BROWNFIELD SOLUTIONS LTD

GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

ATRI 7 6 LTD

Whitworth Street, Manchester

Phase I Geo-Environmental Assessment Report

OH/C5504/13646 Rev C

May 2026

PROJECT QUALITY CONTROL DATA SHEET

Site Name:	Whitworth Street, Manchester		
Document Name:	Phase I Geo-Environmental Assessment Report		
Reference:	OH/C5504/13646 Rev C		
Status:	-	19/12/2024	Final.
	A	25/03/2025	Updates to CSM.
	B	28/04/2026	Updated following Client Comments
	C	14/05/2026	Updated following Client Comments

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DRAWINGS

Drawing Number	Rev	Title
22987-CWA-00-A-0207	P06	Proposed Development Layout Plan
C5504/01	-	Site Location Plan
C5504/04	-	Site Features Plan

APPENDICES	
Appendix	**Title**
Appendix A	BSL 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

1.0 INTRODUCTION

1.1 Context

This report describes a desk-based Phase I Geo-Environmental Assessment Report carried out by Brownfield Solutions Limited (BSL) for Atri7 6 Ltd on a site off Whitworth Street West, 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.
- NHBC Standards. Chapter 4.1: Land Quality - Managing Ground Conditions.

Definitions of terms and acronyms used within this report are presented in Section 7.0.

1.2 Proposed Development

The proposed development is for a residential end use comprising of a 38-storey purpose-built student accommodation (PBSA), drawing No. 22987-CWA-00-A-0207 P06 provided to BSL by the client.

1.3 Objectives 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 I 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, BSL have assumed this information is correct and reliable. Nevertheless, BSL cannot and does not guarantee the authenticity or reliability of the information it has relied upon.

BSL 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.

This report has been prepared for the sole use and reliance of the Client, Atri7 6 Ltd. No other third party may rely upon or reproduce the contents of this report without the written permission of Brownfield Solutions Ltd (BSL); a 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 BSL 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.

2.0 THE SITE

2.1 Location

The site is located off Whitworth Street West, Manchester, M1 5NZ, centred on National Grid Reference 383579, 397518 as shown on the Site Location Plan, Drawing No. C5504/01.

2.2 Site Description

A site reconnaissance survey was carried out at the site on 4th November 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. C5504/02

Feature	Description
Site Area	Approximately 0.11 hectares.
Site Access	Access to the site is gained off Whitworth Street West to the north.
Site Overview Imagery	 Orientated South
	Update from Google: All images: Imagery Google©2024, Imagery ©2024 Airbus, CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, The Geoinformation Group, Map data ©2024.
Current Land Use and Site Features	The site comprises a parcel of land currently used for storage and parking surfaced in made ground across the majority of the site with concrete across the centre and an access road along the western part of the site.
Potential Sources of Gross Contamination	No significant sources of contamination were noted onsite.
Vegetation / Ecology	Sparse vegetation comprising grasses and small bushes along the north, east and south border of the site.
Topography	The site is generally flat with a slight slope to the west onto the access road.
Site Boundaries	The site is bordered by wooden fencing to the north, commercial buildings to the east and west, and a railway viaduct bridge to the south.
Surrounding Area	The site is set within a commercial area with a tram station to the north of the site alongside a number of bars and bordered by a railway bridge to the south.
Anecdotal Evidence	All services have been grubbed out and the made ground underlying the site is compacted due to previous use as a piling mat.

3.0 GEO-ENVIRONMENTAL 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
Previous development / warehouse	On site	1848 - 1905 1932 - 2015	On the earliest mapping of the site, it was indicated to be occupied by residential housing until 1905 mapping where a single building is seen to occupy the entire site. This is later denoted as a warehouse until 2015 mapping and is no longer present by 2022 mapping.
Railway Lines	Abutting the site from S	1848 – Present	Deansgate Station Railway Lines are present on the viaduct abutting the site along the southern border of the site on 1851 mapping and are indicated to remain present.
	Circa 60m NW	1891 - 1965	Former railway lines, associated with the Central Station and the Cheshire Lines Railway Good Station, are indicated to be present circa 60m north of the site on 1891 mapping and remain present until 1980 mapping. these as seen to alter slightly during this time, reducing in their extent and indicated to no longer be present on 1972 mapping.
Tramway	Circa 5m N	1908 - 1949	A tramway is indicated to be present circa 10m north of the site on 1908 mapping and remains present until 1932 mapping, following this, they are no longer present.
Works / Warehouses	From circa 15m	1851 – present	Multiple works and warehouses are indicated to surround the site from the earliest mapping. Early mapping only indicates a few works to be present circa 40m such as a small ware manufactory and a brass and copper works. Various additional works and warehouses are indicated on mapping after this from circa 15m surrounding the site, such as an iron & steel warehouse, printing works, gum and starch works, Upholstery works and engineering works. By 2003 mapping only one works is present 85m west of the site.
Mills	From circa 25m	1851 - 1973	Multiple Mills are seen surrounding the site from as early as 1851 mapping from circa 25m to 90m from the site. Some of the mills are indicated to have associated tanks, chimneys and pumps from 1891 mapping. Several of these are indicated to be finishing works on 1891 mapping, all but one (Gaythorn Mill ~60m S) is no longer present by 1908 mapping, this is referred to as a wire and cable mill from 1932 until 1957 but remains on mapping until 1973.
Yards	From circa 40m N-NW	1851	Three yards a present on 1851 mapping from circa 40m north of the site, referred to as a coal yard and a stone yard. These are not present on subsequent mapping.
Tanks	Circa 70m N	1949 - 1965	Tanks are indicated to be present circa 70m north associated with the large railway and remain present until 1965 mapping. These are not present on subsequent mapping.
Gas Works	Circa 60m SE	1893 - 1985	Gaythorn Gas Works and the associated gas holders are present circa 110m south-east on 1893 mapping. The works extended north-west to be circa 60m south-east of the site on 1908 mapping and remains present until 1980 mapping when it is indicated to be smaller and is referred to as a gas holding station, that is later indicated to be disused on 1985 mapping. The feature is not present after 1985 mapping.

Feature	Distance (m) & Direction	Years Present	Description
Garage	Circa 75m SE Circa 85m W	1953 – 1965 1955 – 1992	Two garages are present circa 75m south-east and circa 85m west of the site. the closer garage is present from 1953 mapping until 1965 mapping and the other was present from 1955 mapping until 1992 mapping. These are not present on subsequent mapping.
Foundry	Circa 85m NW	1851	The Union (iron) Foundry is present circa 85m north-west of the site on 1851 mapping and is not indicated to be present on subsequent mapping.
Factories	Circa 85m SW	1994 - 1995	An unspecified factory is indicated to be present 85m south-west of the site on 1994 mapping until 1995 mapping and isn't seen on subsequent mapping.
	Circa 90m SW	1968 - 1995	A textile factory is indicated to be present circa 90m south-west of the site on 1968 mapping and remains present until 1995 mapping, but is not indicated to be present of subsequent mapping.

In summary, the map evidence indicates that the site originally was used for residential end use of terrace dwellings, however from 1932 up till around 2015 it was used as a warehouse, but since has remained undeveloped.

Historical land use in the surrounding area has been predominantly industrial with numerous mills, works, yards, garages and factories. A large gas works was present in the area until 1985 mapping but is now developed as commercial land with shops, bars, restaurants and offices.

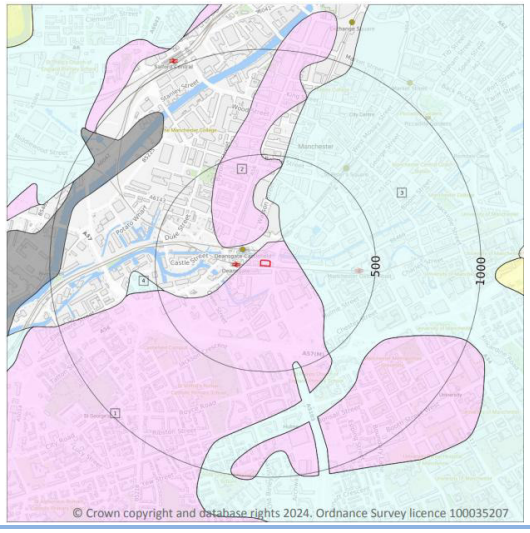
3.2 Published Geology

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 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



Made Ground
BGS mapping displays made ground deposits on site.

Superficial Deposits
The site is indicated to be underlain by Glaciofluvial Sheet Deposits. This stratum typically comprises sand and gravel.

Solid Geology
The deeper solid geology is indicated to be part of the Chester Pebble Beds Formation which typically comprises Sandstone.

3.3 BGS Exploratory Hole Records

There are 3No. BGS exploratory hole records within a relevant distance of the site (assumed as an approximate 50m radius), 2 of these are confidential, however, the available boreholes comprises 5 separate boreholes within close proximity of each other.

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)
SJ89NW 116-120	116	42m NE	GL-3.66 – Stone, clay and sand	3.66 – 6.71 – Sand & Gravel	6.71 – 11.28 - Sandstone
	117		GL-3.66 – Sand, clay and stones	3.66 – 7.01 – Sand & Gravel	7.01 – 11.28 - Sandstone
	118		GL-3.66 – Sand, clay and stones	3.66 – 7.01 – Sand & Gravel	7.01 – 11.28 - Sandstone
	119		GL-4.57 –Clay, sand and stones	4.57 – 9.45 – Sand & Gravel	9.45 – 14.02 - Sandstone
	120		GL-4.57 – sand, clay and stones	4.57 – 9.14 – Sand & Gravel	9.14 – 12.50 - Sandstone

The BGS Borehole Logs are presented in Appendix D.

3.4 Mining and Mineral Extraction

Coal Mining

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. 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
Glaciofluvial sheet deposit	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.
Chester Pebble Beds Formation	Full 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	468m NW	Licence No: NW/069/0004/021/R01 Details: Heat pump Direct Source: Ground water – North West Region Point: CHESTER FORMATION AT SCIENCE MUSEUM (A) Annual Volume (m3): 346000 Original Start Date: 04/04/2024
Nearest Active Potable Groundwater Abstraction	-	None within 2000m.
Source Protection Zones	132m E	Type 3, total catchment.

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	25m N	Rochdale Canal.
Nearest Surface Water Abstraction	-	None within 2000m.
Closest Active Licenced Discharge Consent	206m W	Effluent type: Sewage Discharges – Sewer Storm Overflow – Water Company Receiving water: River Medlock Effective date: 29/03/2021

Information obtained from the Environment Agency (EA) Risk of Flooding from Rivers and the Sea (RoFRaS) database indicates that the risk of flooding across the site is very low (less than 1 in 1000 in any given year).

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 historical landfill sites recorded within 500m.

There are no current waste management sites recorded within 250m of the site.

There are seven historical waste management site recorded as a scrap yard, located 149m to the south of the site and 174m south-west.

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	0	2	22	The closest is 6m south-west of the site indicated to be for food and beverage industry machinery.
Current or Recent Fuel Stations	0	0	0	
Licensed Industrial Activities (Part A(1))	0	0	2	The closest of these is Manchester Heat Network Tradeco Limited located 179m north-east of the site, that was effective from 20/08/2020.
Licensed Pollutant Release (Part A(2)/B)	0	0	0	
Radioactive Substances	0	0	0	
Pollution Incidents (EA/NRW)	0	0	0	

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, BSL 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.

A Detailed UXO Desk Study has historically been produced for the site by EOD which reveals there to be a low risk.

4.0 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

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

- Made ground associated with the former warehouse.
- Warehouse.

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

- Railway (closest abutting the site from the south).
- Tramway (closest circa 5m N).
- Works / Warehouses (closest circa 15m).
- Mills (closest circa 25m).
- Tanks (70m N).
- Gas Works (closest 60m SE).
- Garages (closest circa 75m SE).
- Foundry (85m NW).
- Factories (closest circa 85m SW).

The yards from circa 40m north to north-west and the foundry circa 80m north-west of the site are not considered to pose a significant risk to the site due to them not being present since 1851 mapping, it is assumed that any contamination associated with these features will have attenuated over time and

therefore a negligible risk is assumed and they are not considered further. Similarly, the tramway is not considered to pose sufficient risk given the age and nature of the historical feature.

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, polycyclic aromatic hydrocarbons (PAHs), asbestos, ground gases (carbon dioxide and methane).
Warehouse	-	Heavy metals, PAHs, petroleum hydrocarbons, asbestos
Off Site		
Railway	Railway land	Heavy metals, PAHs, petroleum hydrocarbons, PCBs, asbestos
Factories, Works, Mills, warehouses	Textile and Dye Manufacturing, Metal Manufacturing, refining, and finishing works	Heavy metals, hydrocarbons, PAHs, asbestos, VOC, detergents, degreasers, inorganic compounds, organic solvents
Tanks and chimneys	Road vehicle fuelling, service and repair	Heavy metals, PCBs, oils, petroleum hydrocarbons, BTEX, MTBE, VOCs, SVOCs
Gas works	Gas works	Heavy metals, PAHs, petroleum hydrocarbons, BTEX, SVOCs, cyanides
Garages (including possible PFS, MOT testing station and body-shop)	Road vehicle fuelling, service and repair	Petroleum hydrocarbons, PAHs, heavy metals, oils, asbestos, VOCs and SVOC

4.3 Pathways

A pathway is defined as a medium by which a contaminant comes into contact with, or otherwise impacts a receptor.

At this stage the potential contaminants identified above are considered to present potential risks to site end users and controlled waters through the following pathways:

Potential Pathways	
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.

Potential Pathways	
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 end users (human health).
- Structures/Property/Potable water supply pipes.
- Nearest watercourse. Rochdale Canal 25m N (Controlled waters).
- Superficial Aquifer. Sand and gravel /Glaciofluvial deposits (Controlled waters).
- Bedrock Aquifer. Sandstone/Chester Pebble Beds 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 BSL 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 associated with previous development and former warehouse Heavy metals, PAHs, asbestos, hydrocarbons, PCBs, ground gases (carbon dioxide and methane).	Root uptake, ingestion, direct contact, inhalation of dusts	End-users/ Structure	Low likelihood	Medium	Moderate/ low	Given the industrial heritage of the site, it is possible contaminants associated with the previous industrial development of the site are present across the site. However, no areas of gardens or POS are indicated on the proposed development plan and therefore end users have a low likelihood of being in contact with potential associated contaminants and a moderate to low risk is considered. Further investigation and assessment will be required to confirm the risk.
On site Made ground Ground gases (carbon dioxide and methane)	Migration into confined spaces, inhalation	End-users/ Structure	Unlikely	Severe	Moderate/ low	Made ground is anticipated to be encountered, however the site has had previous uses of residential housing and a warehouse which are not typically associated with extensive made ground. Therefore, minimal ground gas generation associated with the made ground is anticipated and a moderate to low risk is considered. Further investigation and assessment will be required to confirm the risk.
On site Made Ground Metals and organic contamination	Migration into/chemical attack of water supply pipelines	Water Pipelines / End users	Low likelihood	Medium	Moderate/ low	Contaminants within the soil/groundwater could potentially attack the clean potable water supply pipe, contaminants should be assessed to determine the correct pipe material and level of precautions required.
On site Natural Geology Radon	Migration into confined spaces, inhalation	End-users	Negligible	Medium	No linkage	BR 211 radon advice indicates no protection measures are required.
Off site Railway Heavy metals, PAHs, petroleum	Root uptake, ingestion, direct contact, inhalation of dusts	End-users	Unlikely	Medium	Low	It is considered unlikely that contaminants associated with the railway could be present across the site due to the low mobility of the associated contaminants. Additionally, despite the proximity of the railways to the site both of these closest features are at a significantly higher elevation along the viaducts. The proposed development also indicates no areas of soft landscaping or POS. Therefore, it is

Human Health						
Potential Source	Potential Pathway	Potential Receptor	Likelihood	Severity	Level of Risk	Justification
hydrocarbons, PCBs, asbestos						considered unlikely that these contaminants will be in contact with the end users and a low risk is considered. Further investigation and assessment will be required to confirm the risk.
Off site Factories, works, mills, warehouses Heavy metals, hydrocarbons, PAHs, asbestos, VOC, detergents, degreasers, inorganic compounds, organic solvents	Root uptake, ingestion, direct contact, inhalation of dusts	End users	Low likelihood	Medium	Moderate/ Low	Various industrial buildings are present surrounding the site from varying distances from circa 15m from the site. The majority of these are considered not to impact the site due to the length of time since they were present and the distance from site which allow the potential contaminants to attenuate over time and distance before migration onto and impacting the site. The proposed development also indicates no areas of soft landscaping or POS limiting the risk to end users. Therefore, a moderate to low risk is considered to end users. Further investigation and assessment will be required to confirm the risk.
Off site Tanks and chimneys Heavy metals, PCBs, oils, petroleum hydrocarbons, BTEX, MTBE, VOCs, SVOCs	Root uptake, ingestion, direct contact, inhalation of dusts	End users	Unlikely	Mild	Very low	It is considered unlikely that contaminants associated with the tanks and chimneys could be present across the site due to the low mobility of the associated contaminants and the distances of the associated features from the site. Additionally, the proposed development also indicates no areas of soft landscaping or POS. Therefore, it is considered unlikely that these contaminants will be in contact with the end users and a low risk is considered. Further investigation and assessment will be required to confirm the risk.
Off site Gas works Heavy metals, PAHs, petroleum hydrocarbons, BTEX, SVOCs, cyanides	Root uptake, ingestion, direct contact, inhalation of dusts	End users	Low likelihood	Medium	Moderate/ low	A low likelihood is considered for contaminants associated with the gasworks to be present across the site due to the distance of the features from the site. Additionally, the majority of the main gas works exceeds 100m from the site. Therefore, the majority of the associated contaminants are likely to attenuate before migrating onto the site. The proposed development also indicates no areas of soft landscaping or POS. Areas of the gas works within 100m of the site is now wholly redeveloped into a commercial area with offices, shops and restaurants and underwent widespread remediation. However, contamination may have migrated prior to this. However, there is considered to be a low likelihood of these contaminants being in contact with the end users and a moderate to low risk is considered. Further investigation and assessment will be required to confirm the risk.

Human Health						
Potential Source	Potential Pathway	Potential Receptor	Likelihood	Severity	Level of Risk	Justification
Offsite Garages Petroleum hydrocarbons, PAHs, heavy metals, oils, asbestos, VOCs and SVOC	Root uptake, ingestion, direct contact, inhalation of dusts	End users	Unlikely	Medium	Low	It is considered unlikely that contaminants associated with the garages could be present across the site due to the low mobility of the associated contaminants and the distances of these features from the site. The proposed development also indicates no areas of soft landscaping or POS. Therefore, it is considered unlikely that these contaminants will be in contact with the end users and a low risk is considered. Further investigation and assessment will be required to confirm the risk.

Controlled Waters						
Potential Source	Potential Pathway	Potential Receptor	Likelihood	Severity	Level of Risk	Justification
Made Ground PAHs, Metals	Overland flow, / migration through saturated zone	Rochdale Canal 25m away (Surface waters)	Unlikely	Medium	Low	The Rochdale Canal is indicated to be located 25m from the site, it is considered contaminants associated with the made ground and other past industrial uses are unlikely to impact the Rochdale Canal due to the distance of the canal from the site and the associated contaminants are not considered to have significant mobility. Furthermore, canals are considered to be man made structures which are typically clay-lined and not in hydraulic continuity with the underlying aquifers. Therefore a low risk is posed to the canal from the made ground.
	Leaching through unsaturated zone / Migration through saturated zone	Secondary A Aquifer (Groundwater)	Unlikely	Medium	Low	The proposed development comprises building footprint in the majority with a new surface water drainage system installed which will further reduce the risk to controlled waters. The risk is considered to be low.
	Migration through saturated zone	Principal Aquifer (Groundwater)	Unlikely	Medium	Low	There is a groundwater abstraction 468m north-west and a Source Protection Zone 132m east. The site is currently partially surfaced in hardstanding and will have building footprint or hard surfacing across almost the entirety of the site, with a new surface water drainage system installed which will reduce the risk to controlled waters. Therefore, a low risk is considered.

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 on-site gas source has been identified associated with the made ground associated with previous uses. Off-site potential sources include the former gas works. 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 moderate on account of the proposed high rise PBSA use.

In line with current guidance, it is recommended that ground gas monitoring should comprise 6 visits over a 3 month period.

Controlled Waters Risk - Summary
Based on the preliminary CSM, BSL believes the overall risk to controlled waters at the site is **low**.

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

5.0 PRELIMINARY GEOTECHNICAL ASSESSMENT

5.1 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.
- Attack of buried concrete by aggressive ground conditions; the site may contain unknown made ground and potentially sulphate bearing soils. The coal measures are known to be high in naturally occurring sulphates.
- Shallow groundwater/groundwater rise causing resulting in difficulties with excavations due to trench collapse.

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

5.2 Foundation and Geotechnical Design

The proposed development will comprise a 38-storey PBSA. In light of the likely imposed loads, a deep foundation solution, such as piles will likely be required. However, the exact type of foundation solution should be informed by an onsite intrusive investigation to the confirm ground conditions.

5.3 Drainage

Drainage to SuDS is a potentially viable option for the site, given the indicated presence of permeable Glaciofluvial Sheet deposits, subject to the depth of 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”.

5.4 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.

6.0 CONCLUSIONS AND RECOMMENDATIONS

6.1 Geo-Environmental Summary

The site has had previous uses of residential dwellings and more recently a warehouse, based on the proposed PBSA, the overall risk to human health from on site soils contamination is considered to be moderate to low.

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 low.

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

6.2 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.

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

6.3 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.
- Intrusive ground investigation comprising:
  - Trial pitting, windowless sampling and rotary cored drilling.
  - Installation of standpipes in boreholes to allow gas concentrations and groundwater levels to be monitored.
  - The undertaking of soil infiltration rate testing.
  - Geotechnical testing of soils and rock.
  - Contamination analyses of soil.
- Assessment and recommendations based on the above, including requirements for further work, if necessary.

7.0 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.
BSL	Brownfield Solutions Ltd.
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 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.

GLOSSARY	
Term / Abbreviation	**Definition**
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.
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 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).

GLOSSARY	
Term / Abbreviation	**Definition**
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.
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

8.0 REFERENCES

References used in the production of this report are listed below; note not all of the below are relevant to the subject site and may not have been utilised.

Association of Ground Investigation Specialists. 'Description Of Anthropogenic Materials– A Practitioners' Guide'. 2018.

BS 8576 'Guidance on investigations for ground gas – Permanent gases and Volatile Organic Compounds (VOCs)'. 2013.

BS 5930+A1:2020: 'Code of Practice for Site Investigations'. 2020.

BS 10175:2011+A2:2017 'Investigation of Potentially Contaminated sites - code of practice'. 2017.

BRE Report BR211, Scivyer, C. 'Radon – Guidance on protective measures for new buildings' 2023 Edition.

CIRIA Special Publication SP32, PSA Civil Engineering Technical Guide 34, 'Construction over abandoned mine workings'. 1984.

CIRIA C574 'Engineering in Chalk'. 2002.

CIRIA C665 'Assessing Risks Posed by Hazardous Ground Gases to Buildings'. 2007.

CIRIA C681 'Unexploded Ordnance (UXO) A guide for the construction industry'. 2009.

CIRIA C753 'The SuDS Manual'. 2015.

CIRIA C758 'Abandoned Mine Workings Manual'. 2019.

CL:AIRE RB17 'A Pragmatic Approach to Ground Gas Risk Assessment'. 2012.

CL:AIRE TB19 'Managing Risks and Liabilities associated with Per and Polyfluoroalkyl Substances (PFASs)'. 2019.

CL:AIRE TB22 'An overview of the uses of PFAS to assist with identification of sites of concern'. 2023.

Department of the Environment. 'Industry Profiles' - 48 separate publications available from The Stationery Office, London. 1995.

DEFRA and the Environment Agency, CLR Report No 11 'Model Procedures for the Management of Contaminated Land'. 2004. [Withdrawn 2019.]

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National Planning Policy Framework (NPPF). 2023.

National Planning Policy Framework - Technical Guidance. March 2012.

NHBC Standards. Chapter 4.1: Land Quality - Managing Ground Conditions.

NHBC. 'Hazardous Ground Gas - An essential guide for housebuilders'. May 2023.

Water Framework Directive, 2000.

DRAWINGS

WHITWORTH STREET

CAMERON STREET

Proposed Building Footprint

3450

3430

HEWITT STREET

SOURCES OF INFORMATION

CONTEXT

RoT:
Mishcon de Reya - Report on Title - 10-12 Whitworth Street West - Manchester

MEASURED SURVEY:
EDI SURVEYS Ltd - 22184/U/01-01
SURVEY OPERATIONS - 15A117/001-002

DEEDS:
Official Copy (Deed of easement) 10.06.1992 - GM892546
Official Copy (Deed of easement) 10.06.1992 - GM892546
Official Copy (Deed) 10.06.1992 - GM877243
Official Copy (Deed) 21.03.2017 - GM877243
MAN288572-OC-154 - DEED OF VARIATION - 18-MARCH-2022 - MANCHESTER
MAN288572-OC-154 - DEED OF VARIATION - 19-MAY-2023 - MANCHESTER
MAN288572-OC-154-NT - LAND AT HEWITT STREET - MANCHESTER
MAN288572-OC-154-NT - RAILWAY ARCHES AND LAND AT HEWITT STREET - MANCHESTER

LAND REGISTRY:
FH-10-12 Whitworth Street West-Plan-GM892546
Official Copy (Title Plan) - MAN333858
Official Copy (Title Plan) - GM877243
Official Copy (Title Plan) - LA263331
Official Copy (Title Plan) - MAN288572

Information from GIA Chartered Surveyors.
Refer to GIA No.20231

NORTH

0 1.0 2.0 3.0 4.0 5.0 10.0m

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Rev.	Description	Date	Drawn	Chk.
06	Issue for Information	24.04.26	JP	NI
05	Issue to Network Rail	15.04.26	JP	NI
04	Application boundary amended following Client comments	02.04.26	AR	AR
03	Boundary Issue following Comments	01.04.26	JP	NI
02	Updated following comments	31.03.26	JP	NI
01	Application Boundary Issue	30.03.26	JP	NI

Proposed Application Boundary

Site Ownership Boundary

Client:
Fusion Group

Project:
Whitworth Street, Manchester

Drawing Title
Proposed Boundary Definition

Drawing Status
INFORMATION

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Revision 06

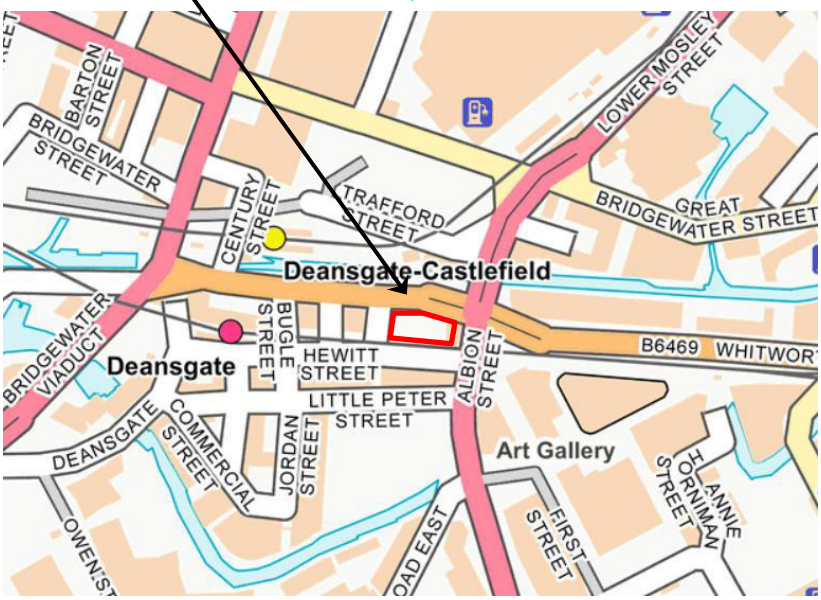
Drawn	Checked	Paper Size	Scale	Date
JP	AR	A2	1 : 200	30/03/2026



SITE LOCATION

NEAREST POSTCODE: M1 5NZ

SITE ENTRANCE WHAT3WORDS: ///PROOF.BUTTER.POETIC



REV	DATE	DESCRIPTION	BY	CKD

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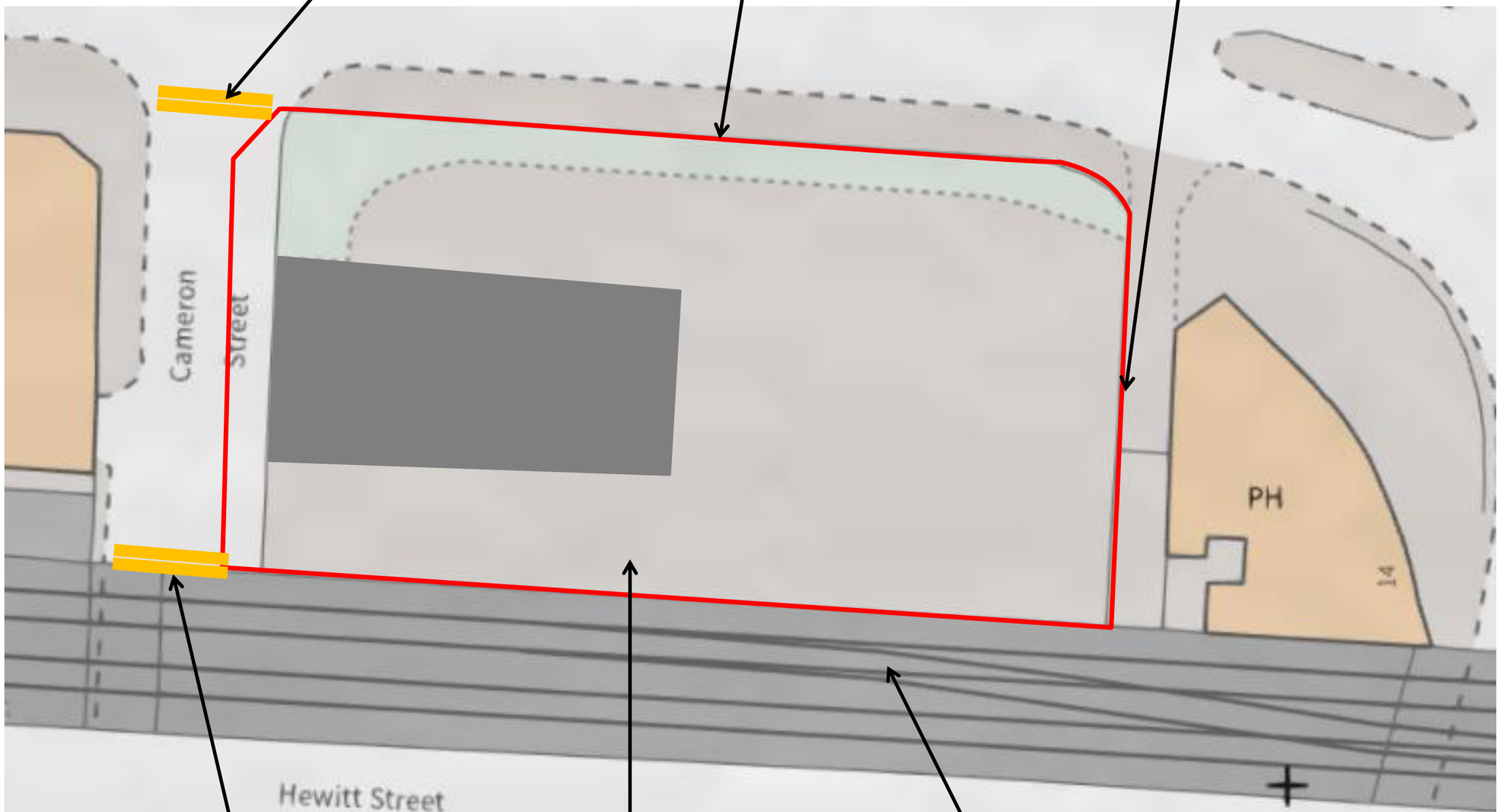
CLIENT
ATRI7 6 LTD

PROJECT TITLE
WHITWORTH ST, MANCHESTER

DRAWING TITLE
SITE LOCATION PLAN

DRAWING No.	REVISION	SCALE	DATE
C5504/01	-	NTS	17/12/24

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SD	NS



KEY

- APPROXIMATE SITE BOUNDARY
- VEHICULAR SITE ACCESS
- CONCRETE HARDSTANDING

NOTES

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PROJECT TITLE
WHITWORTH ST, MANCHESTER

DRAWING TITLE
SITE FEATURES PLAN

DRAWING No.	REVISION	SCALE	DATE
C5504/04	-	NTS	18/12/2024

DRAWN BY	CHECKED BY
AH	NS

APPENDIX A

BSL Methodology and Guidance

BSL Phase I Geo-Environmental Assessment Reports - Methodology and Guidance

Background

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:

1) Significant harm is being caused or there is a significant possibility of such harm being caused.
2) 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) – latest version.

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:



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
	Negligible	Negligible Risk / No Linkage			

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 'negligible risk' and 'no linkage' in the summary table, which give rise to an overall **negligible** risk category and no further action is required.

Ground Gas Risk Assessment

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
BS 8576:2013 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 should cover 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 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 ground 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

		Gas 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

Notes

1 Generation potential of sources based on descriptions within BS 8576:2013.

2 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.

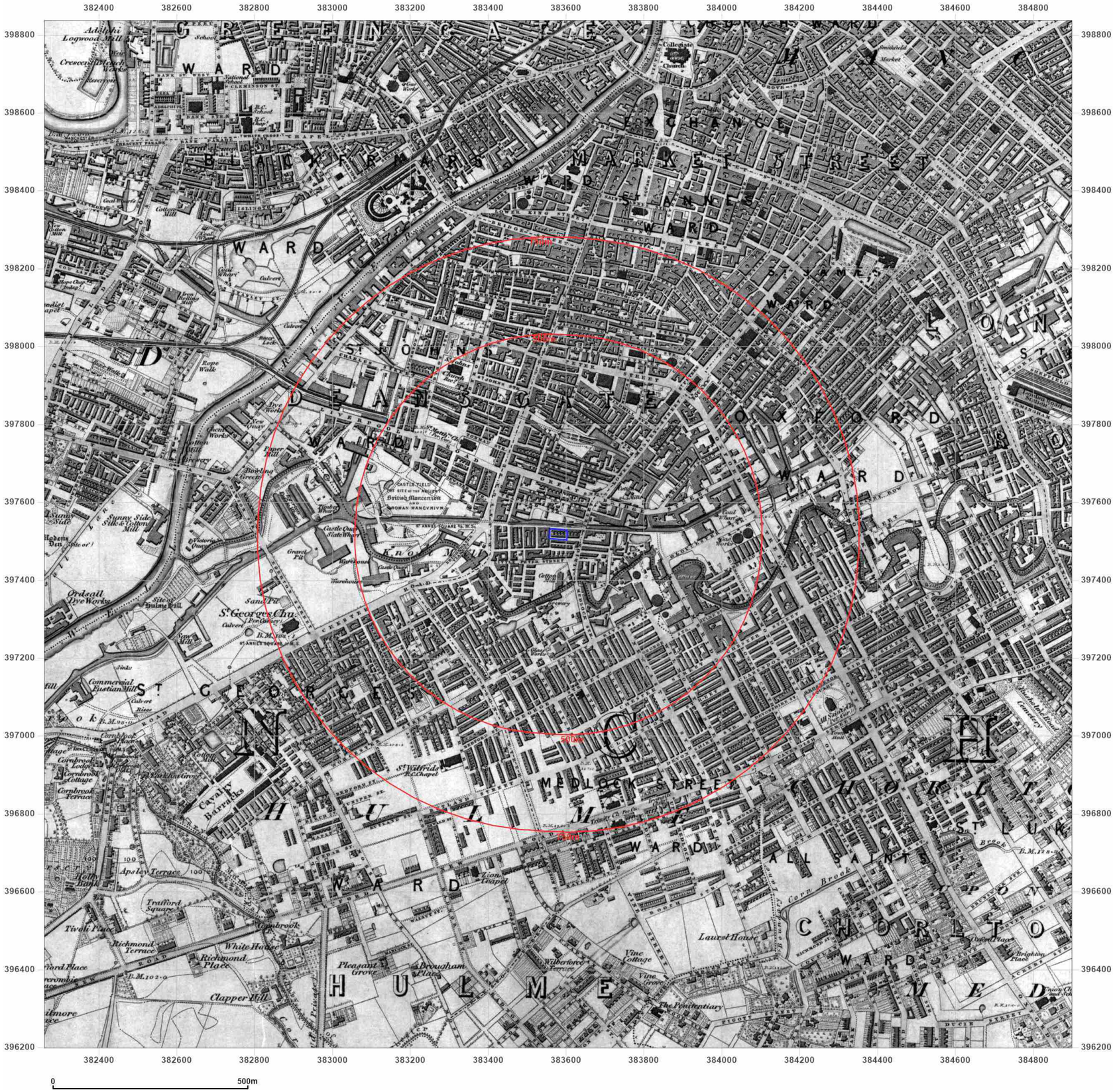
BSL carry out non-specialist UXO screening exercises by considering any evidence of UK defence activities on or near the site evident from gathered desk study information and the unexploded aerial delivered bomb (UXB) online risk maps produced by Zetica. Other data sources are available, but as a first 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:

Whitworth Street West,
Manchester, M1 5NZ

Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: County Series

Map date: **1848**

Scale: 1:10,560

Printed at: 1:10,560

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

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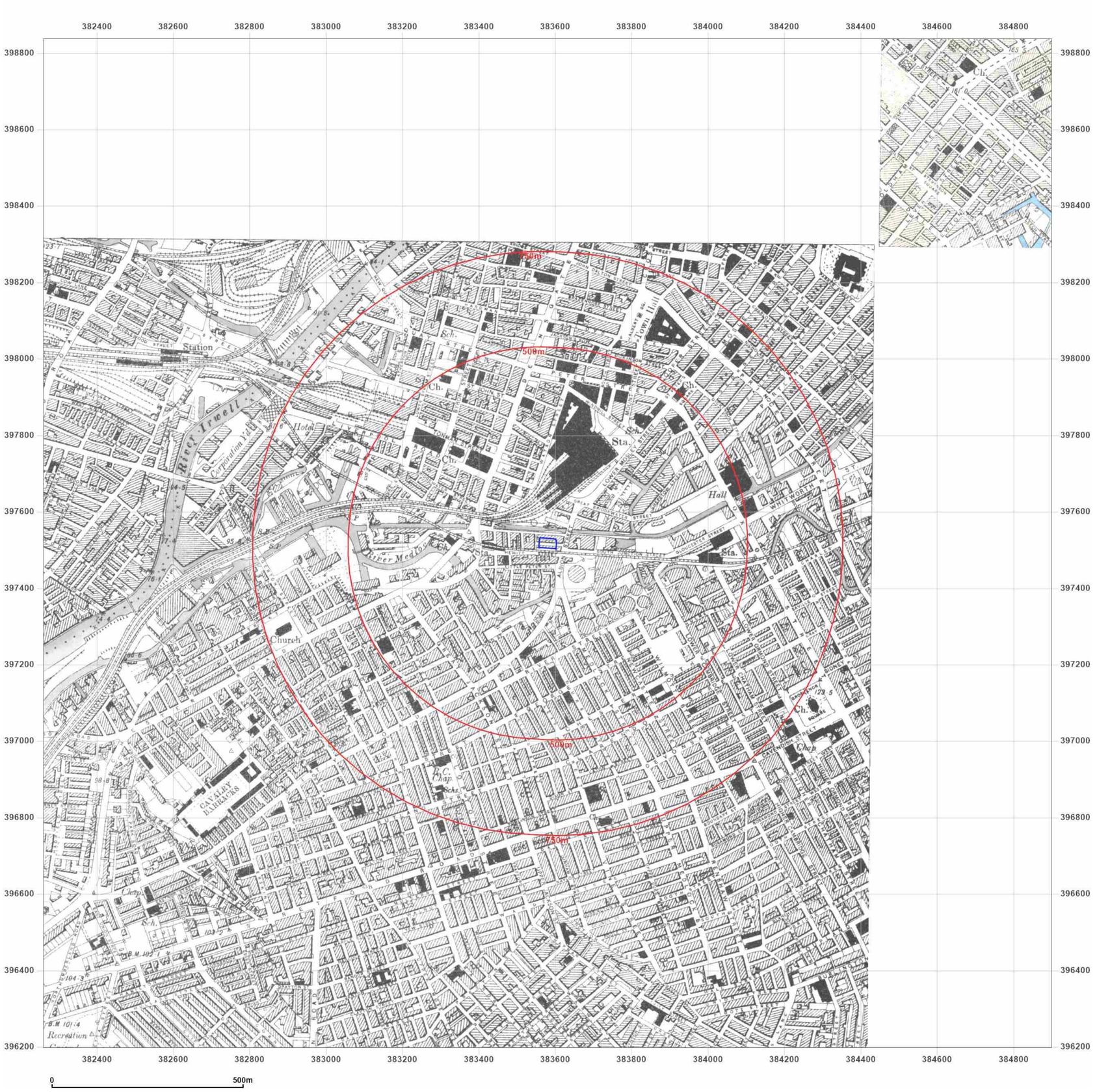
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Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: County Series

Map date: **1891-1896**

Scale: 1:10,560

Printed at: 1:10,560

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

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

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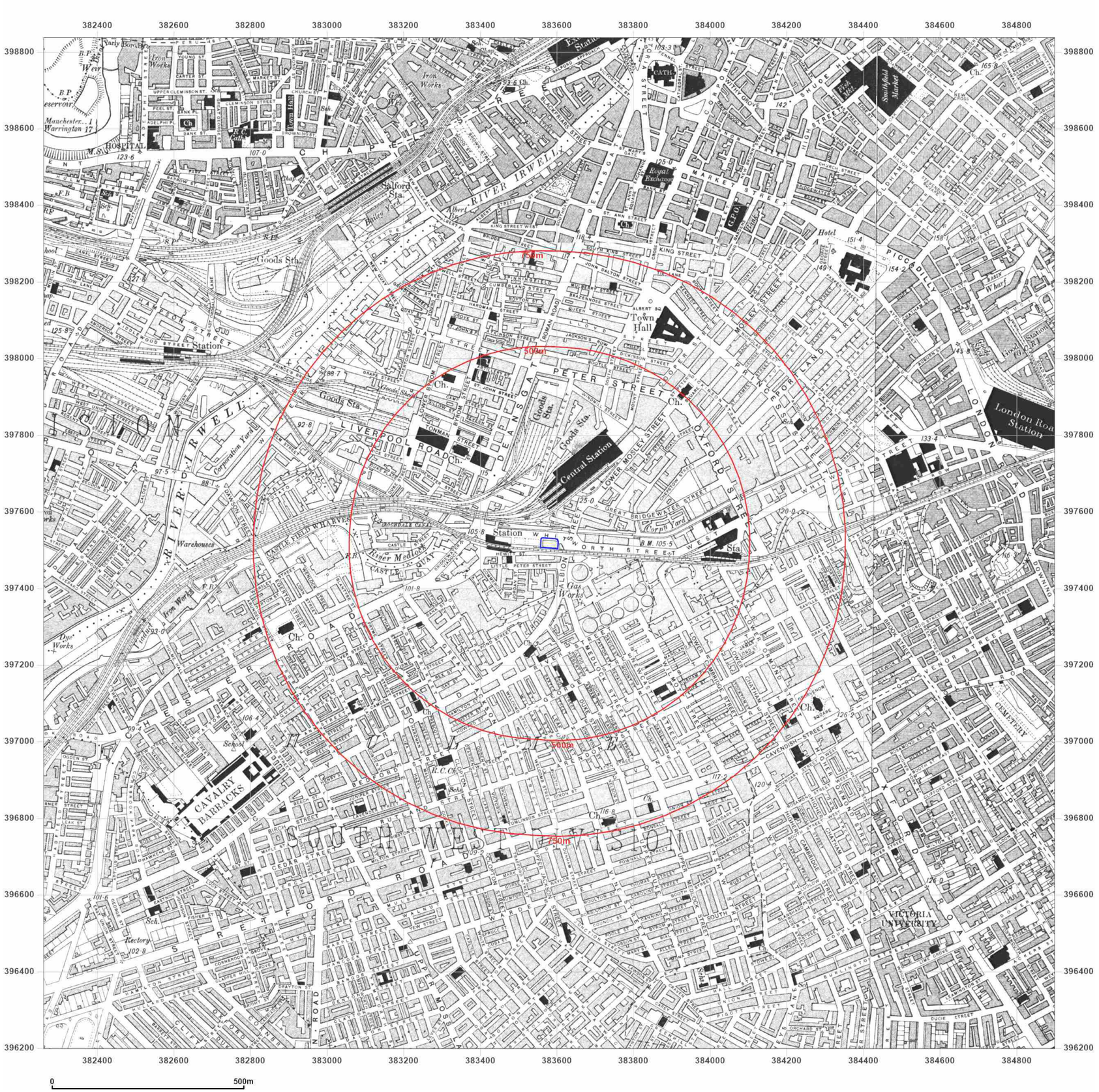
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Grid Ref: 383579, 397517

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
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Surveyed 1844
Revised 1906
Edition N/A
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Map Name: County Series

Map date: **1915-1916**

Scale: 1:10,560

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Map Name: County Series

Map date: **1921-1923**

Scale: 1:10,560

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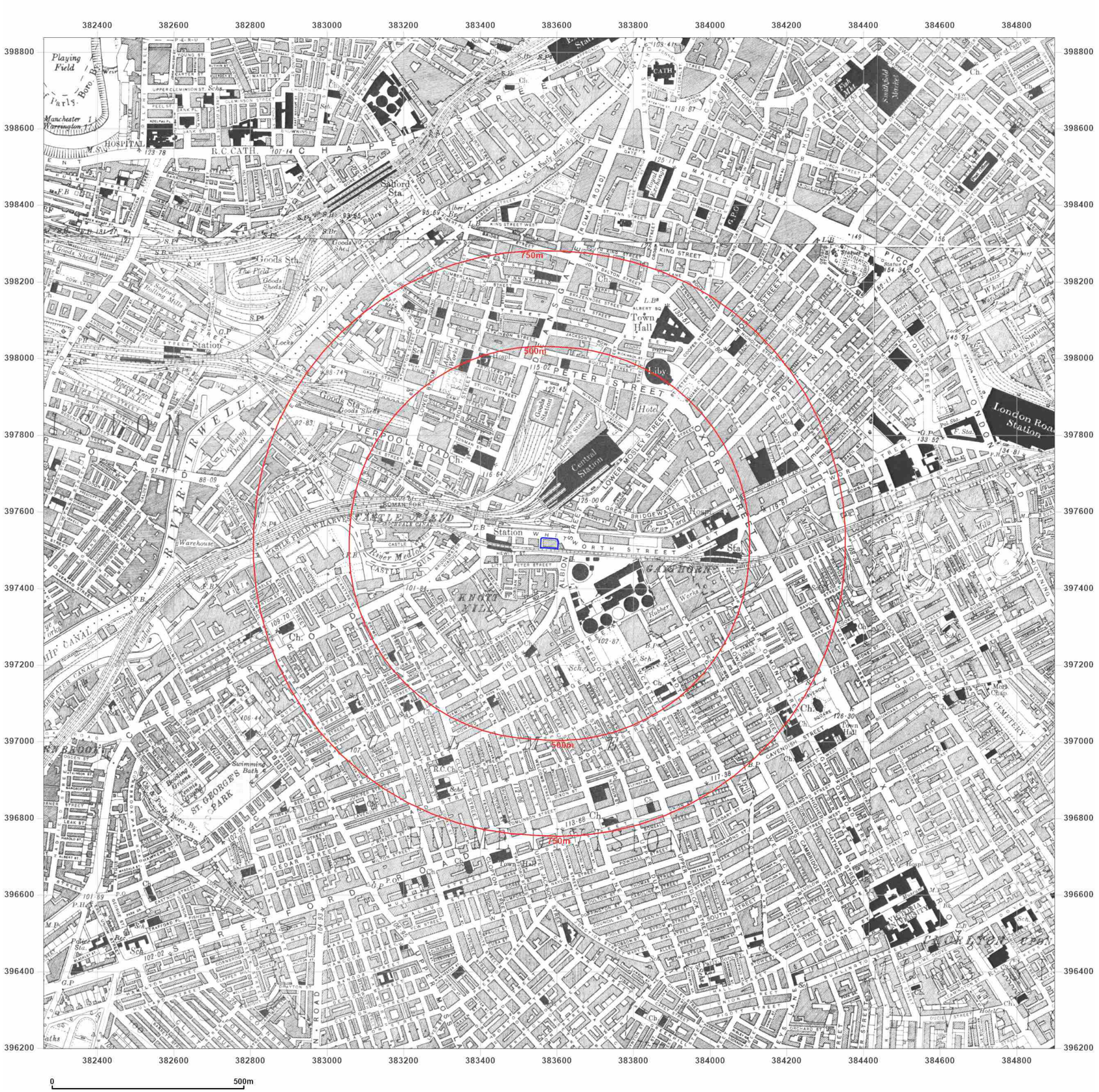
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Map Name: County Series

Map date: **1931-1934**

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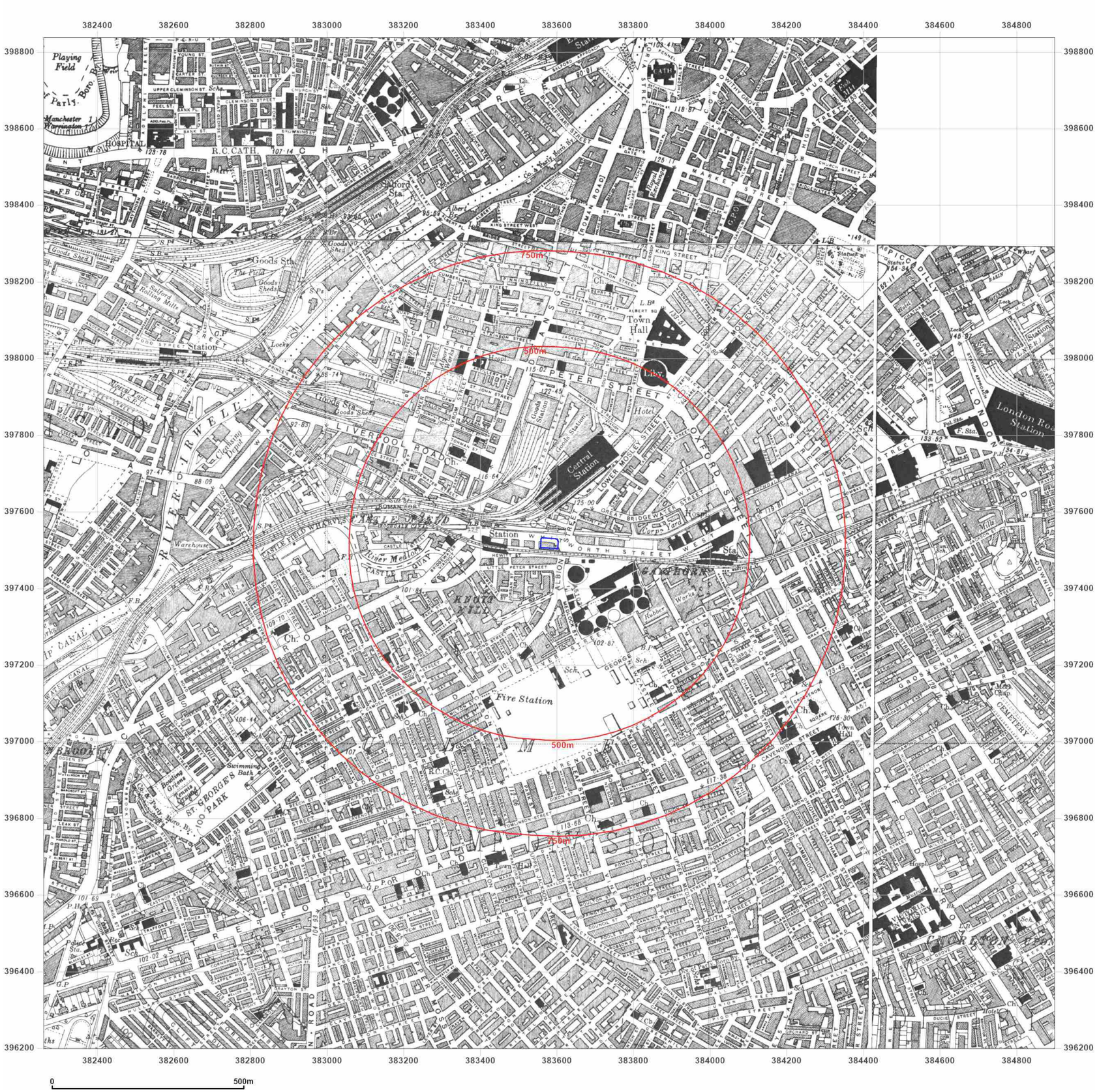
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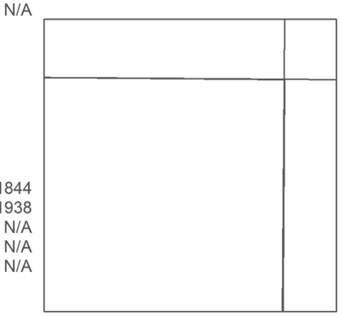
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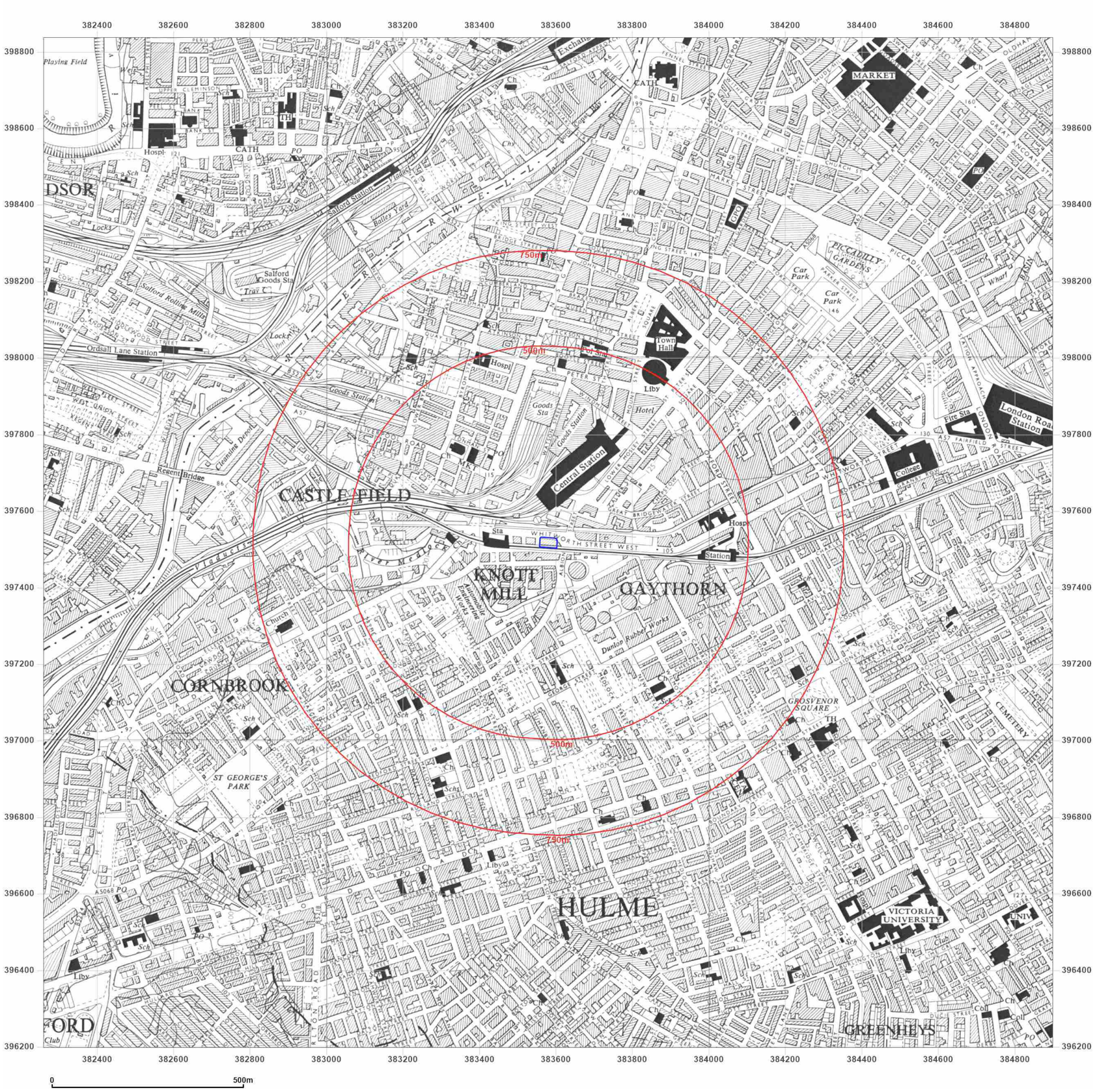
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Map Name: Provisional

Map date: **1956**

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Map Name: National Grid

Map date: **1972**

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Grid Ref: 383579, 397517

Map Name: National Grid

Map date: **1980**

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Grid Ref: 383579, 397517

Map Name: National Grid

Map date: **1985**

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Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: National Grid

Map date: **1988**

Scale: 1:10,000

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Grid Ref: 383579, 397517

Map Name: National Grid

Map date: **1994**

Scale: 1:10,000

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Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

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2001

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Grid Ref: 383579, 397517

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

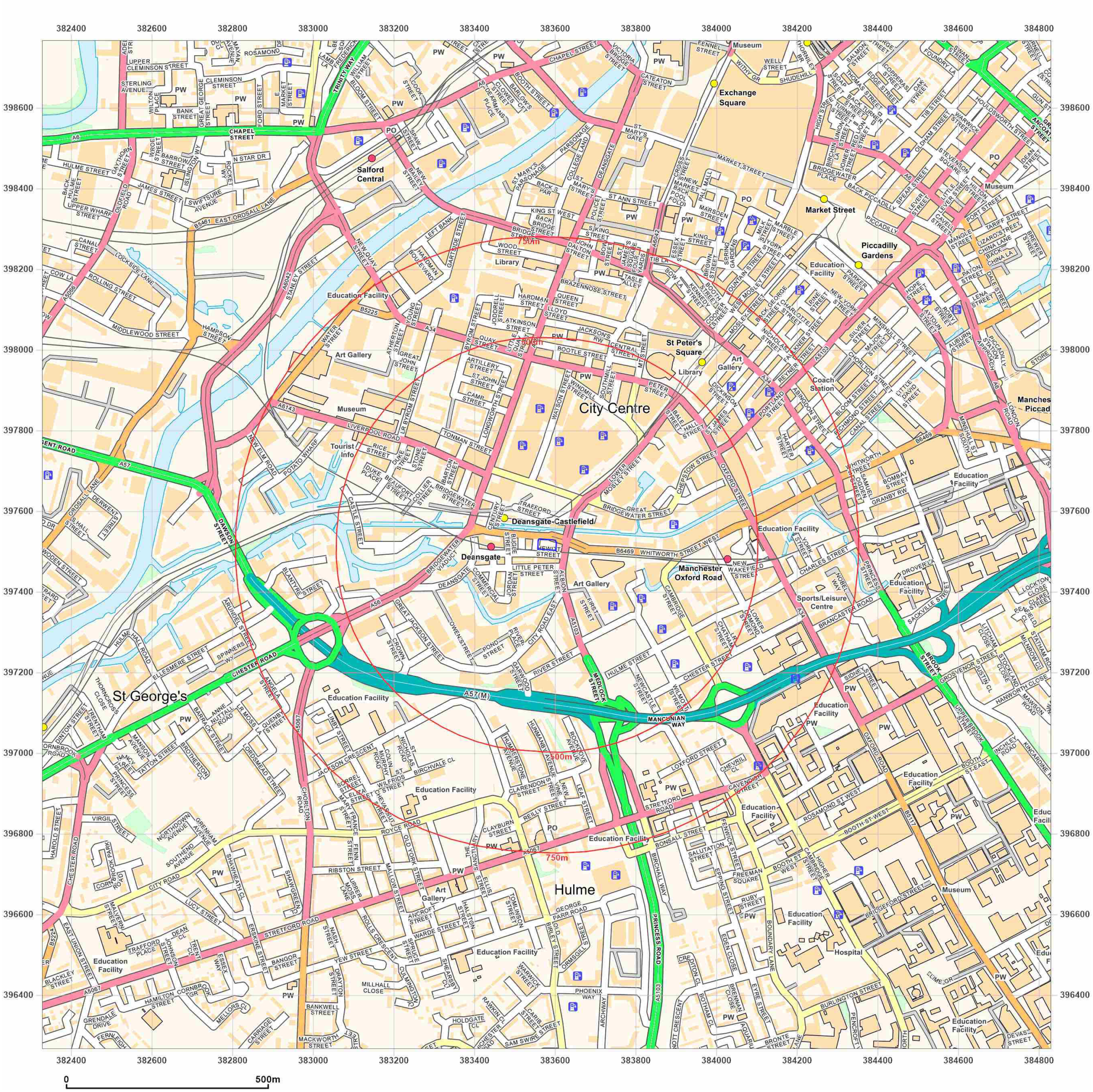
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Site Details:

Whitworth Street West,
Manchester, M1 5NZ

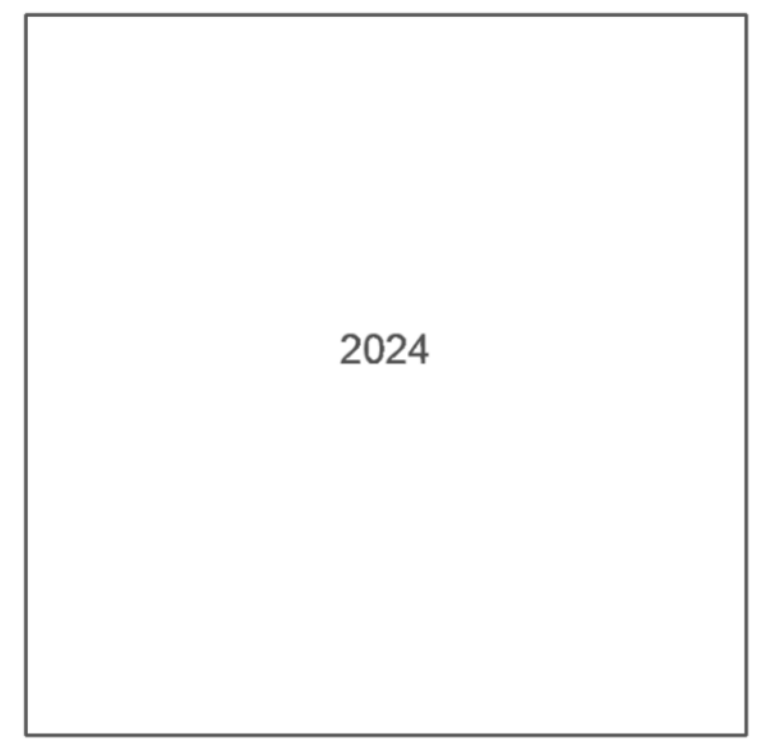
Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: National Grid

Map date: **2024**

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

Whitworth Street West,
Manchester, M1 5NZ

Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: 1056 Scale Town Plan
Map date: **1851**
Scale: 1:1,056
Printed at: 1:1,056

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

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Site Details:

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Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

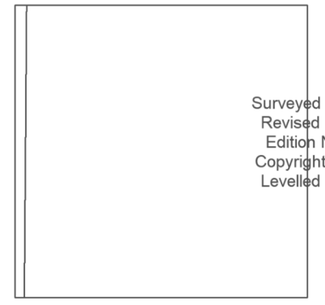
Map Name: County Series Town Plan

Map date: **1891**

Scale: 1:500

Printed at: 1:1,000

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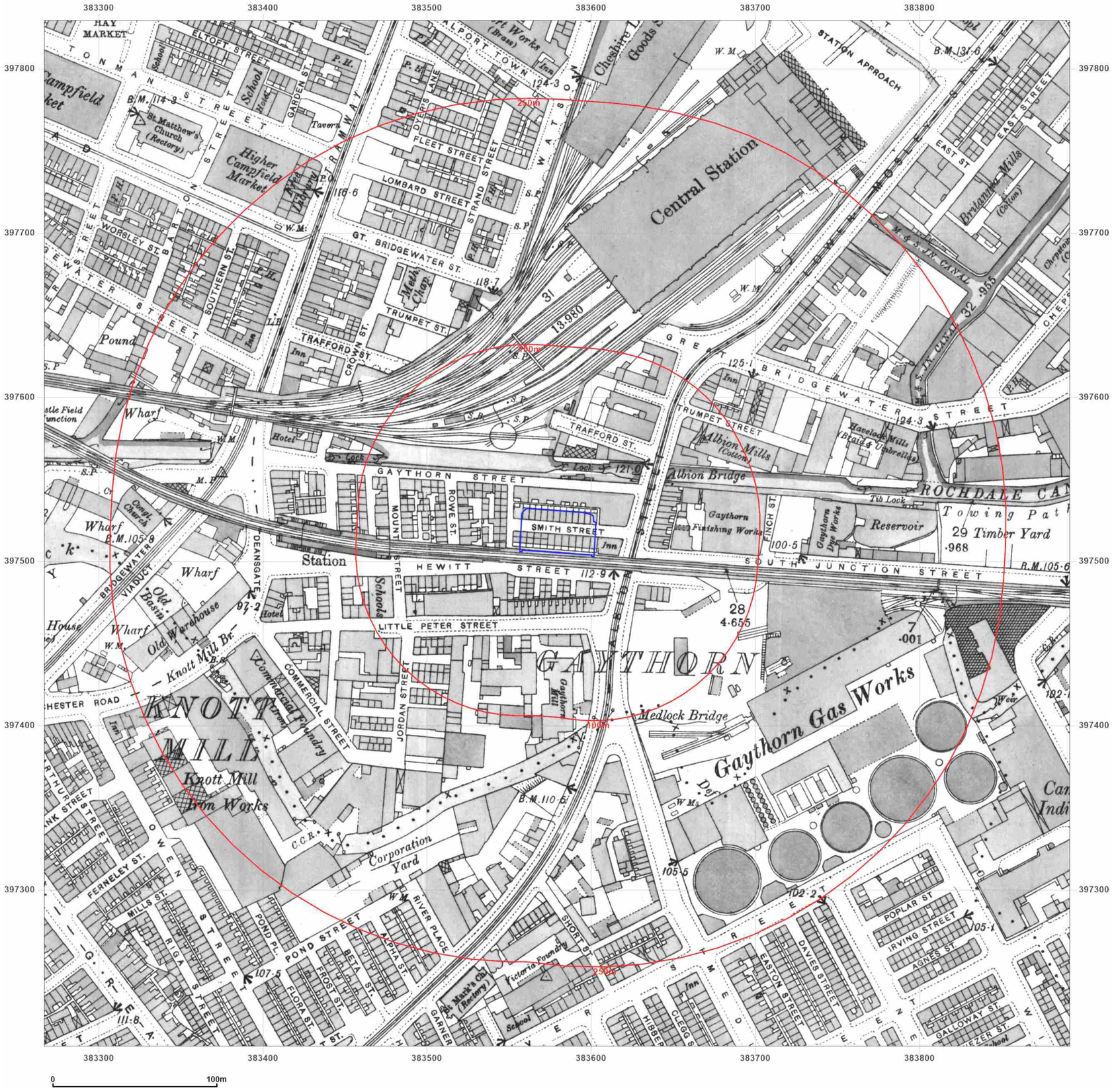
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Site Details:

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Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: County Series

Map date: **1893**

Scale: 1:2,500

Printed at: 1:2,500

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

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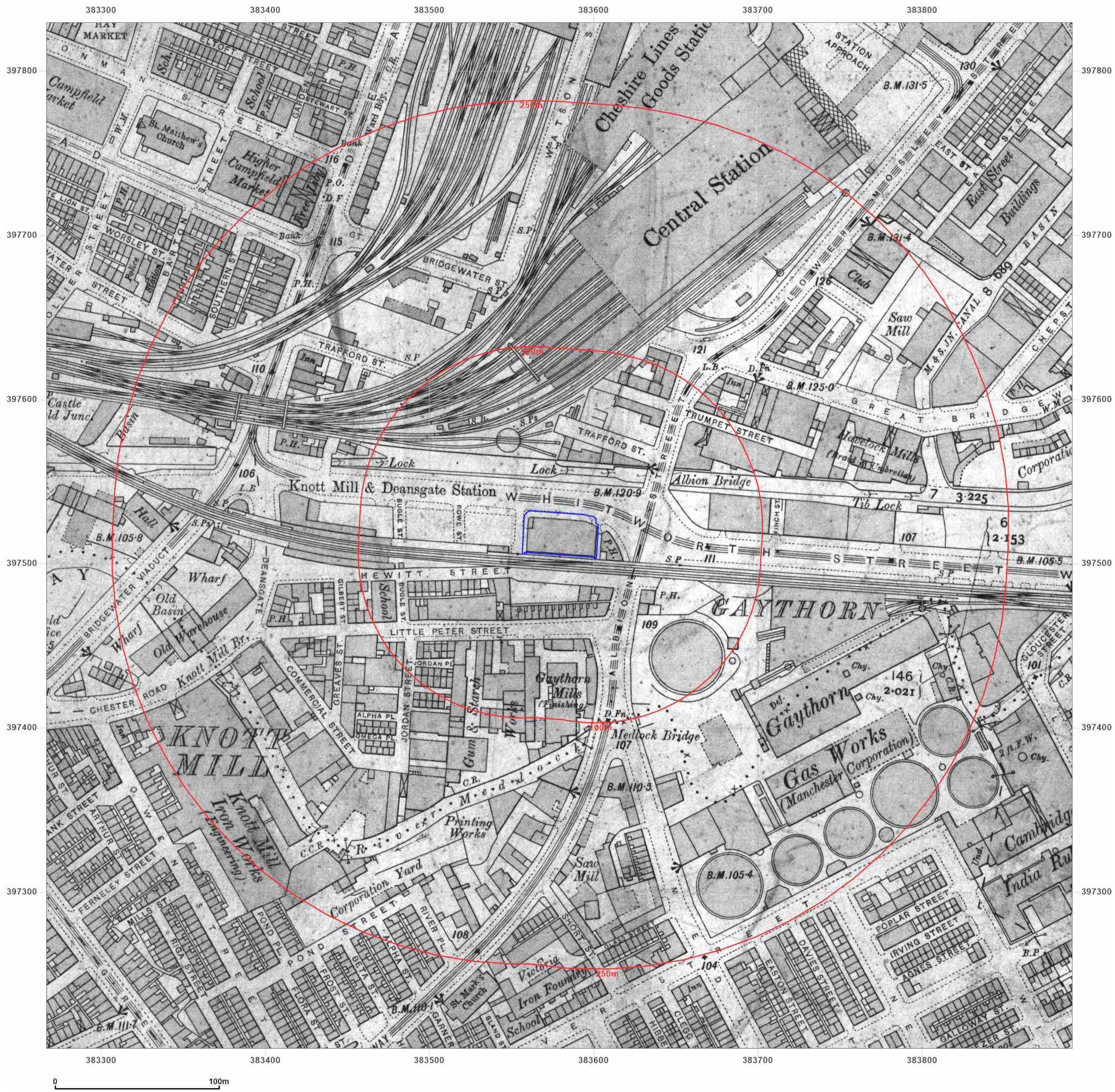
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Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: County Series

Map date: **1908**

Scale: 1:2,500

Printed at: 1:2,500

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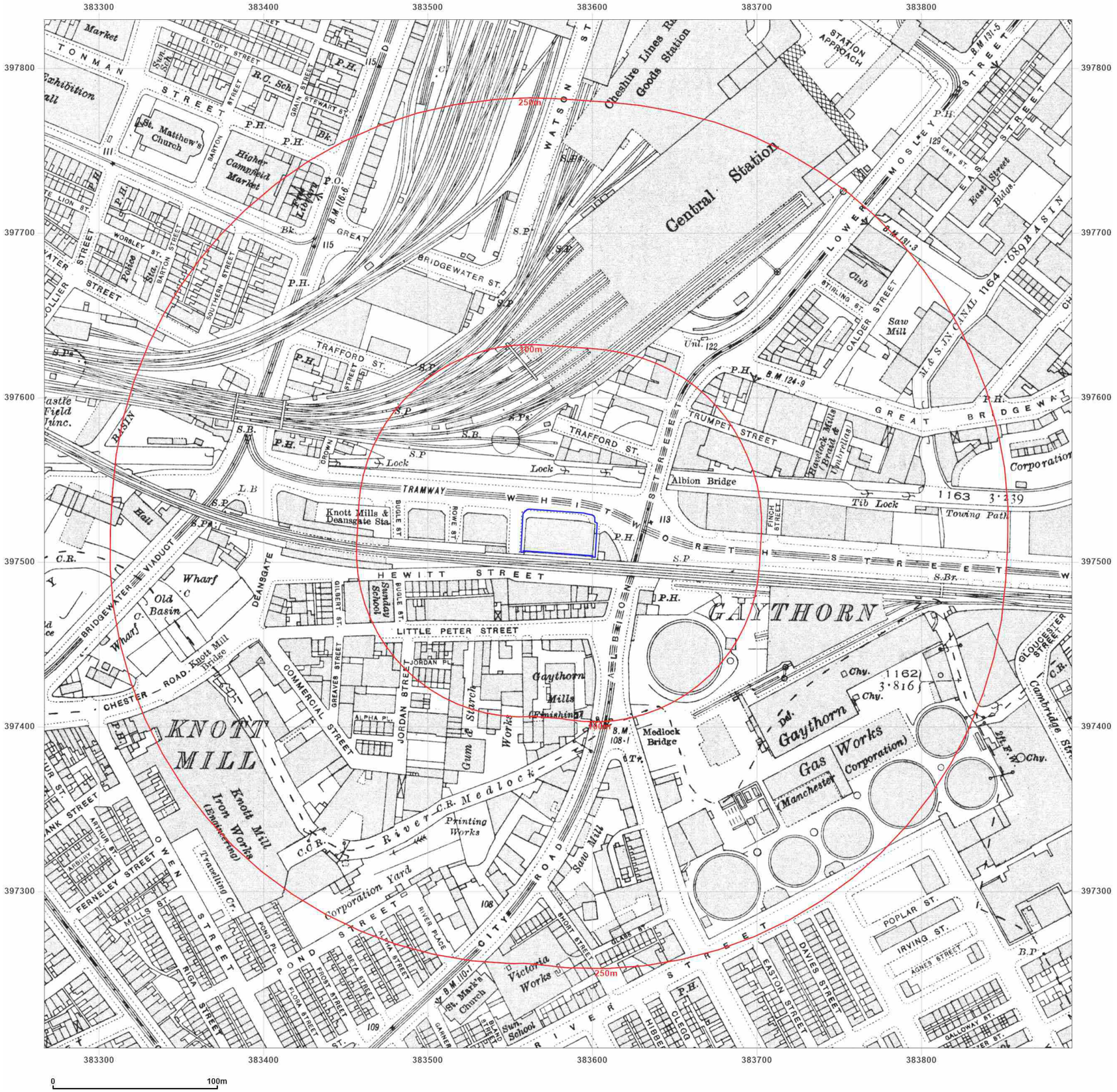
Surveyed 1908
Revised 1908
Edition N/A
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Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: County Series

Map date: **1922**

Scale: 1:2,500

Printed at: 1:2,500

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

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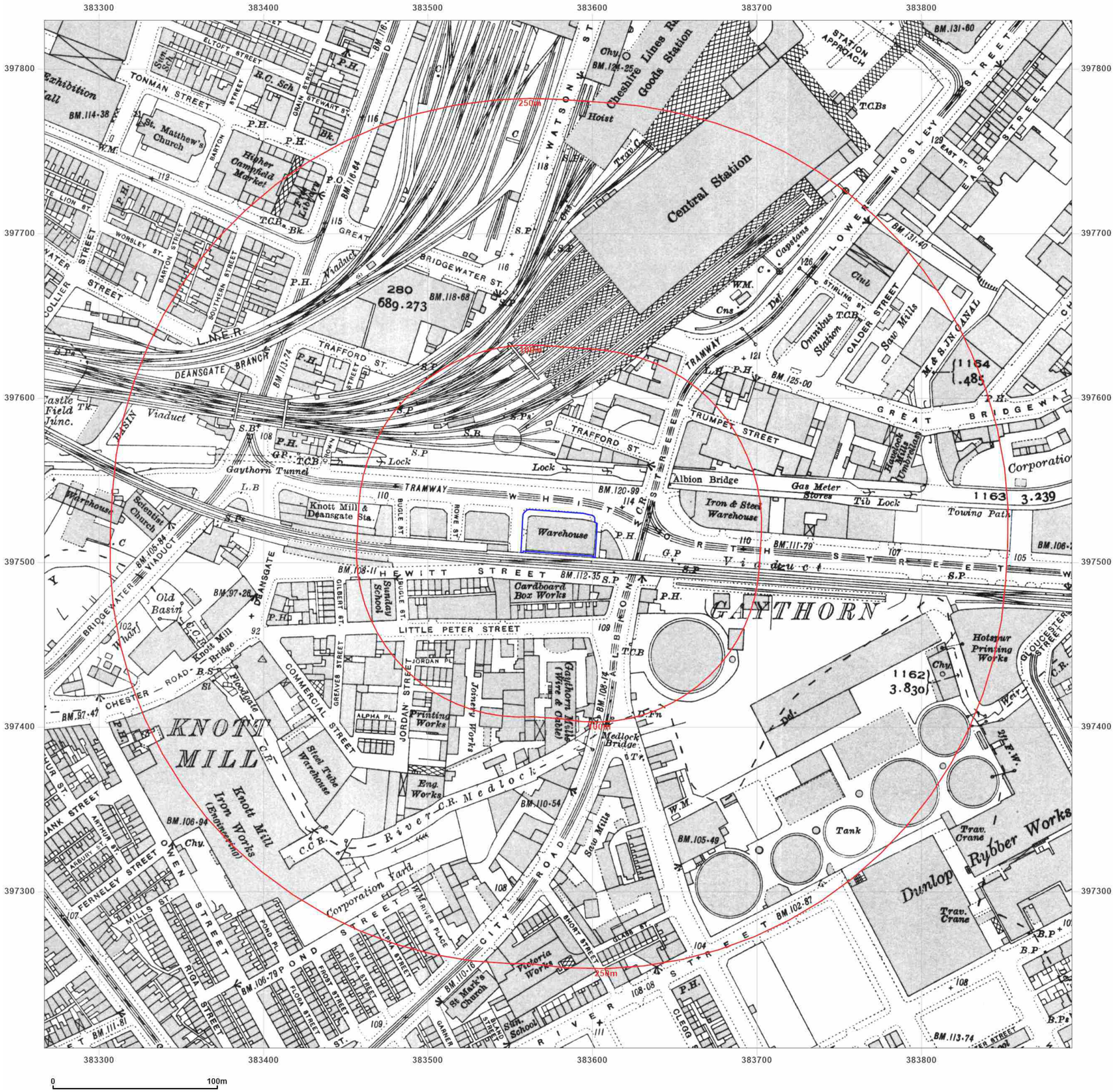
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Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: County Series

Map date: **1932**

Scale: 1:2,500

Printed at: 1:2,500

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

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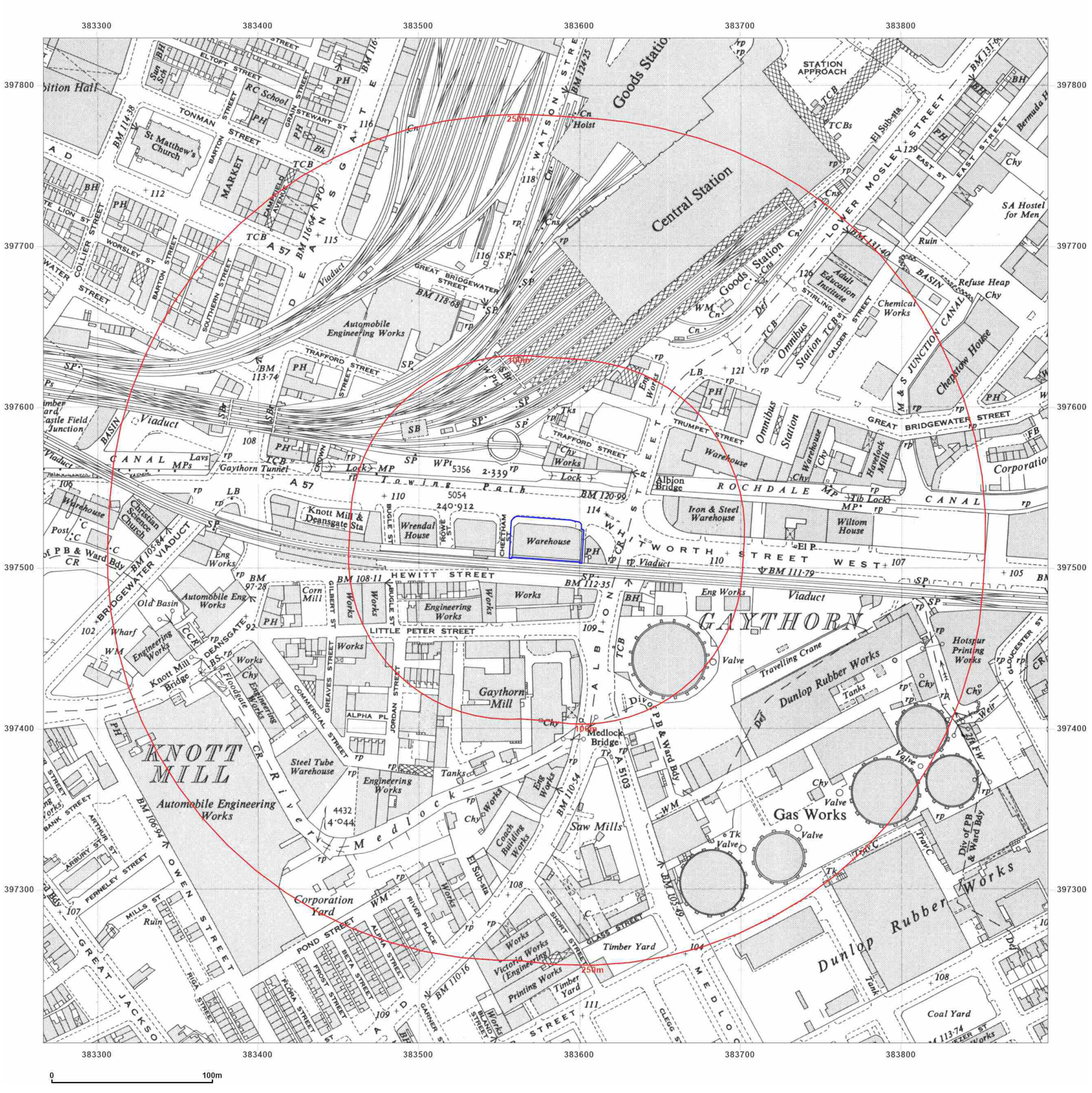
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Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: National Grid

Map date: **1949**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1948
Revised 1948
Edition N/A
Copyright 1949
Levelled 1927

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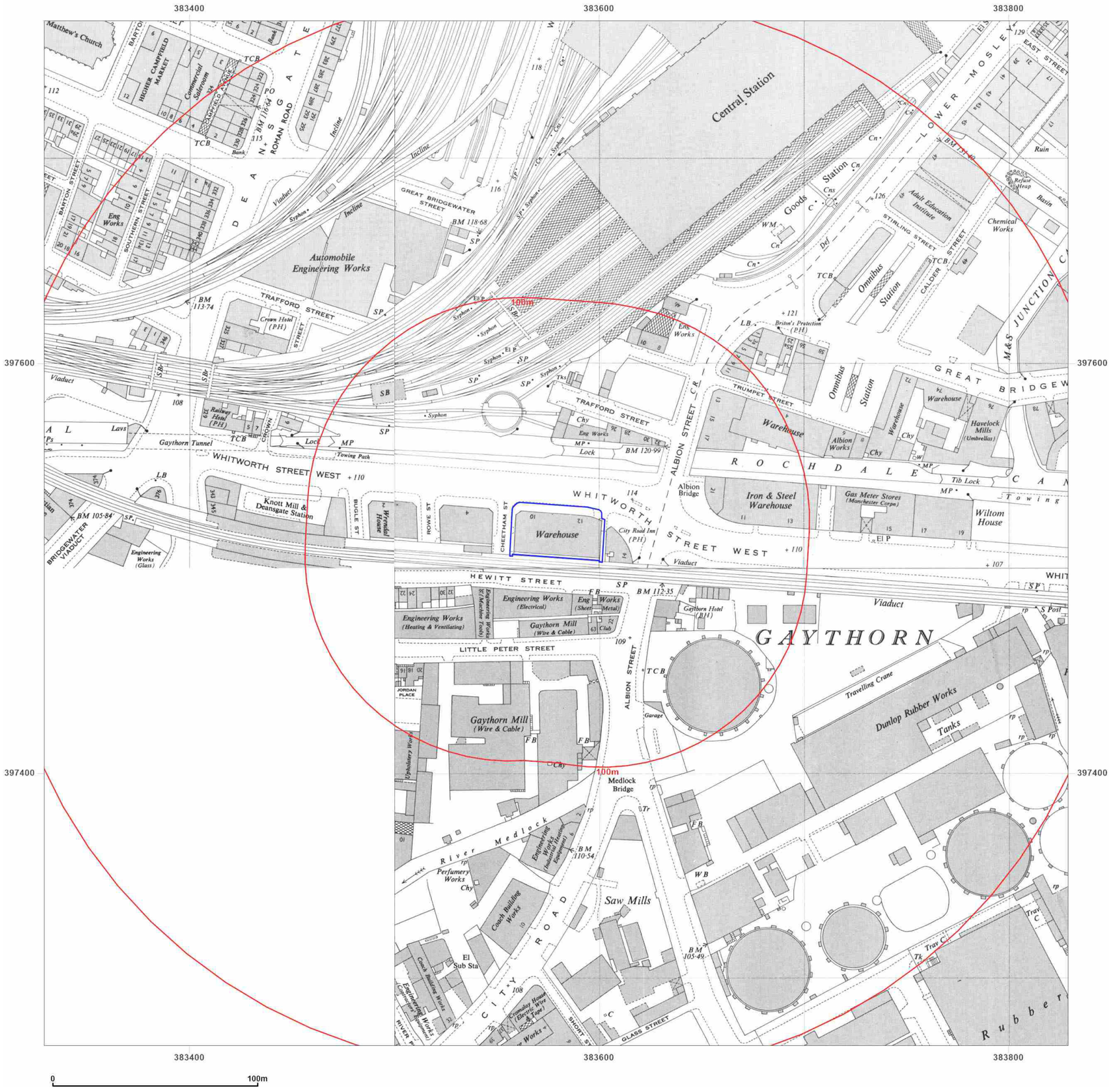
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Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: National Grid

Map date: **1948-1953**

Scale: 1:1,250

Printed at: 1:2,000

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

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

Surveyed 1948
Revised 1953
Edition N/A
Copyright N/A
Levelled 1927

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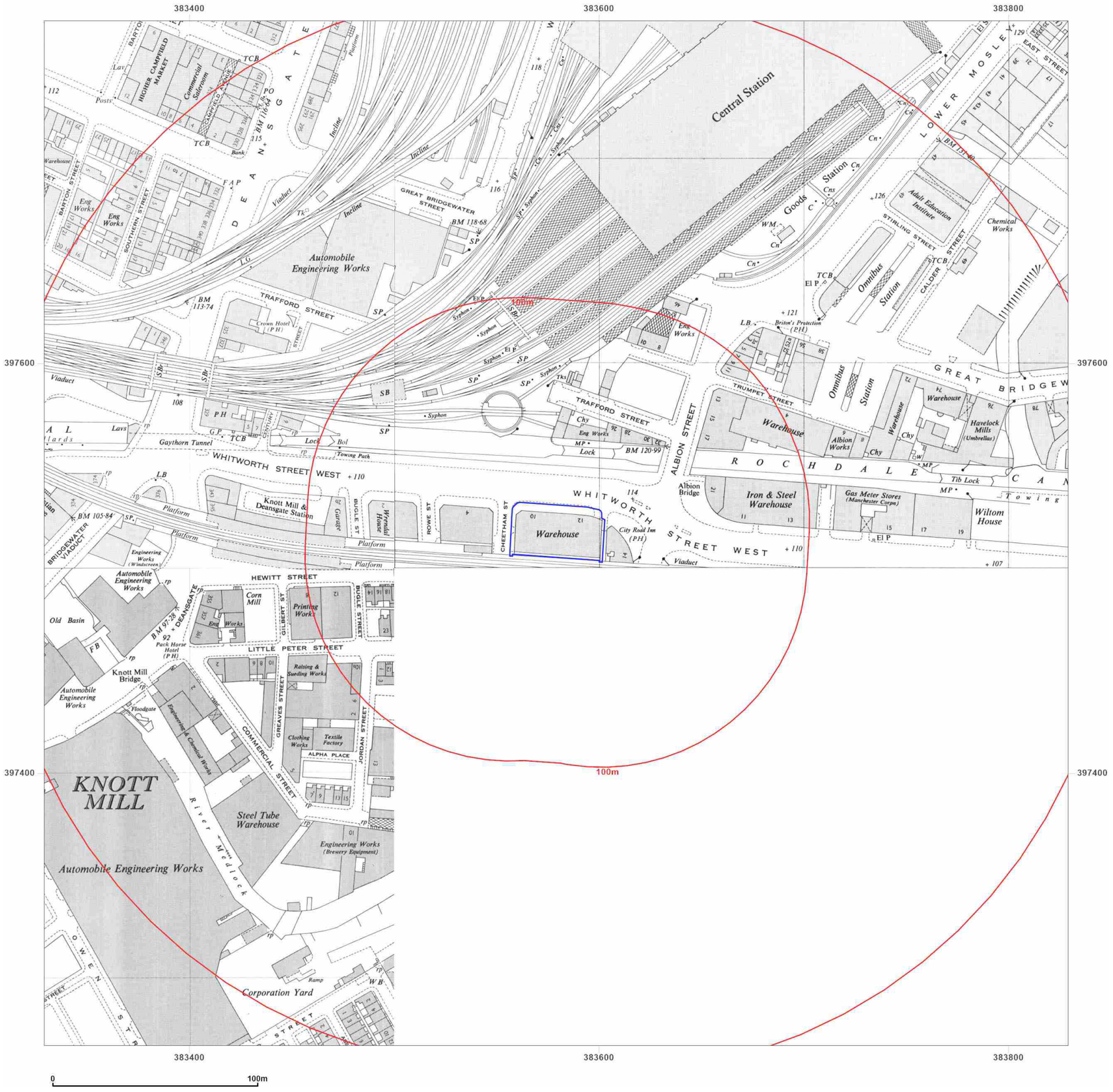
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Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: National Grid

Map date: **1951-1955**

Scale: 1:1,250

Printed at: 1:2,000

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

Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1953
Revised 1953
Edition N/A
Copyright 1954
Levelled 1927

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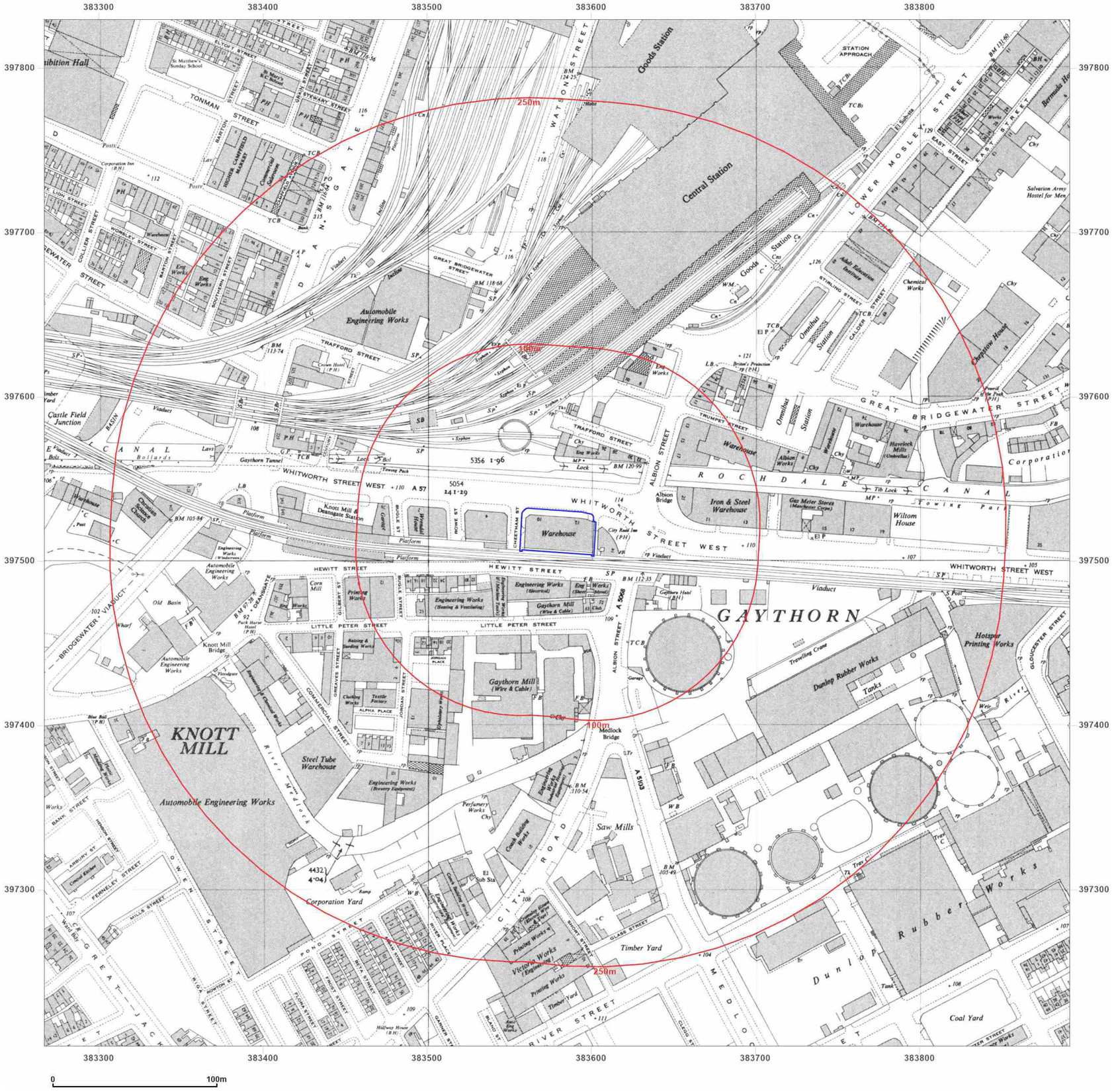
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Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: National Grid

Map date: **1957**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1953
Revised 1953
Edition N/A
Copyright 1957
Levelled 1927

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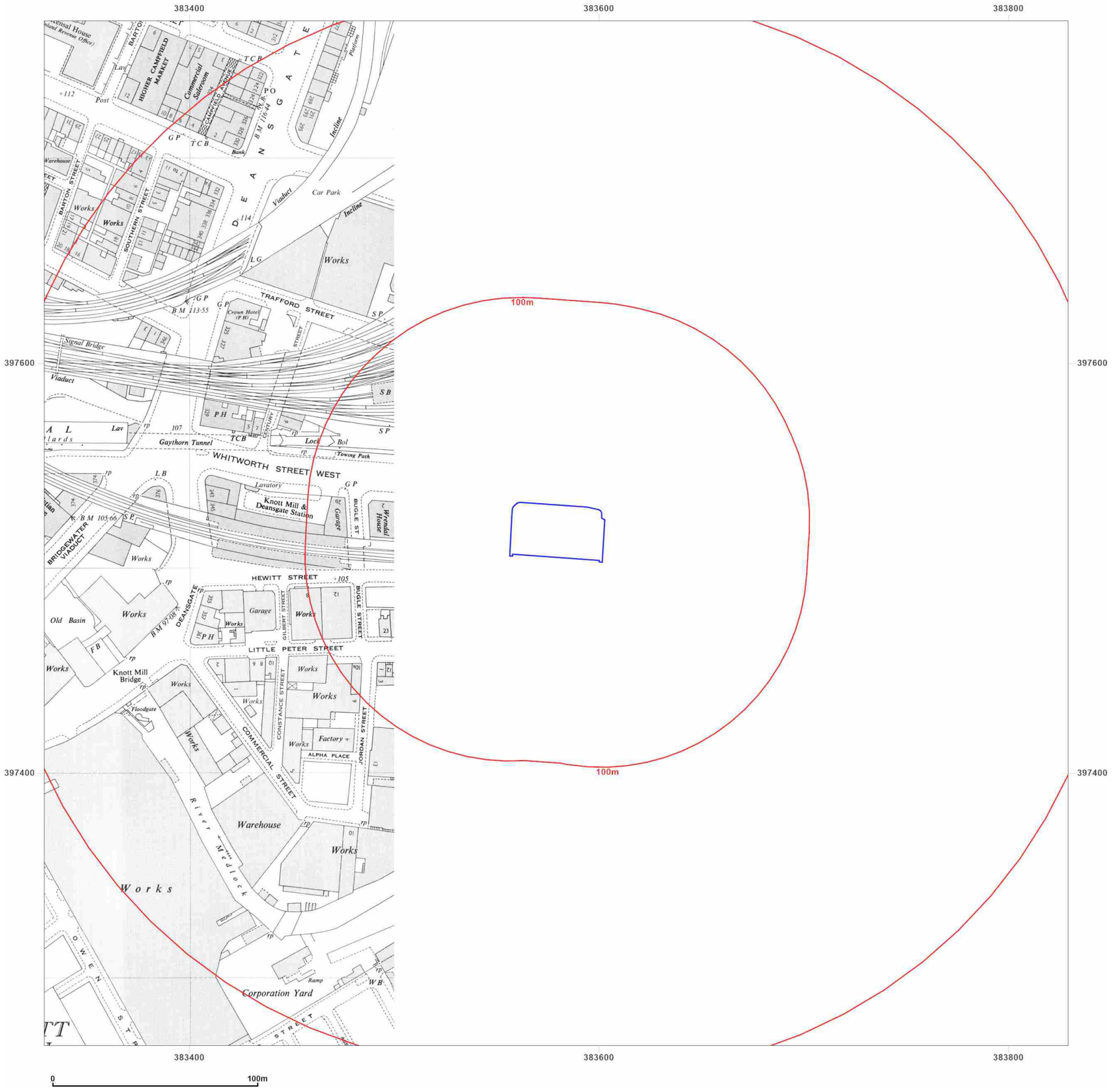
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Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: National Grid

Map date: **1960-1963**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1948
Revised 1962
Edition N/A
Copyright 1963
Levelled 1958

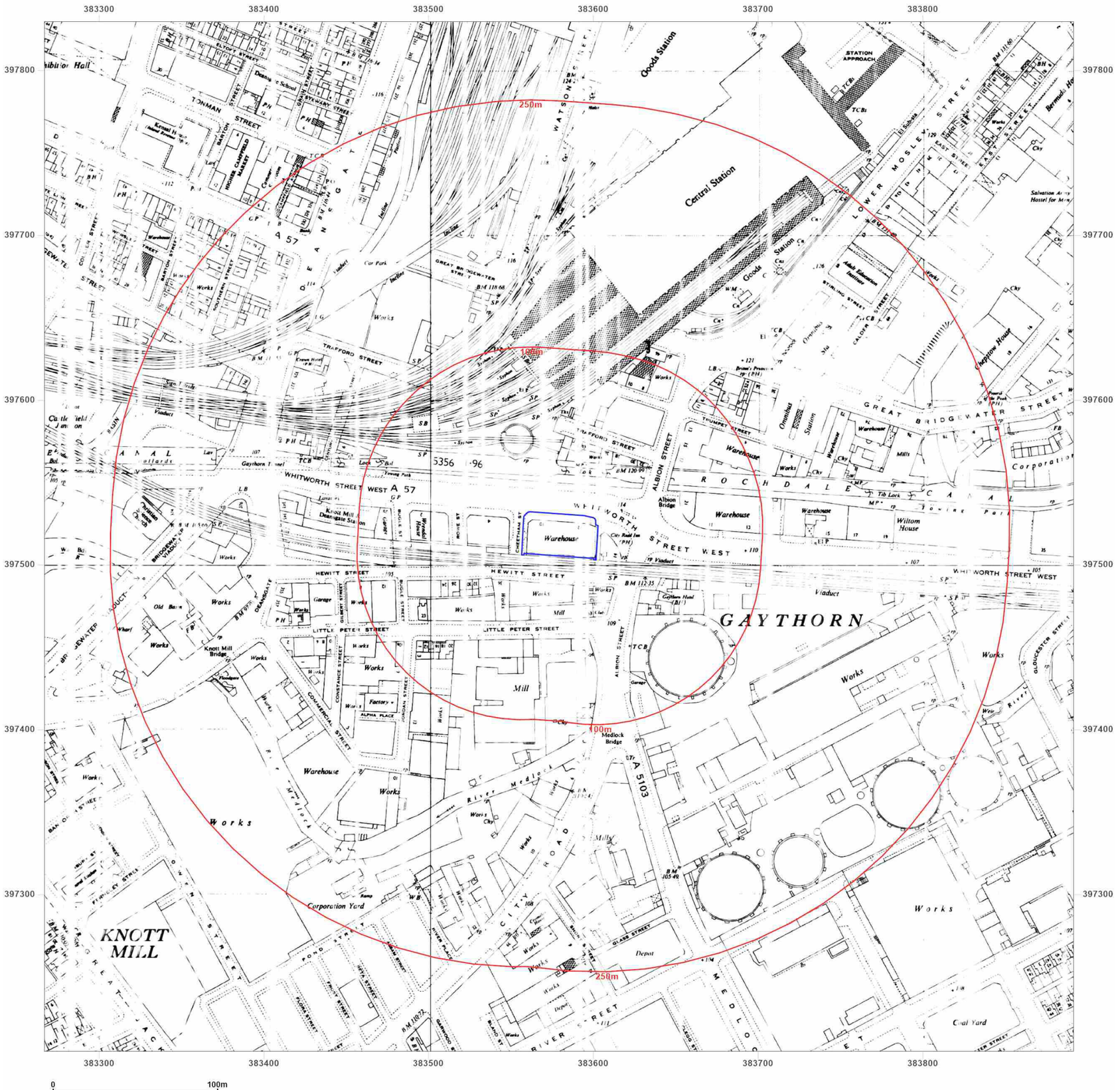
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Revised 1959
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Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: National Grid

Map date: **1965**

Scale: 1:2,500

Printed at: 1:2,500

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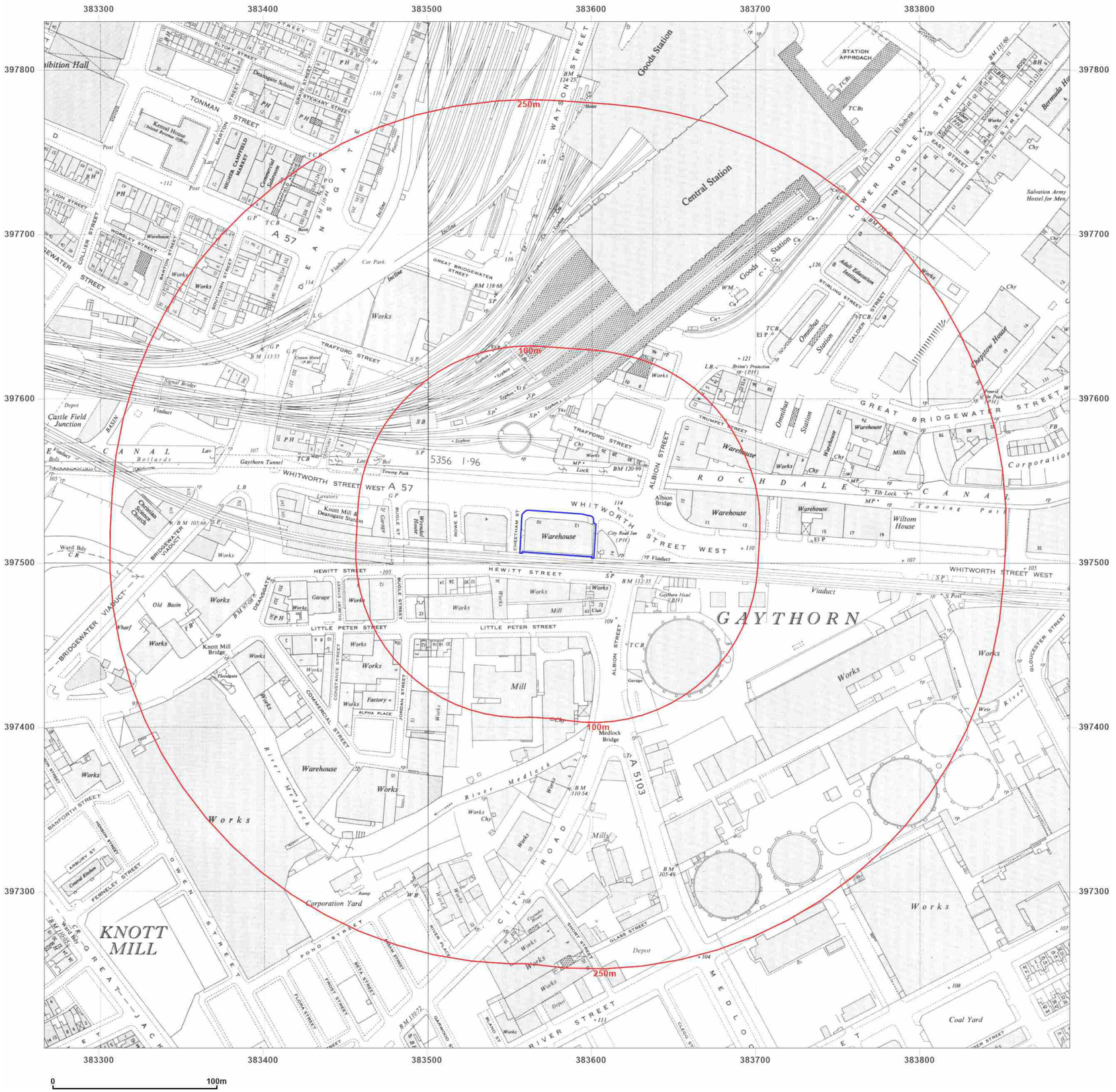
Surveyed N/A
Revised 1963
Edition 1965
Copyright N/A
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Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: National Grid

Map date: **1965**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1963
Revised 1963
Edition N/A
Copyright 1965
Levelled 1958

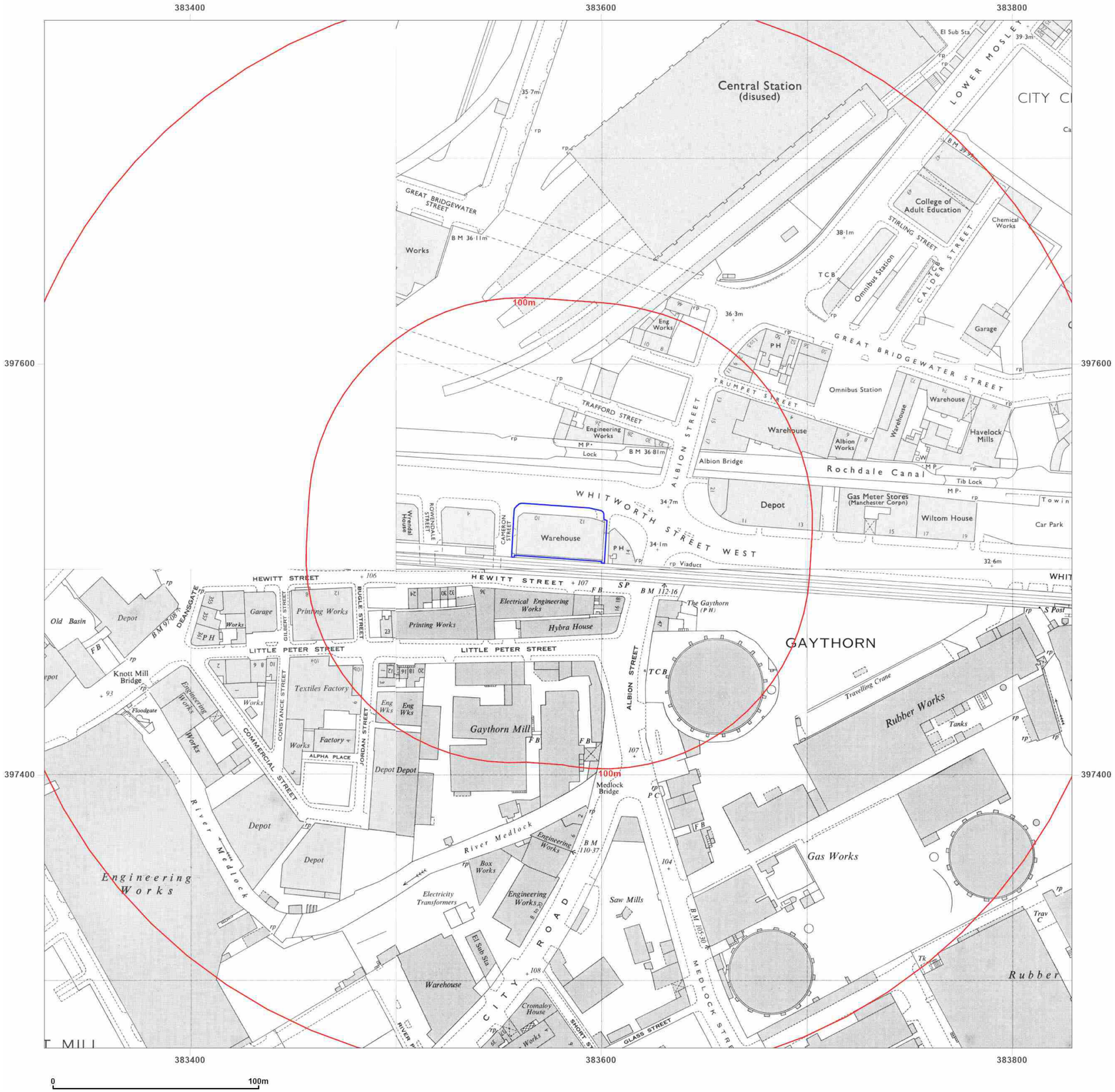
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Site Details:

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Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: National Grid

Map date: **1969-1973**

Scale: 1:1,250

Printed at: 1:2,000

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

Surveyed 1948
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Copyright 1969
Levelled 1963

Surveyed 1948
Revised 1968
Edition N/A
Copyright 1969
Levelled 1963

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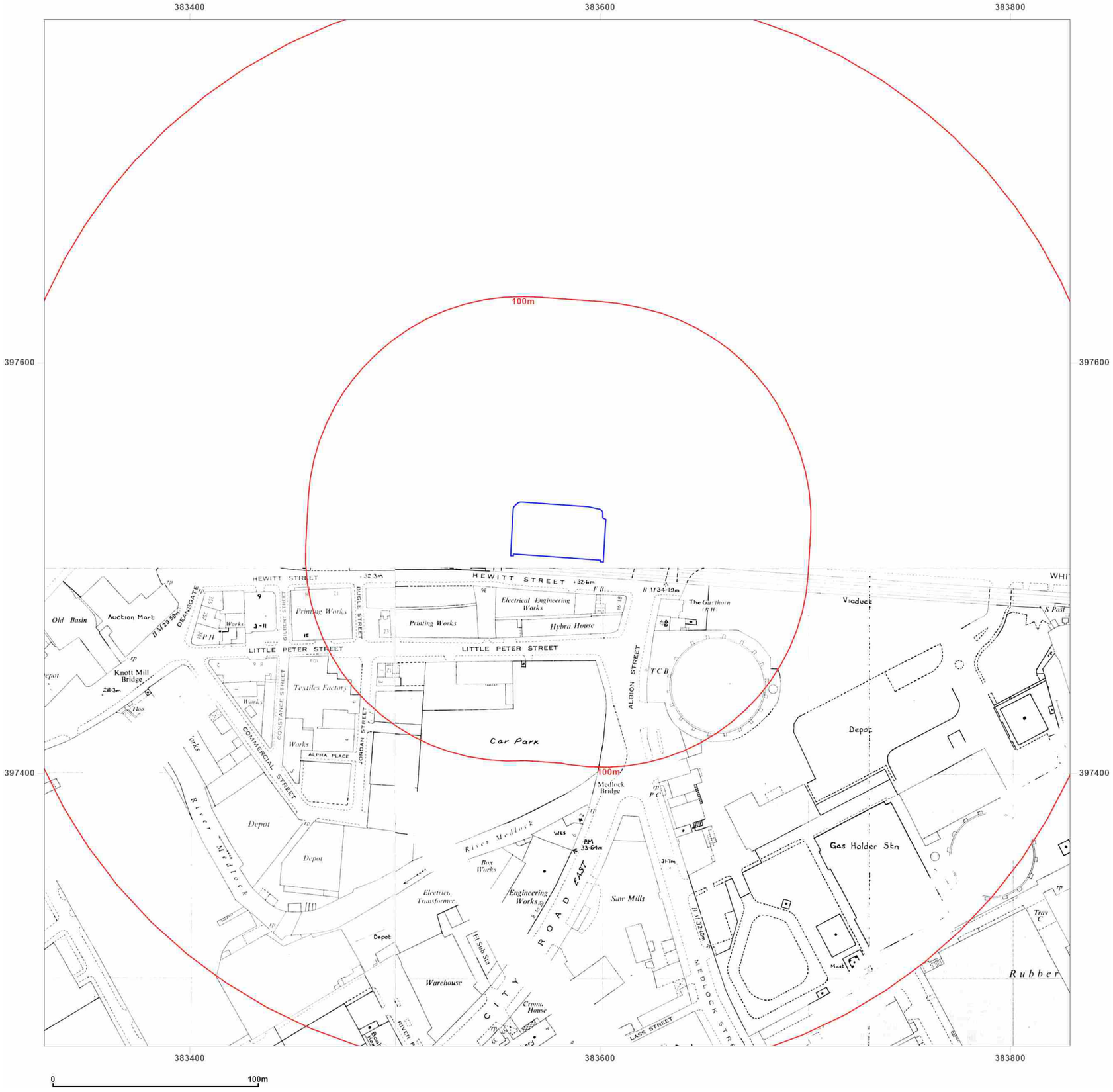
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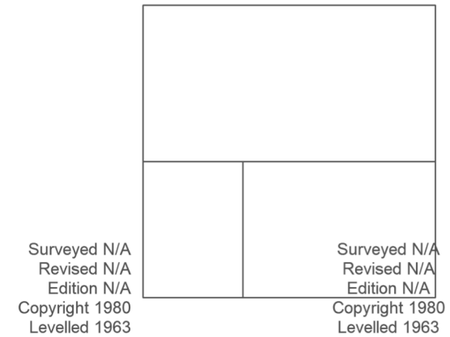
Site Details:

Whitworth Street West,
Manchester, M1 5NZ

Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: National Grid
Map date: **1980**
Scale: 1:1,250
Printed at: 1:2,000

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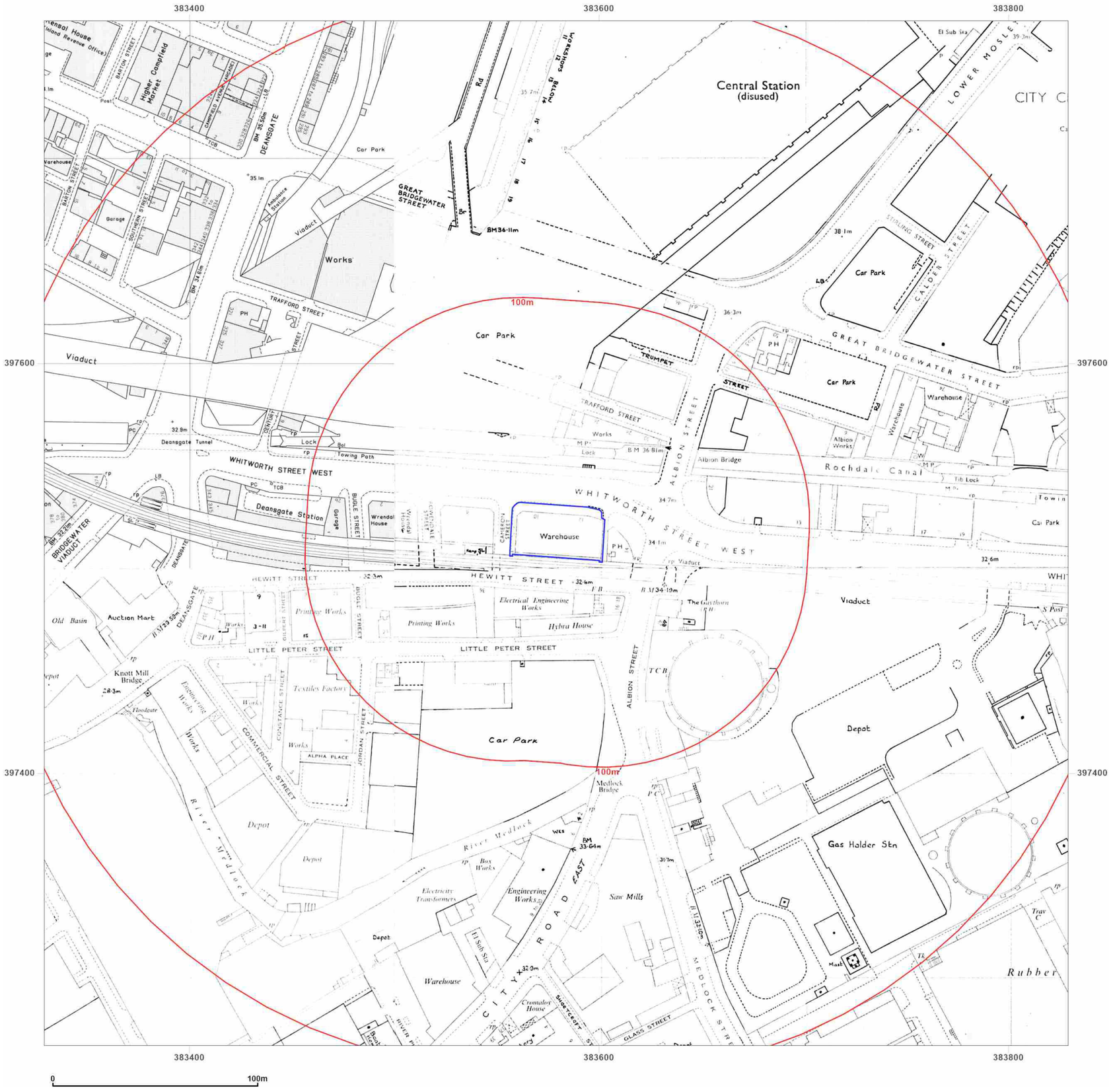
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Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: National Grid

Map date: **1980-1985**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1948 Revised 1979 Edition N/A Copyright 1981 Levelled 1963	Surveyed N/A Revised N/A Edition N/A Copyright 1985 Levelled 1963
Surveyed N/A Revised N/A Edition N/A Copyright 1980 Levelled 1963	Surveyed N/A Revised N/A Edition N/A Copyright 1980 Levelled 1963

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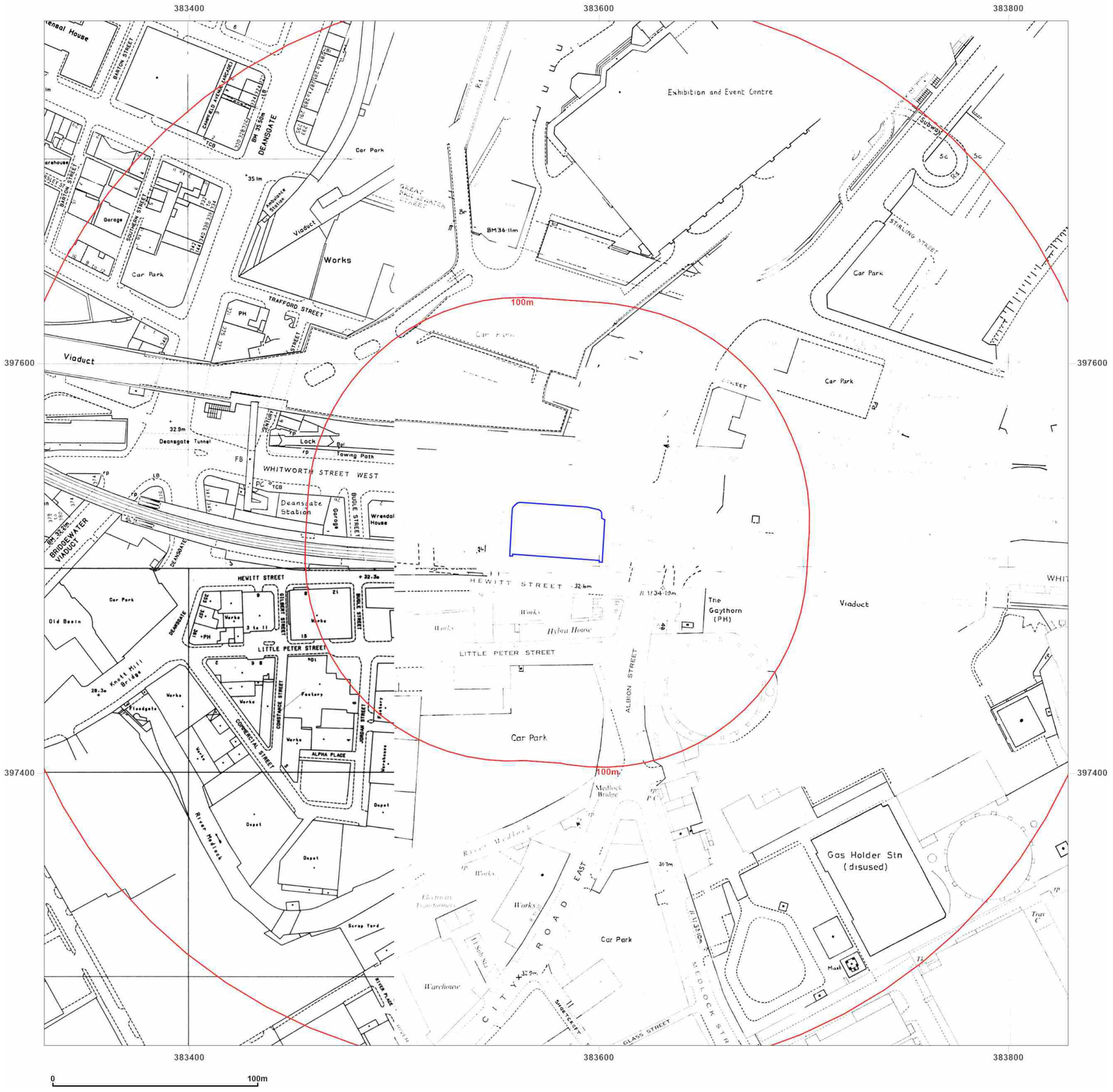
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Site Details:

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Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: National Grid

Map date: **1985-1990**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1963 Revised 1986 Edition N/A Copyright 1986 Levelled 1963	Surveyed N/A Revised N/A Edition N/A Copyright 1986 Levelled 1963
Surveyed 1968 Revised 1968 Edition N/A Copyright 1990 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1985 Levelled 1963

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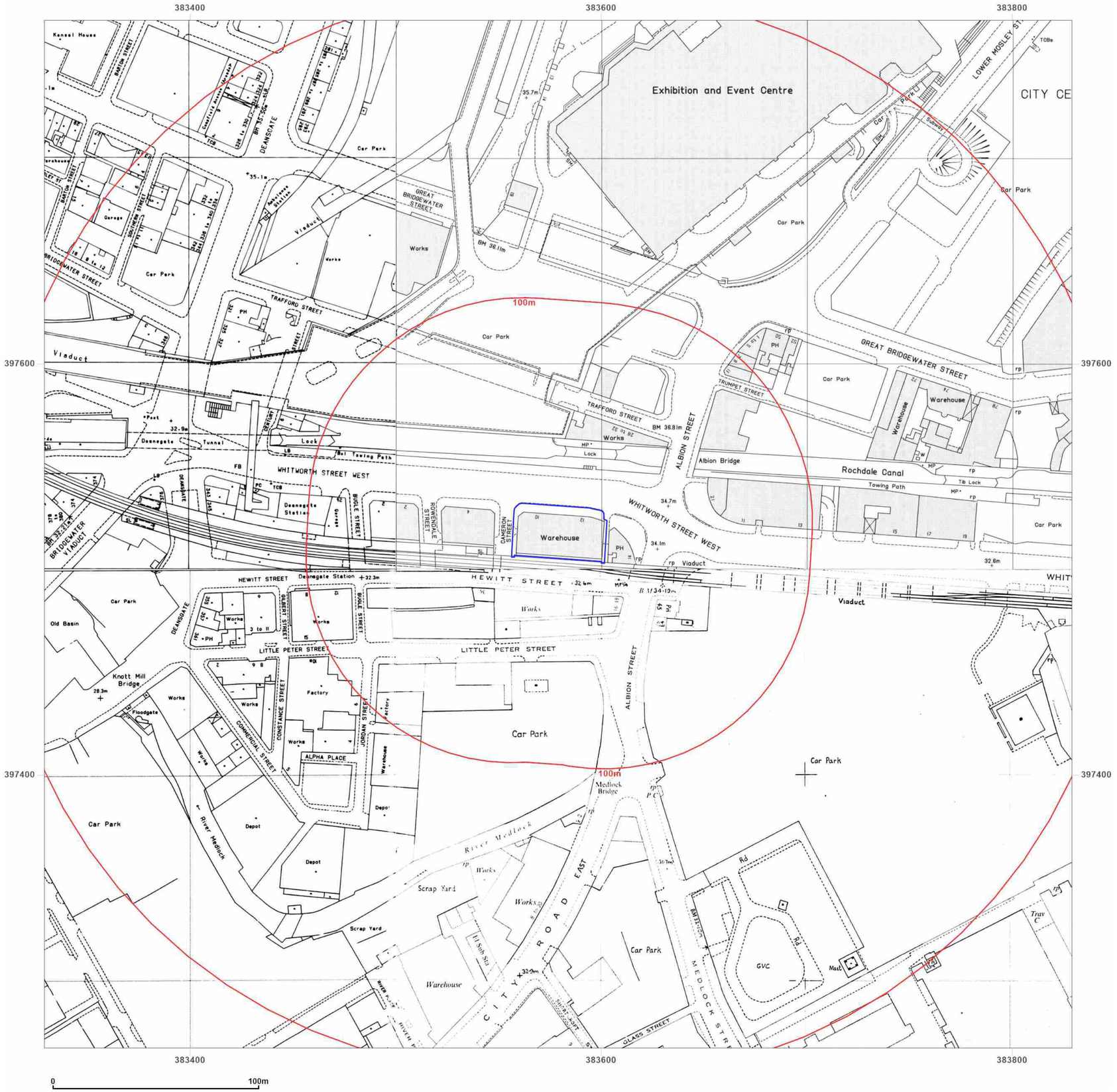
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Site Details:

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Manchester, M1 5NZ

Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: National Grid

Map date: **1987-1992**

Scale: 1:1,250

Printed at: 1:2,000

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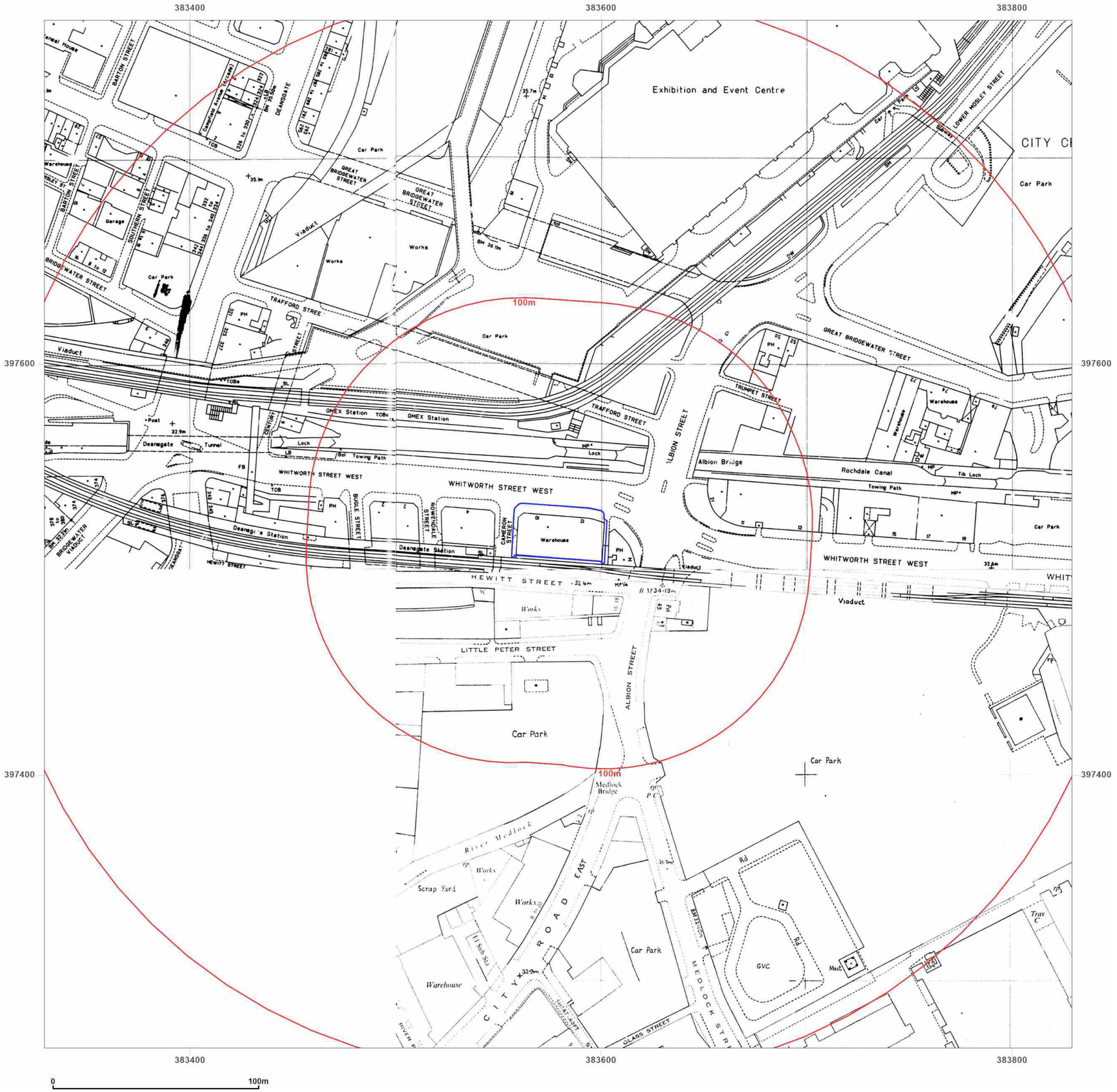
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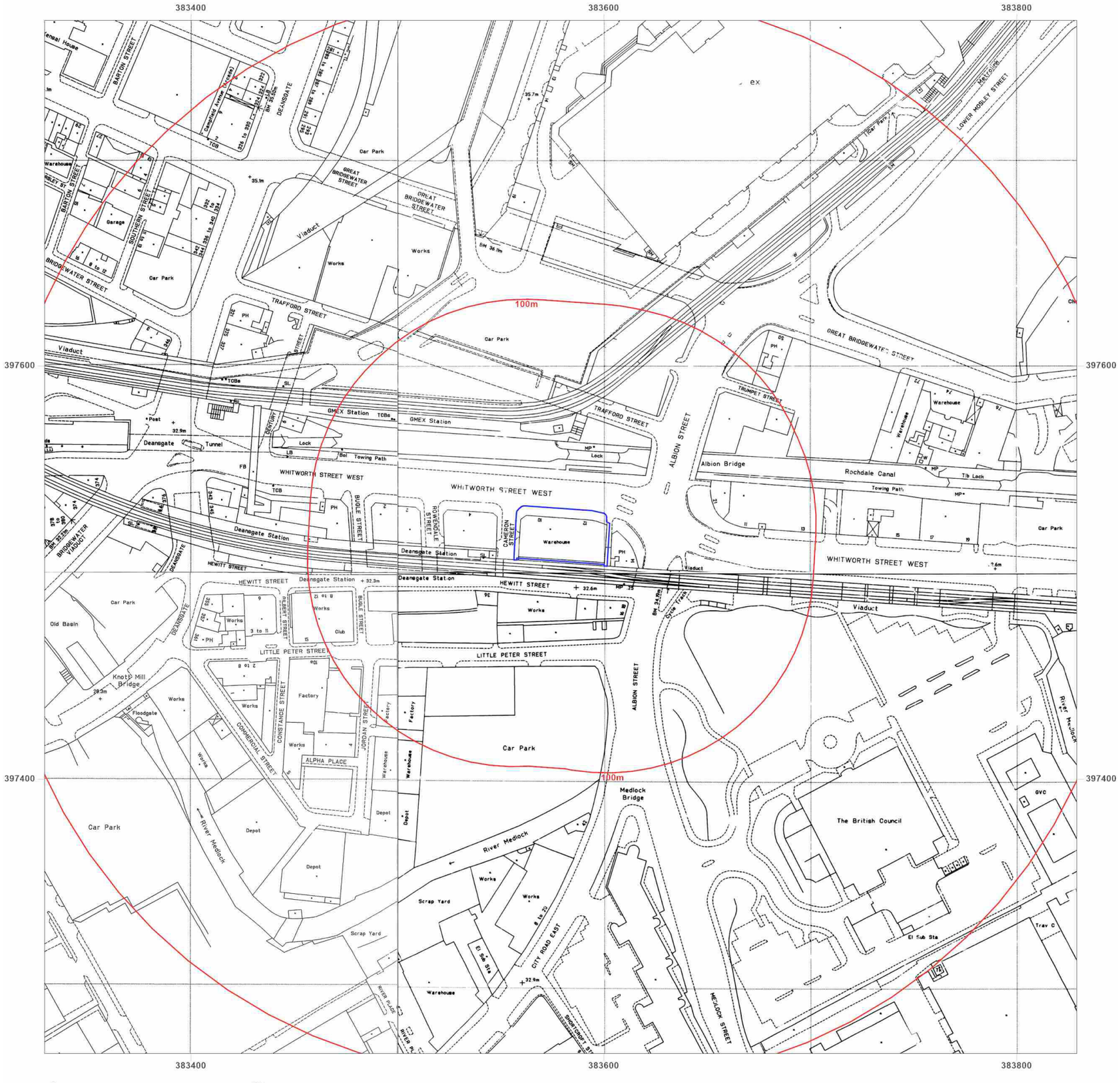
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Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: National Grid

Map date: **1992-1995**

Scale: 1:1,250

Printed at: 1:2,000

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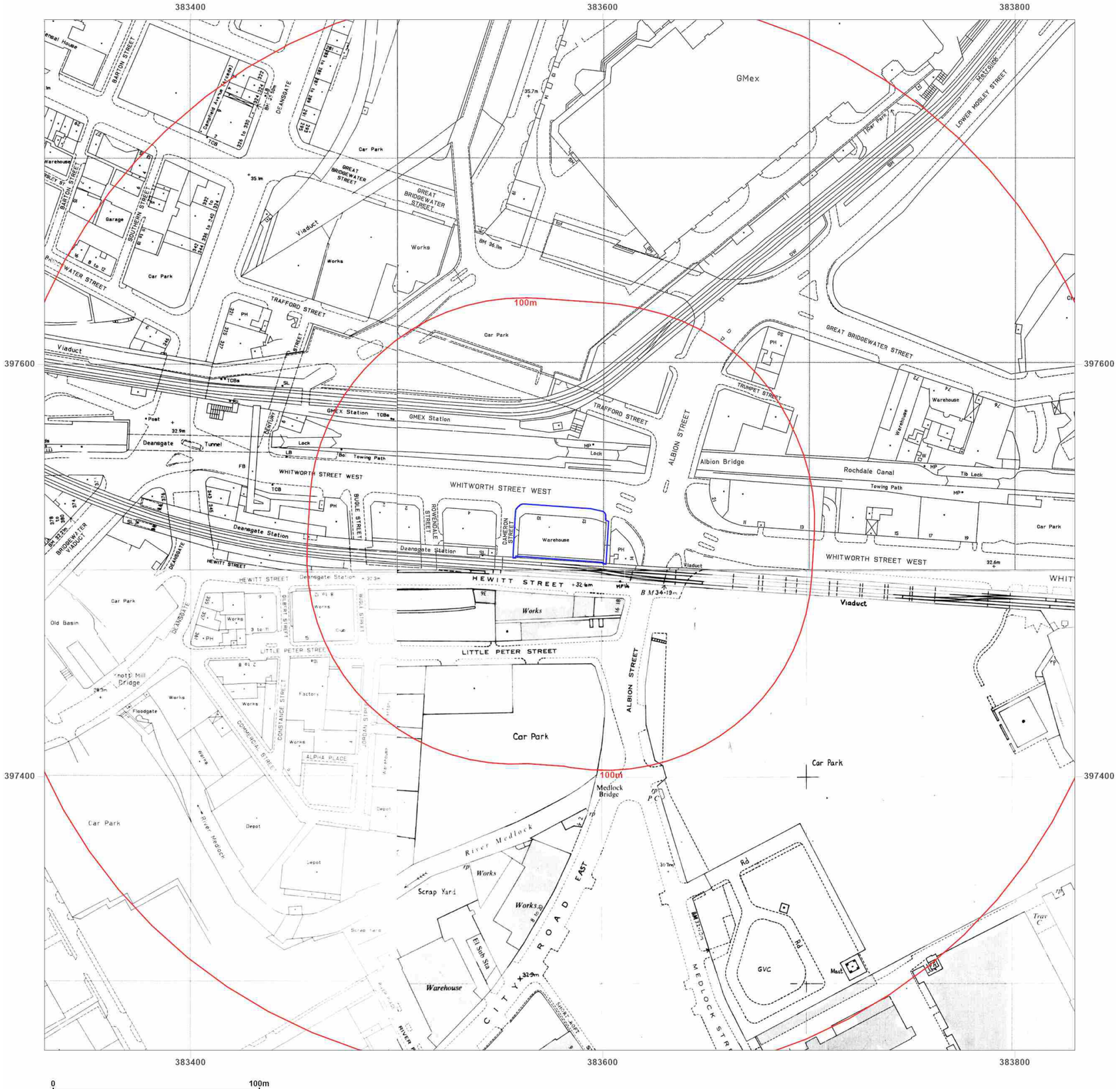
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Grid Ref: 383579, 397517

Map Name: National Grid

Map date: **1990-1995**

Scale: 1:1,250

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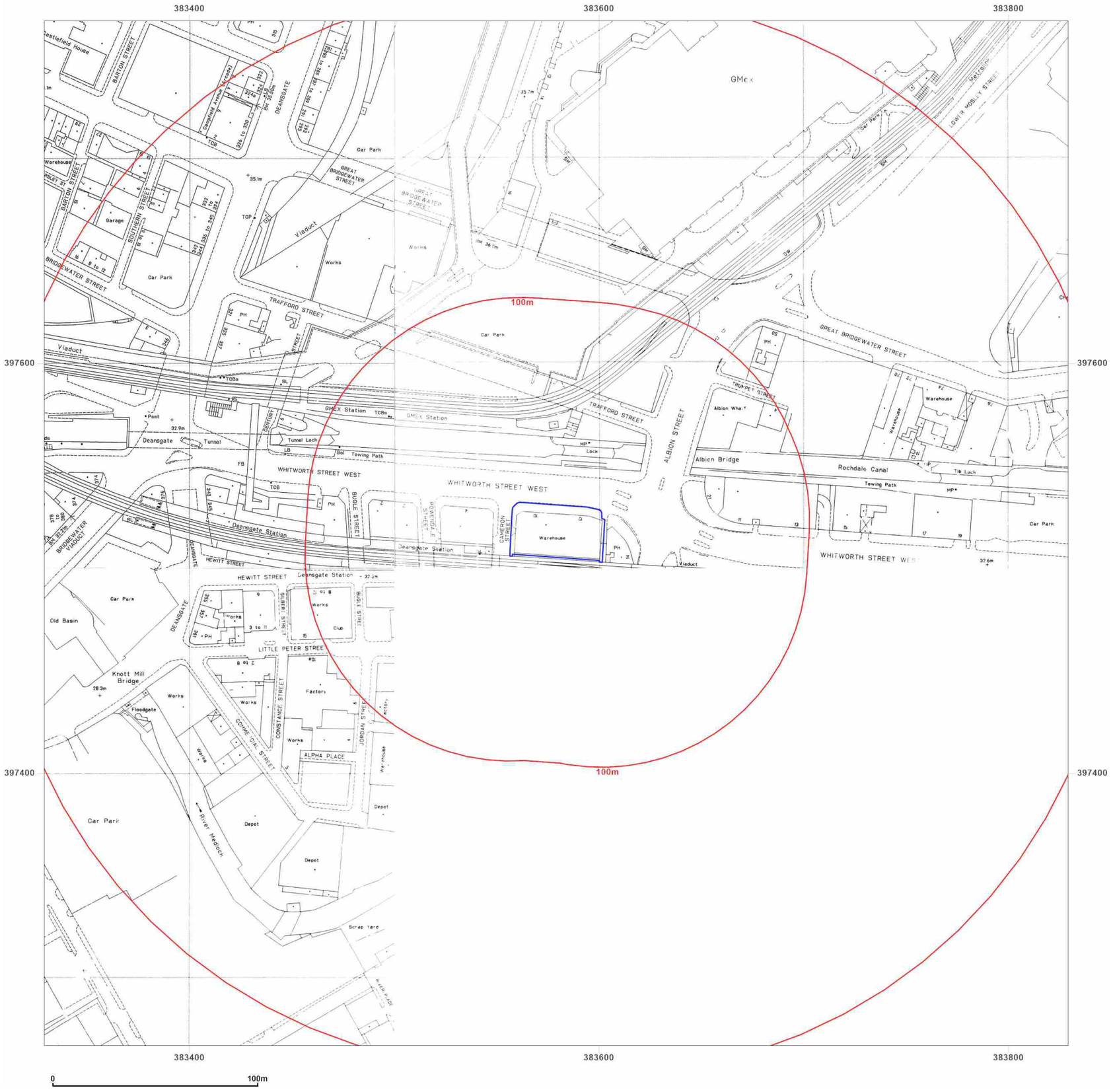
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Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: National Grid

Map date: **1995**

Scale: 1:1,250

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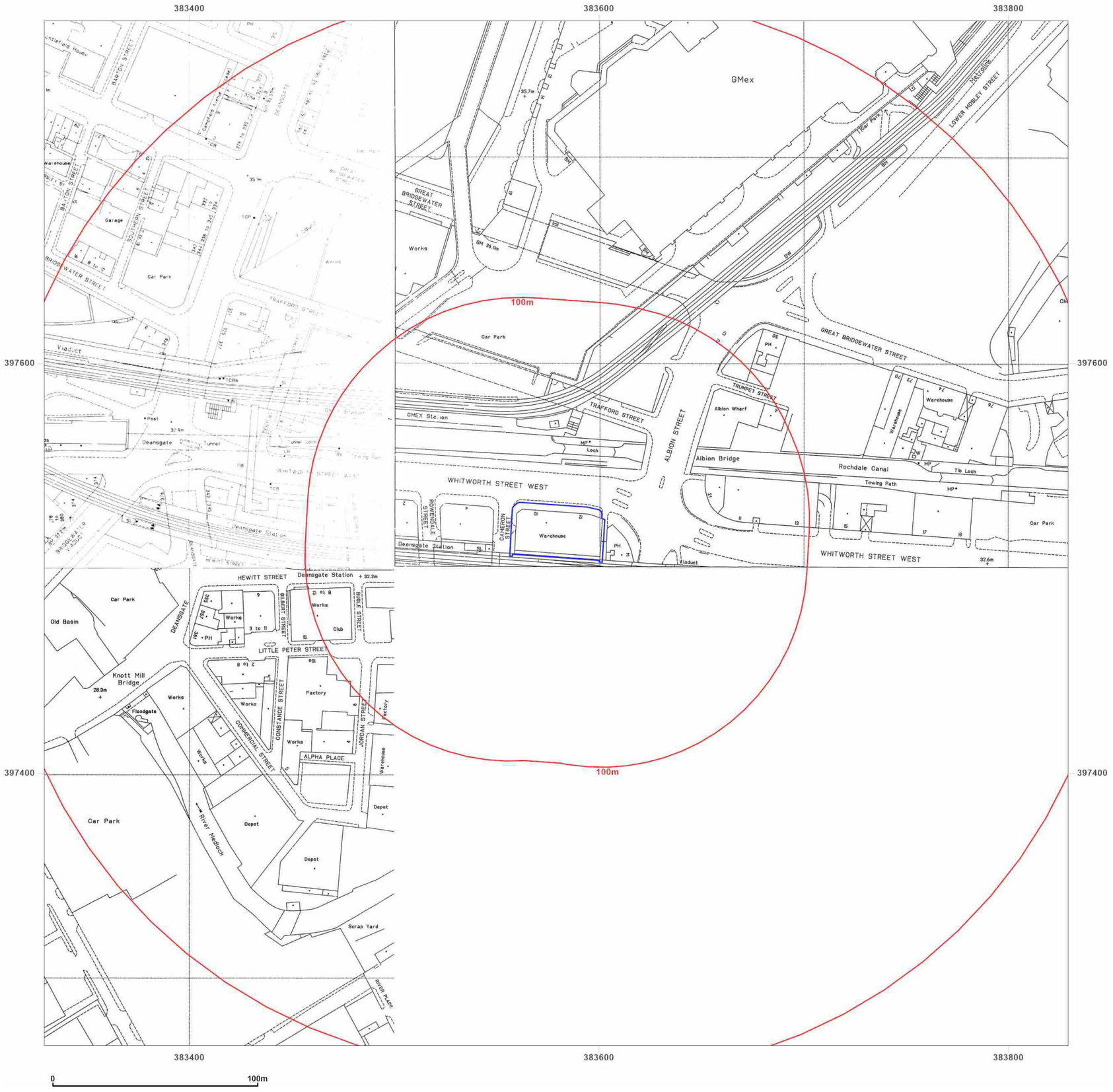
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Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: National Grid

Map date: **1995**

Scale: 1:1,250

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Client Ref: C5504-5783-SD
Report Ref: BRO-9FZ-NG9-Z92-DTF
Grid Ref: 383579, 397517

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
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APPENDIX C

Geo-Environmental Data Report

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

Whitworth Street West, Manchester, M1 5NZ

Order Details

Date: 21/10/2024

Your ref: C5504-5783-SD

Our Ref: BRO-QKC-ZDX-M4N-894

Site Details

Location: 383579 397518

Area: 0.11 ha

Authority: Manchester City Council ↗



Summary of findings p. 2 >

OS MasterMap site plan p.14 >

Aerial image p. 9 >

Insight User Guide ↗

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

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	11	79	94	-
22 >	1.2 >	Historical tanks >	0	3	78	53	-
27 >	1.3 >	Historical energy features >	0	3	26	24	-
30	1.4	Historical petrol stations	0	0	0	0	-
30 >	1.5 >	Historical garages >	0	0	10	27	-
32	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
33 >	2.1 >	Historical industrial land uses >	0	16	139	137	-
44 >	2.2 >	Historical tanks >	0	4	128	89	-
52 >	2.3 >	Historical energy features >	0	4	45	50	-
56	2.4	Historical petrol stations	0	0	0	0	-
56 >	2.5 >	Historical garages >	0	0	23	51	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
60	3.1	Active or recent landfill	0	0	0	0	-
60	3.2	Historical landfill (BGS records)	0	0	0	0	-
61	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
61	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
61 >	3.5 >	Historical waste sites >	0	0	7	9	-
63 >	3.6 >	Licensed waste sites >	0	0	0	1	-
64 >	3.7 >	Waste exemptions >	0	1	42	26	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
70 >	4.1 >	Recent industrial land uses >	0	2	22	-	-
72 >	4.2 >	Current or recent petrol stations >	0	0	0	1	-
72	4.3	Electricity cables	0	0	0	0	-
72	4.4	Gas pipelines	0	0	0	0	-
73	4.5	Sites determined as Contaminated Land	0	0	0	0	-

73	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
73	4.7	Regulated explosive sites	0	0	0	0	-
73	4.8	Hazardous substance storage/usage	0	0	0	0	-
73	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
74 >	4.10 >	Licensed industrial activities (Part A(1)) >	0	0	2	0	-
74 >	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	0	0	4	-
75	4.12	Radioactive Substance Authorisations	0	0	0	0	-
75 >	4.13 >	Licensed Discharges to controlled waters >	0	0	13	13	-
79	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
79	4.15	Pollutant release to public sewer	0	0	0	0	-
80	4.16	List 1 Dangerous Substances	0	0	0	0	-
80	4.17	List 2 Dangerous Substances	0	0	0	0	-
80 >	4.18 >	Pollution Incidents (EA/NRW) >	0	0	0	1	-
80	4.19	Pollution inventory substances	0	0	0	0	-
81	4.20	Pollution inventory waste transfers	0	0	0	0	-
81	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
82 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
84 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
86 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
87	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
87	5.5	Groundwater vulnerability- local information	None (within 0m)				
88 >	5.6 >	Groundwater abstractions >	0	0	0	12	53
104 >	5.7 >	Surface water abstractions >	0	0	0	0	2
105 >	5.8 >	Potable abstractions >	0	0	0	0	9
108 >	5.9 >	Source Protection Zones >	0	0	1	0	-
108	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
109 >	6.1 >	Water Network (OS MasterMap) >	0	3	15	-	-

111 >	6.2 >	Surface water features >	0	2	6	-	-
111 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
112 >	6.4 >	WFD Surface water bodies >	0	1	1	-	-
112 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-

Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
113	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
113	7.2	Historical Flood Events	0	0	0	-	-
113	7.3	Flood Defences	0	0	0	-	-
114	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
114	7.5	Flood Storage Areas	0	0	0	-	-
115 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
116	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding >	
117 >	8.1 >	Surface water flooding >	1 in 250 year, 0.1m - 0.3m (within 50m)

Page	Section	Groundwater flooding >	
119 >	9.1 >	Groundwater flooding >	Moderate-High (within 50m)

Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
120	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
120	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
120	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
120	10.4	Special Protection Areas (SPA)	0	0	0	0	0
121	10.5	National Nature Reserves (NNR)	0	0	0	0	0
121	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
121	10.7	Designated Ancient Woodland	0	0	0	0	0
121	10.8	Biosphere Reserves	0	0	0	0	0
122	10.9	Forest Parks	0	0	0	0	0
122	10.10	Marine Conservation Zones	0	0	0	0	0
122	10.11	Green Belt	0	0	0	0	0
122	10.12	Proposed Ramsar sites	0	0	0	0	0

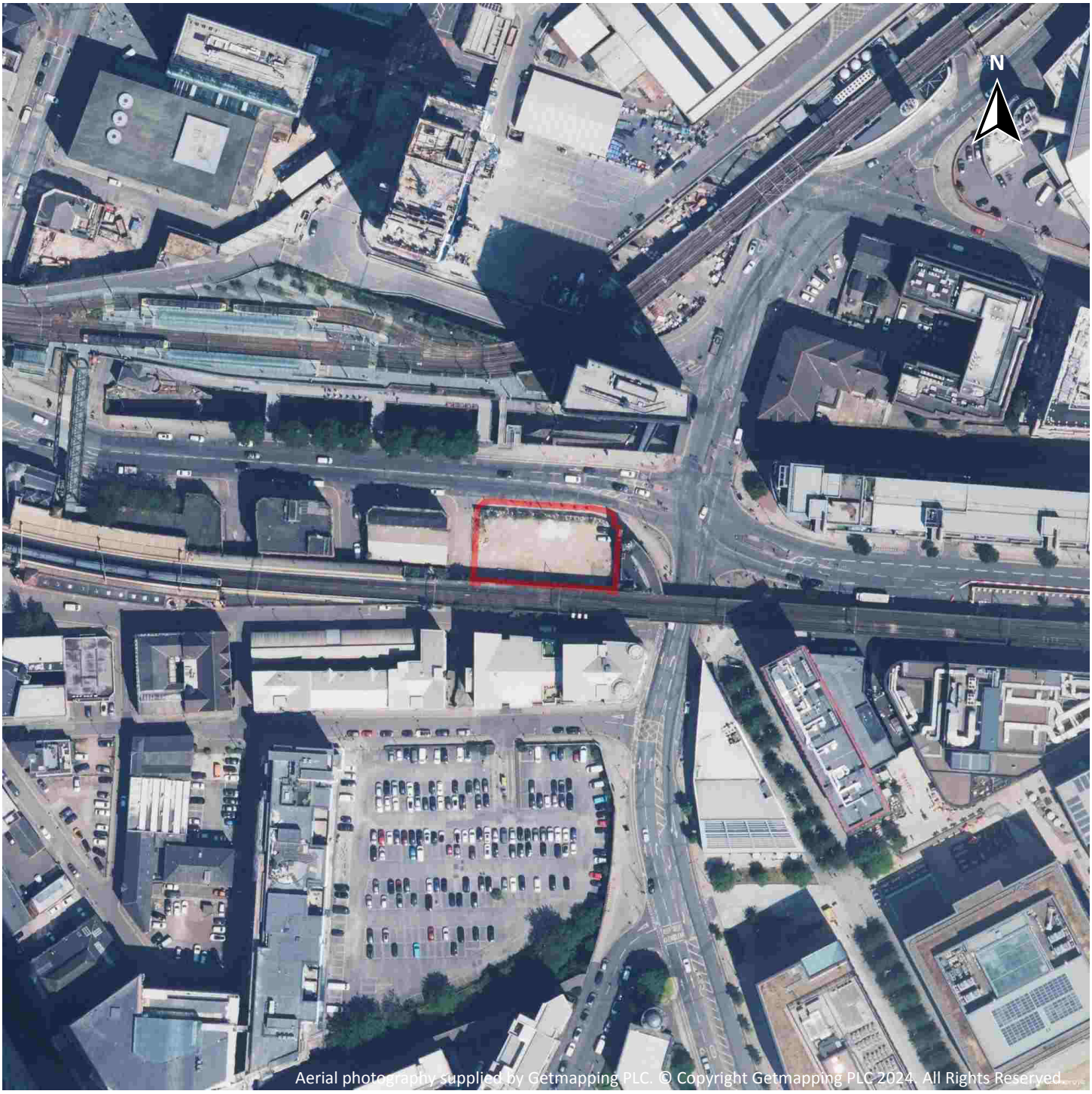
122	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
123	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
123	10.15	Nitrate Sensitive Areas	0	0	0	0	0
123 >	10.16 >	Nitrate Vulnerable Zones >	0	0	0	0	3
124 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
125	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
126	11.1	World Heritage Sites	0	0	0	-	-
127	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
127	11.3	National Parks	0	0	0	-	-
127 >	11.4 >	Listed Buildings >	0	1	15	-	-
128 >	11.5 >	Conservation Areas >	0	0	1	-	-
129	11.6	Scheduled Ancient Monuments	0	0	0	-	-
129	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
130 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
131	12.2	Open Access Land	0	0	0	-	-
131	12.3	Tree Felling Licences	0	0	0	-	-
131	12.4	Environmental Stewardship Schemes	0	0	0	-	-
131	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
132	13.1	Priority Habitat Inventory	0	0	0	-	-
132	13.2	Habitat Networks	0	0	0	-	-
132	13.3	Open Mosaic Habitat	0	0	0	-	-
132	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
133 >	14.1 >	10k Availability >	Identified (within 500m)				
134 >	14.2 >	Artificial and made ground (10k) >	1	0	1	2	-
136 >	14.3 >	Superficial geology (10k) >	1	0	2	1	-

137	14.4	Landslip (10k)	0	0	0	0	-
138 >	14.5 >	Bedrock geology (10k) >	1	0	1	0	-
139 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	1	2	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
140 >	15.1 >	50k Availability >	Identified (within 500m)				
141 >	15.2 >	Artificial and made ground (50k) >	1	0	0	0	-
142 >	15.3 >	Artificial ground permeability (50k) >	1	0	-	-	-
143 >	15.4 >	Superficial geology (50k) >	1	0	2	1	-
144 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
144	15.6	Landslip (50k)	0	0	0	0	-
144	15.7	Landslip permeability (50k)	None (within 50m)				
145 >	15.8 >	Bedrock geology (50k) >	1	0	1	0	-
146 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
146 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	1	2	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
147 >	16.1 >	BGS Boreholes >	0	3	77	-	-
Page	Section	Natural ground subsidence >					
152 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
153 >	17.2 >	Running sands >	Very low (within 50m)				
154 >	17.3 >	Compressible deposits >	Very low (within 50m)				
156 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
157 >	17.5 >	Landslides >	Very low (within 50m)				
158 >	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
160	18.1	BritPits	0	0	0	0	-
161 >	18.2 >	Surface ground workings >	0	8	12	-	-
162	18.3	Underground workings	0	0	0	0	0
162	18.4	Underground mining extents	0	0	0	0	-
162	18.5	Historical Mineral Planning Areas	0	0	0	0	-

162	18.6	Non-coal mining	0	0	0	0	0
162 >	**18.7 >**	**JPB mining areas >**	Identified (within 0m)				
163	18.8	The Coal Authority non-coal mining	0	0	0	0	-
163	18.9	Researched mining	0	0	0	0	-
163	18.10	Mining record office plans	0	0	0	0	-
164	18.11	BGS mine plans	0	0	0	0	-
164 >	**18.12 >**	**Coal mining >**	Identified (within 0m)				
164	18.13	Brine areas	None (within 0m)				
164	18.14	Gypsum areas	None (within 0m)				
164	18.15	Tin mining	None (within 0m)				
165	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
166	19.1	Natural cavities	0	0	0	0	-
166	19.2	Mining cavities	0	0	0	0	0
166	19.3	Reported recent incidents	0	0	0	0	-
166	19.4	Historical incidents	0	0	0	0	-
167	19.5	National karst database	0	0	0	0	-
Page	Section	**Radon >**					
168 >	**20.1 >**	**Radon >**	Less than 1% (within 0m)				
Page	Section	**Soil chemistry >**	On site	0-50m	50-250m	250-500m	500-2000m
170 >	**21.1 >**	**BGS Estimated Background Soil Chemistry >**	1	1	-	-	-
170 >	**21.2 >**	**BGS Estimated Urban Soil Chemistry >**	2	2	-	-	-
171	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	**Railway infrastructure and projects >**	On site	0-50m	50-250m	250-500m	500-2000m
172	22.1	Underground railways (London)	0	0	0	-	-
172	22.2	Underground railways (Non-London)	0	0	0	-	-
173	22.3	Railway tunnels	0	0	0	-	-
173 >	**22.4 >**	**Historical railway and tunnel features >**	1	22	64	-	-
176	22.5	Royal Mail tunnels	0	0	0	-	-

176 >	22.6 >	Historical railways >	0	0	3	-	-
177 >	22.7 >	Railways >	0	11	15	-	-
178	22.8	Crossrail 1	0	0	0	0	-
178	22.9	Crossrail 2	0	0	0	0	-
178	22.10	HS2	0	0	0	0	-

Recent aerial photograph

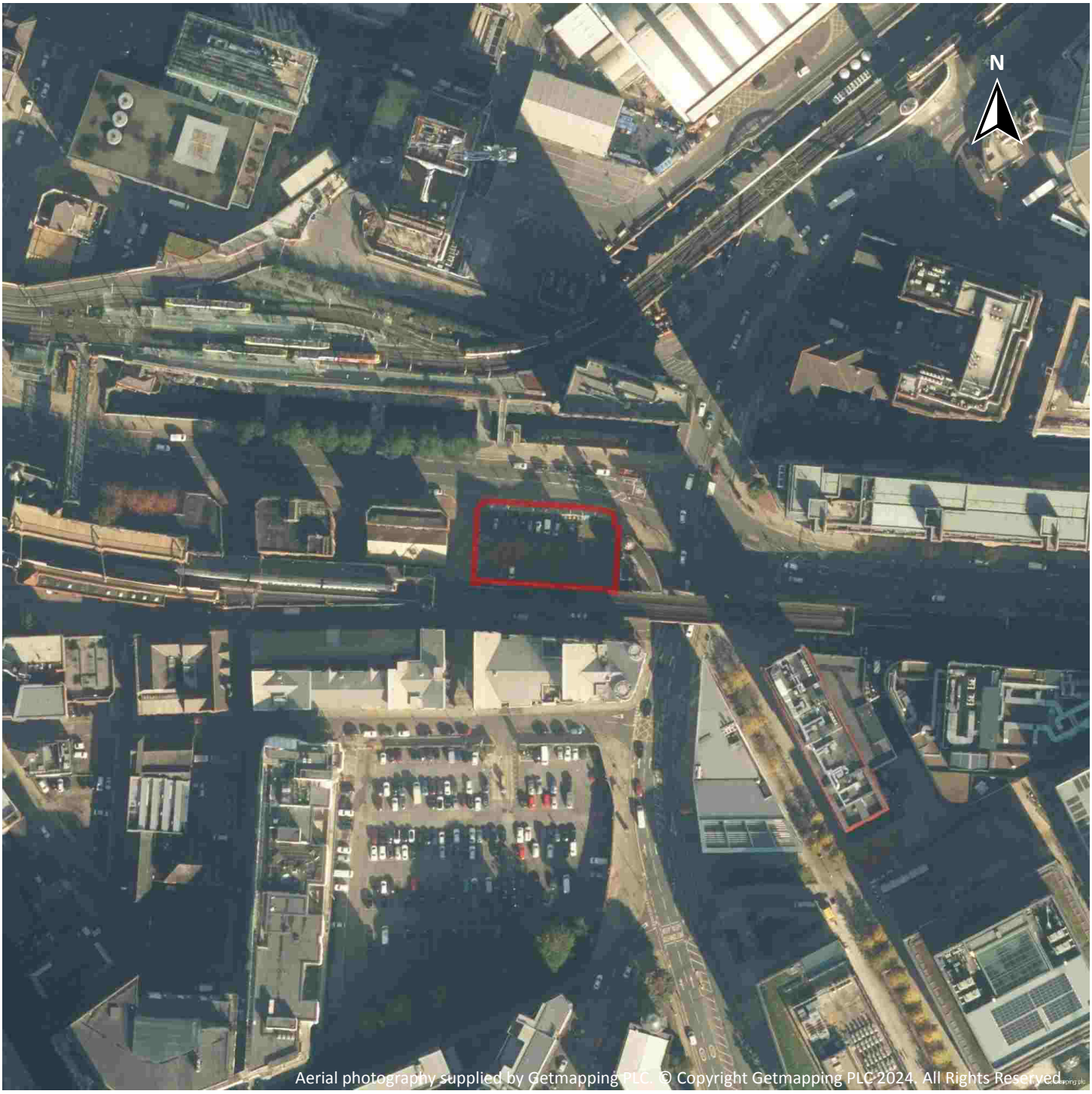


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Capture Date: 07/04/2023

Site Area: 0.11ha

Recent site history - 2022 aerial photograph



Capture Date: 18/10/2022

Site Area: 0.11ha

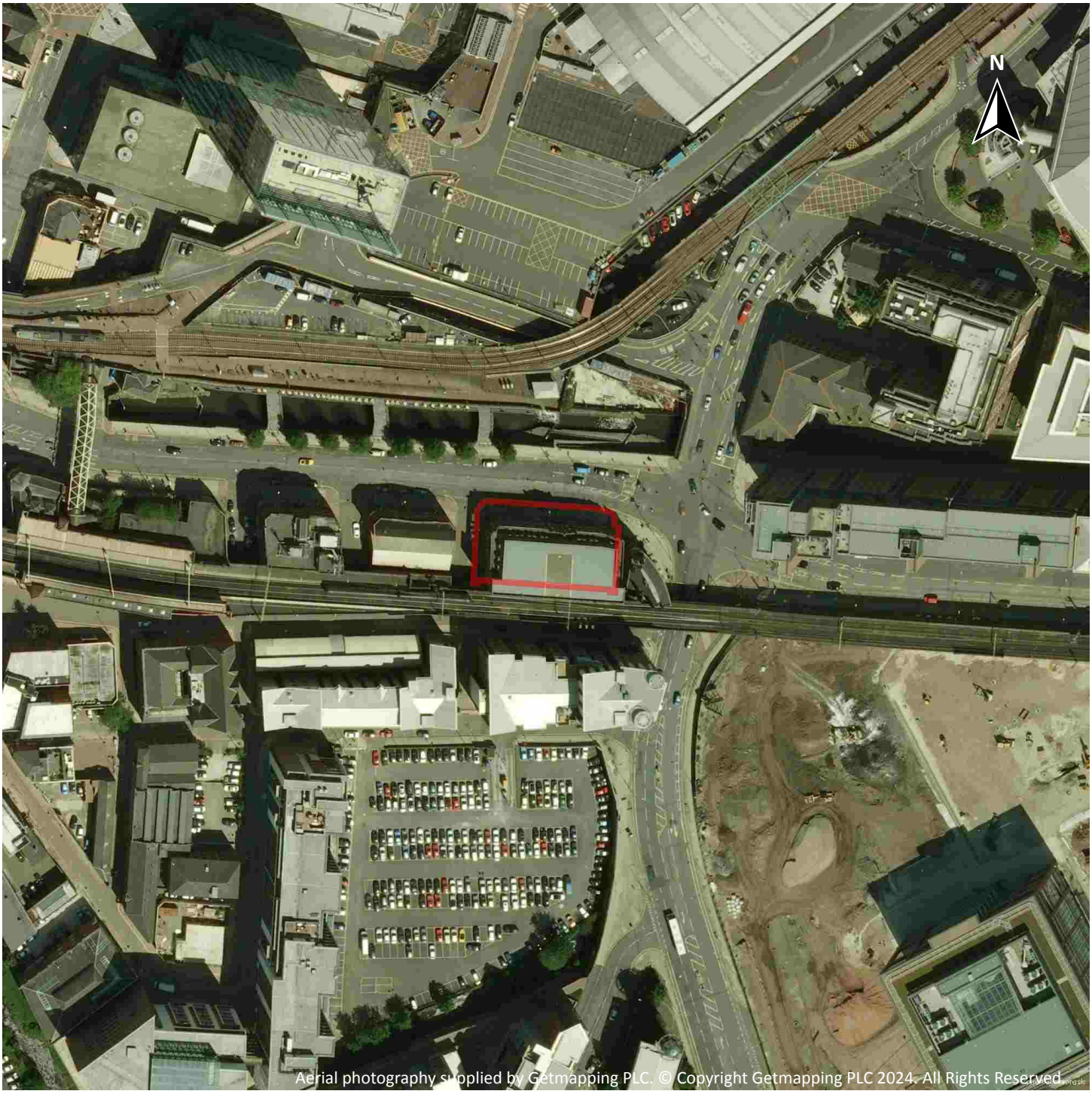
Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.11ha

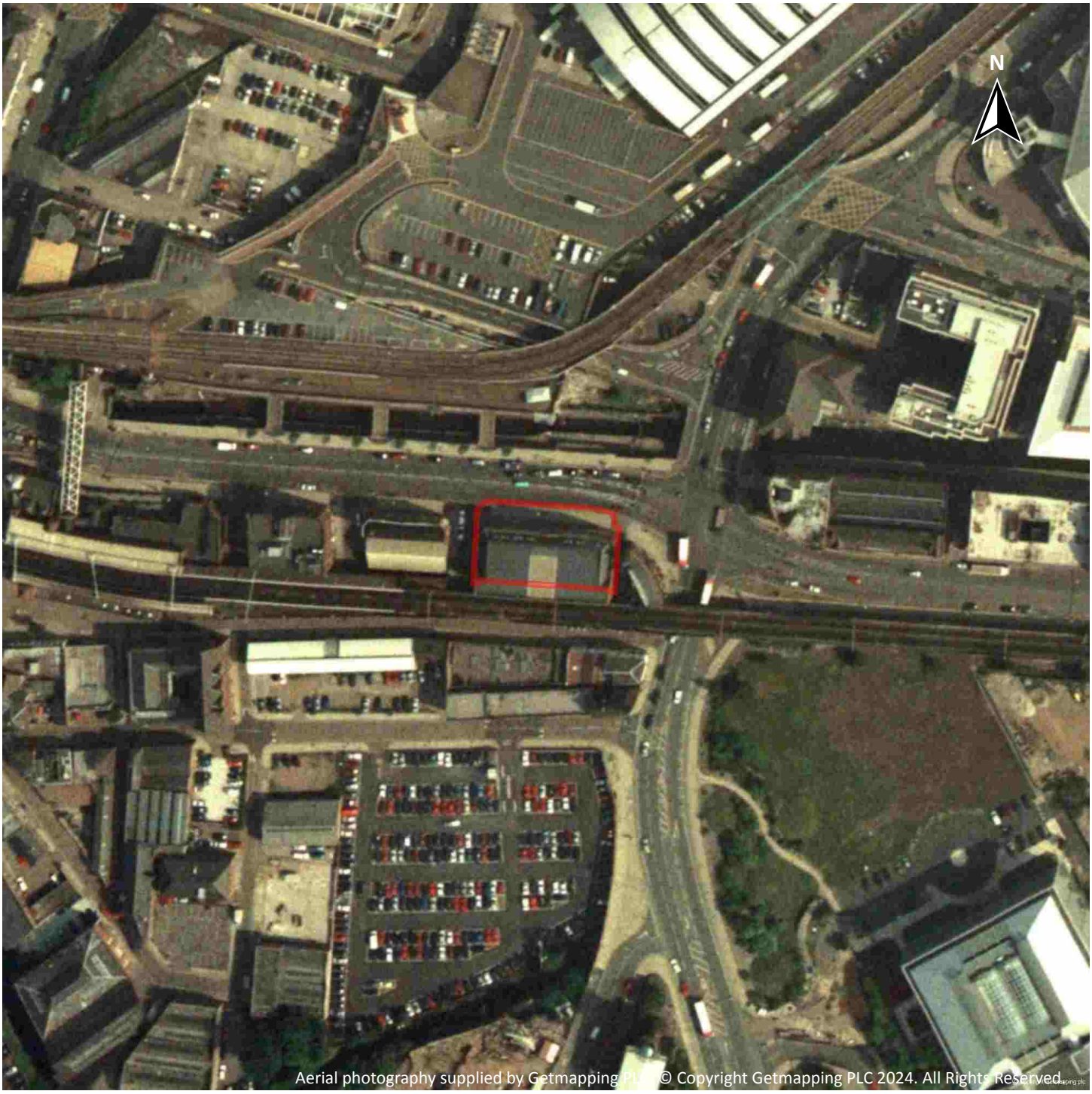
Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.11ha

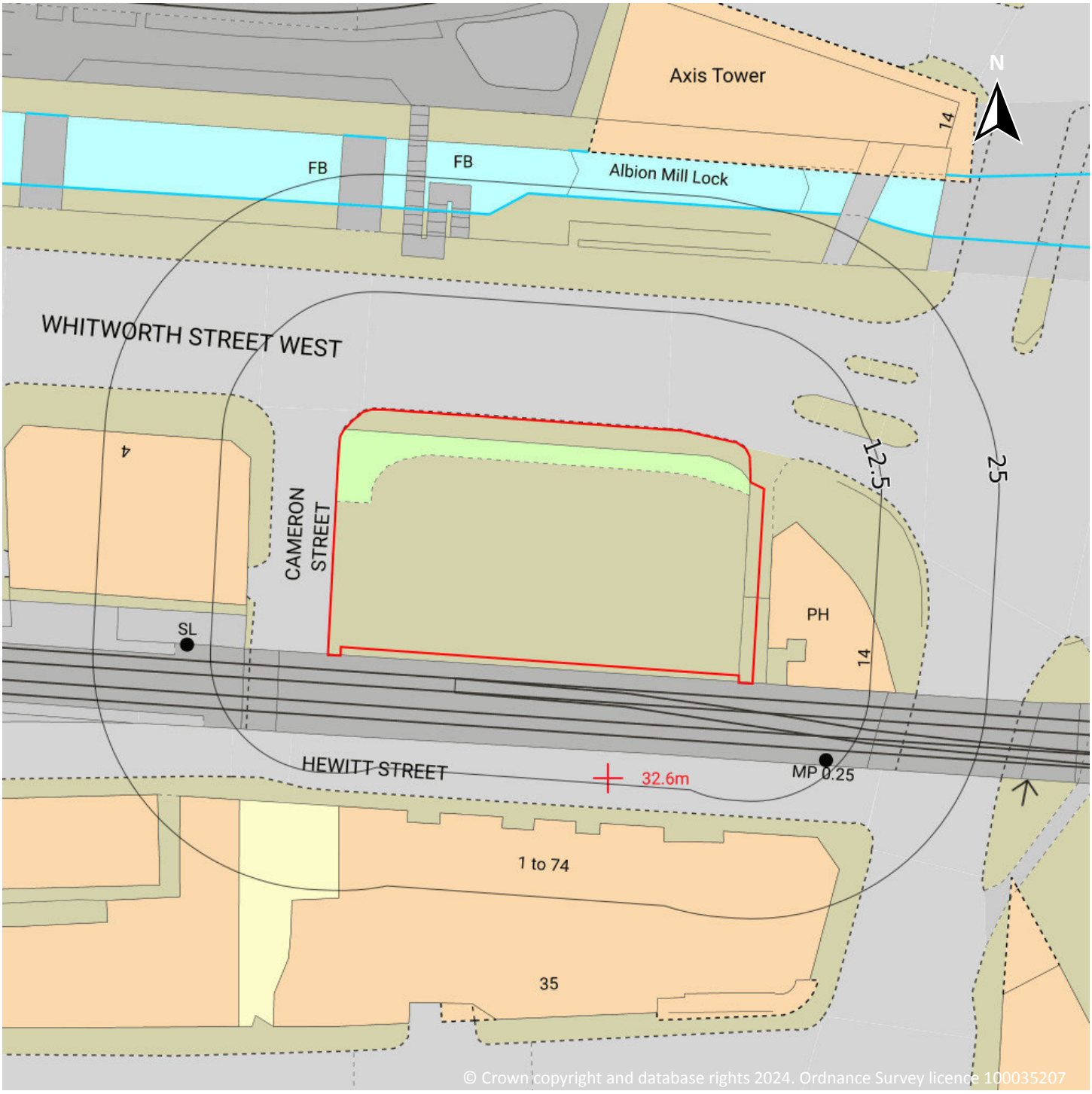
Recent site history - 2000 aerial photograph



Capture Date: 27/06/2000

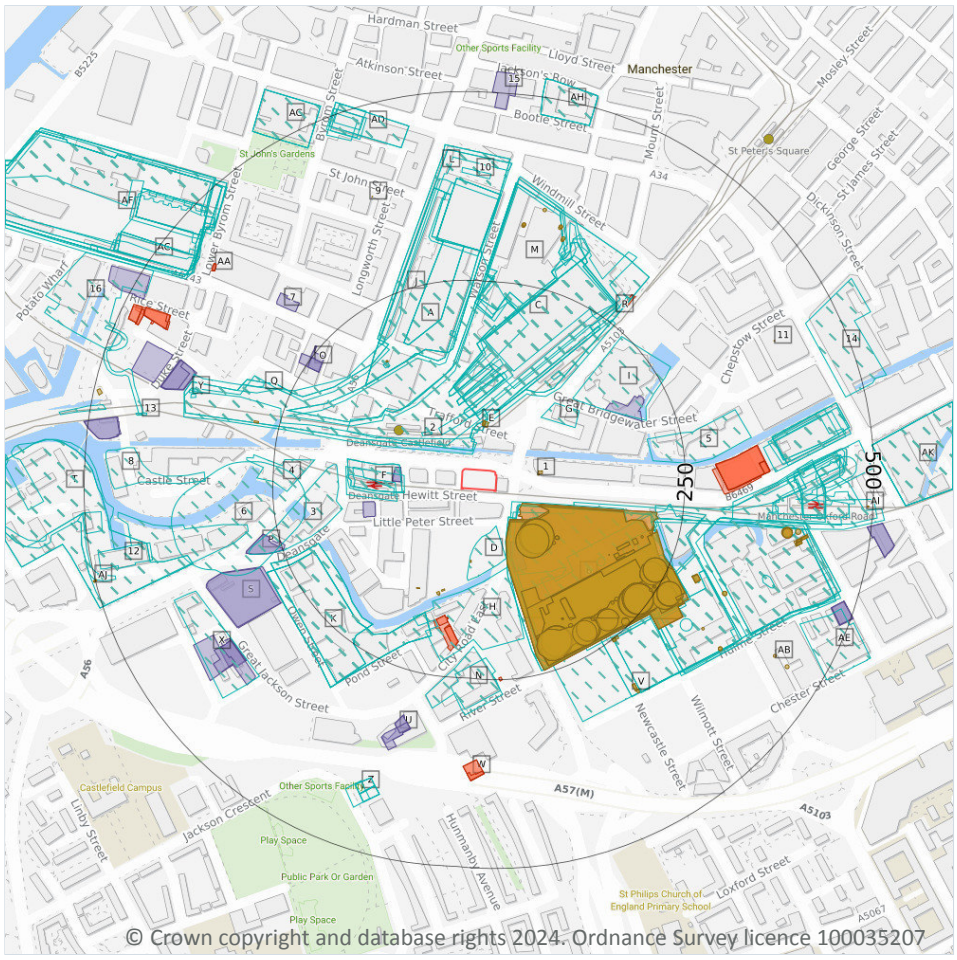
Site Area: 0.11ha

OS MasterMap site plan



Site Area: 0.11ha

1 Past land use



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Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

Historical garages

1.1 Historical industrial land uses

Records within 500m	184

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	20m N	Railway Sidings	1923	961415

ID	Location	Land use	Dates present	Group ID
A	25m N	Railway Sidings	1905 - 1916	979135
A	25m N	Railway Sidings	1932 - 1938	996911
B	26m SE	Unspecified Commercial/Industrial	1848 - 1896	983292
B	35m SE	Unspecified Works	1972	881829
B	36m SE	Unspecified Commercial/Industrial	1932 - 1938	924691
B	36m SE	Gas Works	1905 - 1923	968250
B	37m SE	Unspecified Commercial/Industrial	1956	1002925
A	39m NW	Railway Sidings	1956	938222
C	41m N	Railway Sidings	1896	1005691
D	46m S	Cotton Mill	1848	806913
C	54m NW	Disused Station	1980	987897
D	56m SE	Unspecified Tank	1956	947850
D	61m SE	Unspecified Tank	1932 - 1938	942139
D	61m SE	Gasometer	1905 - 1923	1008259
D	62m SE	Unspecified Tank	1896	984138
2	64m NW	Railway Building	1905 - 1938	933452
D	64m SE	Unspecified Tank	1972	861982
D	64m SE	Unspecified Tank	1980 - 1985	979125
C	67m N	Railway Station	1956	946401
C	68m N	Railway Station	1932 - 1938	887773
C	68m N	Railway Station	1905 - 1916	905658
C	68m N	Railway Station	1923	910657
C	72m N	Railway Station	1896	948108
F	76m W	Railway Station	1985 - 1994	986222
F	79m W	Railway Station	1956 - 1972	941476
F	79m W	Railway Station	1980	998002
F	86m W	Railway Station	1905 - 1938	897469
F	89m W	Railway Station	1896	1007364

ID	Location	Land use	Dates present	Group ID
G	95m NE	Bus Station	1980	856994
H	102m S	Brewery	1848	808324
D	114m S	Railway Sidings	1896	857570
B	129m SE	Unspecified Works	1980	957915
C	136m N	Disused Station	1985	917245
I	142m NE	Cotton Mills	1848	825898
G	145m NE	Railway Building	1905 - 1938	932943
J	156m N	Railway Sidings	1972	888823
J	156m N	Railway Sidings	1985	965779
J	156m N	Railway Sidings	1980	994576
3	160m W	Unspecified Commercial/Industrial	1848	822314
B	163m SE	Unspecified Tank	1848	849454
B	167m SE	Gas Works	1980	888421
B	167m SE	Gas Works	1985	923545
A	169m NW	Railway Building	1923	854221
K	171m S	Unspecified Commercial/Industrial	1905	901731
K	171m S	Unspecified Mill	1916	940511
K	171m S	Unspecified Commercial/Industrial	1923	946710
K	171m S	Unspecified Mill	1932 - 1938	947543
A	176m N	Railway Building	1923	854222
B	184m SE	Unspecified Tank	1848	849453
B	191m SE	Unspecified Tanks	1956	993648
B	193m SE	Unspecified Tank	1972	871635
B	193m SE	Gasometer	1980	936391
4	196m W	Unspecified Commercial/Industrial	1848	822320
L	197m NW	Railway Buildings	1923	810636
K	197m SW	Automobile Works	1956	858949
K	197m SW	Unspecified Works	1980	901928

ID	Location	Land use	Dates present	Group ID
K	197m SW	Unspecified Works	1972	933496
B	197m SE	Unspecified Tanks	1896	958691
M	198m N	Goods Station	1923	958822
B	200m SE	Unspecified Tank	1932 - 1938	876704
B	200m SE	Gasometer	1905 - 1923	922201
M	202m N	Goods Station	1932 - 1938	967290
M	202m N	Goods Station	1905 - 1916	974221
5	205m E	Corporation Yard	1905 - 1938	940902
B	206m SE	Unspecified Tank	1932 - 1938	887495
B	206m SE	Gasometer	1905 - 1923	961359
6	207m W	Quay	1905 - 1938	975316
N	208m S	Unspecified Works	1972	835214
B	210m SE	Gasometer	1905 - 1923	939619
B	210m SE	Unspecified Tank	1932 - 1938	1009278
B	210m E	Unspecified Commercial/Industrial	1905	879196
B	210m E	Rubber Works	1923	965876
B	210m E	Rubber Works	1932 - 1938	994093
B	213m E	Railway Sidings	1905 - 1938	859983
M	213m N	Goods Station	1956	963807
B	214m SE	Unspecified Tank	1932 - 1938	921791
B	214m SE	Gasometer	1905 - 1923	924805
B	214m SE	Unspecified Tanks	1956	1009741
B	215m SE	Gasometer	1985	897602
B	215m SE	Unspecified Tank	1972	913097
B	215m SE	Gasometer	1980	917421
B	216m E	Rubber Works	1916	922757
B	219m SE	Unspecified Tank	1932 - 1938	991708
B	219m SE	Gasometer	1905 - 1923	1001145

ID	Location	Land use	Dates present	Group ID
N	221m S	Glass Works	1848	821947
B	236m SE	Rubber Works	1956	973654
Q	248m NW	Railway Buildings	1905 - 1938	863965
B	249m SE	Unspecified Tank	1932 - 1938	937983
B	249m SE	Gasometer	1905 - 1923	946404
R	250m NE	Railway Building	1932 - 1938	889705
B	251m SE	Unspecified Works	1985 - 1994	928815
B	251m SE	Unspecified Works	1980	976327
B	256m SE	Unspecified Tank	1848	996644
B	274m E	Unspecified Commercial/Industrial	1896	1008574
B	282m E	Unspecified Works	1985 - 1994	892981
B	282m E	Unspecified Works	1980	946286
L	283m N	Goods Station	1905 - 1938	953299
T	288m W	Quay	1848	960465
L	290m N	Disused Goods Station	1980	817824
L	290m N	Goods Station	1956	917923
L	290m N	Goods Station	1972	947488
B	300m E	Railway Sidings	1896	993937
B	301m SE	Unspecified Tank	1848	849452
B	315m E	Railway Sidings	1985 - 1994	879821
8	340m W	Slate Wharf	1848	857272
B	351m E	Railway Station	1905 - 1938	935895
B	356m E	Hospital	1923	984126
B	362m E	Hospital	1932 - 1938	964142
X	363m SW	Unspecified Depot	1972	821167
Y	366m W	Railway Building	1916	960031
Y	367m W	Railway Building	1923	854220
B	367m E	Railway Station	1896	957144

ID	Location	Land use	Dates present	Group ID
B	368m E	Railway Station	1956	999761
B	368m E	Coal Wharf	1848	806616
B	369m E	Hospital	1956 - 1972	938949
B	369m E	Hospital	1980	997388
T	369m W	Unspecified Depot	1985 - 1994	866652
T	369m W	Unspecified Depot	1980	986151
Y	371m W	Railway Building	1932 - 1938	932961
B	372m E	Unspecified Tanks	1848	819192
B	372m E	Hospital	1916	923488
B	384m E	Gas Works	1848	852813
B	385m E	Unspecified Tank	1896	849969
10	386m N	Railway Buildings	1923	810635
B	394m E	Railway Station	1988 - 1994	991843
B	395m E	Railway Station	1972	903819
B	395m E	Railway Station	1980	931454
B	395m E	Railway Station	1985	982166
B	398m E	Railway Building	1956	854219
Z	401m S	Police Station	1972	937951
Z	401m S	Police Station	1985	986465
Z	401m S	Police Station	1980	987579
Z	409m S	Fire Station	1938	958741
Z	410m S	Fire Station	1972	879366
Z	410m S	Fire Station	1985	913222
Z	410m S	Fire Station	1980	1003634
12	419m W	Warehouse	1848	852230
B	423m E	Tanks	1848	827416
13	425m W	Railway Building	1905 - 1923	944816
Y	430m W	Unspecified Ground Workings	1848	814699

ID	Location	Land use	Dates present	Group ID
AD	434m N	Hospital	1956 - 1972	879488
AD	434m N	Hospital	1980	992702
AE	440m SE	Unspecified Mills	1916 - 1923	920381
AF	443m NW	Railway Sidings	1916 - 1938	923062
AF	443m NW	Railway Sidings	1894	942068
AF	444m NW	Railway Sidings	1923	978214
AC	447m NW	Railway Sidings	1956	927260
AC	447m NW	Railway Building	1972	933625
AC	447m NW	Railway Building	1985	937253
AC	447m NW	Railway Building	1980	968055
AF	447m NW	Railway Sidings	1956	881875
AF	447m NW	Goods Depot	1972	969057
AF	447m NW	Goods Depot	1980	982780
AC	448m NW	Goods Sheds	1905 - 1938	871028
AF	448m NW	Railway Sidings	1905	871411
AF	448m NW	Railway Sidings	1932	1009972
AF	449m NW	Railway Sidings	1988 - 1994	916623
AC	449m NW	Railway Buildings	1896	810649
AF	449m NW	Railway Sidings	1896	990314
14	456m NE	Unspecified Commercial/Industrial	1923	822321
AD	458m N	Hospital	1916	875319
AD	460m N	Hospital	1923	994712
AD	462m N	Hospital	1932 - 1938	869533
AC	462m NW	Goods Station	1956	810453
AC	464m NW	Goods Sheds	1905 - 1938	891142
AC	465m NW	Railway Building	1985	964774
AC	465m NW	Railway Building	1980	984510
AC	465m NW	Railway Building	1972	1002551

ID	Location	Land use	Dates present	Group ID
AD	470m N	Hospital	1985 - 1988	985880
T	473m W	Unspecified Ground Workings	1848	814700
AG	473m NW	Unspecified Commercial/Industrial	1923	872303
AG	473m NW	Unspecified Commercial/Industrial	1905	934160
AG	473m NW	Unspecified Works	1932 - 1938	967713
AH	475m N	Police Station	1980	914364
AH	475m N	Police Station	1956 - 1972	952220
AH	475m N	Police Station	1985 - 1994	996946
T	478m W	Unspecified Warehouses	1972	856272
Y	479m W	Railway Buildings	1905	810633
16	481m NW	Unspecified Depot	1985 - 1988	885508
AK	499m E	Unspecified Commercial/Industrial	1923	910139
AK	499m E	Unspecified Commercial/Industrial	1905	951830
AK	499m E	Unspecified Mills	1932 - 1938	992472
AK	499m E	Unspecified Mills	1916	993089

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**134**

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
B	39m SE	Gas Works	1893 - 1908	129043
B	43m SE	Gas Works	1891	146932
B	45m SE	Gas Works	1922	138279

ID	Location	Land use	Dates present	Group ID
1	55m E	Tanks	1891	108717
E	57m N	Tanks	1949	152322
D	57m SE	Unspecified Tank	1969	130499
D	57m SE	Unspecified Tank	1953	154985
D	58m SE	Unspecified Tank	1957 - 1965	128947
D	58m SE	Unspecified Tank	1949	143876
E	59m N	Tanks	1951 - 1965	130425
D	59m SE	Unspecified Tank	1980 - 1985	137448
E	59m N	Tanks	1948	143858
D	60m SE	Unspecified Tank	1932	134199
D	60m SE	Gasometer	1908 - 1922	142772
D	95m S	Unspecified Tank	1891	115291
D	100m SE	Unspecified Tank	1969 - 1985	153577
D	100m SE	Unspecified Tank	1953	153919
D	100m SE	Unspecified Tank	1957	128256
D	102m SE	Unspecified Tank	1908 - 1932	152429
H	135m S	Tanks	1949	108714
G	136m NE	Unspecified Tank	1891	115293
B	137m SE	Gas Works	1949	128464
H	139m S	Tanks	1949	108715
H	143m SW	Unspecified Tank	1891	115294
B	158m SE	Unspecified Tank	1969	142299
B	159m SE	Disused Gas Holder Station	1985	126184
B	159m SE	Gas Holder Station	1980	155526
B	168m SE	Tanks	1893	151285
B	168m SE	Tanks	1891	126769
B	172m SE	Unspecified Tank	1891	115292
A	175m NW	Unspecified Tank	1957	156070

ID	Location	Land use	Dates present	Group ID
A	175m NW	Unspecified Tank	1955	149684
B	177m SE	Tanks	1949 - 1957	131406
B	177m SE	Tanks	1969	142141
B	178m SE	Tanks	1969	131205
B	178m SE	Tanks	1953	148910
B	183m SE	Unspecified Tank	1957	115290
B	183m SE	Tanks	1949	127220
B	190m SE	Unspecified Tank	1957	138206
B	190m SE	Unspecified Tank	1949	151860
B	192m E	Tanks	1957	108596
B	194m SE	Gasometer	1949	140020
B	194m SE	Unspecified Tank	1957 - 1965	143015
B	195m SE	Unspecified Tank	1953	131493
B	195m SE	Gasometer	1893 - 1969	150127
B	196m SE	Tanks	1932	108716
B	196m SE	Gasometers	1908 - 1922	153355
B	201m SE	Unspecified Tank	1953 - 1969	143010
B	202m E	Unspecified Tank	1949 - 1969	148917
B	205m SE	Unspecified Tank	1957 - 1965	134264
B	205m SE	Gasometer	1949	136972
B	205m SE	Unspecified Tank	1953	137941
B	206m SE	Gasometer	1893	144817
B	210m SE	Unspecified Tank	1953 - 1965	130539
B	211m SE	Unspecified Tank	1893	147641
B	212m SE	Gasometer	1893	139247
B	212m E	Unspecified Tank	1891	114954
B	212m SE	Unspecified Tank	1891 - 1893	129472
B	212m SE	Unspecified Tank	1953 - 1985	142137

ID	Location	Land use	Dates present	Group ID
B	212m SE	Gasometer	1891	141539
B	214m E	Unspecified Tank	1891	140833
B	215m SE	Gasometer	1893 - 1969	149968
B	216m SE	Gasometer	1891	152905
B	216m SE	Unspecified Tank	1957 - 1965	141299
B	216m SE	Gasometer	1949	142179
B	216m SE	Unspecified Tank	1953	138289
B	217m SE	Gas Holder	1980 - 1985	137601
B	218m SE	Gasometer	1891 - 1893	130887
B	220m SE	Unspecified Tank	1957 - 1965	127332
B	220m SE	Gasometer	1949	135711
B	220m SE	Unspecified Tank	1953	131749
B	239m SE	Unspecified Tank	1893	149484
B	239m SE	Gasometer	1891	114291
B	242m SE	Unspecified Tank	1893	154854
B	243m SE	Gasometer	1969	114290
B	243m SE	Unspecified Tank	1953 - 1965	145295
B	244m SE	Unspecified Tank	1980 - 1985	151024
B	249m SE	Gasometer	1891 - 1893	156214
B	249m SE	Unspecified Tank	1949 - 1957	137028
B	249m SE	Unspecified Tank	1969 - 1990	140651
B	250m SE	Unspecified Tank	1998	153520
B	251m SE	Unspecified Tank	1957 - 1965	133065
B	251m SE	Gasometer	1949	136042
B	251m SE	Unspecified Tank	1953	138538
B	277m SE	Unspecified Tank	1987 - 1990	144190
Q	278m W	Unspecified Tank	1932	115026
B	282m SE	Unspecified Tank	1891 - 1893	145005

ID	Location	Land use	Dates present	Group ID
B	284m SE	Unspecified Tank	1998	149018
B	284m SE	Unspecified Tank	1969	154747
B	285m SE	Unspecified Tank	1980 - 1990	126732
V	314m SE	Unspecified Tank	1949 - 1957	139489
V	314m SE	Unspecified Tank	1969	154955
M	318m N	Unspecified Tank	1986	145853
M	319m N	Unspecified Tank	1988 - 1999	148102
V	323m SE	Unspecified Tank	1980 - 1985	141556
M	325m N	Unspecified Tank	1986	130493
M	327m N	Unspecified Tank	1988	132824
M	327m N	Unspecified Tank	1994 - 1999	147875
B	328m SE	Unspecified Tank	1908	114953
B	330m SE	Unspecified Tank	1922	135180
B	330m SE	Unspecified Tank	1893	145665
M	332m N	Unspecified Tank	1986	132999
M	334m N	Unspecified Tank	1988	139530
M	334m N	Unspecified Tank	1994 - 1999	126977
M	351m N	Unspecified Tank	1988 - 1999	148866
B	361m SE	Unspecified Tank	1893	129815
B	361m SE	Unspecified Tank	1922	131267
9	381m N	Unspecified Tank	1891	115172
B	383m E	Unspecified Tank	1893	115711
B	384m E	Gasometer	1891	135547
B	384m E	Gasometer	1908	148893
B	401m E	Tanks	1953	108483
B	401m E	Unspecified Tank	1922	115713
B	404m E	Unspecified Tank	1953	140978
B	404m E	Unspecified Tank	1948	143136

ID	Location	Land use	Dates present	Group ID
B	404m E	Tanks	1950	108894
B	404m E	Unspecified Tank	1955	155695
B	404m E	Unspecified Tank	1948	142178
B	405m E	Unspecified Tank	1953	156072
B	405m E	Unspecified Tank	1955	152417
11	408m NE	Unspecified Tank	1891	115174
B	409m E	Unspecified Tank	1948	133077
B	410m E	Unspecified Tank	1953	149069
B	410m E	Unspecified Tank	1955	153467
AB	428m SE	Unspecified Tank	1922	115714
AB	448m SE	Unspecified Tank	1949 - 1985	151969
Y	488m W	Unspecified Tank	1922	115025
AI	493m E	Unspecified Tank	1953	140936
AI	493m E	Unspecified Tank	1955	142095
AJ	498m W	Unspecified Tank	1980	134057
AJ	498m W	Unspecified Tank	1980	154190
AJ	499m W	Unspecified Tank	1965	149868
AJ	499m W	Unspecified Tank	1969	139198
AJ	499m W	Unspecified Tank	1960	147256

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	53

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
B	39m SE	Gas Works	1893 - 1908	86780
B	43m SE	Gas Works	1891	73990
B	45m SE	Gas Works	1922	84456
D	60m SE	Gasometer	1908 - 1922	88154
B	137m SE	Gas Works	1949	79857
B	159m SE	Disused Gas Holder Station	1985	68843
B	159m SE	Gas Holder Station	1980	74476
H	169m S	Electricity Substation	1998	92277
H	169m S	Electricity Transformers	1969 - 1985	73429
H	181m S	Electricity Substation	1949 - 1957	70856
H	182m S	Electricity Substation	1969 - 1990	90707
B	194m SE	Gasometer	1949	87070
B	195m SE	Gasometer	1893 - 1969	81639
B	196m SE	Gasometers	1908 - 1922	79709
B	205m SE	Gasometer	1949	74834
B	206m SE	Gasometer	1893	91928
B	212m SE	Gasometer	1893	84792
B	212m SE	Gasometer	1891	77434
B	215m SE	Gasometer	1893 - 1969	79524
B	216m SE	Gasometer	1891	77969
B	216m SE	Gasometer	1949	88747
B	217m SE	Gas Holder	1980 - 1985	90352
B	218m SE	Gasometer	1891 - 1893	86689
B	220m SE	Gasometer	1949	76936
B	225m SE	Electricity Substation	1998	65849
B	239m SE	Gasometer	1891	68520
B	243m SE	Gasometer	1969	68519
N	247m S	Electricity Substation	1998	66826

ID	Location	Land use	Dates present	Group ID
B	249m SE	Gasometer	1891 - 1893	73168
B	251m SE	Gasometer	1949	90192
R	281m NE	Electricity Substation	1948 - 1985	85241
B	286m E	Hydraulic Power Station	1932	87405
B	291m E	Hydraulic Power Station	1951 - 1973	77593
B	291m E	Hydraulic Power Station	1948	88074
B	291m E	Hydraulic Power Station	1949	73635
B	291m E	Hydraulic Power Station	1957	83124
B	348m E	Electricity Substation	1948 - 1985	77026
B	349m E	Electricity Substation	1988 - 1999	70454
W	357m S	Electricity Substation	1949	70165
W	357m S	Electricity Substation	1957	80045
W	371m S	Electricity Substation	1953	69203
B	384m E	Gasometer	1891	77992
B	384m E	Gasometer	1908	91082
AA	422m NW	Electricity Substation	1948 - 1957	87242
AA	422m NW	Electricity Substation	1981 - 1995	80836
AC	433m NW	Electricity Substation	1957	76855
AC	435m NW	Electricity Substation	1995	69187
AC	436m NW	Electricity Substation	1949 - 1955	72632
AC	454m NW	Electricity Substation	1948	84176
AC	470m NW	Electricity Substation	1986	81033
AC	470m NW	Electricity Substation	1990	90860
AC	475m NW	Electricity Substation	1994 - 1995	71919
AC	475m NW	Electricity Substation	1981	75511

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	37

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
D	71m SE	Garage	1953 - 1965	24325
F	79m W	Garage	1955 - 1981	30682
F	80m W	Garage	1986 - 1990	27623
F	116m W	Garage	1960 - 1969	28379
I	168m NE	Garage	1973	22727
O	231m NW	Garage	1994 - 1995	27975
O	231m NW	Garage	1995	25530
O	231m NW	Garage	1981 - 1990	28188
P	246m W	Garage	1980	30971
P	249m W	Garage	1969	28889
S	280m SW	Garage	1980 - 1990	28779
S	283m SW	Garage	1995 - 1997	26716
7	306m NW	Garage	1981	22730
U	309m S	Garage	1960 - 1965	24793

ID	Location	Land use	Dates present	Group ID
U	310m S	Garage	1957	27182
U	318m S	Garage	1954	29208
X	364m SW	Garage	1980	30605
X	365m SW	Garage	1965	24027
X	365m SW	Garage	1980 - 1990	26797
X	365m SW	Garage	1957	29417
X	365m SW	Garage	1969	28842
X	365m SW	Garage	1960	29338
X	366m SW	Garage	1995 - 1997	23312
Y	375m W	Garage	1981 - 1986	30488
Y	377m W	Garage	1963	25233
X	378m SW	Garage	1954	27153
Y	384m W	Garage	1965	29108
Y	413m W	Garage	1981	22731
Y	455m W	Garage	1963 - 1981	27617
Y	457m W	Garage	1986	25384
AE	471m E	Garage	1962 - 1969	26876
AE	471m E	Garage	1985 - 1987	25586
AE	471m E	Garage	1970	24700
15	478m N	Garage	1948	22733
AC	480m NW	Garage	1981 - 1990	23619
AI	495m E	Garage	1969 - 1998	31003
AI	495m E	Garage	1948 - 1962	23262

This data is sourced from Ordnance Survey / Groundsure.

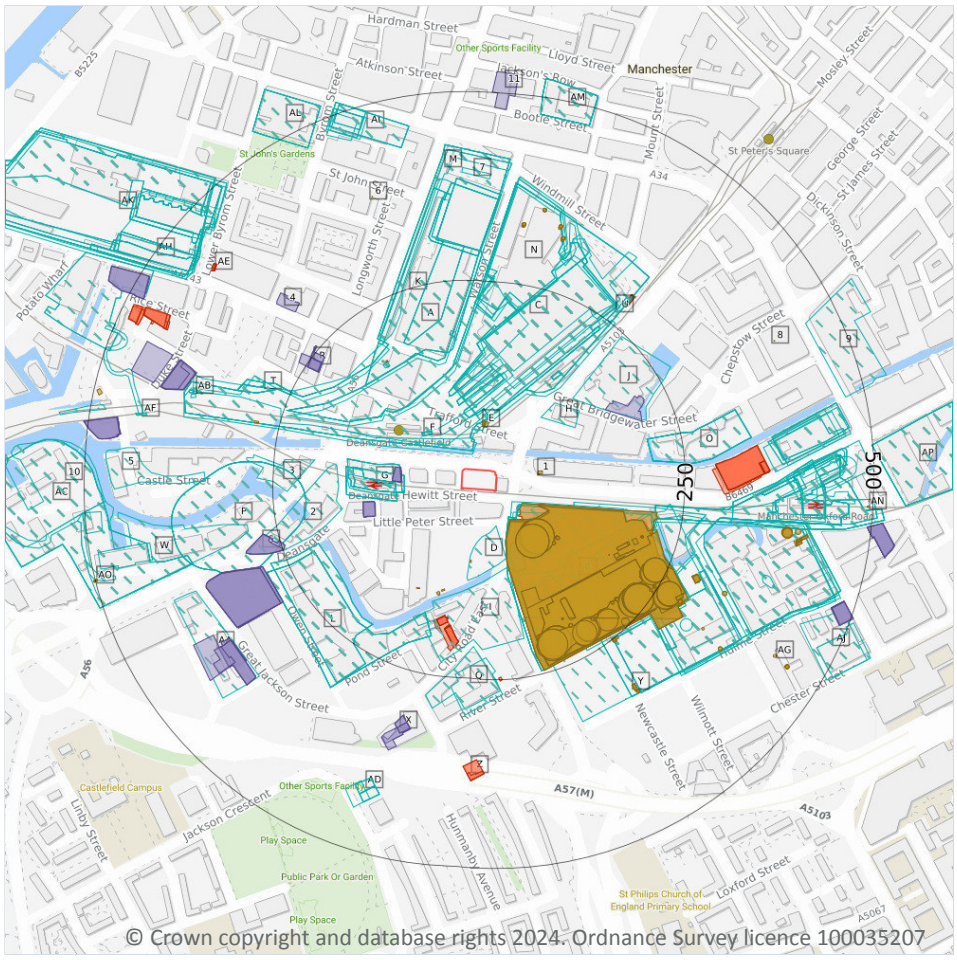
1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped



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Site Outline

Search buffers in metres (m)

- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

2.1 Historical industrial land uses

Records within 500m	292

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 33 >**

ID	Location	Land Use	Date	Group ID
A	20m N	Railway Sidings	1923	961415
A	25m N	Railway Sidings	1938	996911
A	25m N	Railway Sidings	1932	996911

ID	Location	Land Use	Date	Group ID
A	25m N	Railway Sidings	1916	979135
A	25m N	Railway Sidings	1905	979135
B	26m SE	Unspecified Commercial/Industrial	1896	983292
B	35m SE	Unspecified Works	1972	881829
B	36m SE	Unspecified Commercial/Industrial	1938	924691
B	36m SE	Unspecified Commercial/Industrial	1932	924691
B	36m SE	Gas Works	1916	968250
B	36m SE	Gas Works	1905	968250
B	36m SE	Gas Works	1923	968250
B	37m SE	Unspecified Commercial/Industrial	1956	1002925
A	39m NW	Railway Sidings	1956	938222
C	41m N	Railway Sidings	1896	1005691
D	46m S	Cotton Mill	1848	806913
C	54m NW	Disused Station	1980	987897
D	56m SE	Unspecified Tank	1956	947850
D	61m SE	Gasometer	1916	1008259
D	61m SE	Gasometer	1905	1008259
D	61m SE	Unspecified Tank	1938	942139
D	61m SE	Unspecified Tank	1932	942139
D	61m SE	Gasometer	1923	1008259
D	62m SE	Unspecified Tank	1896	984138
F	64m NW	Railway Building	1938	933452
F	64m NW	Railway Building	1932	933452
F	64m NW	Railway Building	1916	933452
F	64m NW	Railway Building	1905	933452
F	64m NW	Railway Building	1923	933452
D	64m SE	Unspecified Tank	1972	861982
D	64m SE	Unspecified Tank	1980	979125

ID	Location	Land Use	Date	Group ID
D	64m SE	Unspecified Tank	1985	979125
C	67m N	Railway Station	1956	946401
C	68m N	Railway Station	1938	887773
C	68m N	Railway Station	1932	887773
C	68m N	Railway Station	1916	905658
C	68m N	Railway Station	1905	905658
C	68m N	Railway Station	1923	910657
C	72m N	Railway Station	1896	948108
G	76m W	Railway Station	1988	986222
G	76m W	Railway Station	1985	986222
G	76m W	Railway Station	1994	986222
G	79m W	Railway Station	1972	941476
G	79m W	Railway Station	1956	941476
G	79m W	Railway Station	1980	998002
G	86m W	Railway Station	1938	897469
G	86m W	Railway Station	1932	897469
G	86m W	Railway Station	1916	897469
G	86m W	Railway Station	1905	897469
G	86m W	Railway Station	1923	897469
G	89m W	Railway Station	1896	1007364
H	95m NE	Bus Station	1980	856994
I	102m S	Brewery	1848	808324
D	114m S	Railway Sidings	1896	857570
B	129m SE	Unspecified Works	1980	957915
C	136m N	Disused Station	1985	917245
J	142m NE	Cotton Mills	1848	825898
H	145m NE	Railway Building	1938	932943
H	145m NE	Railway Building	1932	932943

ID	Location	Land Use	Date	Group ID
H	145m NE	Railway Building	1916	932943
H	145m NE	Railway Building	1905	932943
H	145m NE	Railway Building	1923	932943
B	155m SE	Unspecified Commercial/Industrial	1848	983292
K	156m N	Railway Sidings	1972	888823
K	156m N	Railway Sidings	1980	994576
K	156m N	Railway Sidings	1985	965779
2	160m W	Unspecified Commercial/Industrial	1848	822314
B	163m SE	Unspecified Tank	1848	849454
B	167m SE	Gas Works	1980	888421
B	167m SE	Gas Works	1985	923545
A	169m NW	Railway Building	1923	854221
L	171m S	Unspecified Mill	1938	947543
L	171m S	Unspecified Mill	1932	947543
L	171m S	Unspecified Mill	1916	940511
L	171m S	Unspecified Commercial/Industrial	1905	901731
L	171m S	Unspecified Commercial/Industrial	1923	946710
A	176m N	Railway Building	1923	854222
B	184m SE	Unspecified Tank	1848	849453
B	191m SE	Unspecified Tanks	1956	993648
B	193m SE	Unspecified Tank	1972	871635
B	193m SE	Gasometer	1980	936391
3	196m W	Unspecified Commercial/Industrial	1848	822320
M	197m NW	Railway Buildings	1923	810636
L	197m SW	Unspecified Works	1972	933496
L	197m SW	Automobile Works	1956	858949
L	197m SW	Unspecified Works	1980	901928
B	197m SE	Unspecified Tanks	1896	958691

ID	Location	Land Use	Date	Group ID
N	198m N	Goods Station	1923	958822
B	200m SE	Gasometer	1916	922201
B	200m SE	Gasometer	1905	922201
B	200m SE	Unspecified Tank	1938	876704
B	200m SE	Unspecified Tank	1932	876704
B	200m SE	Gasometer	1923	922201
N	202m N	Goods Station	1938	967290
N	202m N	Goods Station	1932	967290
N	202m N	Goods Station	1916	974221
N	202m N	Goods Station	1905	974221
O	205m E	Corporation Yard	1938	940902
O	205m E	Corporation Yard	1932	940902
O	205m E	Corporation Yard	1916	940902
O	205m E	Corporation Yard	1905	940902
O	205m E	Corporation Yard	1923	940902
B	206m SE	Gasometer	1916	961359
B	206m SE	Gasometer	1905	961359
B	206m SE	Unspecified Tank	1938	887495
B	206m SE	Unspecified Tank	1932	887495
B	206m SE	Gasometer	1923	961359
P	207m W	Quay	1938	975316
P	207m W	Quay	1932	975316
P	207m W	Quay	1916	975316
P	207m W	Quay	1905	975316
P	207m W	Quay	1923	975316
Q	208m S	Unspecified Works	1972	835214
B	210m SE	Gasometer	1916	939619
B	210m SE	Gasometer	1905	939619

ID	Location	Land Use	Date	Group ID
B	210m SE	Unspecified Tank	1938	1009278
B	210m SE	Unspecified Tank	1932	1009278
B	210m SE	Gasometer	1923	939619
B	210m E	Rubber Works	1938	994093
B	210m E	Rubber Works	1932	994093
B	210m E	Unspecified Commercial/Industrial	1905	879196
B	210m E	Rubber Works	1923	965876
B	213m E	Railway Sidings	1938	859983
B	213m E	Railway Sidings	1932	859983
B	213m E	Railway Sidings	1916	859983
B	213m E	Railway Sidings	1905	859983
B	213m E	Railway Sidings	1923	859983
N	213m N	Goods Station	1956	963807
B	214m SE	Gasometer	1916	924805
B	214m SE	Gasometer	1905	924805
B	214m SE	Unspecified Tank	1938	921791
B	214m SE	Unspecified Tank	1932	921791
B	214m SE	Gasometer	1923	924805
B	214m SE	Unspecified Tanks	1956	1009741
B	215m SE	Unspecified Tank	1972	913097
B	215m SE	Gasometer	1980	917421
B	215m SE	Gasometer	1985	897602
B	216m E	Rubber Works	1916	922757
B	219m SE	Gasometer	1916	1001145
B	219m SE	Gasometer	1905	1001145
B	219m SE	Unspecified Tank	1938	991708
B	219m SE	Unspecified Tank	1932	991708
B	219m SE	Gasometer	1923	1001145

ID	Location	Land Use	Date	Group ID
Q	221m S	Glass Works	1848	821947
B	236m SE	Rubber Works	1956	973654
T	248m NW	Railway Buildings	1938	863965
T	248m NW	Railway Buildings	1932	863965
T	248m NW	Railway Buildings	1916	863965
T	248m NW	Railway Buildings	1905	863965
T	248m NW	Railway Buildings	1923	863965
B	249m SE	Gasometer	1916	946404
B	249m SE	Gasometer	1905	946404
B	249m SE	Unspecified Tank	1938	937983
B	249m SE	Unspecified Tank	1932	937983
B	249m SE	Gasometer	1923	946404
U	250m NE	Railway Building	1938	889705
U	250m NE	Railway Building	1932	889705
B	251m SE	Unspecified Works	1988	928815
B	251m SE	Unspecified Works	1980	976327
B	251m SE	Unspecified Works	1985	928815
B	251m SE	Unspecified Works	1994	928815
B	256m SE	Unspecified Tank	1848	996644
B	274m E	Unspecified Commercial/Industrial	1896	1008574
B	282m E	Unspecified Works	1988	892981
B	282m E	Unspecified Works	1980	946286
B	282m E	Unspecified Works	1985	892981
B	282m E	Unspecified Works	1994	892981
M	283m N	Goods Station	1938	953299
M	283m N	Goods Station	1932	953299
M	283m N	Goods Station	1916	953299
M	283m N	Goods Station	1905	953299

ID	Location	Land Use	Date	Group ID
M	283m N	Goods Station	1923	953299
W	288m W	Quay	1848	960465
M	290m N	Goods Station	1972	947488
M	290m N	Goods Station	1956	917923
M	290m N	Disused Goods Station	1980	817824
B	300m E	Railway Sidings	1896	993937
B	301m SE	Unspecified Tank	1848	849452
B	315m E	Railway Sidings	1988	879821
B	315m E	Railway Sidings	1985	879821
B	315m E	Railway Sidings	1994	879821
5	340m W	Slate Wharf	1848	857272
B	351m E	Railway Station	1938	935895
B	351m E	Railway Station	1932	935895
B	351m E	Railway Station	1916	935895
B	351m E	Railway Station	1905	935895
B	351m E	Railway Station	1923	935895
B	356m E	Hospital	1923	984126
B	362m E	Hospital	1938	964142
B	362m E	Hospital	1932	964142
AA	363m SW	Unspecified Depot	1972	821167
AB	366m W	Railway Building	1916	960031
AB	367m W	Railway Building	1923	854220
B	367m E	Railway Station	1896	957144
B	368m E	Railway Station	1956	999761
B	368m E	Coal Wharf	1848	806616
B	369m E	Hospital	1972	938949
B	369m E	Hospital	1956	938949
B	369m E	Hospital	1980	997388

ID	Location	Land Use	Date	Group ID
AC	369m W	Unspecified Depot	1988	866652
AC	369m W	Unspecified Depot	1980	986151
AC	369m W	Unspecified Depot	1985	866652
AC	369m W	Unspecified Depot	1994	866652
AB	371m W	Railway Building	1938	932961
AB	371m W	Railway Building	1932	932961
B	372m E	Unspecified Tanks	1848	819192
B	372m E	Hospital	1916	923488
B	384m E	Gas Works	1848	852813
B	385m E	Unspecified Tank	1896	849969
7	386m N	Railway Buildings	1923	810635
B	394m E	Railway Station	1988	991843
B	394m E	Railway Station	1994	991843
B	395m E	Railway Station	1972	903819
B	395m E	Railway Station	1980	931454
B	395m E	Railway Station	1985	982166
B	398m E	Railway Building	1956	854219
AD	401m S	Police Station	1972	937951
AD	401m S	Police Station	1980	987579
AD	401m S	Police Station	1985	986465
AD	409m S	Fire Station	1938	958741
AD	410m S	Fire Station	1972	879366
AD	410m S	Fire Station	1980	1003634
AD	410m S	Fire Station	1985	913222
W	419m W	Warehouse	1848	852230
B	423m E	Tanks	1848	827416
AF	425m W	Railway Building	1916	944816
AF	425m W	Railway Building	1905	944816

ID	Location	Land Use	Date	Group ID
AF	425m W	Railway Building	1923	944816
AB	430m W	Unspecified Ground Workings	1848	814699
AI	434m N	Hospital	1972	879488
AI	434m N	Hospital	1956	879488
AI	434m N	Hospital	1980	992702
AJ	440m SE	Unspecified Mills	1923	920381
AK	443m NW	Railway Sidings	1916	923062
AK	444m NW	Railway Sidings	1923	978214
AH	447m NW	Railway Building	1972	933625
AH	447m NW	Railway Sidings	1956	927260
AH	447m NW	Railway Building	1980	968055
AH	447m NW	Railway Building	1985	937253
AK	447m NW	Goods Depot	1972	969057
AK	447m NW	Railway Sidings	1956	881875
AK	447m NW	Goods Depot	1980	982780
AH	448m NW	Goods Sheds	1938	871028
AH	448m NW	Goods Sheds	1932	871028
AH	448m NW	Goods Sheds	1916	871028
AH	448m NW	Goods Sheds	1905	871028
AH	448m NW	Goods Sheds	1923	871028
AK	448m NW	Railway Sidings	1938	923062
AK	448m NW	Railway Sidings	1932	1009972
AK	448m NW	Railway Sidings	1905	871411
AK	449m NW	Railway Sidings	1988	916623
AK	449m NW	Railway Sidings	1994	916623
AH	449m NW	Railway Buildings	1896	810649
AK	449m NW	Railway Sidings	1896	990314
9	456m NE	Unspecified Commercial/Industrial	1923	822321

ID	Location	Land Use	Date	Group ID
AI	458m N	Hospital	1916	875319
AI	460m N	Hospital	1923	994712
AI	462m N	Hospital	1938	869533
AI	462m N	Hospital	1932	869533
AH	462m NW	Goods Station	1956	810453
AH	464m NW	Goods Sheds	1938	891142
AH	464m NW	Goods Sheds	1932	891142
AH	464m NW	Goods Sheds	1916	891142
AH	464m NW	Goods Sheds	1905	891142
AH	464m NW	Goods Sheds	1923	891142
AH	465m NW	Railway Building	1972	1002551
AH	465m NW	Railway Building	1980	984510
AH	465m NW	Railway Building	1985	964774
AI	470m N	Hospital	1988	985880
AI	470m N	Hospital	1985	985880
10	472m W	Quay	1848	960465
AC	473m W	Unspecified Ground Workings	1848	814700
AL	473m NW	Unspecified Works	1938	967713
AL	473m NW	Unspecified Works	1932	967713
AL	473m NW	Unspecified Commercial/Industrial	1905	934160
AL	473m NW	Unspecified Commercial/Industrial	1923	872303
AJ	473m SE	Unspecified Mills	1916	920381
AM	475m N	Police Station	1972	952220
AM	475m N	Police Station	1956	952220
AM	475m N	Police Station	1988	996946
AM	475m N	Police Station	1980	914364
AM	475m N	Police Station	1985	996946
AM	475m N	Police Station	1994	996946

ID	Location	Land Use	Date	Group ID
AC	478m W	Unspecified Warehouses	1972	856272
AB	479m W	Railway Buildings	1905	810633
AH	481m NW	Unspecified Depot	1988	885508
AH	481m NW	Unspecified Depot	1985	885508
AP	499m E	Unspecified Mills	1938	992472
AP	499m E	Unspecified Mills	1932	992472
AP	499m E	Unspecified Mills	1916	993089
AP	499m E	Unspecified Commercial/Industrial	1905	951830
AP	499m E	Unspecified Commercial/Industrial	1923	910139

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**221**

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 33 >**

ID	Location	Land Use	Date	Group ID
B	39m SE	Gas Works	1908	129043
B	42m SE	Gas Works	1893	129043
B	43m SE	Gas Works	1891	146932
B	45m SE	Gas Works	1922	138279
1	55m E	Tanks	1891	108717
E	57m N	Tanks	1949	152322
D	57m SE	Unspecified Tank	1969	130499
D	57m SE	Unspecified Tank	1953	154985
D	58m SE	Unspecified Tank	1957	128947
D	58m SE	Unspecified Tank	1965	128947
D	58m SE	Unspecified Tank	1949	143876

ID	Location	Land Use	Date	Group ID
E	59m N	Tanks	1957	130425
E	59m N	Tanks	1965	130425
D	59m SE	Unspecified Tank	1980	137448
D	59m SE	Unspecified Tank	1980	137448
D	59m SE	Unspecified Tank	1985	137448
E	59m N	Tanks	1951	130425
E	59m N	Tanks	1948	143858
D	60m SE	Gasometer	1908	142772
D	60m SE	Gasometer	1922	142772
D	60m SE	Unspecified Tank	1932	134199
D	95m S	Unspecified Tank	1891	115291
D	100m SE	Unspecified Tank	1969	153577
D	100m SE	Unspecified Tank	1953	153919
D	100m SE	Unspecified Tank	1957	128256
D	101m SE	Unspecified Tank	1980	153577
D	101m SE	Unspecified Tank	1980	153577
D	101m SE	Unspecified Tank	1985	153577
D	102m SE	Unspecified Tank	1908	152429
D	102m SE	Unspecified Tank	1922	152429
D	102m SE	Unspecified Tank	1932	152429
I	135m S	Tanks	1949	108714
H	136m NE	Unspecified Tank	1891	115293
B	137m SE	Gas Works	1949	128464
I	139m S	Tanks	1949	108715
I	143m SW	Unspecified Tank	1891	115294
B	158m SE	Unspecified Tank	1969	142299
B	159m SE	Gas Holder Station	1980	155526
B	159m SE	Gas Holder Station	1980	155526

ID	Location	Land Use	Date	Group ID
B	159m SE	Disused Gas Holder Station	1985	126184
B	168m SE	Tanks	1893	151285
B	168m SE	Tanks	1891	126769
B	172m SE	Unspecified Tank	1891	115292
A	175m NW	Unspecified Tank	1957	156070
A	175m NW	Unspecified Tank	1955	149684
B	177m SE	Tanks	1969	142141
B	177m SE	Tanks	1953	131406
B	177m SE	Tanks	1957	131406
B	177m SE	Tanks	1949	131406
B	178m SE	Tanks	1969	131205
B	178m SE	Tanks	1953	148910
B	183m SE	Unspecified Tank	1957	115290
B	183m SE	Tanks	1949	127220
B	190m SE	Unspecified Tank	1957	138206
B	190m SE	Unspecified Tank	1949	151860
B	192m E	Tanks	1957	108596
B	194m SE	Unspecified Tank	1957	143015
B	194m SE	Unspecified Tank	1965	143015
B	194m SE	Gasometer	1949	140020
B	195m SE	Gasometer	1969	150127
B	195m SE	Unspecified Tank	1953	131493
B	196m SE	Gasometers	1908	153355
B	196m SE	Gasometers	1922	153355
B	196m SE	Tanks	1932	108716
B	197m SE	Gasometer	1893	150127
B	201m SE	Unspecified Tank	1957	143010
B	201m SE	Unspecified Tank	1965	143010

ID	Location	Land Use	Date	Group ID
B	202m SE	Unspecified Tank	1969	143010
B	202m SE	Unspecified Tank	1953	143010
B	202m E	Unspecified Tank	1969	148917
B	202m E	Unspecified Tank	1953	148917
B	202m E	Unspecified Tank	1957	148917
B	202m E	Unspecified Tank	1965	148917
B	202m E	Unspecified Tank	1949	148917
B	205m SE	Unspecified Tank	1957	134264
B	205m SE	Unspecified Tank	1965	134264
B	205m SE	Gasometer	1949	136972
B	205m SE	Unspecified Tank	1953	137941
B	206m SE	Gasometer	1893	144817
B	210m SE	Unspecified Tank	1953	130539
B	210m SE	Unspecified Tank	1957	130539
B	210m SE	Unspecified Tank	1965	130539
B	211m SE	Unspecified Tank	1893	147641
B	212m SE	Gasometer	1893	139247
B	212m E	Unspecified Tank	1891	114954
B	212m SE	Unspecified Tank	1893	129472
B	212m SE	Unspecified Tank	1969	142137
B	212m SE	Unspecified Tank	1953	142137
B	212m SE	Gasometer	1891	141539
B	213m SE	Unspecified Tank	1957	142137
B	213m SE	Unspecified Tank	1965	142137
B	213m SE	Unspecified Tank	1891	129472
B	214m SE	Unspecified Tank	1980	142137
B	214m SE	Unspecified Tank	1980	142137
B	214m SE	Unspecified Tank	1985	142137

ID	Location	Land Use	Date	Group ID
B	214m E	Unspecified Tank	1891	140833
B	215m SE	Gasometer	1893	149968
B	216m SE	Gasometer	1891	152905
B	216m SE	Unspecified Tank	1957	141299
B	216m SE	Unspecified Tank	1965	141299
B	216m SE	Gasometer	1949	142179
B	216m SE	Gasometer	1969	149968
B	216m SE	Unspecified Tank	1953	138289
B	217m SE	Gas Holder	1980	137601
B	217m SE	Gas Holder	1980	137601
B	217m SE	Gas Holder	1985	137601
B	218m SE	Gasometer	1893	130887
B	219m SE	Gasometer	1891	130887
B	220m SE	Unspecified Tank	1957	127332
B	220m SE	Unspecified Tank	1965	127332
B	220m SE	Gasometer	1949	135711
B	220m SE	Unspecified Tank	1953	131749
B	239m SE	Unspecified Tank	1893	149484
B	239m SE	Gasometer	1891	114291
B	242m SE	Unspecified Tank	1893	154854
B	243m SE	Gasometer	1969	114290
B	243m SE	Unspecified Tank	1953	145295
B	244m SE	Unspecified Tank	1957	145295
B	244m SE	Unspecified Tank	1965	145295
B	244m SE	Unspecified Tank	1980	151024
B	244m SE	Unspecified Tank	1985	151024
B	249m SE	Gasometer	1893	156214
B	249m SE	Unspecified Tank	1969	140651

ID	Location	Land Use	Date	Group ID
B	249m SE	Unspecified Tank	1953	137028
B	249m SE	Unspecified Tank	1957	137028
B	249m SE	Unspecified Tank	1949	137028
B	249m SE	Unspecified Tank	1980	140651
B	249m SE	Unspecified Tank	1985	140651
B	249m SE	Unspecified Tank	1987	140651
B	249m SE	Unspecified Tank	1987	140651
B	249m SE	Unspecified Tank	1990	140651
B	250m SE	Unspecified Tank	1998	153520
B	250m SE	Gasometer	1891	156214
B	251m SE	Unspecified Tank	1957	133065
B	251m SE	Unspecified Tank	1965	133065
B	251m SE	Gasometer	1949	136042
B	251m SE	Unspecified Tank	1953	138538
B	277m SE	Unspecified Tank	1987	144190
B	277m SE	Unspecified Tank	1987	144190
B	277m SE	Unspecified Tank	1990	144190
T	278m W	Unspecified Tank	1932	115026
B	282m SE	Unspecified Tank	1893	145005
B	283m SE	Unspecified Tank	1891	145005
B	284m SE	Unspecified Tank	1998	149018
B	284m SE	Unspecified Tank	1969	154747
B	285m SE	Unspecified Tank	1980	126732
B	285m SE	Unspecified Tank	1980	126732
B	285m SE	Unspecified Tank	1985	126732
B	285m SE	Unspecified Tank	1987	126732
B	285m SE	Unspecified Tank	1987	126732
B	285m SE	Unspecified Tank	1990	126732

ID	Location	Land Use	Date	Group ID
Y	314m SE	Unspecified Tank	1969	154955
Y	314m SE	Unspecified Tank	1953	139489
Y	314m SE	Unspecified Tank	1957	139489
Y	314m SE	Unspecified Tank	1949	139489
N	318m N	Unspecified Tank	1986	145853
N	319m N	Unspecified Tank	1988	148102
N	320m N	Unspecified Tank	1996	148102
N	320m N	Unspecified Tank	1995	148102
N	320m N	Unspecified Tank	1994	148102
N	320m N	Unspecified Tank	1999	148102
Y	323m SE	Unspecified Tank	1980	141556
Y	323m SE	Unspecified Tank	1980	141556
Y	323m SE	Unspecified Tank	1985	141556
N	325m N	Unspecified Tank	1986	130493
N	327m N	Unspecified Tank	1988	132824
N	327m N	Unspecified Tank	1996	147875
N	327m N	Unspecified Tank	1995	147875
N	327m N	Unspecified Tank	1994	147875
N	327m N	Unspecified Tank	1999	147875
B	328m SE	Unspecified Tank	1908	114953
B	330m SE	Unspecified Tank	1893	145665
B	330m SE	Unspecified Tank	1922	135180
N	332m N	Unspecified Tank	1986	132999
N	334m N	Unspecified Tank	1988	139530
N	334m N	Unspecified Tank	1996	126977
N	334m N	Unspecified Tank	1995	126977
N	334m N	Unspecified Tank	1994	126977
N	334m N	Unspecified Tank	1999	126977

ID	Location	Land Use	Date	Group ID
N	351m N	Unspecified Tank	1988	148866
N	351m N	Unspecified Tank	1996	148866
N	351m N	Unspecified Tank	1995	148866
N	351m N	Unspecified Tank	1994	148866
N	351m N	Unspecified Tank	1999	148866
B	361m SE	Unspecified Tank	1893	129815
B	361m SE	Unspecified Tank	1922	131267
6	381m N	Unspecified Tank	1891	115172
B	383m E	Unspecified Tank	1893	115711
B	384m E	Gasometer	1891	135547
B	384m E	Gasometer	1908	148893
B	401m E	Tanks	1953	108483
B	401m E	Unspecified Tank	1922	115713
B	404m E	Unspecified Tank	1953	140978
B	404m E	Unspecified Tank	1948	143136
B	404m E	Tanks	1950	108894
B	404m E	Unspecified Tank	1955	155695
B	404m E	Unspecified Tank	1955	155695
B	404m E	Unspecified Tank	1948	142178
B	405m E	Unspecified Tank	1953	156072
B	405m E	Unspecified Tank	1955	152417
8	408m NE	Unspecified Tank	1891	115174
B	409m E	Unspecified Tank	1948	133077
B	410m E	Unspecified Tank	1953	149069
B	410m E	Unspecified Tank	1955	153467
AG	428m SE	Unspecified Tank	1922	115714
AG	448m SE	Unspecified Tank	1980	151969
AG	448m SE	Unspecified Tank	1980	151969

ID	Location	Land Use	Date	Group ID
AG	448m SE	Unspecified Tank	1985	151969
AG	448m SE	Unspecified Tank	1969	151969
AG	448m SE	Unspecified Tank	1953	151969
AG	448m SE	Unspecified Tank	1957	151969
AG	448m SE	Unspecified Tank	1965	151969
AG	448m SE	Unspecified Tank	1949	151969
AB	488m W	Unspecified Tank	1922	115025
AN	493m E	Unspecified Tank	1953	140936
AN	493m E	Unspecified Tank	1955	142095
AO	498m W	Unspecified Tank	1980	134057
AO	498m W	Unspecified Tank	1980	154190
AO	499m W	Unspecified Tank	1965	149868
AO	499m W	Unspecified Tank	1960	147256
AO	499m W	Unspecified Tank	1969	139198

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**99**

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 33 >**

ID	Location	Land Use	Date	Group ID
B	39m SE	Gas Works	1908	86780
B	42m SE	Gas Works	1893	86780
B	43m SE	Gas Works	1891	73990
B	45m SE	Gas Works	1922	84456
D	60m SE	Gasometer	1908	88154
D	60m SE	Gasometer	1922	88154

ID	Location	Land Use	Date	Group ID
B	137m SE	Gas Works	1949	79857
B	159m SE	Gas Holder Station	1980	74476
B	159m SE	Gas Holder Station	1980	74476
B	159m SE	Disused Gas Holder Station	1985	68843
I	169m S	Electricity Substation	1998	92277
I	169m S	Electricity Transformers	1969	73429
I	170m S	Electricity Transformers	1980	73429
I	170m S	Electricity Transformers	1980	73429
I	170m S	Electricity Transformers	1985	73429
I	181m S	Electricity Substation	1953	70856
I	181m S	Electricity Substation	1957	70856
I	181m S	Electricity Substation	1949	70856
I	182m S	Electricity Substation	1969	90707
I	183m S	Electricity Substation	1980	90707
I	183m S	Electricity Substation	1980	90707
I	183m S	Electricity Substation	1985	90707
I	183m S	Electricity Substation	1987	90707
I	183m S	Electricity Substation	1987	90707
I	183m S	Electricity Substation	1990	90707
B	194m SE	Gasometer	1949	87070
B	195m SE	Gasometer	1969	81639
B	196m SE	Gasometers	1908	79709
B	196m SE	Gasometers	1922	79709
B	197m SE	Gasometer	1893	81639
B	205m SE	Gasometer	1949	74834
B	206m SE	Gasometer	1893	91928
B	212m SE	Gasometer	1893	84792
B	212m SE	Gasometer	1891	77434

ID	Location	Land Use	Date	Group ID
B	215m SE	Gasometer	1893	79524
B	216m SE	Gasometer	1891	77969
B	216m SE	Gasometer	1949	88747
B	216m SE	Gasometer	1969	79524
B	217m SE	Gas Holder	1980	90352
B	217m SE	Gas Holder	1980	90352
B	217m SE	Gas Holder	1985	90352
B	218m SE	Gasometer	1893	86689
B	219m SE	Gasometer	1891	86689
B	220m SE	Gasometer	1949	76936
B	225m SE	Electricity Substation	1998	65849
B	239m SE	Gasometer	1891	68520
B	243m SE	Gasometer	1969	68519
Q	247m S	Electricity Substation	1998	66826
B	249m SE	Gasometer	1893	73168
B	250m SE	Gasometer	1891	73168
B	251m SE	Gasometer	1949	90192
U	281m NE	Electricity Substation	1951	85241
U	281m NE	Electricity Substation	1973	85241
U	281m NE	Electricity Substation	1948	85241
U	281m NE	Electricity Substation	1957	85241
U	281m NE	Electricity Substation	1965	85241
U	281m NE	Electricity Substation	1949	85241
U	282m NE	Electricity Substation	1985	85241
B	286m E	Hydraulic Power Station	1932	87405
B	291m E	Hydraulic Power Station	1951	77593
B	291m E	Hydraulic Power Station	1973	77593
B	291m E	Hydraulic Power Station	1948	88074

ID	Location	Land Use	Date	Group ID
B	291m E	Hydraulic Power Station	1957	83124
B	291m E	Hydraulic Power Station	1949	73635
B	348m E	Electricity Substation	1985	77026
B	349m E	Electricity Substation	1996	70454
B	349m E	Electricity Substation	1995	70454
B	349m E	Electricity Substation	1994	70454
B	349m E	Electricity Substation	1999	70454
B	349m E	Electricity Substation	1951	77026
B	349m E	Electricity Substation	1988	70454
B	349m E	Electricity Substation	1973	77026
B	349m E	Electricity Substation	1948	77026
B	350m E	Electricity Substation	1957	77026
Z	357m S	Electricity Substation	1957	80045
Z	357m S	Electricity Substation	1949	70165
Z	371m S	Electricity Substation	1953	69203
B	384m E	Gasometer	1891	77992
B	384m E	Gasometer	1908	91082
AE	422m NW	Electricity Substation	1957	87242
AE	422m NW	Electricity Substation	1949	87242
AE	422m NW	Electricity Substation	1995	80836
AE	422m NW	Electricity Substation	1994	80836
AE	422m NW	Electricity Substation	1995	80836
AE	422m NW	Electricity Substation	1948	87242
AE	422m NW	Electricity Substation	1981	80836
AE	422m NW	Electricity Substation	1955	87242
AE	423m NW	Electricity Substation	1986	80836
AE	423m NW	Electricity Substation	1990	80836
AH	433m NW	Electricity Substation	1957	76855

ID	Location	Land Use	Date	Group ID
AH	435m NW	Electricity Substation	1995	69187
AH	436m NW	Electricity Substation	1955	72632
AH	439m NW	Electricity Substation	1949	72632
AH	454m NW	Electricity Substation	1948	84176
AH	470m NW	Electricity Substation	1986	81033
AH	470m NW	Electricity Substation	1990	90860
AH	475m NW	Electricity Substation	1995	71919
AH	475m NW	Electricity Substation	1994	71919
AH	475m NW	Electricity Substation	1981	75511

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	**74**

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 33 >**

ID	Location	Land Use	Date	Group ID
D	71m SE	Garage	1957	24325
D	71m SE	Garage	1965	24325
D	71m SE	Garage	1953	24325
G	79m W	Garage	1965	30682

ID	Location	Land Use	Date	Group ID
G	79m W	Garage	1957	30682
G	80m W	Garage	1963	30682
G	80m W	Garage	1981	30682
G	80m W	Garage	1955	30682
G	80m W	Garage	1986	27623
G	80m W	Garage	1990	27623
G	116m W	Garage	1965	28379
G	116m W	Garage	1960	28379
G	116m W	Garage	1969	28379
J	168m NE	Garage	1973	22727
R	231m NW	Garage	1995	27975
R	231m NW	Garage	1994	27975
R	231m NW	Garage	1995	25530
R	231m NW	Garage	1981	28188
R	233m NW	Garage	1986	28188
R	233m NW	Garage	1990	28188
S	246m W	Garage	1980	30971
S	246m W	Garage	1980	30971
S	249m W	Garage	1969	28889
V	280m SW	Garage	1980	28779
V	280m SW	Garage	1980	28779
V	280m SW	Garage	1990	28779
V	283m SW	Garage	1995	26716
V	283m SW	Garage	1997	26716
V	283m SW	Garage	1995	26716
V	283m SW	Garage	1997	26716
4	306m NW	Garage	1981	22730
X	309m S	Garage	1965	24793

ID	Location	Land Use	Date	Group ID
X	310m S	Garage	1957	27182
X	318m S	Garage	1960	24793
X	318m S	Garage	1954	29208
AA	364m SW	Garage	1980	30605
AA	365m SW	Garage	1965	24027
AA	365m SW	Garage	1980	26797
AA	365m SW	Garage	1990	26797
AA	365m SW	Garage	1957	29417
AA	365m SW	Garage	1960	29338
AA	365m SW	Garage	1969	28842
AA	366m SW	Garage	1995	23312
AA	366m SW	Garage	1997	23312
AA	366m SW	Garage	1995	23312
AA	366m SW	Garage	1997	23312
AB	375m W	Garage	1981	30488
AB	376m W	Garage	1986	30488
AB	377m W	Garage	1963	25233
AA	378m SW	Garage	1954	27153
AB	384m W	Garage	1965	29108
AB	413m W	Garage	1981	22731
AB	455m W	Garage	1965	27617
AB	456m W	Garage	1963	27617
AB	456m W	Garage	1981	27617
AB	457m W	Garage	1986	25384
AJ	471m E	Garage	1965	26876
AJ	471m E	Garage	1965	26876
AJ	471m E	Garage	1987	25586
AJ	471m E	Garage	1969	26876

ID	Location	Land Use	Date	Group ID
AJ	471m E	Garage	1962	26876
AJ	471m E	Garage	1970	24700
AJ	472m E	Garage	1985	25586
11	478m N	Garage	1948	22733
AH	480m NW	Garage	1981	23619
AH	480m NW	Garage	1986	23619
AH	480m NW	Garage	1990	23619
AN	495m E	Garage	1995	31003
AN	495m E	Garage	1998	31003
AN	495m E	Garage	1987	31003
AN	495m E	Garage	1969	31003
AN	495m E	Garage	1948	23262
AN	495m E	Garage	1953	23262
AN	495m E	Garage	1962	23262

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



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Site Outline

Search buffers in metres (m)

Historical waste sites

Licensed waste sites

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	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	16

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 60 >**

ID	Location	Address	Further Details	Date
B	149m S	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1987
B	149m S	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1987
B	149m S	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1990

ID	Location	Address	Further Details	Date
B	174m SW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1990
B	175m SW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1997
B	175m SW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1995
B	175m SW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1995
E	266m NE	Site Address: Manchester Central Convention, Windmill Street, Manchester, Greater Manchester, M2 3GX	Type of Site: Recycling Centre Planning application reference: 103313/FO/2013/C1 Description: Scheme comprises relocation of waste storage facility to allow creation of a business recycling centre and construction of screening. Data source: Historic Planning Application Data Type: Point	12/11/2013
6	347m W	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1948
H	429m W	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1981
H	429m W	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1986

ID	Location	Address	Further Details	Date
J	437m SE	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1932
J	440m SE	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1953
J	440m SE	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1932
J	440m SE	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1955
J	448m E	Site Address: N/A	Type of Site: Waste Paper Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1948

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

3.6 Licensed waste sites

Records within 500m	**1**

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

Features are displayed on the Waste and landfill map on **page 60 >**

ID	Location	Details		
8	417m E	Site Name: Terra Vac (uk) Ltd Site Address: Little Ireland Phase B, Great Marlborough Street, Manchester, M1 5NN Correspondence Address: Unit 7a, Whitwood Enterprise Park, Castleford, WF10 5PX	Type of Site: Mobile Plant Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: TER003 EPR reference: - Operator: Terra Vac (uk) Ltd Waste Management licence No: 50191 Annual Tonnage: 0	Issue Date: 17/06/2002 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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

3.7 Waste exemptions

Records within 500m	**69**

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 60 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	8m SE	Axis Tower, Albion Street, Manchester, M1 5nz	WEX074989	Using waste exemption	Not on a farm	Use of waste in construction
2	82m N	Axis Tower, Albion Street, Manchester, M1 5nz	WEX220537	Using waste exemption	Not on a farm	Use of waste in construction
3	82m SE	Bam Project Office, First Street Plot 9a, Hulme Street, Manchester, M15 4rp	WEX338383	Using waste exemption	Not on a farm	Use of waste in construction
A	134m SW	1, Alpha Place, Manchester, M15 4pp	WEX017965	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	134m SW	1, Alpha Place, Manchester, M15 4pp	WEX017965	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	166m E	Eversheds House 70 Great Bridgewater Street Manchester M1 5es	EPR/QE5657AK/A001	Using waste exemption	Non-agricultural waste only	Spreading waste on non-agricultural land to confer benefit
C	166m E	Eversheds House 70 Great Bridgewater Street Manchester M1 5es	EPR/QE5657AK/A001	Treating waste exemption	Non-agricultural waste only	Treatment of kitchen waste in a wormery

ID	Location	Site	Reference	Category	Sub-Category	Description
C	166m E	Eversheds House 70 Great Bridgewater Street Manchester M1 5es	EPR/QE5657AK/A001	Using waste exemption	Non-agricultural waste only	Use of mulch
D	216m N	-	WEX346897	Treating waste exemption	Not on a farm	Screening and blending of waste
D	216m N	-	WEX346897	Treating waste exemption	Not on a farm	Recovery of scrap metal
D	216m N	-	WEX346897	Treating waste exemption	Not on a farm	Sorting mixed waste
D	216m N	-	WEX346897	Treating waste exemption	Not on a farm	Treatment of waste food
D	216m N	-	WEX346897	Treating waste exemption	Not on a farm	Treatment of kitchen waste in a wormery
D	216m N	-	WEX346897	Using waste exemption	Not on a farm	Use of waste in construction
D	216m N	-	WEX346897	Using waste exemption	Not on a farm	Use of waste in the construction of entertainment or educational installations etc
D	216m N	-	WEX346897	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
D	216m N	-	WEX346897	Storing waste exemption	Not on a farm	Storage of waste in secure containers
D	216m N	-	WEX346897	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX217816	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX063339	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX220776	Using waste exemption	Not on a farm	Use of waste in construction
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX220776	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX220776	Storing waste exemption	Not on a farm	Storage of waste in secure containers
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX220776	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)

ID	Location	Site	Reference	Category	Sub-Category	Description
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX220776	Using waste exemption	Not on a farm	Use of waste in the construction of entertainment or educational installations etc
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX075609	Treating waste exemption	Not on a farm	Sorting mixed waste
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX075609	Treating waste exemption	Not on a farm	Manual treatment of waste
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX075609	Treating waste exemption	Not on a farm	Treatment of waste food
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX075609	Treating waste exemption	Not on a farm	Treatment of kitchen waste in a wormery
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX075609	Treating waste exemption	Not on a farm	Screening and blending of waste
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX075609	Treating waste exemption	Not on a farm	Recovery of scrap metal
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX075609	Storing waste exemption	Not on a farm	Storage of waste in secure containers
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX075609	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX075609	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX075609	Using waste exemption	Not on a farm	Use of waste in construction
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX075609	Using waste exemption	Not on a farm	Use of waste in the construction of entertainment or educational installations etc
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX220776	Treating waste exemption	Not on a farm	Treatment of kitchen waste in a wormery
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX220776	Treating waste exemption	Not on a farm	Treatment of waste food
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX220776	Treating waste exemption	Not on a farm	Manual treatment of waste
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX220776	Treating waste exemption	Not on a farm	Sorting mixed waste
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX220776	Treating waste exemption	Not on a farm	Recovery of scrap metal

ID	Location	Site	Reference	Category	Sub-Category	Description
D	235m NE	Windmill Street, Manchester, M2 3gx	WEX220776	Treating waste exemption	Not on a farm	Screening and blending of waste
4	243m NW	6, Southern Street, Manchester, M3 4nj	WEX384675	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
5	285m N	The Mews, Great Northern Warehouse 235 Deansgate Manchester M3 4en	EPR/BF0603EU/A001	Using waste exemption	Non-agricultural waste only	Use of waste in the construction of entertainment or educational installations etc
E	292m NE	-	WEX210229	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	292m NE	Manchester Central Convention Co Petersfield Manchester Greater Manchester M2 3gx	EPR/ZF0434NE/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in secure containers
E	292m NE	Manchester Central Convention Co Petersfield Manchester Greater Manchester M2 3gx	EPR/ZF0434NE/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
E	292m NE	Manchester Central Convention Co Petersfield Manchester Greater Manchester M2 3gx	EPR/ZF0434NE/A001	Treating waste exemption	Non-agricultural waste only	Preparatory treatments (baling, sorting, shredding etc)
E	292m NE	Manchester Central Convention Co Petersfield Manchester Greater Manchester M2 3gx	EPR/ZF0434NE/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
E	292m NE	Manchester Central Convention Co Petersfield Manchester Greater Manchester M2 3gx	EPR/ZF0434NE/A001	Using waste exemption	Non-agricultural waste only	Use of waste in the construction of entertainment or educational installations etc
E	292m NE	Manchester Central Convention Co Petersfield Manchester Greater Manchester M2 3gx	EPR/ZF0434NE/A001	Treating waste exemption	Non-agricultural waste only	Sorting mixed waste
E	292m NE	Manchester Central Convention Co Petersfield Manchester Greater Manchester M2 3gx	EPR/ZF0434NE/A001	Treating waste exemption	Non-agricultural waste only	Manual treatment of waste

ID	Location	Site	Reference	Category	Sub-Category	Description
E	292m NE	Manchester Central Convention Co Petersfield Manchester Greater Manchester M2 3gx	EPR/ZF0434NE/A001	Treating waste exemption	Non-agricultural waste only	Treatment of waste food
E	292m NE	Manchester Central Convention Co Petersfield Manchester Greater Manchester M2 3gx	EPR/ZF0434NE/A001	Treating waste exemption	Non-agricultural waste only	Treatment of kitchen waste in a wormery
E	292m NE	Manchester Central Convention Co Petersfield Manchester Greater Manchester M2 3gx	EPR/ZF0434NE/A001	Treating waste exemption	Non-agricultural waste only	Screening and blending of waste
E	292m NE	Manchester Central Convention Co Petersfield Manchester Greater Manchester M2 3gx	EPR/ZF0434NE/A001	Treating waste exemption	Non-agricultural waste only	Recovery of scrap metal
E	295m NE	Manchester Central Convention Complex Petersfield Manchester M2 3gx	EPR/KE5983NV/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
F	369m W	Bestway Panacea Holdings Limited, Bulk Registration For Bestway Panacea Holdings Limited For 108 Sites, M34lz	NRW-WME005755	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
F	370m W	Bestway National Chemists Ltd, Bestway National Chemists Ltd, Merchants Warehouse, 21 Castle Street, Manchester, M3 4lz	NRW-WME074524	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
F	370m W	Bestway National Chemists Ltd, Bulk Registration For Bestway National Chemists Ltd (107 Sites), M34lz	NRW-WME036650	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
7	381m NE	Windmill Green, 24 Mount Street, Manchester, M2 3nn	WEX105155	Using waste exemption	Not on a farm	Use of waste in construction
G	389m W	-	WEX347217	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
G	389m W	-	WEX347217	Treating waste exemption	Not on a farm	Aerobic composting and associated prior treatment

ID	Location	Site	Reference	Category	Sub-Category	Description
I	430m NW	25 St. John Street Manchester M3 4dt	EPR/DE5245SP/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
I	431m NW	25, St. John Street, Manchester, M3 4dt	WEX243303	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
I	431m NW	98, Harley Street, London, W1g 7hz	WEX099367	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
I	433m NW	25 St John Street M34dt	EPR/FE5081QV/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
9	442m NE	Oxford House, 16, Oxford Street, Manchester, M1 5ae	WEX331634	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
10	461m NE	Brazennose House M2 5pb	EPR/ZE5544KA/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place

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

4 Current industrial land use



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Site Outline

Search buffers in metres (m)

- Recent industrial land uses
- Current or recent petrol stations
- Part A(1) industrial activities
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	24

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 70 >**

ID	Location	Company	Address	Activity	Category
1	6m SW	Mancoco	Arch 84, Hewitt Street, Manchester, Greater Manchester, M15 4GB	Food and Beverage Industry Machinery	Industrial Products
A	48m SW	Integra Consulting	14-32, Hewitt Street, Manchester, Greater Manchester, M15 4GB	Structural Engineers	Engineering Services
A	57m W	G T Autos	Arch 88, Hewitt Street, Manchester, Greater Manchester, M15 4GB	Vehicle Repair, Testing and Servicing	Repair and Servicing

ID	Location	Company	Address	Activity	Category
2	75m NE	My P C Fix	Albion Wharf 19, Albion Street, Manchester, Greater Manchester, M1 5LN	Electrical Equipment Repair and Servicing	Repair and Servicing
3	99m NW	Deansgate-Castlefield (Manchester Metrolink)	Greater Manchester, M1	Tram, Metro and Light Railway Stations and Stops	Public Transport, Stations and Infrastructure
4	119m W	Deansgate Rail Station	Greater Manchester, M15	Railway Stations, Junctions and Halts	Public Transport, Stations and Infrastructure
C	128m NE	Electricity Sub Station	Greater Manchester, M1	Electrical Features	Infrastructure and Facilities
B	132m E	Corner House Publications	2, Tony Wilson Place, Manchester, Greater Manchester, M15 4FN	Distribution and Haulage	Transport, Storage and Delivery
D	149m SW	Pest Control Manchester	14, Commercial Street, Manchester, Greater Manchester, M15 4PZ	Pest and Vermin Control	Contract Services
D	149m SW	Adeptus Consulting	14, Commercial Street, Manchester, Greater Manchester, M15 4PZ	Car Ports and Steel Buildings	Industrial Products
5	153m S	Electricity Sub Station	Greater Manchester, M15	Electrical Features	Infrastructure and Facilities
6	163m E	Curtins	17-19, Whitworth Street West, Manchester, Greater Manchester, M1 5WG	Structural Engineers	Engineering Services
E	166m SE	W S P	8, First Street, Manchester, Greater Manchester, M15 4RP	Civil Engineers	Engineering Services
E	166m SE	Gazprom Marketing & Energy	8, First Street, Manchester, Greater Manchester, M15 4RP	Fuel Distributors and Suppliers	Household, Office, Leisure and Garden
F	171m W	Hulley & Kirkwood	2, Commercial Street, Manchester, Greater Manchester, M15 4RQ	Civil Engineers	Engineering Services
7	176m SE	Autotrader	Fourth Floor 1, Tony Wilson Place, Manchester, Greater Manchester, M15 4FN	Secondhand Vehicles	Motoring
G	178m SW	R O C Consulting	Commercial Wharf, 6, Commercial Street, Manchester, Greater Manchester, M15 4PZ	Industrial Engineers	Engineering Services
8	186m N	Duffy Motors Manchester Ltd	Arches 16 and 17, Watson Street, Manchester, Greater Manchester, M3 4LP	Vehicle Repair, Testing and Servicing	Repair and Servicing
G	187m SW	Commercial Wharf	Greater Manchester, M15	Moorings and Unloading Facilities	Water

ID	Location	Company	Address	Activity	Category
10	207m NW	Handpicked Accountants	340, Deansgate, Manchester, Greater Manchester, M3 4LY	Published Goods	Industrial Products
I	212m E	Electricity Sub Station	Greater Manchester, M15	Electrical Features	Infrastructure and Facilities
11	216m NW	Feather & Black Ltd	289-291, Deansgate, Manchester, Greater Manchester, M3 4EW	Beds and Bedding	Consumer Products
J	235m SE	Gas Valve Compound	Greater Manchester, M15	Gas Features	Infrastructure and Facilities
12	250m S	Electricity Sub Station	Greater Manchester, M15	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	**1**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 70 >**

ID	Location	Company	Address	LPG	Status
16	361m SW	OBSOLETE	14, Great Jackson Street, Castlefield, Manchester, Greater Manchester, M15 4NG	Not Applicable	Obsolete

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	2

Records of Part A(1) 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 70 >**

ID	Location	Details	
H	179m NE	Operator: MANCHESTER HEAT NETWORK TRADECO LIMITED Installation Name: Manchester Civic Quarter Energy Centre EPR/JP3700BU Process: TRANCHE A SG PERMITTING DATE 1ST OCTOBER 2019 Permit Number: JP3700BU Original Permit Number: JP3700BU	EPR Reference: EPR/JP3700BU Issue Date: 20/08/2020 Effective Date: 20/08/2020 Last date noted as effective: 06/08/2024 Status: Effective
H	179m NE	Operator: MANCHESTER HEAT NETWORK TRADECO LIMITED Installation Name: Manchester Civic Quarter Energy Centre EPR/JP3700BU Process: NEW MEDIUM COMBUSTION PLANT Permit Number: JP3700BU Original Permit Number: JP3700BU	EPR Reference: EPR/JP3700BU Issue Date: 20/08/2020 Effective Date: 20/08/2020 Last date noted as effective: 06/08/2024 Status: Effective

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 70 >**

ID	Location	Address	Details	
14	319m S	Jessop & Baird Ltd, Hulme St, M15 6AL	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
15	341m SW	Tom Garner Motors, A Branch of Robins & Day Ltd, Chester Rd, Manchester, M15 4GA	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

ID	Location	Address	Details	
17	361m SE	Dunlop Ltd, Cambridge St, M60 1PD	Process: Rubber Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
18	443m NE	The Laundry Shop, Unit 5, Peter House, Oxford Street, Manchester	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	**0**

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

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

4.13 Licensed Discharges to controlled waters

Records within 500m	**26**

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 70 >**

ID	Location	Address	Details	
B	104m E	ALBION STREET/HEWITT ST, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982706 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: SURRENDERED UNDER EPR 2010 Issue date: - Effective Date: 30/09/1994 Revocation Date: 13/11/2019
B	104m E	ALBION STREET/HEWITT ST, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0251 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 01/01/1995 Revocation Date: 01/01/1995

ID	Location	Address	Details	
C	120m E	TRUMPET STREET, SSO, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 01MAN0168 Permit Version: 1 Receiving Water: RIVER TIB CULVERT-MEDLOCK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 15/09/1993 Revocation Date: 15/09/1993
F	195m W	DEANSGATE, L. PETER ST, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0157 Permit Version: 2 Receiving Water: TUNNEL TO MEDLOCK	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 18/07/2014
F	195m W	DEANSGATE, L. PETER ST, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0157 Permit Version: 1 Receiving Water: TUNNEL TO MEDLOCK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 02/09/2010
9	206m NE	GREAT BRIDGEWATER ST CSO (281WI), 80 GREAT BRIDGEWATER STREET, GREAT ANCOATS, MANCHESTER, GREATER MANCHESTER, M1 5JG	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 01MAN0163 Permit Version: 1 Receiving Water: RIVER TIB CULVERT	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 15/09/1993 Revocation Date: 15/09/1993
F	206m W	CHESTER ROAD/GREAT JACKSON ROAD CSO, 371 DEANSGATE, MANCHESTER, GREATER MANCHESTER, M15 4UP	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982719 Permit Version: 3 Receiving Water: RIVER MEDLOCK	Status: VARIED UNDER EPR 2010 Issue date: 29/03/2021 Effective Date: 29/03/2021 Revocation Date: -
F	211m W	CHESTER ROAD/GREAT JACKSON ROAD CSO, 371 DEANSGATE, MANCHESTER, GREATER MANCHESTER, M15 4UP	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0276 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 01/01/1995 Revocation Date: 01/12/1999
F	211m W	CHESTER ROAD/GREAT JACKSON ROAD CSO, 371 DEANSGATE, MANCHESTER, GREATER MANCHESTER, M15 4UP	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982719 Permit Version: 2 Receiving Water: RIVER MEDLOCK	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 01/12/1999 Revocation Date: 28/03/2021

ID	Location	Address	Details	
I	213m E	GREAT BRIDGEWATER ST CSO (281WI), 80 GREAT BRIDGEWATER STREET, GREAT ANCOATS, MANCHESTER, GREATER MANCHESTER, M1 5JG	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982707 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 30/09/1994 Revocation Date: 19/10/2020
I	213m E	GREAT BRIDGEWATER ST CSO (281WI), 80 GREAT BRIDGEWATER STREET, GREAT ANCOATS, MANCHESTER, GREATER MANCHESTER, M1 5JG	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0252 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 01/01/1995 Revocation Date: 01/01/1995
G	219m SW	OWEN STREET, OWEN STREET, MANCHESTER, M15 4PZ	Effluent Type: TRADE DISCHARGES - SITE DRAINAGE Permit Number: EPRFB3091RH Permit Version: 1 Receiving Water: THE RIVER MEDLOCK	Status: SURRENDERED UNDER EPR 2010 Issue date: 04/10/2016 Effective Date: 04/10/2016 Revocation Date: 02/07/2018
I	222m E	GREAT BRIDGEWATER ST CSO (281WI), 80 GREAT BRIDGEWATER STREET, GREAT ANCOATS, MANCHESTER, GREATER MANCHESTER, M1 5JG	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982707 Permit Version: 2 Receiving Water: RIVER MEDLOCK	Status: VARIED UNDER EPR 2010 Issue date: 20/10/2020 Effective Date: 20/10/2020 Revocation Date: -
J	251m SE	WILMOTT ST AT RIVER ST, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0184 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 18/10/1999
J	251m SE	LOWER CAMBRIDGE ST, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0285 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 01/01/1995 Revocation Date: 15/11/1999
J	251m SE	CAMBRIDGE STREET CSO 282D9, 1 CAMBRIDGE STREET, MANCHESTER, GREATER MANCHESTER, M1 5BW	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982721 Permit Version: 3 Receiving Water: RIVER MEDLOCK	Status: VARIED UNDER EPR 2010 Issue date: 11/04/2018 Effective Date: 11/04/2018 Revocation Date: -

ID	Location	Address	Details	
K	256m W	POTATO WHARF, OFF LIVERPOOL RD, MANCHESTER, GREATER MANCHESTER, M3 4LA	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 0175/5 Permit Version: 2 Receiving Water: CROWTON BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/04/1991 Revocation Date: 31/12/1994
K	256m W	POTATO WHARF, OFF LIVERPOOL RD, MANCHESTER, GREATER MANCHESTER, M3 4LA	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 0175/5 Permit Version: 3 Receiving Water: CROWTON BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/01/1995 Revocation Date: 30/06/1995
K	256m W	POTATO WHARF, OFF LIVERPOOL RD, MANCHESTER, GREATER MANCHESTER, M3 4LA	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 0175/5 Permit Version: 4 Receiving Water: CROWTON BROOK	Status: SURRENDERED UNDER EPR 2010 Issue date: - Effective Date: 01/07/1995 Revocation Date: 08/03/2016
K	256m W	POTATO WHARF, OFF LIVERPOOL RD, MANCHESTER, GREATER MANCHESTER, M3 4LA	Effluent Type: TRADE DISCHARGES - PROCESS EFFLUENT - NOT WATER COMPANY Permit Number: 0175/5 Permit Version: 1 Receiving Water: CROWTON BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 20/01/1975 Revocation Date: 31/03/1991
K	256m W	POTATO WHARF, OFF LIVERPOOL RD, MANCHESTER, GREATER MANCHESTER, M3 4LA	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY Permit Number: 0175/5 Permit Version: 1 Receiving Water: CROWTON BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 20/01/1975 Revocation Date: 31/03/1991
J	265m E	CAMBRIDGE STREET CSO 282D9, 1 CAMBRIDGE STREET, MANCHESTER, GREATER MANCHESTER, M1 5BW	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982721 Permit Version: 2 Receiving Water: RIVER MEDLOCK	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: - Effective Date: 15/11/1999 Revocation Date: 10/04/2018

ID	Location	Address	Details	
13	302m SE	NEWCASTLE ST/CHESTER ST, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0361 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: -
19	466m W	RICE ST NEAR CASTLE ST, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - WATER COMPANY Permit Number: 01MAN0171 Permit Version: 1 Receiving Water: BRIDGEWATER CANAL	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 15/09/1993 Revocation Date: 15/09/1993
L	490m E	LOWER ORMOMD ST/HULME ST, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0282 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 09/08/2019
L	490m E	CHESTER STREET CSO, JUNCTION OF CHESTER STREET/, LOWER OSMOND STREET, MANCHESTER, M1 5QF	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016983278 Permit Version: 2 Receiving Water: THE RIVER MEDLOCK	Status: VARIED UNDER EPR 2010 Issue date: 09/07/2018 Effective Date: 09/07/2018 Revocation Date: -

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	**0**

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

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

4.15 Pollutant release to public sewer

Records within 500m	**0**

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	1

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 70 >**

ID	Location	Details	
20	498m E	Incident Date: 12/07/2001 Incident Identification: 15886 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

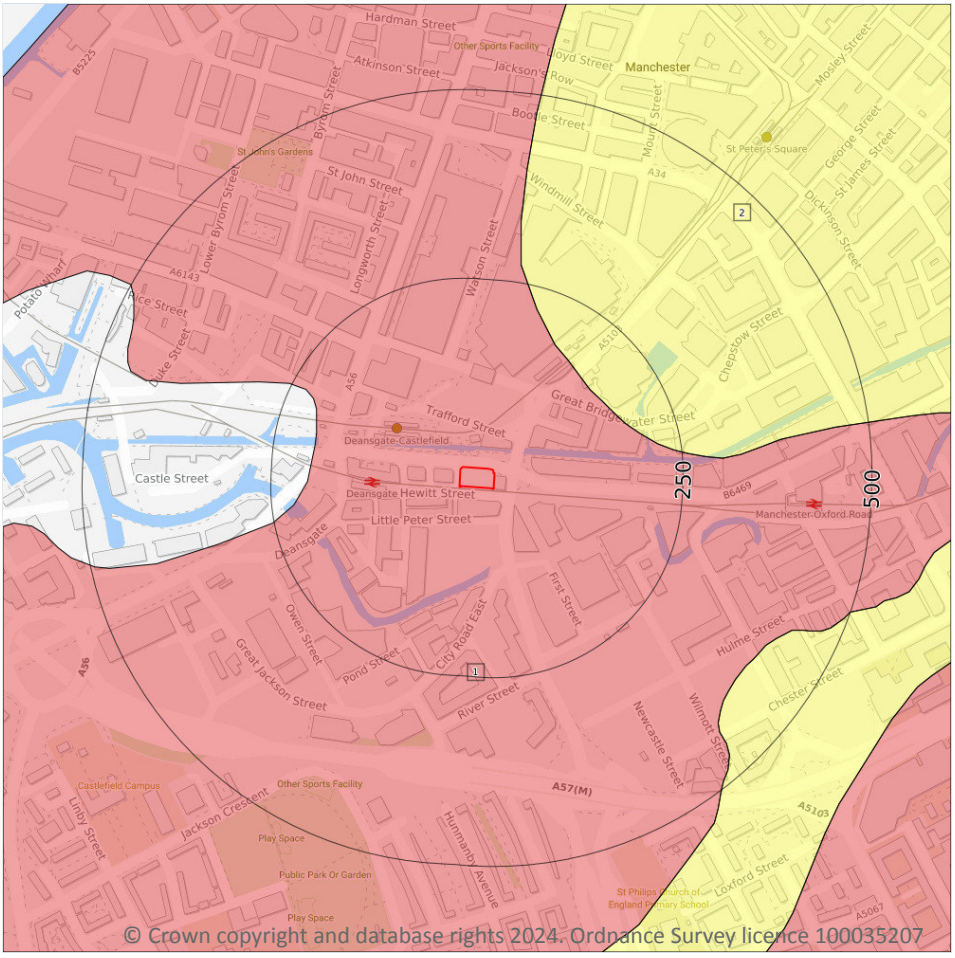
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	2

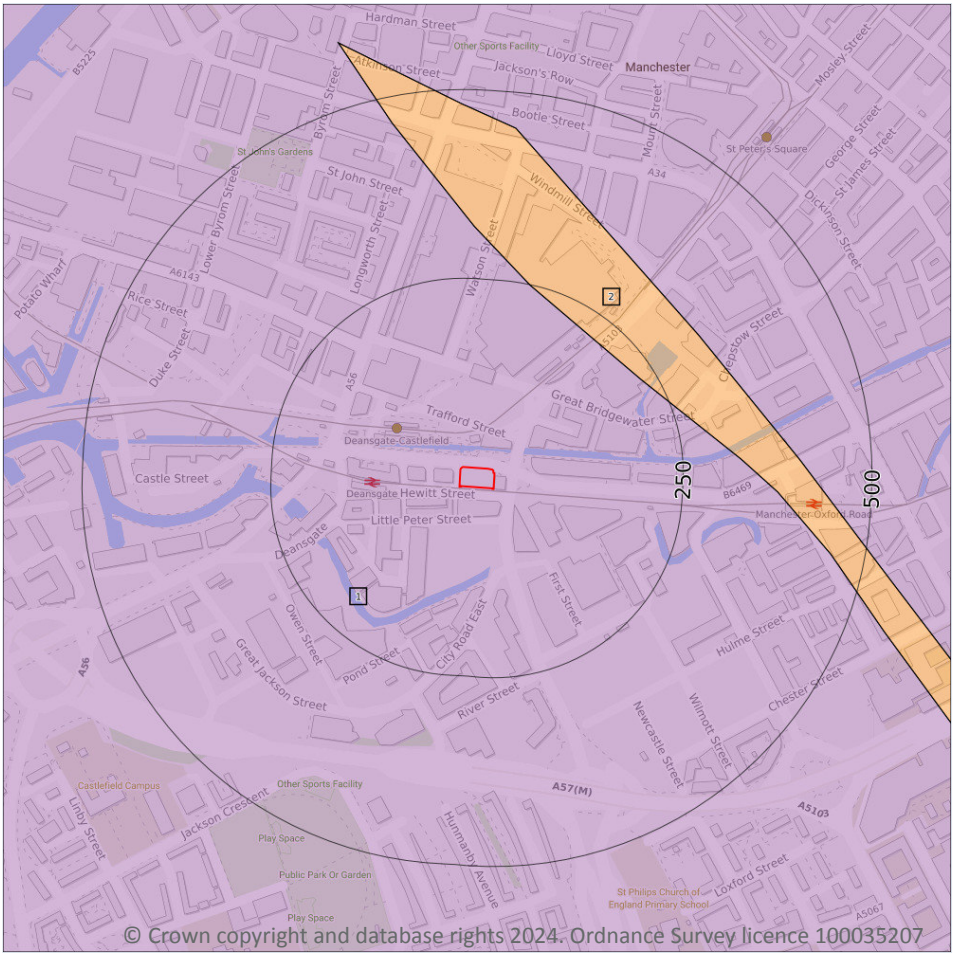
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 82 >**

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	167m NE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	2

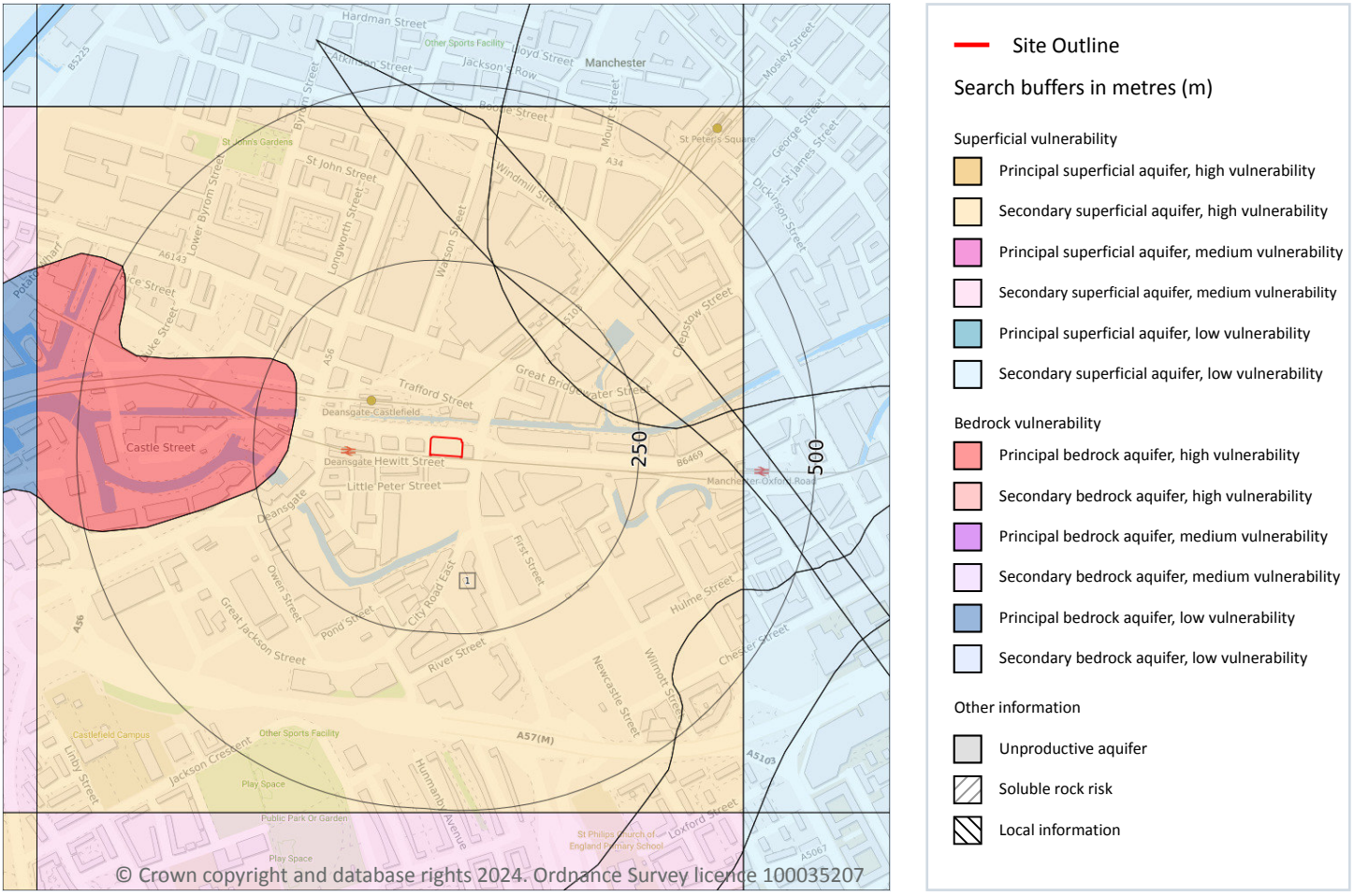
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 84 >**

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	219m NE	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



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 86 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	**Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: High Infiltration value: >70% Dilution value: 300-550mm/year**	**Vulnerability: High Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: High**	**Vulnerability: High 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.

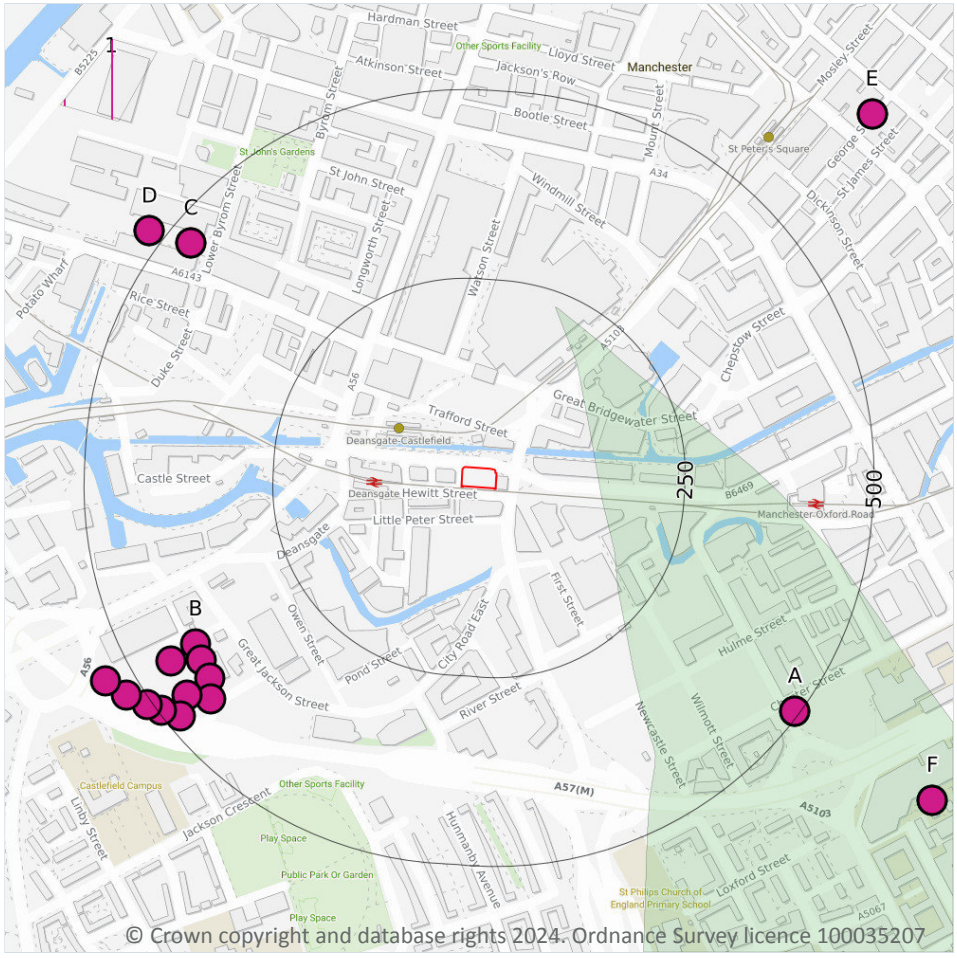
5.5 Groundwater vulnerability- local information

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	65

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 88 >**

ID	Location	Details	
B	409m SW	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: -
B	415m SW	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: -
B	419m SW	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: -
B	435m SW	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: -

ID	Location	Details	
B	449m SW	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: -
B	456m SW	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: -
C	468m NW	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: -
C	468m NW	Status: Active Licence No: NW/069/0004/021/R01 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/040753 Original Start Date: 04/04/2024 Expiry Date: 31/03/2026 Issue No: 1 Version Start Date: 04/04/2024 Version End Date: -
B	480m SW	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	
A	494m SE	Status: Active Licence No: NW/069/0006/009 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BH1, SCIENCE AND ENGINEERING BUILDING Data Type: Point Name: Manchester Metropolitan University Easting: 383998 Northing: 397209	Annual Volume (m^3): 176000 Max Daily Volume (m^3): 908 Original Application No: NPS/WR/033653 Original Start Date: 22/05/2024 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 22/05/2024 Version End Date: -
A	494m SE	Status: Active Licence No: NW/069/0006/009 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BH1, SCIENCE AND ENGINEERING BUILDING Data Type: Point Name: Manchester Metropolitan University Easting: 383998 Northing: 397209	Annual Volume (m^3): 176000 Max Daily Volume (m^3): 908 Original Application No: NPS/WR/033653 Original Start Date: 22/05/2024 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 22/05/2024 Version End Date: -
B	496m SW	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: -
B	507m SW	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: -
D	521m NW	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: -

ID	Location	Details	
D	521m NW	Status: Active Licence No: NW/069/0004/021/R01 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/040753 Original Start Date: 04/04/2024 Expiry Date: 31/03/2026 Issue No: 1 Version Start Date: 04/04/2024 Version End Date: -
B	522m 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: -
B	537m 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: -
1	648m NW	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: -

ID	Location	Details	
E	687m NE	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: -
E	687m NE	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: -
-	693m NW	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: -
F	710m SE	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: -

ID	Location	Details	
F	710m SE	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: -
-	766m 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: -
-	766m 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: -
-	803m E	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: -

ID	Location	Details	
-	803m E	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: -
-	840m W	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: -
-	1175m 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: -
-	1175m 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: -

ID	Location	Details	
-	1175m 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: -
-	1585m NW	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: -
-	1585m NW	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: -
-	1616m S	Status: Active Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383865 Northing: 395909	Annual Volume (m^3): 227000 Max Daily Volume (m^3): 900 Original Application No: NPS/WR/015793 Original Start Date: 15/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 08/05/2014 Version End Date: -

ID	Location	Details	
-	1616m S	Status: Active Licence No: 2569007007 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383865 Northing: 395909	Annual Volume (m^3): 227000 Max Daily Volume (m^3): 900 Original Application No: NPS/WR/015793 Original Start Date: 15/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 08/05/2014 Version End Date: -
-	1631m S	Status: Historical Licence No: 2569007007 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER" Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/08/1995 Version End Date: -
-	1631m S	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER" Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/08/1995 Version End Date: -
-	1631m S	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/12/2003 Version End Date: -

ID	Location	Details	
-	1631m S	Status: Historical Licence No: 2569007007 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/12/2003 Version End Date: -
-	1631m S	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383900 Northing: 395900	Annual Volume (m^3): 227000 Max Daily Volume (m^3): 900 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 23/11/2009 Version End Date: -
-	1631m S	Status: Historical Licence No: 2569007007 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383900 Northing: 395900	Annual Volume (m^3): 227000 Max Daily Volume (m^3): 900 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 23/11/2009 Version End Date: -
-	1637m E	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: -

ID	Location	Details	
-	1637m E	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: -
-	1675m 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: -
-	1675m 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: -
-	1675m 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: -

ID	Location	Details	
-	1675m 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: -
-	1675m 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: -
-	1675m 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: -
-	1690m S	Status: Historical Licence No: 2569007009 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS LANE WEST MANCHESTER" Data Type: Point Name: HYDES BREWERY LTD Easting: 383220 Northing: 395850	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 21/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 07/10/2000 Version End Date: -

ID	Location	Details	
-	1690m S	Status: Historical Licence No: 2569007009 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS LANE WEST MANCHESTER" Data Type: Point Name: HYDES BREWERY LTD Easting: 383220 Northing: 395850	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 21/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 07/10/2000 Version End Date: -
-	1690m S	Status: Historical Licence No: 2569007009 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS LANE WEST MANCHESTER Data Type: Point Name: HYDES BREWERY LTD Easting: 383220 Northing: 395850	Annual Volume (m^3): 66826.2 Max Daily Volume (m^3): 372.772 Original Application No: - Original Start Date: 21/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 07/10/2000 Version End Date: -
-	1690m S	Status: Historical Licence No: 2569007009 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS LANE WEST MANCHESTER Data Type: Point Name: HYDES BREWERY LTD Easting: 383220 Northing: 395850	Annual Volume (m^3): 66826.2 Max Daily Volume (m^3): 372.772 Original Application No: - Original Start Date: 21/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 19/07/2018 Version End Date: -
-	1706m 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: -

ID	Location	Details	
-	1706m 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: -
-	1706m 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: -
-	1706m 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: -
-	1706m 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: -

ID	Location	Details	
-	1706m 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: -
-	1739m 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: -
-	1739m 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: -
-	1739m 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: -

ID	Location	Details	
-	1739m 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: -
-	1739m 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: -
-	1739m 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: -

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 88 >**

ID	Location	Details	
-	1062m W	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: -
-	1062m W	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	**9**

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 88 >**

ID	Location	Details	
-	1675m 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	
-	1675m 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: -
-	1675m 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: -
-	1706m 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: -
-	1706m 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	
-	1706m 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: -
-	1739m 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: -
-	1739m 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: -
-	1739m 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: -

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

5.9 Source Protection Zones

Records within 500m	1

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 88 >**

ID	Location	Type	Description
A	132m E	3	Total catchment

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

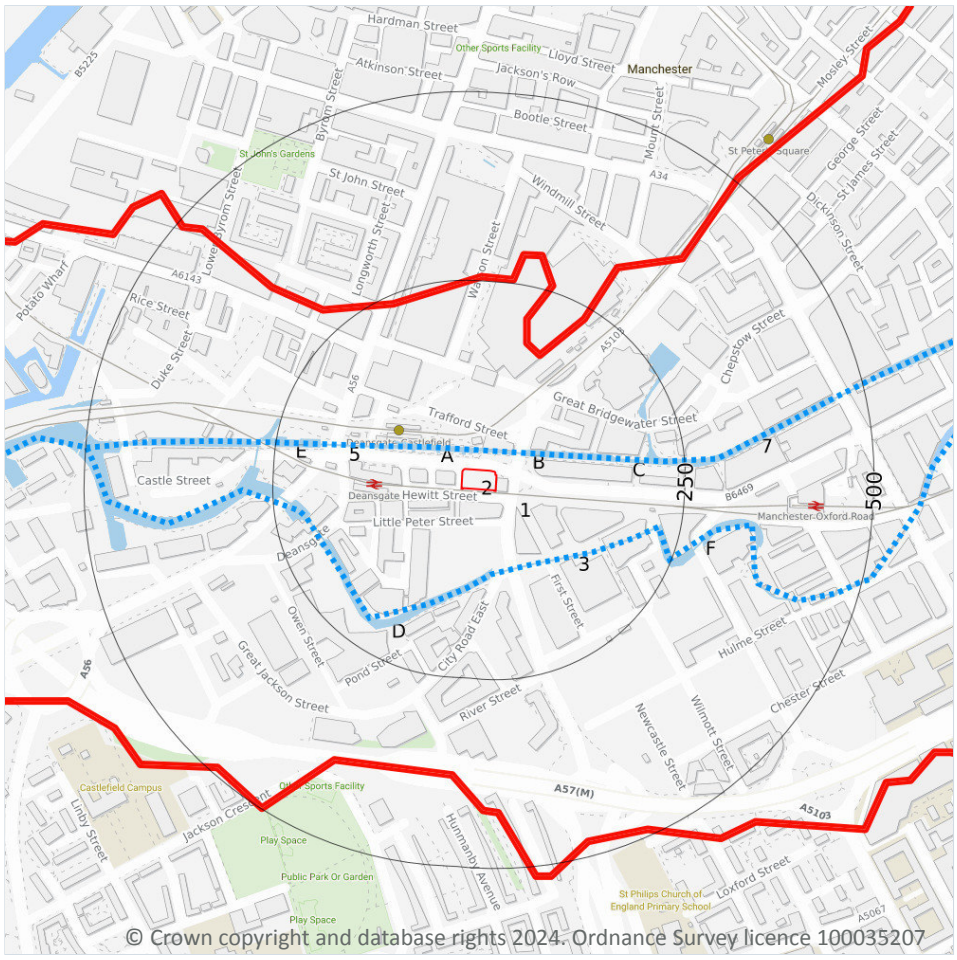
5.10 Source Protection Zones (confined aquifer)

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	18

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 109 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
B	25m N	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal

ID	Location	Type of water feature	Ground level	Permanence	Name
A	42m NW	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal
A	46m NW	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal
A	84m NW	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal
A	84m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
3	106m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Medlock
D	110m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Medlock
5	123m W	Canal. A manmade watercourse for inland navigation.	Underground	Watercourse contains water year round (in normal circumstances)	Rochdale Canal
C	166m E	Lock or flight of locks. An enclosure in a canal or navigable river with gates and sluices at either end.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal
C	191m E	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal
E	191m W	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal
E	194m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Medlock
7	206m E	Canal. A manmade watercourse for inland navigation.	On ground surface	Watercourse contains water year round (in normal circumstances)	Rochdale Canal
C	206m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
E	209m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Medlock
F	221m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Medlock
E	226m W	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	River Medlock
E	242m W	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Medlock

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	**8**

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 109 >**

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 109 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Medlock (Lumb Brook to Irwell)**	**GB112069061152**	**Roch Irk Medlock**	**Irwell**

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

6.4 WFD Surface water bodies

Records identified	2

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 109 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
B	26m N	Canal	Rochdale Canal, western section	GB71210517 ↗	Moderate	Fail	Moderate	2019
4	106m S	River	Medlock (Lumb Brook to Irwell)	GB112069061152 ↗	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 109 >**

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

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

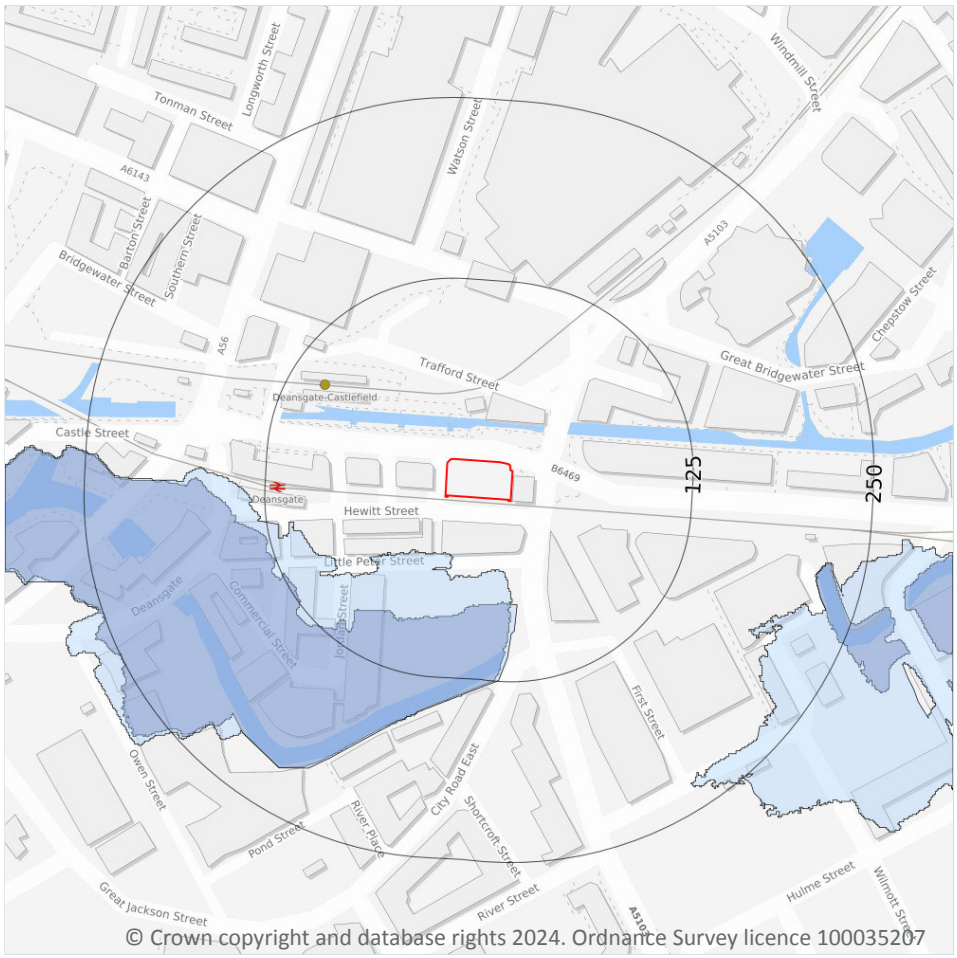
7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones



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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 113 >**

Location	Type
39m SW	Zone 2 - (Fluvial /Tidal Models)

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

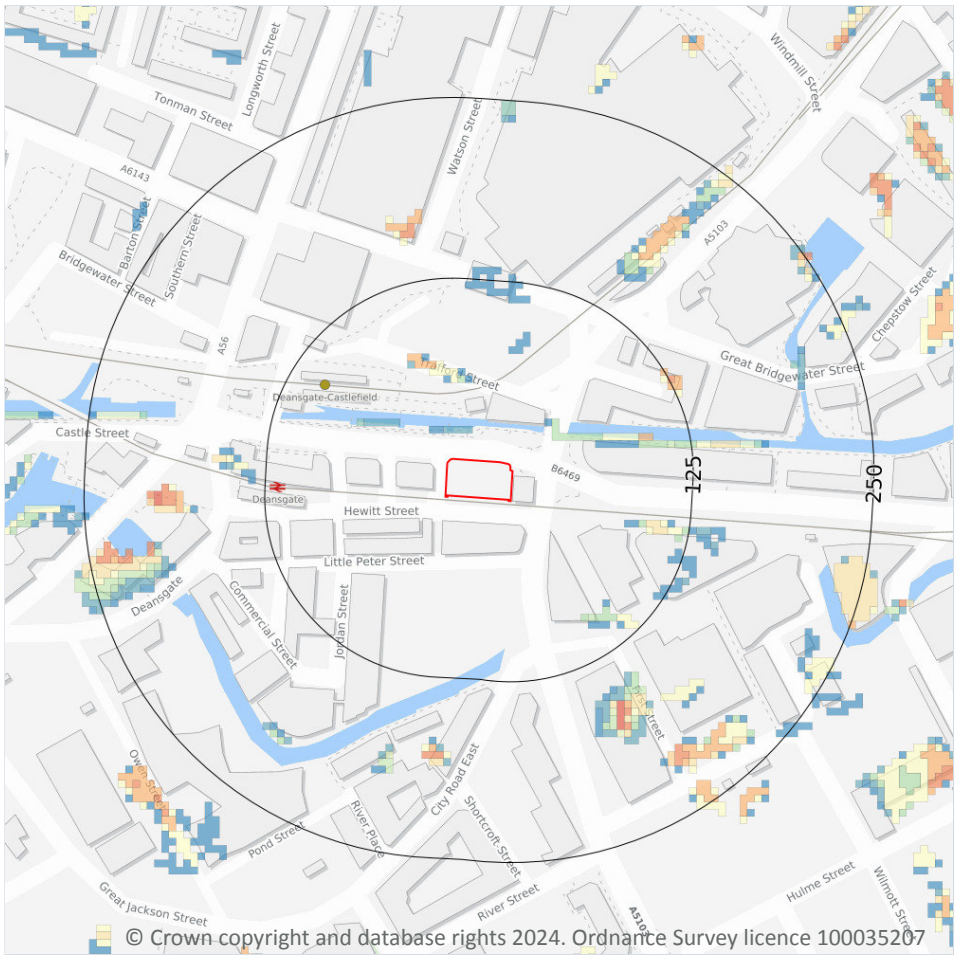
7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



Site Outline

Search buffers in metres (m)

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

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

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

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

8.1 Surface water flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**1 in 250 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 117 >**

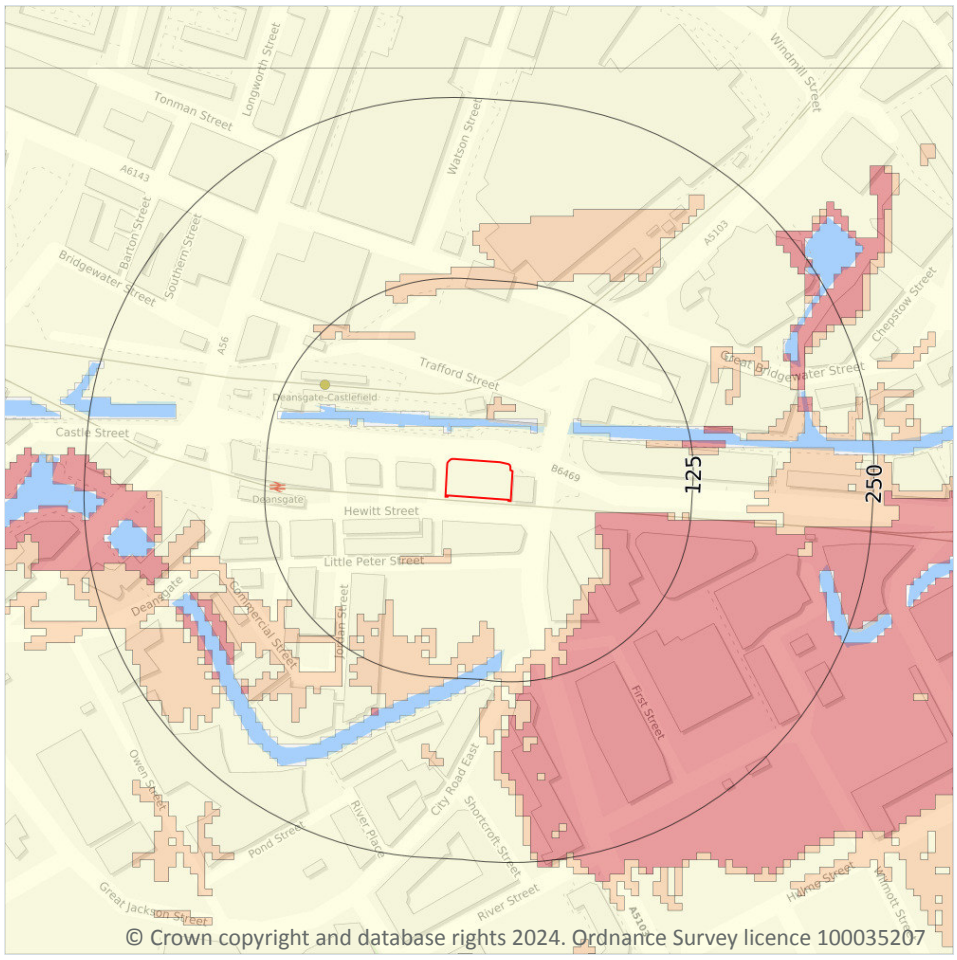
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



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Site Outline

Search buffers in metres (m)

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

9.1 Groundwater flooding

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

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 119 >**

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	3

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
1118m NE	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	638	Existing
1162m NE	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	638	Existing
1222m NW	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 124 >**

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.

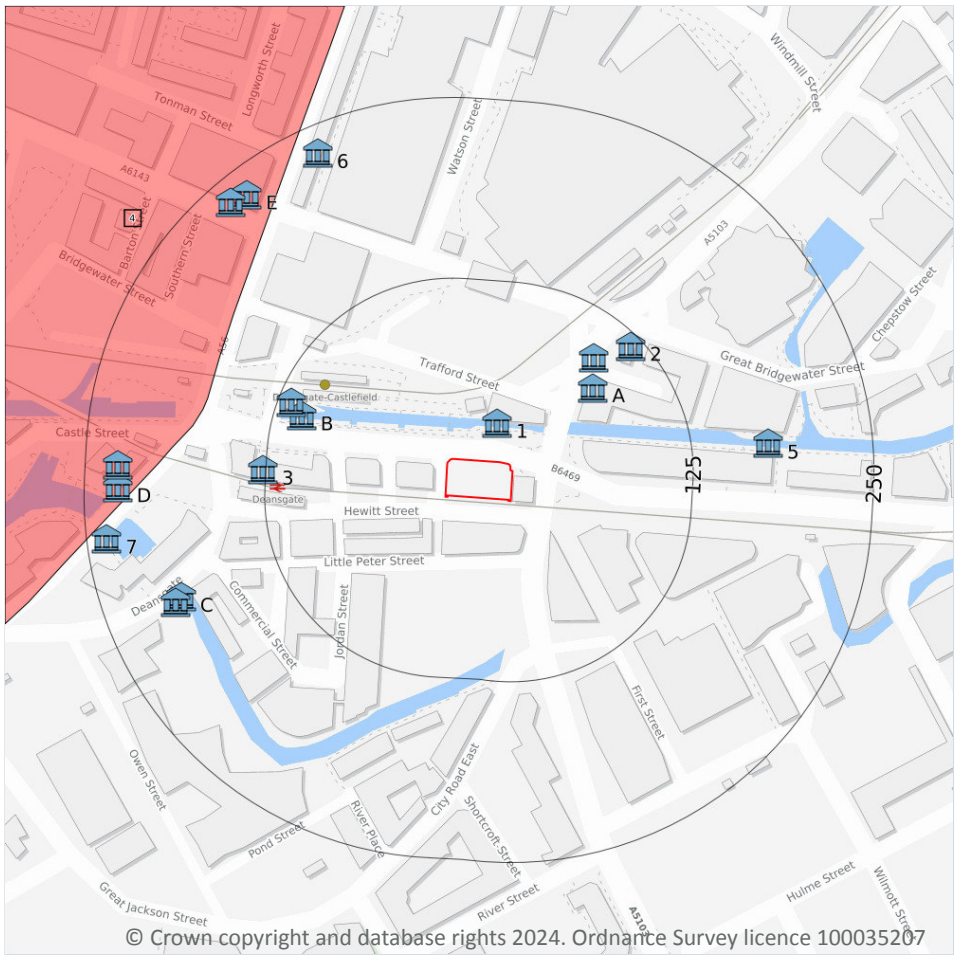
10.18 SSSI Units

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



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Site Outline

Search buffers in metres (m)

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

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	16

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 126 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	27m N	Rochdale Canal Lock Number 90, Approximately 30 Metres West Of Albion Bridge	II	1247482	06/06/1994
A	79m NE	13-17, Albion Street	II	1279694	03/10/1974
A	94m NE	Manchester South Junction And Altrincham Railway Viaduct	II	1200837	06/06/1994
B	106m W	Rochdale Canal Lock Number 91 At East End Of Gaythorn Tunnel	II	1247483	29/01/1986

ID	Location	Name	Grade	Reference Number	Listed date
B	116m W	Rochdale Canal Lock Keepers Cottage At Lock Number 91, Next To Gaythorn Tunnel	II	1247597	29/01/1986
2	117m NE	The Britons Protection Ph The Britons Protection Public House	II	1292050	16/03/1990
3	127m W	Deansgate Station	II	1376146	20/08/1998
5	178m E	Rochdale Canal Lock Number 89 (Tib Lock), On South Side Of Havelock Mills	II	1247596	06/06/1994
C	195m W	Boundary Stone On Knott Mill Bridge	II	1282975	06/06/1994
C	200m W	Floodgate On East Side Of Knott Mill Bridge	II	1210156	06/06/1994
D	227m W	Electricity Junction Box In Castlefield Canal Basin, Manchester	II	1475255	29/09/2021
D	227m W	Former Congregational Chapel	II	1292311	20/06/1988
6	231m NW	235-291, Deansgate	II	1210103	28/02/1989
E	231m NW	Castlefield Information Centre	II	1200853	17/05/1974
E	234m NW	K6 Telephone Kiosk Beside South West Corner Of Number 330 Deansgate	II	1219441	29/10/1987
7	236m W	Electricity Junction Box In Castlefield Canal Basin, Manchester	II	1475459	29/09/2021

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

11.5 Conservation Areas

Records within 250m	**1**

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 126 >**

ID	Location	Name	District	Date of designation
4	172m W	Castlefield	Manchester	13/10/1979

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 130 >**

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



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Site Outline

Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m	1

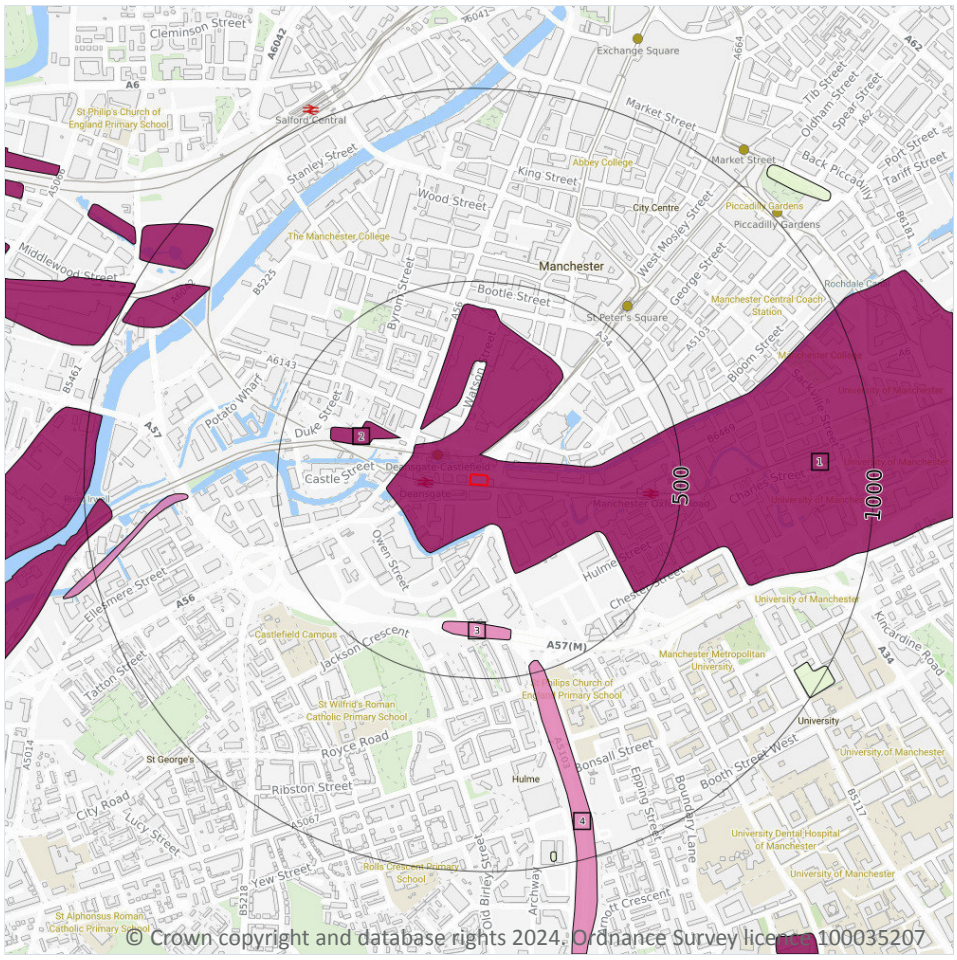
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 133 >**

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	4

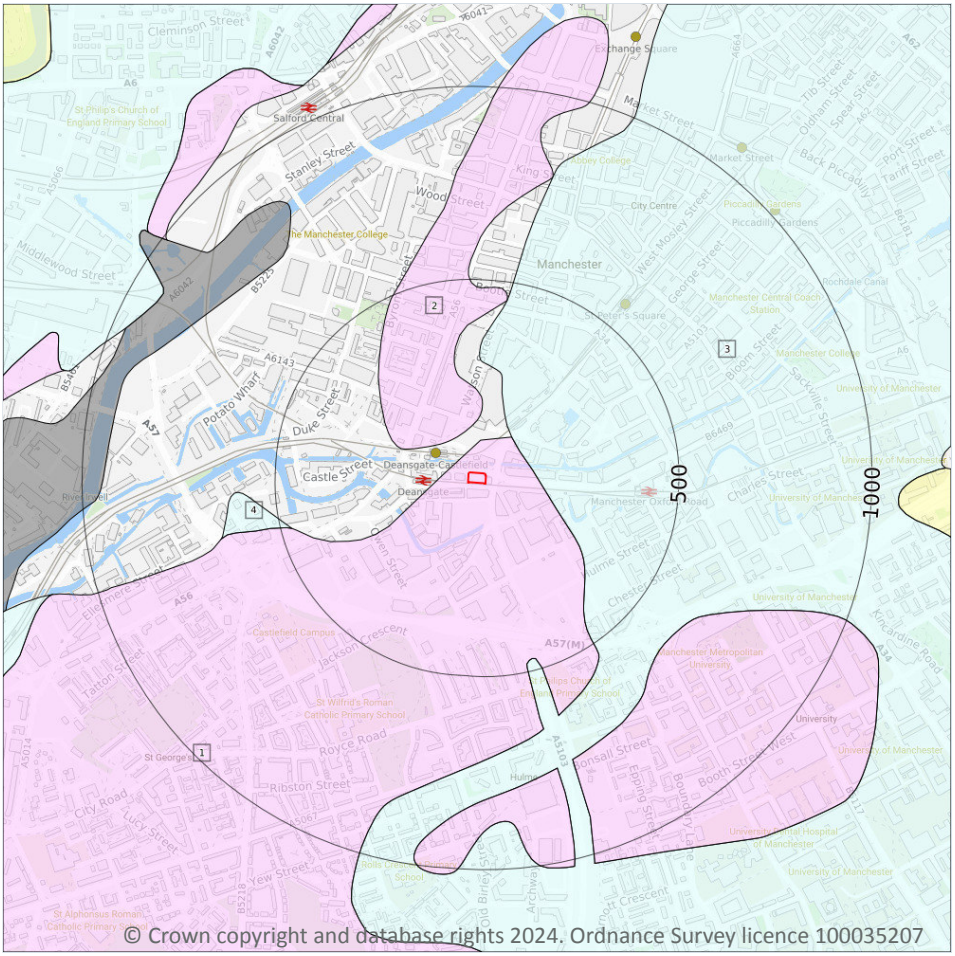
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 134 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**MGR-ARTDP**	**Made Ground (Undivided)**	**Artificial Deposit**
2	207m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	356m S	WGR-VOID	Worked Ground (Undivided)	Void
4	469m S	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



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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	4

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 136 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**GFSDD-XSV**	**Glaciofluvial Sheet Deposits, Devensian - Sand And Gravel**	**Sand And Gravel**
2	96m NW	GFSDD-XSV	Glaciofluvial Sheet Deposits, Devensian - Sand And Gravel	Sand And Gravel
3	107m NE	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
4	472m W	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

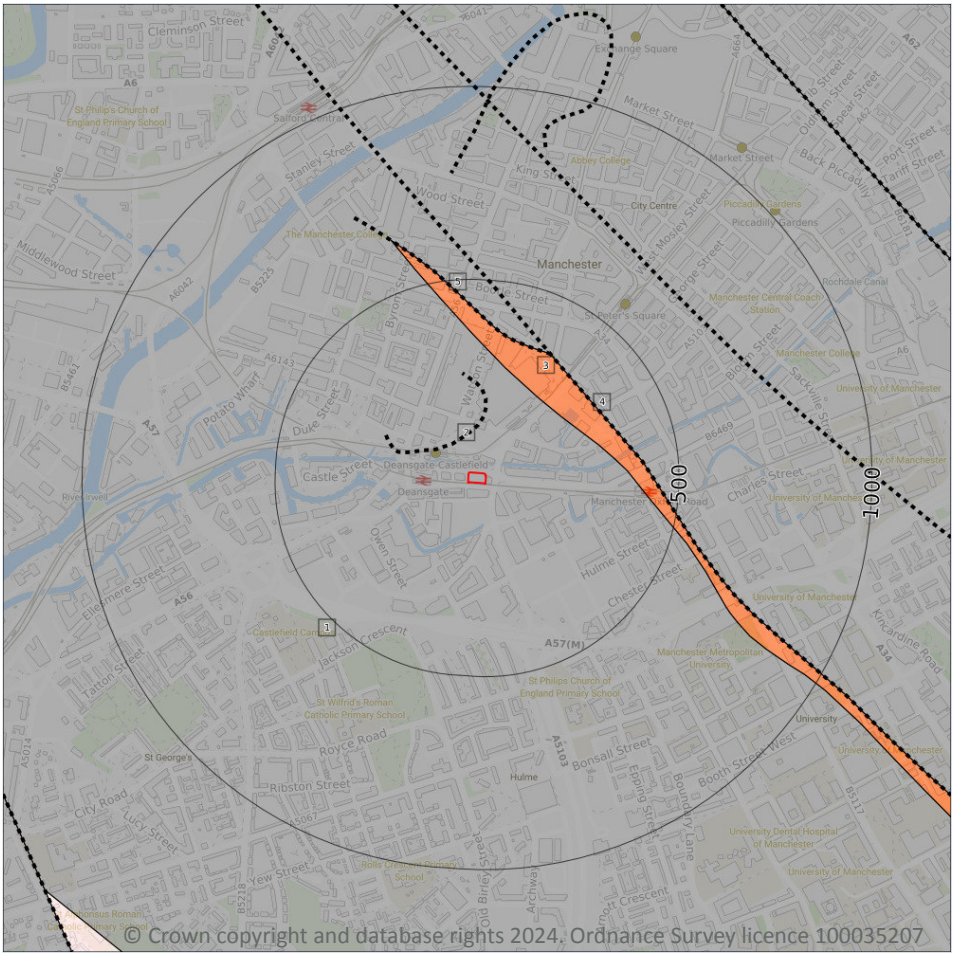
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m	2

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 138 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CPB-SDST**	**Chester Pebble Beds Formation - Sandstone**	**Early Triassic Epoch**
3	240m NE	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	3

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 138 >**

ID	Location	Category	Description
2	86m NW	LANDFORM	Buried channel or valley margin
4	330m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side
5	348m N	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

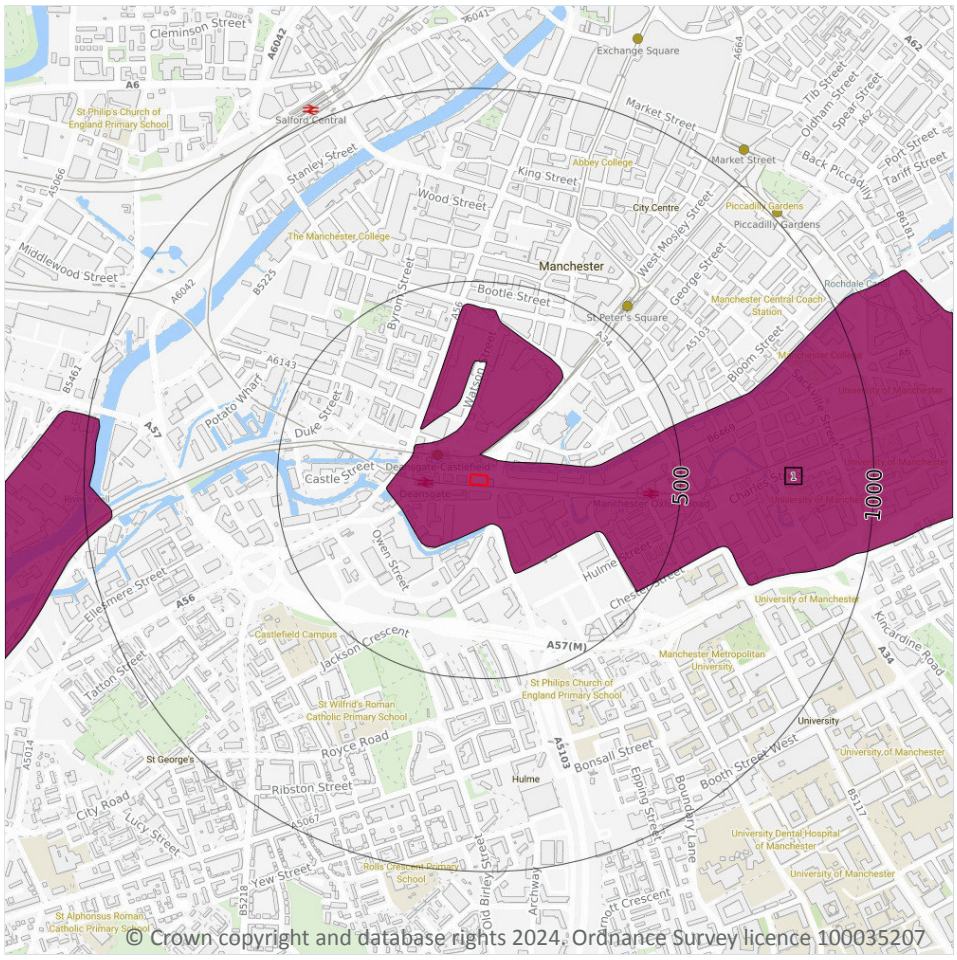
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 140 >**

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 141 >**

ID	Location	LEX Code	Description	Rock description
1	On site	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

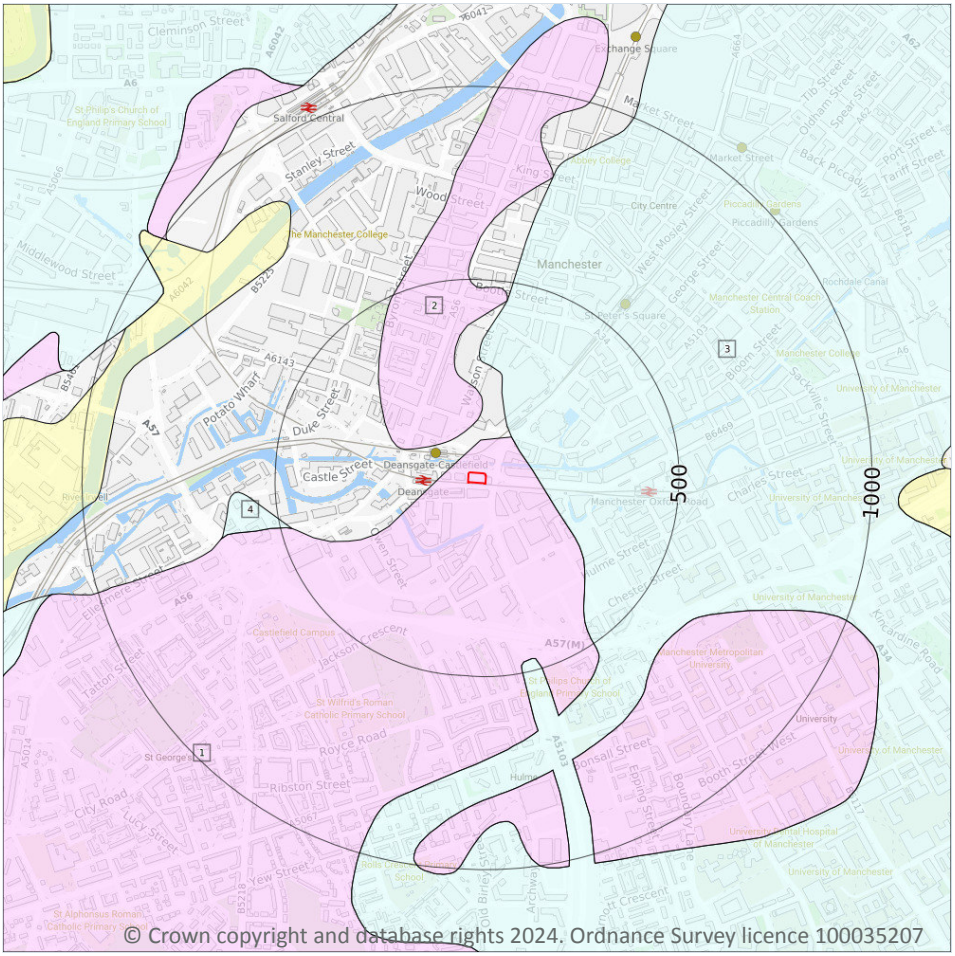
Records within 50m	1

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).

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

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 **4**

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 143 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**GFSDD-XSV**	**GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN**	**SAND AND GRAVEL**
2	96m NW	GFSDD-XSV	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	SAND AND GRAVEL
3	107m NE	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
4	472m W	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**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.

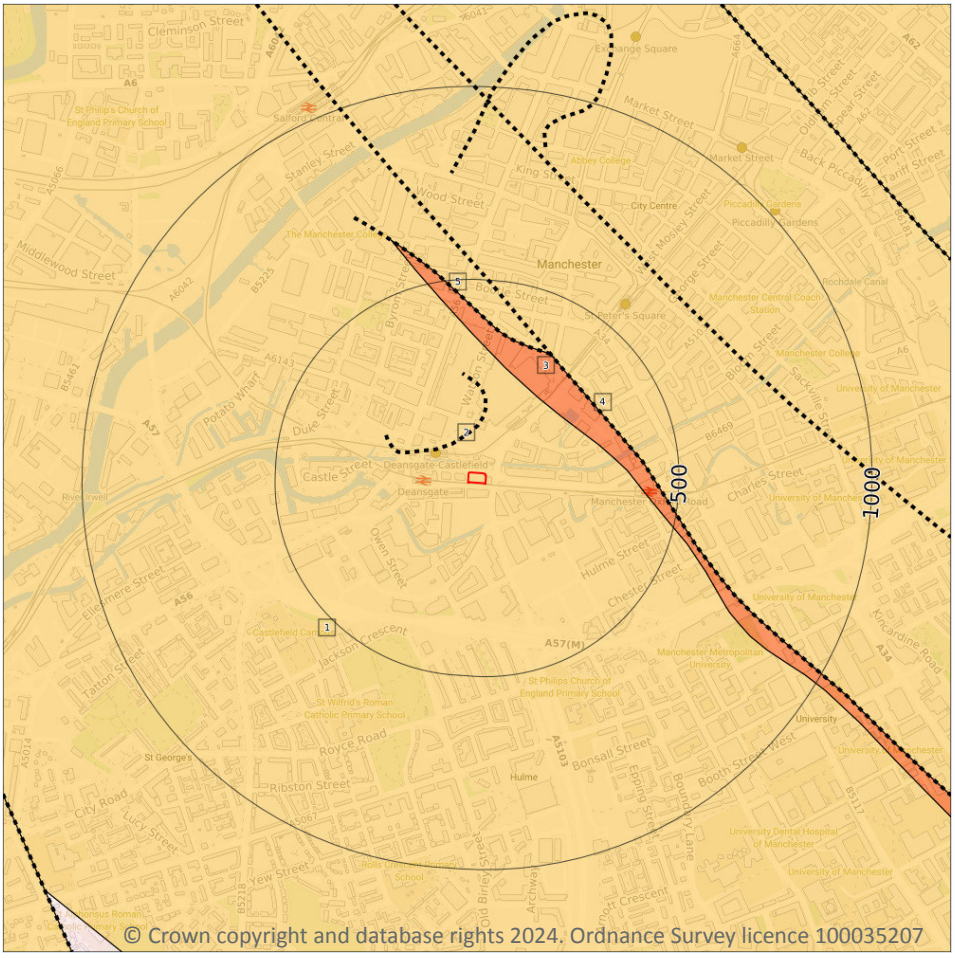
15.7 Landslip permeability (50k)

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 145 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CHES-SDST**	**CHESTER FORMATION - SANDSTONE**	**OLENEKIAN**
3	240m NE	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	3

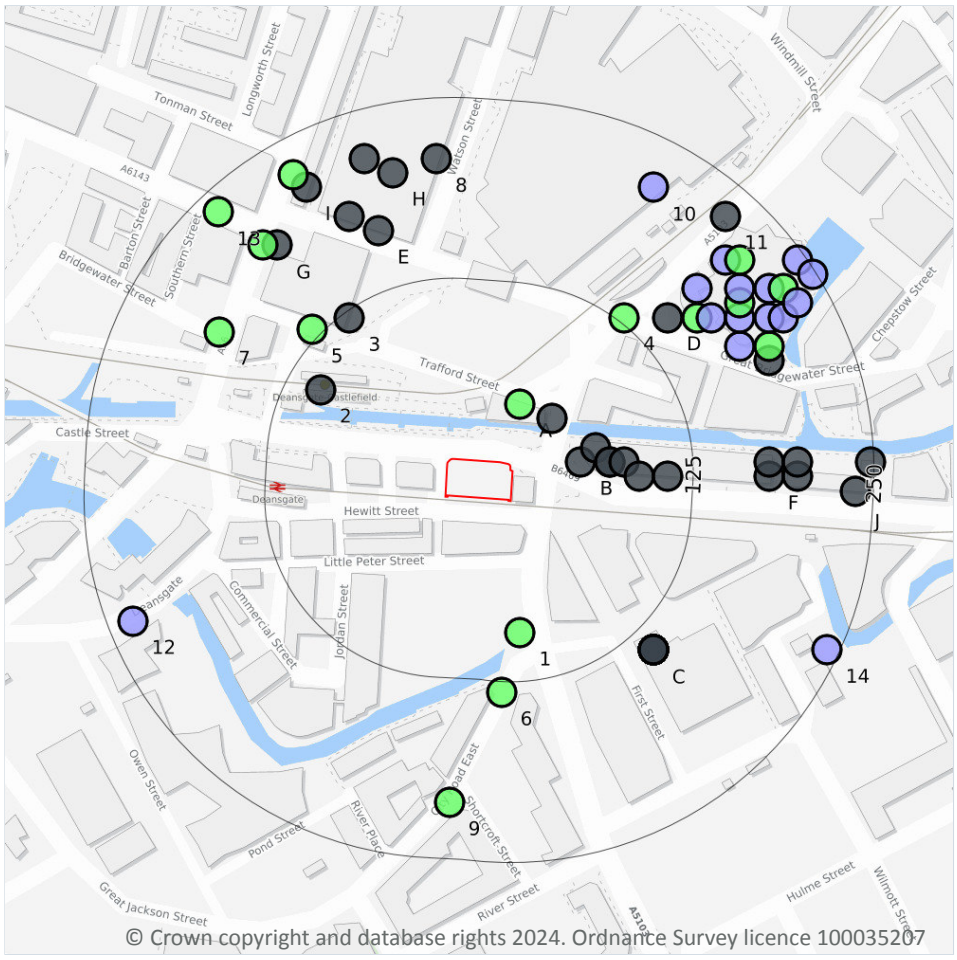
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 145 >**

ID	Location	Category	Description
2	87m NW	LANDFORM	Approximate margin of buried (superficial deposit-filled) channel or valley
4	331m NE	FAULT	Fault, inferred
5	348m N	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.

16 Boreholes



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16.1 BGS Boreholes

Records within 250m	80

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 147 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	42m NE	383608 397570	MANCHESTER CORP. B.SEWER	14.02	N	1042261 ↗
A	43m NE	383630 397560	GREAT BRIDGEWATER STREET 1	-	Y	N/A

ID	Location	Grid reference	Name	Length	Confidential	Web link
B	48m E	383650 397530	HACIENDA SITE WHITWORTH STREET MANCHESTER WS01	-	Y	N/A
B	60m E	383660 397540	HACIENDA SITE WHITWORTH STREET MANCHESTER WS02	-	Y	N/A
B	68m E	383670 397530	HACIENDA SITE WHITWORTH STREET MANCHESTER WS03	-	Y	N/A
B	68m E	383670 397530	HACIENDA SITE WHITWORTH STREET MANCHESTER WS04	-	Y	N/A
B	78m E	383680 397530	HACIENDA SITE WHITWORTH STREET MANCHESTER WS05	-	Y	N/A
B	87m E	383690 397520	HACIENDA SITE WHITWORTH STREET MANCHESTER WS06	-	Y	N/A
1	91m S	383608 397412	MANCHESTER CORP. B.SEWER	11.28	N	1042260 ↗
2	101m NW	383470 397580	FESTIVAL MARKETPLACE 3/1	-	Y	N/A
B	107m E	383710 397520	HACIENDA SITE WHITWORTH STREET MANCHESTER WS07	-	Y	N/A
3	121m NW	383490 397630	FESTIVAL MARKETPLACE 3/2	-	Y	N/A
4	129m NE	383680 397630	LOWER MOSLEY STREET PHASE 2 A	14.5	N	13469181 ↗
5	132m NW	383464 397622	MANCHESTER CORP. B.SEWER	12.5	N	1042262 ↗
6	132m S	383595 397371	MANCHESTER CORP. B.SEWER	11.28	N	1042259 ↗
C	143m SE	383700 397400	GAYTHORN GASWORKS M16	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS M18	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS M2	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS M5	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS R2	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS R2	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS M15	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS M1	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS M7	-	Y	N/A

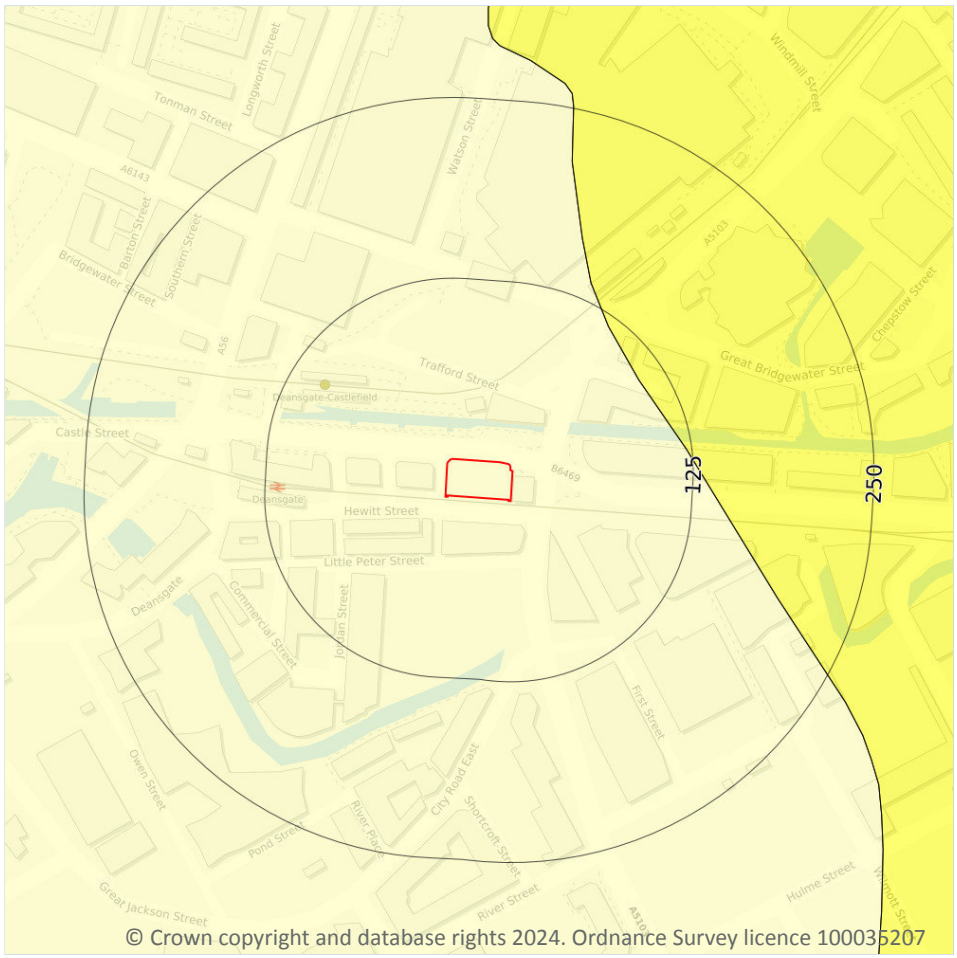
ID	Location	Grid reference	Name	Length	Confidential	Web link
C	143m SE	383700 397400	GAYTHORN GASWORKS M6	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS M11	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS M12A	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS M13	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS M14	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS M3	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS M7A	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS M8	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS M9	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS M17	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS R1	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS M4	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS M10	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS R1	-	Y	N/A
C	143m SE	383700 397400	GAYTHORN GASWORKS M12	-	Y	N/A
D	149m NE	383710 397630	GREAT BRIDGEWATER STREET 2	-	Y	N/A
D	165m NE	383730 397630	GT BRIDGEWATER ST 109	30.0	N	1042749 ↗
E	166m N	383510 397690	FESTIVAL MARKETPLACE 1/8	-	Y	N/A
D	173m NE	383740 397630	GT BRIDGEWATER ST TP 103	2.0	N	1042758 ↗
F	177m E	383780 397520	WHITWORTH STREET WEST MANCHESTER 1	-	Y	N/A
F	177m E	383780 397530	WHITWORTH STREET WEST MANCHESTER 2	-	Y	N/A
D	178m NE	383730 397650	GT BRIDGEWATER ST TP 101	2.0	N	1042756 ↗
D	179m NE	383760 397610	GT BRIDGEWATER ST TP 106	3.0	N	1042761 ↗
7	182m NW	383400 397620	BRIDGEWATER STREET / RICE STREET MAIN DRAINAGE 1	12.0	N	1045617 ↗
E	182m NW	383490 397700	FESTIVAL MARKETPLACE TP 1/8	-	Y	N/A

ID	Location	Grid reference	Name	Length	Confidential	Web link
D	189m NE	383760 397630	GT BRIDGEWATER ST TP 105	3.0	N	1042760 ↗
G	191m NW	383440 397680	FESTIVAL MARKETPLACE TP 3/1	-	Y	N/A
D	193m E	383780 397600	GREAT BRIDGEWATER STREET 4/4A	-	Y	N/A
D	195m NE	383760 397640	GT BRIDGEWATER ST 108	30.0	N	1042748 ↗
D	197m NE	383780 397610	GT BRIDGEWATER ST 111	21.0	N	1042751 ↗
G	197m NW	383430 397680	CITY CENTRE - PHASE 2 29	12.5	N	1043527 ↗
F	197m E	383800 397520	WHITWORTH STREET WEST MANCHESTER 4	-	Y	N/A
F	197m E	383800 397530	WHITWORTH STREET WEST MANCHESTER 3	-	Y	N/A
D	201m NE	383760 397650	GT BRIDGEWATER ST TP 104	3.0	N	1042759 ↗
H	202m N	383520 397730	FESTIVAL MARKETPLACE TP 1/6	-	Y	N/A
D	206m NE	383750 397670	GT BRIDGEWATER ST TP 102	2.0	N	1042757 ↗
D	206m NE	383780 397630	GT BRIDGEWATER ST TP 107	4.0	N	1042762 ↗
8	208m N	383550 397740	FESTIVAL MARKETPLACE 1/6	-	Y	N/A
9	211m S	383559 397295	MANCHESTER CORP. B.SEWER	11.28	N	1042258 ↗
I	213m NW	383460 397720	FESTIVAL MARKETPLACE 1/7	-	Y	N/A
D	213m NE	383760 397670	GT BRIDGEWATER ST 106	30.0	N	1042746 ↗
D	215m NE	383790 397630	GT BRIDGEWATER ST TP 125	3.0	N	1042780 ↗
10	216m NE	383700 397720	LOWER MOSLEY STREET PHASE 2 B	5.0	N	13469182 ↗
H	217m N	383500 397740	FESTIVAL MARKETPLACE TP 1/7	-	Y	N/A
D	217m NE	383780 397650	GT BRIDGEWATER ST TP 108	4.0	N	1042763 ↗
D	225m NE	383790 397650	GT BRIDGEWATER ST 107	30.0	N	1042747 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
I	225m NW	383451 397729	MANCHESTER CORP. DEANSGATE	10.67	N	1042210 ↗
11	228m NE	383750 397700	GREAT BRIDGEWATER STREET 3	-	Y	N/A
D	229m NE	383800 397640	GT BRIDGEWATER ST TP 109	3.0	N	1042764 ↗
12	233m W	383340 397420	LOWER MEDLOCK UCSO'S CONTRACT 1 MAN 0276 304	9.1	N	1043415 ↗
13	235m NW	383399 397703	MANCHESTER CORP. E.SEWER	12.5	N	1042233 ↗
J	238m E	383840 397510	WHITWORTH STREET WEST MANCHESTER 5	-	Y	N/A
14	242m SE	383820 397400	LOWER MEDLOCK UCSO'S CONTRACT 1 MAN 0285 503/503A	8.0	N	1043423 ↗
D	245m NE	383800 397670	GT BRIDGEWATER ST TP 110	2.0	N	1042765 ↗
D	247m NE	383810 397660	GT BRIDGEWATER ST TP 111	3.0	N	1042766 ↗
J	247m E	383850 397530	WHITWORTH STREET WEST MANCHESTER 6	-	Y	N/A

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

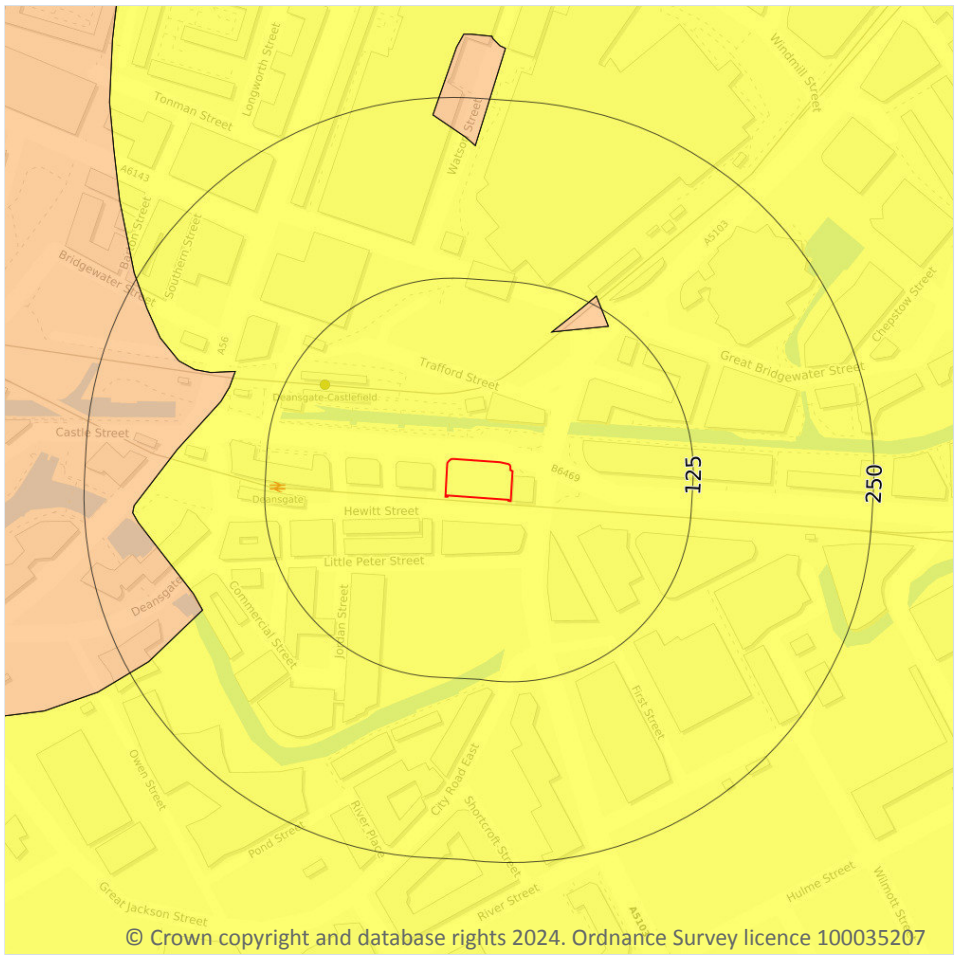
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 152 >**

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	1

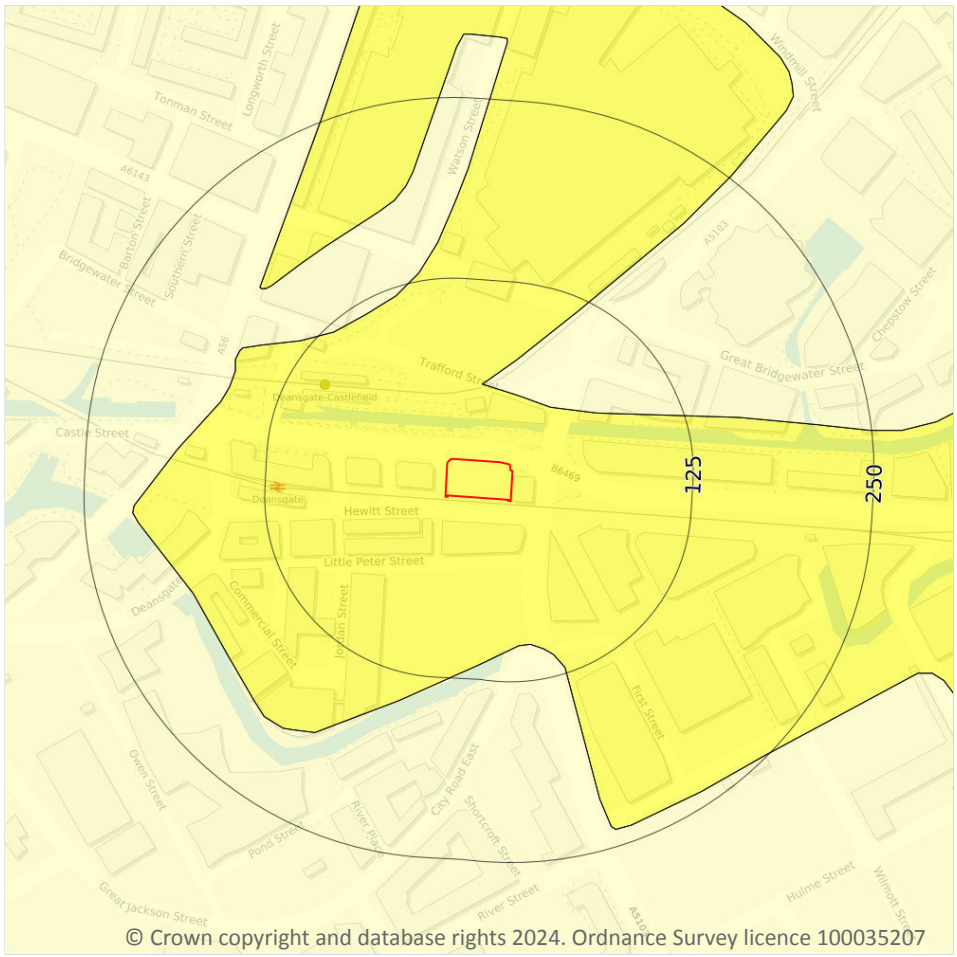
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 153 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



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Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	2

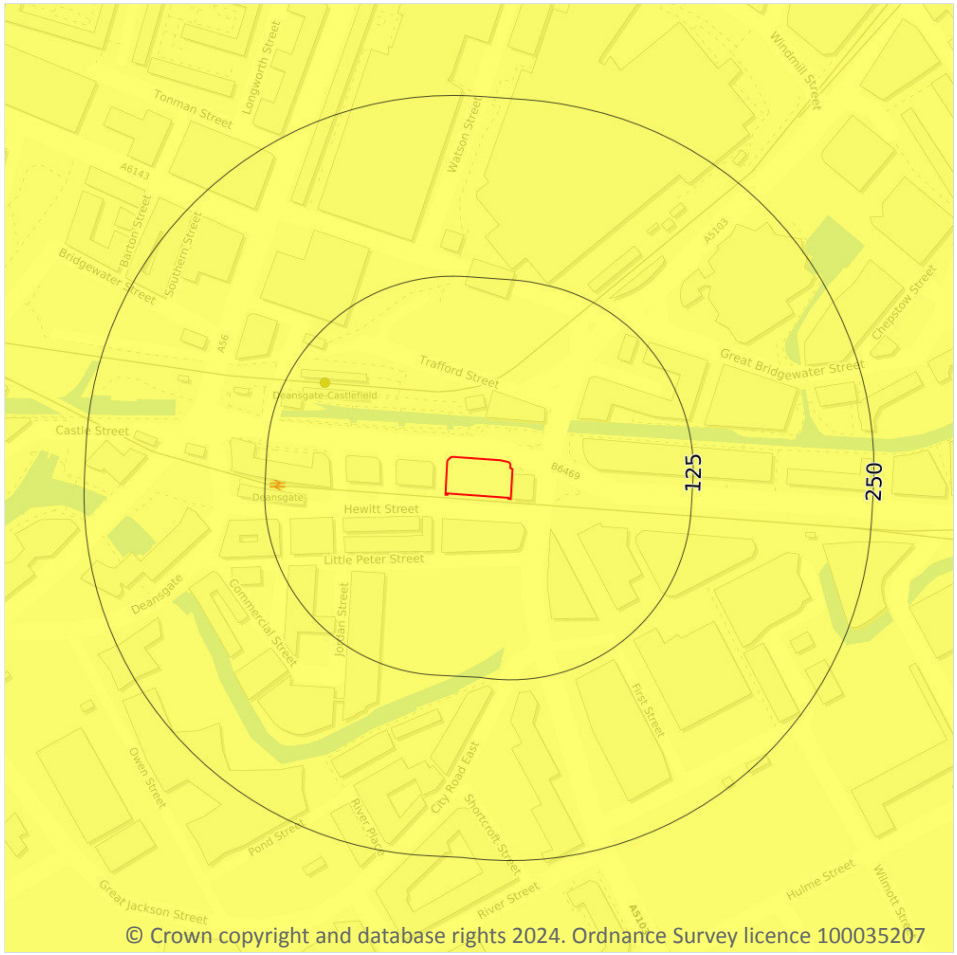
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 154 >**

Location	Hazard rating	Details
On site	**Very low**	**Compressibility and uneven settlement problems are not likely to be significant on the site for most land uses.**
47m NE	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

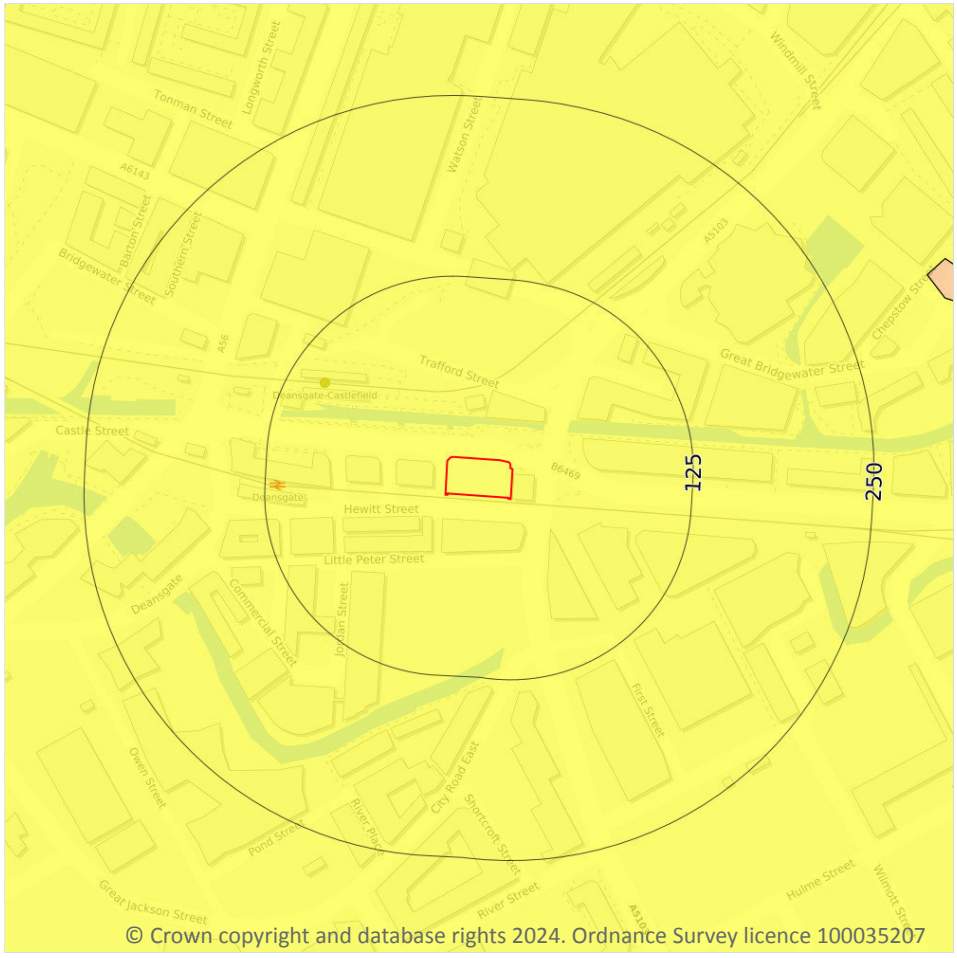
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 156 >**

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 157 >**

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 158 >**

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	20

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 160 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	13m NW	Canal	1938	1:10560
A	13m NW	Canal	1932	1:10560
A	13m NW	Canal	1916	1:10560
A	13m NW	Canal	1905	1:10560
A	13m NW	Canal	1923	1:10560
1	16m NW	Canal	1988	1:10000
A	18m NW	Canal	1896	1:10560
2	21m NW	Canal	1956	1:10560
B	102m S	Canal	1972	1:10000
B	102m S	Canal	1980	1:10000
B	102m S	Canal	1985	1:10000
B	102m S	Canal	1994	1:10000
3	158m E	Pond	1848	1:10560
4	205m S	Pond	1848	1:10560
B	207m W	Quay	1938	1:10560
B	207m W	Quay	1932	1:10560
B	207m W	Quay	1916	1:10560
B	207m W	Quay	1905	1:10560
B	207m W	Quay	1923	1:10560
5	213m SW	Pond	1848	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	1

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

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	**0**

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	**0**

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	**0**

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	1

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

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

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

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

This data is sourced from Groundsure.

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 168 >**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	2

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
3m SE	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	4

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	**16**	**2.8**	**53**	**36**	**0.3**	**63**	**28**	**23**	**6**
On site	**16**	**2.8**	**61**	**42**	**0.5**	**66**	**26**	**22**	**5**
3m SE	18	3.2	67	46	0.5	75	29	24	5
3m SE	18	3.2	47	32	0.3	70	29	24	6

This data is sourced from the British Geological Survey.

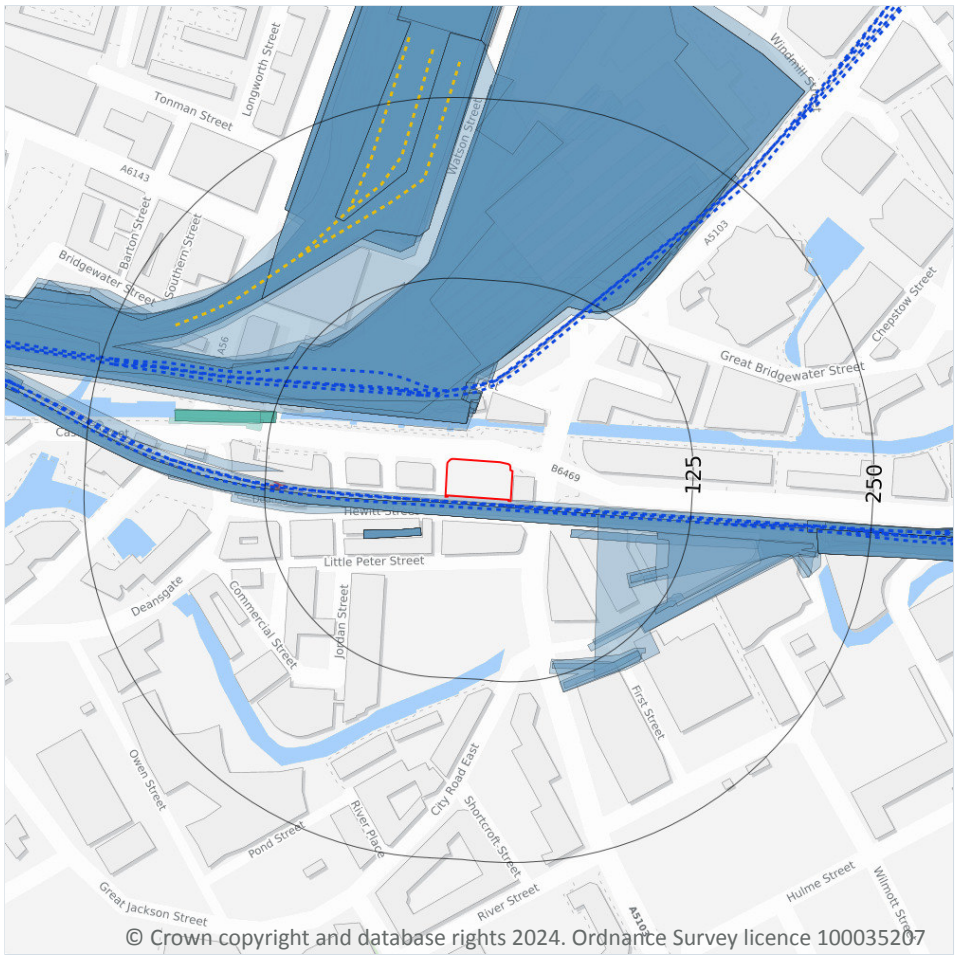
21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects



Site Outline

Search buffers in metres (m)

- Crossrail 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	87

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 172 >**

Location	Land Use	Year of mapping	Mapping scale
On site	**Railway**	**1932**	**-**
2m SE	Railway	1922	-
4m SW	Railway Sidings	1893	2500
4m SW	Railway Sidings	1908	2500
4m SW	Railway Sidings	1922	2500
4m SW	Railway Sidings	1932	2500
20m N	Railway Sidings	1923	10560
25m N	Railway Sidings	1938	10560
25m N	Railway Sidings	1932	10560
25m N	Railway Sidings	1916	10560
25m N	Railway Sidings	1905	10560
28m SW	Railway Sidings	1980	1250
28m SW	Railway Sidings	1985	1250
28m SW	Railway Sidings	1987	1250
28m SW	Railway Sidings	1990	1250
32m N	Railway Sidings	1949	2500
32m N	Railway Sidings	1957	2500

Location	Land Use	Year of mapping	Mapping scale
32m N	Railway Sidings	1965	2500
34m NW	Railway Sidings	1891	500
35m N	Railway Sidings	1951	1250
35m N	Railway Sidings	1948	1250
39m NW	Railway Sidings	1956	10560
41m N	Railway Sidings	1896	10560
54m NW	Railways	1893	-
61m E	Railways	1893	-
63m NW	Railway Sidings	1891	500
71m NW	Railway Sidings	1955	-
72m NW	Railway Sidings	1891	500
87m NW	Railway Sidings	1891	500
95m SE	Railway Sidings	1893	2500
97m SE	Railway Sidings	1891	500
106m NW	Railway Sidings	1948	1250
107m NW	Railway Sidings	1955	1250
108m NW	Railway Sidings	1955	-
113m S	Railway Sidings	1893	2500
114m S	Railway Sidings	1896	10560
116m S	Railway Sidings	1891	500
121m NE	Railway Sidings	1891	500
122m W	Tunnel	1949	2500
122m W	Tunnel	1957	2500
122m W	Tunnel	1965	2500
122m W	Tunnel	1995	1250
122m W	Tunnel	1994	1250
122m W	Tunnel	1955	-
123m W	Tunnel	1932	-

Location	Land Use	Year of mapping	Mapping scale
123m W	Tunnel	1948	1250
123m W	Tunnel	1963	1250
123m W	Tunnel	1955	1250
123m W	Tunnel	1981	1250
124m N	Railway Sidings	1891	500
126m N	Railway Sidings	1891	500
127m N	Railway Sidings	1891	500
128m N	Railway Sidings	1891	500
130m NE	Railway Sidings	1951	1250
130m NE	Railway Sidings	1948	1250
131m W	Tunnel	1932	2500
131m NE	Railway Sidings	1965	2500
132m W	Tunnel	1986	1250
132m W	Tunnel	1990	1250
136m NE	Railway Sidings	1891	500
156m N	Railway Sidings	1972	10000
156m N	Railway Sidings	1980	10000
156m N	Railway Sidings	1985	10000
158m N	Railway Sidings	1965	2500
159m N	Railway Sidings	1951	1250
159m N	Railway Sidings	1948	1250
166m NW	Railway Sidings	1948	1250
176m NW	Railway Sidings	1963	1250
177m N	Railway	1933	-
178m NW	Railway Sidings	1955	1250
178m NW	Railway Sidings	1955	-
188m N	Railway Sidings	1973	1250
206m E	Railway Sidings	1949	2500

Location	Land Use	Year of mapping	Mapping scale
206m E	Railway Sidings	1957	2500
213m E	Railway Sidings	1938	10560
213m E	Railway Sidings	1932	10560
213m E	Railway Sidings	1916	10560
213m E	Railway Sidings	1905	10560
213m E	Railway Sidings	1923	10560
218m E	Railway Sidings	1965	2500
224m E	Railway Sidings	1969	1250
224m E	Railway Sidings	1953	1250
225m E	Railway Sidings	1980	1250
227m N	Railway	1893	-
230m NW	Railway Sidings	1955	-
238m N	Railway Sidings	1973	1250
248m NW	Railway Sidings	1955	1250

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	3

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

Features are displayed on the Railway infrastructure and projects map on **page 172 >**

Location	Description
174m NW	Dismantled
175m NW	Dismantled
186m NW	Dismantled

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	**26**

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

Features are displayed on the Railway infrastructure and projects map on **page 172 >**

Location	Name	Type
3m SE	Manchester and Ordsall Lane Junction Branch	rail
3m SE		rail
4m SW	Not given	Multi Track
4m SW	Not given	Multi Track
6m SE	Manchester and Ordsall Lane Junction Branch	rail
44m N		light_rail
46m NW	Not given	Multi Track
48m N		light_rail
48m N		light_rail
48m N		light_rail
48m NW		light_rail
56m N	Not given	Multi Track
63m NW		light_rail
92m NW		light_rail
149m E		rail
166m W	Not given	Multi Track
192m W	Not given	Multi Track
207m W	Metrolink	light_rail

Location	Name	Type
207m W	Metrolink	light_rail
227m E	Manchester and Ordsall Lane Junction Branch	rail
228m E		rail
233m NE	Not given	Multi Track
235m E	Not given	Multi Track
235m E	Not given	Multi Track
241m W		light_rail
241m W		light_rail

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m	0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

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

APPENDIX D

BGS Exploratory Hole Records

British Geological Survey

BGS ID: 1042261 : BGS Reference: SJ89NW119
British National Grid (27700) : 383608,397570

62 G.S.M. Nos. 122-126

SJ89NW 121-125

(B11887) Wt. 17852—S154—5,000 12/26 Gp. 180. O.A.

SECTION OF Bores & Shafts at Irwell Storm Relief Overflow Sewer, Cornbrook, Manchester.

Maps: One-inch 85. Six-inch 104 S.W.E. County Lancs.

Height above O.D. Latitude Longitude

SJ89NW 116-120

) Wt. 5990—S.33 2000 6/22 Gp. 147 [illegible]

SECTION OF manholes in B. Sewer at Manchester contd.

Maps: One-inch Six-inch 104 S.W.E. County

Height above O.D. Latitude Longitude

Communicated by Date of sinking

Made by Dip of Strata

	Thickness.			Depth from Surface.		
	m	ft		m	ft	
No. 110 No. 113 **116** Junction of City Road & Shot St.						
Stone, clay & sand	3·66	12	–	3·66	12	–
Sand & ballast	3·05	10	–	6·71	22	–
Sandstone.	4·57	15	–	11·28	37	–
No. 114 **117** South side of Medlock Bridge, City Road.						
Sand, clay, & stones	3·66	12	–	3·66	12	–
Sand & ballast.	3·35	11	–	7·01	23	–
Sandstone.	4·27	14	–	11·28	37	–
No. 115 No. 118 **119** North side of Medlock Bridge, City Road.						
Sand, clay & stones	3·66	12	–	3·66	12	–
Sand & ballast	3·35	11	–	7·01	23	–
Sandstone.	4·27	14	–	11·28	37	–
No. 117 No. 119 **119** Traff. Street, off Albion St.						
Clay, sand & stones	4·57	15	–	4·57	15	–
Sand & ballast	4·88	16	–	9·45	31	–
Sandstone.	4·57	15	–	14·02	46	–
No. 119 No. 121 **120** Trafford St. off Deansgate.						
Sand, clay & stones	4·57	15	–	4·57	15	–
Ballast & sand.	4·57	15	–	9·14	30	–
Sandstone.	3·35	11	–	12·50	41	–

Contact BGS: ngdc@bgs.ac.uk

APPENDIX E

Mining Search Report

Groundsure
LOCATION INTELLIGENCE

CON29M
OFFICIAL COAL MINING SEARCH

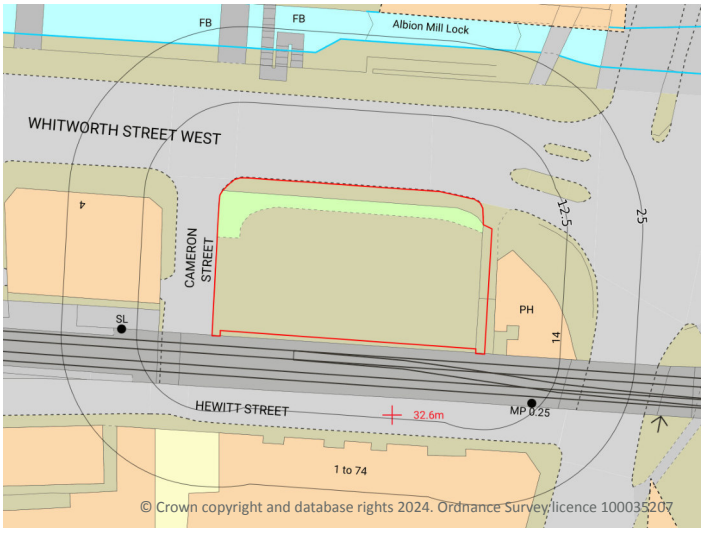
Whitworth Street West, Manchester, M1 5NZ

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-LL5-39B-N6L-JW3
Your ref: C5504-5783-SD
Grid ref: 383579 397518
Date: 21 October 2024

Certified B Corporation

Coal mining (CON29M) assessment

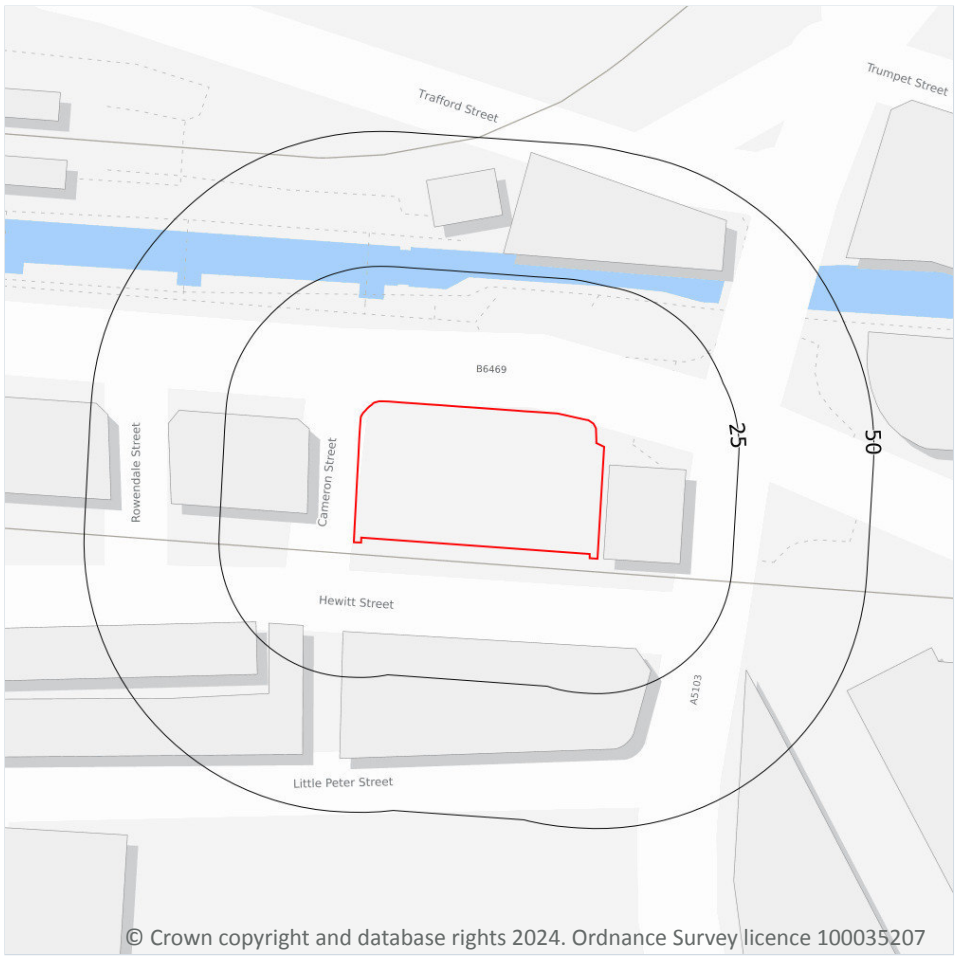
We consider the property to be acceptably free from coal mining related risk. No further action is required with regards to past coal mining.

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.

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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

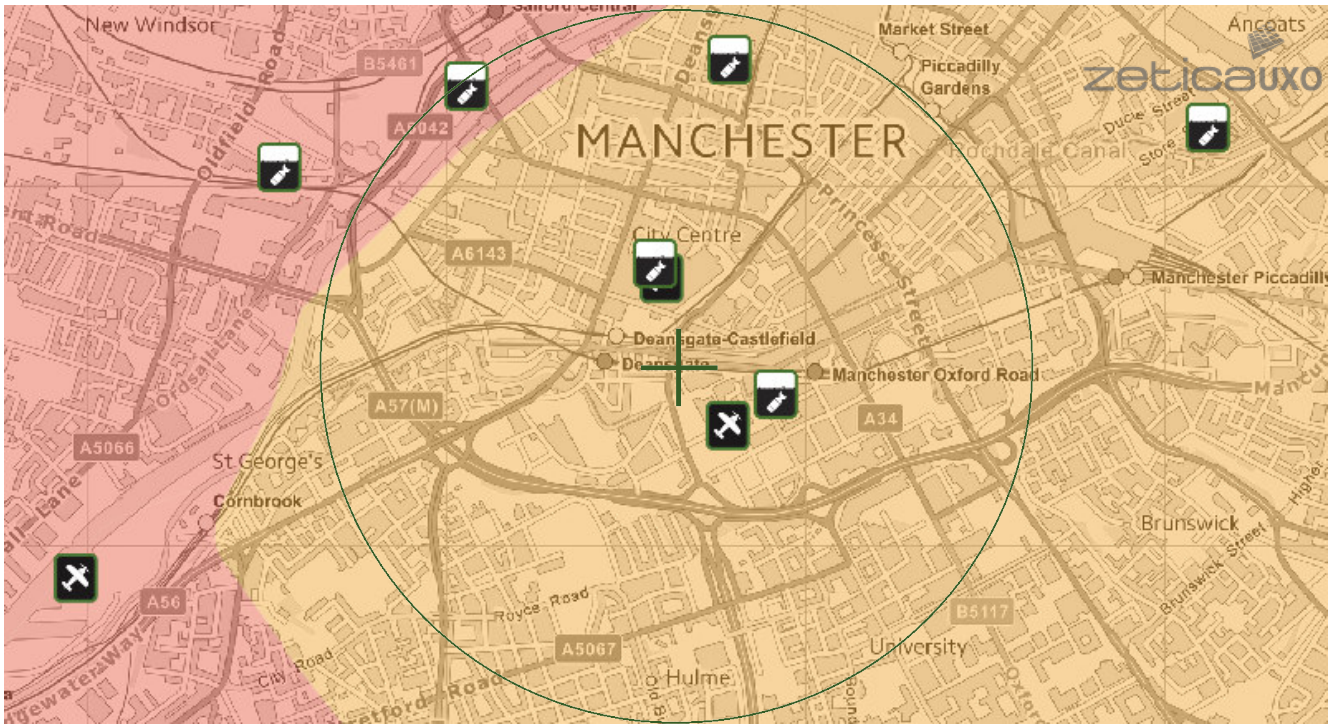
UXO Screening Map

UNEXPLODED BOMB RISK MAP

zeticauxo

SITE LOCATION

Location: M1 5NZ,
Map Centre: 383610,397505



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.

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