WML CONSULTING
Civil, Structural and Geotechnical Engineers

Phase 1 Desk Study and Preliminary Geo-Environmental Assessment

For a site at

46 Withenfield Road, Brooklands

Undertaken on behalf of

Mr Adrian Flanagan

Report No. 7810/G/01

August 2017

WML CONSULTING
Civil, Structural and Geotechnical Engineers

Report Title:	**46 Withenfield Road, Brooklands** **Phase 1 Desk Study and Preliminary Geo-Environmental Assessment**
Report Reference:	**7810/G/01**
Client:	**Mr Adrian Flanagan**
Issue Date:	**15th August 2017**
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1.0 INTRODUCTION

Appointment

1.1 WML Consulting was commissioned by Mr Adrian Flanagan to undertake a Phase 1 Desk Study and Preliminary Geo-environmental Assessment of a site located at 46 Withenfield Road, Wythenshawe, M23 9BS.

Proposed Development

1.2 It is understood that the current proposed development relates to the erection of a single storey outbuilding to provide ancillary residential accommodation.

1.3 The existing residential structure is to remain unmodified.

1.4 A draft drawing indicating the proposed layout referenced 633-001-Site Plan-B, dated 20-12-15, is presented in Appendix 01.

Background

1.5 In 2012 the client commissioned a Phase 2 investigation by GeoAssist which culminated in the following report:-

- Ground Investigation – Geotechnical for land at 46 Withenfield Road, referenced 5412/MUG-G, Dated January 2012.

1.6 Subsequently, in January 2016 a planning application was made to Manchester City Council (MCC) in relation to the aforementioned proposed development. It is not known if the GeoAssist report formed part of this submission.

1.7 Based on a review of the relevant Planning Permission referenced 10882/FO/2015/S2, this report has been produced for submission to MCC to provide the required information to satisfy Condition 4.

Objective

1.8 The purpose of the Desk Study is to collate available geological and environmental data for the site and its environs in order to undertake a preliminary geotechnical and geo-environmental appraisal and inform a site specific conceptual model.

1.9 This enables a preliminary assessment of geo-environmental risks to be undertaken, where necessary, and provides information for the design of an appropriate Phase 2 Ground Investigation in accordance with the Environment Agency (2004) Model Procedures for the Management of Land Contamination, CLR11.

Scope

1.10 The Phase I Desk Study comprised a site reconnaissance visit on 10th August 2017 and a review of the following information sources:

- British Geological Survey (1:50,000) Sheet 98 'Stockport' (Solid Edition).
- British Geological Survey Digital Geological Map of Great Britain (DiGMapGB-50; available as a Web Map Service).
- Coal Authority interactive map viewer (available as a Web Map Service).
- Environment Agency 'What's in my back yard?' website.
- The site and surrounding area's environmental compliance history from data presented in the site specific GroundSure Environmental Insight Report (Appendix 04).
- Historical Ordnance Survey maps as provided by GroundSure (Appendix 04).

- BRE Publication 211 (2015) "Radon: Guidance on Protective Measures for New Buildings".
- HPA-RPD-033 Indicative Atlas of Radon in England and Wales, 2007.
- Review of Geo-Assist Ground Investigation Report (Appendix 05).

2.0 SITE LOCATION AND DESCRIPTION

Site Location

2.1 The site comprises the garden area of 46 Withenfield Road in the Brooklands area of Wythenshawe, Manchester. It is centred on approximate Ordnance Survey National Grid Reference 380805E, 389886N with an indicative postcode of M23 9BS.

2.2 The proposed development site is bounded to the north, south and west by residential properties with associated areas of hardstanding and gardens. To the north-east and east the site is bounded by Nan Nook Wood and Wythenshawe Park, which includes a pond and several small surface watercourses.

2.3 A location plan is presented in Appendix 01.

Site Description

2.4 The site is irregular in shape and covers an area of approximately 0.11 Hectares.

2.5 The northern part of the site comprises an existing residential structure with associated areas of hardstanding and private gardens. The southern section of the site comprises a central area of compacted gravel, roughly demarking the location of the proposed residential structure, surrounded by gardens and landscaped areas.

2.6 Several garden sheds are located to the north and east of the proposed residential structure. At the time of the site inspection an open excavation, in the western part of the site, revealed natural granular Glaciofluvial Deposits underlying the surface horizon of compacted gravel.

2.7 The eastern boundary of the site is densely vegetated with mature deciduous trees of varying species. The south-western site boundary is also vegetated with semi-mature deciduous trees of varying species.

2.8 Surrounding land is predominantly occupied by residential developments and areas of public open space.

2.9 Although a topographical survey has not been undertaken at this stage, it was noted during the site inspection that the main site area gently increases in elevation from north to south.

2.10 Photographs of the site and immediately surrounding area are provided in Appendix 03.

3.0 ENVIRONMENTAL SETTING

3.1 The following sections on the environmental setting of the site are summarised from the GroundSure Enviro Insight Report in Appendix 03 and supplemented by information from the Environment Agency web based 'What's in my backyard' service.

3.2 The geology of the site is covered by the British Geological Survey (BGS) Sheet 98 'Stockport' (1:50,000 scale Solid and Drift editions) and the site specific GroundSure GeoInsight report supplemented by the BGS Digital Geological Map of Great Britain (DiGMapGB-50; available as a Web Map Service).

Environmental Setting

Description	Comments
Geology	The BGS plans indicated that the site is underlain by Devensian Glaciofluvial Sheet Deposits comprising mainly sand and gravel. The Drift deposits are underlain at greater depths by the Triassic Tarporley Siltstone Formation which generally comprise siltstone and sandstone. No faults are inferred within 500m of the site.
Radon	The property is not in a Radon Affected Area as defined by the Health Protection Agency as less than 1% of properties are above the Action Level of exposure. Therefore, no radon protection measures are necessary for new structures as described in publication BR211 by the Building Research Establishment.
Mining and Subsidence	In consideration of the underlying geology and a review of the Coal Authority Interactive maps, risks of subsidence from coal mining can be discounted. Risks of surface subsidence relating to dissolution related subsidence are also considered low and can be discounted.
Hydrology	There are 2no recorded Detailed River Network Features within 250m of the site. These both relate to Baguley Brook, 128m south-west which is culverted at its closest point. The nearest surface water features relates to a series of interconnected ponds within Nan Nook Wood, the closest of which is located 8m north of the site. There are no Surface Water Extraction Licences within 2km of the site.
Hydrogeology	The Glaciofluvial Sheet Deposits beneath the site are classified by the Environment Agency as a Secondary 'B' Aquifer. These comprise lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. The underlying bedrock is classified as a Secondary 'A' Aquifer (former Minor 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. There are no Environment Agency Source Protection Zones within 500m of the site. There are no Groundwater Abstraction Licences within 1km of the site.
Landfill and Waste	There are no active, non-operational or historic landfills recorded within 1km of the site.

Description	Comments
Management Activity	However, historical records indicate that several infilled ponds are located within 250m of the site, the closest of which slightly encroached onto the north-eastern site boundary. There are no licensed Waste Sites within 500m of the site.
Industrial Land Use Information	There is 1no potentially contaminative industrial sites within 250m of the subject site, relating to an electrical sub-station 233m west. However, this is not considered to be within influencing distance of the site. There are no Underground High Pressure Pipelines or High Voltage Underground Cables recorded within 500m of the site boundary.
Environmental Permits, Incidents and Registers	There are no records of historic IPC Authorisations, Part A(1), Part A(2) or Part B Authorised Activities within 500m of the site. There are no List 1 or List 2 Dangerous Substances Inventory Sites recorded within 500m of the site. There are no registered sites holding Licences or Radioactive Substance Authorisations within 500m of the study site. There are no Licenced Discharge Consent within 500m of the site. There are no recorded Environment Agency Pollution Incidents within 250m of the site. The nearest is located 467m south-east and related to containers with a Category 3 (Minor) impact to water but this is unlikely to have an effect on the site. No sites have been determined as Contaminated Land under Section 78R of the Environmental Protection Act 1990 within 500m of the study site.
Potential Flood Risks	Detailed assessment of flood risk is outside the scope of this assessment. However, reference to the Environment Agency website and the Groundsure report indicates that the Risk of Flooding from Rivers and the Sea (RoFRaS) is currently designated as 'very low'. The site is indicated on British Geological Survey (BGS) records to be within an area which is not considered to be susceptible to groundwater flooding.
Environmentally Sensitive Sites	There is 1no Designated Environmentally Sensitive Site within 500m of the study site. This relates to Wythenshawe Park Local Nature Reserve which borders the site to the east.
Archaeological Information	No archaeological information has been obtained for the purpose of this report. Although not anticipated, if considered appropriate, reference should be made to an archaeological consultant in this respect.

4.0 SITE HISTORY

4.1 The historical development of the site has been determined by reference to archive Ordnance Survey (OS) map extracts obtained from the GroundSure EnviroInsight Report in Appendix 04.

4.2 It should be noted that historical plans with no mapping information at or around the immediate site area have been omitted from the Map Dates.

Historical Development

Map Dates	Scale	Comments	
		On Site	Surrounding Area
1876	1:2,500	The site comprised undeveloped rural / agricultural land. A pond was shown to encroach into the north-eastern site boundary, although its exact location appears to vary on the historical plans.	The surrounding area comprised generally undeveloped rural / agricultural land with localised residential developments. A number of ponds were located within 250m of the site. Nan Nook Wood was located immediately to the north and east of the site. Moor Farm was located some 250m south-west.
1897	1:10,560	No significant changes apparent.	The Cheshire Lines Railway extended roughly east to west some 750m to the south of the site boundary. Wythenshawe Hall was located some 600m east.
1898	1:2,500	No significant changes apparent.	No significant changes apparent.
1907	1:10,560	No significant changes apparent.	No significant changes apparent.
1908	1:10,560	No significant changes apparent.	No significant changes apparent.
1910	1:2,500	No significant changes apparent.	No significant changes apparent.
1911	1:10,560	No significant changes apparent.	No significant changes apparent.
1922	1:2,500	No significant changes apparent.	No significant changes apparent.
1923	1:10,560	No significant changes apparent.	No significant changes apparent.
1935	1:2,500	No significant changes apparent.	A Nursery (plants) had been developed some 225m north of the site.
1938	1:10,560	No significant changes apparent.	Extensive residential development had occurred in the wider surrounding area, including some 350m north-east and 500m south of the site.
1955	1:10,560	No significant changes apparent.	Further residential development had occurred some 250m to the south-east and south-west of the site.
1958	1:2,500	The northern section of the site had undergone development with a single semi-detached residential structure. The pond encroaching within the north-eastern section of the site appeared to have been infilled.	Residential development along Withenfield Road had occurred immediately west of the site. The Park School had been constructed some 20m south with West Wythenshawe College of Further Education some 200m south-west. A drain was shown to extend northwards from the edge of the former pond some 15m north-east of the site.

Map Dates	Scale	Comments	
		On Site	Surrounding Area
1959	1:1,250	No significant changes apparent.	No significant changes apparent.
1967	1:10,560	No significant changes apparent.	A Works had been constructed some 800m south-west of the site.
1972	1:1,250	No significant changes apparent.	Further localised residential development some 150m north-west.
1981	1:10,000	No significant changes apparent.	A Warehouse and Depot had been constructed some 650m south-west of the site.
1990	1:10,000	No significant changes apparent.	Two works had been constructed some 450m and 500m west of the site.
1992	1:1,250	No significant changes apparent.	No significant changes apparent.
2002	1:10,000	No significant changes apparent.	No significant changes apparent.
2010	1:10,000	No significant changes apparent.	An area previously occupied by The Park School and West Wythenshawe College some 20m south of the site had been redeveloped for residential use.
2014	1:10,000	No significant changes apparent.	No significant changes apparent.

4.3 In summary, the site historically comprised undeveloped land with a pond extending into the north-eastern corner. Sometime prior to 1958 the pond was infilled and the current residential structure was constructed.

4.4 The surrounding area has historically comprised, undeveloped rural / agricultural land with localised residential development. Industrial development in the wider surrounding area included a number of Works, a Warehouse and a Depot. The area immediately surrounding the site underwent extensive residential development during the 1930's and 1950's.

4.5 On this basis, significant sources of historic ground contamination are not anticipated although in-filling of the pond with materials of unknown origin could have given rise to a localised contamination source including ground gas from potentially degradable materials.

5.0 PREVIOUS GROUND INVESTIGATIONS

GeoAssist Limited - 2012

5.1 As part of this report a review of the previous site investigation by GeoAssist Ltd, referenced 5412/MUF-G has been undertaken.

5.2 The intrusive investigation comprised the formation of 3no Dynamic Probeholes to depths of between 3.00m and 3.30m below ground level (mbgl) on 16th January 2012.

5.3 In summary, the intrusive investigation indicated the site to be surfaced with Made Ground comprising imported hardcore extending to depths of between 0.20m and 0.30mbgl. The hardcore was described as grey, sandy, gravel.

5.4 The Made Ground was underlain by strata considered to represent Glaciofluvial Deposits extending to maximum proven depths of 3.30mbgl. These comprised very loose generally loose to medium dense, silty, gravelly sand. However, these descriptions are indicated to be inferred due to hole formation comprising dynamic probing techniques.

5.5 SPT 'N' values in the Glaciofluvial Deposits range between 3 and 15 confirming a very loose, but generally loose to medium dense state of compaction.

5.6 Groundwater seepages were recorded at depths of between 0.60m and 1.50mbgl within the granular Glaciofluvial Deposits.

5.7 No chemical analyses, geotechnical testing or gas monitoring was undertaken as part of the investigation.

5.8 The report is presented in Appendix 05.

6.0 PRELIMINARY CONTAMINATION RISK ASSESSMENT

Introduction

6.1 The following paragraphs outline a Preliminary Risk Assessment (PRA) for the site as defined by DEFRA and the EA Model Procedures for the Management of Land Contamination, CLR11 (2004).

6.2 The table in Paragraph 6.4 provides a Preliminary Conceptual Model (PCM) which defines the site in terms of a potential pollution linkage, that is, whether a pathway exists between a contamination source and a sensitive environmental receptor (Source-Pathway-Receptor relationship).

6.3 The table considers whether a pollution linkage is potentially present or not and provides a preliminary qualitative assessment of risk, based on the information currently available and in accordance with guidance provided in the CIRIA document C552 (2001) Contaminated Land Risk Assessment – A guide to good practice. The risk evaluation process is described further in Appendix 06.

6.4 Where a possible linkage is identified, it does not necessarily mean that a significant risk exists, but indicates that further information is required through appropriate site investigation to substantiate the conceptual model.

Preliminary Conceptual Model

6.5 The PCM/PRA is based on the development proposal which comprise the construction of a new residential structure in the garden of an existing house, which is to remain unmodified.

Source	Pathway	Receptor	Linkage	Comment
The likelihood of significant ground contamination sources being present at the site due to its past use is considered low. This has been confirmed beneath the proposed development footprint during the previous investigation which encountered Glaciofluvial Deposits directly beneath a thin horizon of imported gravel.	Direct contact, ingestion of soil, dermal contact, dust exposure pathways.	Current Site Users	Unlikely	No significant sources of contamination are anticipated due to the undeveloped nature of the development area. Therefore, the risk to current site users is considered **VERY LOW.**
		Site End Users	Unlikely	The provision of buildings and new hard cover will break the direct pollution linkage significantly, although residual risks will remain within private gardens. However, the risk to site end users is considered **VERY LOW.**
		Construction Workers	Unlikely	Construction workers could potentially be exposed to contaminated soils during earthworks and foundation construction. However, any perceived contamination risks will be mitigated by adopting good site working practices including appropriate Health and Safety measures during the works, thus providing a **VERY LOW** preliminary risk.
		Adjacent land users	Unlikely	Contact via wind-blown dust/debris, particularly during the development phase is possible. The current risk is considered **VERY LOW** although this would increase during construction works. Appropriate health and safety measures adopted during site development, will ensure that the risk remains low.

Source	Pathway	Receptor	Linkage	Comment
The likelihood of soluble and/or liquid, and therefore mobile contaminants occurring at the site due to its past use as a private garden is considered low.	Direct downward migration through leaching and/or mobile liquids.	Groundwater	Unlikely	Although the immediately underlying geology is classified as a Secondary B Aquifer, no significant sources of mobile contamination are envisaged. Therefore, in consideration of the predominantly undeveloped nature of the site the perceived risk to groundwater is considered **LOW**.
	Off-site migration in groundwater or surface water flow.	Surface water	Unlikely	Other than the pond 8m north, the nearest major surface water feature is Baguley Brook, located within a culvert 128m south-west of the site and the presence of mobile contaminants is considered unlikely. Therefore, risks to surface water from the site are considered **LOW**.
		Groundwater/ surface water abstractions	No linkage envisaged	The site is not within an Environment Agency Source Protection Zone and there are no water abstractions within 1km of the site. Therefore, risks to groundwater/surface water abstractions are considered **VERY LOW.**
		Adjacent Properties	Unlikely	The presence of mobile contaminants is considered unlikely. Therefore, the perceived risk to adjacent properties is assessed as **VERY LOW.**
		Ecology	Unlikely	A Local Nature Reserve borders the subject site to the north-east. However, in consideration of the historical use of the site risks to the surrounding ecology are considered **VERY LOW.**
The likelihood of volatile contaminants occurring at the site due to its past use as a private garden is considered low.	Inhalation of harmful vapours (indoor and outdoor airspaces)	Current Site Users	Unlikely	No significant sources of volatile contaminants are envisaged. Therefore the current risk from inhalation of indoor/outdoor air is considered **VERY LOW.**
		Site End Users	Unlikely	Significant sources of volatile contaminants at the site are not anticipated. Therefore the risk from inhalation of indoor/outdoor air is considered **LOW.**
		Construction Workers	Unlikely	In the event of construction workers coming into contact with possible volatile compounds, the exposure time will be relatively short. The chronic exposure risk to construction workers, assuming that appropriate health and safety measures will be adopted, is therefore considered **LOW.**
		Adjacent Properties	Unlikely	Significant sources of volatile contaminants at the site are not anticipated. Therefore the perceived risk to adjacent properties and users is assessed as **LOW**.

Source	Pathway	Receptor	Linkage	Comment
There are no recorded landfills within influencing distance and the presence of ground gas resulting from shallow unrecorded mine workings can be discounted. No appreciable thickness of degradable Made Ground have been encountered beneath the footprint of the proposed structure. The potential source of ground gas from the infilled field pond close to the larger sites north-eastern boundary are also considered to be low due to the age of infilling.	Emissions from the ground beneath the site collecting in confined spaces and excavations	Construction/ services maintenance workers	Low	Ground workers could come into contact with potentially toxic and/ or flammable/ explosive gas locally within excavations and confined spaces at the site. Assuming that appropriate health and safety measures will be adopted during construction, the preliminary risk is considered **LOW**.
	Migration of gases on/off site and collecting in confined spaces on/off site.	Adjoining site users	Unlikely	In consideration of the age of any potential infilling, the likelihood of significantly volumes of ground gas arising from the site to migrate to adjoining properties is considered low. Therefore, the preliminary risk to adjacent properties from the site is considered **LOW**.
		Current/future site users	Unlikely	The potential to generate significant volumes of ground gas beneath the proposed development footprint is considered to be low. Risks associated with the infilled pond which borders the larger site area are also considered to be low due to the age of the infill being >50years. Therefore, the potential risk to current and future site users is therefore considered **LOW**
The site is not in an area which is affected by naturally occurring radon gas.	Natural emissions from the ground collecting in confined spaces within buildings	Site end users	No linkage envisaged	The site is not located in an area where radon protection measures are required. No further action is necessary regarding radon protection as the risk is **VERY LOW**.
Chemicals which could prove aggressive to construction materials may be present on site.	Direct contact	Construction concrete, plastic water pipes.	Unlikely	Any risks to construction materials identified after site investigation and assessment will be mitigated as part of the structural design. The perceived risk is therefore considered **LOW**.

Preliminary Risk Assessment

6.6 Under the proposed development scenario and taking into consideration the nature of the development area having always comprised farmland and then a private garden, potential pollution linkages are on the whole considered unlikely with associated preliminary risks being assessed as very low to low.

6.7 The approach at the Phase 1 Desk Study stage must however be precautionary. Such uncertainties relate in the main to encountering localised contamination during construction.

7.0 PRELIMINARY GEOTECHNICAL APPRAISAL

Site Preparation and Earthworks

7.1 Current development proposals comprise the construction of a single storey structure to provide ancillary residential accommodation.

7.2 As part of the site clearance, the removal of trees and other vegetation should be undertaken under consultation with an ecological specialist.

7.3 It is assumed that the current development configuration has been outlined in consideration of retained trees and specifically Root Protection Areas (RPA) as would need to be determined by the landscape architect.

7.4 Notwithstanding this, construction near retained trees and importantly within the RPA should be undertaken with due regard to guidance provided in BS5837:2012 'Trees in relation to design, demolition and construction – recommendations'.

7.5 Any Topsoil to be removed as part of the site strip, where deemed suitable for re-use subject to chemical analysis, should be stockpiled in clearly marked areas and covered to prevent cross-contamination and leaching of nutrients.

7.6 The site has not previously been developed beyond the existing residential structure therefore the presence of buried obstructions in the form of foundations and floor slabs is unlikely.

7.7 Although not anticipated, any existing services may need to be diverted to facilitate construction and a detailed service location survey is recommended in this respect.

Foundations

7.8 Although not anticipated to be significant Made Ground / incompetent and organic natural strata should be considered unsuitable for the direct support of structural loads as they will likely be incompetent as bearing media, resulting in the potential for unacceptable total and differential settlements.

7.9 Based on their findings, the Geo-Assist Investigation concluded that the new single storey structure could be supported on a reinforced concrete raft foundation, founded on compacted gravel, where underlain directly by the Glaciofluvial Sand Deposits, utilising a bearing pressure of 50kN/m^2 .

7.10 Foundation construction will need to take account of any remaining and/or new services and, where they are in close proximity, may need to be taken down to beneath the lowest level of the service trench so that their structural integrity is maintained.

Excavations and Groundwater

7.11 Excavations at the site should be feasible using an appropriate scale of hydraulic plant. All excavations will require adequate lateral support due to the granular nature of the Glaciofluvial Deposits.

7.12 Geological records indicate the site to be underlain by Glaciofluvial Sheet Deposits which generally include granular horizons that may be relatively permeable in nature. In consideration of the Geo-Assist investigations groundwater inflows should be anticipated within excavations extending below a depth of around 0.60mbgl in the natural granular deposits.

7.13 Conventional 'sump and pump' dewatering measures are likely to be adequate to keep excavations dry although it cannot be discounted that groundwater exclusion measures such as interlocking sheet piles may be required in conjunction to prevent excessive ingress of water into excavations.

8.0 SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS

General

8.1 The site has historically been used for residential purposes, with the existing residential structure developed on the northern part of the site in the 1950's.

8.2 As such, the likelihood of significant and or widespread ground contamination sources being present beneath the site is considered low with the overall risk from such contamination also considered very low.

8.3 This has been confirmed to a degree by the Geo-Assist investigation, referenced 5412/MUF_G, dated January 2012, which encountered a thin horizon of imported granular sub-base underlain directly

8.4 Based on their findings, the Geo-Assist Investigation concluded that the new single storey structure could be supported on a reinforced concrete raft foundation, founded on compacted gravel on the Glaciofluvial Sand Deposits, using a bearing pressure of 50kN/m^2.

Conclusions

8.5 Based on the findings of the Geo-Assist Report and the PRA, no significant / widespread contamination is anticipated at the site. However, it cannot be wholly discounted that unidentified contamination sources could be encountered during site enabling works.

8.6 Therefore, in consideration of the scale of development, that instead of further intrusive investigations, it would be more appropriate to undertake a watching brief during the enabling works.

8.7 Should any visual / olfactory evidence of contamination be encountered, a geo-environmental engineer would need to be contacted who would advise of the most appropriate measures to deal with such contamination. This may include taking samples for chemical analysis and advising of appropriate routes for disposal to landfill.

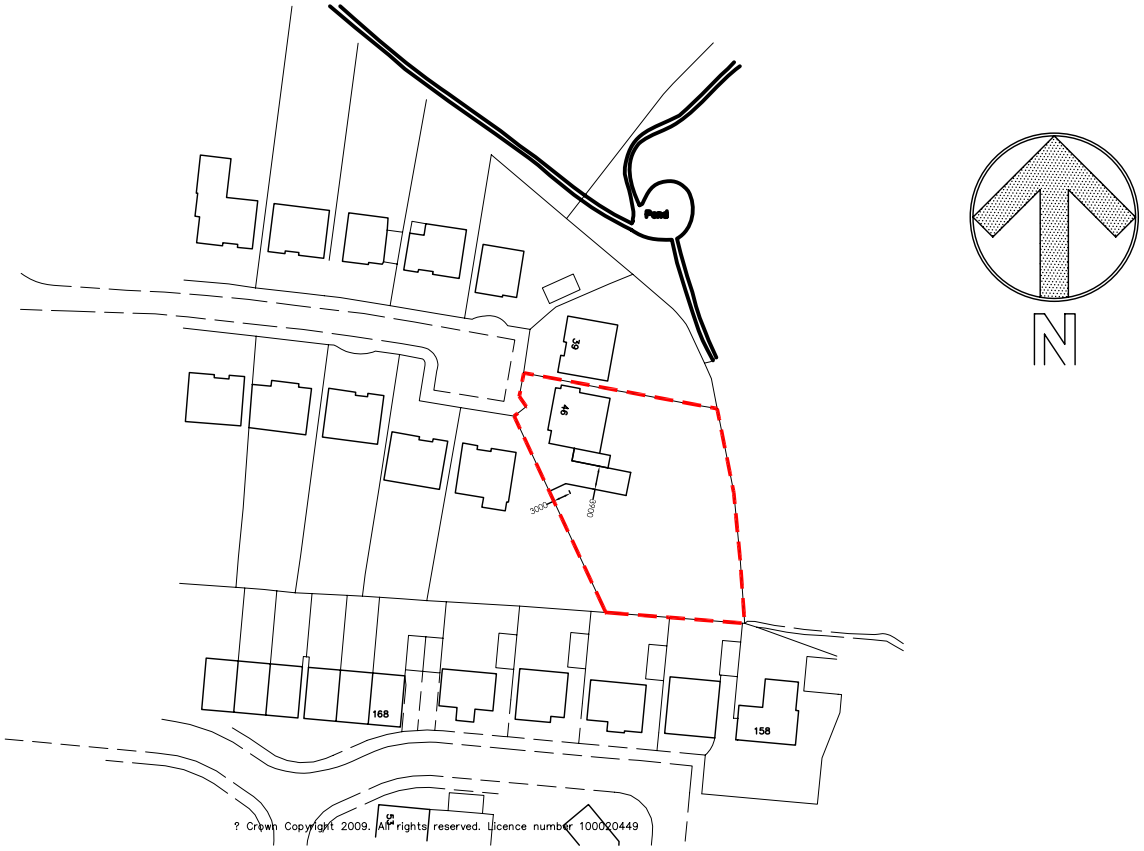
8.8 Any such unsuitable contaminated soils encountered during the site strip/enabling works will be segregated and stockpiled on impermeable sheeting and demarcated as contaminated soil for removal off-site. Any contaminated soil will be stockpiled a sufficient distance from any other stockpiled clean soil such as arisings of natural soils, to prevent cross-contamination if immediate disposal to landfill is not possible.

APPENDIX 01

Drawings

46 WITHENFIELD ROAD
MANCHESTER.

Dwg No 522-LOC



LOCATION PLAN 1:1250



1 **Site Plan**
1 : 100

Rev	Description	Date
A	Revision 1	Date 1
B	Planners comments	10/02/16

Flanagan

46 Withenfield

Site Plan

Project number	633
Date	20-12-15
Drawn by	TK
Checked by	-

001

Rev	B
Scale	1 : 100

10/02/2016 20:56:55

APPENDIX 02

Planning Conditions

MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Adrian Flanagan
46 Withenfield Road
Brooklands
Manchester
M23 9BS

Agent (if used)

Mr Tom Kelly
Build on dont move on .com
25 Albion Grove
Sale
M33 7TJ

Part 1 – Particulars of the application/development

Proposal: Erection of a single storey outbuilding to provide ancillary residential accommodation

Location: 46 Withenfield Road, Brooklands, Manchester, M23 9BS

Date of application: 9 January 2016

Application number: 110882/FO/2015/S2

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Positive and proactive working - Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The application has been determined in a timely manner and in accordance with the guidance contained within saved policy DC1 'Residential Extensions' of the Manchester Unitary Development Plan and to policy DM1 of the Core Strategy and the National Planning Policy Framework.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The materials to be used on the external surfaces of the outbuilding hereby permitted shall match those of the existing dwelling house on site in type, size, colour and texture as stated on the submitted Application Form.

Reason - To ensure the appearance of the building to be extended is not adversely affected by the materials to be used in the construction of the extension, pursuant to saved policies DC1.1, DC1.2 and DC1.4 of the Unitary Development Plan for the City of Manchester and policy DM1 of the Manchester Core Strategy.

3) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Revised plans stamped received on 12th February 2016 numbered 001 Rev B, Site Plan, 002 Rev A Plan, 003 Rev A Elevations, 004 Rev A Perspective

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

4) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

5) The development hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 46 Whitenfield Road.

Reason: To ensure the proposed use remains ancillary to the principle use on the site. In the interest of residential amenity, in accordance with the policies DM1 and SP1 of the Manchester Core Strategy.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Date: 23 March 2016

Signed: 

Julie Roscoe
Head of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the Appeals area of the Planning Portal – www.planningportal.gov.uk/pcs. The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal).

This may include a copy of the original planning application form and any supporting documents supplied to the local planning authority. By you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the Planning Portal.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the First Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the First Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

APPENDIX 03

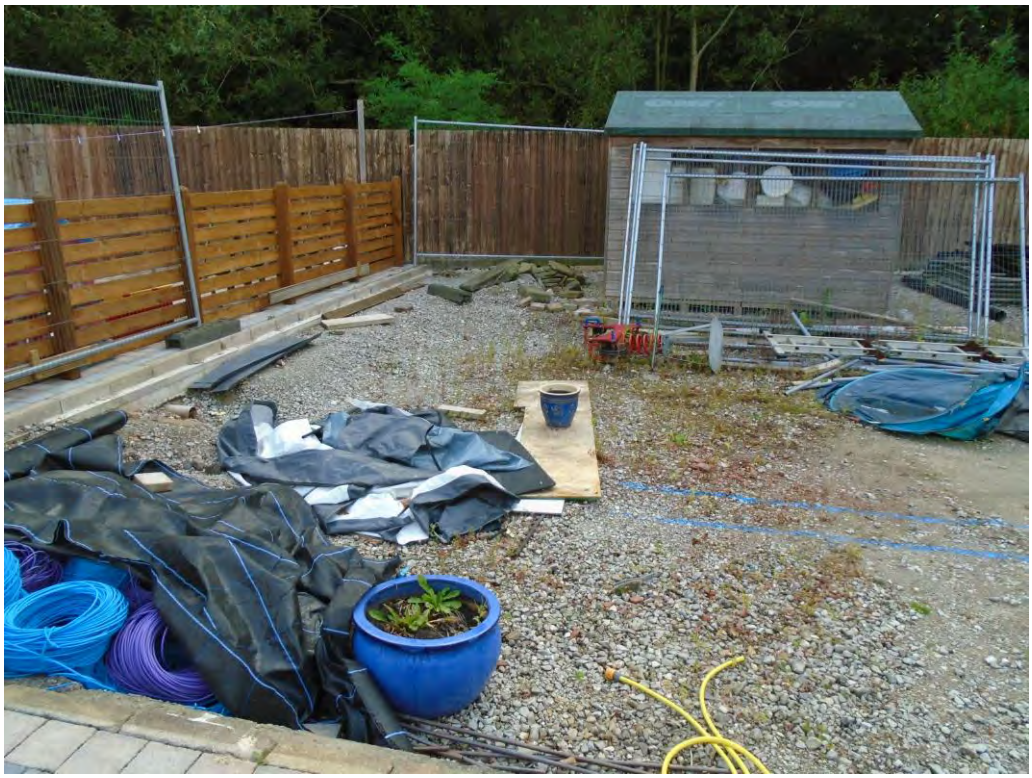
Site Photographs



Photograph 1
View south-west across the western part of the site.



Photograph 2
View south-east towards the south-eastern corner of the site.



Photograph 3
View east towards the north-eastern corner of the site.



Photograph 4
View south-west across the southern part of the site.



Photograph 5
View south-east across the southern part of the site.



Photograph 6
View north-east across the central part of the site.



Photograph 7
View north-west towards the existing residential structure in the north of the site.



Photograph 8
Natural Glaciofluvial Deposits exposed in the western part of the site.

APPENDIX 04

Groundsure Enviroinsight Report

WML Consulting

UNIT 8 WRIGHT MOTTERSHAW LYDON CONSULTING LTD, STANLEY GREEN BUSINESS PARK,
CHEADLE/CHEADLE HULME, SK8 6QL

Groundsure Reference:	GS-4155499
Your Reference:	7810G
Report Date	4 Aug 2017
Report Delivery Method:	Email - pdf

Enviro Insight

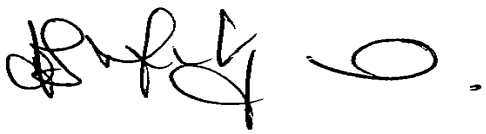
Address: 46, WITHENFIELD ROAD, MANCHESTER, M23 9BS

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviro Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,



Managing Director
Groundsure Limited

Enc.
Groundsure Enviroinsight

Enviro Insight

Address:	**46, WITHENFIELD ROAD, MANCHESTER, M23 9BS**
Date:	**4 Aug 2017**
Reference:	**GS-4155499**
Client:	**WML Consulting**

NW N NE

W E

SW S SE



Aerial Photograph Capture date:	02-Jun-2009
Grid Reference:	380805,389886
Site Size:	0.11ha

Report Reference: GS-4155499
Client Reference: 7810G

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	0	3	16
1.2 Additional Information – Historical Tank Database	0	0	0	0
1.3 Additional Information – Historical Energy Features Database	0	0	0	16
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	0	0
1.6 Potentially Infilled Land	2	4	36	59

Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	0	0
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	0	0
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	0	1
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	0	0	0	0	0	0
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	0	0	0	0

Section 4: Current Land Use

	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	0	1	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology

5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology

	0-500m
6.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	Yes
6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	1
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	1	1	0	Not searched	Not searched

Section 6: Hydrogeology and Hydrology

	0-500m					
	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Is there any Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site?	No	No	No	No	No	No
6.10 Detailed River Network entries within 500m of the site	0	0	2	1	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	Yes	Yes	Not searched	Not searched	Not searched

Section 7: Flooding

7.1 Are there any Enviroment Agency Zone 2 floodplains within 250m of the study site?	Yes
7.2 Are there any Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	Yes
7.3 What is the Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site?	Very Low
7.4 Are there any Flood Defences within 250m of the study site?	No
7.5 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.6 Are there any areas used for Flood Storage within 250m of the study site?	No
7.7 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Not Prone
7.8 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Not Applicable

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	0
8.7 Records of Local Nature Reserves (LNR)	1	0	0	0	0	0
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	0	0	0	0
8.14 Records of Green Belt land	0	0	0	0	0	3

Section 9: Natural Hazards

9.1 What is the maximum risk of natural ground subsidence?	Very Low
9.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?	Negligible
9.1.2 What is the maximum Landslides hazard rating identified on the study site?	Very Low
9.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?	Negligible
9.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?	Negligible
9.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?	Very Low
9.1.6 What is the maximum Running Sand hazard rating identified on the study site?	Very Low
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

Section 10: Mining

10.1 Are there any coal mining areas within 75m of the study site?	No
10.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?	No
10.3 Are there any brine affected areas within 75m of the study site?	No

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier “A” on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as “Not Shown”.

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Historical Land Use



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Site Outline

250
500
Search Buffers (m)

Historical 1:10,000 and 1:10,560 scale mapping

Industrial Land Use

Potentially Infilled Land

Historical 1:2,500, 1:1,250 and 1:500 scale mapping

Energy Features

Petrol Stations

Tanks

Garages

1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 19

ID	Distance [m]	Direction	Use	Date
1A	159	NW	Nursery	1938
2A	165	NW	Nursery	1966
3A	165	NW	Nursery	1955
4B	288	E	Nursery	1975
5B	288	E	Nursery	1967
6C	340	W	Unspecified Works	1989
7C	340	W	Unspecified Works	1995
8E	374	NW	Nursery	1955
9D	392	NW	Nursery	1955
10D	394	NW	Nursery	1938
11E	399	NW	Nursery	1938
12F	445	W	Unspecified Works	1989
13F	445	W	Unspecified Works	1995
14G	456	E	Refuse Heap	1995
15G	456	E	Refuse Heap	1989
16H	491	W	Smithy	1938
17H	491	W	Smithy	1911
18H	494	W	Smithy	1905
19H	494	W	Smithy	1908

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary: 0

Database searched and no data found.

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary: 16

ID	Distance (m)	Direction	Use	Date
20J	384	SW	Electricity Substation	1972
21I	385	NW	Electricity Substation	1992
22I	385	NW	Electricity Substation	1992
23J	385	SW	Electricity Substation	1992
24I	386	NW	Electricity Substation	1967
25I	386	NW	Electricity Substation	1955
26I	386	NW	Electricity Substation	1955
27K	448	W	Electricity Substation	1993
28K	450	W	Electricity Substation	1991
29K	450	W	Electricity Substation	1987
30L	461	SW	Electricity Substation	1987
31L	461	SW	Electricity Substation	1991
32L	461	SW	Electricity Transformer	1976
33L	461	SW	Electricity Substation	1993
34M	468	S	Gas Governor	1992
35M	470	S	Gas Governor	1985

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 0

Database searched and no data found.

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 101

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
36N	0	On Site	Ponds	1954
37N	0	On Site	Ponds	1938
38N	11	N	Ponds	1995
39O	24	N	Ponds	1989
40O	24	N	Ponds	1967
41O	24	N	Ponds	1975
42P	96	N	Ponds	1954
43P	100	N	Ponds	1967
44P	100	N	Ponds	1995
45P	100	N	Ponds	1989
46P	100	N	Ponds	1975
47P	100	N	Ponds	1923
48P	100	N	Ponds	1938
49P	100	N	Ponds	1905
50P	100	N	Ponds	1916
51	112	N	Ponds	1955
52Q	131	NW	Pond	1908
53Q	131	NW	Pond	1938
54Q	131	NW	Pond	1911
55Q	132	NW	Pond	1923
56Q	132	NW	Pond	1905
57Q	132	NW	Pond	1916
58R	147	N	Ponds	1978
59R	147	N	Ponds	1966
60R	147	N	Ponds	1988
61R	152	N	Ponds	1955
62R	154	N	Ponds	1923
63R	154	N	Ponds	1916
64R	154	N	Ponds	1938
65R	154	N	Ponds	1905
66R	159	N	Ponds	1897
67R	159	N	Ponds	1938
68R	162	N	Ponds	1911
69R	163	N	Ponds	1908
70S	201	N	Ponds	1938
71T	206	S	Ponds	1938
72S	209	N	Ponds	1955

73T	214	S	Ponds	1923
74T	214	S	Ponds	1905
75T	214	S	Ponds	1916
76T	218	S	Ponds	1954
77T	223	S	Ponds	1938
78U	276	NE	Ponds	1923
79U	276	NE	Ponds	1905
80U	276	NE	Ponds	1916
81V	282	E	Ponds	1967
82V	282	E	Ponds	1989
83V	282	E	Ponds	1995
84V	282	E	Ponds	1975
85U	283	NE	Ponds	1938
86U	283	NE	Ponds	1897
87V	301	E	Ponds	1938
88V	301	E	Ponds	1897
89W	301	E	Ponds	1923
90W	301	E	Ponds	1938
91W	301	E	Ponds	1916
92W	301	E	Ponds	1905
93W	304	E	Pond	1954
94V	305	E	Ponds	1911
95	330	NE	Ponds	1938
96X	331	W	Ponds	1911
97X	337	W	Ponds	1897
98	337	W	Ponds	1938
99X	337	W	Ponds	1923
100X	337	W	Ponds	1905
101X	337	W	Ponds	1916
102X	337	W	Ponds	1938
103Y	370	W	Pond	1908
104Y	372	W	Ponds	1954
105Y	373	W	Ponds	1995
106Y	373	W	Ponds	1967
107Y	373	W	Ponds	1989
108Y	373	W	Ponds	1975
109Y	374	W	Pond	1938
110Y	374	W	Pond	1897
111	376	W	Ponds	1897
112Z	397	W	Pond	1908
113Z	397	W	Pond	1911
114Z	399	W	Pond	1938
115Z	399	W	Pond	1897
116Z	399	W	Pond	1905
117Z	408	W	Pond	1938
118Z	408	W	Pond	1923

119Z	411	W	Pond	1916
120AB	417	E	Ponds	1938
121AA	417	W	Pond	1908
122AA	419	W	Pond	1995
123AA	419	W	Pond	1967
124AA	419	W	Pond	1989
125AA	419	W	Pond	1975
126AB	420	E	Ponds	1954
127AA	421	W	Pond	1954
128AA	422	W	Pond	1938
129AA	422	W	Pond	1897
130AC	423	W	Pond	1908
131AC	423	W	Pond	1911
132AC	424	W	Pond	1897
133AC	424	W	Pond	1938
134AC	425	W	Pond	1954
135G	456	E	Refuse Heap	1995
136G	456	E	Refuse Heap	1989

2. Environmental Permits, Incidents and Registers Map



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- Site Outline
- Search Buffers (m) — 250 — 500
- Recorded Pollution Incident
- Dangerous Substances (List 1)
- Dangerous Substances (List 2)
- Water Industry Referrals
- Licenced Discharge Consents
- Red List Discharge Consents
- RAS 3 & 4 Authorisations
- Part A(1) Authorised Processes and Historic IPC Authorisations
- Part A(2) and Part B Authorised Processes
- COMAH / NIHHS Sites
- Sites Determined as Contaminated Land
- Hazardous Substance Consents and Enforcements

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency/Natural Resources Wales and Local Authorities reveal the following information:

2.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site: 0

Database searched and no data found.

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations: 0

Database searched and no data found.

2.1.8 Records of Licensed Discharge Consents within 500m of the study site: 0

Database searched and no data found.

2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site: 0

Database searched and no data found.

2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site: 0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site: 0

Database searched and no data found.
