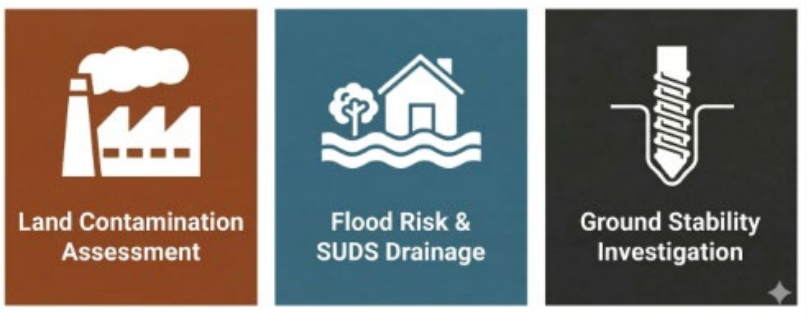
LAND CONTAMINATION PHASE 1 DESK STUDY

47 SEDGEBOROUGH ROAD

MANCHESTER
M16 7EU

On behalf of:

HD Rental Properties Ltd



Report No.: A260310-R01

Date: March 2026

Adeptus Environmental

2nd Floor, 401 Faraday St.
Birchwood Park
Warrington
WA3 6GA

T: +44 (0)1925 599 052

E: contact@adeptus.co.uk

Document Control Record

Report Title:	Land Contamination Phase 1 Desk Study
Project:	47 Sedgeborough Road, Manchester, M16 7EU
Client:	HD Rental Properties Ltd
Report No.:	A260310-R01
Issue:	A
Status:	For issue
Comments	-
Written by:	D. Fisher
Checked by:	N. Dixon
Control Date:	March 2026

Confidentiality

This report was prepared by Adeptus for the use of the client, named above. The report has been prepared specifically on the basis of the end use as defined by the client. Any change of end use would necessitate review of this report and its findings. Use of or reliance on this report by any third party is not permitted without our express written agreement, and where this is given, will be subject to our terms and conditions

.

TABLE OF CONTENTS

1 Introduction 1
1.1 Background & Objectives 1
1.2 Regulatory Framework 1
1.3 Supporting Information 1
2 Site Information 2
2.1 Location and Proposals 2
2.2 Site Reconnaissance 3
3 Environmental Setting 4
3.1 Geology 4
3.2 Geohazards 4
3.3 Water Environment 4
3.4 Protected Sites 5
3.5 Summary Environmental Sensitivity 6
4 Past Land Use 6
4.1 Historical Development 6
4.2 Landfill & Waste Sites 8
4.3 Regulated Activities & Incidents 8
5 Initial Conceptual Site Model 9
5.1 Pollutant Linkage Assessment 10
5.2 Preliminary Risk Assessment 10
6 Conclusions 13
6.1 Summary 13
6.2 Recommendations 13

APPENDIX A – SITE PLAN
APPENDIX B – SUPPORTING INFORMATION
B1 – Enviro Insight Report
B2 – Historical Ordnance Survey Maps
APPENDIX C – LIMITATIONS

1 INTRODUCTION

1.1 Background & Objectives

Adeptus was appointed to undertake a Land Contamination Phase 1 Desk Study on behalf of HD Rental Properties Ltd, in support of a planning application for development at the study site. The report is required to assess the potential for significant contamination affecting the site and ensure suitability for the proposed use.

The objectives of the desk study are to:

- Review past land use on and in proximity to the study site
- Assess the likelihood of contamination, as well as its potential nature and extent
- Evaluate the site geological, environmental and land use setting
- Develop an initial conceptual site model
- Undertake a preliminary risk assessment in line with LCRM guidance
- Determine whether further investigation is required

1.2 Regulatory Framework

Land contamination is a material consideration under the National Planning Policy Framework (2012). This means that local authorities must take the potential or actual presence of contamination into account when considering planning applications.

“Contamination” is defined in BS 10175:2011 as:

presence of a substance or agent, as a result of human activity, in, on or under land, which has the potential to cause harm or to cause pollution.

1.3 Supporting Information

At the time of writing, no third-party reports have been made available to Adeptus.

A site plan is included as Appendix A.

Other sources of information utilised in producing this report are listed as Appendix B.

2 SITE INFORMATION

This section provides a review of the land use on and in the vicinity of the Site, with the purpose of identifying potentially significant current features and environmental constraints.

2.1 Location and Proposals

Table: Site Particulars

Location	The site is situated east of Sedgeborough Road in a residential area towards the north of Whalley Range
Area & Coordinates	0.08 ha | 383038 395520 (centred on, approx.)
Development Proposals	Erection of two-storey building comprising 2no. two-bedroom apartments (Use Class C3) with associated car parking, cycle storage and waste storage, together with reconfiguration of existing HMO and associated elevational alterations.

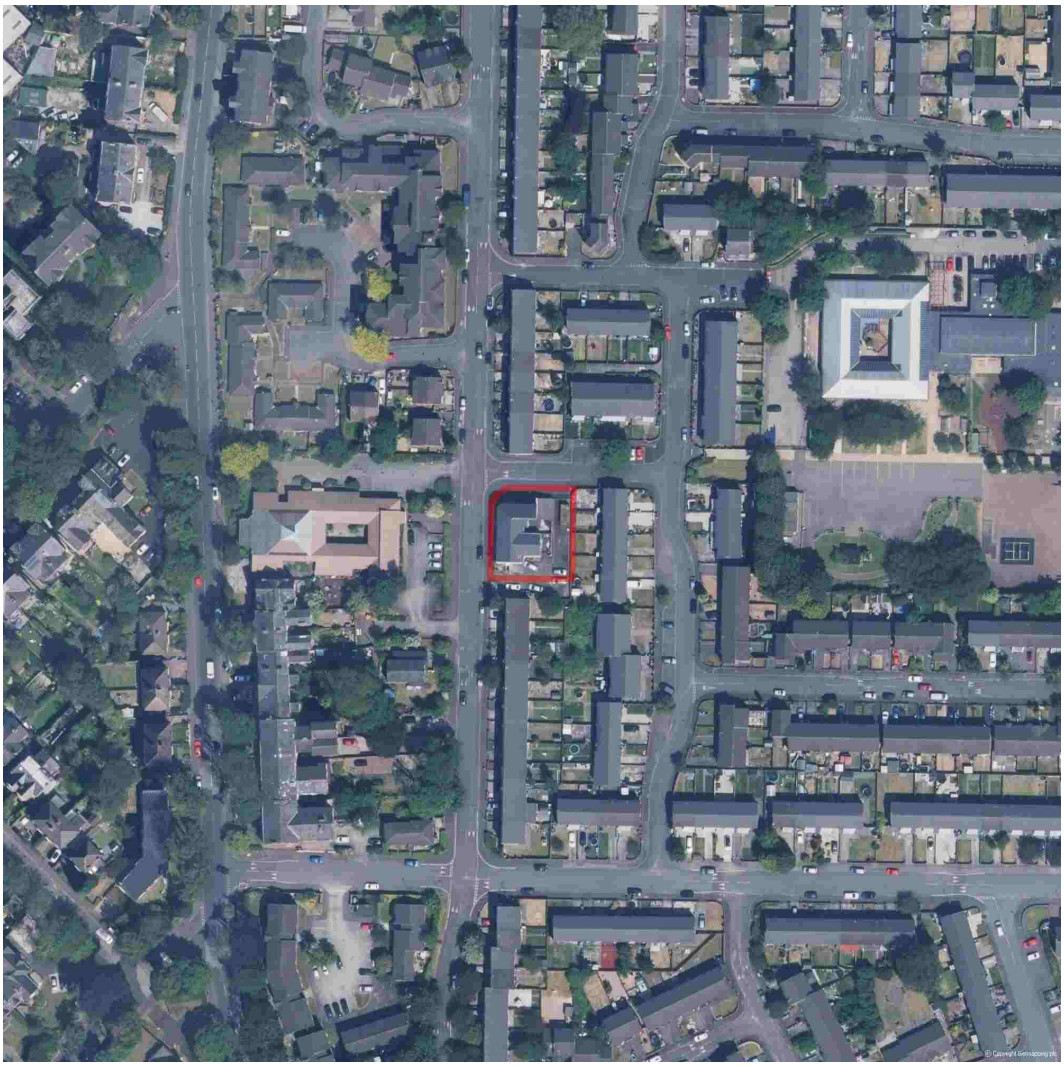


Figure: Site Location

2.2 Site Reconnaissance

A site walkover was not commissioned by the client. Limited reconnaissance of the site was therefore undertaken via satellite imagery, and the findings are summarised in table below.

Table: Site Reconnaissance Notes

Notes		
Apparent Land Use	Onsite:	The site comprises an existing HMO, and the proposed dwelling location is currently used for parking. There is a 20 ft shipping container used for storage at the rear of the existing building.
	North:	Dwellings with gardens.
	East:	Dwellings with gardens.
	South:	Dwellings with gardens.
	West:	Dwellings with gardens.
Topography	Appears to be flat and level. No retaining structures are apparent.	
Ground Cover Proportions On-site	Buildings:	40%
	Hardstanding:	60%
	Soft Landscaping:	-
Drainage & Utilities	Downpipes carrying roof water are presumed to connect to the public sewer. Incoming gas pipes are situated at the north-west corner of the building.	
Fuel and/or Chemical Storage	None apparent from satellite imagery.	
Off Site Potential Contaminant Sources	None apparent from satellite imagery.	
Asbestos Containing Material (ACM)	The building fabric may contain ACM in some form; this will require management in line with the Control of Asbestos Regulations, 2012, and is therefore not expected to impact ground conditions.	

3 ENVIRONMENTAL SETTING

3.1 Geology

According to extracts from the BGS geological maps (sheets SJ89NW at 1:10,000 scale and EW085_manchester_v4 at 1:50,000 scale), the following geological succession is anticipated on and within 100m of the study site.

Artificial and Made Ground

None mapped locally

Superficial Deposits

- Glaciofluvial Sheet Deposits, Devensian - Onsite
  - Sand and gravel

Bedrock

- Wilmslow Sandstone Formation - Onsite
  - Sandstone

Linear Features

No faults, folds or other linear features are mapped in proximity to the study site.

3.2 Geohazards

Coal Mining

The site is not within 75m of the coal mining reporting area

Radon

According to BGS and UK Health Security Agency Radon Potential data, the maximum likelihood a property having a radon level at or above the action level on the site or within 50m is: Less than 1%.

Radon Protection Measures required: None.

3.3 Water Environment

Groundwaters

Superficial

- Secondary A Aquifer - Onsite
  - Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers

Bedrock

- Principal Aquifer - Onsite
  - 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

Superficial Permeability

- Very High to High - Onsite
  - Flow type: Intergranular

WFD Groundwater Bodies

- Manchester and East Cheshire Permo-Triassic Sandstone Aquifers - Onsite
  - Overall Quality: Poor (2019)
  - Chemical Quality: Poor (2019)
  - Quantitative Quality: Poor (2019)

Surface Waters

There are no mapped surface water features within 250m of the study site.

WFD Surface Water Bodies

No WFD surface water body records within the search distance.

Source Protection Zones (0)

The study site is not within a Source Protection Zone (SPZ).

Flooding

According to the Environment Agency's Flood Map for Planning, the site falls within Flood Zone 2.

Flood zone classifications:

Zone 1 (Low): *Land where the annual probability of flooding from rivers or the sea is less than 1 in 1,000 (0.1%).*

Zone 2 (Medium): *Land where the annual probability of river flooding is between 1 in 100 (1%) and 1 in 1,000 (0.1%), or sea flooding between 1 in 200 (0.5%) and 1 in 1,000 (0.1%).*

Zone 3 (High): *Land where the annual probability of river flooding is 1 in 100 (1%) or greater, or sea flooding is 1 in 200 (0.5%) or greater.*

Abstractions (0)

There are no licensed surface water, groundwater or potable water abstractions within 250m of the study site.

3.4 Protected Sites

Environmental Designations (0)

There are no records of any of the following designations within 250m:

- *Sites of Special Scientific Interest (SSSI)*
- *Conserved wetland sites (Ramsar sites)*
- *Special Areas of Conservation (SAC)*
- *Special Protection Areas (SPA)*
- *National Nature Reserves (NNR)*
- *Local Nature Reserves (LNR)*
- *Designated Ancient Woodland*
- *Locally Designated Sites*

Heritage Designations (0)

There are no records of any of the following designations within 250m:

- *World Heritage Sites*

- *Scheduled Ancient Monuments*
- *Listed Buildings*

3.5 Summary Environmental Sensitivity

Human Health

High: Residential without garden.

Water Environment

Moderate to High: The site overlies a Principal Bedrock Aquifer and Secondary A Superficial Aquifer with very high to high permeability and is located within Flood Zone 2.

There are no mapped surface waters within 250m, no abstraction points within 500m, and the site is not within a Source Protection Zone.

Protected Sites

Low: No protected ecological or heritage sites are recorded within 250m of the site.

4 PAST LAND USE

4.1 Historical Development

Historical Ordnance (OS) Survey map extracts have been examined to provide a summary of significant land use on and in proximity to the site, including industrial features within 100m and potential land fill sites within 250m.

Where available, more recent aerial photographs have also been reviewed for evidence of relevant land use.

Table: Sources of Historical Information

Date	Scale / Source
1848-1849	1:10,560
1881	1:2,500
1889	1:2,500
1891	1:500
1896	1:10,560
1897	1:10,560
1905	1:10,560
1908	1:2,500
1911	1:10,560

Date	Scale / Source
1923	1:10,560
1932-1934	1:2,500 and 1:10,560
1938	1:10,560
1949-1951	1:1,250 and 1:2,500
1955-1956	1:10,560
1960	1:1,250
1972-1977	1:1,250 and 1:10,000
1978-1981	1:1,250 and 1:10,000
1985-1988	1:1,250 and 1:10,000

Date	Scale / Source
2000	Aerial Photograph
2001	1:10,000
2003	1:1,250
2009	Aerial Photograph
2010	1:10,000
2015	1:10,000
2015	Aerial Photograph
2022	Aerial Photograph
2023	Aerial Photograph

1916	1:10,560	1989-1992	1:1,250	2025	1:10,000
1922	1:2,500	1991-1995	1:1,250 and 1:10,000		

Potentially significant features are noted in the table below. Where more than one instance of the same use occurs in the same direction, only the closest has been described.

Table: Onsite Features and Potential Sources

Source or Feature	First Year	Last Year	Description
Undeveloped land	1848	1881	The earliest OS maps show the study site falling within a parcel of land which itself sits within a wider field system, most probably under agricultural use.
Dwellings, Inn	1889	Today	What appears to be four dwellings at the end of a continuous terrace appear on the site on the 1889 OS map. Two further dwellings to the east fronting onto what was Bishop Street also extend partially onto the study site from the east. The 1949 OS map appears to show the two dwellings on the northern half of the site merged into one and labelled Great Western Inn (boarding house). Subsequent OS maps between 1951 and 1960 have no coverage of the study site. However, from 1972 the OS maps show this site having the same layout as today, with the fourth dwelling at the south having been demolished, along with possibly that south of the site. The site remains labelled Great Western Inn and then Great Western Public House until the most recent 2003 OS map.

Table: Offsite Potential Sources

Source or Feature – Location	First Year	Last Year	Description
Warehouses – 190m NW	1932	Today	The warehouses appear on a previously vacant site on the 1932 OS map but are not explicitly labelled until 1972. The buildings persist on more recent OS maps and appear to remain to date as occupied by a motor repairs garage and a place of worship. Given their distances from the study site, these warehouses and, in particular, the current usage are not considered significant.
Electricity Substations - 105m S / 109m N	1981	1998	Given their distances and that PCBs are not particularly mobile in soils, these features are not considered significant.

4.2 Landfill & Waste Sites

Waste exemptions (4)

- Alexandra Park Health, M16 7AP - 215m E
  - Reference: Wex156636
  - Category: Treating waste exemption
  - Sub-Category: Not on a farm
  - Summary: 2 records relate to various activities at this site, such as sorting and de-naturing of controlled drugs for disposal

There are no records of the following within the search distance:

- *Active or recent landfill*
- *Historical landfill (BGS records)*
- *Historical landfill (LA/mapping records)*
- *Historical landfill (EA/NRW records)*
- *Historical waste sites*
- *Licensed waste sites*

4.3 Regulated Activities & Incidents

Current industrial sites (6)

- Electricity Sub Station - 106m SW
  - Activity: Electrical Features
  - Category: Infrastructure and Facilities
- Electricity Sub Station - 111m N
  - Activity: Electrical Features
  - Category: Infrastructure and Facilities
- Electricity Sub Station - 175m W
  - Activity: Electrical Features
  - Category: Infrastructure and Facilities
- Magis - 220m E
  - Activity: Cosmetics, Toiletries and Perfumes
  - Category: Consumer Products
- The Bamboo Group Ltd - 225m E
  - Activity: Distribution and Haulage
  - Category: Transport, Storage and Delivery
- Auto Technik - 231m NW
  - Activity: Vehicle Repair, Testing and Servicing
  - Category: Repair and Servicing

Current or recent petrol stations (1)

- Obsolete - 109m NW

- Status: Obsolete

Pollution incidents (2)

- 92m SW
  - Incident Date: 13/11/2001
  - Incident Identification: 42618
  - Pollutant: Inert Materials and Wastes
  - Pollutant Description: Soils and Clay
  - Water Impact: Category 4 (No Impact)
  - Land Impact: Category 3 (Minor)
- 97m SW
  - Incident Date: 13/11/2001
  - Incident Identification: 42576
  - Pollutant: Inert Materials and Wastes
  - Pollutant Description: Soils and Clay
  - Water Impact: Category 4 (No Impact)
  - Land Impact: Category 3 (Minor)

There are no records of the following within the search distance:

- *Current or recent tanks*
- *Electricity cables*
- *Gas pipelines*
- *Sites determined as Contaminated Land*
- *COMAH Sites*
- *Regulated explosive sites*
- *Hazardous substance storage*
- *Integrated Pollution Control (IPC) records*
- *Part A(1) permitted installations*
- *Licensed pollutant releases (Part A(2)/B)*
- *Radioactive substance authorisations*
- *Pollutant discharge to surface waters*
- *Pollutant release to public sewer*
- *List 1 dangerous substances discharge*
- *List 2 dangerous substances discharge*
- *Pollution inventory substances*
- *Pollution inventory waste transfers*
- *Pollution inventory radioactive waste*

5 INITIAL CONCEPTUAL SITE MODEL

For a conceptual risk to human health or the environment to exist within the context of LCRM, all of the following elements must be present:

- a **source** – i.e., a substance (contaminant(s)) that is capable of causing pollution or adverse health effects;
- a **receptor** - i.e., something which could be adversely affected by the source; and
- a **pathway** – i.e., a route by which the contaminant could come into contact with, or affect, the receptor.

Information on these three elements is used to form an initial conceptual site model (CSM) and identify potentially significant contaminant linkages.

5.1 Pollutant Linkage Assessment

Sources

Historically, one or two terraced dwellings appear to have fallen within the south of the study site, and their demolition is a likely source of Made Ground underlying that area.

Additionally, all of the surrounding Victorian or earlier dwellings have been demolished and replaced with more modern ones, suggesting Made Ground will underlie those sites also, although this may have been excavated to some degree in the course of their redevelopment.

Made Ground is frequently a source of common contaminants including metals/metalloids, PAHs, asbestos-containing materials (ACMs) and sulphates.

The site is considered unlikely to be affected by significant mobile and/or radon contamination, hydrocarbons or VOCs.

It's also unlikely that Made Ground would be of sufficient thickness and composition to present a significant source of ground gas generation and flux, especially given the time elapsed since the demolition.

Receptors

- **Human Health**: Residential end users; nearby land users; construction workers
- **Water Environment**: Principal Bedrock Aquifer and Secondary A Superficial Aquifer.
- **Property** in the form of buildings and structures
- **Flora** within soft landscaping

Pathways

- Dermal contact
- Ingestion
- Inhalation
- Consumption of home grown produce
- Leaching/migration via runoff, drainage network or unsaturated zone
- Plant uptake from root zone
- Conditions aggressive to concrete

5.2 Preliminary Risk Assessment

Qualitative assessment of the risks posed by the potentially significant pollutant linkages identified in Section 5.1 is summarised in the table below. Risk classification is a function of the severity of a potential environmental or health effect, and the likelihood or frequency of its occurrence.

Table: Preliminary Risk Assessment

Source	Pathway	Receptor	Consequence	Likelihood	Classification	Rationale
Organic and inorganic contaminants potentially present in soils and/or Made Ground	Dermal contact, ingestion, particulate inhalation	Offsite residents	Medium	Unlikely	Low Risk	The nature of potential sources identified are unlikely to present an acute risk to offsite receptors during groundworks. Development for residential use introduces the possibility of sensitive receptors such as young children being exposed to contaminants in near surface soils should they be present. The growing of produce is unlikely in a small, shared amenity space Flora may be affected by contaminants such as phytotoxic metals.
		Residential end users	Medium	Likely	Moderate Risk	
	Consumption of home grown produce		Medium	Unlikely	Low Risk	
	Uptake from root zone	Flora within soft landscaping	Minor	Low Likelihood	Low Risk	
	Surface waters	Medium	Medium	Unlikely	Low Risk	Mapped surface waters are at significant distance. The established site history Is very unlikely to have produced a significant source of mobile and/or leachable contamination capable of affecting groundwater or surface water. Additionally, the underlying principal aquifer was graded as poor quality for both chemical and quantitative determinants in 2019.
	Groundwater	Medium	Medium	Low Likelihood	Moderate/ Low Risk	

Source	Pathway	Receptor	Consequence	Likelihood	Classification	Rationale
Aggressive ground (e.g. sulphate; pH)	Conditions aggressive to concrete	Buildings/ services	Mild	Low Likelihood	Low Risk	If present, Made Ground and/or demolition fill may present a source of aggressive contaminants.
Potential asbestos containing materials in soils	Release of asbestos fibres; subsequent inhalation	Site occupants & users	Medium	Low Likelihood	Moderate/ Low Risk	The likelihood of ACM contamination will largely depend on the nature of any Made Ground present. If ACMs are present, groundworks are likely to liberate/damage these and increase fibre release.
		Construction workers	Medium	Low Likelihood	Moderate/ Low Risk	

**in the absence of mitigation or remedial measures*

6 CONCLUSIONS

6.1 Summary

Adeptus was appointed to undertake a Land Contamination Phase 1 Desk Study on behalf of HD Rental Properties Ltd, in support of a planning application for development at the study site. The report is required to assess the potential for significant contamination affecting the site and ensure suitability for the proposed use.

On the basis of available information, potentially complete pollutant linkages have been identified, and the proposed development may present undie risk to human health environment.

Local land use has remained almost exclusively residential since the mid-19th century.

However, demolition of previous dwellings on the south of the site is likely to result in Made Ground underlying the area of the proposed new build. Made Ground is frequently a source of common contaminants including metals/metalloids, PAHs, asbestos-containing materials (ACMs) and sulphates.

These present potential for elevated risk to construction workers and end users.

N.B.: This summary forms part of the overall risk assessment and should be read in conjunction with the main report and supporting information.

6.2 Recommendations

It is recommended that further assessment of the potentially significant contaminant linkages highlighted in Section 5.2 is undertaken in order to further characterise the potential risks identified.

This should be achieved by intrusive investigation to address the potentially significant source areas summarised Section 5.1 and described throughout this report, to enable quantitative screening in respect of the relevant pathways.

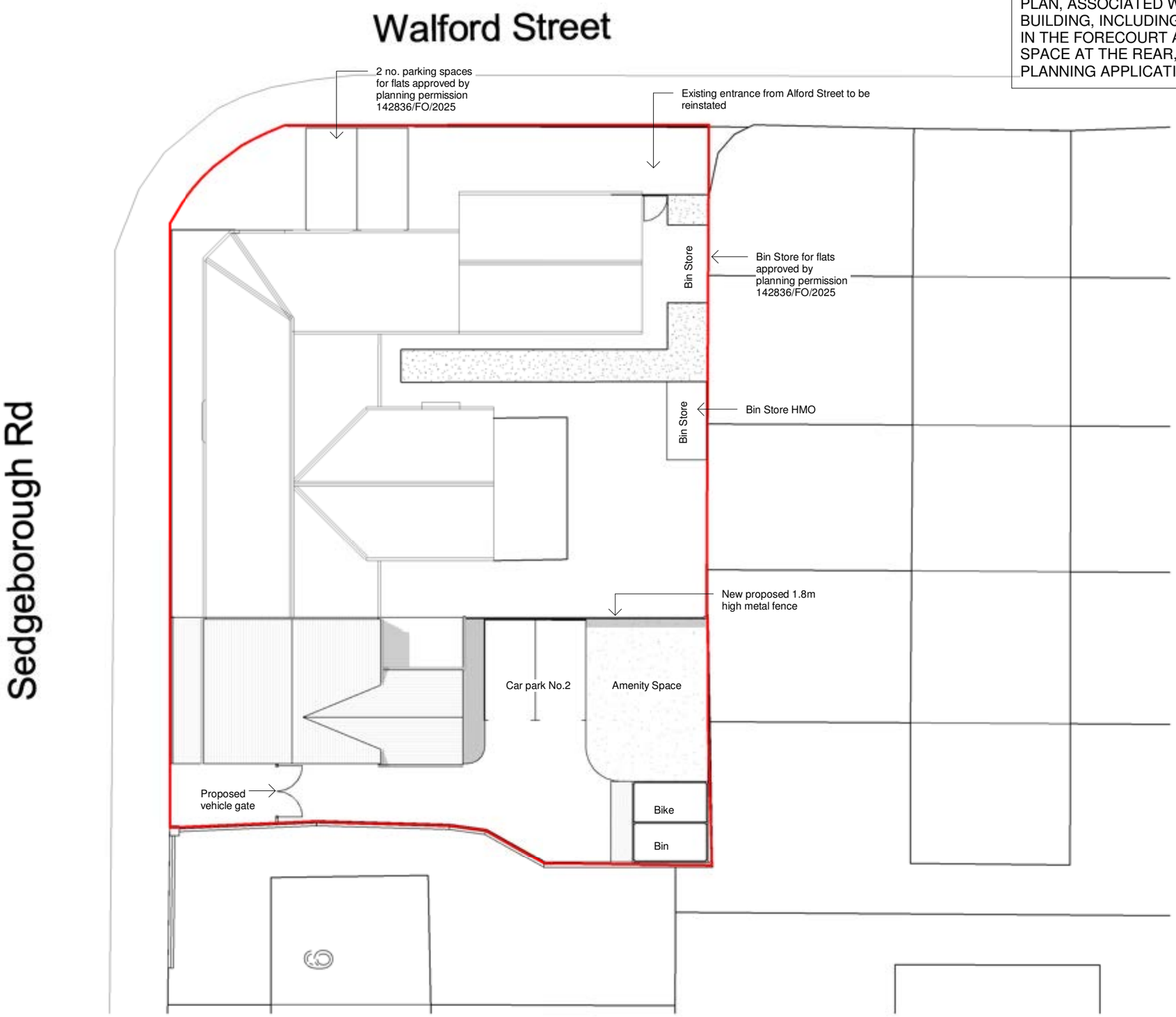
A proportionate Phase 2 intrusive site investigation may be undertaken, with the following objectives:

- Characterise any Made Ground, as well as natural strata underlying the site
- Obtain data on soil chemical composition
- Enable environmental monitoring as required
- Update and refine the initial conceptual site model
- Provide data to enable basic waste characterisation in line with waste duty of care requirements if required at the construction stage.

Findings of the Phase 2 investigation and risk assessment will determine whether remediation or mitigation measures are required, in line with LCRM.

APPENDIX A – SITE PLAN

ALL EXTERNAL WORKS SHOWN ON THIS PLAN, ASSOCIATED WITH THE EXISTING BUILDING, INCLUDING THE PARKING BAYS IN THE FORECOURT AND THE AMENITY SPACE AT THE REAR, ARE SUBJECT TO PLANNING APPLICATION 142836/FO/2025.



0 2 4 6 8m
1:200

General Notes

The Architect shall have no responsibility for any use made of this document other than for that which it was prepared and issued.

All dimensions should be checked on site. Do not scale from this drawing

To be read in conjunction with all other Consultant's drawings.

The Architect to be immediately notified of any discrepancies.

Copyright on this drawing retained by the Architect.

LEGEND

Site Boundary

No.	Date	Dwn	App	Revision or reason for issue
P5	05/03/2026	SH	SH	Amended Drawings
P4	28/11/2025	SA	SH	Amended Drawings
P3	25/11/2025	SA	SH	Amended Proposal
P2	12/11/2025	SA	SH	Amended Proposal
P1	07/11/2025	SA	SH	Initial Issue

Client

HD Rental Properties Ltd

createitstudios ... leave an impression

Create It Studios (NW) Ltd
3 Stevenson Square,
Manchester
M1 1DN

info@createitstudios.co.uk

Project Title

47 Sedgeborough Road, Whalley Range, Manchester M16 7EU

Scale / North Point

1 : 200

Drawing Title

Proposed Site Plan

Drawing Number: A1635(02)AP001

Revision: P5

Drawing Status

Preliminary

APPENDIX B – SUPPORTING INFORMATION

In compiling this report the following data sources have been consulted.

- Groundsure Enviro Insight Report (Appendix B1)
- Historical Ordnance Survey Maps (Appendix B2)
- Ordnance Survey Trade Directories
- British Geological Survey data, maps and memoirs
- Environment Agency and Local Authority designations, registers and permissions
- Site reconnaissance – remote

This report is based on information available at the time of writing and is subject to the limitations set out in Appendix C. In general, the listed information sources have been accessed via the Enviro Insight Report.

Appendix B1 – Enviro Insight Report

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU

Order Details

Date: 23/03/2026

Your ref: -

Our Ref: GS-XKU-YON-ZG5-7HG

Site Details

Location: 383038 395520

Area: 0.08 ha

Authority: Manchester City Council ↗

Site plan



Quick Links

Summary of findings p. 2 >

OS MasterMap site plan p.14 >

Aerial image p. 9 >

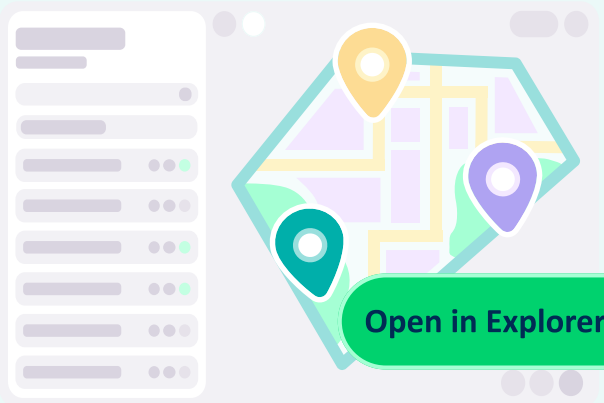
Insight User Guide ↗

Open this site in Explorer!

Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account.
12 months access begins at purchase.



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	0	0	7	-
16 >	1.2 >	Historical tanks >	0	0	1	1	-
16 >	1.3 >	Historical energy features >	0	0	3	21	-
18	1.4	Historical petrol stations	0	0	0	0	-
18 >	1.5 >	Historical garages >	0	0	1	15	-
19	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
20 >	2.1 >	Historical industrial land uses >	0	0	0	13	-
21 >	2.2 >	Historical tanks >	0	0	1	1	-
21 >	2.3 >	Historical energy features >	0	0	7	36	-
23	2.4	Historical petrol stations	0	0	0	0	-
23 >	2.5 >	Historical garages >	0	0	2	17	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
25	3.1	Active or recent landfill	0	0	0	0	-
25	3.2	Historical landfill (BGS records)	0	0	0	0	-
26	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
26	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
26 >	3.5 >	Historical waste sites >	0	0	0	3	-
27	3.6	Licensed waste sites	0	0	0	0	-
27 >	3.7 >	Waste exemptions >	0	0	2	2	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
28 >	4.1 >	Recent industrial land uses >	0	0	6	-	-
29	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
29 >	4.3 >	Current or recent petrol stations >	0	0	1	1	-
29	4.4	Electricity cables	0	0	0	0	-
30	4.5	Gas pipelines	0	0	0	0	-

30	4.6	Sites determined as Contaminated Land	0	0	0	0	-
30	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
30	4.8	Regulated explosive sites	0	0	0	0	-
30	4.9	Hazardous substance storage/usage	0	0	0	0	-
31	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
31	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
31 >	**4.12 >**	**Licensed pollutant release (Part A(2)/B) >**	0	0	0	2	-
31 >	**4.13 >**	**Radioactive Substance Authorisations >**	0	0	0	1	-
32 >	**4.14 >**	**Licensed Discharges to controlled waters >**	0	0	0	1	-
32	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
32	4.16	Pollutant release to public sewer	0	0	0	0	-
33	4.17	List 1 Dangerous Substances	0	0	0	0	-
33	4.18	List 2 Dangerous Substances	0	0	0	0	-
33 >	**4.19 >**	**Pollution Incidents (EA/NRW) >**	0	0	2	1	-
34	4.20	Pollution inventory substances	0	0	0	0	-
34	4.21	Pollution inventory waste transfers	0	0	0	0	-
34	4.22	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
35 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
36 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
37 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
38	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
38	5.5	Groundwater vulnerability- local information	None (within 0m)				
39 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	4	33
49 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	5
50	5.8	Potable abstractions	0	0	0	0	0
50	5.9	Source Protection Zones	0	0	0	0	-
51	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

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

52	6.1	Water Network (OS MasterMap)	0	0	0	-	-
52	6.2	Surface water features	0	0	0	-	-
53 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
53 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
54 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
55 >	7.1 >	Risk of flooding from rivers and the sea >	Low (within 50m)				
56	7.2	Historical Flood Events	0	0	0	-	-
56	7.3	Flood Defences	0	0	0	-	-
56	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
56	7.5	Flood Storage Areas	0	0	0	-	-
57 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
58	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
59 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
61 >	9.1 >	Groundwater flooding >	High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
62	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
63	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
63	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
63	10.4	Special Protection Areas (SPA)	0	0	0	0	0
63	10.5	National Nature Reserves (NNR)	0	0	0	0	0
64	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
64 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	2
64	10.8	Biosphere Reserves	0	0	0	0	0
64	10.9	Forest Parks	0	0	0	0	0
65	10.10	Marine Conservation Zones	0	0	0	0	0
65	10.11	Green Belt	0	0	0	0	0

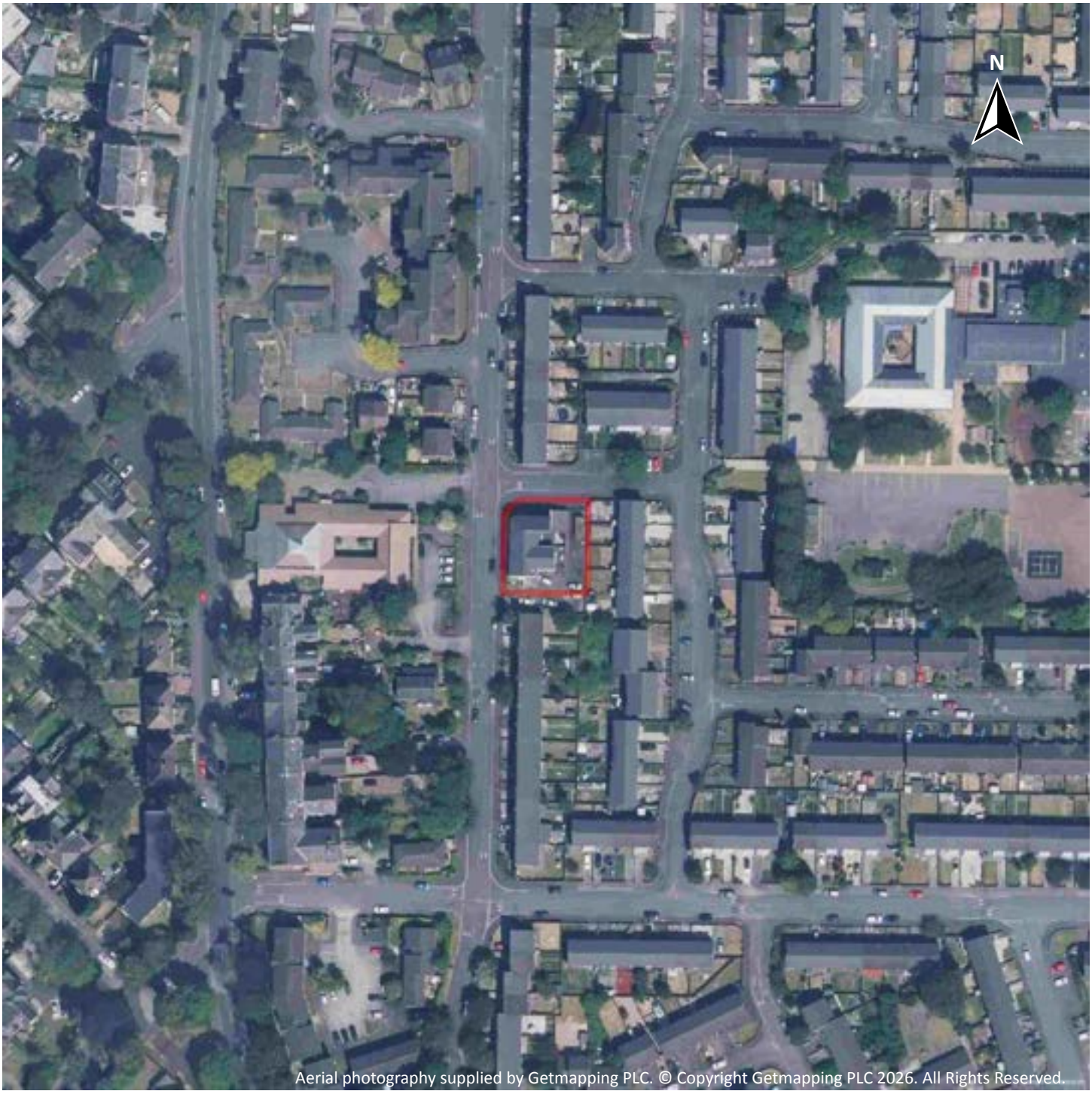
65	10.12	Proposed Ramsar sites	0	0	0	0	0
65	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
65	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
66	10.15	Nitrate Sensitive Areas	0	0	0	0	0
66	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
67 >	**10.17 >**	**SSSI Impact Risk Zones >**	1	-	-	-	-
68	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
69	11.1	World Heritage Sites	0	0	0	-	-
70	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
70	11.3	National Parks	0	0	0	-	-
70 >	**11.4 >**	**Listed Buildings >**	0	0	4	-	-
71 >	**11.5 >**	**Conservation Areas >**	0	1	0	-	-
71	11.6	Scheduled Ancient Monuments	0	0	0	-	-
71	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
72 >	**12.1 >**	**Agricultural Land Classification >**	Urban (within 250m)				
73	12.2	Open Access Land	0	0	0	-	-
73	12.3	Tree Felling Licences	0	0	0	-	-
73	12.4	Environmental Stewardship Schemes	0	0	0	-	-
73	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
74	13.1	Priority Habitat Inventory	0	0	0	-	-
74	13.2	Habitat Networks	0	0	0	-	-
74	13.3	Open Mosaic Habitat	0	0	0	-	-
74	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
75 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
76 >	**14.2 >**	**Artificial and made ground (10k) >**	0	0	0	3	-

77 >	14.3 >	Superficial geology (10k) >	1	0	0	0	-
78	14.4	Landslip (10k)	0	0	0	0	-
79 >	14.5 >	Bedrock geology (10k) >	1	0	1	1	-
80 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	1	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
81 >	15.1 >	50k Availability >	Identified (within 500m)				
82	15.2	Artificial and made ground (50k)	0	0	0	0	-
82	15.3	Artificial ground permeability (50k)	0	0	-	-	-
83 >	15.4 >	Superficial geology (50k) >	1	0	0	0	-
84 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
84	15.6	Landslip (50k)	0	0	0	0	-
84	15.7	Landslip permeability (50k)	None (within 50m)				
85 >	15.8 >	Bedrock geology (50k) >	1	0	1	1	-
86 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
86 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	1	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
87 >	16.1 >	BGS Boreholes >	0	0	13	-	-
Page	Section	Natural ground subsidence >					
89 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
90 >	17.2 >	Running sands >	Very low (within 50m)				
91 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
92 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
93 >	17.5 >	Landslides >	Very low (within 50m)				
94 >	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
96	18.1	BritPits	0	0	0	0	-
96	18.2	Surface ground workings	0	0	0	-	-
96	18.3	Underground workings	0	0	0	0	0
96	18.4	Underground mining extents	0	0	0	0	-

97	18.5	Historical Mineral Planning Areas	0	0	0	0	-
97	18.6	Non-coal mining	0	0	0	0	0
97 >	18.7 >	JPB mining areas >	Identified (within 0m)				
97	18.8	The Coal Authority non-coal mining	0	0	0	0	-
98	18.9	Researched mining	0	0	0	0	-
98	18.10	Mining record office plans	0	0	0	0	-
98	18.11	BGS mine plans	0	0	0	0	-
98	18.12	Coal mining	None (within 0m)				
98	18.13	Brine areas	None (within 0m)				
99	18.14	Gypsum areas	None (within 0m)				
99	18.15	Tin mining	None (within 0m)				
99	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
100	19.1	Natural cavities	0	0	0	0	-
100	19.2	Mining cavities	0	0	0	0	0
100	19.3	Reported recent incidents	0	0	0	0	-
100	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
102 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
104 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	3	-	-	-
104 >	21.2 >	BGS Estimated Urban Soil Chemistry >	1	5	-	-	-
105	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
106	22.1	Underground railways (London)	0	0	0	-	-
106	22.2	Underground railways (Non-London)	0	0	0	-	-
106	22.3	Railway tunnels	0	0	0	-	-
106	22.4	Historical railway and tunnel features	0	0	0	-	-
106	22.5	Royal Mail tunnels	0	0	0	-	-

107	22.6	Historical railways	0	0	0	-	-
107	22.7	Railways	0	0	0	-	-
107	22.8	Crossrail 2	0	0	0	0	-
107	22.9	HS2	0	0	0	0	-

Recent aerial photograph

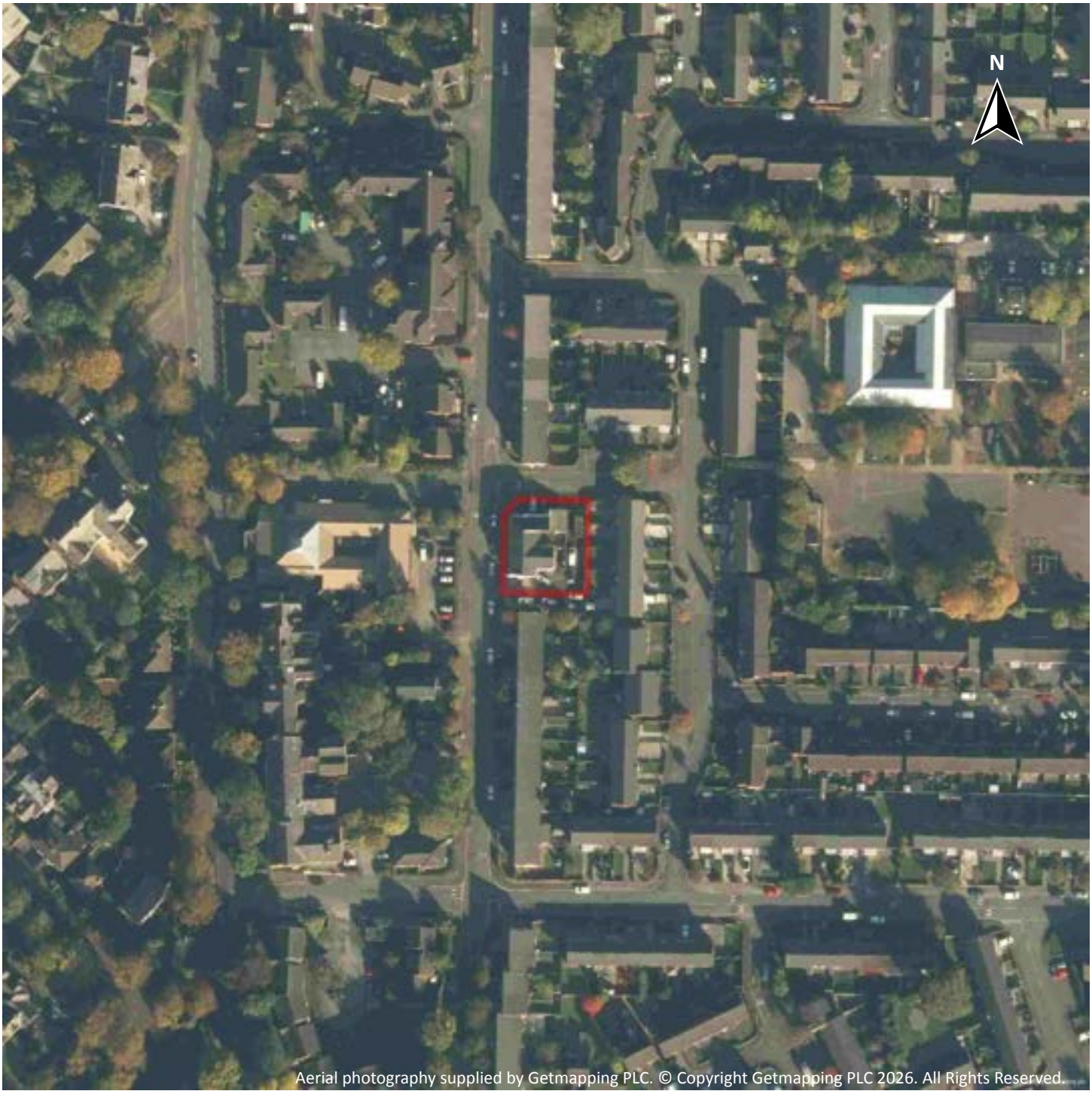


Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 07/04/2023

Site Area: 0.08ha

Recent site history - 2022 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 18/10/2022

Site Area: 0.08ha

Recent site history - 2015 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 11/06/2015

Site Area: 0.08ha

Recent site history - 2009 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 02/06/2009

Site Area: 0.08ha

Recent site history - 2000 aerial photograph

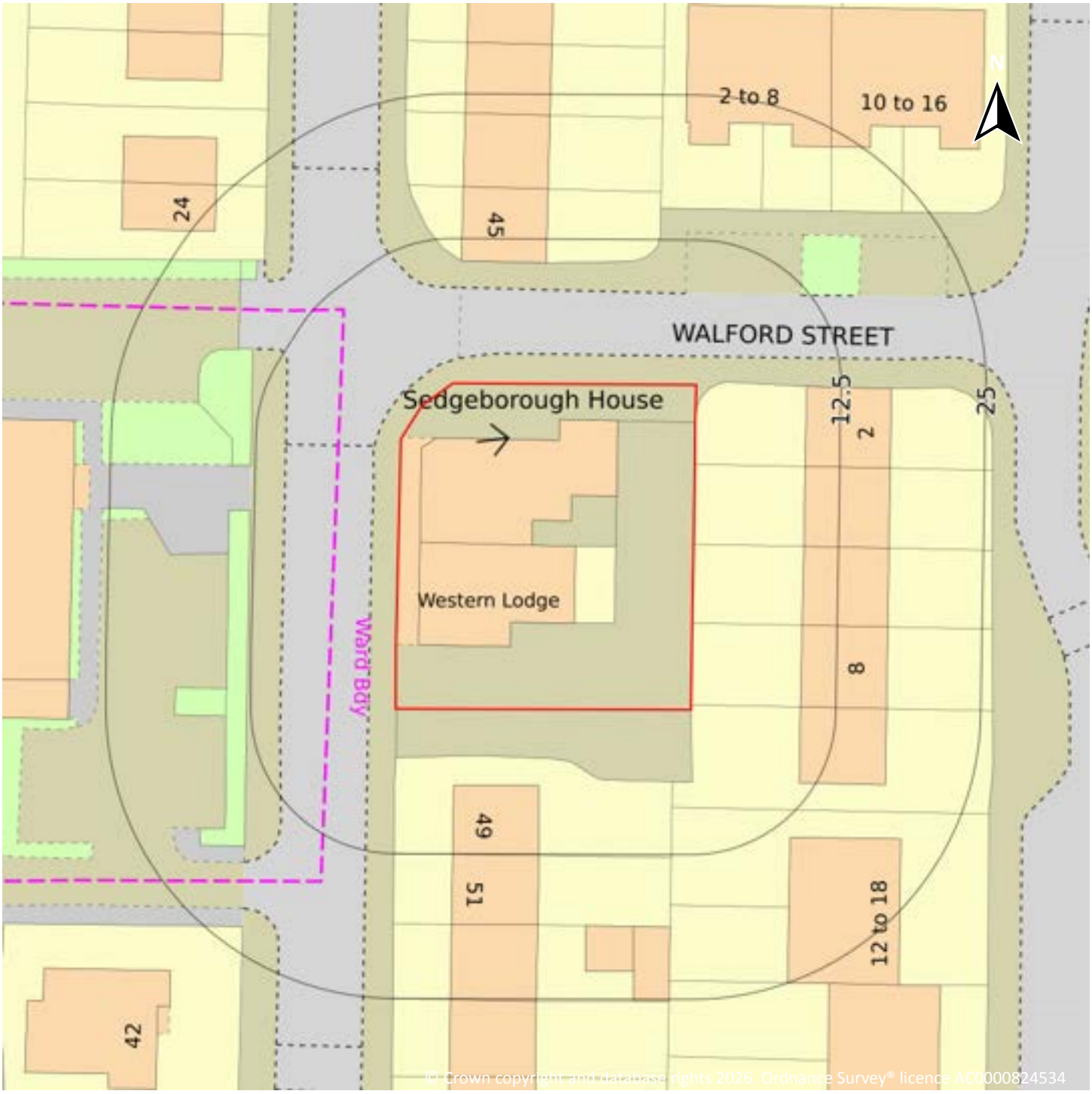


Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2026. All Rights Reserved.

Capture Date: 27/06/2000

Site Area: 0.08ha

OS MasterMap site plan



Site Area: 0.08ha

1 Past land use



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	7

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
B	293m S	Police Station	1988 - 1994	1006943

ID	Location	Land use	Dates present	Group ID
I	433m SW	Hospital	1980	917873
I	433m SW	Hospital	1956 - 1972	930372
I	458m SW	Unspecified Tank	1896	891884
I	462m SW	Unspecified Tank	1938	896372
I	478m SW	Hospital	1985 - 1994	943308
7	494m E	Telephone Exchange	1985 - 1994	950639

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m	2

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
2	207m N	Unspecified Tank	1891	123976
5	392m N	Unspecified Tank	1891	115030

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m	24

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

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

ID	Location	Land use	Dates present	Group ID
A	105m S	Electricity Substation	1981 - 1987	78076
A	106m S	Electricity Substation	1991	76181
1	109m N	Electricity Substation	1995 - 1998	76699
D	284m N	Electricity Substation	1977	74137
D	284m N	Electricity Substation	1949	84680
D	285m N	Electricity Substation	1978	75167
D	285m N	Electricity Substation	1995	69441
D	285m N	Electricity Substation	1998	76060
D	285m N	Electricity Substation	1997	84018
E	309m SW	Electricity Substation	1981	75058
E	309m SW	Electricity Substation	1991	86972
E	310m SW	Electricity Substation	1987	87545
G	354m W	Electricity Substation	1972 - 1989	79636
3	354m S	Electricity Substation	1973 - 1997	86744
G	354m W	Electricity Substation	1992	81822
4	381m E	Electricity Substation	1949 - 1997	76259
6	457m W	Electricity Substation	1987 - 1991	72817
J	462m NE	Electricity Substation	1995	78464
J	463m NE	Electricity Substation	1997 - 1998	87849
J	466m NE	Electricity Substation	1977	83262
J	473m NE	Electricity Substation	1978	89402
I	481m SW	Electricity Substation	1991	81635
I	481m SW	Electricity Substation	1981	86638
I	481m SW	Electricity Substation	1987	83982

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	16

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
B	245m S	Garage	1960 - 1981	30377
C	273m NW	Garage	1981	25200
C	273m NW	Garage	1989	28730
C	275m NW	Garage	1992	24778
C	277m NW	Garage	1985	27973
C	286m NW	Garage	1972	30650
F	320m W	Garage	1949 - 1960	24970
F	320m W	Garage	1987	27402
F	321m W	Garage	1981	26710
F	321m W	Garage	1991	30322
F	350m W	Garage	1992	23174
H	370m S	Garage	1949	28773
H	372m S	Garage	1995	25558
H	372m S	Garage	1997	30442

ID	Location	Land use	Dates present	Group ID
H	372m S	Garage	1973	29943
H	374m S	Garage	1986	28376

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



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

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	13

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 20 >**

ID	Location	Land Use	Date	Group ID
C	293m S	Police Station	1988	1006943
C	293m S	Police Station	1994	1006943
L	433m SW	Hospital	1972	930372

ID	Location	Land Use	Date	Group ID
L	433m SW	Hospital	1956	930372
L	433m SW	Hospital	1980	917873
L	458m SW	Unspecified Tank	1896	891884
L	462m SW	Unspecified Tank	1938	896372
L	478m SW	Hospital	1988	943308
L	478m SW	Hospital	1985	943308
L	478m SW	Hospital	1994	943308
O	494m E	Telephone Exchange	1988	950639
O	494m E	Telephone Exchange	1985	950639
O	494m E	Telephone Exchange	1994	950639

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m	**2**

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 20 >**

ID	Location	Land Use	Date	Group ID
1	207m N	Unspecified Tank	1891	123976
2	392m N	Unspecified Tank	1891	115030

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m	**43**

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 20 >**

ID	Location	Land Use	Date	Group ID
A	105m S	Electricity Substation	1981	78076
A	106m S	Electricity Substation	1991	76181
A	106m S	Electricity Substation	1991	76181
A	108m S	Electricity Substation	1987	78076
B	109m N	Electricity Substation	1995	76699
B	109m N	Electricity Substation	1998	76699
B	109m N	Electricity Substation	1997	76699
E	284m N	Electricity Substation	1949	84680
E	284m N	Electricity Substation	1977	74137
E	285m N	Electricity Substation	1978	75167
E	285m N	Electricity Substation	1995	69441
E	285m N	Electricity Substation	1998	76060
E	285m N	Electricity Substation	1997	84018
F	309m SW	Electricity Substation	1981	75058
F	309m SW	Electricity Substation	1991	86972
F	309m SW	Electricity Substation	1991	86972
F	310m SW	Electricity Substation	1987	87545
H	354m W	Electricity Substation	1985	79636
H	354m W	Electricity Substation	1981	79636
H	354m W	Electricity Substation	1989	79636
I	354m S	Electricity Substation	1995	86744
I	354m S	Electricity Substation	1997	86744
H	354m W	Electricity Substation	1992	81822
H	354m W	Electricity Substation	1972	79636
I	379m S	Electricity Substation	1973	86744
I	379m S	Electricity Substation	1986	86744
K	381m E	Electricity Substation	1995	76259
K	381m E	Electricity Substation	1997	76259

ID	Location	Land Use	Date	Group ID
K	382m E	Electricity Substation	1973	76259
K	382m E	Electricity Substation	1986	76259
K	382m E	Electricity Substation	1949	76259
M	457m W	Electricity Substation	1991	72817
M	457m W	Electricity Substation	1991	72817
M	459m W	Electricity Substation	1987	72817
N	462m NE	Electricity Substation	1995	78464
N	463m NE	Electricity Substation	1997	87849
N	465m NE	Electricity Substation	1998	87849
N	466m NE	Electricity Substation	1977	83262
N	473m NE	Electricity Substation	1978	89402
L	481m SW	Electricity Substation	1981	86638
L	481m SW	Electricity Substation	1991	81635
L	481m SW	Electricity Substation	1991	81635
L	481m SW	Electricity Substation	1987	83982

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	19

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 20 >**

ID	Location	Land Use	Date	Group ID
C	245m S	Garage	1960	30377
C	247m S	Garage	1981	30377
D	273m NW	Garage	1981	25200
D	273m NW	Garage	1989	28730
D	275m NW	Garage	1992	24778
D	277m NW	Garage	1985	27973
D	286m NW	Garage	1972	30650
G	320m W	Garage	1987	27402
G	320m W	Garage	1960	24970
G	320m W	Garage	1949	24970
G	321m W	Garage	1981	26710
G	321m W	Garage	1991	30322
G	321m W	Garage	1991	30322
G	350m W	Garage	1992	23174
J	370m S	Garage	1949	28773
J	372m S	Garage	1995	25558
J	372m S	Garage	1997	30442
J	372m S	Garage	1973	29943
J	374m S	Garage	1986	28376

This data is sourced from Ordnance Survey® / Groundsure.

3 Waste and landfill



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

Site Outline

Search buffers in metres (m)

Historical 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	3

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 25 >**

ID	Location	Address	Further Details	Date
B	307m NW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1985
B	307m NW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1981
B	322m NW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1972

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	4

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 25 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	215m E	Alexandra Park Health Centre, 2, Whitswood Close, Manchester, M16 7ap	WEX156636	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	215m E	Whitswood Pharmacy, 2 Whitswood Close, Moss Side, Manchester, M16 7ap	WEX130222	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
1	280m S	117b, Withington Road, Manchester, M16 8ee	WEX395885	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
2	392m NW	2 South Croston Street Manchester M16 7wp	EPR/HF0301LK/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction

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

4 Current industrial land use



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

Site Outline

Search buffers in metres (m)

Recent industrial land uses

Current or recent petrol stations

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

Radioactive Substance Authorisations

Licensed Discharges to controlled waters

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	6

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 28 >**

ID	Location	Company	Address	Activity	Category
A	106m SW	Electricity Sub Station	Greater Manchester, M16	Electrical Features	Infrastructure and Facilities
2	111m N	Electricity Sub Station	Greater Manchester, M16	Electrical Features	Infrastructure and Facilities
3	175m W	Electricity Sub Station	Greater Manchester, M16	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
4	220m E	Magis	Unit 21, The Windrush Millenium Centre, 70, Alexandra Road, Manchester, Greater Manchester, M16 7WD	Cosmetics, Toiletries and Perfumes	Consumer Products
5	225m E	The Bamboo Group Ltd	Unit 11 The Windrush Millenium Centre 70, Alexandra Road, Manchester, Greater Manchester, M16 7WD	Distribution and Haulage	Transport, Storage and Delivery
6	231m NW	Auto Technik	45-49, Upper Chorlton Road, Manchester, Greater Manchester, M16 7RW	Vehicle Repair, Testing and Servicing	Repair and Servicing

This data is sourced from Ordnance Survey®.

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

Records within 250m	0

Current or recent tanks identified from the Ordnance Survey® NGD.

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m	2

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 28 >**

ID	Location	Company	Address	LPG	Status
1	109m NW	OBSOLETE	Upper Chorlton Road, Darnley Street, Whalley Range, Manchester, Greater Manchester, M16 7RW	Not Applicable	Obsolete
B	396m S	UNBRANDED	131, Withington Road, Range Road, Whalley Range, Manchester, Greater Manchester, M16 8EE	Not Applicable	Obsolete

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m	0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m	0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m	0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m	0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

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

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

Records within 500m	2

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

Features are displayed on the Current industrial land use map on **page 28 >**

ID	Location	Address	Details	
7	296m NW	Save Service Station, 44 Upper Chorlton Road, Manchester, M16 7RN	Process: Petrol Vapour Recovery Status: Revoked Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
B	397m S	Range Garage, 130 Withington Road, Whalley Range, M16 8EE	Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 28 >**

ID	Location	Address	Details	
9	473m SW	Bupa Hospitals Ltd, Russell Road, Manchester, Greater Manchester, M16 8AJ	Operator: Bupa Hospitals Ltd Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AB9585 Date of approval: 31/03/1991	Effective from: 31/03/1991 Last date of update: 01/01/2015 Status: Revoked/cancelled

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

4.14 Licensed Discharges to controlled waters

Records within 500m	**1**

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 28 >**

ID	Location	Address	Details	
8	459m W	REGENT RD/ORDSALL LANE, SALFORD, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01SAL0027 Permit Version: 1 Receiving Water: RIVER IRWELL	Status: REVOKED - UNSPECIFIED Issue date: 01/01/1995 Effective Date: 01/01/1995 Revocation Date: 13/07/2005

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

4.15 Pollutant release to surface waters (Red List)

Records within 500m	**0**

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

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

4.16 Pollutant release to public sewer

Records within 500m	**0**

Discharges of Special Category Effluents to the public sewer.

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

4.17 List 1 Dangerous Substances

Records within 500m	0

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

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

4.18 List 2 Dangerous Substances

Records within 500m	0

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

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m	3

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 28 >**

ID	Location	Details	
A	92m SW	Incident Date: 13/11/2001 Incident Identification: 42618 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	97m SW	Incident Date: 13/11/2001 Incident Identification: 42576 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
B	398m S	Incident Date: 19/03/2006 Incident Identification: 384660 Pollutant: Oils and Fuel Pollutant Description: Petrol	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 3 (Minor)

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

4.20 Pollution inventory substances

Records within 500m	0

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

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

4.21 Pollution inventory waste transfers

Records within 500m	0

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

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

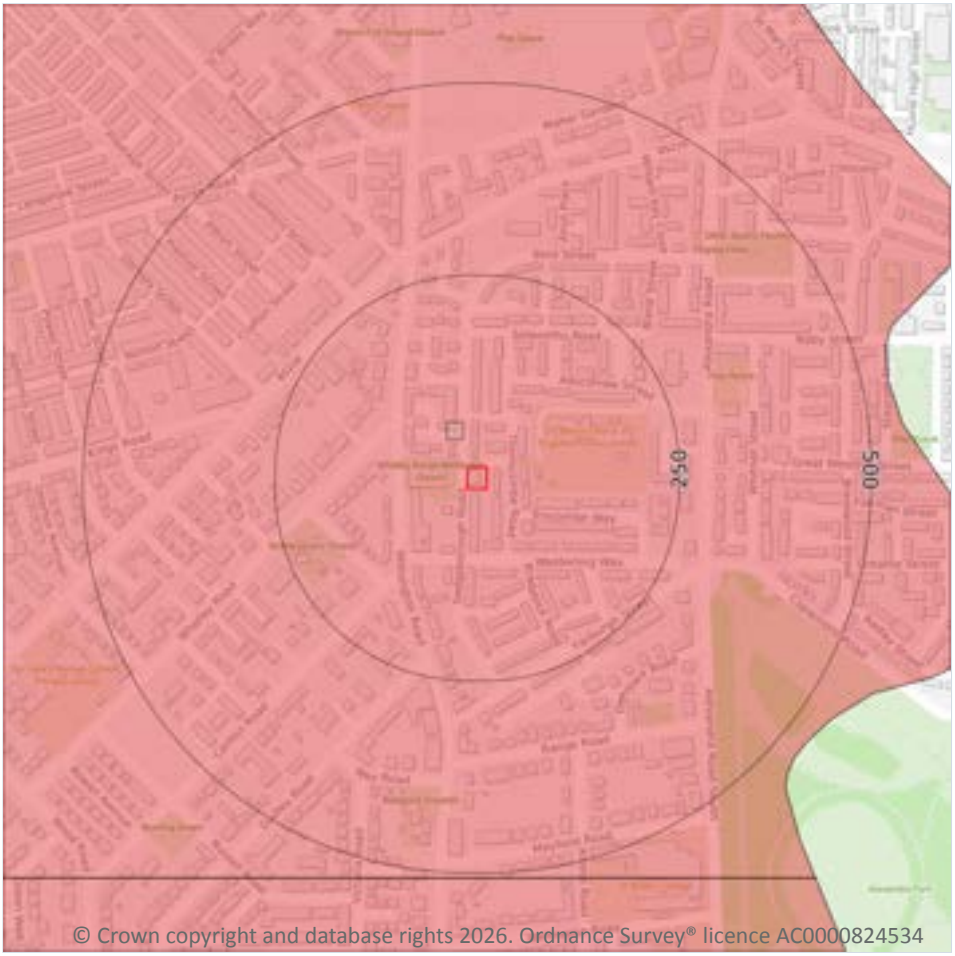
4.22 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

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

5.1 Superficial aquifer

Records within 500m	1

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 35 >**

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**

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

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

5.2 Bedrock aquifer

Records within 500m	1

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 36 >**

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

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	2

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 37 >**

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: Low Aquifer type: Principal Flow mechanism: Mixed**
2	26m W	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: >10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Principal Flow mechanism: Mixed

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**0**

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

5.5 Groundwater vulnerability- local information

Records on site	**0**

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

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	37

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 39 >**

ID	Location	Details	
A	358m NE	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: -
A	358m NE	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: -
A	358m NE	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: -
A	358m NE	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: -

ID	Location	Details	
-	896m NE	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: -
-	896m NE	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: -
-	924m NE	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: -
-	924m NE	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: -

ID	Location	Details	
-	924m NE	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: -
-	924m NE	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: -
-	924m NE	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: -
-	924m NE	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: -

ID	Location	Details	
-	1381m NE	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): 615183 Max Daily Volume (m^3): 2760 Original Application No: NPS/WR/037062 Original Start Date: 20/09/2013 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 29/11/2024 Version End Date: -
-	1381m NE	Status: Historical 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: -
-	1381m NE	Status: Historical 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: -
-	1419m NE	Status: Active Licence No: NW/069/0004/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE AB1 AT MANCHESTER METROPOLITAN UNIVERSITY Data Type: Point Name: Manchester Metropolitan University Easting: 383741 Northing: 396774	Annual Volume (m^3): 615183 Max Daily Volume (m^3): 2760 Original Application No: NPS/WR/037062 Original Start Date: 20/09/2013 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 29/11/2024 Version End Date: -

ID	Location	Details	
-	1674m N	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: -
-	1679m N	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: -
-	1685m N	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: -
-	1697m N	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: -

ID	Location	Details	
-	1699m N	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: -
-	1702m N	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: -
-	1715m N	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: -
-	1727m N	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: -

ID	Location	Details	
-	1745m N	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: -
-	1746m W	Status: Historical Licence No: 2569007080 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT WARWICK ROAD SOUTH Data Type: Point Name: TRAFFORD METAL FINISHERS MANCHESTER LTD Easting: 381290 Northing: 395320	Annual Volume (m^3): 75000 Max Daily Volume (m^3): 432 Original Application No: - Original Start Date: 10/02/1999 Expiry Date: 10/02/2009 Issue No: 103 Version Start Date: 14/05/2007 Version End Date: -
-	1749m N	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: -
-	1770m N	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: -

ID	Location	Details	
-	1844m NW	Status: Historical Licence No: 2569007002 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT 371 ORDSALL LANE, MANCHESTER 5" Data Type: Point Name: COLGATE PALMOLIVE LTD Easting: 381600 Northing: 396700	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: 05/12/1985 Version End Date: -
-	1844m NW	Status: Historical Licence No: 2569007002 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT 371 ORDSALL LANE, MANCHESTER 5 Data Type: Point Name: Cerep III Investment R Sarl Easting: 381600 Northing: 396700	Annual Volume (m^3): 409140 Max Daily Volume (m^3): 1636.56 Original Application No: - Original Start Date: 08/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 29/10/2009 Version End Date: -
-	1917m NW	Status: Active Licence No: NW/069/0007/017 Details: Dewatering Direct Source: Ground Water - North West Region Point: CORNBROOK PUMPS STATION Data Type: Point Name: Network Rail Easting: 381300 Northing: 396363	Annual Volume (m^3): 63072 Max Daily Volume (m^3): 173 Original Application No: NPS/NA/001808 Original Start Date: 29/03/2022 Expiry Date: 31/03/2028 Issue No: 1 Version Start Date: 29/03/2022 Version End Date: -
-	1923m NE	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: 01/04/2010 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -

ID	Location	Details	
-	1923m NE	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: 01/04/2010 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -
-	1923m NE	Status: Historical 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: -
-	1923m NE	Status: Historical 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: -
-	1924m NE	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: -
-	1924m NE	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: -

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

5.7 Surface water abstractions

Records within 2000m	**5**

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 39 >**

ID	Location	Details	
-	1844m NW	Status: Historical Licence No: 2569007001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "MANCHESTER SHIP CANAL AT PREMISES, ORDSALL LANE, MANCHESTER" Data Type: Point Name: COLGATE PALMOLIVE LTD Easting: 381600 Northing: 396700	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: 27/04/1992 Version End Date: -
-	1844m NW	Status: Historical Licence No: 2569007001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: MANCHESTER SHIP CANAL AT PREMISES, ORDSALL LANE, MANCHESTER Data Type: Point Name: COLGATE PALMOLIVE LTD Easting: 381600 Northing: 396700	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: 27/04/1992 Version End Date: -
-	1844m NW	Status: Historical Licence No: 2569007001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: MANCHESTER SHIP CANAL AT PREMISES ORDSALL LANE MANCHESTER Data Type: Point Name: Cerep III Investment R Sarl Easting: 381600 Northing: 396700	Annual Volume (m^3): 1363800 Max Daily Volume (m^3): 4909.68 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 29/10/2009 Version End Date: -

ID	Location	Details	
-	1940m N	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: -
-	1940m N	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	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

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	0

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m	0

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.

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 52 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	**On site**	**River**	**Irwell / Manchester Ship Canal (Irk to confluence with Upper Mers**	**GB112069061452**	**Croal Irwell**	**Irwell**

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 52 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1765m NW	River	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mers	GB112069061452 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 52 >**

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

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

7 River and coastal flooding



Site Outline

Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m	1

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

Features are displayed on the River and coastal flooding map on **page 55 >**

Distance	Flood risk category
On site	**N/A**
0 - 50m	Low

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



Site Outline

Search buffers in metres (m)

Flood zone 2

Flood zone 3

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 55 >**

Location	Type
On site	**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	**1 in 1000 year, 0.1m - 0.3m**
Highest risk within 50m	**1 in 30 year, 0.1m - 0.3m**

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on **page 59 >**

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

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

Return period	Maximum modelled depth
1 in 1000 year	Between 0.1m and 0.3m
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

Highest risk on site	**Moderate-High**
Highest risk within 50m	**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 61 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

Site Outline

Search buffers in metres (m)

Designated Ancient Woodland

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	2

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.

Features are displayed on the Environmental designations map on **page 62 >**

ID	Location	Name	Woodland Type
-	1888m S	Hough End Clough	Ancient & Semi-Natural Woodland
-	1890m S	Hough End Clough	Ancient & Semi-Natural Woodland

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	0

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

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

SSSI Impact Zones and Units



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 67 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0000000630000&notes=&location=383272,400229%20(IRZ%20polygon%20centre)**

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



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

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	4

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 69 >**

ID	Location	Name	Grade	Reference Number	Listed date
2	156m NW	Nos. 12 And 14, Withington Road	II	1255033	03/10/1974
3	172m NW	8 And 10, Whithington Road	II	1270483	03/10/1974
4	192m NW	Nos. 4 And 6, Withington Road	II	1255032	03/10/1974
5	222m W	Church Of St Margaret	II	1254863	03/10/1974

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 69 >**

ID	Location	Name	District	Date of designation
1	7m W	Whalley Range	Manchester	01/10/1991

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 72 >**

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



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

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 75 >**

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



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

Site Outline

Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m **3**

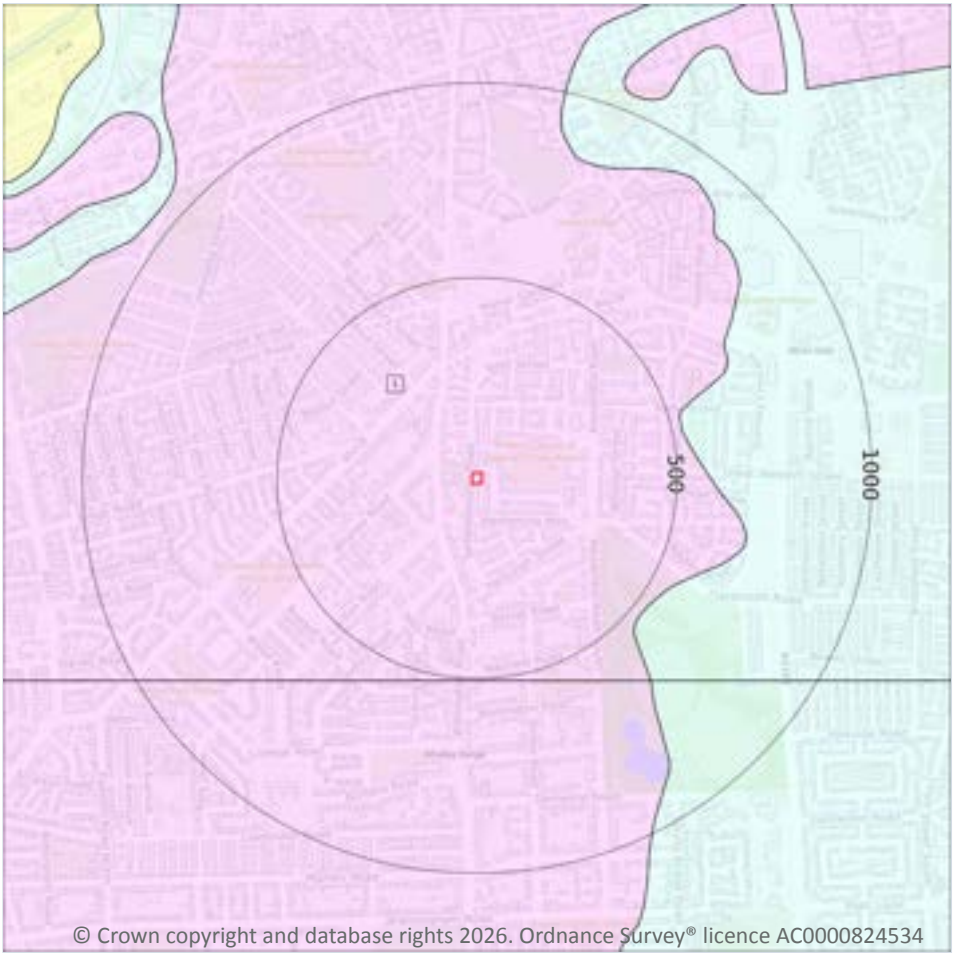
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 76 >**

ID	Location	LEX Code	Description	Rock description
1	452m SE	WMGR-ARTDP	Infilled Ground	Artificial deposit
2	468m W	WMGR-ARTDP	Infilled Ground	Artificial deposit
3	469m NE	WMGR-ARTDP	Infilled Ground	Artificial deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 77 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**GFSDD-XSV**	**Glaciofluvial Sheet Deposits, Devensian-Sand And Gravel**	**Sand and gravel**

This data is sourced from the British Geological Survey.

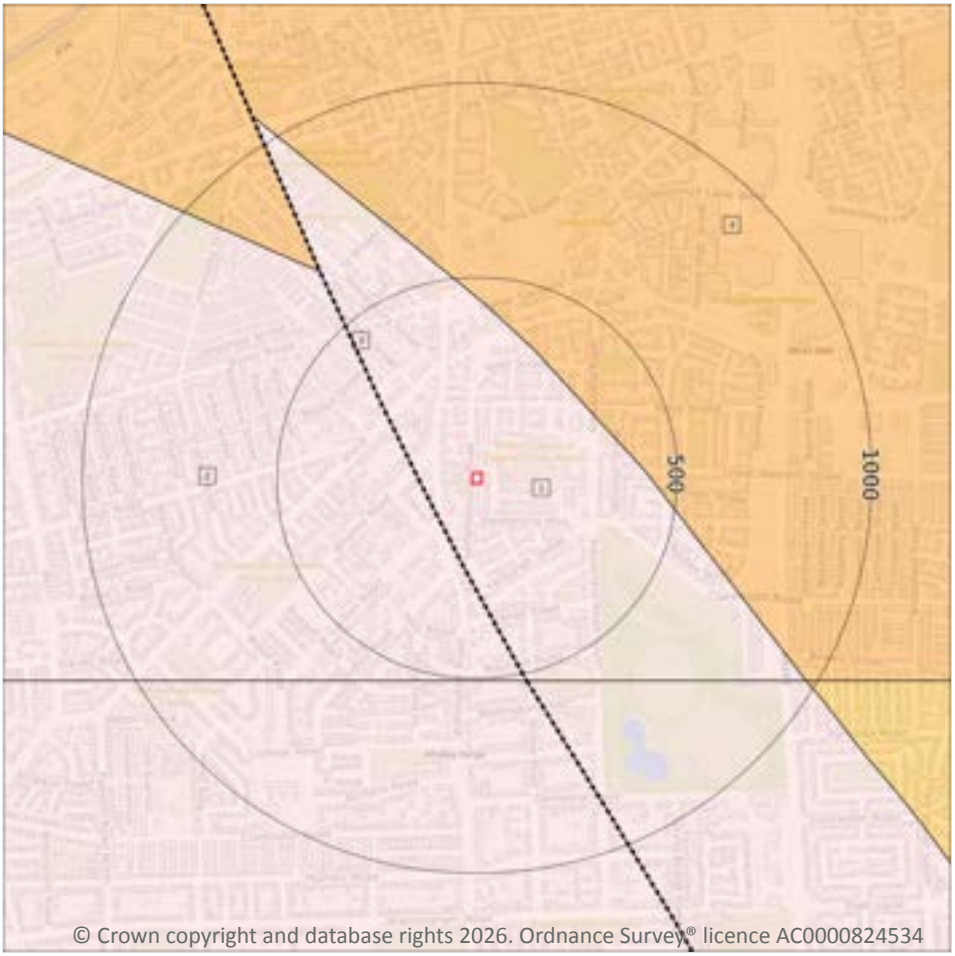
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

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 **3**

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 79 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WLSF-SDST**	**Wilmslow Sandstone Formation-Sandstone**	**Olenekian**
2	117m SW	WLSF-SDST	Wilmslow Sandstone Formation-Sandstone	Olenekian
4	312m NE	CHES-PESST	Chester Formation-Pebbly (Gravelly) Sandstone	Olenekian

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	1

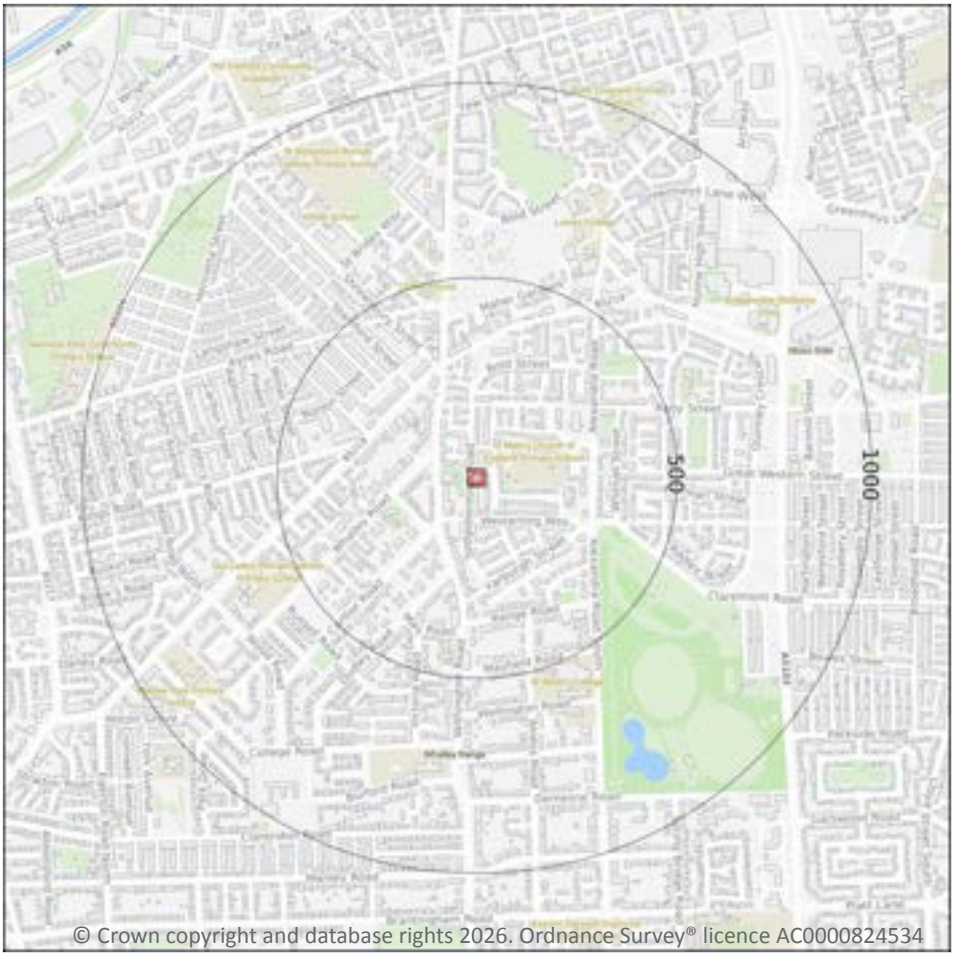
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 79 >**

ID	Location	Category	Description
3	117m SW	FAULT	Fault, inferred, displacement unknown

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 81 >**

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	0

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

This data is sourced from the British Geological Survey.

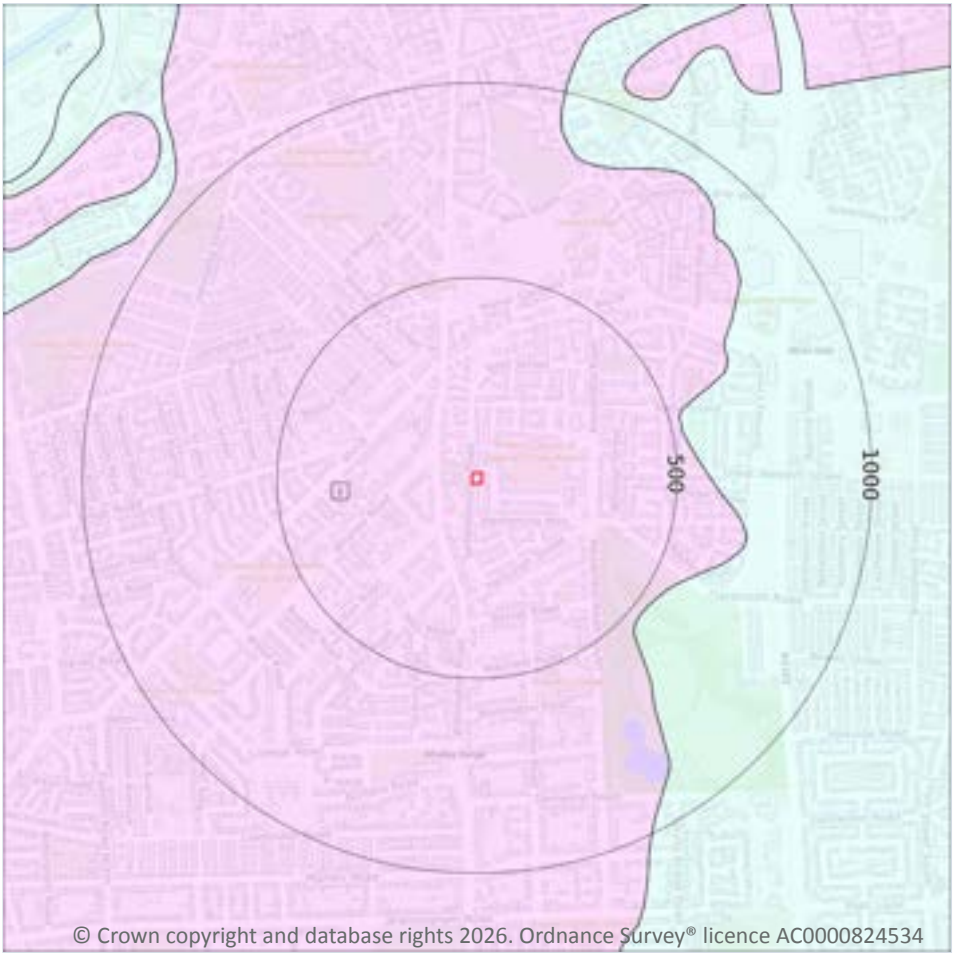
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

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	1

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 83 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**GFSDD-XSV**	**Glaciofluvial sheet deposits, Devensian**	**Sand and gravel**

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**Very High**	**High**

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

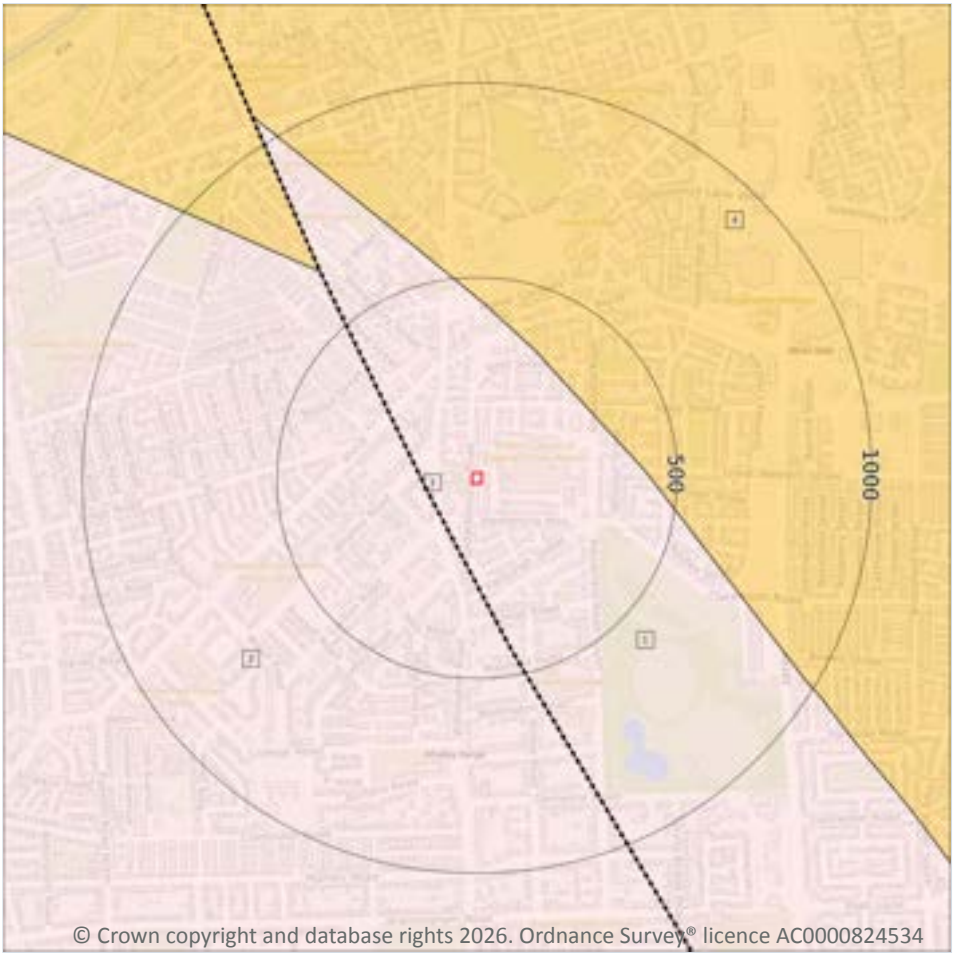
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

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 **3**

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 85 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WLSF-SDST**	**Wilmslow Sandstone Formation-Sandstone**	**Olenekian**
2	110m SW	WLSF-SDST	Wilmslow Sandstone Formation-Sandstone	Olenekian
4	312m NE	CHES-SDST	Chester Formation-Sandstone	Olenekian

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Intergranular**	**High**	**High**

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	1

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 85 >**

ID	Location	Category	Description
3	110m SW	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres

This data is sourced from the British Geological Survey.

16 Boreholes



Site Outline

Search buffers in metres (m)

Confidential

0 - 10m

10 - 30m

30m+

Unknown

16.1 BGS Boreholes

Records within 250m	13

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 87 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	69m NW	382970 395570	WITHINGTON ROAD 5	-	Y	N/A
1	72m NW	383000 395600	WITHINGTON ROAD 9	-	Y	N/A
A	82m W	382950 395560	WITHINGTON ROAD 1	-	Y	N/A

ID	Location	Grid reference	Name	Length	Confidential	Web link
2	117m NW	382950 395620	WITHINGTON ROAD 2	-	Y	N/A
3	130m NW	382970 395650	WITHINGTON ROAD 6	-	Y	N/A
4	139m N	383000 395670	WITHINGTON ROAD 10	-	Y	N/A
5	175m NW	382950 395690	WITHINGTON ROAD 3	-	Y	N/A
6	202m N	382980 395730	WITHINGTON ROAD 7	-	Y	N/A
7	217m N	383010 395750	WITHINGTON ROAD 11	-	Y	N/A
B	236m N	382960 395760	WITHINGTON ROAD 4	-	Y	N/A
B	241m N	382980 395770	WITHINGTON ROAD 8	-	Y	N/A
8	248m NE	383280 395630	ALEXANDRA PARK TP7	-	Y	N/A
9	249m E	383300 395500	ALEXANDRA ROAD MOSS SIDE 1	-	Y	N/A

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

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 89 >**

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



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

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 90 >**

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



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 91 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

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 92 >**

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



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

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 93 >**

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



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

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 94 >**

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

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	0

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.

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

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

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

This data is sourced from Groundsure.

20 Radon



© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534

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 102 >**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	4

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
6m S	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
26m W	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
26m W	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	6

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

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	**22**	**3.8**	**215**	**148**	**2.1**	**76**	**44**	**29**	**6**
6m S	22	3.8	233	160	2.1	78	42	29	6

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)
26m W	24	4.2	70	48	0.3	76	24	31	9
26m W	24	4.2	67	46	0.4	79	25	32	8
48m E	21	3.7	56	38	0.5	75	28	27	6
49m E	21	3.7	80	55	0.5	75	24	27	7

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

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	0

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.

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

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

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

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

Appendix B2 – Historical Ordnance Survey Maps

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	County Series
Map date:	1881
Scale:	1:2,500
Printed at:	1:2,500

N
W E
S

Date: 1881
Surveyed: 1881
Revised: 1881

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

382800 382900 383000 383100 383200 383300

395800 395700 395600 395500 395400 395300

250m
100m
M O S S
100m
250m
YARBURGH STREET
ALEXANDRA

0m 100m

© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	County Series
Map date:	1889
Scale:	1:2,500
Printed at:	1:2,500

N W E S

Date: 1889
Surveyed: 1889
Revised: 1889

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

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Groundsure LOCATION INTELLIGENCE

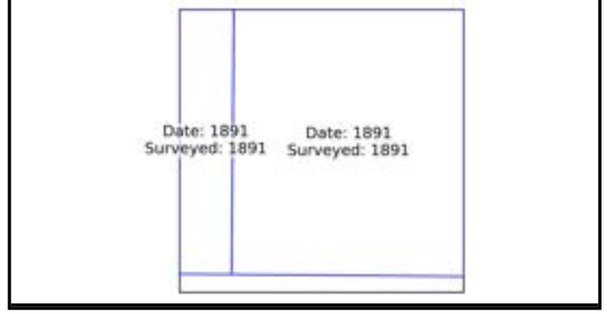
Ordnance Survey Licensed Data

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	500 Scale Town Plans
Map date:	1891
Scale:	1:500
Printed at:	1:1,000





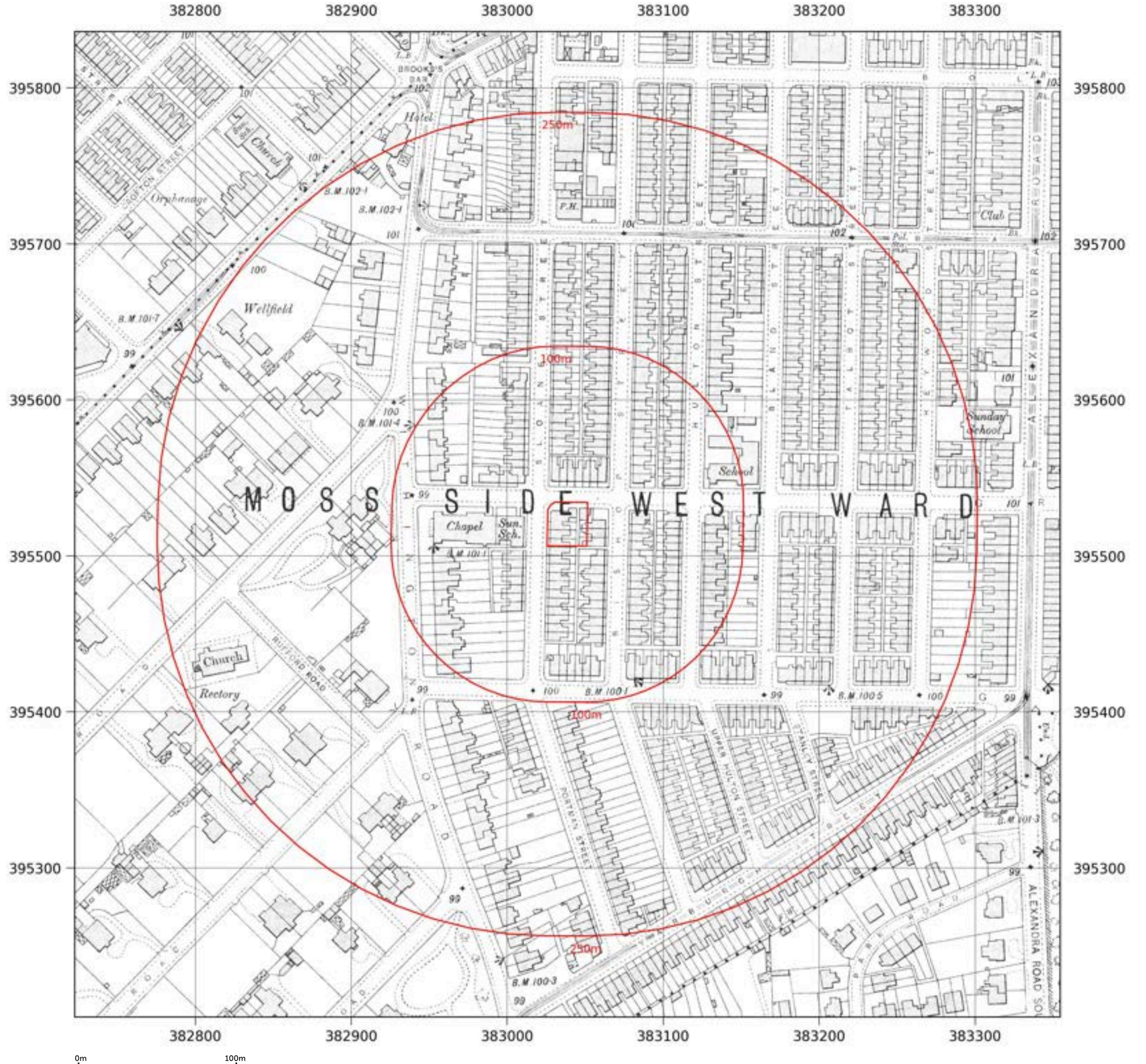
Contact us with any questions at:
info@groundsure.com
01273 257 755

© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	County Series
Map date:	1908
Scale:	1:2,500
Printed at:	1:2,500

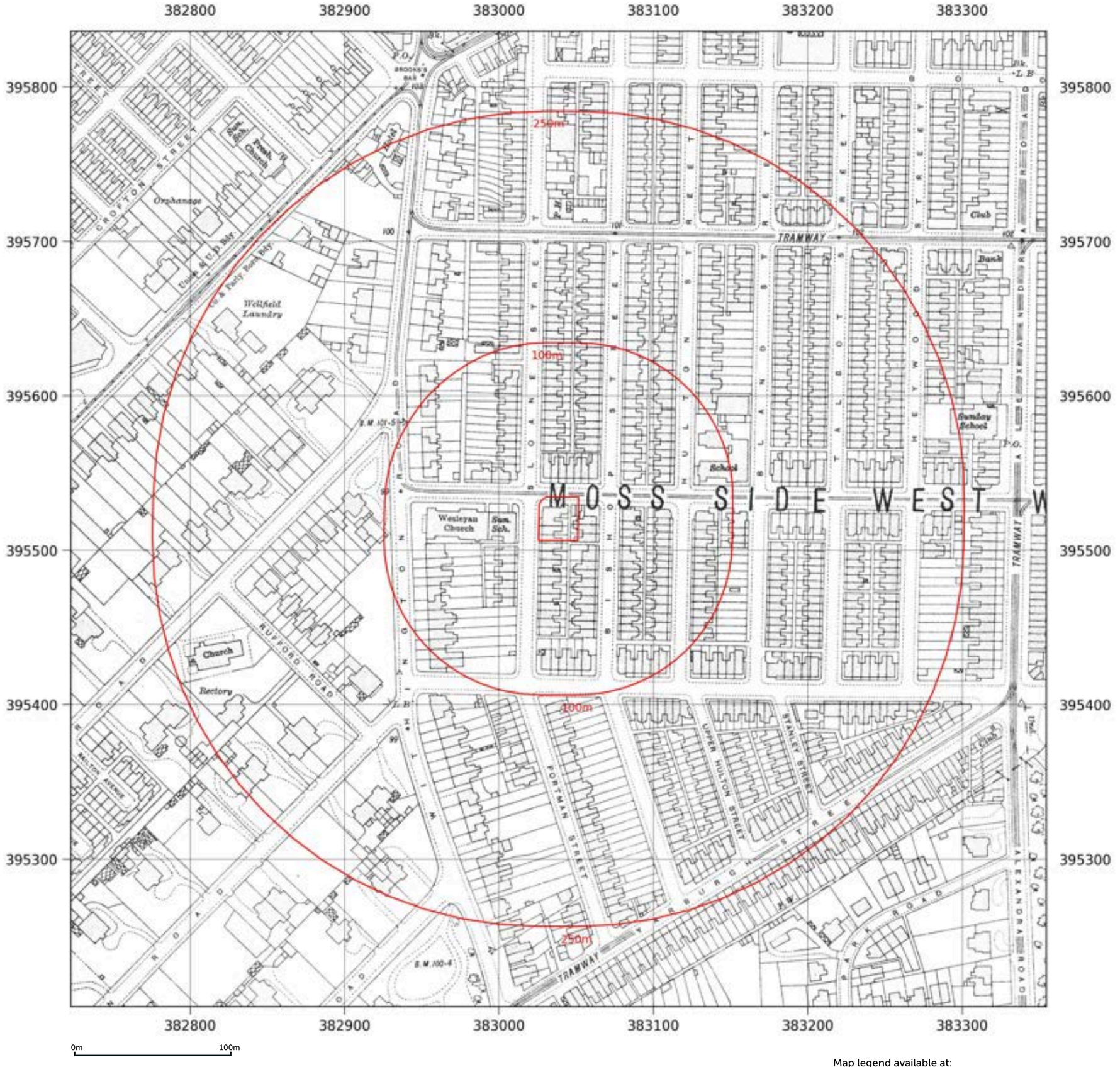
N
W E
S

Date: 1908
Surveyed: 1908
Revised: 1908

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	County Series
Map date:	1922
Scale:	1:2,500
Printed at:	1:2,500

N
W E
S

Date: 1922
Surveyed: 1922
Revised: 1922

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	County Series
Map date:	1932
Scale:	1:2,500
Printed at:	1:2,500

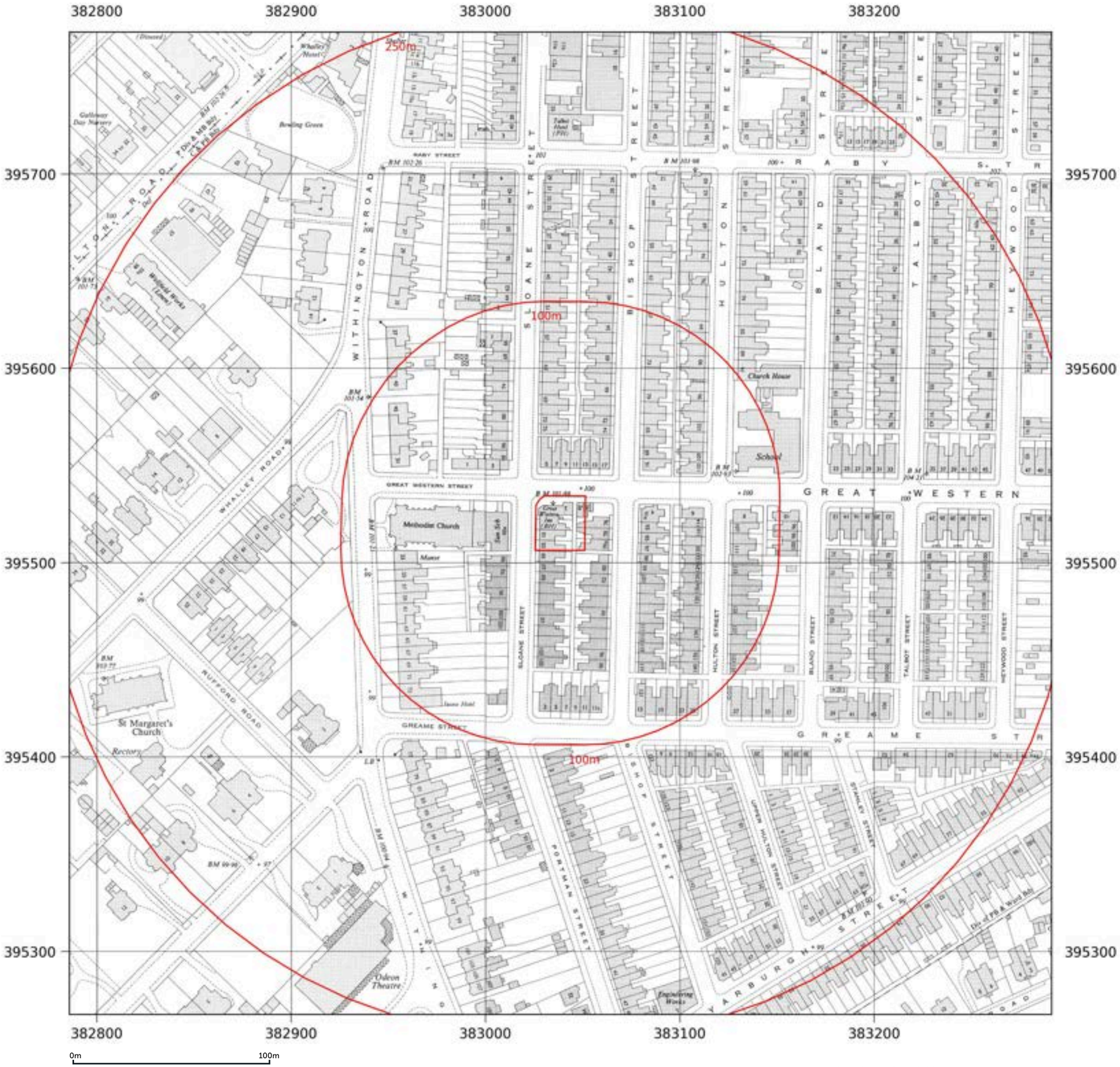
N
W E
S

Date: 1932
Surveyed: 1932
Revised: 1932

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	National Grid
Map date:	1949
Scale:	1:1,250
Printed at:	1:2,000

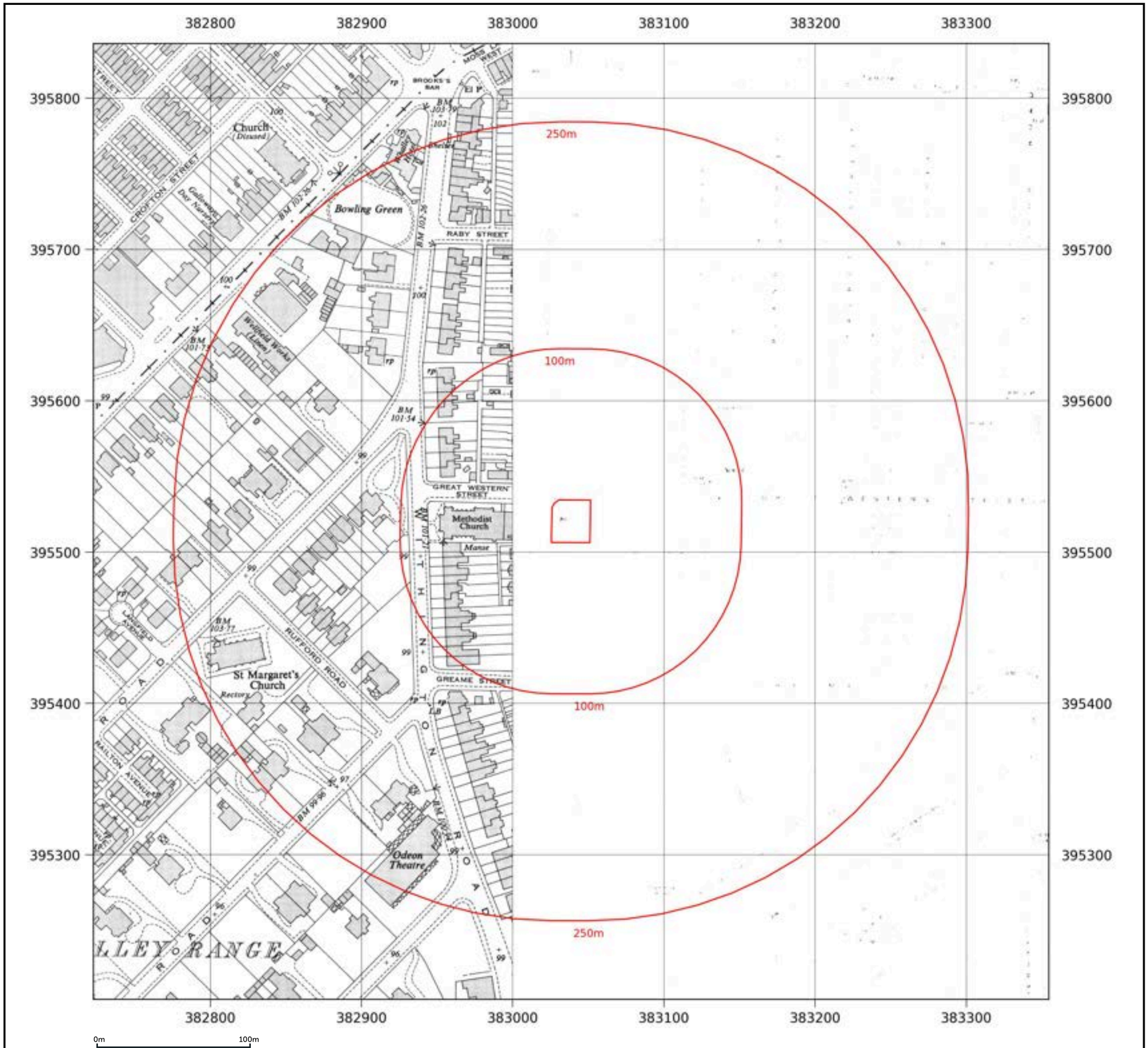
N
W E
S

Date: 1949 Surveyed: 1949 Revised: 1949 Levelled: 1927	Date: 1949 Surveyed: 1949 Revised: 1949 Levelled: 1927
Date: 1949 Surveyed: 1949 Revised: 1949 Levelled: 1927	Date: 1949 Surveyed: 1949 Revised: 1949 Levelled: 1927

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	National Grid
Map date:	1949-1951
Scale:	1:2,500
Printed at:	1:2,500

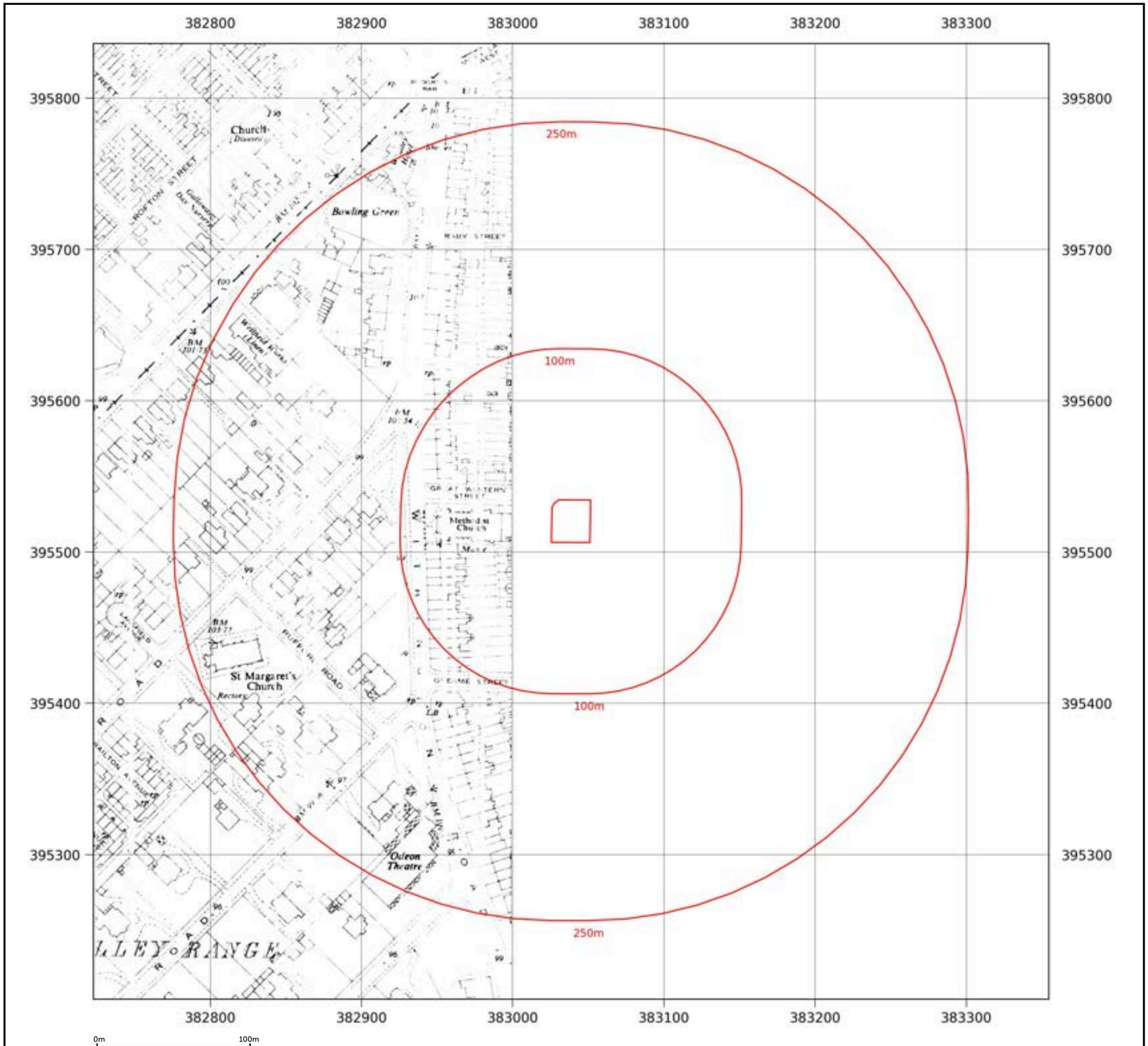
N
W E
S



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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

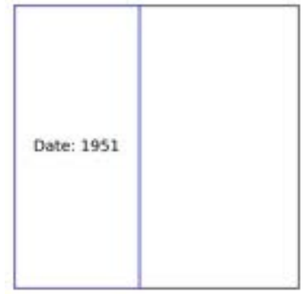
Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	National Grid
Map date:	1951
Scale:	1:2,500
Printed at:	1:2,500

N
W E
S



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

Groundsure
LOCATION INTELLIGENCE

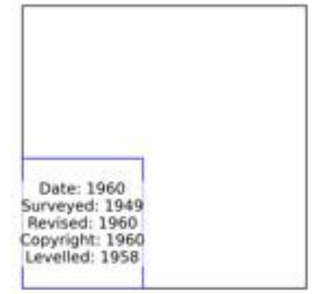
Ordnance Survey
Licensed Data

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	National Grid
Map date:	1960
Scale:	1:1,250
Printed at:	1:2,000

N
W E
S



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

382800 382900 383000 383100 383200

395700 395600 395500 395400 395300

250m

100m

St Margaret's Church
St Margaret's Parish Church Hall
RUSHFORD ROAD
GREAME STREET
Elm House
Surgery
B.M.(SUB)
Odeon Theatre

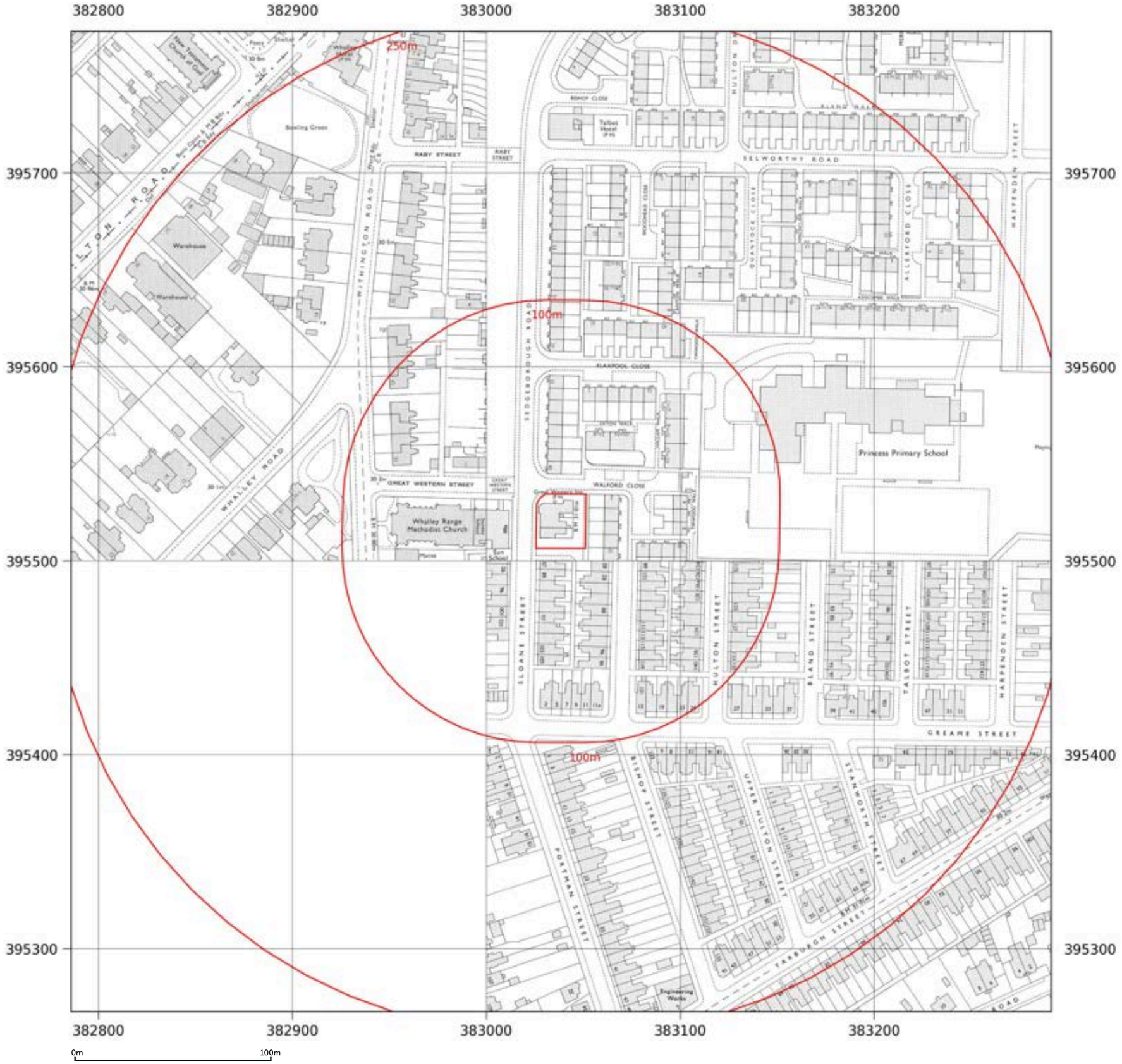
0m 100m

© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	National Grid
Map date:	1972-1977
Scale:	1:1,250
Printed at:	1:2,000

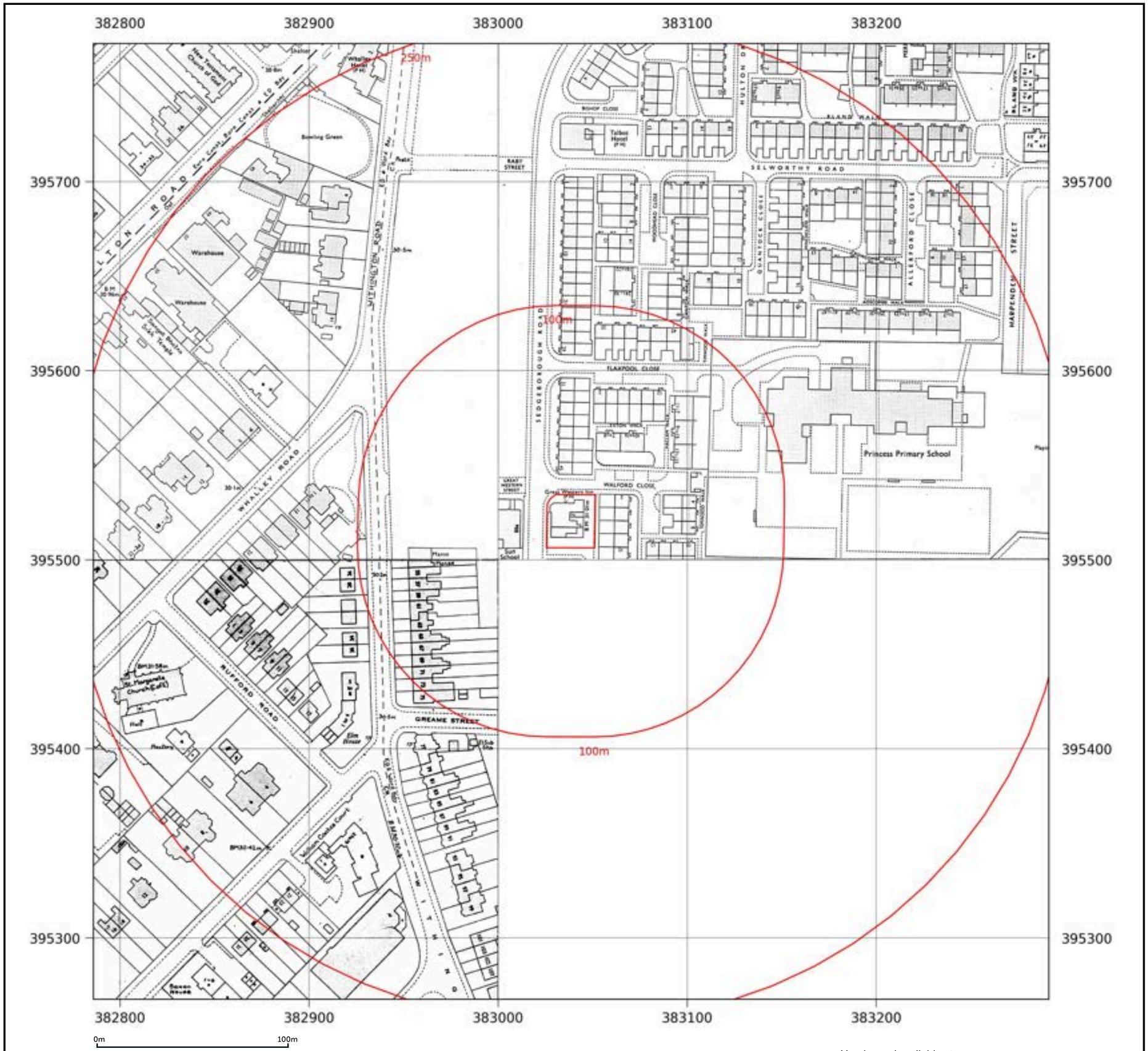
N
W E
S

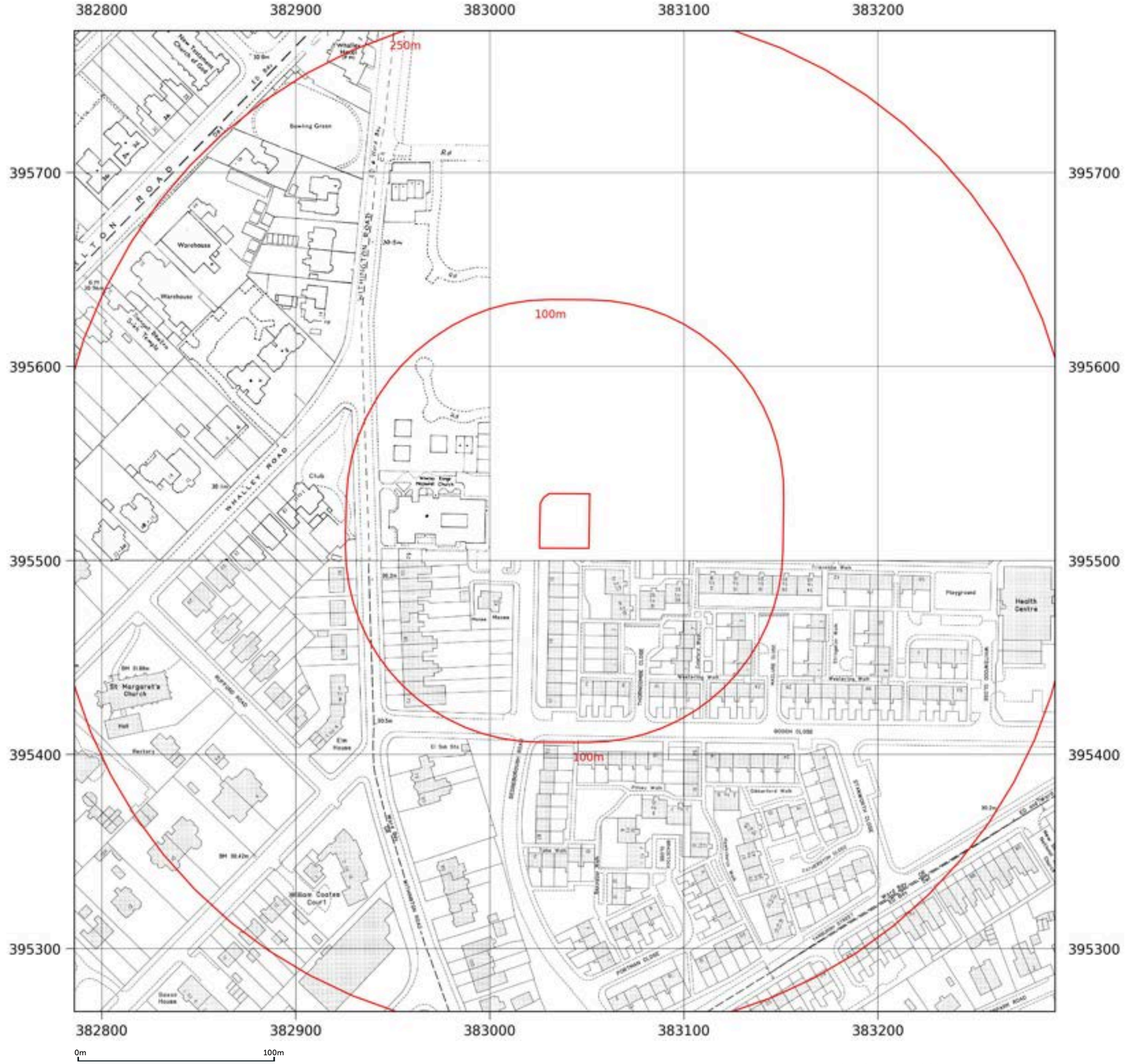
Date: 1972 Surveyed: 1949 Revised: 1971 Copyright: 1972 Levelled: 1958	Date: 1977 Surveyed: 1949 Revised: 1976 Copyright: 1977 Levelled: 1958
	Date: 1973 Surveyed: 1949 Revised: 1972 Copyright: 1973 Levelled: 1958

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data


382800
382900
383000
383100
383200
395700
395600
395500
395400
395300
250m
100m
100m
Warehouse
Warehouse
Bowling Green
Talbot House
Princess Primary School
Princess Street Sikh Temple
Sikh School
Sch
Warehouse
Warehouse
Warehouse



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	National Grid
Map date:	1985-1987
Scale:	1:1,250
Printed at:	1:2,000

N
W E
S

Date: 1985 Surveyed: 1958 Revised: 1985 Copyright: 1985 Levelled: 1958	
Date: 1987 Surveyed: 1949 Revised: 1986 Copyright: 1987 Levelled: 1958	Date: 1986 Surveyed: 1949 Revised: 1984 Copyright: 1986 Levelled: 1958

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	National Grid
Map date:	1989-1992
Scale:	1:1,250
Printed at:	1:2,000

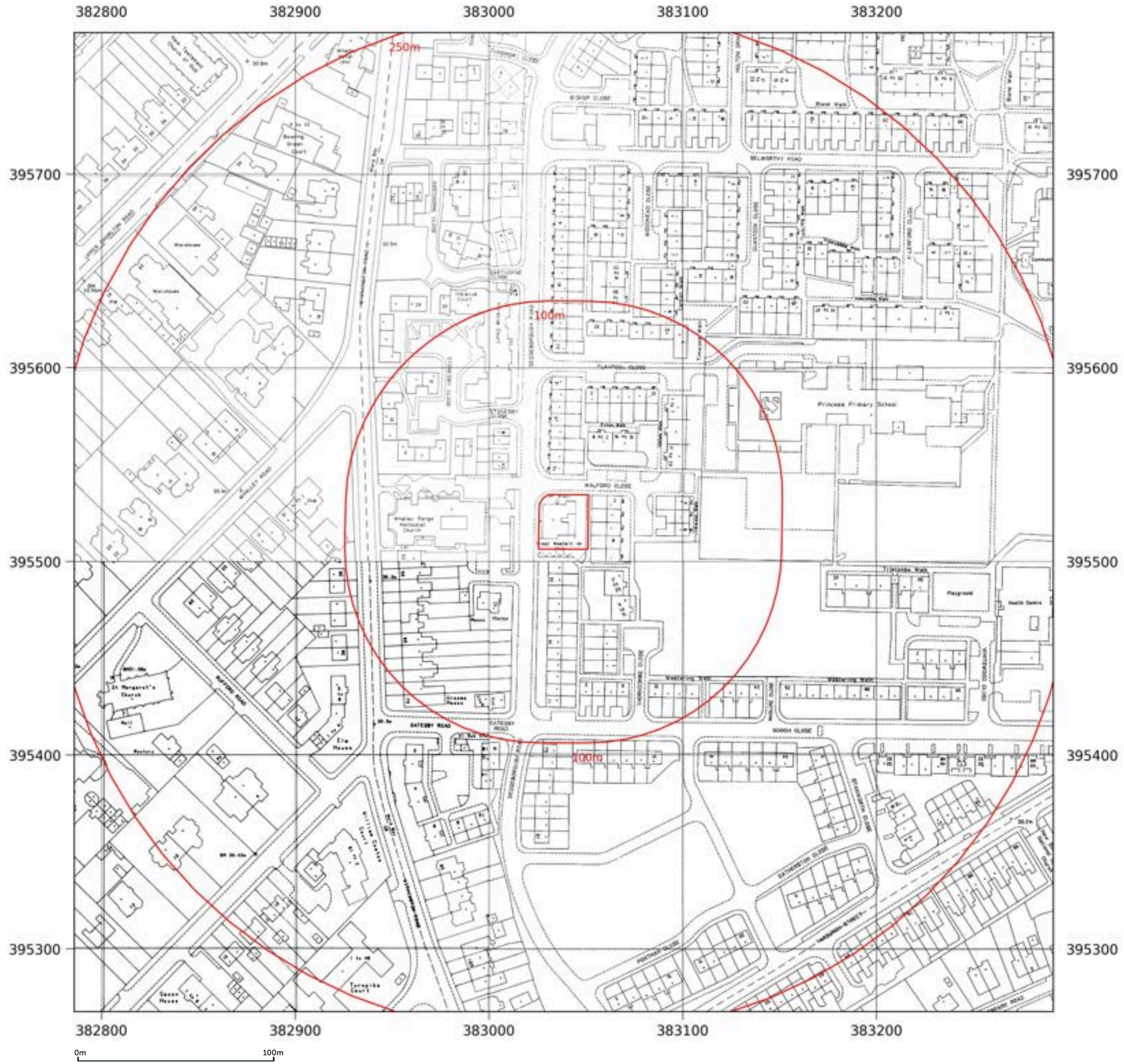
N
W E
S

Date: 1989 Surveyed: 1958 Revised: 1989 Copyright: 1989 Levelled: 1958	
Date: 1991 Surveyed: 1949 Revised: 1949 Copyright: 1991	Date: 1992 Copyright: 1992

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	National Grid
Map date:	1991-1995
Scale:	1:1,250
Printed at:	1:2,000

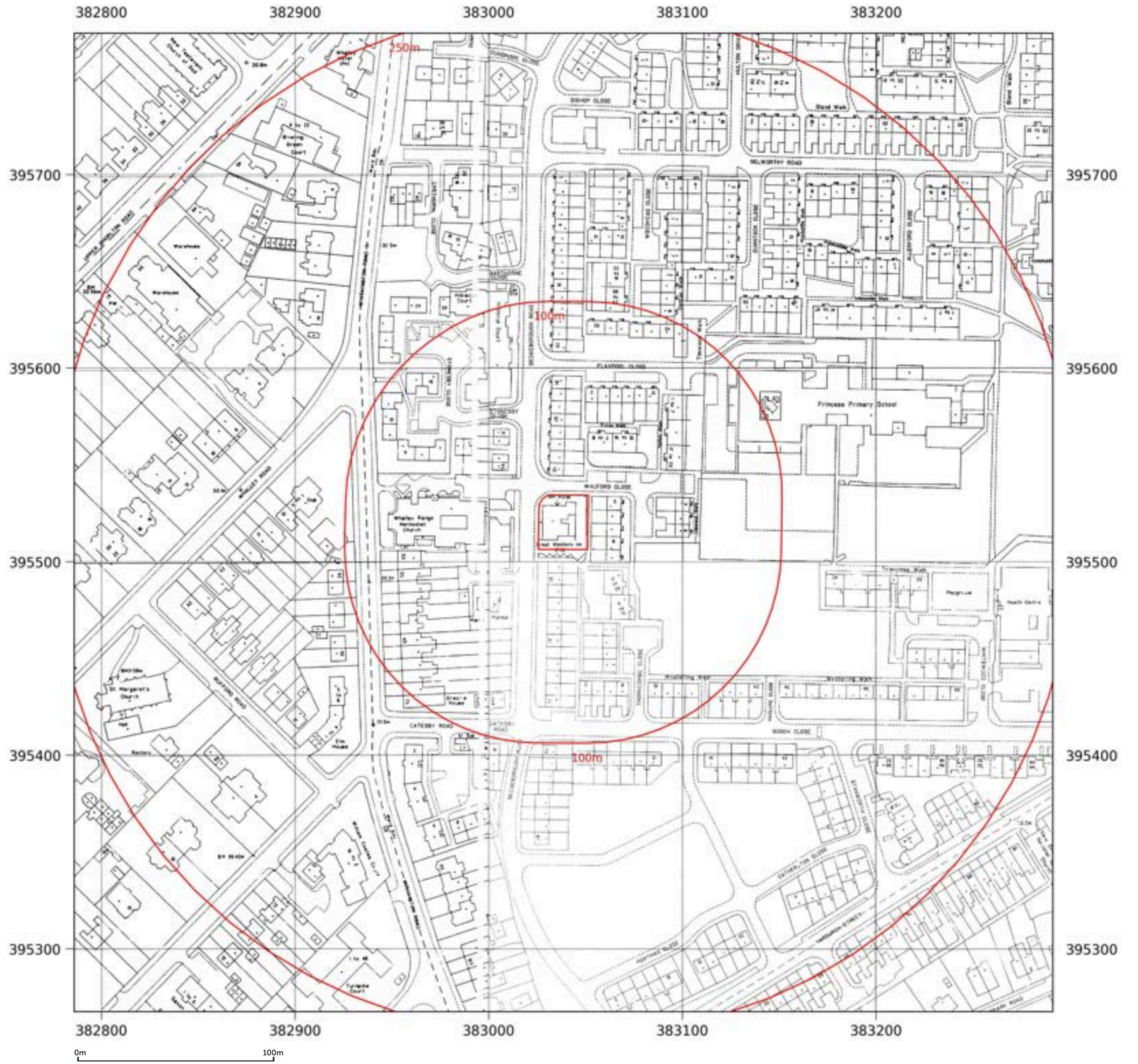
N
W E
S

Date: 1992 Surveyed: 1992 Revised: 1992	Date: 1995 Copyright: 1995
Date: 1991 Surveyed: 1949 Revised: 1986 Copyright: 1991	Date: 1995 Surveyed: 1995 Revised: 1995 Copyright: 1995

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	National Grid
Map date:	1992-1995
Scale:	1:1,250
Printed at:	1:2,000

N
W E
S

Date: 1992 Copyright: 1992	Date: 1995 Surveyed: 1995 Revised: 1995 Copyright: 1995
Date: 1992 Copyright: 1992	Date: 1995 Copyright: 1995

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	LandLine
Map date:	2003
Scale:	1:1,250
Printed at:	1:1,250

N
W E
S

Date: 2003

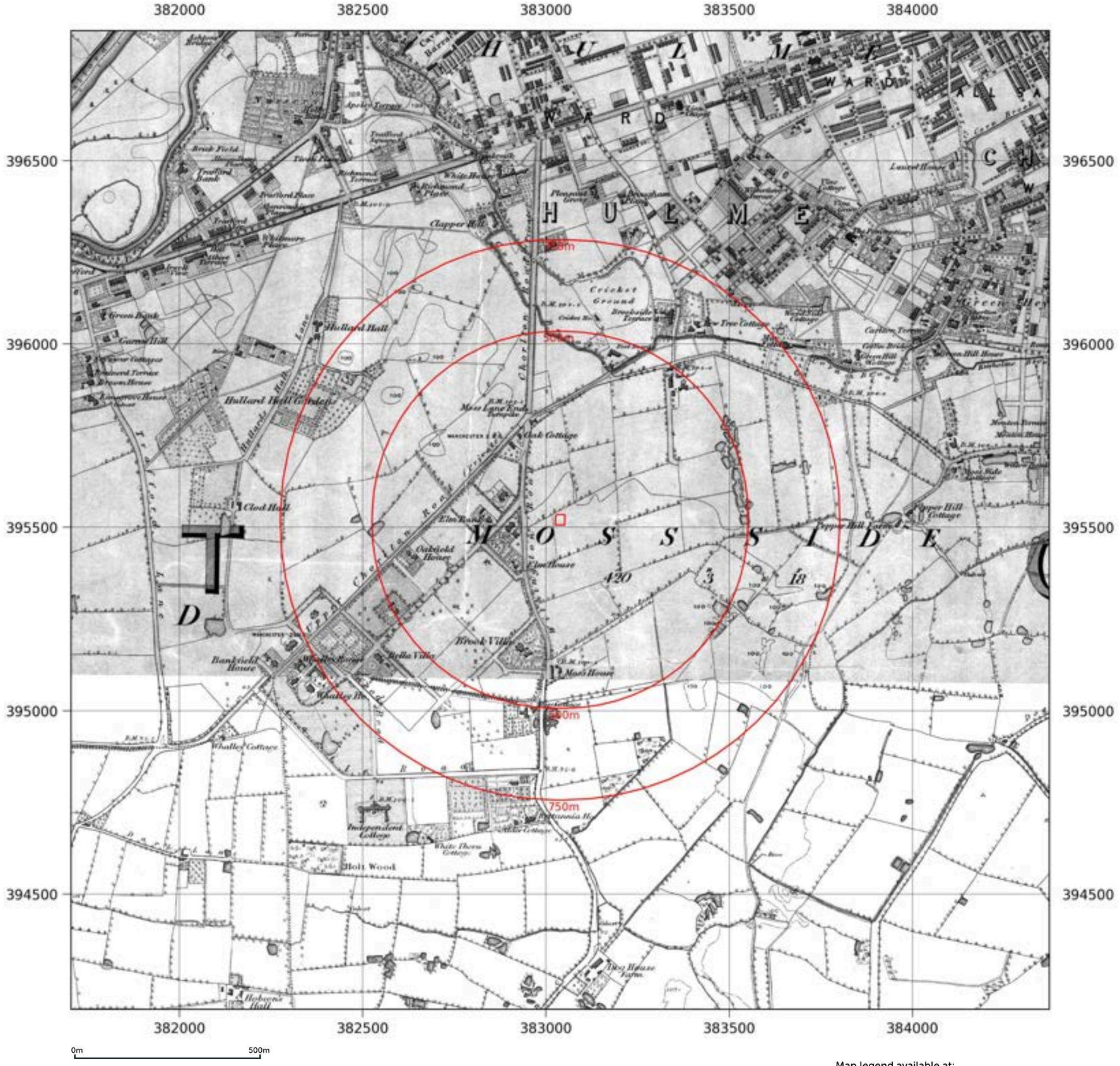
Contact us with any questions at:
info@groundsure.com
01273 257 755

© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	County Series
Map date:	1848-1849
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S

Date: 1848
Surveyed: 1845
Edition: 1848

Date: 1849
Surveyed: 1845
Revised: 1849
Edition: 1848

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	County Series
Map date:	1896
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S



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

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Groundsure
LOCATION INTELLIGENCE

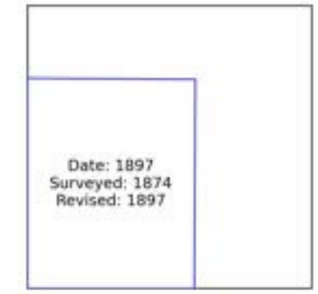
Ordnance Survey
Licensed Data

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	County Series
Map date:	1897
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S



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

382000 382500 383000 383500 384000

396500 396000 395500 395000 394500

750m
500m
500m
750m

I R E

0m 500m

© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	County Series
Map date:	1905
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S

Date: 1905
Surveyed: 1844
Revised: 1905

Date: 1905
Surveyed: 1892
Revised: 1905

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

382000 382500 383000 383500 384000

396500 396000 395500 395000 394500

0m 500m

© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	County Series
Map date:	1911
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S



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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	County Series
Map date:	1916
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S

Date: 1916
Surveyed: 1844
Revised: 1916

Date: 1916
Surveyed: 1844
Revised: 1916

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

382000 382500 383000 383500 384000

396500 396000 395500 395000 394500

750m
500m
250m

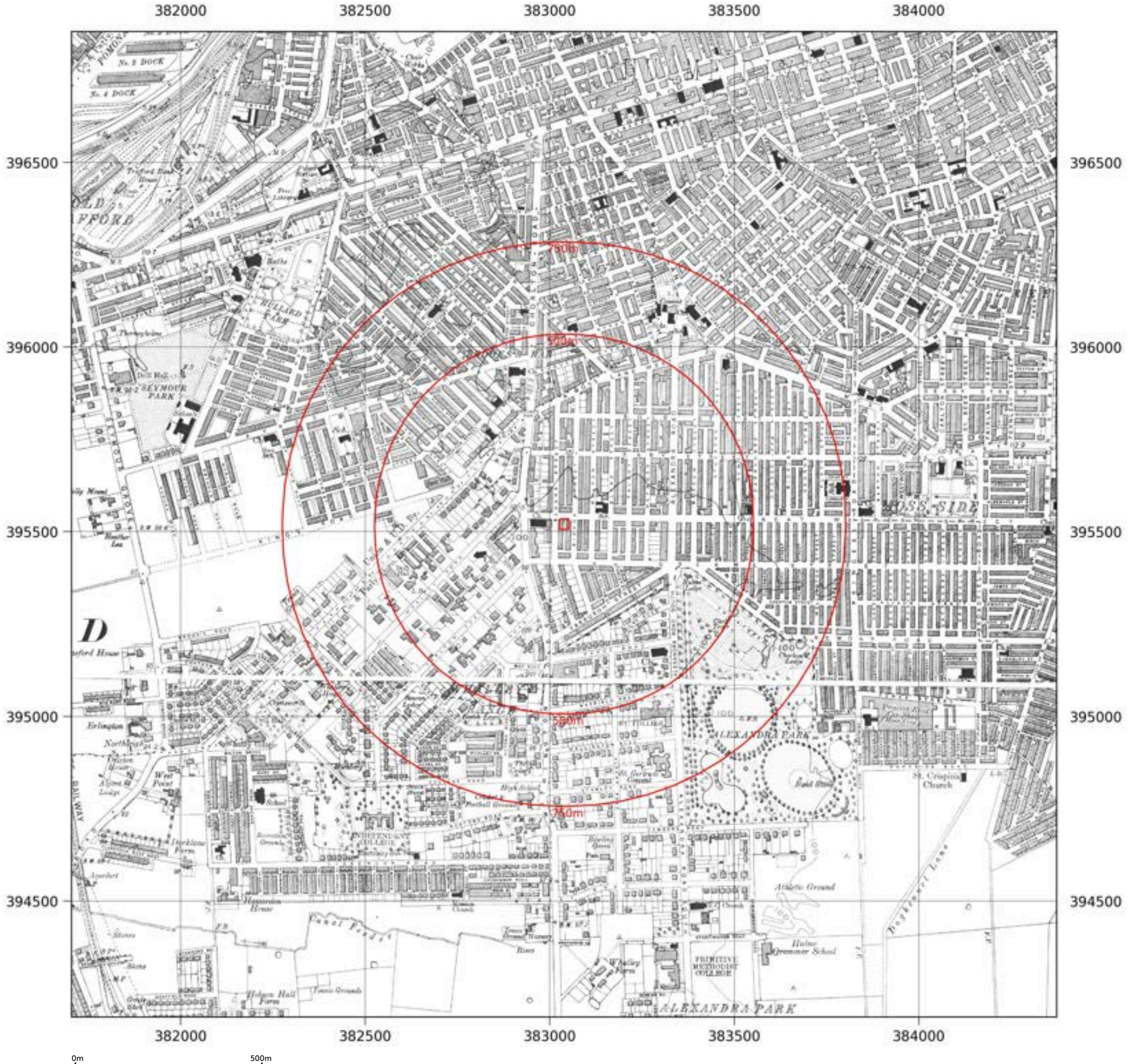
0m 500m

© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	County Series
Map date:	1923
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S

Date: 1923
Surveyed: 1844
Revised: 1923

Date: 1923
Surveyed: 1844
Revised: 1923

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

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	County Series
Map date:	1932-1934
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S

Date: 1932
Surveyed: 1844
Revised: 1932

Date: 1934
Surveyed: 1844
Revised: 1934

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	County Series
Map date:	1938
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S

Date: 1938
Surveyed: 1844
Revised: 1938

Date: 1938
Surveyed: 1844
Revised: 1938
Edition: 1938

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	County Series
Map date:	1938
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S



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

382000 382500 383000 383500 384000

396500 396000 395500 395000 394500

750m
500m
250m
125m

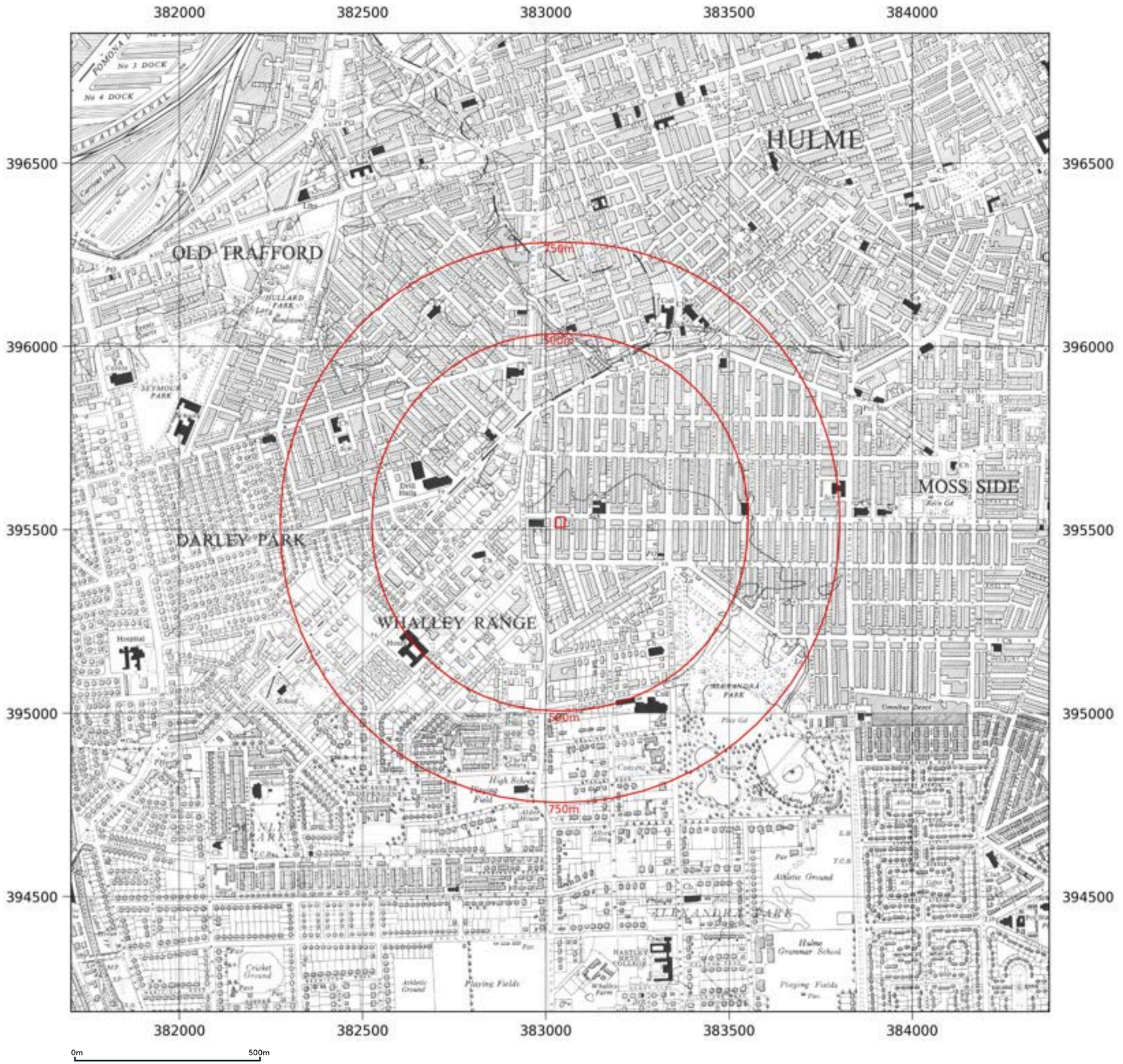
0m 500m

© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	Provisional
Map date:	1955-1956
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S

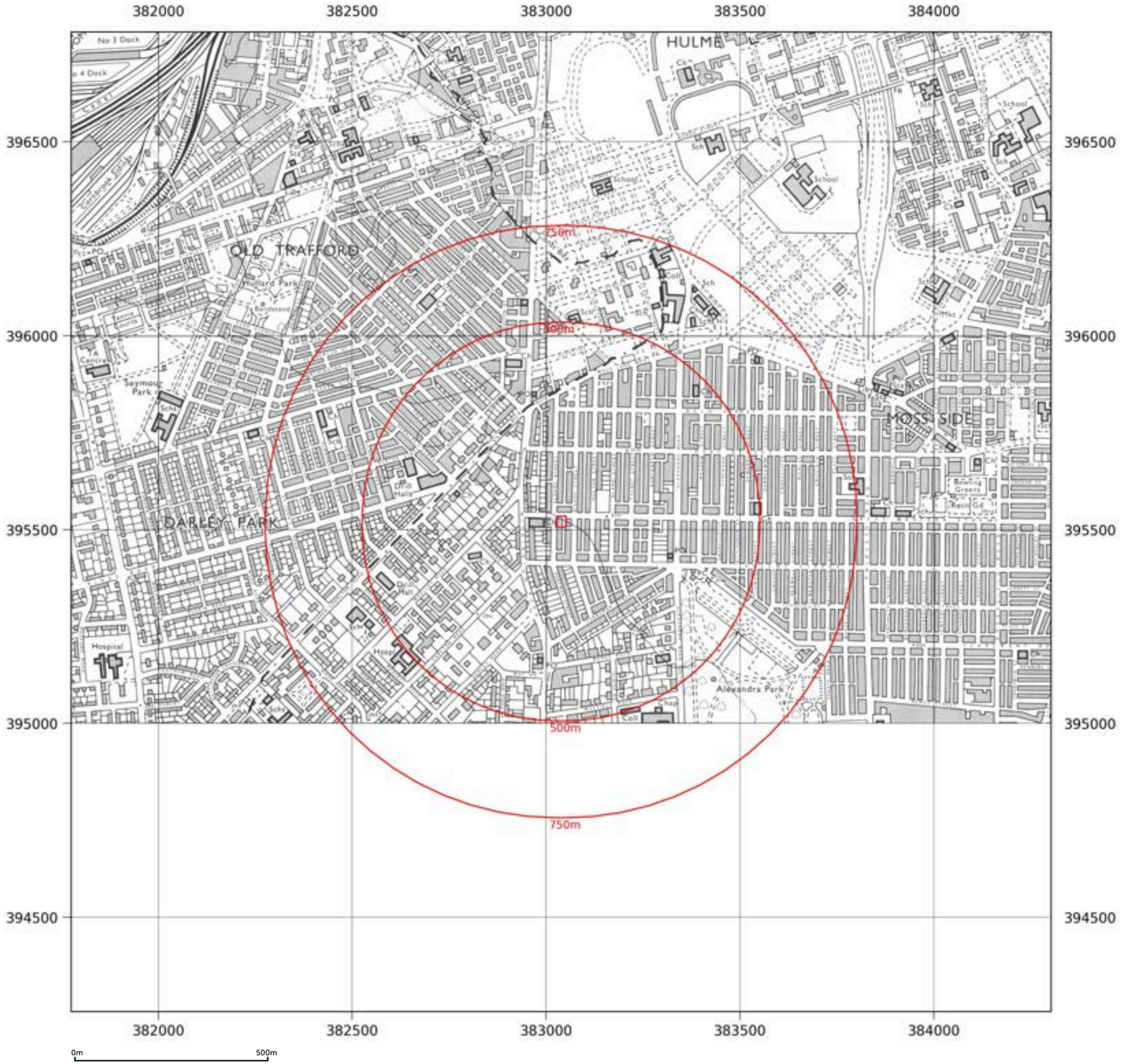
Date: 1956
Surveyed: 1956
Revised: 1956

Date: 1955
Revised: 1955
Edition: 1955

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	National Grid
Map date:	1972
Scale:	1:10,000
Printed at:	1:10,000

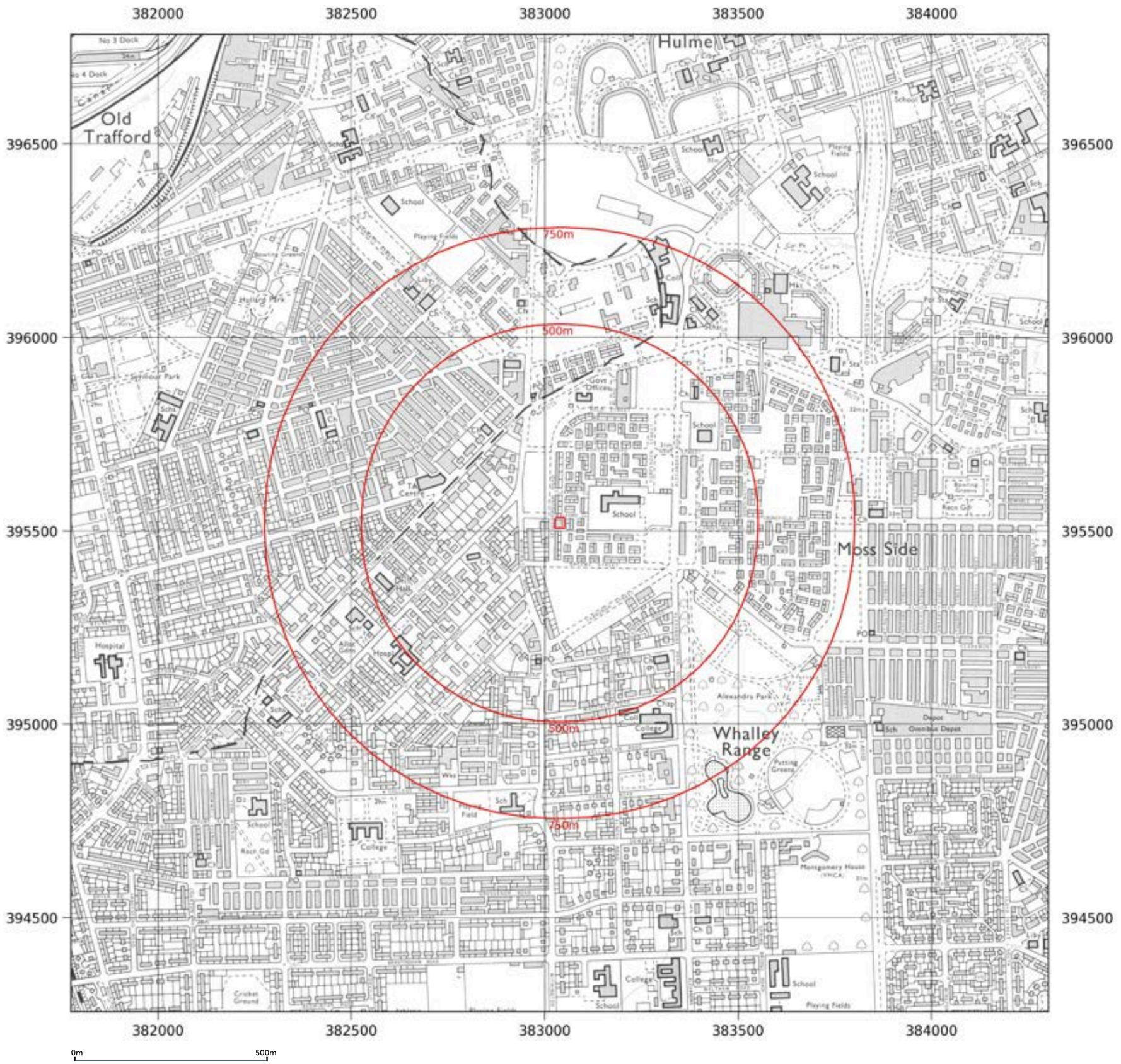
N
W E
S

Date: 1972
Surveyed: 1971
Revised: 1972
Copyright: 1972
Levelled: 1972

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	National Grid
Map date:	1980-1981
Scale:	1:10,000
Printed at:	1:10,000

N
W E
S

Date: 1980
Surveyed: 1976
Revised: 1980
Copyright: 1980
Levelled: 1976

Date: 1981
Surveyed: 1977
Revised: 1981
Copyright: 1981
Levelled: 1976

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	National Grid
Map date:	1985-1988
Scale:	1:10,000
Printed at:	1:10,000

N
W E
S

Date: 1985
Surveyed: 1983
Revised: 1985

Date: 1988
Surveyed: 1985
Revised: 1988

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	National Grid
Map date:	1988
Scale:	1:10,000
Printed at:	1:10,000

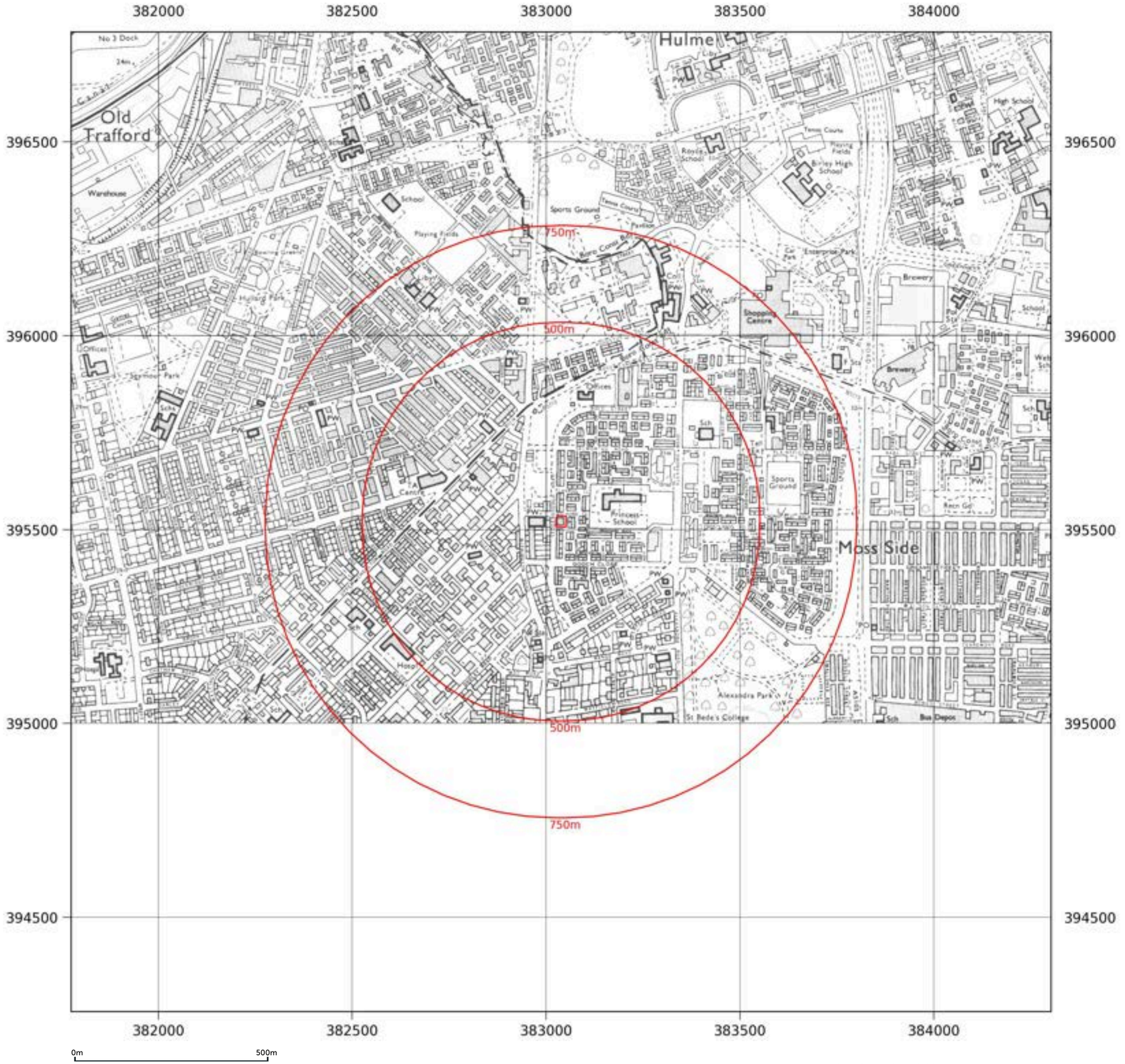
N
W E
S



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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	National Grid
Map date:	1994
Scale:	1:10,000
Printed at:	1:10,000

N
W E
S



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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	National Grid
Map date:	2001
Scale:	1:10,000
Printed at:	1:10,000

N
W E
S

Date: 2001

Date: 2001

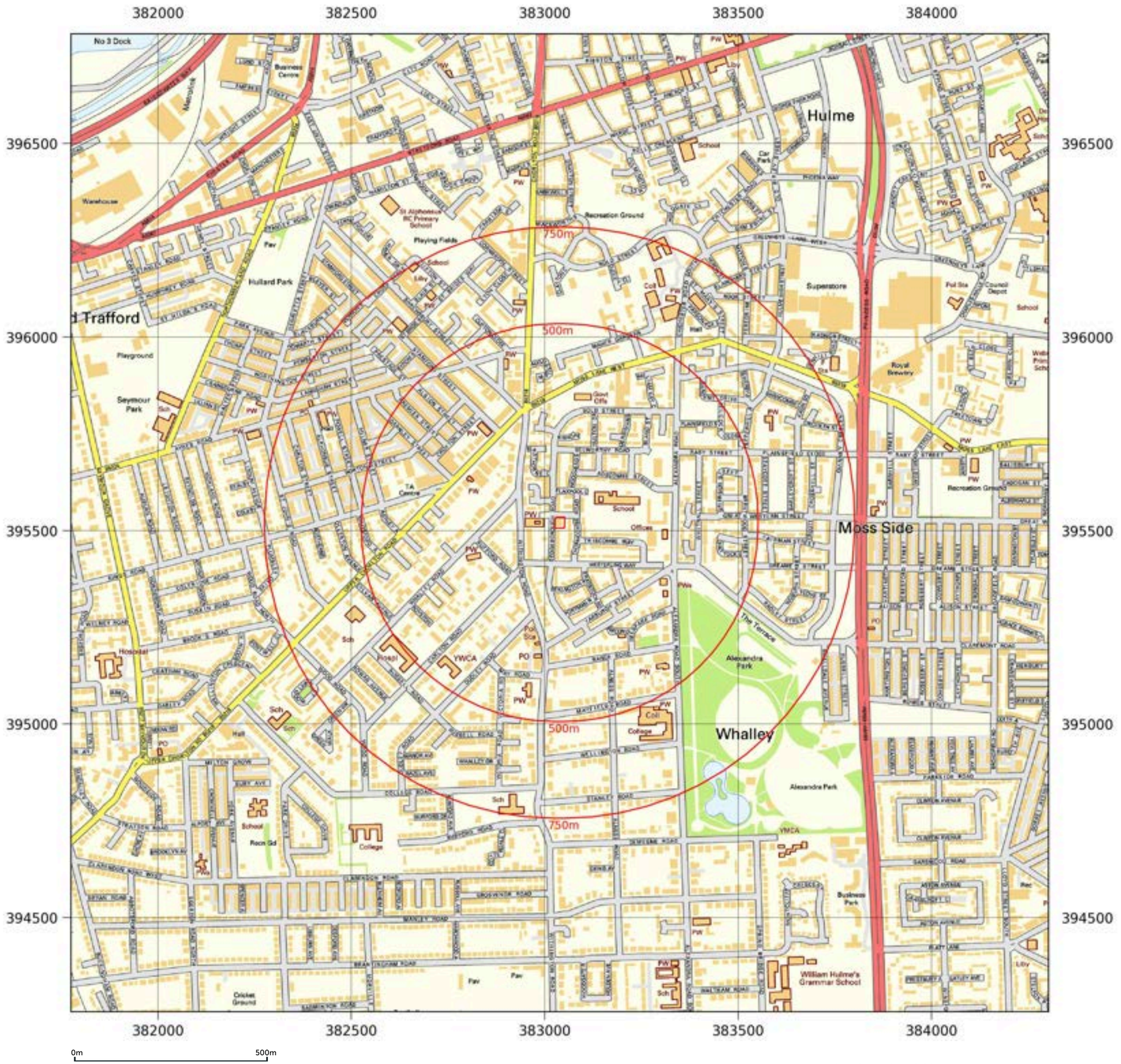
Contact us with any questions at:
info@groundsure.com
01273 257 755

© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	National Grid
Map date:	2010
Scale:	1:10,000
Printed at:	1:10,000

N
W E
S

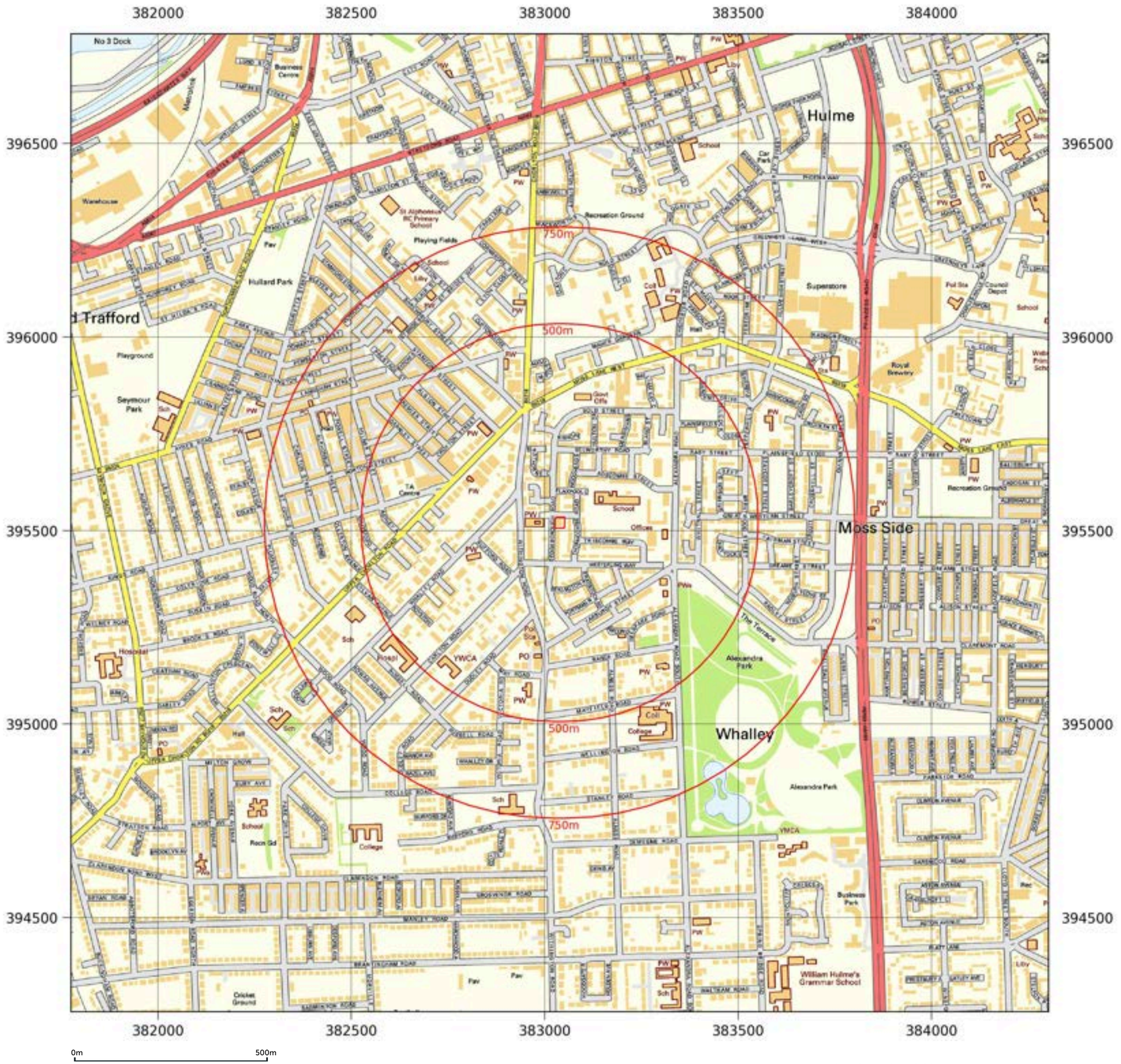
Date: 2010

Date: 2010

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	National Grid
Map date:	2015
Scale:	1:10,000
Printed at:	1:10,000

N
W E
S

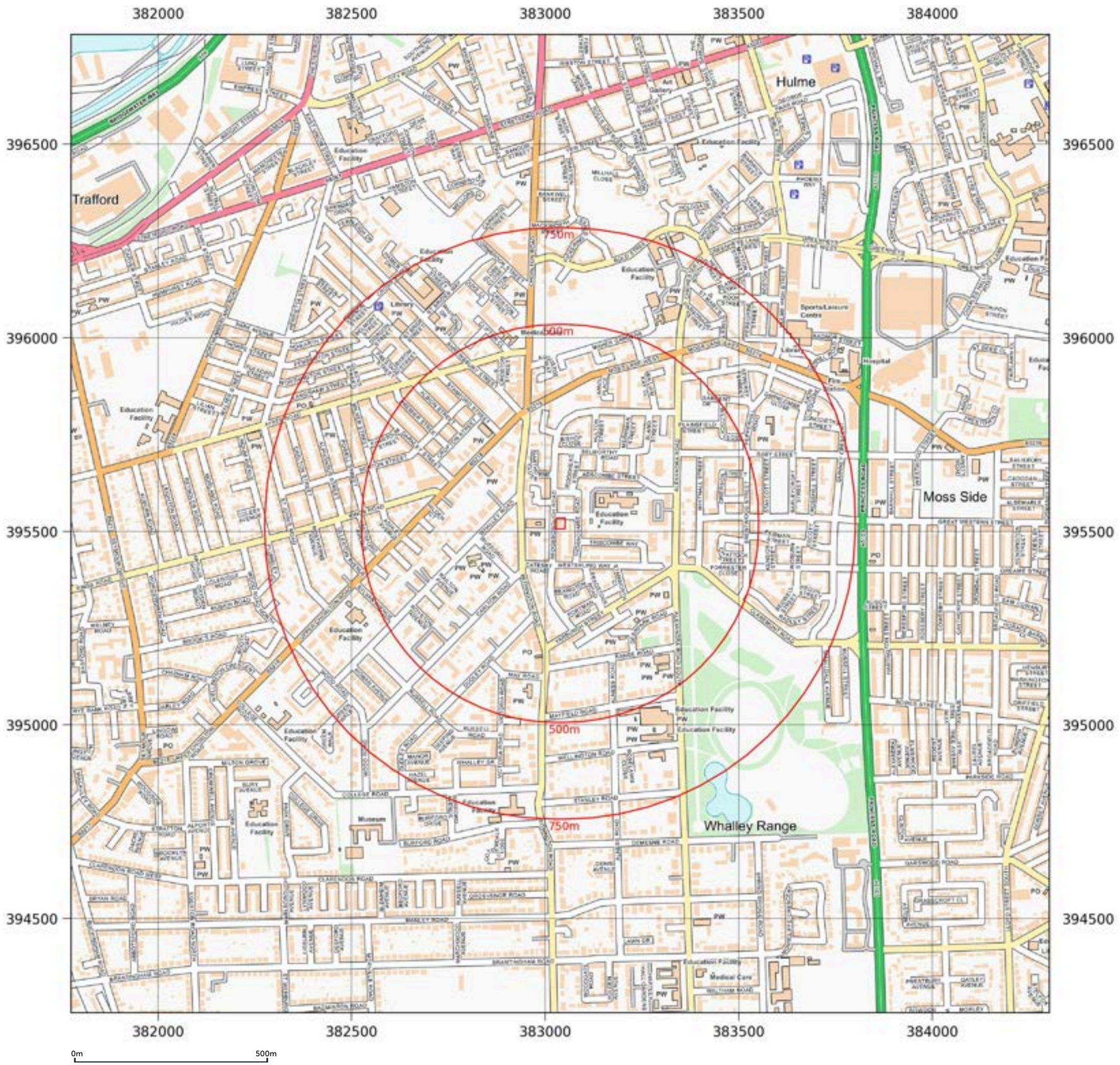
Date: 2015

Date: 2015

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data



© Crown copyright and database rights 2026 Ordnance Survey AC0000824534

Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	47, SEDGEBOROUGH ROAD, MANCHESTER, M16 7EU
Client ref:	-
Report ref:	GS-MHW-4EY-9X9-W3E
Grid ref:	383038.67, 395520.21
Production date:	23 March 2026

Map name:	National Grid
Map date:	2025
Scale:	1:10,000
Printed at:	1:10,000

N
W E
S

Date: 2025

Date: 2025

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

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
Licensed Data

APPENDIX C – LIMITATIONS

This report was prepared by Adeptus (registered in England: 05908395) for the use of the client, named on page 1. The report has been prepared specifically on the basis of the end use as defined by the client. Any change of end use would necessitate review of this report and its findings. Use of or reliance on this report by any third party is not permitted without our express written agreement, and where this is given, will be subject to our terms and conditions.

We have prepared this report in our professional capacity using reasonable skill, care and diligence. The assessments, conclusions and recommendations within this report pertain to the study site (the extents of which are in Figure 1, below) and the immediate area in continuity with the Site. They are based on the established historical uses, information available at the time of writing and the proposed use of the Site. Where any information supplied by the client or other sources have been utilised, it has been assumed that the information is correct. No responsibility can be accepted by Adeptus for inaccuracies in data supplied by any other party.

Any plans, diagrams, cross sections or images are for illustrative purposes only and should be checked for accuracy on-site. In the event of changes to the proposed end use of the Site, the report may require updating to reflect such changes. Although reference may be made to archaeological, ecological or geotechnical issues, invasive species, flood risk and the presence of asbestos containing materials (ACMs), this report does not constitute an archaeological assessment, ecological assessment, geotechnical assessment, invasive species survey, flood risk assessment or asbestos survey and liability for any claim caused by arising out of or in any way involving asbestos is excluded.

New information relating to environmental matters can come to light after the report has been prepared and changes in conditions and regulatory requirements may occur in future. Either of those factors may change the conclusions presented in our report. If development does not take place within the expected timescales, consideration should be given to reviewing this assessment to confirm that no changes to the site or relevant legislation have taken place. No part of this report is intended to provide legal advice or opinion of any nature.