

LAND AT WYTHENSHAW TOWN TC, TIMPSON ROAD, WYTHENSHAW

Phase 1 – Preliminary Risk Assessment





GEO-ENVIRONMENTAL CONSULTING

Project Quality Assurance Information Sheet

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GEO-ENVIRONMENTAL CONSULTING

LAND AT WYTHENSHAW TOWN TC, TIMPSON ROAD, WYTHENSHAW

Phase 1 - Preliminary Risk Assessment

PROJECT NO: 24072

REPORT REF: BEK-24072-1 Rev A

DATE: September 2024

REVISION STATUS / HISTORY

Rev	Date	Issue / Comment	Prepared	Checked
A	26/09/24	Updated proposed site layout plan	MLM	MB

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Unless explicitly agreed otherwise, in writing, this report has been prepared under BEK's limited standard Terms and Conditions as included within our proposal to the Client. The report needs to be considered in the light of the BEK proposal and associated limitations of scope. The report needs to be read in full and isolated sections cannot be used without full reference to other elements of the report and any previous works referenced within the report.

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1. INTRODUCTION

1.1 Appointment

1.1.1 BEK Enviro (BEK) has been commissioned by Padel and Pickle Ltd to prepare a Phase 1 Preliminary Risk Assessment (PRA) for area of land located at Wythenshawe Town FC located off Timpson Road, Wythenshawe, Manchester, M23 9LL (hereafter referred to as the site). The PRA will assess the potential risks associated with contamination and ground gas considering the development proposals.

1.1.2 The site location and layout are presented on BEK Drawing No 24072-1 and BEK Drawing No 24072-2, respectively. Copies of these drawings are presented in Appendix G.

1.2 Proposed Development

1.2.1 This report has been prepared to support a planning application for the construction of additional sports and leisure facilities comprising 1No. 5 a-side football pitch, 2No. tennis courts/multi-use courts, 6No. doubles padel courts, 1No. singles padel court and 5No. shipping container buildings (40ft), along with associated car parking, access and soft-landscaped areas at the site located to the south of Timpson Road, Wythenshawe.

1.2.2 The proposed development is illustrated on LMP Architects Limited drawing entitled 'Proposed Site Layout' (Drawing No: 24/019/P01, dated 20/09/24), a copy of which is presented in Appendix G and an extract of which is shown below.

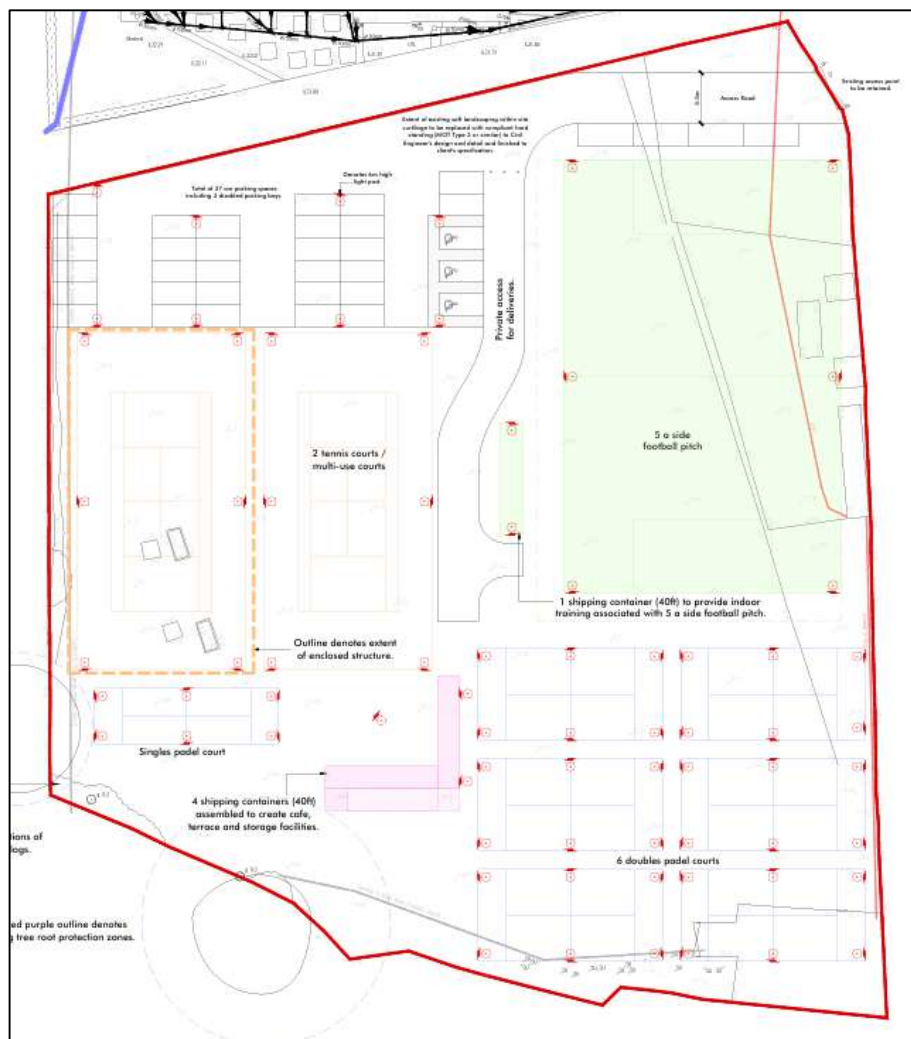


Figure 1: Extract from the Proposed Development Plan

1.3 Objective & Scope of Work

1.3.1 This report provides the details of the works undertaken by BEK to assess the potential risks from contamination and ground gas considering the change of use to commercial.

1.3.2 To achieve the objective BEK will undertake the following:

- Carry out a site inspection and take photographs
- Review the available relevant background information for the site, including:
 - Recent Ordnance Survey Map
 - Coal Authority Website
 - BGS Web Page
 - Site Specific GroundSure Reports
 - Site Specific Historical Maps
 - Drawings Provided by LMP Architects
 - Zetica UXO Information

- Review all available previous reporting/site investigation works for the site.
- Develop a preliminary conceptual site model in accordance with guidance to identify potentially significant pollutant linkages specific to the proposed development
- Establish areas of potential concern based on identified risks and/or potential risks
- Identify any actions required to assess or reduce the risks identified

1.4 Limitations

1.4.1 The conclusions and recommendations presented in this report are the result of our professional interpretation of the information currently available. BEK reserves the right to amend the conclusions and recommendations if further information becomes available.

1.4.2 However, it should be noted that much of the information has been derived from reports written by others and BEK takes no responsibility for the accuracy of that information. Notwithstanding the above, the reports reviewed have all been written by professional environmental consultants with a duty of care to provide relevant and accurate information.

1.4.3 The assessment of invasive plant species is outside the remit of this commission.



2. SITE DESCRIPTION

2.1 Site Location

- 2.1.1 The site is located off Timpson Road and to the south of Wythenshawe Town FC within a mixed commercial and residential area of Wythenshawe, Manchester. The site is located some 3.2 km north-west of Wythenshawe town centre and approximately 8.6 km south-west of Manchester city centre.
- 2.1.2 The Grid Reference for the centre of the site is approximately SJ 80152 89181. The site location is shown on BEK Drawing No 24072-1, a copy of which is presented in Appendix F.

2.2 Site Layout & Description

- 2.2.1 A site walkover was undertaken by BEK on 31st May 2024. A selection of photographs showing the existing site layout are presented in Appendix F. The general site layout can be seen on BEK Drawing No 24072-2 in Appendix G.
- 2.2.2 The site comprises an irregularly shaped plot of land of approximately 8100 m² which is largely occupied by the well-kempt grass of an existing football pitch. The northern, eastern and western peripheries of the site are lined with green metal mesh fencing, whilst the southern periphery of the site which borders a railway line is lined with steel palisade fencing. The entrance to the site was off Timpson Road via a gate in the north-east of the site.
- 2.2.3 The site comprises an irregularly shaped plot of land of approximately 8100 m² which is largely occupied by the well-kempt grass of an existing football pitch. The northern, eastern and western peripheries of the site are lined with green metal mesh fencing, whilst the southern periphery of the site which borders a railway line is lined with steel palisade fencing.
- 2.2.4 An area of hardstanding tarmacadam off Timpson Road is present in the north-east of the site and was used as a car washing area at the time of visit. A portakabin type building was located to the south of this hardstanding area, with a shipping container present to the south of the portakabin building. The area around the shipping container and portakabin building was largely overgrown with vegetation and contained miscellaneous waste (possible fly tipping) including bricks, wood, plastic containers and bin bags.
- 2.2.5 A L-shaped building likely relating to the football pitch was present in the south-eastern corner of the site and was inaccessible due to a locked metal gate and concrete panel fencing which was partially lined with razor wire. Evidence from google maps satellite imagery suggests this fenced area contains a small courtyard area with additional smaller outbuildings.



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- 2.2.6 An area to the west of the L-shaped building in the south-east of the site was fenced off but accessible and contained miscellaneous sports equipment, a ladder and a shopping trolley.
- 2.2.7 The south-western corner of the site was heavily vegetated with long grass, shrubs and semi-mature to mature trees. Two small dugouts atop concrete pads, one of which was collapsed, were present near the centre of the western edge of the football pitch on either side of the touchline. Several goal posts were present on the football pitch. A series of photographs taken during the site walkover are presented in Appendix F.
- 2.3 Surrounding Land Use**
- 2.3.1 The site is located within a mixed commercial and residential area of Wythenshawe, with a builders warehouse present to the east of the site, and residential dwellings present to the west. A railway line is present to the south of the site, beyond which are large commercial units/warehouses. A footpath borders the northern site periphery, beyond which are existing Wythenshawe Town FC buildings, football pitch and car parking.

3. SITE HISTORY

- 3.1 The history of the site has been established using historical OS maps supplied by Groundsure. A selection of the maps reviewed is presented in Appendix A.

1876

- 3.2 The earliest available maps dating from 1876 show the site to be largely vacant and occupied by open fields. Tracks/roads appear to infringe on the northern and southern peripheries of the site, whilst a railway line is located immediately south of the site. Buildings are located some 15 m east, 30 m north-east, 90 m north-east and 110 m west.

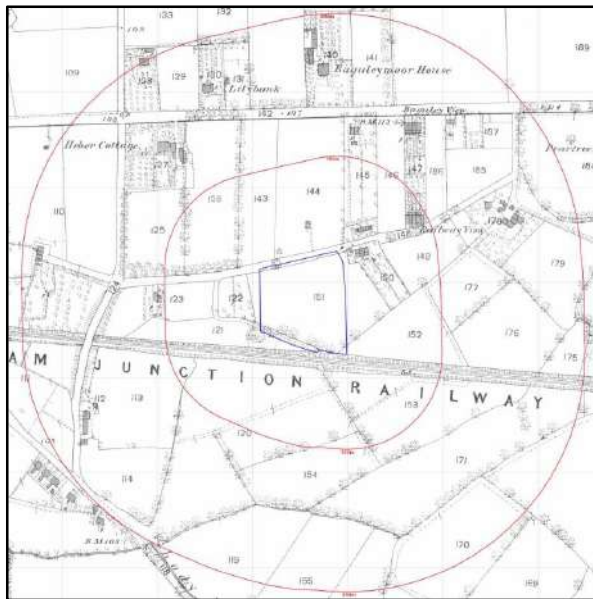


Figure 2: Extract from the 1876 map

1898

- 3.3 The 1898 maps show no significant changes to the site or to the areas surrounding the site, with the exception of a patch of land located immediately south-west of the site which is labelled as marshy.

1910

- 3.4 The 1910 maps show no significant changes to the site. Additional small buildings are present approximately 40 m east of the site.

1935

- 3.5 The 1912 maps show no significant changes to the site. A building is present circa 20 m north of the north-eastern corner of the site.

1959-1960

- 3.6 The 1959-1960 maps show a rectangular building with several smaller outbuildings are present in the north-eastern corner of the site. An area possible raised ground is present along the southern periphery of the site. No other significant changes to the site are noted. The road which borders the northern site periphery is labelled as 'Sandy Lane'. Industrial development has occurred some 150 m south-east of the site.

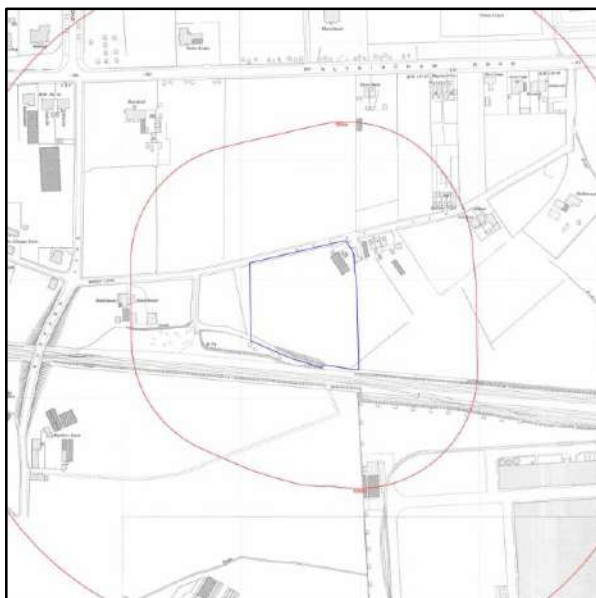


Figure 3: Extract from the 1959-1960 map

1972-1975

- 3.7 The 1972-1975 maps show the buildings located in the north-east of the site are no longer present and the site appears to be vacant. Residential development has occurred some 10 m west of the site to the west and north-west, whilst a large building has been constructed circa 10 m east of the site. A building marked as a 'pavillion' is present to the south of a playing field some 15 m north of the site. Further residential development has occurred approximately 40 m south-west of the site, whilst commercial development has occurred some 45 m north-east, 100 m north-east and 140 m east.

1992-1995

- 3.8 The 1990-1995 maps show the site remains vacant. Commercial development has occurred at 'Southmoor Park' circa 30 m south of the site southwards, whilst residential development has occurred some 50 m west of the site westwards. An industrial area to the south-east of the site is now labelled 'Roundthorn Industrial Estate'.



Figure 4: Extract from the 1992-1995 map

2003

- 3.9 The 2003 maps show the site remains vacant. An electricity substation is present some 80 m east of the site.



Figure 5: Extract from the 2003 map

2009-2016

- 3.10 Aerial photography dating from 2009 and 2009 shows an area of hardstanding present in the north-east of the site in 2009 which is extended southwards circa 2016.

4. ENVIRONMENTAL SETTING

4.0.1 An Enviro+GeoInsight Report has been obtained from Groundsure and information provided in these reports has been used within this section. A copy of this report is presented in Appendix B.

4.1 **Geology**

4.1.1 The site geology is illustrated in the Insight Report which has sourced data from several sources including British Geological Society (BGS), BRITPITS database and the Coal Authority.

4.1.2 In addition, BEK has sought site investigation information from the BGS website. There are 20 published BGS exploratory records located within 250 m of the site, 7 of which are available to view.

4.1.3 BEK has summarised the strata for the borehole closest to the site, the details of which can be seen in Table 1 below. Copies of the BGS Borehole log are provided within Appendix C.

Borehole Grid Ref	Location	Depth (m)	Strata
380330, 389270	144 m north-east	0 – 0.4	REINFORCED CONCRETE
		0.4 – 1.2	MADE GROUND: Grey silty sand
		1.2 – 1.5	MADE GROUND: Brick rubble, sand and stones
		1.5 – 2.0	Medium dense dark brown SAND
		2.0 – 3.8	Medium dense light brown medium SAND, becoming loose
		3.8 – 4.3	Completely weathered brown clayey KEUPER MARL
		4.3 – 6.0	Weathered red/brown KEUPER MARL

Table 1: Summary of Strata for the Closest Borehole to the site.

Made Ground

4.1.4 According to the Enviro+GeoInsight Report there are no records of Made Ground within 500 m of the site.

4.1.5 Made ground within the off-site BGS borehole was encountered to a depth of 1.5 m and comprised an uppermost layer of reinforced concrete underlain by silty sand and brick rubble with sand and stones.

Superficial Geology

4.1.6 The Enviro+GeoInsight Report indicates that the superficial geology underlying the site comprises Devensian 'Glaciofluvial Sheet Deposits' generally described as 'sand and gravel'. This strata generally has a high to very high permeability.

- 4.1.7 Superficial deposits within the off-site BGS borehole were encountered to a depth of 3.8 m and comprised dark/light brown sand.

Bedrock

- 4.1.8 The Enviro+GeoInsight Report indicates that the solid geology underlying the site comprises the 'Bollin Mudstone Member' of the 'Sidmouth Mudstone Formation' generally describes as 'dominantly laminated reddish-brown and greenish-grey mudstone with siltstones'. This strata generally has a low permeability.

- 4.1.9 Bedrock described as 'Keuper Marl' was encountered at a depth of 3.8 m within the off-site BGS borehole.

Faults/Linear Features

- 4.1.10 There are no faults or linear features located within 250 m of the site.

4.2 Mining & Ground Stability

- 4.2.1 Information in the Enviro+GeoInsight Report indicates that the site is not located within an area which could have been affected by coal mining. There are also no workings associated with mine activity present within 250 m of the site. As a result, BEK does not consider the risks from subsidence from historical coal mining activity to be in need of further consideration.

- 4.2.2 The Enviro+GeoInsight Report indicates that there is one recorded surface ground working within 250 m of the site. This working is located on site on the southern site periphery and refers to an 'Unspecified Ground Working' mapped in 1967.

- 4.2.3 The Enviro+GeoInsight Report provides hazard ratings associated with ground subsidence at the site, as summarised below:

Shrink-Swell Clay:	Negligible/Very Low
Landslides:	Very Low
Dissolution of Soluble Rocks:	Negligible
Compressible Deposits:	Negligible
Collapsible Deposits:	Very Low
Running Sands:	Very Low

- 4.2.4 It can be seen from the above that the site is unlikely to be affected by natural ground instability issues.



4.3 Hydrogeology

- 4.3.1 The superficial deposits underlying the site (Glaciofluvial Sheet Deposits) are classified by the EA as 'Secondary A' aquifer which are described as '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'.
- 4.3.2 The bedrock underlying the site is classified by the EA as 'Secondary B' aquifer which are described as 'predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering'.
- 4.3.3 The Enviro+GeoInsight Report indicates that the site is not located within a groundwater source protection zone, although the superficial aquifer within the glaciofluvial sheet deposits is considered to be at 'high vulnerability' described as an area 'able to easily transmit pollution to groundwater' by the BGS and Environment Agency.
- 4.3.4 There are no groundwater or surface water abstraction licenses located within 250 m of the site.
- 4.3.5 The Enviro+GeoInsight Report indicates the site is considered to be at 'low' risk from groundwater flooding

4.4 Hydrology

- 4.4.1 There are no surface water features or licensed discharge consents located on or within 250 m of the site.
- 4.4.2 The Enviro+GeoInsight Report indicates the site is not located within an EA designated Flood Zone.

4.5 Contaminated Land & Landfill Activities

- 4.5.1 Information provided in the Enviro+GeoInsight Report indicates there are no historic landfill sites located within 250 m of the site, although a historic waste site is located some 179 m north-east of the site which refers to a historic planning application for a recycling facility at Tesco Stores Ltd, Altrincham. This is unlikely to have impacted on the site.
- 4.5.2 There are three waste exemptions located within 250 m of the site, the closest of which is located some 167 m east and refers to the treating of waste and use of waste at EDF Energy Wythenshawe. These are unlikely to have impacted on the site
- 4.5.3 There are no NIHHS or COMAH sites, recorded Part A(1), Part A(2) or IPPC Authorised Activities located within 250 m of the site.

- 4.5.4 There is however 3 Part B installations located within 250 m of the site, the closest of which refers to a current permit located some 37 m north-east of the site for the ‘unloading of petrol into storage at service stations’ at Tesco Petrol Station Baguley.
- 4.5.5 There are no EA recorded pollution incidents located within 250 m of the site.
- 4.5.6 There is one record of a historical garage located some 167 m north of the site.
- 4.5.7 There are five historical energy features located within 250 m of the site, the closest of which is an electricity substation located circa 78 m east of the site. These are unlikely to have impacted on the site.
- 4.5.8 The Enviro+GeoInsight Report states there are 11 historical potentially contaminative land uses located on or within 250 m of the site as summarised in the table below:

Location	Land Use	Dates Present
On site	Unspecified Depot	1975
On site	Railway Sidings	1907-1967
On site	Unspecified Ground Workings	1967
4 m south	Railway Sidings	1905-1938
23 m south-east	Unspecified Works/Commercial/Industrial/Warehouse	1967-1995
70 m south-east	Railway Sidings	1949-1989
107 m west	Railway Sidings	1949
165 m south	Nursery	1967-1975
224 m south	Railway Sidings	1975-1995
236 m east	Unspecified Commercial/Industrial/Warehouse	1975-1995
247 m south-west	Nursery	1949-1970

Table 2: Summary of Historical Potentially Contaminative Land Uses

- 4.5.9 The Enviro+GeoInsight Report states that there are no current/recent potentially contaminative land uses for the site.
- 4.6 Sensitive Land Uses**
- 4.6.1 The site is not affected by any of the ecological systems identified as a statutory receptor in the DETR Circular 01/2006.

4.7 Radon

- 4.7.1 The Enviro & GeoInsight Report states that the site is not in a Radon Affected Area as less than 1% of properties are above the Action Level. Therefore, no radon protective measures are necessary.

4.8 Unexploded Ordnance

- 4.8.1 The regional unexploded bomb risk map from Zetica indicates that the site is located within in an area of Greater Manchester considered to be at MODERATE risk from Unexploded Ordnance (UXO) resulting from the Second World War.

- 4.8.2 Further assessment may be required with respect to UXO.

4.9 Previous Site Investigation

- 4.9.1 Historically, the site has been subject to site investigation as part of the preparation of a geotechnical assessment.

- 4.9.2 BEK have not been provided with the previous geotechnical assessment and have instead been supplied with the exploratory borehole logs used within the assessment.

- 4.9.3 A total of 8No. window sample boreholes were drilled by 'Mini Bore Site Investigations' to a maximum depth of 4.0 m at various locations across the site. The locations of the exploratory locations have been inferred from the descriptions provided on the exploratory logs and are illustrated in the figure below. BEK takes no responsibility for the accuracy of the borehole locations inferred from the descriptions provided.

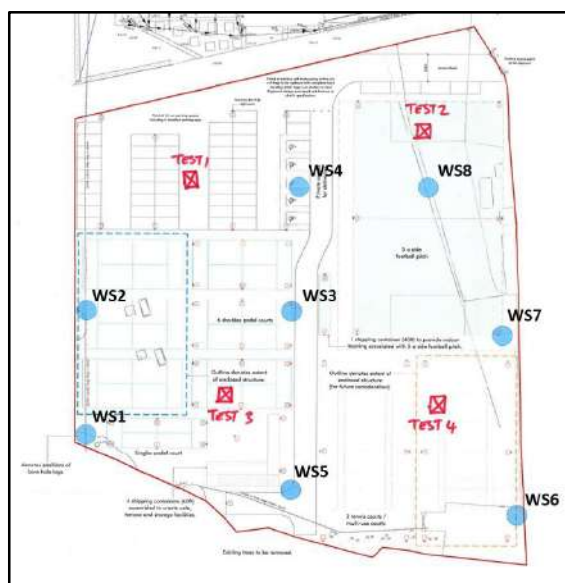


Figure 6: Exploratory Locations undertaken by Mini Bore Site Investigations

4.9.4 The site investigation generally encountered topsoil at the surface of the exploratory locations, with generally shallow made ground encountered in 7 of the 8 exploratory locations. Made ground was encountered to a maximum depth of 3.4 m within Borehole WS2.

4.9.5 The made ground encountered at the site generally comprised the following subtypes:

'Topsoil with rare brick fragments' – This strata was encountered at the surface of WS1, WS2, WS3, WS4, WS5 & WS6 to a maximum depth of 0.8 m (WS3) and contained rare brick fragments within WS1, a single brick fragment within WS4, rare pottery fragments within WS5 and brown clay inclusions within WS6. This strata was noted to be gravelly within WS2 and was mixed with brown sand in WS3.

'Brown/brown & grey mottled sandy gravelly soily clay' – This strata was encountered within WS2 between 0.4 m and 3.4 m depth and was interpreted to be 'possibly reworked'.

'Brown clay with sandy topsoil & rare fragments of brick' – This strata was encountered within WS6 between 0.4 m and 2.4 m depth

'Gravel & sand' – This strata was encountered beneath topsoil in WS8 between 0.1 m and 0.2 m depth.

'Red brick rubble' – This strata was encountered within WS8 between 0.2 m and 0.55 m depth.

4.9.6 Natural strata was encountered beneath the made ground to a maximum proven depth of 4.0 m and generally comprised the following subtypes:

'Brown/reddish brown/grey CLAY' was encountered within all exploratory locations from depths varying from 1.4 m (WS1) to within excess of 4.0 m (WS2 & WS6) and was noted to contain rare rootlets to 1.7 m deep within WS1, inclusions of rotting vegetation at 2.7 m within WS4, as well as varying proportions of sands and gravels.

'Brown/dark brown/grey medium grained SAND' was encountered within WS3, WS4, WS5, WS7 & WS8 from a minimum depth of 0.6 m (WS4) to a maximum proven depth of 3.0 m (WS8). This strata was noted to contain peaty inclusions at 1.5 m depth within WS4 and small traces of peat around 2.9 m depth within WS8.

4.9.7 Groundwater was encountered within 7 of the 8 exploratory locations as summarised within the table below:

Borehole	Depth (m)	Description
WS1	1.0	Standing water
WS3	0.5	Standing water
WS4	0.5	Standing water
WS5	0.4	Standing water
WS6	1.1	Standing water
WS7	0.95	Standing water
WS8	0.8	Standing water

Table 3: Summary of Groundwater Levels

- 4.9.8 The site investigation works undertaken by Mini Bore provide a good initial overview of the ground conditions and groundwater regime anticipated for the site
- 4.9.9 However, no sampling of soil or chemical testing was undertaken and further investigation will be necessary to support a full quantitative risk assessment to comply with current guidance.
- 4.9.10 Based on the available background information and previous site investigation works, consideration has been given to the potential risks from ground gas due to the presence of a significant thickness of made ground (>3 m depth) and ground containing organic components described as 'peaty inclusions' and 'inclusions of rotting vegetation'. It may be necessary to install gas monitoring wells to facilitate the preparation of a gas risk assessment, depending on the founding details for the shipping containers to be used on site (will they be sat directly on the ground or raised above ground level?).

5. POTENTIAL POLLUTANT LINKAGES

5.1 General

5.1.1 This section identifies the potential contaminants of concern, sources, pathways and receptors that may be associated with the site based on its known history and the current condition and with respect to the proposed re-development of the site.

5.1.2 Considering that there are no specific standard generic land uses for the proposed development, BEK considers it prudent to utilise the Public Open Space (POS) Residential land use scenario for the site. This is considered a conservative assessment which accounts for the tracking back of dust into the proposed shipping container buildings and nearby buildings and residences.

5.1.3 This information is used to develop a conceptual model which is a qualitative description of potential sources of environmental pollutants, the pathways by which they are transported and the receptors:

- i) Potential sources of contamination: these include any actual or potentially contaminating materials and activities, located either on or in the vicinity of the site.
- ii) Potential pathways for contamination migration: these comprise the routes or mechanisms by which contaminants may migrate from the source to the receptor including environmental migration pathways and human health exposure pathways.
- iii) Potential receptors of contamination: these include future land users, ecological systems, water resources and property.

5.2 Potential Contaminants of Concern

5.2.1 Based on the earliest available historical maps dating from 1876, the site was noted to be largely vacant and occupied by open fields. Tracks/roads appeared to infringe on the northern and southern peripheries of the site. The site then remained relatively unchanged until circa 1959-1960 when a rectangular building and several smaller outbuildings were noted to be present in the north-east of the site. An area of raised ground was also present along the southern site periphery at this time. The buildings in the north-east were noted to be absent circa 1972-1975 and the site was then vacant until circa 2009 when an area of hardstanding was noted to be present in the north-east of the site, becoming extended southwards circa 2016.

5.2.2 Considering the infringement of roads/tracks on the site, the historical buildings and hardstanding and the area of raised ground in the south of the site, it is considered that made ground is likely to be present at or beneath the locations of these features.

5.2.3 Previous window sample boreholes drilled by 'Mini Bore Site Investigations' provide good insight into the ground conditions at the site as made ground was encountered 7 of the 8 exploratory locations to a maximum depth of 3.4 m. BEK cannot rule out that further made ground is not present in locations not previously targeted by investigation. The nature and extent of any made ground present is currently unknown and could potentially contain contaminants of concern.

5.2.4 The potential contaminants of concern that may be present at the site are summarised below:

Contaminants Associated with General Made Ground	
Arsenic	Zinc
Cadmium	Sulphate
Chromium	Cyanide
Copper	Phenols
Lead	Polycyclic Aromatic Hydrocarbons (PAHs)
Mercury	Total Petroleum Hydrocarbons (TPH-CWG)
Nickel	Asbestos
Selenium	pH

Table 4: *Potential Contaminants of Concern*

5.2.5 It should be noted that the above list represents a broad range of potential contaminants of concern. Additional contaminants of concern should be considered if ground conditions differ from those anticipated.

5.2.6 Based on the available background information and previous site investigation works, consideration has been given to the potential risks from ground gas due to the presence of a significant thickness of made ground (>3 m depth) and ground containing organic components described as 'peaty inclusions' and 'inclusions of rotting vegetation'. It may be necessary to install gas monitoring wells to facilitate the preparation of a gas risk assessment depending on founding details for the shipping containers to be used on the site (directly on the ground or raised above ground).

5.3 Potential Pathways

5.3.1 The pathways through which contaminants may reach receptors are in part dependent by the nature and behaviour of the contaminant and the intended end use of the site.

5.3.2 The following potential pathways have been identified with respect to the existing site condition, the environmental setting and the re-development of the site, which are assessed in the conceptual model:

- Ingestion of contaminated soil/dust (groundworkers and soft landscaped areas only).
- Inhalation of contaminative dust including asbestos fibres (during earthworks).
- Indoor Inhalation of organic vapours and/or ground gas.
- Dermal contact (soft landscaped areas only).
- Dissolution or suspension (leaching) of contaminants into pore waters affecting plant growth.
- Dissolution or suspension (leaching) of contaminants from site soils leading to lateral migration within perched waters to on/off-site receptors. Potential significant pathways include more permeable layers within the made ground/natural strata, underground services and piles/foundations.
- Dissolution or suspension (leaching) of contaminants from site soils leading to contamination of groundwater.
- Contamination affecting the integrity of service pipelines by direct contact.
- Buildings affected by direct contact with elevated concentrations of sulphate and/or extreme pH.

5.4 Receptors

- 5.4.1 Potential site specific receptors that may be affected by contamination at the site are listed below:

Future Site Users

- 5.4.2 Future users of the site could be at risk from contamination present at the site.
- 5.4.3 Potential risks are associated with ingestion of soil, inhalation of contaminated dust (including asbestos) (during earthworks) and dermal contact with contaminants of concern. Risks to human health are only considered relevant in the soft landscaped areas of the site.
- 5.4.4 Human health could also be at risk from indoor inhalation of vapours/ground gas.



Construction Workers

- 5.4.5 The primary risks to construction workers are associated with shallow excavations as asbestos could be present. Asbestos fibres (if present) can be released into the atmosphere during earthworks.
- 5.4.6 Standard personal protective equipment and site-specific risk assessments and method statements should reduce risks associated with other contaminants of concern due to short exposure duration.

Off Site Receptors

- 5.4.7 Off site receptors include nearby residents and employees/customers of nearby businesses. Human health could be at risk if asbestos fibres are released during the development.

Flora

- 5.4.8 Heavy metals can be phytotoxic and if present can represent a potential risk to flora in the landscaped areas.

Buildings & Services

- 5.4.9 The integrity of service pipes can be affected by concentrations of organic contamination.
- 5.4.10 Risks to buildings (concrete) can occur due to elevated concentrations of sulphate in the shallow ground and extreme pH. Risks to the integrity of service pipes can occur due to elevated concentrations of specific organic contamination.

Controlled Waters

- 5.4.11 There are no surface water features located on or within 250 m of the site.
- 5.4.12 The superficial strata (Glaciofluvial Sheet Deposits) is classified as 'Secondary A' aquifer and is considered to represent a sensitive receptor.
- 5.4.13 The underlying bedrock is classified as 'Secondary B' aquifer and also represents a receptor. However, hydraulic continuity between any perched water trapped above the superficial deposits and the deep aquifer is considered unlikely due to the impermeable clay encountered within all exploratory locations during previous site investigation works.
- 5.4.14 The potential risks to deep groundwater quality are therefore considered to be very low, although it may be necessary to further prove the presence of laterally continuous impermeable deposits at the site to confirm this.

5.4.15 Risks to the water quality of the superficial aquifer (Secondary A) are still considered to be present as hydraulic continuity between the ground surface and the permeable deposits of the aquifer is considered a possibility.

5.4.16 However, given that the anticipated contaminant profile of the site is low, and the likely presence of impermeable deposits, the potential risks to this receptor are considered to be very low. It will be necessary to prove the contaminant profile of the site is low and/or the presence of impermeable deposits at the site in order to confirm this.

5.5 Preliminary Conceptual Model

5.5.1 The identified potential sources of contaminants, pathways and receptors have been assessed to establish plausible pollutant linkages. All potentially significant pollutant linkages are detailed in Table B, in Appendix E.

5.6 Potentially Significant Pollutant Linkages

5.6.1 A number of possible 'significant pollutant linkages' have been identified associated with the site.

5.6.2 Risks relating to the potential harm to the health of humans and/or domestic pets both on and off site due to the potential for direct contact with contaminants in the made ground and the ingestion of contaminated soil/dust (applies to groundworkers and end users in soft landscaped areas only) ([Link 1](#)).

5.6.3 There is also the possibility of windblown particulates being inhaled by people/animals both on site and off site (applies to groundworkers and end users in soft landscaped areas only) ([Link 2](#)).

5.6.4 Human health could be at risk by the inhalation of ground gases ([Link 3](#)) and/or volatile contamination migrating into properties on site ([Link 4](#)).

5.6.5 Property (including services, flora and fauna) could be affected by direct contact to high concentrations of contaminants ([Link 5](#)).

5.6.6 Dissolution or suspension (leaching) of contaminants from site soils leading to vertical migration of contaminants to the underlying groundwater present within the superficial 'Secondary A' and bedrock 'Secondary B' aquifers ([Link 6](#)).

5.6.7 Site investigation is required to identify site specific conditions and assess the risks associated with each identified plausible pollutant linkage.



6. RECOMMENDATIONS

6.1 Based on the findings of the Preliminary Risk Assessment herein, potential risks associated with potential contamination (human health, controlled waters and property) have been identified with respect to the re-development of the site.

6.2 To quantify the potential risks BEK recommends that the following works should be undertaken:

Site Investigation

6.3 The investigation should comprise the drilling of a series of window sample boreholes and machine excavated trial pits to characterise the shallow ground conditions across the site. The investigation should provide widespread information for the ground conditions across the site, to prove the nature and thickness of any made ground present, and characterise the underlying natural strata.

6.4 In-situ strength tests (SPTs and/or hand vane) could also be carried out during the site investigation works (depending on ground conditions) to provide additional geotechnical information.

6.5 If risks from ground gas need to be assessed (ie if the proposed buildings/shipping containers are in contact with the ground) then relevant boreholes (minimum 3) will need to be installed with ground gas monitoring wells to inform a ground gas risk assessment.

6.6 The site investigation should be supervised by an experienced engineer who will be responsible for recording ground conditions encountered.

6.7 The engineer will recover representative samples for laboratory testing. All samples recovered for chemical testing will be stored in appropriate sampling vessels in a pre-cooled cool box and dispatched to the laboratory within 24 hours.

Environmental Monitoring

6.8 If a ground gas risk assessment is to be carried out then the gas monitoring probes will need to be monitored on 6 occasions over a 3 month period. Monitoring should include gas flow rates, carbon dioxide, methane and oxygen concentrations, barometric pressure and water levels. Monitoring should be undertaken during periods of low or falling barometric pressure where possible.



Laboratory Testing

- 6.9 Following a review of the ground conditions encountered, a selection of samples will be tested for the contaminants of concern listed in Table 4 of this report. If visual or olfactory evidence of contamination is encountered during the site investigation then it may be necessary to undertake additional testing.
- 6.10 In addition, if soils or made ground materials are to be removed from site to facilitate the development works then it may be necessary to test soils/made ground for Waste Acceptance Criteria (WAC) and/or for Waste Duty of Care purposes.
- 6.11 Depending on ground conditions encountered, samples may also be tested for geotechnical properties to inform foundation design.
- 6.12 All testing will be carried out by a UKAS accredited laboratory to MCERTS standard (where applicable).

Risk Assessment

- 6.13 The investigation findings will be assessed as part of a quantitative risk assessment to amend the conceptual site model and identify any potential significant pollutant linkages and provide recommendations for foundation design.
- 6.14 The assessment will be undertaken in accordance with current UK guidance and policy.

Reporting

- 6.15 The investigation findings should be assessed in accordance with current UK policy and guidance to identify any potential significant pollutant linkages and determine the requirements for mitigation and/or remediation.
- 6.16 The works undertaken will be detailed in a Site Investigation & Ground Assessment report along with full justifications for the assessment and the conclusions/recommendations.

Other Considerations

- 6.17 We would also recommend that consideration is given to the requirements of the water supply service provider and the completion of the UKWIR risk assessment for water pipe selection.

APPENDIX A

Historical OS Maps

Site Details:

WYTHENSHAW TOWN FC,
TIMPSON ROAD, MANCHESTER,
M23 9LL

Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: County Series

Map date: 1876

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1876
Revised 1876
Edition N/A
Copyright N/A
Levelled N/A

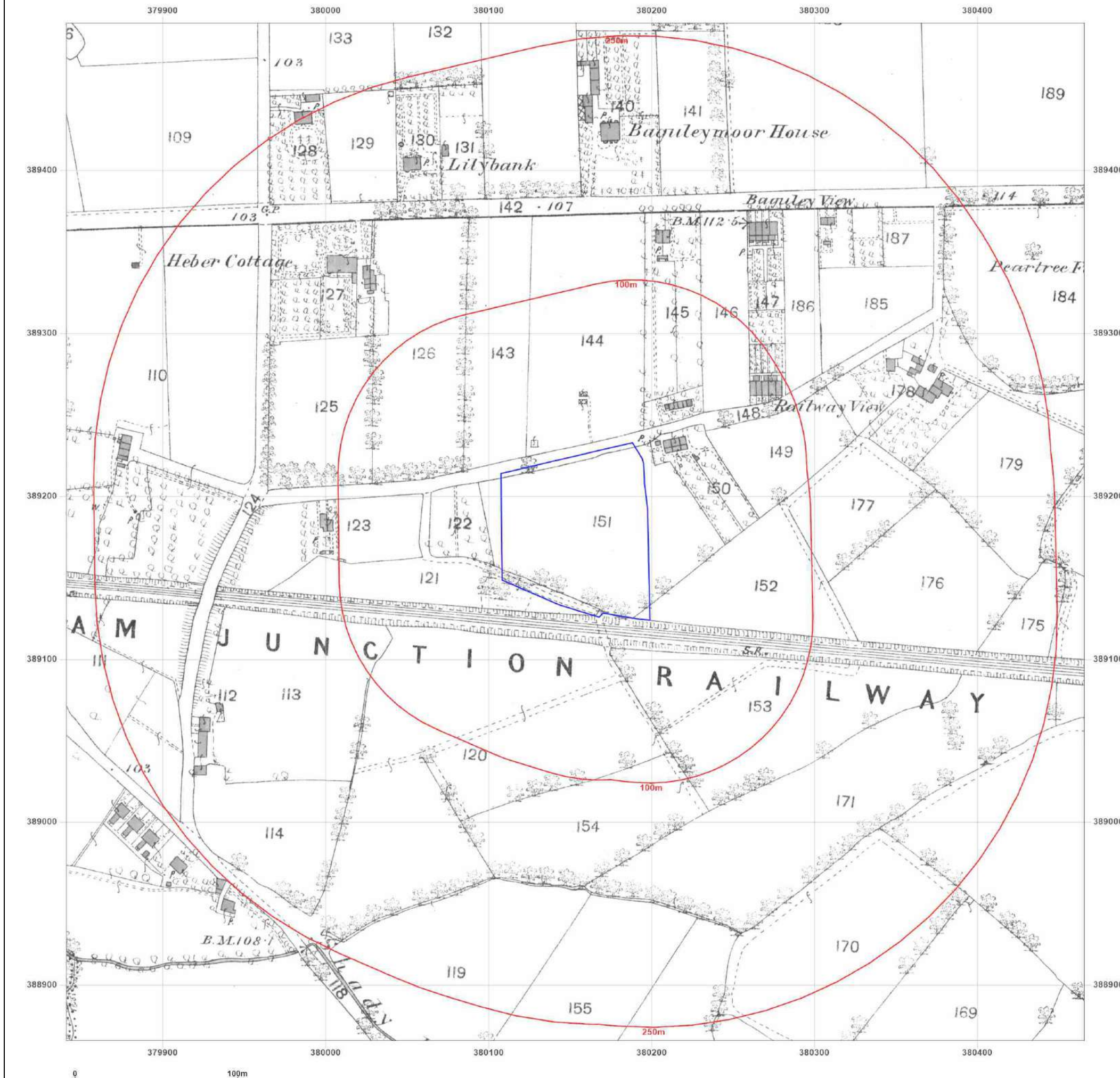


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Site Details:

WYTHENSHAW TOWN FC,
TIMPSON ROAD, MANCHESTER,
M23 9LL

Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: County Series

Map date: 1898

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1877
Revised 1897
Edition 1898
Copyright N/A
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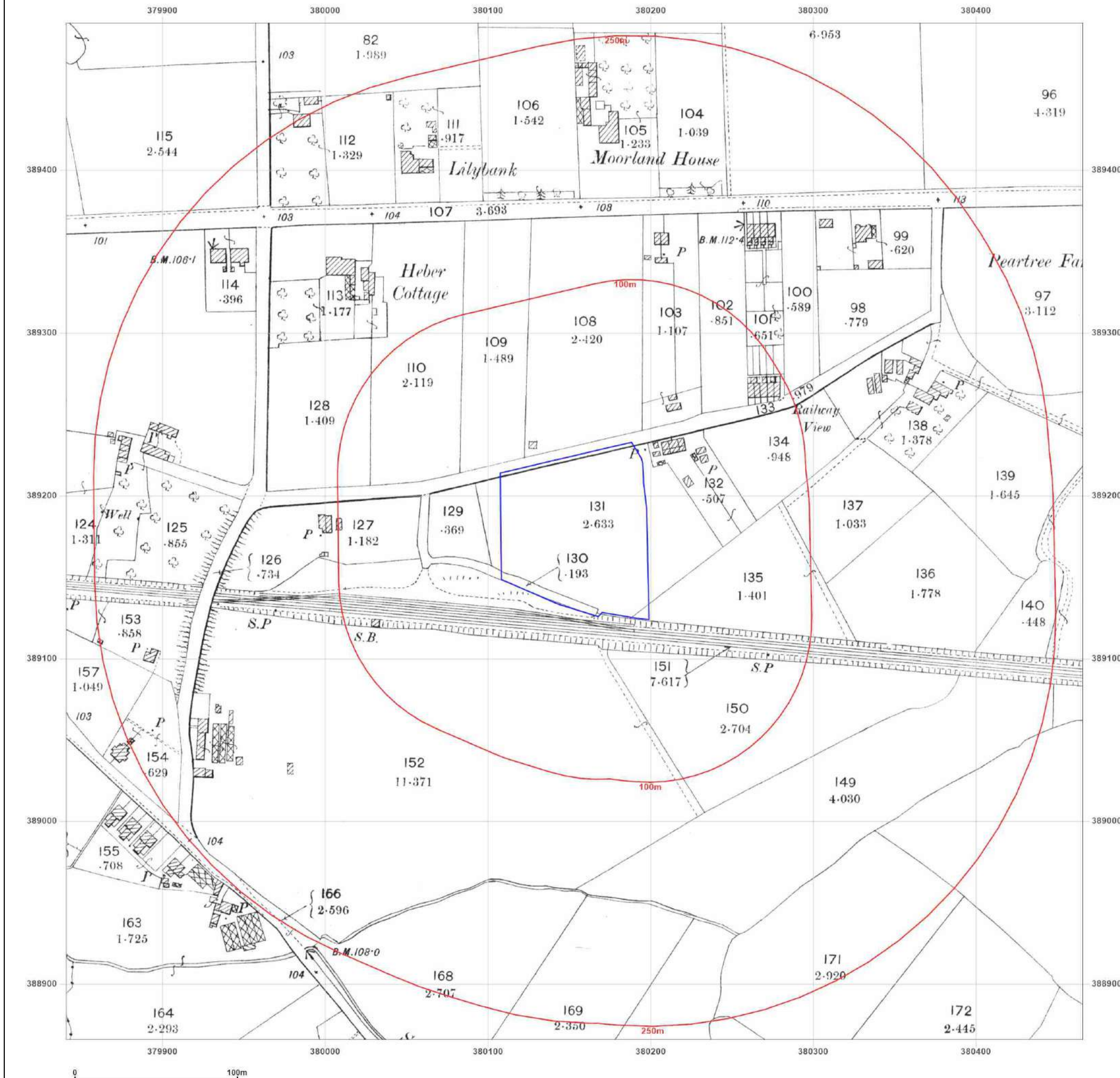


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M23 9LL

Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: County Series

Map date: 1910

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1910
Revised 1908
Edition 1910
Copyright N/A
Levelled N/A

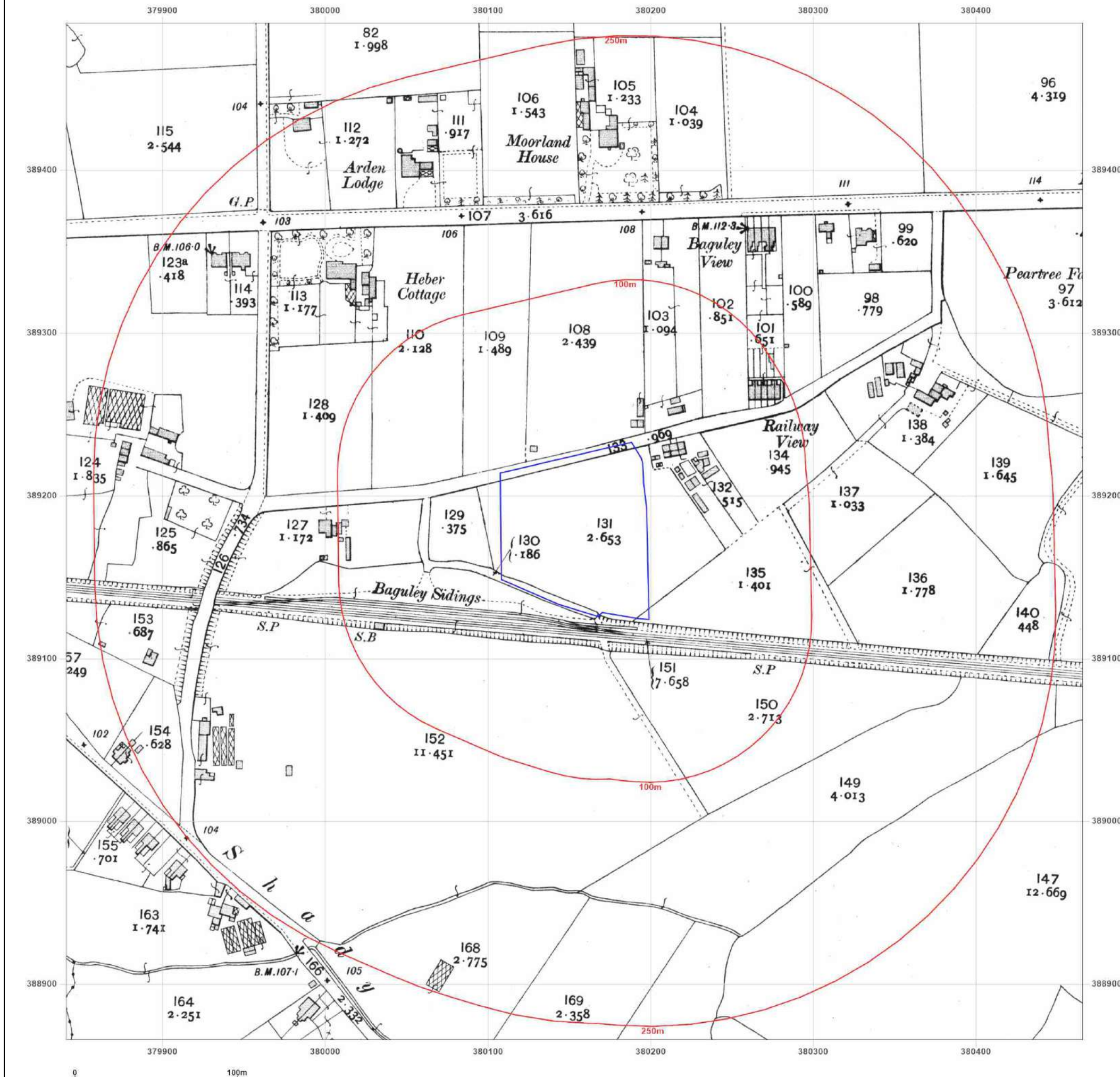


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Site Details:

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TIMPSON ROAD, MANCHESTER,
M23 9LL

Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1922
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Edition 1922
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M23 9LL

Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: County Series

Map date: 1935

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1873
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M23 9LL

Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

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Surveyed 1935
Revised 1935
Edition N/A
Copyright N/A
Levelled 1926

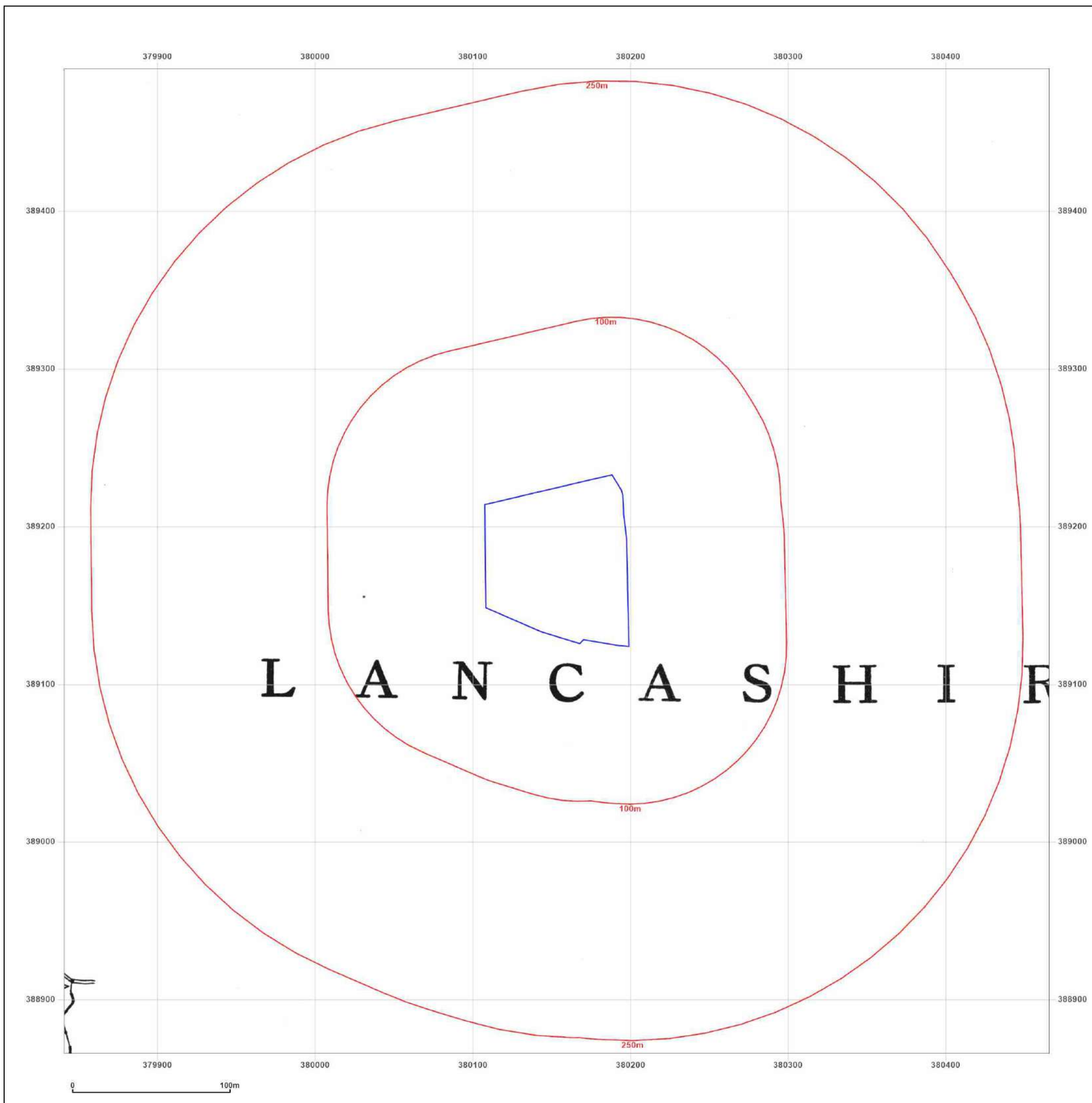


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M23 9LL

Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: National Grid

Map date: 1959-1960

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1958
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Edition N/A
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Surveyed 1958
Revised 1958
Edition N/A
Copyright 1959
Levelled 1949

Surveyed 1960
Revised 1960
Edition N/A
Copyright 1960
Levelled 1950

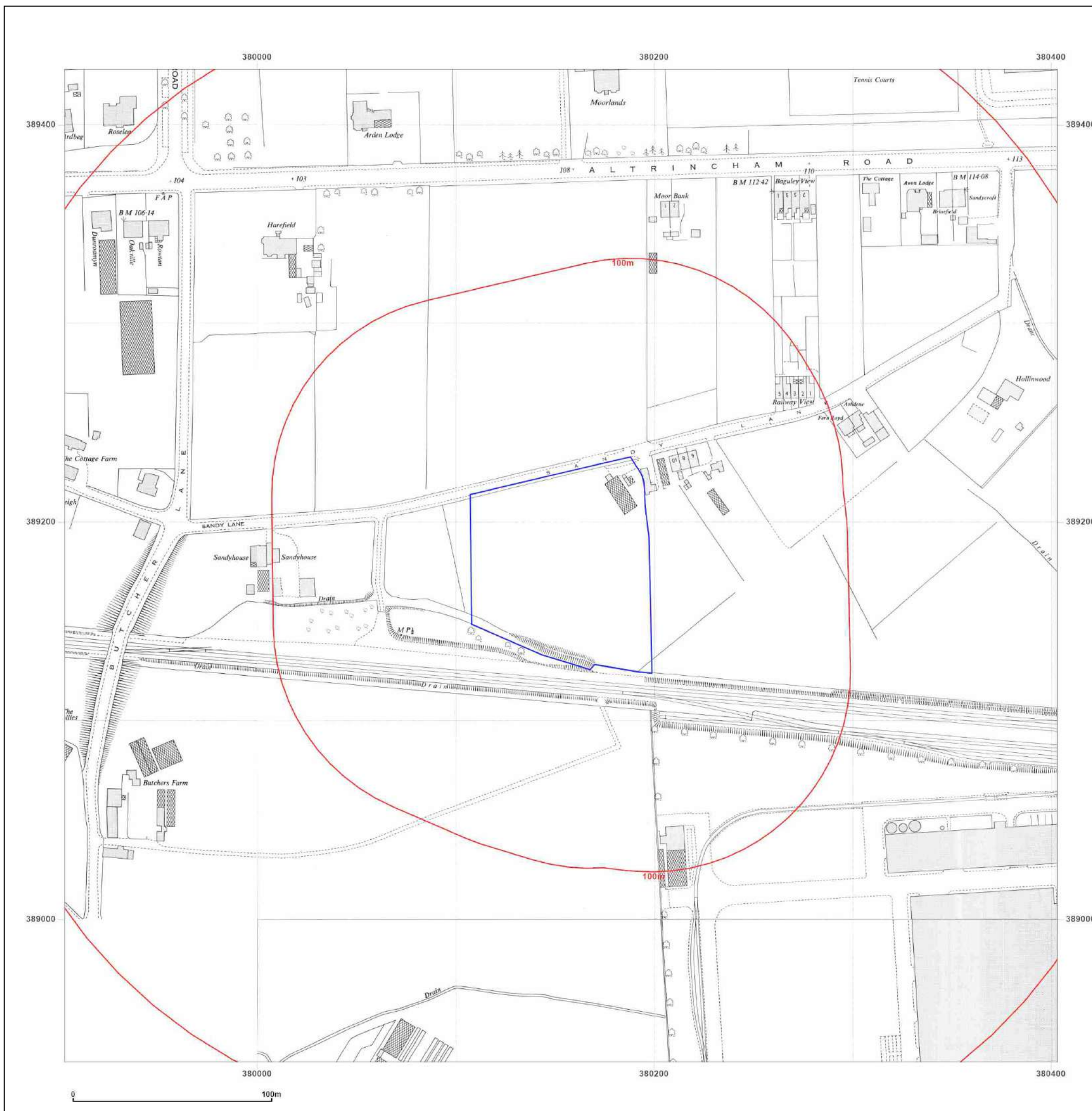


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Report Ref: GS-FND-AVI-Q7D-XUZ
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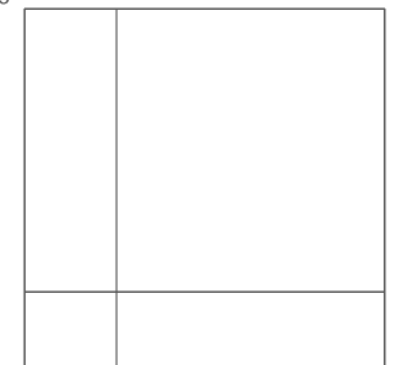
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Edition 1959
Copyright 1959
Levelled 1949

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Revised 1958
Edition N/A
Copyright 1960
Levelled 1949



Surveyed 1960
Revised 1960
Edition N/A
Copyright 1961
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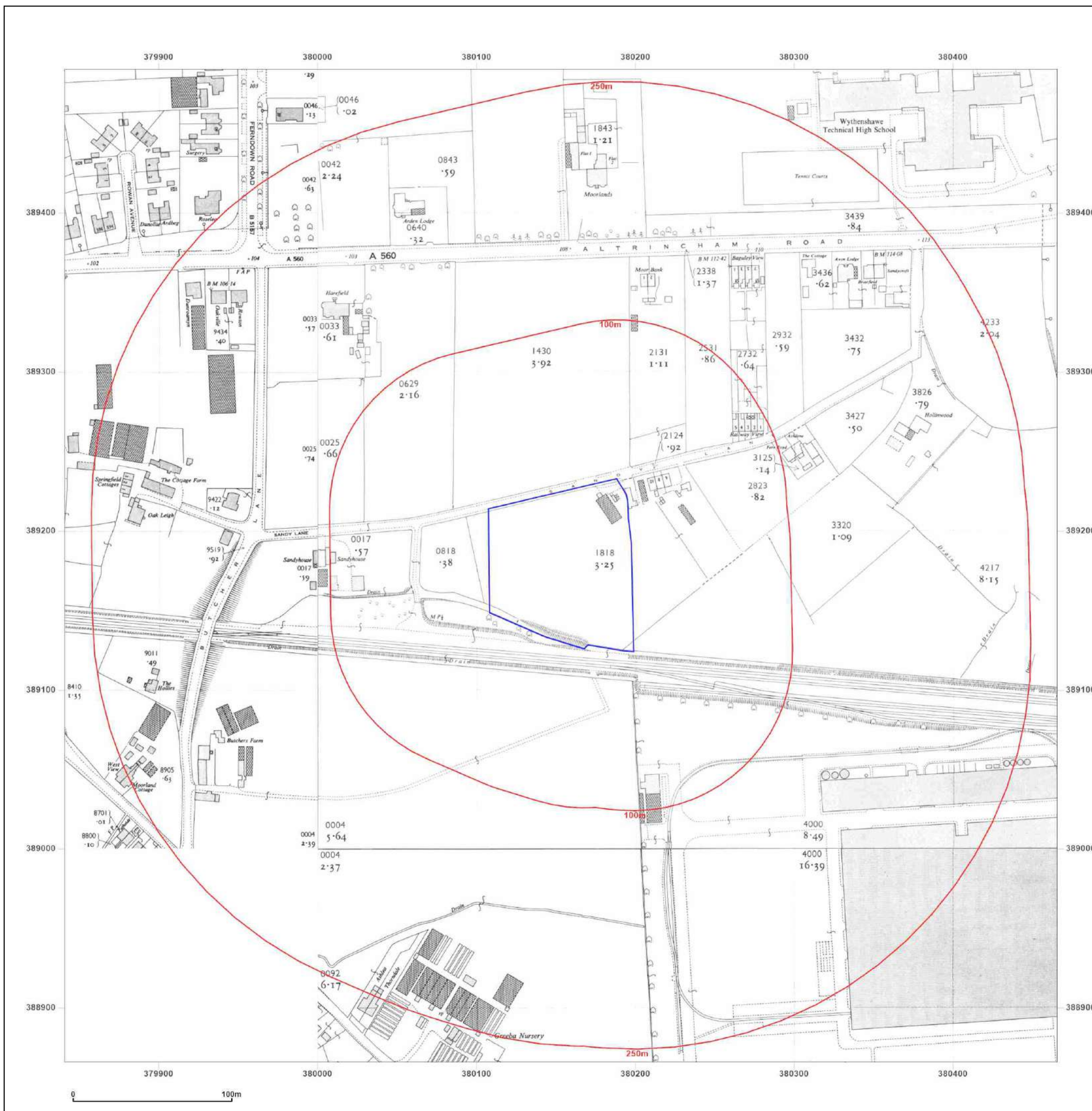


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M23 9LL

Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: National Grid

Map date: 1965-1966

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Surveyed 1964
Revised 1964
Edition N/A
Copyright 1965
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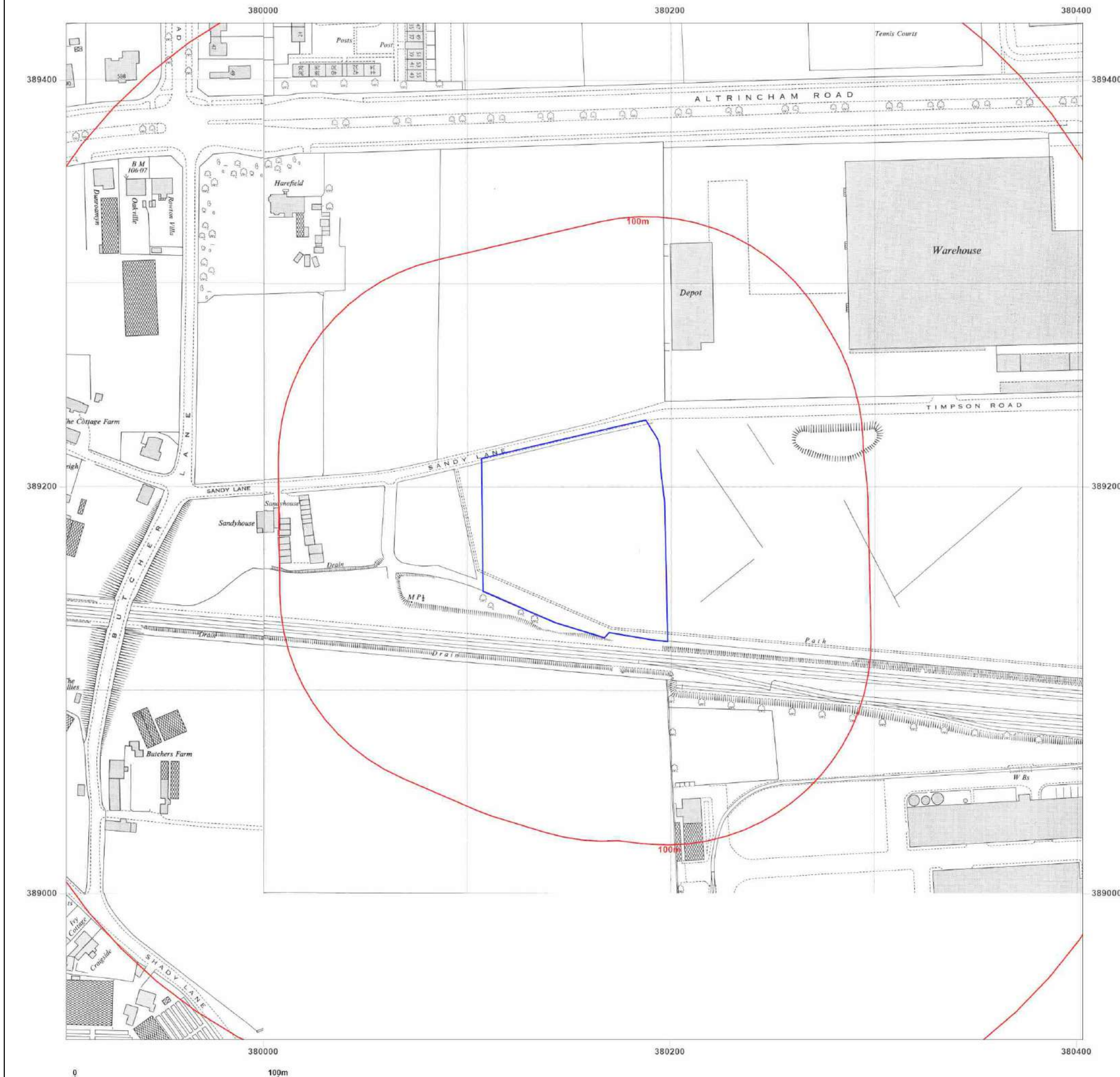


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M23 9LL

Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: National Grid

Map date: 1964-1969

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1967
Revised 1967
Edition N/A
Copyright 1969
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Surveyed 1964
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Copyright 1966
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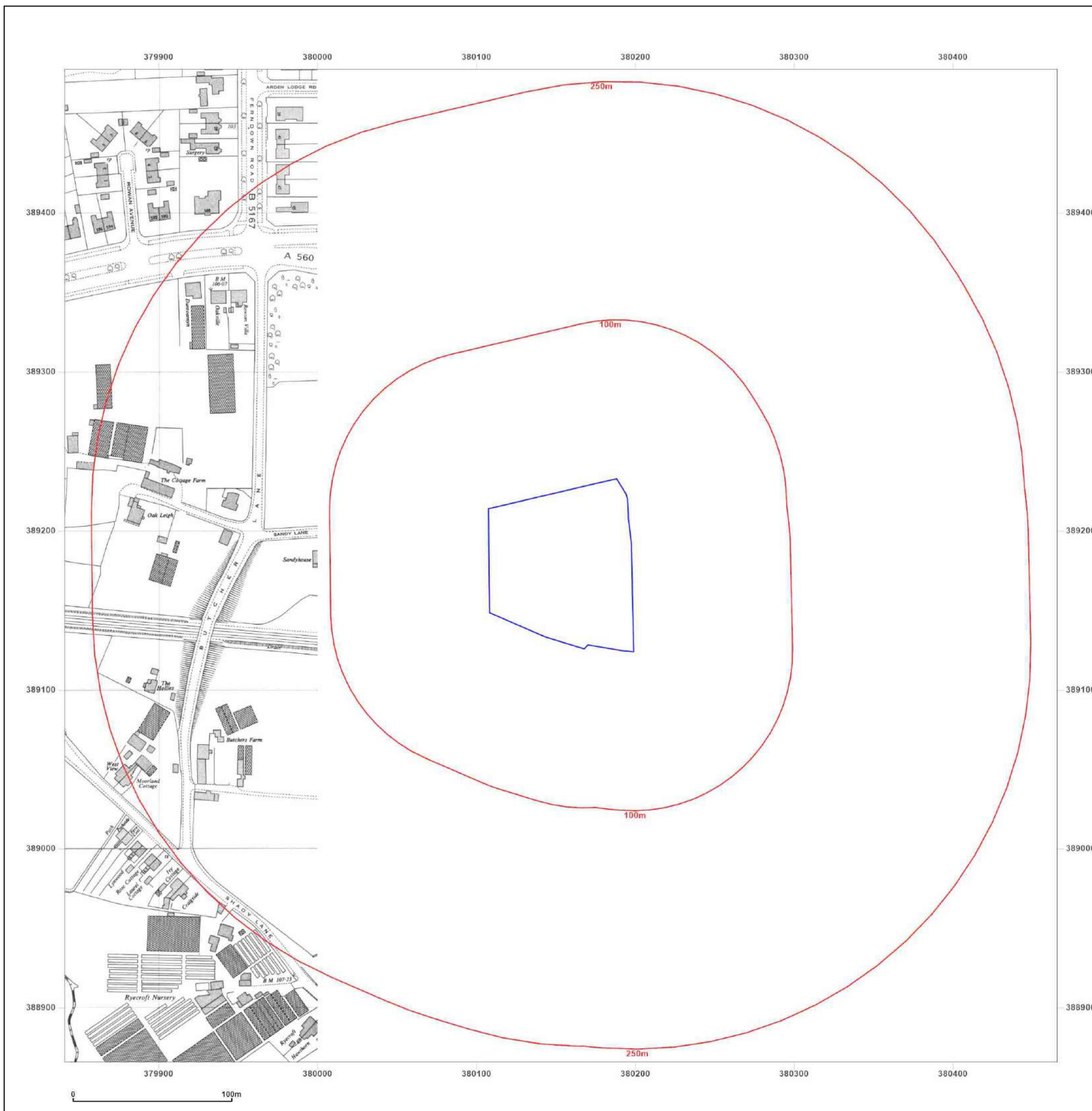


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Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: National Grid

Map date: 1972-1975

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Revised 1974
Edition N/A
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Surveyed 1964
Revised 1971
Edition N/A
Copyright 1972
Levelled 1959

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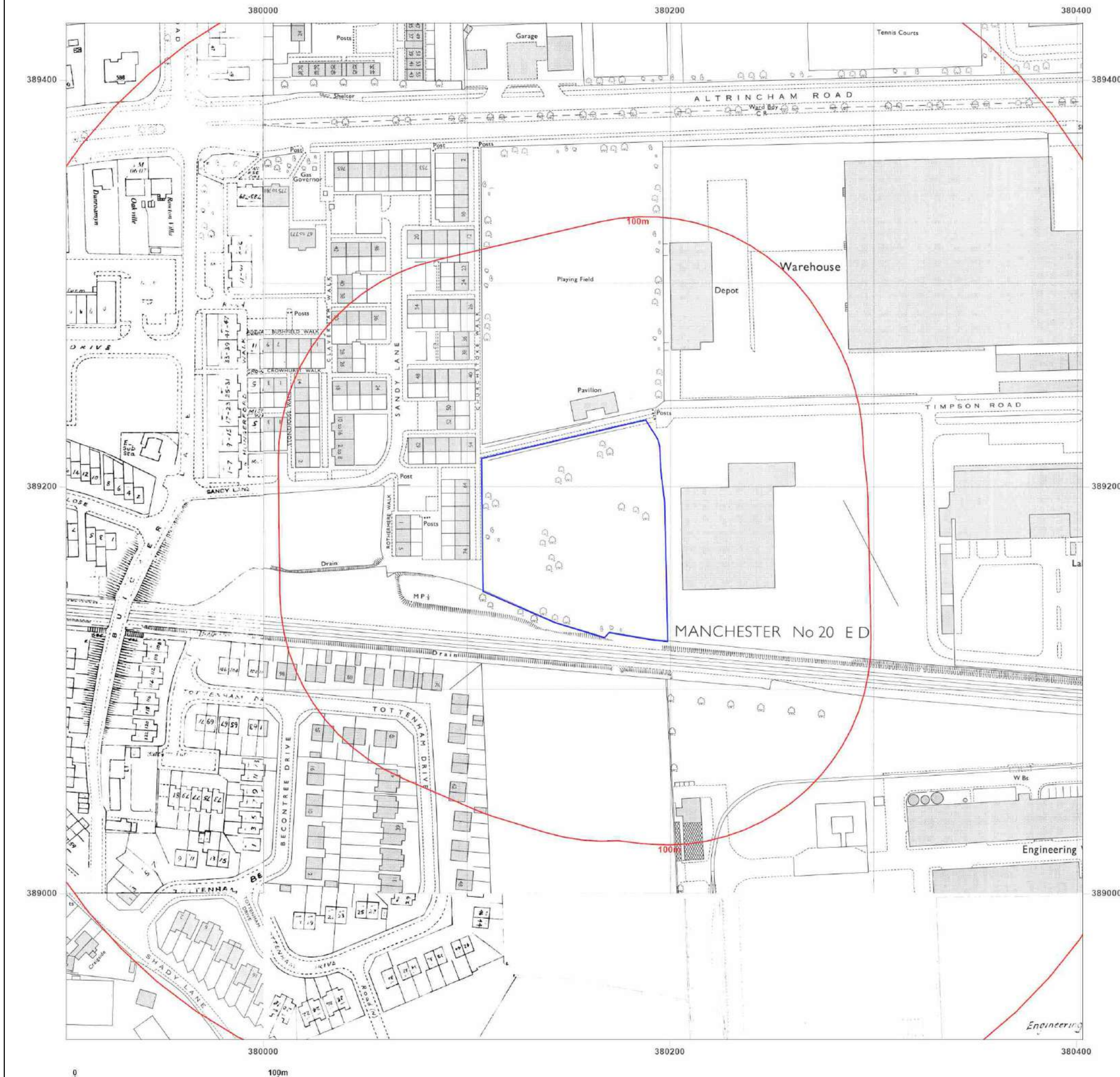


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Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: National Grid

Map date: 1990-1992

Scale: 1:1,250

Printed at: 1:2,000



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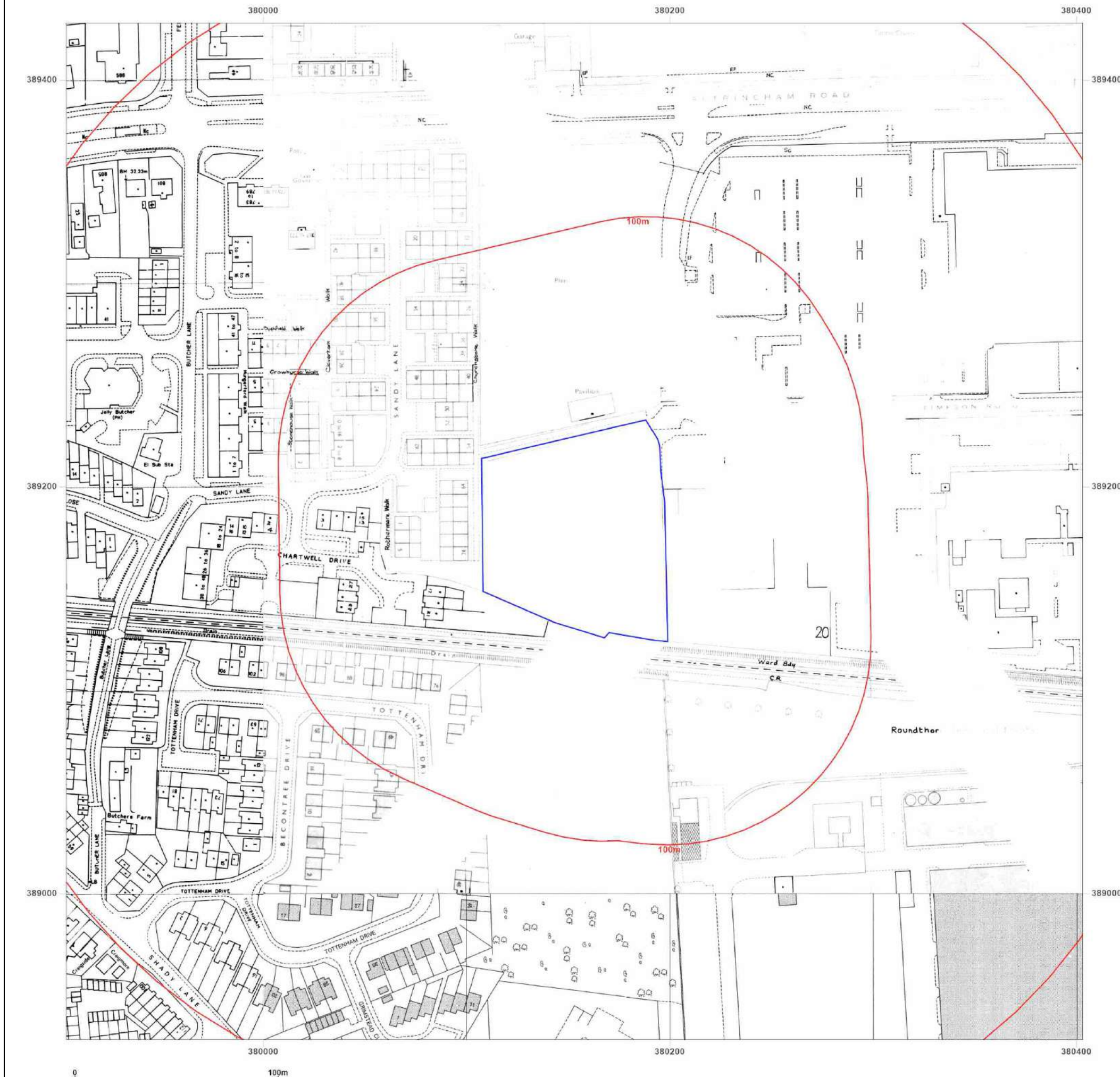


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Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: National Grid

Map date: 1990-1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
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Edition N/A
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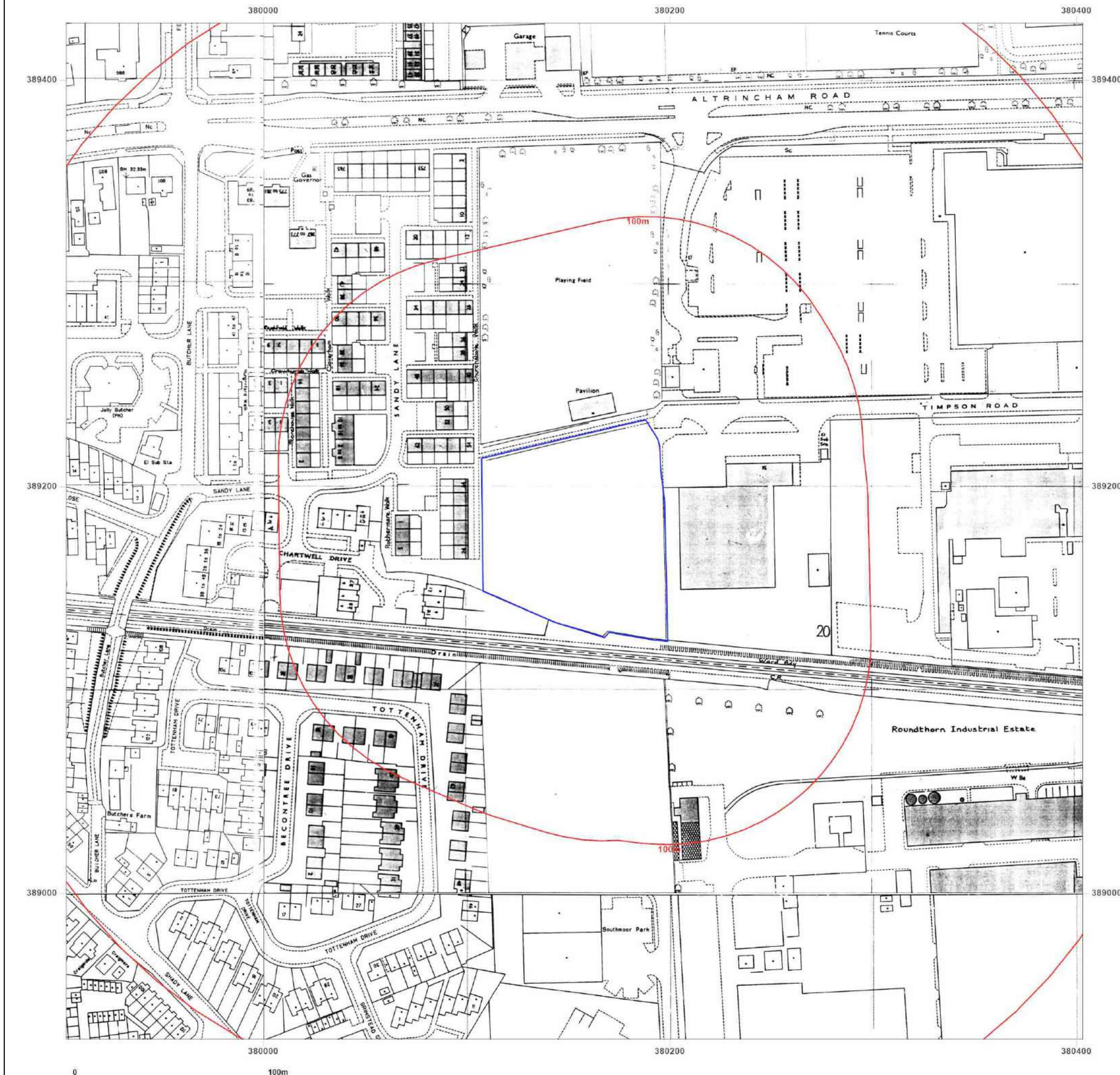


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Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: National Grid

Map date: 1992-1995

Scale: 1:1,250

Printed at: 1:2,000



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Revised 1992
Edition N/A
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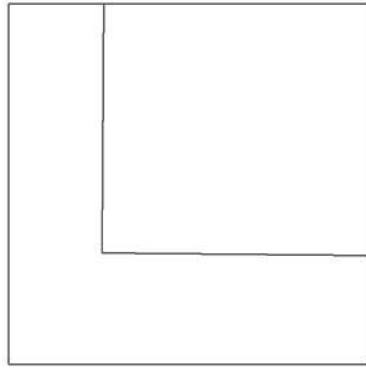
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TIMPSON ROAD, MANCHESTER,
M23 9LL

Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: County Series
Map date: 1892
Scale: 1:10,560
Printed at: 1:10,560





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Revised 1892
Edition 1892
Copyright N/A
Levelled N/A

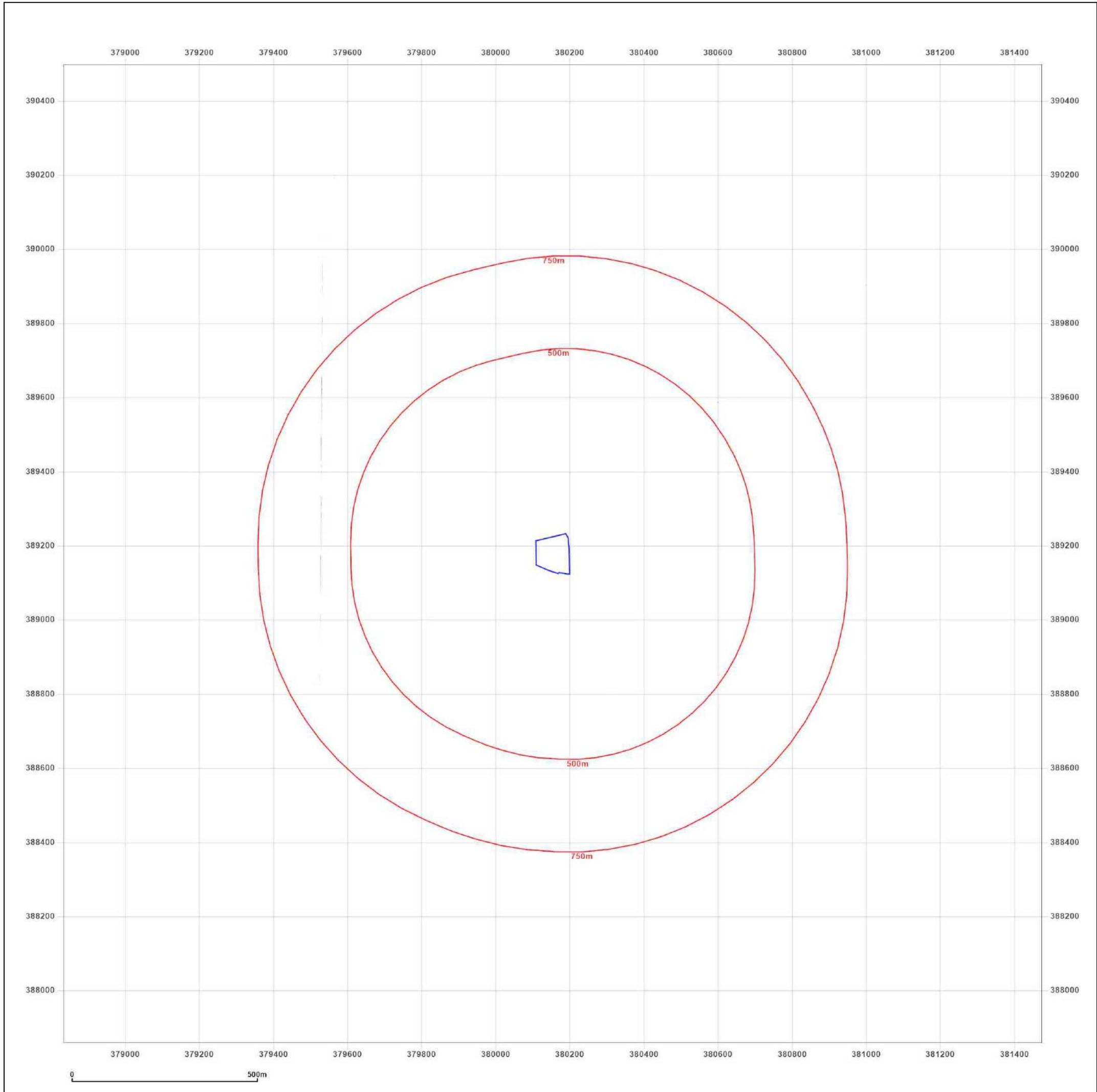


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M23 9LL

Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: County Series

Map date: 1897

Scale: 1:10,560

Printed at: 1:10,560



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Edition 1897
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Surveyed 1876
Revised 1897
Edition 1897
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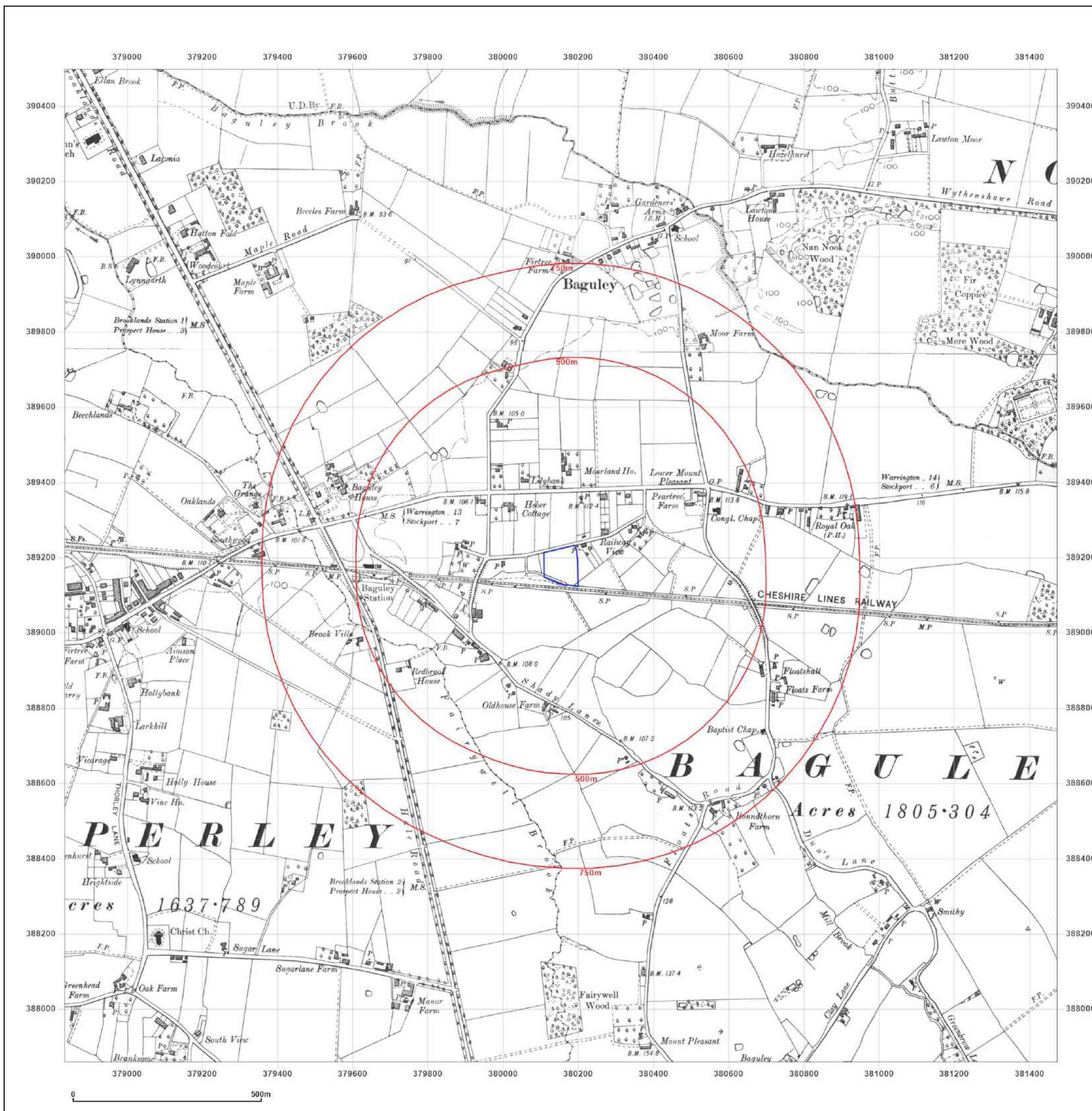


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M23 9LL

Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: County Series

Map date: 1905

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1905
Edition 1905
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Levelled N/A

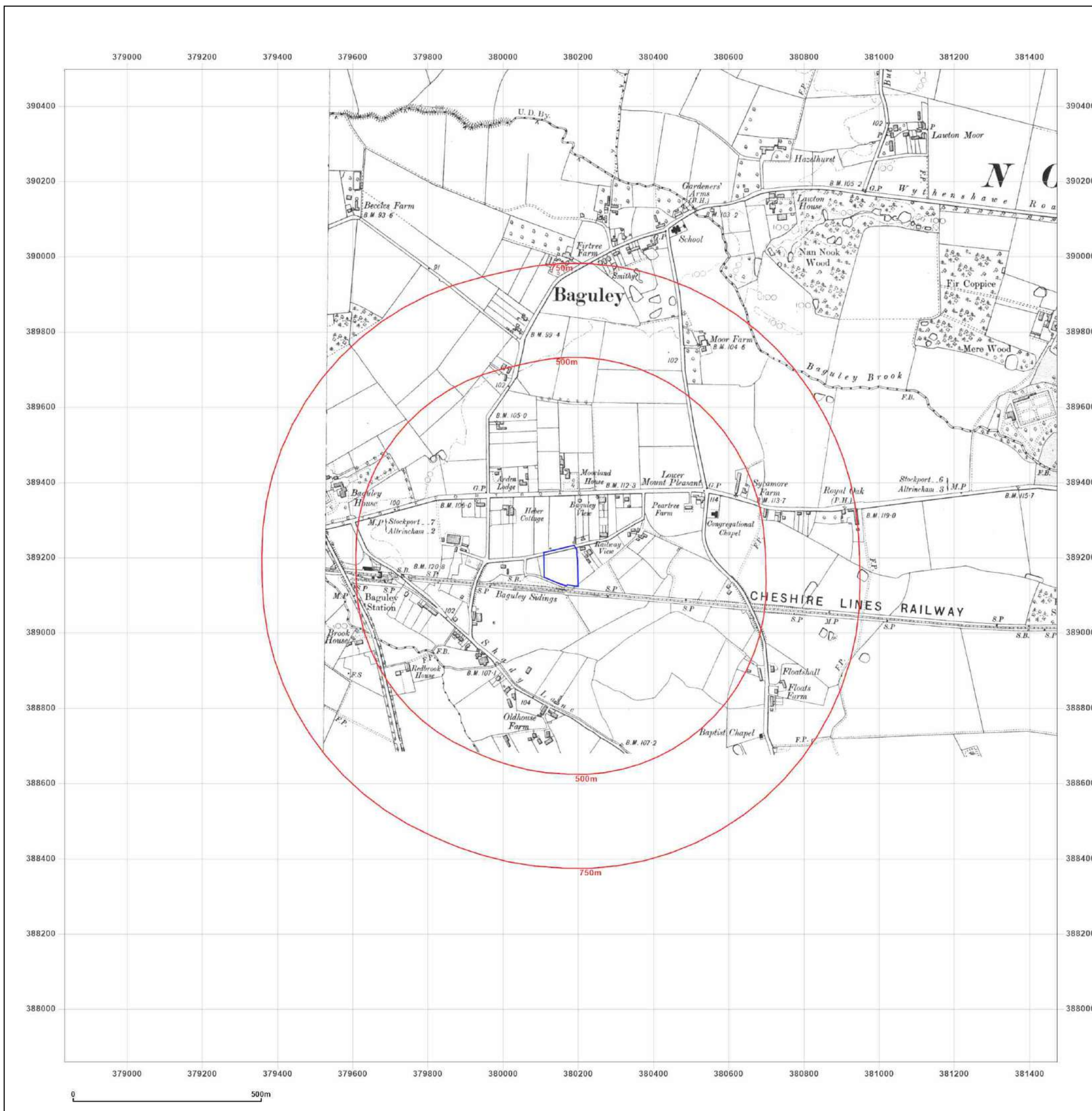


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Site Details:

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M23 9LL

Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: County Series

Map date: 1907

Scale: 1:10,560

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Surveyed 1873
Revised 1907
Edition 1907
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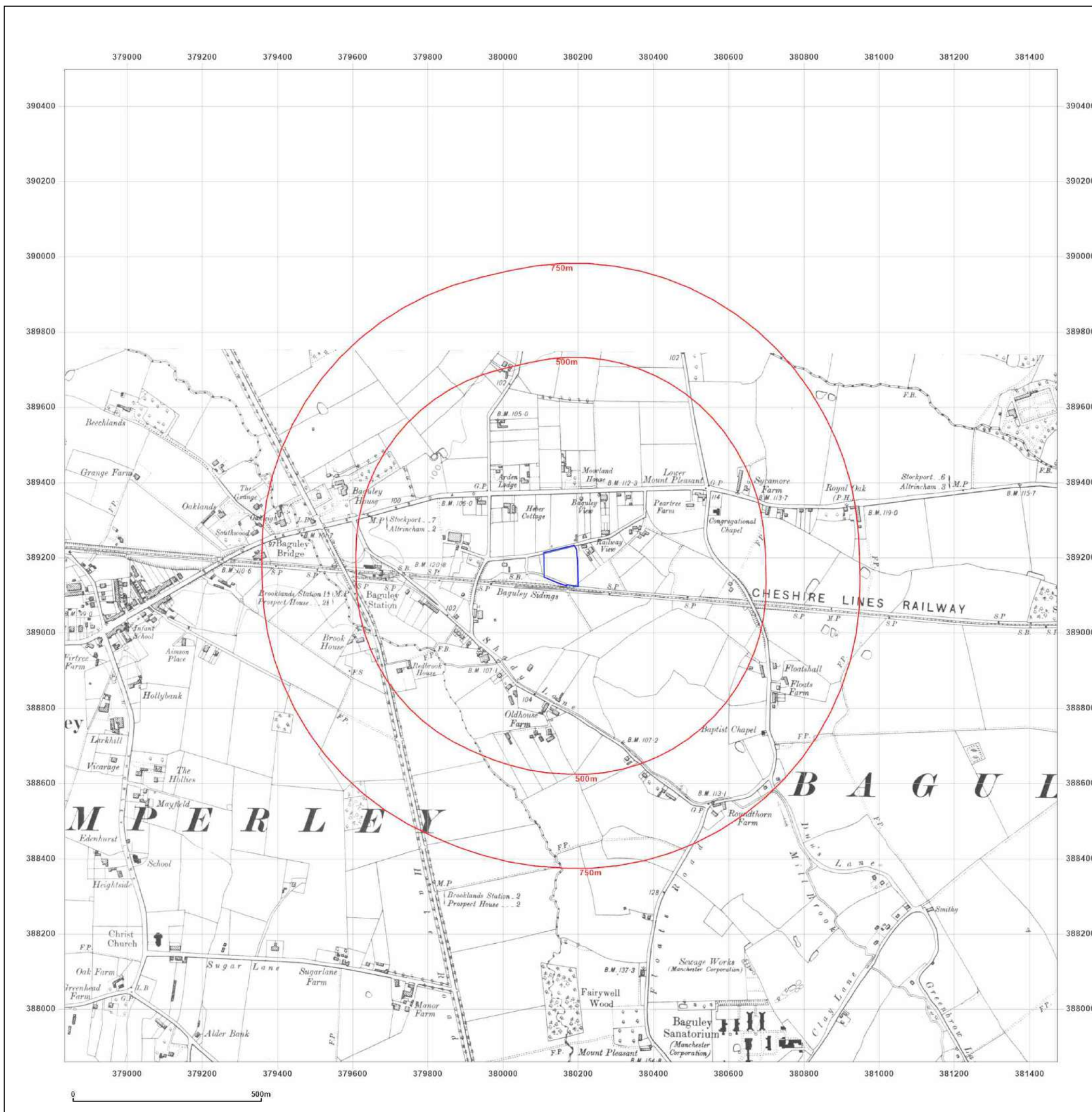


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Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: County Series

Map date: 1907-1908

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1908
Edition 1908
Copyright N/A
Levelled N/A

Surveyed 1873
Revised 1907
Edition 1907
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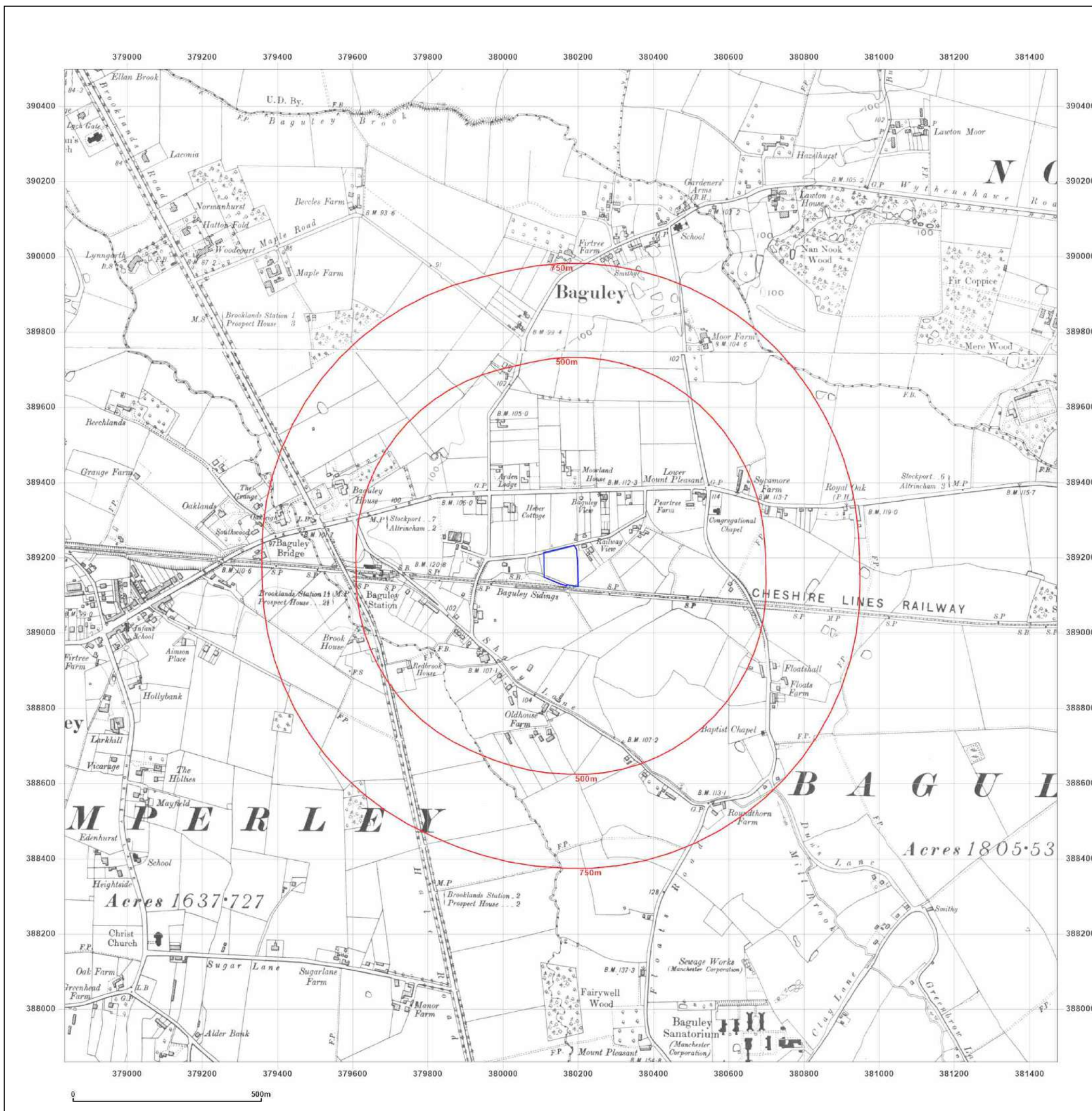


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Site Details:

WYTHENSHAW TOWN FC,
TIMPSON ROAD, MANCHESTER,
M23 9LL

Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: County Series

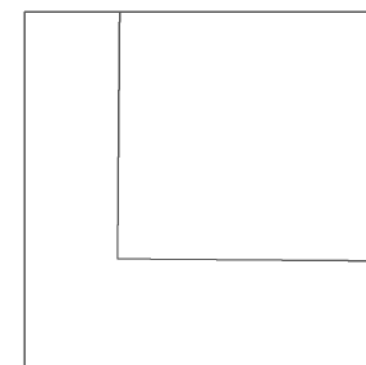
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Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1916
Edition 1923
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Levelled 1915

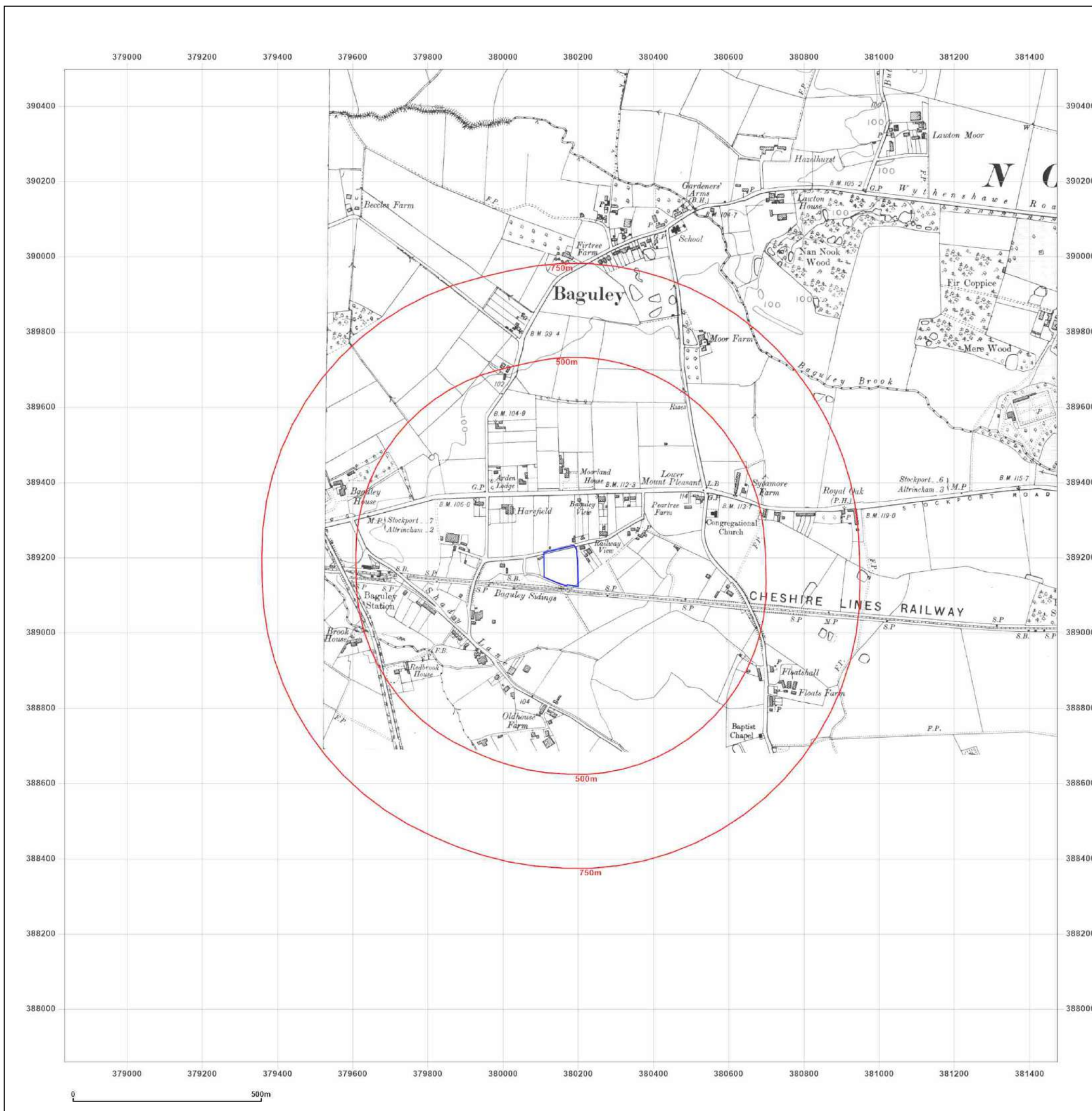


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Site Details:

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TIMPSON ROAD, MANCHESTER,
M23 9LL

Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1938
Edition 1938
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Levelled N/A

Surveyed 1873
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

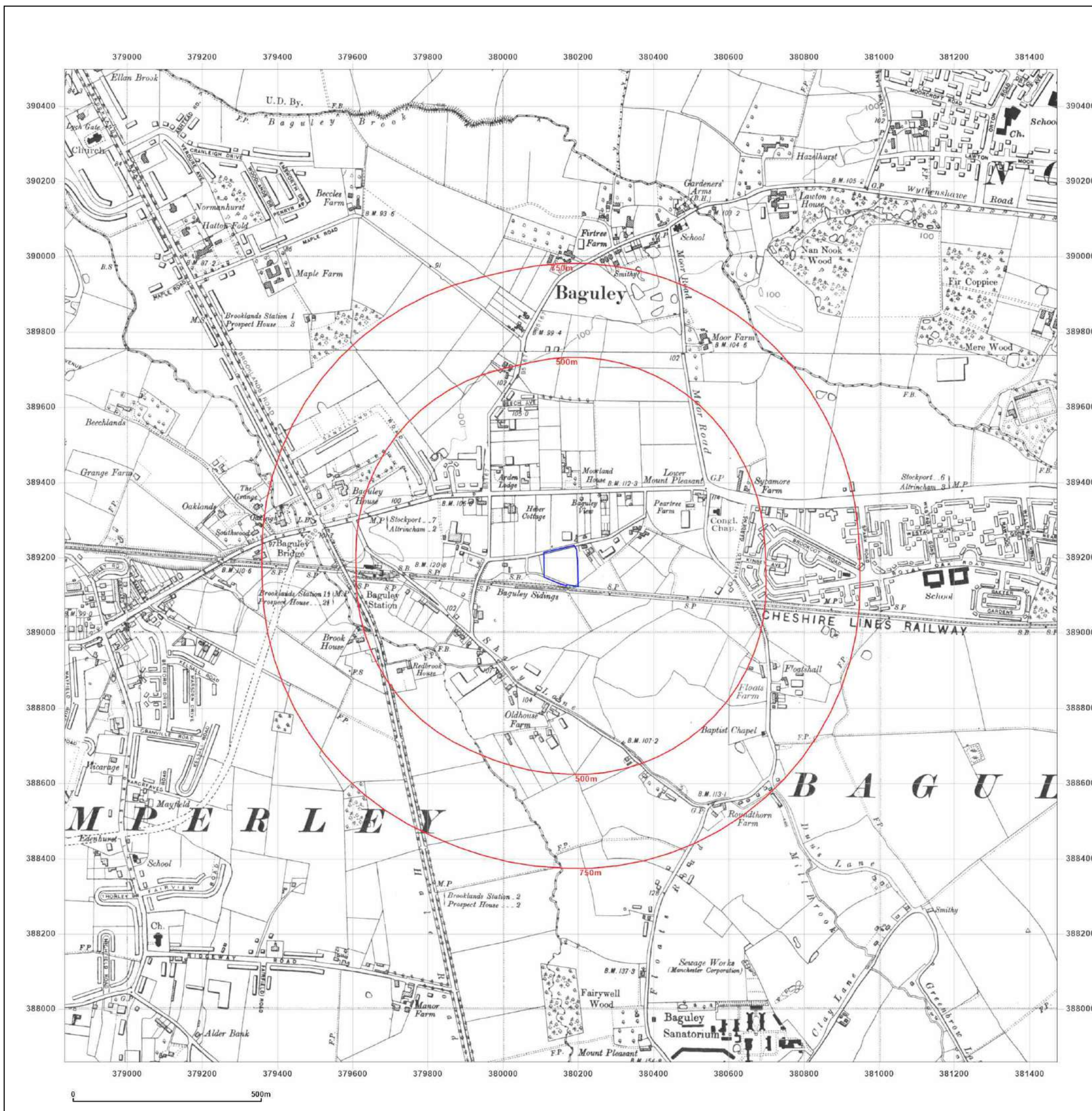


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Site Details:

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M23 9LL

Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: Provisional

Map date: 1954-1955

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1954
Edition N/A
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Surveyed N/A
Revised 1955
Edition N/A
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Surveyed N/A
Revised 1954
Edition N/A
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Levelled N/A

Surveyed 1949
Revised 1954
Edition N/A
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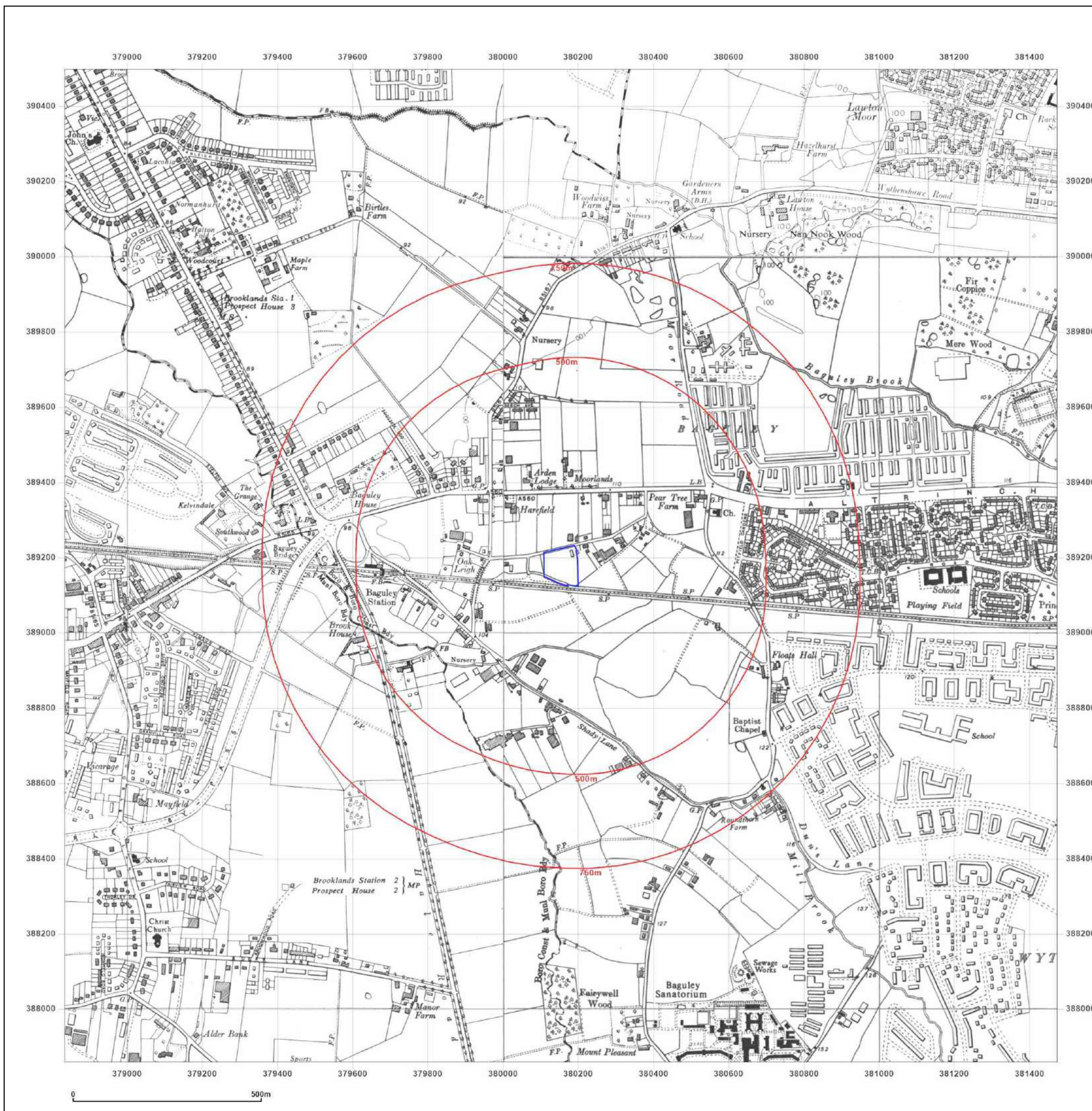


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Site Details:

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M23 9LL

Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: Provisional

Map date: 1964-1967

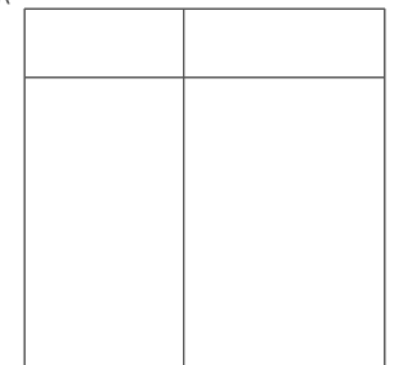
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Surveyed 1966
Revised 1966
Edition N/A
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Surveyed 1967
Revised 1967
Edition N/A
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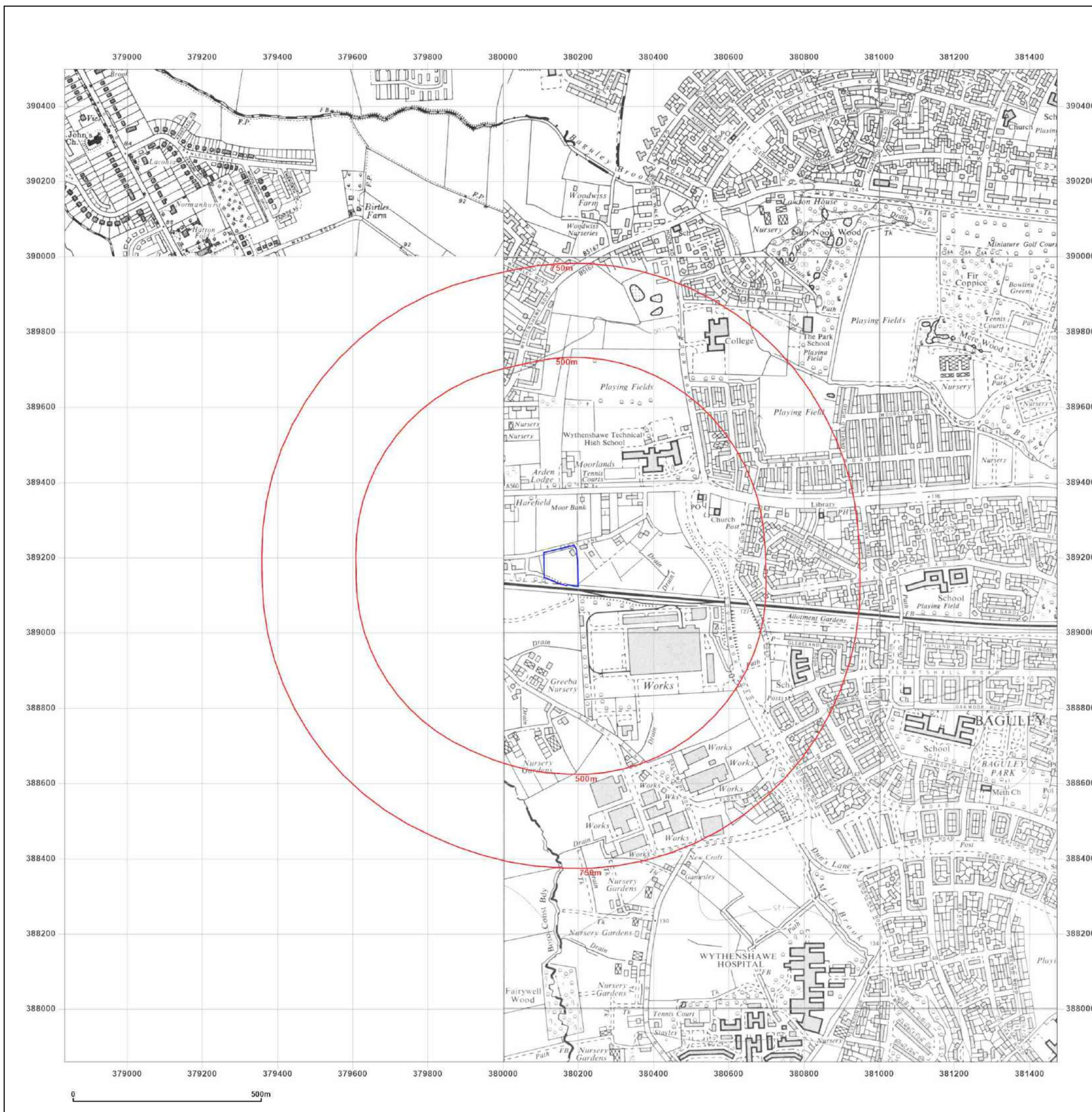


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Site Details:

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M23 9LL

Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: National Grid

Map date: 1977-1981

Scale: 1:10,000

Printed at: 1:10,000



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Surveyed 1977
Revised 1981
Edition N/A
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Levelled 1976

Surveyed 1976
Revised 1979
Edition N/A
Copyright 1980
Levelled 1976

Surveyed 1975
Revised 1977
Edition N/A
Copyright 1977
Levelled 1964

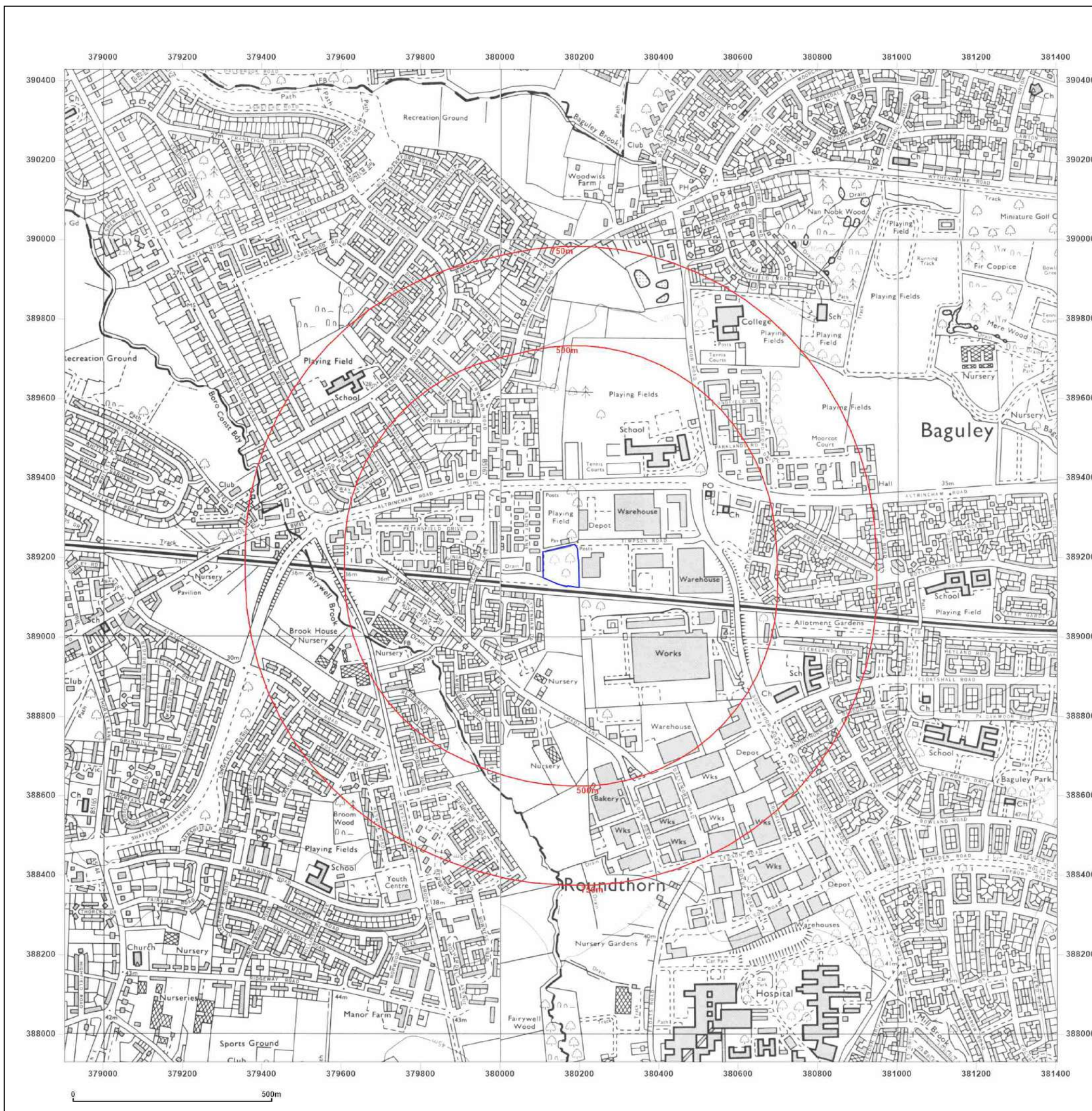


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Site Details:

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TIMPSON ROAD, MANCHESTER,
M23 9LL

Client Ref:
Report Ref:
Grid Ref:

8227-24072-MLM
GS-FND-AVI-Q7D-XUZ
380153, 389178

Map Name:
Map date:
Scale:
Printed at:

National Grid
1988-1990
1:10,000
1:10,000



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Surveyed 1988 Revised 1990 Edition N/A Copyright 1990 Levelled 1981	Surveyed 1984 Revised 1989 Edition N/A Copyright 1989 Levelled 1981

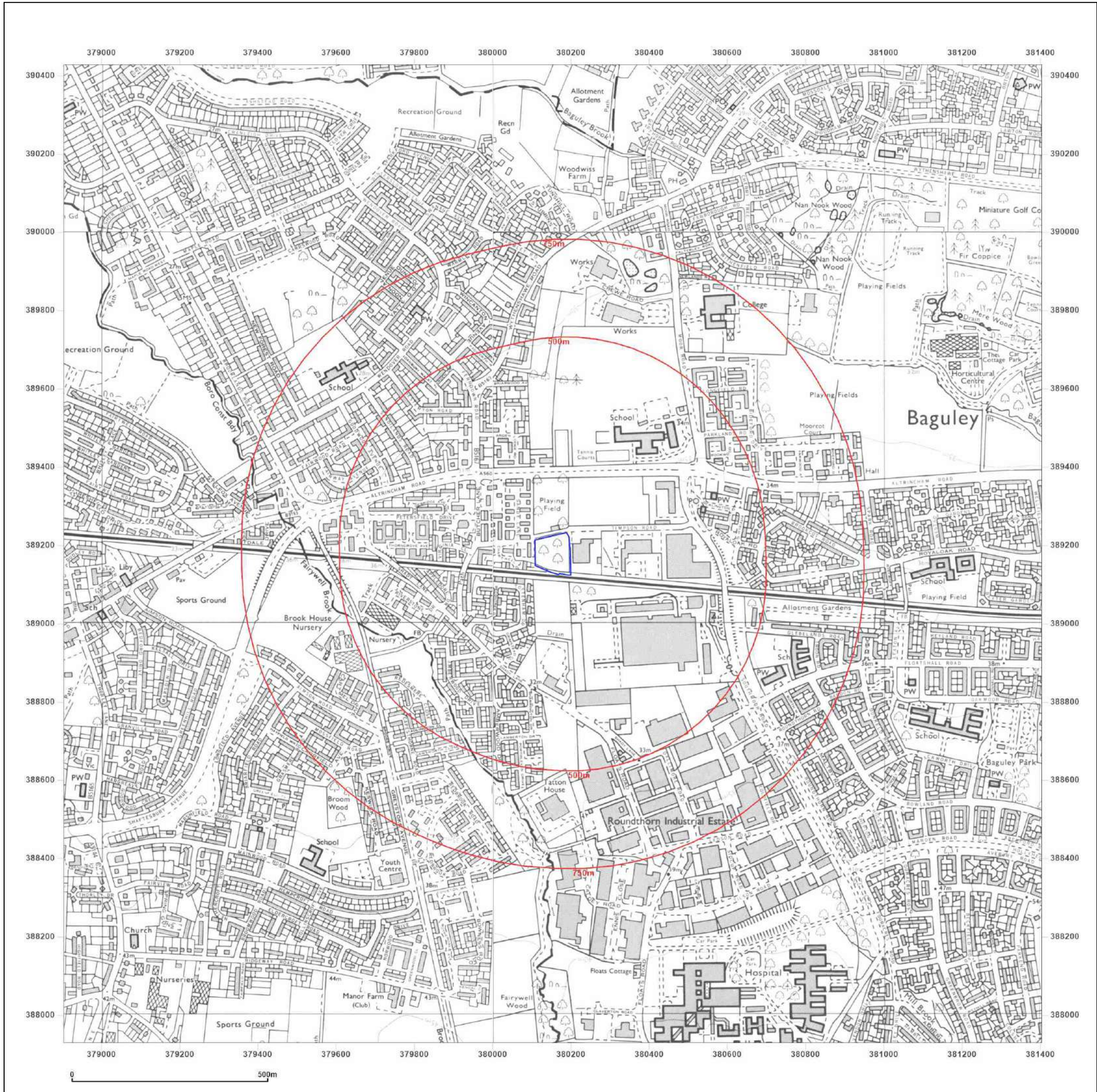


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Site Details:

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M23 9LL

Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001



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Site Details:

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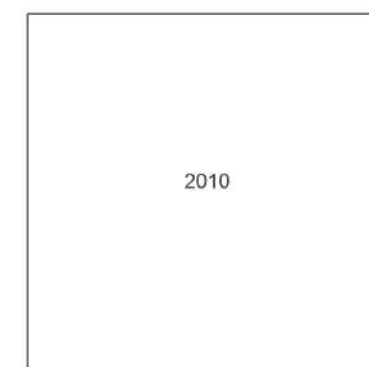
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Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

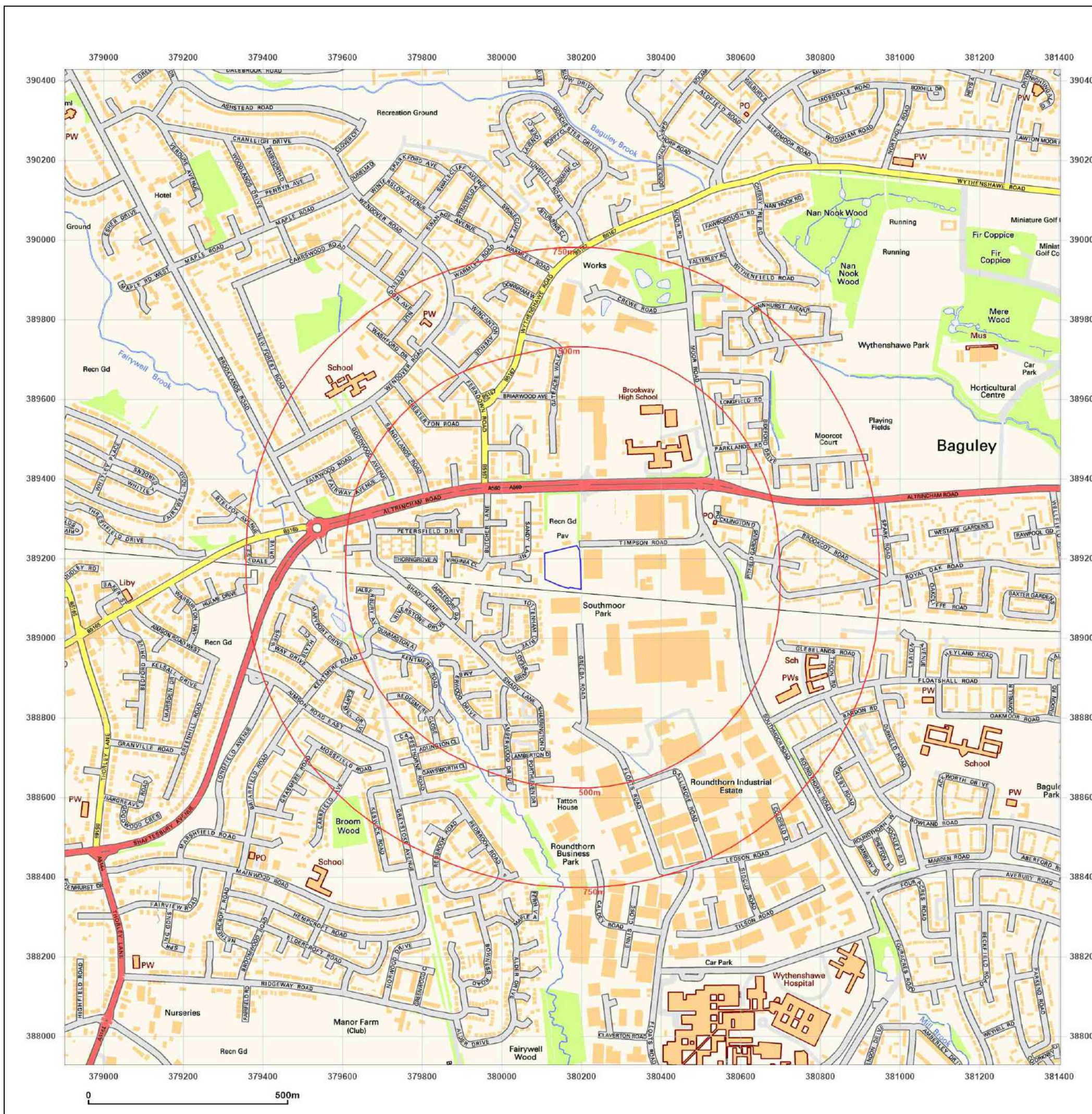


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Site Details:

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TIMPSON ROAD, MANCHESTER,
M23 9LL

Client Ref: 8227-24072-MLM
Report Ref: GS-FND-AVI-Q7D-XUZ
Grid Ref: 380153, 389178

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000



2024

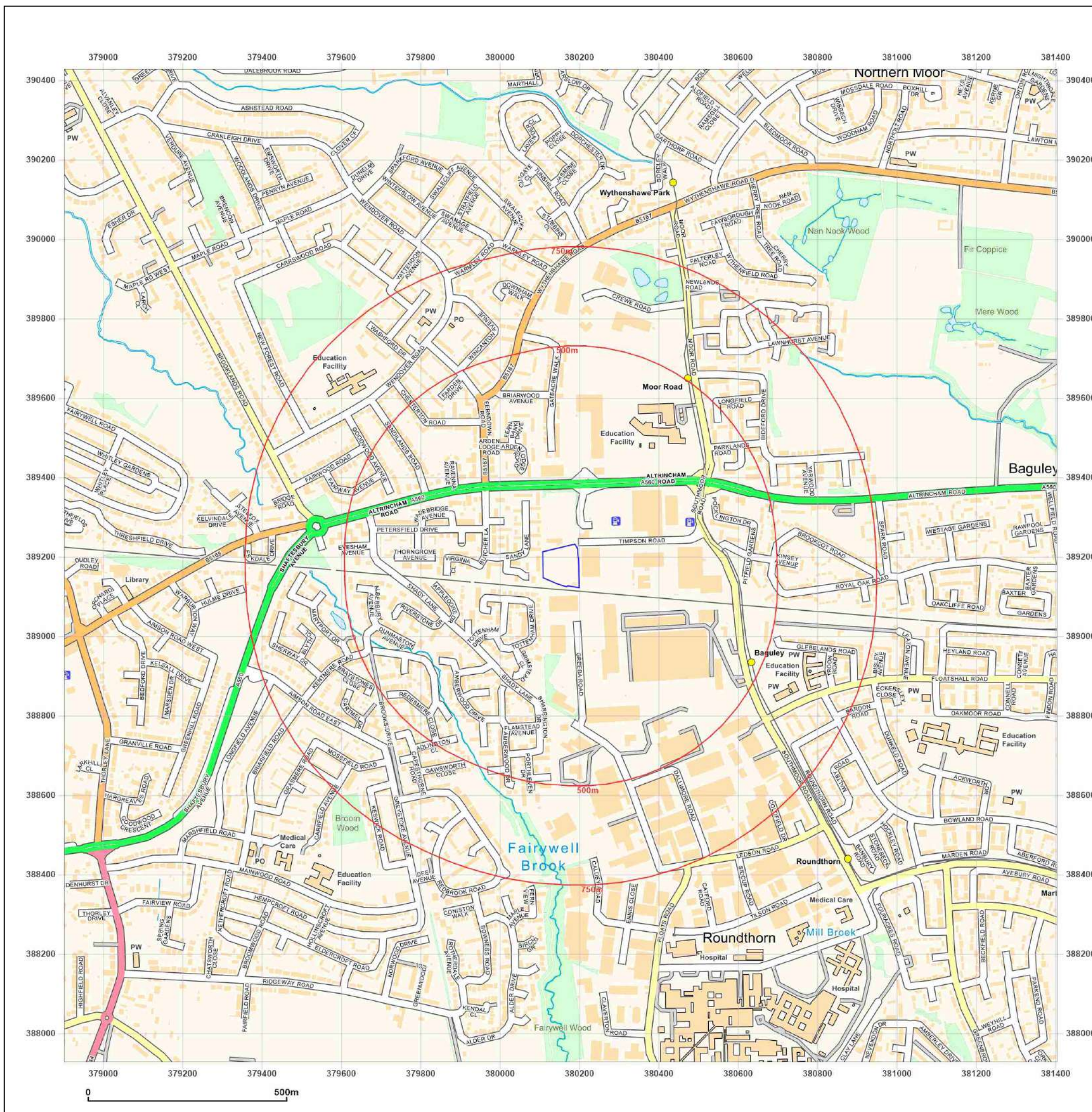


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APPENDIX B

Enviro+GeoInsight Report

WYTHENSHAW TOWN FC, TIMPSON ROAD, MANCHESTER, M23 9LL

Order Details

Date: 29/05/2024

Your ref: 8227-24072-MLM

Our Ref: GS-V2N-Y2B-DUS-E1R

Site Details

Location: 380155 389177

Area: 0.81 ha

Authority: [Manchester City Council](#) ↗



Summary of findings

[p. 2 >](#)

Aerial image

[p. 9 >](#)

OS MasterMap site plan

[p.13 >](#)

[Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Certified



Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
14 >	1.1 >	Historical industrial land uses >	8	5	9	41	-
17 >	1.2 >	Historical tanks >	0	0	13	1	-
18 >	1.3 >	Historical energy features >	0	0	7	17	-
19	1.4	Historical petrol stations	0	0	0	0	-
19 >	1.5 >	Historical garages >	0	0	2	1	-
20	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
21 >	2.1 >	Historical industrial land uses >	8	9	14	54	-
25 >	2.2 >	Historical tanks >	0	0	19	2	-
26 >	2.3 >	Historical energy features >	0	0	10	29	-
27	2.4	Historical petrol stations	0	0	0	0	-
27 >	2.5 >	Historical garages >	0	0	3	2	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
29	3.1	Active or recent landfill	0	0	0	0	-
29	3.2	Historical landfill (BGS records)	0	0	0	0	-
30	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
30	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
30 >	3.5 >	Historical waste sites >	0	0	1	0	-
31	3.6	Licensed waste sites	0	0	0	0	-
31 >	3.7 >	Waste exemptions >	0	0	3	6	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
33 >	4.1 >	Recent industrial land uses >	0	2	11	-	-
34 >	4.2 >	Current or recent petrol stations >	0	0	2	1	-
35	4.3	Electricity cables	0	0	0	0	-
35	4.4	Gas pipelines	0	0	0	0	-
35	4.5	Sites determined as Contaminated Land	0	0	0	0	-



35	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
36	4.7	Regulated explosive sites	0	0	0	0	-
36	4.8	Hazardous substance storage/usage	0	0	0	0	-
36	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
36	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
36 >	4.11 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	1	1	2	-
37 >	4.12 >	<u>Radioactive Substance Authorisations ></u>	0	0	8	0	-
38	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
38	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
39	4.15	Pollutant release to public sewer	0	0	0	0	-
39	4.16	List 1 Dangerous Substances	0	0	0	0	-
39	4.17	List 2 Dangerous Substances	0	0	0	0	-
39 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	0	1	-
40	4.19	Pollution inventory substances	0	0	0	0	-
40	4.20	Pollution inventory waste transfers	0	0	0	0	-
40	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
41 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
43 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
45 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
46	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
46	5.5	Groundwater vulnerability- local information	None (within 0m)				
47	5.6	Groundwater abstractions	0	0	0	0	0
47	5.7	Surface water abstractions	0	0	0	0	0
47	5.8	Potable abstractions	0	0	0	0	0
47	5.9	Source Protection Zones	0	0	0	0	-
48	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
49	6.1	Water Network (OS MasterMap)	0	0	0	-	-



49	6.2	Surface water features	0	0	0	-	-
50 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
50 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
51 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
52	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
52	7.2	Historical Flood Events	0	0	0	-	-
52	7.3	Flood Defences	0	0	0	-	-
53	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
53	7.5	Flood Storage Areas	0	0	0	-	-
54	7.6	Flood Zone 2	None (within 50m)				
54	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
55 >	8.1 >	Surface water flooding >	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
57 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
58	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
59	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
59	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
59	10.4	Special Protection Areas (SPA)	0	0	0	0	0
59	10.5	National Nature Reserves (NNR)	0	0	0	0	0
60 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
60 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	1
60	10.8	Biosphere Reserves	0	0	0	0	0
61	10.9	Forest Parks	0	0	0	0	0
61	10.10	Marine Conservation Zones	0	0	0	0	0
61 >	10.11 >	Green Belt >	0	0	0	0	2
61	10.12	Proposed Ramsar sites	0	0	0	0	0



62	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
62	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
62	10.15	Nitrate Sensitive Areas	0	0	0	0	0
62	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
63 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
64	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
65	11.1	World Heritage Sites	0	0	0	-	-
65	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
65	11.3	National Parks	0	0	0	-	-
65	11.4	Listed Buildings	0	0	0	-	-
66	11.5	Conservation Areas	0	0	0	-	-
66	11.6	Scheduled Ancient Monuments	0	0	0	-	-
66	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
68	12.2	Open Access Land	0	0	0	-	-
68	12.3	Tree Felling Licences	0	0	0	-	-
68	12.4	Environmental Stewardship Schemes	0	0	0	-	-
68	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
69	13.1	Priority Habitat Inventory	0	0	0	-	-
69	13.2	Habitat Networks	0	0	0	-	-
69	13.3	Open Mosaic Habitat	0	0	0	-	-
69	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
70 >	14.1 >	10k Availability >	Identified (within 500m)				
71	14.2	Artificial and made ground (10k)	0	0	0	0	-
72 >	14.3 >	Superficial geology (10k) >	1	0	3	0	-

73	14.4	Landslip (10k)	0	0	0	0	-
74 >	14.5 >	Bedrock geology (10k) >	1	0	1	1	-
75 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	0	1	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	15.1 >	50k Availability >	Identified (within 500m)				
77	15.2	Artificial and made ground (50k)	0	0	0	0	-
77	15.3	Artificial ground permeability (50k)	0	0	-	-	-
78 >	15.4 >	Superficial geology (50k) >	1	0	2	0	-
79 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
79	15.6	Landslip (50k)	0	0	0	0	-
79	15.7	Landslip permeability (50k)	None (within 50m)				
80 >	15.8 >	Bedrock geology (50k) >	1	0	0	1	-
81 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
81 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	0	1	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
82 >	16.1 >	BGS Boreholes >	0	3	17	-	-
Page	Section	Natural ground subsidence >					
84 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
85 >	17.2 >	Running sands >	Very low (within 50m)				
86 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
87 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
88 >	17.5 >	Landslides >	Very low (within 50m)				
89 >	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
91	18.1	BritPits	0	0	0	0	-
92 >	18.2 >	Surface ground workings >	1	0	0	-	-
92	18.3	Underground workings	0	0	0	0	0
92	18.4	Underground mining extents	0	0	0	0	-
92	18.5	Historical Mineral Planning Areas	0	0	0	0	-



93	18.6	Non-coal mining	0	0	0	0	0
93	18.7	JPB mining areas	None (within 0m)				
93	18.8	The Coal Authority non-coal mining	0	0	0	0	-
93	18.9	Researched mining	0	0	0	0	-
94	18.10	Mining record office plans	0	0	0	0	-
94	18.11	BGS mine plans	0	0	0	0	-
94	18.12	Coal mining	None (within 0m)				
94	18.13	Brine areas	None (within 0m)				
94	18.14	Gypsum areas	None (within 0m)				
95	18.15	Tin mining	None (within 0m)				
95	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
96	19.1	Natural cavities	0	0	0	0	-
96	19.2	Mining cavities	0	0	0	0	0
96	19.3	Reported recent incidents	0	0	0	0	-
96	19.4	Historical incidents	0	0	0	0	-
97	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
98 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
100 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
100	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
100	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
101	22.1	Underground railways (London)	0	0	0	-	-
101	22.2	Underground railways (Non-London)	0	0	0	-	-
102	22.3	Railway tunnels	0	0	0	-	-
102 >	22.4 >	Historical railway and tunnel features >	6	10	17	-	-
103	22.5	Royal Mail tunnels	0	0	0	-	-



104	22.6	Historical railways	0	0	0	-	-
104 >	22.7 >	Railways >	0	3	2	-	-
104	22.8	Crossrail 1	0	0	0	0	-
104	22.9	Crossrail 2	0	0	0	0	-
105	22.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 22/04/2019

Site Area: 0.81ha



Recent site history - 2016 aerial photograph



Capture Date: 21/04/2016

Site Area: 0.81ha



Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.81ha



Recent site history - 2000 aerial photograph

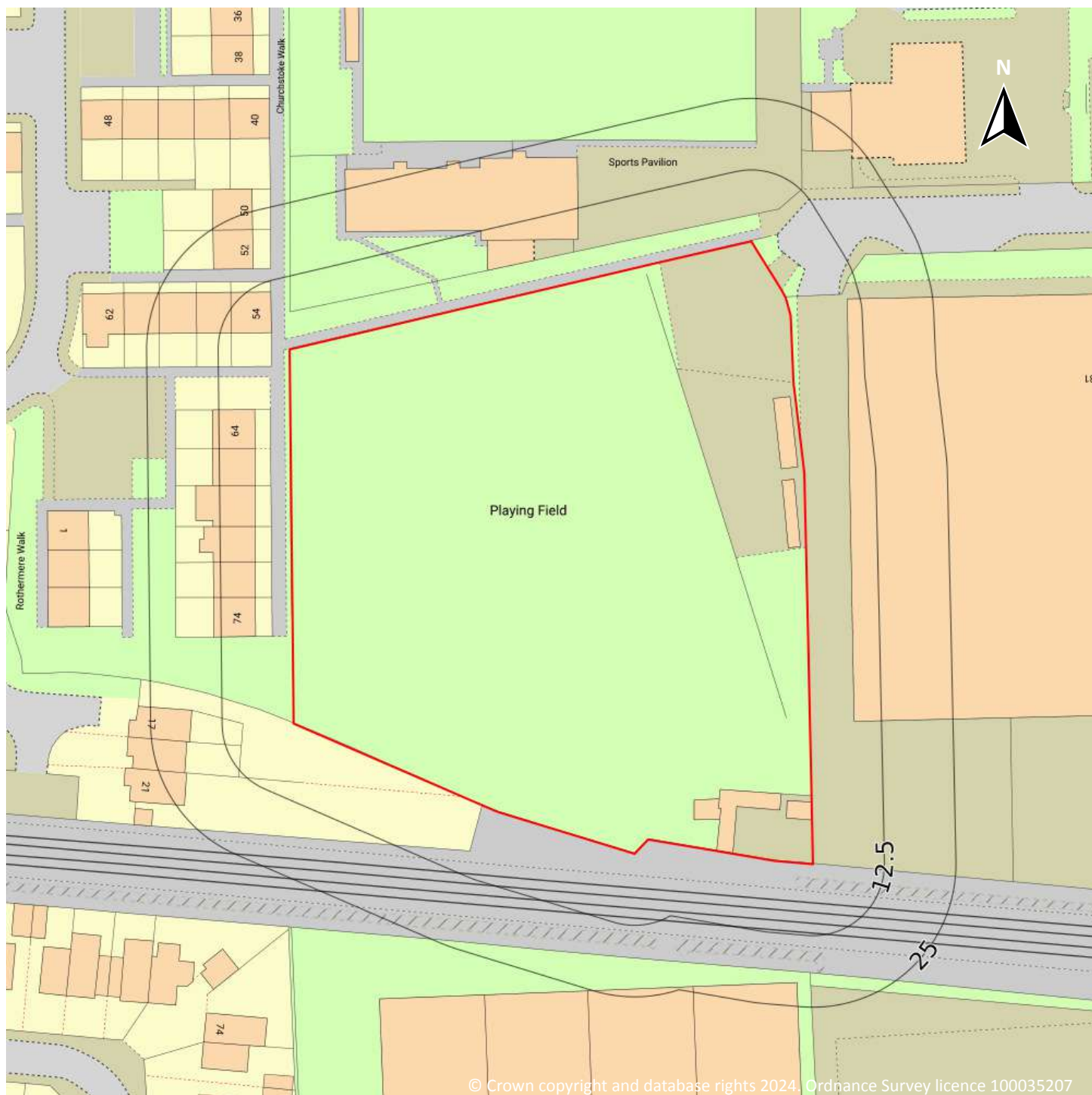


Capture Date: 27/06/2000

Site Area: 0.81ha



OS MasterMap site plan



Site Area: 0.81ha



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

63

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 14](#) >

ID	Location	Land use	Dates present	Group ID
1	On site	Unspecified Depot	1975	818399



ID	Location	Land use	Dates present	Group ID
A	On site	Unspecified Ground Workings	1967	800527
A	On site	Railway Sidings	1907	851229
A	On site	Railway Sidings	1907	963602
B	On site	Railway Sidings	1949 - 1954	929926
B	On site	Railway Sidings	1907	958120
B	On site	Railway Sidings	1916 - 1938	989917
C	On site	Railway Sidings	1967	990290
B	4m S	Railway Sidings	1905	893302
B	4m S	Railway Sidings	1938	986832
D	23m SE	Unspecified Works	1967 - 1975	899481
D	23m SE	Unspecified Commercial/Industrial	1989 - 1995	885236
2	24m NE	Unspecified Warehouse	1975	807214
C	70m SE	Railway Sidings	1989 - 1995	849789
C	70m SE	Railway Sidings	1975	973569
5	165m S	Nursery	1967 - 1975	906604
H	224m S	Railway Sidings	1989 - 1995	978305
H	224m S	Railway Sidings	1975	985289
I	236m E	Unspecified Warehouse	1975	807206
I	236m E	Unspecified Commercial/Industrial	1989 - 1995	973836
K	247m SW	Nursery	1970	861418
K	247m SW	Nursery	1949	939477
K	256m SW	Nursery	1938	897597
L	267m SW	Nursery	1970	983266
M	293m N	Nursery	1967	831847
9	297m S	Industrial Estate	1989 - 1995	857921
M	321m N	Nursery	1967	831848
L	327m SW	Nursery	1990	964040
L	327m SW	Nursery	1977	982062



ID	Location	Land use	Dates present	Group ID
11	332m SE	Unspecified Warehouse	1975	807215
15	377m S	Bakery	1975	810091
O	384m W	Railway Sidings	1938	907888
O	385m W	Railway Sidings	1907	983312
O	387m W	Railway Sidings	1916 - 1949	868474
O	388m W	Railway Sidings	1905	845859
O	389m W	Railway Station	1907	930375
16	392m N	Nursery	1938 - 1954	918141
P	395m E	Cuttings	1916 - 1923	907677
P	395m E	Cuttings	1905	955025
P	397m E	Cuttings	1907	937796
18	399m S	Nursery	1975	831896
O	399m W	Railway Sidings	1897	851195
O	399m W	Railway Sidings	1907	866019
P	403m E	Cuttings	1938	874780
O	407m W	Railway Building	1949	820216
O	423m W	Railway Station	1949	904198
O	427m W	Railway Station	1938	845290
O	429m W	Railway Station	1905 - 1923	909115
O	429m W	Disused Railway Station	1970	810860
O	432m W	Railway Station	1938	880260
O	433m W	Railway Buildings	1938	833721
O	445m W	Railway Building	1949	820215
O	449m W	Railway Station	1897	884197
20	463m SE	Unspecified Works	1967	932909
R	463m E	Cuttings	1938	953838
R	463m E	Cuttings	1907	898961
R	463m E	Cuttings	1907	885243



ID	Location	Land use	Dates present	Group ID
R	464m E	Cuttings	1905	938424
R	464m E	Cuttings	1916 - 1923	988244
21	470m S	Unspecified Works	1967 - 1975	909990
S	475m W	Nursery	1970	922661
S	475m W	Nursery	1977	973780
S	475m W	Nursery	1990	987252

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

14

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 ungrouped 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 14 >](#)

ID	Location	Land use	Dates present	Group ID
C	140m SE	Tanks	1958 - 1990	135700
C	140m SE	Tanks	1997	124931
C	163m SE	Unspecified Tank	1990	124364
C	163m SE	Unspecified Tank	1990	128088
C	164m SE	Unspecified Tank	1997	131762
C	165m SE	Unspecified Tank	1958	148812
C	165m SE	Unspecified Tank	1959	128970
C	165m SE	Unspecified Tank	1966	145061
C	165m SE	Unspecified Tank	1975	145643
6	210m NW	Unspecified Tank	1876	114982
J	243m SE	Tanks	1958	139849
J	244m SE	Tanks	1959 - 1966	126653



ID	Location	Land use	Dates present	Group ID
7	244m E	Unspecified Tank	1997	114985
19	422m SE	Unspecified Tank	1990 - 1994	130859

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 ungrouped 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 14 >](#)

ID	Location	Land use	Dates present	Group ID
3	78m E	Electricity Substation	1990 - 1997	73549
4	157m W	Electricity Substation	1995	61860
E	163m NW	Gas Governor	1990	68446
E	163m NW	Gas Governor	1975	73892
E	164m NW	Gas Governor	1997	68478
G	215m E	Electricity Substation	1990	69010
G	217m E	Electricity Substation	1997	79408
8	267m N	Electricity Substation	1975 - 1997	67777
10	319m W	Electricity Substation	1995	61861
12	351m S	Electricity Substation	1987 - 1994	80102
13	355m S	Electricity Substation	1978 - 1994	72458
14	366m W	Electricity Substation	1995	61862
N	368m E	Electricity Substation	1972	73866
N	373m E	Electricity Substation	1985 - 1992	85324
N	377m SE	Electricity Substation	1971	73772
N	385m SE	Electricity Substation	1981	67493



ID	Location	Land use	Dates present	Group ID
N	385m SE	Electricity Substation	1993	64237
Q	410m NE	Electricity Substation	1987 - 1993	76453
Q	410m NE	Electricity Transformer	1976	63790
T	481m E	Electricity Substation	1972	75147
T	482m E	Electricity Substation	1992	70979
O	482m W	Electricity Substation	1995	61849
T	485m E	Electricity Substation	1985	71364
22	487m NE	Electricity Substation	1972 - 1992	79015

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0
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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 ungrouped 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	3
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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 ungrouped 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 14 >](#)

ID	Location	Land use	Dates present	Group ID
F	167m N	Garage	1990	21235
F	167m N	Garage	1975 - 1990	25388
17	398m E	Garage	1972 - 1985	25929



This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

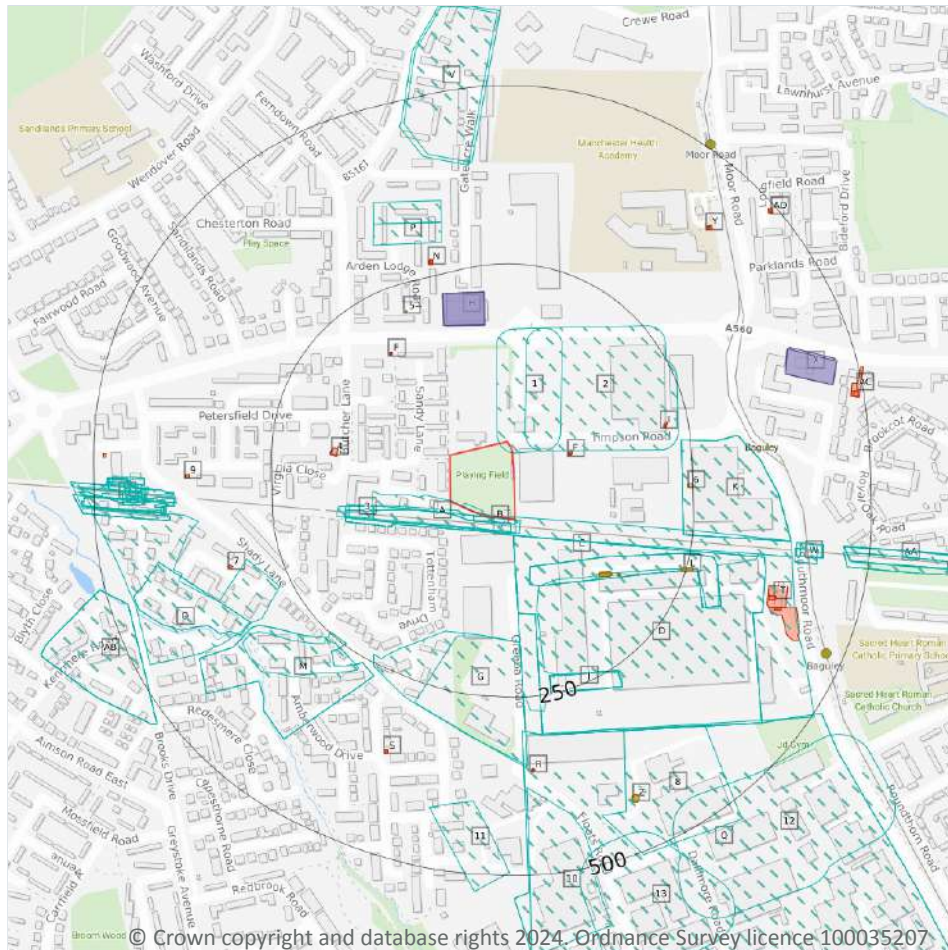
0

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



- 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

85

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 21](#) >

ID	Location	Land Use	Date	Group ID
1	On site	Unspecified Depot	1975	818399
A	On site	Railway Sidings	1907	958120
A	On site	Railway Sidings	1954	929926



ID	Location	Land Use	Date	Group ID
A	On site	Railway Sidings	1938	989917
B	On site	Railway Sidings	1907	963602
B	On site	Railway Sidings	1907	851229
B	On site	Unspecified Ground Workings	1967	800527
C	On site	Railway Sidings	1967	990290
A	4m S	Railway Sidings	1938	986832
A	4m S	Railway Sidings	1916	989917
A	4m S	Railway Sidings	1905	893302
A	4m S	Railway Sidings	1923	989917
D	23m SE	Unspecified Works	1967	899481
D	23m SE	Unspecified Commercial/Industrial	1995	885236
D	23m SE	Unspecified Works	1975	899481
D	23m SE	Unspecified Commercial/Industrial	1989	885236
2	24m NE	Unspecified Warehouse	1975	807214
C	70m SE	Railway Sidings	1995	849789
C	70m SE	Railway Sidings	1975	973569
C	70m SE	Railway Sidings	1989	849789
3	107m W	Railway Sidings	1949	929926
G	165m S	Nursery	1967	906604
G	167m S	Nursery	1975	906604
J	224m S	Railway Sidings	1995	978305
J	224m S	Railway Sidings	1975	985289
J	224m S	Railway Sidings	1989	978305
K	236m E	Unspecified Commercial/Industrial	1995	973836
K	236m E	Unspecified Warehouse	1975	807206
K	236m E	Unspecified Commercial/Industrial	1989	973836
M	247m SW	Nursery	1949	939477
M	247m SW	Nursery	1970	861418



ID	Location	Land Use	Date	Group ID
M	256m SW	Nursery	1938	897597
O	267m SW	Nursery	1970	983266
P	293m N	Nursery	1967	831847
Q	297m S	Industrial Estate	1995	857921
Q	297m S	Industrial Estate	1989	857921
P	321m N	Nursery	1967	831848
O	327m SW	Nursery	1990	964040
O	327m SW	Nursery	1977	982062
8	332m SE	Unspecified Warehouse	1975	807215
10	377m S	Bakery	1975	810091
U	384m W	Railway Sidings	1938	907888
U	385m W	Railway Sidings	1907	983312
U	385m W	Railway Sidings	1907	983312
U	387m W	Railway Sidings	1949	868474
U	388m W	Railway Sidings	1938	868474
U	388m W	Railway Sidings	1916	868474
U	388m W	Railway Sidings	1905	845859
U	388m W	Railway Sidings	1923	868474
U	389m W	Railway Station	1907	930375
U	389m W	Railway Station	1907	930375
V	392m N	Nursery	1938	918141
V	395m N	Nursery	1954	918141
W	395m E	Cuttings	1923	907677
W	395m E	Cuttings	1916	907677
W	395m E	Cuttings	1905	955025
W	397m E	Cuttings	1907	937796
11	399m S	Nursery	1975	831896
U	399m W	Railway Sidings	1897	851195



ID	Location	Land Use	Date	Group ID
U	399m W	Railway Sidings	1907	866019
W	403m E	Cuttings	1938	874780
U	407m W	Railway Building	1949	820216
U	423m W	Railway Station	1949	904198
U	427m W	Railway Station	1938	845290
U	429m W	Railway Station	1907	909115
U	429m W	Disused Railway Station	1970	810860
U	432m W	Railway Station	1938	880260
U	432m W	Railway Station	1916	909115
U	432m W	Railway Station	1905	909115
U	432m W	Railway Station	1923	909115
U	433m W	Railway Buildings	1938	833721
U	445m W	Railway Building	1949	820215
U	449m W	Railway Station	1897	884197
12	463m SE	Unspecified Works	1967	932909
AA	463m E	Cuttings	1938	953838
AA	463m E	Cuttings	1907	898961
AA	463m E	Cuttings	1907	885243
AA	463m E	Cuttings	1907	885243
AA	464m E	Cuttings	1923	988244
AA	464m E	Cuttings	1916	988244
AA	464m E	Cuttings	1905	938424
13	470m S	Unspecified Works	1967	909990
AB	475m W	Nursery	1990	987252
AB	475m W	Nursery	1977	973780
AB	475m W	Nursery	1970	922661

This data is sourced from Ordnance Survey / Groundsure.



2.2 Historical tanks

Records within 500m

21

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 21](#) >

ID	Location	Land Use	Date	Group ID
C	140m SE	Tanks	1990	135700
C	140m SE	Tanks	1990	135700
C	140m SE	Tanks	1997	124931
C	141m SE	Tanks	1958	135700
C	141m SE	Tanks	1975	135700
C	141m SE	Tanks	1959	135700
C	141m SE	Tanks	1966	135700
C	163m SE	Unspecified Tank	1990	124364
C	163m SE	Unspecified Tank	1990	128088
C	164m SE	Unspecified Tank	1997	131762
C	165m SE	Unspecified Tank	1958	148812
C	165m SE	Unspecified Tank	1975	145643
C	165m SE	Unspecified Tank	1959	128970
C	165m SE	Unspecified Tank	1966	145061
5	210m NW	Unspecified Tank	1876	114982
L	243m SE	Tanks	1958	139849
L	244m SE	Tanks	1959	126653
L	244m SE	Tanks	1966	126653
6	244m E	Unspecified Tank	1997	114985
Z	422m SE	Unspecified Tank	1994	130859
Z	422m SE	Unspecified Tank	1990	130859

This data is sourced from Ordnance Survey / Groundsure.



2.3 Historical energy features

Records within 500m

39

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 21](#) >

ID	Location	Land Use	Date	Group ID
E	78m E	Electricity Substation	1990	73549
E	80m E	Electricity Substation	1997	73549
4	157m W	Electricity Substation	1995	61860
F	163m NW	Gas Governor	1990	68446
F	163m NW	Gas Governor	1990	68446
F	163m NW	Gas Governor	1975	73892
F	164m NW	Gas Governor	1997	68478
I	215m E	Electricity Substation	1990	69010
I	215m E	Electricity Substation	1990	69010
I	217m E	Electricity Substation	1997	79408
N	267m N	Electricity Substation	1990	67777
N	267m N	Electricity Substation	1990	67777
N	267m N	Electricity Substation	1975	67777
N	267m N	Electricity Substation	1997	67777
7	319m W	Electricity Substation	1995	61861
R	351m S	Electricity Substation	1987	80102
R	351m S	Electricity Substation	1994	80102
R	351m S	Electricity Substation	1990	80102
S	355m S	Electricity Substation	1979	72458
S	355m S	Electricity Substation	1987	72458
S	355m S	Electricity Substation	1978	72458
S	355m S	Electricity Substation	1994	72458
9	366m W	Electricity Substation	1995	61862



ID	Location	Land Use	Date	Group ID
T	368m E	Electricity Substation	1972	73866
T	373m E	Electricity Substation	1992	85324
T	373m E	Electricity Substation	1985	85324
T	377m SE	Electricity Substation	1971	73772
T	385m SE	Electricity Substation	1981	67493
T	385m SE	Electricity Substation	1993	64237
Y	410m NE	Electricity Substation	1987	76453
Y	410m NE	Electricity Substation	1991	76453
Y	410m NE	Electricity Substation	1993	76453
Y	410m NE	Electricity Transformer	1976	63790
AC	481m E	Electricity Substation	1972	75147
AC	482m E	Electricity Substation	1992	70979
U	482m W	Electricity Substation	1995	61849
AC	485m E	Electricity Substation	1985	71364
AD	487m NE	Electricity Substation	1992	79015
AD	488m NE	Electricity Substation	1972	79015

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

5

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'.



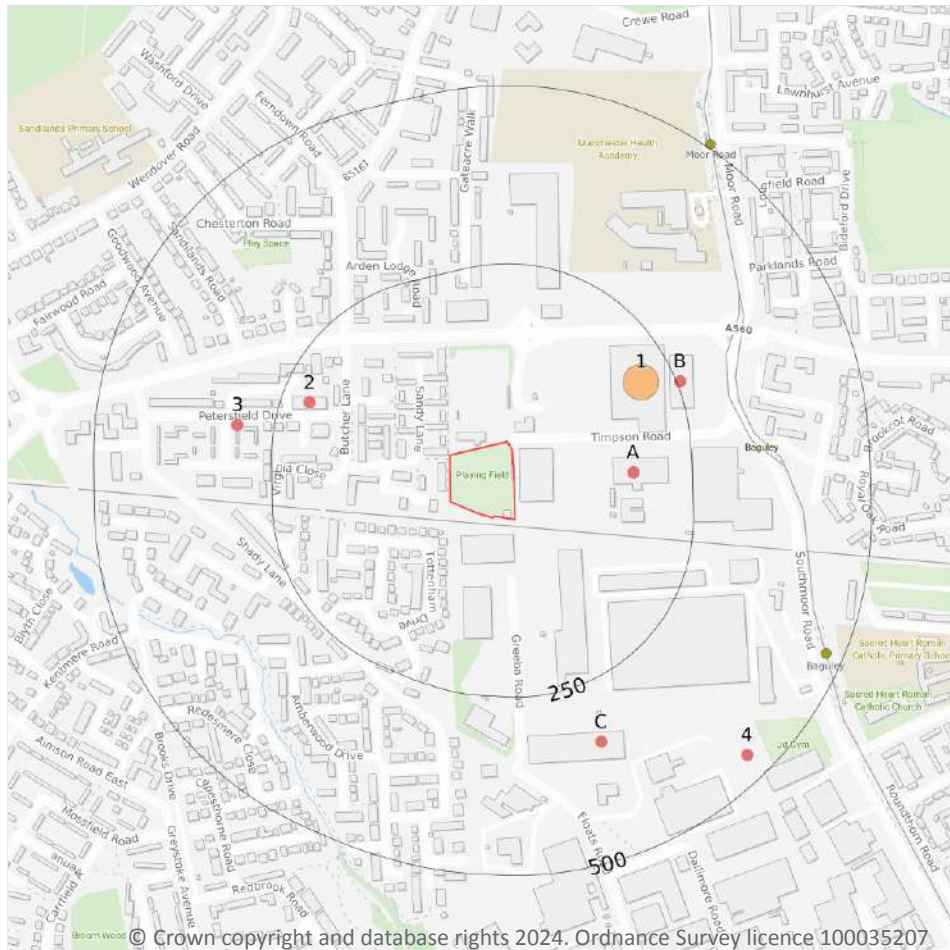
Features are displayed on the Past land use - un-grouped map on [page 21](#) >

ID	Location	Land Use	Date	Group ID
H	167m N	Garage	1990	21235
H	167m N	Garage	1990	25388
H	167m N	Garage	1975	25388
X	398m E	Garage	1972	25929
X	399m E	Garage	1985	25929

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- 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**1**

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 29 >](#)

ID	Location	Address	Further Details	Date
1	179m NE	Site Address: Tesco Stores Ltd, Altrincham Road, MANCHESTER, Greater Manchester, M23 9TJ	Type of Site: Recycling Facilities Planning application reference: 084201/FO/2007/S2 Description: Scheme comprises relocation of recycling facilities including reinstatement of parking spaces. An application (ref: 084201/FO/2007/S2) for detailed planning permission was granted by Manchester C.C. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-

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



3.6 Licensed waste sites

Records within 500m	0
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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	9
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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 29 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
A	167m E	EDF Energy Wythenshawe Laboratories Timpson Road MANCHESTER M23 9LL	EPR/KF0203M N/A001	Treating waste exemption	Non-Agricultural Waste Only	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
A	167m E	EDF Energy Wythenshawe Laboratories Timpson Road MANCHESTER M23 9LL	EPR/KF0203M N/A001	Using waste exemption	Non-Agricultural Waste Only	Use of mulch
2	210m NW	37, PETERSFIELD DRIVE, MANCHESTER, M23 9PS	WEX156646	Treating waste exemption	Not on a Farm	Sorting and de-naturing of controlled drugs for disposal
B	254m NE	EDF ENERGY, Timpson Road, Wythenshawe, Manchester, M23 9LL	WEX241325	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
B	254m NE	EDF ENERGY, Timpson Road, Wythenshawe, Manchester, M23 9LL	WEX241325	Using waste exemption	Not on a farm	Use of mulch
3	301m W	Baguley Pharmacy, 37 Petersfield Drive, Baguley, Manchester, M23 9PS	WEX130221	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	335m SE	UNIT 1-3, MILLBROOK INDUSTRIAL ESTATE, FLOATS ROAD, ROUNDTORN INDUSTRIAL ESTATE, MANCHESTER, M23 9WT	WEX375971	Storing waste exemption	Not on a farm	Storage of waste in a secure place

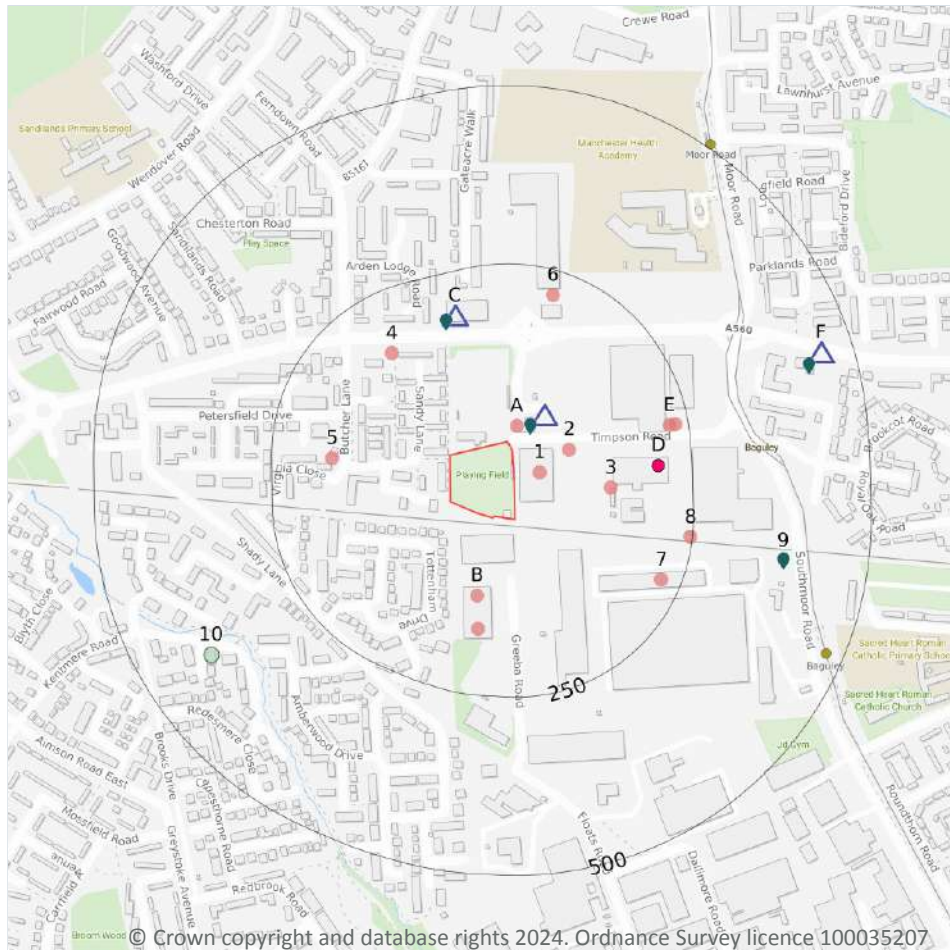


ID	Location	Site	Reference	Category	Sub-Category	Description
C	335m SE	UNIT 1-3, MILLBROOK INDUSTRIAL ESTATE, FLOATS ROAD, ROUNDTORN INDUSTRIAL ESTATE, MANCHESTER, M23 9WT	WEX377541	Storing waste exemption	Not on a farm	Storage of waste in a secure place
4	464m SE	-	WEX052273	Treating waste exemption	Not on a farm	Screening and blending of waste

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



4 Current industrial land use



- 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
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

13

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 33](#) >

ID	Location	Company	Address	Activity	Category
A	26m NE	Tesco Petrol Station	Altrincham Road Baguley Manchester, -, Manchester, Greater Manchester, M23 9TJ	Petrol and Fuel Stations	Road and Rail
1	36m E	Selco Builders Warehouse	Selco Trading Estate 31, Timpson Road, Manchester, Greater Manchester, M23 9LL	Ovens and Furnaces	Industrial Products



ID	Location	Company	Address	Activity	Category
2	80m E	Electricity Sub Station	Greater Manchester, M23	Electrical Features	Infrastructure and Facilities
B	111m S	Pumpflow Ltd	Unit A1, Greeba Road, Manchester, Greater Manchester, M23 9XS	Industrial Repairs and Servicing	Repair and Servicing
3	135m E	Electricity Sub Station	Greater Manchester, M23	Electrical Features	Infrastructure and Facilities
B	157m S	Xpand Logistics	Unit A3 Greeba Road, Roundthorn Industrial Estate, Manchester, Greater Manchester, M23 9XS	Distribution and Haulage	Transport, Storage and Delivery
4	165m NW	Gas Governor Station	Greater Manchester, M23	Gas Features	Infrastructure and Facilities
5	165m W	Electricity Sub Station	Greater Manchester, M23	Electrical Features	Infrastructure and Facilities
6	216m N	Electricity Sub Station	Greater Manchester, M23	Electrical Features	Infrastructure and Facilities
7	222m SE	Flexistore Manchester	Unit B Southmoor Industrial Estate, Southmoor Road, Manchester, Greater Manchester, M23 9XD	Container and Storage	Transport, Storage and Delivery
E	223m E	Electricity Sub Station	Greater Manchester, M23	Electrical Features	Infrastructure and Facilities
E	232m E	Electricity Sub Station	Greater Manchester, M23	Electrical Features	Infrastructure and Facilities
8	248m E	Mast	Greater Manchester, M23	Telecommunications Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m

3

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 33 >](#)

ID	Location	Company	Address	LPG	Status
A	64m NE	TESCO EXTRA	Altrincham Road, Baguley, Manchester, Greater Manchester, M23 9TJ	No	Open



ID	Location	Company	Address	LPG	Status
C	189m N	TOTAL	Altrincham Road, Wythenshawe, Manchester, Greater Manchester, M23 9LD	Not Applicable	Obsolete
F	454m E	SHELL	Altrincham Road, Baguley, Manchester, Greater Manchester, M23 9AA	Yes	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m **0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m **0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m **0**

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m **0**

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

This data is sourced from the Health and Safety Executive.



4.7 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

4

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

Features are displayed on the Current industrial land use map on [page 33](#) >

ID	Location	Address	Details	
A	37m NE	Tesco Petrol Station Baguley, Altrincham Road, Wythenshawe, M23 9TJ	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
C	183m N	Total, Altrincham Rd, M23 9LD	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
9	380m E	Dresser Rand UK Ltd, Southmoor Road, Wythenshawe, M23 9LH	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
F	433m E	Shell Baguley, Altrincham Road, Baguley, M23 9AA	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

8

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 33](#) >

ID	Location	Address	Details	
D	202m E	Magnox Electric Ltd, Technology Division, Timpson Road, Manchester, Greater Manchester, M23 9LL	Operator: Magnox Electric Ltd Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AC9742 Date of approval: 31/03/1991	Effective from: 31/03/1991 Last date of update: 01/01/2015 Status: Revoked/cancelled
D	202m E	Magnox Electric Ltd, Technology Division, Timpson Road, Manchester, Greater Manchester, M23 9LL	Operator: Magnox Electric Ltd Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AC9769 Date of approval: 31/03/1991	Effective from: 31/03/1991 Last date of update: 01/01/2015 Status: Revoked/cancelled
D	202m E	Magnox Electric Ltd, Technology Division, Timpson Road, Manchester, Greater Manchester, M23 9LL	Operator: Magnox Electric Ltd Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AC9777 Date of approval: 31/03/1991	Effective from: 31/03/1991 Last date of update: 01/01/2015 Status: Revoked/cancelled



ID	Location	Address	Details	
D	202m E	Magnox Electric Ltd, Technology Division, Timpson Road, Manchester, Greater Manchester, M23 9LL	Operator: Magnox Electric Ltd Type: Keeping And Use Of Mobile Radioactive Sources (was Rsa60 Section 3) Permission number: AC9831 Date of approval: 31/03/1991	Effective from: 31/03/1991 Last date of update: 01/01/2015 Status: Revoked/cancelled
D	202m E	Magnox Electric Ltd, Timpson Road, Wythenshawe, Manchester, M23 9LL	Operator: Magnox Electric Ltd Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AK1258 Date of approval: 27/10/1992	Effective from: 27/11/1992 Last date of update: 01/01/2015 Status: Revoked/cancelled
D	202m E	Magnox Electric Ltd, Timpson Road, Wythenshawe, Manchester, M23 9LL	Operator: Magnox Electric Ltd Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AK1258 Date of approval: 31/03/1991	Effective from: 31/03/1991 Last date of update: 01/01/2015 Status: Superseded By Variation
D	202m E	Serco Assurance, Timpson Road, Wythenshawe, Manchester, M23 9LL	Operator: Serco Assurance Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: BS7293 Date of approval: 29/08/2002	Effective from: 26/09/2002 Last date of update: 01/01/2015 Status: Superseded By Variation
D	202m E	Serco Assurance, Timpson Road, Wythenshawe, Manchester, M23 9LL	Operator: Serco Assurance Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: BS7293 Date of approval: 19/05/2003	Effective from: 19/05/2003 Last date of update: 01/01/2015 Status: Revoked/cancelled

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

4.13 Licensed Discharges to controlled waters

Records within 500m

0

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

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

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



4.15 Pollutant release to public sewer

Records within 500m	0
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Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0
---------------------	---

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0
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Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	1
---------------------	---

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 33](#) >

ID	Location	Details	
10	398m SW	Incident Date: 18/10/2002 Incident Identification: 115634 Pollutant: Inert Materials and Wastes Pollutant Description: Other Inert Material or Waste	Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m

0

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

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

4.20 Pollution inventory waste transfers

Records within 500m

0

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

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

4.21 Pollution inventory radioactive waste

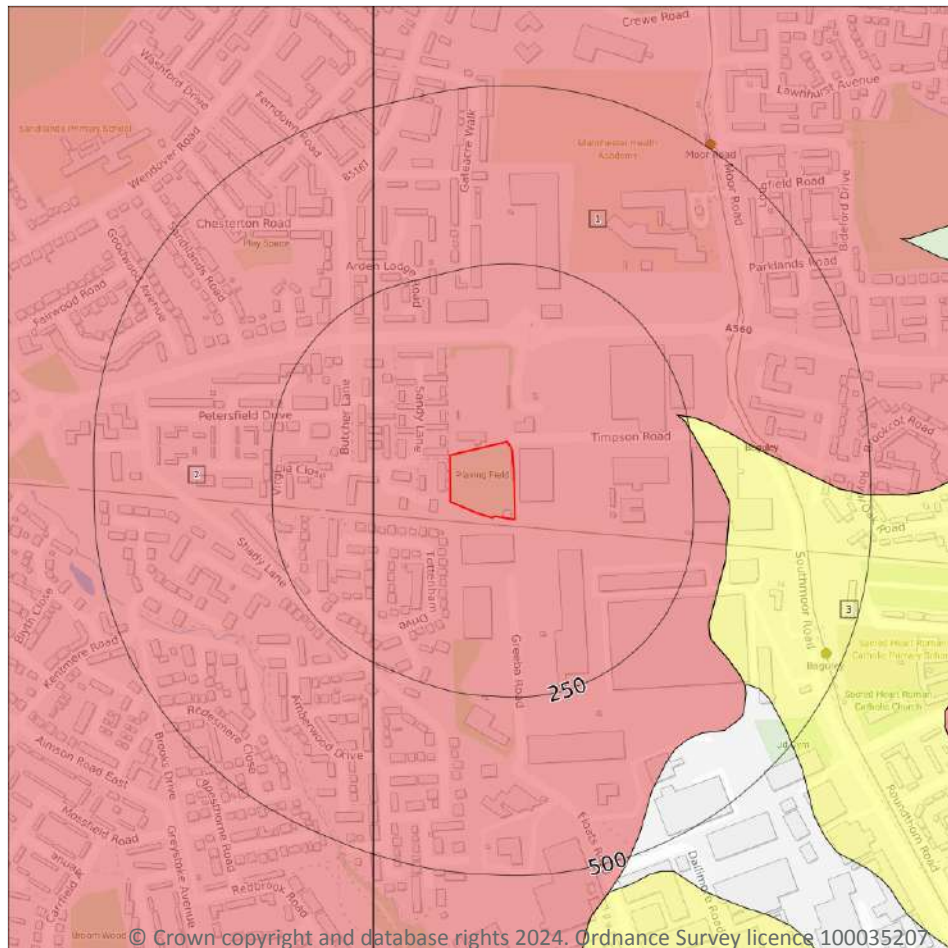
Records within 500m

0

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

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

5 Hydrogeology - Superficial aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

3

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 41](#) >

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	107m W	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

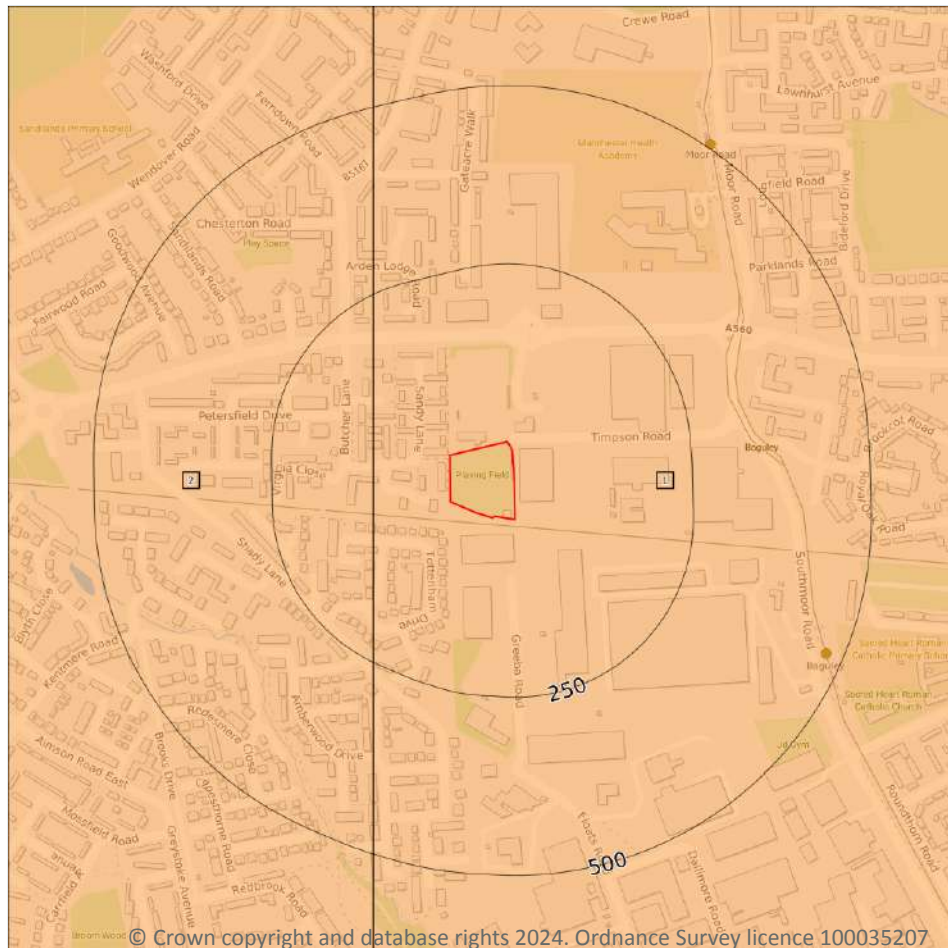


ID	Location	Designation	Description
3	237m E	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 43](#) >

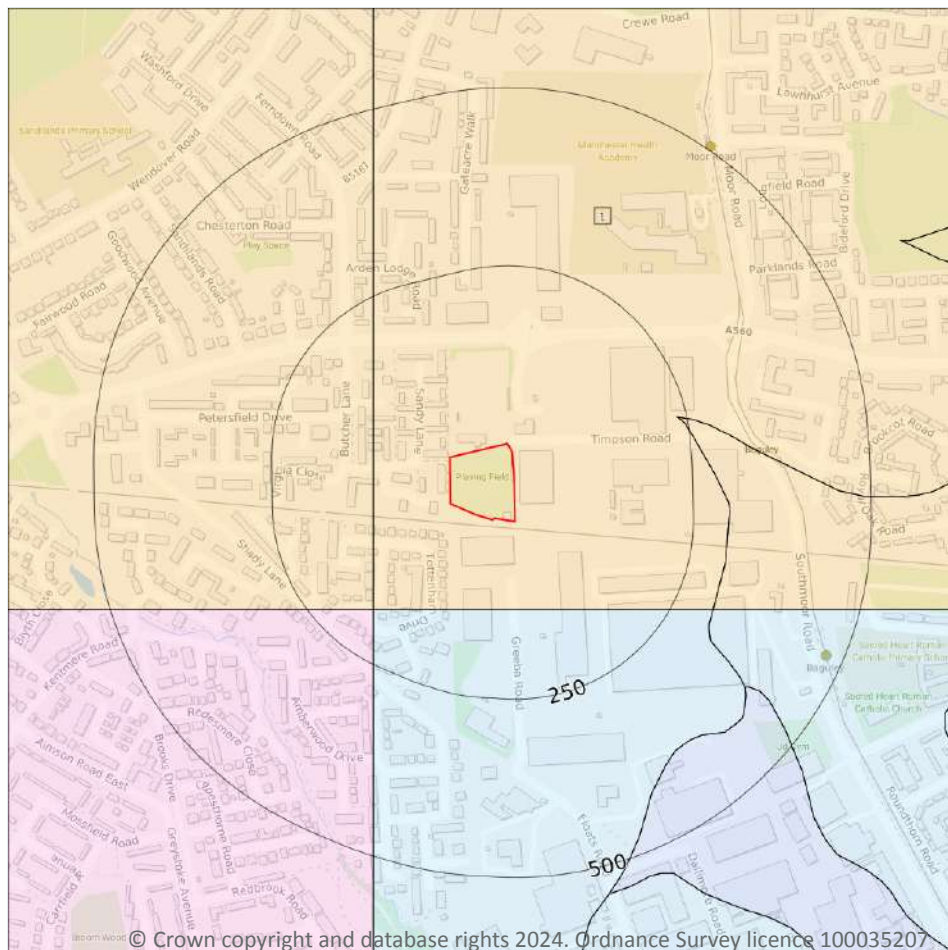
ID	Location	Designation	Description
1	On site	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
2	107m W	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers



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



Groundwater vulnerability



— 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

1

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 45](#) >



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: Medium Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0
------------------------	----------

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

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

5.5 Groundwater vulnerability- local information

Records on site	0
------------------------	----------

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

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

Abstractions and Source Protection Zones

5.6 Groundwater abstractions

Records within 2000m

0

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.

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

5.7 Surface water abstractions

Records within 2000m

0

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.

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

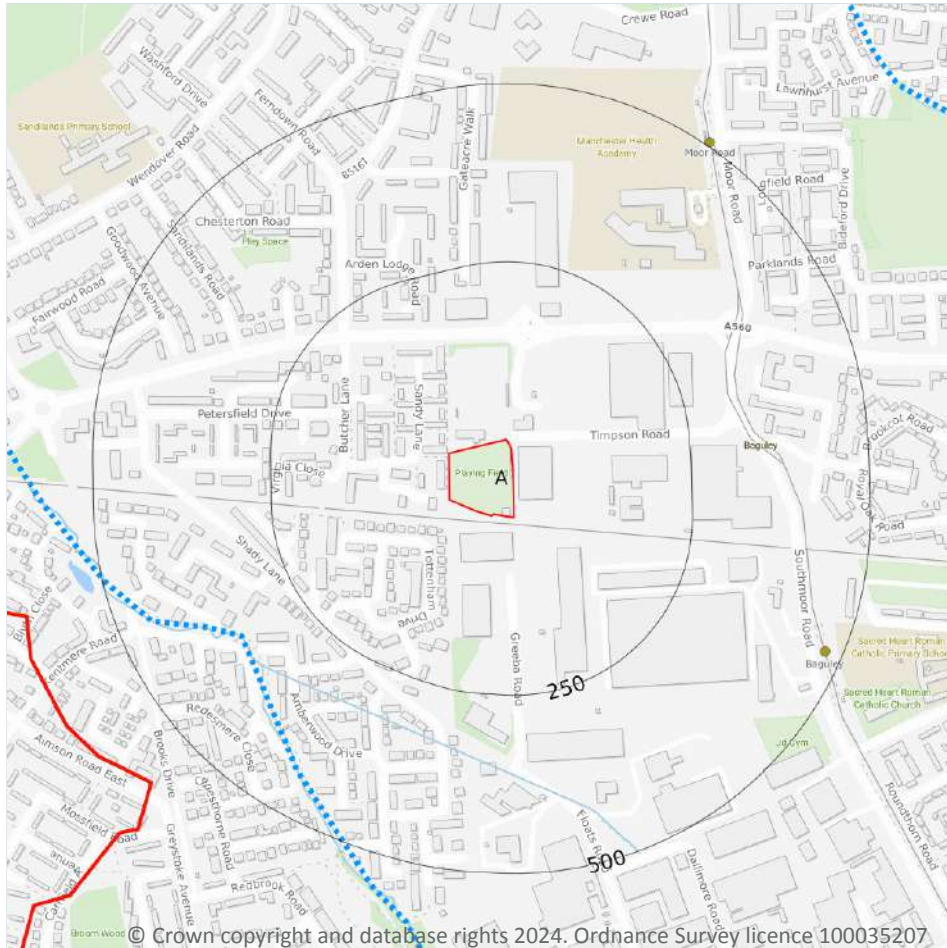
0

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



- 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 49](#) >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Sinderland Brook (Fairywell Bk and Baguley Bk)	GB112069061270	Bollin Dean Mersey Upper	Mersey Upper

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 49](#) >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
3	349m SW	River	Sinderland Brook (Fairywell Bk and Baguley Bk)	GB112069061270 ↗	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
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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 49](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Weaver and Dane Quaternary Sand and Gravel Aquifers	GB41202G991700 ↗	Poor	Poor	Good	2019

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m**0**

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

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

7.2 Historical Flood Events

Records within 250m**0**

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

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

7.3 Flood Defences

Records within 250m**0**

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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.

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

7.7 Flood Zone 3

Records within 50m

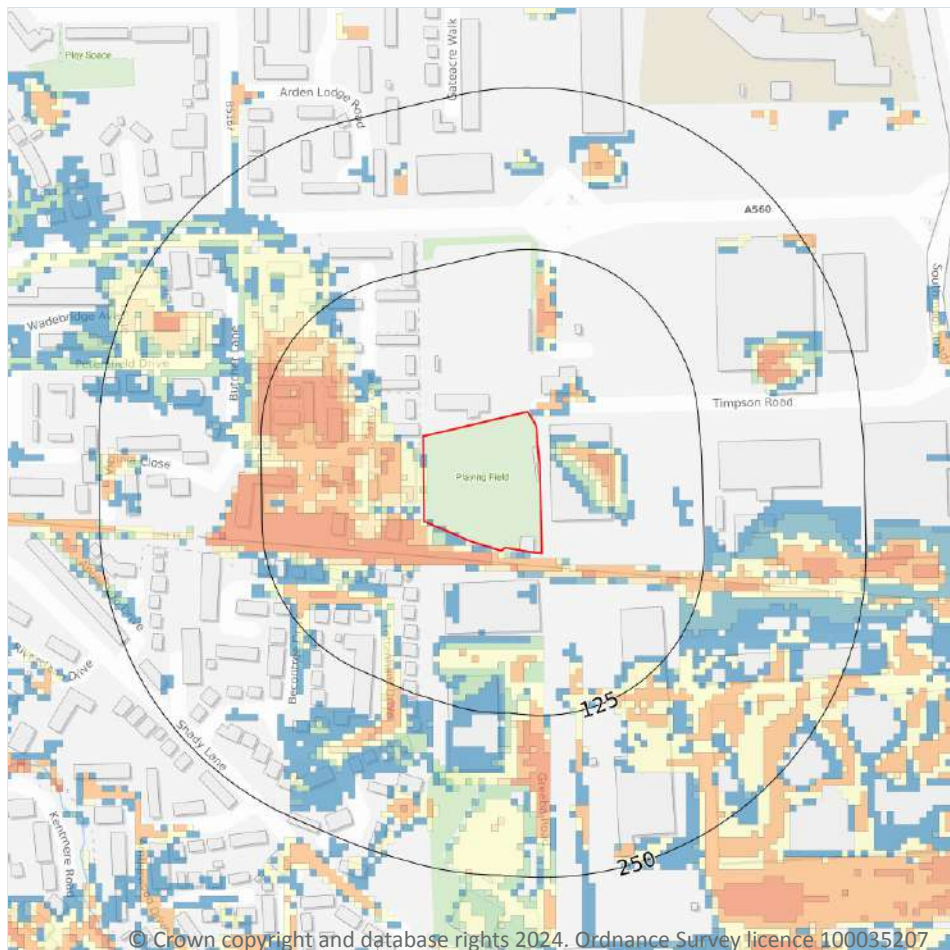
0

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 100 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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 55 >](#)

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.



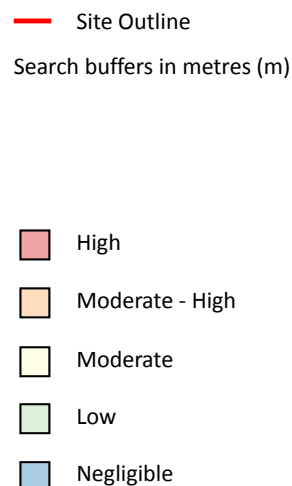
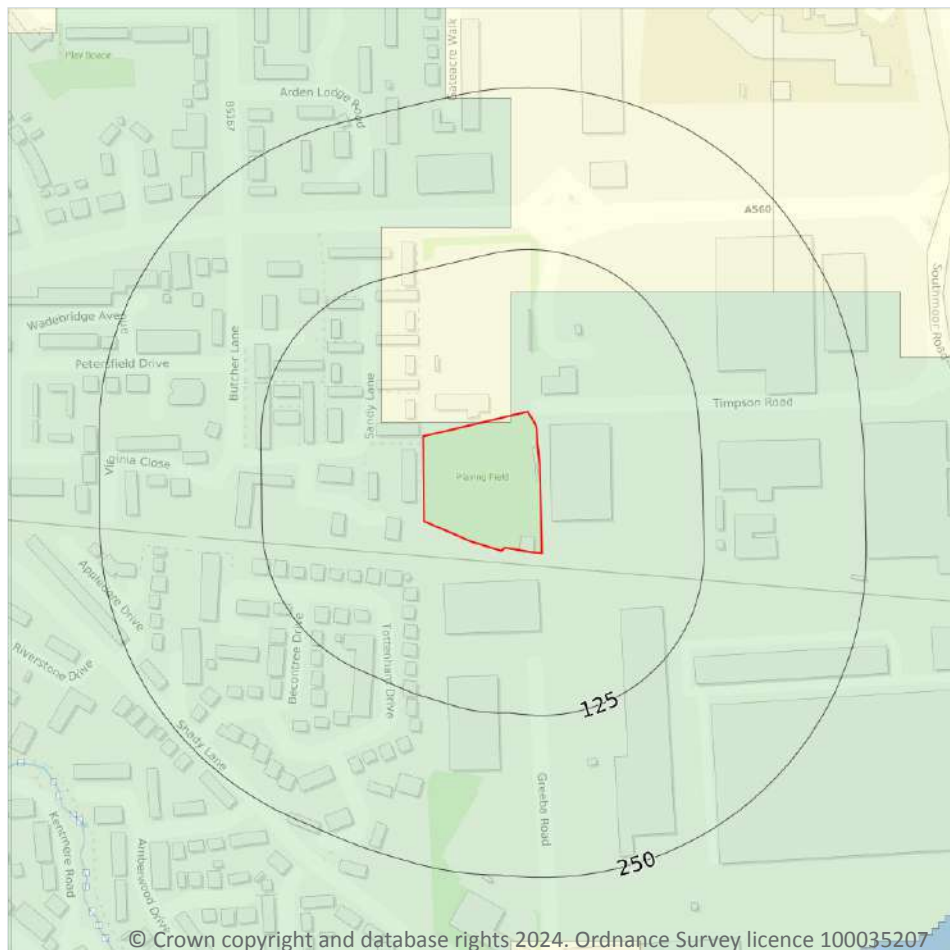
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.1m and 0.3m
1 in 100 year	Between 0.1m and 0.3m
1 in 30 year	Negligible

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

Moderate

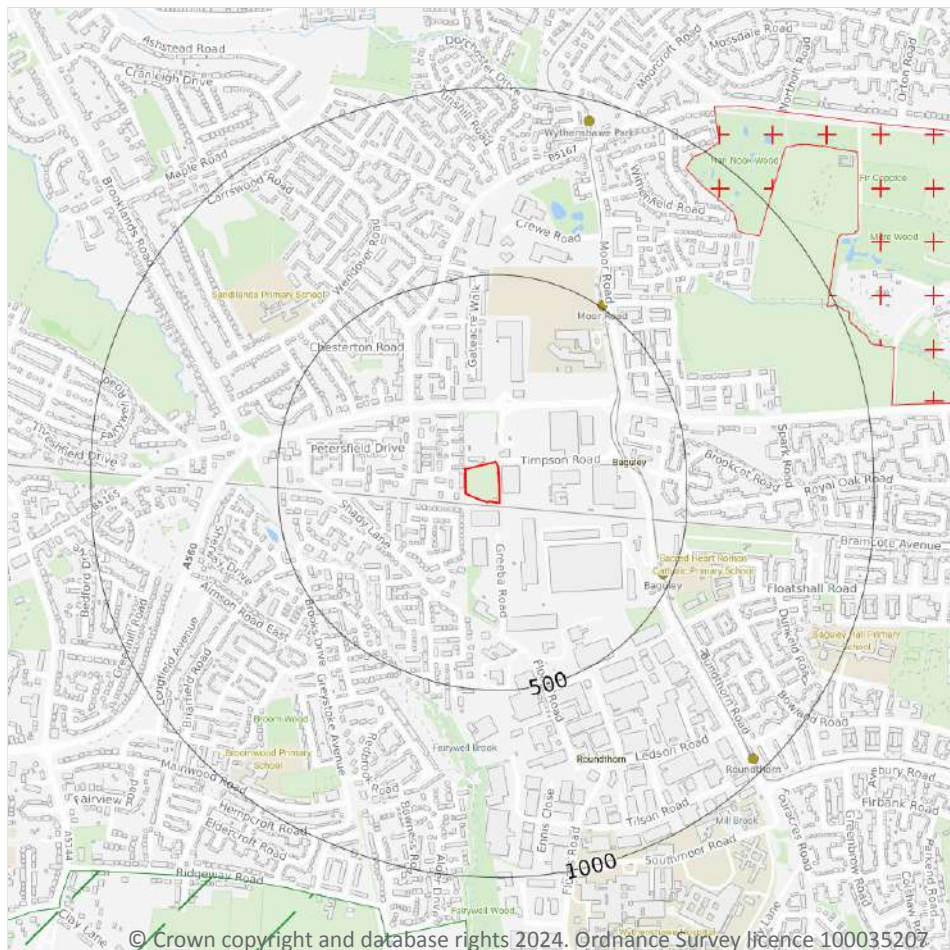
Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 57](#) >

This data is sourced from Ambient Risk Analytics.



10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- ▤ Designated Ancient Woodland
- ▤ Green Belt

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

1

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.

Features are displayed on the Environmental designations map on [page 58 >](#)

ID	Location	Name	Data source
1	893m NE	Wythenshawe Park	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

1

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 58 >](#)

ID	Location	Name	Woodland Type
-	1605m E	Black Carr Wood	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**2**

Areas designated to prevent urban sprawl by keeping land permanently open.

Features are displayed on the Environmental designations map on [page 58 >](#)

ID	Location	Name	Local Authority name
2	1118m S	Merseyside and Greater Manchester	Trafford
-	1315m S	Merseyside and Greater Manchester	Manchester

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

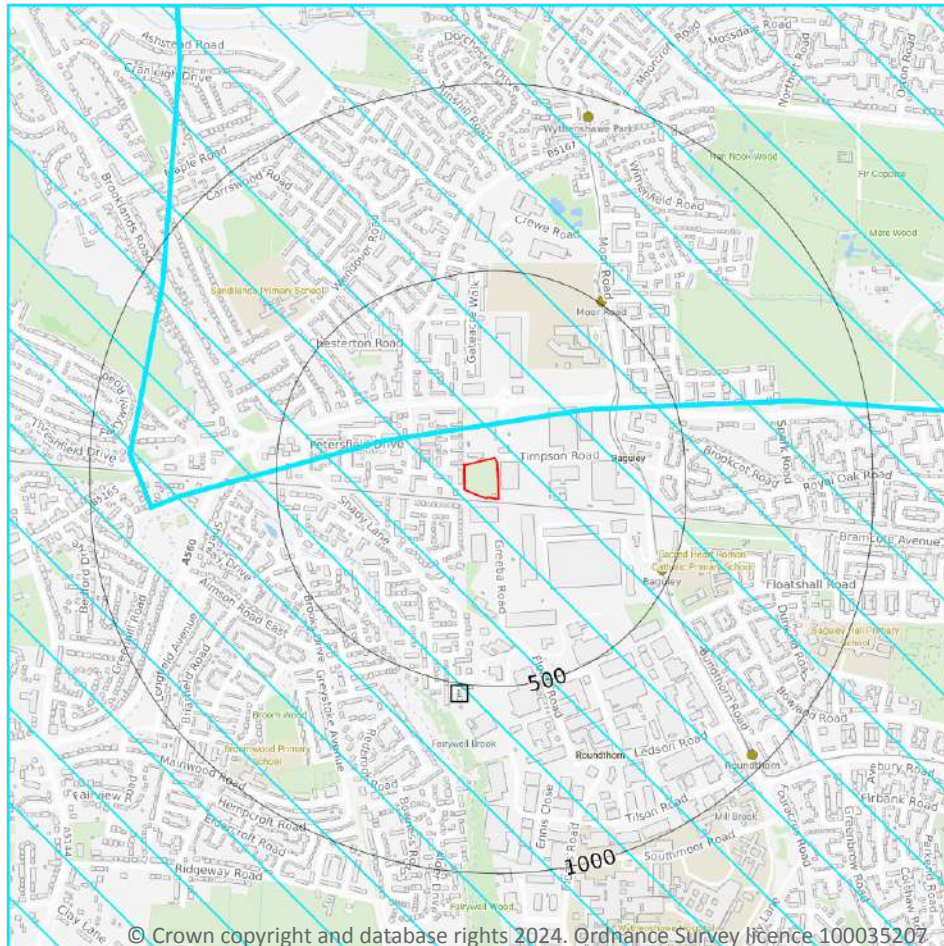
Records within 2000m**0**

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 63](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Oil & gas exploration/extraction. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t. Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0
-----------------------------	----------

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

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

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

0

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.



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

11.5 Conservation Areas

Records within 250m

0

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.

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

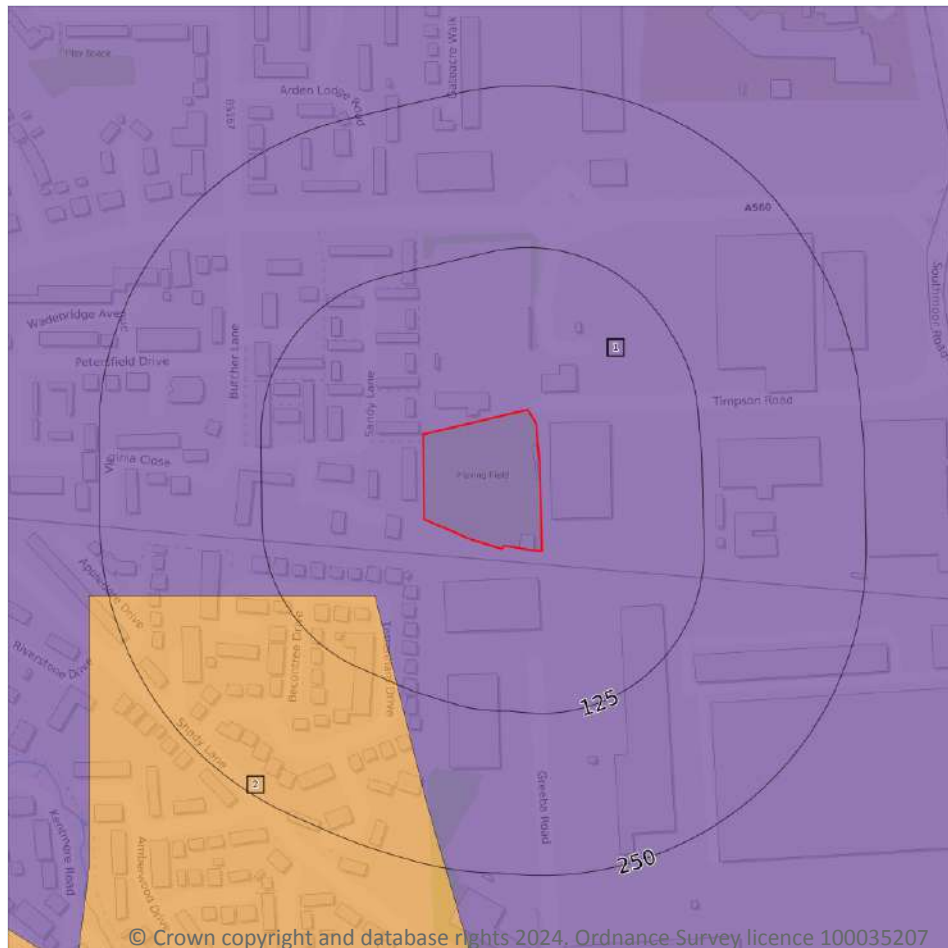
0

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

2

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 67](#) >

ID	Location	Classification	Description
1	On site	Urban	-
2	70m SW	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.



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

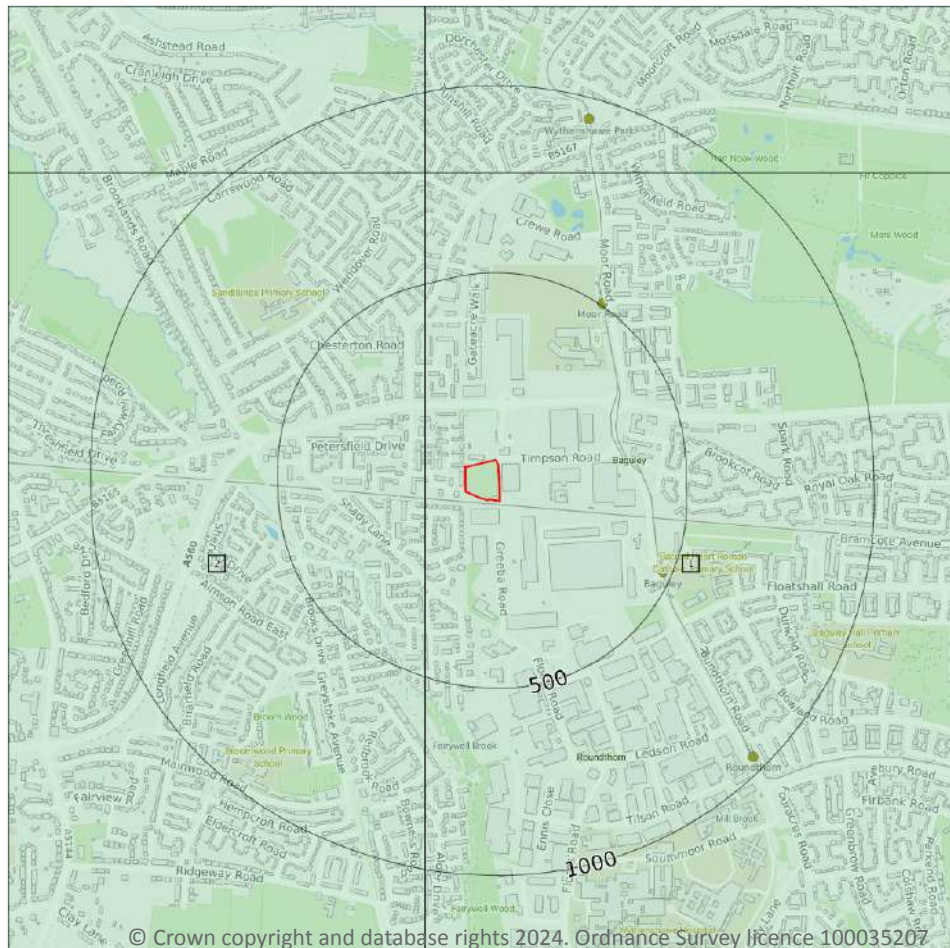
0

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



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

2

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 70](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	SJ88NW
2	107m W	No coverage	Full	Full	No coverage	SJ78NE

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground

14.2 Artificial and made ground (10k)

Records within 500m

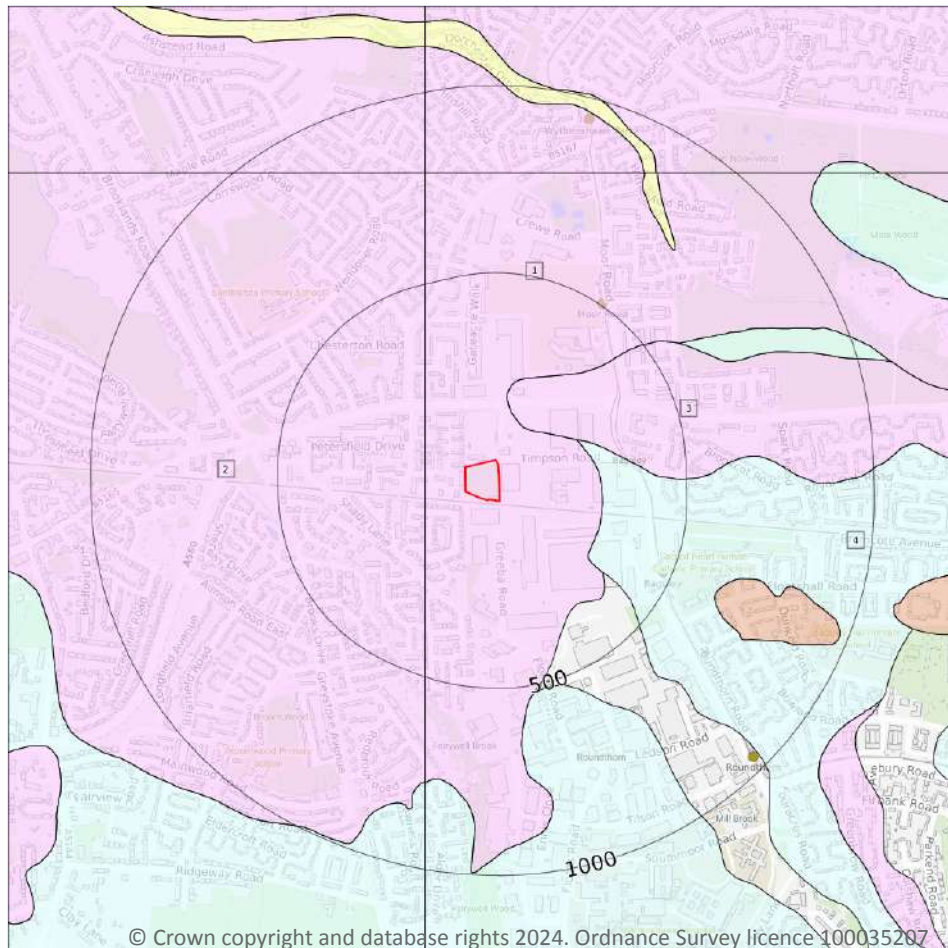
0

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.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

4

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 72](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	GFSDDD-XSV	Glaciofluvial Sheet Deposits, Devensian - Sand And Gravel	Sand And Gravel
2	107m W	GFSDDD-XSV	Glaciofluvial Sheet Deposits, Devensian - Sand And Gravel	Sand And Gravel
3	115m NE	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel
4	221m NE	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton



This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

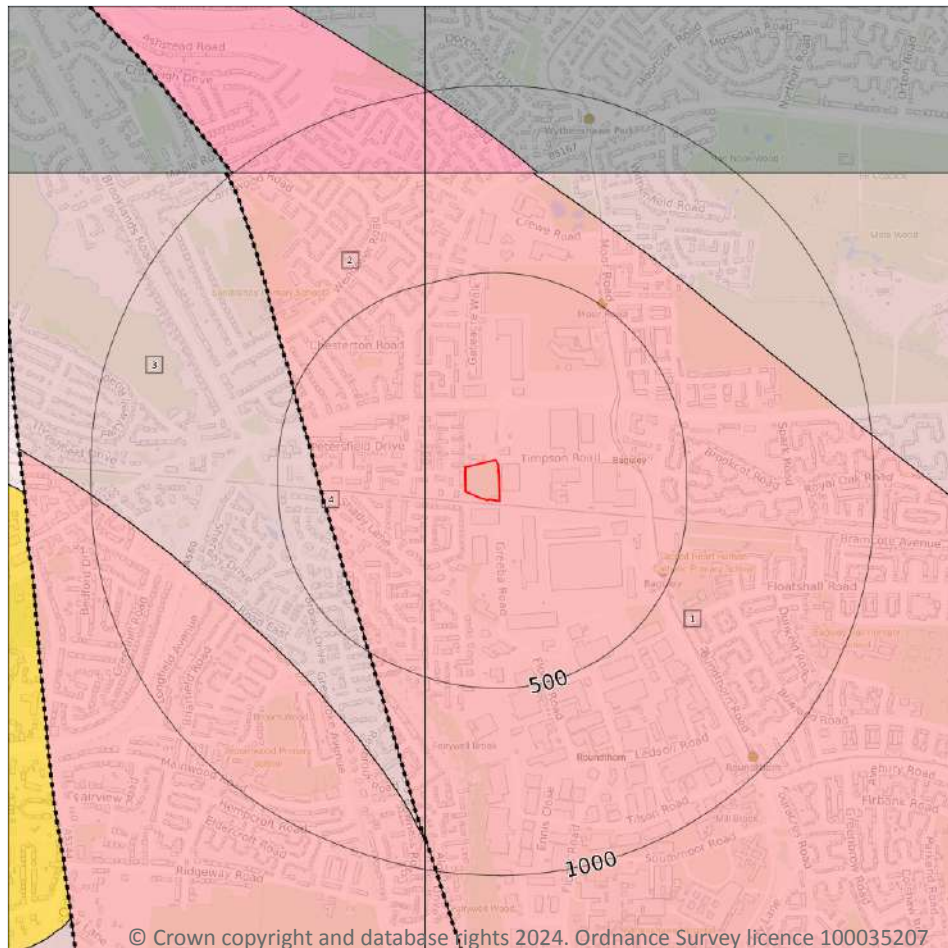
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m

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 74 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	BOM-MDST	Bollin Mudstone Member - Mudstone	Anisian Age
2	107m W	BOM-MDST	Bollin Mudstone Member - Mudstone	Anisian Age
3	370m W	TPSF-SISD	Tarporley Siltstone Formation - Siltstone And Sandstone	Anisian Age - Olenekian Age

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.

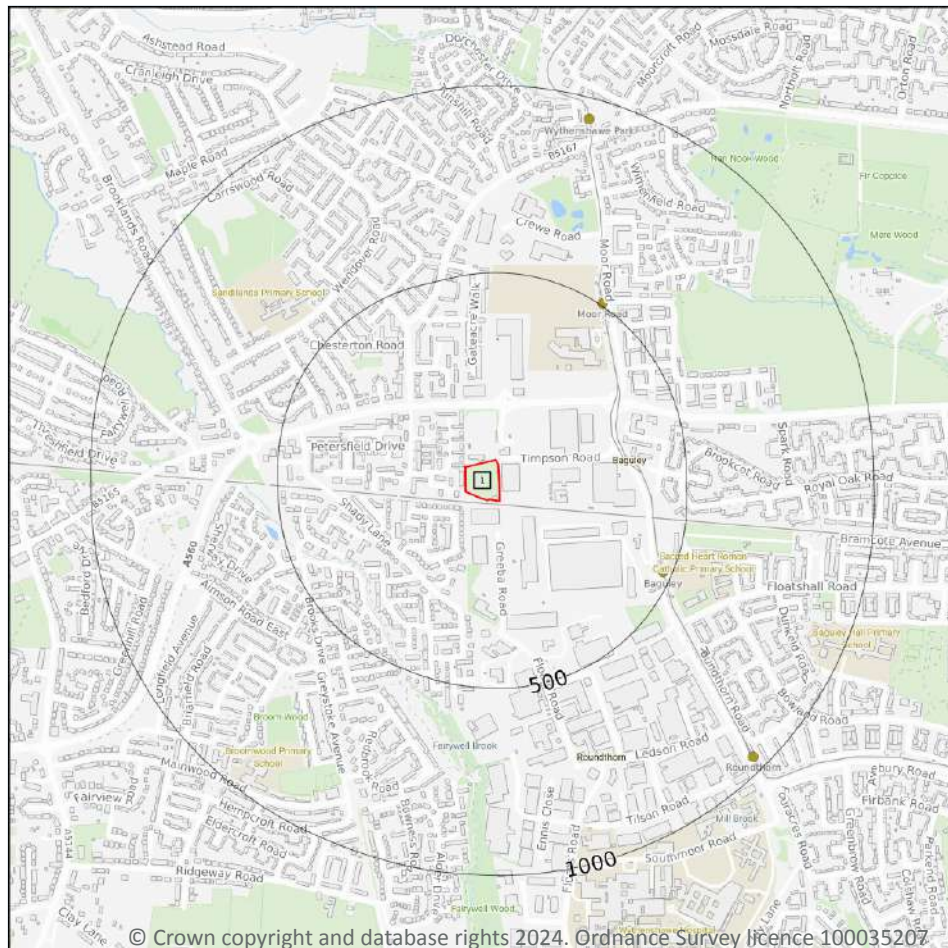
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 74 >](#)

ID	Location	Category	Description
4	370m W	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 76](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	EW098_stockport_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

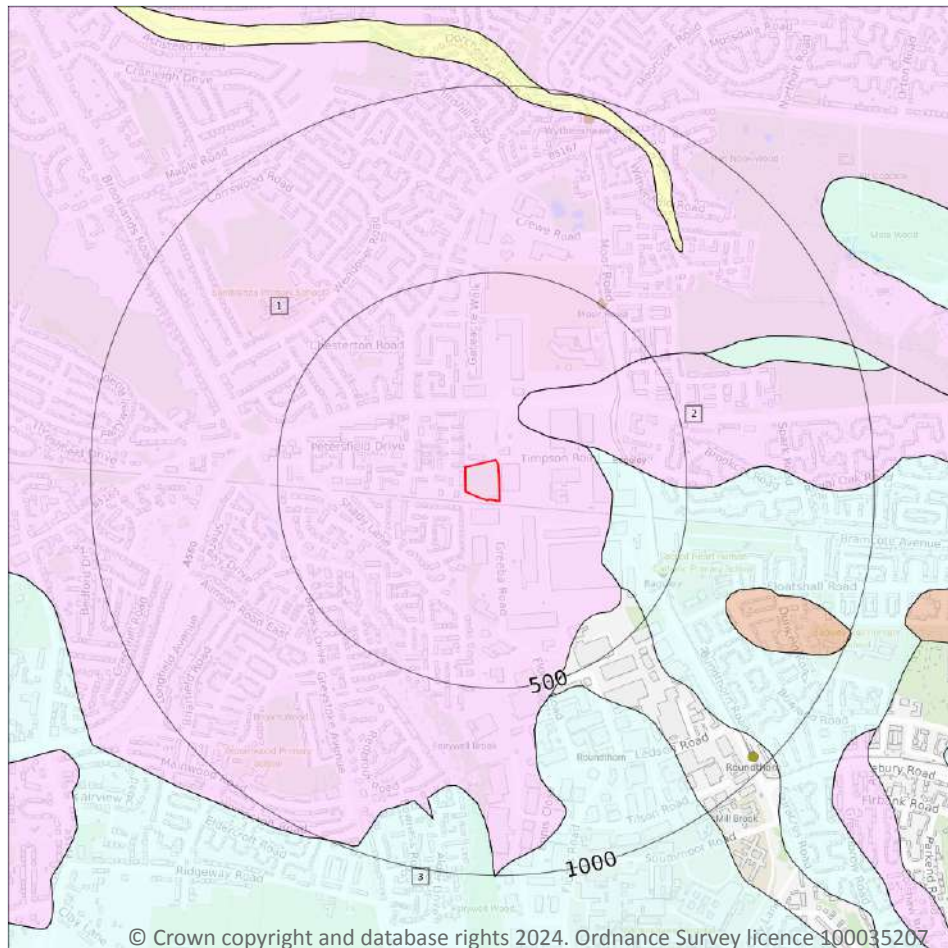
0

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



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

3

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 78](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	GFSDD-XSV	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	SAND AND GRAVEL
2	120m NE	GFDUD-XSV	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL
3	237m E	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m**1**

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m**0**

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

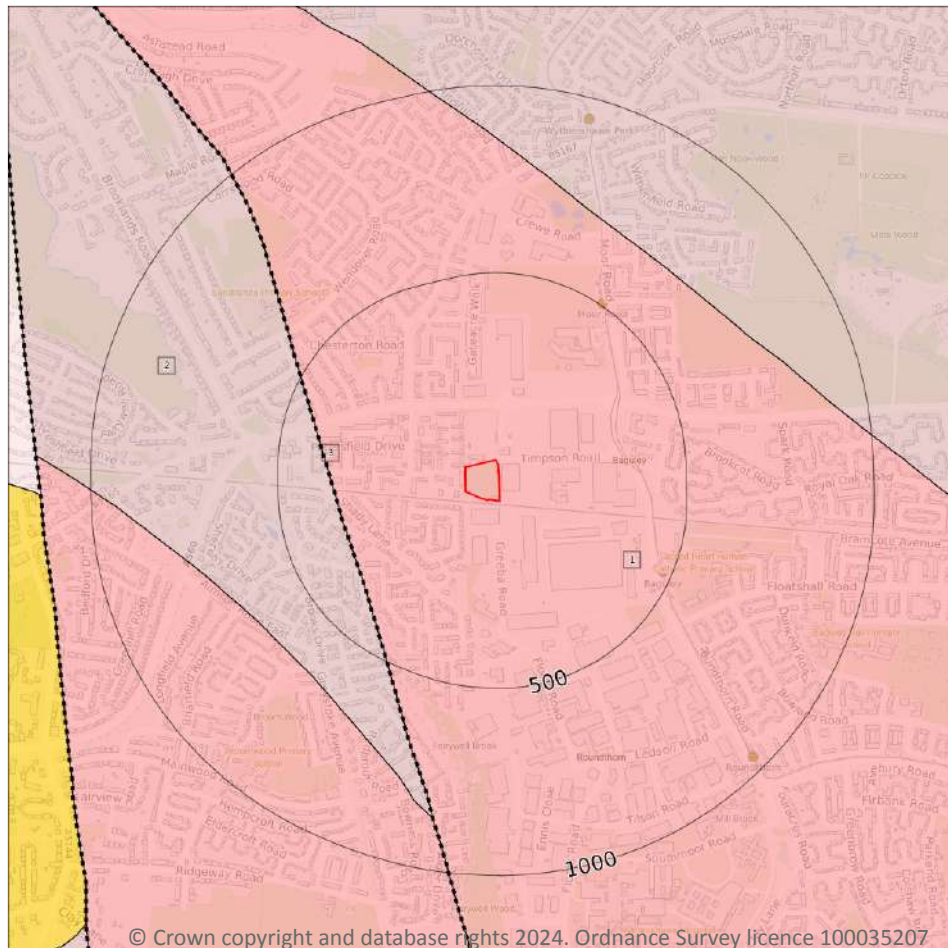
Records within 50m**0**

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

2

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 80 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	BOM-MDST	BOLLIN MUDSTONE MEMBER - MUDSTONE	ANISIAN
2	336m W	TPSF-SIMS	TARPORLEY SILTSTONE FORMATION - SILTSTONE, MUDSTONE AND 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	Fracture	Low	Low

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.

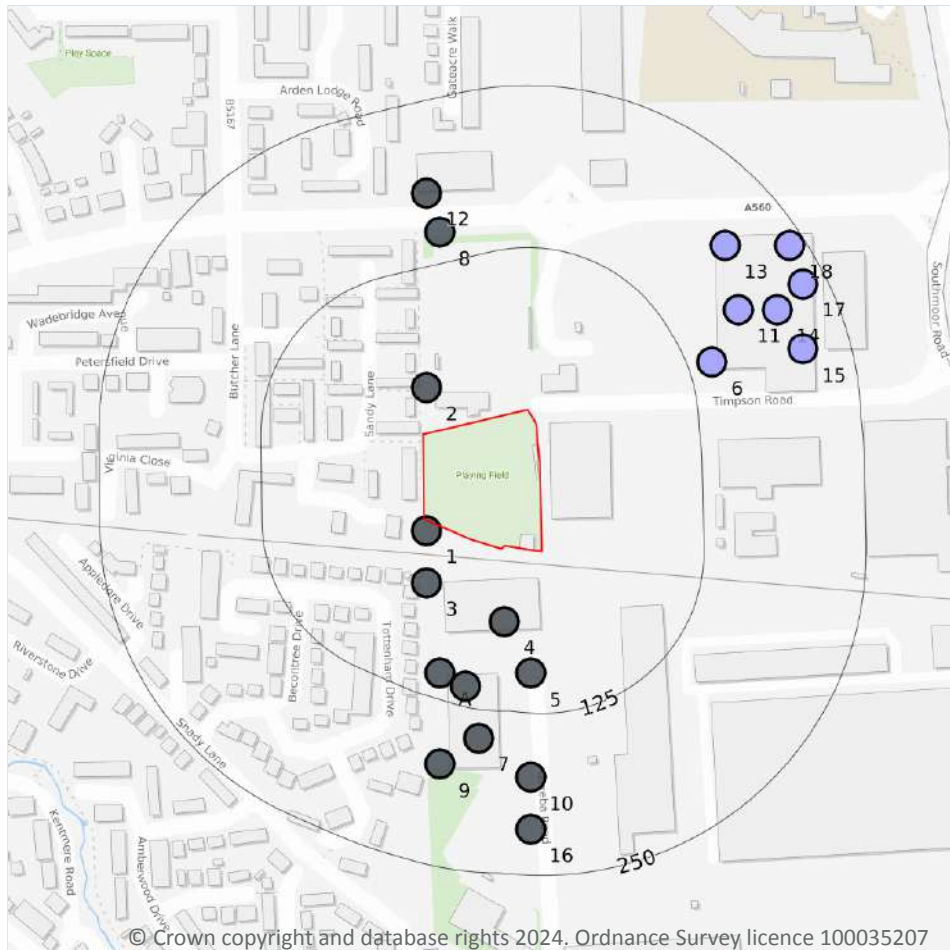
Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 80 >](#)

ID	Location	Category	Description
3	336m W	FAULT	Fault, inferred

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

20

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 82 >](#)

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	7m SW	380110 389140	WESTERN PARKWAY SW. SWR 31	-	Y	N/A
2	34m NW	380110 389250	WESTERN PARKWAY SW. SWR 30	-	Y	N/A
3	44m SW	380110 389100	WESTERN PARKWAY SW. SWR 32	-	Y	N/A

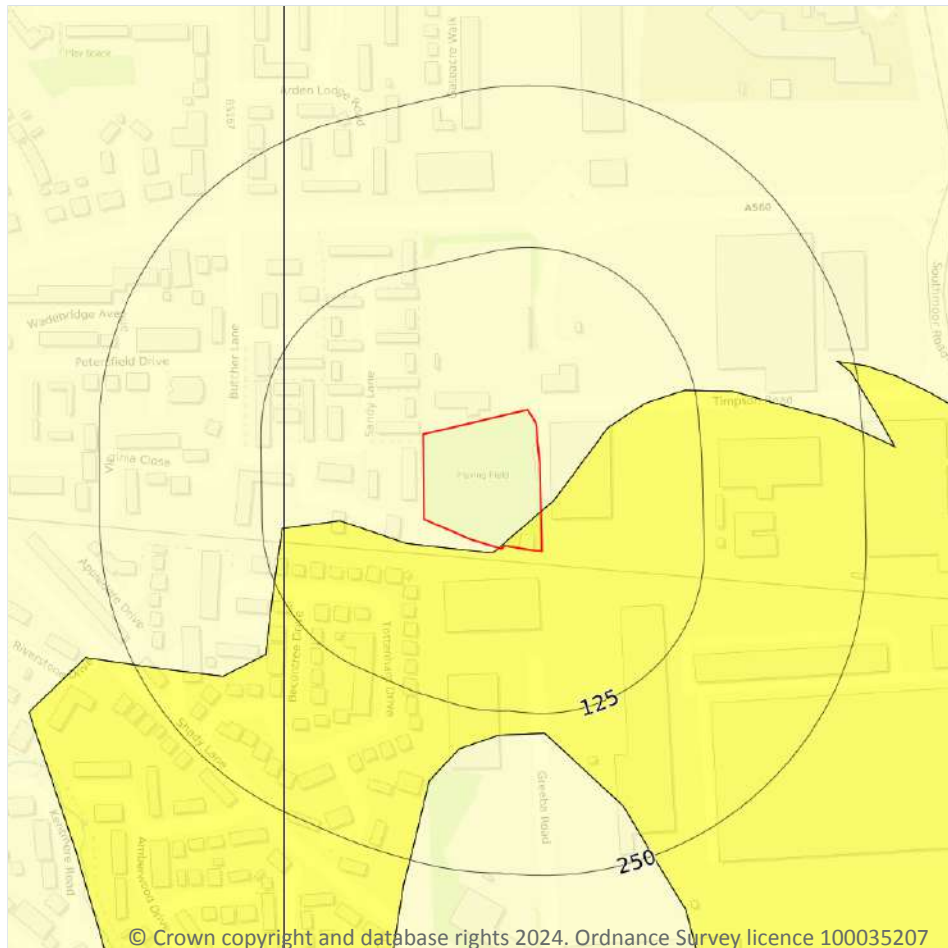


ID	Location	Grid reference	Name	Length	Confidential	Web link
4	56m S	380170 389070	GREEBA ROAD WYTHENSHAW 1	-	Y	N/A
5	95m S	380190 389030	GREEBA ROAD WYTHENSHAW 2	-	Y	N/A
A	106m S	380120 389030	WESTERN PARKWAY SW. SWR 32A	-	Y	N/A
A	109m S	380140 389020	GREEBA ROAD WYTHENSHAW 3	-	Y	N/A
6	144m NE	380330 389270	CHAM ROAD BAGULEY 7	6.0	N	15617820 ↗
7	147m S	380150 388980	GREEBA ROAD WYTHENSHAW 4	-	Y	N/A
8	149m N	380120 389370	WESTERN PARKWAY SW. SWR 29	-	Y	N/A
9	173m S	380120 388960	WESTERN PARKWAY SW. SWR 33	-	Y	N/A
10	174m S	380190 388950	GREEBA ROAD WYTHENSHAW 5	-	Y	N/A
11	179m NE	380350 389310	CHAM ROAD BAGULEY 6	5.1	N	15617819 ↗
12	180m N	380110 389400	WESTERN PARKWAY SW. SWR 28A	-	Y	N/A
13	198m NE	380340 389360	CHAM ROAD BAGULEY 1	5.0	N	15617814 ↗
14	205m NE	380380 389310	CHAM ROAD BAGULEY 4	5.0	N	15617817 ↗
15	214m NE	380400 389280	CHAM ROAD BAGULEY 5	4.2	N	15617818 ↗
16	214m S	380190 388910	GREEBA ROAD WYTHENSHAW 6	-	Y	N/A
17	232m NE	380400 389330	CHAM ROAD BAGULEY 3	4.6	N	15617816 ↗
18	239m NE	380390 389360	CHAM ROAD BAGULEY 2	4.0	N	15617815 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

2

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).

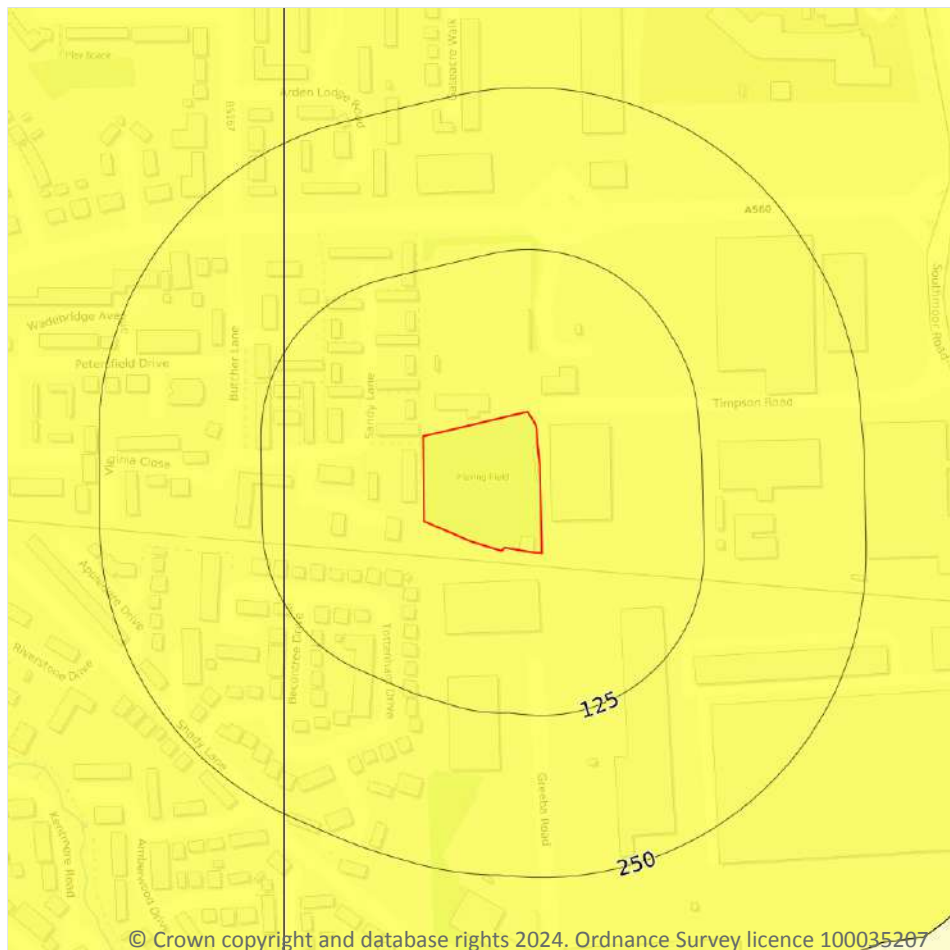
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 84 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
On site	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

1

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

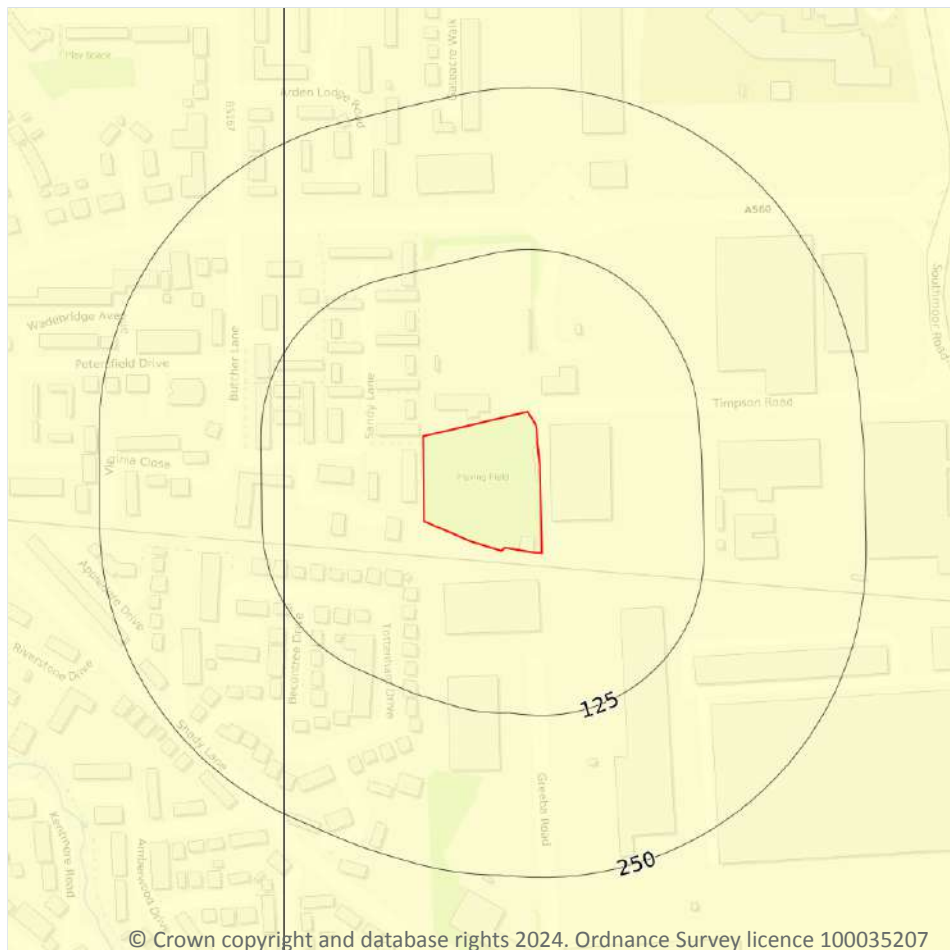
Features are displayed on the Natural ground subsidence - Running sands map on [page 85 >](#)

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



- 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.

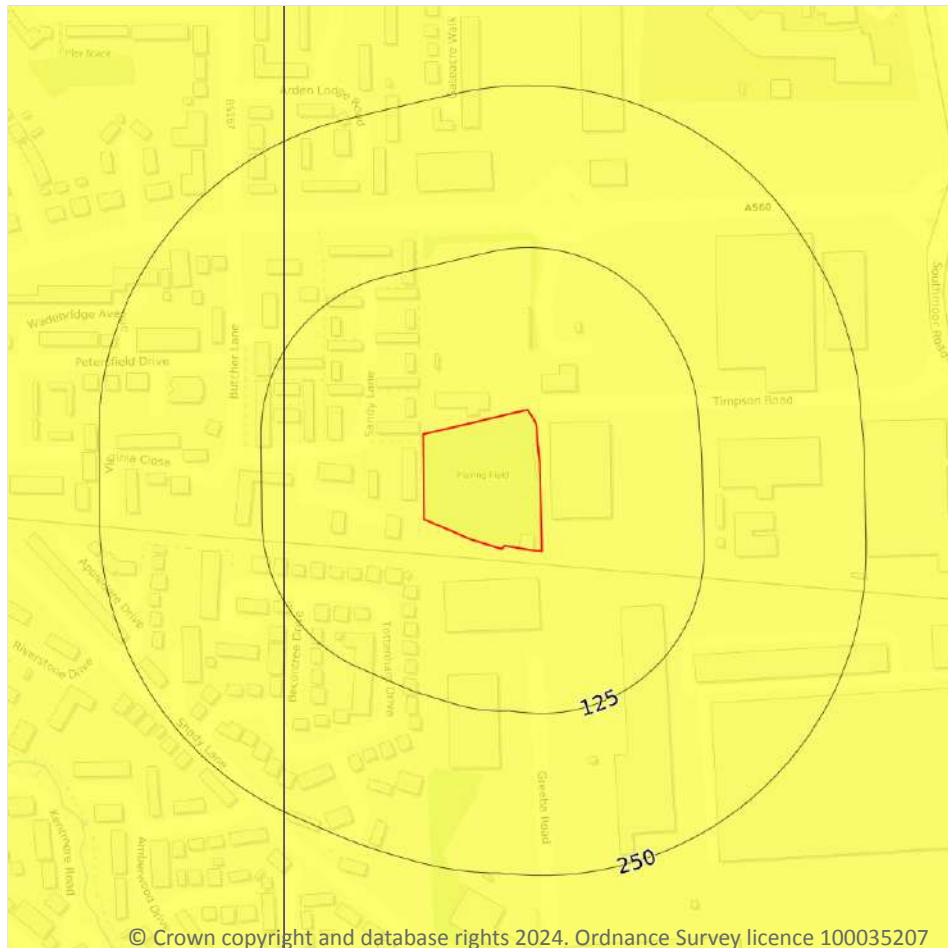
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 86 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

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

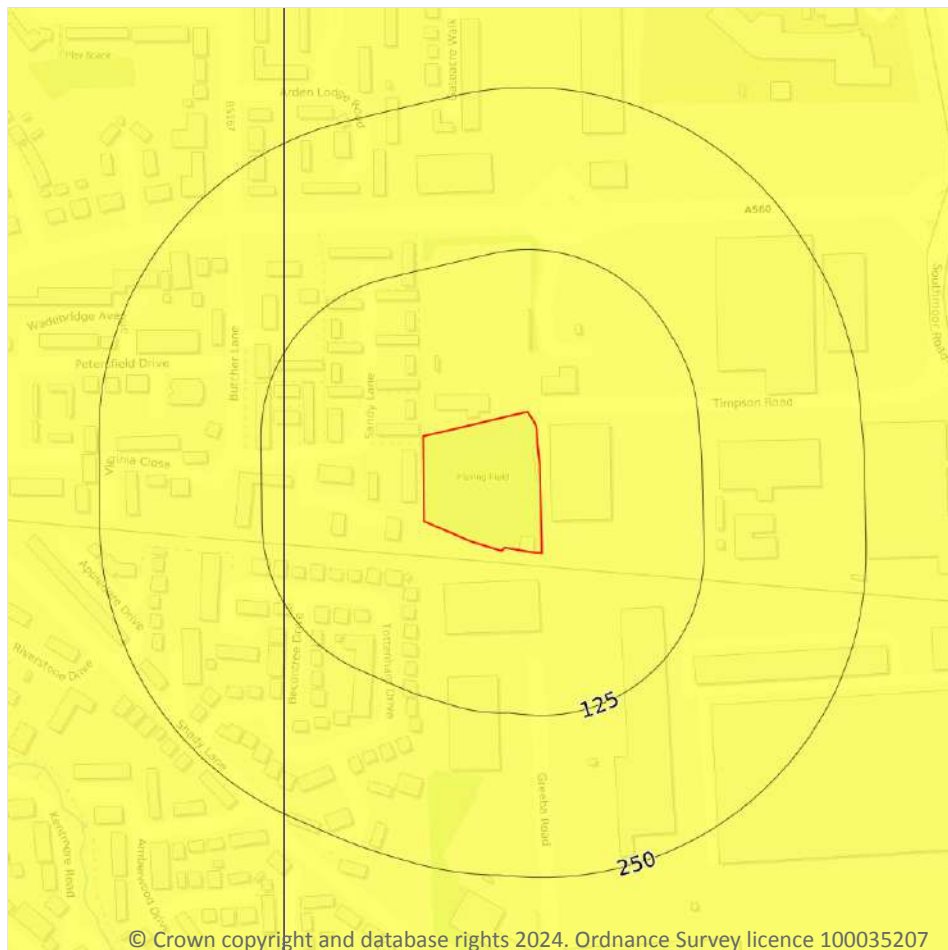
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 87 >](#)

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

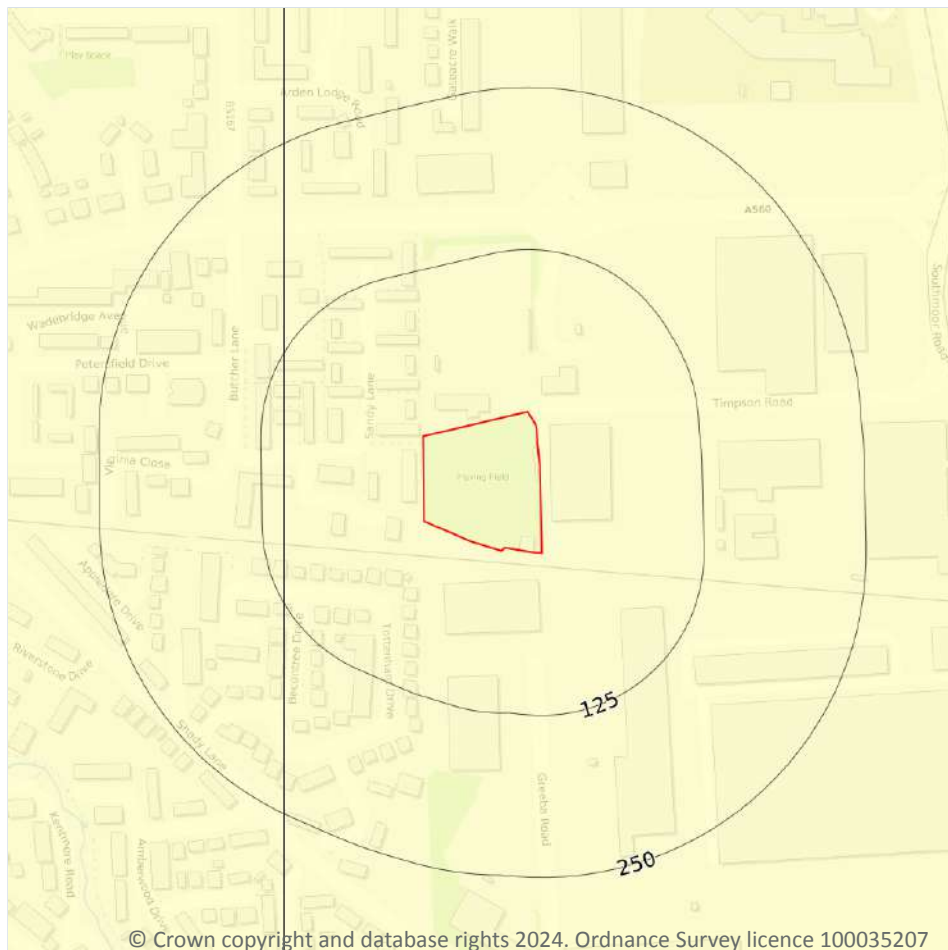
Features are displayed on the Natural ground subsidence - Landslides map on [page 88](#) >

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



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- 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 89](#)

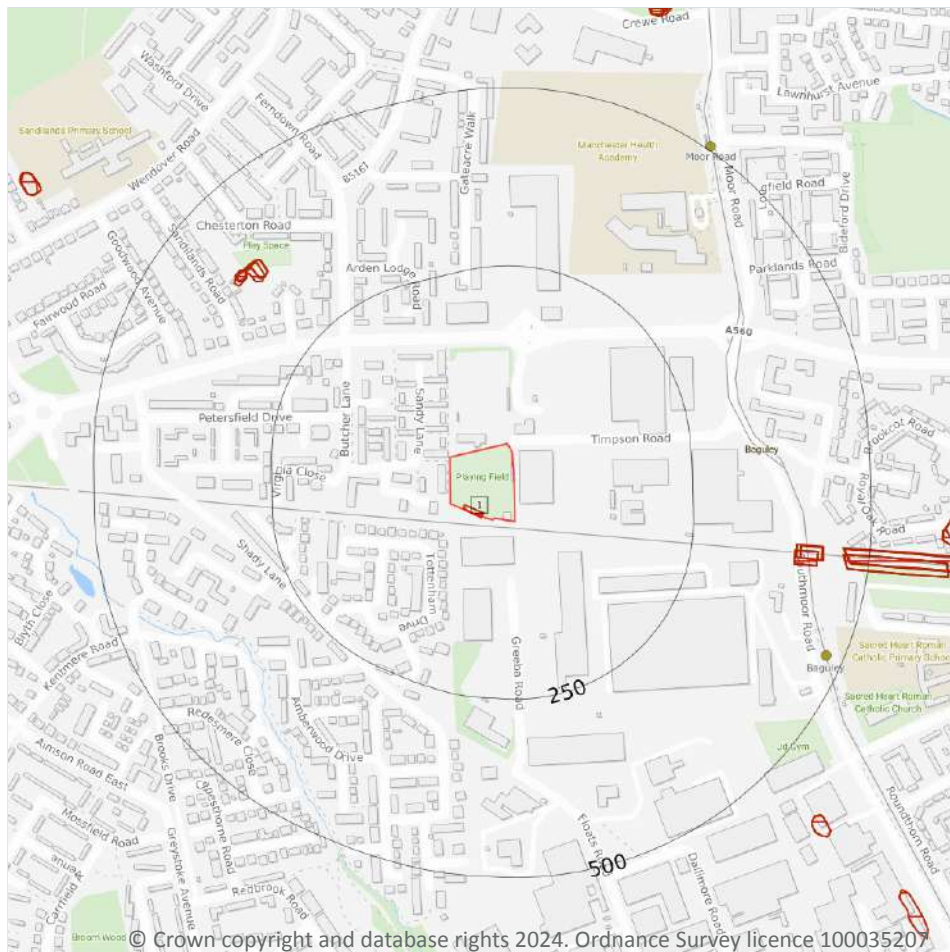
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- ▭ Surface ground workings
- ▭ Underground workings
- ▭ Underground mining extents
- ▭ Historical mineral planning areas
- ▭ TCA non-coal mining
- Non Coal Mining
- ▭ Sporadic underground mining of restricted extent possible
- ▭ Localised small scale underground mining possible
- ▭ Small scale mining possible
- ▭ Underground mining known or likely within or in close proximity
- ▭ Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.



18.2 Surface ground workings

Records within 250m**1**

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 91](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
1	On site	Unspecified Ground Workings	1967	1:10560

This 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 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

0

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

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
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Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
-----------------	---

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

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



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

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



This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

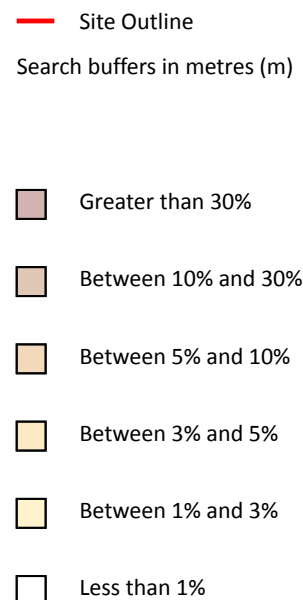
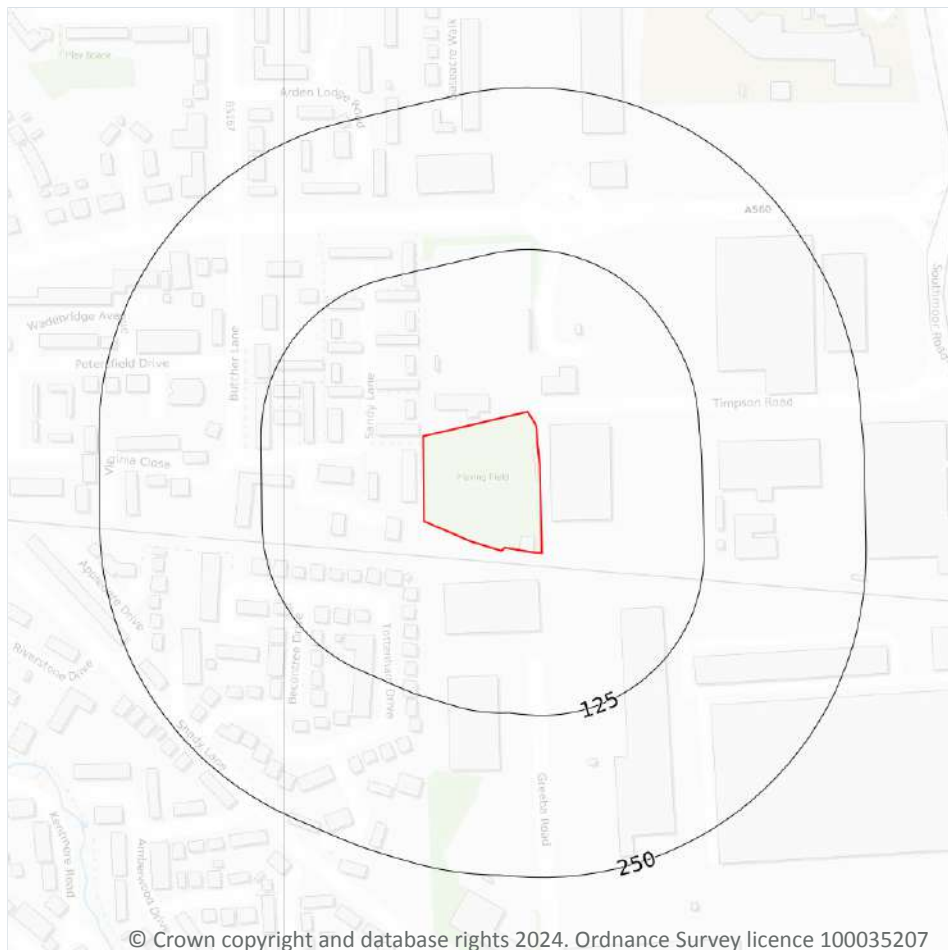
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



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 98](#) >

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

1

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 km². 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 km²; 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 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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 km²).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

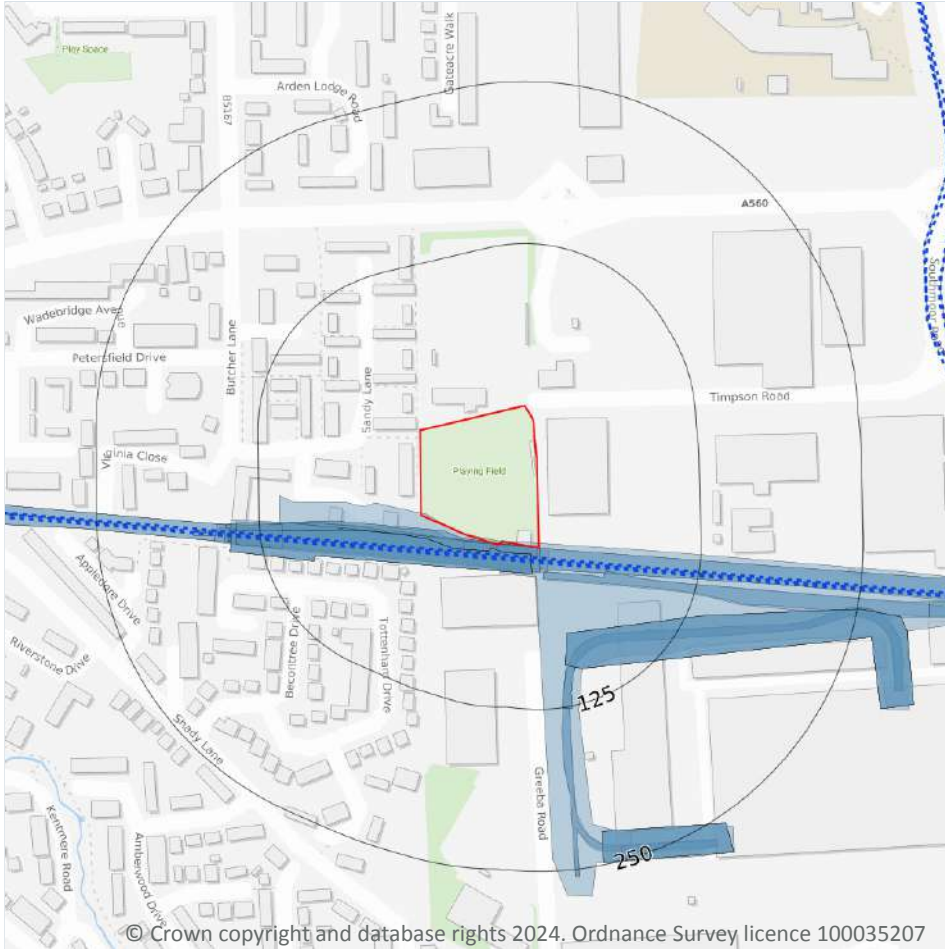
0

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 km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

33

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on [page 101](#) >

Location	Land Use	Year of mapping	Mapping scale
On site	Railway	1922	-
On site	Railway	1935	-
On site	Railway Sidings	1907	10560
On site	Railway Sidings	1954	10560
On site	Railway Sidings	1967	10560
On site	Railway Sidings	1938	10560
1m S	Railway Sidings	1898	2500
1m S	Railway Sidings	1910	2500
4m S	Railway Sidings	1938	10560
4m S	Railway Sidings	1916	10560
4m S	Railway Sidings	1905	10560
4m S	Railway Sidings	1923	10560
9m S	Railway Sidings	1922	2500
9m S	Railway Sidings	1935	2500
19m SE	Railway Sidings	1959	1250
20m SE	Railway Sidings	1958	2500
70m SE	Railway Sidings	1995	10000



Location	Land Use	Year of mapping	Mapping scale
70m SE	Railway Sidings	1975	10000
70m SE	Railway Sidings	1989	10000
81m SE	Railway Sidings	1990	1250
82m SE	Railway Sidings	1975	1250
82m SE	Railway Sidings	1966	1250
107m W	Railway Sidings	1949	10560
123m W	Railway Sidings	1959	1250
125m W	Railway Sidings	1958	2500
126m S	Railway Sidings	1960	1250
126m S	Railway Sidings	1960	2500
224m S	Railway Sidings	1995	10000
224m S	Railway Sidings	1975	10000
224m S	Railway Sidings	1989	10000
238m S	Railway Sidings	1978	1250
239m S	Railway Sidings	1979	1250
239m S	Railway Sidings	1987	1250

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

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

This data is sourced from Groundsure/the Postal Museum.



22.6 Historical railways

Records within 250m**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**5**

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways. Features are displayed on the Railway infrastructure and projects map on [page 101 >](#)

Location	Name	Type
8m S	Woodley Junction to Partington Branch	rail
9m S	Not given	Multi Track
11m S	Woodley Junction to Partington Branch	rail
166m W	Not given	Multi Track
184m W	Not given	Multi Track

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m**0**

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

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m**0**

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

This data is sourced from publicly available information by Groundsure.



22.10 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

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



APPENDIX C

BGS Borehole

Norwest Holst Soil Engineering Ltd.							Borehole No.
BOREHOLE LOG							7
Contract No. F8108		Location Altrincham Road, Baguley		Sheet 1 of 1			
Client Curtins		Method of Boring Percussion		Chainage			
Diameter of Borehole 150mm				Ground Level m.A.O.D.			
				Date 28/9/88			
Description of Strata	Legend	Depth Below G.L. (m)	O.D. Level (m)	Casing Depth at Sampling	Sampling and Coring	"N"/R, Q, D, %	Daily Progress
REINFORCED CONCRETE		0.40					
MADE GROUND: Grey silty sand		1.20					
MADE GROUND: Brick rubble, sand and stones.		1.50				22	
Medium dense dark brown SAND		2.00					
Medium dense light brown medium SAND, becoming loose		3.80				19	
Completely weathered brown clayey KEUPER MARL		4.30				6**	
Weathered red/brown KEUPER MARL		6.00				49	
						50 for 75mm*	
						50 for 15mm*	
Type of Sample		Remarks (Observations of Ground Water etc.) * Seating blows only					
S.P.T. Undisturbed		Water struck at 3.00m, level rose after 20 mins to 4.00m					
C.P.T. Vane		Sealed by casing at 4.00m					
Jar Water		** possibly disturbed due to groundwater conditions					
Bulk Piezometer							

APPENDIX D

Mini Bore Exploratory Logs

Drilling Apparatus: Auto-Trip Standard Penetration Test Drop Hammer

Borehole Diameter: Started at 100mm, reduced to 70mm by 3.8m deep.

Scheme: Wythenshawe Town Football Club, Timpson Road.
Wythenshawe, M23 9LL.

Date: 13/12/23

MINI BORE

Site Investigation

14 Pendle Drive, Whalley, Lancashire, BB7 9JT

Telephone: 01254 824959

Mobile: 07976 655490

Email: minibore@btinternet.com

Drillers Borehole Log No. 1 (Located in rough grassed area, close to fence line with Churchstoke Walk & in area of proposed Padel Courts)

Depth (m)	Description	Shear Strength (kNm ⁻²)	Symbol
0.0	MADE GROUND- topsoil with gravel & rough grass to surface, with rare brick fragments, with roots & with a piece of pre-cast concrete at 0.35m deep		
0.5	Sandy TOPSOIL with rare gravel inclusions - possible MADE GROUND		
1.0	<u>Standard Penetration Tests</u> From 0.95m to 1.4m 1 / 0 - 1, 0, 1, 1 N = 3		
	Possible MADE GROUND- brown sand		
1.5	Firm, brown, sandy, gravelly CLAY with rare rootlets visible up to 1.7m deep	66	
2.0	From 1.8m to 2.25m 1 / 1 - 2, 2, 3, 3 N = 10 (becoming stiff with depth)	106	
2.5			
3.0	From 2.8m to 3.25m 2 / 2 - 2, 3, 3, 4 N = 12	80	
	Approx		
3.5	Stiff, reddish/brown, sandy, CLAY	130+	
4.0	End of Bore		
4.5	GROUND WATER: Standing water at 1.0 metres deep below existing ground level on completion of the borehole.		
5.0			
Ground water levels are subject to seasonal variations & should not be taken as constant			

Drilling Apparatus: Auto-Trip Standard Penetration Test Drop Hammer

Borehole Diameter: Started at 100mm, reduced to 70mm by 4.0m deep.

Scheme: Wythenshawe Town Football Club, Timpson Road.
Wythenshawe, M23 9LL.

Date: 13/12/23

MINI BORE

Site Investigation

14 Pendle Drive, Whalley, Lancashire, BB7 9JT

Telephone: 01254 824959

Mobile: 07976 655490

Email: minibore@btinternet.com

Drillers Borehole Log No. 2 (Located 4.0m in from fence line with Churchstoke Walk & in area of proposed Padel Courts)

Depth (m)	Description	Shear Strength (kNm ⁻²)	Symbol
0.0	TOPSOIL with grass to surface		
	MADE GROUND- gravelly, topsoil		
0.5	MADE GROUND- brown, sandy, gravelly, soily, clay (looks like a re-worked material)		
	<u>Standard Penetration Tests</u> From 0.9m to 1.35m 1 / 2 - 2, 2, 2 N = 8		
1.0			
1.5			
	From 1.7m to 2.15m 1 / 1 - 1, 0, 1, 1 N = 3		
2.0			
2.5	Probable MADE GROUND- brown & grey mottled, sandy, gravelly, clay (looks like a possible re-worked material)		
	From 2.8m to 3.25m 1 / 1 - 1, 1, 2, 2 N = 6		
3.0			
	Approx		
3.5	Firm, brown, sandy, gravelly, CLAY	72	
	Very stiff, brown, sandy, CLAY		
4.0	End of Bore Borehole dry during drilling		
4.5			
5.0			
Ground water levels are subject to seasonal variations & should not be taken as constant			

Drilling Apparatus: Auto-Trip Standard Penetration Test Drop Hammer

Borehole Diameter: Started at 100mm, reduced to 70mm by 3.4m deep.

Scheme: Wythenshawe Town Football Club, Timpson Road.
Wythenshawe, M23 9LL.

Date: 12/12/23

MINI BORE

Site Investigation

14 Pendle Drive, Whalley, Lancashire, BB7 9JT

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Drillers Borehole Log No. 3 (Located towards centre of football pitch & in area of proposed Padel Courts)

Depth (m)	Description	Shear Strength (kNm ⁻²)	Symbol
0.0	220mm thick layer of TOPSOIL with grass pitch to surface		
0.5	Probable MADE GROUND- topsoil & brown sand mix (looks like a possible re-worked material)		
1.0	Very loose, mid brown, medium grained, SAND From 0.95m to 1.4m 0 / 0 - 1, 0, 1, 1 N = 3		
1.5	Loose, medium grained, dark brown, SAND		
2.0	Standard Penetration Tests From 1.85m to 2.3m 1 / 2 - 2, 3, 1, 1 N = 7		
2.5	From 2.6m to 3.05m 1 / 2 - 2, 2, 3, 4 N = 11		
3.0	Greyish/brown, SAND Firm, brown, CLAY		
3.5	End of Bore	64	
4.0	GROUND WATER: Standing water at 0.5 metres deep below existing ground level on completion of the borehole.		
4.5			
5.0			
Ground water levels are subject to seasonal variations & should not be taken as constant			

Drilling Apparatus: Auto-Trip Standard Penetration Test Drop Hammer

Borehole Diameter: Started at 100mm, reduced to 70mm by 3.5m deep.

Scheme: Wythenshawe Town Football Club, Timpson Road.
Wythenshawe, M23 9LL.

Date: 12/12/23

MINI BORE

Site Investigation

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Drillers Borehole Log No. 4 (Located on football pitch towards goal area at railway side)

Depth (m)	Description	Shear Strength (kNm ⁻²)	Symbol
0.0	MADE GROUND- topsoil with a single brick fragment visible at 240mm deep & with grass football pitch to surface		
0.5	Sandy, TOPSOIL		
	Loose, medium grained, mid brown SAND		
1.0	From 0.8m to 1.25m 1 / 1 - 1, 1, 1, 2 N = 5 Loose, medium grained, mid to dark brown SAND with rare brown, peaty inclusions around 1.5m deep		
1.5			
	Loose, medium grained, greyish/brown, SAND		
2.0	From 1.7m to 2.15m 0 / 1 - 0, 1, 1, 1 N = 3 Firm, brown, slightly sandy, slightly gravelly, CLAY with an inclusions of rotting vegetation visible at 2.7m deep	46	
2.5		54	
3.0	<u>Standard Penetration Tests</u> From 2.9m to 3.35m 2 / 2 - 3, 3, 4, 4 N = 14	108	
3.5	End of Bore		
4.0	GROUND WATER: Standing water at 0.5 metres deep below existing ground level on completion of the borehole.		
4.5			
5.0			
Ground water levels are subject to seasonal variations & should not be taken as constant			

Drilling Apparatus: Auto-Trip Standard Penetration Test Drop Hammer

Borehole Diameter: Started at 100mm, reduced to 70mm by 3.9m deep.

Scheme: Wythenshawe Town Football Club, Timpson Road.
Wythenshawe, M23 9LL.

Date: 12/12/23

MINI BORE

Site Investigation

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Drillers Borehole Log No. 5 (Located behind goal posts at railway end of football pitch)

Depth (m)	Description	Shear Strength (kNm ⁻²)	Symbol
0.0	MADE GROUND- topsoil with grass pitch to surface & rare fragments of glazed pottery		
0.5	Sandy, slightly clayey, TOPSOIL		
1.0	Very loose, medium grained, mid to dark brown, SAND From 0.9m to 1.35m 1 / 0 - 0, 0, 0, 0 N = 0		
1.5	Soft, grey, CLAY		
2.0	Firm, brown, CLAY From 2.0m to 2.45m 1 / 2 - 2, 2, 2, 3 N = 9	44 62	
2.5	Firm, brown, sandy, gravelly CLAY (becoming stiff at depth) <u>Standard Penetration Tests</u> From 2.8m to 3.25m 1 / 2 - 2, 2, 2, 3 N = 9	74	
3.0			
3.5			
4.0	Stiff, brown & grey mottled, CLAY		
4.5	End of Bore		
5.0	GROUND WATER: Standing water at 0.4 metres deep below existing ground level on completion of the borehole.		
Ground water levels are subject to seasonal variations & should not be taken as constant			

Drilling Apparatus: Auto-Trip Standard Penetration Test Drop Hammer

Borehole Diameter: Started at 100mm, reduced to 70mm by 4.0m deep.

Scheme: Wythenshawe Town Football Club, Timpson Road.
Wythenshawe, M23 9LL.

Date: 13/12/23

MINI BORE

Site Investigation

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Drillers Borehole Log No. 6 (Located off football pitch, close to corner flag on railway/selco side of pitch)

Depth (m)	Description	Shear Strength (kNm ⁻²)	Symbol
0.0	TOPSOIL with grass to surface		
	MADE GROUND- topsoil with brown clay inclusions		
0.5	MADE GROUND- brown clay with sandy topsoil & rare fragments of brick		
1.0	<u>Standard Penetration Tests</u> From 0.95m to 1.4m 1 / 0 - 1, 1, 1, 1 N = 4		
1.5	MADE GROUND- brown clay with sandy topsoil & rare fragments of brick (very poor sample recovered)		
2.0	From 1.8m to 2.25m 0 / 1 - 1, 0, 1, 1 N = 3		
2.5	Approx Firm, brown, slightly sandy CLAY From 2.65m to 3.1m 1 / 1 - 2, 2, 2, 3 N = 9	70	
3.0	(becoming a stiff brown, sandy, gravelly CLAY at depth)	72	
3.5		130+	
4.0	End of Bore		
4.5	GROUND WATER: Standing water at 1.1 metres deep below existing ground level on completion of the borehole.		
5.0	Ground water levels are subject to seasonal variations & should not be taken as constant		

Drilling Apparatus: Auto-Trip Standard Penetration Test Drop Hammer

Borehole Diameter: Started at 100mm, reduced to 70mm by 3.9m deep.

Scheme: Wythenshawe Town Football Club, Timpson Road.
Wythenshawe, M23 9LL.

Date: 13/12/23

MINI BORE

Site Investigation

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Drillers Borehole Log No. 7 (Located by porta cabin and close to fence with Selco)

Depth (m)	Description	Shear Strength (kNm ⁻²)	Symbol
0.0	Slightly sandy, gravelly TOPSOIL with rough grass to surface		
0.5	Sandy, TOPSOIL		
1.0	Loose, medium grained, dark brown, SAND Standard Penetration Tests From 1.0m to 1.45m 1 / 1 - 2, 3, 4, 4 N = 13 (becoming medium dense from approx 1.2m deep)		
1.5	From 1.8m to 2.25m 2 / 2 - 2, 3, 3, 3 N = 11		
2.0			
2.5	Mid brown, medium grained, SAND Approx		
3.0	Firm, brown, sandy, gravelly, CLAY From 2.8m to 3.25m 1 / 1 - 1, 2, 2, 3 N = 8 (becoming stiff at depth)	71	
3.5		130+	
4.0	End of Bore		
4.5	GROUND WATER: Standing water at 0.95 metres deep below existing ground level on completion of the borehole.		
5.0	Ground water levels are subject to seasonal variations & should not be taken as constant		

Drilling Apparatus: Auto-Trip Standard Penetration Test Drop Hammer

Borehole Diameter: Started at 100mm, reduced to 70mm by 3.5m deep.

Scheme: Wythenshawe Town Football Club, Timpson Road.
Wythenshawe, M23 9LL.

Date: 12/12/23

MINI BORE

Site Investigation

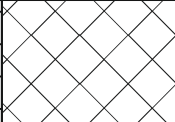
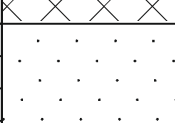
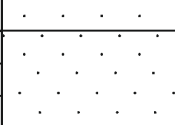
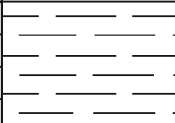
14 Pendle Drive, Whalley, Lancashire, BB7 9JT

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Mobile: 07976 655490

Email: minibore@btinternet.com

Drillers Borehole Log No. 8 (Located close to touch-line of football pitch, on Selco side of the pitch & very close to a low level galvanised steel barrier)

Depth (m)	Description	Shear Strength (kNm ⁻²)	Symbol
0.0	80mm thick layer of TOPSOIL		
	MADE GROUND- gravel & sand		
	MADE GROUND- red brick rubble		
0.5	Probable MADE GROUND- brown sand with some clay over a sandy topsoil		
	Loose, medium grained, mid brown SAND		
1.0	From 1.0m to 1.45m 1 / 2 - 3, 3, 3, 3 N = 12		
	Medium grained, dark brown SAND		
1.5	Standard Penetration Tests		
	From 1.75m to 2.2m 1 / 2 - 2, 3, 3, 4 N = 12		
2.0			
2.5	From 2.5m to 2.95m 2 / 1 - 1, 1, 1, 1 N = 4		
	Loose, medium grained, brown SAND, with possible small traces of peat towards bottom		
3.0	Approx Firm, brown, CLAY		
3.5	End of Bore	48	
	GROUND WATER: Standing water at 0.8 metres deep below existing ground level on completion of the borehole.		
4.0			
4.5			
5.0			
Ground water levels are subject to seasonal variations & should not be taken as constant			

APPENDIX E

Preliminary Conceptual Model

POTENTIAL RECEPTOR	COMMENTS	Include in PCM
PROPERTY: Other		
On Site		
Crops	None intended on site	✗
Domestic Produce	Not applicable	✗
Livestock	None anticipated on site	✗
Domestic Animals	Not applicable	✗
Game	None anticipated on site	✗
Off Site		
Crops	No agricultural fields within 250 m of the site	✗
Domestic Produce	Possibly in houses in vicinity of the site	✓
Livestock	No agricultural fields within 250 m of the site	✗
Domestic Animals	May belong to adjacent residents	✓
Game	Unlikely	✗
PROPERTY: Buildings		
On Site		
	Shipping container buildings, services, flora	✓
Off Site		
	Residential and Commercial Properties, services, flora	✓
HUMANS		
On Site		
End Users	Users of sports and leisure facilities and associated amenities	✓
Construction workers	During ground excavations	✓
Employees	Landscape Gardeners	✓
Surface water users	No current surface water abstractions located on site	✗
Off Site		
Residents	Residents adjacent to the site	✓
Recreational users	Recreational walkers	✓
Groundwater users	No groundwater abstractions within 250 m.	✗
Controlled Waters		
On Site		
Surface Waters	No surface water features located on or within 250 m of the site	✗
Groundwater	The underlying superficial deposits (Glaciofluvial Sheet Deposits) are classified as 'Secondary A aquifer' and represent a significant receptor. The underlying bedrock is classified as 'Secondary B' aquifer and represents a potential receptor.	✓
Off Site		
Controlled Waters	No surface water features located on or within 250 m of the site	✗
Ecological Systems		
On/Off Site		
SSSIs, national nature reserves, SACs etc	None on site or located within 250 m of the site	✗

Table A: Potential Receptors to be Considered in the Preliminary Conceptual Model

Link	Source	Hazard	Transport Mechanism	Pathway	Medium of Exposure	Receptor	Risk Summary*
1	Contaminated soils	Direct contact /ingestion of soil or dust	Direct contact with contaminated soil	Dermal contact/ingestion of soil at surface	Soil	Humans (on-site/off-site)	Low
2	Contaminated soils	Particulate inhalation	Wind blown particulates	Inhalation of particulates	Air	Humans (on-site/off-site)	Low
3	Contaminated Soils	Inhalation of Ground Gas	Degradation of contaminants generating ground gas through unsaturated zone to soil leading to inhalation	Inhalation of Gases	Air	Humans (on-site/off-site)	Low
4	Contaminated Soils	Vapour Inhalation	Volatilisation of organic compounds through unsaturated zone of soil leading to inhalation	Inhalation of Vapours	Air	Humans (on-site/off-site)	Low
5	Contaminated Soils	Damage to structure/services	Direct contact of contaminants with building structures/services	Direct contact	Soil/Water	Flora, services	Low
6	Contaminated Soils	Pollution of underlying groundwater	Dissolution or suspension of contaminants into groundwaters (Superficial Principal Aquifer)	Dissolution or Suspension	Water	Groundwaters	Low

Table B: Preliminary Conceptual Model

***Relative Risk Screening and Prioritisation for further Investigation & or Assessment**

High	Higher probability of occurrence and identification of primary sources of contamination with respect to most sensitive receptors.
Medium	Pollutant linkage generally dependent on the presence of other primary pollutant linkages and/or where pollutant linkage generally associated with less sensitive receptors.
Low	Lower probability of occurrence such as based on requirement for significant migration pathway or where pollutant linkage requires the presence of source contaminants at concentration likely to be much higher than other identified pollutant linkages.

APPENDIX F

Site Photographs



P1: View of the site from towards the south-western corner facing north-east.



P2: View of the site from towards the south-western corner facing east



P3: View of the northern periphery of the site from the north-eastern corner



P4: View of the south-western corner of the site



P5: Dugout present on the western touchline of the football pitch



P6: Dugout present on the western touchline of the football pitch

Comments:



Photographs 1 to 6

This appendix is for illustrative purposes only and is for use only in conjunction with associated reports relating to the project

Site: Land at Wythenshawe Town FC, Timpson Road, Wythenshawe

Title: Appendix F - Site Photographs

Project No: 24072

Created By:
AH

Date:
September 2024

Client: Padel and Pickle Ltd



P7: View of the north-western corner of the site



P8: View of the southern periphery of the site



P9: Fenced off building located in the south-eastern corner of the site



P10: Equipment hut located to the west of the fenced off building



P11: Overgrown area with potential fly tipping on the northern part of the eastern site periphery



P12: Hardstanding area in the north-east of the site

Comments:



Photographs 7 to 12

This appendix is for illustrative purposes only and is for use only in conjunction with associated reports relating to the project

Site: Land at Wythenshawe Town FC, Timpson Road, Wythenshawe

Title: Appendix F - Site Photographs

Project No: 24072

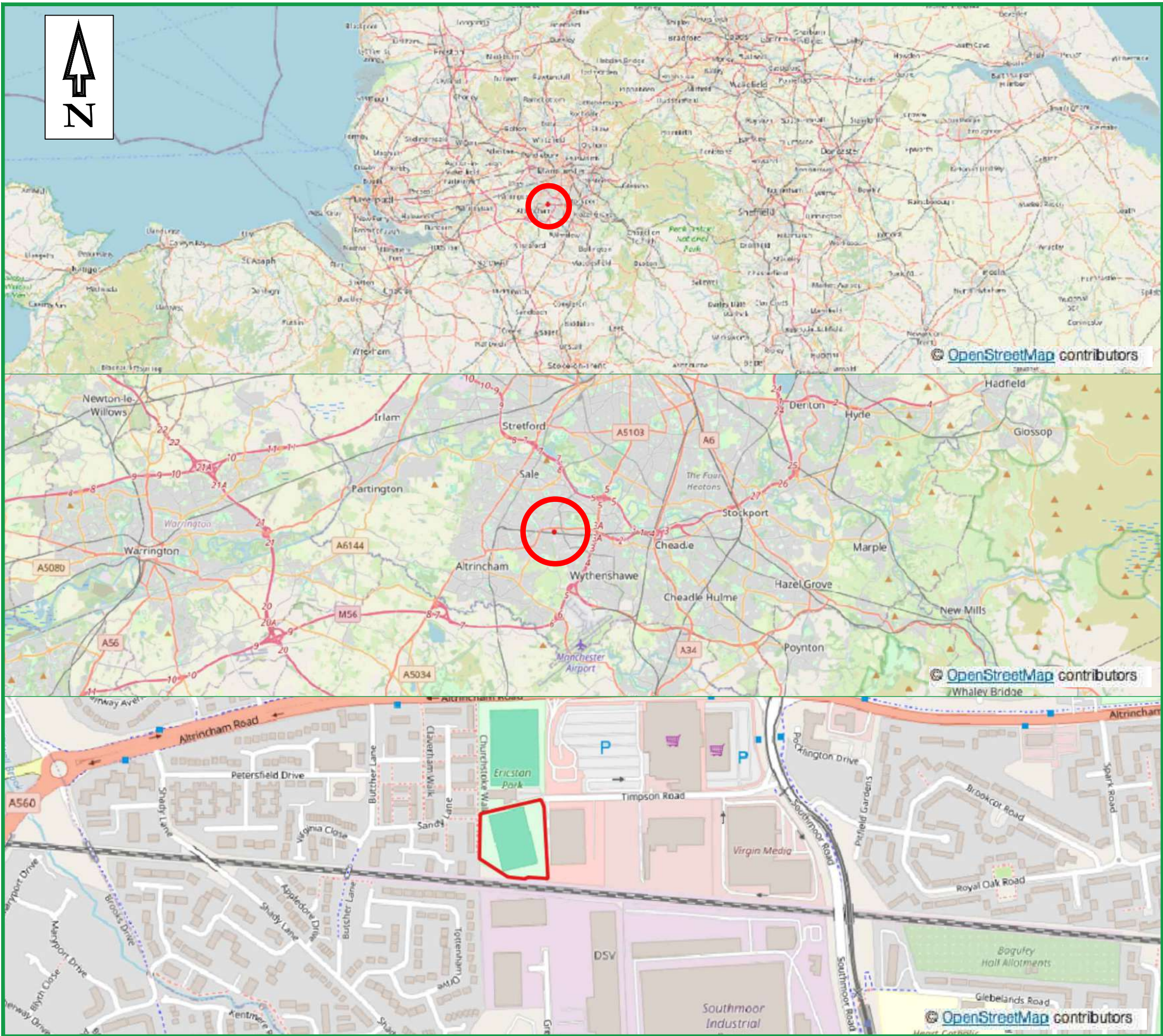
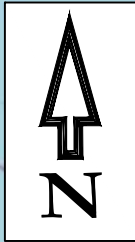
Created By:
AH

Date:
September 2024

Client: Padel and Pickle Ltd

APPENDIX G

Drawings



LEGEND

— SITE LOCATION

REV	DESCRIPTION	DATE	BY
-----	-------------	------	----



No 2 Landwick Court, Metcalf Drive, Altham Business Park, Lancashire
Tel: 01254 377622 Mob: 07906753583
Email: mbuckley@bekenviro.co.uk
Web: www.bekenviro.co.uk

CLIENT.
STEVEN ABBOTT ASSOCIATES LLP

JOB TITLE.
LAND AT WYTHANSHAW TOWN FC, WYTHENSHAW

DRAWING TITLE.
SITE LOCATION PLAN

SCALE © A3. N'TS	DRAWN BY. D.E.	APPROVED BY. M.B.	DATE. 04/06/24
DRAWING No.	24072-1	REV.	-



LEGEND

SITE FOOTPRINT

REV	DESCRIPTION	DATE	BY



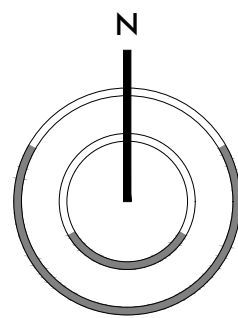
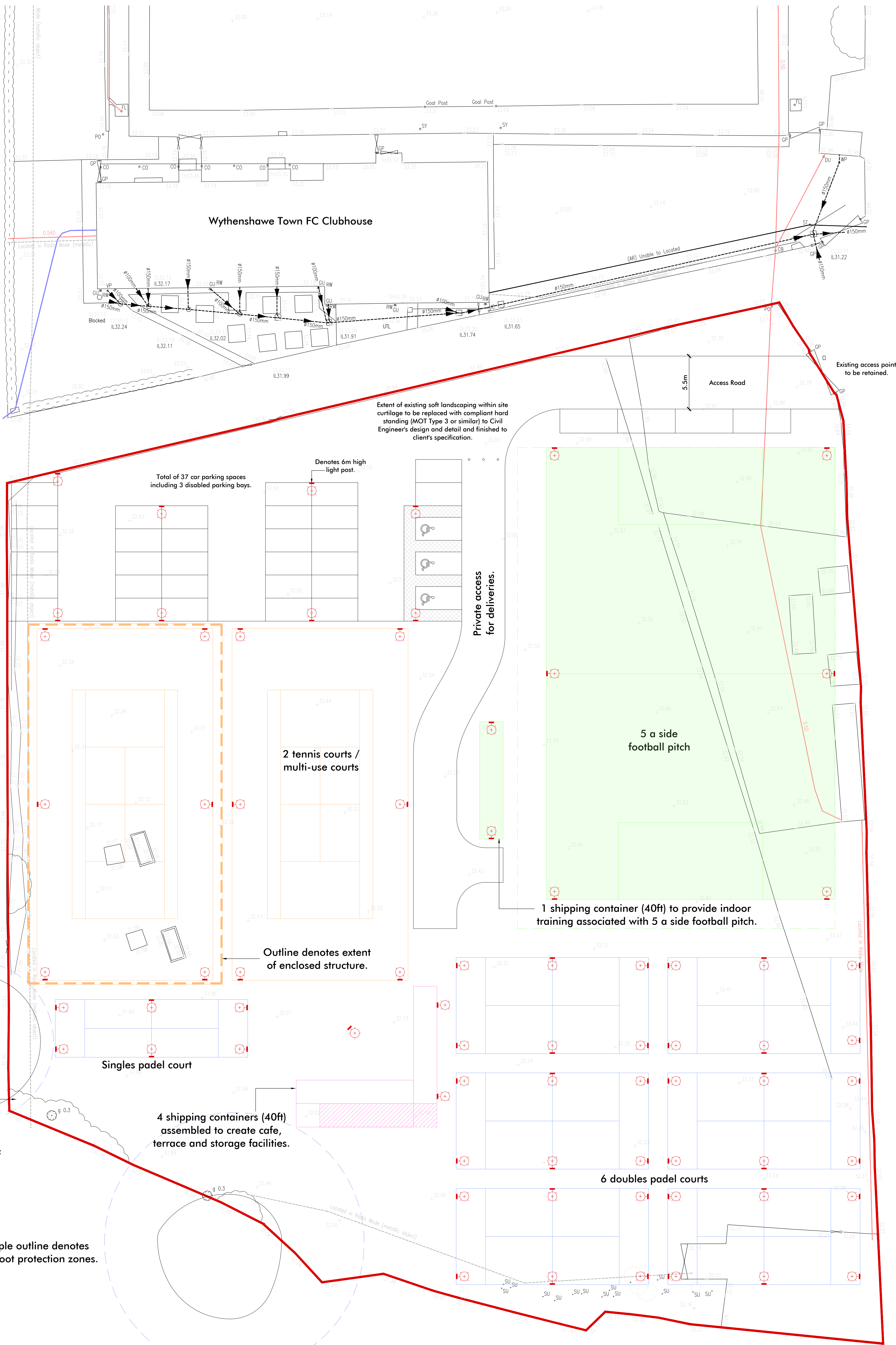
No 2 Landwick Court, Metcalf Drive, Altham Business Park, Lancashire, BB5 5GY
Tel: 01254 377622 Mob: 07906753583
Email: mbuckley@bekenviro.co.uk
Web: www.bekenviro.co.uk

CLIENT.
STEVEN ABBOTT ASSOCIATES LLP

JOB TITLE.
LAND AT WYTHANSHAW TOWN FC, WYTHENSHAW

DRAWING TITLE.
SITE LAYOUT PLAN

SCALE © A3. NTS	DRAWN BY. D.E.	APPROVED BY. M.B.	DATE. 04/06/24
DRAWING No.	24074-2	REV.	-



0m 10m 20m
Scale 1:200

Revision Notes:

CLIENT	Knight, Tom		
PROJECT	Proposed Sports & Leisure Facilities at Wythenshawe Town FC, Timpson Rd, Wythenshawe, Manchester, M23 9LL		
DRAWING	Proposed Site Layout		
DRAWN	WA	20/09/24	NUMBER 24/019/P01
SCALE	1:200	SHEET A1	REVISION -

LMP ARCHITECTS

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Telephone: 01257 261555 | Website: www.lmparchitects.co.uk
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