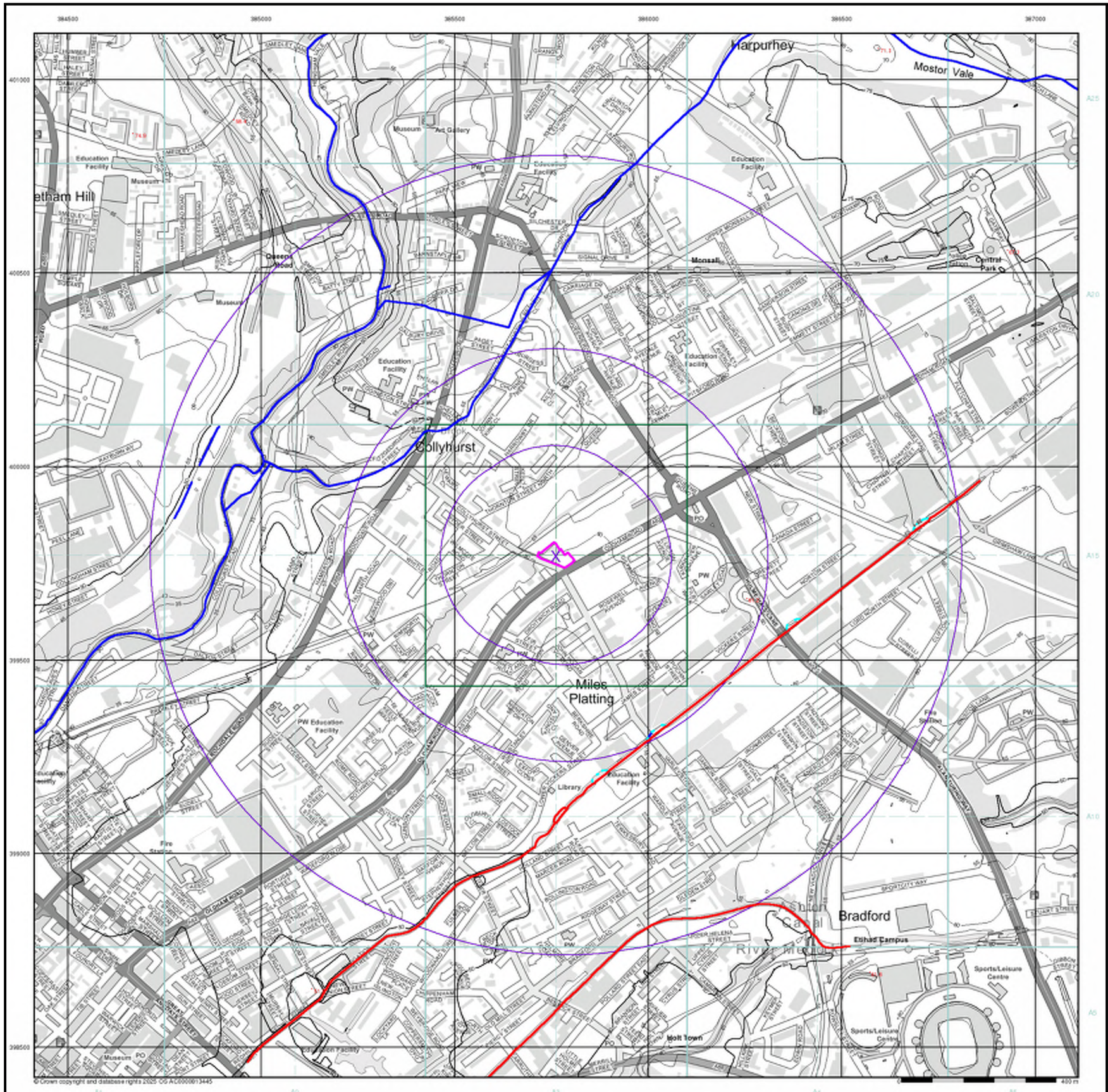


Sutcliffe

General

- Specified Site
- Specified Buffer(s)
- X Bearing Reference Point

OS Water Network Data

- Canal
- Reservoir
- Foreshore
- Marsh
- Tidal River
- Inland River
- Drain
- Other
- Lake
- Transfer
- Lock Or Flight Of Locks
- Sea

Contours (height in meters)

Standard Contour 105 100 95

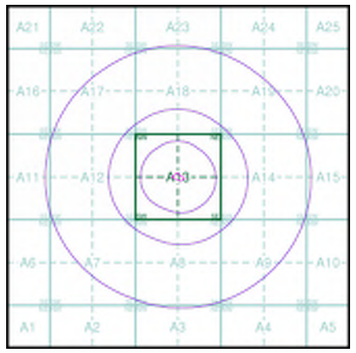
Master Contour

Spot Height 167.3

MLW Mean Low Water

MHW Mean High Water

OS Water Network Map - Slice A



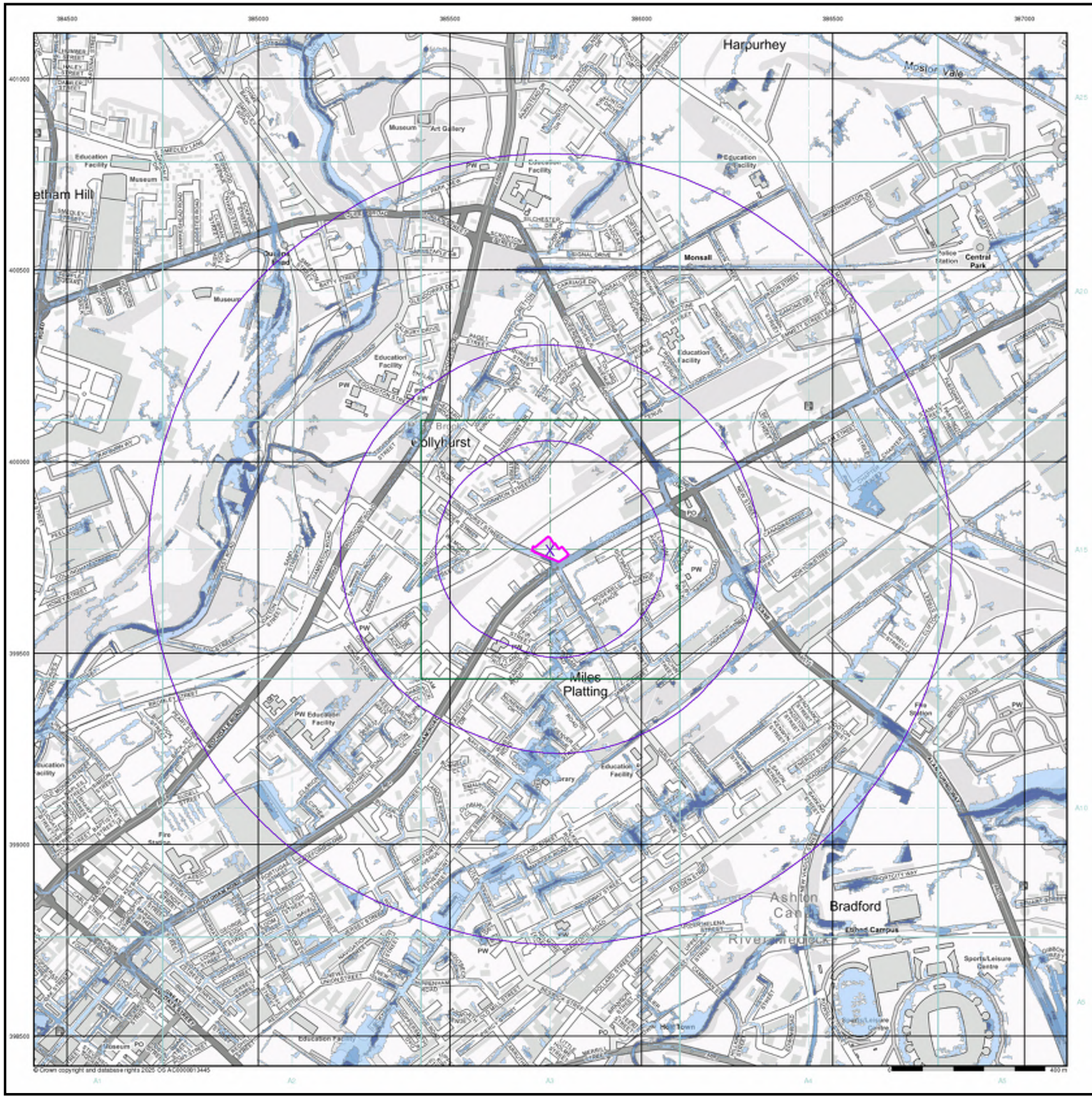
Order Details

Order Number:	382261253_1_1
Customer Ref:	34901LG
National Grid Reference:	385760, 399770
Slice:	A
Site Area (Ha):	0.31
Search Buffer (m):	1000

Site Details

Oldham Road, MANCHESTER, M40 8RR

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



© Crown copyright and database rights 2025 OS AC0000813445

Sutcliffe

General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Risk of Flooding from Surface Water

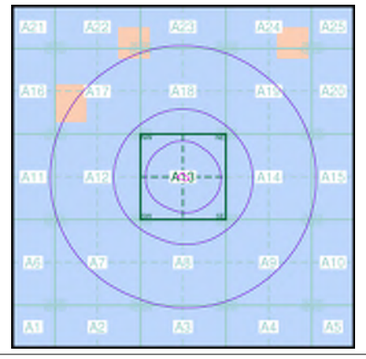
- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EA/NRW Suitability Map - Slice A



Order Details

Order Number:	382261253_1_1
Customer Ref:	34901LG
National Grid Reference:	385760, 399770
Slice:	A
Site Area (Ha):	0.31
Search Buffer (m):	1000

Site Details

Oldham Road, MANCHESTER, M40 8RR

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Sutcliffe

WFD Surface Waters Map

General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Water Framework Directive - Surface Water Quality

- High
- Good
- Moderate
- Poor
- Bad

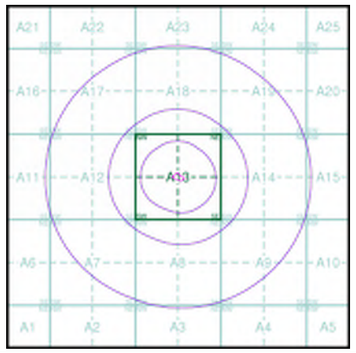
Contours (height in meters)

Standard Contour | Master Contour | Spot Height 167.3

MLW Mean Low Water

MHW Mean High Water

WFD Surface Waters Map - Slice A



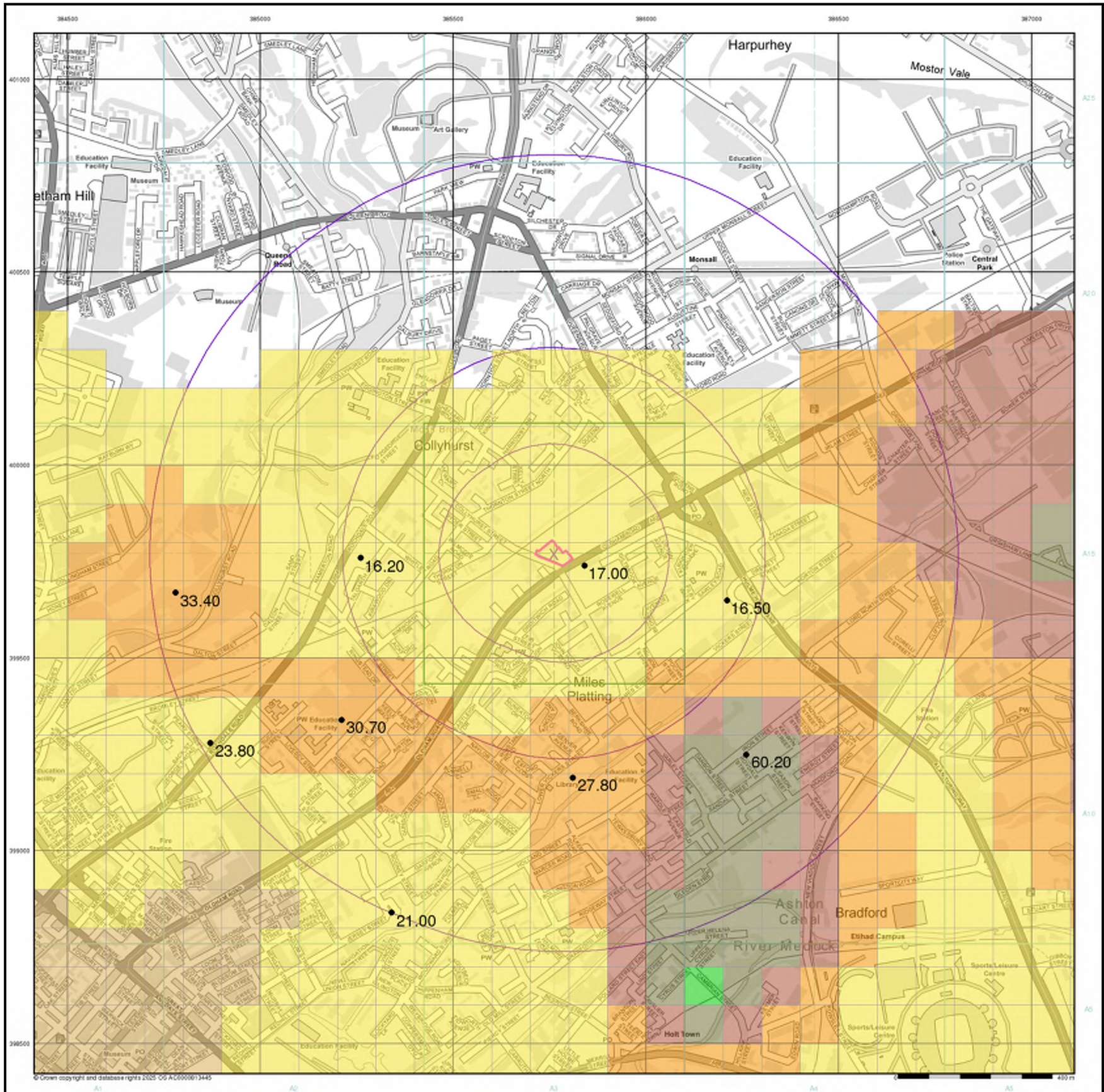
Order Details

Order Number:	382261253_1_1
Customer Ref:	34901LG
National Grid Reference:	385760, 399770
Slice:	A
Site Area (Ha):	0.31
Search Buffer (m):	1000

Site Details

Oldham Road, MANCHESTER, M40 8RR

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Sutcliffe

General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

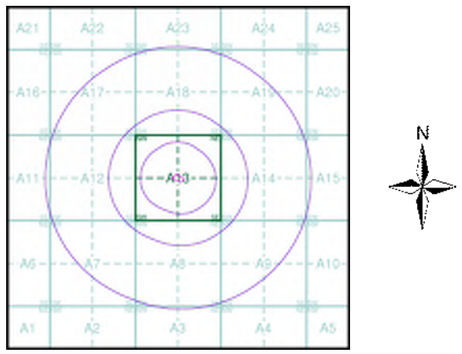
Urban Soil Chemistry Arsenic

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Arsenic Concentrations mg/kg

< 15
15 - 25
25 - 35
35 - 45
45 - 60
60 - 120
> 120

Urban Soil Chemistry Arsenic - Slice A

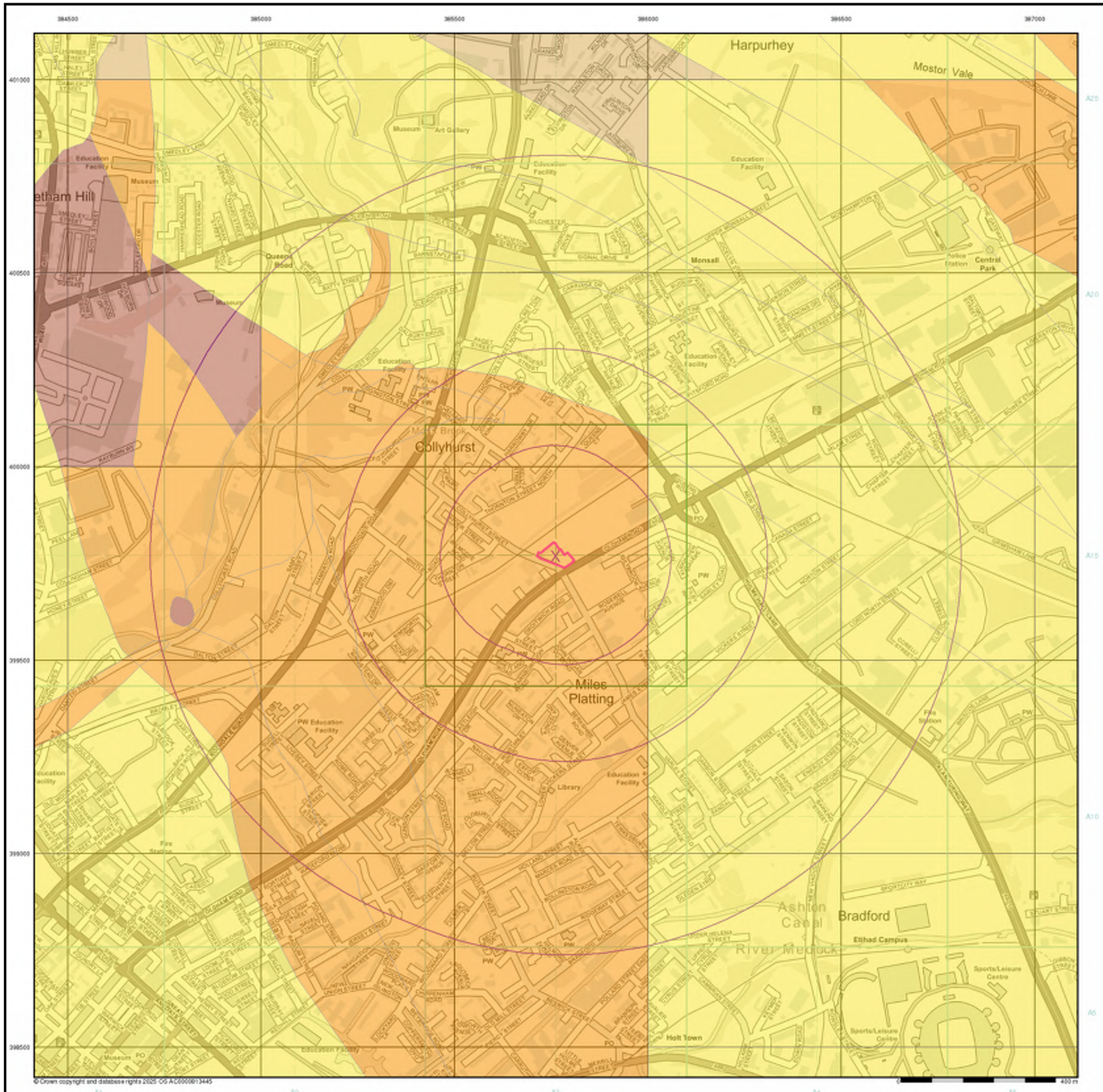


Order Details

Order Details:	382261253_1_1
Customer Ref:	34901LG
National Grid Reference:	385760, 399770
Slice:	A
Site Area (Ha):	0.31
Search buffer (m):	1000

Site Details

Oldham Road, MANCHESTER, M40 8RR



Sutcliffe

General

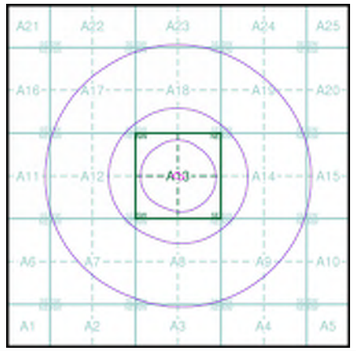
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg

- < 15
- 15 - 25
- 25 - 35
- 35 - 45
- 45 - 60
- 60 - 120
- > 120

Estimated Soil Chemistry Arsenic - Slice A

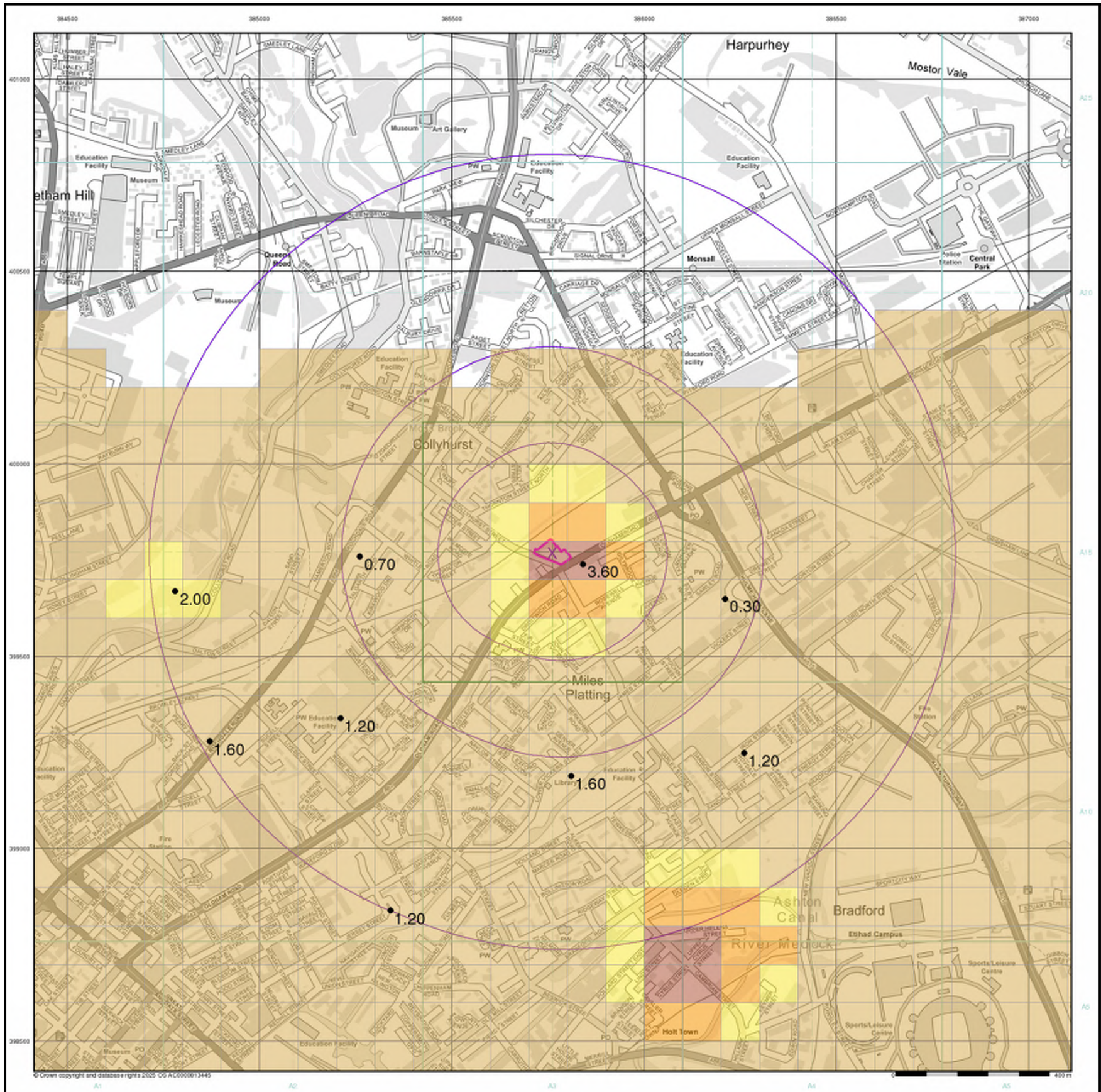


Order Details

Order Details:	382261253_1_1
Customer Ref:	34901LG
National Grid Reference:	385760, 399770
Slice:	A
Site Area (Ha):	0.31
Search buffer (m):	1000

Site Details

Oldham Road, MANCHESTER, M40 8RR



Sutcliffe

General

Specified Site | Specified Buffer(s) | Bearing Reference Point

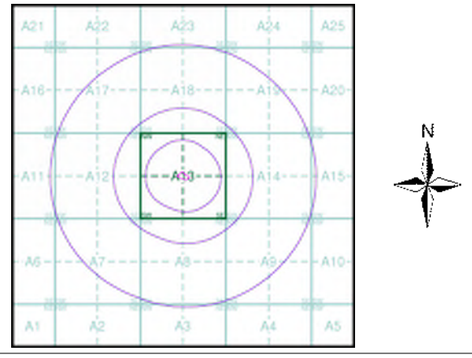
Urban Soil Chemistry Cadmium

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Cadmium Concentrations mg/kg

< 1.8
1.8 - 2.2
2.2 - 3.0
> 3.0

Urban Soil Chemistry Cadmium - Slice A



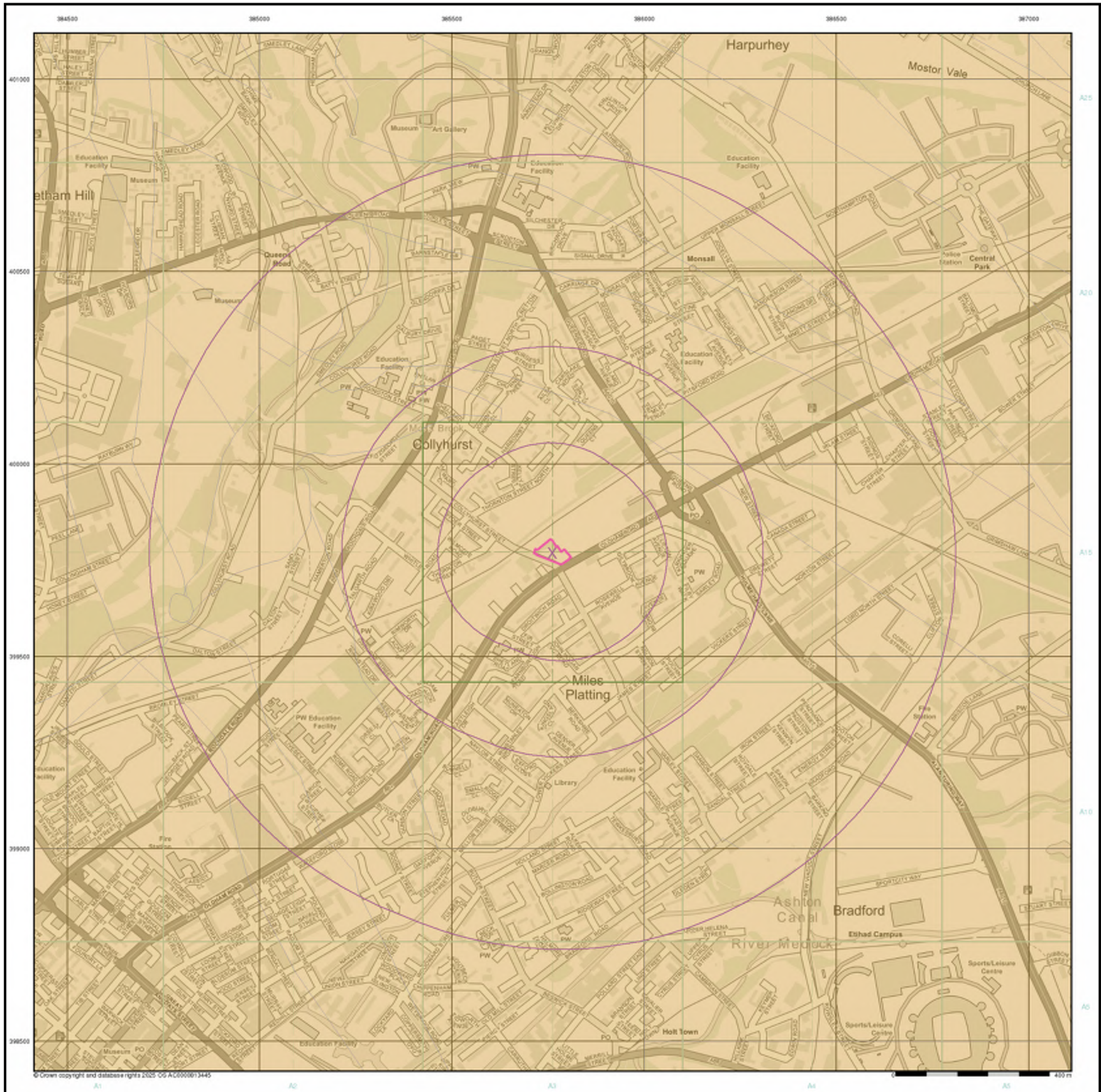
Order Details

Order Details:	382261253_1_1
Customer Ref:	34901LG
National Grid Reference:	385760, 399770
Slice:	A
Site Area (Ha):	0.31
Search buffer (m):	1000

Site Details

Oldham Road, MANCHESTER, M40 8RR

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



© Crown copyright and database rights 2025 OS AC0000813445

Sutcliffe

General

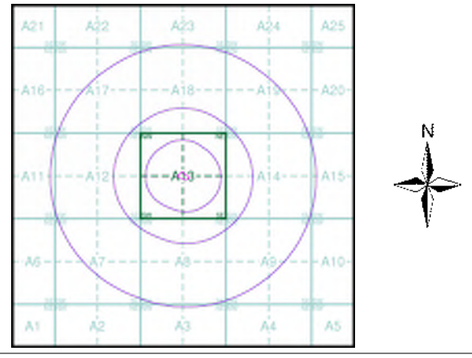
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg

- < 1.8
- 1.8 - 2.2
- 2.2 - 3.0
- > 3.0

Estimated Soil Chemistry Cadmium - Slice A



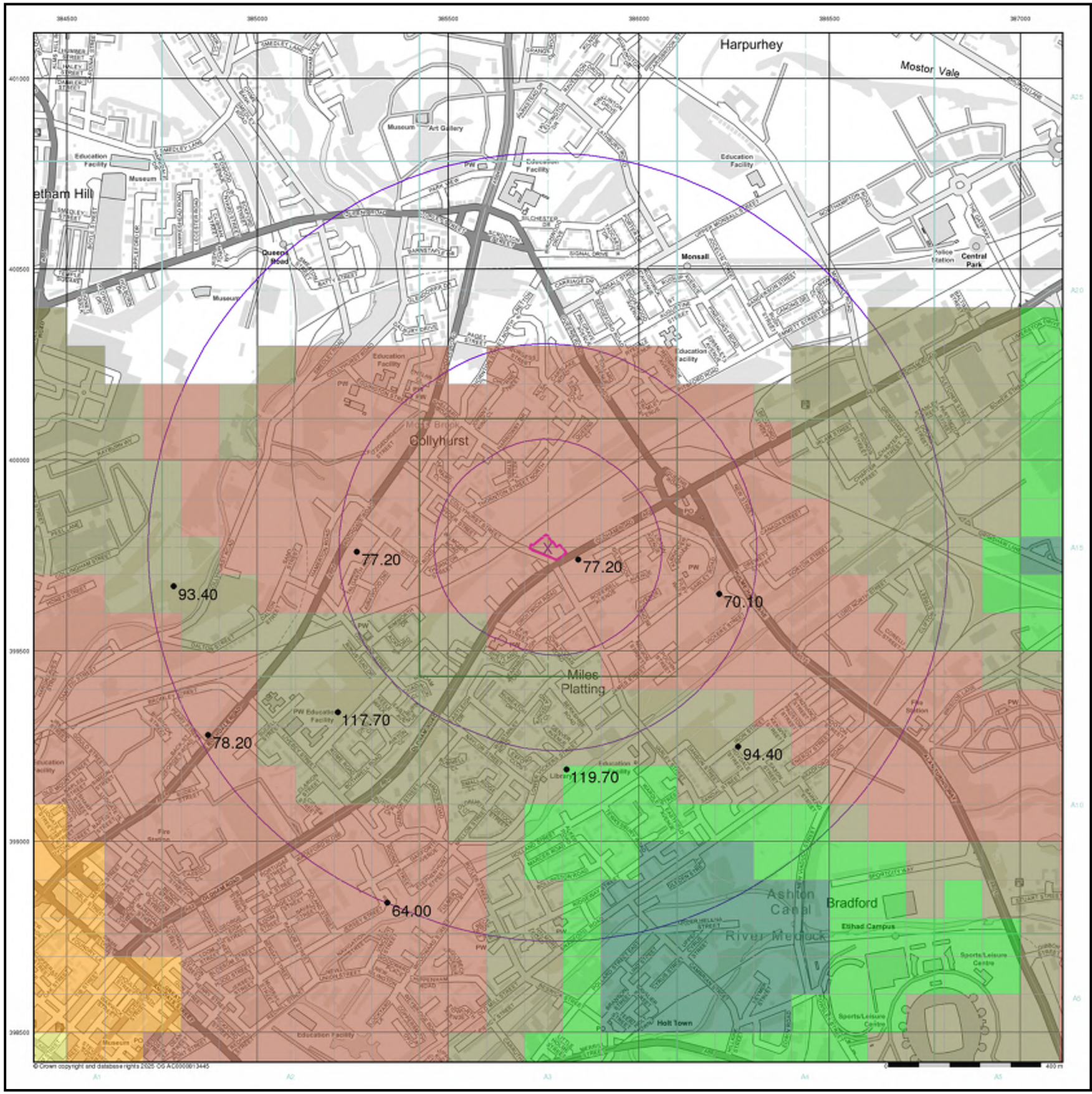
Order Details

Order Details:	382261253_1_1
Customer Ref:	34901LG
National Grid Reference:	385760, 399770
Slice:	A
Site Area (Ha):	0.31
Search buffer (m):	1000

Site Details

Oldham Road, MANCHESTER, M40 8RR

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Sutcliffe

General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

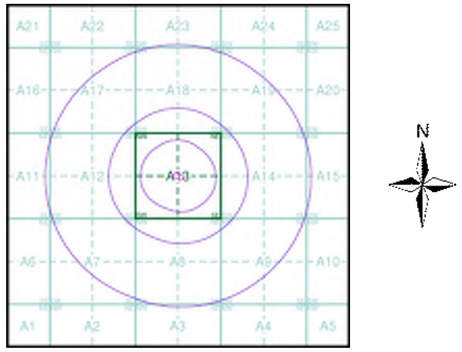
Urban Soil Chemistry Chromium

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Chromium Concentrations mg/kg

- < 20
- 20 - 40
- 40 - 60
- 60 - 90
- 90 - 120
- 120 - 180
- > 180

Urban Soil Chemistry Chromium - Slice A



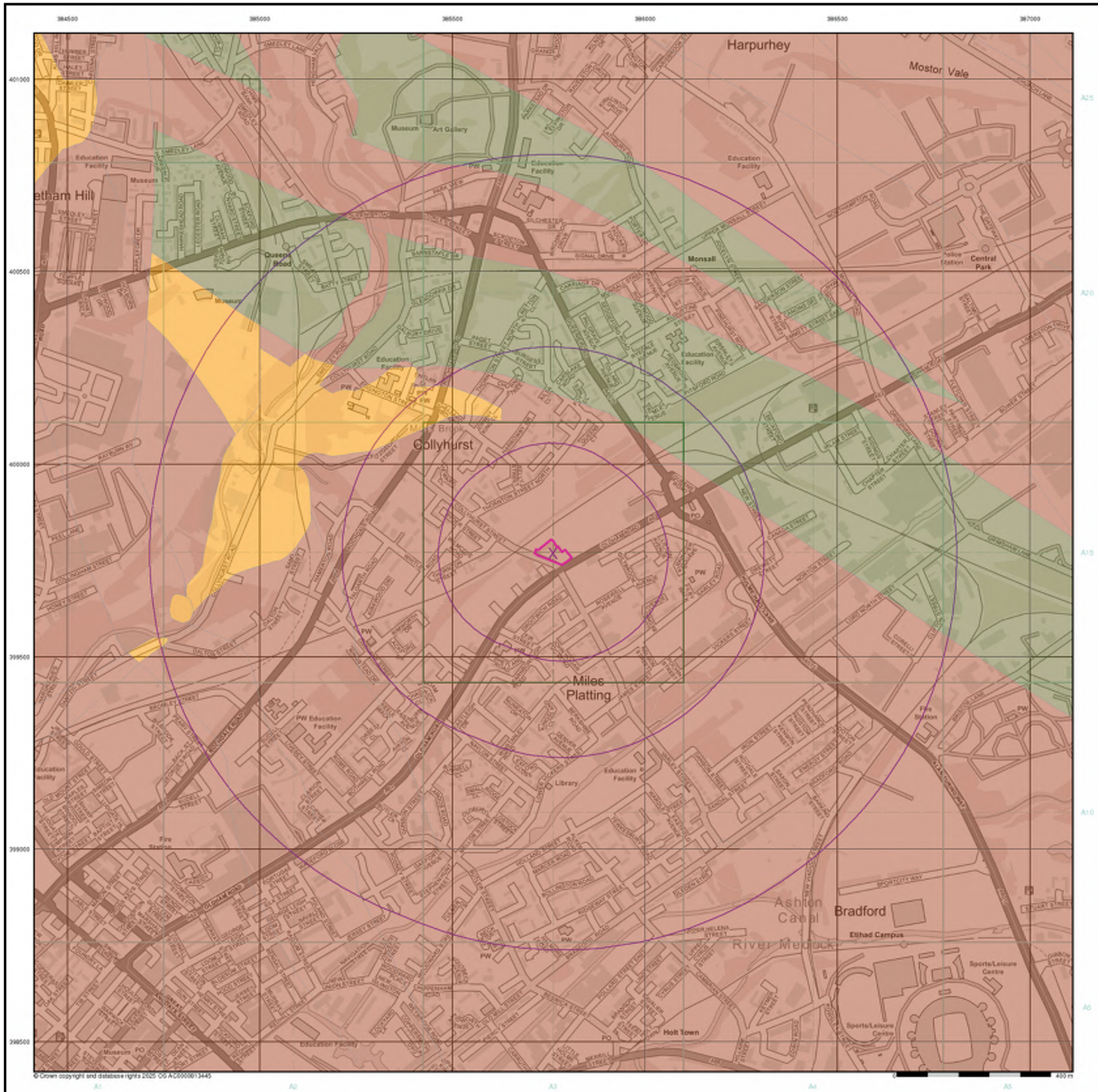
Order Details

Order Details:	382261253_1_1
Customer Ref:	34901LG
National Grid Reference:	385760, 399770
Slice:	A
Site Area (Ha):	0.31
Search buffer (m):	1000

Site Details

Oldham Road, MANCHESTER, M40 8RR

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Sutcliffe

General

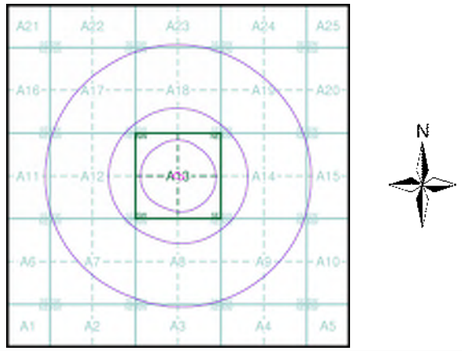
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg

- < 20
- 20 - 40
- 40 - 60
- 60 - 90
- 90 - 120
- 120 - 180
- > 180

Estimated Soil Chemistry Chromium - Slice A



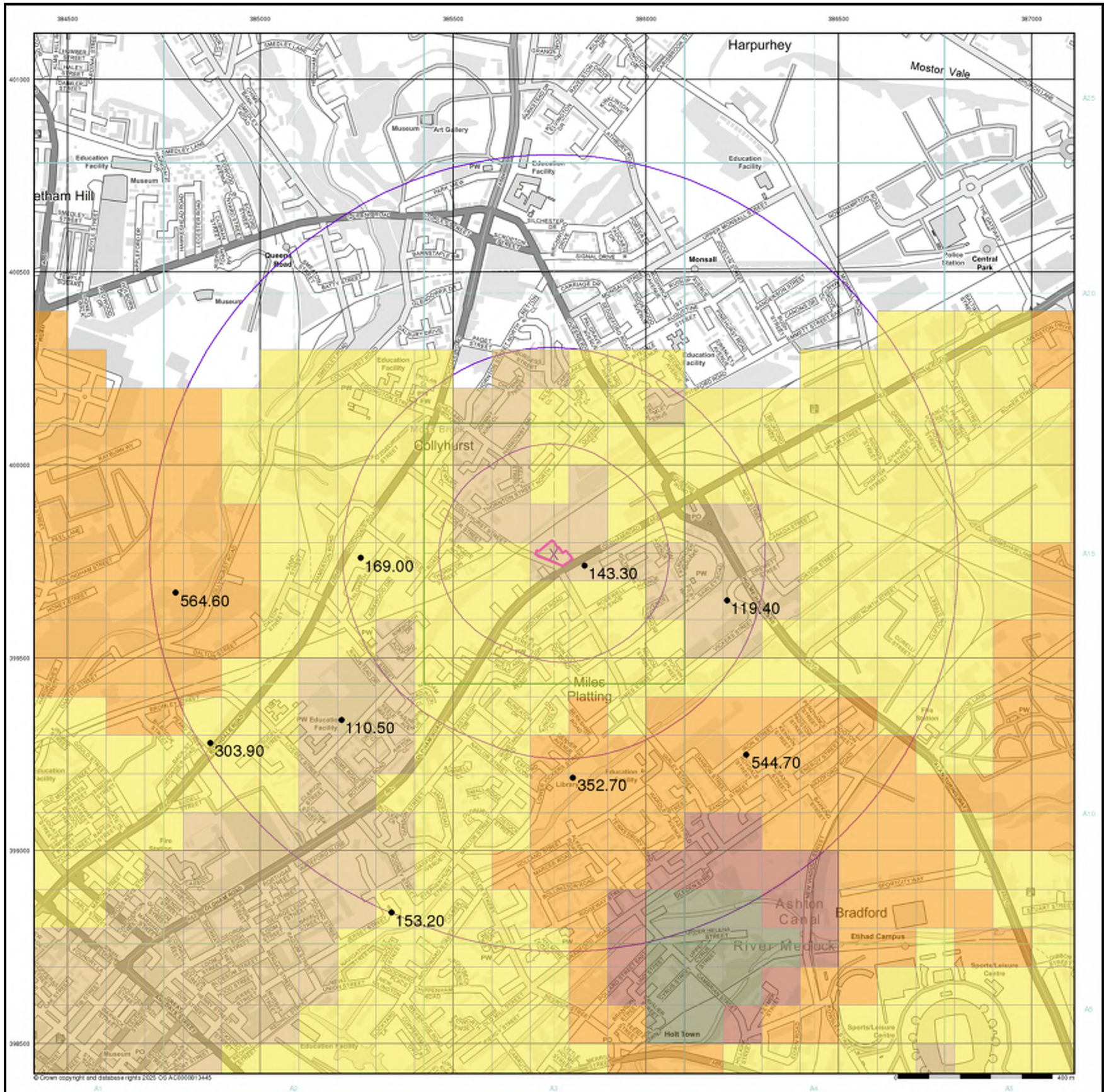
Order Details

Order Details:	382261253_1_1
Customer Ref:	34901LG
National Grid Reference:	385760, 399770
Slice:	A
Site Area (Ha):	0.31
Search buffer (m):	1000

Site Details

Oldham Road, MANCHESTER, M40 8RR

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Sutcliffe

General

Specified Site | Specified Buffer(s) | X Bearing Reference Point

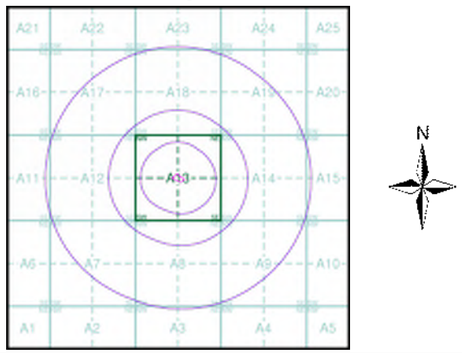
Urban Soil Chemistry Lead

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Lead Concentrations mg/kg

< 150
150 - 300
300 - 600
600 - 900
> 900

Urban Soil Chemistry Lead - Slice A

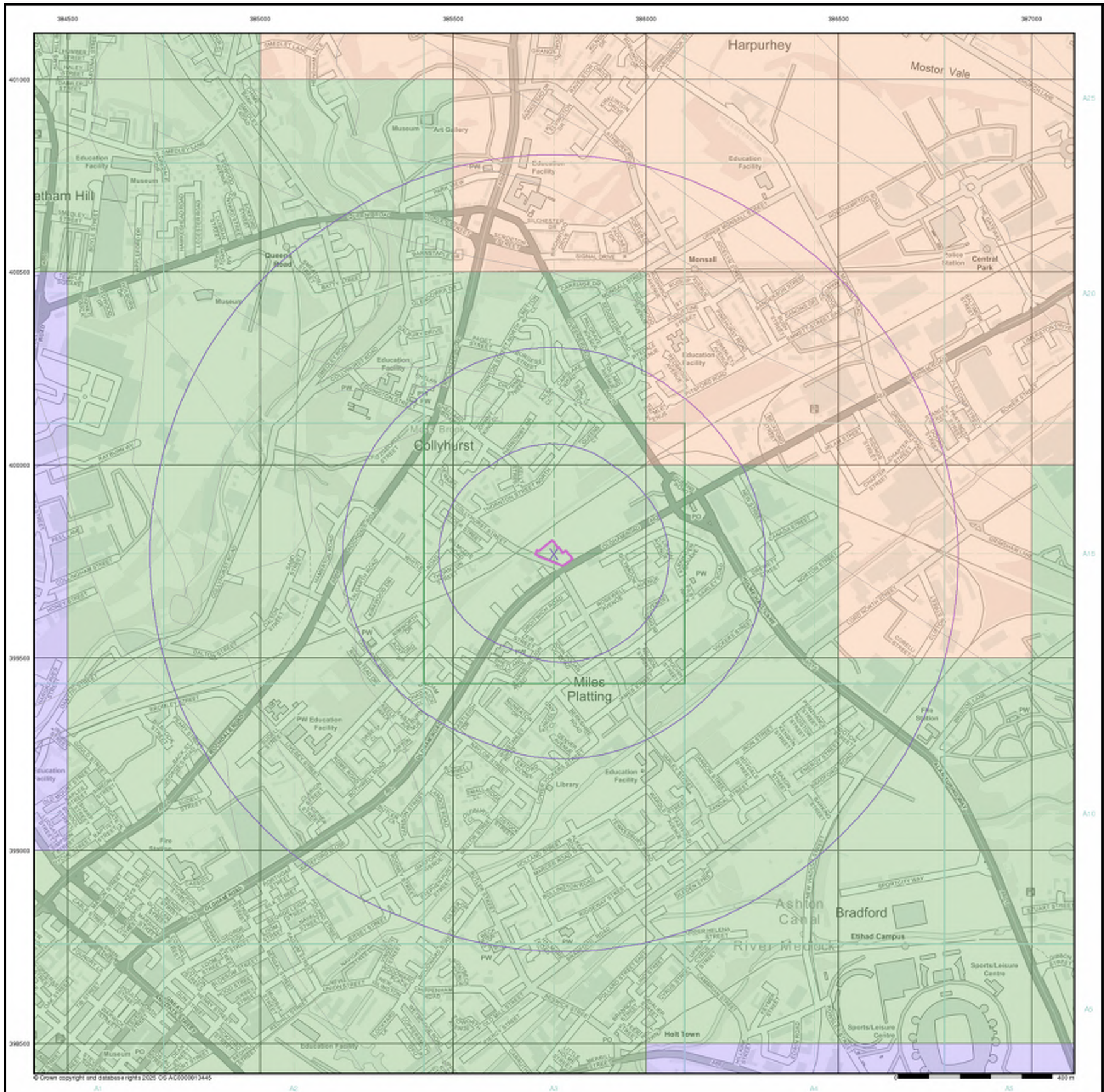


Order Details

Order Details:	382261253_1_1
Customer Ref:	34901LG
National Grid Reference:	385760, 399770
Slice:	A
Site Area (Ha):	0.31
Search buffer (m):	1000

Site Details

Oldham Road, MANCHESTER, M40 8RR



Sutcliffe

General

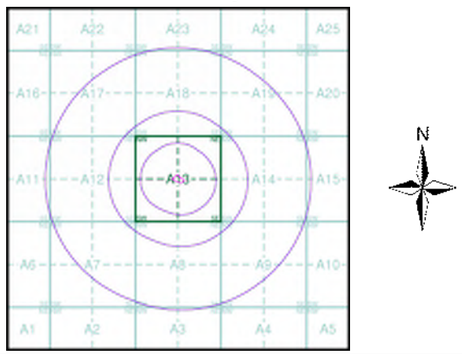
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg

- <100 mg/kg
- 100 - 200
- 200 - 300
- 300 - 600
- 600 - 1200
- >1200

Estimated Soil Chemistry Lead - Slice A

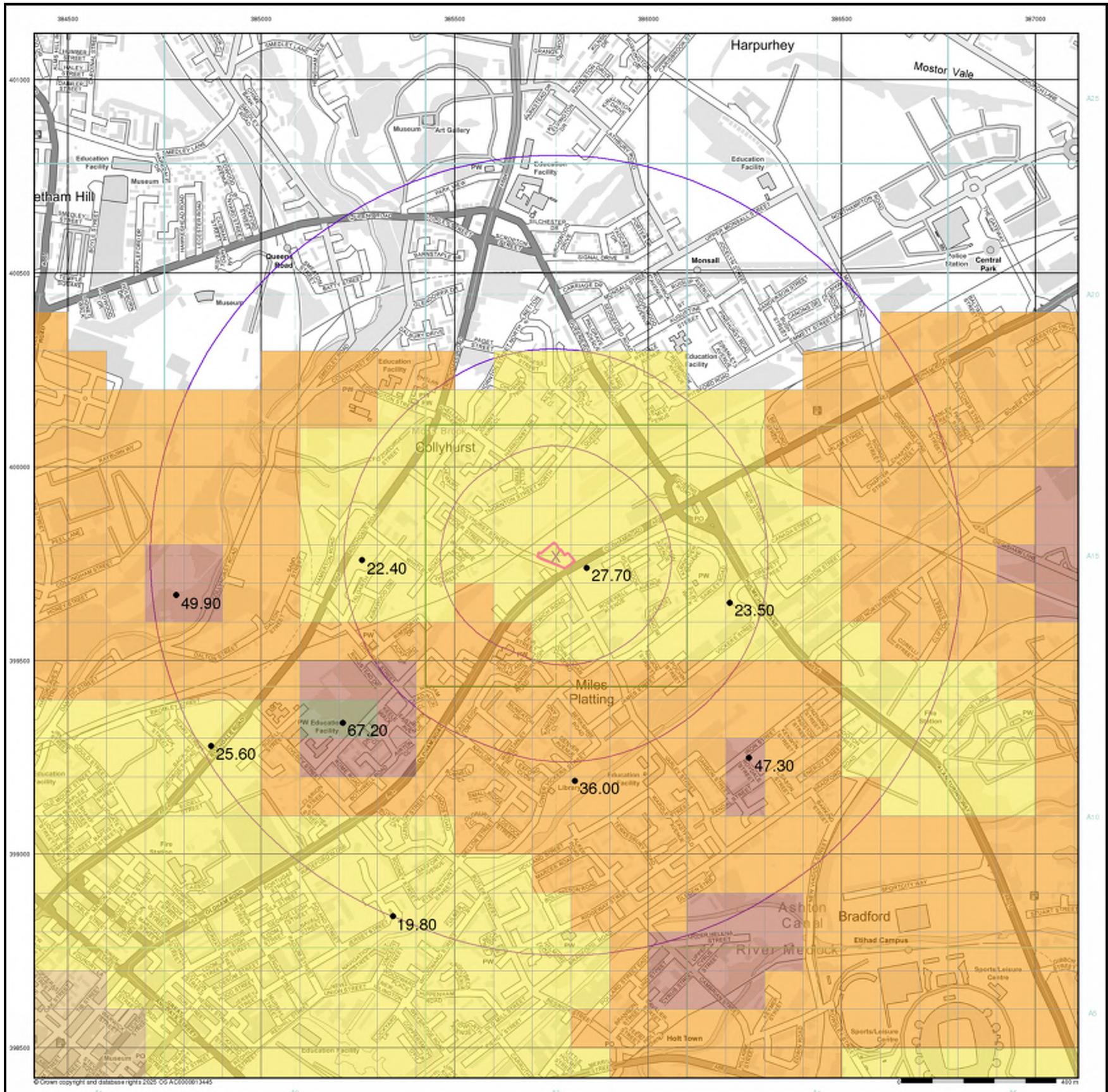


Order Details

Order Details:	382261253_1_1
Customer Ref:	34901LG
National Grid Reference:	385760, 399770
Slice:	A
Site Area (Ha):	0.31
Search buffer (m):	1000

Site Details

Oldham Road, MANCHESTER, M40 8RR



General

Specified Site | Specified Buffer(s) | Bearing Reference Point

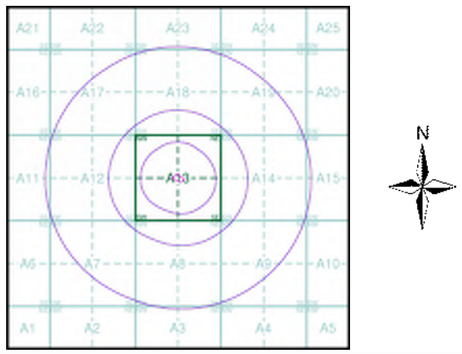
Urban Soil Chemistry Nickel

BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Nickel Concentrations mg/kg

- < 15
- 15 - 30
- 30 - 45
- 45 - 60
- 60 - 80
- 80 - 100
- > 100

Urban Soil Chemistry Nickel - Slice A

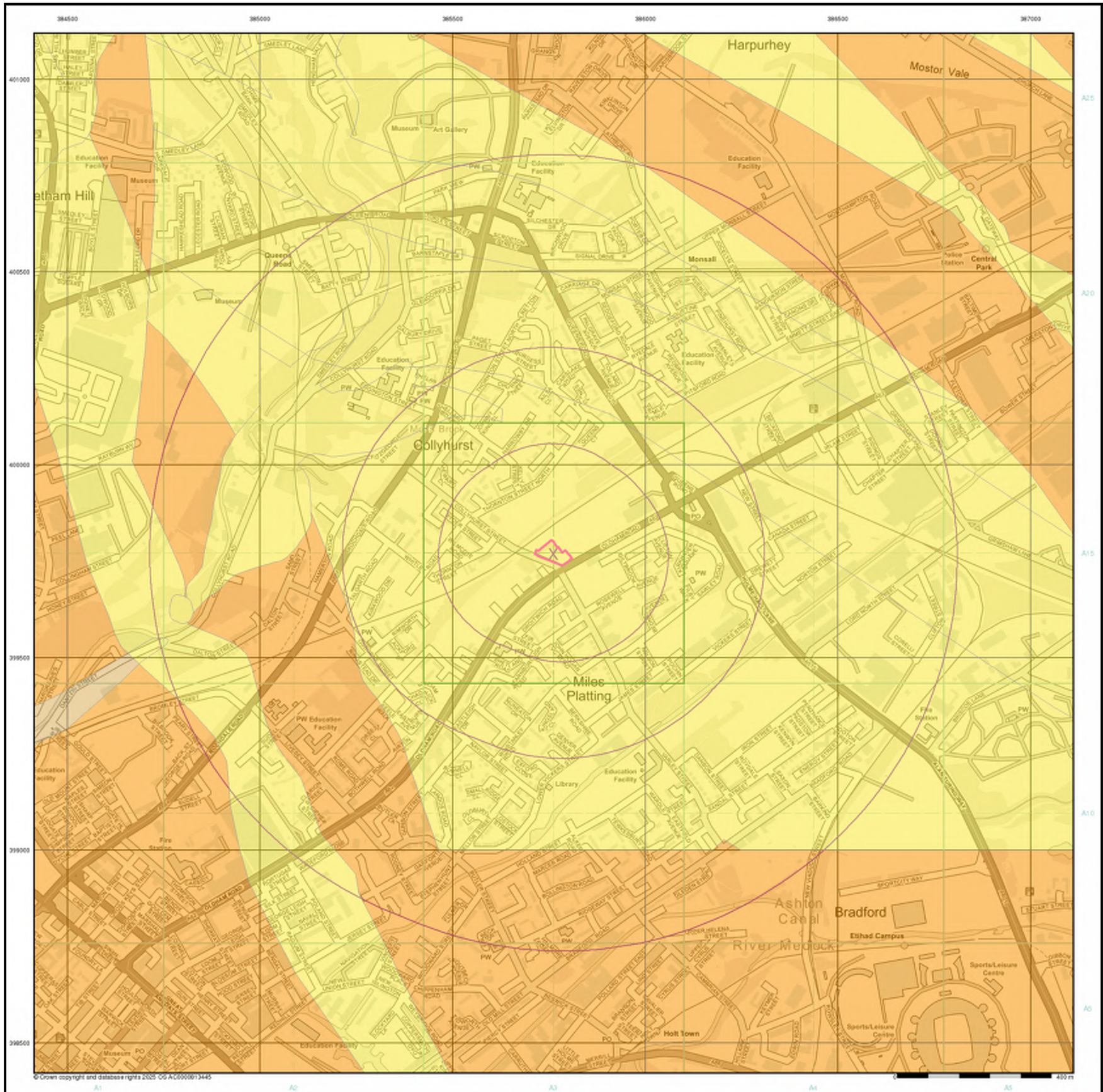


Order Details

Order Details:	382261253_1_1
Customer Ref:	34901LG
National Grid Reference:	385760, 399770
Slice:	A
Site Area (Ha):	0.31
Search buffer (m):	1000

Site Details

Oldham Road, MANCHESTER, M40 8RR



Sutcliffe

General

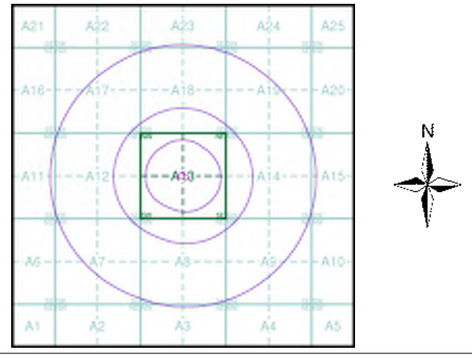
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg

- < 15
- 15 - 30
- 30 - 45
- 45 - 60
- 60 - 80
- 80 - 100
- > 100

Estimated Soil Chemistry Nickel - Slice A



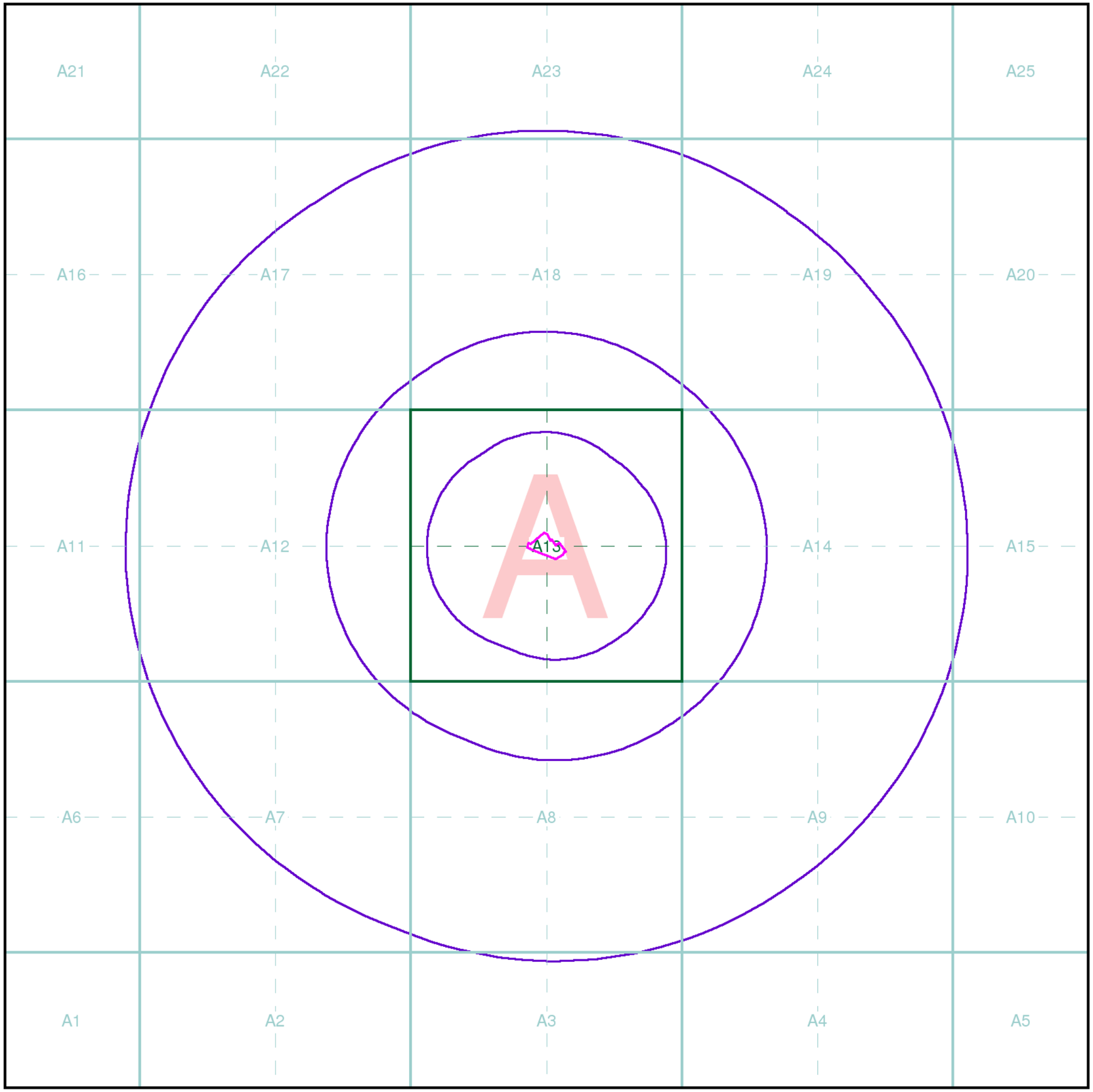
Order Details

Order Details:	382261253_1_1
Customer Ref:	34901LG
National Grid Reference:	385760, 399770
Slice:	A
Site Area (Ha):	0.31
Search buffer (m):	1000

Site Details

Oldham Road, MANCHESTER, M40 8RR

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice
Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment
A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant
A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:

Envirocheck reports are compiled from 136 different sources of data.

Client Details

MR W Baldwin, Sutcliffe Projects Ltd, 18-20 Harrington Street, Liverpool, L2 9QA

Order Details

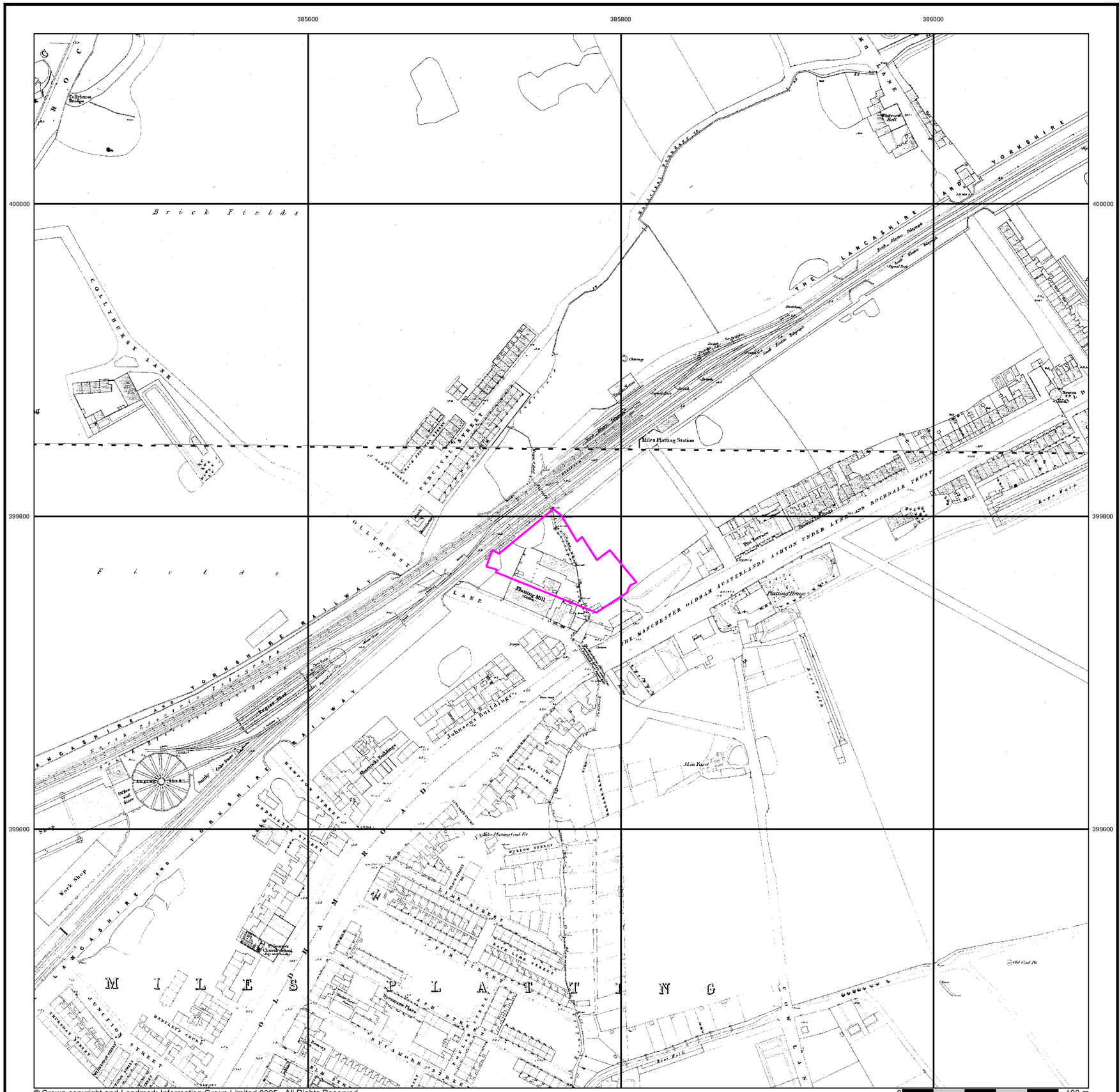
Order Number:	382261253_1_1
Customer Ref:	34901LG
National Grid Reference:	385760, 399770
Site Area (Ha):	0.31
Search Buffer (m):	1000

Site Details

Oldham Road, MANCHESTER, M40 8RR

Full Terms and Conditions can be found on the following link:
http://www.landmarkinfo.co.uk/Terms/Show/515

Landmark INFORMATION GROUP
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



© Crown copyright and Landmark Information Group Limited 2025. All Rights Reserved.

Sutcliffe

Lancashire And Furness

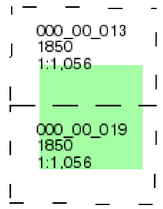
Published 1850

Source map scale - 1:1,056

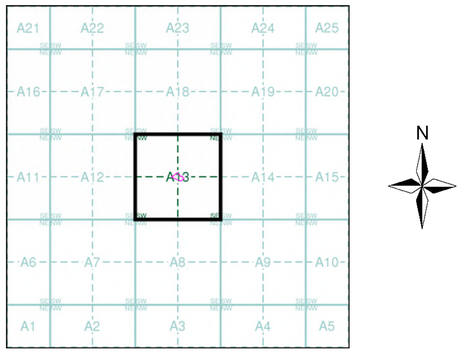
The 1:1056 scale of Ordnance Survey mapping was adopted from Ireland in 1848 and was used to survey towns with a population of over 4000, plus county towns of lesser population, in those counties mapped at the six-inch scale in 1841-55. The scale was the largest scale at which London was mapped by the Ordnance Survey and a 'skeleton' survey of the capital, showing little more than streets, street names, frontages and altitudes, was undertaken between 1848 and 1850. The majority of the 1:1056 surveys were later replaced by 1:500 surveys; although almost all the remainder were revised at this scale, sometimes more than once before 1895. The type of detail shown on the 1:1056 scale is broadly similar to that on 1:500; the apparent omission of minor details such as sewer access points and street lights may be as much a reflection of the generally earlier date of these plans, as of the specification of the map.

Please note: Due to the partial coverage of Historical Town Plans, it is possible that not all segments within an order will contain mapping. Only the segments that have Town Plan coverage will be generated.

Map Name(s) and Date(s)



Historical Town Plan - Segment A13



Order Details

Order Number:	382261253_1_1
Customer Ref:	34901LG
National Grid Reference:	385760, 399770
Slice:	A
Site Area (Ha):	0.31
Search Buffer (m):	0

Site Details

Oldham Road, MANCHESTER, M40 8RR

Landmark INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk