IGE consulting

Peacock Centre, Manchester

Phase 1 Geo-Environmental Investigation Report

For: Shepherd Gilmour (SGI) Consulting Engineers

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Consulting Engineers

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CONTENTS

1.0 INTRODUCTION

1.1 Site Location & Description
1.2 Brief

2.0 SCOPE OF INVESTIGATION WORK

2.1 Walkover Survey
2.2 Documentation

3.0 FINDINGS

3.1 Walkover Survey
3.2 Site History
3.3 Geology
3.4 Mining
3.5 Hydrology and Hydrogeology
3.6 Hazardous Installations, Landfill and Waste
3.7 Radon
3.8 Unexploded Ordnance (UXO)
3.9 Animal Burial Sites
3.10 Archaeology

4.0 CONCLUSIONS

4.1 General
4.2 Ground Conditions and Geotechnical Hazard Identification
4.3 Sources of Contamination and Probable Contaminants
4.4 Identified Pathways of Contamination
4.5 Identified Receptors of Contamination
4.6 Conceptual Site Model
4.7 Preliminary Risk Assessment Summary
4.8 Scope of Phase 2 Intrusive Geo-Environmental Ground Investigation

5.0 RECOMMENDATIONS

APPENDICES

APPENDIX 1	LIMITATIONS OF INVESTIGATION WORK AND REPORT AND CONTAMINATED LAND LEGISLATIVE FRAMEWORK

APPENDIX 2	FIGURES AND DRAWINGS

- SI - 01 Site Location Plan
- Proposed Development Plan: Proposed Site Plan – Peacock Centre, DN0385 PRP-Z1-00-DR-A-20100, Rev P07, dated January 2026
- Proposed Development Plan: Proposed Site Plan – Pipewell Avenue, DN0385 PRP-Z2-00-DR-A-20101, Rev P07, dated January 2026
- SI - 02 Site Features Plan
- SI - 03 Conceptual Site Model

APPENDIX 3	WALKOVER SURVEY PHOTOGRAPHS AND PHOTOGRAPH LOCATION PLAN

APPENDIX 4	HISTORICAL ORDNANCE SURVEY MAPS

APPENDIX 5	GROUNDSURE COMBINED ENVIRO + GEO INSIGHT REPORT

APPENDIX 6	BGS BOREHOLE LOGS

APPENDIX 7	ZETICA UXO RISK MAP AND BRIMSTONE PRELIMINARY UXO RISK ASSESSMENT REPORT

APPENDIX 8	MINING REMEDIATION AUTHORITY CONSULTANTS COAL MINING REPORT

APPENDIX 9	BRITAIN FROM ABOVE PHOTOGRAPHS

1.0 INTRODUCTION

This Phase 1 Geo-Environmental Investigation report has been prepared at the request of Shepherd Gilmour (SGI) Consulting Engineers. Instructions to proceed were received in February 2025. Phase 1 desk study work was undertaken in March and April 2025.

1.1 Site Location and Description

This report pertains to a c. 1.35 Ha site divided into 2 No. parcels in Gorton, Manchester, c. 4.5km south-east of Manchester City Centre, at the approximate post code M18 8EG. Parcel A (north) is located to the south of Gorton Lane and Parcel B (south) is located to the east of Pipewell Avenue. The National Ordnance Survey Grid Reference for the centre of Parcel A is 388330E, 396605N and the Grid Reference for the centre of Parcel B is 388309E, 396472N.

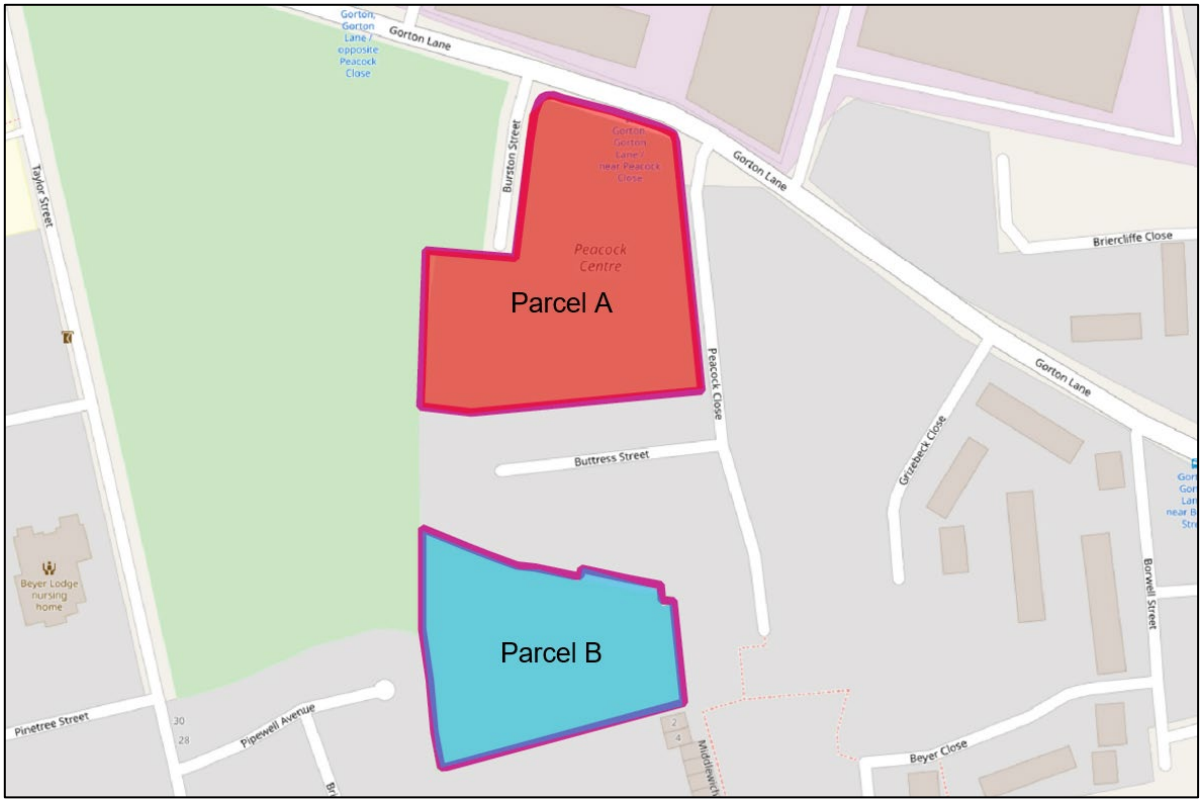


Figure 1: An extract of the site location plan with the 2 No. site parcels indicated in red and blue.

Parcel A (north)

The northern parcel of the site is currently vacant land recently cleared of vegetation, with the exception of established trees noted along the boundaries. The ground underfoot is predominantly rough grass and Made Ground with areas of cobble sets noted adjacent to access points. The site is bound by residential properties to the south, Peacock Close and residential properties to the east, Gorton Lane to the north and Burston Street and a public park to the west. Access to the site is off Peacock Close along the eastern site boundary.

Parcel B (south)

The site currently comprises an open grassland used by the general public for recreational purposes with established trees along site boundaries and in discrete locations across the site. The site is bound by residential properties to the north, east, south and west, as well as a public park to the north-west. Access to the site is via the adjacent public park along an unnamed track, accessed from Gorton Lane to the north or along footpaths to the north east, south east and south west. An aerial photo of the site is included below and a site location plan is contained in Appendix 2.



Figure 2: Aerial image of the site dated April 2023.

Proposed Development

This Phase 1 Geo-Environmental Investigation is to be used for submission to the Local Authority as part of a planning application. It is the client's intention to develop the site into a low-rise residential development comprising semi-detached and terraced dwellings, as well as an apartment block with associated private gardens, soft landscaping and access roads.

Proposed development plans are contained in Appendix 2 with extracts below as Figure 2.





Figure 3: Extracts of the Proposed Development Plans, taken from Proposed Site Plan – Peacock Centre DN0385 PRP-Z1-00-DR-A-20100, Rev P07 (top) and Proposed Site Plan – Pipewell Avenue, DN0385 PRP-Z2-00-DR-A-20101, Rev P07 (bottom).

1.2 Brief

The brief was to carry out a Phase 1 Geo-Environmental Investigation for the site based upon the proposed development outlined in Section 1.0. The site area is shown on the site location plan contained in Appendix 2.

The investigation was to include the following:

a) Assess the probable ground conditions and contaminated land conditions on and below the site based on existing and historical site uses and relevant off-site activities, including a site walkover.

b) Identify sources of contamination that may be present at the site using current contaminated land guidance and develop a conceptual site model for potential human health, ground gas and controlled waters receptors.

c) Undertake a Preliminary Risk Assessment which will determine the requirement for further environmental (contaminated land) investigation and assessment.

d) Design, on the basis of the anticipated ground conditions, appropriate ground investigation works and discuss potential development issues (i.e. sub-surface features – obstructions, infilling, compressible ground, faulting, mineral extraction, mining and land instability).

A report was to be provided to summarise findings and to provide recommendations.

The limitations of this investigation work and report are included in Appendix 1.

2.0 SCOPE OF INVESTIGATION WORKS

2.1 Walkover Survey

The site was visited on 2nd May 2025 in clear weather conditions. Photographs were taken of the site during the walkover survey and these photographs, together with a plan indicating their location and direction, are contained in Appendix 3.

2.2 Documentation

A combined Enviro + Geo Insight report (Ref: GS-RHG-4DO-3XB-ODE) was obtained from Groundsure, an environmental database company, which provides a list of recorded past and present activities at or adjacent to the site which could have an impact on the levels of contamination in the soils and groundwater at the site. As part of the desk study works, the below documents were obtained and examined. Unless otherwise stated, the documents are contained within the Groundsure Enviro + Geo Insight Report in Appendix 5:

a) Groundsure maps, all dated 2025 as follows:

- Historical Land Use map;
- Environmental Permits, Incidents and Registers map;
- Landfill and other Waste Sites map;
- Current Land Use map;
- Hydrogeology and Hydrology maps;
- Environment Agency / Natural Resources Wales flood maps;
- Designated Environmentally Sensitive Sites map;
- Geological maps and Ground Working map;
- Mining, Extraction & Natural Cavities map;
- Natural Ground Subsidence maps;
- Borehole Records map; and
- Railways and Tunnels map.

b) Aerial photographs of the site dated April 2023, October 2022, June 2015, June 2009 and June 2000.

c) Historical Ordnance Survey maps dated between 1848 and 2025, at scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

d) The following sources were obtained and examined from the British Geological Survey. All items were copied under licence: [C18/01] British Geological Survey ©UKRI. All rights reserved:
   - The BGS 1:50,000 bedrock and superficial geological map (Sheet Ref: 85 dated 2011); and
   - The BGS 1:50,000 bedrock geological map (Sheet ref 85 dated 2010).

e) A Zetica UXO Risk Map was obtained and is included in Appendix 7.

f) A Preliminary UXO Risk Assessment Report was obtained from Brimstone Site Investigation Ltd. and is included in Appendix 7.

g) Mining Remediation Authority Consultants Mining Report reference 51003485456001. The report is contained within Appendix 8.

h) Britain From Above aerial photographs, copied under Content Licence (Ref: EAW004392 and EPW019383 dated 1927 and 1947), included within Appendix 9.

The Manchester City Council Planning Portal has been reviewed, however, no relevant information was available.

3.0 FINDINGS

3.1 Walkover Survey

The walkover survey was carried out on 2nd May June 2025 during clear weather conditions. During the walkover survey the following features were noted. The locations of the below-mentioned features are presented on the Site Features Plan (SI-02, P2).

The site currently comprises 2 No. parcels of land, Parcel A (north) and Parcel B (south), as shown in Figure 1 above.

Parcel A (north)

The northern parcel of the site is currently vacant; appearing to have recently been cleared of vegetation, with the exception of established trees noted along the boundaries. The ground underfoot is predominantly rough grass and Made Ground with areas of cobble sets noted adjacent to access points. Areas of previously dense vegetation were evident primarily in the southwestern area. The site is bound by a mixture of metal railing fencing and brick wall.



Figure 4: General site photograph of Parcel A

3 No. bunds are currently present on site; along the northern part of the eastern boundary, across the centre of the site, orientated E-W and along the northern part of the western boundaries. The bunds along the western and central parts of the site are predominantly made up of Made Ground soil. The bund along the eastern

boundary is predominantly anthropogenic materials, including but not limited to; brick, concrete, plastic, metal, wooden beams, foam, cardboard and rubber blocks, possibly associated with the demolition of the former on-site buildings.



Figure 5: Photographs showing the bunds across the site; the bund along the western boundary (top left), the bund across the eastern part of the site (top right) and the bund across the centre of the site (bottom).

4 No. access points have been identified for Parcel A, 2 No. along the eastern boundary off Peacock Close via padlocked metal gates with 2 No. more off Burston Street along the western boundary of the site, also via padlocked metal gates. The above-mentioned bunds are all located behind these access points to restrict vehicular access.

The topography of Parcel A is gently sloping from 65.50m AOD in the southeastern corner of the site to 64.00m AOD in the northwestern corners of the site.

Established trees were noted along the site boundaries.

The composition of the bunds present on site is currently unknown and therefore cannot be discounted as a contaminative source at this stage. Evidence of 2 No. fires was noted adjacent to the western boundary and the eastern boundary.

No other evidence of contamination (i.e. spillages or leakages) or contaminative sources were identified. Evidence of fly tipping was noted along the southern boundary of the site however; this is not considered a significant contaminative source as the material was primarily inert material including metal and plastic.



Figure 6: Photograph showing an area of the fly tipping along the southern boundary of the site.

Evidence of previous site investigation was observed during the walkover as 3 No. ‘tophat’ monitoring installation well covers were identified across the site.

Parcel B (south)

Parcel B currently comprises an open grassland with a small area of hard standing in the northwestern corner and a footpath crossing the northern area, orientated E-W.



Figure 7: General site photograph of Parcel B

Pedestrian footpaths are present along the eastern, southern and western boundaries of the site with pedestrian only access points identified in the southwestern, southeastern and northeastern corners with metal fencing passages. A narrow, unblocked passage off Hampden Crescent to the south of the site is present along the southern boundary. The site can also be accessed via the adjacent public park to the northwest, via a track off Gorton Lane to the north of the site.



Figure 8: Photographs to show pedestrian access points to Parcel B through metal fence (left) and passage from Hampden Crescent to the south of the site (right).

The topography of Parcel B is gently sloping from 60.00m AOD in the southeastern corner of the site to 65.00m AOD in the northwestern corner of the site.

Evidence of underground services has been identified (water and electric) along the southern boundary of the site, as water stop tap caps and street lighting columns. Evidence of a fire was noted in the central area of Parcel B. No other evidence of contamination (i.e. spillages or leakages) or contaminative sources were identified.

3.2 Site History

The site development history has been researched by reference to historical maps, street plans and aerial photographs. The historical maps are included in Appendix 4 to this report and the principal observations, which are divided into on-site history and off-site history, are summarised below:

On-Site History

Date	Site Feature
1893 – 1908	On the earliest historical map the site is recorded as open land, possibly fields associated with Field Farm located between the northern and southern site section.
1908 – 1933	By 1908 a row of terraced dwellings are recorded crossing into the northern site section, the majority of the site remains undeveloped.
1933 – 1950	By 1933 a school and infant school are recorded in the northern site section. The southern site section remains undeveloped.
1950 – 1968	By 1950 the school and infant school have both been extended and additional ancillary buildings are also recorded in the northern site section. The southern site section is recorded as a recreation ground.
1968 – 1978	By 1968 a building of unknown use is recorded adjacent to the recreation ground in the southern site section, the northern site section remains relatively unchanged.
1978 – 1989	By 1978 the infant school is now recorded as the East District Language and Mathematics Development Centre and the school is recorded as Peacock Street County Primary School. The building in the southern site section is no longer recorded.
1989 – 2016	By 1989 the primary school is now recorded as the Peacock Centre.
2016 – 2025	By 2016 all buildings have been demolished. The site has remained relatively unchanged since.

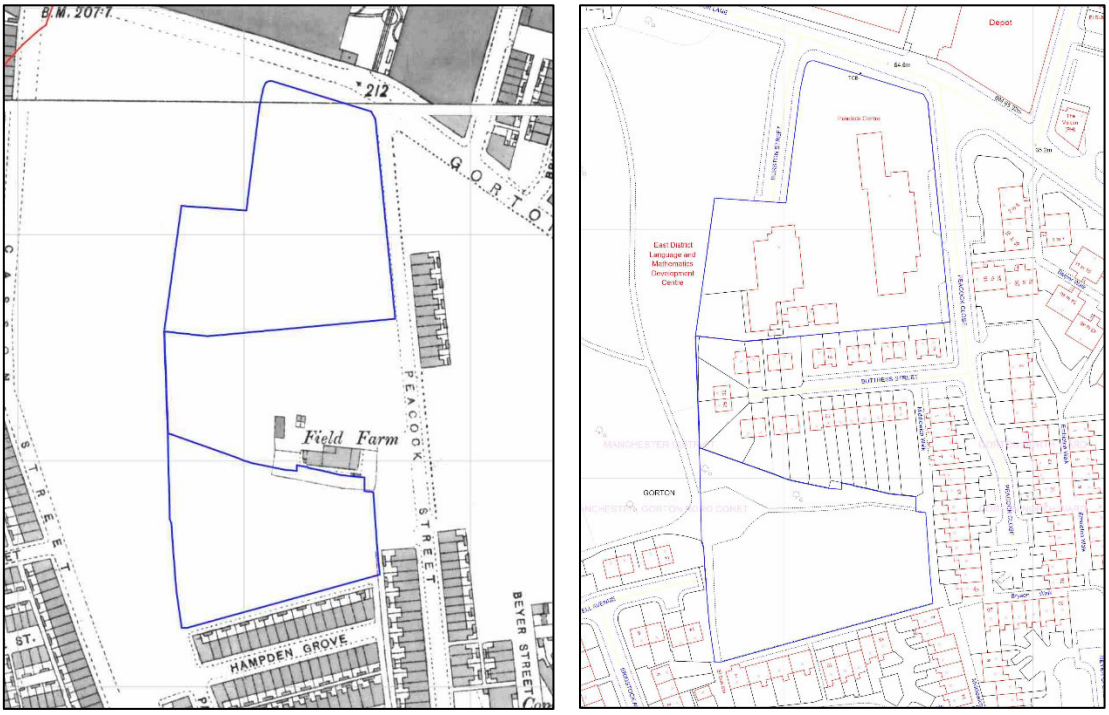


Figure 9: Extracts of the OS historical maps dated 1908 (left) and 2003 (right).

Historical aerial images of the site dated 1927 and 1947 have been obtained from Britain From Above. These show historical buildings on site and are included below:

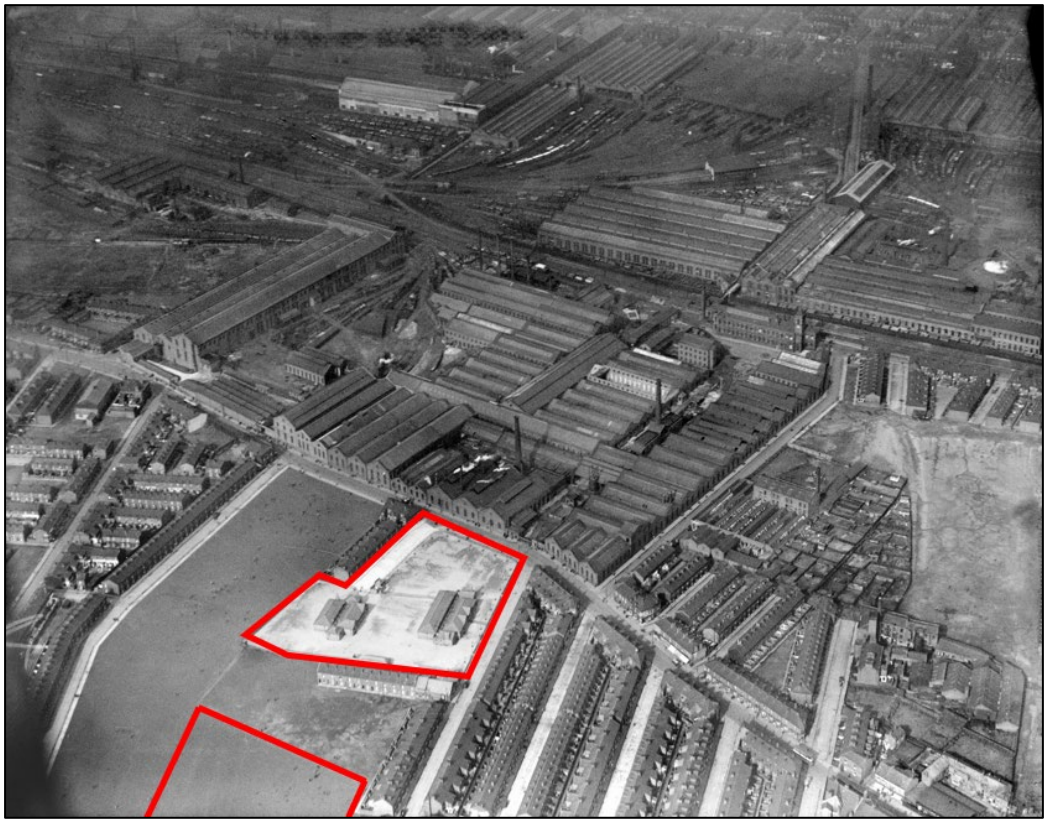


Figure 10: Historical aerial image of the site and adjacent environs dated 1927

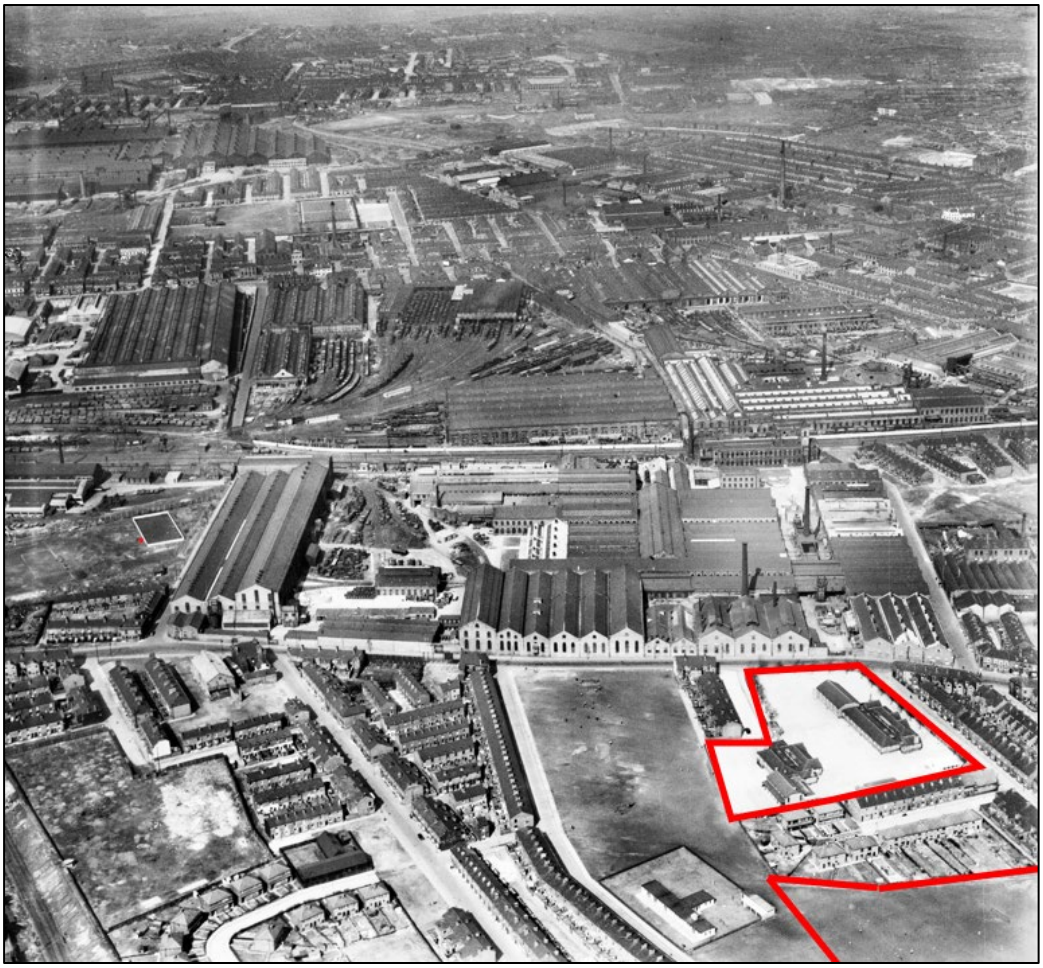


Figure 11: Historical aerial image of the site and adjacent environs dated 1947

Off-Site History

Date	Site Feature	Distance (m)	Direction
1892 – 2025	**Gorton Foundry** is recorded to the north of the site from the late 1890s, the foundry is no longer present by 1981, however, some buildings remain. The area is recorded as industrial estate comprising warehouses and depots by 1985 and remains recorded as such until 2025.	0 - 270	N
1848 – 1982	Numerous **ponds** are recorded around the site, most have been redeveloped and presumed infilled by the early to mid-20th century.	10 – 500	N, E, S, W
1892 – 2025	**Engineering Works** are recorded to the north-east of the site, recorded as Works by 1968, then it is recorded as part of an industrial estate since 2001 and remains as such until the present day.	70	NE
1906 – 1938	**Brick Works** are recorded to the west of the site, recorded as allotment gardens by 1934, no longer present by 1938 when they were developed into a residential area.	150	W
1892 – 1934	**Gum Works** are recorded to the east of the site, recorded as Booth Street Mills from 1906, present until 1934 when it is no longer recorded.	200	E
1985 – 2025	**Depot** is recorded in the 1980s until 2025, though the feature is no longer recorded as a depot by 2025.	220	NW
1892 – 2025	**Belle Vue station** and **railway line** are recorded from 1892 and remain relatively unchanged until the present day.	230 – 500	W – SW

1848 – 2025	**Gorton station** and **Manchester and Sheffield railway** are recorded on the earliest historical map and remains relatively unchanged until the present day.	250	NE

Given the relatively industrial nature of the surrounding area, numerous mills, works, warehouses and other potentially contaminative sources are recorded between 250m and 500m from the site.

3.3 Geology

3.3.1 BGS Geological Map

The BGS 1:50,000 superficial and bedrock maps of the area (Sheet No: dated 2011 and 2010, respectively) indicate that the site (both parcels of land) is underlain by superficial deposits comprising **Glacial Till** which typically comprises a heterogenous mixture of clays, sands and gravels. The site is underlain by bedrock of the **Chester Pebble Beds Formation**, comprising sandstone.



Figure 12: Extracts of the BGS 1:50,000 superficial (left) and bedrock (right) geological maps. Light blue = Glacial Till, Grey = Chester Pebble Beds Formation.

The BGS geological maps record **Made Ground** adjacent to the northern site boundary (dark purple on the below extract), anticipated to be associated with the development of industrial site uses in the area. 2 No. areas of worked ground / void are also recorded to the north-east and west of the site (pink on below extract), anticipated to be associated with the construction of the railway network.

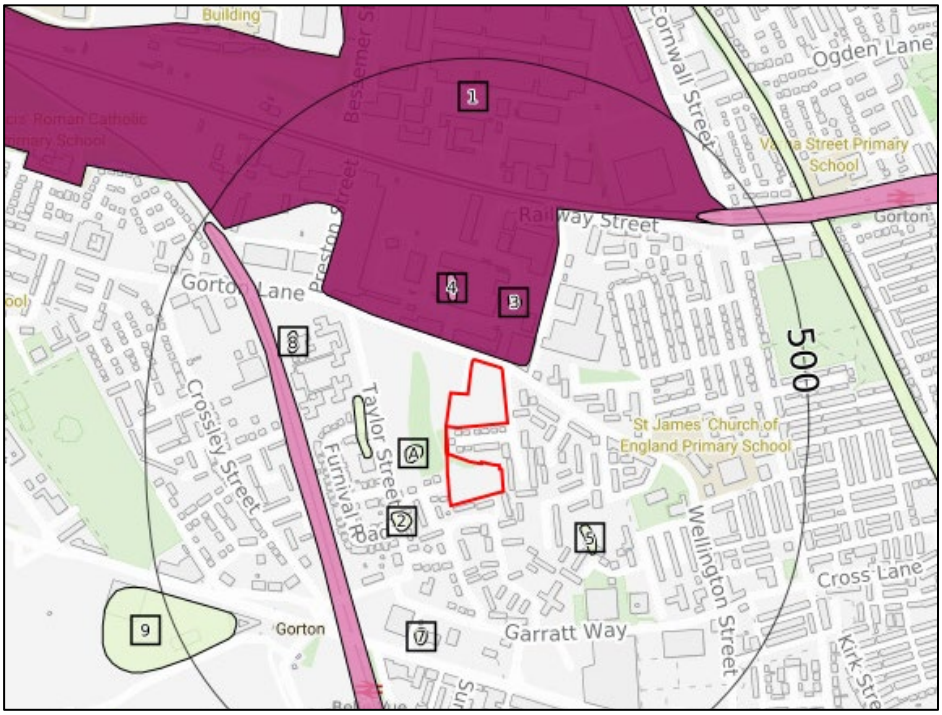


Figure 13: Extract showing the location of the Made Ground (dark purple) and worked ground (pink) with respect to the site location.

No bedrock dips are recorded, however based on the younging direction of the bedrock, the bedrock is anticipated to be dipping to the west. No faults were recorded on site or within 500m of the site.

3.3.2 BGS Trial Pits Logs

There were no available BGS boreholes or other exploratory holes on site. There were 5 No. BGS borehole logs (trial pits) available in close proximity to the site within a comparable geological setting. The pertinent information from the borehole logs is outlined below:

BGS Borehole Reference: SJ89NE1874 – SJ89NE1878

These trial pits were located between c. 150m and 175m west of the site constructed to depths of between 3.00m and 3.30m bgl at an unknown date. The logs recorded the following pertinent information:

- **Topsoil** to a depth of 0.10m bgl, underlain by;
- **Made Ground** comprising stiff, brown, silty clay, loose, brown to dark brown, gravelly, slightly clayey to clayey silty sand and loose, brown, sandy, clayey

gravel with occasional thin bands (between c. 0.10m and 0.15m thick) of brown fibrous peat to depths of between c. 1.30m and 2.25m bgl, underlain by;

- **Glacial Till** comprising very soft to soft, greyish brown, sandy clay and stiff brownish grey, fissures, gravelly, silty clay to a depth of between 3.00m and 3.30m bgl.

Groundwater level was recorded at c. 0.80m on a single trial pit log, noted to be a moderate ingress (Ref: SJ89NE1874). The other trial pits were noted to be dry.

3.3.3 BGS Geohazards

Data Type	Details
Ground Stability Data	• The Potential for Shrinking or Swelling Clay Ground Stability Hazards is regarded as very low. • The Potential for Running Sand Ground Stability Hazards is regarded as very low. • The Potential for Compressible Ground Stability Hazards is regarded as negligible. • The Potential for Collapsible Ground Stability Hazards is regarded as very low. • The Potential for Landslide Ground Stability Hazards is regarded as very low. • The Potential for Dissolution Ground Stability Hazards is regarded as negligible.

3.3.4 BGS Estimated Soil Chemistry

The BGS have estimated that the superficial deposits across the site to naturally comprise the following determinands:

- Arsenic: 15mg/kg – 25mg/kg
- Cadmium: 1.8mg/kg
- Chromium: 60mg/kg – 90mg/kg
- Nickel: 15mg/kg – 30mg/kg
- Lead: 100mg/kg – 300mg/kg
- Bioaccesible Lead: 60mg/kg – 240mg/kg

3.4 Mining

3.4.1 Coal Mining

The site lies within a Mining Remediation Authority Coal Mining Reporting Area, however, does not lie within a Development High Risk Area. No mine entries, coal

outcrops, recorded or probable shallow workings or underground workings are recorded on site or in close proximity to the site, however, a Consultants Coal Mining Report was obtained for due diligence purposes.

Mining Remediation Authority Consultants Coal Mining Report

A Consultants Coal Mining Report was obtained from the Mining Remediation Authority (Ref: 51003485456001) which indicates that coal mining is recorded on site at depths of between 705m and 1024m bgl, as summarised below:

Coal Seam	Depth (m bgl)	Direction to Working	Dipping Rate of Worked Seam	Dipping Direction of Worked Seam	Extraction Thickness	Year Last Mined
Parker	705	North-West	18.0	South-West	80	1935
Crombouke	985	North-West	16.6	South-West	120	1929
Crombouke	1012	North-West	25.3	South-West	120	1940
Roger	1018	North-West	17.3	South-West	180	1952
Crombouke	1024	North-West	11.3	South-West	120	1957

The Mining Remediation Authority report also states that:

- No probable unrecorded shallow workings are anticipated beneath the site;
- No spine roadways are recorded at shallow depth;
- No mine entries are recorded on site or within 100m of the boundary;
- No outcrops are recorded on site;
- No faults, fissures or break lines are recorded on site;
- No open cast mines are recorded within 500m of the site;
- No Coal Authority managed tips are recorded within 500m of the site;
- No coal related site investigations are recorded within 500m of the site;
- No remediated sites are recorded within 50m of the site;
- The Coal Authority has not received a damage notice of claim for the subject property, or any property within 50m of the site since 31st October 1994;

- There are no current Stop Notices delaying the start of remedial works or repairs to the property;
- The Coal Authority is not aware of any request having been made to carry out preventative works before coal is worked under section 44 of the Coal Mining Subsidence Act 1991;
- No mine gas is recorded within 500m of the site boundary;
- No mine water treatment schemes are recorded within 500m of the site boundary;
- No future underground mining licenses are recorded;
- No court orders are recorded; and
- No notices have been given that the land is at risk of subsidence.

The Mining Remediation Authority Consultants Coal Mining Report can be found in Appendix 8.

3.4.2 Non-Coal Mining

The Groundsure Enviro + Geo Insight report indicates that mining of an unknown vein mineral has been undertaken 820m west of the site sporadically. However no non-coal mining was recorded on site.

3.4.3 Salt Mining / Brine Extraction

The site does not lie within the Cheshire Brine Subsidence Compensation Board Compensation District or a Consultation Area.

3.4.4 Historical Surface Excavations

No historical surface ground working were recorded on site. 22 No. historical surface ground workings were recorded within 250m of the site, including ponds, brick works, unspecified pits, unspecified ground workings and cuttings. As numerous ground workings were recorded within the area, the presence of further and potentially unrecorded historical on-site excavations cannot be discounted.

3.4.5 Mineral Safeguarding

Where mineral resources are present the mineral planning authority may designate areas as Mineral Safeguarding Areas (MSA) and Mineral Consultation Areas (MCA). These are aimed to safeguard mineral resource areas from unnecessary sterilization by non-mineral development. The BGS Mineral Resources maps designate the areas of potential mineral resources and where active / lapsed planning permission was granted for mineral extraction.

The BGS Mineral Resources Map for Greater Manchester indicates that the site does not lie within an area designated as containing mineral resources.

The Greater Manchester Join Minerals Plan indicates that no mineral safeguarding areas exist on site, however, the site lies within an area of potential shallow coal resources (classed as coal at depths of between 50m – 1200m bgl).

3.5 Hydrology and Hydrogeology

Environmental data relevant to the site and its immediately surrounding area has been obtained from sources available in the public domain. In addition, an environmental report was obtained from Groundsure. The Enviro + Geo Insight report and associated maps that have been inspected are presented in Appendix 5 and the principal observations in relation to waters and flooding can be summarised as follows:

Data Type	Details
Flooding	• With respect to rivers and seas, the site lies within Flood Zone 1. A Flood Zone 2 has been identified within 3m to the north of the site, located along Gorton Road. • Localised areas of the site, primarily in the western parts of Parcel A, may be susceptible to surface water flooding, the highest risk pertaining to a **1 in 1000 year event** with a floodwater depth of between 0.1m and 0.3m. • A BGS groundwater flooding susceptibility area has also been identified on site – the risk is deemed **moderate** for the entire site.
Surface Water Features	• No surface water features were recorded on site. • Corn Brook is recorded 584m to the north-west of the site.
Surface Water Abstractions	• There are no licensed surface water abstractions located on-site. • There are 6 No. licensed surface water abstractions located within 2km of the site, all are historical. The nearest license is located 1646m north of the site and relates to the abstraction of water from Ashton Canal, Manchester by British Waterways for general cooling.

Superficial Aquifer	• The site is underlain by superficial deposits classified as a Secondary Undifferentiated Aquifer.
Bedrock Aquifer	• The underlying bedrock is classified as a Principal Aquifer - *Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale.*
Groundwater Abstractions	• There are no recorded groundwater abstraction licenses located on-site. • There are 30 No. groundwater abstraction licenses located within 2km of the site, the majority are historical. The nearest active groundwater abstraction is located 351m north-west of the site and relates to the abstraction of groundwater from a borehole at Cemex UK Materials Limited, Preston Street, Manchester for process water.
Source Protection Zones	• There are no recorded Source Protection Zones recorded on site or within 500m of the site.
Nitrate Vulnerable Zones	• There are no Nitrate Vulnerable Zones recorded on site or within 500m of the site.
Licensed Discharge Consents	• There are no licensed discharge consents to controlled waters recorded on site or within 500m of the site.
Pollution Incidents to Controlled Waters	• There are no pollution incidents to controlled waters recorded on site. • There are 3 No. pollution incidents recorded within 500m of the site. The nearest is located 195m north-east of the site and pertains to an incident in May 2001 involving metal waste. The incident was recorded as a Category 4 (No Impact) incident to controlled waters.

3.6 Hazardous Installations, Landfill and Waste

The following information relating to hazardous installations, landfill and waste obtained from the Groundsure Enviro + Geo Insight report, published information and the walkover survey can be summarised as follows:

Data Type	Details
Environment Agency Recorded Active Landfill Sites	• There are no Environment Agency recorded active or recent landfill sites located on site or within 500m of the site.
Environment Agency Recorded Historical Landfill Sites	• There are no Environment Agency recorded historical landfill sites located on site. • There is a single Environmental Agency recorded historical landfill site located 390m north-west of the site off Preston Street, Gorton, Manchester. First input was recorded on the 31st December 1985 and the last input was recorded on the 31st of December 1994. No information pertaining to the type of waste was available.
BGS Recorded Historical Landfill Sites	• There are no BGS recorded landfill sites located on site or within 500m of the site.
Local Authority Recorded Landfill Sites	• There are no Local Authority recorded landfill sites located on site or within 500m of the site.
Local Authority Pollution Prevention and Control (Part A(2) and Part B Activities and Enforcements)	• There are no Local Authority Part A2 or Part B Activities or Enforcements located on site. • There is a single Local Authority Part A(1) Activity located 96m north of the site, related to an active permit for animal, vegetable and food treating. • There are 11 No. Local Authority Part A2 or Part B Activity located within 500m of the site, the nearest is located 160m north of the sire and relates to a historical Part B permit for coating processes at Velos Perforex Ltd, Froxmer Street, Gorton.
Registered Radioactive Substances	• There are no Registered Radioactive Substances recorded on site or within 500m of the site.
Registered Waste Treatment, Transfer or Disposal Sites	• There are no waste exemptions, historical waste sites, licensed waste sites or waste treatment, transfer or disposal sites recorded on site. • There are 35 No. waste exemptions recorded within 500m of the site, the nearest is located 129m west and relates to the storing and de-naturing of controlled drugs for disposal.

	• There are 8 No. historical waste sites recorded within 500m of the site, including scrap metal yards, a recycling centre and breaker's yards. • There are 4 No. licensed waste sites recorded within 500m of the site, including a material recycling treatment facility and a composting facility. • There is a single pollution inventory waste transfer recorded within 96m to the north of the site including the disposal of paper and cardboard packaging, biodegradable kitchen and canteen waste, street cleaning residues, bulky waste, metals and plastics.
Industrial Land Use	• There are no current industrial land uses recorded on site. • There are 27 No. recent industrial uses recorded within 500m of the site, the nearest is located 3m south and relates to an electricity substation. • There are 2 No. open fuel stations recorded within 500m of the site, the nearest is located 226m south and is a Texaco fuel station at Hyde Road, Thornbury Way, Gorton. • There are no historical industrial site uses recorded on site. • There are 174 No. historical industrial land uses recorded within 500m of the site, including unspecified foundries, railway sidings, engineering works, unspecified commercial / industrial, unspecified works, industrial estates, steel works, unspecified depots, brick works, unspecified pits, gum works, unspecified mills, cuttings, police stations, unspecified yards, carriage, wagon and locomotive works, unspecified yards, gas plant works, motor works, corporation yards, unspecified tanks, engine sheds, railway buildings, canal depots, painting sheds, and goods depots. • There are 40 No. historical tanks recorded within 500m of the site, including tanks and unspecified tanks. • There are 39 No. historical energy features recorded within 500m of the site, including electricity substations and gas plant works. • There are 7 No. historical garages recorded within 500m of the site, including garages and wagon repairing sheds.
Dangerous Substances	• There are no recorded discharges of dangerous substances on-site or within 500m of the site. • There are 3 No. pollution inventory substances recorded within 96m north of the site, including the release of carbon monoxide, cadmium and nitrogen oxides at Iceland Manufacturing Limited, Hammerstone Road for animal, vegetable and food treating.
Hazardous Building Materials	• Asbestos materials may be present within Parcel A, associated with the former on-site buildings. As no buildings are currently present on site, any associated asbestos materials may be present within the on-site Made Ground including the bund material.

3.7 Radon

A site-specific radon map is included in the Groundsure Enviro + Geo Insight report which finds that the site lies within an area where less than 1% of homes are above the Action Level and consequently, no radon protection measures are required, in line with BR211 (2023).

3.8 Unexploded Ordnance (UXO)

The Zetica UXO risk map, contained in Appendix 8, indicates that the site lies within an area of moderate risk. Therefore, a Preliminary UXO Risk Assessment Report has been obtained from Brimstone Site Investigation Ltd. The report is included in Appendix 7 and is summarised below.

With respect to World War II German bombing of Manchester, the site was found to be located within an area of Manchester that sustained low to moderate bombing, with the nearest impact recorded within 130m to the north-east of Parcel A, anticipated to be related to an incendiary bomb strike. Furthermore, the Gorton Foundry and Locomotive Works were identified as the local Luftwaffe bombing targets, as well as the railway infrastructure present 290m north of Parcel A. However, no evidence was noted that the site itself was targeted.

No records of any military activity were available and due to site history (school) and location within a residential area, it is unlikely to have occurred. The 49th Lancashire (Manchester) HG Battalion may have accessed Parcel B due to it being undeveloped during WWII. It is unlikely that the armed troops accessed Parcel A due to its developed nature.

Beyer, Peacock and Co, a munitions factory and artillery factory (WWI) was recorded adjacent north of the site, therefore disposal of munitions may have occurred in the northern site area.

The report found that during WWII multiple Light and / or Heavy Anti-Aircraft (LAA / HAA) batteries were present in the vicinity of the site, consequently it is possible that an unexploded shell struck the site, as a large number of ammunition was stored in these facilities. However, a direct strike to site is considered unlikely, as the area was developed during WWII and the report states that Luftwaffe activity in the area of the site was infrequent.

As the sites have changed since WWII, it is likely that the risk associated with shallow buried UXO was partially mitigated, however, any deep (2m bgl and below) UXO may still remain buried, consequently, the associated risk remains.

In conclusion, the report states ‘A Stage 2 Detailed Risk Assessment is not considered necessary prior to SI works commencing. However, the possibility of UXO remaining on site cannot be completely ruled out at desktop stage. Therefore, a UXO Safety Briefing to all personnel conducting ground works would be considered prudent’.

3.9 Animal Burial Sites

The Animal Health and Veterinary Laboratories Agency (AHVLA) no longer routinely respond to consultations relating to records of animal burial sites. Based upon a review of the site history it is considered unlikely that the site has been subject to recorded animal burials.

3.10 Archaeology

We do not anticipate that the site will be affected by archaeological issues, however consultation with the county archaeologist is recommended.

4.0 CONCLUSIONS

4.1 General

The northern part of the site (Parcel A) comprises a vacant plot of land formerly part of the Peacock Centre, and the southern part of the site (Parcel B) comprises part of open vacant grassed land. The site is located in a predominantly urban and industrial area. Based on the history of the site and its surroundings deep Made Ground related to the historical site uses may be present across site, predominantly within the northern site (Parcel A).

4.2 Ground Conditions and Geotechnical Hazard Identification

- **Topsoil** to a depth of 0.10m bgl, underlain by;
- **Made Ground** of unknown composition to an unknown depth, possibly deep (in excess of 1.50m bgl, if basements were historically present on-site), underlain by;
- **Glacial Till** comprising very soft to soft, greyish brown, sandy clay and stiff brownish grey, fissures, gravelly, silty clay to a depth of at least between c. 28.00m and 31.00 bgl (based on the BGS drift thickness model); underlain by;
- **Chester Pebble Beds Formation** comprising sandstone.

4.2.1 Geotechnical Hazard Identification

Potential geotechnical hazards based on the expected ground conditions that may require further consideration at the site are outlined below:

Factors	Remarks	Considerations	Hazard
Made Ground	Locally deep Made Ground may be present, especially within Parcel A in the north due to the historical site use as part of a school and later the Peacock Centre.	Made Ground may settle variably, have highly inconsistent bearing capacity and may suffer significant movements that may be problematic for foundations, externals and infrastructure elements without treatment. The presence of Made Ground may be problematic for foundations as there may be loose / soft spots within the Made Ground and it may not be suitable to utilise traditional foundations.	**Low to Moderate**

Aggressive Ground and Groundwater	Made Ground has been observed on site and may be locally deep due to the historical site uses; this may give rise to aggressive ground conditions and groundwater. The risk associated with natural ground is anticipated to be low.	Acidic ground / groundwater and sulfate may attack the concrete and steel used in foundations and react with aggregates. The oxidation of pyrite and other sulfides can also occur due to geotechnical activities. This can lead to the generation of high concentrations of sulfate and low pH that attacks construction materials and may lead to the precipitation of gypsum resulting in the heave of foundations and floor slabs. Pyrite oxidation can also be triggered by mixing susceptible materials with lime or cement resulting in high pH that can lead to the expansion of some sulfates that cause heave of stabilised soils.	**Low to Moderate**
Shrink and Swell Clays	Established trees are present along the site boundaries and in discrete locations across the sites. Glacial Till deposits are present at shallow depth and may give rise to shrink and swell behaviours.	Some types of ground (e.g., clay soils) can change volume due to changes in moisture content that may be induced by weather variations (e.g., drought), vegetation (e.g., growth or removal of trees) or man-made activities (e.g., changes to local drainage). This shrink / swell behaviour typically causes ground movement to a depth of approx. 3m potentially damaging building foundations, externals, pipes or services by differential movements.	**Low to Moderate**
Soft Spots (Parcel A)	Soft spots may be present across the site associated with localised excavations i.e., related to the construction and demolition of the historical on-site buildings (Parcel A).	Soft spots may cause differential settlement of foundations therefore there will be a requirement for localised deepening of foundations where soft spots are present.	**Low to Moderate**
Obstructions (Parcel A)	The northern part of the site (Parcel A) is likely to contain numerous underground obstructions arising from the on-site historical buildings (i.e. schools and Peacock Centre).	May act as obstructions to excavations and / or the chosen foundation solution or act as 'hard spots' within the ground if left in-situ.	**Low to Moderate**

4.3 Sources of Contamination and Probable Contaminants

Based on the desk study information the following potentially contaminative sources have been identified:

Potentially Contaminative Source	Associated Determinands	Remarks
On-Site Made Ground (including on-site bunds and areas of previous fires) **Off-Site Made Ground**	Unknown, anticipated to be metals, semi-metals, PAHs, low pH, TPH, asbestos. Ground Gas – carbon dioxide, methane, hydrogen sulfide, VOCs	Made Ground is likely to be present beneath the site and has been observed on the ground surface of Parcel A during the site walkover, particularly in the northern site section (Parcel A) in the vicinity of the former school and Peacock Centre buildings. Contamination associated with possible historical boiler rooms or tanks may be present. Off-site historical ponds have been identified from historical mapping records and are no longer present between 1938 and 1968 mapping records. Given the development in the area, it is assumed these ponds have been infilled. The nature of the material used to infill is unknown.

Off-Site Gorton Foundry	Unknown, anticipated to be asbestos, metals, metalloids and their compounds, acids, alkalis, inorganic chemicals and organic chemicals.	The Gorton Foundry was recorded adjacent to the northern site boundary between 1892 and 1981.
Off-Site Recent and Historical Industrial Land Use	Unknown, anticipated to be metals, semi-metals, PAHs, TPH, asbestos.	Numerous engineering works, railways, and other industrial works were recorded within 250m of the site, consequently, associated contamination may have migrated to the site.

It should be noted that potentially contaminative unrecorded historical activities may have occurred (e.g. the use or deposition of Made Ground from off-site during historical on-site developments) and in this event, further contaminative sources may be present.

The historical off-site landfill located within 390m of the site is not considered a significant ground gas source due to the distance from site, as well as the presence of underlying Glacial Till, which is anticipated to reduce the possibility of lateral migration of ground gas to the site.

4.3.1 Unknowns

Following the desk study, the areas of uncertainty are summarised as follows:

- Depth and composition of any on-site Made Ground;
- Depth to groundwater;
- Depth to bedrock;
- Presence of underground obstructions (e.g. historical foundations, basements and slabs) in Parcel A and;
- Presence and extent of on-site Made Ground.

4.4 Identified Pathways of Contamination

Human Health		Ground Gas		Controlled Waters	
A	Ingestion of dust and soil	A	Preferential migration along foundations & service ducts	A	Vertical migration through coarse Made Ground and coarse soils
B	Dermal contact with dust and soil	B	Migration within groundwater	B	Lateral migration along low permeability natural soils & pooling at relative low points
C	Inhalation (dust)	C	Ingress through cavity walls & floors	C	Vertical migration along future foundations and pooling at base
D	Inhalation (vapours)	D	Inhalation	D	Migration through porous bedrock
E	Consumption of homegrown produce			E	Overland flow
F	Inhalation and oral backgrounds			F	Lateral migration along historical drainage

4.5 Identified Receptors of Contamination

Human Health receptors include the following:

- End Users (residential land use scenario);
- Construction workers; and
- The general public and adjacent site users.

Controlled waters receptors include the following:

- Groundwater contained within the underlying Secondary Undifferentiated Aquifer and Principal Aquifer; and
- Surface Water – none on site, Corn Brook (584m north-west).

Other receptors include the following:

- Subsurface plastic (e.g. potable plastic water pipe); and
- Building fabric (e.g. concrete foundations, etc).

4.6 Conceptual Site Model

4.6.1 Conceptual Model for Human Health Risk Assessment

A site conceptual model in the form of a linkage table for the purposes of a preliminary risk assessment for the human health of site occupants has been produced as a result of the probable contaminants, pathways and receptors identified above. A diagram of the site conceptual model is included as Appendix 2.

Conceptual Model for Human Health Assessment					
Sources of Contamination	**Pathway**	**Receptor**	**Hazard (severity)**	**Likelihood**	**Risk**
On-Site Made Ground **Off-Site Gorton Foundry** **Off-Site Recent and Historical Industrial Land Use**	A B C D E F	End users General public	Effect on human health **(Medium)**	**Likely:** Made Ground is anticipated to be present beneath the site and has been observed on the surface of Site A during the site walkover in the form of bunds. Made Ground may also be deep in localised areas of the site due to the site history i.e. where former buildings were present especially if basements were historically present. Widespread contamination is not expected to be found across site, however, localised contaminative hotspots may be present i.e. within areas of previous localised fires. As the proposed development includes private gardens and soft landscaping, contaminative linkages in the form of ingestion, inhalation and dermal contact exists, and therefore the risk to human health is deemed moderate.	**Moderate**
		Construction workers		**Low likelihood:** Construction workers will be at increased risk due to their acute interaction with soils. As asbestos materials may be present on site it is likely that inhalation pathways to human health will exist on site, therefore the risk is deemed low to moderate. The appropriate use of PPE, Good Practice and Health and Safety Measures are recommended to be implemented to reduce the risk.	**Low to Moderate**
	D	End users and general public		**Low likelihood:** VOC contamination cannot be discounted due to the site history and the adjacent historical Gorton Foundry, however, no significant concentrations are anticipated due to the volatile nature of the contaminants. Nevertheless, their presence cannot be discounted due to possible localised sources (e.g. possible on-site boilers) and consequently the risk is deemed low.	**Low**
		Construction workers		**Low likelihood:** The presence of VOC contamination cannot be discounted due to possible localised sources (e.g. possible on-site boilers) however, any VOCs are unlikely to remain at significant concentrations. Consequently, the risk is deemed low. Construction workers are at increased risk if any disturbance of soil occurs as this may generate a temporary increase in the release of soil vapours.	**Low**

4.6.2 Conceptual Model for Ground Gas Risk Assessment

A conceptual model in the form of a linkage table for the purposes of a preliminary risk assessment for ground gas has been produced as a result of the probable contaminants, pathways and targets identified above as follows:

Conceptual Model for Ground Gas Risk Assessment					
Source	**Pathway**	**Receptor**	**Hazard (severity)**	**Likelihood**	**Risk**
On-Site Made Ground **Off-Site Infilled Ponds**	A B C D	Human occupants Site Workers	Effect on human health **(Mild to Severe*)**	**Unlikely:** Made Ground is likely to be present across the site, particularly within Parcel A and may be deep in localised areas (e.g. former building footprint, any possible historical basements). However, it is unlikely that the Made Ground will contain significant putrescible and organic-rich materials and is therefore anticipated to be a very low ground gas generation source. As a result, the ground gas risk associated with the on-site Made Ground is deemed very low. Numerous infilled ponds have been recorded in the surrounding area, one is recorded between Parcel A and Parcel B which was infilled by the early 20th Century. Based on BS8576 (2013), small infilled ponds less than 15m diameter infilled before the 1930s and 1940s are considered to be very low ground gas risks.	**Very Low**
		Building and Structures	Damage to building **(Mild)**		

*Due to the risk of explosion.

4.6.3 Conceptual Model for Controlled Waters Risk Assessment

A site conceptual model in the form of a linkage table for the purposes of a preliminary risk assessment for pollution of waters has been produced as a result of the probable contaminants, pathways and targets identified above as follows:

Conceptual Model for Controlled Waters Risk Assessment					
Source	**Pathway**	**Receptor**	**Hazard (severity)**	**Likelihood of Occurrence**	**Risk**
On-Site Made Ground **Off-Site Gorton Foundry**	A C D	Groundwater within the Secondary Undifferentiated and Principal Aquifers	Effects to controlled waters (**Medium**)	**Pre-Development Site** **Unlikely**: Made Ground is likely to be present across the site, particularly within Parcel A and may be deep in localised areas (e.g. former building footprint, any possible historical basements). However, any contamination is likely to be localised and the concentrations are not anticipated to be significant due to the site history. The potential contamination could potentially reach the sensitive aquifers via vertical migration through granular Made Ground and natural deposits. However, the site is underlain by fine Glacial Till deposits which will reduce the likelihood of vertical migration into the aquifers. Additionally, the lateral continuity of any possible coarse Glacial Till deposits is considered unlikely. Based on the above discussion, the risk is deemed low due to the lack of feasible contaminative pathways identified.	**Low**
				Post Development Site **Unlikely:** Following development there will be a significant increase in hardstanding (i.e. buildings and roadways) across the site therefore vertical migration will be significantly reduced and considered very low.	**Very Low**
Off-Site Recent and Historical Industrial Land Use	B E F	Surface water courses (Corn Brook, 584m north-west)	Effects to controlled waters: (**Mild**)	**Pre-Development Site** **Unlikely**: As no surface water features are identified on site or within the nearest 500m of the site, no contaminative pathways exist, therefore the risk to site is deemed very low.	**Very Low**
	E	Surface water courses (Corn Brook, 584m north-west)	Effects to controlled waters: (**Mild)**	**Unlikely**: As there are no surface water courses on site, and the nearest one is located within 584m to the north-west of the site, the distance is deemed too significant to allow for overland flow into the brook from the site. Consequently, the risk to the surface water course from overland floe is deemed very low. Following development, the risk will remain very low, as any contamination is likely to be beneath hardstanding or beneath areas of soft landscaping and private gardens which will facilitate vertical migration rather than lateral migration to the surface water receptors.	**Very Low**

4.7 Preliminary Risk Assessment Summary

Human Health

Based on the human heath conceptual model the risk to human health is deemed moderate to end users and construction workers. The risk associated with the presence of VOCs is deemed low. Although the risk to construction workers is increased due to their acute interaction with site soils, it is envisaged that with appropriate PPE and site management, risks to construction workers can be mitigated.

Ground Gas

No significant ground gas sources have been identified on site, however, historical ponds assumed to have been infilled have been identified from historical mapping records. Given the age of these infilled ponds, the ground gas risk is deemed low. As a precautionary measure, ground gas monitoring is recommended to be undertaken to inform the ground gas regime for the proposed residential development.

If any organic rich Made Ground deposits are identified or if previously unrecorded potential ground gas sources are recorded during the ground investigation works, then further ground gas monitoring may be required. The length and frequency of the ground gas monitoring regime and the sampling method, initial results and alterations to the conceptual model are subject to the findings of the ground investigation works and development constraints (i.e. development timescales and liaison with the local authority).

Controlled Waters

Sensitive receptors have been identified on site (Secondary Undifferentiated and Principal Aquifers) and sensitive off-site receptors have also been recognised (Corn Brook, 584m to the north-west), however none are present within the influence of the site. Made Ground is likely to be present across the site, particularly within Parcel A and may be deep in localised areas (e.g. former building footprint, any possible historical basements). However, the contamination is not likely to be widespread and the concentrations of any potential contaminants are not expected to be significant.

The risk to the on-site groundwater and the underlying aquifers is deemed low due to the lack of potential feasible contaminative pathways identified. The risk to the nearest surface water course via lateral migration and overland flow is deemed very low due to the significant distance from the site and therefore lack of feasible contaminative pathways.

If unrecorded contaminative sources are noted, the above conceptual models may require re-assessment.

4.8 Scope of Phase 2 Intrusive Geo-Environmental Ground Investigation

As a result of the preliminary risk assessment, a Phase 2 intrusive geo-environmental ground investigation should be carried out to quantify the identified risks. This intrusive ground investigation works should include the collection of appropriate samples across the site for appropriate chemical testing as detailed above.

Furthermore, to determine the geotechnical and geological properties of the underlying ground conditions, appropriate intrusive works and associated testing should be undertaken. The rationale and aims for these Phase 2 environmental, geotechnical and geological investigative works are detailed below.

In order to provide adequate assessment in terms of both environmental and geotechnical site parameters, ground investigation works will be required on a spatial basis and targeting the historical on-site features, i.e. the historical on-site car park and former building locations. The proposed initial ground investigation works should comprise a programme of dynamic sampling boreholes and mechanically excavated trial pits.

The rationale for the exploratory holes is discussed below:

- To allow the collection of samples from the Made Ground and natural deposits for chemical laboratory testing (solid samples) for an appropriate suite of determinands and to determine the suitable concrete classification in associated with relevant guidance e.g. BRE Special Digest 1;

- To determine the extent, composition and depth of any Made Ground deposits;
- To determine the nature, thickness and extent of superficial deposits;
- Enable geotechnical testing, including density testing (SPTs), hand shear vane (HSV) testing and undrained shear strengths of the underlying Made Ground and natural deposits for the purposes of sub-structure design; and
- To allow installation of ground gas monitoring wells.

Based on the findings of the initial ground investigation works, further works may be required, including deep boreholes (e.g. cable percussive or rotary core boreholes).

5.0 RECOMMENDATIONS

- As a result of the information gathered and the risks identified in this report, there is a moderate risk to human health on the basis that feasible contaminative linkages have been identified for end users and construction workers. The risk to controlled waters is deemed low for the underlying sensitive aquifers and groundwater, as potential contaminative linkages have been identified. The risk is deemed very low for surface water features via lateral migration and overland flow due to the significant distance from the site and therefore lack of feasible contaminative pathways.

- A low ground gas risk has been identified based on the presence of limited potential ground gas sources and limited, however feasible contaminative pathways. Ground gas monitoring as a precautionary measure is recommended, including 6 No. visits over 3 No. months. On the basis that the site lies within an area where between less than 1% of homes are above the action level no radon protection measures are necessary.

- Due to geotechnical requirements, ground investigation works should be undertaken in order to determine the ground conditions with a greater degree of certainty and allow design of the proposed development, drainage, services and immediate external areas to be undertaken. It is therefore recommended that exploratory holes are constructed where access is permitted across the site.

- From the results of the Phase 2 ground investigation work – if this report identifies a potential risk and / or a requirement for further detailed site-specific assessment, a Phase 3 environmental investigation report and / or a Remedial Strategy (informing on potential remediation solutions) may be required.

- The nature and extent of the proposed targeted chemical and environmental testing should be confirmed, if time / commercial constraints allow, with the relevant Local Authority Environmental Health Officer and the Environment Agency prior to

undertaking works on-site. Proceeding without agreement between regulatory authorities may result in further assessment being required.

- It should be noted that, if any visual or olfactory evidence of contamination is encountered during remediation or construction work, then the Local Authority Environmental Health Officer and Environment Agency should be contacted immediately in order to agree any necessary remediation measures.

- Given the possibility of services on-site, full service plans should be obtained prior to any intrusive ground investigation works.

- Due to the presence of established trees on site and the anticipated presence of fine Glacial Till deposits, an arboricultural survey is recommended.

APPENDIX 1

LIMITATIONS OF INVESTIGATION WORK AND REPORT AND CONTAMINATED LAND LEGISLATIVE FRAMEWORK

LIMITATIONS OF REPORT

This consultancy report was compiled and carried out by IGE Consulting Limited ('IGE') for the client, as defined in the main report (the 'client'), on the basis of a defined programme and scope of works and the terms of a contract between IGE and the client. IGE undertook this with all reasonable skill and care, taking into account the limits of the scope of works required by the client, the prevailing site conditions, the time scale involved and the resources, including financial and manpower resources, agreed between IGE and the client. IGE cannot accept responsibility to any parties whatsoever, following the issue of this report, for any matters arising which may be considered outwith the agreed scope of works.

Unless otherwise agreed this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted consulting practices. This report may not be relied upon, or transferred to, by any other party without the written agreement of its author. If a third party relies on this report, it does so wholly at its own and sole risk and IGE disclaims any liability to such parties.

It is IGE's understanding that this report is to be used for the purpose described in the 'Brief' section of this report. That purpose was a significant factor in determining the scope and the services to be provided. Should the purpose for which the report is used, or the proposed use of the site change, this report may no longer be valid and any further use of, or reliance upon the report in those circumstances by the client without IGE's review and advice shall be at the client's sole and own risk.

The information contained in this report is protected by disclosure under Part 3 of the Environmental Information Regulations 2004 pursuant to the provisions of Regulation 12(5) without the consent in writing of a Director of IGE.

This report is a function of the date it was written and should be read in light of any subsequent changes in legislation, statutory requirements and industry practices. Ground conditions can also change over time and further investigations or assessment should be made if there is any significant delay in acting on the findings of this report. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of IGE. In the absence of such written advice of IGE, reliance on the report in the future shall be at the client's own and sole risk. Should IGE be requested to review the report in the future, IGE shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between IGE and the client.

The observations and conclusions described in this report are based solely upon the scope of works agreed between the client and IGE. IGE has not performed any observations, investigations, studies or testing not specifically set out or mentioned within this report. IGE is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the agreed scope of works. For the avoidance of doubt, this report is strictly limited to the nature of contamination contained within the ground and groundwater at the site. The report does not cover environmental aspects such as air or noise pollution and ground vibrations and the like. In addition, ecological matters relating to wildlife, flora and fauna have not been investigated as part of this report. In particular, the site has not been inspected for the presence or otherwise of invasive species (e.g. Japanese Knotweed). It is recommended that the client appoints a specialist in this subject to carry out a detailed inspection / survey of the site if its presence is suspected. Where mention has been made to the suspected presence asbestos or asbestos-containing materials this is for indicative purposes only and does not constitute or replace full and proper surveys.

Throughout the report the term 'geotechnical' is used to describe aspects relating to the physical nature of the site (such as foundation requirements) and the term 'geo-environmental' is used to describe aspects relating to ground-related environmental issues (such as potential contamination). However, it should be appreciated that this is an integrated investigation and these two main aspects are inter-related. The geo-environmental sections are written in broad agreement with BS 10175:2026.

LIMITATIONS OF INVESTIGATION WORK

Desk Study References

This report is based upon IGE's observations of existing physical conditions at the site gained from a walkover survey of the site together with IGE's interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. Reliance has been placed on this publicly available data obtained from the sources identified in the main report. When using the information, it has been assumed that it is correct. The findings and recommendations contained in this report are based in part upon information provided by third parties, and whilst IGE have no reason to doubt the accuracy and that it has been provided in full from those it was requested from, the items relied on have not been verified. No responsibility can be accepted for errors within third party items presented in this report. IGE did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services. IGE is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to IGE and including the doing of any independent investigation of the information provided to IGE except when otherwise provided in the terms of the contract between the client and IGE.

Historical Mapping

Historical Ordnance Survey maps do not provide a comprehensive description of a site history. They provide details of the site from a date prior to the publication of the map (i.e. a snapshot in time). The period between map editions can be substantial (i.e. several decades). Not all map series are available for every date range in many areas of the UK and therefore there will be gaps in this mapped record for some sites. Potentially contaminative land uses could have been present and removed during such periods and may therefore not form a part of this particular record. In addition, there will be potentially contaminative land uses which are not identified on the map records such as small scale storage / use of hazardous materials, illegal / unlicensed waste disposal activities etc. Different map series identify different features utilising different symbols which can result in features that remain on-site being removed from maps. Some features are also not mapped for security reasons (e.g. airfields and other military installations). These areas are mostly shown as blank areas on historical maps.

Site Walkover

During the site walkover reasonable effort has been made to obtain an overview of the site conditions. However, during the site walkover no attempt has been made to enter areas of the site that are unsafe or present a risk to health and safety, are locked, barricaded, overgrown, or the location of the area has not be made known or accessible.

Flooding

Flooding in this report is defined as flooding caused by the sea, ditches, rivers, streams, ponds, lakes, reservoirs and the like. It does not extend to flooding caused by surcharged piped drainage systems and investigations into flooding of this nature are excluded from this report.

Extent of Contamination Studies

Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities. The conclusions and recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon without considering the context of the reporting in full. The conclusions resulting from this study are not necessarily indicative of future conditions or operating practices at or adjacent to the site.

Intrusive Investigation

Where field investigations have been carried out these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions can also be variable and as investigation excavations only allow examination of the ground at discrete locations, the potential exists for ground conditions to be encountered which are different to those considered in this report. The explored extent of the site area depends on the soil and groundwater conditions, together with the position of any current structures and underground facilities and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters, based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

The groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The normal speed of investigation usually does not permit the recording of an equilibrium water level for any one water strike. Moreover, groundwater levels are subject to seasonal variation or changes in local drainage conditions and higher groundwater levels may occur at other times of the year than were recorded during this investigation.

Exploratory Holes

Where exploratory holes have been carried out as part of this investigation, the spacing has been determined to provide a reasonable indication of the general ground conditions across the site, but the number has ultimately been limited by commercial constraints. The findings of the exploratory holes relate specifically to the exploratory hole locations and are no absolute guarantee of the ground conditions between such locations. Due allowance should be made for the possibility of variation in conditions between exploratory hole locations.

Extent of Contamination Testing

The extent of contaminated land testing carried out on samples obtained from the site has been determined in accordance with the latest legal guidance issued by the government to provide, with reasonable certainty, the probable general levels of contamination present on site that could pose a significant hazard to human health or waters. The extent of site investigation works including chemical testing has also been limited by reasonable commercial constraints. Although extensive testing of samples has been carried out, the volume of samples taken for testing are a minute fraction of the total volume of soils and groundwater present on site. Therefore, there is a residual risk that undetected pockets of contamination may be present on site, situated between testing locations.

When investigating or developing potentially contaminated land it is important to recognise that sub-surface conditions may vary spatially and temporally. The absence of certain ground, ground gas, contamination or groundwater conditions at the positions tested is not a guarantee that such conditions do not exist anywhere across the site. Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities. The conclusions resulting from this study are not necessarily indicative of future conditions or operating practices at or adjacent to the site.

Extent of Geo-Environmental Studies

This report is strictly limited to the nature of contamination contained within the ground and groundwater at the site. The report does not cover environmental aspects such as air or noise pollution and ground vibrations and the like. In addition, ecological matters relating to wildlife, flora and fauna have not been investigated as part of this report. In particular, the site has not been inspected for the presence or otherwise of invasive species e.g. Japanese Knotweed. It is recommended that the Client appoints a specialist in this subject to carry out a detailed inspection / survey of the site if its presence is suspected. Where mention has been made to the identification asbestos or asbestos-containing materials this is for indicative purposes only and does not constitute or replace a full and proper survey. If an Unexploded Ordnance (UXO) report has been obtained within the report, it has been so on the basis of Health and Safety concerns and no assessment has been made other than transcribing the recommendations of the sub-contractor contained within the report. In terms of a potential contaminative source, unless ordnance has been manufactured / stored on site, UXOs will only be determined as a contaminative source following a positive identification on site.

PLANNING CONTEXT

The National Planning Policy Framework (NPPF, 2024) states that the purpose of the planning system is to contribute to the achievement of sustainable development. In order to do this the planning system has three overarching objectives, one of which directly relates to the potential for pollution and contaminated land:

- *'**environmental objective** - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy'.*

In accordance with this environmental objective, Paragraph 125 clarifies that 'making effective use of land' includes to:

- *'give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land'*.

In accordance with this environmental objective, Paragraph 187 clarifies that' conserving and enhancing the natural environment includes:

- *'preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability*'; and
- *'remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate'.*

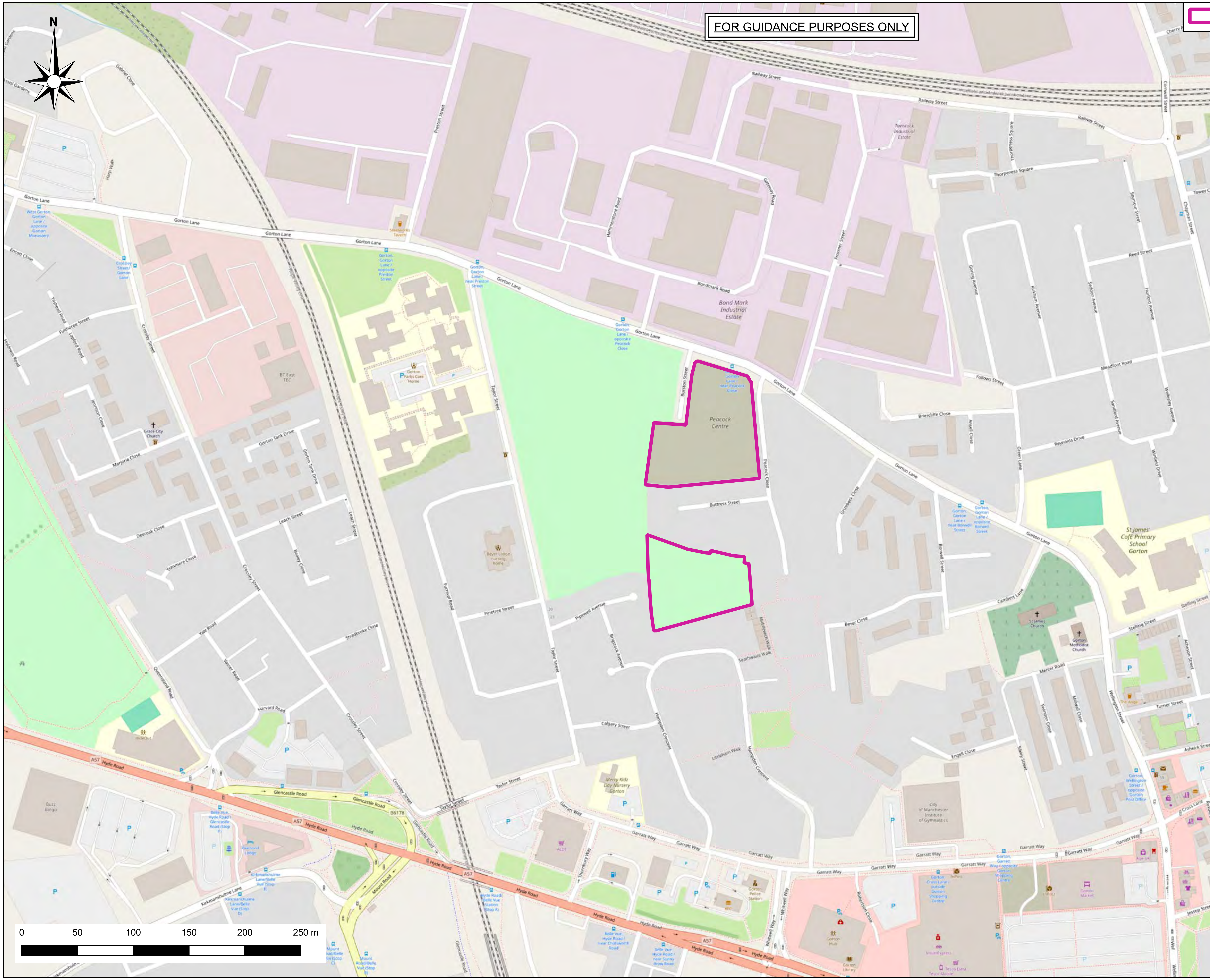
Paragraph 196 of the NPPF states that planning policies and decisions for developments should also ensure that:

- *'a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation)*'; and,
- '*after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990'*; and
- '*adequate site investigation information, prepared by a competent person, is available to inform these assessments'*.

This report has been prepared and authorised by staff that are competent as defined in the NPPF.

APPENDIX 2

FIGURES AND DRAWINGS



Approximate Site Boundary

Rev	Drawn	Date	Description

Drawing Status:
Information

Contract:
Peacock Centre, Manchester

For: Shepherd Gilmour (SGI) Consulting Engineers

Drawing Title:

Site Location Plan

IGE consulting

1st Floor, Oxford Court, Manchester, M2 3WQ
Email: contact@igeconsulting.co.uk
Web: www.igeconsulting.co.uk
Tel: 0161 914 9170

Scale: 1:3000 @A3	Date: Mar 2025
Drawn: AS	Checked: AE
Contract No. 4396	Drawing No. SI - 01 / P1



CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.

Designed with reference to the surveys, information and reports listed: Xxxxxxxxxxxxxx Xxxxxxxxxxxx, Xxxxxxxxxxxx Xxxxxxxxxx, Xxxxxxxxxxxx Xxxxxxxxxx, Xxxxxxxxxxxx Xxxxxxxxxx, Xxxxxxxxxxxx Xxxxxxxxxx.

Rev	Date	Description	Dwn	Ckd
P06	23/03/26	STAGE 3A WIP-SUBJECT TO ONGOING DESIGN COORDINATION	LE	JK
P07	28/05/26	ISSUED FOR CO-ORDINATION	JK	LE

Drawn LE
Checked JK
Date 21/01/26
Scale @ A1 1 : 250

PEACOCK CENTRE, GORTON

PROPOSED SITE PLAN - PEACOCK CENTRE

Project	Origin	Function	Space	Form	Discipline	Number
DN0385	PRP -	Z1 -	00 -	DR -	A -	20100

Revision P07 -
Status S2 - STAGE 3A

PRP



0m 5m 10m 15m 20m

KEY:

- BX — BLOCK REFERENCE
- XX — PLOT NUMBER
- BIKE STORE
- EV — WALL MOUNTED ELECTRIC VEHICLE CHARGER

HOUSE TYPES

- HT23.8 - 2B3P
- WHITELEAF - 2B3P
- CHILTERN - 2B4P
- HT23.7 - 3B4P
- RENDLESHAM - 3B5P
- WYCHWOOD - 3B5P
- HT23.1 - 3B5P
- HT24.3 - 4B6P

APARTMENT TYPES

- 1B2P APT Type A M4(2) - 5 no
- 1B2P APT Type A.2 M4(2) - 2 no
- 2B3P APT Type B M4(2) - 3 no
- 2B3P APT Type C M4(2) - 1 no
- 2B3P APT Type D M4(3) - 3 no
- 2B3P APT Type D.1 M4(3) -1 no
- 2B4P APT Type D.2 M4(2) -8 no
- 2B4P APT Type E M4(2) - 2no
- FACILITIES MANAGEMENT
- PLANT
- CIRCULATION

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Designed with reference to the surveys, information and reports listed: Xxxxxxxxxxxxx Xxxxxxxxxxxxx, Xxxxxxxxxxx Xxxxxxxxxx, Xxxxxxxxxxx Xxxxxxxxxx, Xxxxxxxxxxx Xxxxxxxxxx, Xxxxxxxxxxx Xxxxxxxxxx, Xxxxxxxxxxx Xxxxxxxxxx.

Rev	Date	Description	Dwn	Ckd
P07	28/05/26	ISSUED FOR CO-ORDINATION	JK	LE
P08	03/06/26	WIP ISSUED FOR CO-ORDINATION. LANDSCAPE PLANS UPDATED TO REFLECT PLANIT PLANNING LAYOUT.	LE	JK
P09	22/06/26	PLANNING ISSUE	LE	JK
P10	02/07/26	BLOCK 03 HOUSE TYPE UPDATED FOR PLANNING	LE	JK

Drawn	LE
Checked	JK
Date	21/01/26
Scale @ A1	1:250

PEACOCK CENTRE, GORTON

PROPOSED SITE PLAN - PIPEWELL AVENUE

Project	Origin	Function	Space	Form	Discipline	Number
DN0385	PRP -	PA -	00 -	DR -	A -	20101
Revision			Status			
P10 -			S4 -			

PRP

FOR GUIDANCE PURPOSES ONLY

N

Approximate Site Boundary

Exisitng Features

Approximate Areas of Fly Tipped Material

Approximate Location of Bunds

Approximate Locations of Previous Fires

Off-Site Existing Industrial Estate (1981 - 2025)

Historical Features

On-Site Historical Peacock Centre (1933 - 2016)

On-Site and Off-Site Historical Terraced Housing (1908 - 1983)

Off-Site Historical Ponds (1848 - 1968)

Off-Site Historical Gorton Foundry (1892 - 1981)

Off-Site Existing Industrial Estate (1981 - 2025)

Bondmark Road

Bond Mark Industrial Estate

Gorton, Gorton Lane / opposite Peacock Close

Gorton Lane

Burston Street

Gorton, Gorton Lane / near Peacock Close

Peacock Centre

Gorton Lane

Peacock Close

Buttress Street

Grizebeck Close

Pipewell Avenue

Brigstock Avenue

Taylor Street

Middlewich Walk

Seathwaite Walk

2

4

28

0 5 10 15 20 25 m

Rev	Drawn	Date	Description

Drawing Status:
Information

Contract:
Peacock Centre, Manchester

For: Shepherd Gilmour (SGI)
Consulting Engineers

Drawing Title:

Site Features Plan

IGE consulting

1st Floor 15 Oxford Court, Manchester, M2 3WQ
Email: contact@igeconsulting.co.uk
Web: www.igeconsulting.co.uk
Tel: 0161 914 9170

Scale: 1:1000 @A3	Date: May 2025	
Drawn: AS	Checked: AE	
Contract No. 4396	Drawing No. SI - 02	P1

Notes

1 This drawings is indicative and not to scale.

2 This drawing is to be read in conjunction with all relevant Architects and Service Engineers drawings.

Key

- Made Ground
- Glacial Till (Cohesive)
- Glacial Till (Granular)
- Chester Pebble Beds Formation

SOURCES

Sources
1. On- and off- site Made Ground
2. Off-site current and historical industrial land use
3. Off-site historical Gorton Foundary

Secondary Sources
4. Pooling beneath current and / or future foundations
5. Pooling in relative low points, above low permeability deposits

Ground Gas Sources
1. On- and off-site Made Ground

PATHWAYS

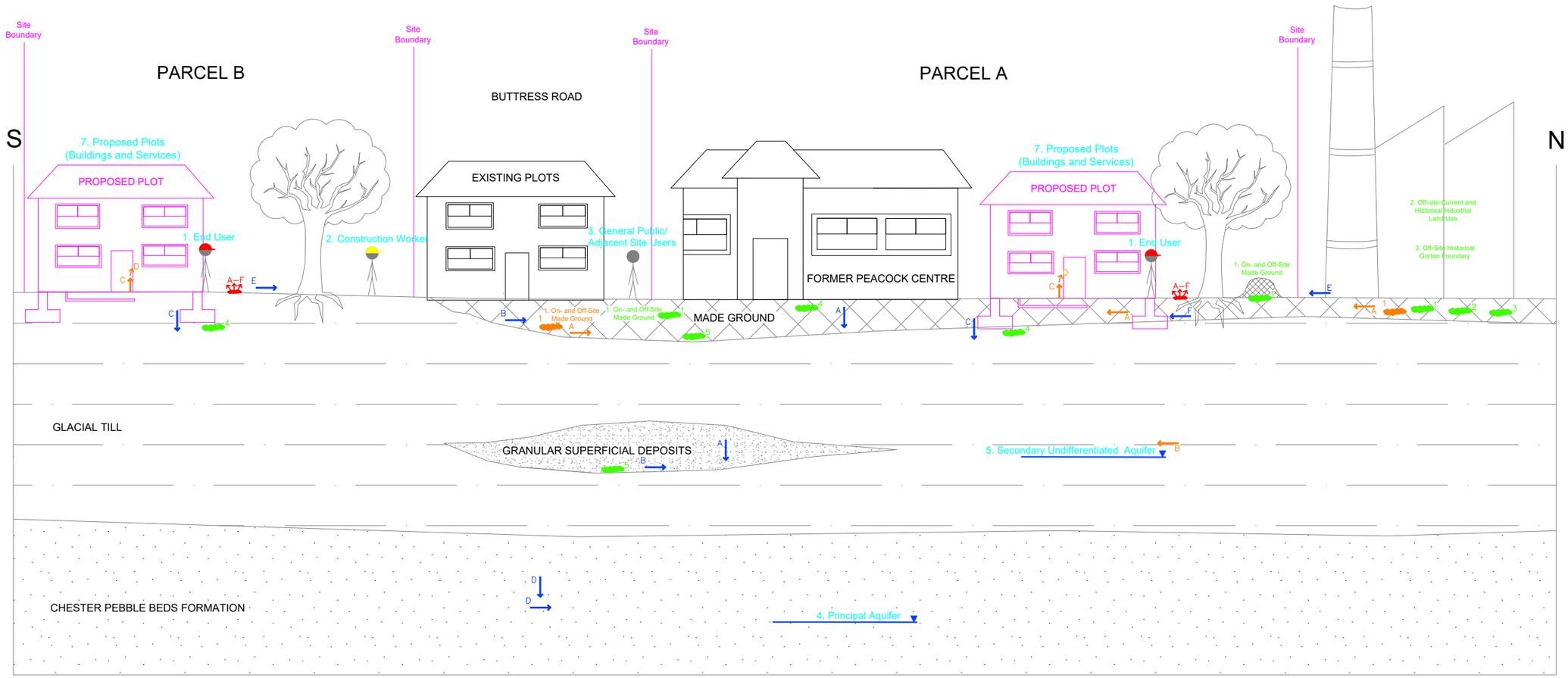
Pathways To Human Health
A. Ingestion of dust and soil
B. Dermal contact with dust and soil
C. Inhalation (dust)
D. Inhalation (vapours)
E. Consumption of homegrown produce
F. Inhalation and oral backgrounds

Ground Gas Pathways
A. Preferential migration along foundations, hardstanding & service ducts
B. Migration of dissolved gases within groundwater
C. Ingress through cavity walls & floors
D. Inhalation

Pathways To Controlled Waters
A. Vertical migration through coarse Made Ground and coarse natural soils
B. Lateral migration along low permeability natural soils & pooling at relative low points
C. Vertical migration along future foundations and pooling at base
D. Migration through fractures and fissures in bedrock
E. Overland Flow
F. Lateral migration along historical drainage

RECEPTORS

Receptors
1. End user
2. Construction workers
3. General public / adjacent site users
4. Principal aquifer in bedrock
5. Secondary Undifferentiated aquifer in superficial deposits
6. Surface water - nearest feature located c. 584m northwest of the site (Corn Brook)
7. Buildings and services



Rev	Drawn	Date	Description

Drawing Status
INFORMATION

Contract
PEACOCK CENTRE, MANCHESTER

FOR: SHEPHERD GILMOUR (SGI) CONSULTING ENGINEERS

Drawing Title
CONCEPTUAL SITE MODEL

IGE consulting
First Floor, 15 Oxford Court, Manchester, M2 3WQ
email: contact@igeconsulting.co.uk
web: www.igeconsulting.co.uk

Scale	Date
NTS	MAY 2025
Drawn ARE	**Checked** AE
Contract No. 4396	**Drawing No.** SI - 03 P1

APPENDIX 3

WALKOVER SURVEY PHOTOGRAPHS AND PHOTOGRAPH LOCATION PLAN

FOR GUIDANCE PURPOSES ONLY

4396 Approximate Site Boundary

Walkover Photo Locations

Peacock Close

Burston Street

Gorton Lane

Gorton, Gorton Lane / near Peacock Close

Peacock Centre

Buttress Street

Peacock Close

Middlewich

0 5 10 15 20 25 m

Rev	Drawn	Date	Description

Drawing Status:
Information

Contract:
Peacock Centre, Manchester

For: Shepherd Gilmour (SGI)
Consulting Engineers

Drawing Title:

Site Walkover Photograph Location Plan

IGE consulting

1st Floor, 15 Oxford Court, Manchester, M2 3WQ
Email: contact@igeconsulting.co.uk
Web: www.igeconsulting.co.uk
Tel: 0161 914 9170

Scale: 1:650 @A3	Date: May 2025	
Drawn: ARE	Checked: AE	
Contract No. 4396	Drawing No. SI - 04	P1

SITE WALKOVER PHOTOGRAPHS – 2nd May 2025



Figure 1 – (Parcel A) Looking north showing the eastern boundary of the site. Note location of gate and parked vehicles.



Figure 2 – (Parcel A) Looking northwest showing one of the access gates off Peacock Close along the eastern boundary.



Figure 3 – (Parcel A) Looking north showing the northeastern corner of the site. Note location of the eastern bund and location of established trees.



Figure 4 – (Parcel A) Looking northwest showing the northern boundary. Note location of established trees and previous monitoring installation location.



Figure 5 – (Parcel A) Looking southwest showing the western boundary and western bund. Note location and composition.



Figure 6 – (Parcel A) Looking north along the western boundary showing location of previous fire.

SITE WALKOVER PHOTOGRAPHS – 2nd May 2025	
	
Figure 7 – (Parcel A) Looking southwest showing the northern part of Parcel A. Note locations of eastern and central bunds.	Figure 8 – (Parcel A) Looking southwest showing area previously densely vegetated.
	
Figure 9 – (Parcel A) Looking south showing an area of fly tipped material along the southern boundary.	Figure 10 – (Parcel A) Looking west showing the southern boundary.
	
Figure 11 – (Parcel A) Looking south showing an area of fly tipped material along the southern boundary.	Figure 12 – (Parcel A) Looking west showing area previously densely vegetated and location of previous monitoring installation.

SITE WALKOVER PHOTOGRAPHS – 2nd May 2025	
	
Figure 13 – (Parcel A) Looking north showing the eastern side of Parcel A. Note location of previous fire, previous monitoring installation and central bund.	Figure 14 – (Parcel A) Looking west showing central area of Parcel A.
	
Figure 15 – (Parcel A) Looking north showing second access gate off Peacock Close to the east of the site.	Figure 16 – (Parcel A) Looking west showing the northern boundary of Parcel A, along Gorton Lane to the north.
	
Figure 17 – (Parcel A) Looking south along the western boundary of Parcel A off Burston Street to the west of the site.	Figure 18 – (Parcel A) Looking south showing gate access on the western side of Parcel A.

SITE WALKOVER PHOTOGRAPHS – 2nd May 2025



Figure 19 – (Parcel B) Looking south showing access to Parcel B from adjacent public park to the northwest of the site. Note location of established trees and area of hardstanding.



Figure 20 – (Parcel B) Looking south showing the western boundary of Parcel B. Note location of established tree.



Figure 21 – (Parcel B) Looking south showing pedestrian access to Parcel B from the southwestern corner of the site.



Figure 22 – (Parcel B) Looking east showing the southern boundary of Parcel B. Note locations of services in the pavement and lighting columns.



Figure 23 – (Parcel B) Looking south showing the narrow, unblocked passage from Hampden Crescent to the south of the site.



Figure 24 – (Parcel B) Looking west showing the northern area of Parcel B. Note locations of established trees.

SITE WALKOVER PHOTOGRAPHS – 2nd May 2025	
	
Figure 25 – (Parcel B) Looking southwest showing the central area of Parcel B.	Figure 26 – (Parcel B) Looking north showing location of previous fire.

APPENDIX 4

HISTORICAL ORDNANCE SURVEY MAPS



Groundsure INSIGHTS

Site Details:

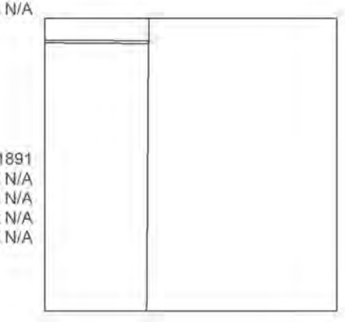
Peacock Close, Manchester

Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: County Series Town Plan
Map date: **1891**
Scale: 1:500
Printed at: 1:1,000

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



Surveyed 1891
Revised N/A
Edition N/A
Copyright N/A
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Production date: 13 March 2025

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Groundsure INSIGHTS

Site Details:

Peacock Close, Manchester

Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: County Series

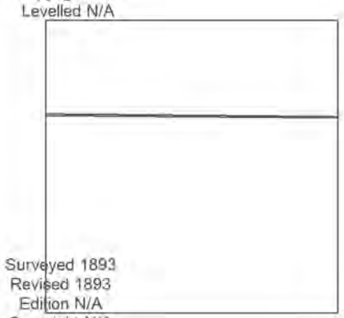
Map date: **1893**

Scale: 1:2,500

Printed at: 1:2,500

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



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

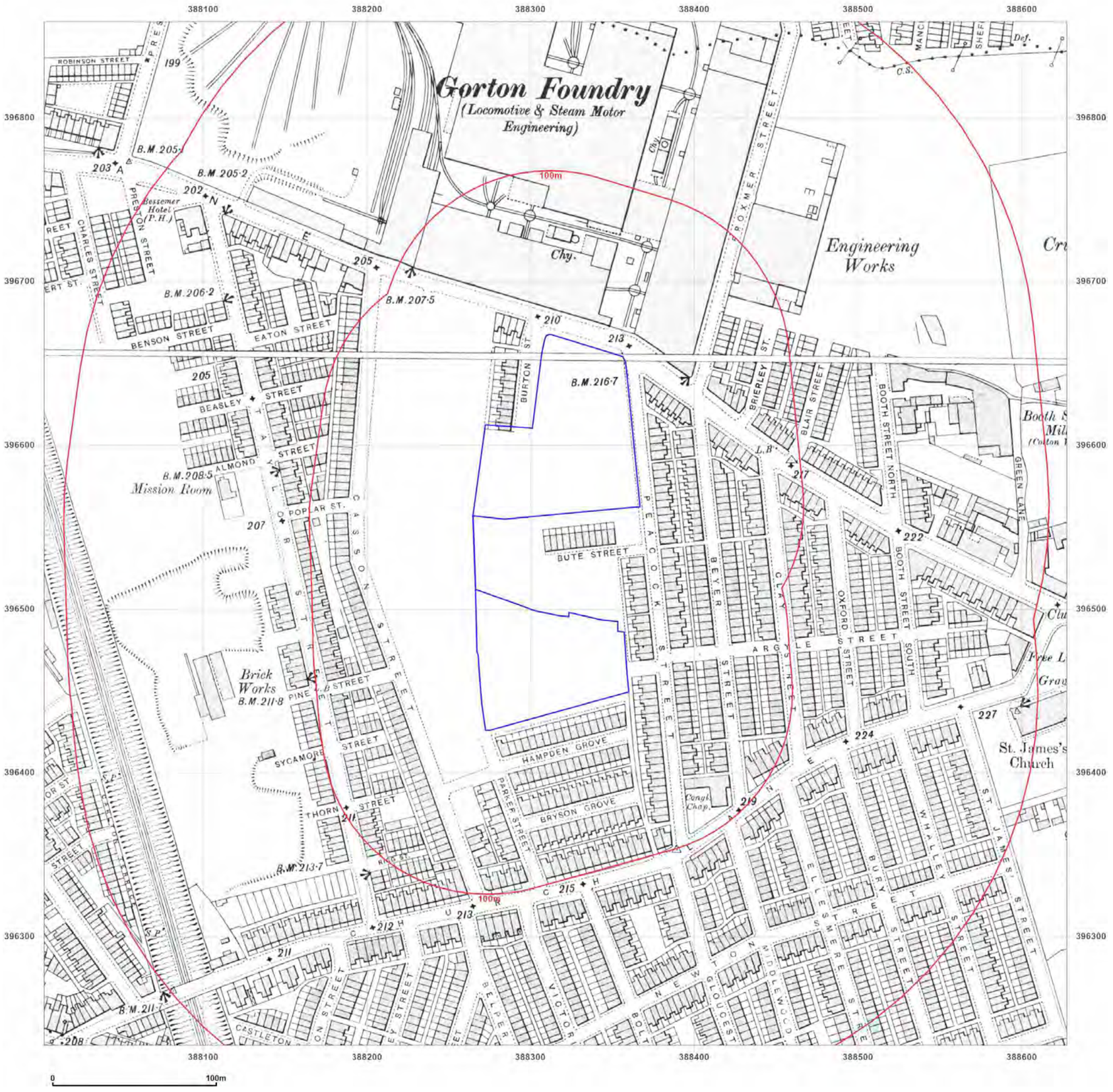
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Site Details:

Peacock Close, Manchester

Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: County Series

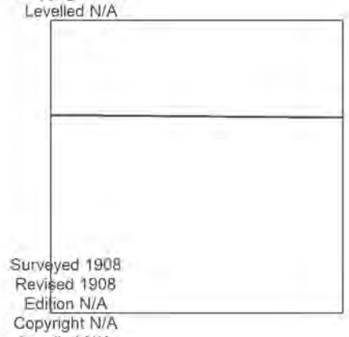
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Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1908
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Edition N/A
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Surveyed 1908
Revised 1908
Edition N/A
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Site Details:

Peacock Close, Manchester

Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: County Series

Map date: **1922**

Scale: 1:2,500

Printed at: 1:2,500

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



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

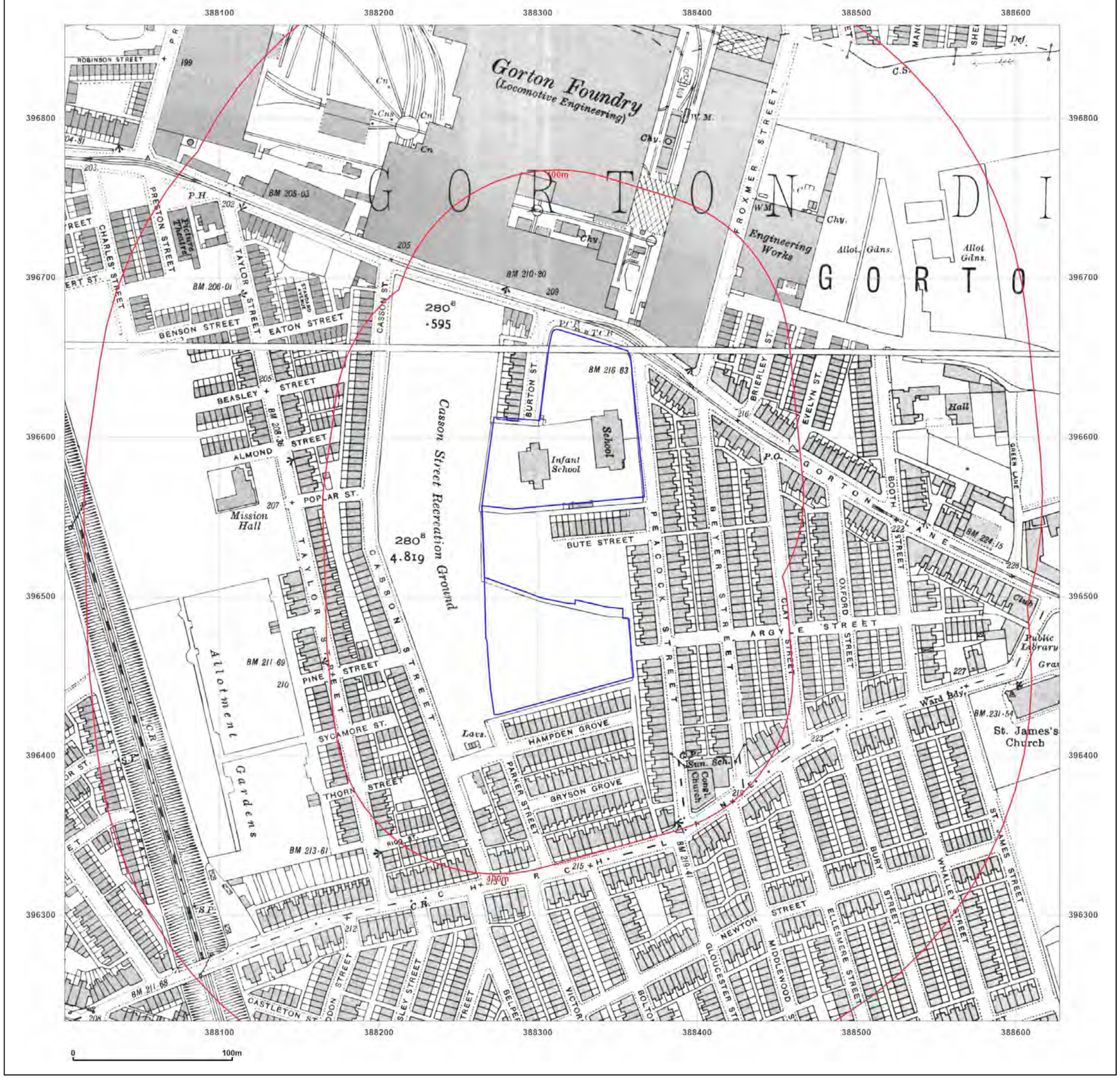
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Site Details:

Peacock Close, Manchester

Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: County Series

Map date: **1933**

Scale: 1:2,500

Printed at: 1:2,500

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Revised 1933
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1933
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

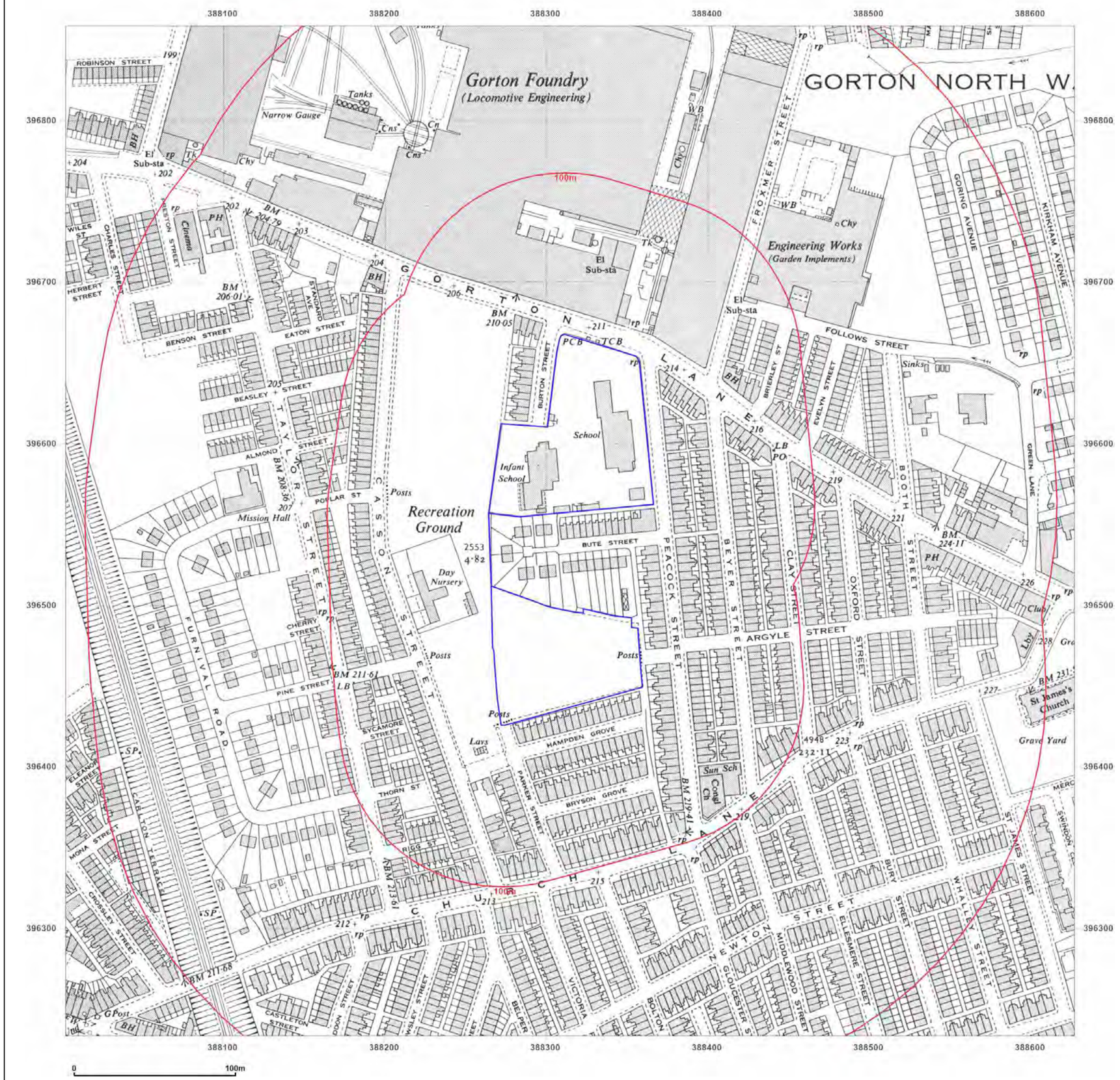
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Groundsure INSIGHTS

Site Details:

Peacock Close, Manchester

Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1950**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1949

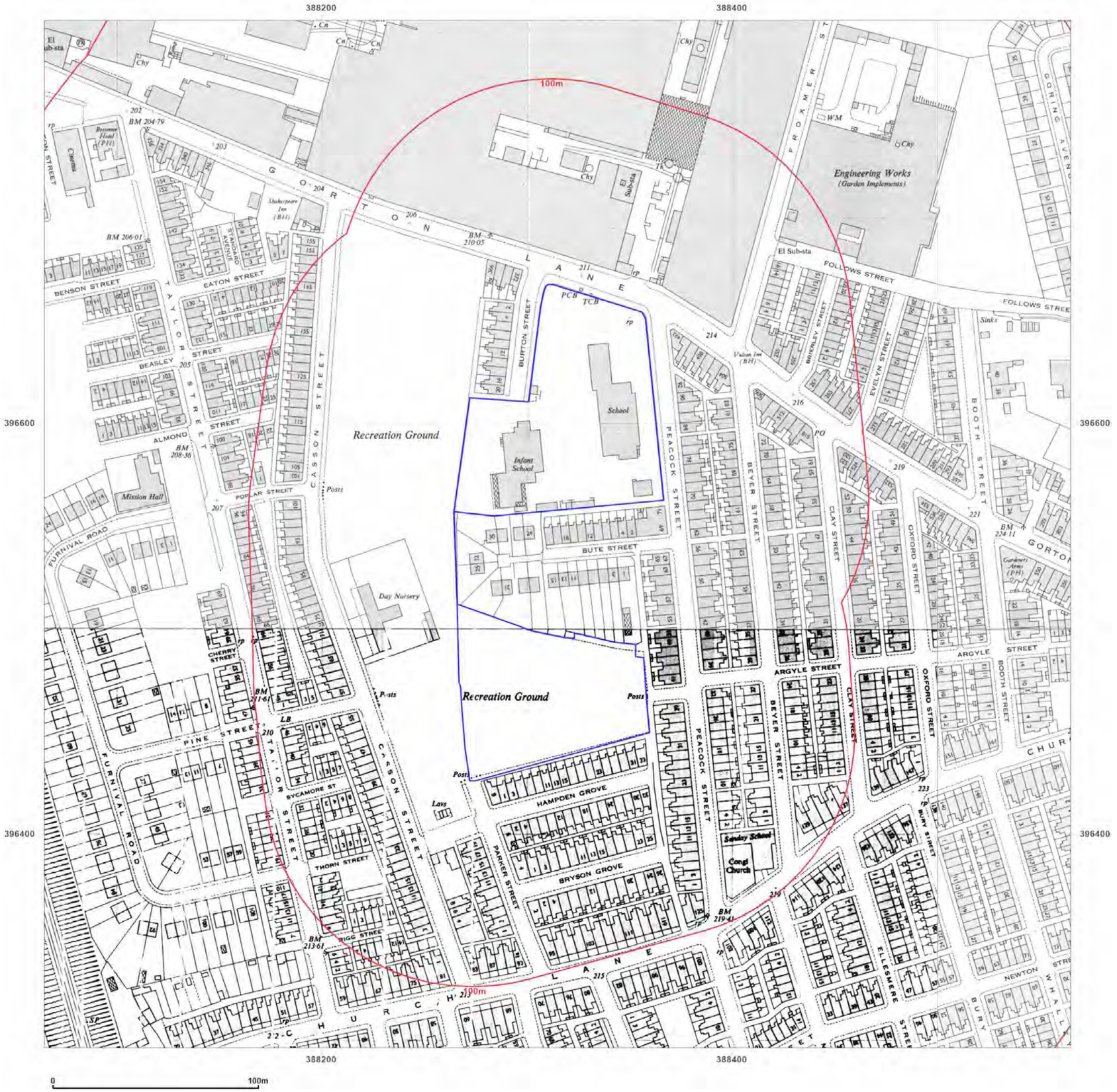
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Map legend available at:
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Groundsure INSIGHTS

Site Details:

Peacock Close, Manchester

Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1950-1951**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1950 Revised 1950 ~~Edition N/A~~ Copyright N/A Levelled 1949	Surveyed 1950 Revised 1950 Edition N/A Copyright N/A Levelled 1949
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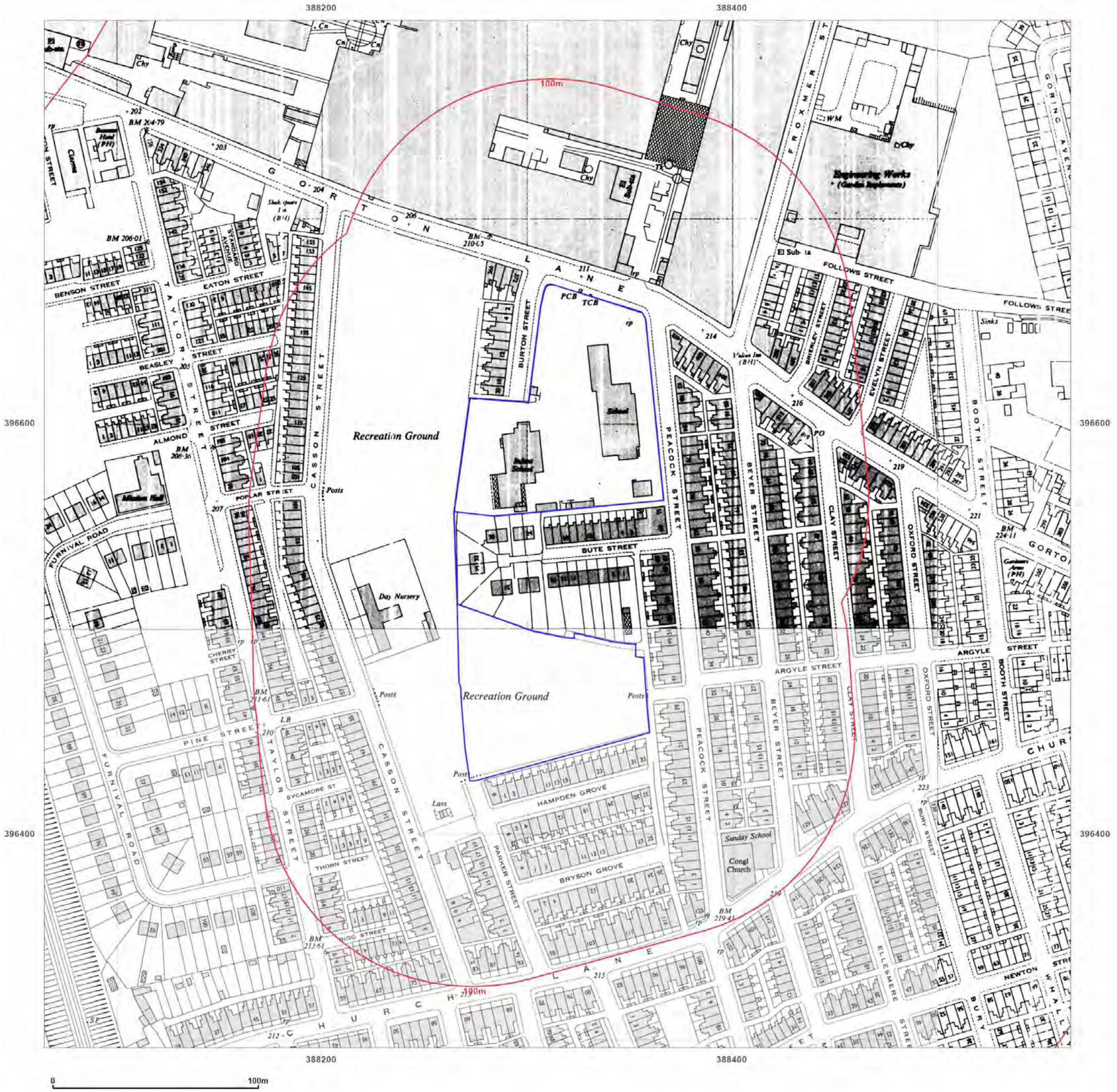
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Production date: 13 March 2025

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Site Details:

Peacock Close, Manchester

Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1950-1951**

Scale: 1:1,250

Printed at: 1:2,000

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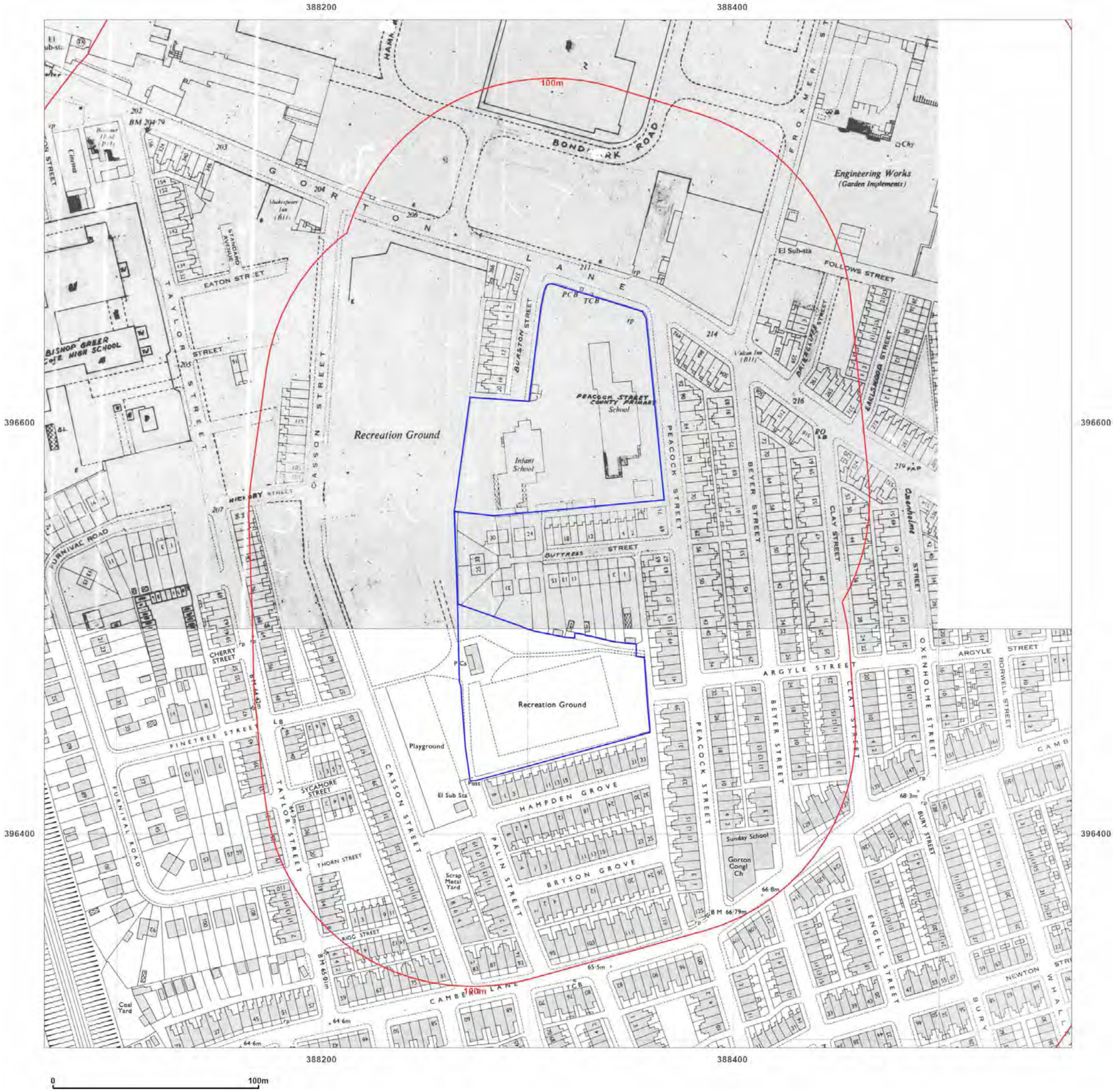
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Groundsure INSIGHTS

Site Details:

Peacock Close, Manchester

Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

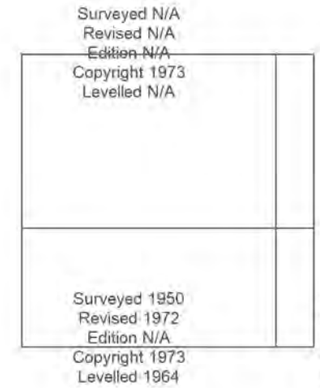
Map Name: National Grid

Map date: **1968-1973**

Scale: 1:1,250

Printed at: 1:2,000

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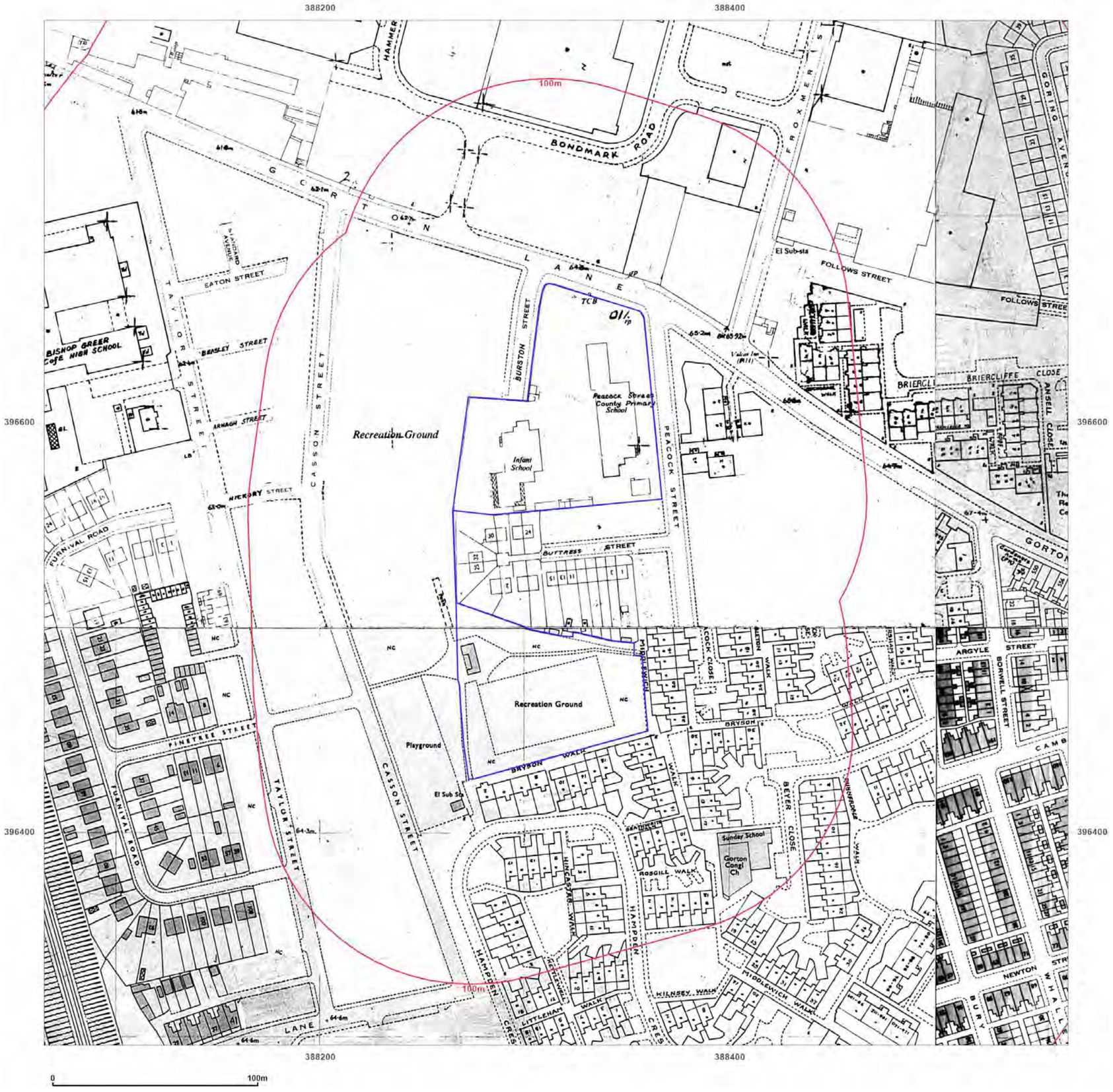
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Site Details:

Peacock Close, Manchester

Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1977-1978**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A Revised N/A Edition N/A Copyright 1977 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1978 Levelled 1964
Surveyed N/A Revised N/A Edition N/A Copyright 1978 Levelled 1964	Surveyed 1950 Revised 1976 Edition N/A Copyright 1977 Levelled N/A

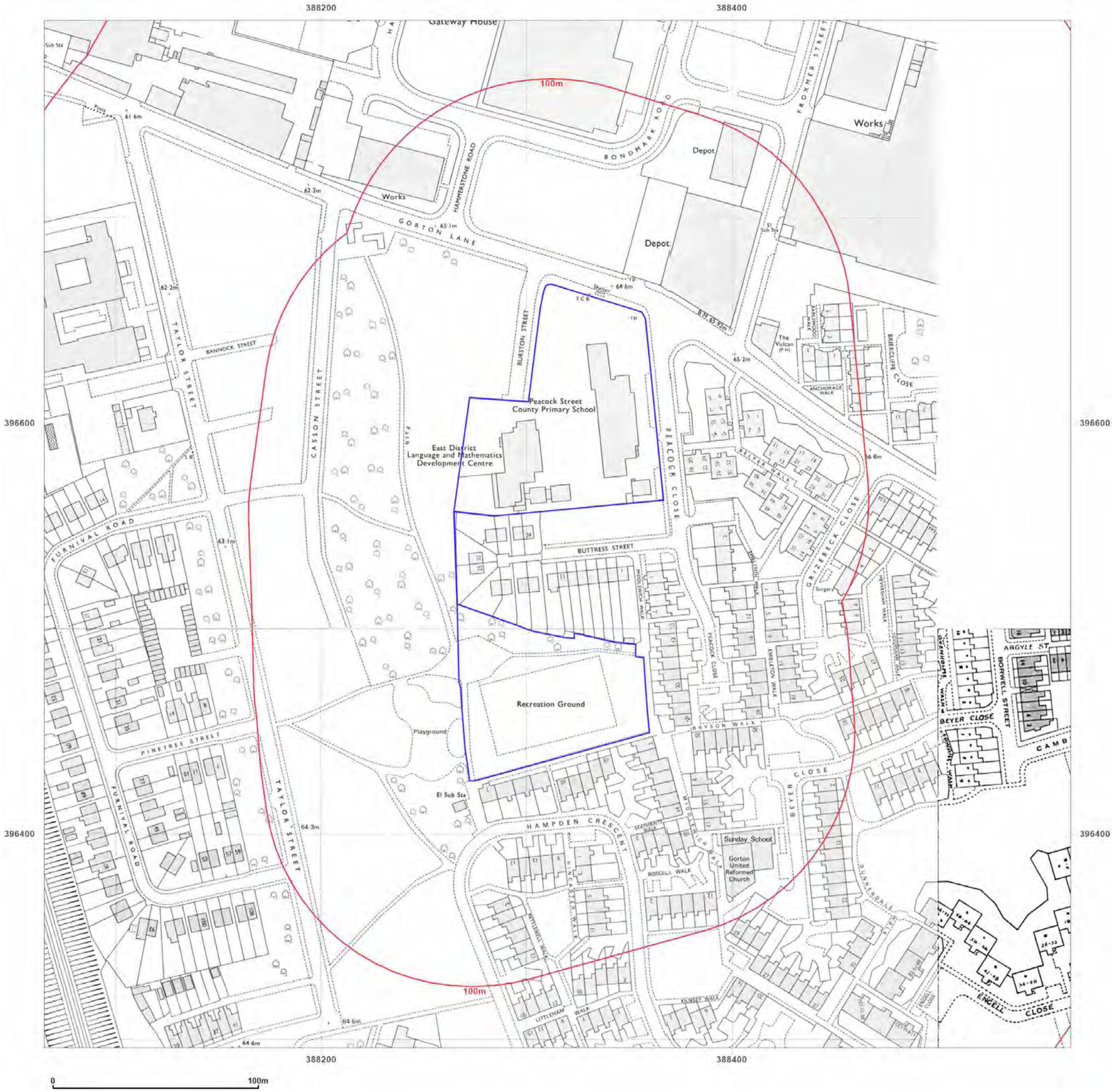
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Site Details:

Peacock Close, Manchester

Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1978-1983**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1950
Revised 1979
Edition N/A
Copyright 1980
Levelled 1964

Surveyed 1950
Revised 1982
Edition N/A
Copyright 1983
Levelled 1964

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1978
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Site Details:

Peacock Close, Manchester

Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

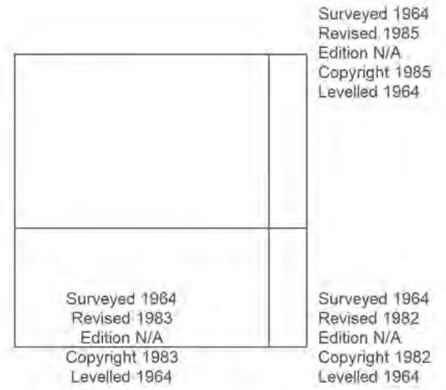
Map Name: National Grid

Map date: **1982-1985**

Scale: 1:1,250

Printed at: 1:2,000

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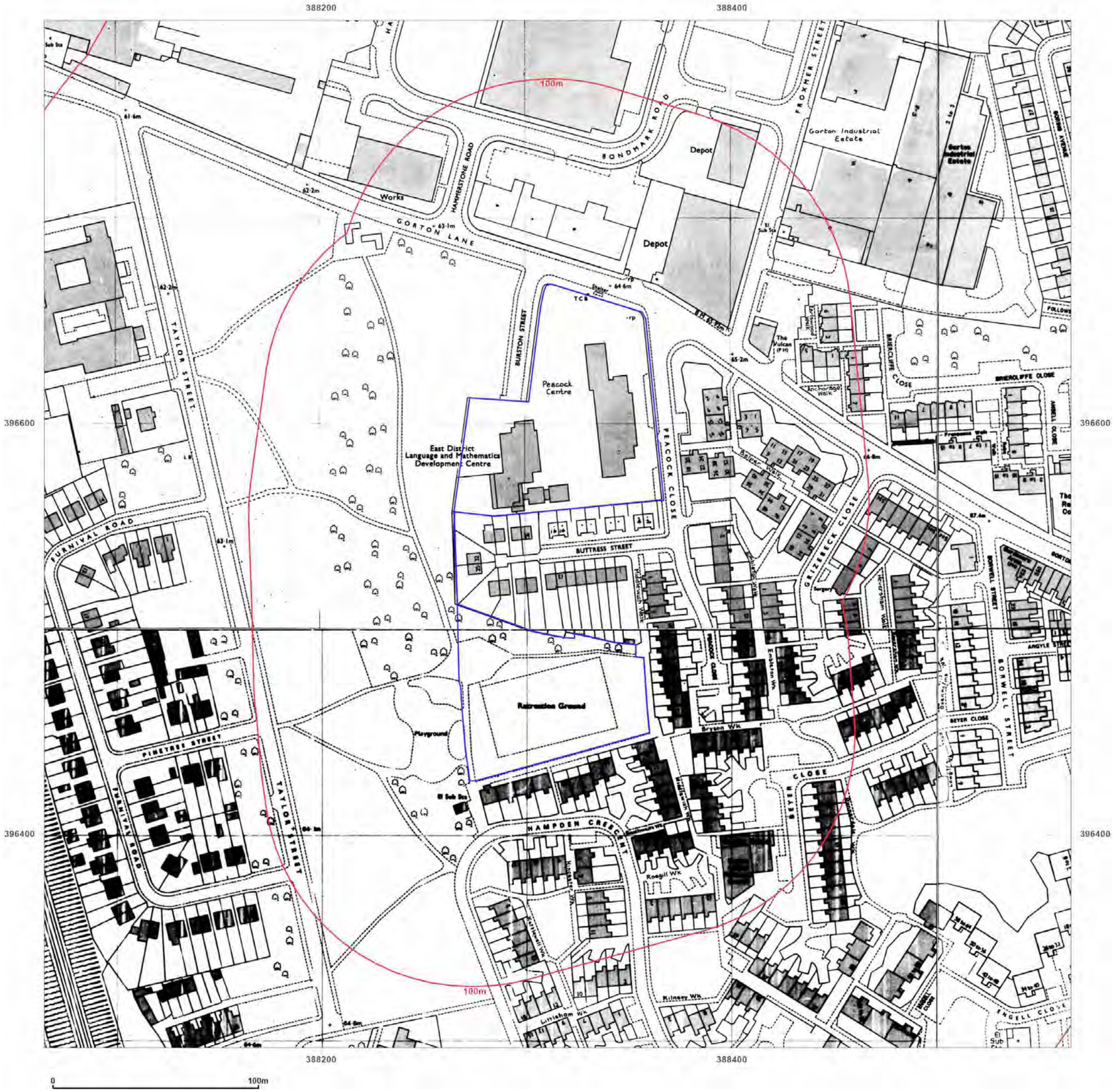
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Site Details:

Peacock Close, Manchester

Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1989-1991**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1991 Revised 1991 Edition N/A Copyright 1991 Levelled N/A	Surveyed 1964 Revised 1985 Edition N/A Copyright 1991 Levelled 1964
Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed N/A Revised 1989 Edition N/A Copyright N/A Levelled 1964

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Site Details:

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Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1992**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed N/A Revised N/A ~~Edition N/A~~ Copyright 1992 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A
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Site Details:

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Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1994-1995**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1994
Revised 1994
Edition N/A
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Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
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Site Details:

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Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1994-1995**

Scale: 1:1,250

Printed at: 1:2,000

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

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Revised 1995
Edition N/A
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Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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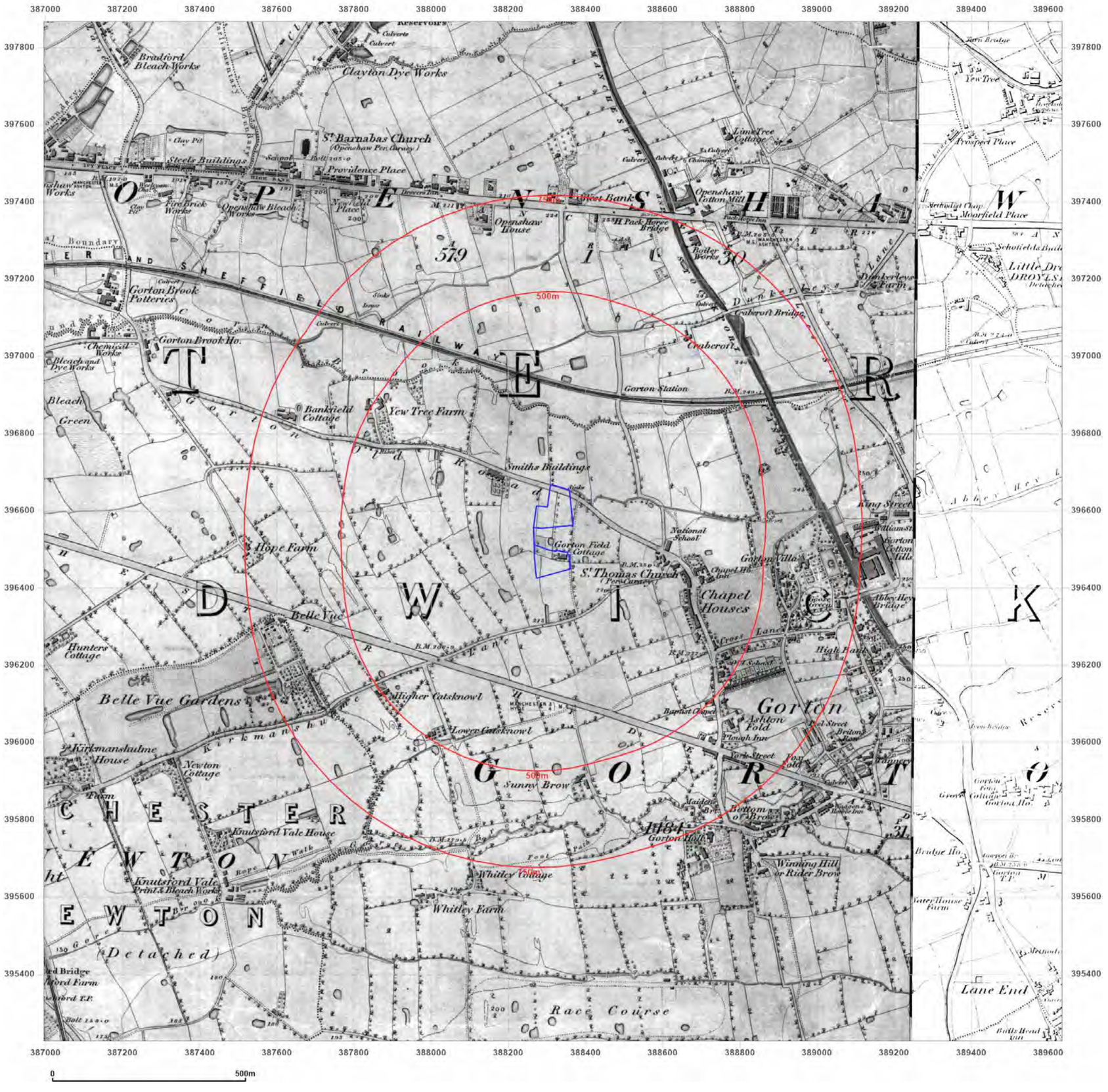
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Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: County Series

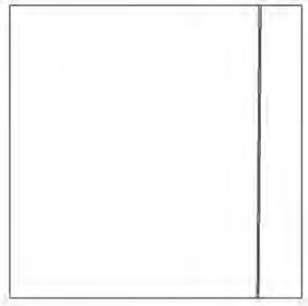
Map date: **1848**

Scale: 1:10,560

Printed at: 1:10,560

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



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

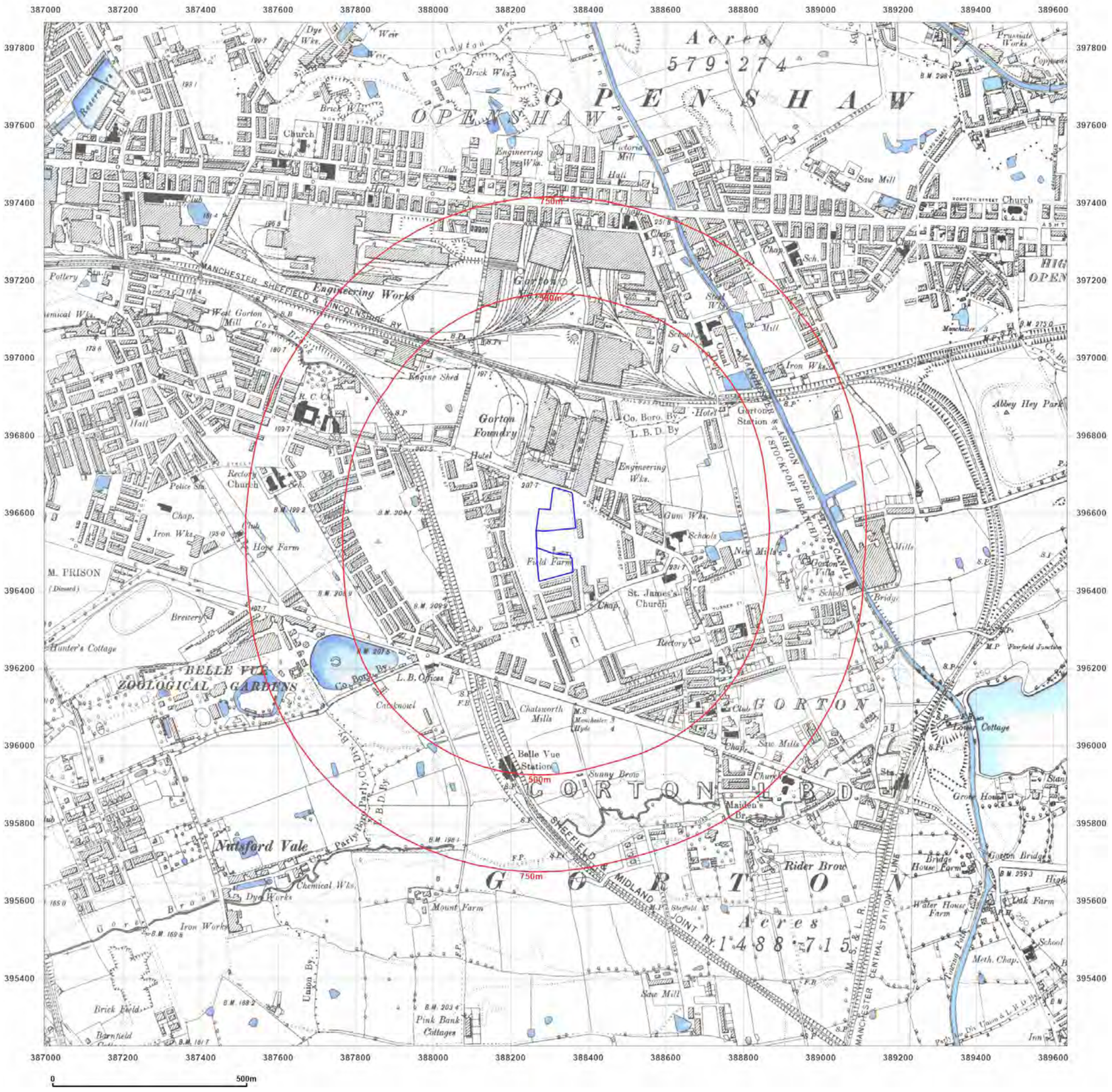
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Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: County Series

Map date: **1890-1892**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1890
Revised 1890
Edition N/A
Copyright N/A
Levelled N/A

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

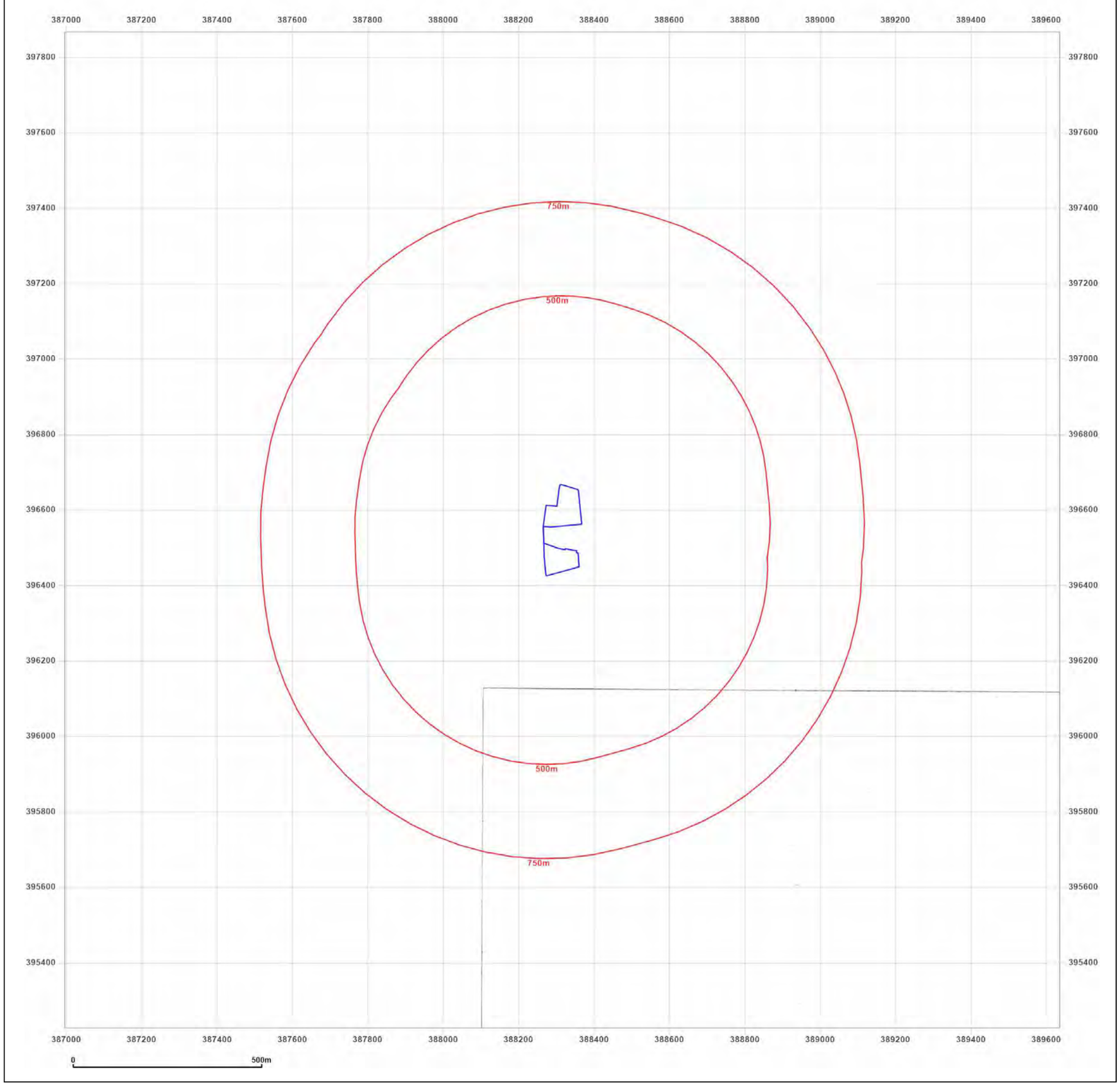
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Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

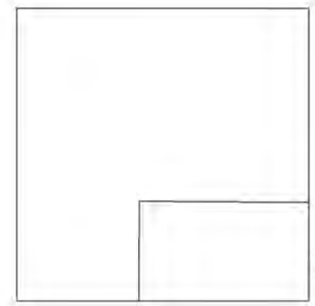
Map Name: County Series

Map date: **1899**

Scale: 1:10,560

Printed at: 1:10,560

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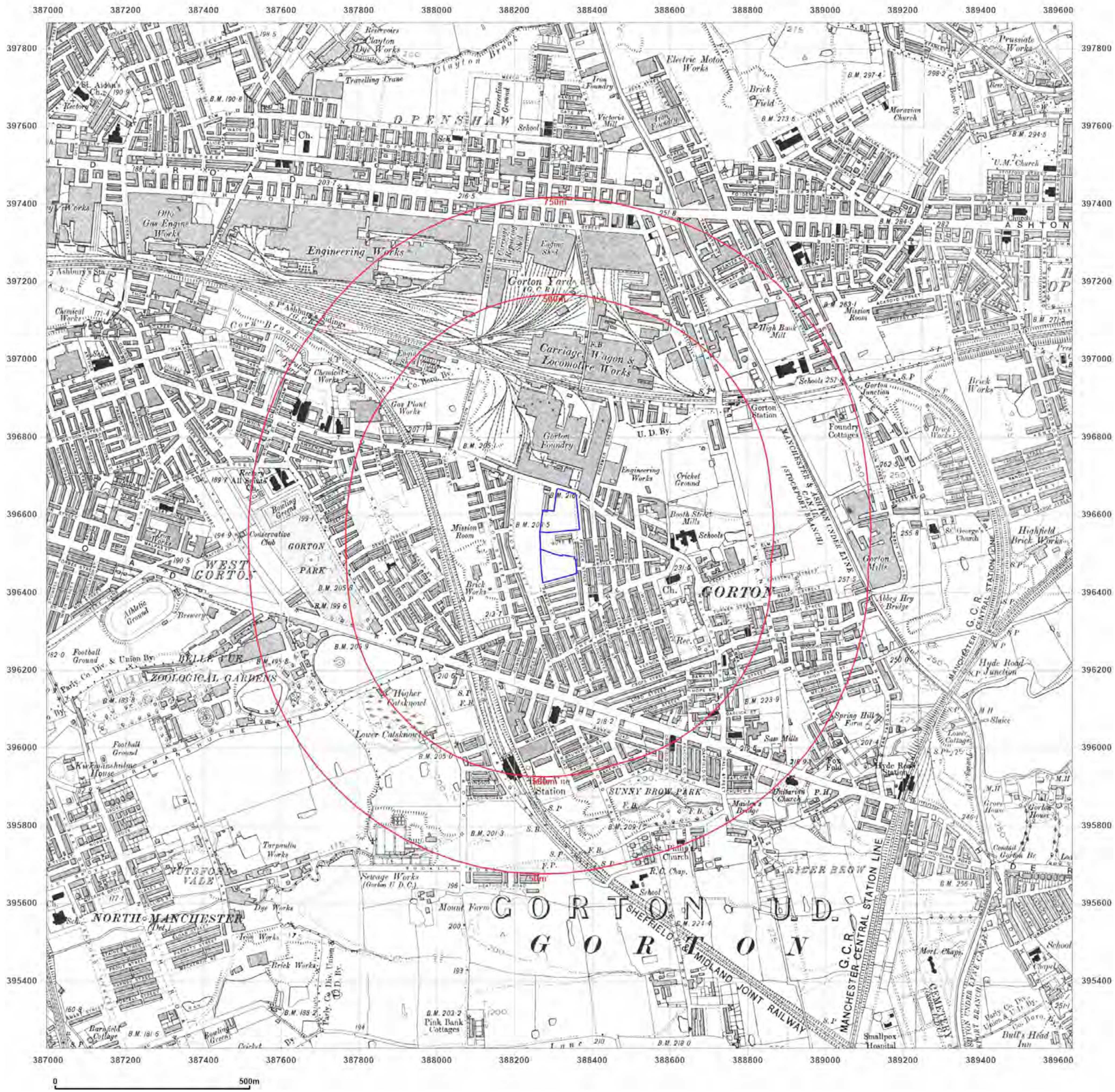
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Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

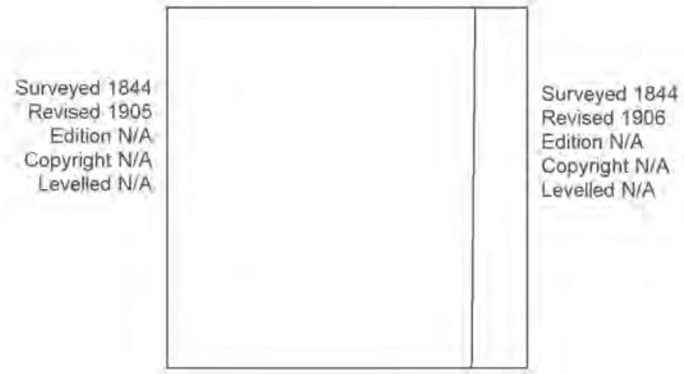
Map Name: County Series

Map date: **1905-1906**

Scale: 1:10,560

Printed at: 1:10,560

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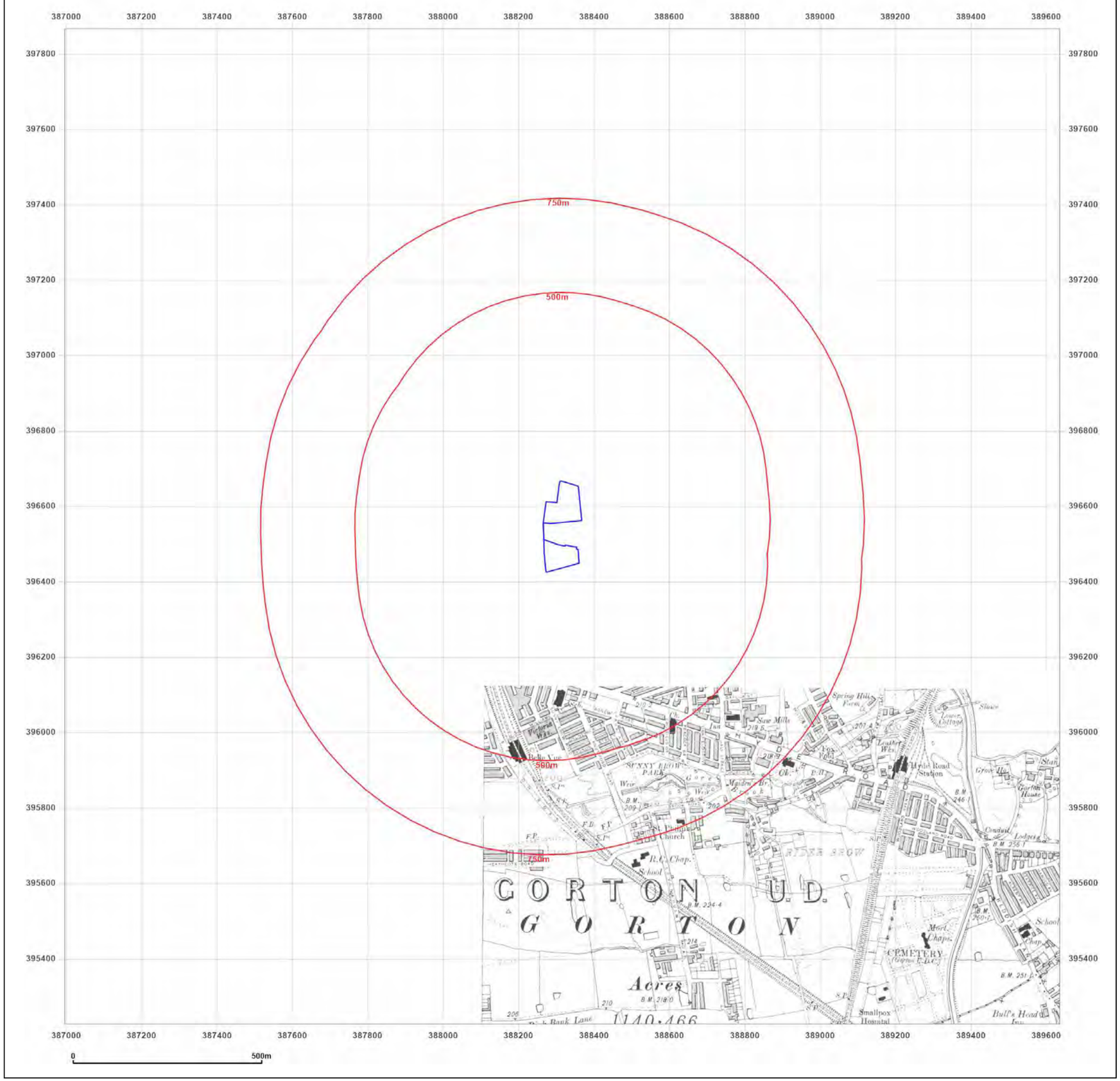
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Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

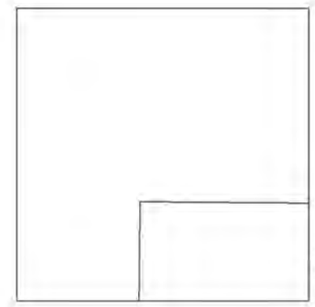
Map Name: County Series

Map date: **1907**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1871
Revised 1907
Edition N/A
Copyright N/A
Levelled N/A

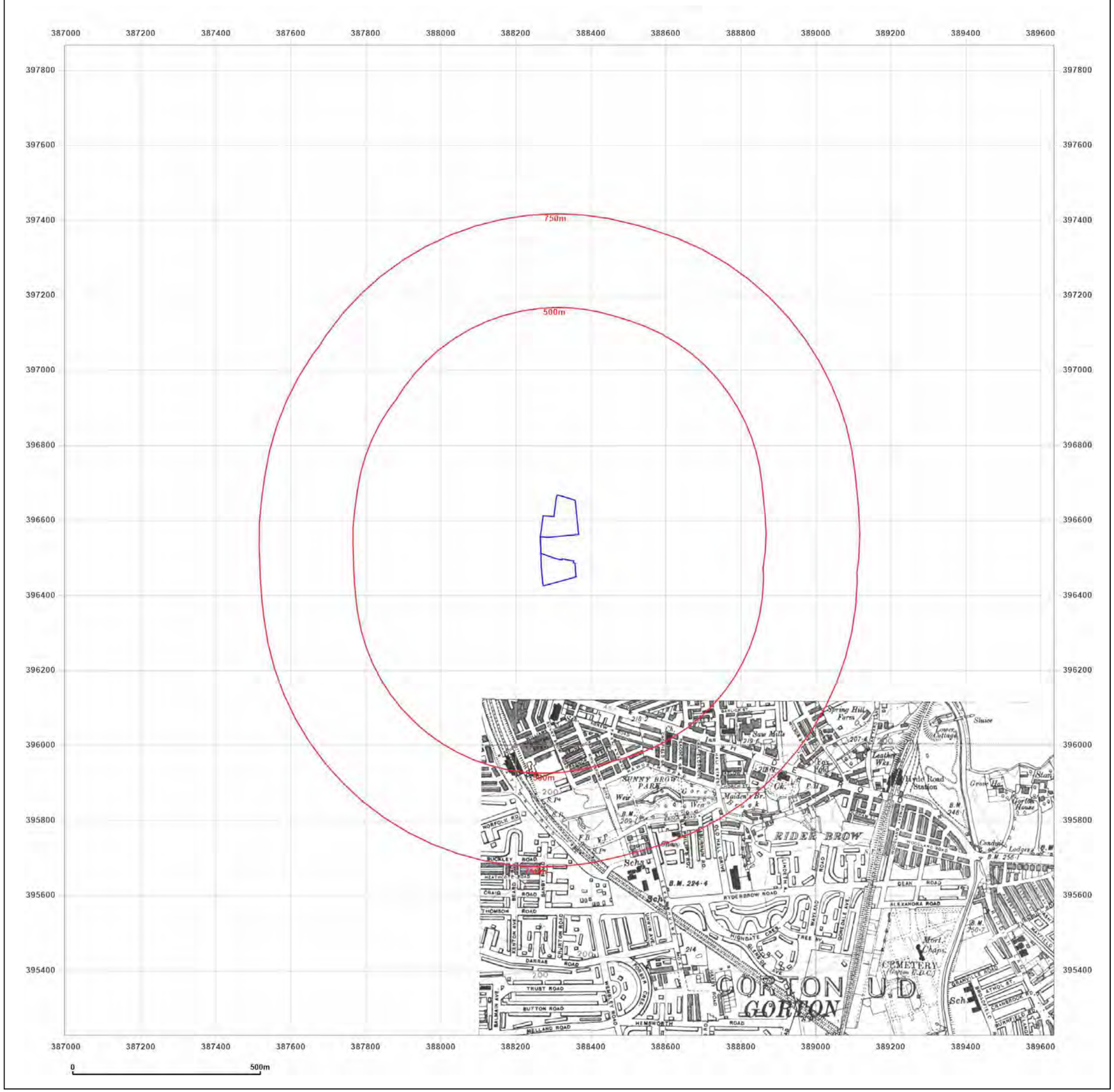
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Site Details:

Peacock Close, Manchester

Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

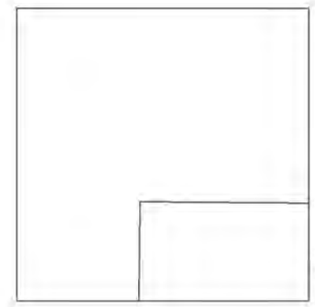
Map Name: County Series

Map date: **1907**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1871
Revised 1907
Edition N/A
Copyright N/A
Levelled N/A

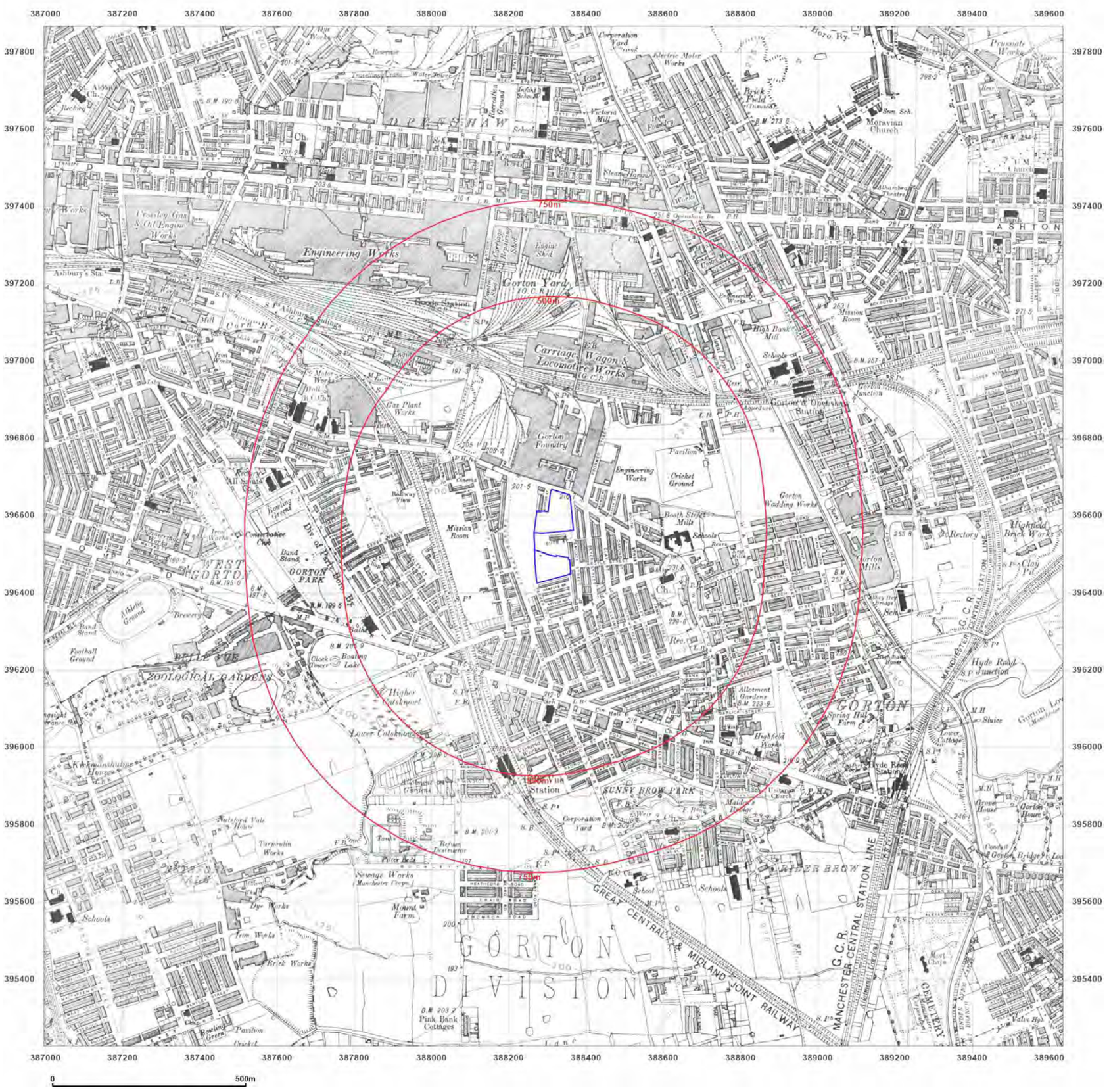
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Site Details:

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Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: County Series

Map date: **1915-1918**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1844
Revised 1915
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1918
Edition N/A
Copyright N/A
Levelled N/A

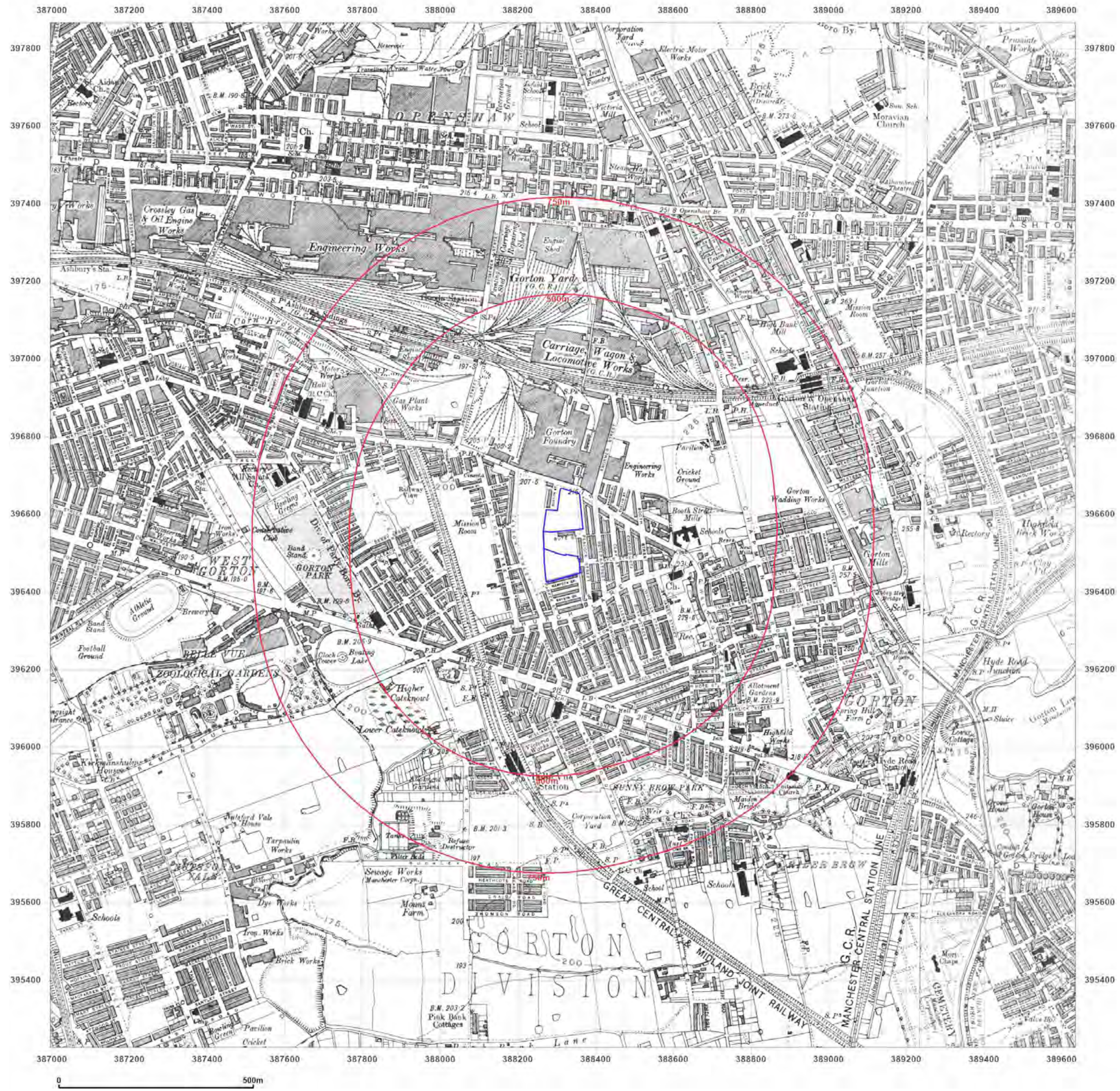
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Site Details:

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Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: County Series

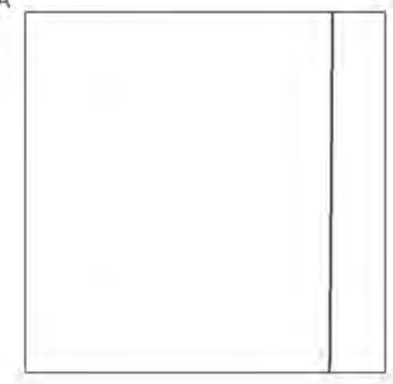
Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1844
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1844
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

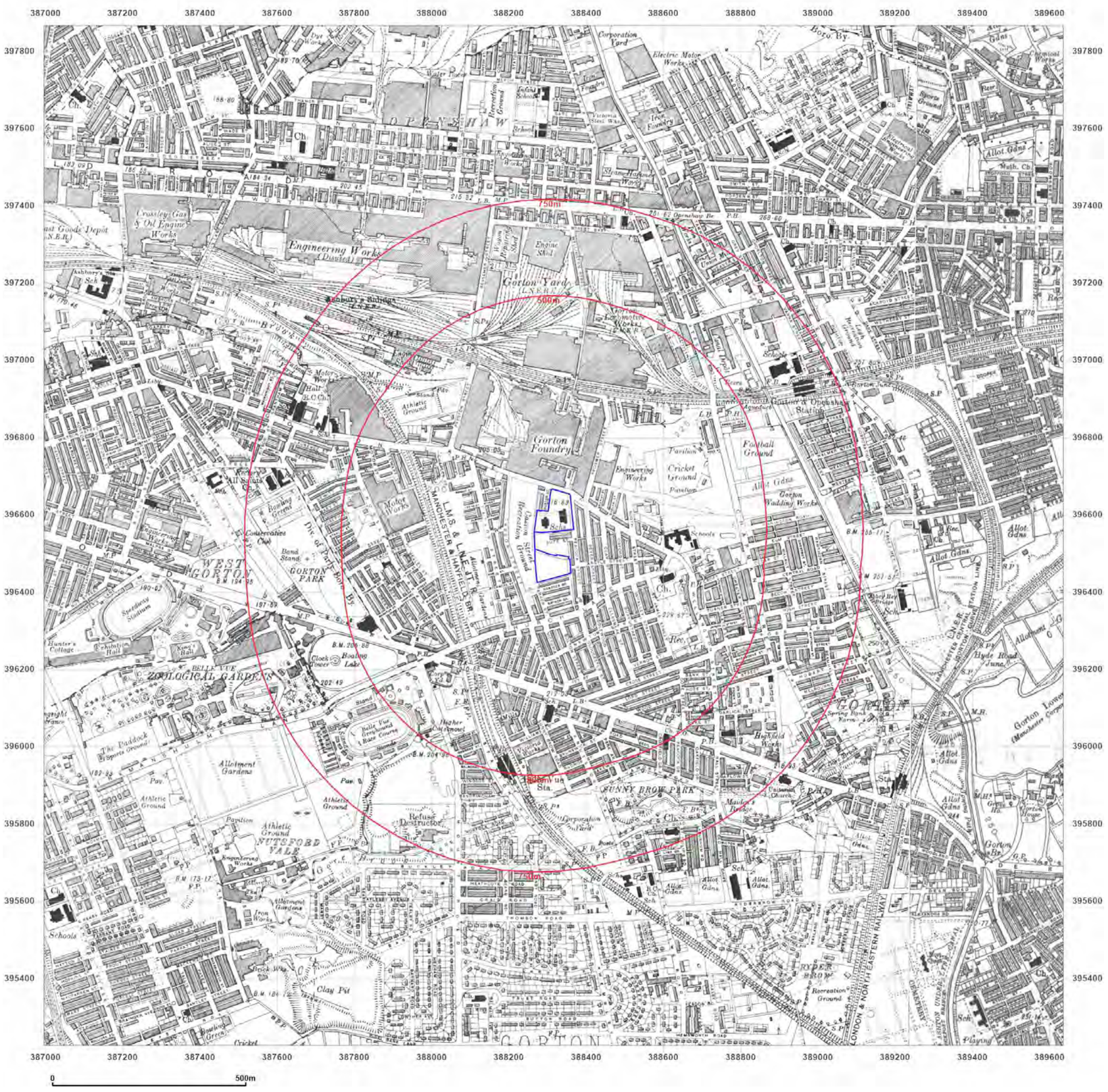
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Site Details:

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Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

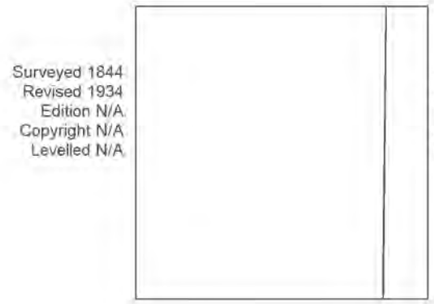
Map Name: County Series

Map date: **1934**

Scale: 1:10,560

Printed at: 1:10,560

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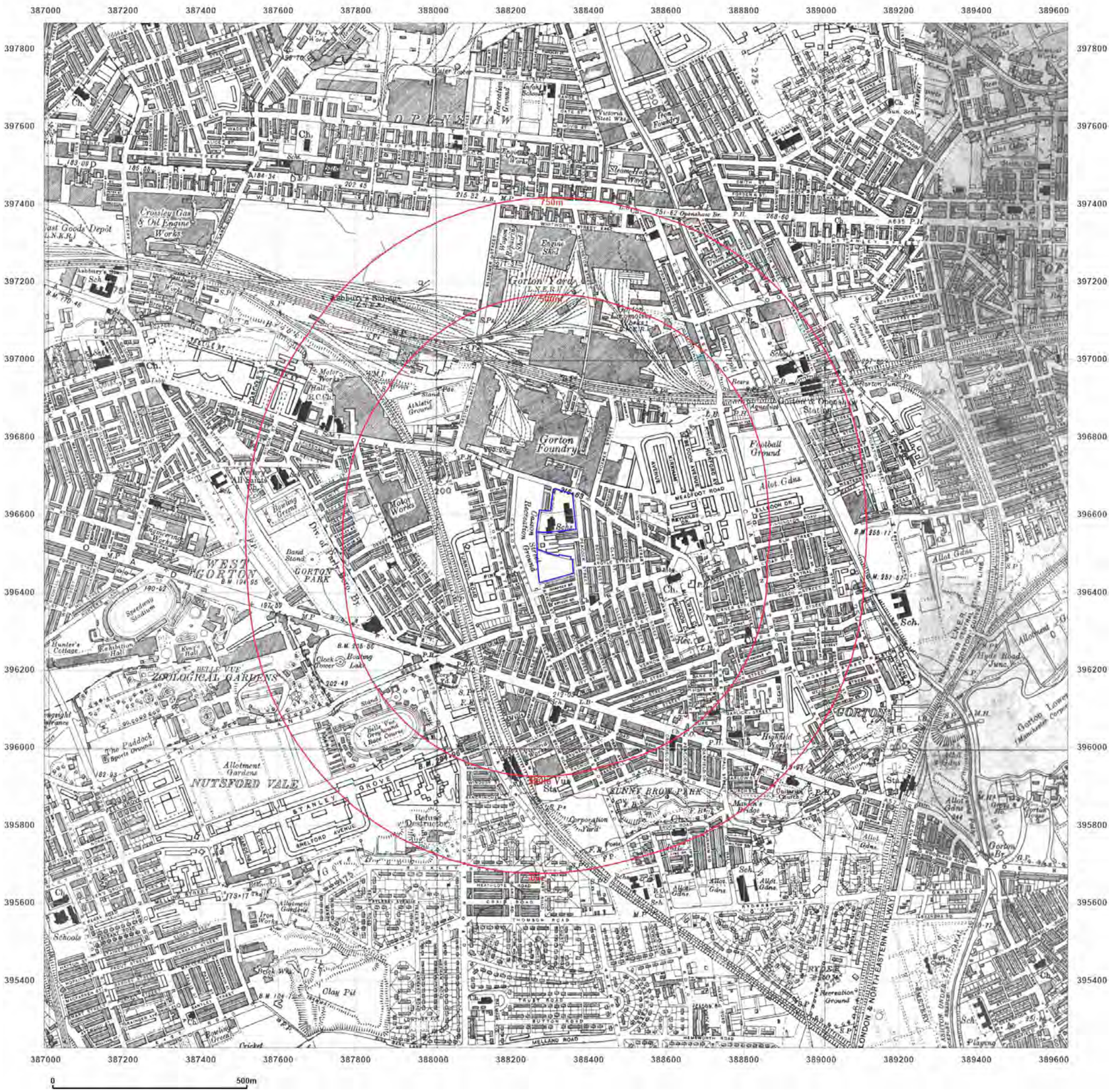
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Site Details:

Peacock Close, Manchester

Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

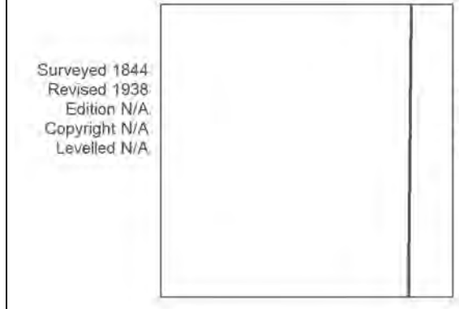
Map Name: County Series

Map date: **1934-1938**

Scale: 1:10,560

Printed at: 1:10,560

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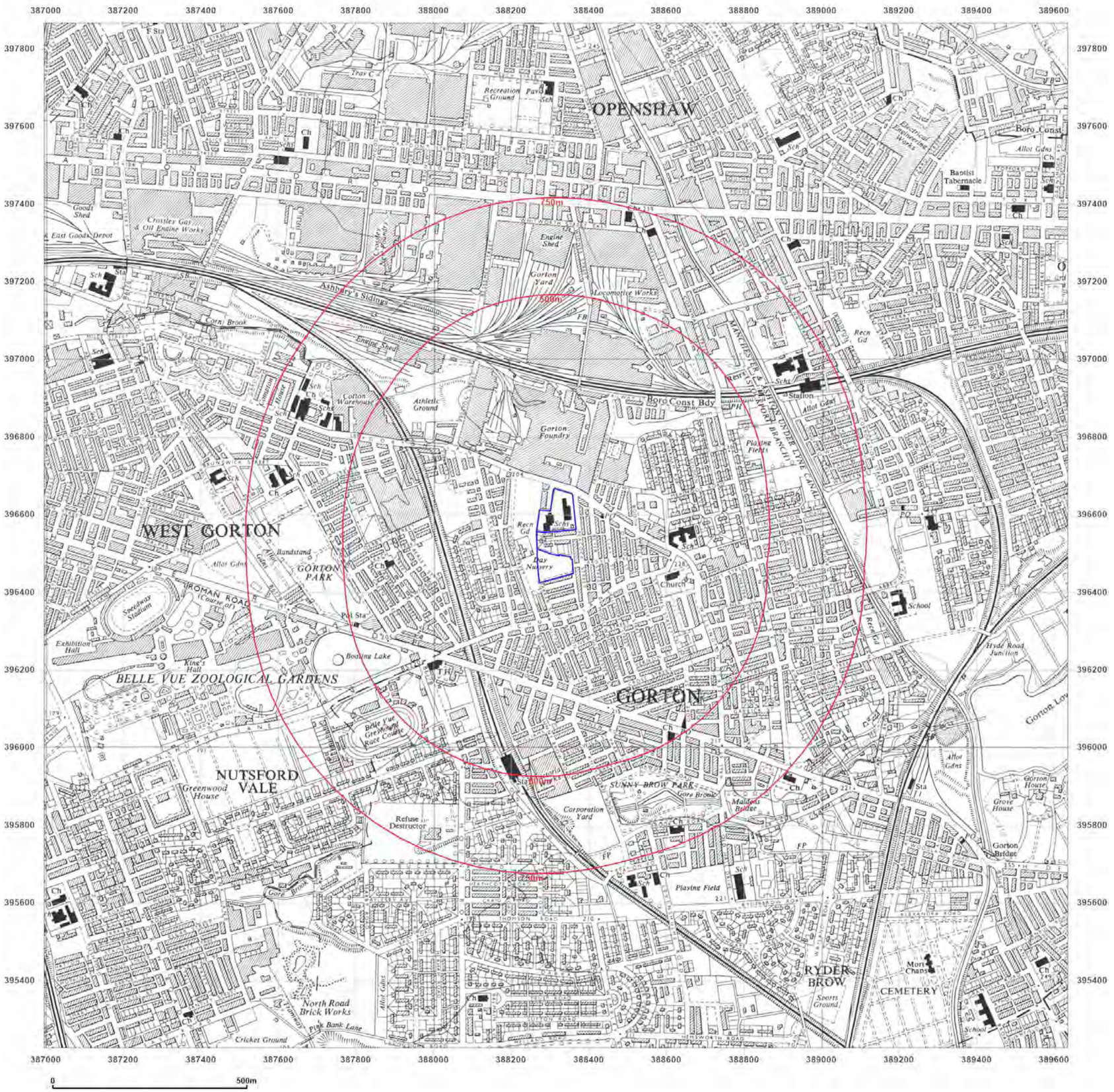
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Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: Provisional

Map date: **1956**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Revised 1956
Edition N/A
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Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: Provisional

Map date: **1968**

Scale: 1:10,560

Printed at: 1:10,560

N
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Revised 1968
Edition N/A
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Levelled N/A

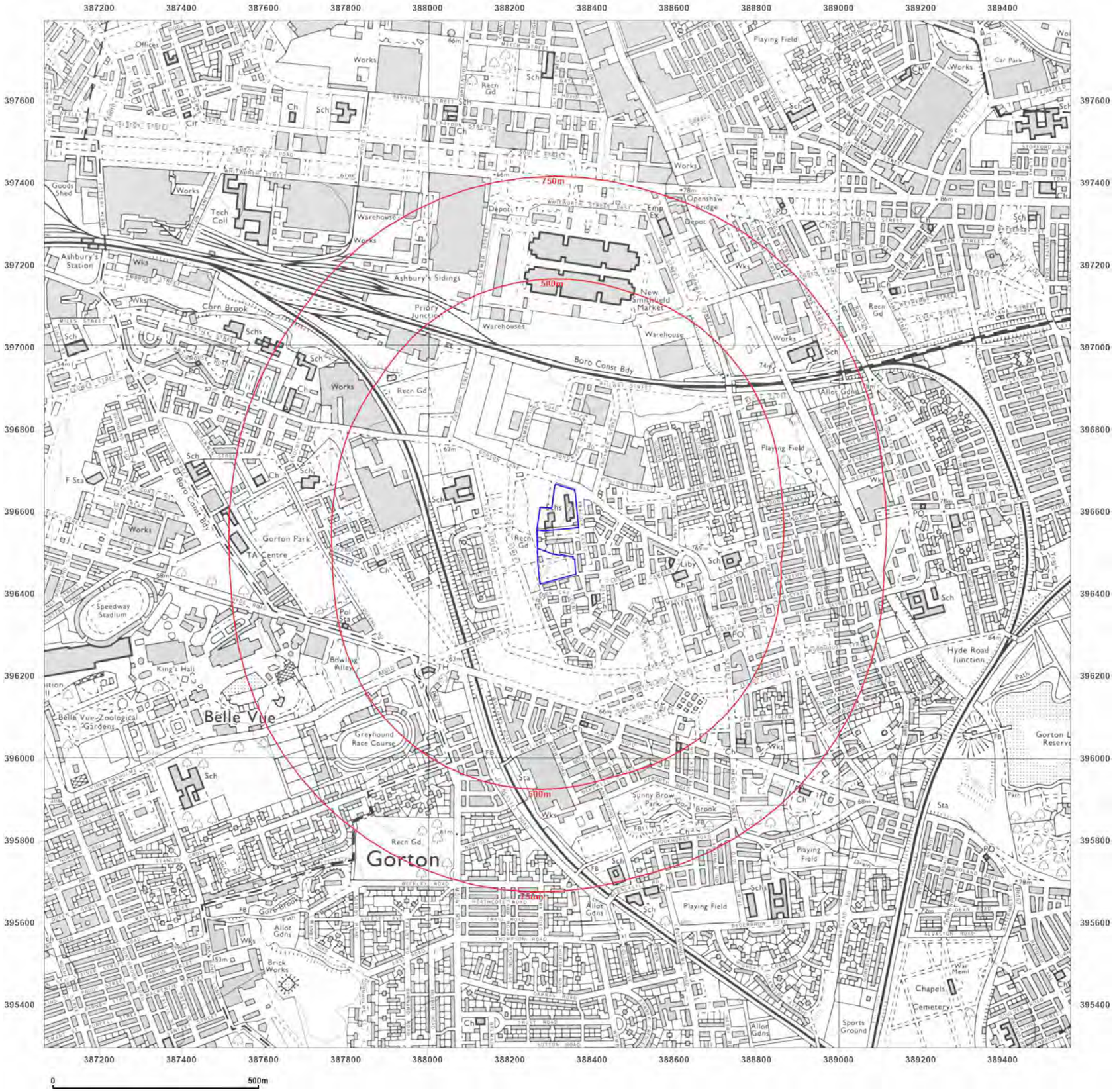
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Site Details:

Peacock Close, Manchester

Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1981**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1976
Revised 1980
Edition N/A
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Levelled 1976

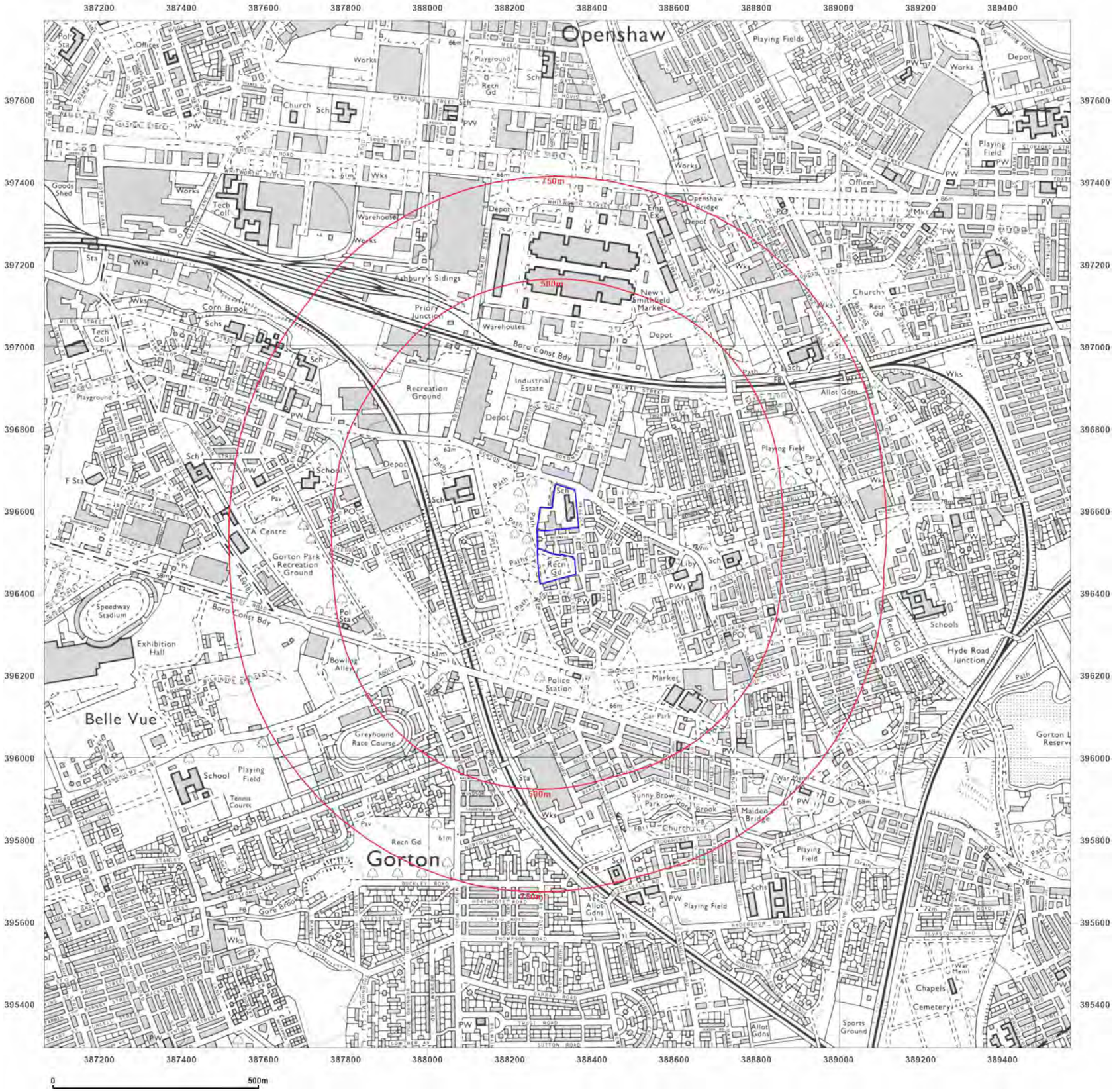
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Groundsure INSIGHTS

Site Details:

Peacock Close, Manchester

Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1985**

Scale: 1:10,000

Printed at: 1:10,000

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Revised 1985
Edition N/A
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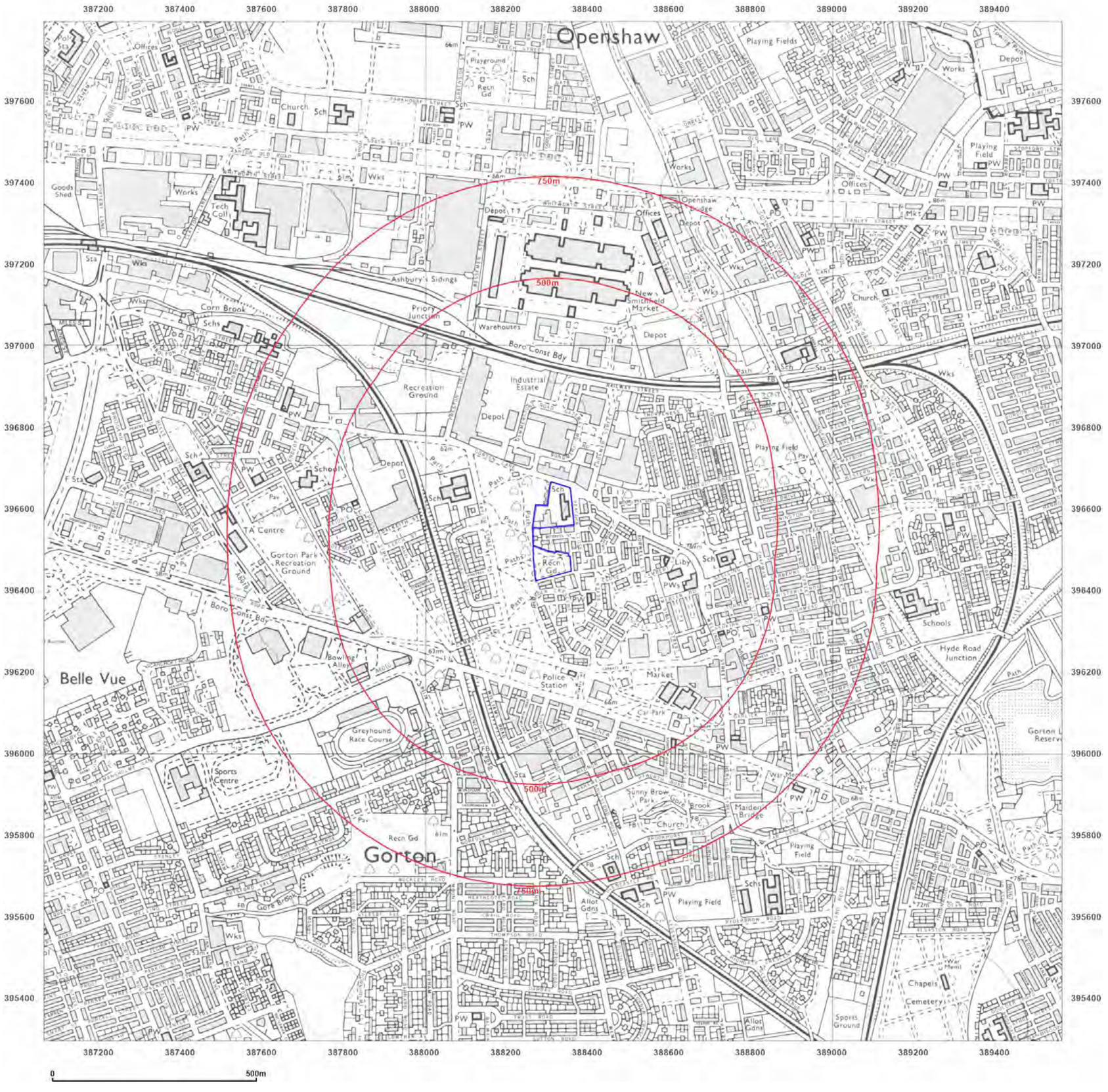
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Groundsure INSIGHTS

Site Details:

Peacock Close, Manchester

Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **1991**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1985
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Groundsure INSIGHTS

Site Details:

Peacock Close, Manchester

Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

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Groundsure INSIGHTS

Site Details:

Peacock Close, Manchester

Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

N
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2010

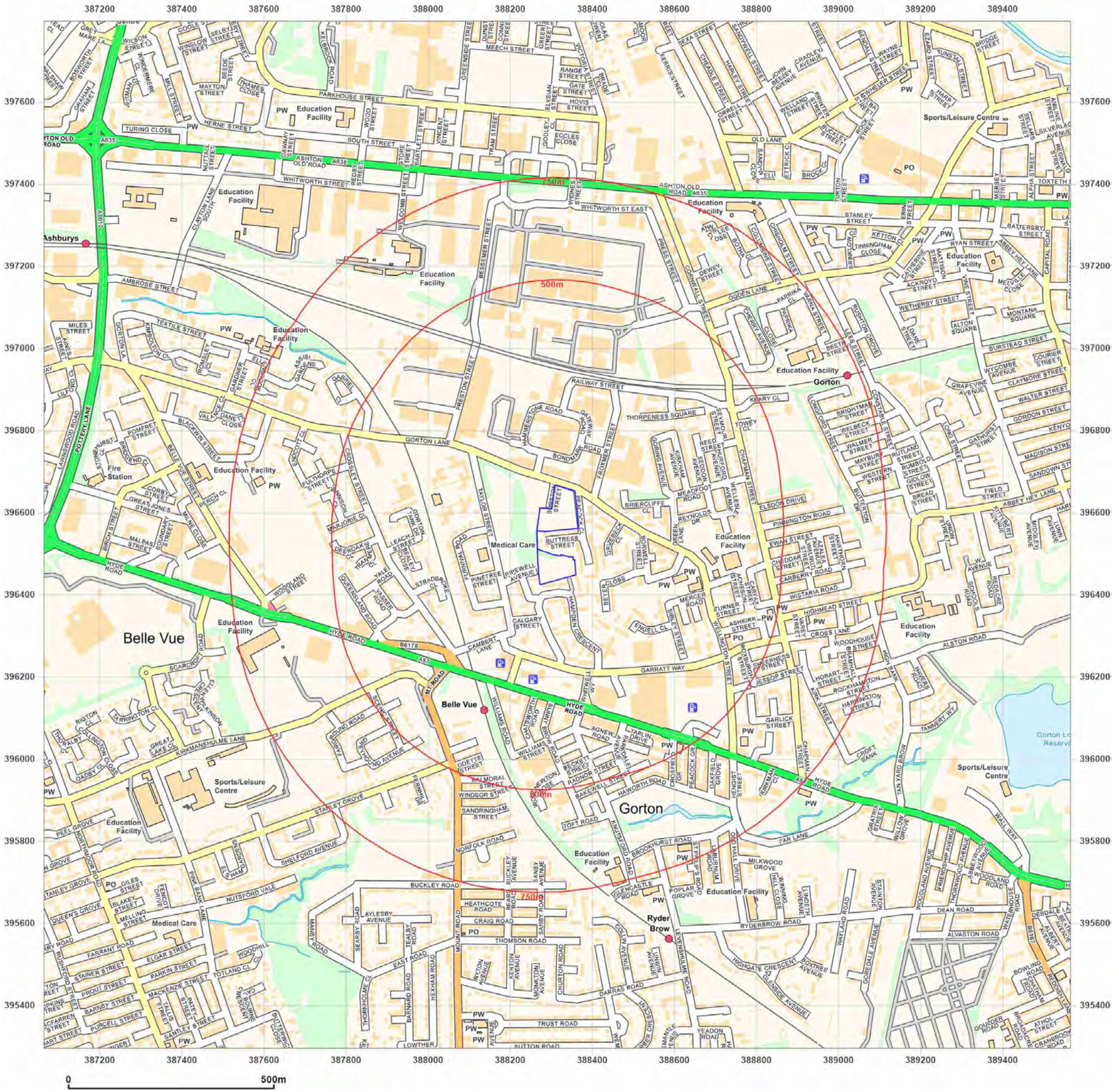
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Groundsure INSIGHTS

Site Details:

Peacock Close, Manchester

Client Ref: 4396 - 130325/03
Report Ref: GS-9OM-N5X-1B2-EOJ
Grid Ref: 388315, 396546

Map Name: National Grid

Map date: **2025**

Scale: 1:10,000

Printed at: 1:10,000

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Production date: 13 March 2025

Map legend available at:
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APPENDIX 5

GROUNDSURE COMBINED ENVIRO + GEO INSIGHT REPORT

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

Peacock Close, Manchester

Order Details

Date: 13/03/2025

Your ref: 4396 - 130325/03

Our Ref: GS-RHG-4DO-3XB-ODE

Site Details

Location: 388315 396546

Area: 1.35 ha

Authority: Manchester City Council ↗



Summary of findings p. 2 >

Aerial image p. 9 >

OS MasterMap site plan p.14 >

Insight User Guide ↗

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

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	14	33	127	-
22 >	1.2 >	Historical tanks >	0	0	12	28	-
24 >	1.3 >	Historical energy features >	0	2	10	27	-
25	1.4	Historical petrol stations	0	0	0	0	-
26 >	1.5 >	Historical garages >	0	0	0	7	-
26	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
27 >	2.1 >	Historical industrial land uses >	0	16	38	164	-
35 >	2.2 >	Historical tanks >	0	0	15	46	-
38 >	2.3 >	Historical energy features >	0	6	10	54	-
41	2.4	Historical petrol stations	0	0	0	0	-
41 >	2.5 >	Historical garages >	0	0	0	9	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
42	3.1	Active or recent landfill	0	0	0	0	-
42	3.2	Historical landfill (BGS records)	0	0	0	0	-
43	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
43 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
43 >	3.5 >	Historical waste sites >	0	1	0	7	-
45 >	3.6 >	Licensed waste sites >	0	0	0	4	-
46 >	3.7 >	Waste exemptions >	0	0	1	34	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
49 >	4.1 >	Recent industrial land uses >	0	5	22	-	-
51 >	4.2 >	Current or recent petrol stations >	0	0	1	1	-
52	4.3	Electricity cables	0	0	0	0	-
52	4.4	Gas pipelines	0	0	0	0	-
52	4.5	Sites determined as Contaminated Land	0	0	0	0	-

52	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
52	4.7	Regulated explosive sites	0	0	0	0	-
53	4.8	Hazardous substance storage/usage	0	0	0	0	-
53	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
53 >	4.10 >	Licensed industrial activities (Part A(1)) >	0	0	1	0	-
53 >	4.11 >	Licensed pollutant release (Part A(2)/B) >	0	0	5	6	-
55	4.12	Radioactive Substance Authorisations	0	0	0	0	-
55	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
55	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
55	4.15	Pollutant release to public sewer	0	0	0	0	-
56	4.16	List 1 Dangerous Substances	0	0	0	0	-
56	4.17	List 2 Dangerous Substances	0	0	0	0	-
56 >	4.18 >	Pollution Incidents (EA/NRW) >	0	0	1	2	-
57 >	4.19 >	Pollution inventory substances >	0	0	3	0	-
58 >	4.20 >	Pollution inventory waste transfers >	0	0	1	0	-
59	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
60 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
62 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
63 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
64	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
64	5.5	Groundwater vulnerability- local information	None (within 0m)				
65 >	5.6 >	Groundwater abstractions >	0	0	0	3	27
73 >	5.7 >	Surface water abstractions >	0	0	0	0	6
75	5.8	Potable abstractions	0	0	0	0	0
75	5.9	Source Protection Zones	0	0	0	0	-
75	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	6.1 >	Water Network (OS MasterMap) >	0	1	0	-	-

77	6.2	Surface water features	0	0	0	-	-
77 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
77 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
78 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
79 >	7.1 >	Risk of flooding from rivers and the sea >	Low (within 50m)				
80	7.2	Historical Flood Events	0	0	0	-	-
80	7.3	Flood Defences	0	0	0	-	-
80	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
80	7.5	Flood Storage Areas	0	0	0	-	-
81 >	7.6 >	Flood Zone 2 >	Identified (within 50m)				
82	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
83 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
85 >	9.1 >	Groundwater flooding >	Moderate-High (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
86	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
86	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
86	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
86	10.4	Special Protection Areas (SPA)	0	0	0	0	0
87	10.5	National Nature Reserves (NNR)	0	0	0	0	0
87	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
87	10.7	Designated Ancient Woodland	0	0	0	0	0
87	10.8	Biosphere Reserves	0	0	0	0	0
88	10.9	Forest Parks	0	0	0	0	0
88	10.10	Marine Conservation Zones	0	0	0	0	0
88	10.11	Green Belt	0	0	0	0	0
88	10.12	Proposed Ramsar sites	0	0	0	0	0

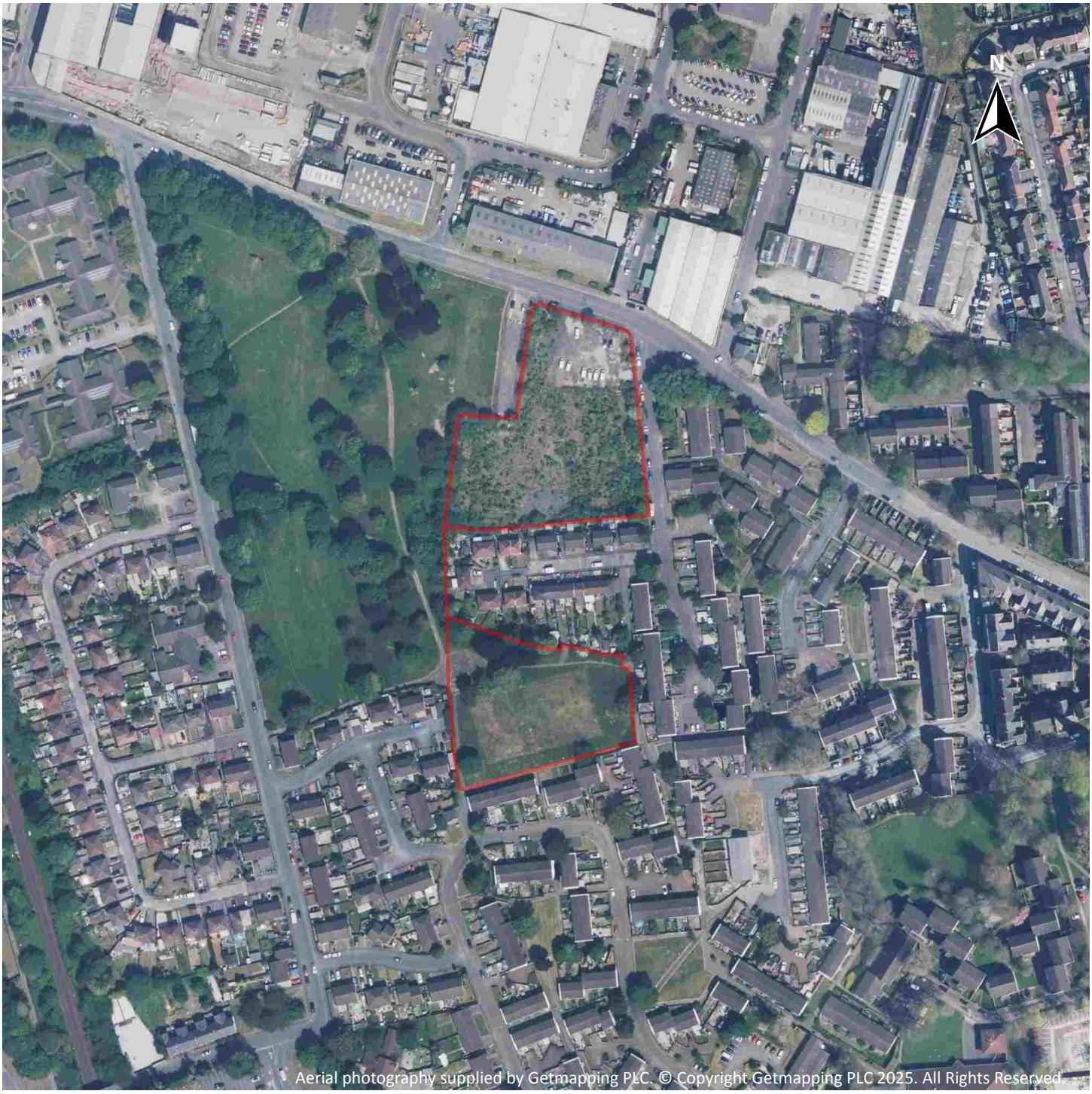
88	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
89	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
89	10.15	Nitrate Sensitive Areas	0	0	0	0	0
89	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
90 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
91	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
92	11.1	World Heritage Sites	0	0	0	-	-
92	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
92	11.3	National Parks	0	0	0	-	-
92	11.4	Listed Buildings	0	0	0	-	-
93	11.5	Conservation Areas	0	0	0	-	-
93	11.6	Scheduled Ancient Monuments	0	0	0	-	-
93	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
94 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
95	12.2	Open Access Land	0	0	0	-	-
95	12.3	Tree Felling Licences	0	0	0	-	-
95	12.4	Environmental Stewardship Schemes	0	0	0	-	-
95	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
96	13.1	Priority Habitat Inventory	0	0	0	-	-
96	13.2	Habitat Networks	0	0	0	-	-
96	13.3	Open Mosaic Habitat	0	0	0	-	-
96	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
97 >	14.1 >	10k Availability >	Identified (within 500m)				
98 >	14.2 >	Artificial and made ground (10k) >	0	2	7	3	-
100 >	14.3 >	Superficial geology (10k) >	1	0	0	0	-

101	14.4	Landslip (10k)	0	0	0	0	-
102 >	14.5 >	Bedrock geology (10k) >	1	0	0	0	-
103	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	**Geology 1:50,000 scale** >	On site	0-50m	50-250m	250-500m	500-2000m
104 >	15.1 >	50k Availability >	Identified (within 500m)				
105 >	15.2 >	Artificial and made ground (50k) >	0	1	0	0	-
106 >	15.3 >	Artificial ground permeability (50k) >	0	1	-	-	-
107 >	15.4 >	Superficial geology (50k) >	1	0	0	0	-
108 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
108	15.6	Landslip (50k)	0	0	0	0	-
108	15.7	Landslip permeability (50k)	None (within 50m)				
109 >	15.8 >	Bedrock geology (50k) >	1	0	0	0	-
110 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
110	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	**Boreholes** >	On site	0-50m	50-250m	250-500m	500-2000m
111 >	16.1 >	BGS Boreholes >	0	0	23	-	-
Page	Section	**Natural ground subsidence** >					
113 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
114 >	17.2 >	Running sands >	Very low (within 50m)				
115 >	17.3 >	Compressible deposits >	Very low (within 50m)				
117 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
118 >	17.5 >	Landslides >	Very low (within 50m)				
119 >	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
121	18.1	BritPits	0	0	0	0	-
122 >	18.2 >	Surface ground workings >	0	0	22	-	-
123	18.3	Underground workings	0	0	0	0	0
123	18.4	Underground mining extents	0	0	0	0	-
123	18.5	Historical Mineral Planning Areas	0	0	0	0	-

123 >	18.6 >	Non-coal mining >	0	0	0	0	1
124 >	18.7 >	JPB mining areas >	Identified (within 0m)				
124	18.8	The Coal Authority non-coal mining	0	0	0	0	-
124	18.9	Researched mining	0	0	0	0	-
125	18.10	Mining record office plans	0	0	0	0	-
125	18.11	BGS mine plans	0	0	0	0	-
125 >	18.12 >	Coal mining >	Identified (within 0m)				
125	18.13	Brine areas	None (within 0m)				
126	18.14	Gypsum areas	None (within 0m)				
126	18.15	Tin mining	None (within 0m)				
126	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
127	19.1	Natural cavities	0	0	0	0	-
127	19.2	Mining cavities	0	0	0	0	0
127	19.3	Reported recent incidents	0	0	0	0	-
127	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
129 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
131 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	0	-	-	-
131 >	21.2 >	BGS Estimated Urban Soil Chemistry >	6	7	-	-	-
132	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
133	22.1	Underground railways (London)	0	0	0	-	-
133	22.2	Underground railways (Non-London)	0	0	0	-	-
134	22.3	Railway tunnels	0	0	0	-	-
134 >	22.4 >	Historical railway and tunnel features >	0	12	13	-	-
135	22.5	Royal Mail tunnels	0	0	0	-	-
135	22.6	Historical railways	0	0	0	-	-

135 >	22.7 >	Railways >	0	0	4	-	-
136	22.8	Crossrail 2	0	0	0	0	-
136	22.9	HS2	0	0	0	0	-

Recent aerial photograph

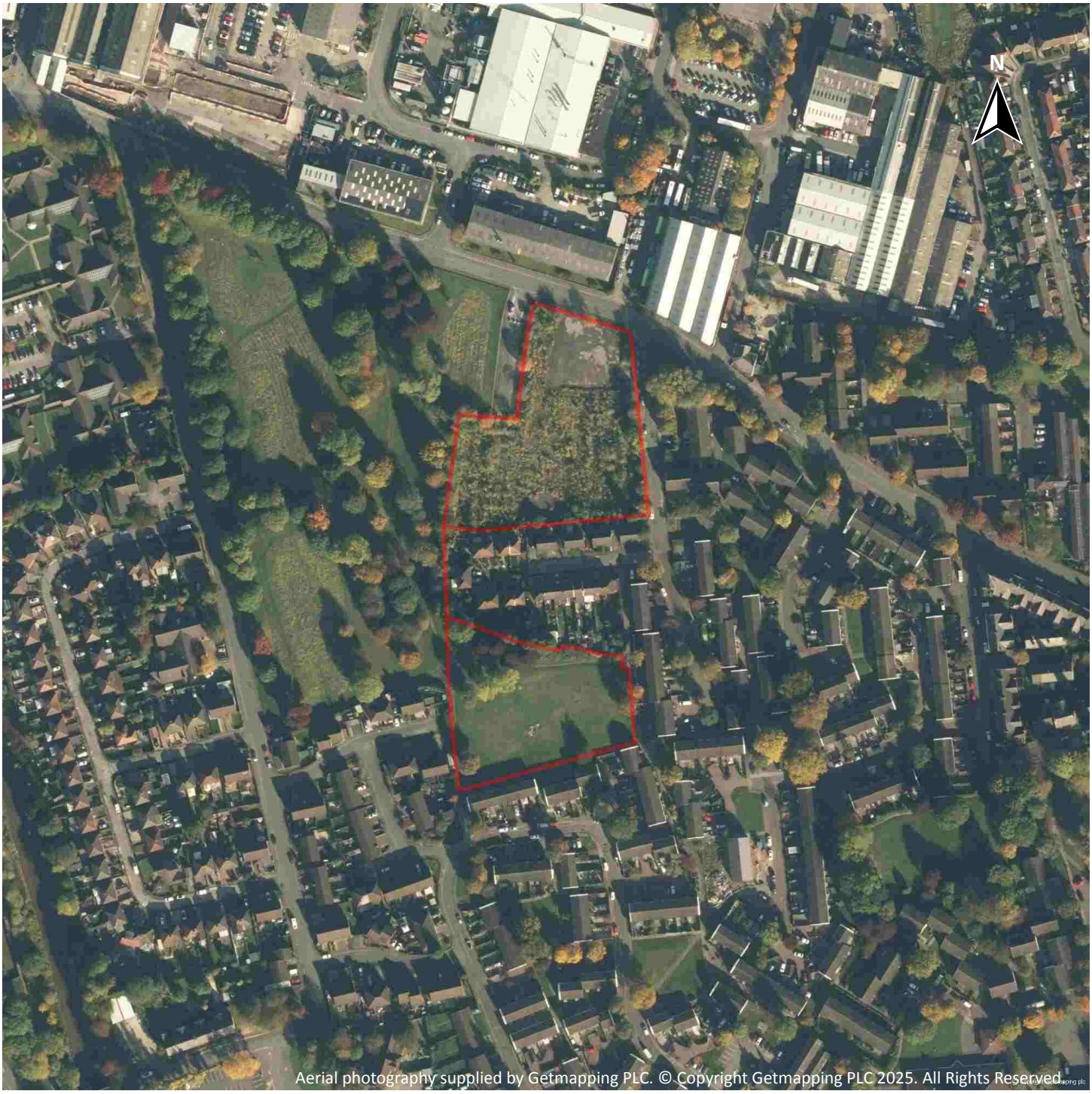


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Capture Date: 07/04/2023

Site Area: 1.35ha

Recent site history - 2022 aerial photograph



Capture Date: 18/10/2022

Site Area: 1.35ha

Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 1.35ha

Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 1.35ha

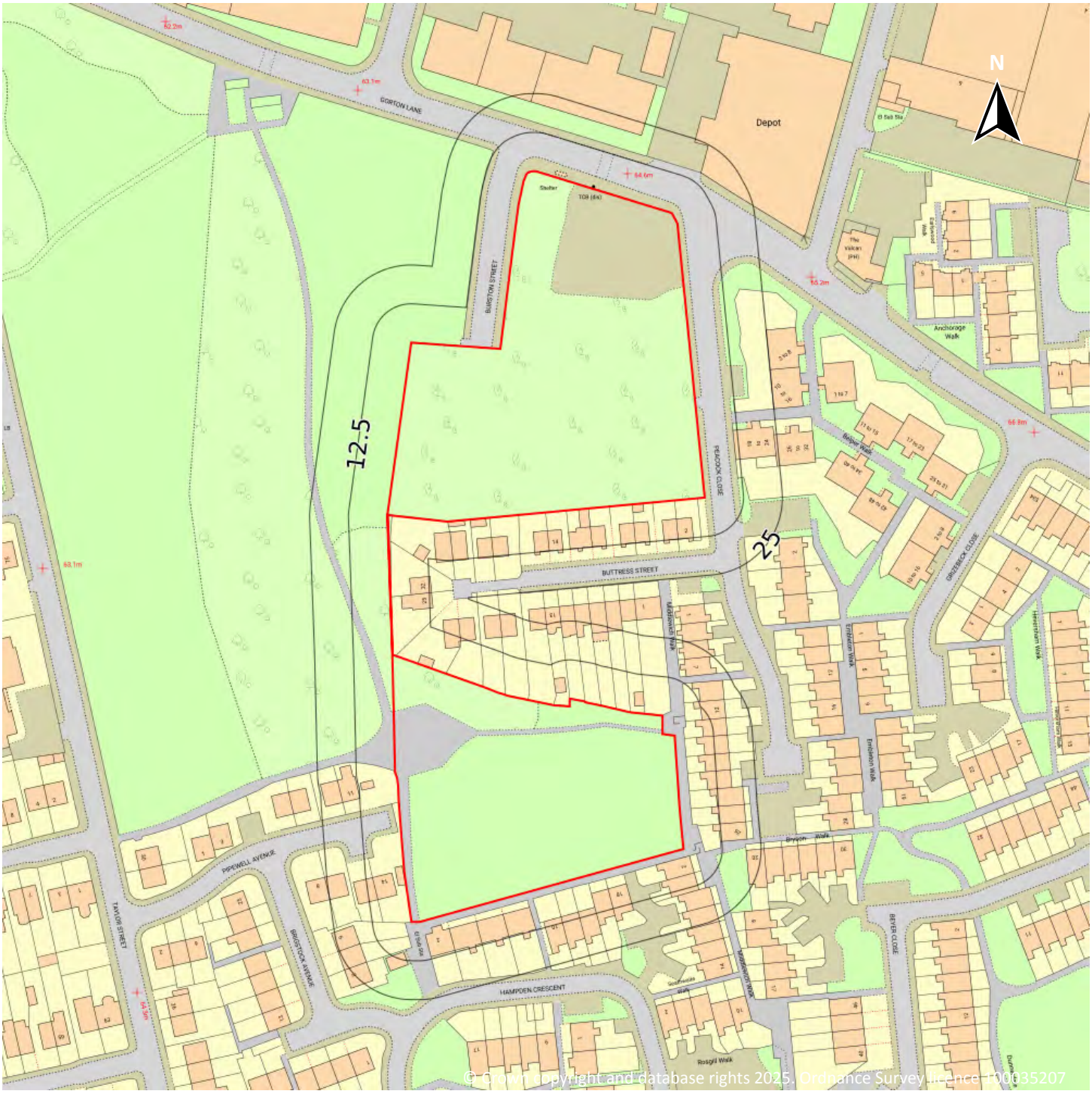
Recent site history - 2000 aerial photograph



Capture Date: 19/06/2000

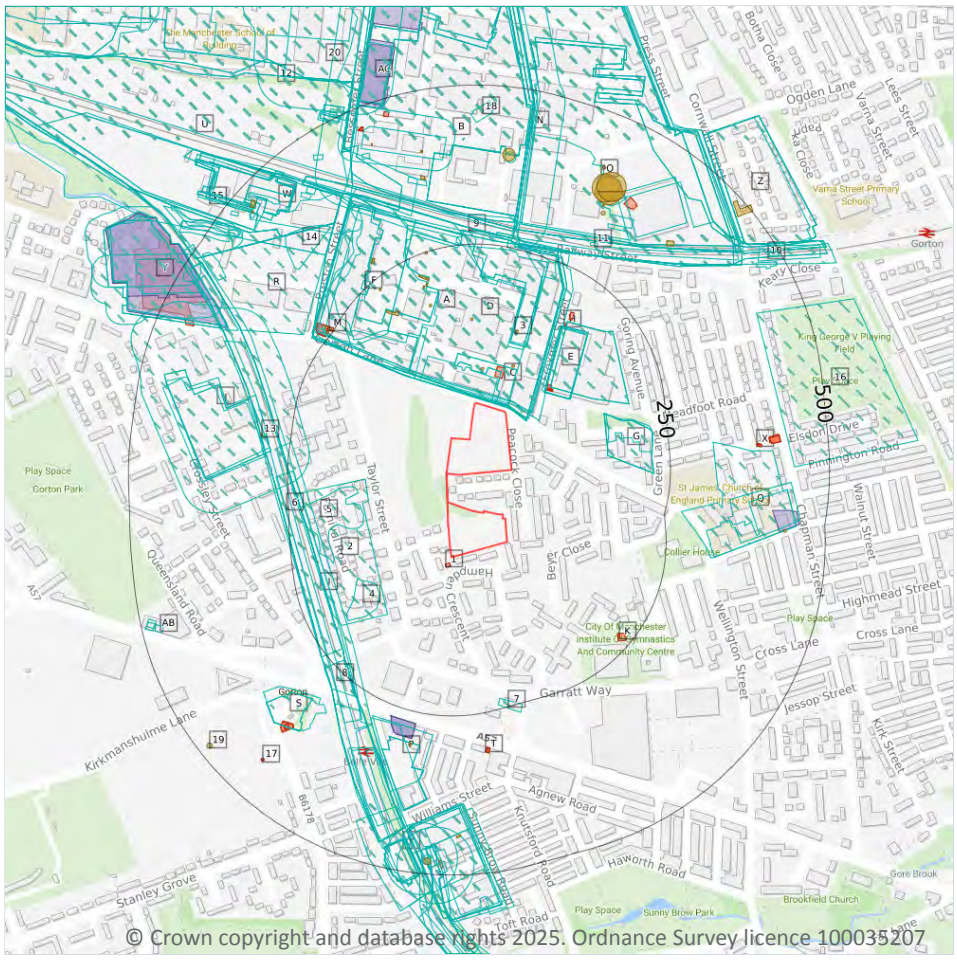
Site Area: 1.35ha

OS MasterMap site plan



Site Area: 1.35ha

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	174

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

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

ID	Location	Land use	Dates present	Group ID
A	7m N	Unspecified Foundry	1890	988784

ID	Location	Land use	Dates present	Group ID
A	8m N	Unspecified Foundry	1905	927057
A	8m N	Unspecified Foundry	1923	1000408
B	9m N	Railway Sidings	1905	891028
B	9m N	Railway Sidings	1923	1007451
A	11m N	Unspecified Foundry	1915	958128
A	11m N	Unspecified Foundry	1934 - 1938	1000521
B	11m N	Railway Sidings	1915	916798
B	11m N	Railway Sidings	1890	905056
C	11m N	Railway Sidings	1938	958835
C	11m N	Railway Sidings	1934	968930
D	14m N	Industrial Estate	1985 - 1991	997932
A	17m N	Unspecified Foundry	1956	989874
A	19m N	Unspecified Foundry	1968	894758
E	67m NE	Engineering Works	1890	897785
E	69m NE	Engineering Works	1923	894394
E	69m NE	Engineering Works	1905	986173
E	70m NE	Engineering Works	1915	957574
E	70m NE	Engineering Works	1934	993560
E	82m NE	Unspecified Commercial/Industrial	1981	822345
E	82m NE	Unspecified Works	1968	835422
A	100m N	Railway Sidings	1934 - 1938	944885
B	106m N	Railway Sidings	1968	933265
B	108m N	Steel Works	1956	852897
F	116m NW	Unspecified Depot	1985 - 1991	997230
2	118m SW	Brick Works	1905	818425
4	126m SW	Unspecified Pit	1905	828764
5	132m W	Unspecified Pit	1905	828763
G	153m E	Gum Works	1890	831883

ID	Location	Land use	Dates present	Group ID
G	153m E	Unspecified Mills	1905	951036
G	153m E	Unspecified Mills	1923	986748
G	156m E	Unspecified Mills	1915	992806
F	176m NW	Unspecified Ground Workings	1905	990802
I	188m SW	Cuttings	1985 - 1991	999717
I	198m SW	Cuttings	1981	972166
I	199m SW	Cuttings	1956 - 1968	983240
I	205m SW	Cuttings	1905	895652
I	205m SW	Cuttings	1915	913863
I	205m SW	Cuttings	1938	946198
I	205m SW	Cuttings	1934	972787
I	205m SW	Cuttings	1890	975112
6	207m SW	Cuttings	1923	905413
F	216m NW	Unspecified Ground Workings	1923	873941
J	217m W	Unspecified Depot	1985 - 1991	927359
7	234m S	Police Station	1985 - 1991	892480
8	235m SW	Cuttings	1923	927010
L	245m N	Unspecified Yard	1956	877896
N	256m N	Unspecified Yard	1890	937063
O	259m N	Locomotive Works	1905	957167
O	259m N	Carriage, Wagon and Locomotive Works	1915 - 1923	964753
O	268m N	Railway Sidings	1968	956823
Q	275m E	Unspecified Mills	1915 - 1923	876374
P	275m S	Unspecified Mills	1923	900290
L	276m N	Unspecified Yard	1968	929079
P	277m S	Unspecified Mills	1890	900506
J	278m W	Unspecified Works	1968	835813
J	278m W	Unspecified Commercial/Industrial	1981	1008141

ID	Location	Land use	Dates present	Group ID
B	280m N	Railway Sidings	1934	964798
B	280m N	Railway Sidings	1938	1005550
L	280m N	Unspecified Yard	1915	880175
L	280m N	Unspecified Yard	1934 - 1938	953334
O	280m N	Locomotive Works	1938 - 1956	886614
O	280m N	Railway Sidings	1915	916181
O	280m N	Locomotive Works	1934	984745
P	280m SW	Cuttings	1923	934918
J	281m W	Unspecified Commercial/Industrial	1956	975847
R	284m NW	Gas Plant Works	1915 - 1923	984127
J	285m W	Motor Works	1934 - 1938	942071
10	287m NE	Cuttings	1848	807699
L	288m N	Unspecified Yard	1905	873310
L	288m N	Unspecified Yard	1923	973076
O	290m N	Locomotive Works	1968	886972
O	290m N	Railway Sidings	1956	919186
11	294m NE	Railway Station	1848	818669
12	295m N	Unspecified Foundry	1956	826693
P	298m SW	Railway Sidings	1934	966473
P	298m S	Unspecified Mills	1915	915855
P	298m S	Unspecified Mills	1934 - 1938	975698
S	303m SW	Corporation Yard	1923	962644
U	311m N	Railway Sidings	1981	979208
S	313m SW	Corporation Yard	1915	987295
S	313m SW	Corporation Yard	1934 - 1938	1005303
Q	313m E	Unspecified Commercial/Industrial	1934	822344
P	323m S	Cuttings	1907	997783
U	327m N	Railway Sidings	1985	957888

ID	Location	Land use	Dates present	Group ID
U	327m N	Railway Sidings	1991	977841
V	327m S	Railway Sidings	1907	1002876
O	328m NE	Unspecified Depot	1985 - 1991	927628
U	331m NW	Engineering Works	1890 - 1905	980445
P	337m SW	Railway Sidings	1907	857579
W	341m NW	Unspecified Commercial/Industrial	1985	927206
O	344m NE	Unspecified Warehouse	1981	848249
Q	346m E	Unspecified Works	1968	835288
14	348m NW	Unspecified Heap	1956 - 1968	952863
B	350m N	Railway Building	1923	855043
15	360m NW	Unspecified Commercial/Industrial	1934	879527
U	360m NW	Railway Sidings	1915	936419
B	370m N	Unspecified Warehouse	1981	860822
R	375m NW	Cuttings	1923	941122
N	382m N	Unspecified Tank	1890	851183
B	386m N	Unspecified Warehouse	1985 - 1991	986034
V	387m S	Unspecified Works	1907 - 1915	923211
V	389m S	Unspecified Works	1981	882030
V	390m S	Unspecified Works	1934 - 1968	916375
V	390m S	Unspecified Works	1907	932913
Y	394m NW	Unspecified Works	1981	835407
Y	394m NW	Unspecified Warehouse	1956 - 1968	988604
V	394m S	Unspecified Works	1923	871315
V	395m S	Unspecified Commercial/Industrial	1905	822226
V	396m S	Unspecified Works	1985	860519
Y	400m NW	Motor Works	1915	898990
Y	400m NW	Motor Works	1934 - 1938	941313
V	403m S	Cuttings	1890	985092

ID	Location	Land use	Dates present	Group ID
W	414m NW	Railway Building	1923	854269
W	415m NW	Railway Building	1968 - 1981	920556
B	420m N	Railway Building	1915	854267
W	420m NW	Engine Shed	1981	938295
W	420m NW	Engine Shed	1968	974118
V	420m S	Railway Station	1981	920426
16	420m NE	Wadding Works	1915	821579
W	423m NW	Engine Shed	1915	904071
W	423m NW	Engine Shed	1934 - 1938	1002937
W	425m NW	Railway Engine Shed	1956	839515
V	425m S	Railway Station	1985 - 1991	1003348
V	426m S	Railway Sidings	1968	916218
V	428m S	Unspecified Industrial/Commercial	1907	824379
R	435m NW	Unspecified Heap	1956	842833
W	436m NW	Engine Shed	1923	970807
W	436m NW	Engine Shed	1890 - 1905	1001456
W	439m NW	Unspecified Tanks	1923	819366
18	441m N	Railway Building	1923 - 1934	865536
W	447m NW	Unspecified Pit	1934	934841
V	447m S	Railway Station	1956 - 1968	874003
W	450m NW	Unspecified Ground Workings	1923	814758
V	450m S	Railway Station	1907	982828
V	451m S	Railway Station	1907	906731
V	451m S	Railway Station	1905	887903
V	451m S	Railway Station	1915 - 1938	1001328
V	451m S	Railway Station	1890	1002243
Y	452m NW	Gas Plant Works	1905	991659
V	452m S	Railway Sidings	1907	887094

ID	Location	Land use	Dates present	Group ID
B	452m NW	Railway Building	1985 - 1991	876881
W	455m NW	Unspecified Tank	1923	850028
W	455m NW	Unspecified Pit	1968 - 1981	948431
Z	455m NE	Canal Depot	1923	878427
V	456m S	Railway Sidings	1915	879558
V	456m S	Railway Sidings	1938	994958
V	456m S	Railway Sidings	1934	966812
V	457m S	Railway Sidings	1905	925246
AA	457m NE	Railway Station	1890 - 1905	1004568
W	457m NW	Unspecified Pit	1956	910627
Z	462m NE	Unspecified Commercial/Industrial	1905	822039
Z	462m NE	Canal Depot	1915	873140
Z	462m NE	Canal Depot	1934 - 1938	931108
Z	462m NE	Canal Depot	1890	949440
W	463m NW	Cuttings	1934	807376
AA	463m NE	Railway Sidings	1991	910089
AB	466m SW	Police Station	1985	858804
V	469m S	Unspecified Tank	1905 - 1907	870464
Y	470m NW	Motor Works	1923	928464
V	471m S	Railway Building	1968	853941
AB	475m SW	Police Station	1968 - 1981	951449
W	475m NW	Railway Building	1923	854282
AB	477m SW	Police Station	1956	976734
AA	482m NE	Railway Station	1905	818785
20	485m N	Unspecified Depot	1985	941821
AC	488m N	Painting Shed	1915 - 1923	980405
B	489m N	Railway Building	1985 - 1991	872343
B	490m N	Goods Station	1923	810451

ID	Location	Land use	Dates present	Group ID
B	492m N	Railway Building	1915	896147
B	492m N	Railway Building	1934 - 1938	926309
AC	492m N	Railway Building	1968	854281
B	495m N	Goods Depot	1968	808370
B	495m N	Railway Building	1981	862361

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**40**

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

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

ID	Location	Land use	Dates present	Group ID
C	53m N	Unspecified Tank	1893	115597
C	70m N	Unspecified Tank	1950	127538
3	125m N	Unspecified Tank	1893	115601
D	130m N	Unspecified Tank	1893	115598
A	167m N	Unspecified Tank	1893	115599
F	183m NW	Tanks	1950	146708
A	198m N	Unspecified Tank	1933	115603
A	200m N	Tanks	1950	129893
A	206m N	Tanks	1950	108836
A	209m N	Tanks	1950	108840
F	231m NW	Unspecified Tank	1980	115596
A	247m N	Unspecified Tank	1893	115600
M	254m NW	Unspecified Tank	1950 - 1973	131960

ID	Location	Land use	Dates present	Group ID
M	254m NW	Unspecified Tank	1933	115604
F	272m NW	Tanks	1980 - 1994	138375
13	295m W	Unspecified Tank	1986	115594
P	300m S	Unspecified Tank	1950	120574
O	345m NE	Unspecified Tank	1985 - 1996	154129
O	358m NE	Unspecified Tank	1950	152249
B	360m N	Tanks	1949	108675
O	362m NE	Unspecified Tank	1908 - 1933	142421
O	364m NE	Unspecified Tank	1893	142723
O	365m NE	Unspecified Tank	1985 - 1996	133772
O	369m NE	Unspecified Tank	1950	155210
O	369m NE	Unspecified Tank	1950	142979
O	376m N	Unspecified Tank	1949	141229
N	384m N	Unspecified Tank	1893	115204
B	403m N	Unspecified Tank	1978	134161
B	403m N	Unspecified Tank	1980	143799
B	403m N	Unspecified Tank	1991	144299
B	403m N	Unspecified Tank	1980	149001
B	403m N	Unspecified Tank	1991	154824
Q	435m E	Unspecified Tank	1893	120571
B	437m N	Unspecified Tank	1978	115595
V	437m S	Unspecified Tank	1933	120570
W	460m NW	Unspecified Tank	1891	115190
W	464m NW	Unspecified Tank	1968 - 1991	144152
V	474m S	Unspecified Tank	1908 - 1922	142716
Z	478m NE	Tanks	1922 - 1933	137128
19	478m SW	Unspecified Tank	1933	120582

This data is sourced from Ordnance Survey / Groundsure.

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

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

ID	Location	Land use	Dates present	Group ID
1	10m S	Electricity Substation	1973 - 1983	73946
C	48m N	Electricity Substation	1950	82315
E	75m NE	Electricity Sub-Station	1973	68806
E	75m NE	Electricity Substation	1950	84609
E	75m NE	Electricity Substation	1950	84754
E	75m NE	Electricity Substation	1994	80986
E	75m NE	Electricity Substation	1991	82817
E	76m NE	Electricity Substation	1980	79210
H	164m NE	Electricity Substation	1994	65903
H	177m NE	Electricity Substation	1991	65906
K	226m SE	Electricity Substation	1992	89523
K	226m SE	Electricity Substation	1983	72638
M	251m NW	Electricity Substation	1980	80853
M	254m NW	Electricity Substation	1950	77787
M	255m NW	Electricity Substation	1991 - 1994	82720
M	255m NW	Electricity Sub-Station	1973	68808
9	271m N	Electricity Substation	1991 - 1994	90539
T	304m S	Electricity Substation	1978 - 1995	78729
T	305m S	Electricity Substation	1973	73914
T	305m S	Electricity Substation	1983	85484
S	362m SW	Electricity Substation	1995	77921

ID	Location	Land use	Dates present	Group ID
S	363m SW	Electricity Substation	1978 - 1983	85930
S	368m SW	Electricity Substation	1950 - 1973	86148
S	368m SW	Electricity Substation	1983	71887
O	375m NE	Electricity Substation	1950	78195
X	388m E	Electricity Substation	1987	84296
X	388m E	Electricity Substation	1996	84003
X	407m E	Electricity Substation	1991	72068
X	407m E	Electricity Substation	1950 - 1985	80255
X	409m E	Electricity Substation	1950	83113
O	411m N	Electricity Substation	1978	82908
O	412m N	Electricity Substation	1980 - 1995	78245
17	433m SW	Electricity Substation	1982 - 1990	83660
Y	437m NW	Gas Plant Works	1908 - 1922	71898
B	463m N	Electricity Substation	1978	71862
B	463m N	Electricity Substation	1980 - 1991	83123
B	464m N	Electricity Substation	1994	92638
B	471m N	Electricity Substation	1978 - 1994	83462
V	477m S	Electricity Substation	1950 - 1972	91427

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	7

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

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

ID	Location	Land use	Dates present	Group ID
P	267m S	Garage	1973 - 1978	26566
P	267m S	Garage	1983	23402
Y	391m NW	Garage	1986 - 1991	23157
Q	415m E	Garage	1992	22549
Y	435m NW	Garage	1982	26438
AC	485m N	Wagon Repairing Shed	1933	28128
AC	490m N	Wagon Repairing Shed	1949	25143

This data is sourced from Ordnance Survey / Groundsure.

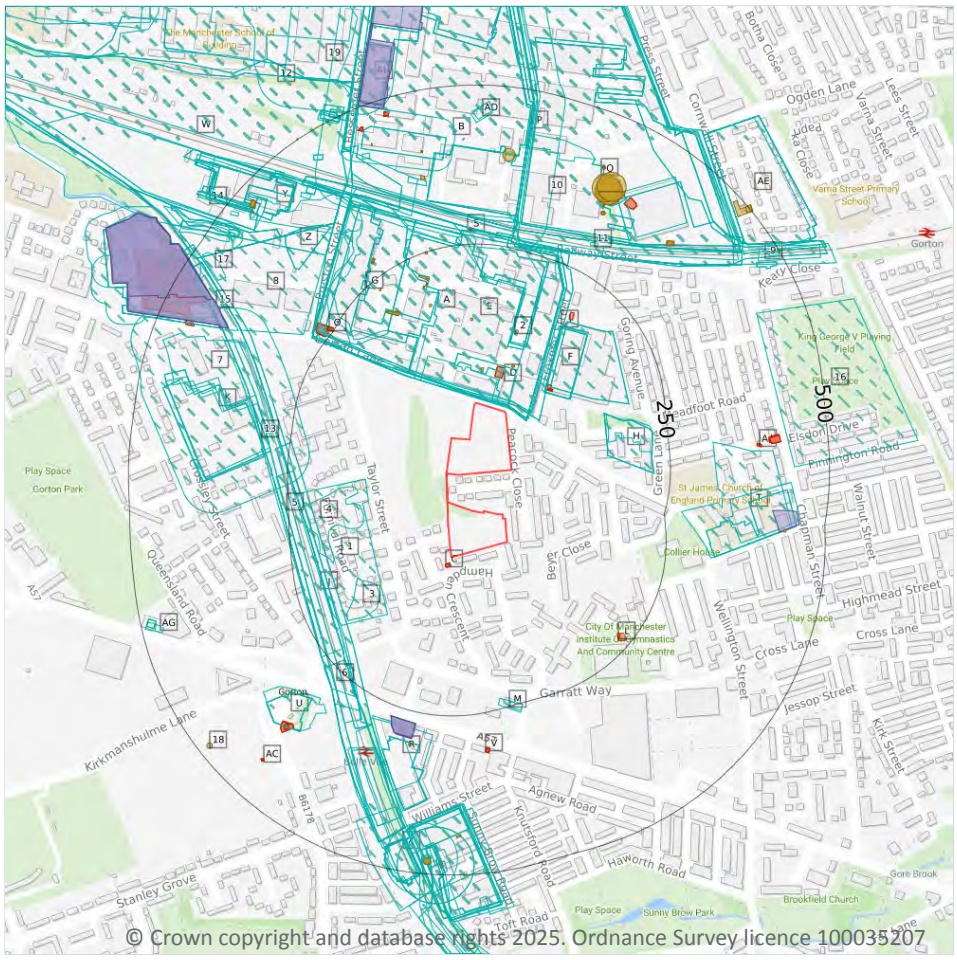
1.6 Historical military land

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	218

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 27 >**

ID	Location	Land Use	Date	Group ID
A	7m N	Unspecified Foundry	1890	988784
A	8m N	Unspecified Foundry	1905	927057
A	8m N	Unspecified Foundry	1923	1000408

ID	Location	Land Use	Date	Group ID
B	9m N	Railway Sidings	1905	891028
B	9m N	Railway Sidings	1923	1007451
A	11m N	Unspecified Foundry	1938	1000521
A	11m N	Unspecified Foundry	1934	1000521
A	11m N	Unspecified Foundry	1915	958128
B	11m N	Railway Sidings	1915	916798
B	11m N	Railway Sidings	1890	905056
D	11m N	Railway Sidings	1938	958835
D	11m N	Railway Sidings	1934	968930
E	14m N	Industrial Estate	1985	997932
E	14m N	Industrial Estate	1991	997932
A	17m N	Unspecified Foundry	1956	989874
A	19m N	Unspecified Foundry	1968	894758
F	67m NE	Engineering Works	1890	897785
F	69m NE	Engineering Works	1905	986173
F	69m NE	Engineering Works	1923	894394
F	70m NE	Engineering Works	1934	993560
F	70m NE	Engineering Works	1915	957574
F	82m NE	Unspecified Commercial/Industrial	1981	822345
F	82m NE	Unspecified Works	1968	835422
A	100m N	Railway Sidings	1938	944885
A	100m N	Railway Sidings	1934	944885
B	106m N	Railway Sidings	1968	933265
B	108m N	Steel Works	1956	852897
G	116m NW	Unspecified Depot	1985	997230
G	116m NW	Unspecified Depot	1991	997230
1	118m SW	Brick Works	1905	818425
3	126m SW	Unspecified Pit	1905	828764

ID	Location	Land Use	Date	Group ID
4	132m W	Unspecified Pit	1905	828763
H	153m E	Unspecified Mills	1905	951036
H	153m E	Gum Works	1890	831883
H	153m E	Unspecified Mills	1923	986748
H	156m E	Unspecified Mills	1915	992806
G	176m NW	Unspecified Ground Workings	1905	990802
J	188m SW	Cuttings	1985	999717
J	188m SW	Cuttings	1991	999717
J	198m SW	Cuttings	1981	972166
J	199m SW	Cuttings	1956	983240
J	199m SW	Cuttings	1968	983240
J	205m SW	Cuttings	1938	946198
J	205m SW	Cuttings	1934	972787
J	205m SW	Cuttings	1915	913863
J	205m SW	Cuttings	1905	895652
J	205m SW	Cuttings	1890	975112
5	207m SW	Cuttings	1923	905413
G	216m NW	Unspecified Ground Workings	1923	873941
K	217m W	Unspecified Depot	1985	927359
M	234m S	Police Station	1991	892480
6	235m SW	Cuttings	1923	927010
M	244m S	Police Station	1985	892480
N	245m N	Unspecified Yard	1956	877896
P	256m N	Unspecified Yard	1890	937063
Q	259m N	Locomotive Works	1905	957167
Q	259m N	Carriage, Wagon and Locomotive Works	1923	964753
Q	268m N	Railway Sidings	1968	956823
T	275m E	Unspecified Mills	1923	876374

ID	Location	Land Use	Date	Group ID
R	275m S	Unspecified Mills	1923	900290
N	276m N	Unspecified Yard	1968	929079
7	276m W	Unspecified Depot	1991	927359
R	277m S	Unspecified Mills	1890	900506
K	278m W	Unspecified Commercial/Industrial	1981	1008141
K	278m W	Unspecified Works	1968	835813
B	280m N	Railway Sidings	1938	1005550
B	280m N	Railway Sidings	1934	964798
N	280m N	Unspecified Yard	1938	953334
N	280m N	Unspecified Yard	1934	953334
N	280m N	Unspecified Yard	1915	880175
Q	280m N	Locomotive Works	1938	886614
Q	280m N	Locomotive Works	1934	984745
Q	280m N	Railway Sidings	1915	916181
R	280m SW	Cuttings	1923	934918
K	281m W	Unspecified Commercial/Industrial	1956	975847
8	284m NW	Gas Plant Works	1915	984127
K	285m W	Motor Works	1938	942071
9	287m NE	Cuttings	1848	807699
N	288m N	Unspecified Yard	1905	873310
N	288m N	Unspecified Yard	1923	973076
K	288m W	Motor Works	1934	942071
Q	290m N	Railway Sidings	1956	919186
Q	290m N	Locomotive Works	1956	886614
Q	290m N	Locomotive Works	1968	886972
10	292m N	Carriage, Wagon and Locomotive Works	1915	964753
11	294m NE	Railway Station	1848	818669
12	295m N	Unspecified Foundry	1956	826693

ID	Location	Land Use	Date	Group ID
R	298m SW	Railway Sidings	1934	966473
R	298m S	Unspecified Mills	1938	975698
R	298m S	Unspecified Mills	1934	975698
R	298m S	Unspecified Mills	1915	915855
U	303m SW	Corporation Yard	1923	962644
W	311m N	Railway Sidings	1981	979208
U	313m SW	Corporation Yard	1938	1005303
U	313m SW	Corporation Yard	1934	1005303
U	313m SW	Corporation Yard	1915	987295
T	313m E	Unspecified Commercial/Industrial	1934	822344
T	313m E	Unspecified Mills	1915	876374
R	323m S	Cuttings	1907	997783
W	327m N	Railway Sidings	1985	957888
W	327m N	Railway Sidings	1991	977841
X	327m S	Railway Sidings	1907	1002876
Q	328m NE	Unspecified Depot	1985	927628
Q	328m NE	Unspecified Depot	1991	927628
W	331m NW	Engineering Works	1890	980445
R	337m SW	Railway Sidings	1907	857579
Y	341m NW	Unspecified Commercial/Industrial	1985	927206
Q	344m NE	Unspecified Warehouse	1981	848249
T	346m E	Unspecified Works	1968	835288
Z	348m NW	Unspecified Heap	1956	952863
Z	348m NW	Unspecified Heap	1968	952863
B	350m N	Railway Building	1923	855043
W	359m NW	Engineering Works	1905	980445
14	360m NW	Unspecified Commercial/Industrial	1934	879527
W	360m NW	Railway Sidings	1915	936419

ID	Location	Land Use	Date	Group ID
B	370m N	Unspecified Warehouse	1981	860822
15	375m NW	Cuttings	1923	941122
P	382m N	Unspecified Tank	1890	851183
B	386m N	Unspecified Warehouse	1985	986034
B	386m N	Unspecified Warehouse	1991	986034
X	387m S	Unspecified Works	1907	923211
X	389m S	Unspecified Works	1981	882030
X	390m S	Unspecified Works	1956	916375
X	390m S	Unspecified Works	1968	916375
X	390m S	Unspecified Works	1907	932913
AB	394m NW	Unspecified Works	1981	835407
AB	394m NW	Unspecified Warehouse	1968	988604
X	394m S	Unspecified Works	1923	871315
X	395m S	Unspecified Works	1938	916375
X	395m S	Unspecified Works	1934	916375
X	395m S	Unspecified Works	1915	923211
X	395m S	Unspecified Commercial/Industrial	1905	822226
X	396m S	Unspecified Works	1985	860519
AB	396m NW	Unspecified Warehouse	1956	988604
AB	400m NW	Motor Works	1938	941313
AB	400m NW	Motor Works	1934	941313
AB	400m NW	Motor Works	1915	898990
X	403m S	Cuttings	1890	985092
Y	414m NW	Railway Building	1923	854269
Y	415m NW	Railway Building	1981	920556
Y	415m NW	Railway Building	1968	920556
AB	416m NW	Gas Plant Works	1923	984127
B	420m N	Railway Building	1915	854267

ID	Location	Land Use	Date	Group ID
Y	420m NW	Engine Shed	1981	938295
Y	420m NW	Engine Shed	1968	974118
X	420m S	Railway Station	1981	920426
16	420m NE	Wadding Works	1915	821579
Y	423m NW	Engine Shed	1938	1002937
Y	423m NW	Engine Shed	1934	1002937
Y	423m NW	Engine Shed	1915	904071
Y	425m NW	Railway Engine Shed	1956	839515
X	425m S	Railway Station	1985	1003348
X	425m S	Railway Station	1991	1003348
X	426m S	Railway Sidings	1968	916218
X	428m S	Unspecified Industrial/Commercial	1907	824379
17	435m NW	Unspecified Heap	1956	842833
Y	436m NW	Engine Shed	1905	1001456
Y	436m NW	Engine Shed	1923	970807
Y	439m NW	Unspecified Tanks	1923	819366
AD	441m N	Railway Building	1923	865536
AD	446m N	Railway Building	1934	865536
Y	447m NW	Unspecified Pit	1934	934841
X	447m S	Railway Station	1956	874003
X	447m S	Railway Station	1968	874003
Y	450m NW	Unspecified Ground Workings	1923	814758
X	450m S	Railway Station	1907	982828
X	451m S	Railway Station	1907	906731
X	451m S	Railway Station	1938	1001328
X	451m S	Railway Station	1934	1001328
X	451m S	Railway Station	1915	1001328
X	451m S	Railway Station	1905	887903

ID	Location	Land Use	Date	Group ID
X	451m S	Railway Station	1890	1002243
X	451m S	Railway Station	1923	1001328
AB	452m NW	Gas Plant Works	1905	991659
X	452m S	Railway Sidings	1907	887094
B	452m NW	Railway Building	1985	876881
B	452m NW	Railway Building	1991	876881
Y	455m NW	Unspecified Tank	1923	850028
Y	455m NW	Unspecified Pit	1981	948431
Y	455m NW	Unspecified Pit	1968	948431
AE	455m NE	Canal Depot	1923	878427
X	456m S	Railway Sidings	1938	994958
X	456m S	Railway Sidings	1915	879558
X	456m S	Railway Sidings	1934	966812
X	457m S	Railway Sidings	1905	925246
AF	457m NE	Railway Station	1905	1004568
AF	457m NE	Railway Station	1890	1004568
Y	457m NW	Unspecified Pit	1956	910627
Y	461m NW	Engine Shed	1890	1001456
AE	462m NE	Canal Depot	1938	931108
AE	462m NE	Canal Depot	1934	931108
AE	462m NE	Canal Depot	1915	873140
AE	462m NE	Unspecified Commercial/Industrial	1905	822039
AE	462m NE	Canal Depot	1890	949440
Y	463m NW	Cuttings	1934	807376
AF	463m NE	Railway Sidings	1991	910089
AG	466m SW	Police Station	1985	858804
X	469m S	Unspecified Tank	1907	870464
AB	470m NW	Motor Works	1923	928464

ID	Location	Land Use	Date	Group ID
X	471m S	Railway Building	1968	853941
X	472m S	Unspecified Tank	1905	870464
AG	475m SW	Police Station	1981	951449
AG	475m SW	Police Station	1968	951449
Y	475m NW	Railway Building	1923	854282
AG	477m SW	Police Station	1956	976734
AF	482m NE	Railway Station	1905	818785
19	485m N	Unspecified Depot	1985	941821
AH	488m N	Painting Shed	1923	980405
B	489m N	Railway Building	1985	872343
B	489m N	Railway Building	1991	872343
AH	490m N	Painting Shed	1915	980405
B	490m N	Goods Station	1923	810451
B	492m N	Railway Building	1938	926309
B	492m N	Railway Building	1934	926309
B	492m N	Railway Building	1915	896147
AH	492m N	Railway Building	1968	854281
B	495m N	Railway Building	1981	862361
B	495m N	Goods Depot	1968	808370

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**61**

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 27 >**

ID	Location	Land Use	Date	Group ID
D	53m N	Unspecified Tank	1893	115597

ID	Location	Land Use	Date	Group ID
D	70m N	Unspecified Tank	1950	127538
D	71m N	Unspecified Tank	1950	127538
2	125m N	Unspecified Tank	1893	115601
E	130m N	Unspecified Tank	1893	115598
A	167m N	Unspecified Tank	1893	115599
G	183m NW	Tanks	1950	146708
G	184m NW	Tanks	1950	146708
A	198m N	Unspecified Tank	1933	115603
A	200m N	Tanks	1950	129893
A	200m N	Tanks	1950	129893
A	206m N	Tanks	1950	108836
A	209m N	Tanks	1950	108840
G	231m NW	Unspecified Tank	1980	115596
A	247m N	Unspecified Tank	1893	115600
O	254m NW	Unspecified Tank	1950	131960
O	254m NW	Unspecified Tank	1973	131960
O	254m NW	Unspecified Tank	1933	115604
O	254m NW	Unspecified Tank	1950	131960
G	272m NW	Tanks	1980	138375
G	272m NW	Tanks	1991	138375
G	273m NW	Tanks	1994	138375
13	295m W	Unspecified Tank	1986	115594
R	300m S	Unspecified Tank	1950	120574
Q	345m NE	Unspecified Tank	1996	154129
Q	346m NE	Unspecified Tank	1987	154129
Q	346m NE	Unspecified Tank	1991	154129
Q	346m NE	Unspecified Tank	1985	154129
Q	358m NE	Unspecified Tank	1950	152249

ID	Location	Land Use	Date	Group ID
Q	358m NE	Unspecified Tank	1950	152249
B	360m N	Tanks	1949	108675
Q	362m NE	Unspecified Tank	1908	142421
Q	362m NE	Unspecified Tank	1922	142421
Q	362m NE	Unspecified Tank	1933	142421
Q	364m NE	Unspecified Tank	1893	142723
Q	365m NE	Unspecified Tank	1991	133772
Q	365m NE	Unspecified Tank	1985	133772
Q	365m NE	Unspecified Tank	1987	133772
Q	366m NE	Unspecified Tank	1996	133772
Q	369m NE	Unspecified Tank	1950	155210
Q	369m NE	Unspecified Tank	1950	142979
Q	376m N	Unspecified Tank	1949	141229
P	384m N	Unspecified Tank	1893	115204
B	403m N	Unspecified Tank	1978	134161
B	403m N	Unspecified Tank	1980	143799
B	403m N	Unspecified Tank	1980	149001
B	403m N	Unspecified Tank	1991	154824
B	403m N	Unspecified Tank	1991	144299
T	435m E	Unspecified Tank	1893	120571
B	437m N	Unspecified Tank	1978	115595
X	437m S	Unspecified Tank	1933	120570
Y	460m NW	Unspecified Tank	1891	115190
Y	464m NW	Unspecified Tank	1982	144152
Y	464m NW	Unspecified Tank	1968	144152
Y	464m NW	Unspecified Tank	1986	144152
Y	464m NW	Unspecified Tank	1991	144152
X	474m S	Unspecified Tank	1908	142716

ID	Location	Land Use	Date	Group ID
X	474m S	Unspecified Tank	1922	142716
AE	478m NE	Tanks	1922	137128
18	478m SW	Unspecified Tank	1933	120582
AE	493m NE	Tanks	1933	137128

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**70**

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 27 >**

ID	Location	Land Use	Date	Group ID
C	10m S	Electricity Substation	1983	73946
C	10m S	Electricity Substation	1973	73946
C	11m S	Electricity Substation	1978	73946
C	11m S	Electricity Substation	1983	73946
D	48m N	Electricity Substation	1950	82315
D	48m N	Electricity Substation	1950	82315
F	75m NE	Electricity Substation	1950	84609
F	75m NE	Electricity Sub-Station	1973	68806
F	75m NE	Electricity Substation	1950	84754
F	75m NE	Electricity Substation	1994	80986
F	75m NE	Electricity Substation	1991	82817
F	76m NE	Electricity Substation	1980	79210
I	164m NE	Electricity Substation	1994	65903
I	177m NE	Electricity Substation	1991	65906
L	226m SE	Electricity Substation	1992	89523
L	226m SE	Electricity Substation	1983	72638

ID	Location	Land Use	Date	Group ID
O	251m NW	Electricity Substation	1980	80853
O	254m NW	Electricity Substation	1950	77787
O	255m NW	Electricity Substation	1994	82720
O	255m NW	Electricity Substation	1950	77787
O	255m NW	Electricity Sub-Station	1973	68808
O	255m NW	Electricity Substation	1991	82720
S	271m N	Electricity Substation	1991	90539
S	273m N	Electricity Substation	1994	90539
V	304m S	Electricity Substation	1995	78729
V	305m S	Electricity Substation	1983	85484
V	305m S	Electricity Substation	1973	73914
V	306m S	Electricity Substation	1978	78729
V	306m S	Electricity Substation	1983	78729
U	362m SW	Electricity Substation	1995	77921
U	363m SW	Electricity Substation	1978	85930
U	363m SW	Electricity Substation	1983	85930
U	368m SW	Electricity Substation	1950	86148
U	368m SW	Electricity Substation	1983	71887
U	368m SW	Electricity Substation	1950	86148
U	368m SW	Electricity Substation	1973	86148
Q	375m NE	Electricity Substation	1950	78195
Q	375m NE	Electricity Substation	1950	78195
AA	388m E	Electricity Substation	1987	84296
AA	388m E	Electricity Substation	1996	84003
AA	407m E	Electricity Substation	1978	80255
AA	407m E	Electricity Substation	1991	72068
AA	407m E	Electricity Substation	1985	80255
AA	408m E	Electricity Substation	1950	80255

ID	Location	Land Use	Date	Group ID
AA	409m E	Electricity Substation	1950	83113
Q	411m N	Electricity Substation	1978	82908
Q	412m N	Electricity Substation	1980	78245
Q	412m N	Electricity Substation	1980	78245
Q	412m N	Electricity Substation	1991	78245
Q	413m N	Electricity Substation	1995	78245
AC	433m SW	Electricity Substation	1982	83660
AC	433m SW	Electricity Substation	1989	83660
AC	433m SW	Electricity Substation	1990	83660
AB	437m NW	Gas Plant Works	1908	71898
AB	438m NW	Gas Plant Works	1922	71898
B	463m N	Electricity Substation	1978	71862
B	463m N	Electricity Substation	1980	83123
B	463m N	Electricity Substation	1980	83123
B	463m N	Electricity Substation	1991	83123
B	463m N	Electricity Substation	1991	83123
B	464m N	Electricity Substation	1994	92638
B	471m N	Electricity Substation	1978	83462
B	471m N	Electricity Substation	1980	83462
B	471m N	Electricity Substation	1980	83462
B	471m N	Electricity Substation	1991	83462
B	471m N	Electricity Substation	1991	83462
B	472m N	Electricity Substation	1994	83462
X	477m S	Electricity Substation	1950	91427
X	477m S	Electricity Substation	1972	91427
X	477m S	Electricity Substation	1950	91427

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	9

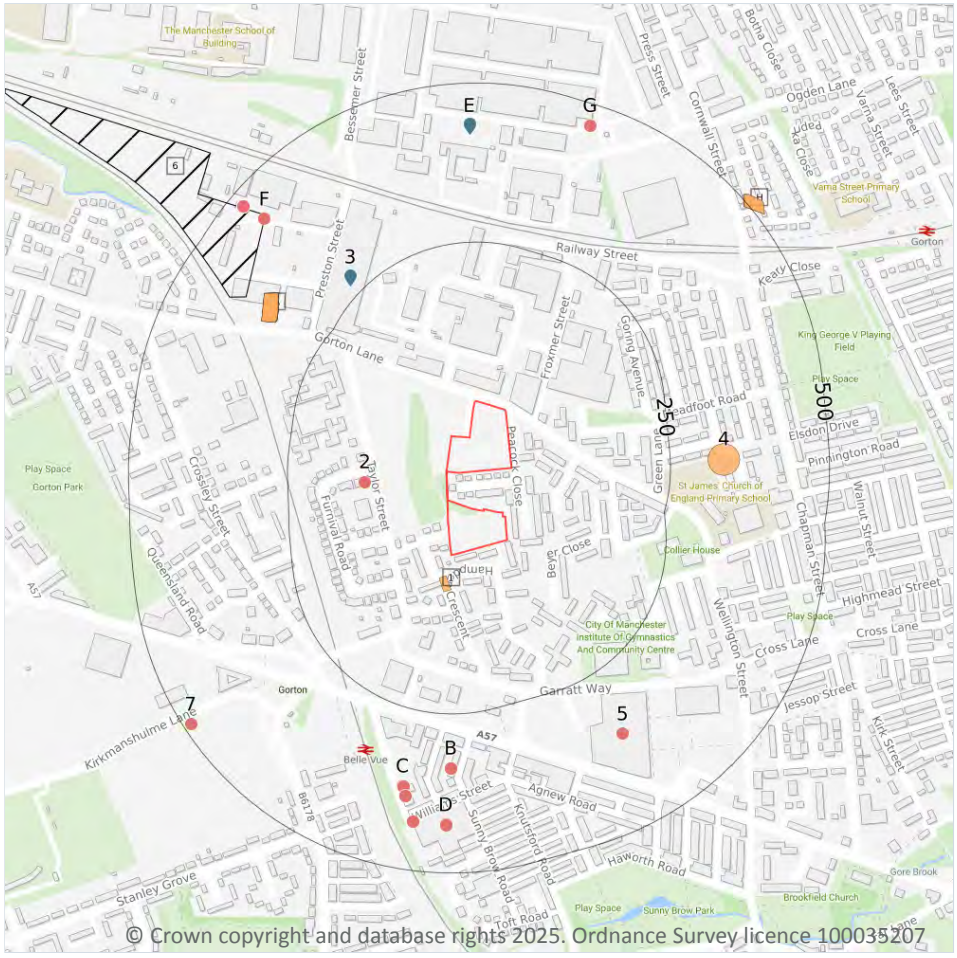
Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 27 >**

ID	Location	Land Use	Date	Group ID
R	267m S	Garage	1978	26566
R	267m S	Garage	1983	23402
R	267m S	Garage	1973	26566
AB	391m NW	Garage	1986	23157
AB	391m NW	Garage	1991	23157
T	415m E	Garage	1992	22549
AB	435m NW	Garage	1982	26438
AH	485m N	Wagon Repairing Shed	1933	28128
AH	490m N	Wagon Repairing Shed	1949	25143

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



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	1

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.

Features are displayed on the Waste and landfill map on **page 42 >**

ID	Location	Details		
6	390m NW	Site Address: Preston Street, Gorton, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: F057 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded 31/12/1985 Last Recorded: 31/12/1994

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

3.5 Historical waste sites

Records within 500m	8

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 42 >**

ID	Location	Address	Further Details	Date
1	34m S	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1973

ID	Location	Address	Further Details	Date
4	309m E	Site Address: 10,Sandfold Lane, Gorton, MANCHESTER, Greater Manchester, M18 8NP	Type of Site: Recycling Centre Planning application reference: 081691/FO/2006/N2 Description: Scheme comprises use of material storage site for recycling centre for inert material and storage of inert material. An application (ref: 081691/FO/2006/N2) for detailed planning permission was granted by Manchester C.C. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-
A	329m NW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1982
A	329m NW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1968
A	329m NW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1976
A	329m NW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1986
H	493m NE	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1991
H	494m NE	Site Address: N/A	Type of Site: Breaker's Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1987

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

3.6 Licensed waste sites

Records within 500m **4**

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

Features are displayed on the Waste and landfill map on **page 42 >**

ID	Location	Details		
3	277m NW	Site Name: Delta Containers Ltd Site Address: Land/premises At, Preston Street, West Gorton, Manchester, M18 8DB Correspondence Address: -	Type of Site: Material Recycling Treatment Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: DCL001 EPR reference: EA/EPR/HP3392CT/A001 Operator: Delta Containers Ltd Waste Management licence No: 53491 Annual Tonnage: 416.667	Issue Date: 28/07/1998 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
E	432m N	Site Name: Fairfield Materials Management Limited Site Address: Unit E1, New Smithfield Market, Whitworth Street East, Manchester, G M, M11 2WJ Correspondence Address: Unit E1, New Smithfield Market, Whitworth Street East, Manchester, M11 2WJ	Type of Site: Composting Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: FAR003 EPR reference: - Operator: Fairfield Materials Management Limited Waste Management licence No: 50161 Annual Tonnage: 0	Issue Date: 01/07/2003 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
E	432m N	Site Name: Fairfield Materials Management Limited Site Address: H22, New Smithfield Market, Whitworth Street East, Manchester, M11 2WP Correspondence Address: -	Type of Site: Composting Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: FAR003 EPR reference: EA/EPR/QP3098CP/V002 Operator: Fairfield Materials Management Limited Waste Management licence No: 50161 Annual Tonnage: 5500	Issue Date: 01/07/2003 Effective Date: - Modified: 10/11/2005 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified

ID	Location	Details		
E	432m N	Site Name: Fairfield Materials Management Ltd Site Address: H22, Whitworth Street East, New Smithfield Market, Manchester, Manchester, M11 2WP Correspondence Address: -	Type of Site: Composting Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 648847 EPR reference: EA/EPR/QP3098CP Operator: Fairfield Materials Management Limited Waste Management licence No: 50161 Annual Tonnage: 5500	Issue Date: 01/07/2003 Effective Date: 01/07/2003 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Surrendered

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

3.7 Waste exemptions

Records within 500m	**35**

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 42 >**

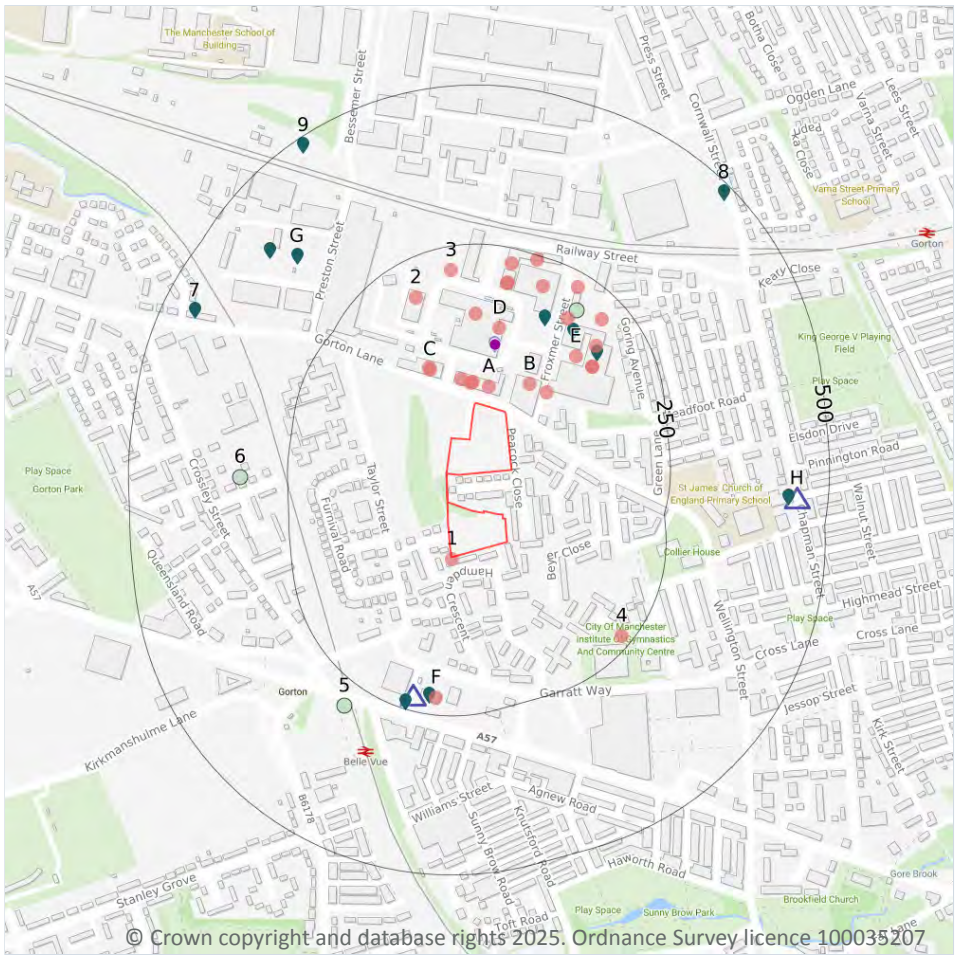
ID	Location	Site	Reference	Category	Sub-Category	Description
2	129m W	-	WEX412684	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	336m S	4 Sunny Brow Road Manchester M18 7ae	EPR/PH0013RB/A001	Treating waste exemption	Non-agricultural waste only	Sorting mixed waste
B	336m S	4 Sunny Brow Road Manchester M18 7ae	EPR/PH0013RB/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
B	336m S	4 Sunny Brow Road Manchester M18 7ae	EPR/PH0013RB/A001	Treating waste exemption	Non-agricultural waste only	Preparatory treatments (baling, sorting, shredding etc)
5	355m SE	-	WEX413343	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
C	372m S	Victoria Works Williams Road Off Hyde Road M18 7ay	EPR/PF0207ST/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
C	373m S	Unit 2 Victoria Works, Williams Road, Manchester, M18 7ay	WEX150945	Storing waste exemption	Not on a farm	Storage of waste in a secure place

ID	Location	Site	Reference	Category	Sub-Category	Description
C	373m S	Victoria Works, Williams Road, Gorton, Manchester, M18 7ay	WEX174065	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
C	373m S	Victoria Works, Williams Road, Gorton, Manchester, M18 7ay	WEX174065	Treating waste exemption	Not on a farm	Sorting mixed waste
C	373m S	Unit 2 Victoria Works, Williams Road, Manchester, M18 7ay	WEX112949	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	386m S	Unit 2 Victoria Works, Williams Road, Manchester, M18 7ay	WEX253933	Storing waste exemption	Not on a farm	Storage of waste in a secure place
C	386m S	Victoria Works, Williams Road, Gorton, Manchester, M18 7ay	WEX306301	Treating waste exemption	Not on a farm	Sorting mixed waste
C	386m S	Victoria Works, Williams Road, Gorton, Manchester, M18 7ay	WEX306301	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
C	425m S	Victoria Works Williams Road Manchester M18 7ay	EPR/SH0277PD/A001	Treating waste exemption	Both agricultural and non-agricultural waste	Sorting mixed waste
C	425m S	Victoria Works Williams Road Manchester M18 7ay	EPR/SH0277PD/A001	Treating waste exemption	Both agricultural and non-agricultural waste	Preparatory treatments (baling, sorting, shredding etc)
D	425m S	Victoria Works, Williams Road, Gorton, Manchester, M18 7ay	WEX012711	Treating waste exemption	Not on a farm	Sorting mixed waste
D	425m S	Victoria Works, Williams Road, Gorton, Manchester, M18 7ay	WEX012711	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
D	426m S	Unit 2 Victoria Works, Williams Road, Manchester	EA/EPR/VP3884QS/A001	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE
F	438m NW	Universal Pallets Services Ltd Preston Street Manchester Lancashire M18 8db	EPR/QE5157VR/A001	Treating waste exemption	Non-agricultural waste only	Manual treatment of waste
G	465m N	-	WEX364614	Using waste exemption	Not on a farm	Use of waste in construction
G	465m N	-	WEX364614	Treating waste exemption	Not on a farm	Screening and blending of waste

ID	Location	Site	Reference	Category	Sub-Category	Description
F	477m NW	Preston Street, Manchester, M18 8db	WEX348554	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	477m NW	Preston Street, Manchester, M18 8db	WEX348554	Using waste exemption	Not on a farm	Use of waste in construction
F	477m NW	Preston Street, Manchester, M18 8db	WEX348554	Treating waste exemption	Not on a farm	Manual treatment of waste
F	477m NW	Preston Street, Manchester, M18 8db	WEX221206	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	477m NW	Preston Street, Manchester, M18 8db	WEX166701	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	477m NW	Preston Street, Manchester, M18 8db	WEX166701	Treating waste exemption	Not on a farm	Manual treatment of waste
F	477m NW	Preston Street, Manchester, M18 8db	WEX166701	Using waste exemption	Not on a farm	Use of waste to manufacture finished goods
F	477m NW	Preston Street Manchester M18 8db	WEX000277	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	477m NW	Preston Street, Manchester, M18 8db	WEX075888	Treating waste exemption	Not on a farm	Manual treatment of waste
F	477m NW	Preston Street, Manchester, M18 8db	WEX075888	Using waste exemption	Not on a farm	Use of waste to manufacture finished goods
F	477m NW	Preston Street, Manchester, M18 8db	WEX075888	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	477m NW	Preston Street, Manchester, M18 8db	WEX221206	Using waste exemption	Not on a farm	Use of waste to manufacture finished goods
F	477m NW	Preston Street, Manchester, M18 8db	WEX221206	Treating waste exemption	Not on a farm	Manual treatment of waste
7	490m SW	-	WEX296173	Using waste exemption	Not on a farm	Use of waste in construction

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

4 Current industrial land use



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4.1 Recent industrial land uses

Records within 250m	27

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 49 >**

ID	Location	Company	Address	Activity	Category
1	3m S	Electricity Sub Station	Greater Manchester, M18	Electrical Features	Infrastructure and Facilities
A	31m N	Aspen Direct	Unit 3-4 Bond Mark Industrial Estate, Bondmark Road, Manchester, Greater Manchester, M18 8EP	Car Ports and Steel Buildings	Industrial Products

ID	Location	Company	Address	Activity	Category
A	33m N	etyres	Unit 2, Manchester, Greater Manchester, M18 8EP	Vehicle Parts and Accessories	Motoring
A	34m N	Taw Garage	Unit 2 1, Bondmark Road, Manchester, Greater Manchester, M18 8EP	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	45m N	L D S Motor Bodies Ltd	Unit 1 1, Bondmark Road, Manchester, Greater Manchester, M18 8EP	Vehicle Repair, Testing and Servicing	Repair and Servicing
B	59m NE	Easeserve Ltd	Taw Garage, Gorton Lane, Manchester, Greater Manchester, M18 8DA	Fences, Gates and Railings	Industrial Products
B	72m NE	Electricity Sub Station	Greater Manchester, M18	Electrical Features	Infrastructure and Facilities
C	90m NW	Gorton Taxi Team	Hammerstone Road, Manchester, Greater Manchester, M18 8EQ	Vehicle Repair, Testing and Servicing	Repair and Servicing
C	92m NW	Works	Greater Manchester, M18	Unspecified Works Or Factories	Industrial Features
D	124m N	Electricity Sub Station	Greater Manchester, M18	Electrical Features	Infrastructure and Facilities
D	140m N	Inspired Global Cuisine	Hammerstone Road, Manchester, Greater Manchester, M18 8BW	Catering and Non Specific Food Products	Foodstuffs
E	141m NE	Murphy's V W Car Autocentre	Froxmer Street Industrial Estate, Froxmer Street, Manchester, Greater Manchester, M18 8EF	Vehicle Repair, Testing and Servicing	Repair and Servicing
E	154m NE	Froxmer Test Centre	Unit 3 Froxmer Street Industrial Estate, Froxmer Street, Manchester, Greater Manchester, M18 8EF	Vehicle Repair, Testing and Servicing	Repair and Servicing
E	154m NE	D B Couriers	Unit 3 Froxmer Street Industrial Estate, Froxmer Street, Manchester, Greater Manchester, M18 8EF	Distribution and Haulage	Transport, Storage and Delivery
E	176m NE	Electricity Sub Station	Greater Manchester, M18	Electrical Features	Infrastructure and Facilities
E	177m NE	Wilde Transport	2 Froxmer Street Industrial Estate, Froxmer Street, Manchester, Greater Manchester, M18 8EF	Vehicle Repair, Testing and Servicing	Repair and Servicing
2	191m N	Biffa Waste Services Ltd	Direct Works Department, Hammerstone Road, Manchester, Greater Manchester, M18 8EF	Waste Storage, Processing and Disposal	Infrastructure and Facilities
E	194m N	Works	Greater Manchester, M18	Unspecified Works Or Factories	Industrial Features

ID	Location	Company	Address	Activity	Category
E	195m N	Advanced Vehicle Technicians Ltd	3, Gateway Road, Manchester, Greater Manchester, M18 8EZ	Vehicle Repair, Testing and Servicing	Repair and Servicing
E	206m N	Northwest Storage & Processing Ltd	27, Froxmer Street, Manchester, Greater Manchester, M18 8EF	Container and Storage	Transport, Storage and Delivery
E	210m NE	Railway Street Industrial Estate	Greater Manchester, M18	Business Parks and Industrial Estates	Industrial Features
3	213m N	Mast	Greater Manchester, M11	Telecommunications Features	Infrastructure and Facilities
F	222m S	Texaco	Hyde Road, Manchester, Greater Manchester, M18 7EE	Petrol and Fuel Stations	Road and Rail
E	226m N	Budge Auto	47, Railway Street, Manchester, Greater Manchester, M18 8FB	Vehicle Repair, Testing and Servicing	Repair and Servicing
E	227m NE	Mast	Greater Manchester, M18	Telecommunications Features	Infrastructure and Facilities
4	233m SE	Electricity Sub Station	Greater Manchester, M18	Electrical Features	Infrastructure and Facilities
E	244m N	Railway Street M O T Centre	41-43, Railway Street, Manchester, Greater Manchester, M18 8FB	Vehicle Repair, Testing and Servicing	Repair and Servicing

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m **2**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 49 >**

ID	Location	Company	Address	LPG	Status
F	226m S	TEXACO	Hyde Road, Thornbury Way, Gorton, Manchester, Greater Manchester, M18 7EE	No	Open
H	451m E	SHELL	197, Chapman Street, Gorton, Manchester, Greater Manchester, M18 8WP	No	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	1

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

Features are displayed on the Current industrial land use map on **page 49 >**

ID	Location	Details	
D	96m N	Operator: Inspired Global Cuisine Ltd Installation Name: Inspired Global Cuisine LTD (IGC LTD) Process: ANIMAL VEGETABLE AND FOOD TREATING ETC VEGETABLE Permit Number: NP3303PY Original Permit Number: NP3303PY	EPR Reference: EPR/NP3303PY Issue Date: 25/01/2022 Effective Date: 25/01/2022 Last date noted as effective: 29/10/2024 Status: Effective

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

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

Records within 500m	11

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 49 >**

ID	Location	Address	Details	
E	160m N	Velos Perforex Ltd, Unit 7 Froxmer Street, Gorton, M18 8EF	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
E	166m NE	Cnetral Truck Specialist Ltd, 11 Froxmer Street, Gorton, M18 8EM	Process: Waste Oil Burner 0.4 MW Status: New Legislation Applies Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
E	171m NE	M And A Demolition UK Ltd, 6 Froxmer Industrial Estate, Gorton, M18 8EF	Process: Other Mineral Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
F	220m S	Gorton Service Station, Thornbury Way, Hyde Road, Gorton, M18 7EE	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
F	238m S	Speedwell Serv Stn, Hyde Rd, M18 7EE	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
G	364m NW	Cemex Operations, Preston Street, Gorton, M18 8DB	Process: Use of Bulk Cement Status: Current Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
G	403m NW	RMC Northern, Preston Street, Gorton, M18 8DB	Process: Use of Bulk Cement Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
H	437m E	Shell Gorton Service Station, 197 Chapman Street, Gorton, M18 8WP	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
7	451m NW	Sanderson Ford, Gorton Lane, Gorton, M18 8BT	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
8	487m NE	British Fuels Ltd, The Coal Yd, Cornwall St, M11 2NR	Process: Quarry Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

ID	Location	Address	Details	
9	488m NW	Director Of Works Mcc, Bessemer St Workshops, Openshaw, M11 2NW	Process: Timber Manufacture Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	**0**

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m	**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**

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	3

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

Features are displayed on the Current industrial land use map on **page 49 >**

ID	Location	Details	
E	195m NE	Incident Date: 25/05/2001 Incident Identification: 6703 Pollutant: Specific Waste Materials Pollutant Description: Metal Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
5	288m SW	Incident Date: 19/04/2002 Incident Identification: 73121 Pollutant: Other Pollutant Pollutant Description: Other	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
6	325m W	Incident Date: 18/11/2008 Incident Identification: 639771 Pollutant: Specific Waste Materials Pollutant Description: Vehicles and Vehicle Parts	Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) 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	3

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.

Features are displayed on the Current industrial land use map on **page 49 >**

ID: D, Location: 96m N, Permit: NP3303PY
Operator: Iceland Manufacturing Limited
Activity: Animal vegetable and food treating etc vegetable
Address: Hammerstone Road M18 8BW
Sector Food & Drink, Sub-sector: Food & Drink
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Air	Carbon monoxide	100000kg	35.916kg

ID: D, Location: 96m N, Permit: NP3303PY
Operator: Iceland Manufacturing Limited
Activity: Animal vegetable and food treating etc vegetable
Address: Hammerstone Road M18 8BW
Sector Food & Drink, Sub-sector: Food & Drink
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Air	Cadmium	1kg	0.0614kg

ID: D, Location: 96m N, Permit: NP3303PY
Operator: Iceland Manufacturing Limited
Activity: Animal vegetable and food treating etc vegetable
Address: Hammerstone Road M18 8BW
Sector Food & Drink, Sub-sector: Food & Drink
Releases:

Route	Substance	Reporting threshold (kg)	Quantity (kg)
Air	Nitrogen oxides (NO and NO2) as NO2	100000kg	4239.84kg

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

4.20 Pollution inventory waste transfers

Records within 500m	1

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.

Features are displayed on the Current industrial land use map on **page 49 >**

ID: D, Location: 96m N, Permit: NP3303PY
Operator: Iceland Manufacturing Limited
Activity: Animal vegetable and food treating etc vegetable
Address: Hammerstone Road M18 8BW
Sector: Food & Drink, Sub-sector: Food & Drink
Releases:

Route	Route description	Quantity (tonnes)	Release level	EWC code	EWC description	Hazardous waste
R3	Recycling/Reclamation of organic substances which are not used as solvents (including composting and other biological transformatin processes)	528.41	Absolute Value	15 01 01	paper and cardboard packaging	No
D8	Biological treatment not specified elsewhere in this Table which results in final compounds or mixtures which are discarded by means of any of the operations numbers D1 to D12	635.88	Absolute Value	20 01 08	biodegradable kitchen and canteen waste	No
R3	Recycling/Reclamation of organic substances which are not used as solvents (including composting and other biological transformatin processes)	313.6	Absolute Value	20 03 03	street-cleaning residues	No
R3	Recycling/Reclamation of organic substances which are not used as solvents (including composting and other biological transformatin processes)	76.68	Absolute Value	20 03 07	bulky waste	No
D10	Incineration on Land	52.38	Absolute Value	20 01 40	metals	No
R3	Recycling/Reclamation of organic substances which are not used as solvents (including composting and other biological transformatin processes)	37.2	Absolute Value	20 01 39	plastics	No

Route	Route description	Quantity (tonnes)	Release level	EWC code	EWC description	Hazardous waste
R3	Recycling/Reclamation of organic substances which are not used as solvents (including composting and other biological transformatin processes)	256	Absolute Value	20 01 38	wood other than that mentioned in 20 01 37	No

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

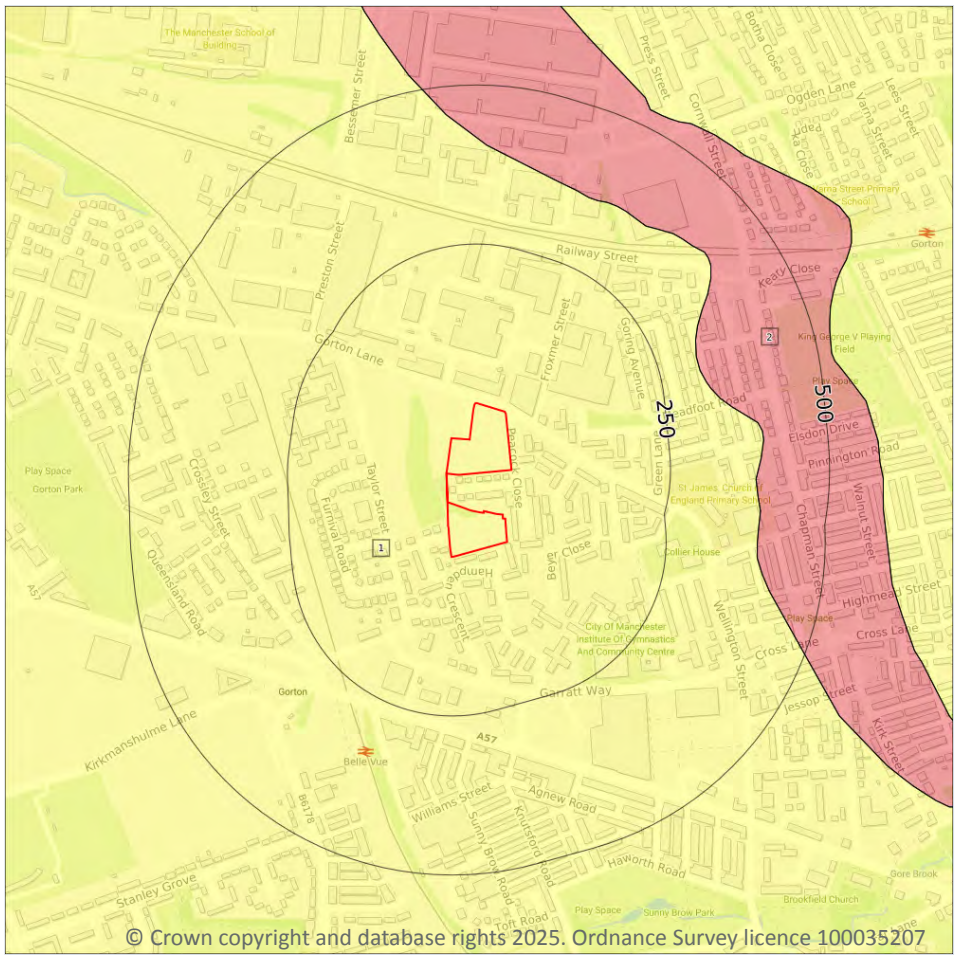
4.21 Pollution inventory radioactive waste

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



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5.1 Superficial aquifer

Records within 500m	2

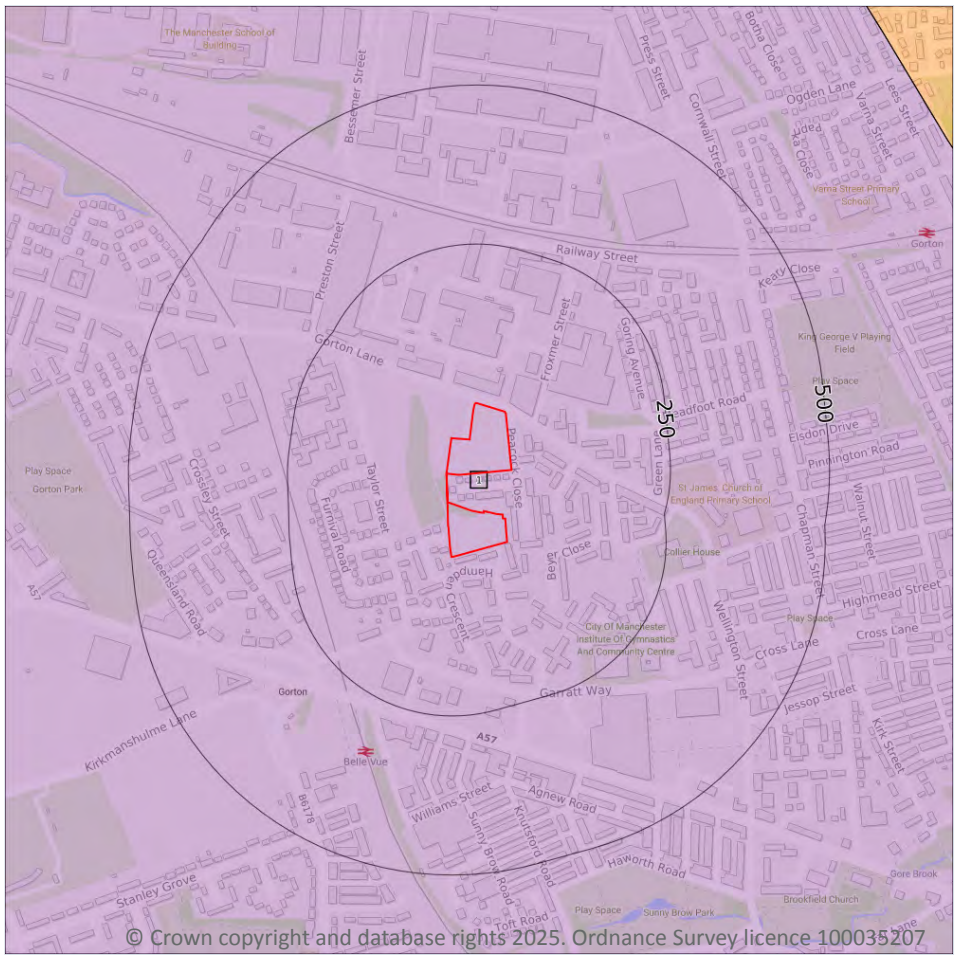
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 60 >**

ID	Location	Designation	Description
1	**On site**	**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**
2	312m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

Bedrock aquifer



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5.2 Bedrock aquifer

Records within 500m	1

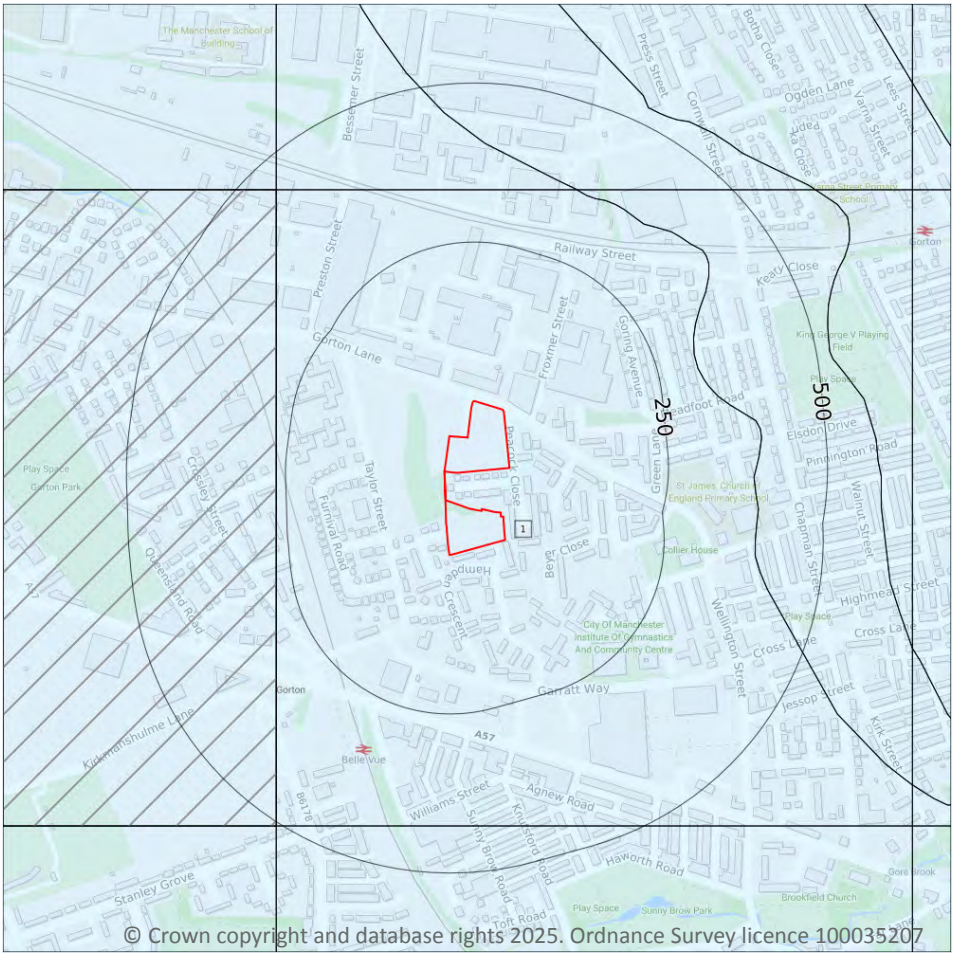
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 62 >**

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

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	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 63 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	**Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year**	**Vulnerability: Low Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low**	**Vulnerability: Low Aquifer type: Principal Flow mechanism: Mixed**

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

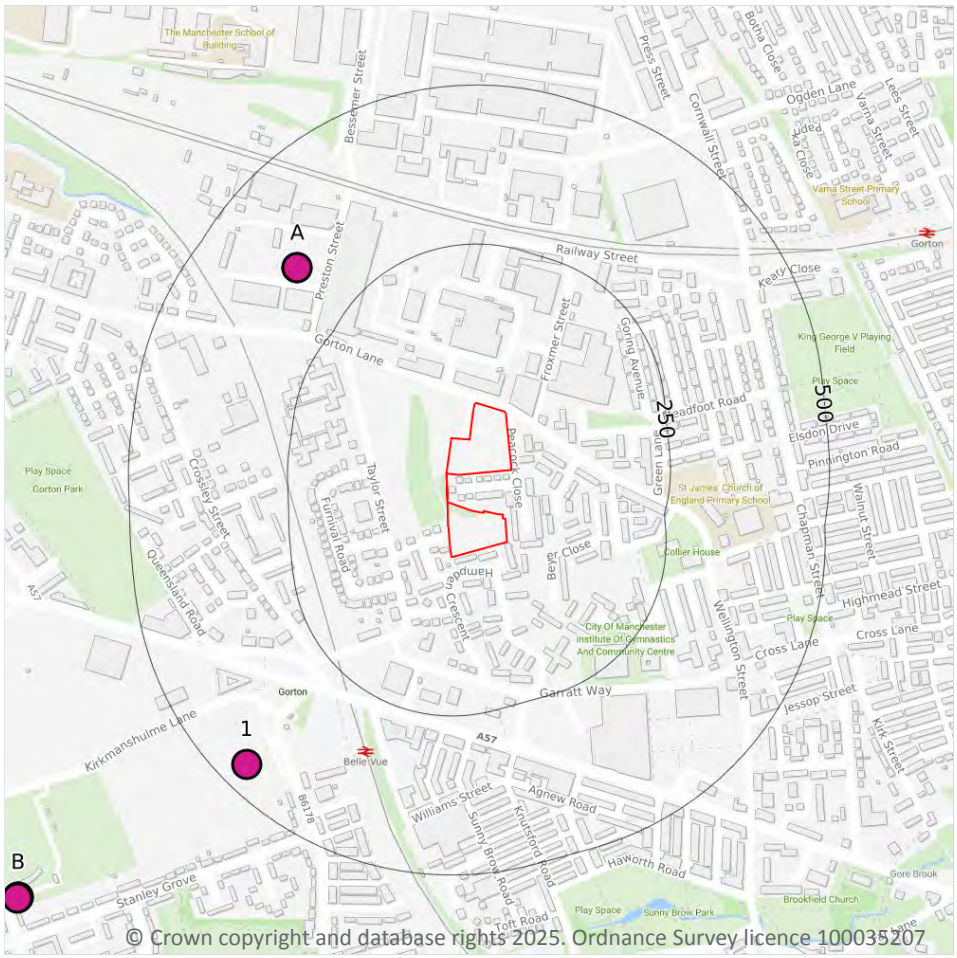
5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences — Polygon features
- Drinking water abstraction licences — Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m	30

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 65 >**

ID	Location	Details	
A	351m NW	Status: Active Licence No: NW/069/0004/012 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PRESTON STREET, MANCHESTER Data Type: Point Name: Cemex UK Materials Limited Easting: 388030 Northing: 396880	Annual Volume (m^3): 7500 Max Daily Volume (m^3): 72 Original Application No: NPS/WR/030760A Original Start Date: 19/06/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 21/12/2018 Version End Date: -
A	351m NW	Status: Historical Licence No: 2569006044 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PRESTON STREET, GORTON, MANCHESTER Data Type: Point Name: CEMEX UK MATERIALS LTD Easting: 388030 Northing: 396880	Annual Volume (m^3): 15000 Max Daily Volume (m^3): 115 Original Application No: - Original Start Date: 23/10/2003 Expiry Date: 31/03/2014 Issue No: 3 Version Start Date: 15/10/2007 Version End Date: -
1	459m SW	Status: Historical Licence No: 2569006043 Details: Dust Suppression Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE, MANCHESTER Data Type: Point Name: G R A LIMITED Easting: 387950 Northing: 396100	Annual Volume (m^3): 4000 Max Daily Volume (m^3): 22 Original Application No: - Original Start Date: 20/06/2003 Expiry Date: 31/03/2014 Issue No: 2 Version Start Date: 01/04/2008 Version End Date: -
B	866m SW	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387591 Northing: 395891	Annual Volume (m^3): 10000 Max Daily Volume (m^3): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 4 Version Start Date: 29/02/2012 Version End Date: -

ID	Location	Details	
B	866m SW	Status: Historical Licence No: NW/069/0006/006 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: The Chief Operating Officer of the Eastlands Trust Easting: 387591 Northing: 395891	Annual Volume (m^3): 8000 Max Daily Volume (m^3): 276 Original Application No: - Original Start Date: 16/05/2014 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 16/05/2014 Version End Date: -
B	868m SW	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387590 Northing: 395890	Annual Volume (m^3): 15000 Max Daily Volume (m^3): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 3 Version Start Date: 04/02/2009 Version End Date: -
-	1503m NW	Status: Historical Licence No: NW/069/0006/005/R01 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT OPENSHAW, WEST ASHTON Data Type: Point Name: MANCHESTER CITY FOOTBALL CLUB LIMITED Easting: 387681 Northing: 398032	Annual Volume (m^3): 221650 Max Daily Volume (m^3): 1000 Original Application No: NPS/WR/024168 Original Start Date: 01/04/2018 Expiry Date: 31/03/2024 Issue No: 1 Version Start Date: 01/04/2018 Version End Date: -
-	1503m NW	Status: Historical Licence No: NW/069/0006/005/R01 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: BOREHOLE AT OPENSHAW, WEST ASHTON Data Type: Point Name: MANCHESTER CITY FOOTBALL CLUB LIMITED Easting: 387681 Northing: 398032	Annual Volume (m^3): 221650 Max Daily Volume (m^3): 1000 Original Application No: NPS/WR/024168 Original Start Date: 01/04/2018 Expiry Date: 31/03/2024 Issue No: 1 Version Start Date: 01/04/2018 Version End Date: -

ID	Location	Details	
-	1503m NW	Status: Historical Licence No: NW/069/0006/005 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT OPENSHAW, WEST ASHTON Data Type: Point Name: MANCHESTER CITY FOOTBALL CLUB LIMITED Easting: 387681 Northing: 398032	Annual Volume (m^3): 266113 Max Daily Volume (m^3): 1000 Original Application No: - Original Start Date: 14/11/2012 Expiry Date: 31/03/2018 Issue No: 1 Version Start Date: 14/11/2012 Version End Date: -
-	1503m NW	Status: Historical Licence No: NW/069/0006/005 Details: Horticultural Watering Direct Source: Ground Water - North West Region Point: BOREHOLE AT OPENSHAW, WEST ASHTON Data Type: Point Name: MANCHESTER CITY FOOTBALL CLUB LIMITED Easting: 387681 Northing: 398032	Annual Volume (m^3): 266113 Max Daily Volume (m^3): 1000 Original Application No: - Original Start Date: 14/11/2012 Expiry Date: 31/03/2018 Issue No: 1 Version Start Date: 14/11/2012 Version End Date: -
-	1503m NW	Status: Historical Licence No: NW/069/0006/005 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: BOREHOLE AT OPENSHAW, WEST ASHTON Data Type: Point Name: MANCHESTER CITY FOOTBALL CLUB LIMITED Easting: 387681 Northing: 398032	Annual Volume (m^3): 266113 Max Daily Volume (m^3): 1000 Original Application No: - Original Start Date: 14/11/2012 Expiry Date: 31/03/2018 Issue No: 1 Version Start Date: 14/11/2012 Version End Date: -
-	1557m N	Status: Historical Licence No: 2569006026 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, CLAYTON, MANCHESTER" Data Type: Point Name: CIBA SPECIALTY CHEMICALS PLC Easting: 387700 Northing: 398100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 24/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/07/2000 Version End Date: -

ID	Location	Details	
-	1557m N	Status: Historical Licence No: 2569006026 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, CLAYTON, MANCHESTER" Data Type: Point Name: CIBA SPECIALTY CHEMICALS PLC Easting: 387700 Northing: 398100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 24/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/07/2000 Version End Date: -
-	1557m N	Status: Historical Licence No: 2569006026 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, CLAYTON, MANCHESTER Data Type: Point Name: CIBA SPECIALTY CHEMICALS PLC Easting: 387700 Northing: 398100	Annual Volume (m^3): 633962 Max Daily Volume (m^3): 2837 Original Application No: - Original Start Date: 24/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/07/2000 Version End Date: -
-	1557m N	Status: Historical Licence No: 2569006026 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, CLAYTON, MANCHESTER Data Type: Point Name: CIBA SPECIALTY CHEMICALS PLC Easting: 387700 Northing: 398100	Annual Volume (m^3): 633962 Max Daily Volume (m^3): 2837 Original Application No: - Original Start Date: 24/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 25/07/2000 Version End Date: -
-	1564m N	Status: Historical Licence No: 2569006036 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE ON PREMISES AT CLAYTON, MANCHESTER" Data Type: Point Name: AIR PRODUCTS CHEMICALS LTD Easting: 388000 Northing: 398200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 21/05/1985 Expiry Date: - Issue No: 100 Version Start Date: 01/07/1996 Version End Date: -

ID	Location	Details	
-	1564m N	Status: Historical Licence No: 2569006036 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE ON PREMISES AT CLAYTON, MANCHESTER" Data Type: Point Name: AIR PRODUCTS CHEMICALS LTD Easting: 388000 Northing: 398200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 21/05/1985 Expiry Date: - Issue No: 100 Version Start Date: 01/07/1996 Version End Date: -
-	1564m N	Status: Historical Licence No: 2569006036 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE ON PREMISES AT CLAYTON, MANCHESTER Data Type: Point Name: AIR PRODUCTS CHEMICALS LTD Easting: 388000 Northing: 398200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 21/05/1985 Expiry Date: - Issue No: 100 Version Start Date: 01/07/1996 Version End Date: -
-	1564m N	Status: Historical Licence No: 2569006036 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE ON PREMISES AT CLAYTON, MANCHESTER Data Type: Point Name: AIR PRODUCTS CHEMICALS LTD Easting: 388000 Northing: 398200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 21/05/1985 Expiry Date: - Issue No: 100 Version Start Date: 01/07/1996 Version End Date: -
-	1564m N	Status: Historical Licence No: 2569006036 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE ON PREMISES AT CLAYTON MANCHESTER Data Type: Point Name: AIR PRODUCTS CHEMICALS LTD Easting: 388000 Northing: 398200	Annual Volume (m^3): 372772 Max Daily Volume (m^3): 3600.5 Original Application No: - Original Start Date: 21/05/1985 Expiry Date: - Issue No: 100 Version Start Date: 01/07/1996 Version End Date: -

ID	Location	Details	
-	1564m N	Status: Historical Licence No: 2569006036 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE ON PREMISES AT CLAYTON MANCHESTER Data Type: Point Name: AIR PRODUCTS CHEMICALS LTD Easting: 388000 Northing: 398200	Annual Volume (m^3): 372772 Max Daily Volume (m^3): 3600.5 Original Application No: - Original Start Date: 21/05/1985 Expiry Date: - Issue No: 100 Version Start Date: 01/07/1996 Version End Date: -
-	1634m N	Status: Active Licence No: 2569006036 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLE ON PREMISES AT CLAYTON, MANCHESTER Data Type: Point Name: Evonik Chemicals Ltd Easting: 388027 Northing: 398277	Annual Volume (m^3): 372772 Max Daily Volume (m^3): 3600.5 Original Application No: NPS/WR/035265 Original Start Date: 21/05/1985 Expiry Date: - Issue No: 104 Version Start Date: 19/04/2021 Version End Date: -
-	1741m S	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT SANDFOLD LANE, LEVENSHULME, MANCHESTER" Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
-	1741m S	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT SANDFOLD LANE, LEVENSHULME, MANCHESTER Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -

ID	Location	Details	
-	1741m S	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT SANDFOLD LANE LEVENSHULME MANCHESTER Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m^3): 117835 Max Daily Volume (m^3): 409 Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
-	1766m N	Status: Active Licence No: 2569006037 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLE 2 ON PREMISES AT CROFT STREET, CLAYTON, MANCHESTER Data Type: Point Name: Evonik Chemicals Ltd Easting: 387859 Northing: 398375	Annual Volume (m^3): 111831.6 Max Daily Volume (m^3): 654.62 Original Application No: NPS/WR/035267 Original Start Date: 21/05/1985 Expiry Date: - Issue No: 104 Version Start Date: 19/04/2021 Version End Date: -
-	1770m N	Status: Active Licence No: 2569006037 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLE 1 ON PREMISES AT CROFT STREET, CLAYTON, MANCHESTER Data Type: Point Name: Evonik Chemicals Ltd Easting: 387860 Northing: 398379	Annual Volume (m^3): 111831.6 Max Daily Volume (m^3): 654.62 Original Application No: NPS/WR/035267 Original Start Date: 21/05/1985 Expiry Date: - Issue No: 104 Version Start Date: 19/04/2021 Version End Date: -
-	1780m N	Status: Historical Licence No: 2569006037 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLES (2) ON PREMISES AT CROFT ST, CLAYTON, MANCHESTER" Data Type: Point Name: AIR PRODUCTS CHEMICALS LTD Easting: 387900 Northing: 398400	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 21/05/1985 Expiry Date: - Issue No: 100 Version Start Date: 01/07/1996 Version End Date: -

ID	Location	Details	
-	1780m N	Status: Historical Licence No: 2569006037 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLES (2) ON PREMISES AT CROFT ST, CLAYTON, MANCHESTER Data Type: Point Name: AIR PRODUCTS CHEMICALS LTD Easting: 387900 Northing: 398400	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 21/05/1985 Expiry Date: - Issue No: 100 Version Start Date: 01/07/1996 Version End Date: -
-	1780m N	Status: Historical Licence No: 2569006037 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLES X 2 ON PREMISES AT CROFT STREET CLAYTON MANCHESTER Data Type: Point Name: AIR PRODUCTS CHEMICALS LTD Easting: 387900 Northing: 398400	Annual Volume (m^3): 111832 Max Daily Volume (m^3): 654.624 Original Application No: - Original Start Date: 21/05/1985 Expiry Date: - Issue No: 100 Version Start Date: 01/07/1996 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**6**

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 65 >**

ID	Location	Details	
-	1646m N	Status: Historical Licence No: 2569006995 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "ASHTON CANAL, MANCHESTER" Data Type: Point Name: BRITISH WATERWAYS Easting: 388100 Northing: 398300	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/04/1969 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1969 Version End Date: -

ID	Location	Details	
-	1646m N	Status: Historical Licence No: 2569006995 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: ASHTON CANAL, MANCHESTER Data Type: Point Name: Canal and River Trust Easting: 388100 Northing: 398300	Annual Volume (m^3): 68190 Max Daily Volume (m^3): 68190 Original Application No: - Original Start Date: 01/04/1969 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1969 Version End Date: -
-	1806m N	Status: Historical Licence No: 2569006997 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "ASHTON CANAL, MANCHESTER [CLAYTON ANALINE]" Data Type: Point Name: BRITISH WATERWAYS Easting: 387800 Northing: 398400	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/04/1969 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1969 Version End Date: -
-	1806m N	Status: Historical Licence No: 2569006997 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: ASHTON CANAL, MANCHESTER [CLAYTON ANALINE] Data Type: Point Name: BRITISH WATERWAYS BOARD Easting: 387800 Northing: 398400	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/04/1969 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1969 Version End Date: -
-	1806m N	Status: Historical Licence No: 2569006997 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: ASHTON CANAL MANCHESTER CLAYTON ANALINE Data Type: Point Name: Canal and River Trust Easting: 387800 Northing: 398400	Annual Volume (m^3): 3500420 Max Daily Volume (m^3): 3500420 Original Application No: 1470 Original Start Date: 01/04/1969 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1969 Version End Date: -

ID	Location	Details	
-	1872m N	Status: Historical Licence No: 2569006996 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: ASHTON CANAL, MANCHESTER [VITACOM] Data Type: Point Name: BRITISH WATERWAYS Easting: 387600 Northing: 398400	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/04/1969 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1969 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



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	**1**

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

Features are displayed on the Hydrology map on **page 76 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
A	17m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Corn Brook

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 76 >**

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

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 76 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	4963m NW	River	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mers	GB112069061452 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1

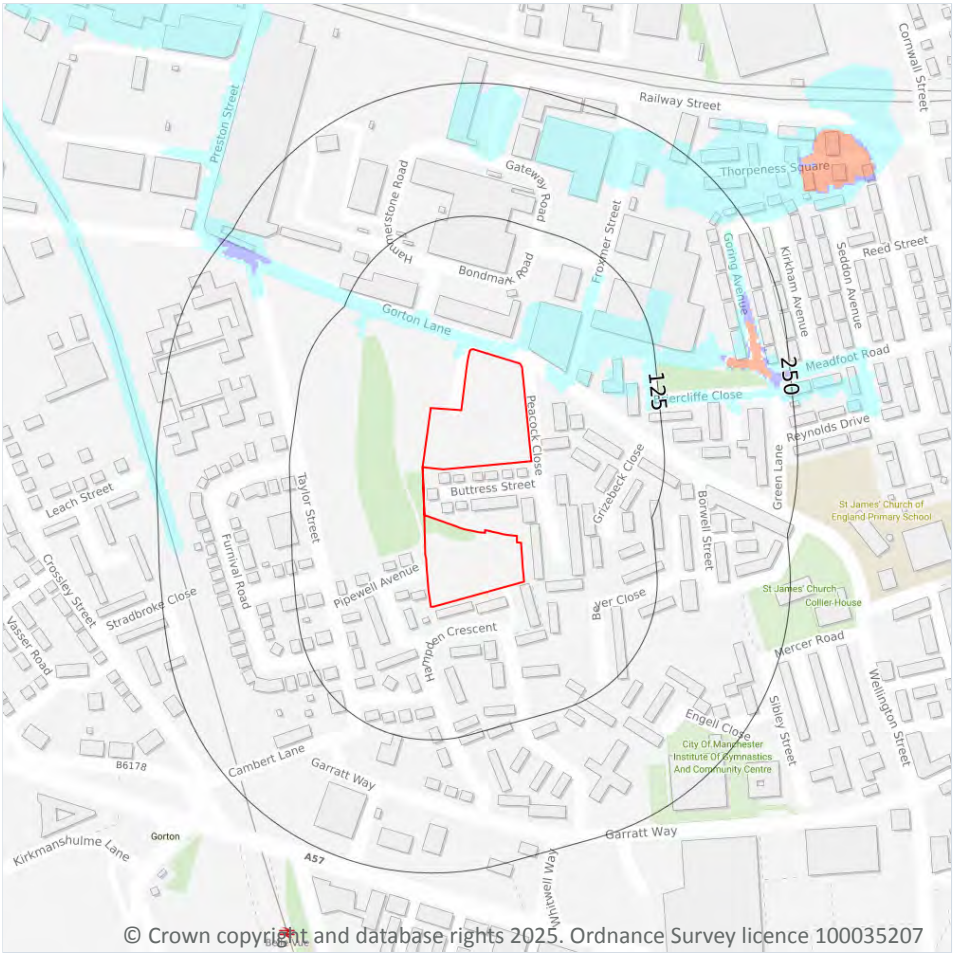
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 76 >**

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

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

7 River and coastal flooding



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Site Outline

Search buffers in metres (m)

River and coastal flooding:

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

7.1 Risk of flooding from rivers and the sea

Records within 50m	1

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

Features are displayed on the River and coastal flooding map on **page 79 >**

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

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

7.2 Historical Flood Events

Records within 250m	**0**

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

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

7.3 Flood Defences

Records within 250m	**0**

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	**0**

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

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

7.5 Flood Storage Areas

Records within 250m	**0**

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

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

River and coastal flooding - Flood Zones



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Site Outline

Search buffers in metres (m)

Flood zone 2

Flood zone 3

7.6 Flood Zone 2

Records within 50m	1

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

Features are displayed on the River and coastal flooding map on **page 79 >**

Location	Type
3m N	Zone 2 - (Fluvial /Tidal Models)

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

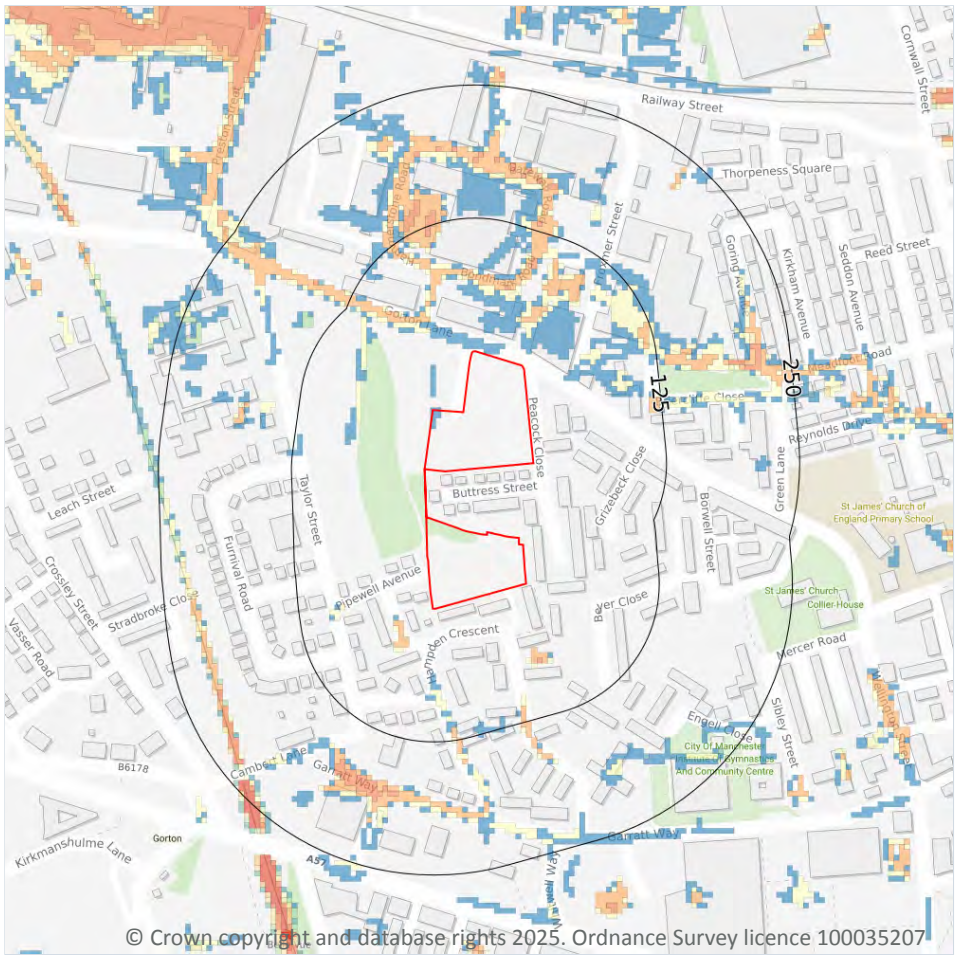
7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



Site Outline

Search buffers in metres (m)

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

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

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

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

8.1 Surface water flooding

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

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

Features are displayed on the Surface water flooding map on **page 83 >**

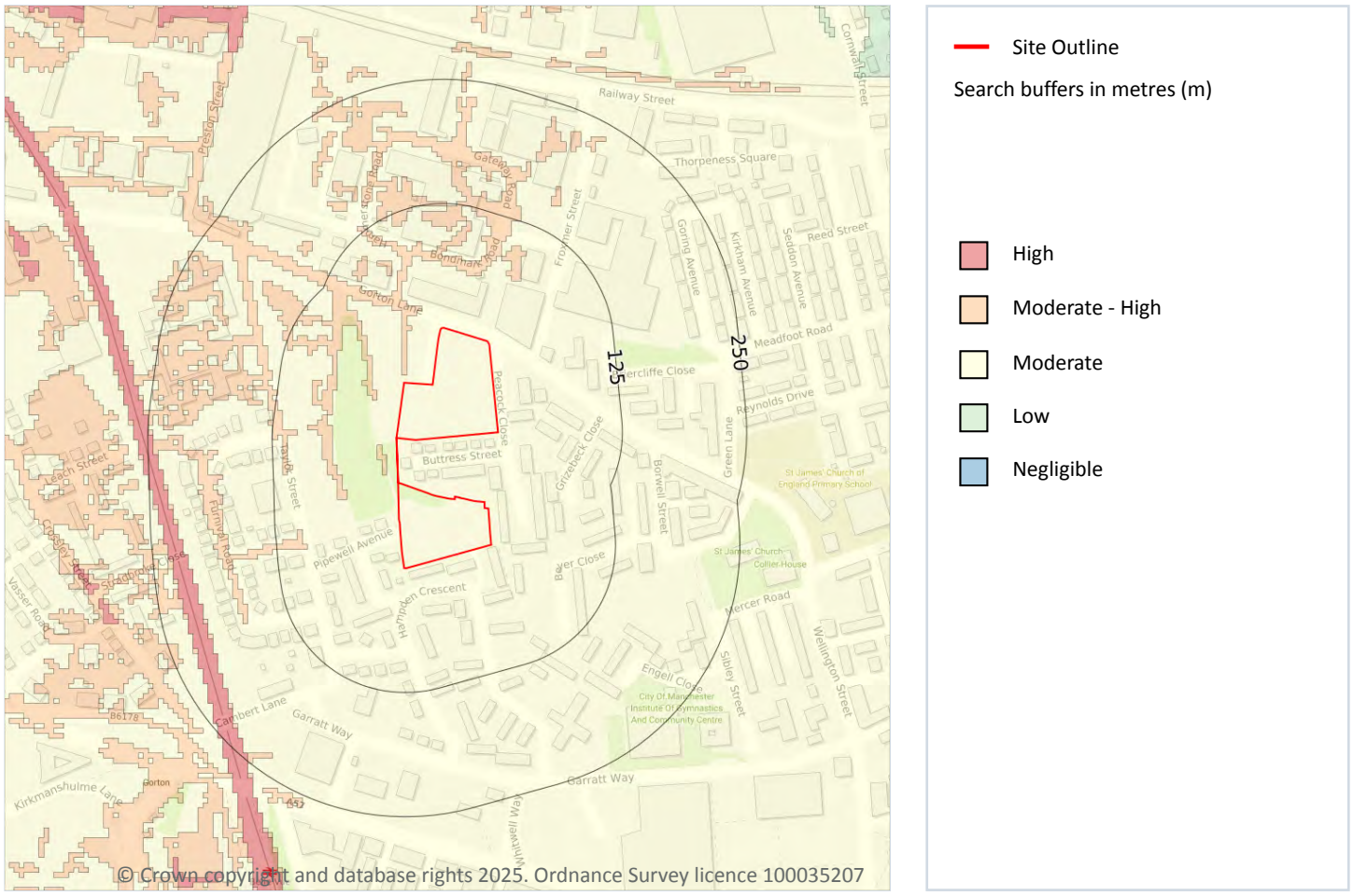
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



9.1 Groundwater flooding

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

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

Features are displayed on the Groundwater flooding map on **page 85 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

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

10.7 Designated Ancient Woodland

Records within 2000m	0

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

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

10.8 Biosphere Reserves

Records within 2000m	0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

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

10.9 Forest Parks

Records within 2000m	0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

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

10.11 Green Belt

Records within 2000m	0

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

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m	0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

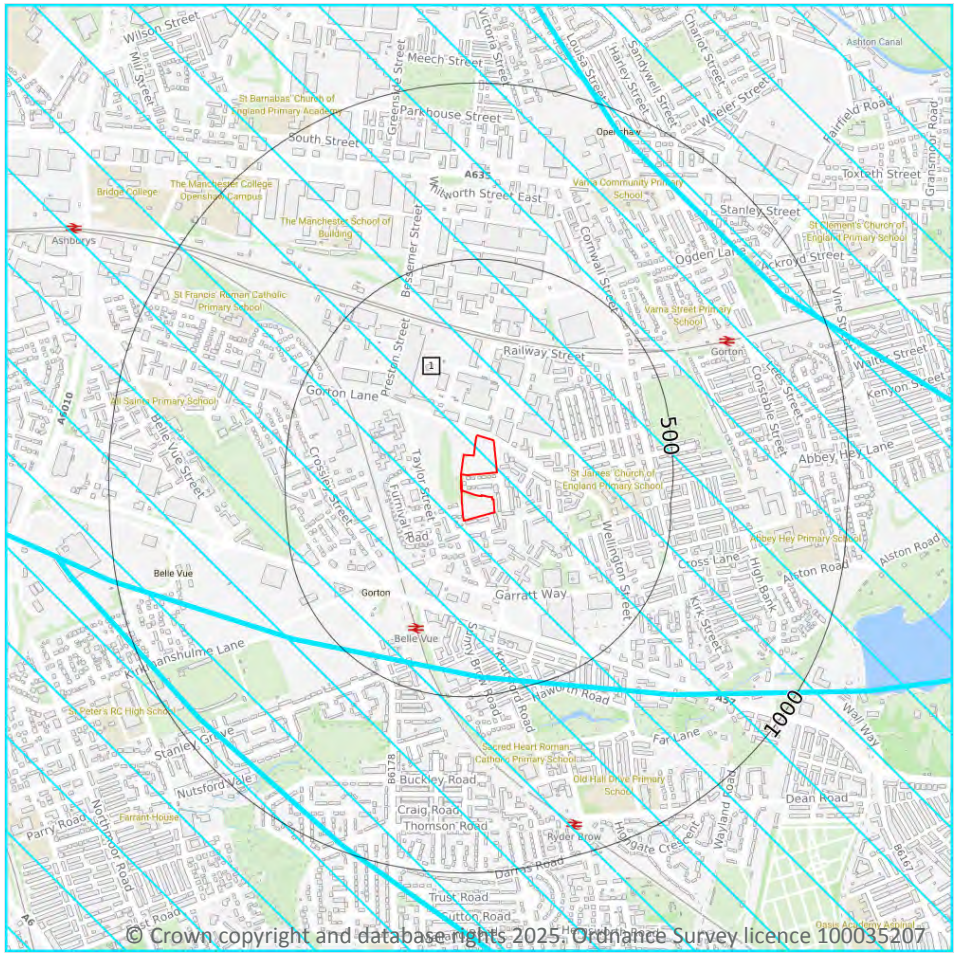
10.16 Nitrate Vulnerable Zones

Records within 2000m	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



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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 90 >**

ID	Location	Type of developments requiring consultation
1	On site	**Infrastructure - Airports, helipads and other aviation proposals.** **Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, 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.

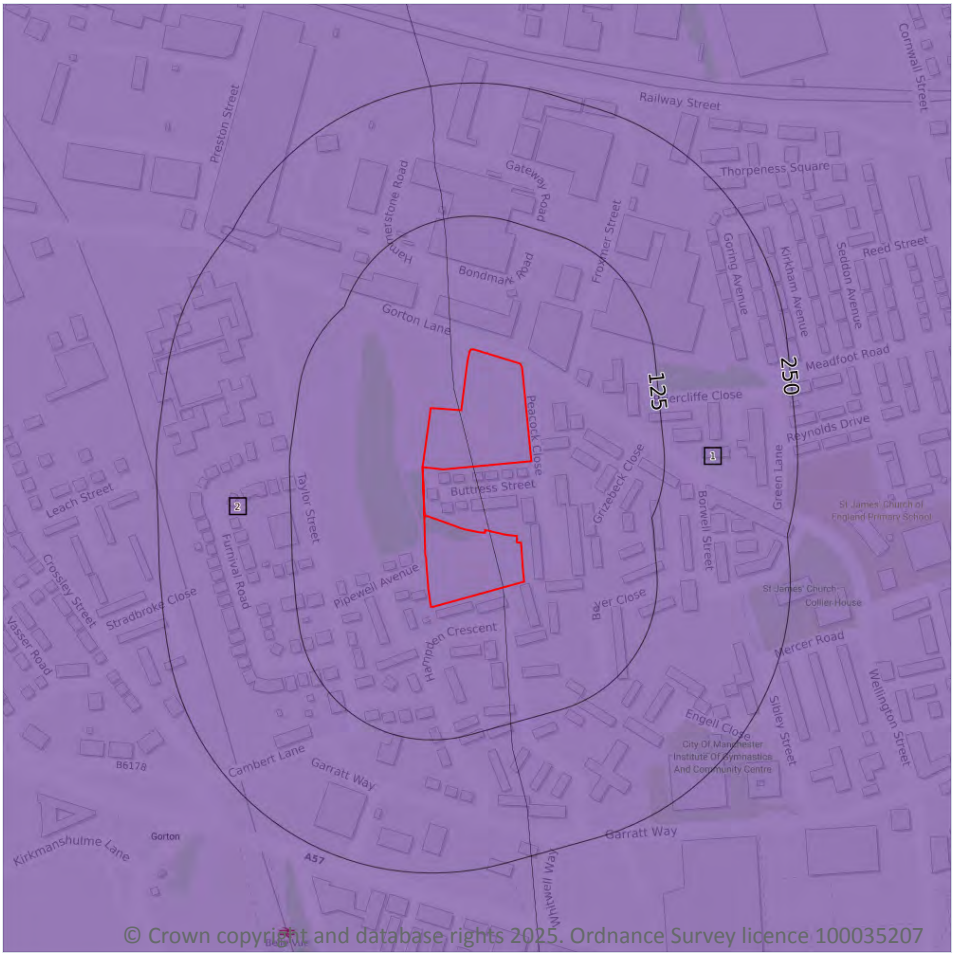
11.7 Registered Parks and Gardens

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 94 >**

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

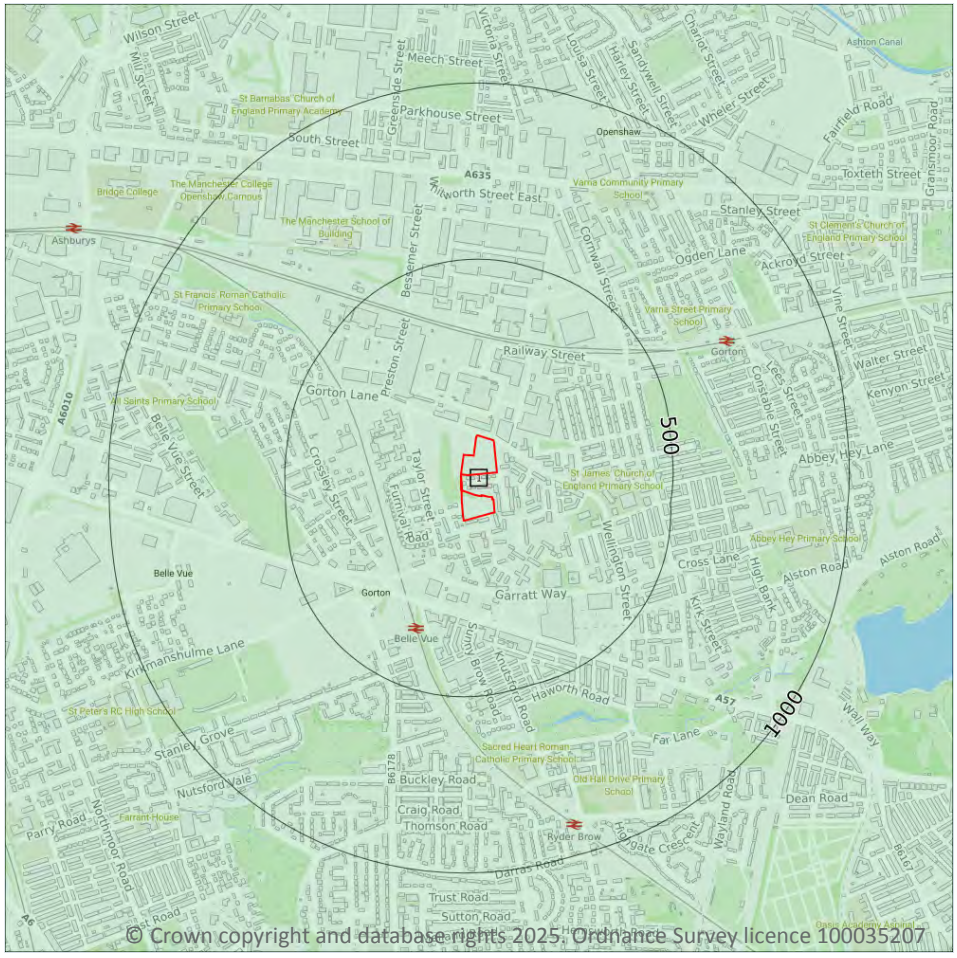
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	1

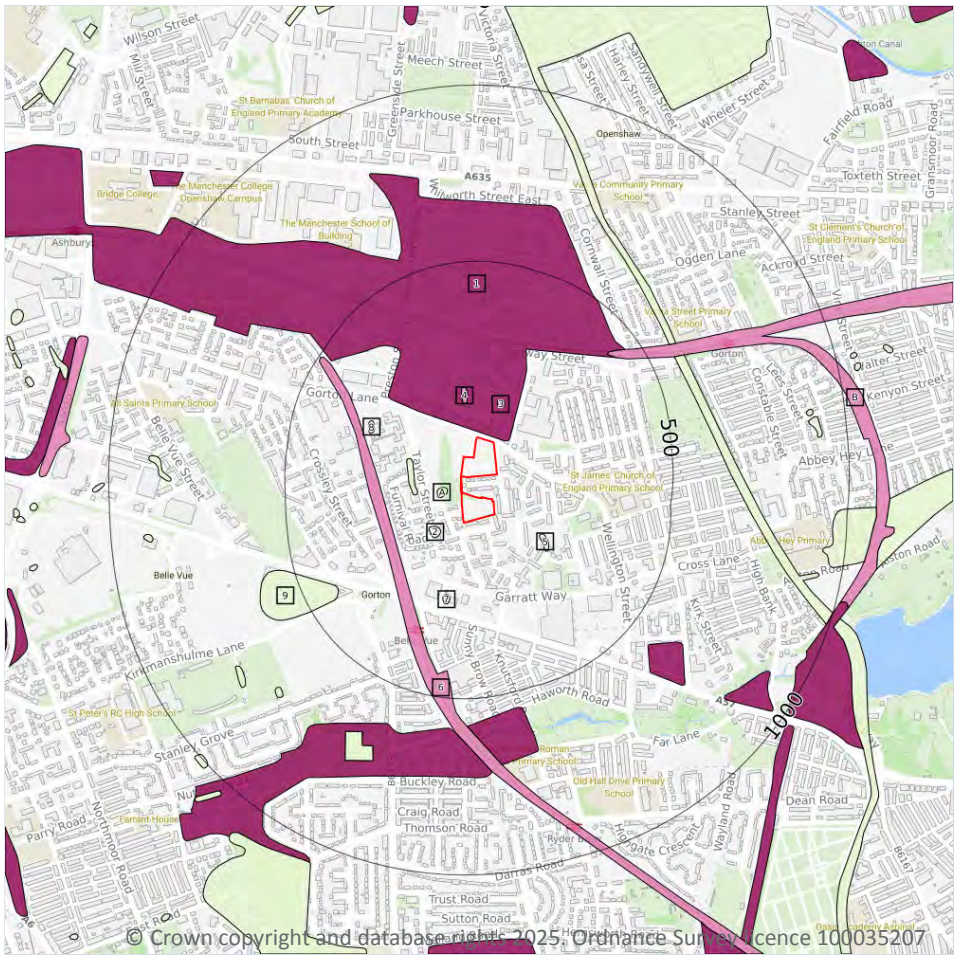
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 97 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**Full**	**SJ89NE**

This data is sourced from the British Geological Survey.

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



Site Outline

Search buffers in metres (m)

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

14.2 Artificial and made ground (10k)

Records within 500m	12

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

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 98 >**

ID	Location	LEX Code	Description	Rock description
1	14m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	40m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit
2	69m SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
3	100m N	WGR-VOID	Worked Ground (Undivided)	Void

ID	Location	LEX Code	Description	Rock description
4	102m N	WGR-VOID	Worked Ground (Undivided)	Void
A	125m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit
5	141m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
6	200m SW	WGR-VOID	Worked Ground (Undivided)	Void
7	209m S	WMGR-ARTDP	Infilled Ground	Artificial Deposit
8	265m NW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
9	403m SW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
B	410m NE	WGR-VOID	Worked Ground (Undivided)	Void

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 **1**

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 100 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**Till, Devensian - Diamicton**	**Diamicton**

This data is sourced from the British Geological Survey.

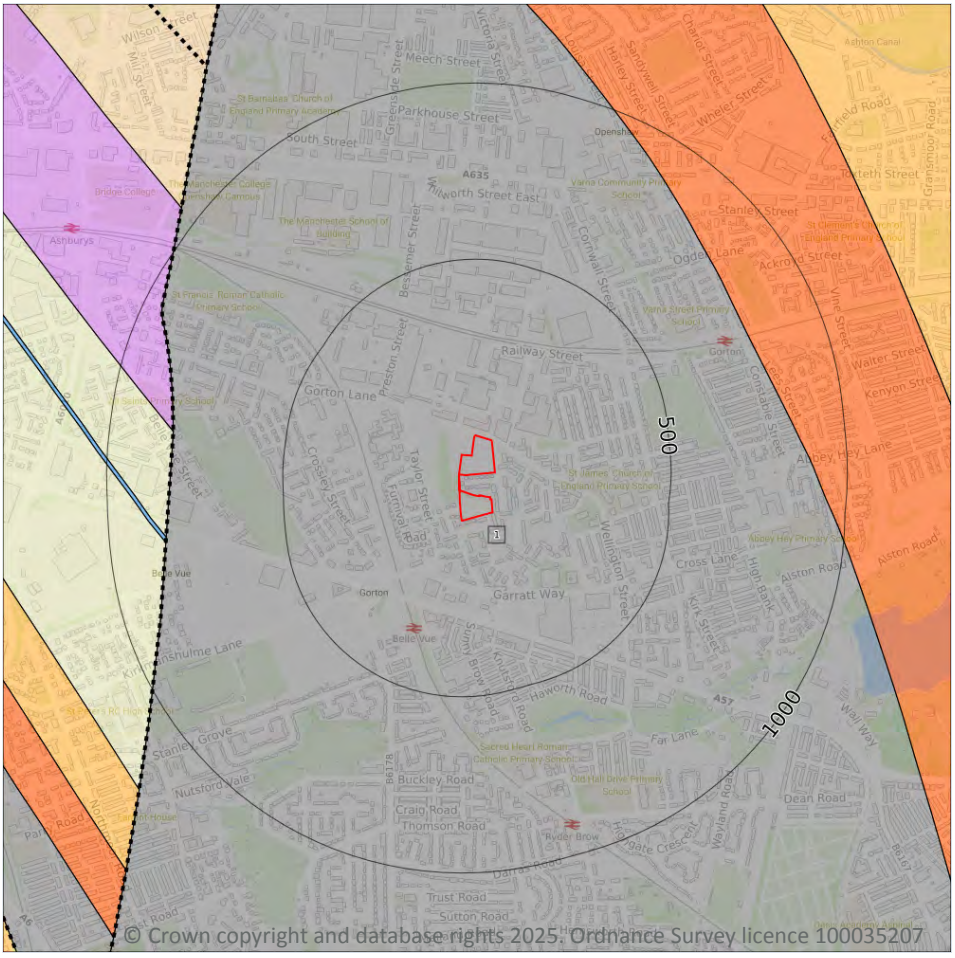
14.4 Landslip (10k)

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	1

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 102 >**

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

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	0

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.

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

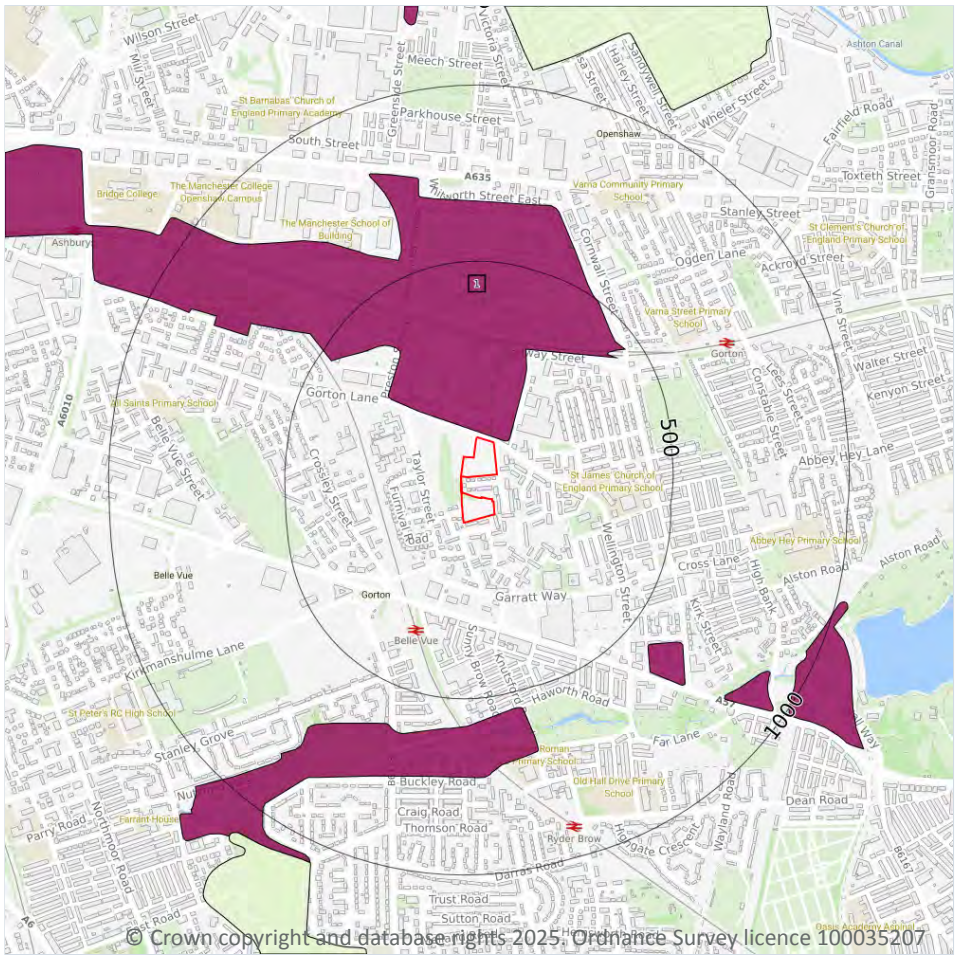
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 104 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**Full**	**Full**	**No coverage**	**EW085_manchester_v4**

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Artificial and made ground



Site Outline

Search buffers in metres (m)

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

15.2 Artificial and made ground (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 105 >**

ID	Location	LEX Code	Description	Rock description
1	14m N	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m	1

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

Location	Flow type	Maximum permeability	Minimum permeability
14m N	Mixed	Very High	Low

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m	1

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 107 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**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	**Mixed**	**High**	**Low**

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.

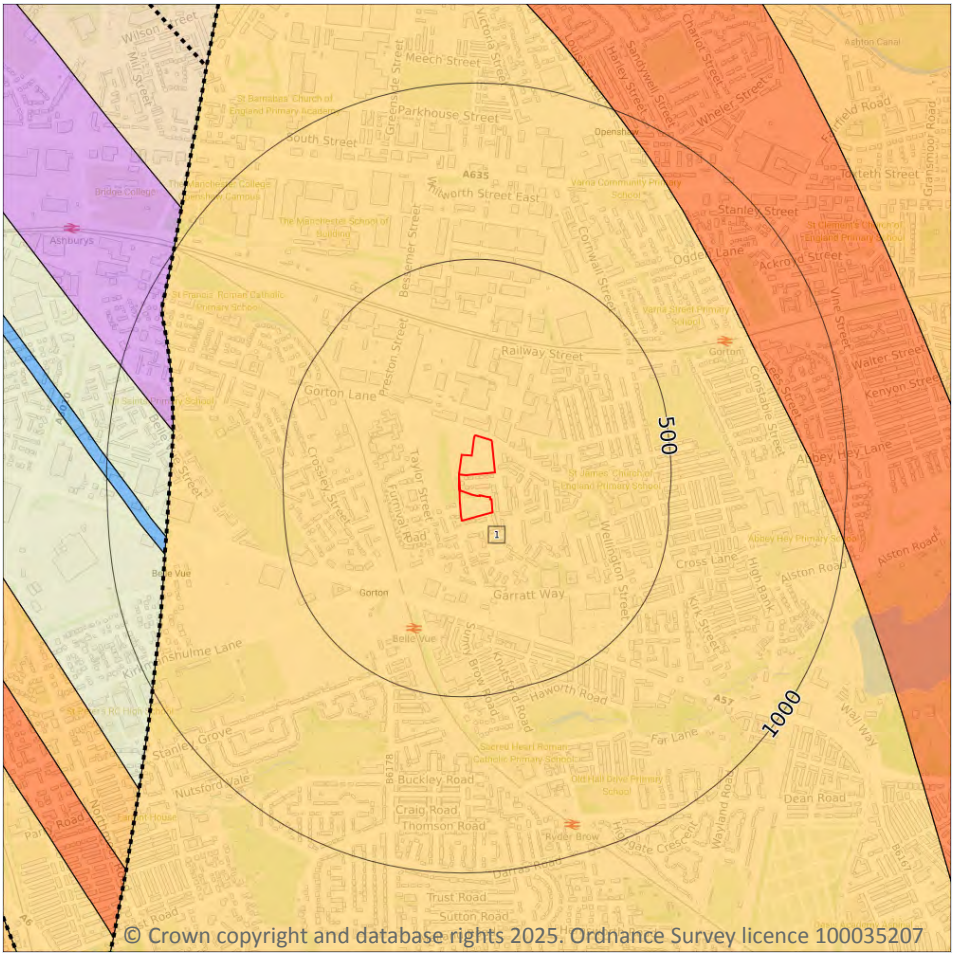
15.7 Landslip permeability (50k)

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	1

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 109 >**

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

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	**1**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Mixed**	**High**	**Moderate**

This data is sourced from the British Geological Survey.

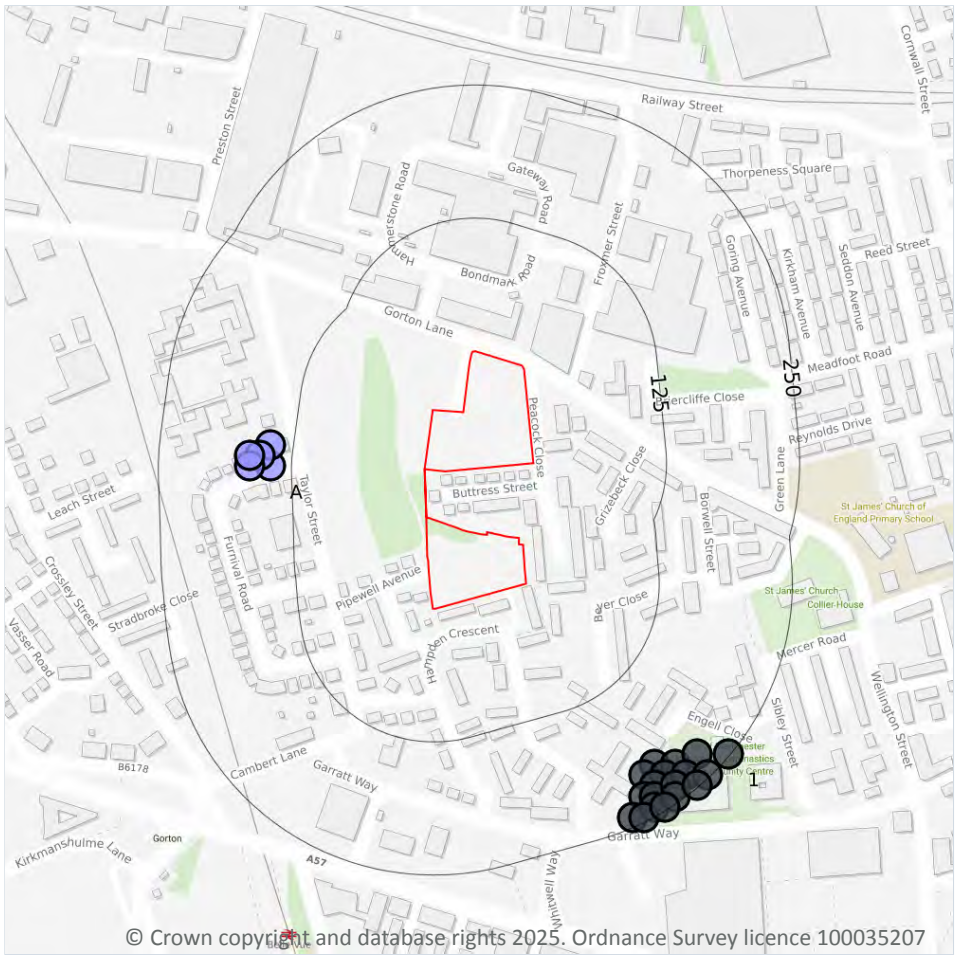
15.10 Bedrock faults and other linear features (50k)

Records within 500m	**0**

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.

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	23

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.

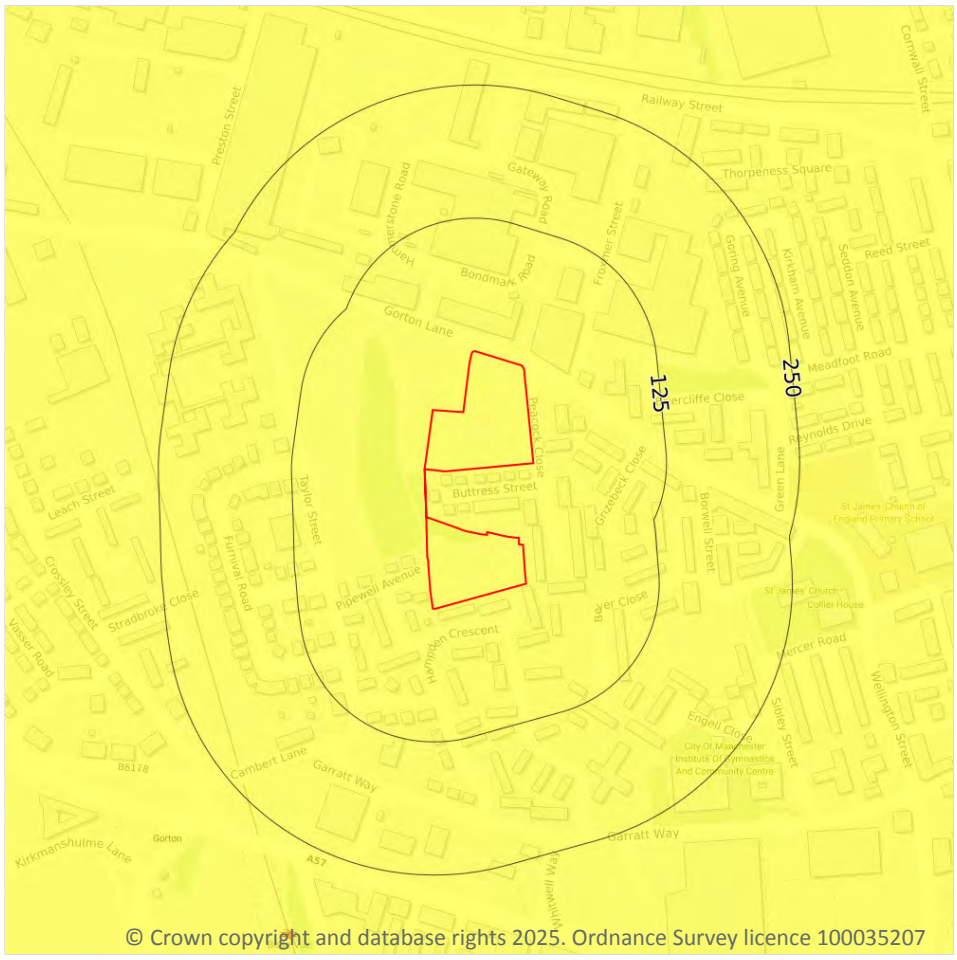
Features are displayed on the Boreholes map on **page 111 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	145m W	388120 396560	TAYLOR STREET, MANCHESTER TP 2	3.3	N	15019324 ↗
A	146m W	388120 396580	TAYLOR STREET, MANCHESTER TP 1	3.0	N	15019317 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	155m W	388110 396570	TAYLOR STREET, MANCHESTER TP 3	3.1	N	15019325 ↗
A	165m W	388100 396560	TAYLOR STREET, MANCHESTER TP 5	3.1	N	15019329 ↗
A	165m W	388100 396570	TAYLOR STREET, MANCHESTER TP 4	3.1	N	15019327 ↗
B	208m SE	388480 396280	GORTON LEISURE POOL THA	-	Y	N/A
B	211m SE	388470 396270	GORTON LEISURE POOL 1	-	Y	N/A
B	220m SE	388500 396280	GORTON LEISURE POOL THB	-	Y	N/A
B	222m SE	388490 396270	GORTON LEISURE POOL 2	-	Y	N/A
B	225m SE	388480 396260	GORTON LEISURE POOL THC	-	Y	N/A
B	226m SE	388520 396290	GORTON LEISURE POOL TPA	-	Y	N/A
B	228m SE	388470 396250	GORTON LEISURE POOL THD	-	Y	N/A
B	233m SE	388480 396250	GORTON LEISURE POOL 3	-	Y	N/A
B	234m SE	388510 396270	GORTON LEISURE POOL 1	-	Y	N/A
B	236m SE	388500 396260	GORTON LEISURE POOL THE	-	Y	N/A
B	241m SE	388460 396230	GORTON LEISURE POOL 5A	-	Y	N/A
B	242m SE	388480 396240	GORTON LEISURE POOL THF	-	Y	N/A
B	244m SE	388500 396250	GORTON LEISURE POOL 4	-	Y	N/A
B	246m SE	388470 396230	GORTON LEISURE POOL 5	-	Y	N/A
B	247m SE	388490 396240	GORTON LEISURE POOL THG	-	Y	N/A
B	247m SE	388530 396270	GORTON LEISURE POOL 2	-	Y	N/A
B	248m SE	388520 396260	GORTON LEISURE POOL TPC	-	Y	N/A
1	248m SE	388550 396290	GORTON LEISURE POOL TPB	-	Y	N/A

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

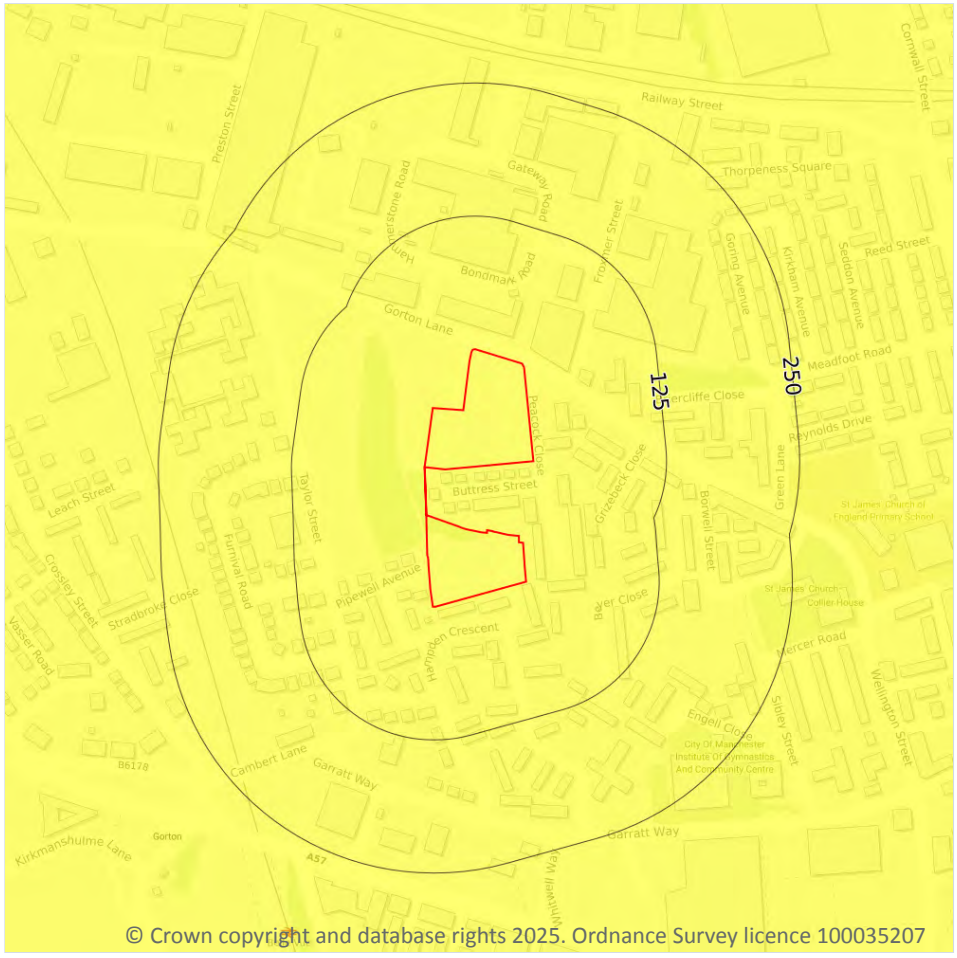
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 113 >**

Location	Hazard rating	Details
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

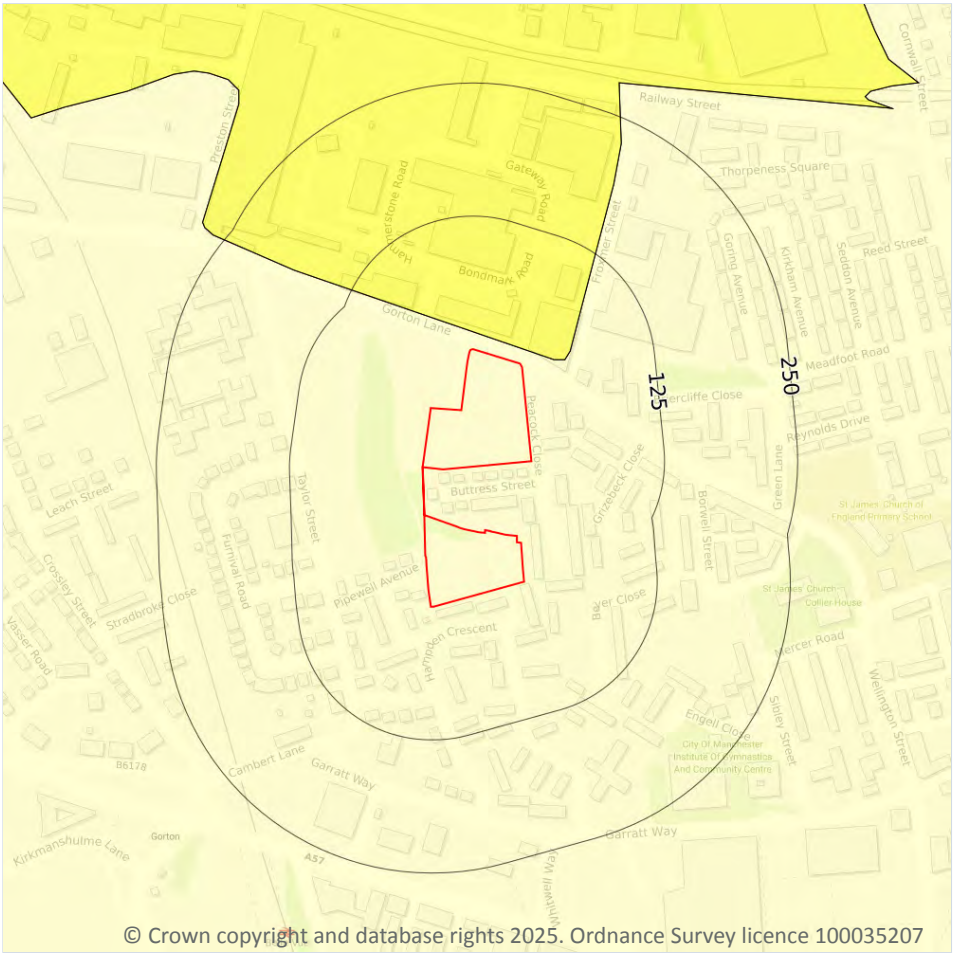
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 114 >**

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	2

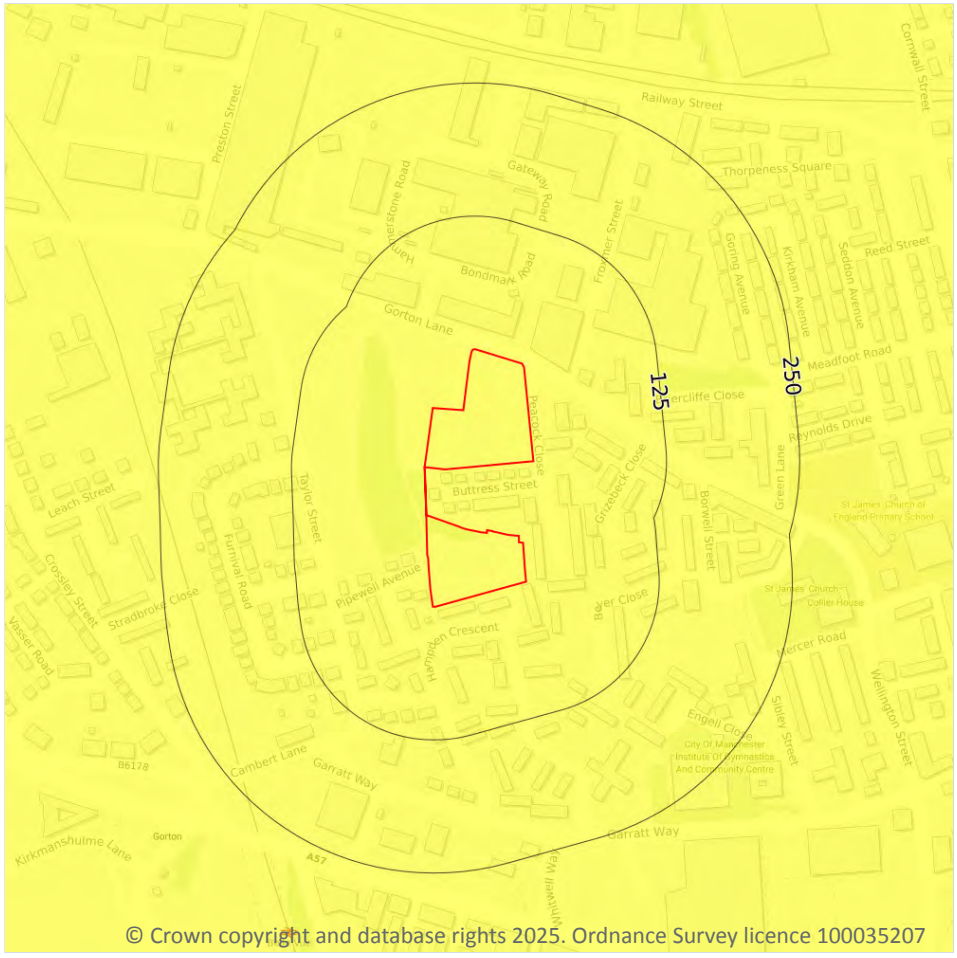
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 115 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**
14m N	Very low	Compressibility and uneven settlement problems are not likely to be significant on the site for most land uses.

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

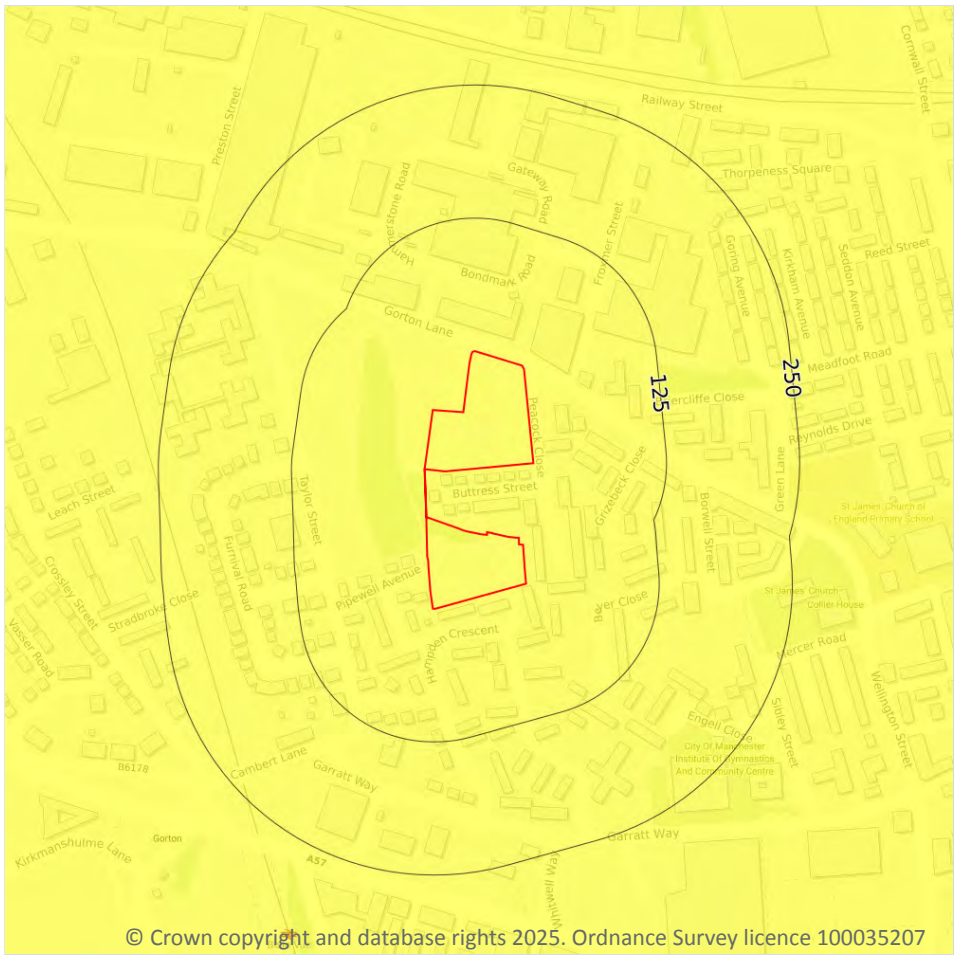
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 117 >**

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 118 >**

Location	Hazard rating	Details
On site	**Very low**	**Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

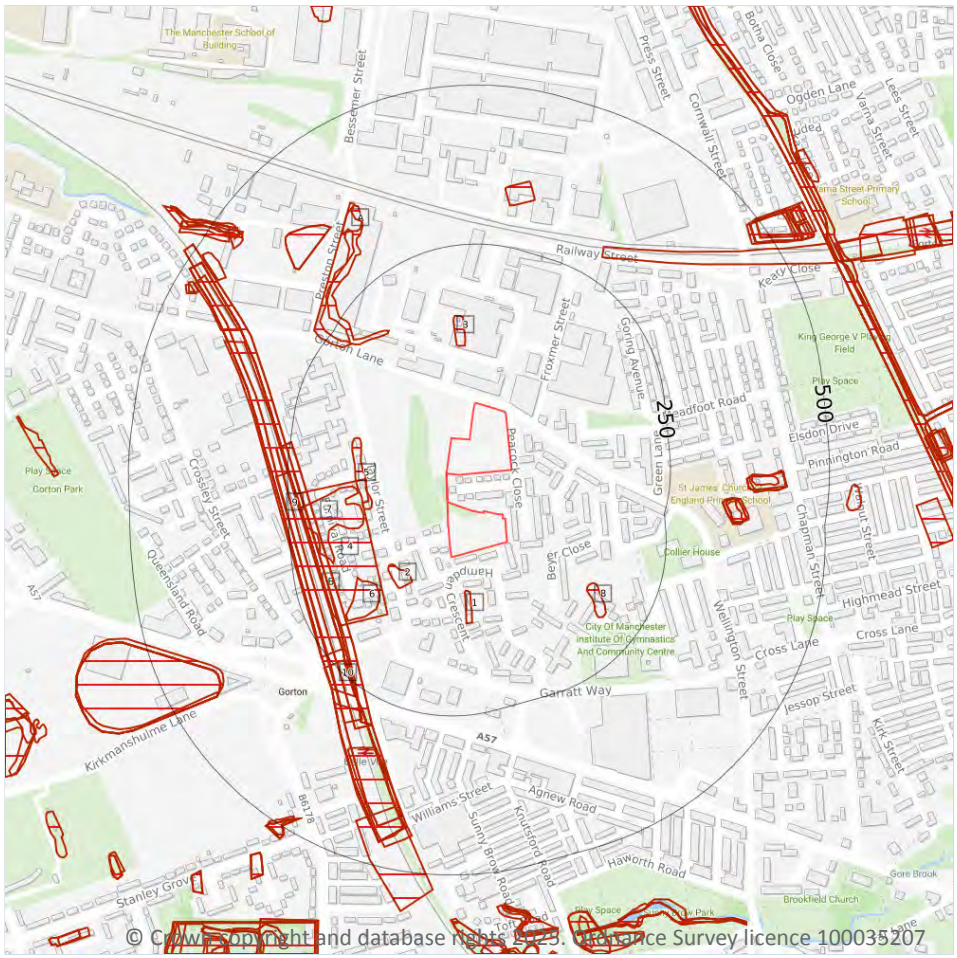
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 119 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



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Site Outline

Search buffers in metres (m)

- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining

Non Coal Mining

- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	22

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 121 >**

ID	Location	Land Use	Year of mapping	Mapping scale
1	57m S	Pond	1848	1:10560
2	72m SW	Pond	1848	1:10560
3	92m N	Pond	1848	1:10560
4	118m SW	Brick Works	1905	1:10560
5	119m W	Pond	1848	1:10560
6	126m SW	Unspecified Pit	1905	1:10560
7	132m W	Unspecified Pit	1905	1:10560
8	145m SE	Pond	1848	1:10560
A	176m NW	Unspecified Ground Workings	1905	1:10560
B	188m SW	Cuttings	1985	1:10000
B	188m SW	Cuttings	1991	1:10000
B	198m SW	Cuttings	1981	1:10000
B	199m SW	Cuttings	1968	1:10560
B	199m SW	Cuttings	1956	1:10560
B	205m SW	Cuttings	1938	1:10560
B	205m SW	Cuttings	1934	1:10560
B	205m SW	Cuttings	1915	1:10560
B	205m SW	Cuttings	1905	1:10560
B	205m SW	Cuttings	1890	1:10560
9	207m SW	Cuttings	1923	1:10560
A	216m NW	Unspecified Ground Workings	1923	1:10560
10	235m SW	Cuttings	1923	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	1

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).

Features are displayed on the Mining and ground workings map on **page 121 >**

ID	Location	Name	Commodity	Class	Likelihood
-	820m W	Not available	Vein Mineral	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	1

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

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	1

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

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

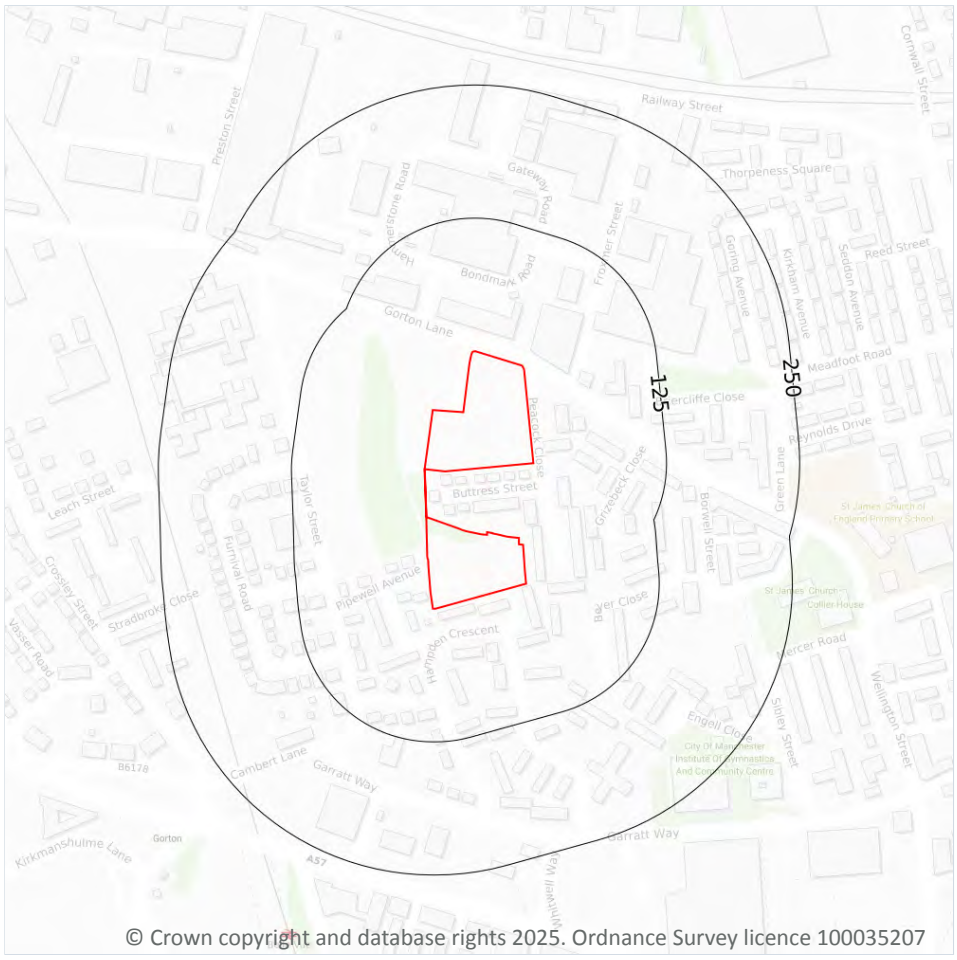
Records within 500m	0

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

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

This data is sourced from Groundsure.

20 Radon



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Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

20.1 Radon

Records on site	1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on **page 129 >**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	2

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**200 - 300 mg/kg**	**120 - 240 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	13

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

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	**17**	**3**	**65**	**45**	**0.3**	**88**	**26**	**23**	**8**
On site	**18**	**3.2**	**73**	**50**	**0.3**	**90**	**27**	**26**	**8**
On site	**18**	**3.2**	**48**	**33**	**0.3**	**90**	**27**	**25**	**3**
On site	**20**	**3.5**	**41**	**28**	**0.3**	**92**	**25**	**28**	**3**
On site	**22**	**3.8**	**88**	**60**	**0.3**	**96**	**30**	**33**	**9**
On site	**24**	**4.2**	**36**	**25**	**0.3**	**97**	**23**	**35**	**2**

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
26m S	27	4.7	112	77	0.3	104	33	42	10
32m S	26	4.6	34	23	0.3	101	23	39	2
32m N	18	3.2	52	36	0.3	89	27	24	3
33m E	23	4	61	42	0.3	92	28	31	5
34m N	17	3	63	43	0.3	87	26	23	8
37m NE	21	3.7	55	38	0.3	91	27	29	5
40m SE	24	4.2	65	45	0.3	94	26	34	5

This data is sourced from the British Geological Survey.

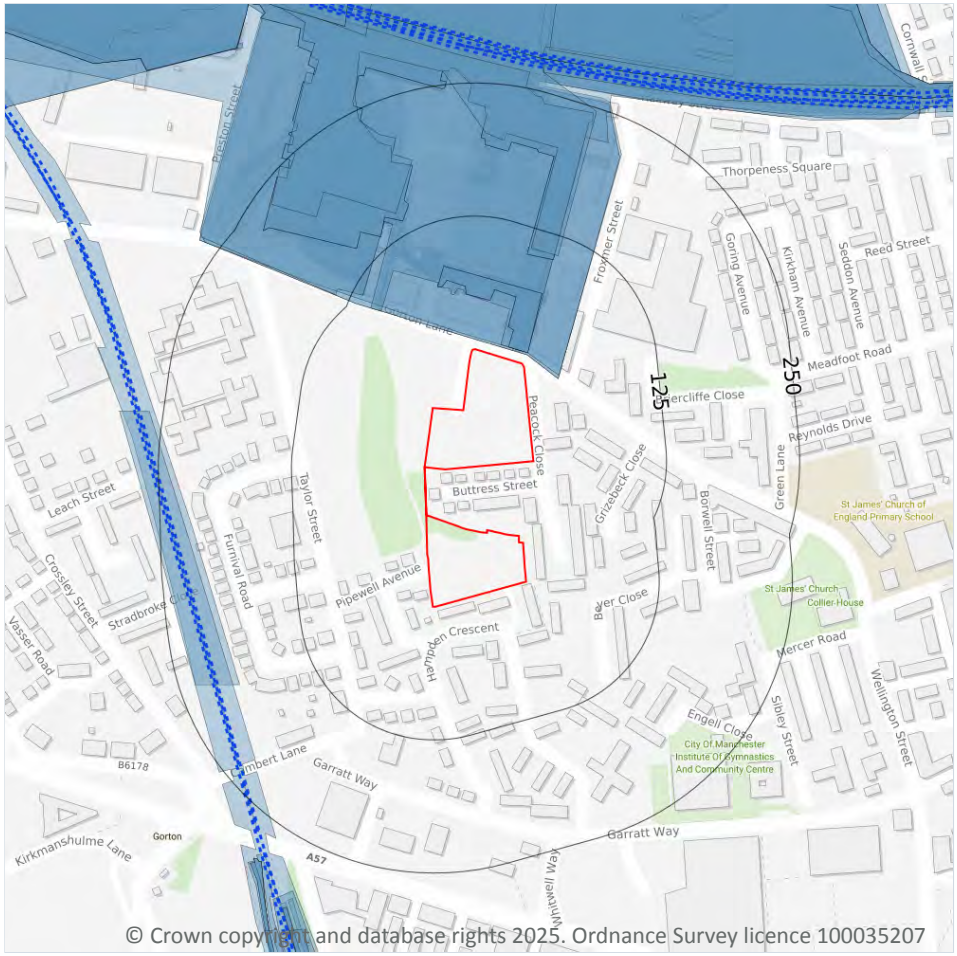
21.3 BGS Measured Urban Soil Chemistry

Records within 50m	**0**

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects



Site Outline

Search buffers in metres (m)

- Crossrail 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	25

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 133 >**

Location	Land Use	Year of mapping	Mapping scale
9m N	Railway Sidings	1905	10560
9m N	Railway Sidings	1923	10560
10m N	Railway Sidings	1893	2500
11m N	Railway Sidings	1908	2500
11m N	Railway Sidings	1915	10560
11m N	Railway Sidings	1890	10560
11m N	Railway Sidings	1938	10560
11m N	Railway Sidings	1934	10560
11m N	Railway Sidings	1922	2500
14m N	Railway Sidings	1933	2500
18m N	Railway Sidings	1950	2500
19m N	Railway Sidings	1950	1250
68m N	Railway Sidings	1950	2500
70m N	Railway Sidings	1950	1250
72m N	Tramway Sidings	1891	500
74m N	Railway Sidings	1891	500
100m N	Railway Sidings	1938	10560

Location	Land Use	Year of mapping	Mapping scale
100m N	Railway Sidings	1934	10560
100m N	Railway Sidings	1922	2500
106m N	Railway Sidings	1968	10560
115m NW	Railway Sidings	1891	500
144m NW	Railway Sidings	1950	2500
195m SW	Railway	1908	-
201m SW	Railway	1893	-
230m N	Railway Sidings	1973	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	4

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 133 >**

Location	Name	Type
214m SW	Hope Valley Line	rail

Location	Name	Type
216m SW	Not given	Multi Track
218m SW	Hope Valley Line	rail
242m SW	Not given	Multi Track

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

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

APPENDIX 6

BGS BOREHOLE LOG

British Geological Survey

BGS ID: 15019317 : BGS Reference: SJ89NE1874
British National Grid (27700) : 388120,396580

TRIAL PIT RECORDS

STRATA SURVEYS LTD.,
HOLMES CHAPEL ROAD,
MIDDLEWICH, CHESHIRE.
Telephone: Middlewich (STD 0606 84) 4637

Job No: 3673/23 Location: TAYLOR STREET, MANCHESTER Scale 1:50
Client: MANCHESTER CITY COUNCIL

T.P. No. 1

Description of Strata (Ground Level)	Reduced Level	Legend	Thickness	Depth	Samples from	Samples to	Samples Type	NMC	Apparent Cohesion kN/m2	Ø degrees	Daily Progress Water Levels Remarks
TOPSOIL			0.10	0.10							388126 396581 MEDIUM ▼ 0.80
LOOSE BROWN TO DARK BROWN SLIGHTLY CLAYEY TO CLAYEY GRAVELLY SILTY SAND FILL			0.90	1.00							
LOOSE BROWN CLAYEY SANDY GRAVEL FILL			0.40	1.40	1.40		U1		18		
VERY SOFT BECOMING SOFT GREY BROWN SANDY CLAY			0.70	2.10	1.90		U2		37		
STIFF BROWN/GREY FISSURED GRAVELLY SILTY CLAY			(0.90)	3.00							UNSTABLE. CONTINUOUS WATER INGRESS FOR 20 MINS.
TRIAL PIT COMPLETE AT 3.00M											AFTER 20 MINS FLOW DECREASED

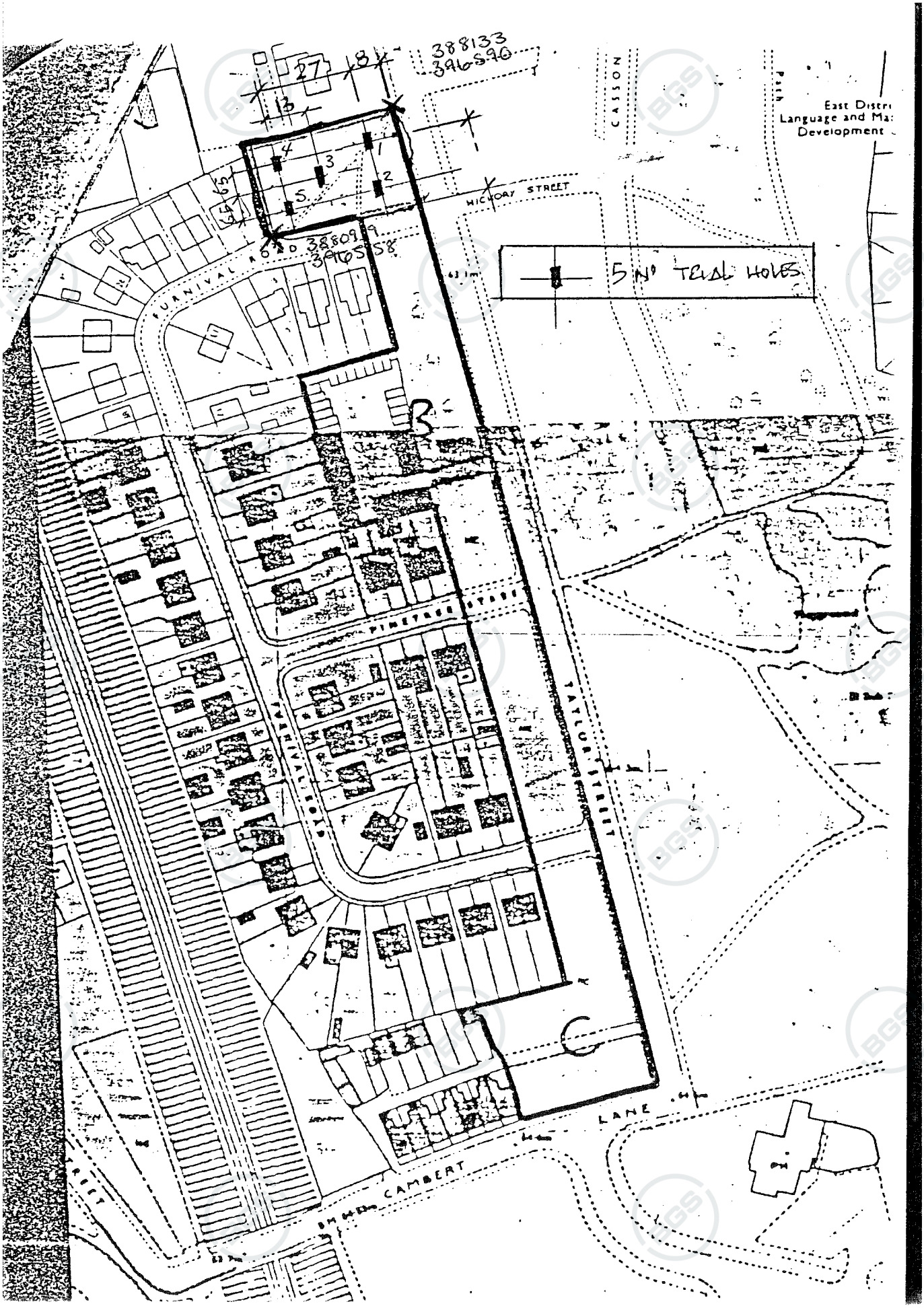
T.P. No. 2

Description of Strata (Ground Level)	Reduced Level	Legend	Thickness	Depth	Samples from	Samples to	Samples Type	NMC	Apparent Cohesion kN/m2	Ø degrees	Daily Progress Water Levels Remarks
TOPSOIL			0.10	0.10							388129 396568
DARK BROWN SILTY SANDY GRAVEL FILL			0.15	0.25							
STIFF BROWN SILTY CLAY FILL			0.35	0.60							
SOFT DARK BROWN TO BROWN SILTY CLAY FILL WITH OCCASIONAL SMALL LENSES OF GREY WHITE CLAY LIKE MATERIAL POSSIBLY CHEMICAL WASTE.			1.05	1.65	1.20		U1		22		
BROWN FIBROUS PEAT (PLANT ROOTS) FILL			0.10	1.75							
VERY SOFT BECOMING SOFT GREY BROWN SILTY CLAY			1.05	2.80	2.80		U2		18		
STIFF TO VERY STIFF BROWN/GREY FISSURED GRAVELLY SILTY CLAY			(0.50)	3.30							TRIAL PIT DRY STABLE.
TRIAL PIT COMPLETE AT 3.30M											

U - undisturbed D - disturbed B - bulk W - groundwater P - standard penetration CP - cone penetration V - vane test

Webberley

Contact BGS: ngdc@bgs.ac.uk


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LANE
CAMBERT

British Geological Survey

BGS ID: 15019325 : BGS Reference: SJ89NE1876
British National Grid (27700) : 388110,396570

TRIAL PIT RECORDS

STRATA SURVEYS LTD.,
HOLMES CHAPEL ROAD,
MIDDLEWICH, CHESHIRE.
Telephone: Middlewich (STD 0606 84) 4637

Job No: 3673/23 Location: TAYLOR STREET, MANCHESTER Scale 1:50
Client: MANCHESTER CITY COUNCIL

T.P. No. 3

Description of Strata	Reduced Level	Legend	Thickness	Depth	Samples from	Samples to	Samples Type	NMC	Apparent Cohesion kN/m2	Ø degrees	Daily Progress Water Levels Remarks
Ground Level											1/10/87
TOPSOIL			0.10	0.10							388112
DARK BROWN SILTY SANDY GRAVELLY (BRICK) CLAY FILL			0.40	0.50							396573
STIFF BROWN SILTY CLAY FILL			0.45	0.95	1.10		V1		35		SLOW
SOFT BECOMING VERY SOFT BROWN SILTY CLAY FILL			1.15	2.10							1.10
BROWN AMORPHOUS & FIBROUS PEAT OCCASIONAL METAL			0.15	2.25							
SOFT GREY BROWN SILTY CLAY			0.45	2.70							
STIFF BROWN/GREY FISSURED GRAVELLY SILTY CLAY			(0.40)	3.10							TRIAL PIT DRY STABLE
TRIAL PIT COMPLETE AT 3.10M.											

WEST FACE OF PIT



BRICK RAFT FOUNDED AT 0.60M.

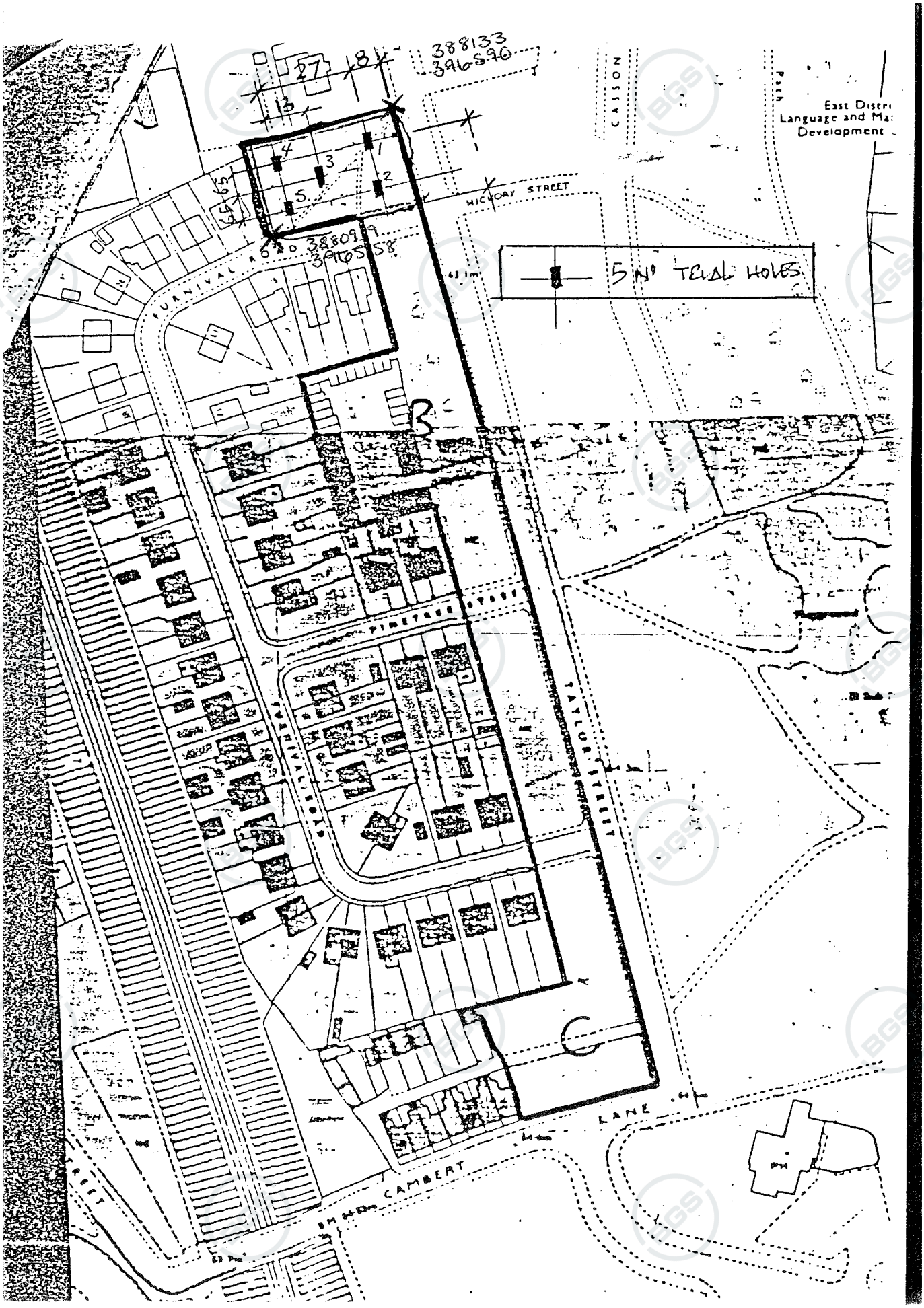
T.P. No. 4

Description of Strata	Reduced Level	Legend	Thickness	Depth	Samples from	Samples to	Samples Type	NMC	Apparent Cohesion kN/m2	Ø degrees	Daily Progress Water Levels Remarks
Ground Level											1/10/87
TOPSOIL			0.10	0.10							388102
DARK BROWN SANDY GRAVELLY SILT FILL WITH OCCASIONAL BRICK COBBLES			0.25	0.35							396577
FIRM TO STIFF YELLOW BROWN/GREY GRAVELLY SANDY CLAY FILL			0.50	0.85							
SOFT GREY BROWN SANDY GRAVELLY CLAY FILL			0.95	1.80							
SOFT TO VERY SOFT GREY BROWN SILTY CLAY			1.00	2.80							
STIFF TO VERY STIFF BROWN/GREY FISSURED GRAVELLY SILTY CLAY			(0.30)	3.10							TRIAL PIT DRY STABLE
TRIAL AT COMPLETE AT 3.10M											

U - undisturbed D - disturbed B - bulk W - groundwater P - standard penetration CP - cone penetration V - vane test

Webberley

Contact BGS: ngdc@bgs.ac.uk


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TAYLOR STREET
LANE
CAMBERT

British Geological Survey

BGS ID: 15019329 : BGS Reference: SJ89NE1878
British National Grid (27700) : 388100,396560

TRIAL PIT RECORDS

STRATA SURVEYS LTD.,
HOLMES CHAPEL ROAD,
MIDDLEWICH, CHESHIRE.
Telephone: Middlewich (STD 0606 84) 4637

Job No: 3673/23 Location: TAYLOR STREET, MANCHESTER Scale 1:50
Client: MANCHESTER CITY COUNCIL

T.P. No. 5

Description of Strata	Reduced Level	Legend	Thickness	Depth	Samples from	Samples to	Samples Type	NMC	Apparent Cohesion kN/m2	Ø degrees	Daily Progress Water Levels Remarks
Ground Level											1/10/87
TOPSOIL			0.10	0.10							388104
DARK BROWN SILTY GRAVEL FILL			0.30	0.40							396565
FIRM RED BROWN/GREY GRAVELLY SANDY CLAY FILL			0.90	1.30							
SOFT GREY BROWN SILTY CLAY (POSSIBLY FILL)			1.60	2.90	1.50		V1		22		STABLE TRIAL PIT DRY
FIRM TO STIFF BECOMING STIFF BROWN/GREY FISSURED SILTY CLAY			(0.30)	3.10							
TRIAL PIT COMPLETE AT 3.10M											

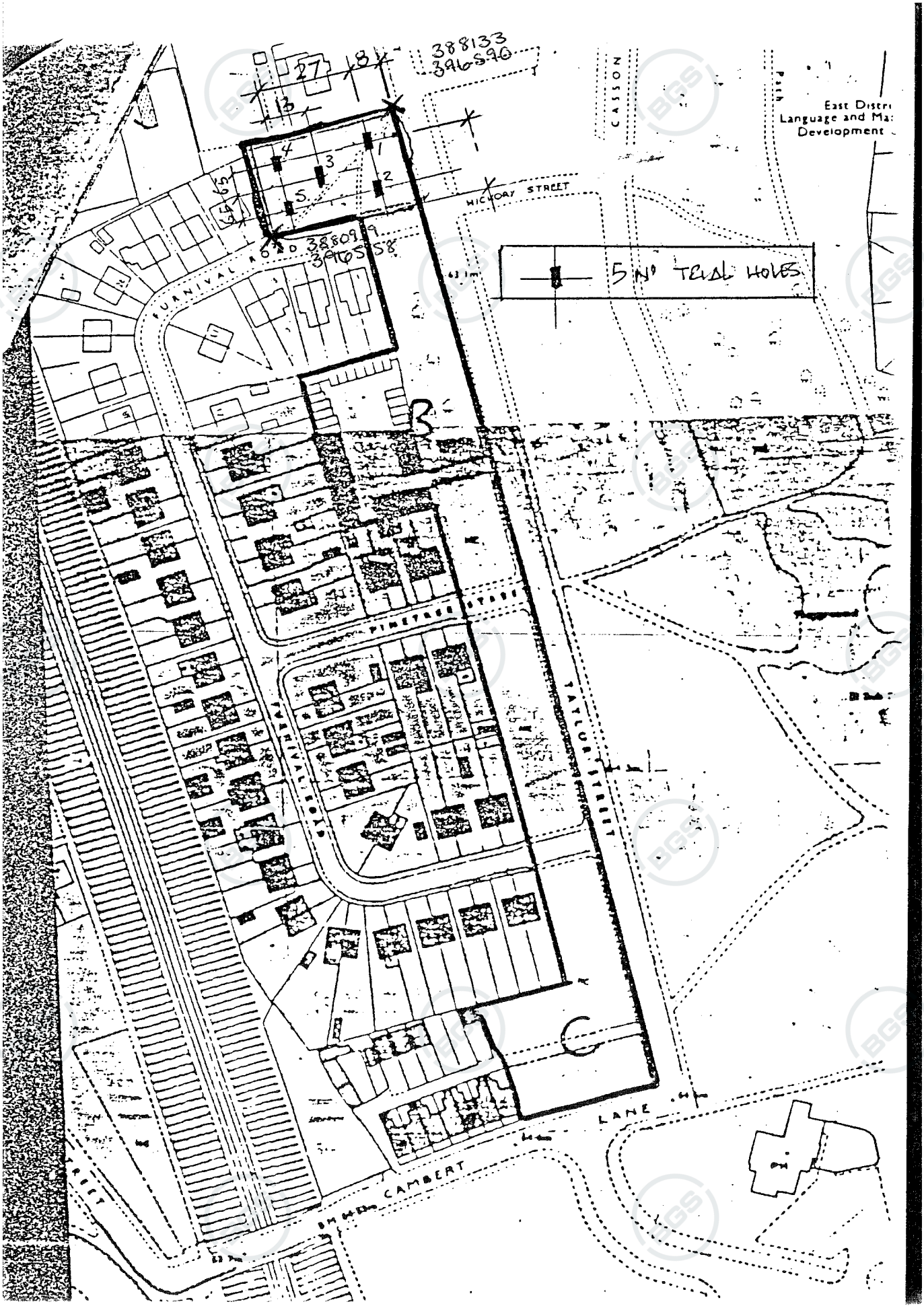
T.P. No.

Description of Strata	Reduced Level	Legend	Thickness	Depth	Samples from	Samples to	Samples Type	NMC	Apparent Cohesion kN/m2	Ø degrees	Daily Progress Water Levels Remarks
Ground Level											

U - undisturbed D - disturbed B - bulk W - groundwater P - standard penetration CP - cone penetration V - vane test

Webberley

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CAMBERT

APPENDIX 7

ZETICA UXO RISK MAP AND BRIMSTONE PRELIMINARY UXO RISK ASSESSMENT REPORT

UNEXPLODED BOMB RISK MAP

SITE LOCATION

Map Centre: 388307,396563



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- **High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- **Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- **Low:** Areas indicated as having 15 bombs per 1000acre or less.

Miltary | **Industry** | **UXO find** | **Other**
Transport | **Docks** | **Luftwaffe targets**
Utilities | **Bombing decoy** | **Airfields**

How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density.
Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then additional detailed research is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our pre-desk study assessments (PDSA) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 **email:** uxo@zetica.com **web:** www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the accompanying notes on our website.

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.

STAGE 1 PRELIMINARY UXO RISK ASSESSMENT

Report Ref: PRA-25-2681 | **Author:** MR | **Reviewer:** HS

Client: IGE Consulting Ltd.
Project: Peacock Close, Manchester
Date: 14/03/2025

BRIMSTONE
Innovation Centre Medway, Maidstone Road, Chatham, ME5 9FD
020 7117 2492
www.brimstoneuxo.com

INTRODUCTION

The Stage 1 Preliminary Risk Assessment aims to identify potential sources of unexploded ordnance (UXO) that may impact the site. The assessment determines if further investigation through a Stage 2 Detailed UXO Risk Assessment is necessary.
This desktop study follows the Construction Industry Research and Information Association (CIRIA) C681 Guidelines: 'Unexploded Ordnance, a Guide for the Construction Industry' (published in 2009). It incorporates multiple historical datasets, including available wartime records, Ordnance Survey (OS) mapping, aerial imagery and the Brimstone UXO Sources Database.

THE SITE

National Grid Ref: SJ 88319 96566 | **What3Words:** fake.tubes.drive

Location: Situated in Manchester, within the Gorton District, approximately 350m north-east of Belle Vue railway station.

Site Composition: The northernmost Site, referred to herein as Site A, comprises brownfield land.

The southernmost Site, referred to herein as Site B, comprises open, undeveloped ground with hard-surfaced accessways.

Surroundings: Site A is bound to the north by Gorton Lane, to the east by Peacock close, to the south by residential structures on Buttress Lane and to the west by open, undeveloped ground.

Site B is bound to the north by residential structures on Buttress Street, to the east by residential structures on Peacock Close, to the south by residential structures on Hampden Crescent and to the west by open, undeveloped ground.



THE PROPOSED WORKS

Site Investigation (SI) Works	The client has stated that the nature and extent of SI works on either Site is unknown at this stage.
Development Works	Construction of detached, semi-detached and terraced houses and apartment blocks. No information was available at the time of writing regarding the required foundations.

SITE HISTORY

Pre-WWII	Ordnance Survey (OS) mapping (1915) records that the Site comprised open, undeveloped ground. Oblique photography (1927) indicates that Site A comprised two school buildings, and entirely hard surfaced ground. Site B comprised open, undeveloped ground.
WWII-era	No significant changes recorded on either Site.

Post-WWII	Post-WWII, Site A retained its WWII-era composition, until the school buildings were demolished by 2016. The demolition of these structures may have disturbed WWII-era soil down to shallow (1-2m bgl) depths. Site B remains largely unchanged, except for a hard surfaced accessway intersecting the Site. This may have disturbed WWII-era soil down to very shallow depths (<1 m bgl). It is not anticipated that any deep intrusions have occurred on Site post WWII.
ENEMY ACTION DURING WWI	
WWI German Bombing	No WWI-era air raids affected Gorton.
ENEMY ACTION DURING WWII	
British District Bombing Density Statistics	The Site is situated in the WWII-era County Borough of Manchester which sustained 27.0 bombs / 1,000 acres, a low-to-moderate bombing density.
Evidence of Bomb Strikes	No bombing incidents recorded on either Site in consulted sources. The closest bomb strike is an incendiary bomb (IB) recorded approx. 130m north-east of Site A.
Evidence of Bomb Damage	No immediately obvious evidence of damage identified. Such evidence may be obscured by the ground cover present within Site B in consulted aerial photography.
Local Bombing Decoy Sites	None within a significant distance. The closest recorded decoy was approximately 3.8km south-east.
Local German Bombing Targets	The closest identifiable primary Luftwaffe target was Gorton Foundry and Locomotive Works, located immediately north of Site A. Railway infrastructure and additional industry, approx. 290m north of Site A, may have been identified as a target of opportunity
BRITISH / ALLIED MILITARY ACTIVITY	
Potential Source of UXO	**Details**
WWII Home Guard (HG) Activity	Soldiers of the 49th Lancashire (Manchester) HG Battalion will have been active locally during WWII. The possibility that Site B was accessed by armed HG troops on patrol cannot be discounted at this stage due to its undeveloped nature during WWII. Armed HG troops on patrol are unlikely to have accessed Site A or utilised it in any significant way due to its developed nature.
Historic or Current Military Activity	No evidence of activity occurring on Site found at this stage within an in-house geo data set or a local Historic Environment Record (HER).
Munitions Manufacture	Beyer, Peacock and Co., located immediately north of Site A, is known to have manufactured artillery and munitions during WWI. Although this factory was located nearby, the Site is not anticipated to have been impacted by the activity within the factory. Ordnance disposal at or surrounding such facilities was commonplace during WWI/WWII. Although unlikely, it is conceivable that munitions produced at the factory may have been disposed on Site A, given its proximity to the foundry and open nature.

WWII Light and / or Heavy Anti-Aircraft (LAA and HAA) Batteries	Numerous (>30) permanent HAA batteries were active within range of the Site during WWII. LAA guns likely have defended vulnerable points in the wider study area. Luftwaffe activity in the region was infrequent, although intense for periods and as a result these guns would have fired a considerable amount of ordnance during intense raids. It is possible that an unexploded AA shell struck the Site and penetrated to a shallow depth in the open ground.
UXO Finds	n/a
LIKELIHOOD OF UXB DETECTION	
Access Levels	If students remained at the school during WWII, Site A is likely to have seen frequent levels of access. Infrequent access will have been afforded to the area encompassed by open, undeveloped ground on Site B.
Ground Cover	Ground cover present may have provided conditions unconducive to visual detection of UXBs i.e. unkempt land, overgrown vegetation. Ground cover in footprints of school structures/hard standing is considered conducive to visual detection of UXBs.
RISK MITIGATING FACTORS	
Likelihood of UXO Remaining	The risk associated with (any) very shallow and shallow buried UXO will have likely been partially mitigated. The risk associated with (any) deep buried (>2m bgl) UXO almost certainly remains unmitigated.
CONCLUSIONS	

German UXO:

- No evidence of German bombing within a significant distance of the Site has been identified; the closest bombing incident is an IB recorded approximately 130m north-east of Site A.
- Whilst the ground cover of Site B was potentially unconducive to the detection of German UXBs, access and monitor levels are anticipated to have been fairly high, given the school present on Site A and residential structures nearby.
- Given the lack of evidence suggesting the Site was affected by bombing, further research is not deemed necessary.

British / Allied UXO:

- No evidence of significant military activity specifically on Site has been found and none is likely to have occurred.
- Beyer, Peacock and Co, a munitions factory and artillery factory during WWI, was located immediately north of the Site. It is conceivable that munitions produced at the factory may have been disposed on Site A, given its proximity to the foundry.
- However, it is deemed very unlikely to have occurred within the specific Site area due to the presence of residential structures to the east, south and west and roadway to the north. Moreover, the construction and demolition of the school will have provided a degree of mitigation potentially down to shallow depths in areas of the Site.
- It is possible that an unexploded British AA shell struck open areas of the Site during WWII. Any such UXO could have penetrated the ground on Site to shallow depths and may remain in situ, although the likelihood is analogous to German bombs.

RECOMMENDATIONS	
SI Works	A Stage 2 Detailed Risk Assessment is not considered necessary prior to SI works commencing. However, the possibility of UXO remaining on Site cannot be completely ruled out at desktop stage. Therefore, a **UXO Safety Briefing** to all personnel conducting ground works would be considered prudent.
Development Works	

APPENDIX 8

MINING REMEDIATION AUTHORITY CONSULTANTS COAL MINING REPORT

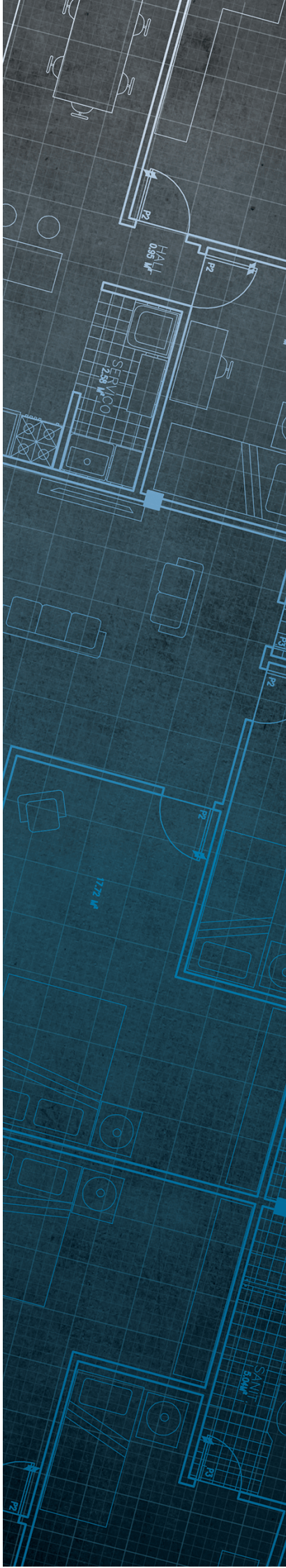
The Coal Authority

Consultants

Coal Mining Report

Peacock Close, Manchester
Greater Manchester
M18 8EG

Date of enquiry:	**13 March 2025**
Date enquiry received:	**13 March 2025**
Issue date:	**13 March 2025**
Our reference:	**51003485456001**
Your reference:	**GS-ZTH-BN2-QQ7-HDP**



Consultants

Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

GROUNDSURE LIMITED

Enquiry address

Peacock Close, Manchester
Greater Manchester
M18 8EG



Approximate position of property

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How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

@coalauthority
/company/the-coal-authority
/thecoalauthority
/thecoalauthority

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Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	PARKER	Coal	35BX	705	North-West	18.0	South-West	80	1935
unnamed	CROMBOUKE	Coal	359Q	985	North-West	16.6	South-West	120	1929
unnamed	CROMBOUKE	Coal	359M	1012	North-West	25.3	South-West	120	1940
unnamed	ROGER	Coal	35B5	1018	North-West	17.3	South-West	180	1952
unnamed	CROMBOUKE	Coal	359R	1024	North-West	11.3	South-West	120	1957

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

11471		

Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

Outcrops

No outcrops recorded.

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

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Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations
None recorded within 50 metres of the enquiry boundary.

Remediated sites
None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence
The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas
None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes
None recorded within 500 metres of the enquiry boundary.

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Section 3 – Licensing and future mining activity

Future underground mining
None recorded.

Coal mining licensing
None recorded within 200 metres of the enquiry boundary.

Court orders
None recorded.

Section 46 notices
No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Withdrawal of support notices
The property is in an area where a notice to withdraw support was given in 1955.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Payments to owners of former copyhold land
The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

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Section 4 – Further information

The following potential risks have been identified and as part of your risk assessment should be investigated further.

Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please call us on 0345 762 6848 or email us at groundstability@coal.gov.uk.

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Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk.**

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

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Opencast mines
Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips
Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations
Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites
Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence
Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas
Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

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Mine water treatment schemes
Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining
Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing
Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders
Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices
Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices
Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land
Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

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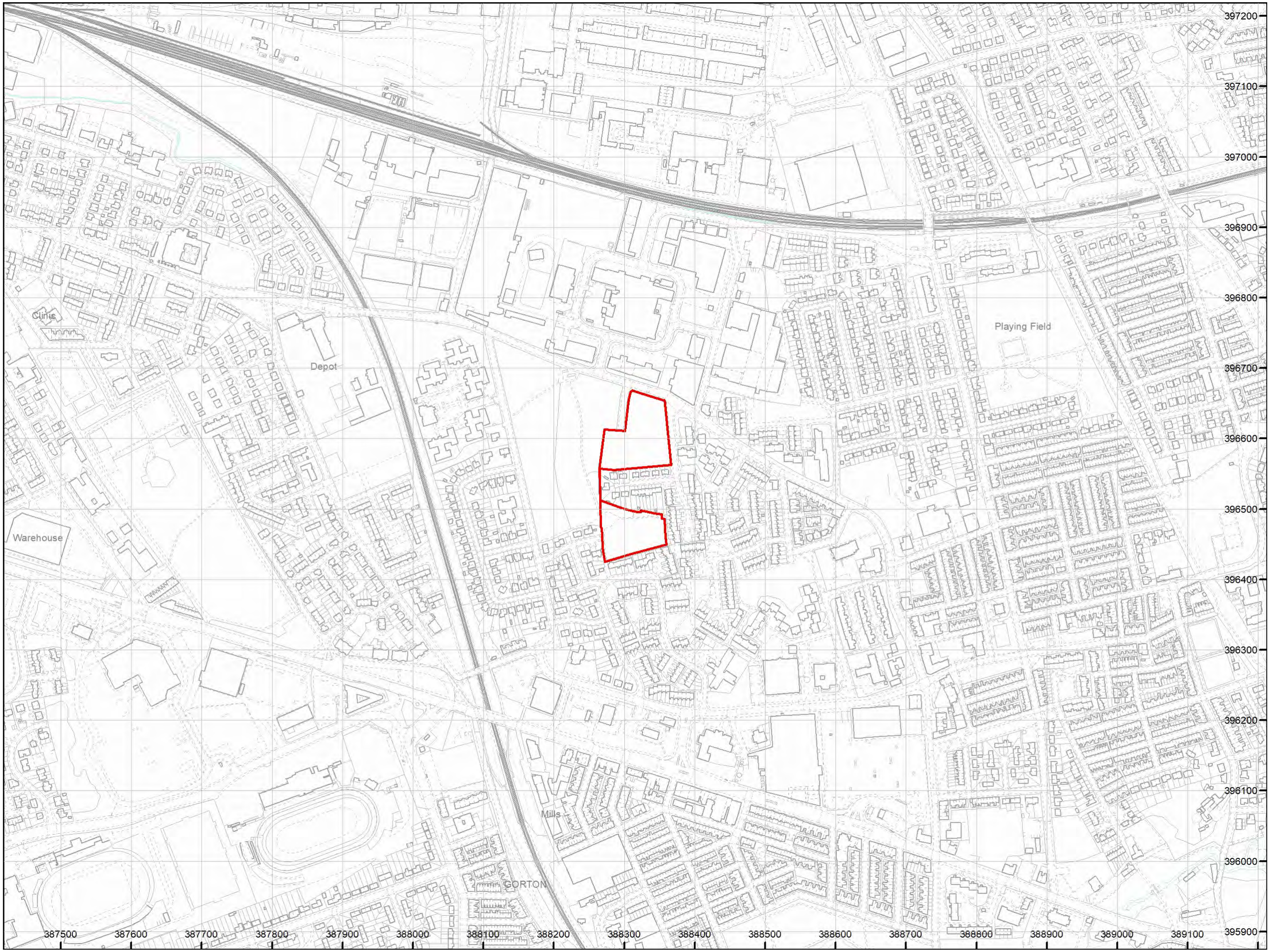
Summary of findings

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The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry boundary shown



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APPENDIX 9

BRITAIN FROM ABOVE PHOTOGRAPHS









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