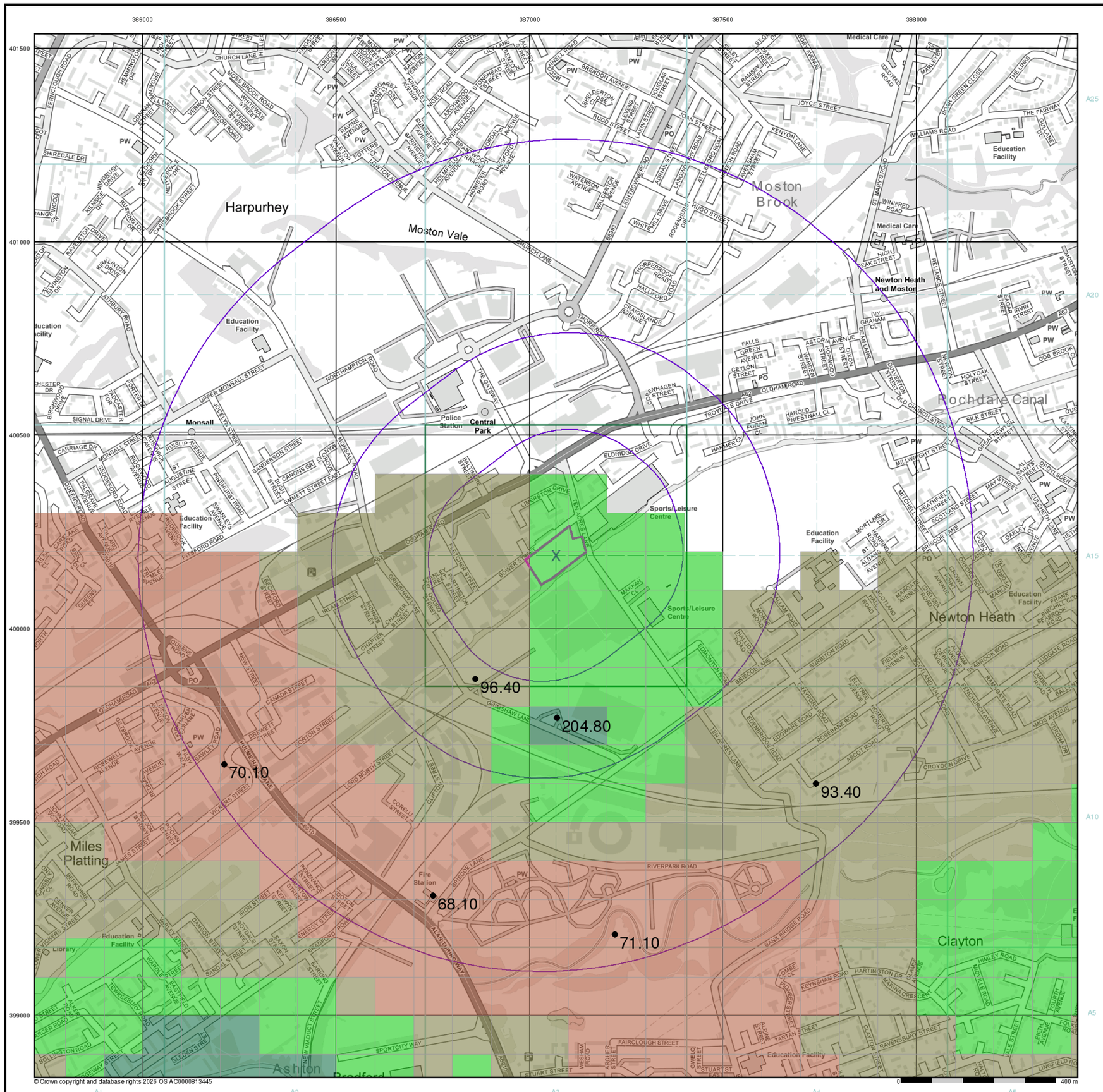


© Crown copyright and database rights 2026 OS AC0000813445

Envirocheck®

LANDMARK INFORMATION GROUP®

General

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

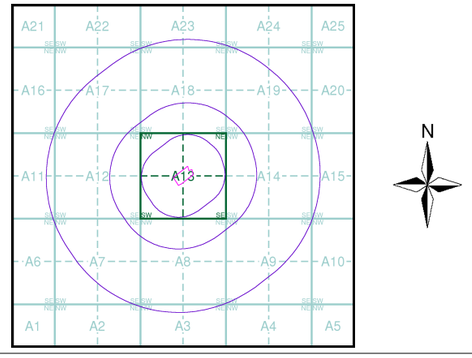
Urban Soil Chemistry Chromium

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

Chromium Concentrations mg/kg

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

Urban Soil Chemistry Chromium - Slice A



Order Details

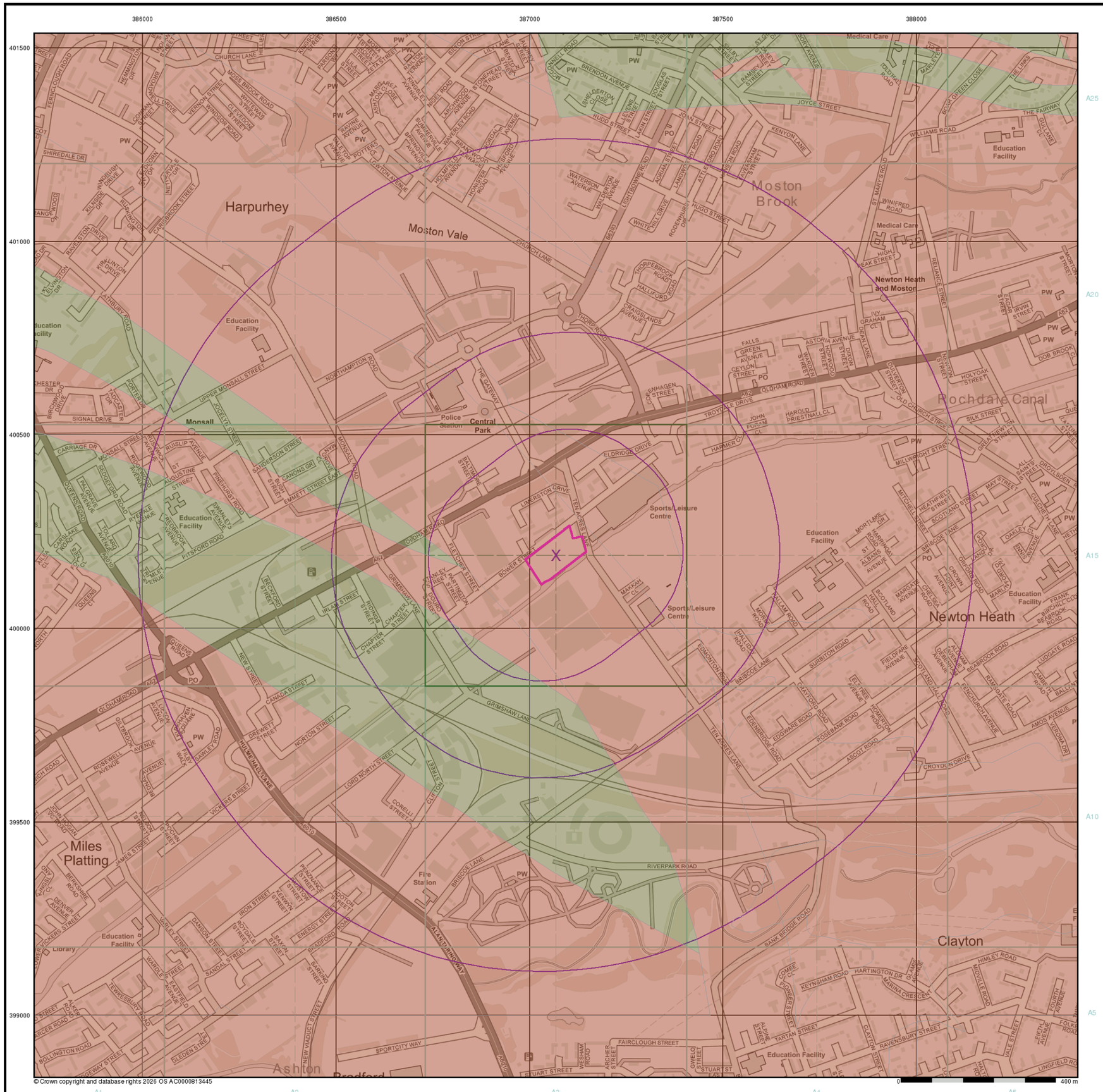
Order Details:	393183700_1_1
Customer Ref:	G25068
National Grid Reference:	387070, 400190
Slice:	A
Site Area (Ha):	1.16
Search buffer (m):	1000

Site Details

Bower Street, Manchester, M40 2GD

Landmark® INFORMATION GROUP

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



Envirocheck®

LANDMARK INFORMATION GROUP®

General

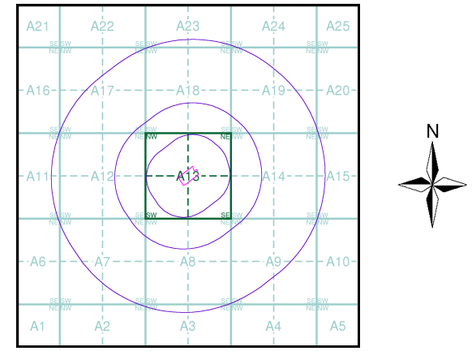
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg

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

Estimated Soil Chemistry Chromium - Slice A



Order Details

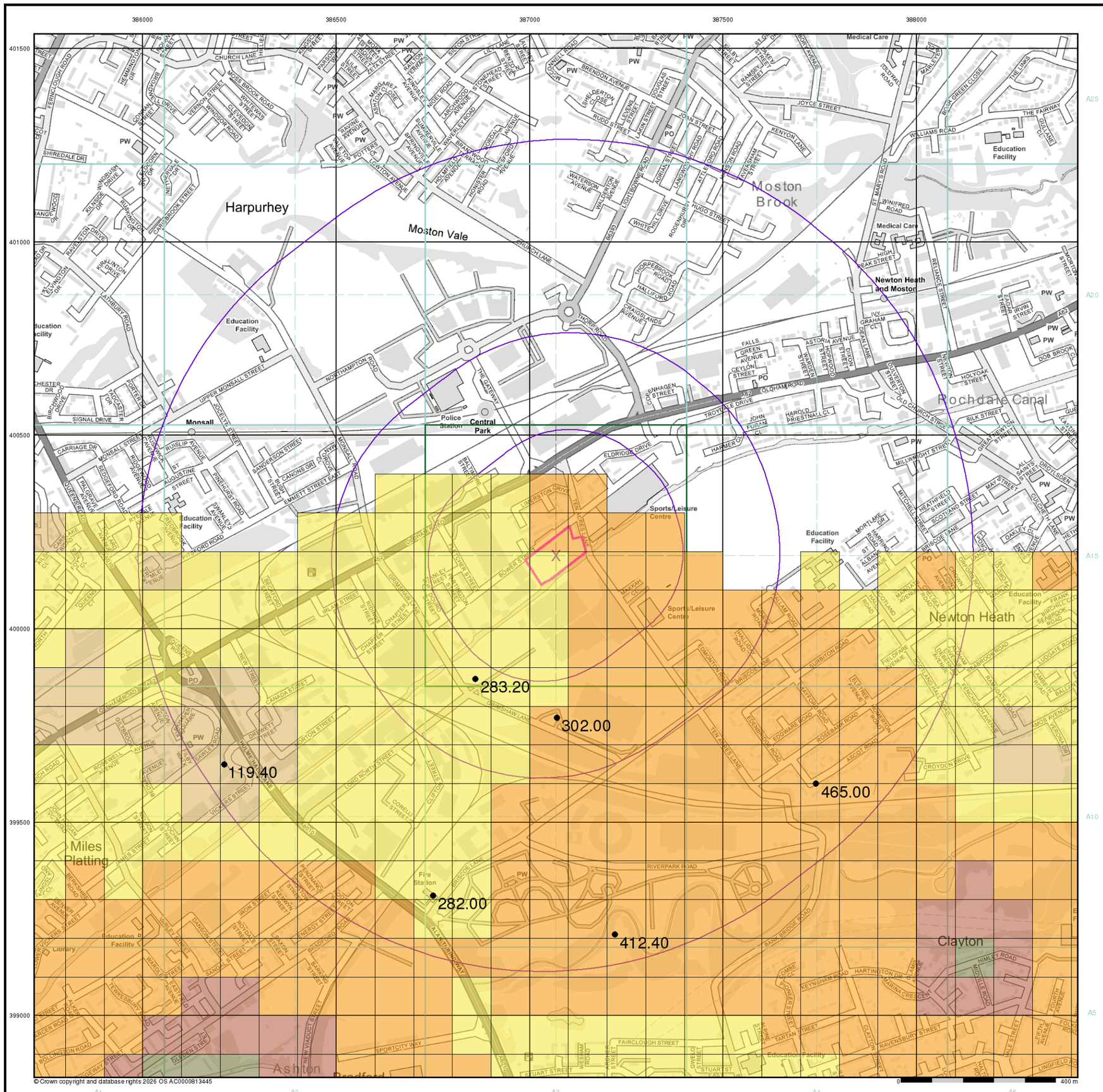
Order Details:	393183700_1_1
Customer Ref:	G25068
National Grid Reference:	387070, 400190
Slice:	A
Site Area (Ha):	1.16
Search buffer (m):	1000

Site Details

Bower Street, Manchester, M40 2GD

Landmark® INFORMATION GROUP

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



© Crown copyright and database rights 2026 OS AC0000813445

Envirocheck®

LANDMARK INFORMATION GROUP®

General

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

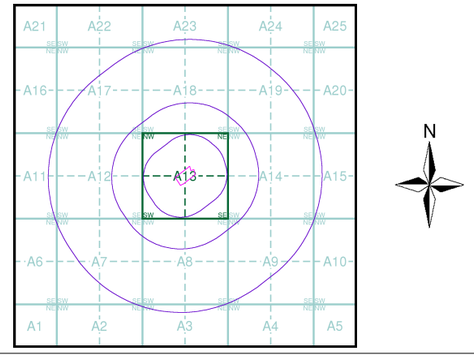
Urban Soil Chemistry Lead

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

Lead Concentrations mg/kg

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

Urban Soil Chemistry Lead - Slice A



Order Details

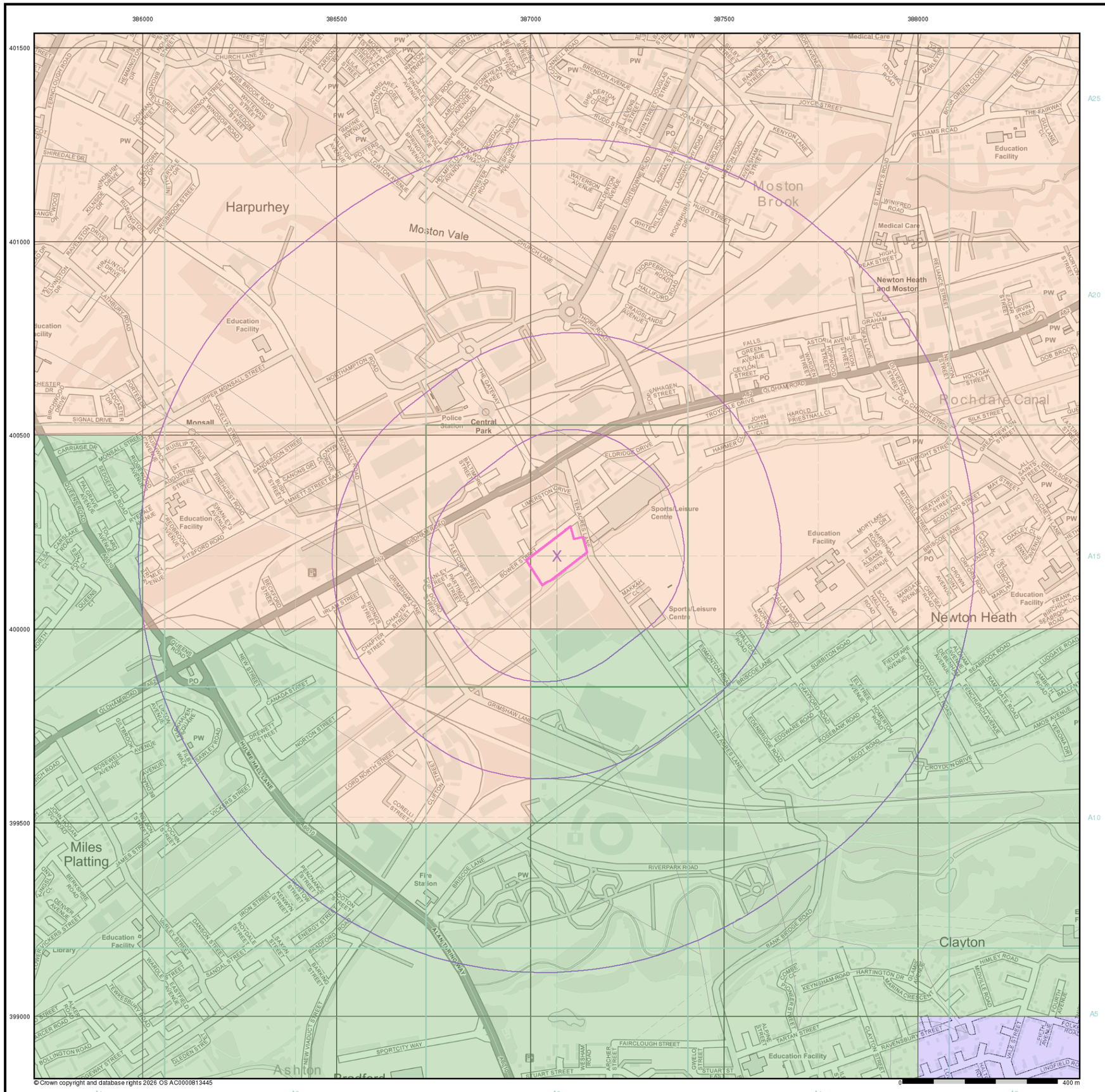
Order Details:	393183700_1_1
Customer Ref:	G25068
National Grid Reference:	387070, 400190
Slice:	A
Site Area (Ha):	1.16
Search buffer (m):	1000

Site Details

Bower Street, Manchester, M40 2GD

Landmark® INFORMATION GROUP

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



Envirocheck®

LANDMARK INFORMATION GROUP®

General

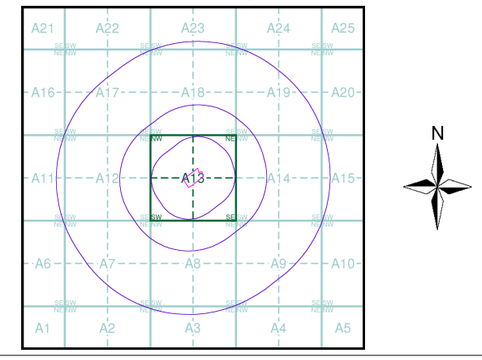
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg

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

Estimated Soil Chemistry Lead - Slice A



Order Details

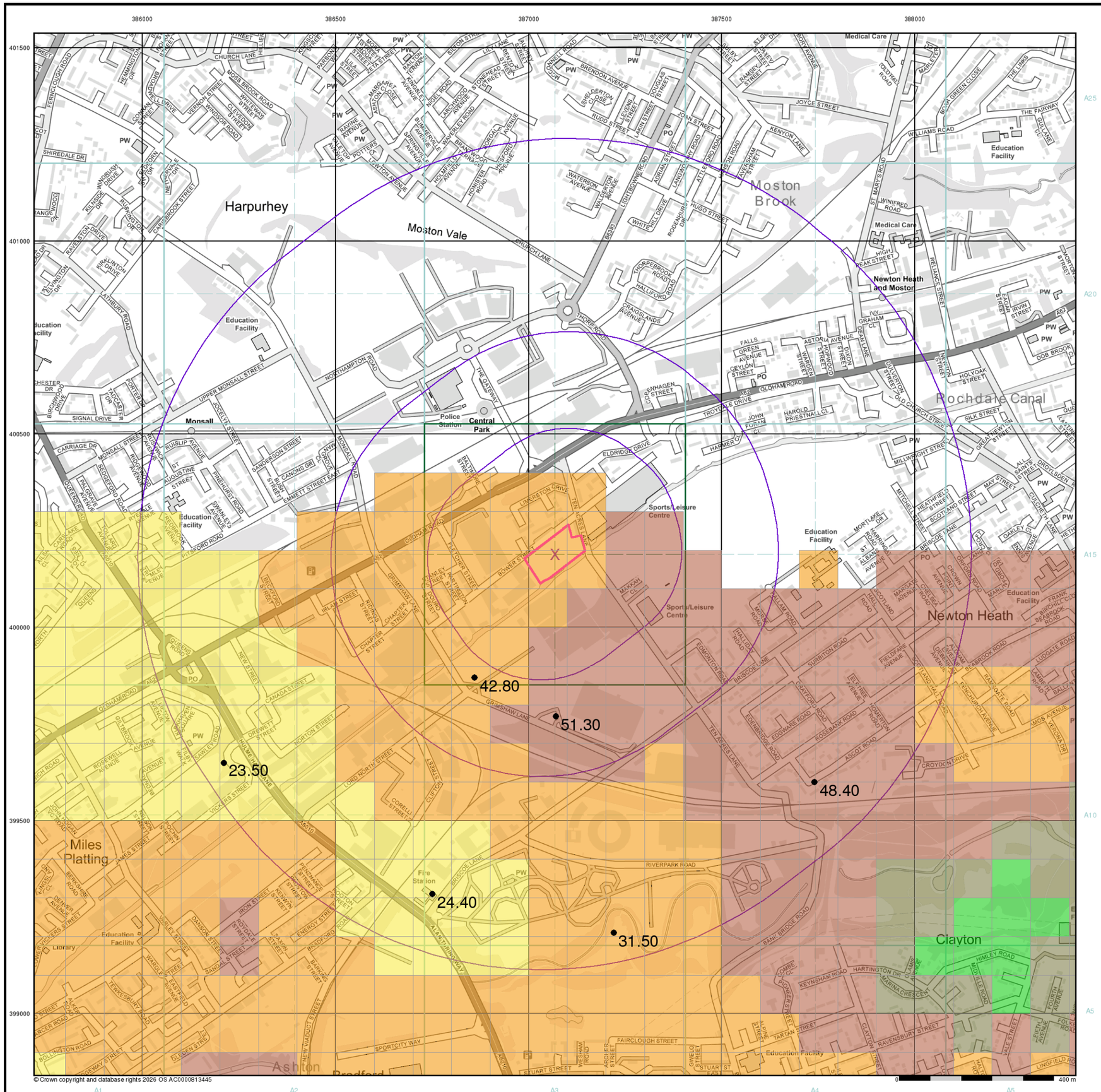
Order Details:	393183700_1_1
Customer Ref:	G25068
National Grid Reference:	387070, 400190
Slice:	A
Site Area (Ha):	1.16
Search buffer (m):	1000

Site Details

Bower Street, Manchester, M40 2GD

Landmark INFORMATION GROUP®

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



Envirocheck®

LANDMARK INFORMATION GROUP®

General

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

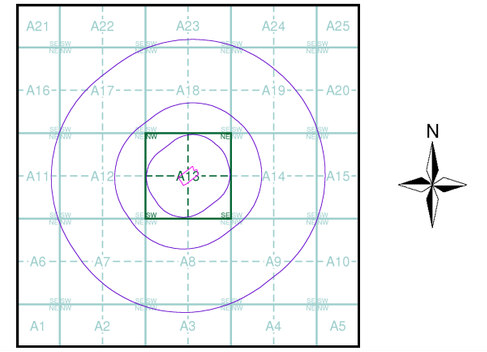
Urban Soil Chemistry Nickel

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

Nickel Concentrations mg/kg

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

Urban Soil Chemistry Nickel - Slice A



Order Details

Order Details:	393183700_1_1
Customer Ref:	G25068
National Grid Reference:	387070, 400190
Slice:	A
Site Area (Ha):	1.16
Search buffer (m):	1000

Site Details

Bower Street, Manchester, M40 2GD

Landmark INFORMATION GROUP

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



© Crown copyright and database rights 2026 OS AC0000813445

0 400 m

Envirocheck®

LANDMARK INFORMATION GROUP®

General

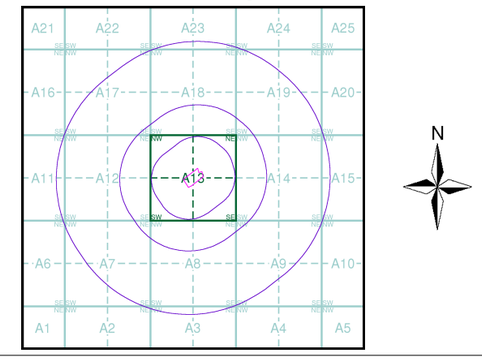
Specified Site | Specified Buffer(s) | X Bearing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg

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

Estimated Soil Chemistry Nickel - Slice A



Order Details

Order Details:	393183700_1_1
Customer Ref:	G25068
National Grid Reference:	387070, 400190
Slice:	A
Site Area (Ha):	1.16
Search buffer (m):	1000

Site Details

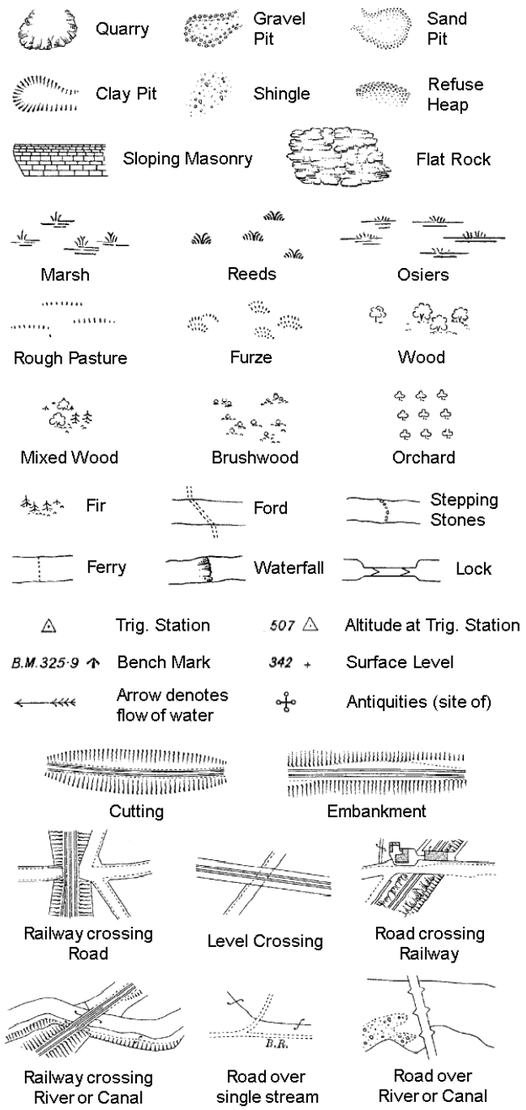
Bower Street, Manchester, M40 2GD

Landmark® INFORMATION GROUP

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

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



County Boundary (Geographical)

County & Civil Parish Boundary

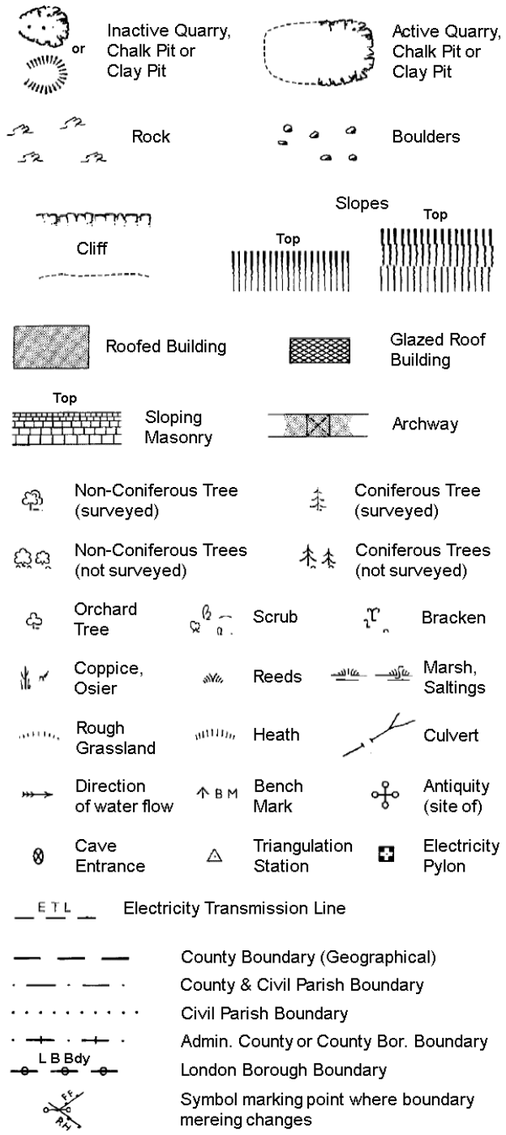
Administrative County & Civil Parish Boundary

Co. Boro. Bdy. County Borough Boundary (England)

Co. Burgh Bdy. County Burgh Boundary (Scotland)

B P B S	Boundary Post or Stone	P.C.B	Police Call Box
B.R.	Bridle Road	P	Pump
E.P	Electricity Pylon	S.P	Signal Post
F.B.	Foot Bridge	St.	Sluice
F.P.	Foot Path	Sp.	Spring
G.P	Guide Post or Board	T.C.B	Telephone Call Box
M.S	Mile Stone	Tr.	Trough
M.P M.R	Mooring Post or Ring	W	Well

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



County Boundary (Geographical)

County & Civil Parish Boundary

Civil Parish Boundary

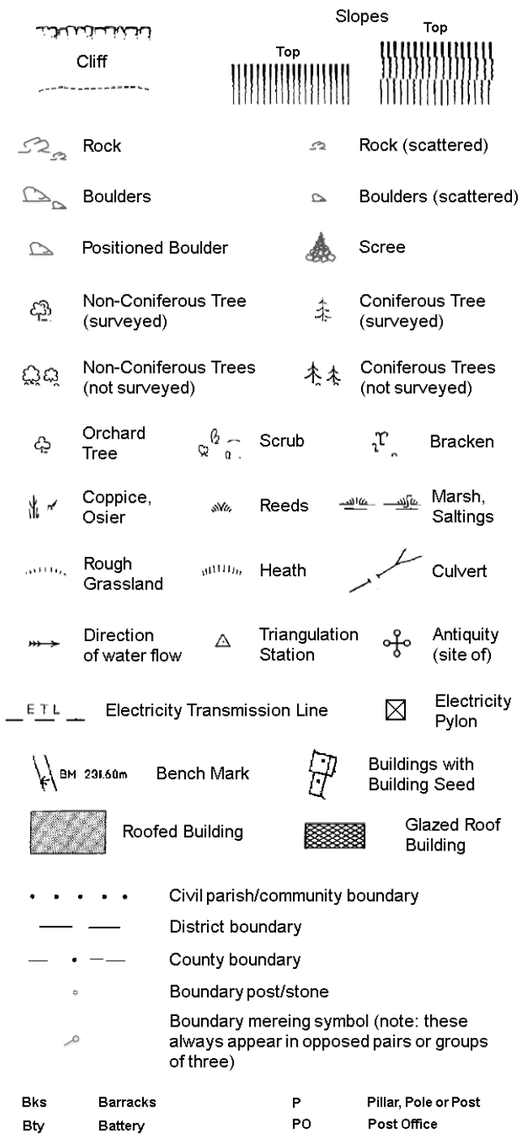
Admin. County or County Bor. Boundary

L B Bdy London Borough Boundary

Symbol marking point where boundary mereing changes

BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
El P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wr Pt, Wr T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250



Civil parish/community boundary

District boundary

County boundary

Boundary post/stone

Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)

Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
El P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governer	Wd Pp	Wind Pump
GP	Guide Post	Wr Pt, Wr T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well

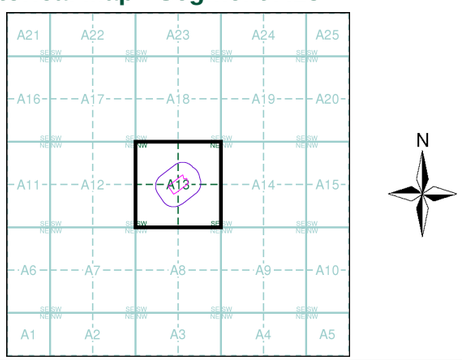
Envirocheck®

LANDMARK INFORMATION GROUP®

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1893	2
Lancashire And Furness	1:2,500	1908	3
Lancashire And Furness	1:2,500	1922 - 1932	4
Ordnance Survey Plan	1:1,250	1948 - 1951	5
Ordnance Survey Plan	1:2,500	1951	6
Ordnance Survey Plan	1:1,250	1953 - 1980	7
Ordnance Survey Plan	1:2,500	1970	8
Supply of Unpublished Survey Information	1:1,250	1975	9
Additional SIMs	1:1,250	1977 - 1991	10
Additional SIMs	1:1,250	1986 - 1991	11
Ordnance Survey Plan	1:1,250	1990	12
Large-Scale National Grid Data	1:1,250	1992	13
Large-Scale National Grid Data	1:1,250	1993 - 1995	14
Large-Scale National Grid Data	1:1,250	1993	15
Large-Scale National Grid Data	1:1,250	1996	16
Historical Aerial Photography	1:2,500	2000	17

Historical Map - Segment A13



Order Details

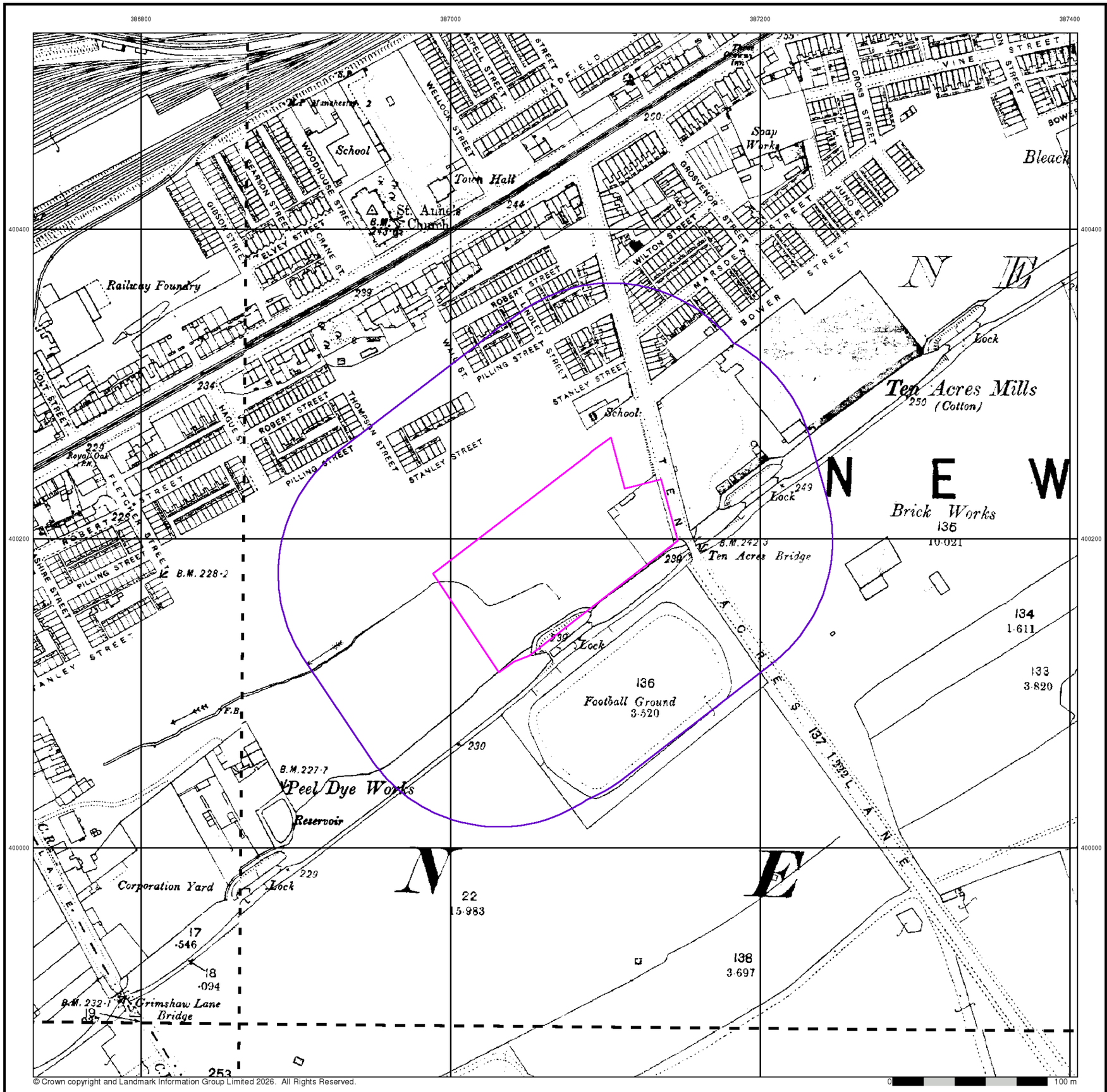
Order Number:	393183700_1_1
Customer Ref:	G25068
National Grid Reference:	387070, 400190
Slice:	A
Site Area (Ha):	1.16
Search Buffer (m):	100

Site Details

Bower Street, Manchester, M40 2GD

Landmark® INFORMATION GROUP

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



Envirocheck®

LANDMARK INFORMATION GROUP®

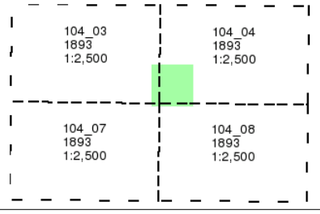
Lancashire And Furness

Published 1893

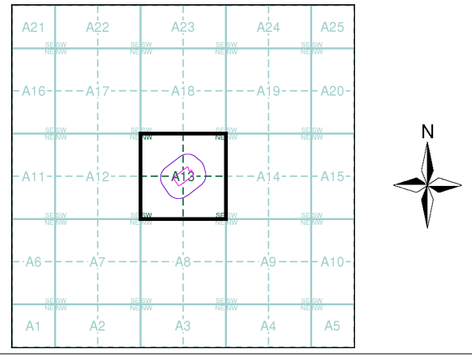
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

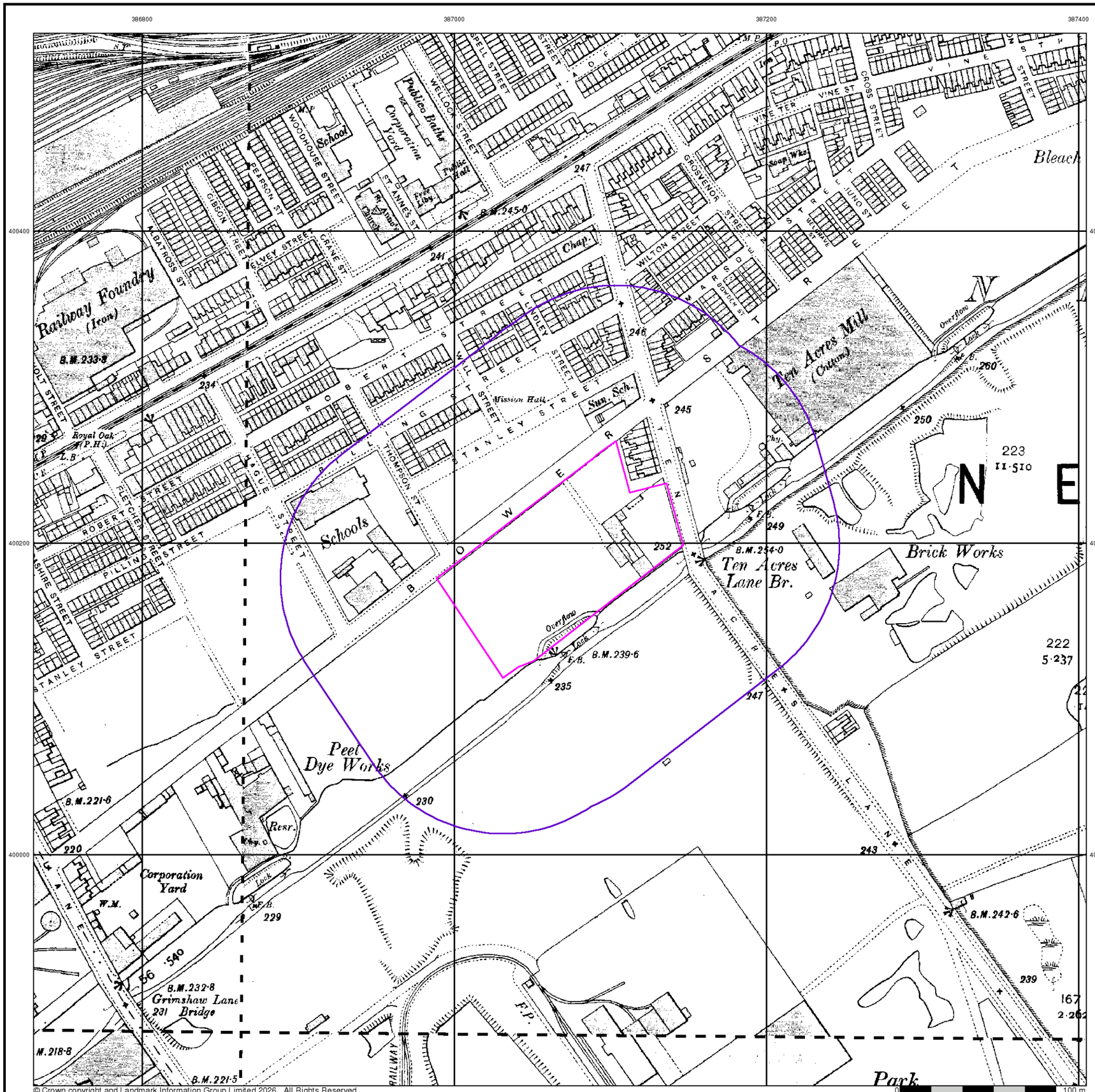
Order Number:	393183700_1_1
Customer Ref:	G25068
National Grid Reference:	387070, 400190
Slice:	A
Site Area (Ha):	1.16
Search Buffer (m):	100

Site Details

Bower Street, Manchester, M40 2GD

Landmark INFORMATION GROUP

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



© Crown copyright and Landmark Information Group Limited 2026. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

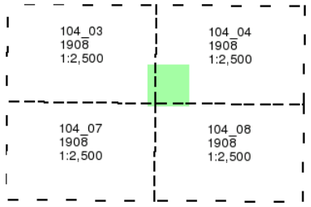
Lancashire And Furness

Published 1908

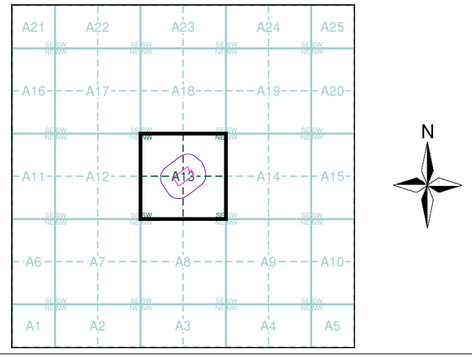
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



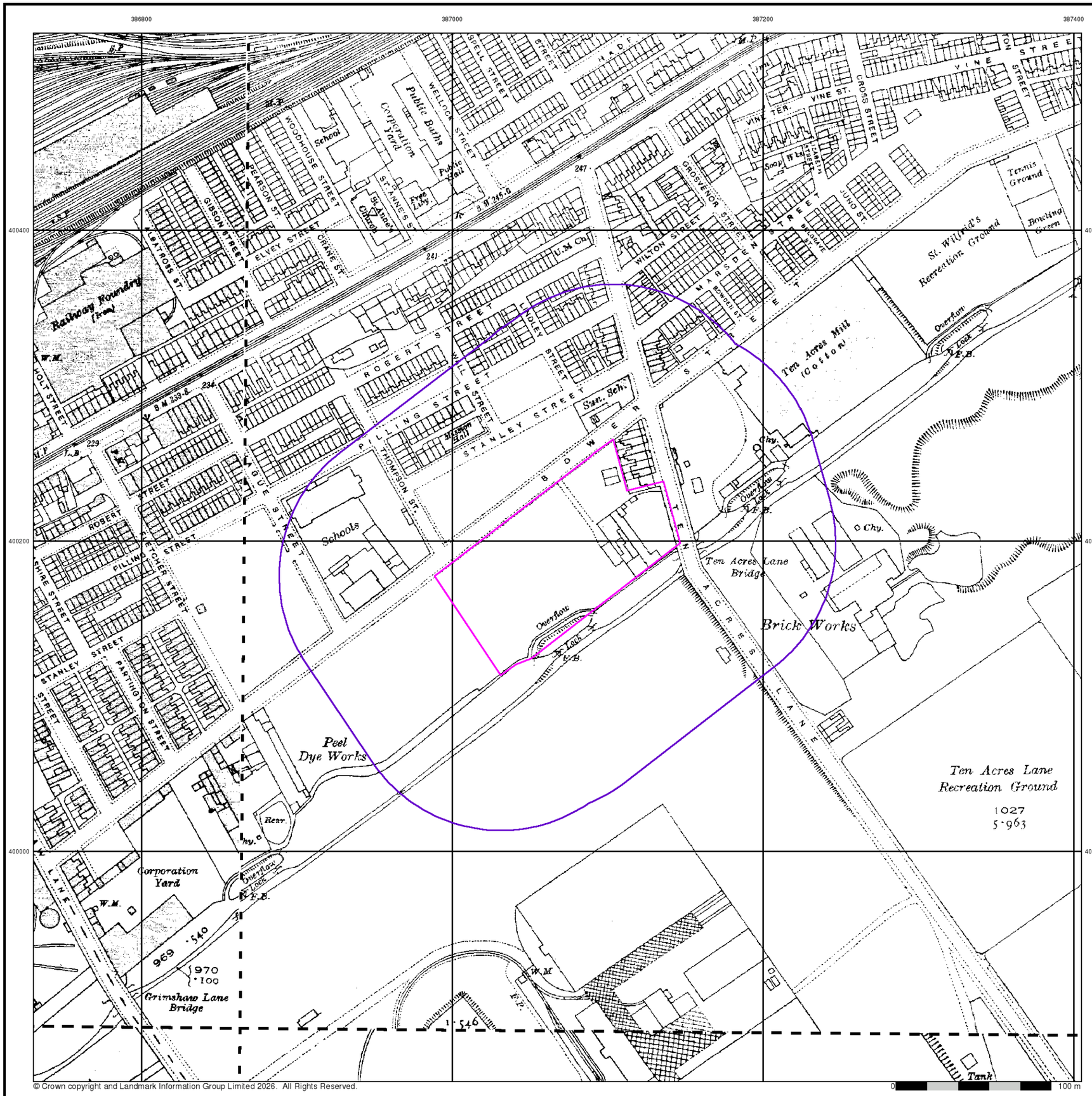
Order Details

Order Number:	393183700_1_1
Customer Ref:	G25068
National Grid Reference:	387070, 400190
Slice:	A
Site Area (Ha):	1.16
Search Buffer (m):	100

Site Details

Bower Street, Manchester, M40 2GD

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



© Crown copyright and Landmark Information Group Limited 2026. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

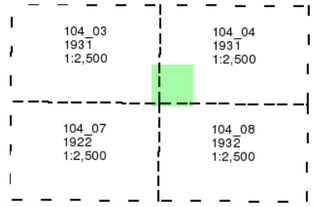
Lancashire And Furness

Published 1922 - 1932

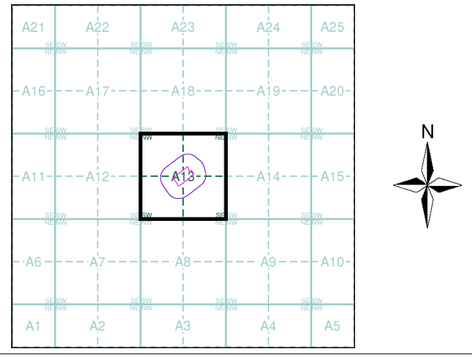
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



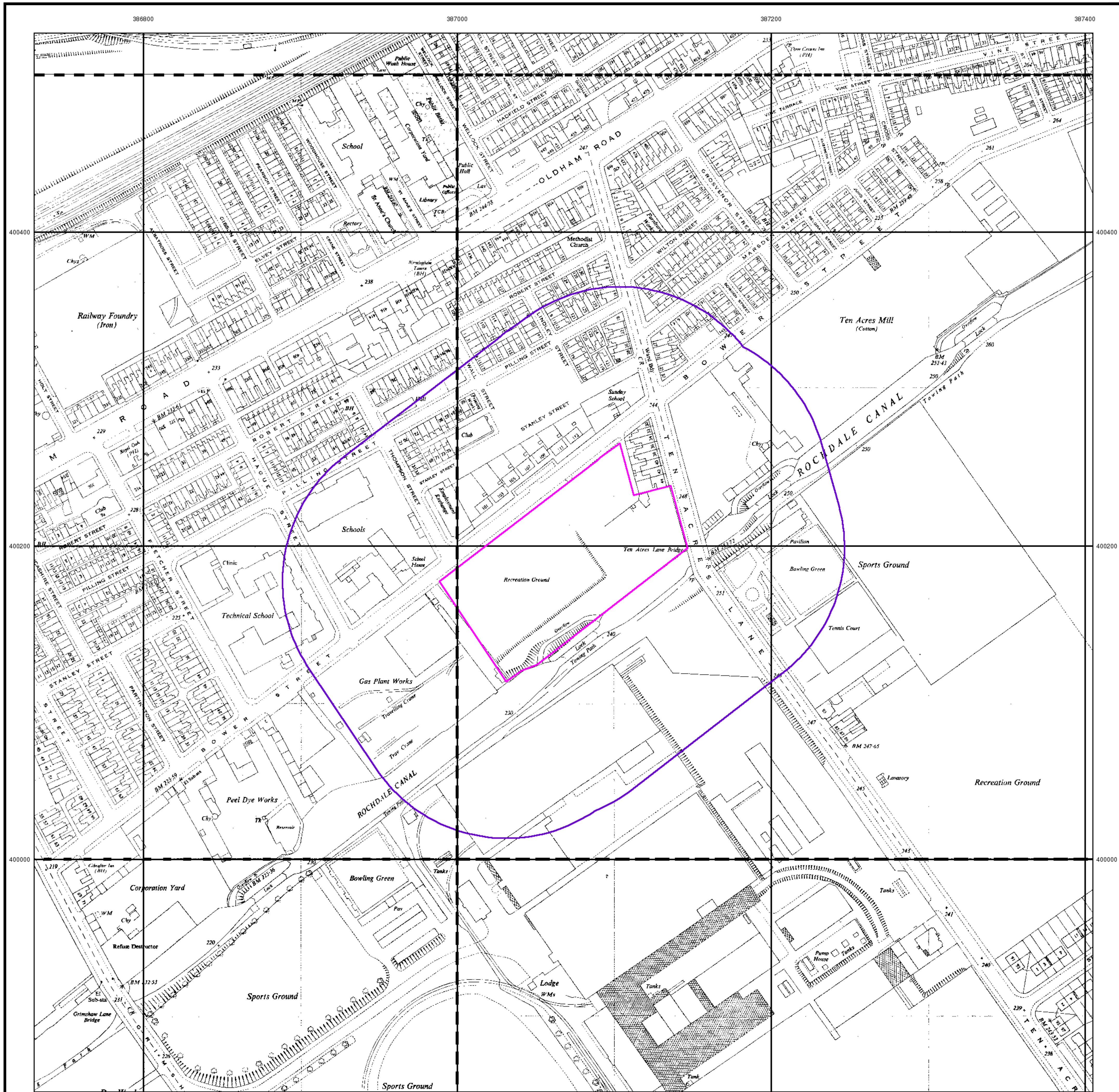
Order Details

Order Number:	393183700_1_1
Customer Ref:	G25068
National Grid Reference:	387070, 400190
Slice:	A
Site Area (Ha):	1.16
Search Buffer (m):	100

Site Details

Bower Street, Manchester, M40 2GD

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



© Crown copyright and Landmark Information Group Limited 2026. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

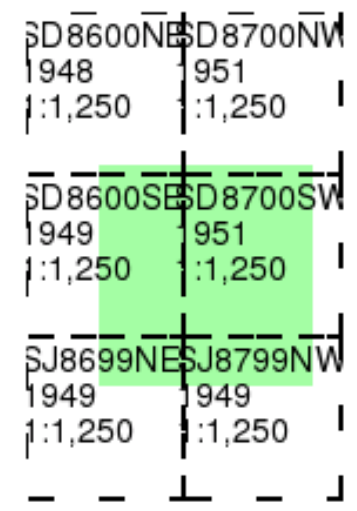
Ordnance Survey Plan

Published 1948 - 1951

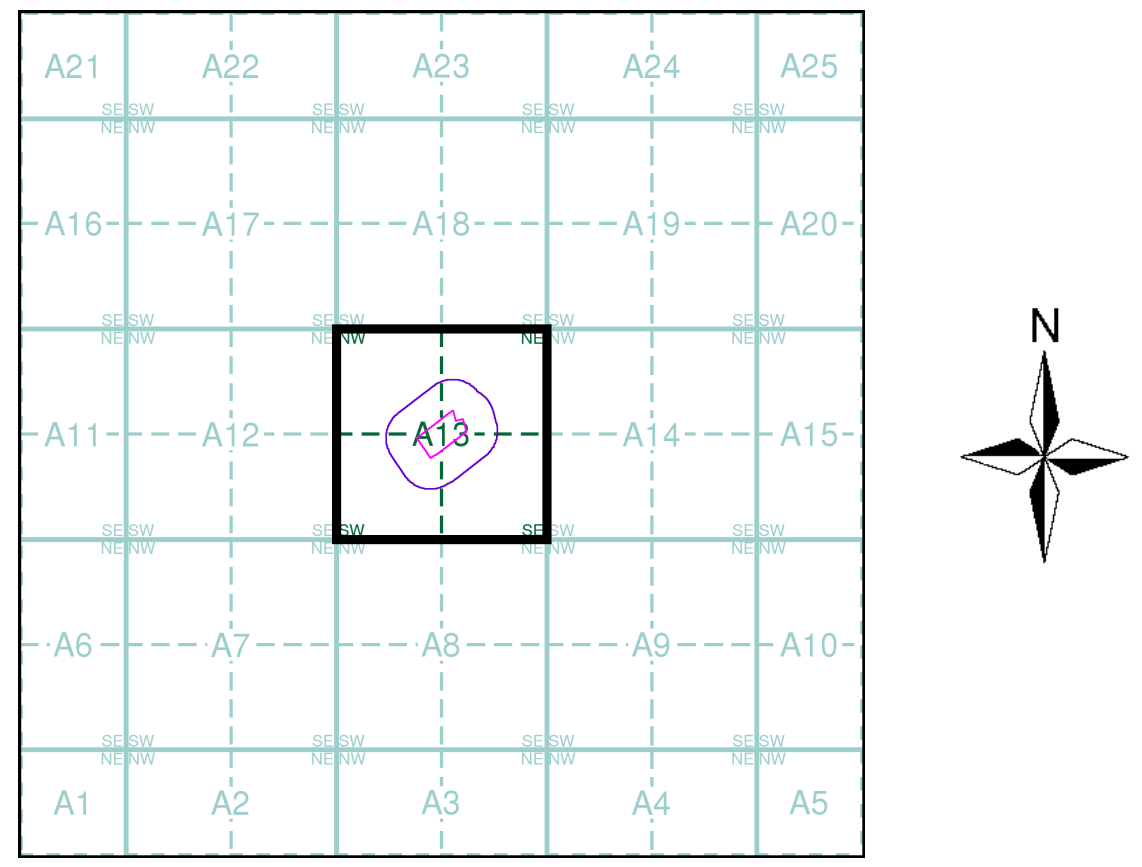
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

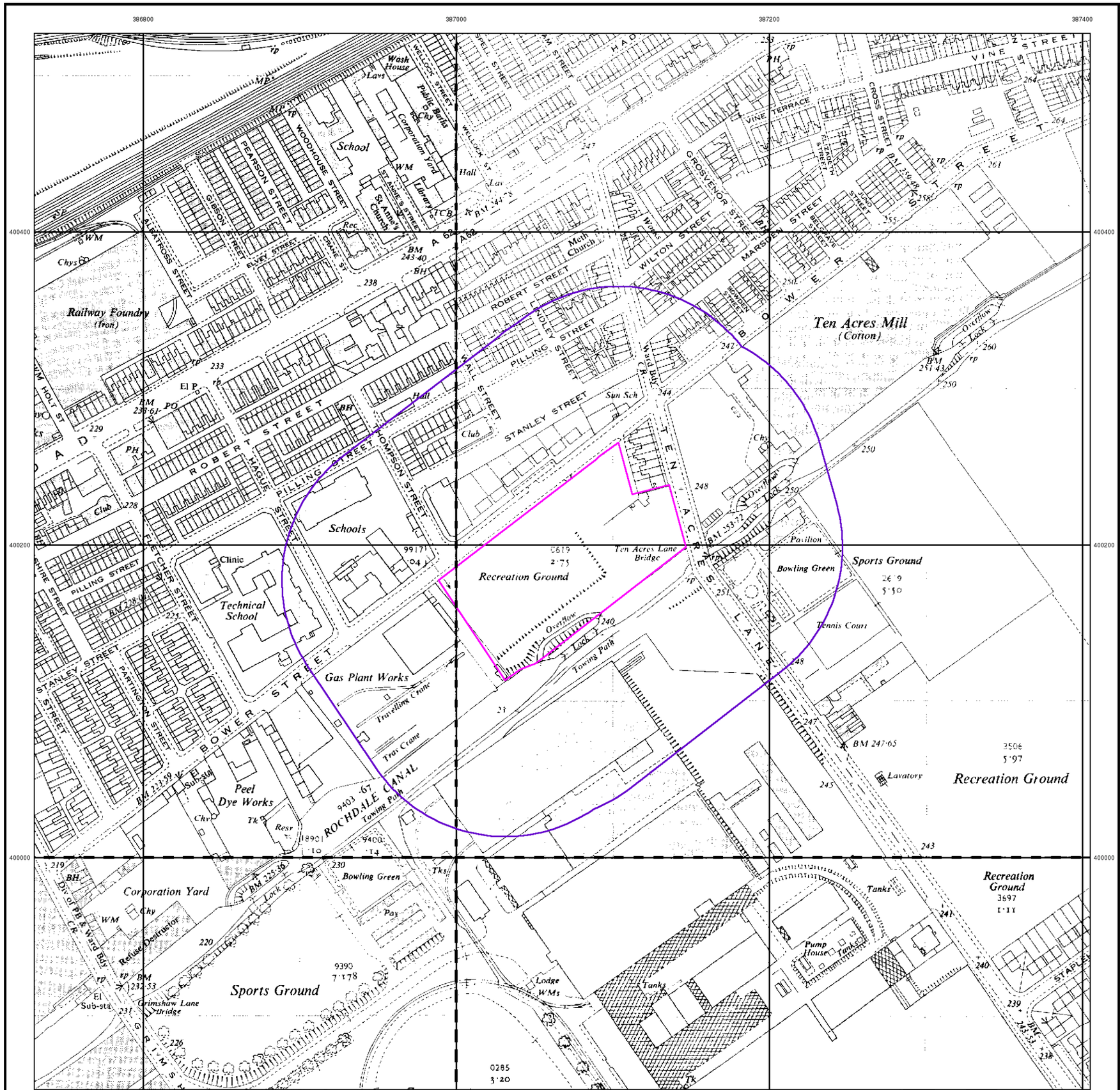
Order Number: 393183700_1_1
Customer Ref: G25068
National Grid Reference: 387070, 400190
Slice: A
Site Area (Ha): 1.16
Search Buffer (m): 100

Site Details

Bower Street, Manchester, M40 2GD

Landmark® INFORMATION GROUP

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



© Crown copyright and Landmark Information Group Limited 2026. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

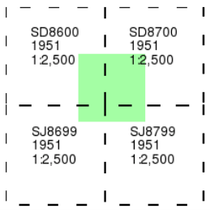
Ordnance Survey Plan

Published 1951

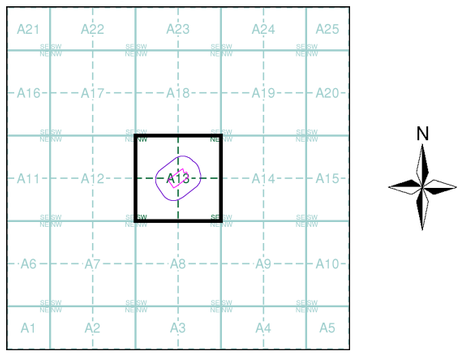
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

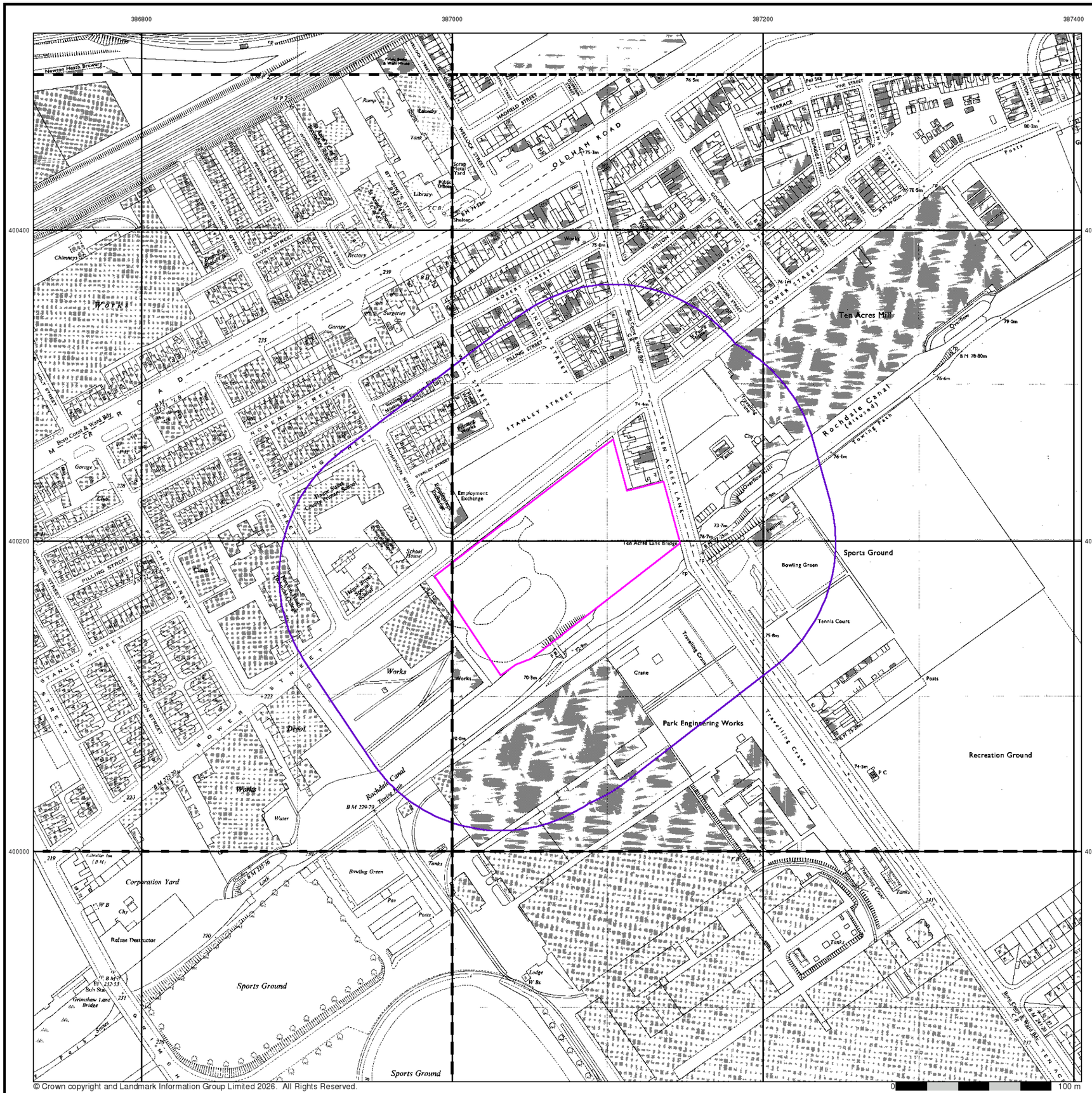
Order Number:	393183700_1_1
Customer Ref:	G25068
National Grid Reference:	387070, 400190
Slice:	A
Site Area (Ha):	1.16
Search Buffer (m):	100

Site Details

Bower Street, Manchester, M40 2GD

Landmark® INFORMATION GROUP

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



Envirocheck®

LANDMARK INFORMATION GROUP®

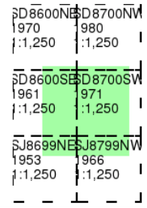
Ordnance Survey Plan

Published 1953 - 1980

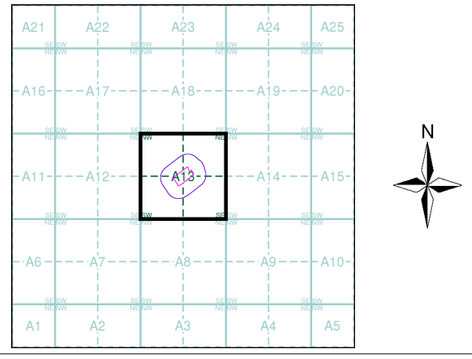
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

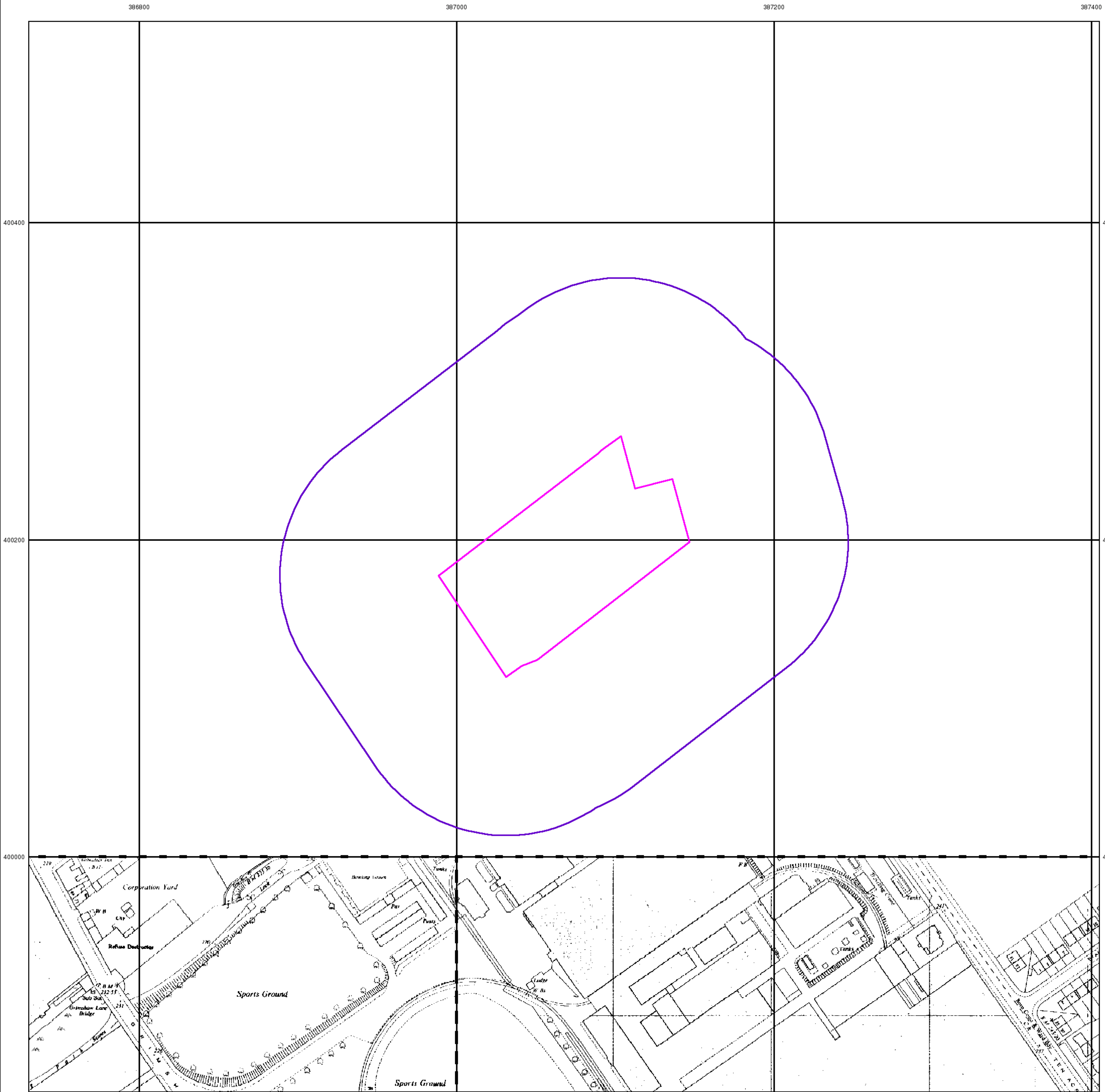
Order Number:	393183700_1_1
Customer Ref:	G25068
National Grid Reference:	387070, 400190
Slice:	A
Site Area (Ha):	1.16
Search Buffer (m):	100

Site Details

Bower Street, Manchester, M40 2GD

Landmark® INFORMATION GROUP

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



© Crown copyright and Landmark Information Group Limited 2026. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

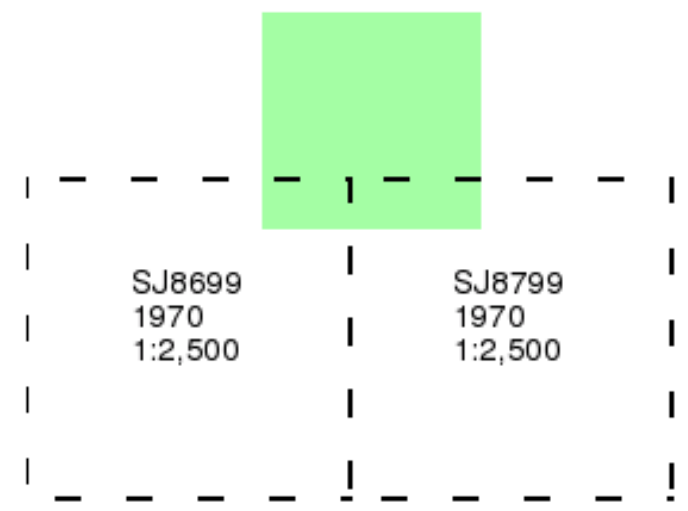
Ordnance Survey Plan

Published 1970

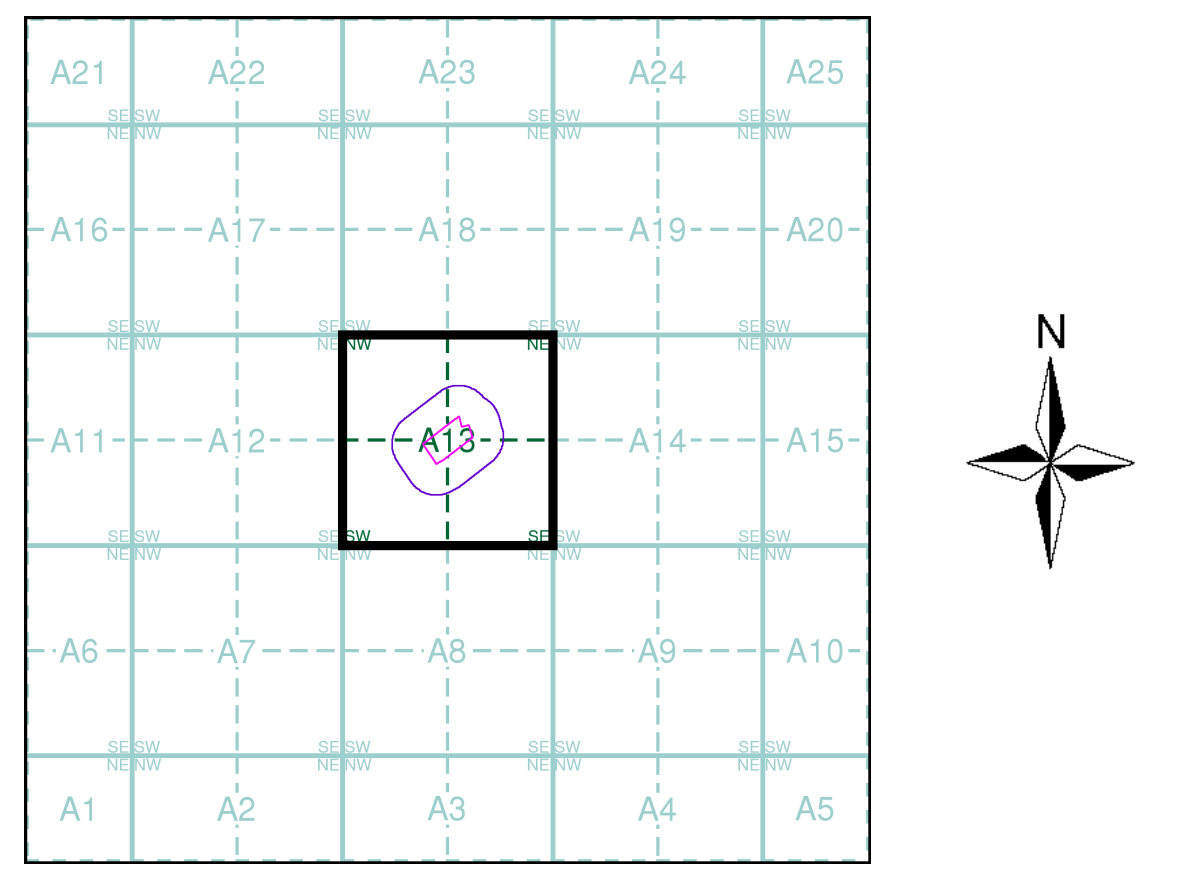
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

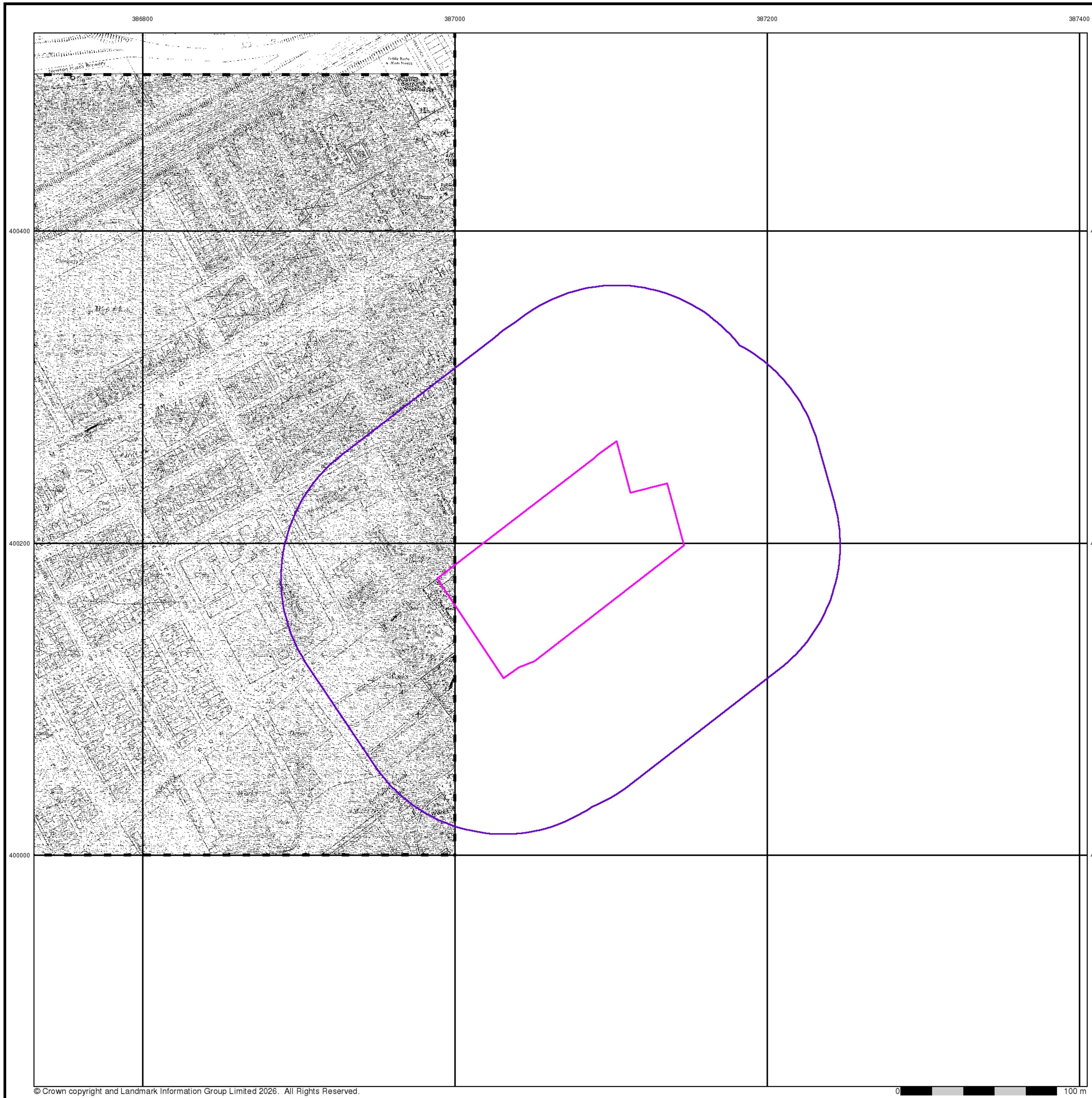
Order Number:	393183700_1_1
Customer Ref:	G25068
National Grid Reference:	387070, 400190
Slice:	A
Site Area (Ha):	1.16
Search Buffer (m):	100

Site Details

Bower Street, Manchester, M40 2GD

Landmark® INFORMATION GROUP

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



© Crown copyright and Landmark Information Group Limited 2026. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

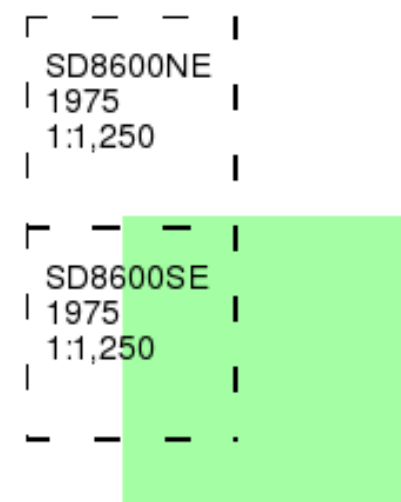
Supply of Unpublished Survey Information

Published 1975

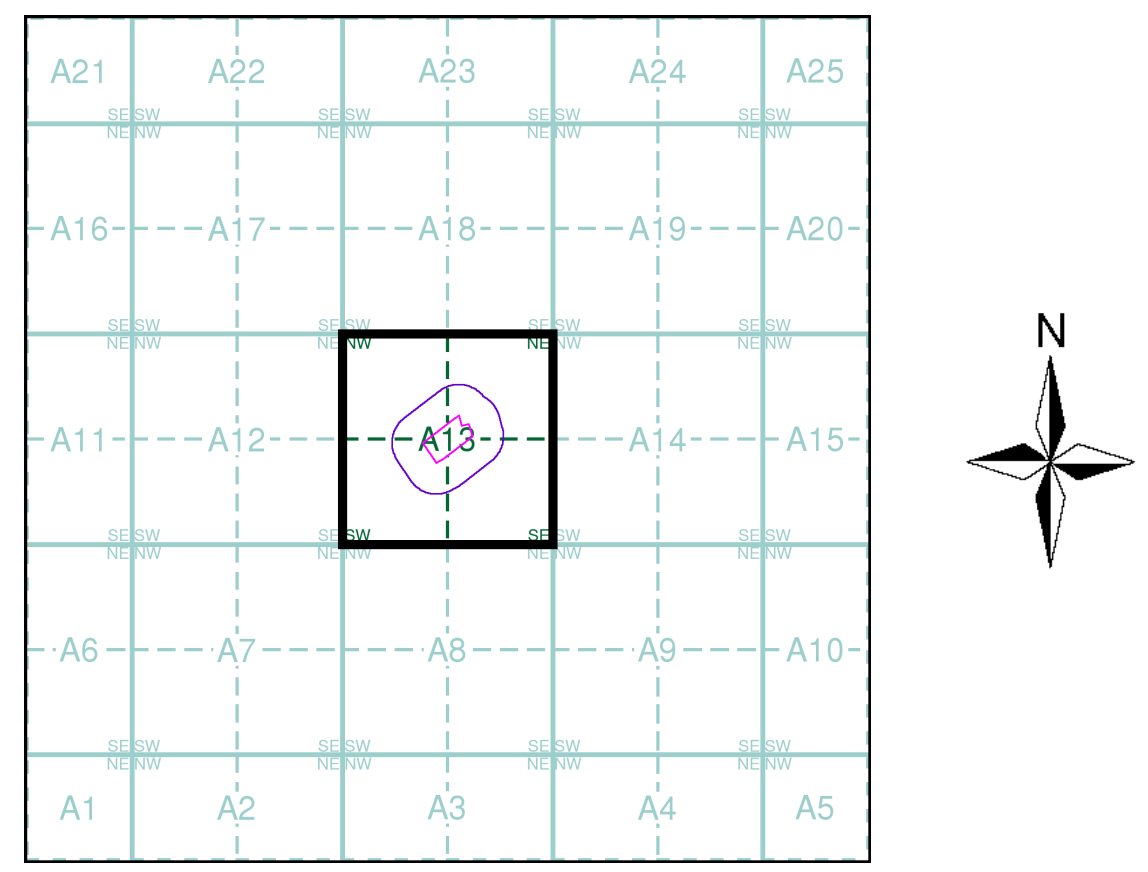
Source map scale - 1:1,250

SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a `work-in-progress' plan as they showed updates of individual areas on a map. These maps were unpublished, and they do not represent a single moment in time. They were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



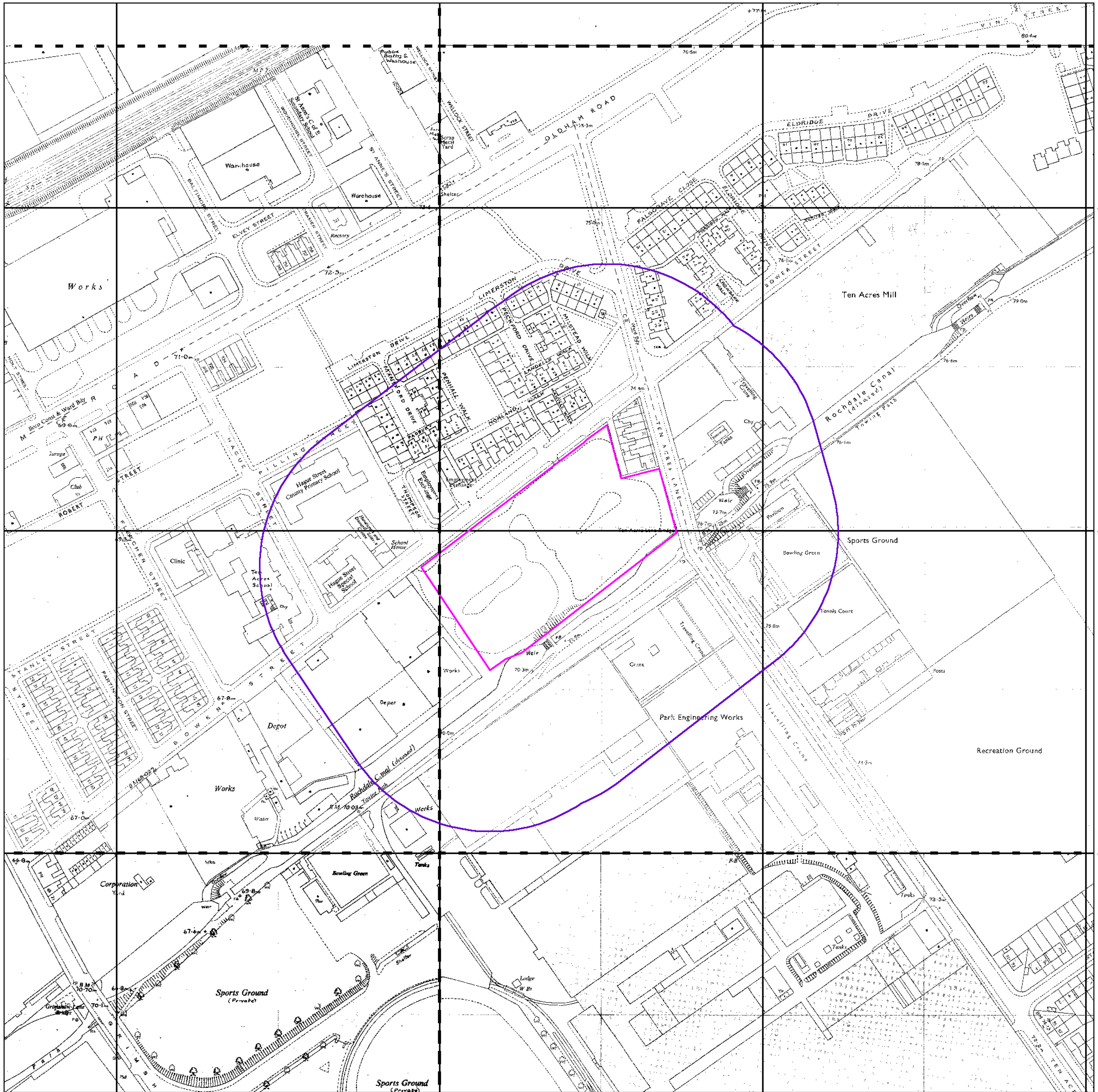
Order Details

Order Number: 393183700_1_1
Customer Ref: G25068
National Grid Reference: 387070, 400190
Slice: A
Site Area (Ha): 1.16
Search Buffer (m): 100

Site Details

Bower Street, Manchester, M40 2GD

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



© Crown copyright and Landmark Information Group Limited 2026. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

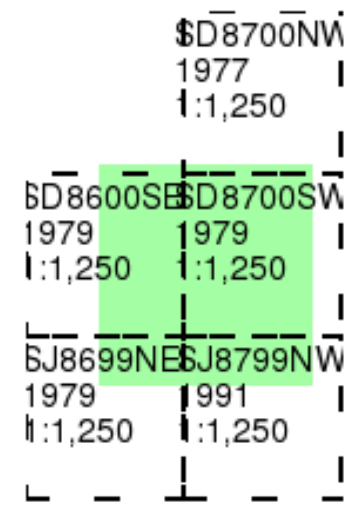
Additional SIMs

Published 1977 - 1991

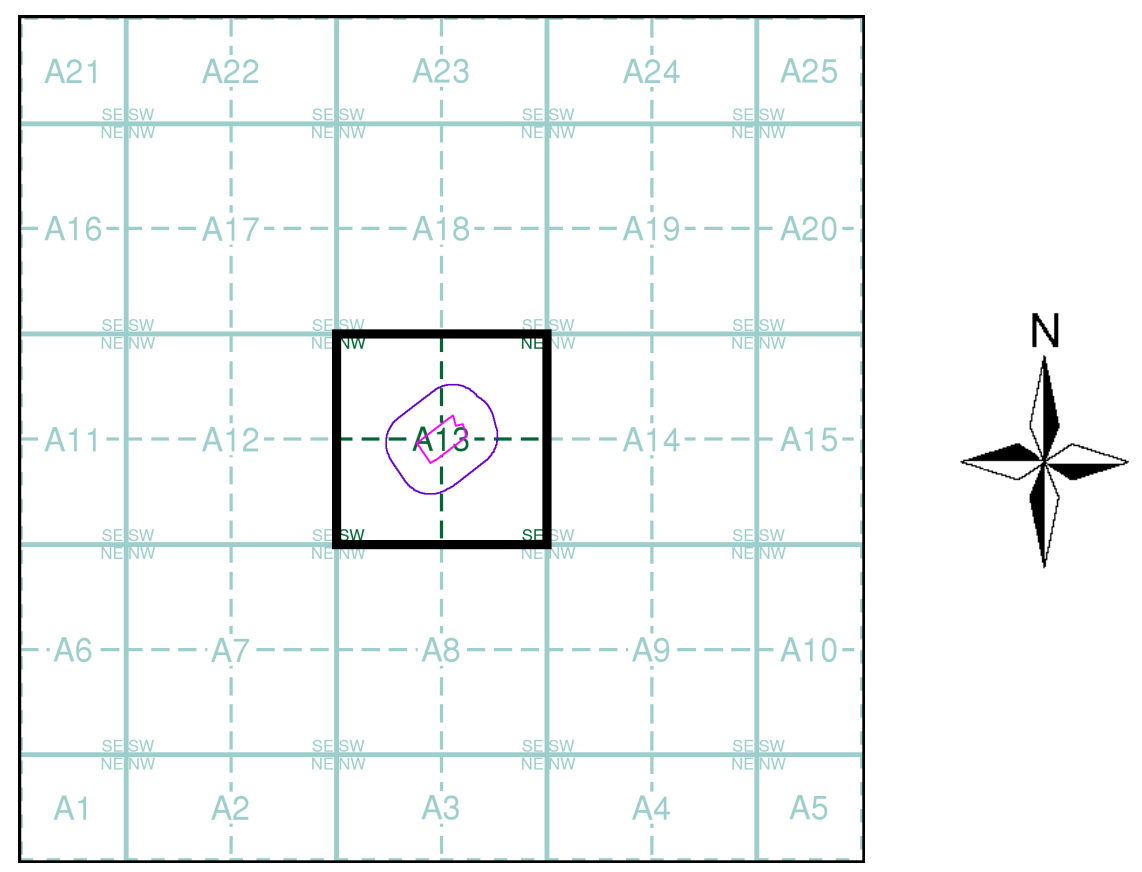
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's `Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

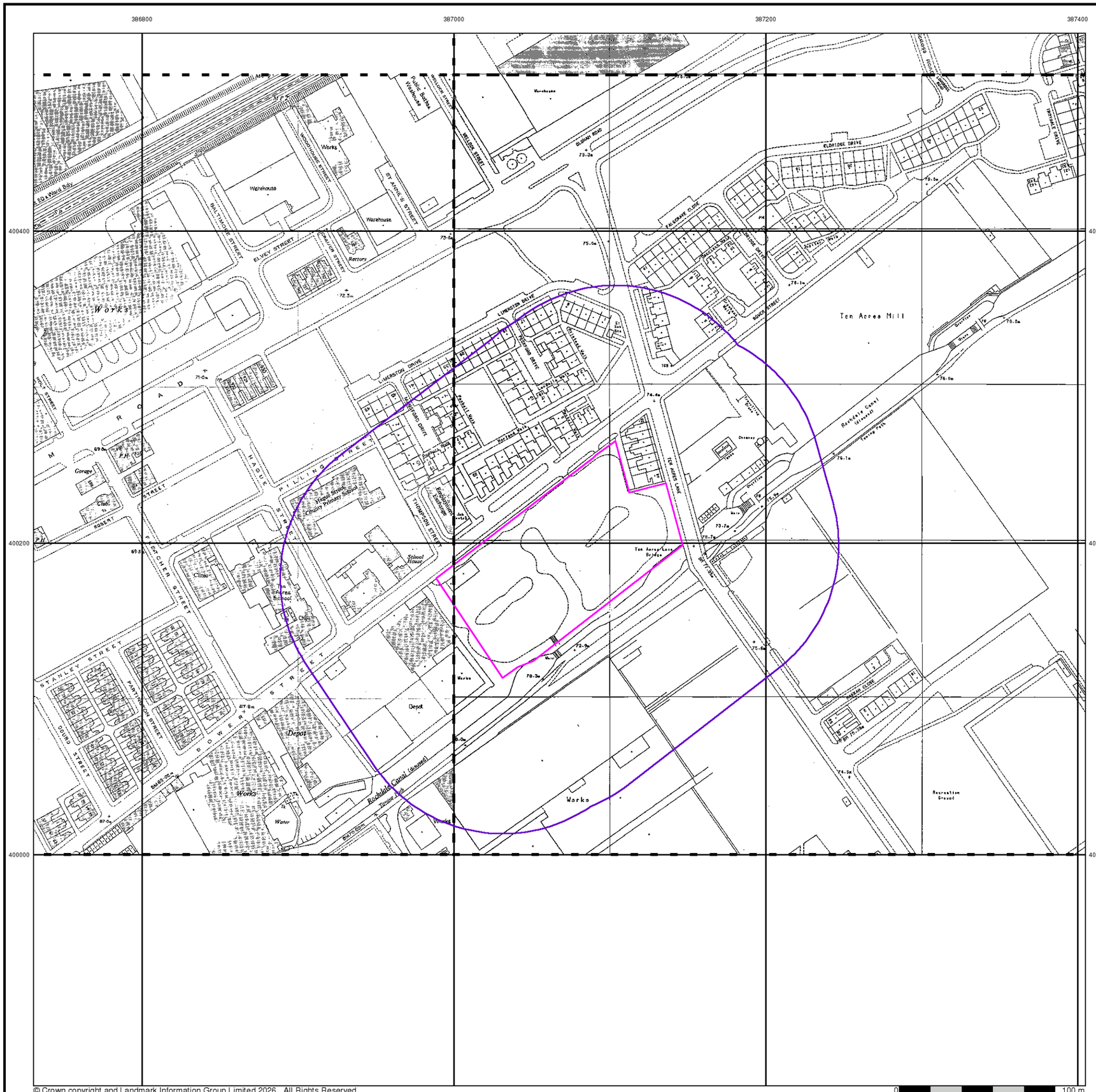
Order Number: 393183700_1_1
Customer Ref: G25068
National Grid Reference: 387070, 400190
Slice: A
Site Area (Ha): 1.16
Search Buffer (m): 100

Site Details

Bowser Street, Manchester, M40 2GD

Landmark® INFORMATION GROUP

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



© Crown copyright and Landmark Information Group Limited 2026. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

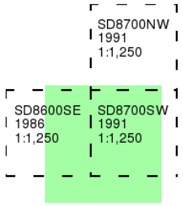
Additional SIMs

Published 1986 - 1991

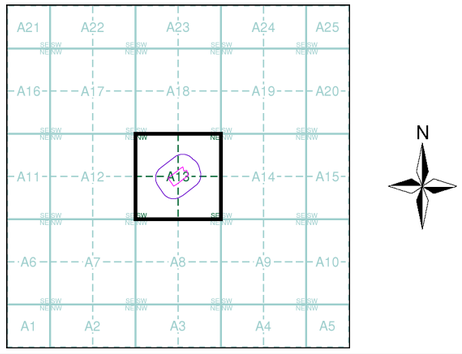
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's `Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

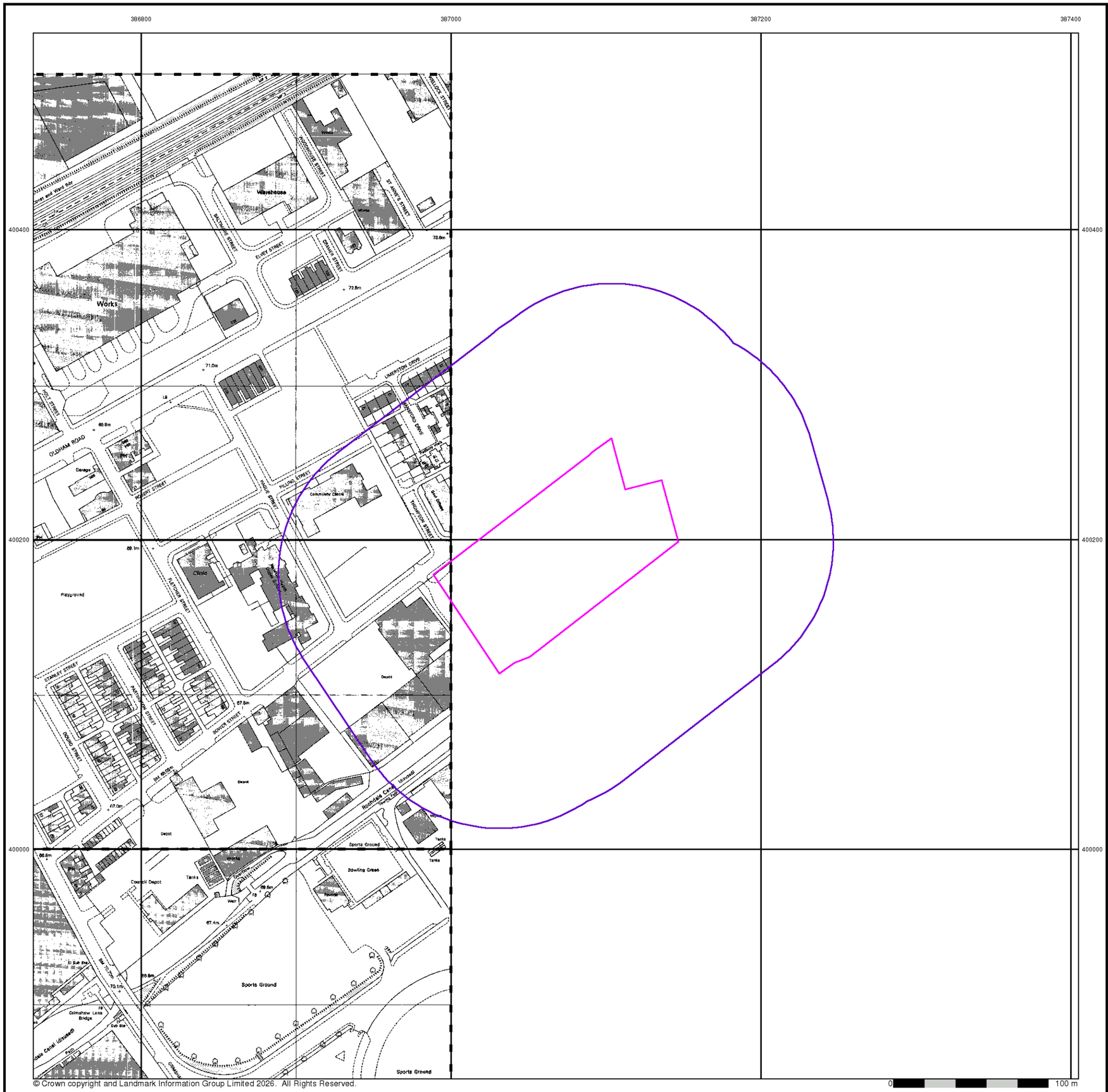
Order Number:	393183700_1_1
Customer Ref:	G25068
National Grid Reference:	387070, 400190
Slice:	A
Site Area (Ha):	1.16
Search Buffer (m):	100

Site Details

Bower Street, Manchester, M40 2GD

Landmark INFORMATION GROUP

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



© Crown copyright and Landmark Information Group Limited 2026. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

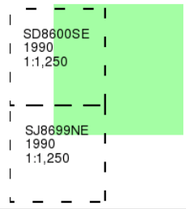
Ordnance Survey Plan

Published 1990

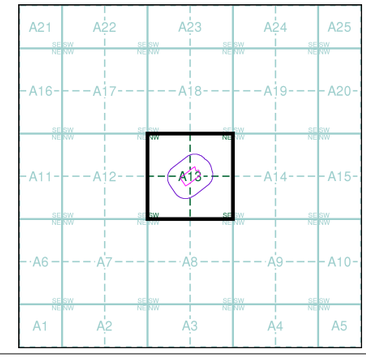
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840`s. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

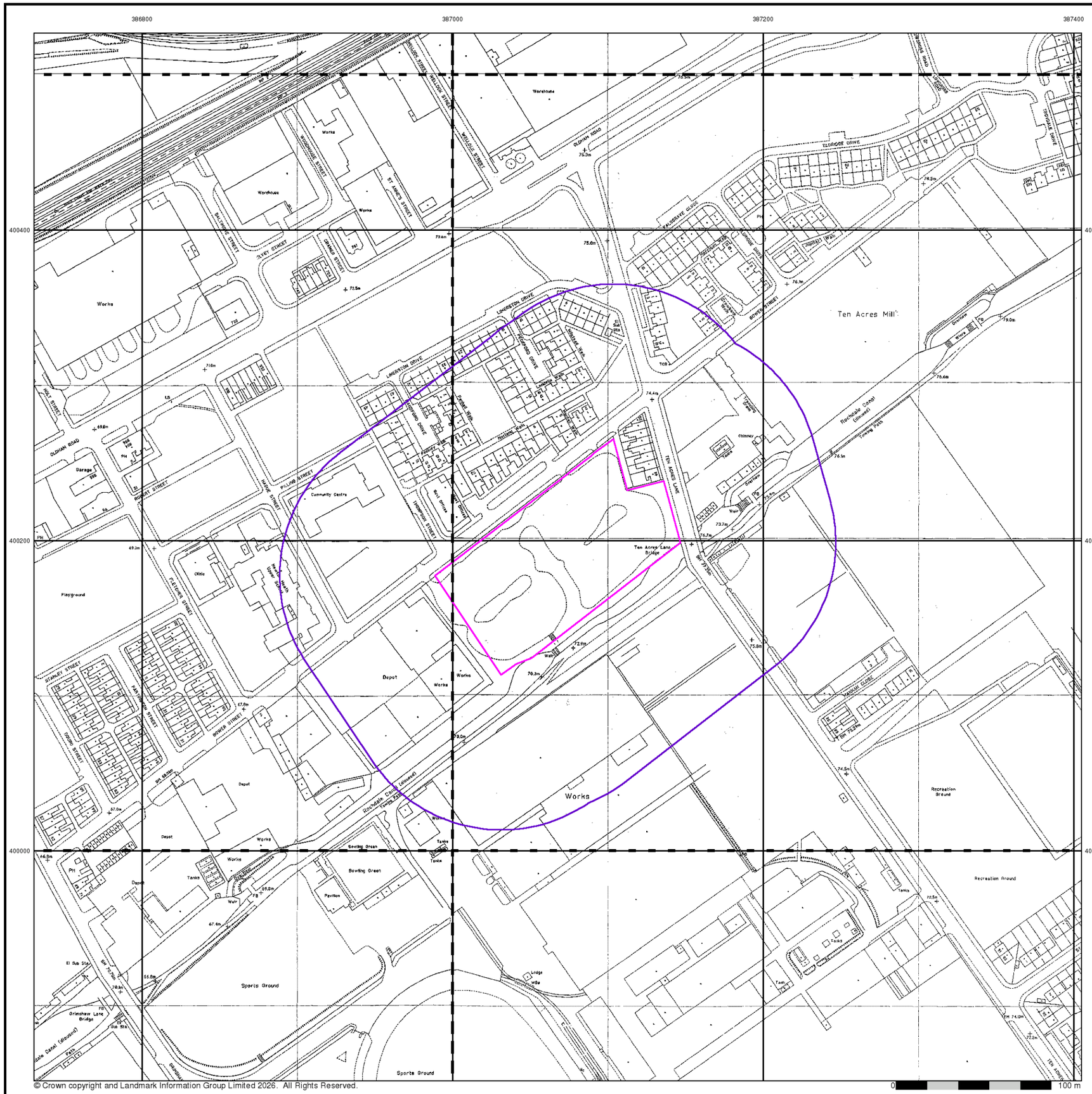
Order Number:	393183700_1_1
Customer Ref:	G25068
National Grid Reference:	387070, 400190
Slice:	A
Site Area (Ha):	1.16
Search Buffer (m):	100

Site Details

Bower Street, Manchester, M40 2GD

Landmark® INFORMATION GROUP

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



© Crown copyright and Landmark Information Group Limited 2026. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

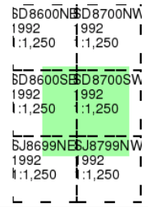
Large-Scale National Grid Data

Published 1992

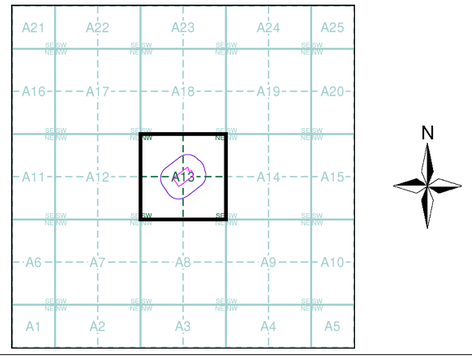
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

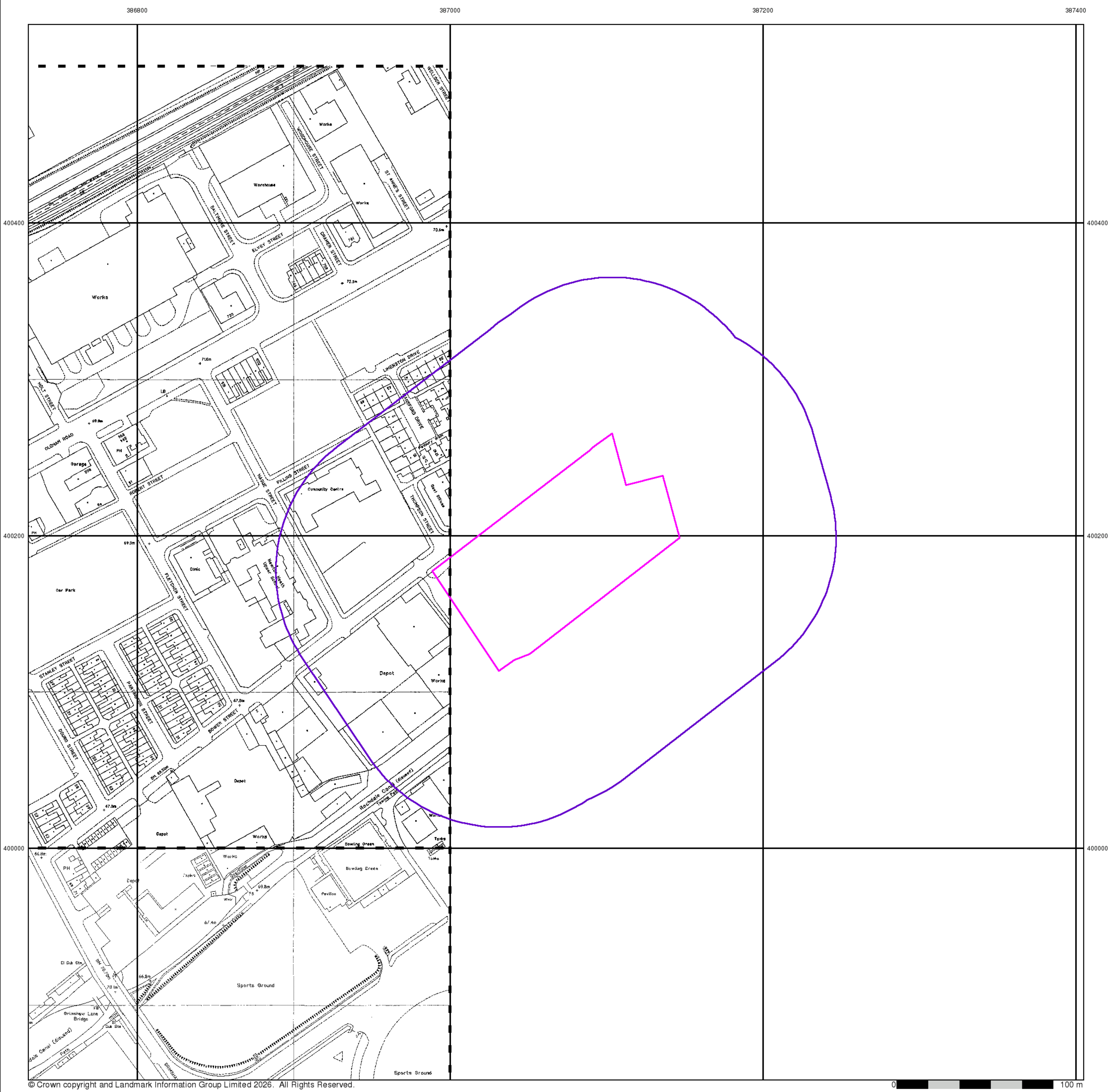
Order Number:	393183700_1_1
Customer Ref:	G25068
National Grid Reference:	387070, 400190
Slice:	A
Site Area (Ha):	1.16
Search Buffer (m):	100

Site Details

Bower Street, Manchester, M40 2GD

Landmark INFORMATION GROUP

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



© Crown copyright and Landmark Information Group Limited 2026. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

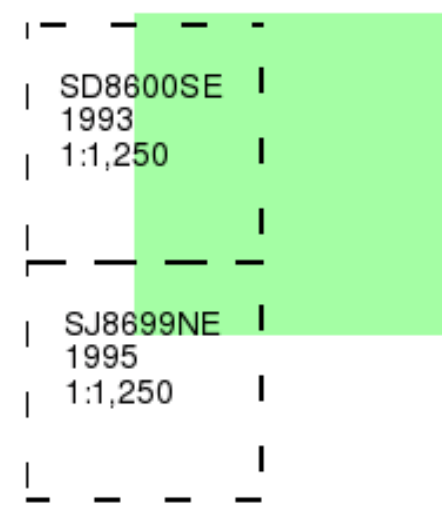
Large-Scale National Grid Data

Published 1993 - 1995

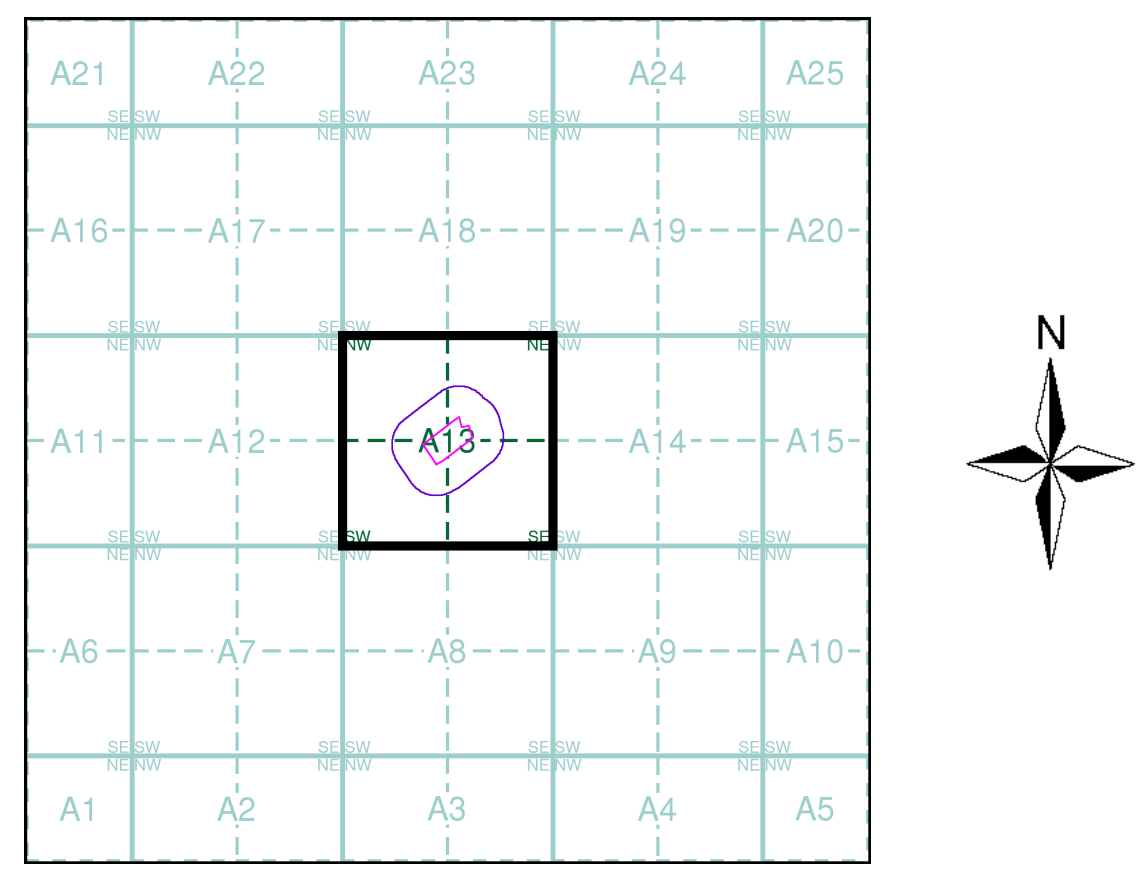
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

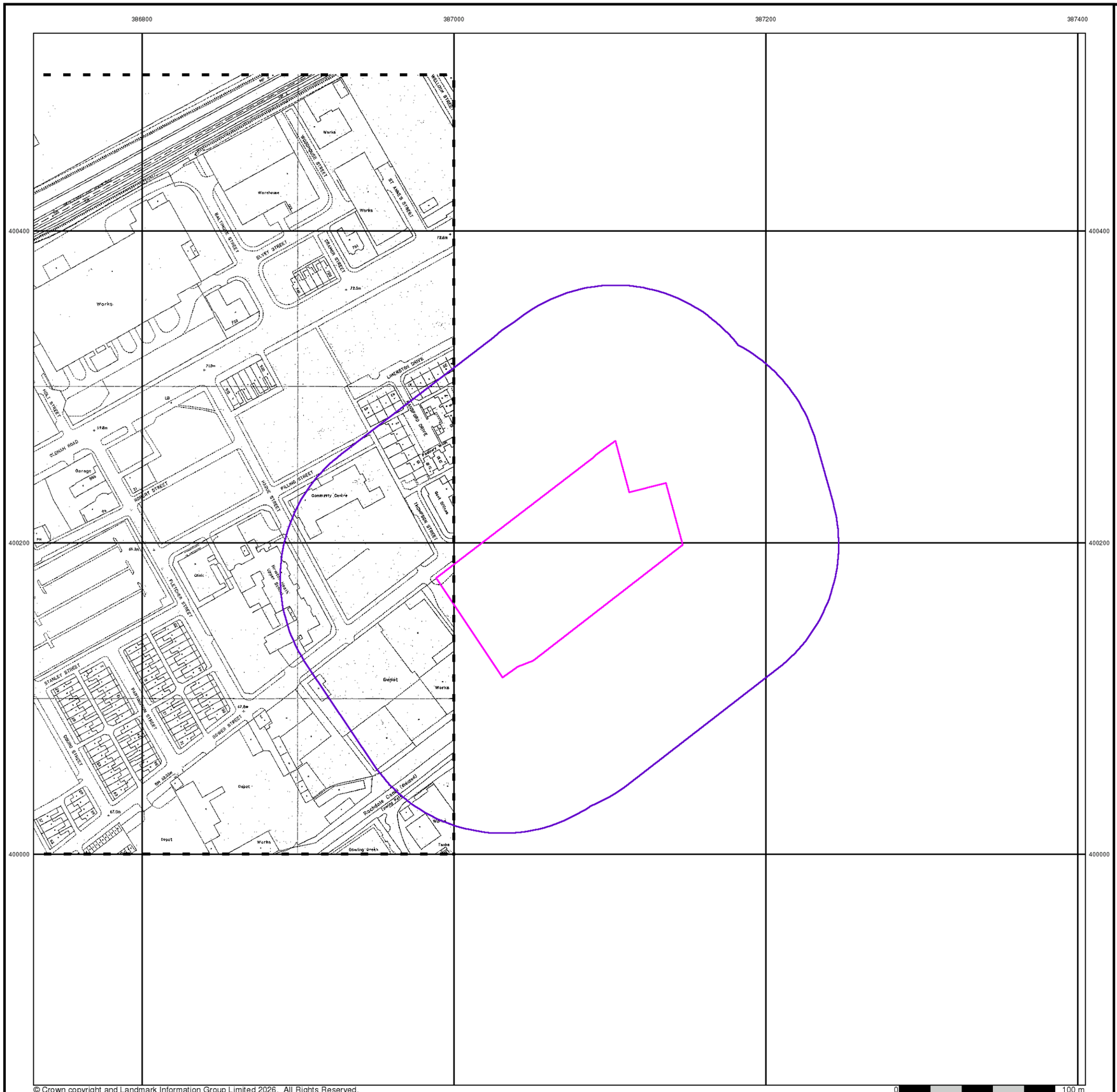
Order Number:	393183700_1_1
Customer Ref:	G25068
National Grid Reference:	387070, 400190
Slice:	A
Site Area (Ha):	1.16
Search Buffer (m):	100

Site Details

Bower Street, Manchester, M40 2GD

Landmark® INFORMATION GROUP

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



Envirocheck®

LANDMARK INFORMATION GROUP®

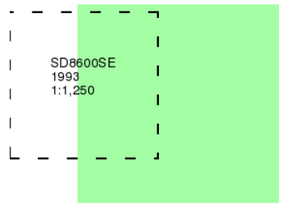
Large-Scale National Grid Data

Published 1993

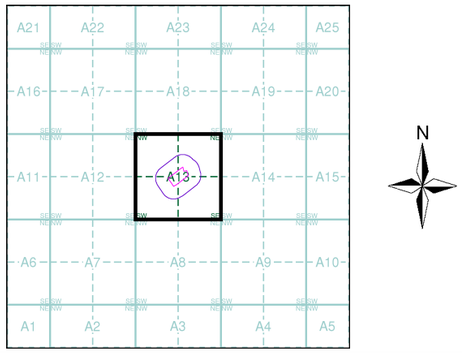
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

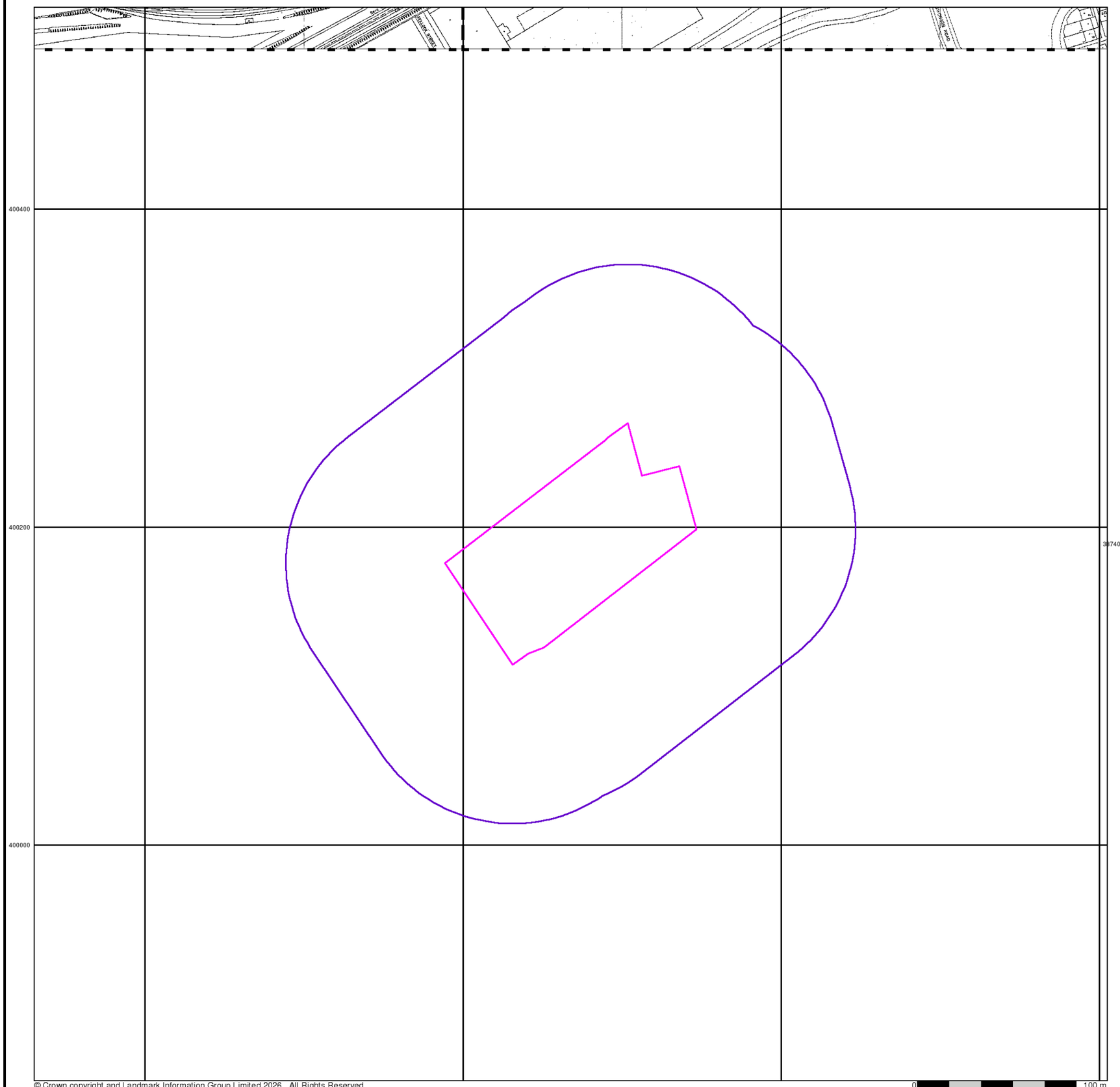
Order Number:	393183700_1_1
Customer Ref:	G25068
National Grid Reference:	387070, 400190
Slice:	A
Site Area (Ha):	1.16
Search Buffer (m):	100

Site Details

Bower Street, Manchester, M40 2GD

Landmark® INFORMATION GROUP

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



© Crown copyright and Landmark Information Group Limited 2026. All Rights Reserved.

Envirocheck®

LANDMARK INFORMATION GROUP®

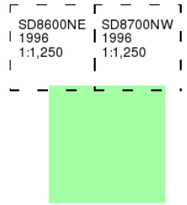
Large-Scale National Grid Data

Published 1996

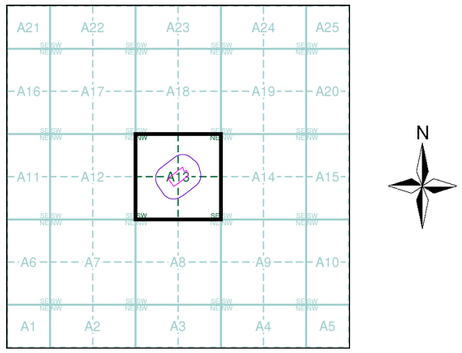
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

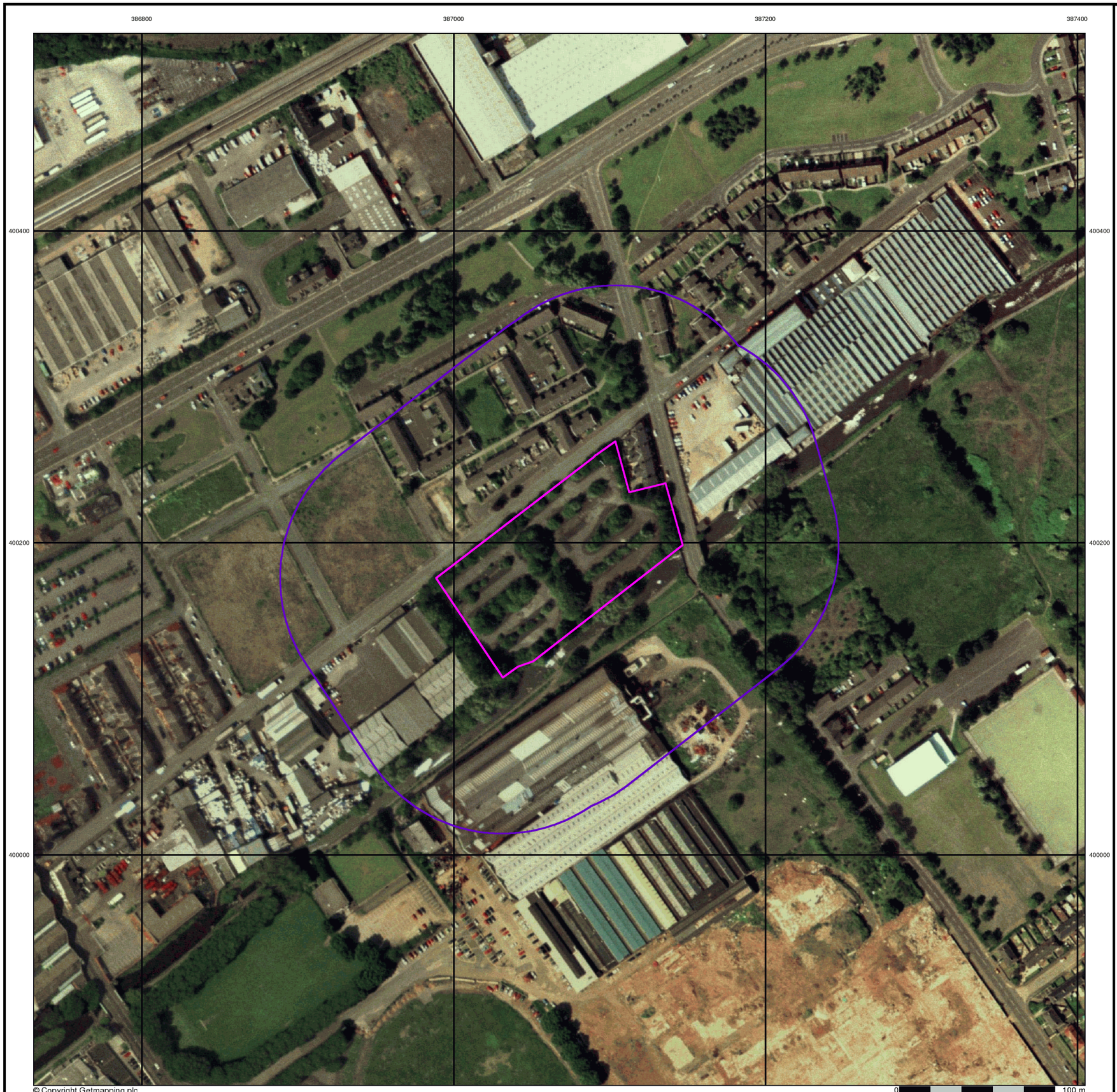
Order Number:	393183700_1_1
Customer Ref:	G25068
National Grid Reference:	387070, 400190
Slice:	A
Site Area (Ha):	1.16
Search Buffer (m):	100

Site Details

Bower Street, Manchester, M40 2GD

Landmark INFORMATION GROUP

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



Envirocheck®

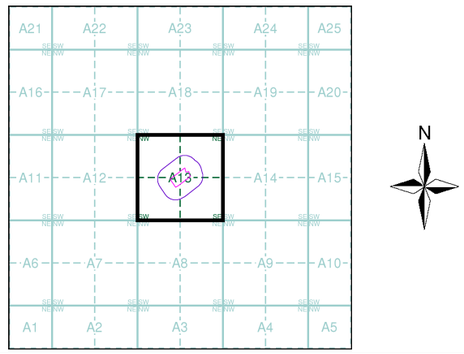
LANDMARK INFORMATION GROUP®

Historical Aerial Photography

Published 2000

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

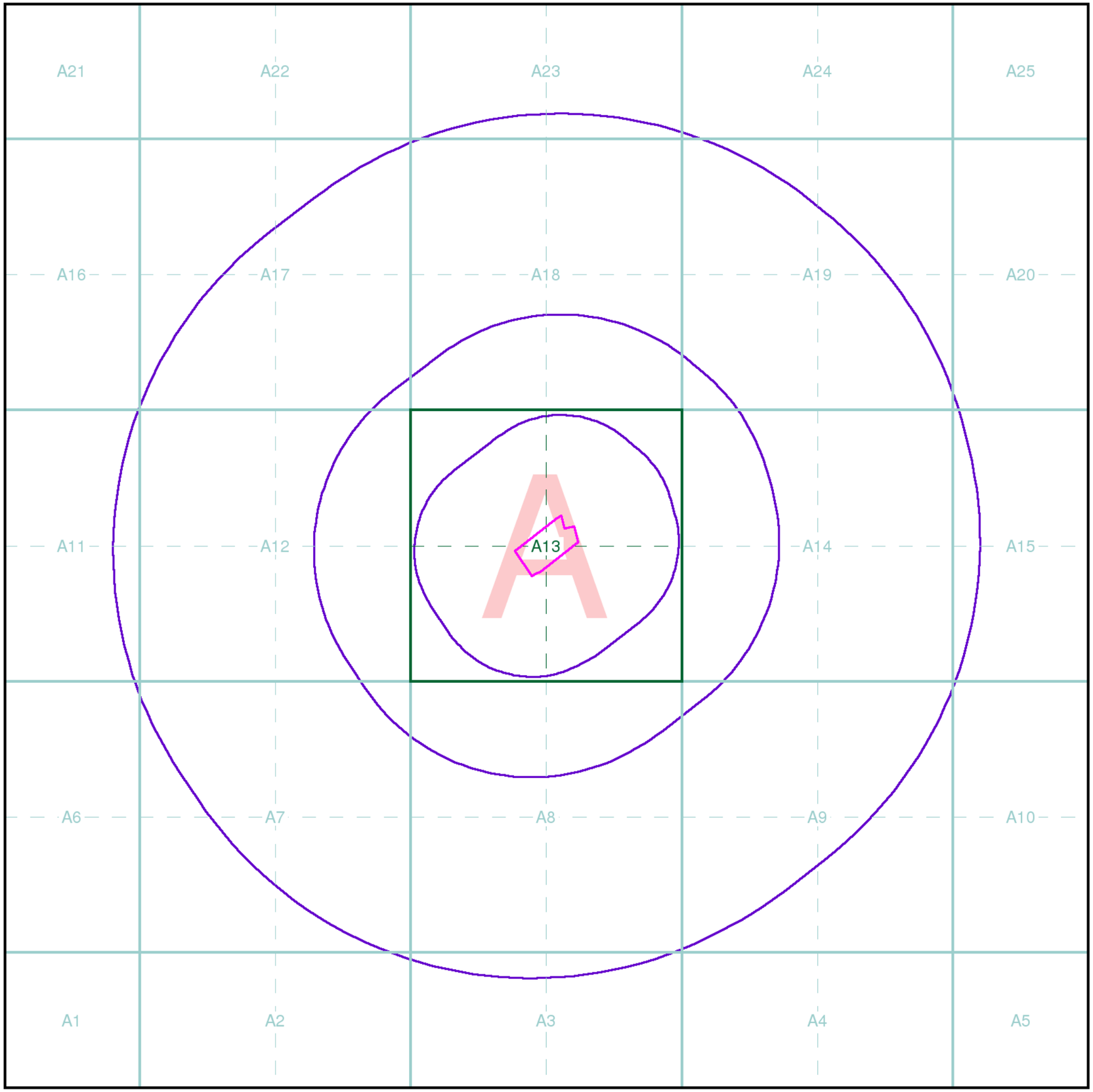
Order Number:	393183700_1_1
Customer Ref:	G25068
National Grid Reference:	387070, 400190
Slice:	A
Site Area (Ha):	1.16
Search Buffer (m):	100

Site Details

Bower Street, Manchester, M40 2GD

Landmark® INFORMATION GROUP

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



Envirocheck®

LANDMARK INFORMATION GROUP®

Index Map

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

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

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

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

A selection of organisations who provide data within this report:

Map data

British Geological Survey
NATURAL ENVIRONMENT RESEARCH COUNCIL

Environment Agency

NATURAL ENGLAND

Envirocheck reports are compiled from 136 different sources of data.

Client Details

Ms Russell, RWO Associates (Geotechnical) Ltd, Office 8, Navigation House, Stokesley, North Yorkshire, TS9 5JZ

Order Details

Order Number:	393183700_1_1
Customer Ref:	G25068
National Grid Reference:	387070, 400190
Site Area (Ha):	1.16
Search Buffer (m):	1000

Site Details

Bower Street, Manchester, M40 2GD

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

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

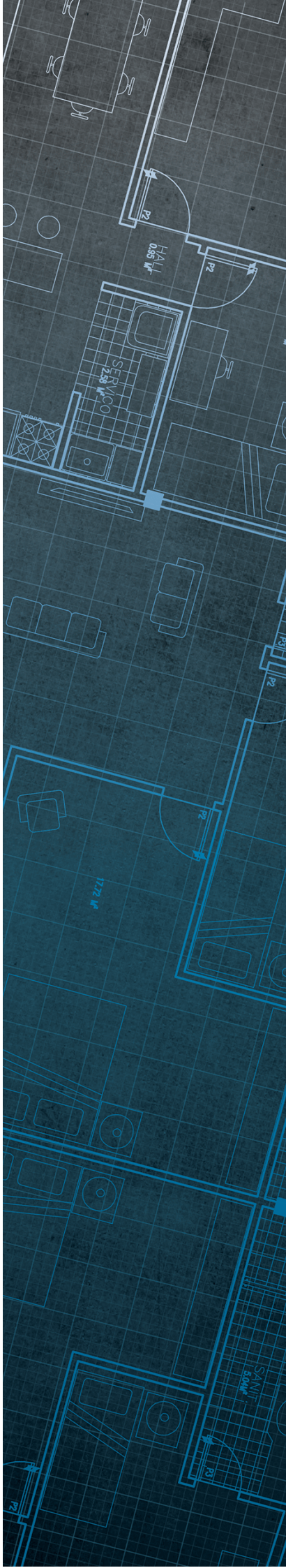
The Coal Authority

Consultants

Coal Mining Report

Bower Street
Manchester
Manchester
M40 2AF

Date of enquiry:	**15 January 2026**
Date enquiry received:	**15 January 2026**
Issue date:	**15 January 2026**
Our reference:	**51003547610001**
Your reference:	**g25068**



Consultants
Coal Mining Report

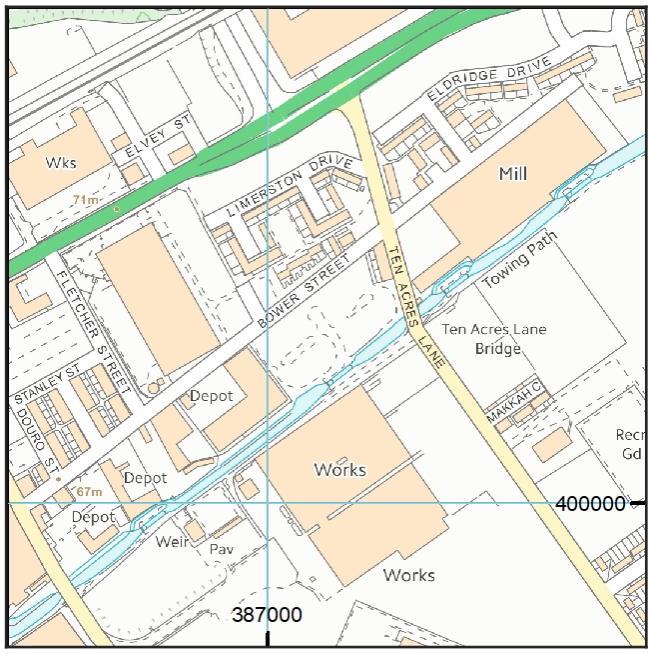
This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

RWO ASSOCIATES (GEOTECHNICAL) LTD

Enquiry address

Bower Street
Manchester
Manchester
M40 2AF



Approximate position of property

Map data

Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2018. All rights reserved.

Ordnance Survey Licence number: AC0000820577

How to contact us

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

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

reports@miningremediation.gov.uk

Section 1 – Mining activity and geology

Past underground mining
No past mining recorded.

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
None available.

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.

Coal Authority managed tips
None recorded within 500 metres of the enquiry boundary.

Copyright © 2026 The Coal Authority

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.

Copyright © 2026 The Coal Authority

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 1963.

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.

Copyright © 2026 The Coal Authority

Section 4 – Further information

Based on the responses in this report, no further information has been highlighted.

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.

Copyright © 2026 The Coal Authority

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 **email us at reports@miningremediation.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.

Copyright © 2026 The Coal Authority

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.

Copyright © 2026 The Coal Authority

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.

Copyright © 2026 The Coal Authority

The Coal Authority

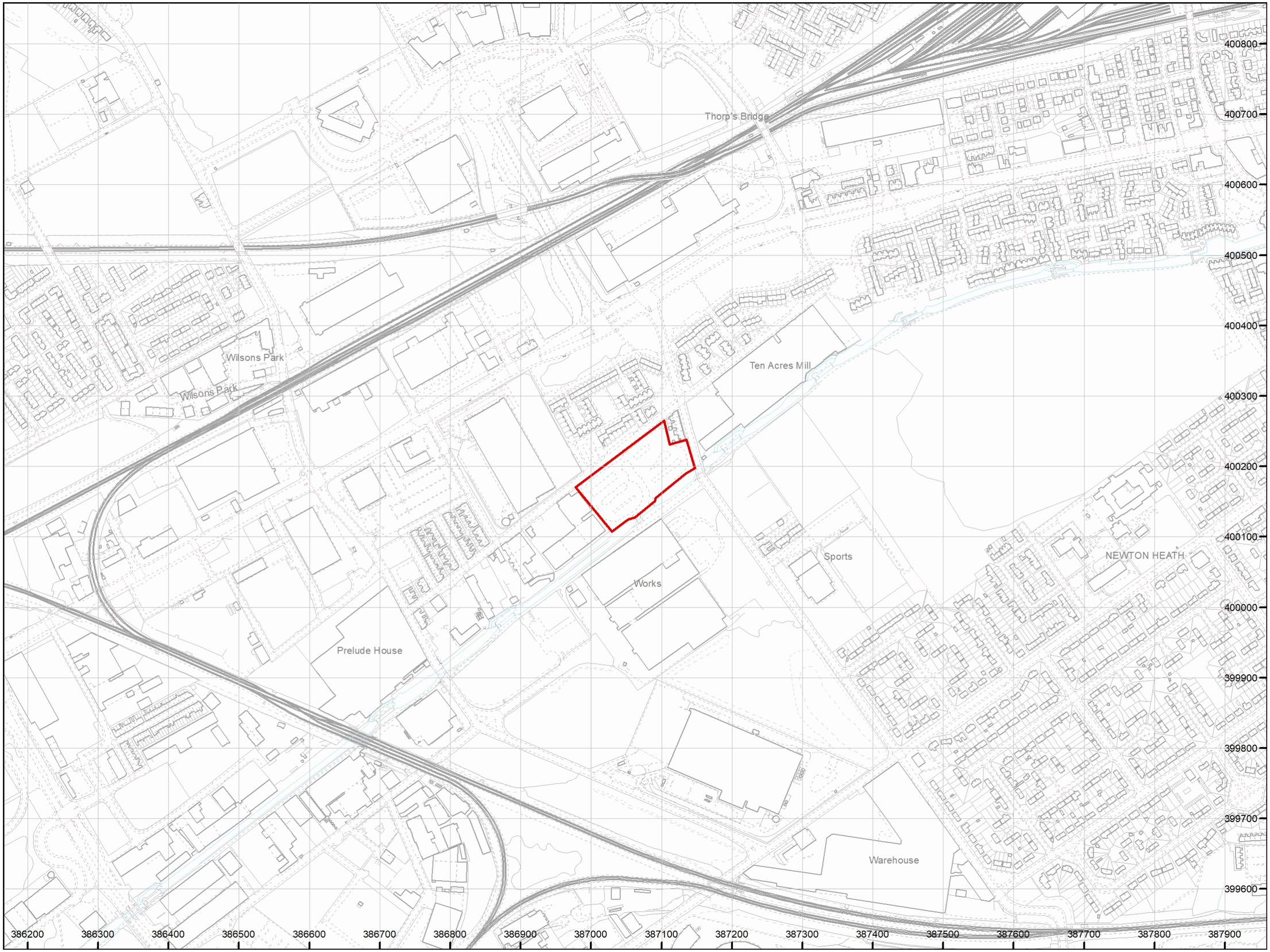
Summary of findings

Reproduced by permission of Ordnance Survey on behalf of HMSO.
© Crown copyright and database right 2018. All rights reserved.
Ordnance Survey Licence number: AC0000820577

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



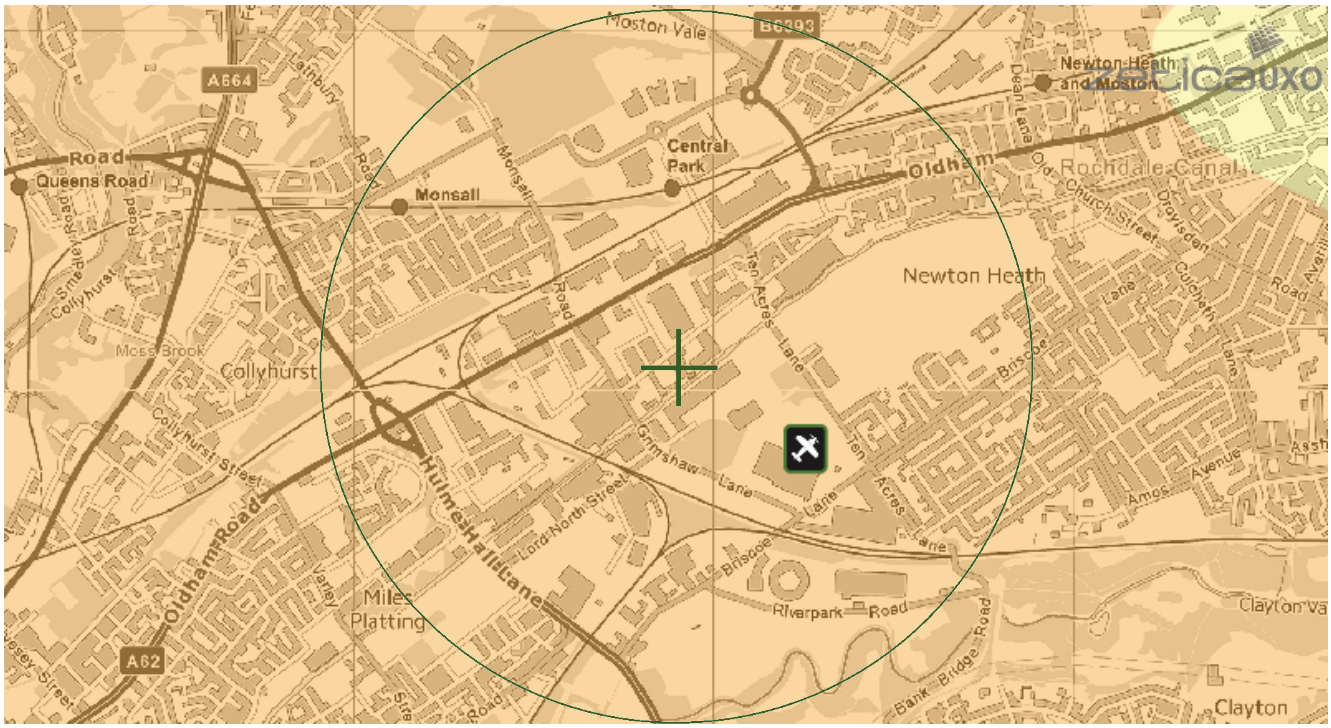
How to contact us
0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
reports@miningremediation.gov.uk

APPENDIX C: UXO RISK MAP AND PDSA

UNEXPLODED BOMB RISK MAP

SITE LOCATION

Location: M40 2AF,
Map Centre: 386869,400073



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.

PA026186 — BOWER STREET MANCHESTER

DOCUMENT DETAILS

Site name:	Bower Street Manchester		
Reference:	PA026186	**Client:**	RWO Group
Date:	17th February 2026	**Contact:**	Kate Russell

RECOMMENDATION

A detailed desk study is recommended to assess, and potentially zone, the Unexploded Ordnance (UXO) hazard level on the Site.

SUMMARY OF FINDINGS

Military Activity	No significant military activity affecting the Site has been identified.
WWI Bombing	Potential targets within approximately 5km of the Site: ▪ Transport infrastructure and public utilities. ▪ Chemical, engineering, and metal works. ▪ Military establishments. No readily available records have been found indicating that the Site was bombed.
WWII Bombing	The Site was located in Manchester County Borough (CB), which officially recorded 737No. High Explosive (HE) bombs, with a density of 27.0 bombs per 405 hectares (ha). Potential targets within approximately 5km of the Site: ▪ Transport infrastructure and public utilities. ▪ Munitions factories, aircraft manufacturing, and chemical, engineering, and metal works. ▪ Military establishments. ▪ Anti-Aircraft (AA) defences. Readily available records indicate that several HE bombs fell in close proximity to the Site.
Bombing Decoys	None identified within 5km of the Site.

FURTHER INFORMATION

These findings are based on a cursory review of readily available records; caution is advised if you plan to action work based on this PDSA.

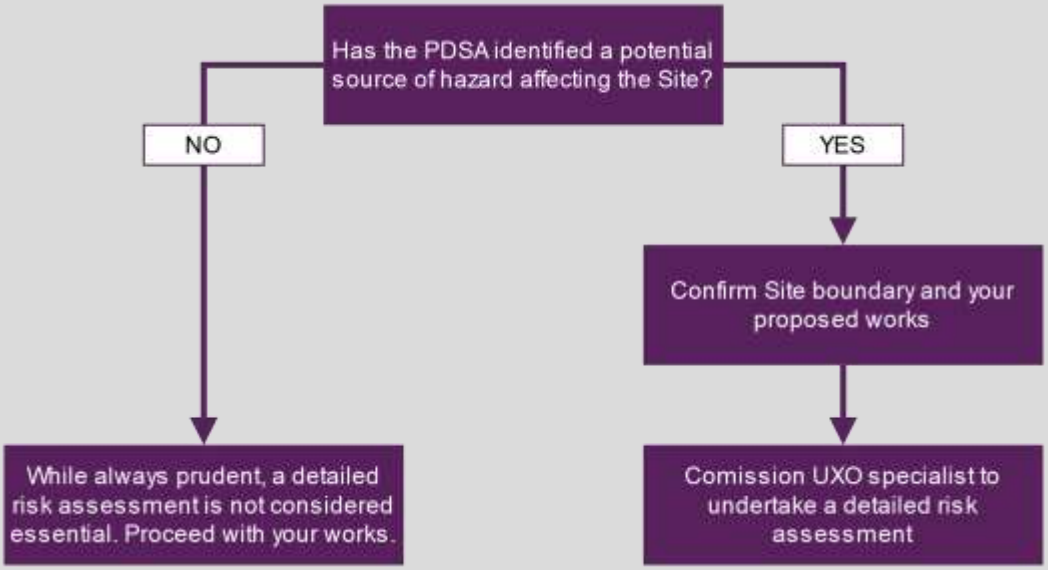
Where a potentially significant UXO hazard source has been identified on the Site, no further research has been undertaken. A detailed UXO desk study and risk assessment may identify other potential UXO hazard sources on the Site.

Visit www.zeticauxo.com to learn more about Zetica's detailed UXO desk studies and other UXO services. Click here for more information about the most common UXO hazard sources in the UK.

If you have any further queries, please don't hesitate to contact us at uxo@zetica.com or 01993 886 682.

NEXT STEPS

Follow the steps below to determine the appropriate course of action:



Potential UXO hazard identified? If the PDSA has identified a potential source of UXO hazard affecting your site, then a detailed UXO risk assessment is recommended.

No obvious source of UXO hazard? If the PDSA has not identified any obvious source of potential UXO, works can proceed.

It is good practice to raise awareness of the background UXO risk in the UK as part of a standard site induction. This will ensure that appropriate action is taken in the unlikely event that UXO is discovered.

Don't skip a stage: If you skip the detailed risk assessment stage, you could end up undertaking unnecessary work (e.g. trying to detect a UXO hazard that has already been removed).

Similarly, a detailed risk assessment might find that the UXO hazard is worse than expected and has a greater potential to cause harm, requiring a different mitigation approach than would otherwise be undertaken.

APPENDIX D: RWO RISK ASSESSMENT & CSM PROCESS

RWO'S RISK ASSESSMENT AND CONCEPTUAL SITE MODEL PROCESS

The following pages outline RWO Associates Ltd's (RWO's) approach to the Risk Assessment (RA) and derivation of Conceptual Site Models (CSMs) processes for sites in general compliance with in various guidance documents and standards which includes: BS10175:2011+A2:2017 - Investigation of potentially contaminated sites, BS EN ISO 21365:2020 – Soil quality – Conceptual site models for potentially contaminated sites, CIRIA C552 - Contaminated land risk assessment - A guide to good practice, the Environmental Agency (EA) Land Contamination Risk Management (LCRM) web pages and the National Planning Policy Framework (NPPF).

The Preliminary (desk study) and Revised (post intrusive ground investigation) Conceptual Site Models (CSMs) consider the Source(hazard)-Pathway-Receptor linkages present alongside the probability, consequence and risk level as defined within the tables below to establish if there is the potential for unacceptable risk.

Identification of potential contaminant linkages process

Identify potential site specific sources, pathways and receptors (S-P-R).

A contaminant linkage must be present for there to be a S-P-R relationship. Without a linkage, there is not a risk – even if a contaminant is present.

Conceptual Site Models (CSMs)

The information collected from the desk study and/or from intrusive ground investigation is used to develop the conceptual site model.

A conceptual site model is a representation of the characteristics of the site. It shows the possible relationships between contaminant sources, pathways and receptors.

The conceptual site model can be presented in different ways, such as a:

- written description of the site;
- tabular or matrix description/assessment: or; and
- drawing or other diagrammatic illustration.

One or more of these formats may be used or combined.

CSMs will show:

- contaminant linkages – presence and relationship between contaminants, preferential pathways and receptors;
- the subsurface – geology and hydrogeology; and
- more detailed information as it becomes available such as complex flow regimes and solute transport mechanisms.

CSMs can also determine and show:

- what risks (high, moderate or low) may result from the identified contaminant linkages;

- uncertainties and gaps in information and any further assessment needed to address them; and
- Any requirement for remediation.

RISK DEFINITIONS

The following tables define consequences to receptors, probability and the risk matrix process.

Consequence to Receptors

Consequence	Human Health	Controlled Waters	Buildings
Severe	Acute risk to the human health likely to result in significant and/or permanent harm.	Sensitive controlled water pollution ongoing, or just about to occur with potential for irreversible effect.	Catastrophic damage to buildings / property.
Moderate	Chronic permanent impact on human health	Gradual pollution of sensitive controlled water	Degradation of materials
Mild	Chronic short-term impact on human health	Gradual pollution of low sensitivity Controlled water.	Some noticeable change, but non-structural

Probability Definitions

Probability	Explanation
High	Definitive evidence of source, pathway and receptor.
Moderate	Suspected source, pathway, receptor.
Low	No evidence of source, pathway, receptor.

Risk Assessment Matrix

	Severe Consequence	Moderate Consequence	Mild Consequence
High Probability	Very High Risk	High Risk	Moderate Risk
Moderate Probability	High Risk	Moderate Risk	Low Risk
Low Probability	Moderate Risk	Low Risk	Very Low Risk

Risk Matrix Definitions

Matrix Assessment	Explanation
Very High Risk	Severe consequence source, high likelihood of source, pathway and receptor linkage.
High	Moderate source, definitive evidence of source, pathway and receptor linkage; or Severe consequence source, moderate likelihood of source, pathway and receptor linkage.
Moderate	Severe consequence source, low likelihood of source, pathway and receptor linkage; Moderate consequence source, moderate likelihood of source, pathway and receptor linkage; or Mild consequence source, high likelihood of source, pathway and receptor linkage.

Matrix Assessment	Explanation
Low	Moderate source, no evidence of source, pathway, receptor linkage; or Mild source with suspected source, pathway, receptor linkage.
Very Low Risk	No significant source, no evidence of source, pathway, receptor linkage

RWO

Civil
Structures
Geoenvironmental

ISO 9001:2015 Quality Management

E-mail: info@rwo.group | Website: www.rwo.group | Telephone: 0330 0566900
RwoAssociates | RwoAssociates

smas worksafe consultant www.smasltd.com
SSIP