GeoAssist Limited
Civil, Environmental & Geotechnical

Client:
Renaker Build Limited
1st Floor, NQ Building
47 Bengal Street
Ancoats
Manchester
M4 6BB

Consultant:
Desimone Consulting Engineering
Suite 3, Unit 8
Pennine Industrial Park
Valley Road
Hebden Bridge
HX7 7BZ

Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

Plot E1 & E2 Great Jackson Street, Manchetser

Unit 4
Sheffield Street
Heaton Norris
Stockport
Cheshire
SK4 1RU

[redacted]

July 2025 **Site Ref: 6180/VTE V1.0 PCLRA**

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Executive Summary	
Site Address	Plot E1 & E2 Great Jackson Street, Manchetser
Grid Ref	383310, 397310
Site Area	4,900m^2
Current Use	Storage for Construction
Historical Use	1850s onwards Terraced Houses, Warehouse from 1985, Construction Site Storage
Proposed Use	Hi rise residential apartments with commercial ground floor and basement car parking.
Geology	Superficial drift deposits shown as Glacial Till with Sand & Gravels. Bedrock noted as Triassic Sandstones.
Other Risks	Fuel station (off site source) moderate potential for ground contamination Unexploded ordnance assessment
Coal Mining	Low risk
Flood Risk	Site not located within a flood risk zone. Limited potential for groundwater flooding to occur.
Controlled Waters	The risk to surface water features is Moderate. The risk to sub surface water is classed as Moderate.
Ground Gas	Moderate potential for ground gas to be present – especially from hydrocarbon vapours
Recommendations	Ground Investigation to confirm ground condition at the site with a contaminated land risk assessment. Geotechnical information should be obtained at the same time to optimise efficiency of the ground investigation.

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Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

1. Introduction

This report is an account of a Phase I Desk Study and Preliminary Contaminated Land Risk Assessment carried out by GeoAssist Limited at the request of the Client, Renaker Build Limited, for the proposed re-development of an area of land known as plot E1 & E2 formerly used for commercial and industrial purposes. The work was commissioned following the receipt of instruction to proceed issued by the Client on the 24th March 2025.

The purpose of this Phase I investigation is to provide information in order to ensure that the site:

- Is assessed in accordance with the UK government methodology outlined online in Land Contamination Risk Management (LCRM)
- Satisfies the relevant requirements of the Updated National Planning Policy Framework December 2024
- Is suitable for the intended proposed land use. In this case, as a centrally managed mixed use development.

Any subsequent changes in legislation or revised practices may necessitate re-interpretation of part or all of this report.

The approximate grid reference for the centre of the site is 383310, 397310 and the total area of the site is approximately 4,900 m^2. The area of the site is outlined with a red line on the site plan in Appendix A1.

2. Description of the Site

2.1 Present

The site is a brownfield site located on an area of land between Owen Street and Great Jackson Street on the southwestern edge of Manchester City Centre. The site is rectangular in shape and covered by concrete hardstanding over its entirety. There are no buildings on the site and the southern half of the site is presently used as a construction storage yard for the Contour development (Plots F1 & F2) to the south and southeast. A small <1500 litre double bunded diesel tank present in the centre of the site and is used to refuel plant associated with the adjacent construction site. No particular evidence of spillage or leakage has been noted on the ground in the area. Elsewhere, floor slabs and cutoff columns from previous site warehouse uses are evident at locations across the site. The Northern half of the site is presently used as a Padel sports and leisure facility.

The topography of the site is flat and level and meets Owen Street at road level and Great Jackson Street.

The site boundary is formed by a gravel surfaced carpark to the north, Owen Street to the east beyond which is the recently established Deansgate Square development, the ongoing Contour Development to the south and Great Jackson Street to the west beyond which is situated the Renaker Marketing Suite and the recently completed Blade and Three60 developments.

No particular evidence of spillage or leakage has been noted on the ground. Photographs of the site form Appendix A2 to this report.

2.2 Proposed

It is understood that the development for Plots E1 & E2 incorporates:

- The demolition and removal of all structures on site.
- Crown Street Phase 3 will be a residential development comprising of four towers totalling circa 1666 apartments. The towers will consist of unitised curtain walling to the main towers with a brick clad podium inclusive of residential space, commercial space, amenity space, landscaping and public realm as well as 2-3 levels of Basement Car Parking. The scope of this report encompasses the development of Towers E1 and E2.
- Tower E1 of Crown Street Phase 3 will provide circa 465 Apartments over circa 46 floors and will utilise a multi-level podium, Residential Amenity, Concierge and residents below ground car parking
- Tower E2 of Crown Street Phase 3 will provide circa 463 Apartments over circa 46 floors and will utilise a multi-level podium, Residential Amenity, Concierge and residents below ground car parking.
- The ground floor will be uses in a commercial capacity with retail units, concierge space, plant rooms and bin stores.

It is understood that the proposed construction will be achieved by removal of the made ground/drift material

across the entire site down to, and in to, competent bedrock with foundations formed directly onto the bedrock.

The excavations will be supported by contiguous bored piling around the majority of site area with the contiguous bored piling along the south side of the site already installed as part of the development of Plot F1 Jackson Street. It is anticipated that the majority of the basement foundations will be located below the current groundwater level present within the sandstone bedrock in this area. The foundations for the main structure will also be located below the existing groundwater level.

Preliminary Information supplied by the Clients Engineer indicates that the proposals comprise reinforced concrete raft foundations 2.5m thick for the Tower blocks to be constructed on this site along with a ground floor and 3 basement levels throughout and are summarised below.

Table 2.2 Major Structure Foundation Summary

	Size Nominal	Top of Concrete	Depth of concrete	Formation Level	Notes
E1 & E2 Tower Rafts	47m x 20m E1 & E2 similar	23.20mOD	2500mm	20.70mOD	Raft Foundations for E1 & E2 similar
B3 Podium Level Pads	3m x 3m	23.00mOD	750mm	22.25mOD	
B3 Level Slab	400mm thick	23.60mOD	400mm	23.20mOD	

The proposed development plan forms Appendix A2 to this report.

3. Historical Researches

3.1 Historical Mapping & Photographs

Examination of the historical maps of the area confirms that the site has been developed since before 1848. A series of historical maps and ordnance plans have been reviewed as part of this search. The following table highlights plans and maps that are of particular significance for the purpose of this report. Where possible, reference to the large scale (1:500, 1:1056, 1:1250 & 1:2,500) plans and maps has been made in preference to those at smaller scales (1:10,560 & 1:10,000) as the details on the smaller scale plans and maps are often lacking because of the lower resolution at which they were originally drafted. 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.

Published	Source Scale	Potentially contaminative Feature within 250m of site boundary	Remarks	Direction from site	Distance from site(m)	Feature still present on 2024 edition
1848	1:10,560	Cotton Mill		NNE	250	No
		Glass Works		SE	146	No
		-	Multiple Structures	On Site	0	No
1851	1:1,056	-	Likely Terraced housing	On Site	0	No
		Knott Mill Iron Works	Expands by 1891	E	15	No
		Reservoir		SE	50	No
		Coal Wharf		N	140	No
		Smithy		N	115	No
		Timber Yard		N	55	No
		"		SW	231	No
		Britannia Iron Works		E	175	No
		Medlock Street Iron Works		E	172	No
		Knott Mill Foundry		NE	84	No
		Cotton Mill		NE	82	No
		"		NE	122	No
		"		E	134	No
		"		E	E208	No
		Railway Land		NE	150	No
		Coal Yard		W	138	
1882	1:10,560	*No significant Change*				
1891	1:500	Tramway		N	100	No
		Corporation Yard		E	100	No
1894-1896	1:10,560	*No significant Change*				
1899	1:10,560	*No significant Change*				
1908	1:2,500	*No significant Change*				
1909	1:10,560	*No significant Change*				
1911	1:10,560	*No significant Change*				
1923	1:10,560	*No significant Change*				
1931-1933	1:10,560	*No significant Change*				
1932	1:2,500	*No significant Change*				
1938	1:10,560					
1938	1:10,560	*No significant Change*				
1948-1950	1:1,250	Automobile Engineering Works		E	15	No
		Engineering Works		E	132	No
		Refuse Heap		N	130	No

Published	Source Scale	Potentially contaminative Feature within 250m of site boundary	Remarks	Direction from site	Distance from site(m)	Feature still present on 2024 edition
			General Housing Clearence		On Site	
1950-1951	1:2,500	*No significant Change*				
1951-1956	1:1,250	Garage	Shown as redeveloped by 2024	W	12	No
		Engineering Works		N	9	No
		Plastic Moulding works		N	10	No
1956-1965	1:2,500	*No significant Change*				
1956	1:10,560	*No significant Change*				
1960-1980	1:1,250	*No significant Change*				
1965	1:2,500	*No significant Change*				
1969-1988	1:1,250	*No significant Change*				
1972	1:10,000	*No significant Change*				
1974-1976	1:1,250	*No significant Change*				
1975	1:25,000	*No significant Change*				
1977-1990	1:1,250	*No significant Change*				
1980	1:10,000	*No significant Change*				
1984-1990	1:1,250	*No significant Change*				
1985	1:10,000	Commercial Units (warehouses)		On Site	0	
		Automobile Engineering Works No longer shown	Becomes car park by 1994 Shown as redeveloped by 2024	E	15	
1987-1990	1:1,250	*No significant Change*				
1988	1:1,250	*No significant Change*				
1989	1:10,000	*No significant Change*				
1990	1:1,250	*No significant Change*				
1992	1:1,250	*No significant Change*				
1993-1995	1:1,250	*No significant Change*				
1993-1995	1:1,250	*No significant Change*				
1994	1:10,000	*No significant Change*				
1995	1:1,250	*No significant Change*				
1995	1:1,250	*No significant Change*				
1996	1:1,250	*No significant Change*				
1999	1:10,000	*No significant Change*				
2006	1:10,000	*No significant Change*				
2024	Variable	*No significant Change*				

Historical maps pertinent to the analysis form Appendix B1 to this report.

3.2 Anecdotal Historical Information

Anecdotal historical information has not been provided as part of this investigation.

3.3 Previous on site Intrusive Investigation

The searches undertaken as part of this report indicate that a previous ground investigation is known to have been undertaken on the site. There are also several other investigations known to have been undertaken in the immediately adjacent areas. A reference list of known ground investigations on the site is presented in the table below including a brief description of the main findings.

Reference	Date	Location	Description
RoC Consulting Phase 1 Desktop Study Report DRAFT	June 2017	On site	Phase 1 Desktop Study Report Concluding a Phase II investigation would be required to characterise the site and identify any Pollutant linkages.
RoC Consulting Phase 2 Site Investigation Report FINAL	July 2018	On site	Phase II Investigation and Contaminated Land Risk Assessment for 3x 18 to 32 Storey residential tower blocks with a single level of basement car park. 6 Boreholes were established 3 of which with rotary follow on. Between 0.50 and 2.30m of made ground overlying clay. Weathered Bedrock encountered at 4.00 to 5.00m becoming more competent at 5.25 to 9.38m depth. GW level at 30.55 and 27.37mAOD. PAH and Heavy Metal above Generic Assessment Criteria for Residential with Plant Uptake. Likelihood of a pollutant linkage assessed as Low.

The issues to be covered in the present investigation are to provide information in respect of any potentially unacceptable geo-environmental risks arising from previous on site and off site land uses in the immediate area, including from ground gas, and the potential for sources of contamination to impact both present and future receptors, including:

- Human
- Controlled waters via established pathways
- Property
- Adjoining land and ecological systems

3.4 Environmental Data Search

An Environmental data search report referenced 370528466_1_1, has been used for background data on this site and is included as appendix C1.

3.4.1 Historical Land uses

The Environmental data search report referenced 370528466_1_1, summarises that past and present uses of the site have the potential to lead to ground contamination issues. The report summarises that adjacent areas up to 250m indicate that there are limited potentially contaminative land uses. Data from the historical plans indicate that it is possible that the site and the immediate surrounds (250m) could have been impacted by historic contamination.

3.4.2 Statutory Authorisations, Incidents and Registers

The Environmental data search report referenced 370528466_1_1, confirms that within 250m of the site boundary there is/are:

- One active Discharge Consent for A Water Company storm tank CSO located approximately 100m to the east of the site.
- One Authorised Local Authority Pollution Prevention and Control for vehicle respraying approximately 31m to the south of the site. This registered business no longer operates from this address and the site is presently being redeveloped.

- No Authorised Pollution Prevention & Controls.
- Four Pollution incidents to controlled waters all noted as Category 3 minor incidents between 49m and 169m from the site.
- One water abstraction licence within 250m for a series of dewatering boreholes operated by Renaker Build Ltd for the nearby Crown Street Development. It is known that dewatering is no longer actively being undertaken at this location as the development is complete.

The nature of the entries and distance from site boundary indicate it is highly unlikely that the site and any proposed development will have been or will be significantly impacted by any of the listed statutory authorisations, incidents and registers. Consequently, a low risk has been assigned from these potential sources.

3.4.3 Landfill & Other Waste Sites

The Environmental data search report referenced 370528466_1_1, indicates that Manchester City Council had landfill data but passed it to the relevant environment agency. The Environment Agency England and Wales have supplied the following landfill and waste site data.

Table 3.4 A summary of the landfill/waste transfer data as provided by the Environment Agency England & Wales and the environmental data search report referenced 370528466_1_1

Site name	Material deposited	Operational period	Approximate distance from site (m)	Direction from site
Registered Landfill Sites				
No historic or registered landfill sites within 250m				
Registered Waste Management Sites				
No historic or registered waste Management Sites within 250m				

Given the distance from any recorded landfill, and waste management facilities/transfer sites the potential for ground gas generation from these sources and subsequent ingress into the proposed development is classified as low.

3.4.4 In-Filled Land

The Environmental data search report referenced 370528466_1_1, confirms that data from the County Series Surveys and the Ordnance Survey plans indicate that there is likely to be an infilled water feature (reservoir) approximately 82m to the south east of the site. The potential for ground gas generation from this potential infilled land source and subsequent ingress into the proposed development is classified as low given the area has been subject to significant redevelopment incorporating extensive excavation for basement carparking across the area where the feature is shown.

3.4.5 Other Risks

Vehicle Refuelling Station

It is known that Castlefield Service Station operated on Great Jackson Street adjacent to the site from 1950s to circa 2000s. The Site was licenced to store petroleum spirit in tanks installed in 1955 and 1985. The site stopped operating around 2004 to 2006. There is no evidence on file that the site was decommissioned.

The risks from these off-site sources are defined as moderate and will remain so until further works to determine the condition of the soils at the site and the status of the site are undertaken.

Unexploded Ordnance UXO

The site lies within a moderate risk area for unexploded bombs. These areas are indicated as having a bombing density of 15 to 49 bombs per 1000acre.

Initially a Zetica Risk Map was utilised to outline any initial Unexploded Ordnance risks, which did not indicate any specific site impacts from UXO. Subsequently, A Preliminary Unexploded Ordnance (UXO) Threat Assessment in accordance with Ciria C681 have been prepared for the site by Alpha Associates under reference numbers 370528466_1_1 and 6180 VTE The findings of these reports indicate that within the Manchester County Borough a very low density of high explosive bombing was undertaken of 6 strikes per 100 hectares. Official Air Raid Precaution (ARP) records identify 105 bomb strikes within a 1000m radius of the site including one which was identified on the site.

Official Manchester Corporation bomb strike and damage mapping recorded multiple damaged buildings and demolished buildings within the immediate vicinity of the study site including 30m to the northeast, 45m to the northwest and 70m to the northwest of the site. The report by 6 Alpha Associates recommends A detailed UXO threat and risk assessment with mitigation strategy is obtained. The 6 Alpha Associates Limited Preliminary Unexploded Ordnance (UXO) Threat Assessment is forms Appendix C3 to this report.

4. Geologly & Hydrogeology

4.1 Site Geology

Both the BGS 1:10,560 geological plan sheet number SJ89NW Published 1973 and the 1:10,000 digital plan SJ73NW published 1973 geological plans of the area have been examined as part of this desk-based study. The information on these editions shows slightly different information.

4.1.1 BGS Digital Geology

The relevant 1:10,000 digital geological map of the area referenced SJ 89 NW published 1973 respectively shows superficial drift deposits as glaciofluvial sheet deposits consisting of Sand and Gravel and dating to the Devensian epoch.

The underlying solid geology is shown as being Chester Pebble Beds Sandstone of the early Triassic epoch. There are no faults shown within 250m of the site boundary.

4.1.2 Sheet Number SJ89NW 1973 revision

The relevant published 1 in 10,560 scale geological map of the area SJ 89 NW shows the site to be located over drift deposits of Fluvio Glacial Boulder Clay including layers of sand and gravel in places and of the Recent and Pleistocene epoch. Notes on the geological plan indicate the thickness of the superficial deposits is likely to be in the region of 2.00m to 9.00m in thickness.

The underlying solid geology is shown as being Bunter Sandstone of the Permian and Triassic Epoch. Notes on the plans indicate that the Sandstone can contain gravelly bands and scattered pebbles in places.

No faults in the solid geology are shown as passing directly beneath the site. The northwest to southeast trending West Manchester Fault is shown passing the site at approximately 750m distance to the east of the site boundary. The down throw is shown to the east.

4.2 Radon Affected Area

The Environmental data search report referenced 370528466_1_1, indicates that the site is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). No radon protective measures are necessary in the construction of new dwellings or extensions.

4.3 Hydrogeology and Groundwater Vulnerability

The Bedrock Aquifer Designation as determined by the British Geological Survey is: Principal Aquifer - These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer. The Superficial Aquifer Designation as determined by the British Geological Survey is: 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.

4.4 Surface Water

The environmental data search report referenced 370528466_1_1, and plans of the site indicate that the nearest surface water feature is the River Medlock located 82m to the northeast of the eastern site boundary. It is inconclusive as to whether the site in its present state or the proposed development will impact subsurface water receptors and consequently the risk to surface waters is classified as Moderate at this time.

4.5 Subsurface Water

It is inconclusive as to whether the site in its present state or the proposed development will impact subsurface water receptors and consequently the risk to subsurface waters is classified as Moderate at this time.

4.6 Water Abstractions

The Environmental data search report referenced 370528466_1_1, indicates that there is one water abstraction licence within 250m for a series of dewatering boreholes operated by Renaker Build Ltd for the nearby Crown Street Development. It is known that dewatering is no longer actively being undertaken at this location as the development is now complete.

The site does not lie within a source protection zone. The Environment Agency England and Wales has defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk.

The maps show three main zones (inner Zone I, outer Zone II and total catchment Zone III).

4.7 Flood Risk Groundwater

The Environmental data search report referenced 370528466_1_1, shows that the site is not located within a flood zone according to the EA flood data map. The BGS Groundwater Flood Data indicates the site is situated within a zone with limited potential for groundwater flooding to occur.

5. Mineworkings & Mineral Sites

Information provided by the Coal Authority as part of the Environmental data search report referenced 370528466_1_1 indicates that the property is in an area which may be affected by coal mining.

A Coal Authority Coal mining report referenced 51003481542001, confirms that:

- The property is not within a surface area that could be affected by any past recorded underground coal mining.
- The property is not within a surface area that could be affected by present underground mining.
- The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.
- The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.
- The property is not in an area likely to be affected from any planned future underground coal mining.
- However, reserves of coal exist in the local area which could be worked at some time in the future.
- No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that
- the land is at risk of subsidence.
- There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.
- This information is based on the information that the Coal Authority has at the time of this enquiry.
- Based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.
- The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.
- The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.
- There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.
- The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.
- 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.
- The Coal Authority has no record of a mine gas emission requiring action.

- The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.
- The property is not in an area where a notice to withdraw support has been given.
- 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.

The Professional Opinion of the report states:
According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. It is unlikely that these features will impact on the stability of the enquiry boundary.
The report also states:
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.
The site does not lie within a Development High Risk Area. The Development High Risk Area is the part of the coal mining reporting area which contains one or more recorded coal mining related features which have the potential for instability or a degree of risk to the surface from the legacy of coal mining operations. The combination of features included in this composite area includes mine entries; shallow coal workings (recorded and probable); recorded coal mining related hazards; recorded mine gas sites; fissures and break lines and previous surface mining sites.
Consequently, the risk to the proposed development on this site in respect of past, present, or future coal workings is classified as low.

6. Designated Environmentally Sensitive Sites

The environmental data search report referenced 370528466_1_1 indicates the site is not situated within, or within 250m of, an environmentally sensitive site.

7. Contemporary Directory Trade Entries

The environmental data search report referenced 370528466_1_1, indicates that there are numerous inactive and active trade directory entries within 250m of the site boundary. Asides the previous use of adjacent sites as discussed in other sections of this report, the likelihood that the proposed development will be significantly impacted by surrounding contemporary land uses not already considered in the conceptual site model is low given the nature of the listed activities.

8. Conceptual Model

Assessment Criteria

It is understood that the entire site area inside the pile line will be excavated down to sandstone bedrock. There will be a minimum thickness 250mm C50/60 structural load bearing concrete slab at ground level covering multiple basement levels of ventilated car park each constructed with structural grade concrete. In addition, there is no residential living on the ground floor. Areas of public realm will be operated, managed and fully maintained by estates and will consist of hard landscaping and a public thoroughfare. All landscaping in these areas is housed in above ground planters or Tree pits preformed into the concrete slab at casting. Furthermore, the entire ground floor level of the development is given to commercial use in the form of retail units, a reception for the concierge service, and bin stores and plant room for building services. Use of the residential assessment criteria under such circumstances is not deemed to be representative of the situation on site given the commercial and managed operation of the building at and below ground floor level. Consequently, commercial assessment criteria have been selected as adequately protective of human health for the proposed development. It should be noted that any subsequent revision of the proposed redevelopment away from that considered herein may result in the full or partial re-interpretation of this report and assessment.

The table below is the conceptual model for the site based on the information available at this time. Off Site risks have been identified in order based on distance to the potential source of contaminant risk.

Table 8.1 Preliminary Conceptual model.

Potential Source /Hazard	Nature of Hazard (Risk Level to site given a Commercial end use	Contaminants Associated with Source	Potential Pathway	Potential Receptor
	Previous & Present ON SITE Land uses:			
1. Terraced Housing (potential infilled cellars)	Ground contamination **Low Risk**	TPH Mineral Oils	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground **Low to Moderate Risk**	Low levels of Carbon Dioxide Methane	Vertical and Lateral Migration	Site Users Future Buildings & Services
2. Commercial Warehouse Units	Ground contamination **Low to Moderate Risk**	Heavy Metal PAH	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground **Low Risk**	Methane Carbon Dioxide	Vertical and Lateral Migration	Site Users Future Buildings & Services
	Previous OFF SITE land uses within 250m as indicated by Historical Plans Including:			
3. Fuel Station (shown as garage) Site Redeveloped under Temporary LPA planning permission	Ground contamination **Moderate Risk** Possible UST	TPH Heavy Metals BTEX VOCs	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground **Moderate Risk**	Hydrocarbon vapours Carbon Dioxide	Vertical and Lateral Migration	Site Users Future Buildings & Services

Potential Source /Hazard	Nature of Hazard (Risk Level to site given a Commercial end use	Contaminants Associated with Source	Potential Pathway	Potential Receptor
4. Iron Works & Foundry becomes Automobile Engineering Works then Car Park *Site Redeveloped under LPA planning Framework inc. GI and remediation strategy	Ground contamination **Low to Moderate Risk**	See DoE Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground **Low to Moderate Risk**	Hydrocarbon vapours Carbon Dioxide Methane	Vertical and Lateral Migration Groundwater Inhalation	Site Users Future Buildings & Services
5. Reservoir & Corporation Yard *Site Redeveloped under LPA planning Framework inc. GI and remediation strategy	Ground contamination **Low Risk**	See DoE Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground **Low Risk**	None	None	Site Users Future Buildings & Services
6. Timber Yard	Ground contamination **Low Risk**	See DoE Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground **Low Risk**	None	None	Site Users Future Buildings & Services
7. Cotton Mills	Ground contamination **Low Risk**	See DoE Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground **Low Risk**	None	None	Site Users Future Buildings & Services
8. Refuse Heap *Site Redeveloped under LPA planning Framework inc. GI and remediation strategy	Ground contamination **Low Risk**	See DoE Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground **Low Risk**	None	None	Site Users Future Buildings & Services
9. Others Smithy (small scale) General Engineering Works Warehouses Railway Land Coal Yard	Ground contamination **Low Risk**	Heavy Metals PAHs	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground **Low Risk**	None	None	Site Users Future Buildings & Services
10. Coal Workings & Brine Extraction	Geotechnical Hazard **Low Risk**	None	Ground Collapse Subsidence	Humans (site users) Future Buildings & Services
	Ground contamination **Low Risk**	None	None	Site Users Services
	Mine Gas **Low Risk**	None	None	Humans (site users) Future Buildings

Only sources that have not been present on site in the past or currently are considered within the off-site category. Unless the information is deemed to be pertinent to the analysis.

From the sources of information examined as part of this investigation a Moderate potential for contaminated materials to be present on site has been established and a Moderate potential for the presence of ground gas. There is a Low likelihood of hazards from past coal workings.

9. Conclusions & Recommendations

The evidence presented elsewhere within this report indicates a requirement for further investigation in the form of intrusive site works. The phase I report has demonstrated that the site has been potentially impacted by on site and adjacent site historical land uses and as a consequence there is a requirement on this site for sources of potential contamination to be considered.

Details of the nature and extent of the intrusive works are likely to include the following:

- Exploration holes to confirm the nature and type of materials underlying the site.
- The sampling and testing of a number of representative soil samples for a range of determinants as listed in the conceptual model based on the recommendations in the DoE industry profiles and experience to enable a more robust quantitative risk assessment to be made in accordance with the methods set out in the UK government methodology outlined online in Land Contamination Risk Management (LCRM)
- The installation of a number of ground gas and groundwater monitoring points with associated monitoring over a period of time as defined by best practice guidance.
- The preparation of a report detailing the results of the Ground Investigation, updating of the conceptual model to include the quantitative analysis and the implications of the results in terms of future development.

9.1 Supplementary Recommendations

It is advised that the developer obtain geotechnical information for foundation design purposes at the same time in order to optimise the benefit of the Ground Investigation.





Matthew Benson MSc GMICE
Geotechnical/Environmental Engineer

Mark Richardson MSc CEng MICE
Technical Director

This report has been prepared by GeoAssist Limited with all reasonable professional skill and care within the terms of the contract with Renaker Build Limited. The report is confidential to Renaker Build Limited, their/the named persons advisors and bankers, and GeoAssist Limited accepts no responsibility of whatever nature to third parties to whom this report may be divulged. GeoAssist Limited owns the copyright in this report. All rights are reserved, and unauthorised use is prohibited. Renaker Build Limited may use the report for their/her/his own purposes.
GeoAssist have utilised the third-party information presented in the Environmental data search in order to undertake the Preliminary Contaminated Land Risk Assessment. GeoAssist are not liable for any errors, omissions or facts that might be contained within the Environmental data search report

Appendix A

A1 Site Plan
A2 Site Photographs
A3 Site Development Plan
A4 Digital Geological Plans

p6180GALv1.00



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Telephone: +44 (0) 161 480 8885 e-mail : info@geoassist.co.uk

A1 Site Plan

Site Name	Plot E1 & E2 Great Jackson Street
Location	Manchetser
GeoAssist Ref	6180VTE
Client	Renaker Build Limited
	1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	Desimone Consulting Engineering
NGR (centre of site)	383310,397310
Production Date	July 2025
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

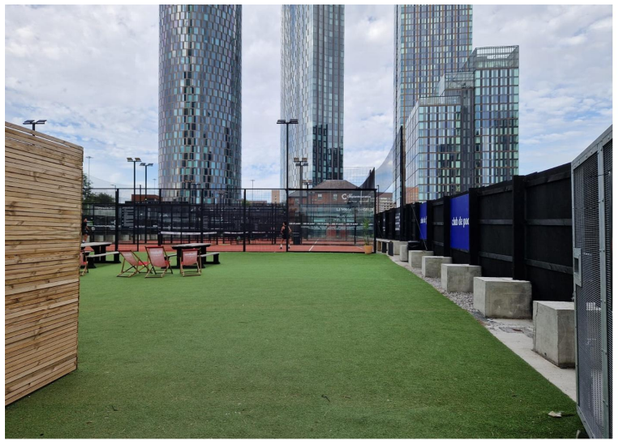
Do Not Scale

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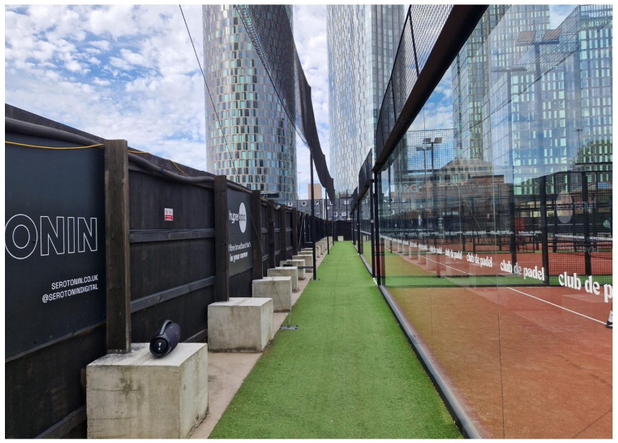
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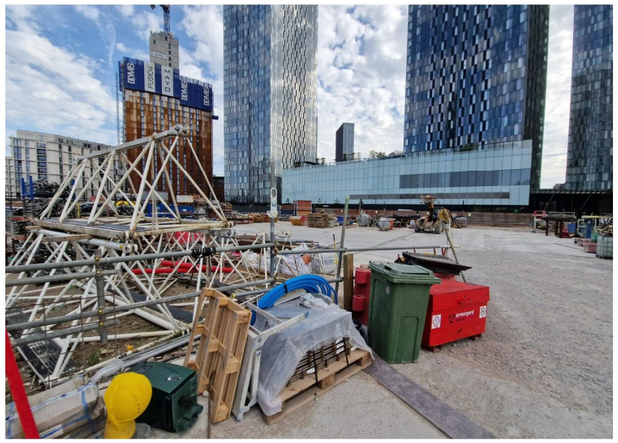
Site Name	Plot E1 & E2 Great Jackson Street
Location	Manchetser
GeoAssist Ref	6180VTE
Client	Renaker Build Limited
	1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	Desimone Consulting Engineering
NGR (centre of site)	383310,397310
Production Date	July 2025
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36



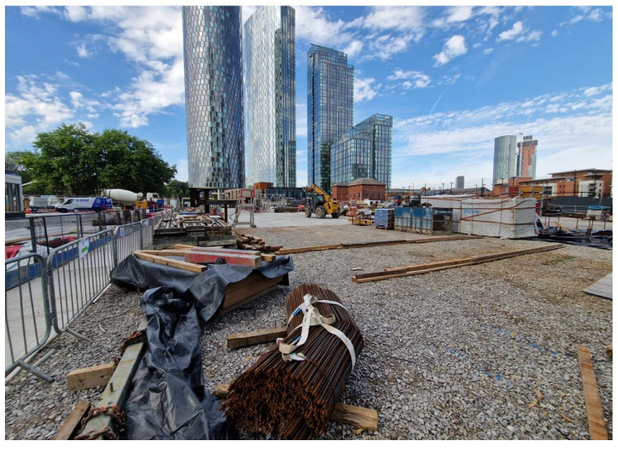


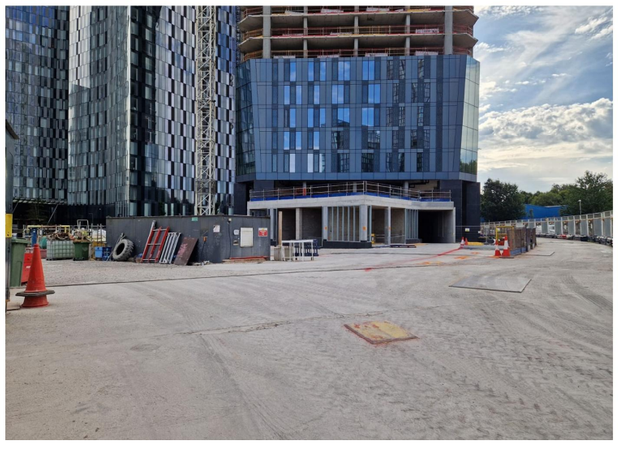


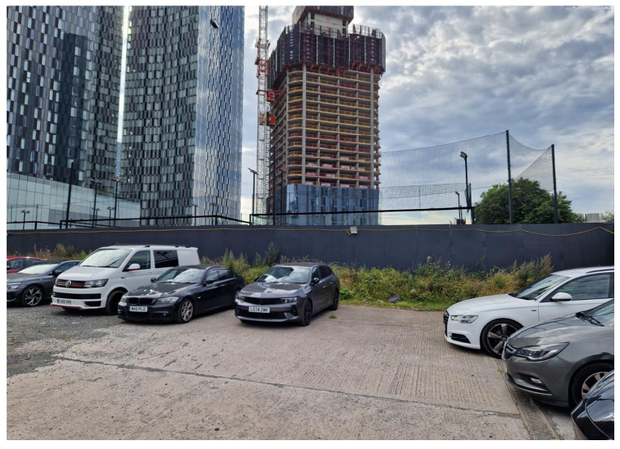








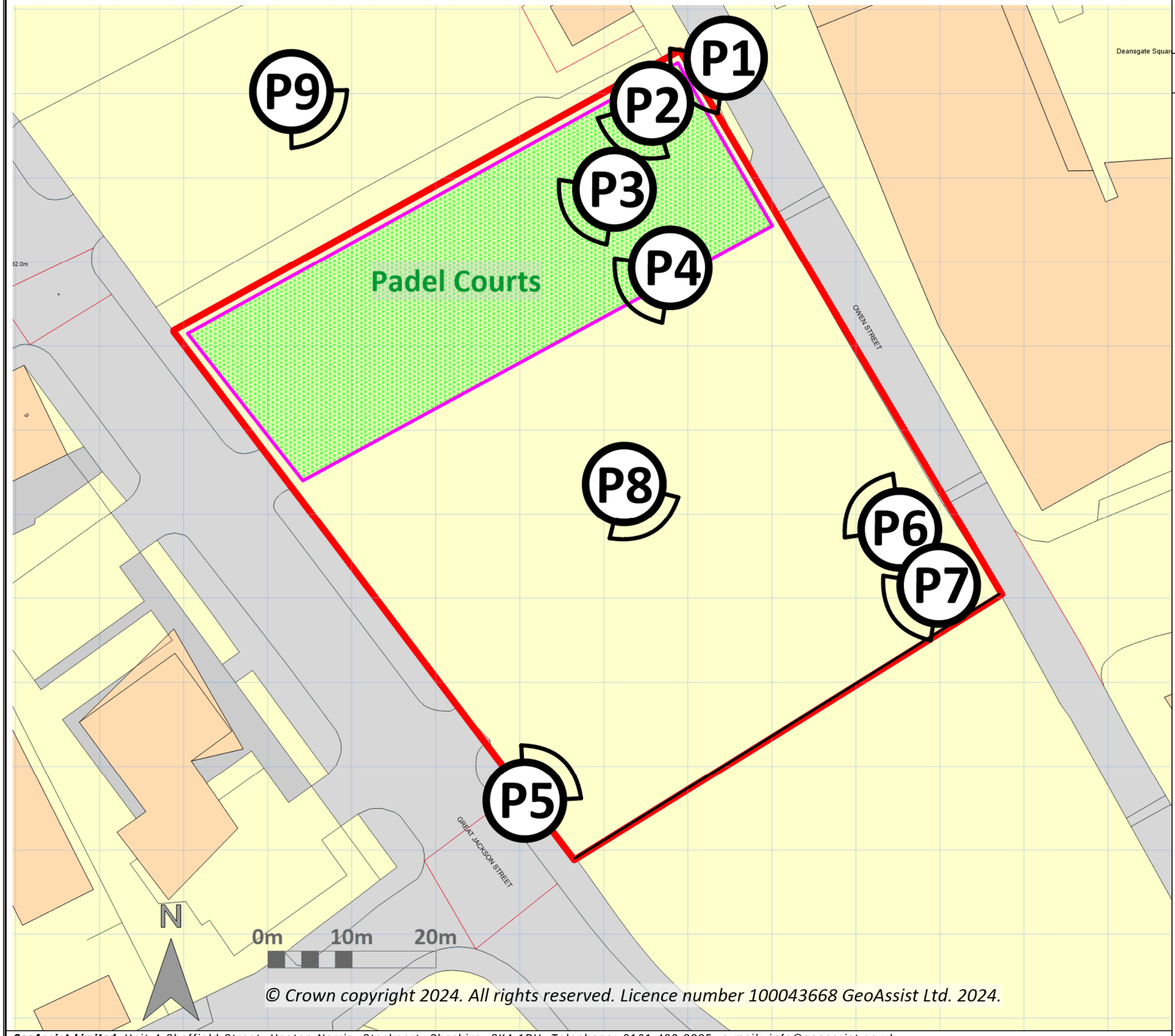




1. Padel courts from Owen Street entrance 2.	3. Padel courts	4. View across padel courts
5. Timber hording and concrete bases and slab which underlies all of the Padel site	6. Construction storage area from Great Jackson Street	7. View of construction storage looking towards Crown Street
8. View of construction storage looking towards Blade and Three60 developments	9. View of Plot F1 Contour under construction	10. Car park to the north of the site. Padel hording and nets can be seen.

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A2 Site Photo Plan

Site Name	Plot E1 & E2 Great Jackson Street
Location	Manchetser
GeoAssist Ref	6180VTE
Client	Renaker Build Limited
	1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	Desimone Consulting Engineering
NGR (centre of site)	383310,397310
Production Date	July 2025
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

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A3 Site Development Plan

Site Name	Plot E1 & E2 Great Jackson Street
Location	Manchetser
GeoAssist Ref	6180VTE
Client	Renaker Build Limited
	1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	Desimone Consulting Engineering
NGR (centre of site)	383310,397310
Production Date	July 2025
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

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Geology 1:10,000 Maps Legends

Artificial Ground and Landslip

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	MGR	Made Ground (Undivided)	Artificial Deposit	Holocene - Holocene
	WGR	Worked Ground (Undivided)	Void	Holocene - Holocene
	WMGR	Infilled Ground	Artificial Deposit	Holocene - Holocene

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Sand with Clay And Gravel	Flandrian - Pleistocene
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Flandrian - Pleistocene
	GFSDD	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	Sand and Gravel	Devensian - Ipswichian
	TILLD	Till, Devensian	Diamicton	Devensian - Ipswichian
	GFDUD	Glaciofluvial Deposits, Devensian	Sand and Gravel	Devensian - Ipswichian

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	CPB	Chester Pebble Beds Formation	Sandstone	Early Triassic - Early Triassic
	WLSF	Wilmslow Sandstone Formation	Sandstone	Early Triassic - Early Triassic
	MM	Manchester Marls Formation	Mudstone	Late Permian - Late Permian
	Fault			

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Geology 1:10,000 Maps

This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:10,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around a site. This mapping may be more up to date than previously published paper maps.

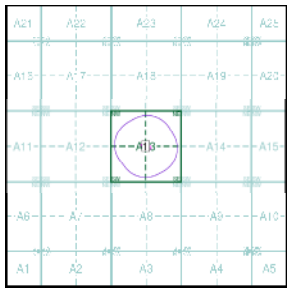
The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page.

Please Note: Not all of the layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

Geology 1:10,000 Maps Coverage

Map ID: 1
Map Name: SJ89NW
Map Date: 1973
Bedrock Geology: Available
Superficial Geology: Available
Artificial Geology: Available
Faults: Available
Landslip: Not Available
Rock Segments: Not Available

Geology 1:10,000 Maps - Slice A



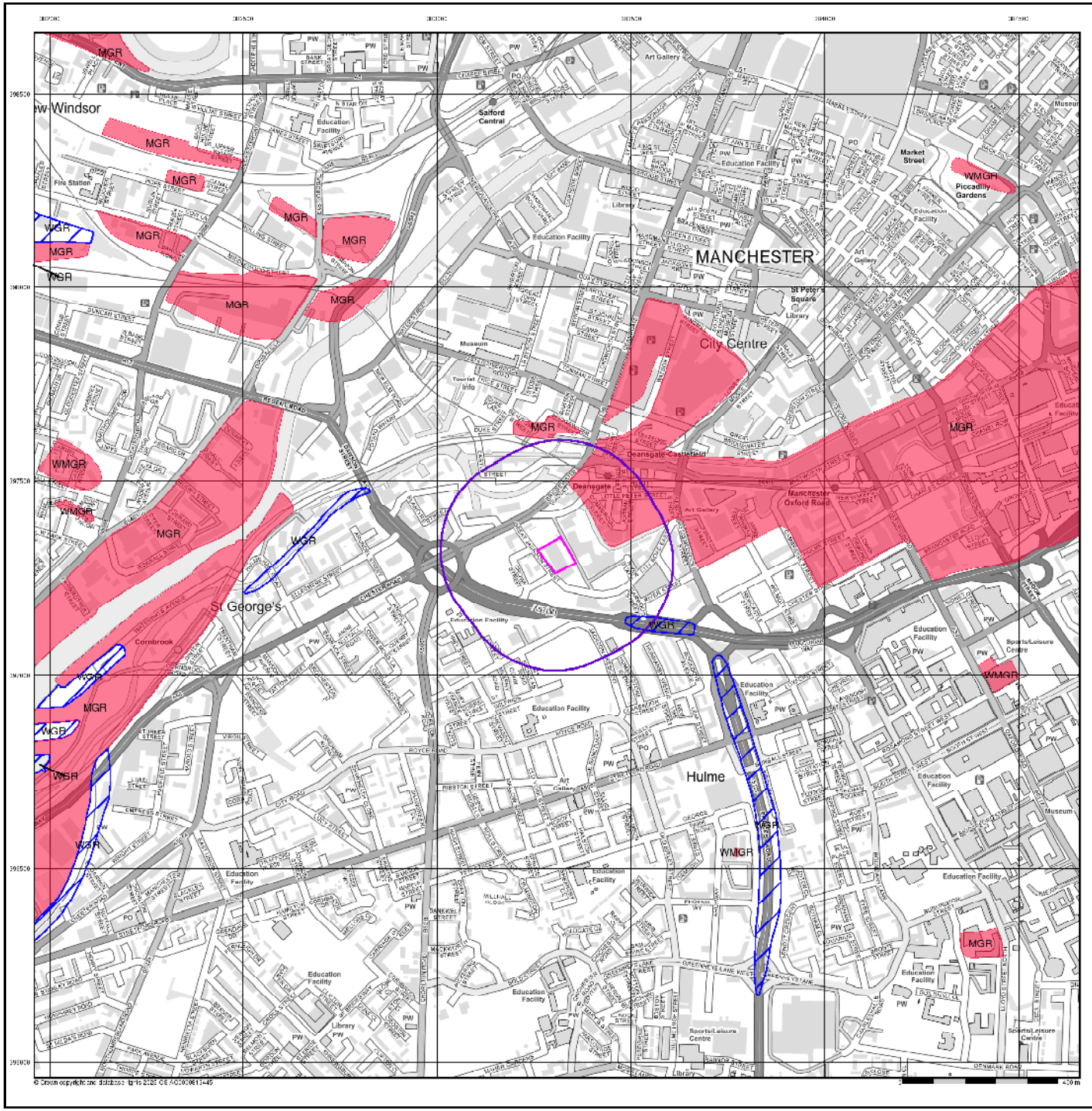
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Customer Ref: 6180 VTE
National Grid Reference: 383310, 397310
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 250

Site Details

Plot E1 & E2, Great Jackson Street, Manchester, M15 4NP

E1-Z1-GEO-A180-RP-XX-0001-P02



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Artificial Ground and Landslip

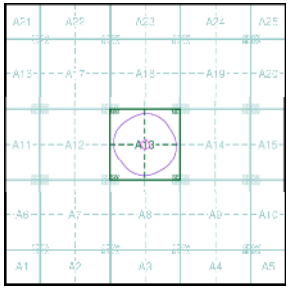
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions and unstable ground.

Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- Infilled ground - areas where the ground has been cut away then wholly or partially backfilled.
- Landscaped ground - areas where the surface has been reshaped.
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

Mass movement (landslip) deposits on BGS geological maps are primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground. The dataset also includes foundered strata, where the ground has collapsed due to subsidence.

Artificial Ground and Landslip Map - Slice A



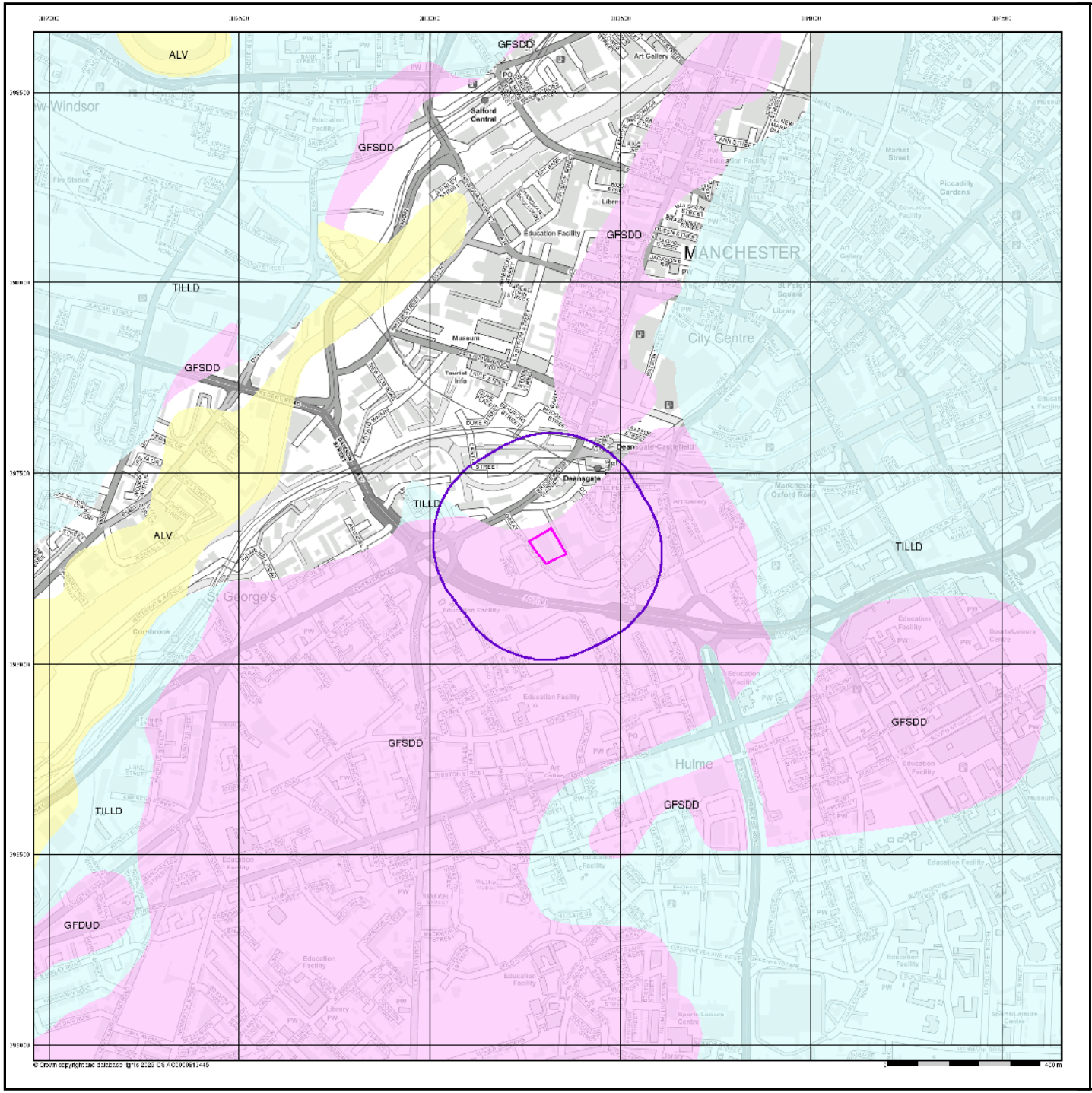
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National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	250

Site Details

Plot E1 & E2, Great Jackson Street, Manchester, M15 4NP

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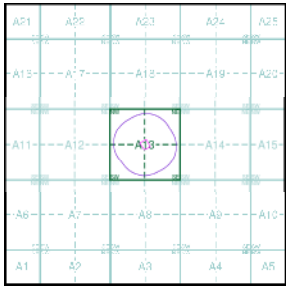
Superficial Geology

BGS 1:10,000 Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, which extends back about 1.8 million years from the present.

They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and 'in place'. Other superficial strata may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made origin.

Most of these Superficial deposits are unconsolidated sediments such as gravel, sand, silt and clay, and onshore they form relatively thin, often discontinuous patches or larger spreads.

Superficial Geology Map - Slice A



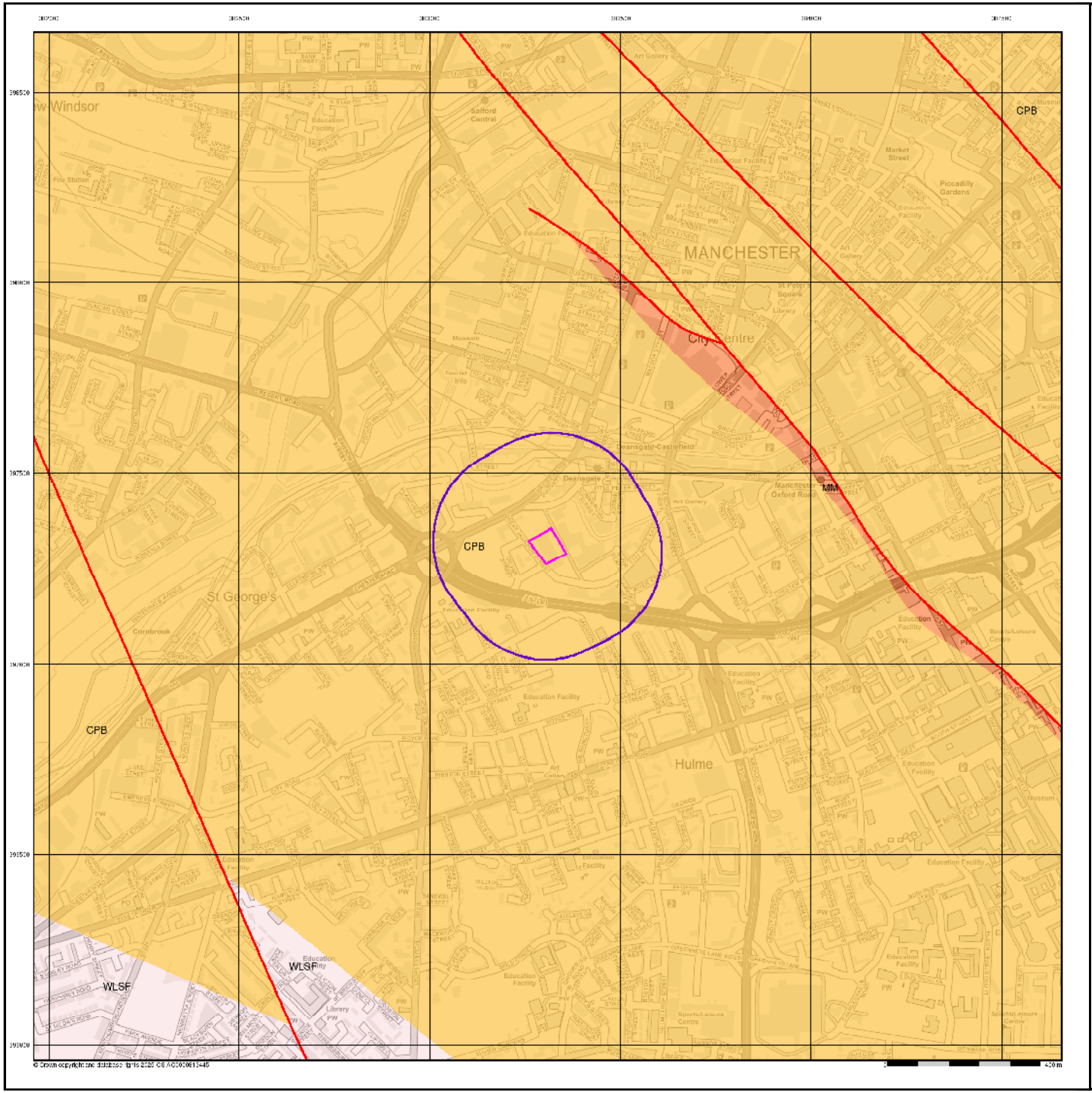
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Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	250

Site Details

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Bedrock and Faults

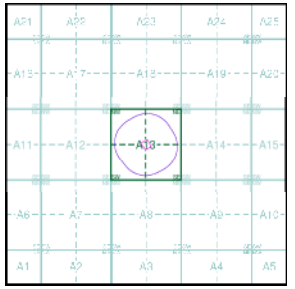
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

The bedrock has formed over vast lengths of geological time ranging from ancient and highly altered rocks of the Proterozoic, some 2500 million years ago, or older, up to the relatively young Pliocene, 1.8 million years ago.

The bedrock geology includes many lithologies, often classified into three types based on origin: igneous, metamorphic and sedimentary.

The BGS Faults and Rock Segments dataset includes geological faults and thin beds mapped as lines such as coal seams and mineral veins. These are not restricted by age and could relate to features of any of the 1:10,000 geology datasets.

Bedrock and Faults Map - Slice A



Order Details

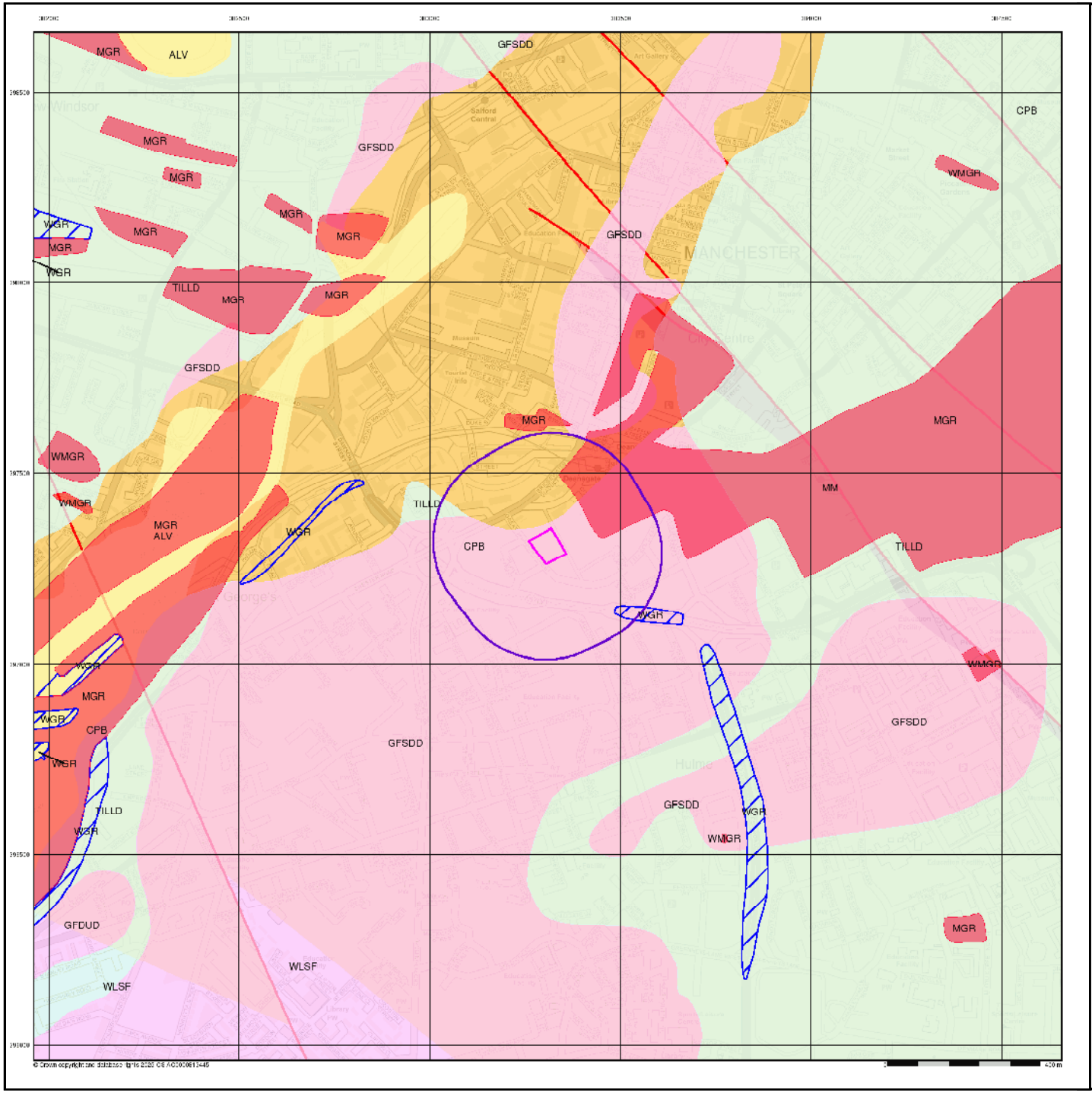
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Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	250

Site Details

Plot E1 & E2, Great Jackson Street, Manchester, M15 4NP

Landmark INFORMATION GROUP
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Combined Surface Geology

The Combined Surface Geology map combines all the previous maps into one combined geological overview of your site.

Please consult the legends to the previous maps to interpret the Combined "Surface Geology" map.

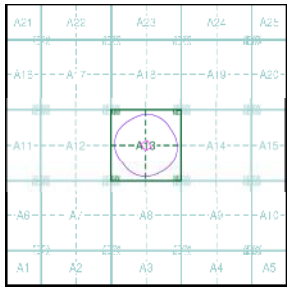
Additional Information

More information on 1:10,000 Geological mapping and explanations of rock classifications can be found on the BGS website. Using the LEX Codes in this report, further descriptions of rock types can be obtained by interrogating the 'BGS Lexicon of Named Rock Units'. This database can be accessed by following the 'Information and Data' link on the BGS website.

Contact

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Kingsley Dunham Centre
Keyworth
Nottingham
NG12 5GG
Telephone: 0115 936 3143
Fax: 0115 936 3276
email: enquiries@bgs.ac.uk
website: www.bgs.ac.uk

Combined Geology Map - Slice A



Order Details

Order Number:	370528466_1_1
Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	250

Site Details

Plot E1 & E2, Great Jackson Street, Manchester, M15 4NP

E1-Z1-GEO-A180-RP-XX-0001-P02

Appendix B

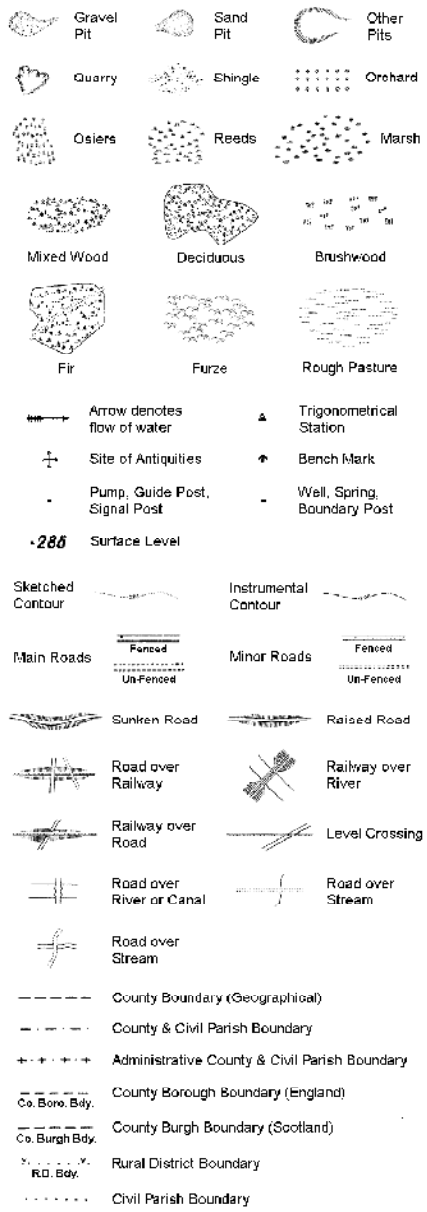
B1 OS Historical Plans

Appendix B1

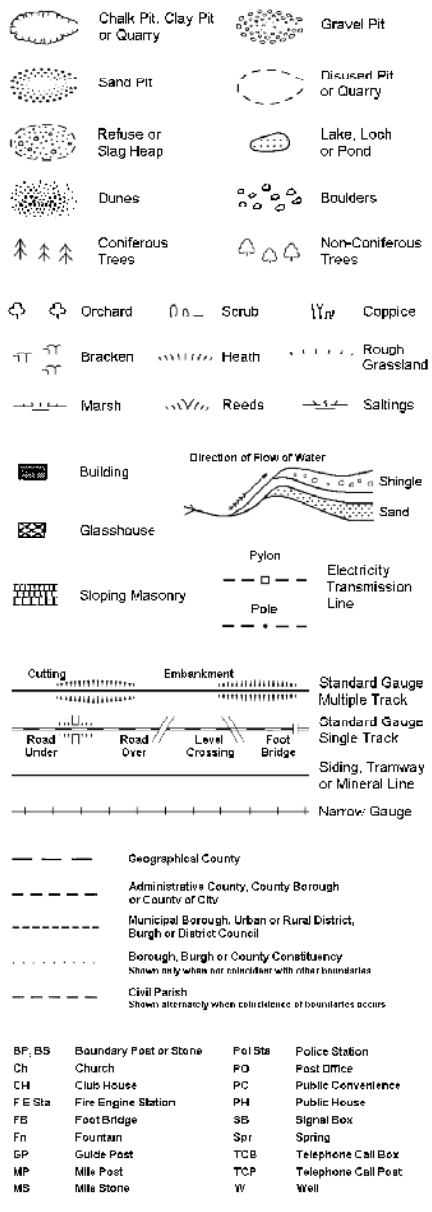
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Cheshire	1:10,560	1882
Lancashire And Furness	1:10,560	1894 - 1896
Cheshire	1:10,560	1899
Lancashire And Furness	1:10,560	1909
Cheshire	1:10,560	1911
Lancashire And Furness	1:10,560	1923
Lancashire And Furness	1:10,560	1931 - 1933
Cheshire	1:10,560	1938
Lancashire And Furness	1:10,560	1938
Ordnance Survey Plan	1:10,000	1956
Ordnance Survey Plan	1:10,000	1972
Manchester	1:25,000	1975
Ordnance Survey Plan	1:10,000	1980
Ordnance Survey Plan	1:10,000	1985
Ordnance Survey Plan	1:10,000	1989
Ordnance Survey Plan	1:10,000	1994
10K Raster Mapping	1:10,000	1999
10K Raster Mapping	1:10,000	2006
VectorMap Local	1:10,000	2024

Historical Mapping Legends

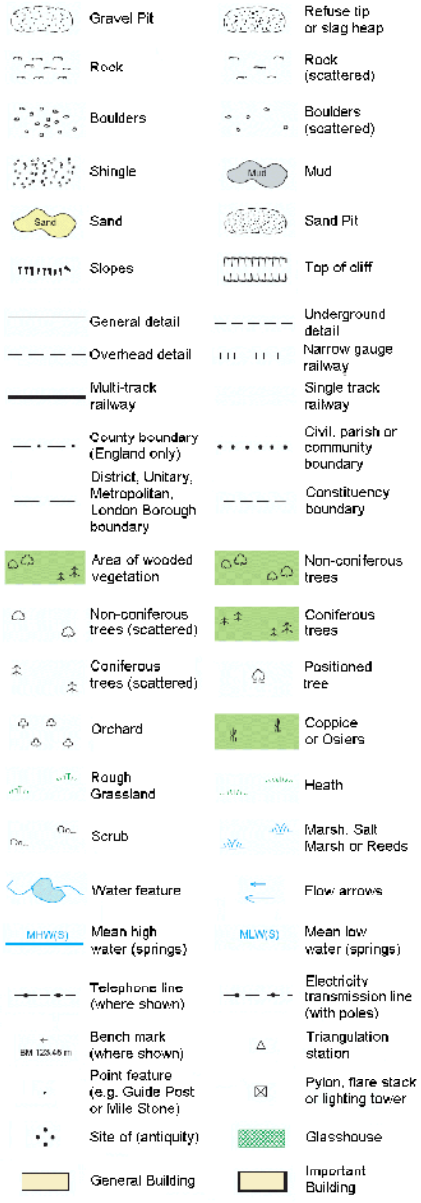
Ordnance Survey County Series 1:10,560



Ordnance Survey Plan 1:10,000



1:10,000 Raster Mapping

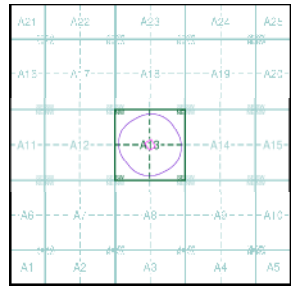


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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:10,560	1848	3
Cheshire	1:10,560	1882	4
Lancashire And Furness	1:10,560	1894 - 1896	5
Cheshire	1:10,560	1899	6
Lancashire And Furness	1:10,560	1909	7
Cheshire	1:10,560	1911	8
Lancashire And Furness	1:10,560	1923	9
Lancashire And Furness	1:10,560	1931 - 1933	10
Cheshire	1:10,560	1938	11
Lancashire And Furness	1:10,560	1938	12
Ordnance Survey Plan	1:10,000	1956	13
Ordnance Survey Plan	1:10,000	1972	14
Manchester	1:25,000	1975	15
Ordnance Survey Plan	1:10,000	1980	16
Ordnance Survey Plan	1:10,000	1985	17
Ordnance Survey Plan	1:10,000	1989	18
Ordnance Survey Plan	1:10,000	1994	19
10K Raster Mapping	1:10,000	1999	20
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VectorMap Local	1:10,000	2024	22

Historical Map - Slice A



Order Details

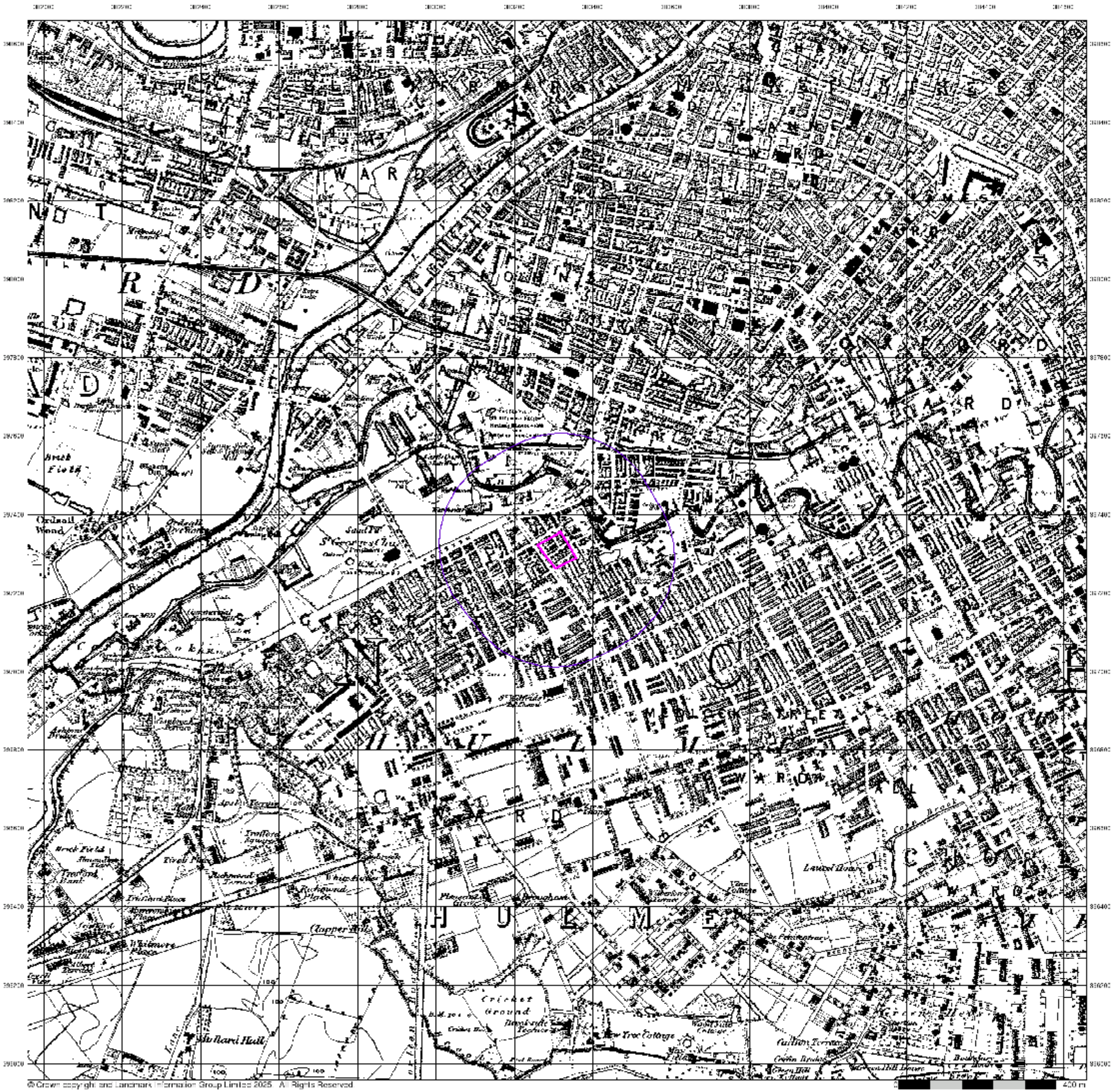
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Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	250

Site Details

Plot E1 & E2, Great Jackson Street, Manchester, M15 4NP

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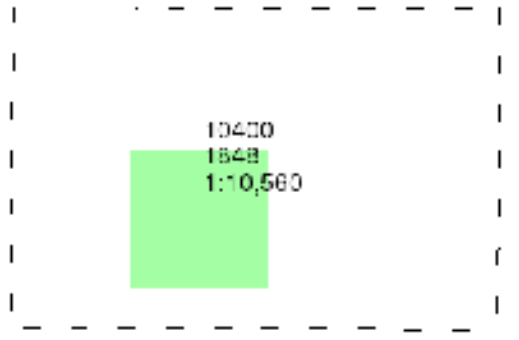
Lancashire And Furness

Published 1848

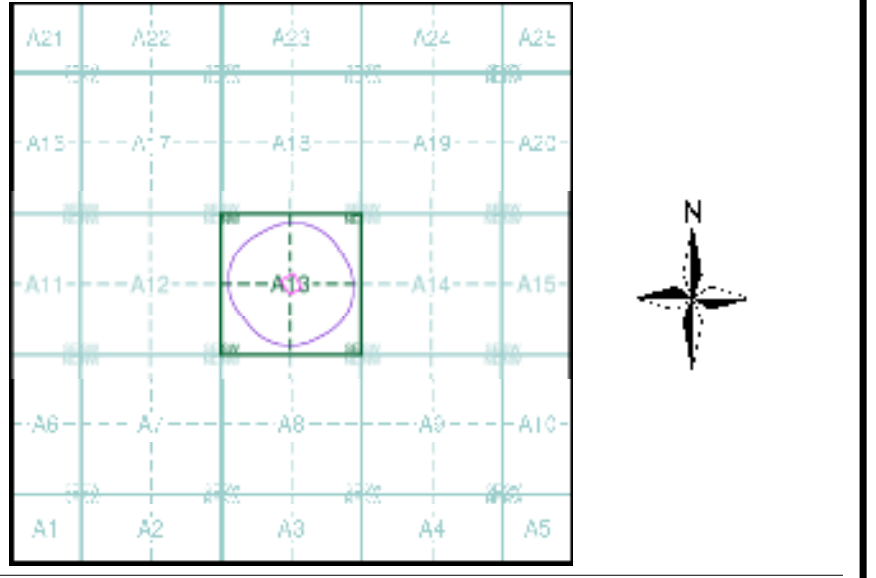
Source map scale - 1:10,560

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; these maps were used to update the 1:10,560 maps. The published date given therefore 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. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 370528466_1_1
Customer Ref: 6180 VTE
National Grid Reference: 383310, 397310
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 250

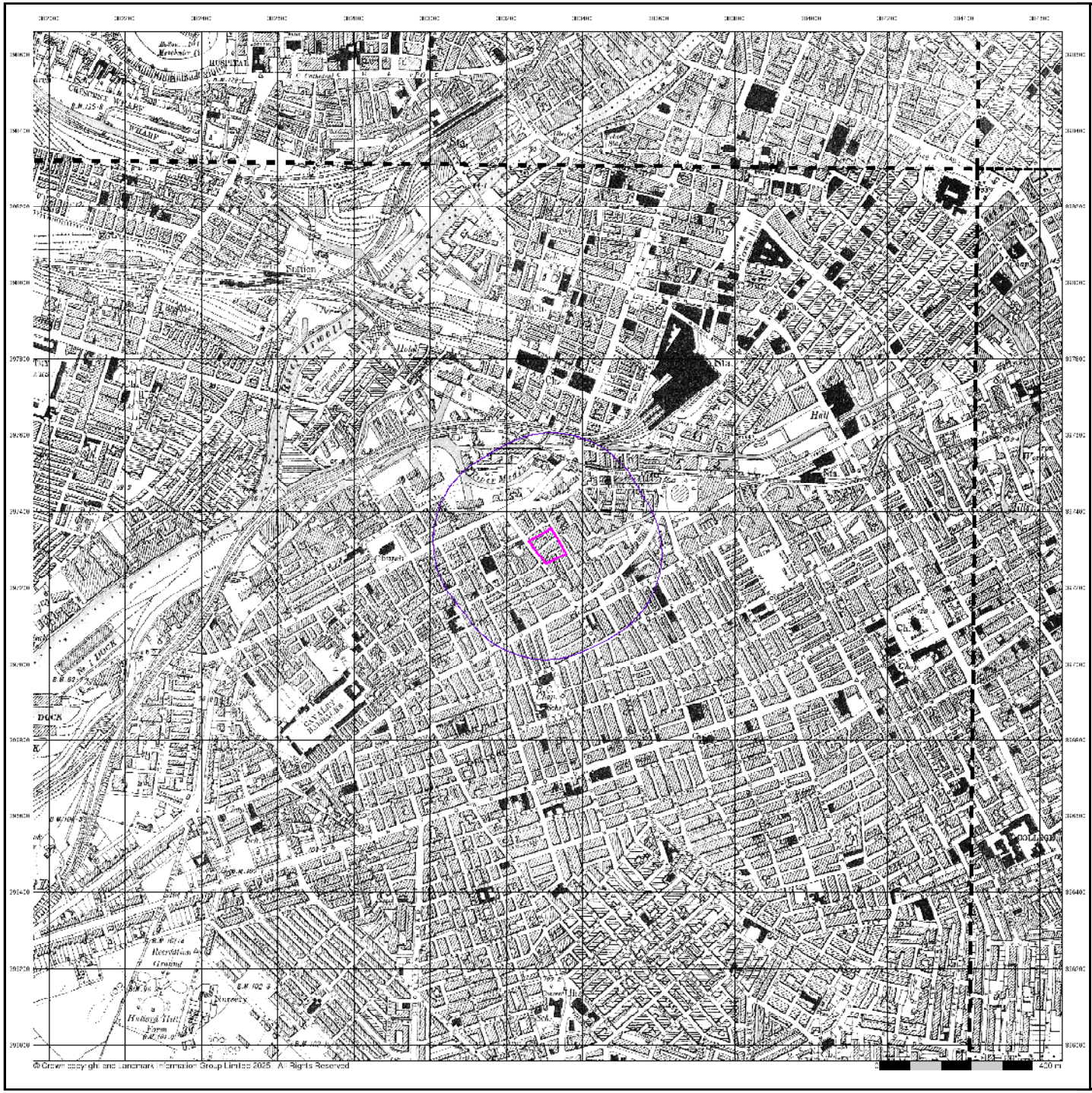
Site Details

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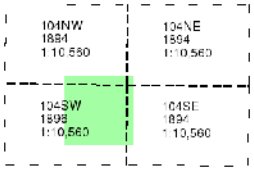
Lancashire And Furness

Published 1894 - 1896

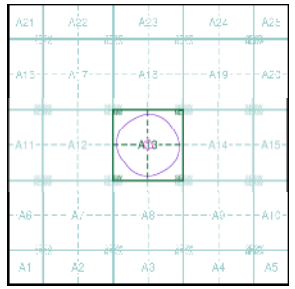
Source map scale - 1:10,560

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; these maps were used to update the 1:10,560 maps. The published date given therefore 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. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

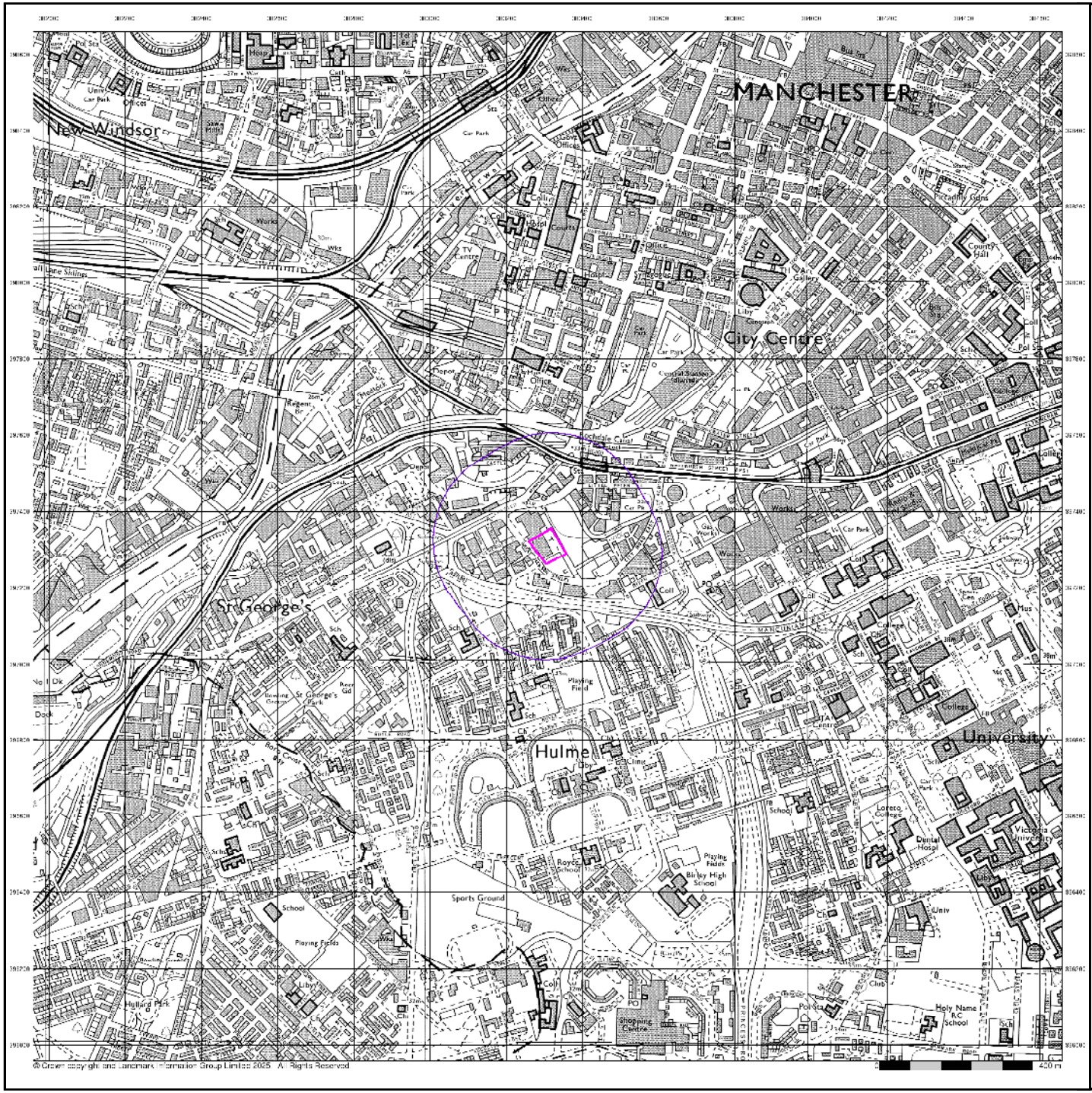


Order Details

Order Number:	370528466_1_1
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Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	250

Site Details

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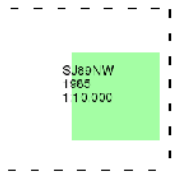
Ordnance Survey Plan

Published 1985

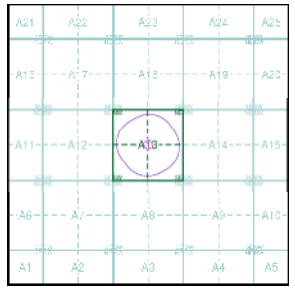
Source map scale - 1:10,000

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; these maps were used to update the 1:10,560 maps. The published date given therefore 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. In the late 1940`s, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



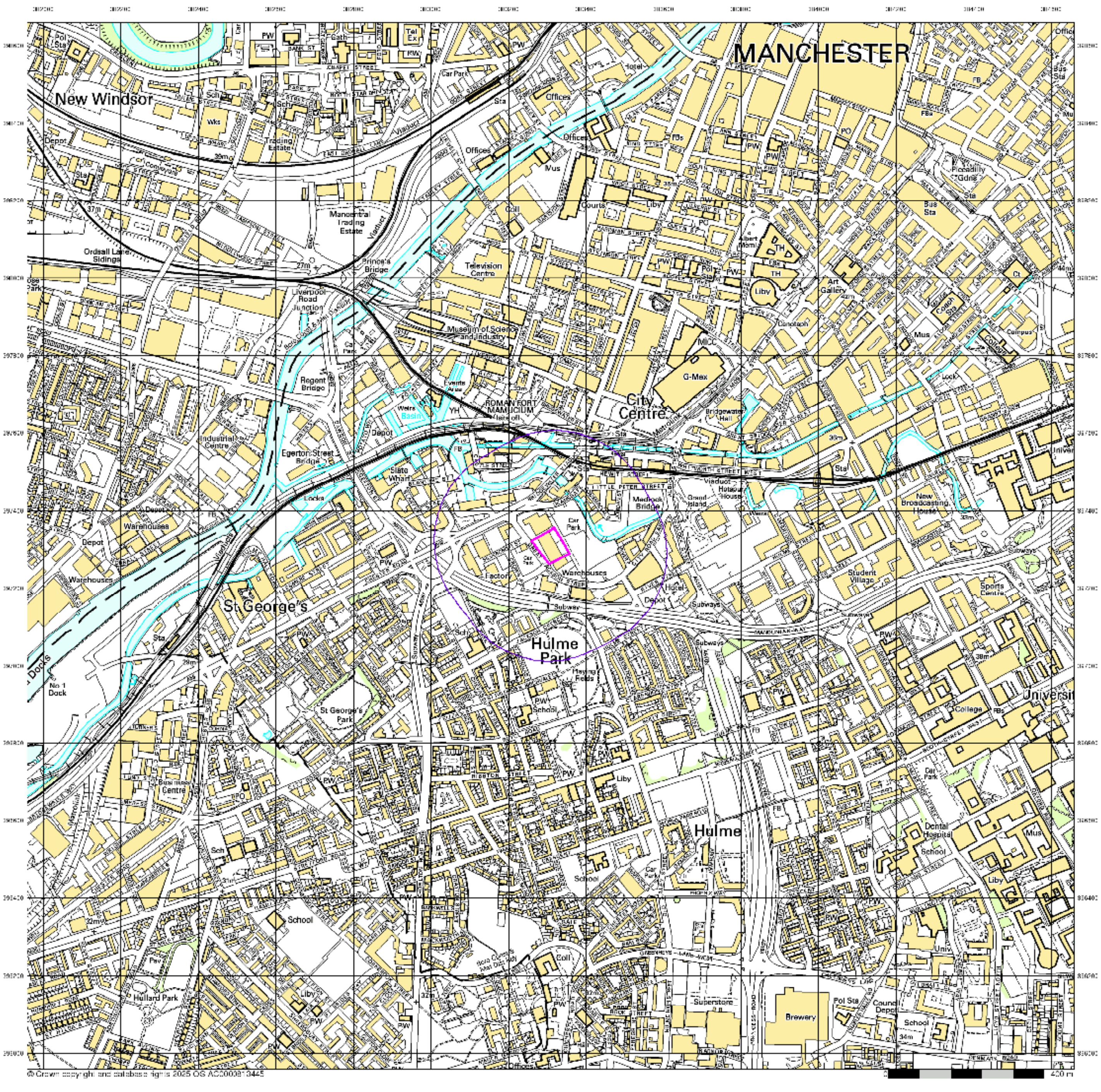
Order Details

Order Number:	370528466_1_1
Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	250

Site Details

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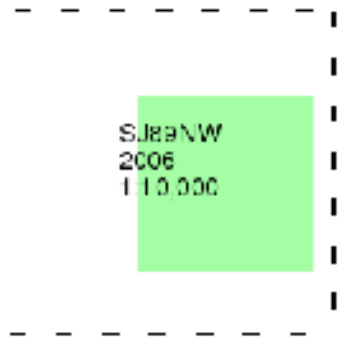
10k Raster Mapping

Published 2006

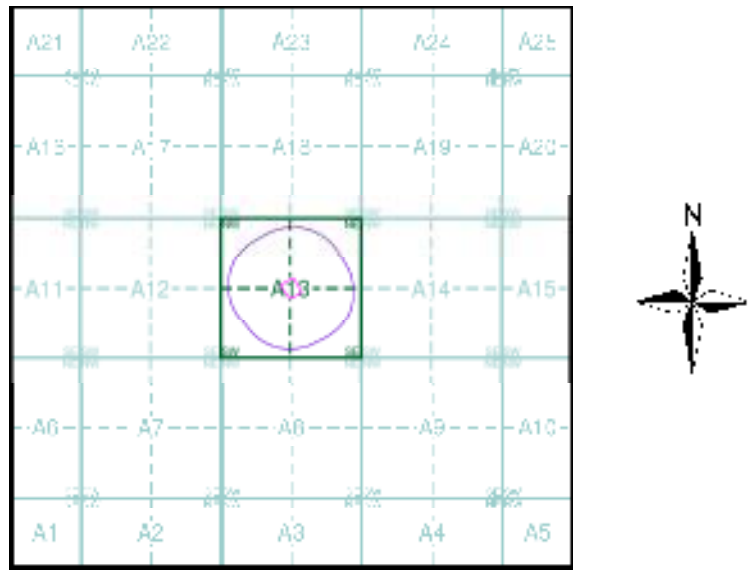
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:	370528466_1_1
Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	250

Site Details

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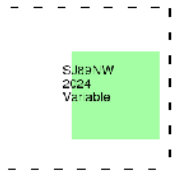
VectorMap Local

Published 2024

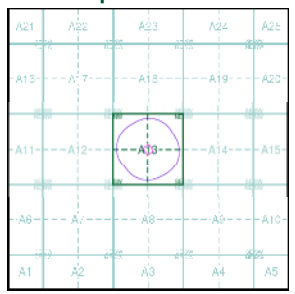
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities),1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number:	370528466_1_1
Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
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Search Buffer (m):	250

Site Details

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Lancashire And Furness

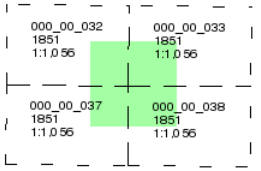
Published 1851

Source map scale - 1:1,056

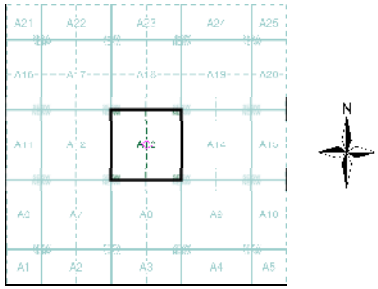
The 1:1056 scale of Ordnance Survey mapping was adopted from Ireland in 1848 and was used to survey towns with a population of over 4000, plus county towns of lesser population, in those counties mapped at the six-inch scale in 1841-55. The scale was the largest scale at which London was mapped by the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

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

Map Name(s) and Date(s)



Historical Town Plan - Segment A13



Order Details

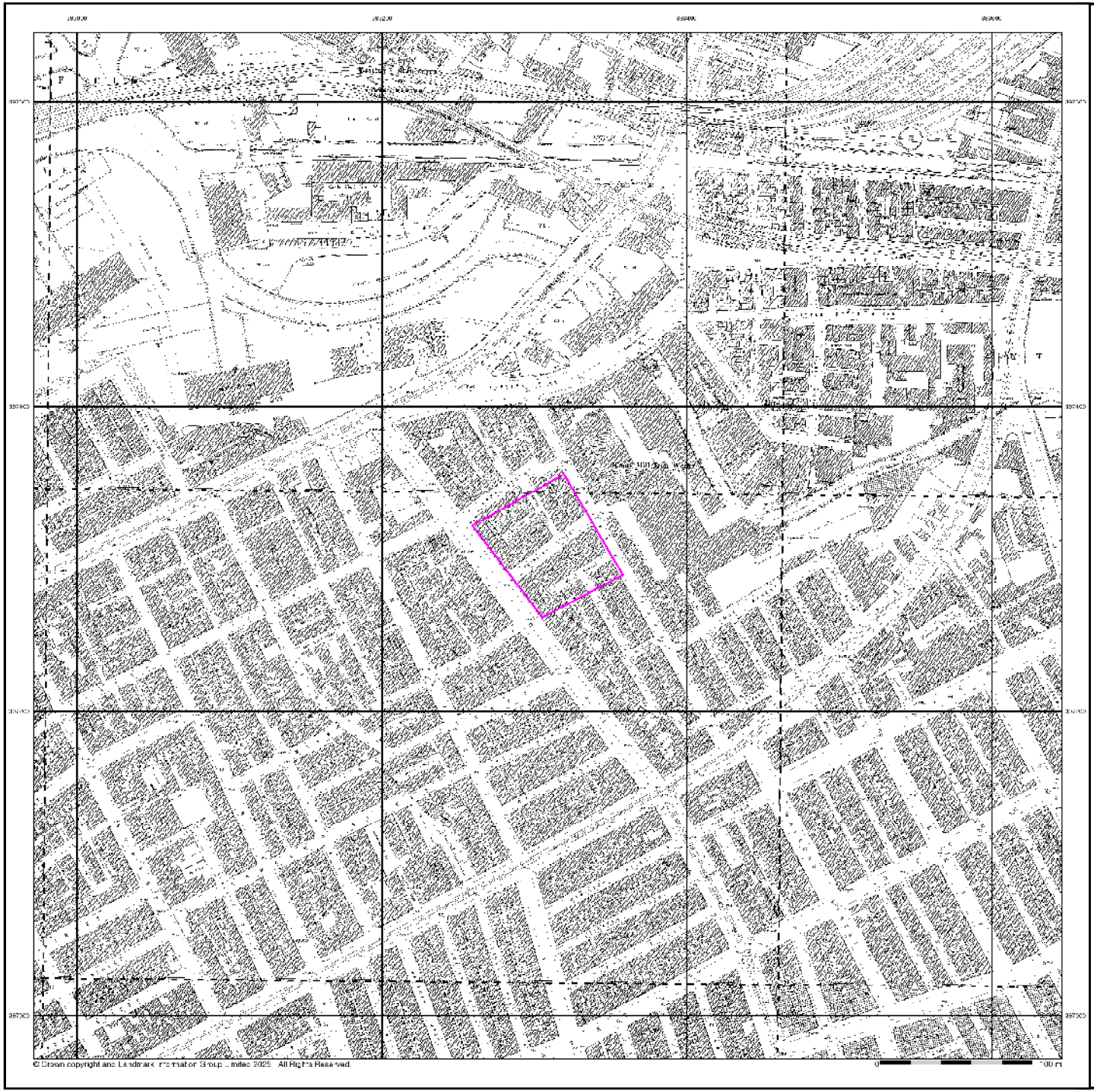
Order Number:	370528466_1_1
Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	0

Site Details

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Lancashire And Furness

Published 1891

Source map scale - 1:500

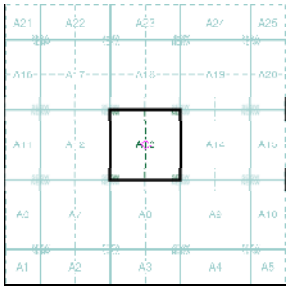
The 1:500 scale Ordnance Survey mapping was introduced in 1855 as a replacement for the 1:528 scale and to compliment the 1:2500 scale that had been implemented in 1853. By 1895, the 1:500 scale covered most towns over a population of about 4000 at the time of survey, although very few towns were mapped more than once at this scale, and none have been since 1910. The 1:500 scale gives particular emphasis to such features as lamp posts, man holes, arched passages and minor building projections. Also often featured are divisions between tenements, interior ground floor layouts of public buildings, and on earlier plans, the functions of the various parts of larger industrial premises are also indicated. Content of the plans does vary however, from one town to the next in terms of, for example, the completeness of railway tracks and the coverage of public buildings.

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

Map Name(s) and Date(s)

104_10_012 1891 1:500	104_10_013 1891 1:500	104_10_014 1891 1:500
104_10_017 1891 1:500	104_10_018 1891 1:500	104_10_019 1891 1:500
104_10_022 1891 1:500	104_10_023 1891 1:500	104_10_024 1891 1:500

Historical Town Plan - Segment A13



Order Details

Order Number:	370528466_1_1
Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	0

Site Details

Plot E1 & E2, Great Jackson Street, Manchester, M15 4NP

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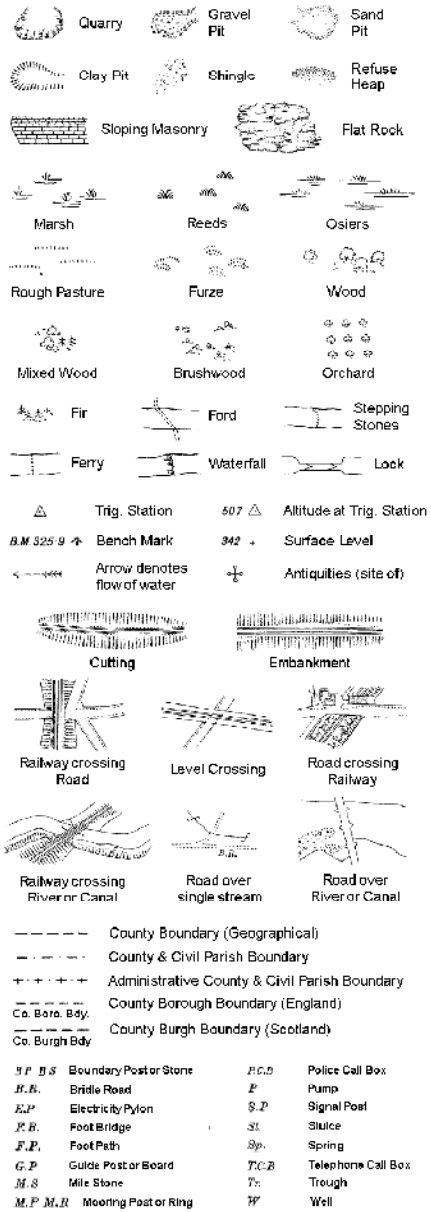
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Appendix B1 Continued

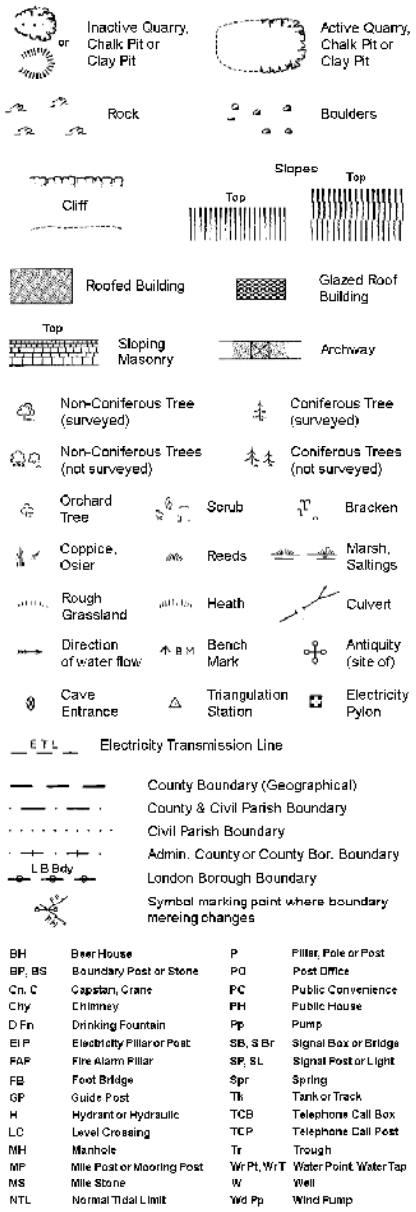
Mapping Type	Scale	Date
Lancashire And Furness	1:2,500	1908
Lancashire And Furness	1:2,500	1932
Ordnance Survey Plan	1:1,250	1948 - 1950
Ordnance Survey Plan	1:2,500	1950 - 1951
Ordnance Survey Plan	1:1,250	1951 - 1956
Ordnance Survey Plan	1:2,500	1956 - 1965
Ordnance Survey Plan	1:1,250	1960 - 1980
Ordnance Survey Plan	1:2,500	1965
Ordnance Survey Plan	1:1,250	1969 - 1988
Supply of Unpublished Survey Information	1:1,250	1974 - 1976
Additional SIMs	1:1,250	1977 - 1990
Additional SIMs	1:1,250	1984 - 1990
Additional SIMs	1:1,250	1987 - 1990
Ordnance Survey Plan	1:1,250	1988
Additional SIMs	1:1,250	1990
Large-Scale National Grid Data	1:1,250	1992
Large-Scale National Grid Data	1:1,250	1993 - 1995
Large-Scale National Grid Data	1:1,250	1993 - 1995
Large-Scale National Grid Data	1:1,250	1995
Large-Scale National Grid Data	1:1,250	1995
Large-Scale National Grid Data	1:1,250	1996
Historical Aerial Photography	1:2,500	2000

Historical Mapping Legends

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

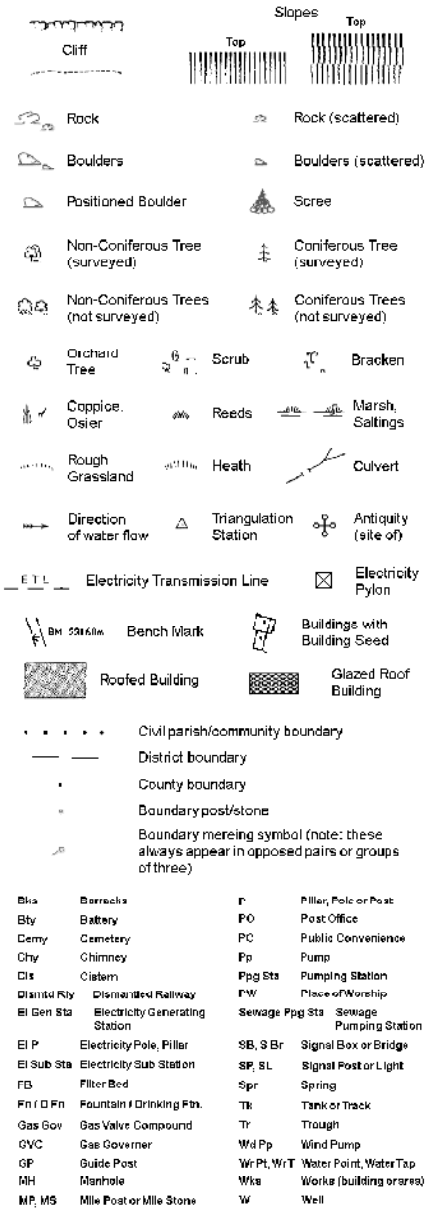


Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



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



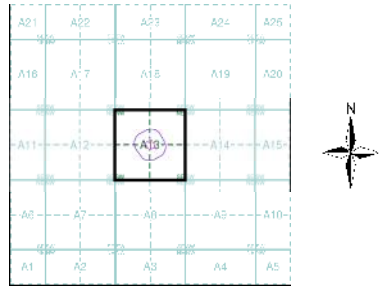
Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
El P	Electricity 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 Governor	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

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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1908	2
Lancashire And Furness	1:2,500	1932	3
Ordnance Survey Plan	1:1,250	1948 - 1950	4
Ordnance Survey Plan	1:2,500	1950 - 1951	5
Ordnance Survey Plan	1:1,250	1951 - 1956	6
Ordnance Survey Plan	1:2,500	1956 - 1965	7
Ordnance Survey Plan	1:1,250	1960 - 1980	8
Ordnance Survey Plan	1:2,500	1965	9
Ordnance Survey Plan	1:1,250	1969 - 1988	10
Supply of Unpublished Survey Information	1:1,250	1974 - 1976	11
Additional SIMs	1:1,250	1977 - 1990	12
Additional SIMs	1:1,250	1984 - 1990	13
Additional SIMs	1:1,250	1987 - 1990	14
Ordnance Survey Plan	1:1,250	1988	15
Additional SIMs	1:1,250	1990	16
Large-Scale National Grid Data	1:1,250	1992	17
Large-Scale National Grid Data	1:1,250	1993 - 1995	18
Large-Scale National Grid Data	1:1,250	1993 - 1995	19
Large-Scale National Grid Data	1:1,250	1995	20
Large-Scale National Grid Data	1:1,250	1995	21
Large-Scale National Grid Data	1:1,250	1996	22
Historical Aerial Photography	1:2,500	2000	23

Historical Map - Segment A13



Order Details

Order Number: 370528466_1_1
Customer Ref: 6180 VTE
National Grid Reference: 383310, 397310
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 100

Site Details

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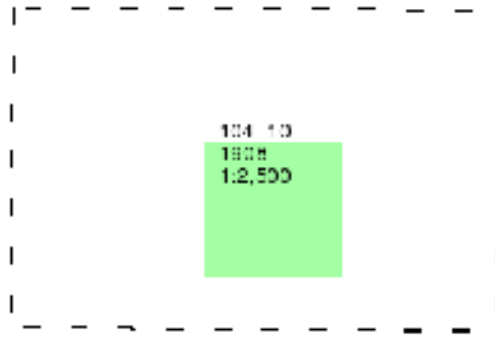
Lancashire And Furness

Published 1908

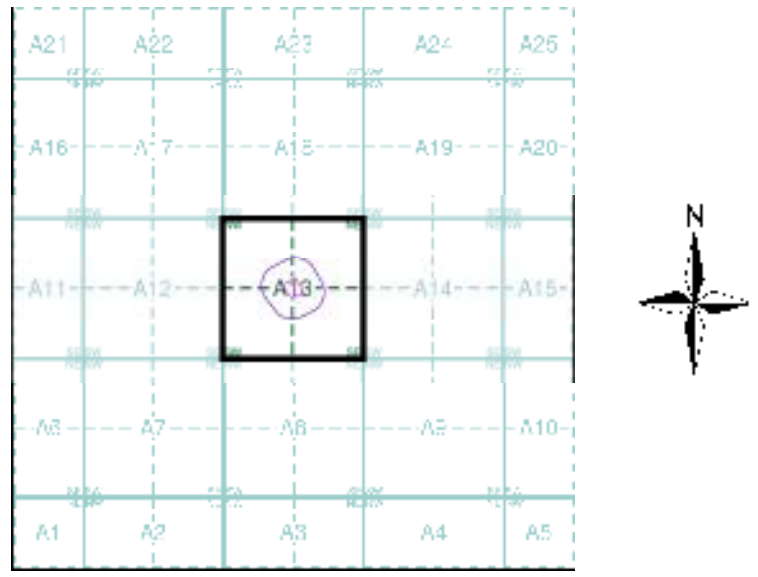
Source map scale - 1:2,500

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



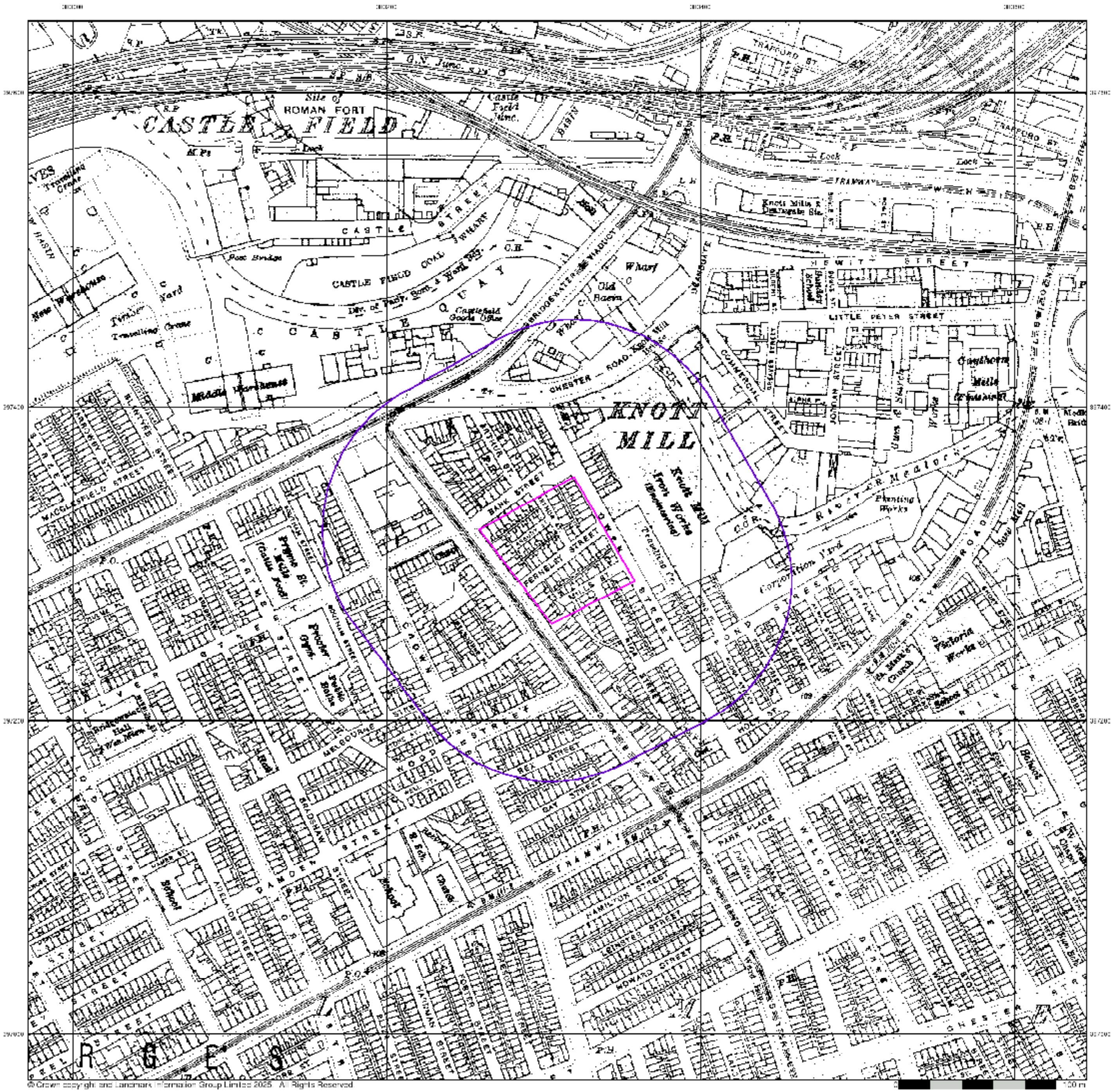
Order Details

Order Number: 370528466_1_1
Customer Ref: 6180 VTE
National Grid Reference: 383310, 397310
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 100

Site Details

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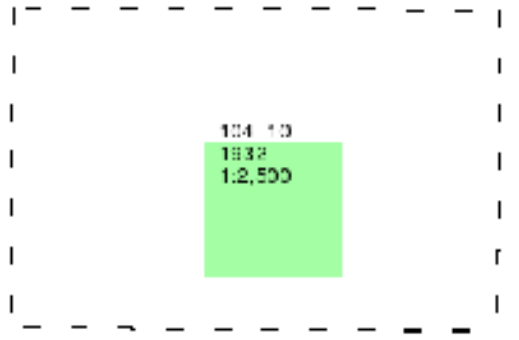
Lancashire And Furness

Published 1932

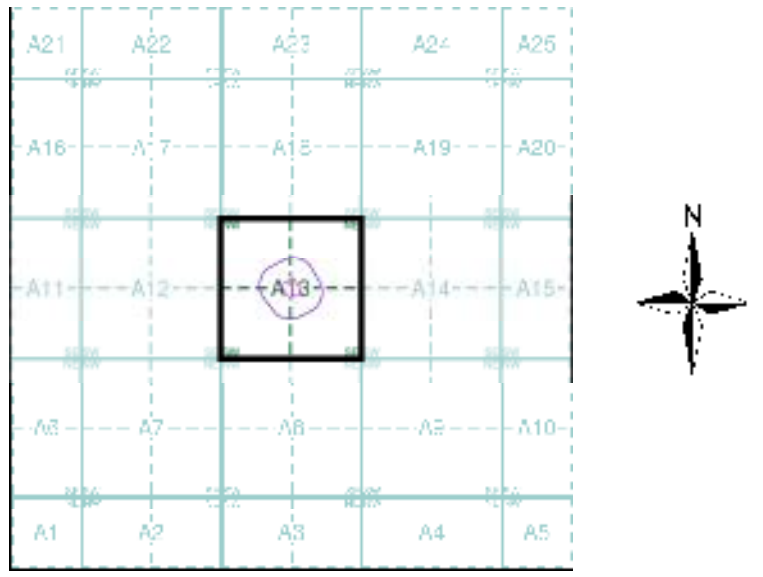
Source map scale - 1:2,500

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

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Customer Ref: 6180 VTE
National Grid Reference: 383310, 397310
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 100

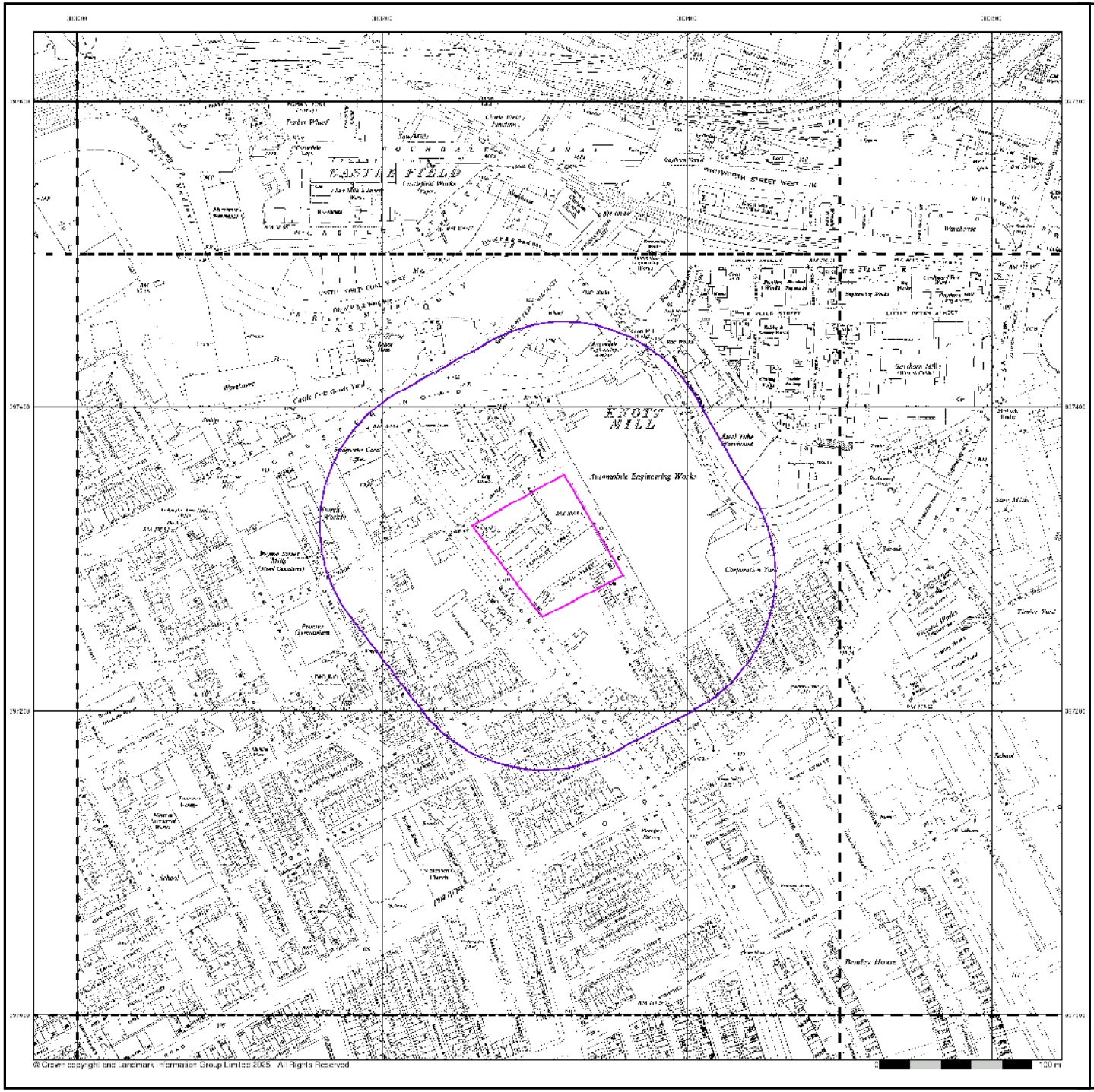
Site Details

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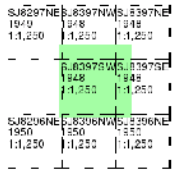
Ordnance Survey Plan

Published 1948 - 1950

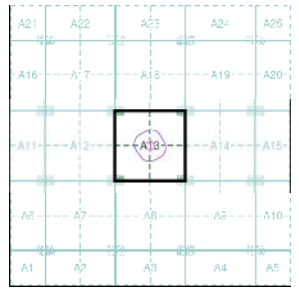
Source map scale - 1:1,250

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

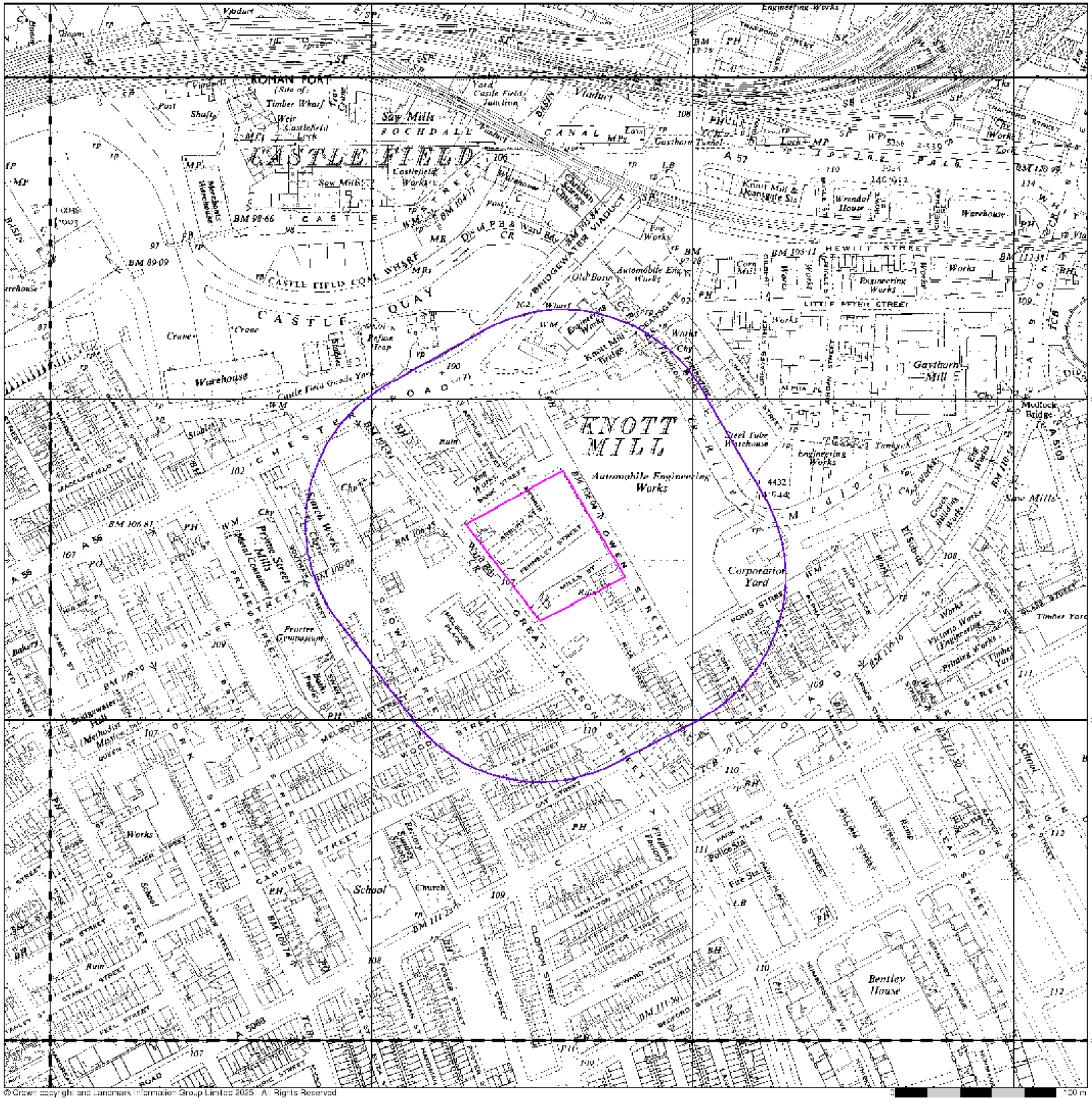
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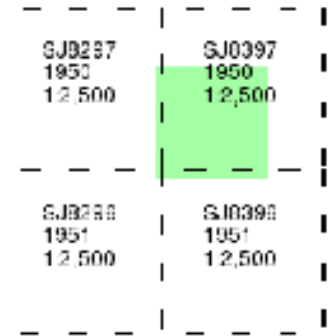
Ordnance Survey Plan

Published 1950 - 1951

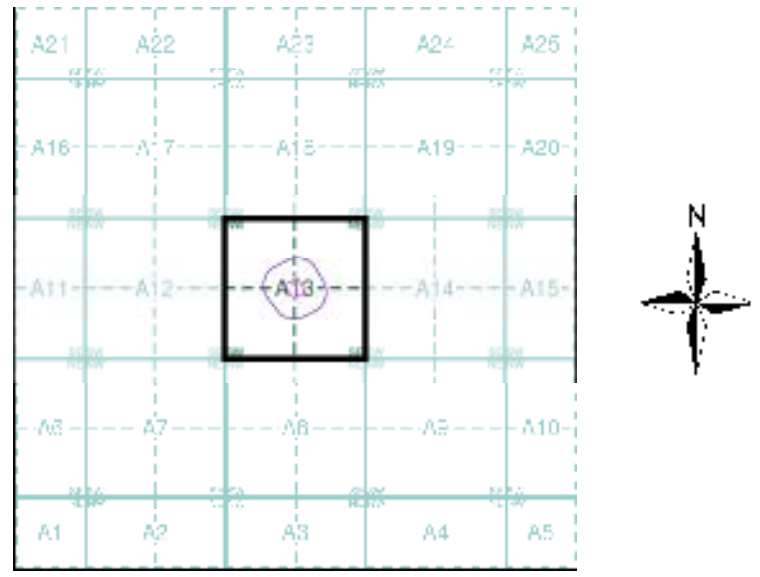
Source map scale - 1:2,500

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

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National Grid Reference:	383310, 397310
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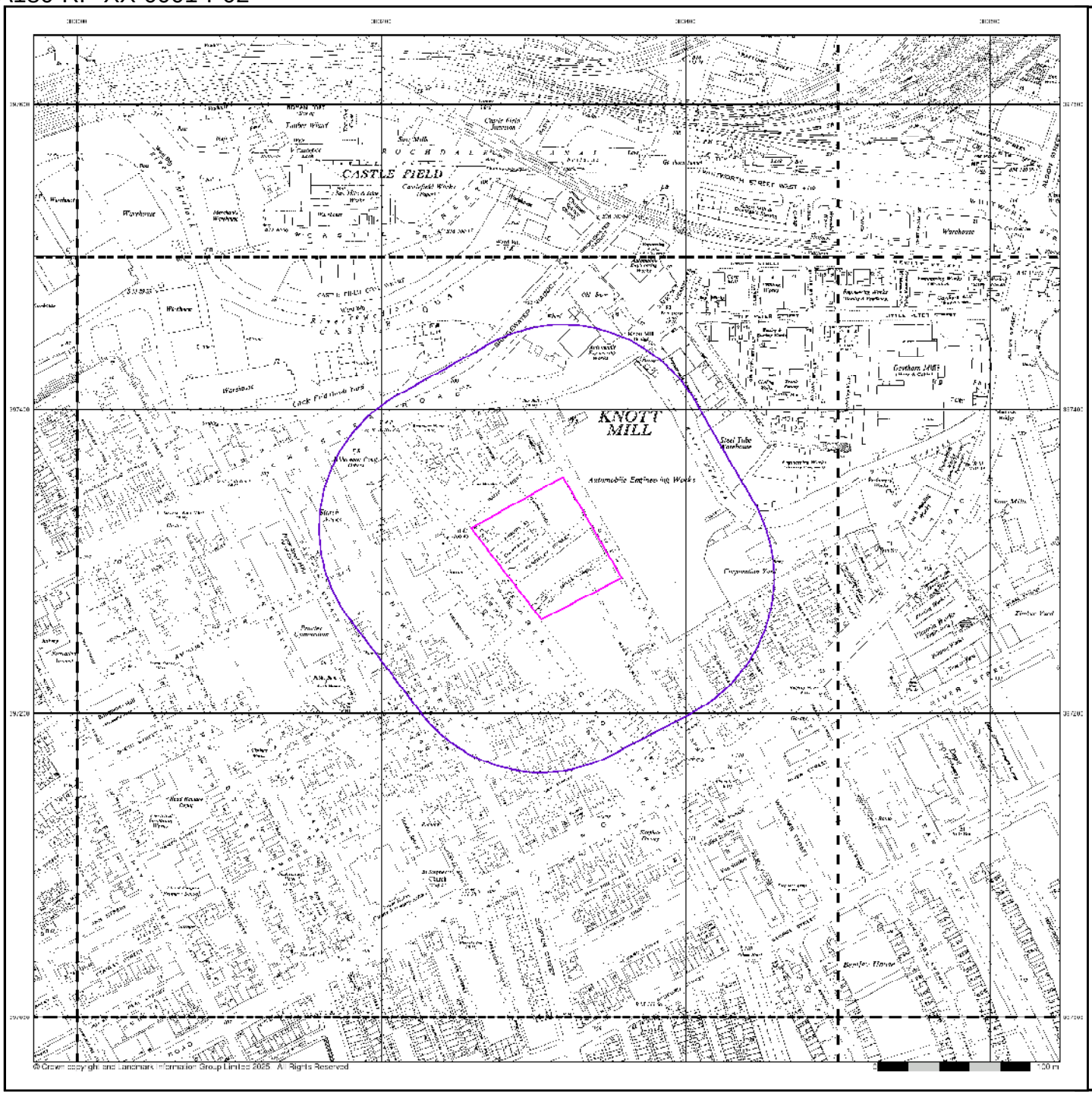
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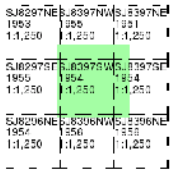
Ordnance Survey Plan

Published 1951 - 1956

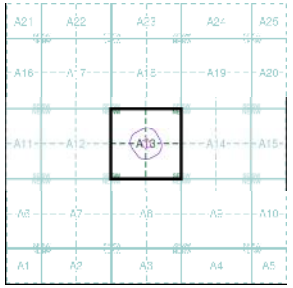
Source map scale - 1:1,250

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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

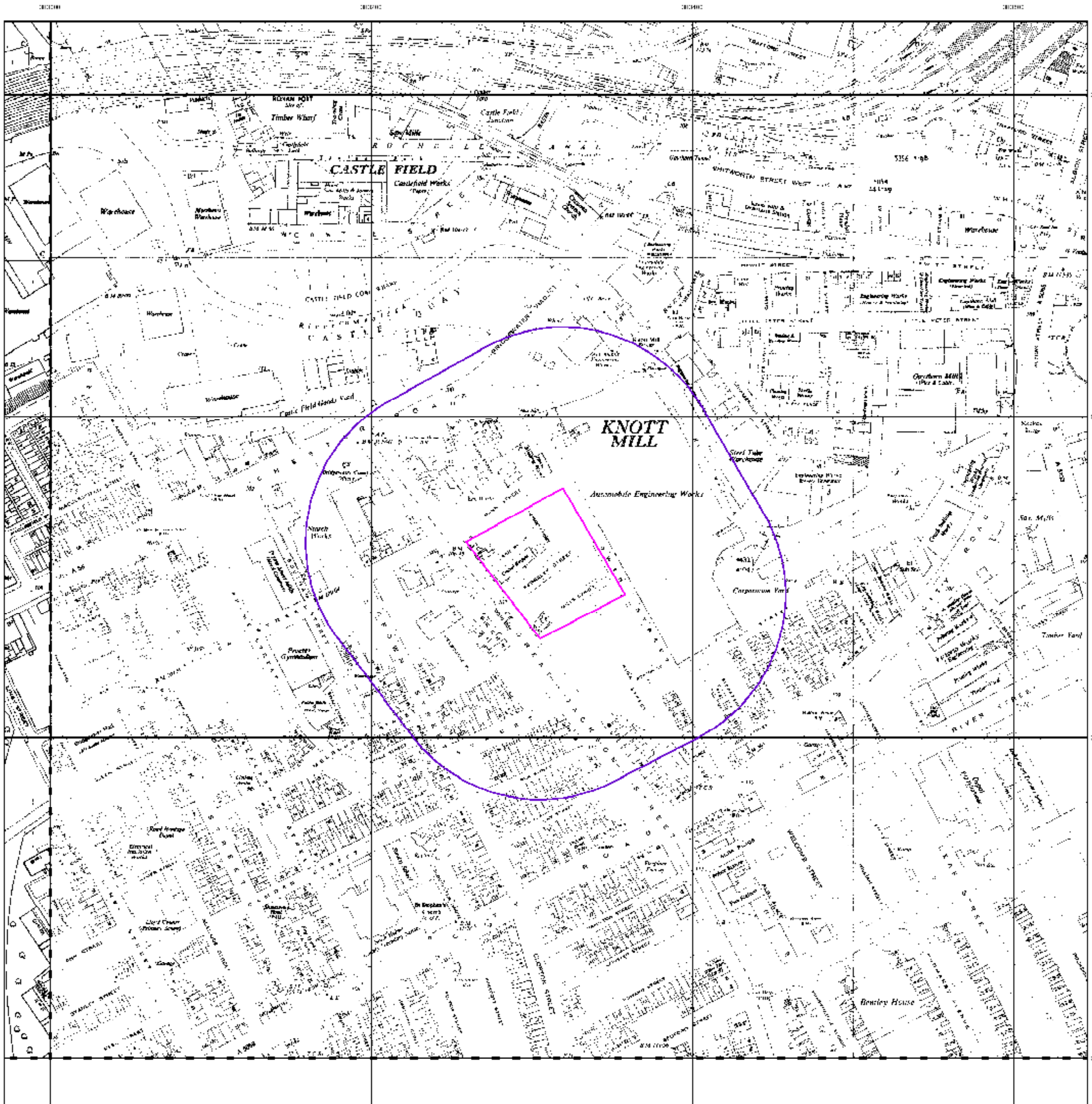
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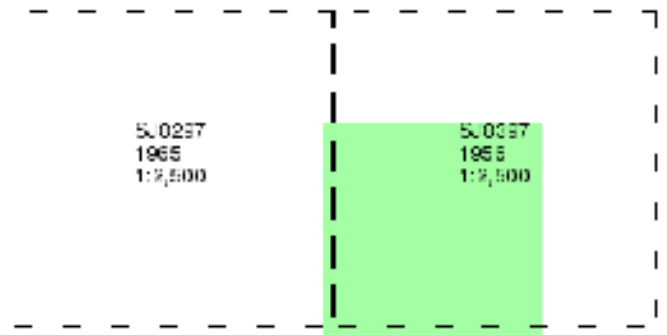
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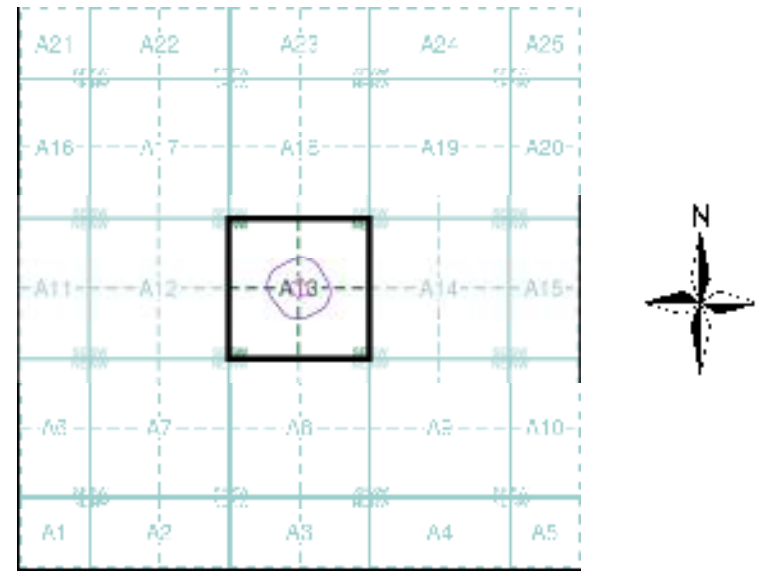
Ordnance Survey Plan
Published 1956 - 1965
Source map scale - 1:2,500

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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number:	370528466_1_1
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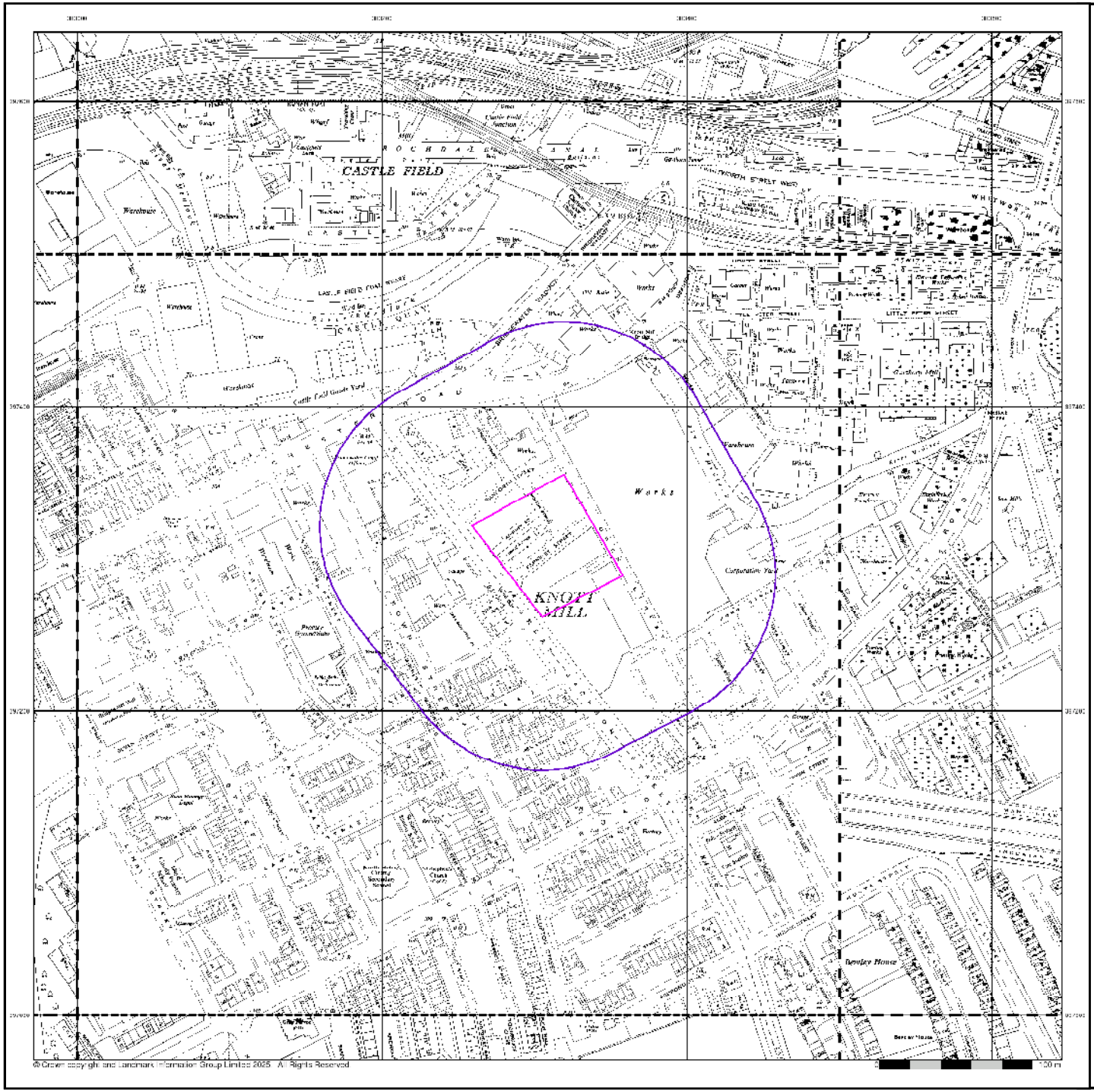
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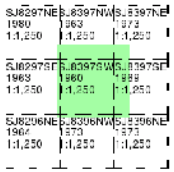
Ordnance Survey Plan

Published 1960 - 1980

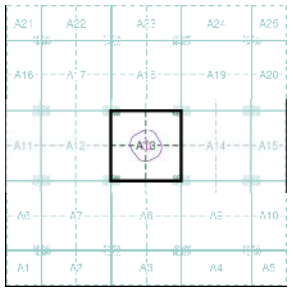
Source map scale - 1:1,250

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Map Name(s) and Date(s)



Historical Map - Segment A13



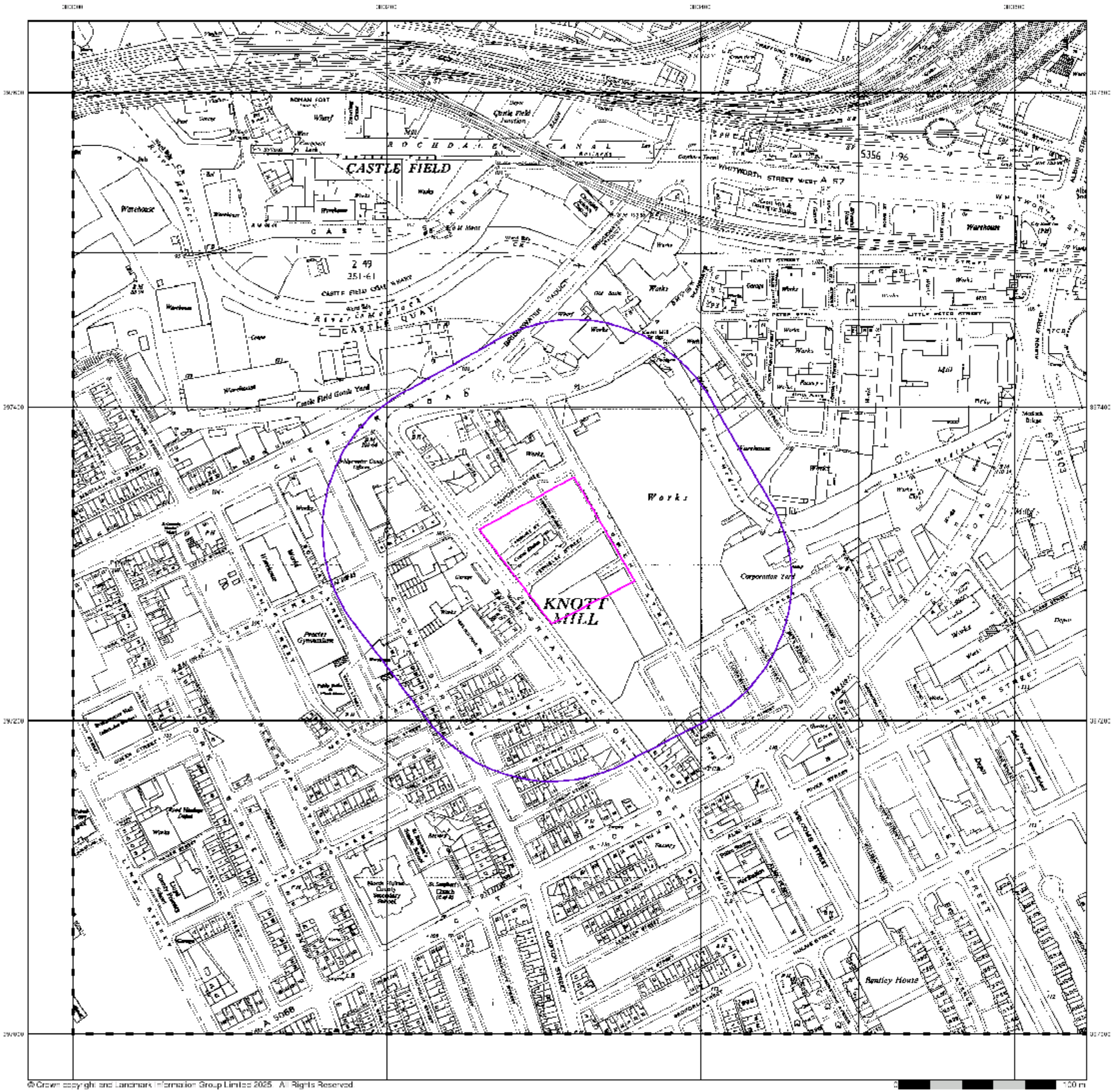
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Search Buffer (m):	100

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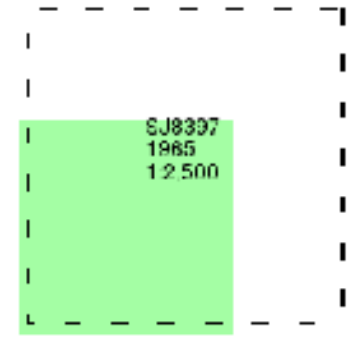
Ordnance Survey Plan

Published 1965

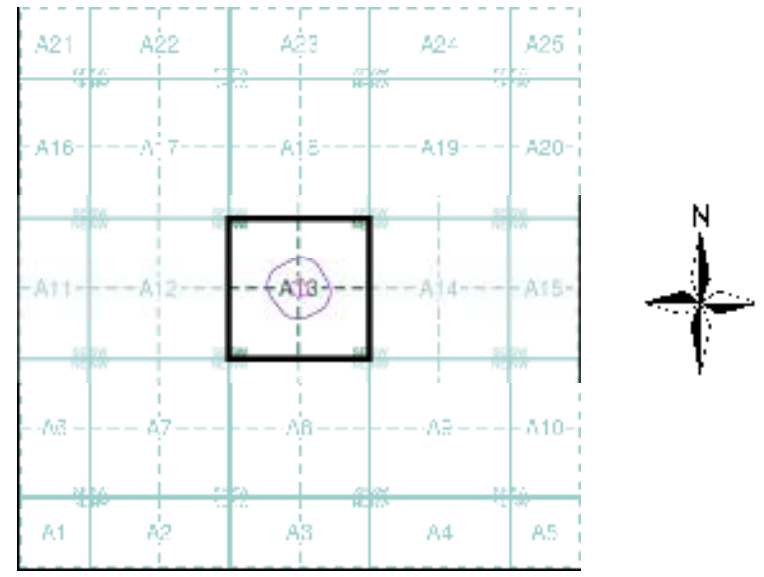
Source map scale - 1:2,500

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Map Name(s) and Date(s)



Historical Map - Segment A13



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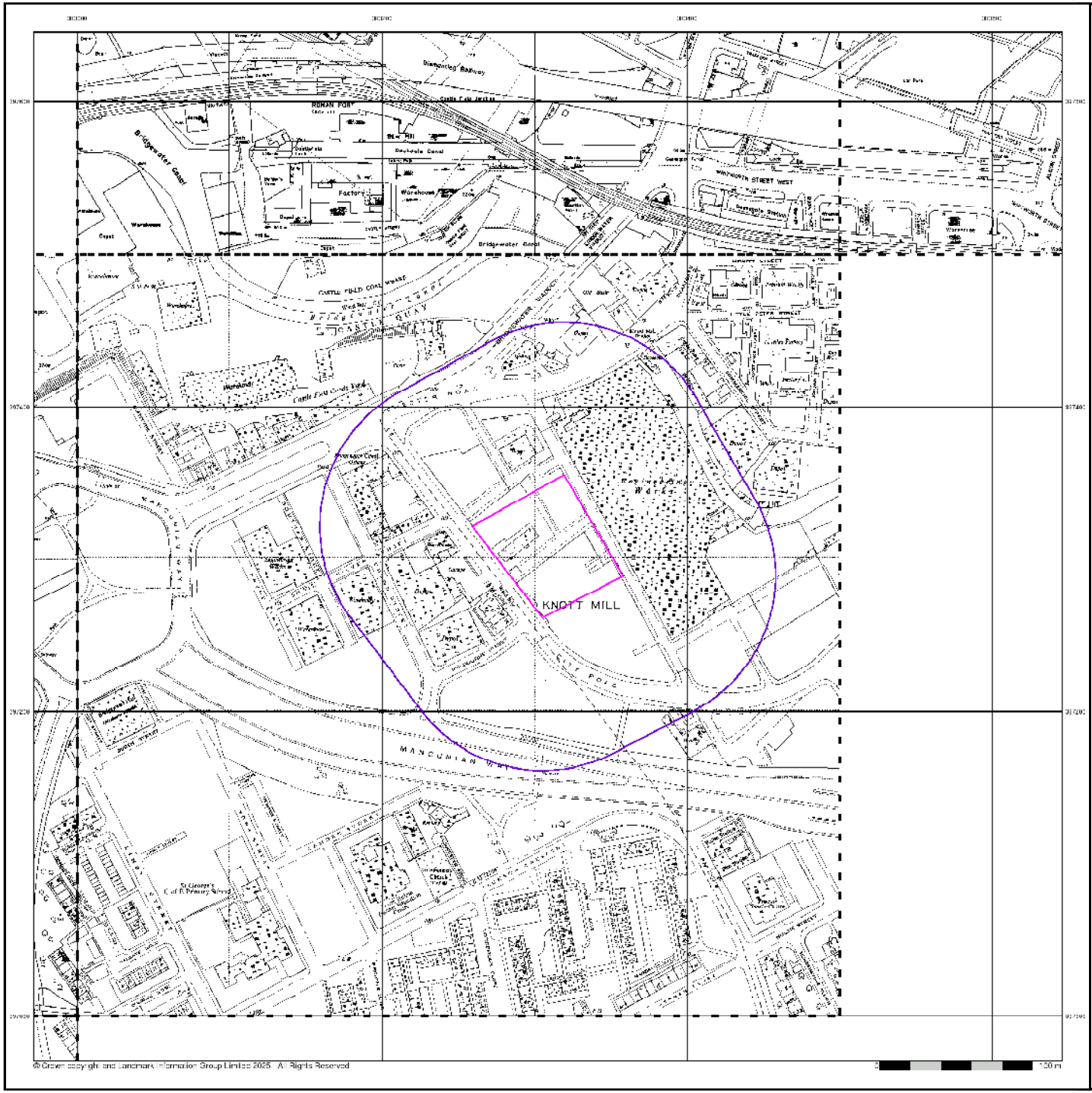
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National Grid Reference: 383310, 397310
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 100

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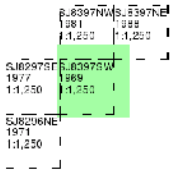
Ordnance Survey Plan

Published 1969 - 1988

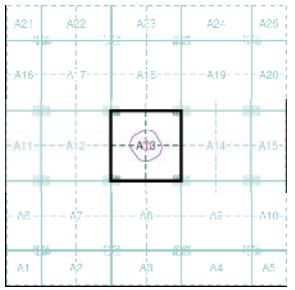
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Map Name(s) and Date(s)



Historical Map - Segment A13



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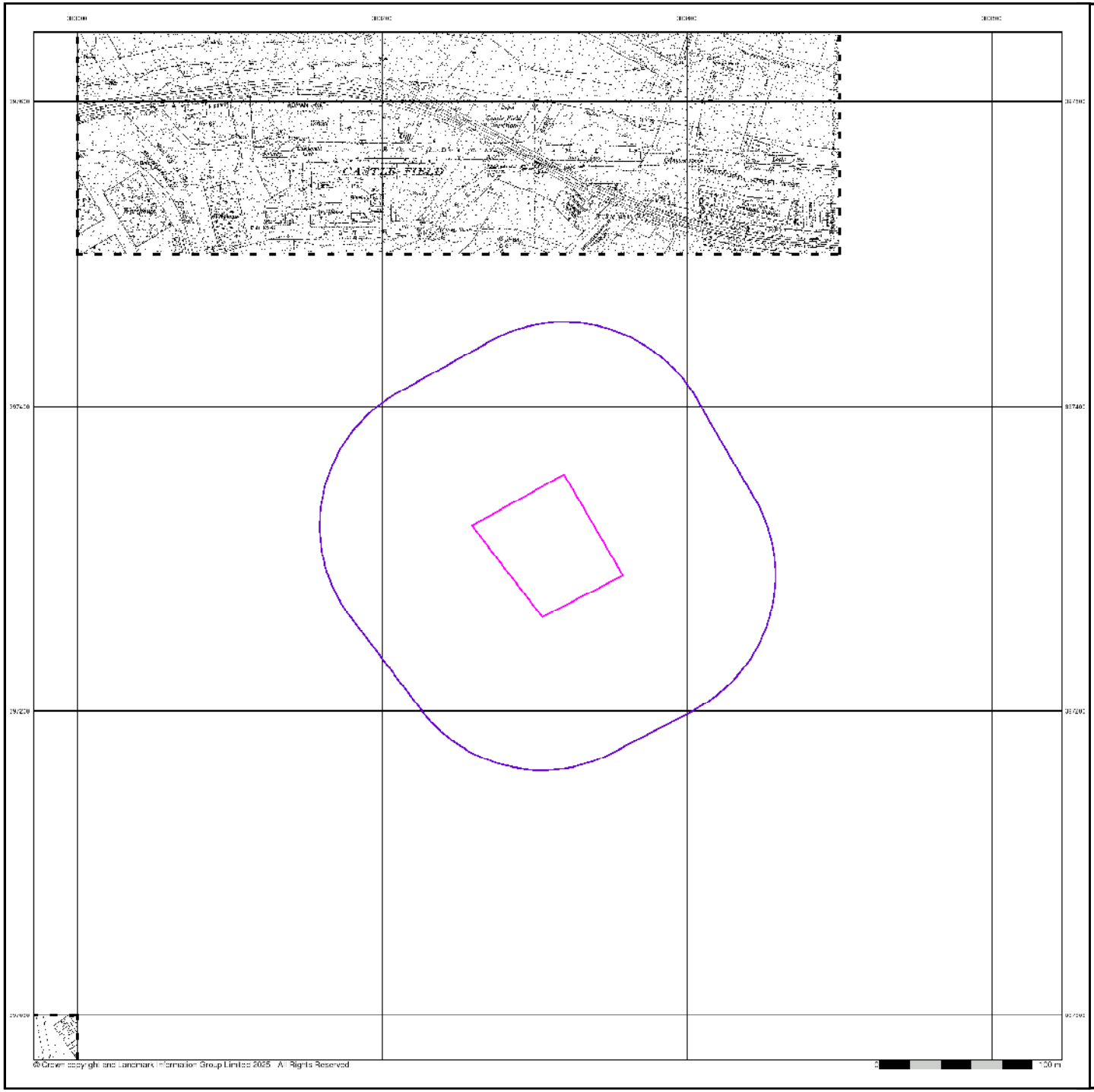
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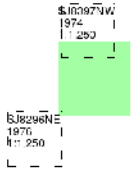
Supply of Unpublished Survey Information

Published 1974 - 1976

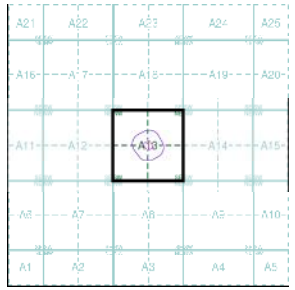
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SUSI maps (Supply of Unpublished Survey Information) were produced between 1972 and 1977, mainly for internal use at Ordnance Survey. These were more of a `work-in-progress' plan as they showed updates of individual areas on a map. These maps were 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



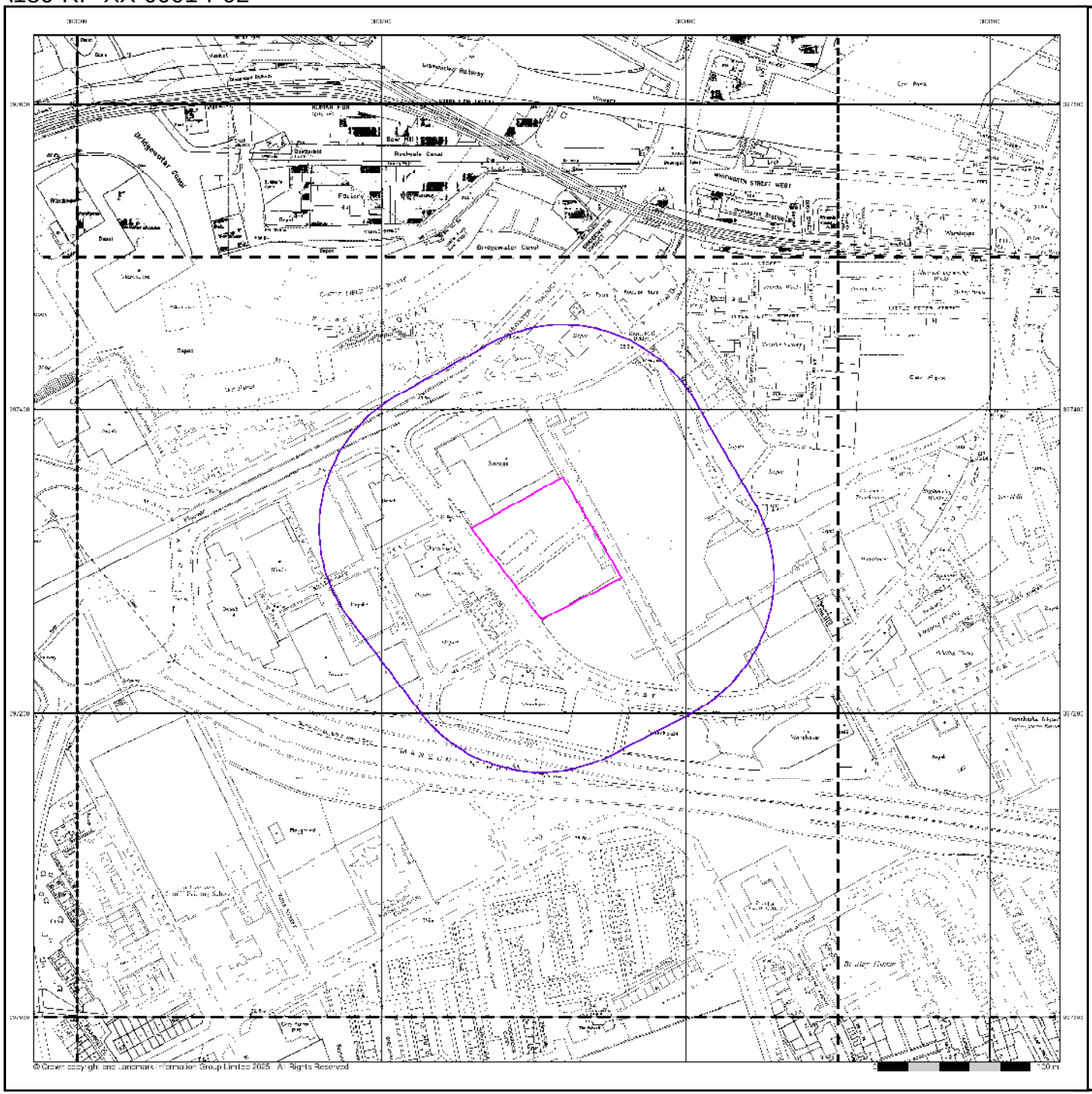
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Slice:	A
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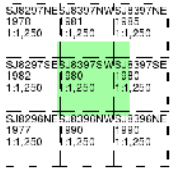
Additional SIMs

Published 1977 - 1990

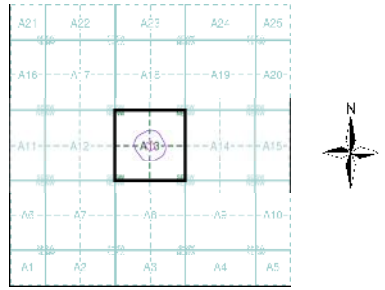
Source map scale - 1:1,250

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

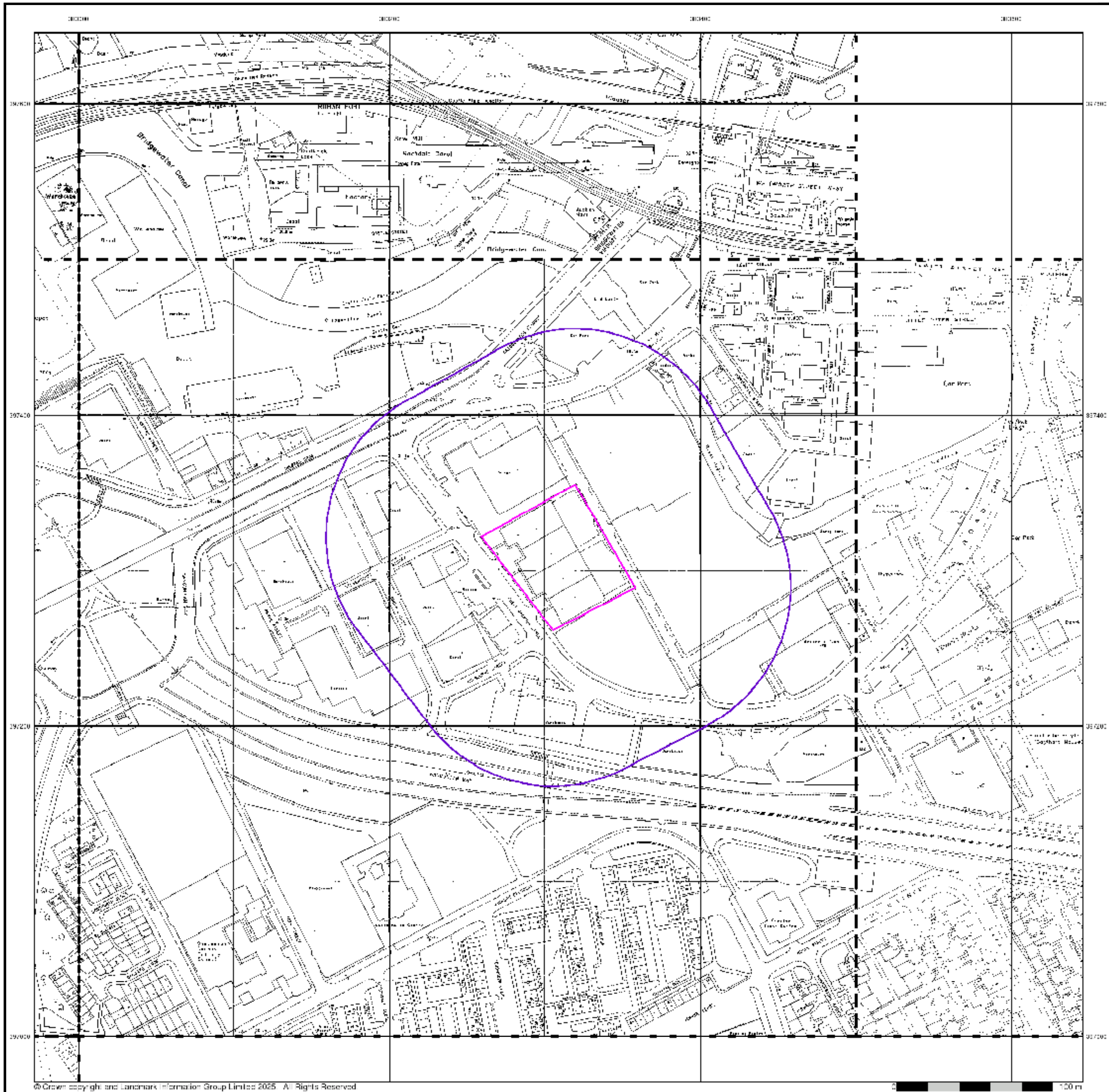
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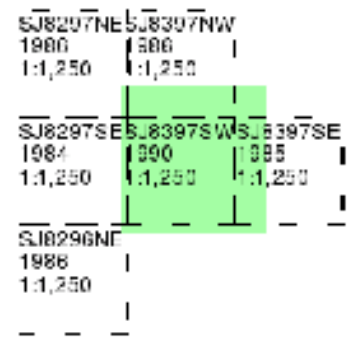
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Published 1984 - 1990

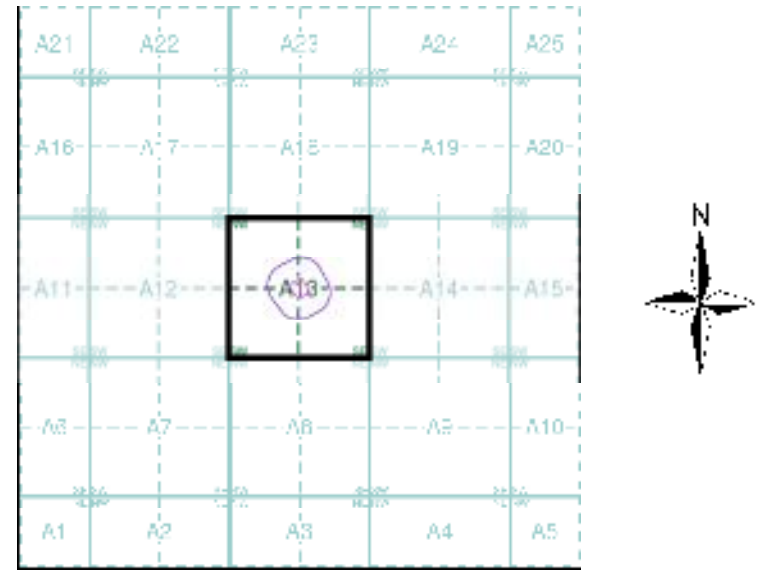
Source map scale - 1:1,250

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Site Area (Ha): 0.49
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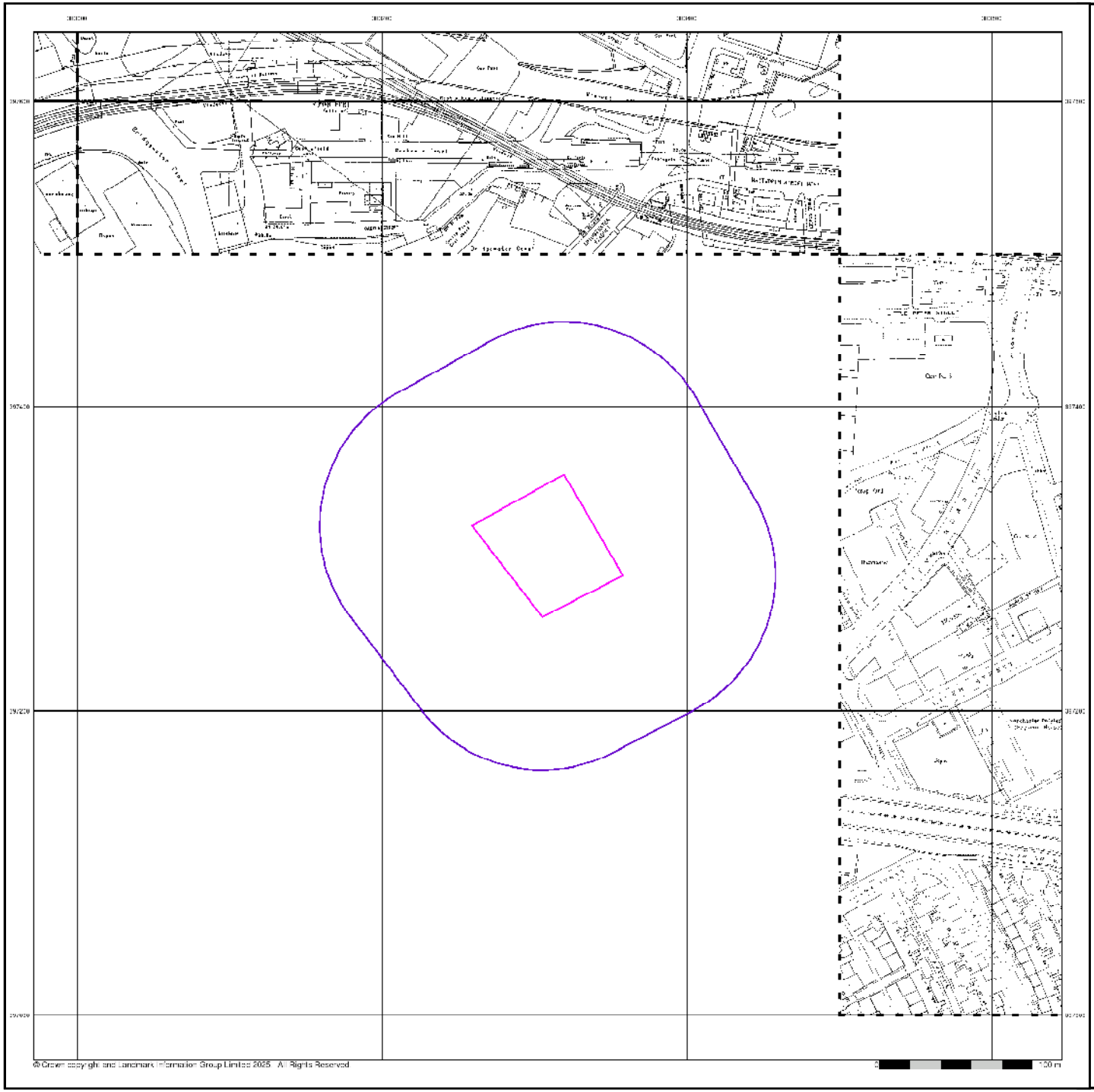
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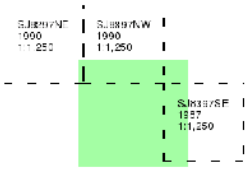
Additional SIMs

Published 1987 - 1990

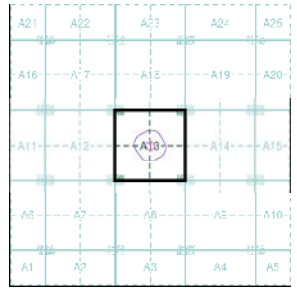
Source map scale - 1:1,250

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



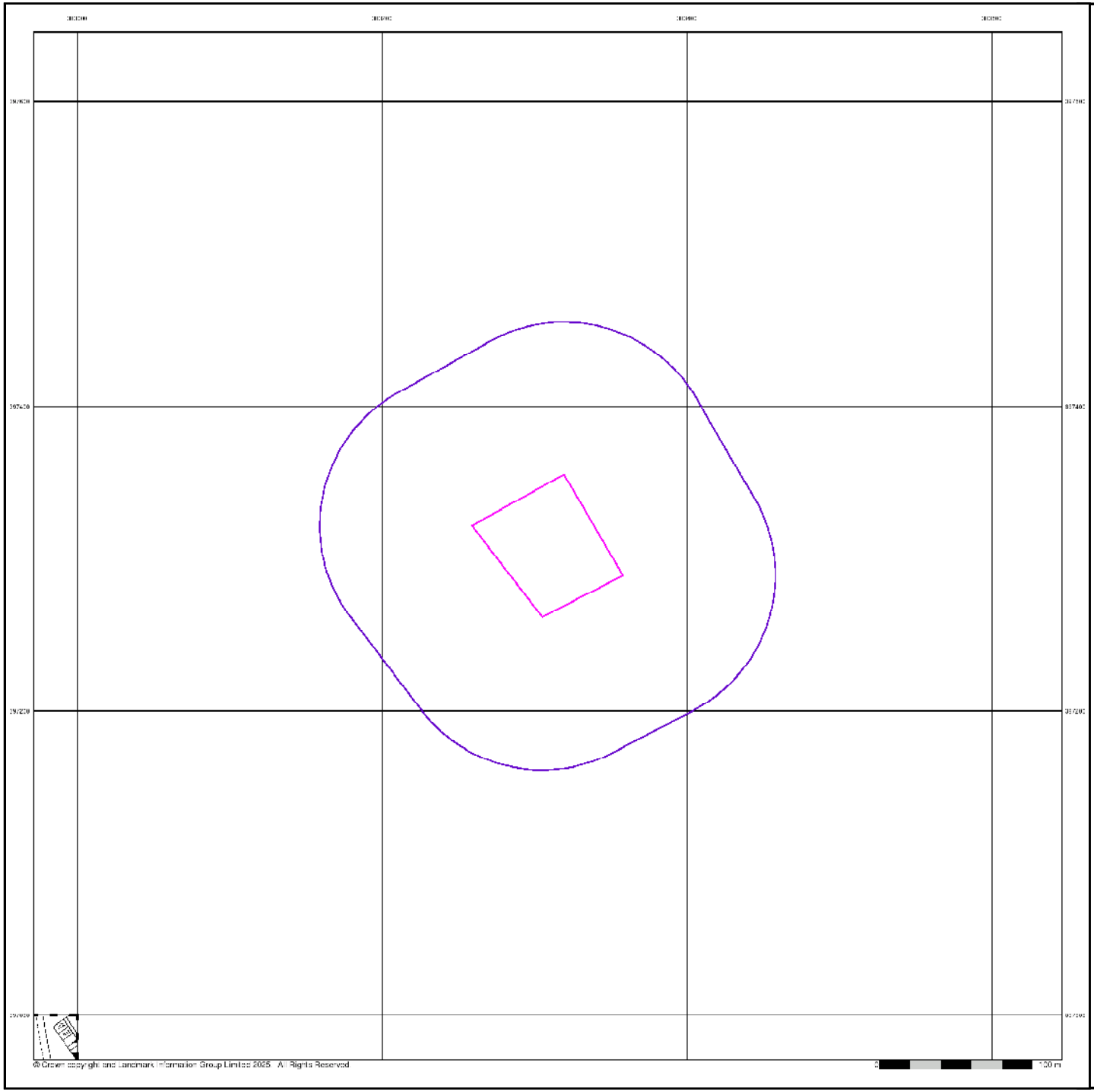
Order Details

Order Number:	370528466_1_1
Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	100

Site Details

Plot E1 & E2, Great Jackson Street, Manchester, M15 4NP

E1-Z1-GEO-A180-RP-XX-0001-P02



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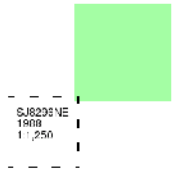
Ordnance Survey Plan

Published 1988

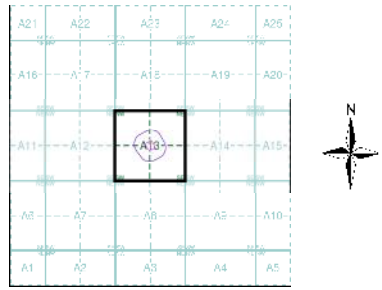
Source map scale - 1:1,250

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

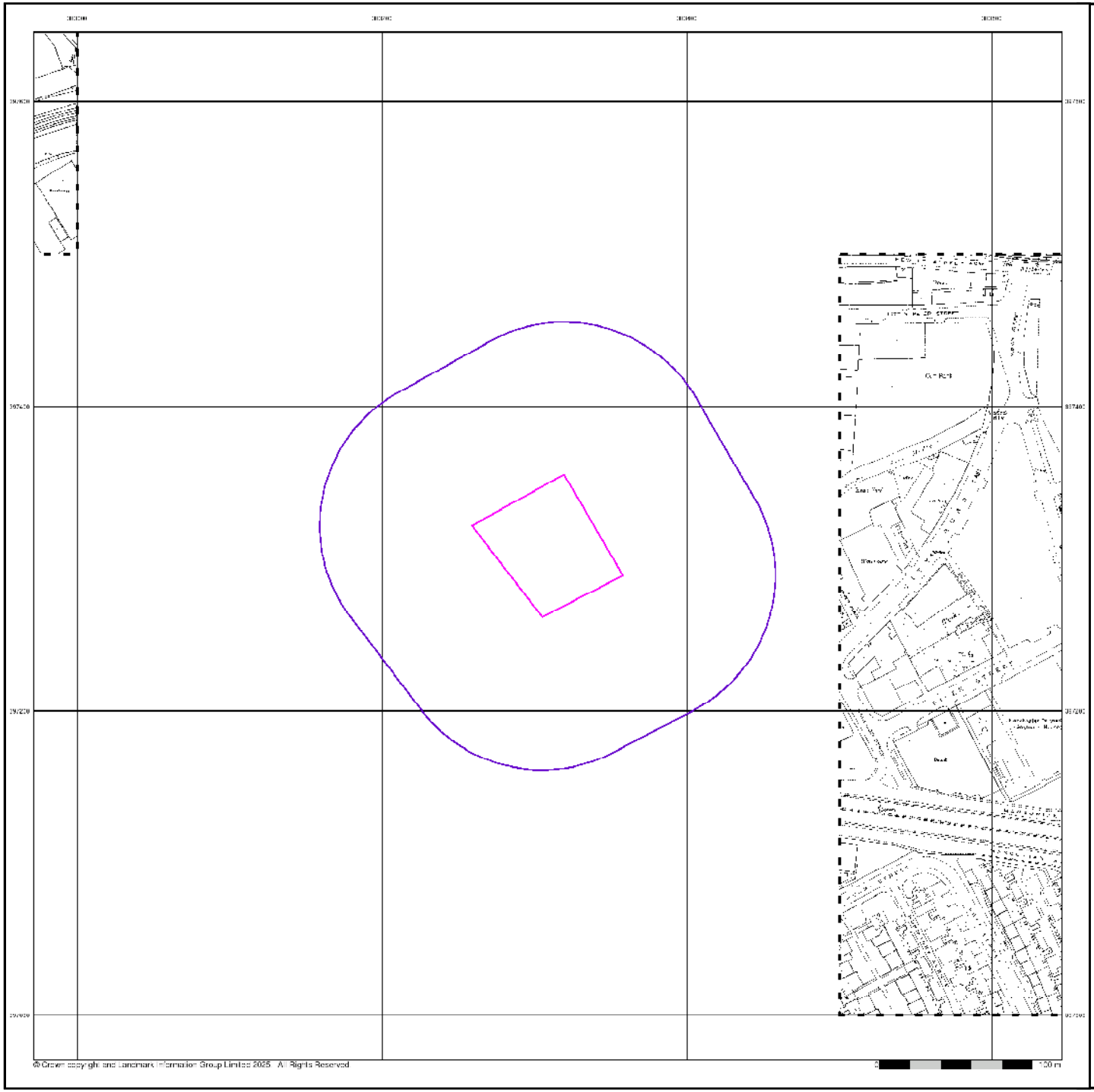
Order Number:	370528466_1_1
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National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	100

Site Details

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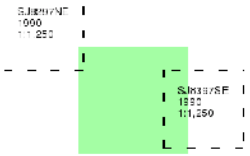
Additional SIMs

Published 1990

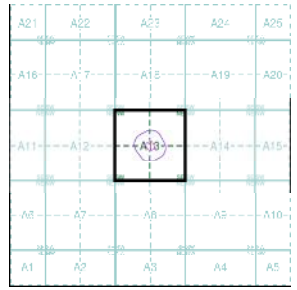
Source map scale - 1:1,250

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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

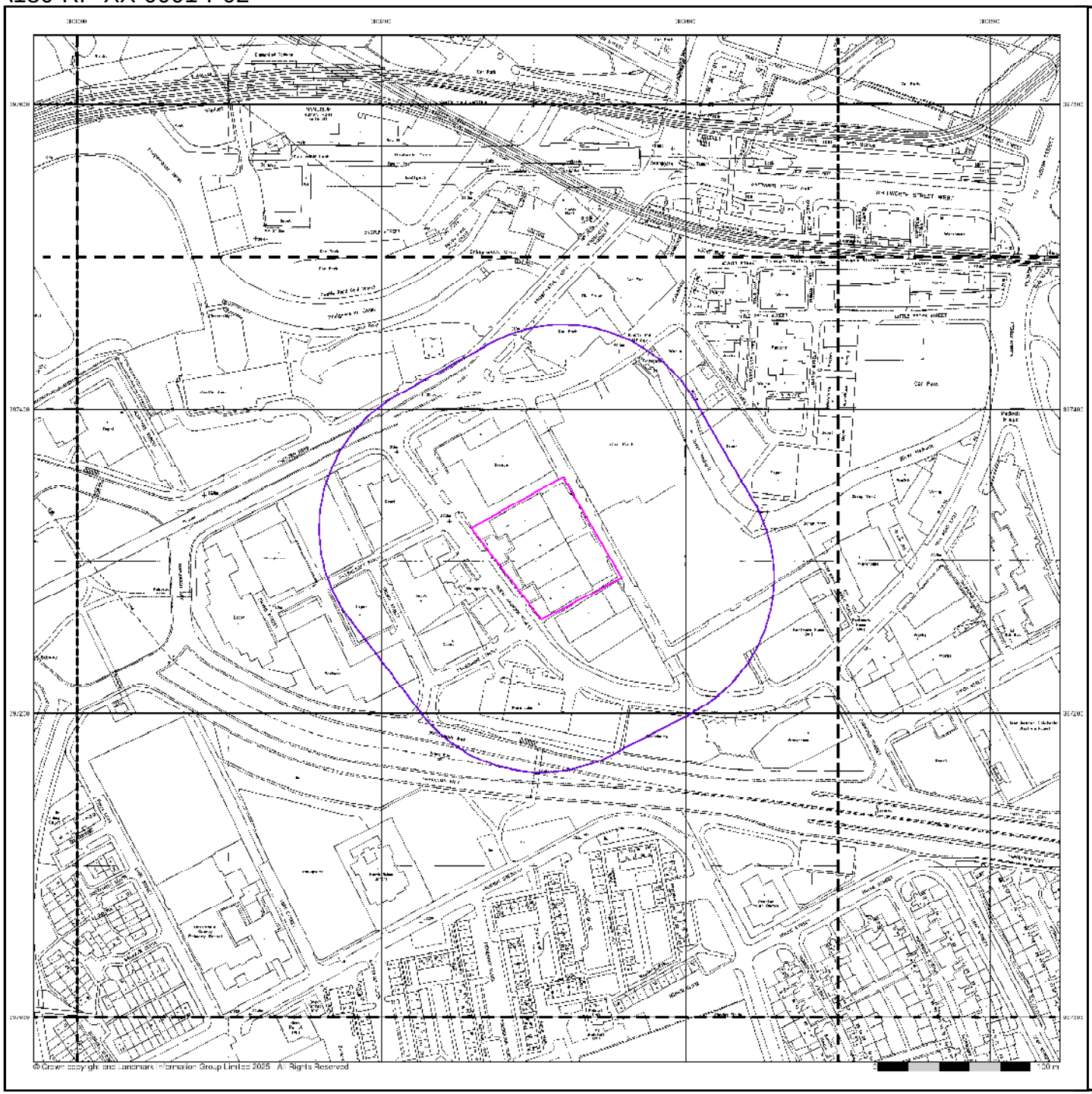
Order Number:	370528466_1_1
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Slice:	A
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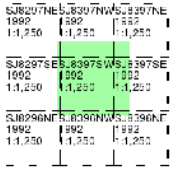
Large-Scale National Grid Data

Published 1992

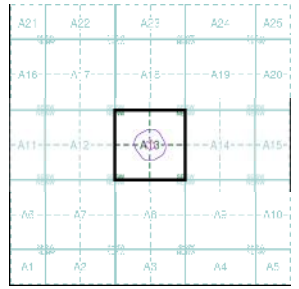
Source map scale - 1:1,250

'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

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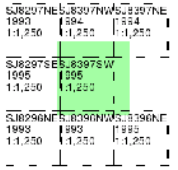
Large-Scale National Grid Data

Published 1993 - 1995

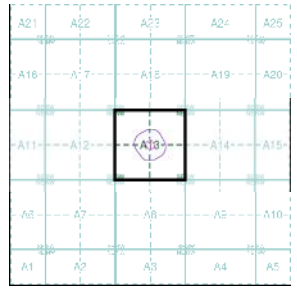
Source map scale - 1:1,250

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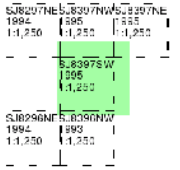
Large-Scale National Grid Data

Published 1993 - 1995

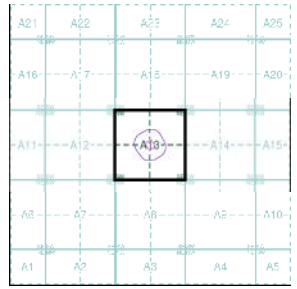
Source map scale - 1:1,250

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Map Name(s) and Date(s)



Historical Map - Segment A13

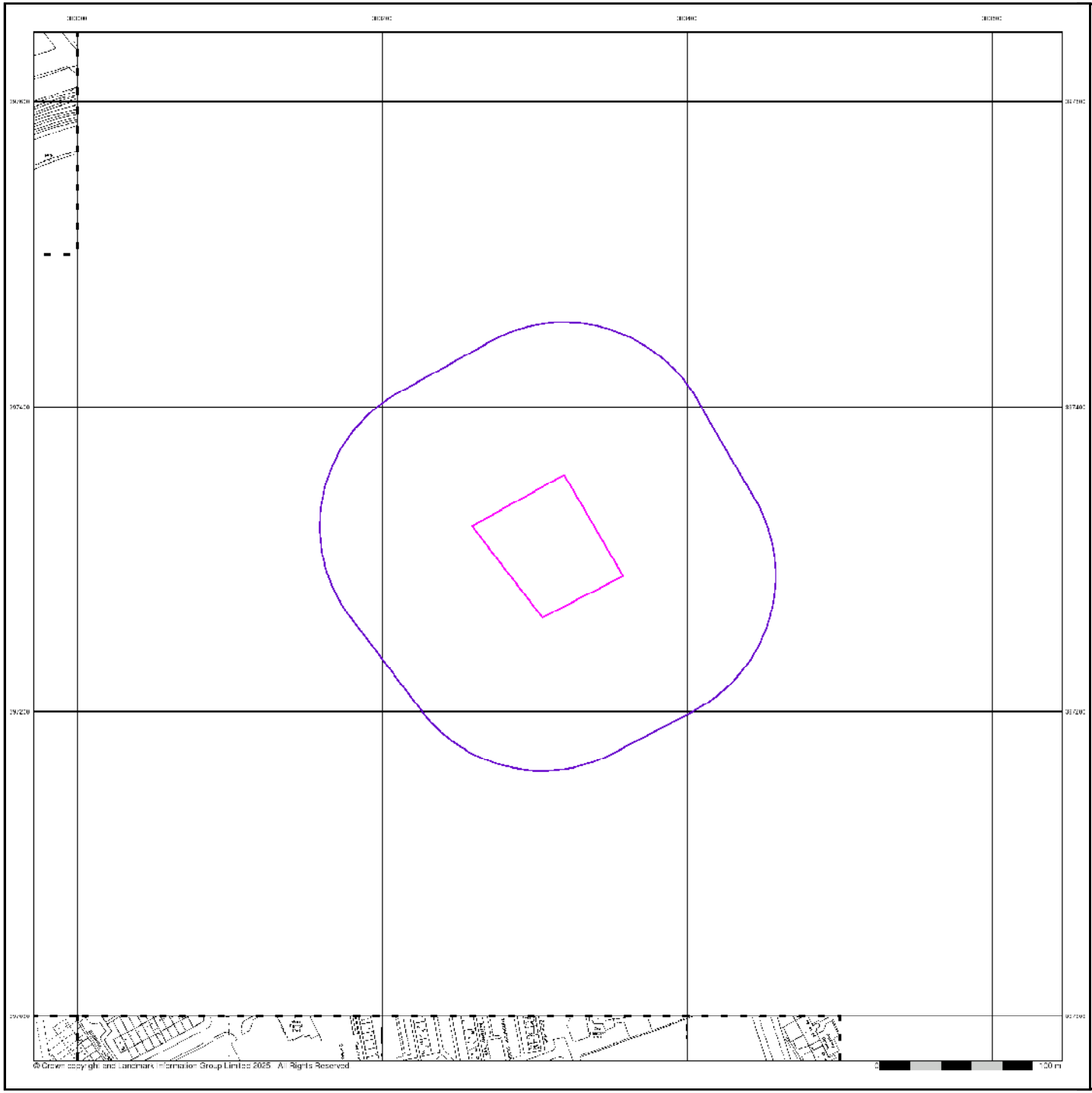


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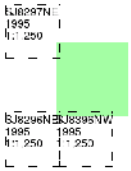
Large-Scale National Grid Data

Published 1995

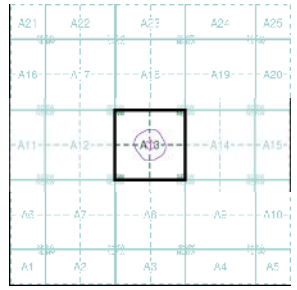
Source map scale - 1:1,250

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Historical Map - Segment A13



Order Details

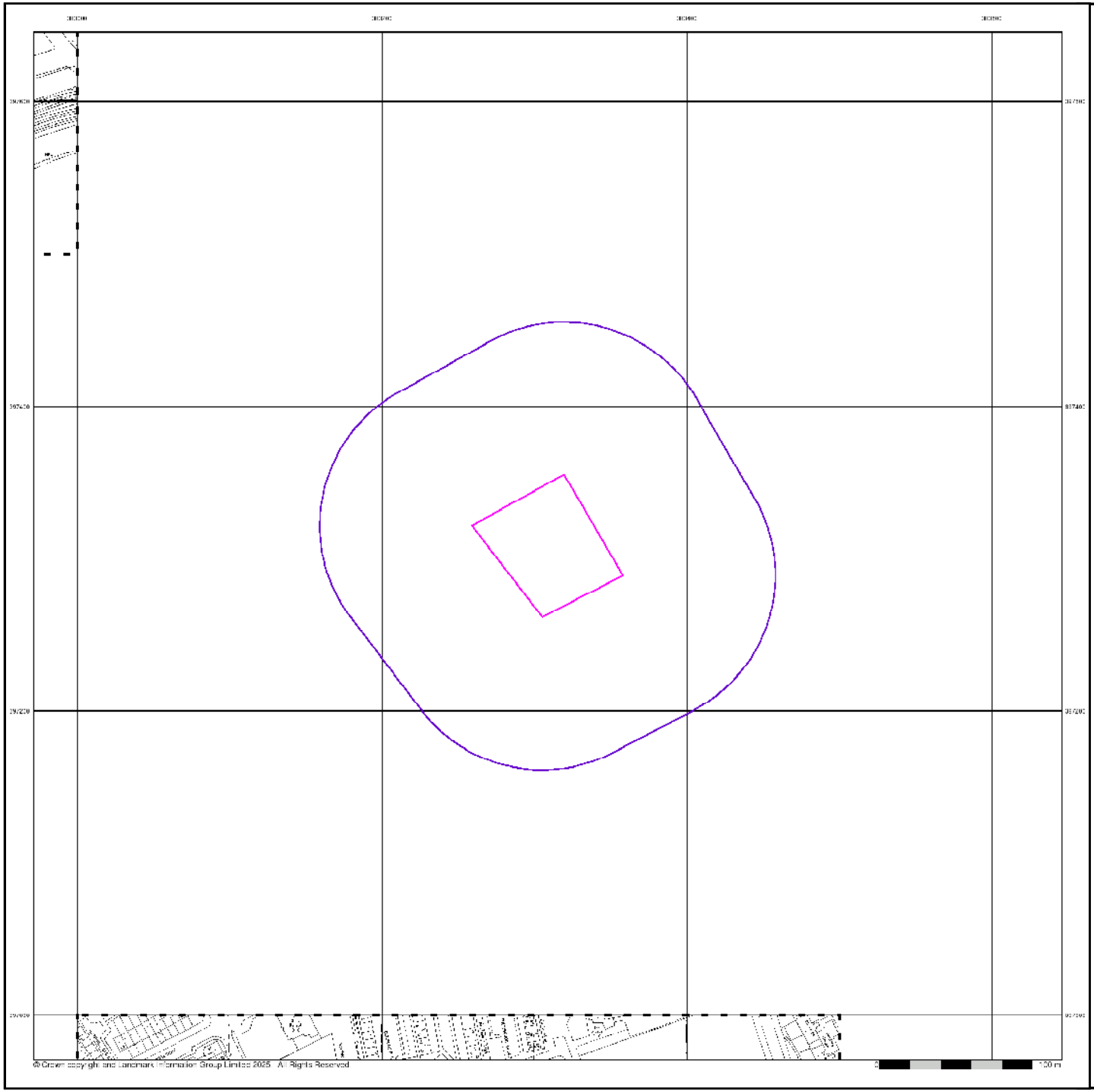
Order Number:	370528466_1_1
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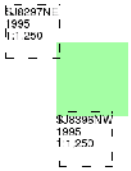
Large-Scale National Grid Data

Published 1995

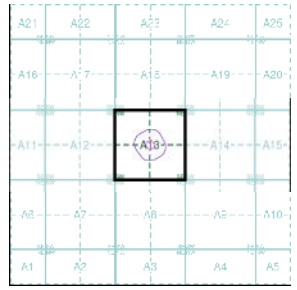
Source map scale - 1:1,250

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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

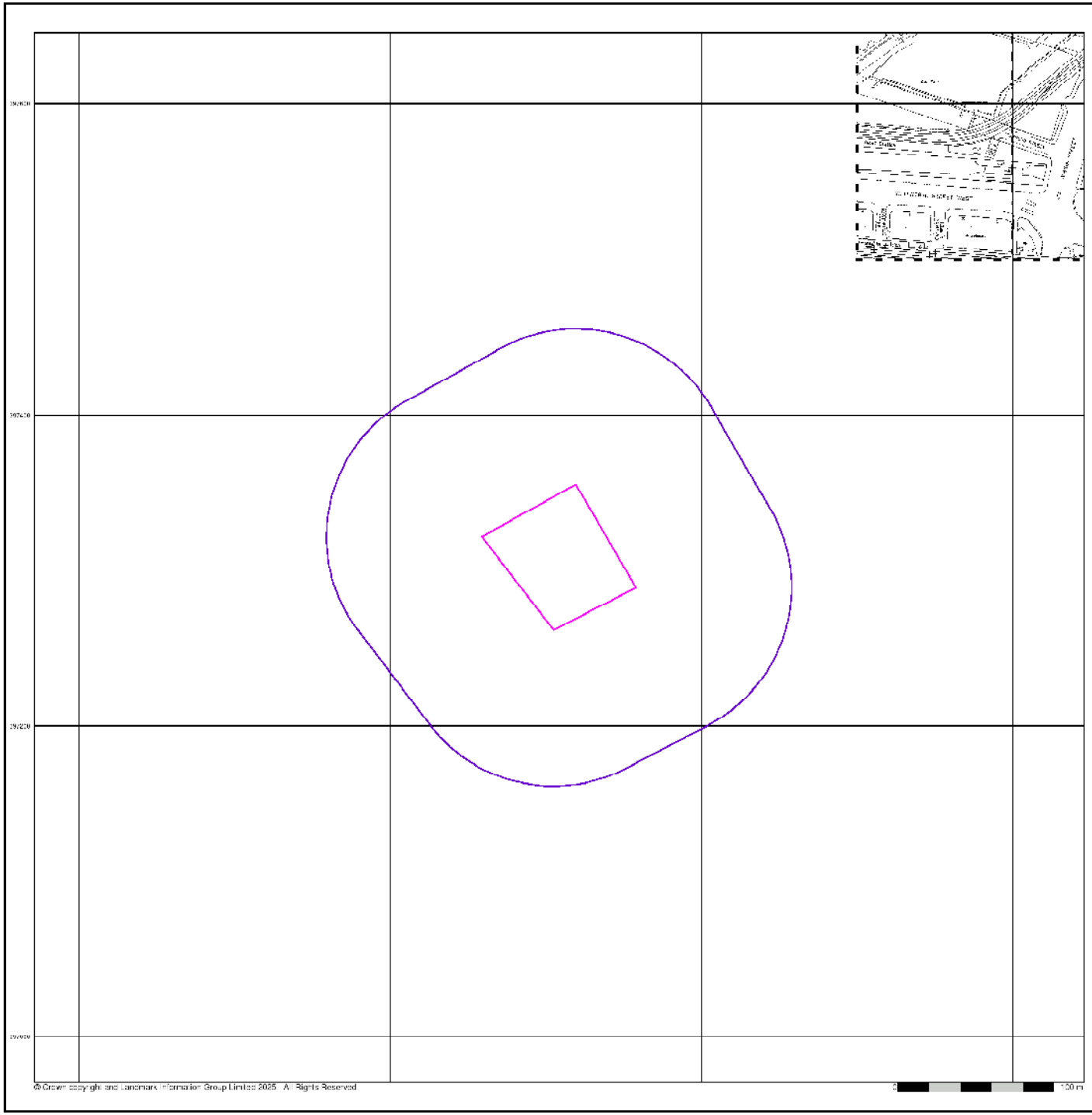
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Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
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Site Details

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Large-Scale National Grid Data

Published 1996

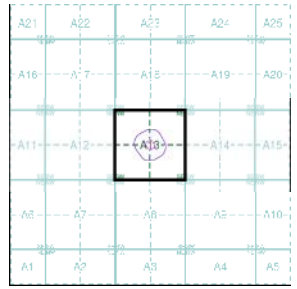
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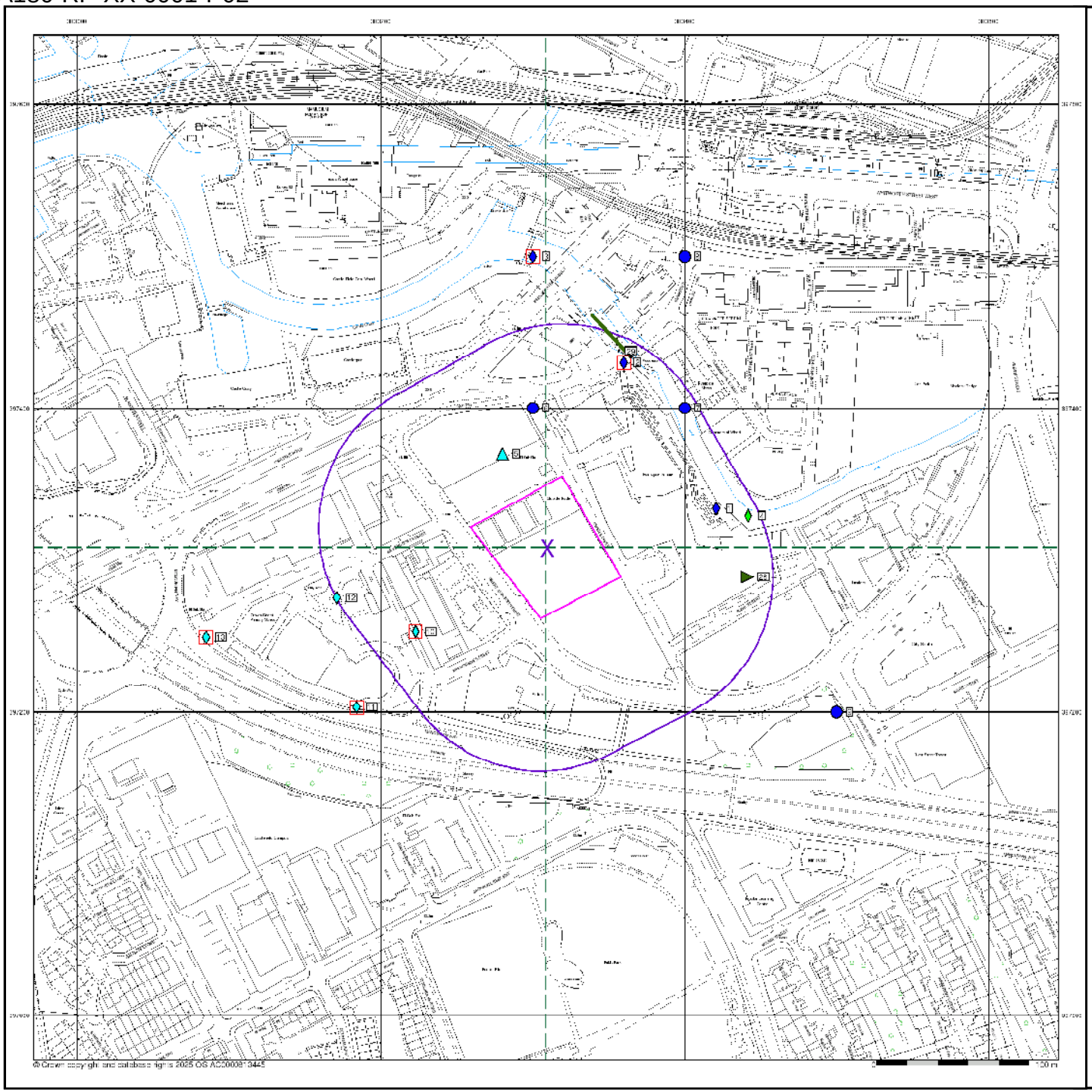
Site Details

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Appendix C

C1 Environmental Data Search
C2 Coal Mining Report CON29M
C3 Preliminary Unexploded Ordnance Assessment



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General

Specified Site | Specified Buffer(s) | Bearing Reference Point | Map ID
Several of Type at Location | Pylon | Overhead Transmission Line

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Historical Prosecutions
- Prosecutions
- Registered Radioactive Substance
- River Network or Water Feature
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

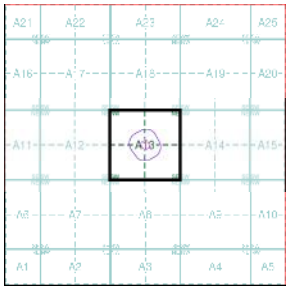
Hazardous Substances

COMAH Site | Explosive Site
NIHHS Site
Planning Hazardous Substance Consent
Planning Hazardous Substance Enforcement

Geological

BGS Recorded Mineral Site

Site Sensitivity Map - Segment A13



Order Details

Order Number:	370528466_1_1
Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
Plot Buffer (m):	100

Site Details

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General
Specified Site | Specified Buffer(s) | Bearing Reference Point | Map ID
Several of Type at Location

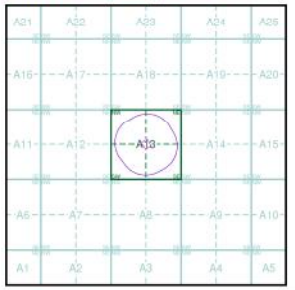
Agency and Hydrological
- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Historical Prosecutions
- Prosecutions
- Registered Radioactive Substance
- River Network or Water Feature
- Substantiated Pollution Incident Register
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- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Hazardous Substances
COMAH Site | Explosive Site | NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Geological
- BGS Recorded Mineral Site

Site Sensitivity Map - Slice A



Order Details

Order Number:	370528466_1_1
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Industrial Land Use Map

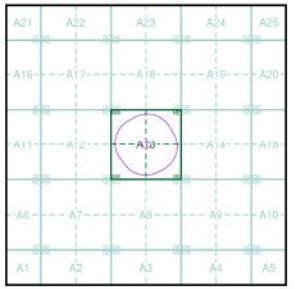
General

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

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Points of Interest - Commercial Services
- Points of Interest - Education and Health
- Points of Interest - Manufacturing and Production
- Points of Interest - Public Infrastructure
- Points of Interest - Recreational and Environmental
- Underground Electrical Cables

Industrial Land Use Map - Slice A



Order Details

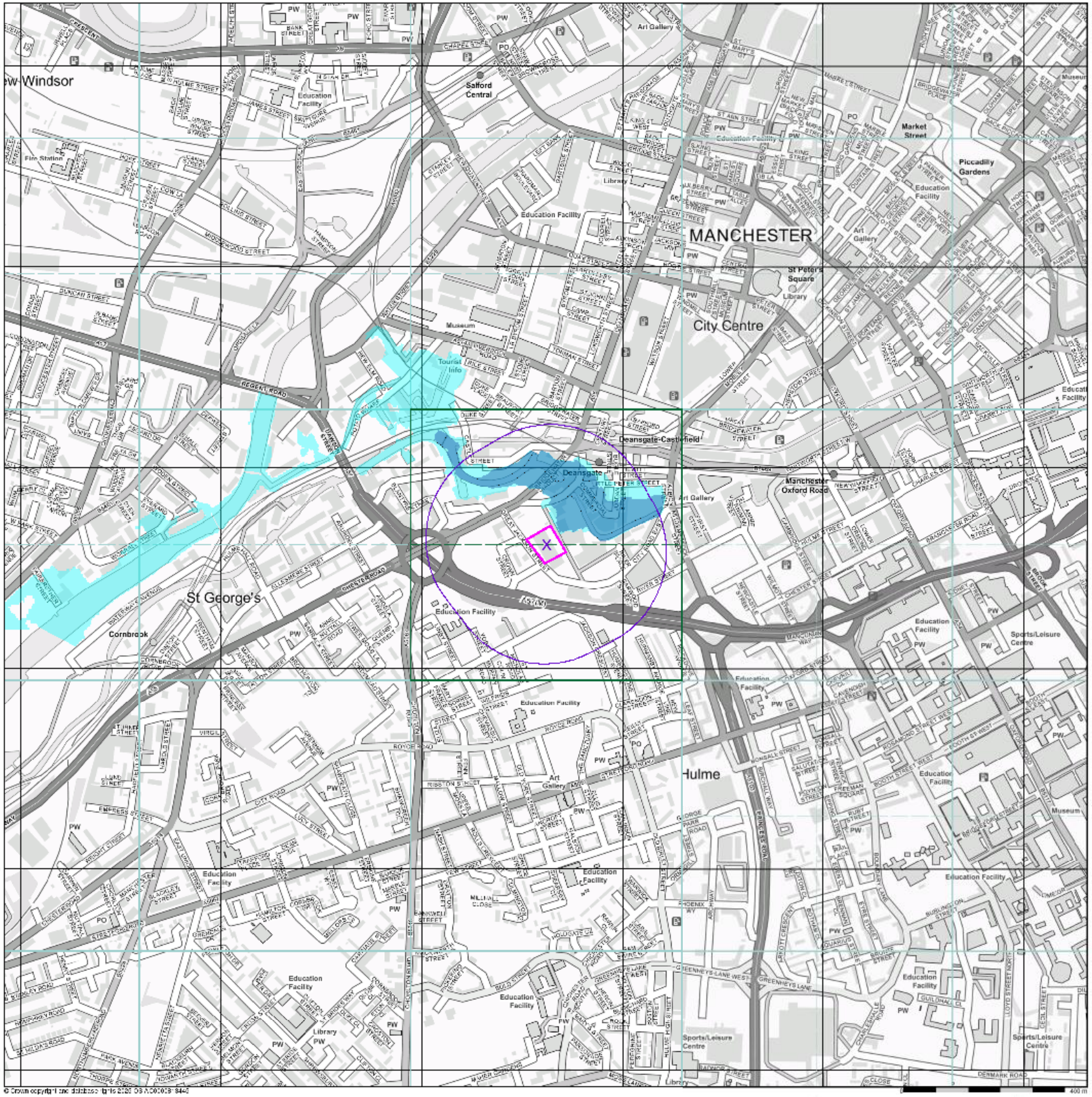
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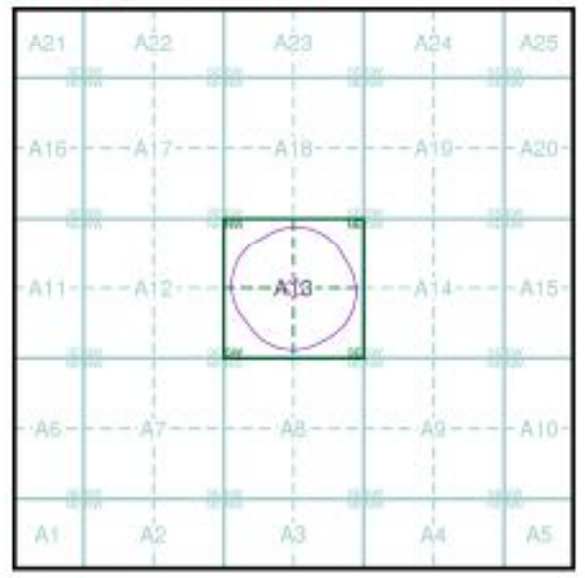
General

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

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A



Order Details

Order Number: 370528466_1_1
Customer Ref: 6180 VTE
National Grid Reference: 383310, 397310
Slice: A
Site Area (Ha): 0.49
Search Buffer (m): 250

Site Details

Plot E1 & E2, Great Jackson Street, Manchester, M15 4NP

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

E1-Z1-GEO-A180-RP-XX-0001-P02



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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

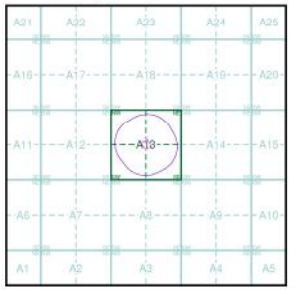
Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A

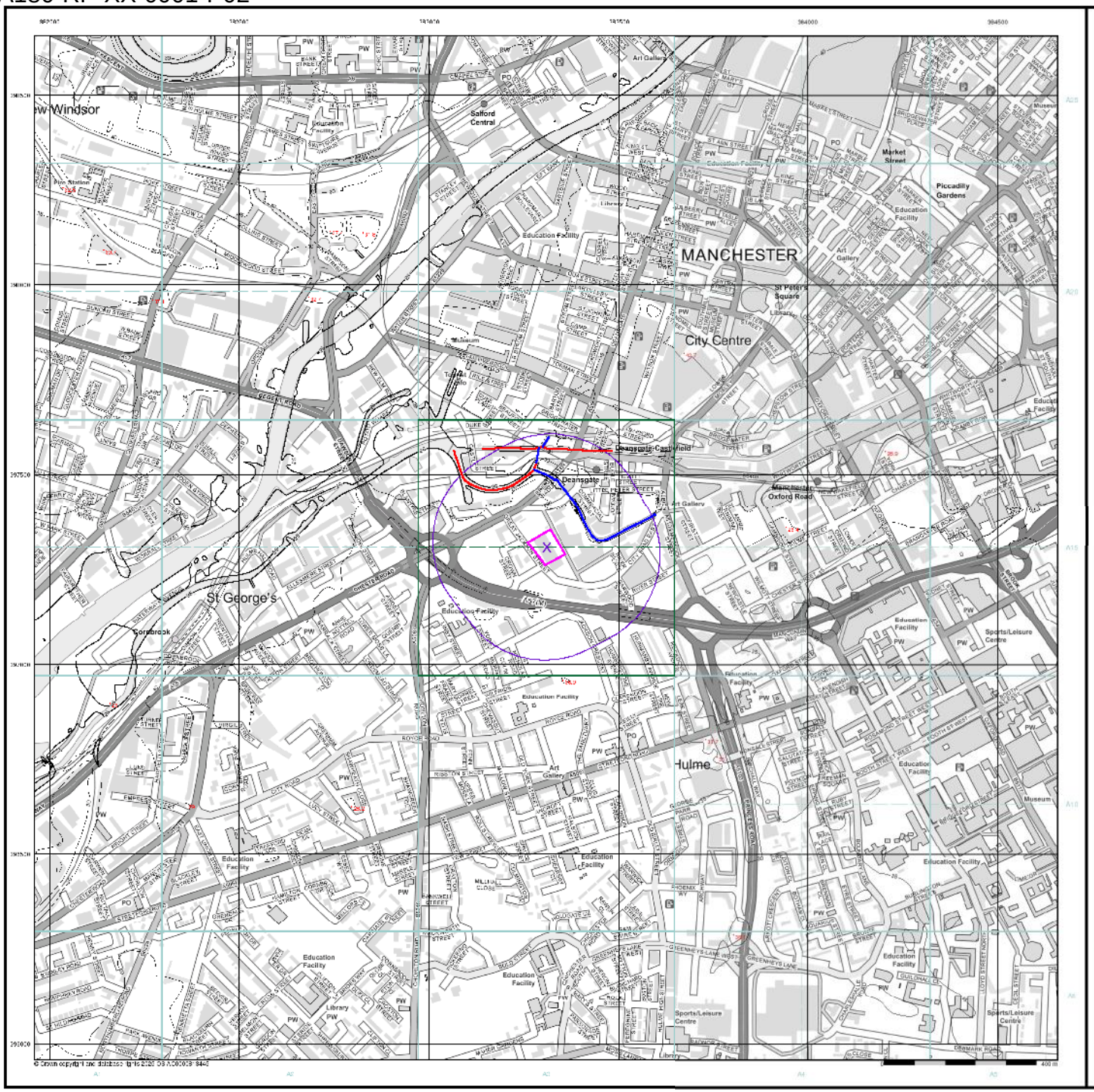


Order Details

Order Number:	370528466_1_1
Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	250

Site Details

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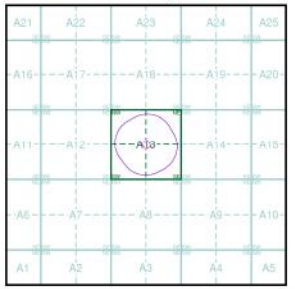
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General
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

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

Contours (height in meters)
- Standard Contour
- Master Contour
- Spot Height
- MLW Mean Low Water
- MHW Mean High Water

OS Water Network Map - Slice A

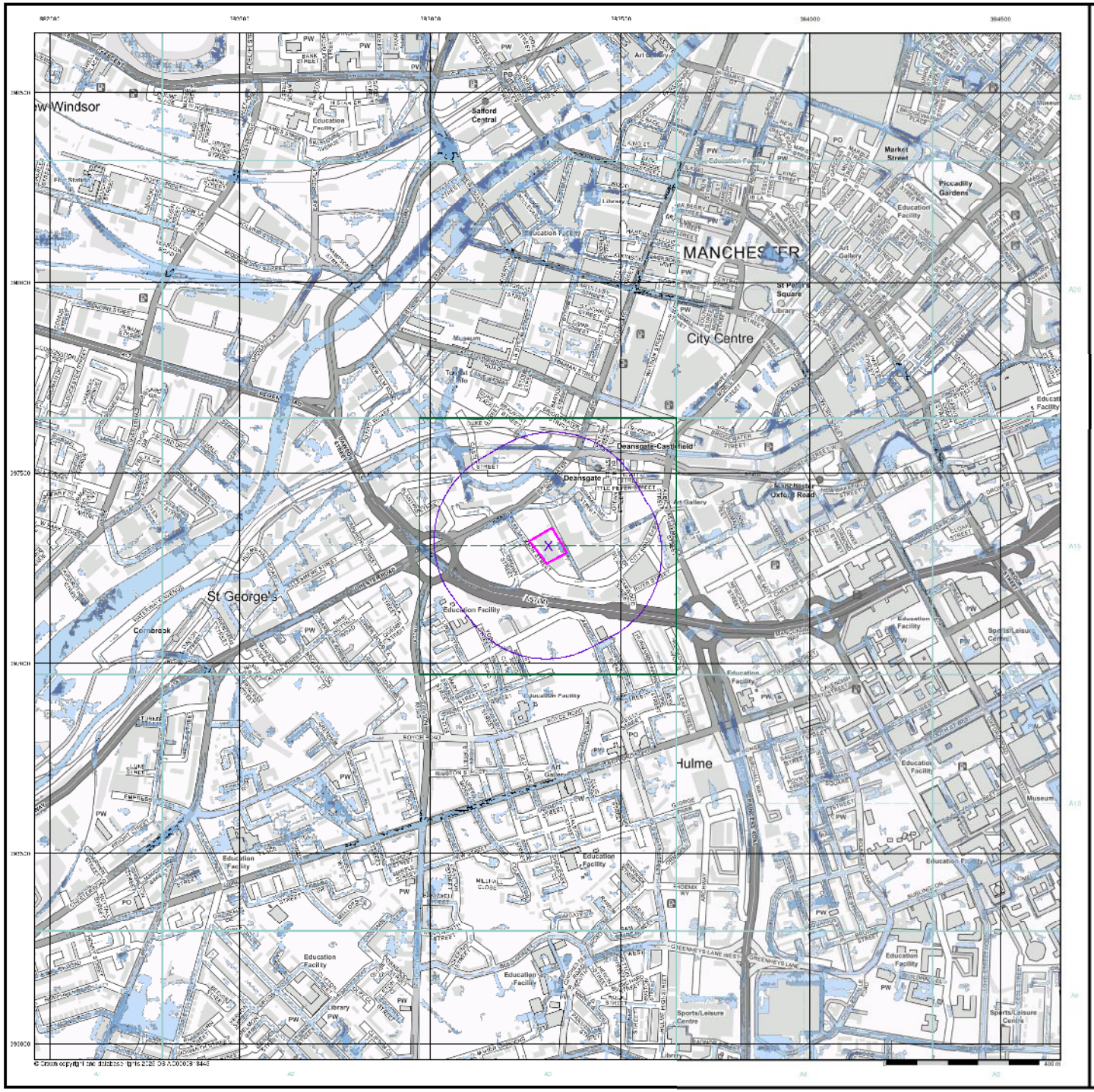


Order Details

Order Number:	370528466_1_1
Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	250

Site Details
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General

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

Risk of Flooding from Surface Water

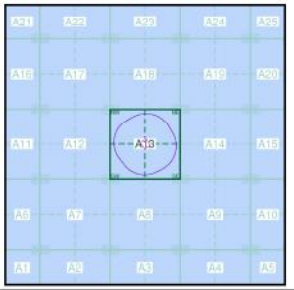
- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability

See the suitability map below

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

EA/NRW Suitability Map - Slice A



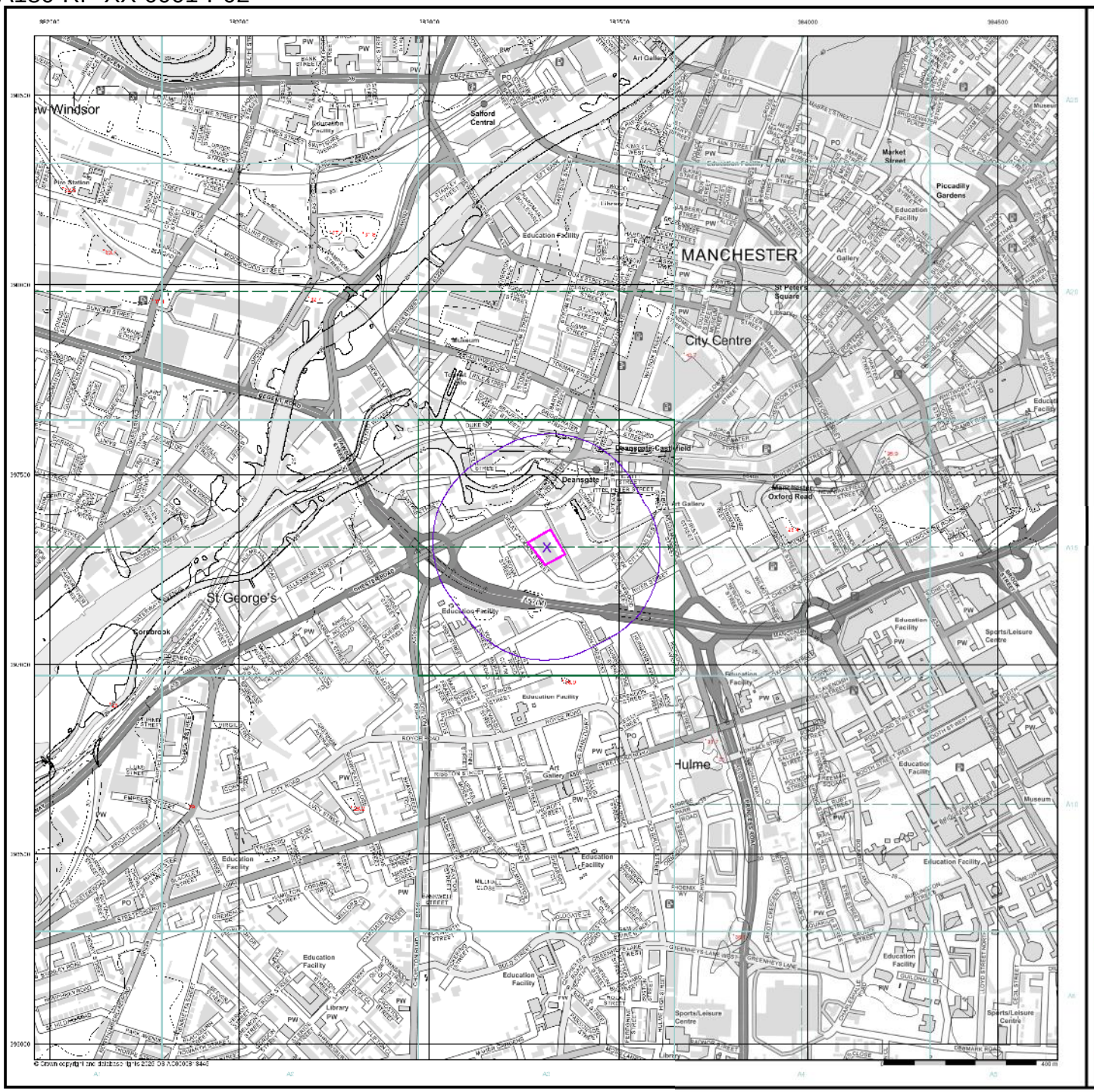
Order Details

Order Number:	370528466_1_1
Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	250

Site Details

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WFD Surface Waters Map

General

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

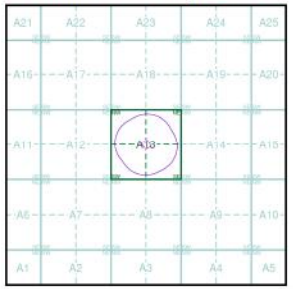
Water Framework Directive - Surface Water Quality

- High
- Good
- Moderate
- Poor
- Bad

Contours (height in meters)

Standard Contour | Mean Low Water (MLW)
Master Contour | Mean High Water (MHW)
Spot Height 167.3

WFD Surface Waters Map - Slice A



Order Details

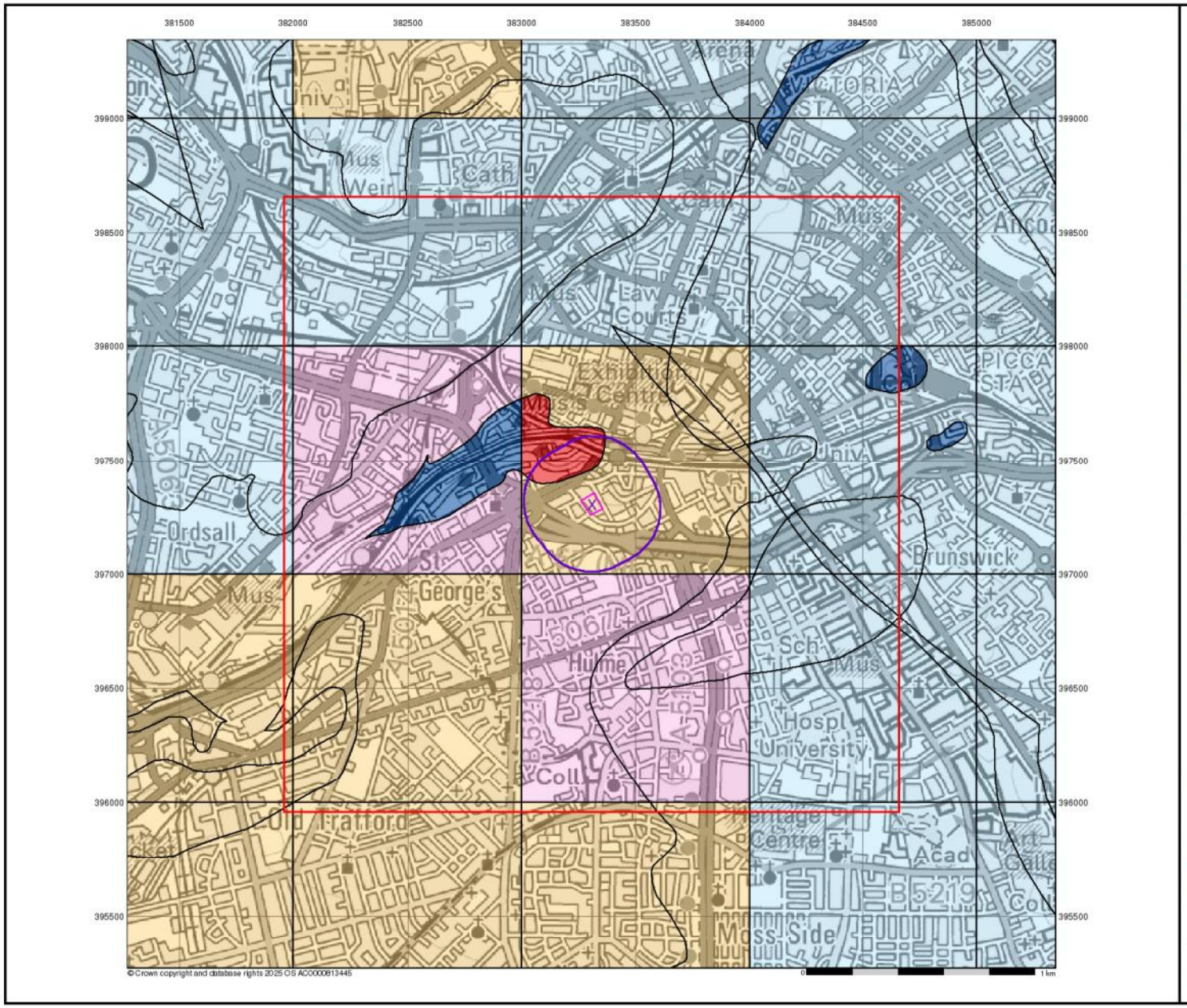
Order Number:	370528466_1_1
Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	250

Site Details

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Groundwater Vulnerability

General

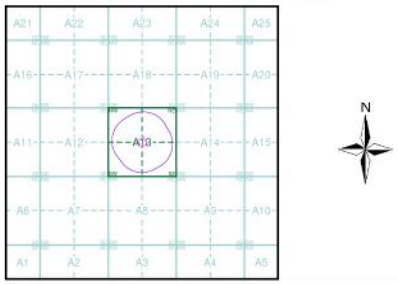
Specified Site | Specified Buffer(s) | Bearing Reference Point
Slice | Map ID

Agency and Hydrological

Bedrock Aquifers	Superficial Aquifers
High Vulnerability, Principal Aquifer	High Vulnerability, Principal Aquifer
High Vulnerability, Secondary Aquifer	High Vulnerability, Secondary Aquifer
Medium Vulnerability, Principal Aquifer	Medium Vulnerability, Principal Aquifer
Medium Vulnerability, Secondary Aquifer	Medium Vulnerability, Secondary Aquifer
Low Vulnerability, Principal Aquifer	Low Vulnerability, Principal Aquifer
Low Vulnerability, Secondary Aquifer	Low Vulnerability, Secondary Aquifer

Unproductive Aquifer
Soluble Rock

Site Sensitivity Context Map - Slice A



Order Details

Order Number:	370528466_1_1
Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	250

Site Details

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Bedrock Aquifer Designation

General

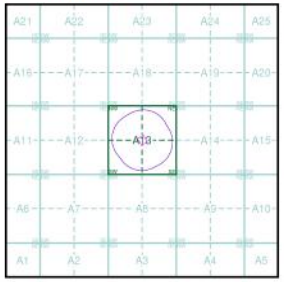
Specified Site | Specified Buffer(s) | Bearing Reference Point | Slice | Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

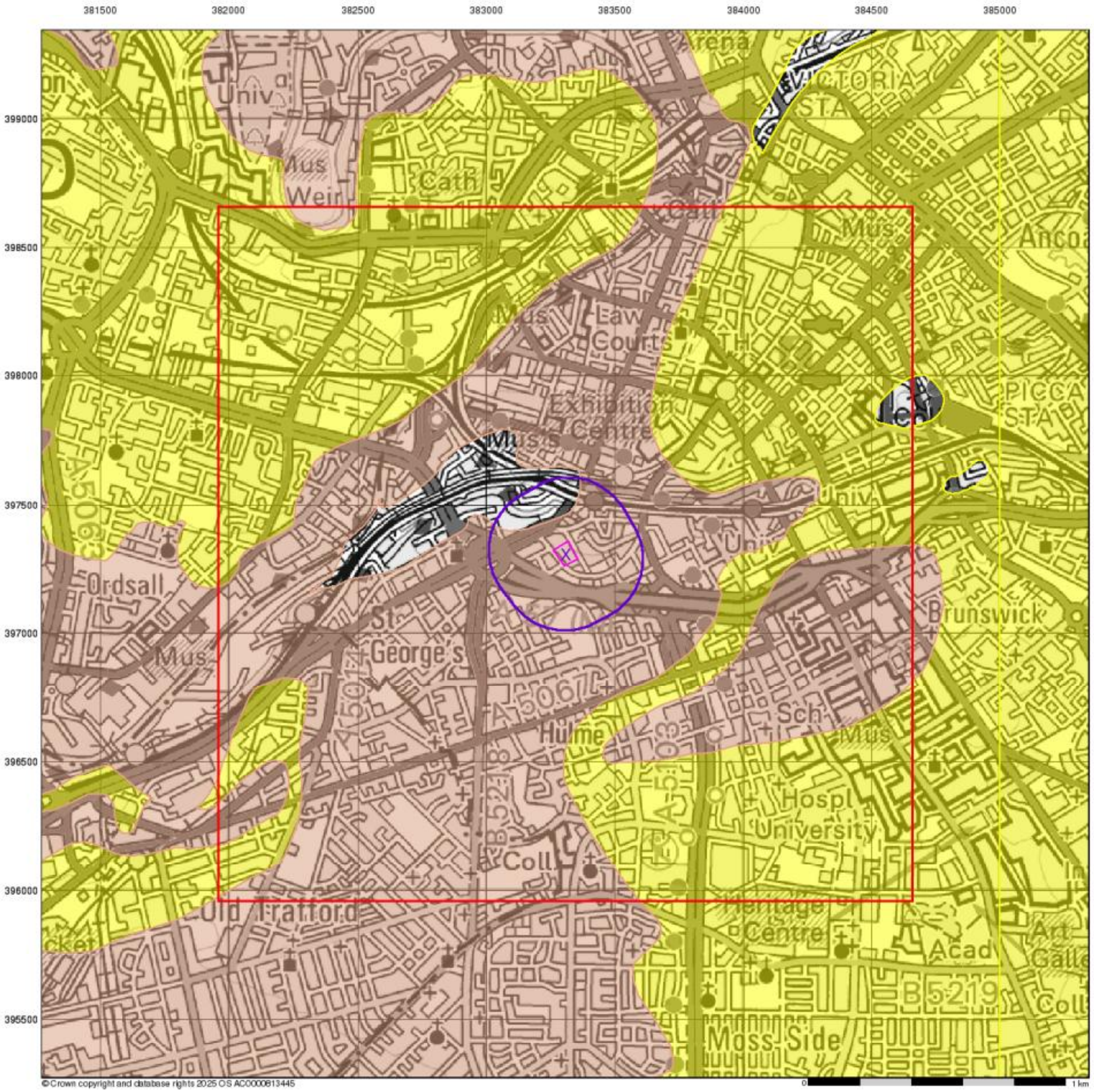
Order Number:	370528466_1_1
Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	250

Site Details

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Superficial Aquifer Designation

General

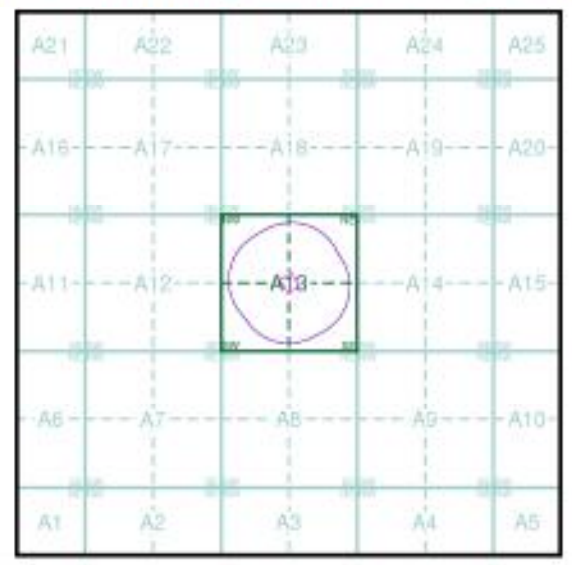
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Agency and Hydrological

Geological Classes

- Principal Aquifer
- Secondary A Aquifer
- Secondary B Aquifer
- Secondary Undifferentiated
- Unproductive Strata
- Unknown
- Unknown (Lakes and Landslip)

Site Sensitivity Context Map - Slice A



Order Details

Order Number:	370528466_1_1
Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	250

Site Details

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Source Protection Zones

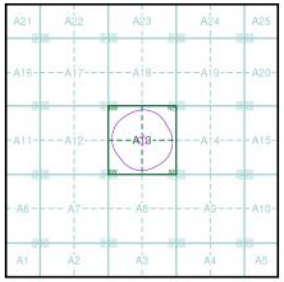
General

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

Agency and Hydrological

- Inner zone (Zone 1)
- Inner zone - subsurface activity only (Zone 1c)
- Outer zone (Zone 2)
- Outer zone - subsurface activity only (Zone 2c)
- Total catchment (Zone 3)
- Total catchment - subsurface activity only (Zone 3c)
- Special interest (Zone 4)

Site Sensitivity Context Map - Slice A



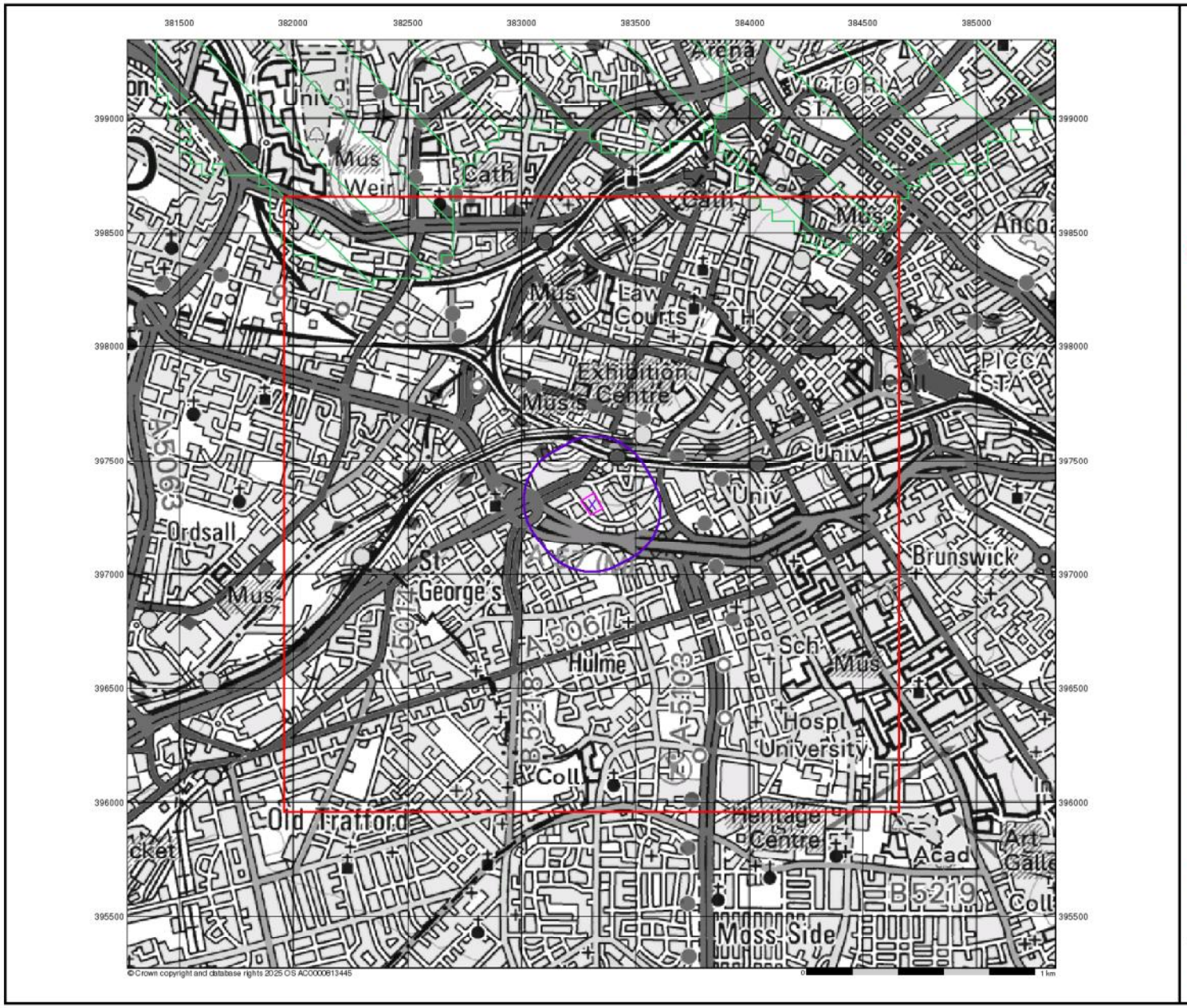
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Order Number:	370528466_1_1
Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	250

Site Details

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Sensitive Land Uses

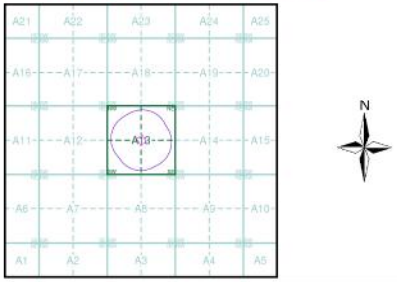
General

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

Sensitive Land Uses

- Ancient Woodland
- Area of Adopted Green Belt
- Area of Unadopted Green Belt
- Area of Outstanding Natural Beauty
- Environmentally Sensitive Area
- Forest Park
- Local Nature Reserve
- Marine Nature Reserve
- National Nature Reserve
- National Park
- Nitrate Sensitive Area
- Nitrate Vulnerable Zone
- Ramsar Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- World Heritage Sites

Site Sensitivity Context Map - Slice A



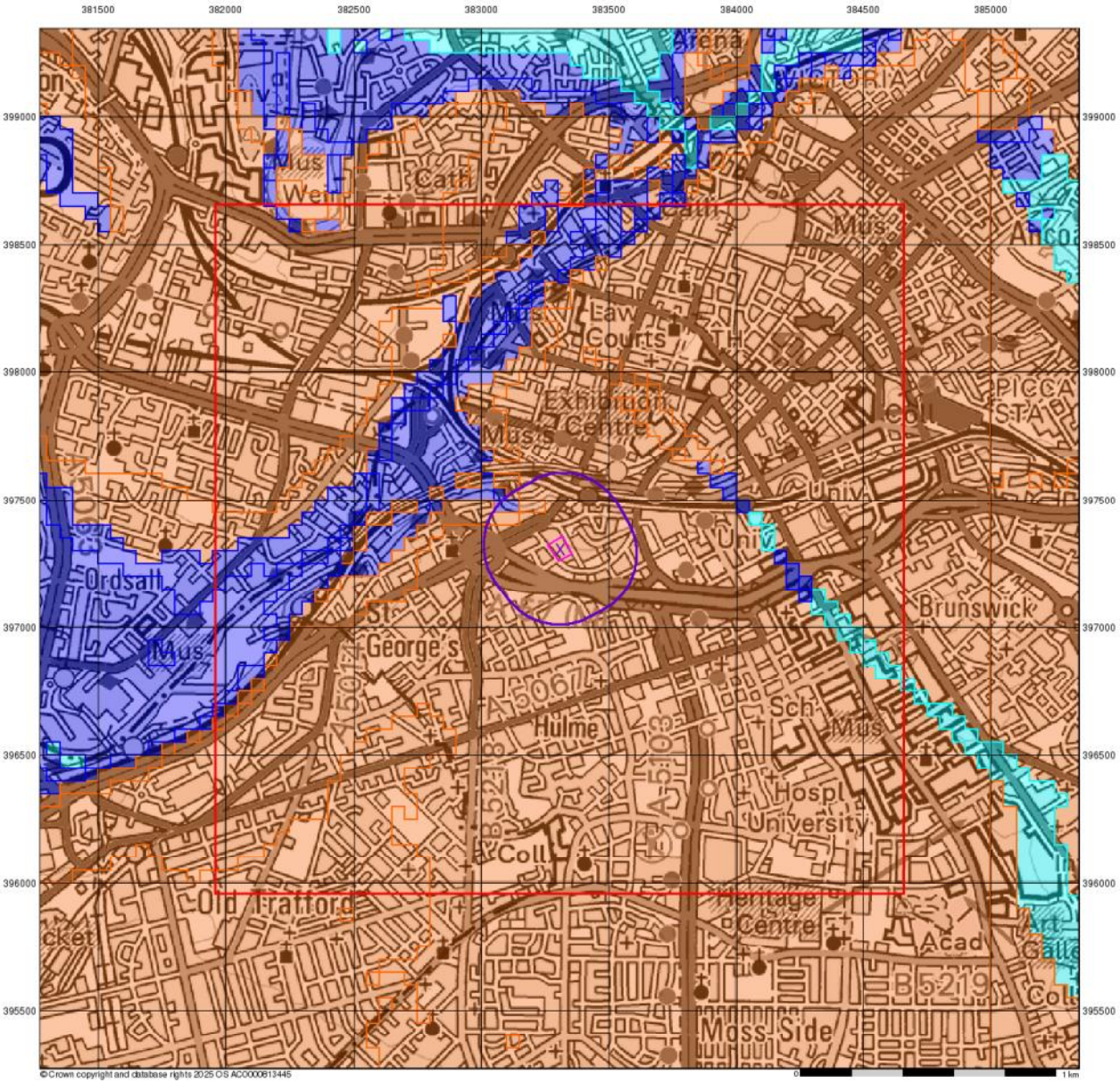
Order Details

Order Number:	370528466_1_1
Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
Search Buffer (m):	250

Site Details

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BGS Flood GFS Data

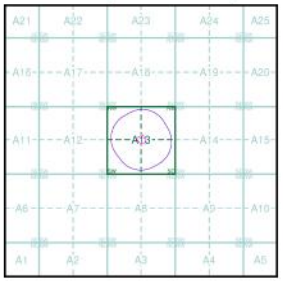
General

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

Agency and Hydrological (Flood)

- Limited Potential for Groundwater Flooding to Occur
- Potential for Groundwater Flooding of Property Situated Below Ground Level
- Potential for Groundwater Flooding to Occur at Surface

Site Sensitivity Context Map - Slice A



Order Details

Order Number:	370528466_1_1
Customer Ref:	6180 VTE
National Grid Reference:	383310, 397310
Slice:	A
Site Area (Ha):	0.49
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Envirocheck® Report:

Datasheet

Order Details:

Order Number:
370528466_1_1

Customer Reference:
6180 VTE

National Grid Reference:
383310, 397310

Slice:
A

Site Area (Ha):
0.49

Search Buffer (m):
250

Site Details:

Plot E1 & E2
Great Jackson Street
Manchester
M15 4NP

Client Details:

Mr M Richardson
GeoAssist Ltd
Unit 4
Sheffield Street
Heaton Norris
Stockport
Cheshire
SK4 1RU

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Contents

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	11
Hazardous Substances	-
Geological	12
Industrial Land Use	14
Sensitive Land Use	-
Data Currency	18
Data Suppliers	24
Useful Contacts	25

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination.
For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.
In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and Public Health England. The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of Radon Affected Area status.

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Summary

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Agency & Hydrological			
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes
Contaminated Land Register Entries and Notices			
Discharge Consents	pg 1		11
Prosecutions	pg 3		1
Enforcement and Prohibition Notices			
Integrated Pollution Controls			
Integrated Pollution Prevention And Control			
Local Authority Integrated Pollution Prevention And Control			
Local Authority Pollution Prevention and Controls	pg 4		1
Local Authority Pollution Prevention and Control Enforcements			
Nearest Surface Water Feature	pg 4		Yes
Pollution Incidents to Controlled Waters	pg 4		4
Historical Prosecutions			
Registered Radioactive Substances			
Substantiated Pollution Incident Register			
Water Abstractions	pg 5		11 (*2)
Water Industry Act Referrals			
Groundwater Vulnerability Map	pg 8	Yes	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a
Groundwater Vulnerability - Local Information			n/a
Bedrock Aquifer Designations	pg 8	Yes	n/a
Superficial Aquifer Designations	pg 8	Yes	n/a
Source Protection Zones			
Extreme Flooding from Rivers or Sea without Defences	pg 8		Yes
Flooding from Rivers or Sea without Defences	pg 8		Yes
Areas Benefiting from Flood Defences			
Flood Water Storage Areas			
Flood Defences			
OS Water Network Lines	pg 8		14
Water Framework Directive - Catchment	pg 10	Yes	Yes
Water Framework Directive - Groundwater	pg 10	Yes	
Water Framework Directive - Surface Waters			

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Summary

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Waste			
BGS Recorded Landfill Sites			
Historical Landfill Sites			
Integrated Pollution Control Registered Waste Sites			
Licensed Waste Management Facilities (Landfill Boundaries)			
Licensed Waste Management Facilities (Locations)			
Local Authority Landfill Coverage	pg 11	1	n/a
Local Authority Recorded Landfill Sites			
Potentially Infilled Land (Non-Water)			
Potentially Infilled Land (Water)	pg 11		2
Registered Landfill Sites			
Registered Waste Transfer Sites			
Registered Waste Treatment or Disposal Sites			
Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)			
Explosive Sites			
Notification of Installations Handling Hazardous Substances (NIHHS)			
Planning Hazardous Substance Consents			
Planning Hazardous Substance Enforcements			

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Summary

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Geological			
BGS 1:625,000 Solid Geology	pg 12	Yes	n/a
BGS Estimated Soil Chemistry	pg 12	Yes	Yes
BGS Recorded Mineral Sites			
BGS Urban Soil Chemistry	pg 12		Yes
BGS Urban Soil Chemistry Averages	pg 12	Yes	
CBSCB Compensation District			n/a
Coal Mining Affected Areas	pg 13	Yes	n/a
Mining Instability			n/a
Man-Made Mining Cavities			
Natural Cavities			
Non Coal Mining Areas of Great Britain			
Potential for Collapsible Ground Stability Hazards	pg 13	Yes	
Potential for Compressible Ground Stability Hazards	pg 13		Yes
Potential for Ground Dissolution Stability Hazards			
Potential for Landslide Ground Stability Hazards	pg 13	Yes	
Potential for Running Sand Ground Stability Hazards	pg 13	Yes	Yes
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 13		Yes
Radon Potential - Radon Affected Areas			n/a
Radon Potential - Radon Protection Measures			n/a
Industrial Land Use			
Contemporary Trade Directory Entries	pg 14	2	16
Fuel Station Entries	pg 15		1
Points of Interest - Commercial Services	pg 15		2
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Underground Electrical Cables			

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Summary

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Sensitive Land Use			
Ancient Woodland			
Areas of Adopted Green Belt			
Areas of Unadopted Green Belt			
Areas of Outstanding Natural Beauty			
Environmentally Sensitive Areas			
Forest Parks			
Local Nature Reserves			
Marine Nature Reserves			
National Nature Reserves			
National Parks			
Nitrate Sensitive Areas			
Nitrate Vulnerable Zones			
Ramsar Sites			
Sites of Special Scientific Interest			
Special Areas of Conservation			
Special Protection Areas			
World Heritage Sites			

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Agency & Hydrological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (NE)	0	1	383310 397308
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (NW)	117	1	383250 397450
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (NW)	135	1	383150 397400
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	169	1	383150 397450
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (NW)	209	1	383150 397500
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	239	1	383100 397500
1	**Discharge Consents** Operator: Fq Developments Limited Property Type: CONSTRUCTION OF BUILDINGS Location: Owen Street, ., ., Manchester, M15 4pz Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: Eprfb3091rh Permit Version: 1 Effective Date: 4th October 2016 Issued Date: 4th October 2016 Revocation Date: 2nd July 2018 Discharge Type: Trade Effluent Discharge-Site Drainage Discharge Environment: Freshwater Stream/River Receiving Water: The River Medlock **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13NE (E)	77	2	383421 397334
2	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chester Road/Great Jackson Road Cso 371 Deansgate, Manchester, ., Greater Manchester, M15 4up Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 016982719 Permit Version: 2 Effective Date: 1st December 1999 Issued Date: Not Supplied Revocation Date: 28th March 2021 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Modified (Water Resources Act 1991, Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Located by supplier to within 100m	A13NE (NE)	81	2	383360 397425
2	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chester Road/Great Jackson Road Cso 371 Deansgate, Manchester, ., Greater Manchester, M15 4up Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0276 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 1st December 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Consent revoked or revised: New Consent issued (Section 37(1))** Positional Accuracy: Located by supplier to within 100m	A13NE (N)	85	2	383360 397430

Agency & Hydrological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
2	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chester Road/Great Jackson Road Cso 371 Deansgate, Manchester, ., Greater Manchester, M15 4up Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982719 Permit Version: 1 Effective Date: 30th September 1994 Issued Date: Not Supplied Revocation Date: 30th November 1999 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: New Consent (Water Resources Act 1991, Section 88 & Schedule 10 as amended by Environment Act 1995)** Positional Accuracy: Manually corrected supplier location	A13NE (N)	85	2	383360 397430
2	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Chester Road/Great Jackson Road Cso 371 Deansgate, Manchester, ., Greater Manchester, M15 4up Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 016982719 Permit Version: 3 Effective Date: 29th March 2021 Issued Date: 29th March 2021 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: River Medlock **Status: Varied under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13NE (N)	93	2	383362 397437
2	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Deansgate, L. Peter St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0157 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: 18th July 2014 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Freshwater Stream/River Receiving Water: Tunnel To Medlock **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 10m	A13NE (NE)	108	2	383370 397450
2	**Discharge Consents** Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: Deansgate, L. Peter St, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0157 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge Environment: Into And/Or Watercourse Receiving Water: Tunnel To Medlock **Status: Post National Rivers Authority Legislation where issue date > 31/08/1989** Positional Accuracy: Located by supplier to within 100m	A13NE (NE)	108	2	383370 397450

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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
3	**Discharge Consents** Operator: Hanson Quarry Products Europe Limited Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Potato Wharf, Off Liverpool Rd, Manchester, Greater Manchester, M3 4la Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 0175/5 Permit Version: 1 Effective Date: 20th January 1975 Issued Date: Not Supplied Revocation Date: 31st March 1991 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Crowton Brook **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 100m	A13NW (N)	146	2	383300 397500
3	**Discharge Consents** Operator: Hanson Quarry Products Europe Limited Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Potato Wharf, Off Liverpool Rd, Manchester, Greater Manchester, M3 4la Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 0175/5 Permit Version: 2 Effective Date: 1st April 1991 Issued Date: Not Supplied Revocation Date: 31st December 1994 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Crowton Brook **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 100m	A13NW (N)	146	2	383300 397500
3	**Discharge Consents** Operator: Hanson Quarry Products Europe Limited Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Potato Wharf, Off Liverpool Rd, Manchester, Greater Manchester, M3 4la Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 0175/5 Permit Version: 3 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 30th June 1995 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Crowton Brook **Status: Authorisation revoked** Positional Accuracy: Located by supplier to within 100m	A13NW (N)	146	2	383300 397500
3	**Discharge Consents** Operator: Hanson Quarry Products Europe Limited Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Location: Potato Wharf, Off Liverpool Rd, Manchester, Greater Manchester, M3 4la Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 0175/5 Permit Version: 4 Effective Date: 1st July 1995 Issued Date: Not Supplied Revocation Date: 8th March 2016 Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Discharge Environment: Freshwater Stream/River Receiving Water: Crowton Brook **Status: Surrendered under EPR 2010** Positional Accuracy: Located by supplier to within 100m	A13NW (N)	146	2	383300 397500
4	**Prosecutions** Location: River Medlock, Off Liverpool Road Manchester Prosecution Text: Not Supplied Prosecution Act: WATER RESOURCES ACT 1991, SECTION 85 (6) Hearing Date: 6th September 2004 Verdict: Not Supplied Fine: Not Supplied Cost: Not Supplied Positional Accuracy: Manually positioned within the geographical locality	A13NE (E)	93	2	383442 397329

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5	**Local Authority Pollution Prevention and Controls** Name: Tom Garner Motors Location: Chester Road, MANCHESTER, Lancashire, M15 4GA Authority: Manchester City Council, Environmental Health Department Permit Reference: 43/93 Dated: 21st June 1993 Process Type: Local Authority Air Pollution Control Description: PG6/34 Respraying of road vehicles **Status: Authorised** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	31	3	383280 397369
	Nearest Surface Water Feature	A13NE (NE)	82	-	383401 397377
6	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Inert Suspended Solids Note: River Medlock; Cement Washings Incident Date: 21st February 1995 Incident Reference: 95650362 Catchment Area: Medlock Receiving Water: Not Given Cause of Incident: Land Runoff Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NW (N)	49	2	383300 397400
7	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Moorefield Cres, LOWTON Authority: Environment Agency, North West Region Pollutant: Oils - Unknown Note: Stream Discoloured Incident Date: 30th May 1998 Incident Reference: SO980959 Catchment Area: Glaze Receiving Water: Freshwater Stream/River Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NE (NE)	93	2	383400 397400
8	**Pollution Incidents to Controlled Waters** Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Oils - Unknown Note: Not Supplied Incident Date: 8th July 1992 Incident Reference: 92611241 Catchment Area: Bridgewater Canal Receiving Water: Not Given Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NE (NE)	166	2	383400 397500
9	**Pollution Incidents to Controlled Waters** Property Type: Road Location: Mancunian Way , HULME Authority: Environment Agency, North West Region Pollutant: Chemicals - Unknown Note: 20 Litres Of Chemical Irgasol In Drains Incident Date: 7th September 1998 Incident Reference: SO981631 Catchment Area: Manchester Ship Canal Receiving Water: Freshwater Stream/River Cause of Incident: Road Traffic Accident Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SE (SE)	168	2	383500 397200

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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
10	**Water Abstractions** Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw11 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13SW (W)	60	2	383204 397298
10	**Water Abstractions** Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw10 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13SW (W)	66	2	383211 397276
10	**Water Abstractions** Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw9 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13SW (SW)	71	2	383223 397253
11	**Water Abstractions** Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw8 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13SW (SW)	87	2	383224 397225

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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
11	**Water Abstractions** Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw5 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13SW (SW)	109	2	383193 397230
11	**Water Abstractions** Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw7 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13SW (SW)	132	2	383184 397203
11	**Water Abstractions** Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw4 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13SW (SW)	148	2	383159 397210
11	**Water Abstractions** Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw3 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13SW (SW)	159	2	383140 397217

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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
12	**Water Abstractions** Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw6 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13SW (W)	100	2	383171 397275
13	**Water Abstractions** Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw2 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13SW (W)	173	2	383113 397230
13	**Water Abstractions** Operator: Renaker Build Ltd Licence Number: Nw/069/0006/010 Permit Version: 1 Location: Borehole Pw1 Chester Formation At Crown Street Authority: Environment Agency, North West Region Abstraction: Construction:Dewatering Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 24th September 2021 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13SW (W)	189	2	383085 397249
	Water Abstractions Operator: Science Museum Group Licence Number: Nw/069/0004/021/R01 Permit Version: 1 Location: Chester Formation At Science Museum (A) Authority: Environment Agency, North West Region Abstraction: Holiday Sites, Camp Sites & Tourist Attractions: Heat Pump Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 4th April 2024 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A18SW (N)	489	2	383198 397829

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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Science Museum Group Licence Number: Nw/069/0004/021 Permit Version: 1 Location: Chester Formation At Science Museum (A) Authority: Environment Agency, North West Region Abstraction: Holiday Sites, Camp Sites & Tourist Attractions: Heat Pump Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Not Supplied Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 31st March 2023 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A18SW (N)	489	2	383198 397829
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - High Vulnerability Combined Vulnerability: High Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: High Bedrock Flow: Well Connected Fractures Dilution: 300-550 mm/year Baseflow Index: >70% Superficial Patchiness: <90% Superficial Thickness: 3-10m Superficial Recharge: High	A13SE (NE)	0	4	383310 397308
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13SE (NE)	0	4	383310 397308
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13SE (NE)	0	4	383310 397308
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (NE)	9	2	383341 397335
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (NE)	11	2	383340 397340
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
14	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 319.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A13NE (NE)	86	5	383413 397365
15	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 18.4 Watercourse Level: Underground Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A13NE (N)	107	5	383363 397453

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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
16	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 29.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A13NE (N)	117	5	383351 397468
17	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 19.1 Watercourse Level: Underground Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A13NE (N)	132	5	383330 397486
18	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 42.3 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Medlock Catchment Name: Mersey Primacy: 1	A13NE (N)	141	5	383315 397496
19	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 285.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Bridgewater Canal Catchment Name: Mersey Primacy: 1	A13NW (NW)	151	5	383223 397475
20	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 19.5 Watercourse Level: On ground surface Permanent: True Watercourse Name: Bridgewater Canal Catchment Name: Mersey Primacy: 2	A13NW (N)	164	5	383276 397513
21	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 37.6 Watercourse Level: Underground Permanent: True Watercourse Name: Bridgewater Canal Catchment Name: Mersey Primacy: 2	A13NW (N)	180	5	383281 397531
22	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 71.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A13NE (N)	212	5	383322 397567
23	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 69.9 Watercourse Level: Underground Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A13NE (N)	216	5	383370 397565
24	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 148.1 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A13NW (N)	216	5	383288 397568

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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
25	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 11.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A13NW (N)	216	5	383288 397568
26	**OS Water Network Lines** Watercourse Form: Inland river Watercourse Length: 31.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A13NW (N)	218	5	383299 397572
27	**OS Water Network Lines** Watercourse Form: Canal Watercourse Length: 40.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Rochdale Canal Catchment Name: Mersey Primacy: 1	A13NE (NE)	239	5	383439 397562
	Water Framework Directive - Catchment Class Code: River Catchment WaterBody Name: Medlock (Lumb Brook to Irwell) WaterBody ID: GB112069061152 Operational Catchment: Roch Irk Medlock Management Catchment: Irwell Catchment Name: Irwell	A13SE (NE)	0	2	383310 397308
	Water Framework Directive - Catchment Class Code: River Catchment WaterBody Name: Irwell / Manchester Ship Canal (Irk to confluence with Upper Mersey) WaterBody ID: GB112069061452 Operational Catchment: Croal Irwell Management Catchment: Irwell Catchment Name: Irwell	A13SE (SE)	134	2	383380 397150
	Water Framework Directive - Groundwater Waterbody Name: Manchester and East Cheshire Permo-Triassic Sandstone Aquifers Waterbody ID: GB41201G101100 URL Address: https://environment.data.gov.uk/catchment-planning/WaterBody/GB41201G101100 Overall Rating: Poor Chemical Rating: Poor Quantitative Measure: Poor Year: 2019	A13SE (NE)	0	2	383310 397308

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Waste

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Manchester City Council - Had landfill data but passed it to the relevant environment agency		0	6	383310 397308
28	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1848	A13SE (E)	82	-	383440 397289
29	**Potentially Infilled Land (Water)** Use: Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Date of Mapping: 1896	A13NE (NE)	91	-	383365 397434

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Geological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Triassic Rocks (Undifferentiated)	A13SE (NE)	0	1	383310 397308
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13SE (NE)	0	1	383310 397308
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 25 - 35 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: <15 mg/kg	A13NW (N)	100	1	383259 397439
	BGS Measured Urban Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Grid: 383070, 397210 Soil Sample Type: Topsoil Sample Area: Manchester Arsenic Measured Concentration: 18.20 mg/kg Cadmium Measured Concentration: 0.70 mg/kg Chromium Measured Concentration: 64.00 mg/kg Lead Measured Concentration: 158.90 mg/kg Nickel Measured Concentration: 27.00 mg/kg	A13SW (W)	220	1	383070 397210
	BGS Urban Soil Chemistry Averages Source: British Geological Survey, National Geoscience Information Service Sample Area: Manchester Count Id: 300 Arsenic Minimum Concentration: 3.00 mg/kg Arsenic Average Concentration: 28.00 mg/kg Arsenic Maximum Concentration: 1008.00 mg/kg Cadmium Minimum Concentration: 0.30 mg/kg Cadmium Average Concentration: 1.40 mg/kg Cadmium Maximum Concentration: 80.30 mg/kg Chromium Minimum Concentration: 29.00 mg/kg Chromium Average Concentration: 92.00 mg/kg Chromium Maximum Concentration: 1252.00 mg/kg Lead Minimum Concentration: 20.00 mg/kg Lead Average Concentration: 270.00 mg/kg Lead Maximum Concentration: 2687.00 mg/kg Nickel Minimum Concentration: 5.00 mg/kg Nickel Average Concentration: 32.00 mg/kg Nickel Maximum Concentration: 137.00 mg/kg	A13SE (NE)	0	1	383310 397308

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Geological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Coal Mining Affected Areas Description: In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.	A13SE (NE)	0	7	383310 397308
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	383310 397308
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	383310 397308
	Potential for Compressible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	96	1	383420 397372
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	383310 397308
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	383310 397308
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	383310 397308
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	16	1	383291 397362
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	383310 397308
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (W)	172	1	383100 397387
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	383310 397308
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SE (NE)	0	1	383310 397308

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Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
30	**Contemporary Trade Directory Entries** Name: Colour Point (Manchester) Ltd Location: Unit 4, Olympia Trading Estate, Great Jackson Street, Manchester, M15 4NP Classification: Photographic Processors **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	0	-	383320 397283
30	**Contemporary Trade Directory Entries** Name: Pro2col Imaging Ltd Location: Unit 4, Olympia Trading Estate, Great Jackson Street, Manchester, Lancashire, M15 4NP Classification: Photo & Digital Imaging Bureaus **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (SE)	0	-	383320 397283
31	**Contemporary Trade Directory Entries** Name: Tom Garner Location: Chester Road, Manchester, M15 4GA Classification: Car Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (NW)	31	-	383280 397369
32	**Contemporary Trade Directory Entries** Name: R O C Consulting Location: 6 Commercial Street, Manchester, Greater Manchester, M15 4PZ Classification: Engineers - General **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	110	-	383432 397379
33	**Contemporary Trade Directory Entries** Name: Hulley & Kirkwood Consulting Engineers Location: 2, Commercial Street, Manchester, M15 4RQ Classification: Mechanical Engineers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	110	-	383389 397440
34	**Contemporary Trade Directory Entries** Name: Manchester Pest Control Location: 14, Commercial Street, Manchester, M15 4PZ Classification: Pest & Vermin Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (E)	124	-	383460 397358
34	**Contemporary Trade Directory Entries** Name: Pest Control Manchester Location: 14, Commercial Street, Manchester, M15 4PZ Classification: Pest & Vermin Control **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (E)	161	-	383497 397369
34	**Contemporary Trade Directory Entries** Name: Everything Mirror Location: 14, Commercial Street, Manchester, M15 4PZ Classification: Mirrors & Decorative Glass **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (E)	161	-	383497 397369
35	**Contemporary Trade Directory Entries** Name: Aaa Office Emporium Location: Pryme Works, Silvercroft Street, Manchester, M15 4WG Classification: Office Furniture & Equipment **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SW (W)	144	-	383117 397307
36	**Contemporary Trade Directory Entries** Name: Watt Energy Ltd Location: River Pl,City Rd East, Manchester, M15 4PG Classification: Gas Suppliers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13SE (E)	153	-	383510 397300
37	**Contemporary Trade Directory Entries** Name: Texco Location: 10, Little Peter Street, Manchester, Lancashire, M15 4PS Classification: Textile Manufacturing **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	167	-	383457 397450

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Industrial Land Use

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37	**Contemporary Trade Directory Entries** Name: Pure Controls Ltd Location: 6, HEWITT STREET, MANCHESTER, M15 4GB Classification: Automation Systems & Equipment **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	176	-	383436 397486
37	**Contemporary Trade Directory Entries** Name: John C Hewitt Location: Hewitt Street, Manchester, M15 4GB Classification: Car Dealers - Used **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	188	-	383462 397477
37	**Contemporary Trade Directory Entries** Name: G & M Fabrics Location: Symco House,Little Peter St, Manchester, M15 4PS Classification: Pattern Makers - Paper **Status: Inactive** Positional Accuracy: Manually positioned to the road within the address or location	A13NE (NE)	203	-	383493 397460
38	**Contemporary Trade Directory Entries** Name: Copybook Press Ltd Location: 45-47 City Road East, Manchester, M15 4PN Classification: Printers **Status: Inactive** Positional Accuracy: Manually positioned to the address or location	A13SE (E)	171	-	383522 397242
39	**Contemporary Trade Directory Entries** Name: James & Taylor Ltd Location: Eastagte, 2, Castle Street, Manchester, M3 4LZ Classification: Cladding Suppliers & Installers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (N)	217	-	383235 397554
40	**Contemporary Trade Directory Entries** Name: G T Autos Location: 88, Hewitt Street, MANCHESTER, M15 4GB Classification: Mot Testing Centres **Status: Active** Positional Accuracy: Automatically positioned to the address	A13NE (NE)	240	-	383505 397506
41	**Contemporary Trade Directory Entries** Name: Avon Tyres Ltd Location: 8, Blantyre Street, Manchester, M15 4LH Classification: Tyre Dealers **Status: Inactive** Positional Accuracy: Automatically positioned to the address	A13NW (W)	249	-	383021 397391
42	**Fuel Station Entries** Name: Castlefield Service Station Location: 14, Great Jackson Street , Castlefield , Manchester, Greater Manchester, M15 4NG Brand: Obsolete Premises Type: Not Applicable **Status: Obsolete** Positional Accuracy: Automatically positioned to the address	A13SW (SW)	35	-	383248 397279
43	**Points of Interest - Commercial Services** Name: Pest Control Manchester Location: 14 Commercial Street, Manchester, M15 4PZ Category: Contract Services Class Code: Pest and Vermin Control Positional Accuracy: Positioned to address or location	A13NE (E)	161	8	383497 397369
44	**Points of Interest - Commercial Services** Name: G T Autos Location: Arch 88, Hewitt Street, Manchester, M15 4GB Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NE (NE)	232	8	383499 397502
45	**Points of Interest - Manufacturing and Production** Name: Factory Location: M15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SW (S)	52	8	383299 397210

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Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
46	**Points of Interest - Manufacturing and Production** Name: Works Location: M15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NE (NE)	132	8	383425 397434
46	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NE (NE)	136	8	383429 397435
46	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NE (NE)	146	8	383452 397416
46	**Points of Interest - Manufacturing and Production** Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NE (NE)	160	8	383457 397435
46	**Points of Interest - Manufacturing and Production** Name: Works Location: M15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NE (NE)	189	8	383460 397481
46	**Points of Interest - Manufacturing and Production** Name: Factory Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NE (NE)	191	8	383495 397432
46	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NE (NE)	193	8	383464 397482
47	**Points of Interest - Manufacturing and Production** Name: Factory Location: M15 Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13SW (SW)	135	8	383163 397226
48	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NE (E)	196	8	383543 397353
48	**Points of Interest - Manufacturing and Production** Name: Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NE (E)	214	8	383564 397345
49	**Points of Interest - Public Infrastructure** Name: Sluice Location: M3 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A13NW (N)	146	8	383271 397493
49	**Points of Interest - Public Infrastructure** Name: Sluice Location: M3 Category: Water Class Code: Weirs, Sluices and Dams Positional Accuracy: Positioned to an adjacent address or location	A13NW (N)	147	8	383267 397492

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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
50	**Points of Interest - Public Infrastructure** Name: Deansgate Rail Station Location: Hewitt Street, M15 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A13NE (NE)	192	8	383437 397506
50	**Points of Interest - Public Infrastructure** Name: Deansgate Station Location: Hewitt Street, M3 Category: Public Transport, Stations and Infrastructure Class Code: Railway Stations, Junctions and Halts Positional Accuracy: Positioned to address or location	A13NE (NE)	192	8	383437 397506
51	**Points of Interest - Recreational and Environmental** Name: Play Area Location: M15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13SW (W)	115	8	383152 397280
52	**Points of Interest - Recreational and Environmental** Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13SW (SW)	221	8	383149 397105
52	**Points of Interest - Recreational and Environmental** Name: Playground Location: York Street, M15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13SW (SW)	226	8	383142 397105
53	**Points of Interest - Recreational and Environmental** Name: Skate Park Location: M15 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13SE (S)	239	8	383320 397023

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Data Currency

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices		
Trafford Metropolitan Borough Council - Renewal and Environmental Protection	November 2013	Annual Rolling Update
Environment Agency - Head Office	November 2023	Annually
Manchester City Council - Environmental Health Department	October 2017	Annual Rolling Update
Salford City Council - Environmental Health Department	October 2017	Annual Rolling Update
Discharge Consents		
Environment Agency - North West Region	October 2024	Quarterly
Enforcement and Prohibition Notices		
Environment Agency - North West Region	March 2013	
Integrated Pollution Controls		
Environment Agency - North West Region	January 2009	
Integrated Pollution Prevention And Control		
Environment Agency - North West Region	October 2024	Quarterly
Local Authority Integrated Pollution Prevention And Control		
Salford City Council - Environmental Health Department	December 2020	Variable
Trafford Metropolitan Borough Council - Environmental Health Department	October 2014	Variable
Manchester City Council - Environmental Health Department	September 2014	Variable
Local Authority Pollution Prevention and Controls		
Salford City Council - Environmental Health Department	December 2020	Annual Rolling Update
Trafford Metropolitan Borough Council - Environmental Health Department	October 2014	Annual Rolling Update
Manchester City Council - Environmental Health Department	September 2014	Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements		
Salford City Council - Environmental Health Department	March 2015	Variable
Trafford Metropolitan Borough Council - Environmental Health Department	October 2014	Variable
Manchester City Council - Environmental Health Department	September 2014	Variable
Nearest Surface Water Feature		
Ordnance Survey	November 2024	
Pollution Incidents to Controlled Waters		
Environment Agency - North West Region	January 2000	
Historical Prosecutions		
Environment Agency, North West Region	March 2013	Not Applicable
Prosecutions		
Environment Agency - Head Office	February 2024	Annually
Registered Radioactive Substances		
Environment Agency - Head Office	May 2023	
Environment Agency - North West Region	May 2023	
Substantiated Pollution Incident Register		
Environment Agency - North West Region - South Area	October 2024	Quarterly
Water Abstractions		
Environment Agency - North West Region	October 2024	Quarterly
Water Industry Act Referrals		
Environment Agency - North West Region	October 2017	
Groundwater Vulnerability Map		
Environment Agency - Head Office	June 2018	As notified
Groundwater Vulnerability - Soluble Rock Risk		
Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations		
Environment Agency - Head Office	January 2018	As notified
Superficial Aquifer Designations		
Environment Agency - Head Office	January 2018	As notified
Source Protection Zones		
Environment Agency - Head Office	September 2022	Bi-Annually

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Agency & Hydrological	Version	Update Cycle
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2023	
Flood Water Storage Areas Environment Agency - Head Office	January 2024	Quarterly
Flood Defences Environment Agency - Head Office	August 2022	
OS Water Network Lines Ordnance Survey	October 2024	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water Suitability Environment Agency - Head Office	February 2016	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified
Water Framework Directive - Catchment Environment Agency - Head Office	July 2024	Annually
Water Framework Directive - Groundwater Environment Agency - Head Office	July 2024	Annually

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Waste	Version	Update Cycle
BGS Recorded Landfill Sites		
British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites		
Environment Agency - Head Office	October 2024	Quarterly
Integrated Pollution Control Registered Waste Sites		
Environment Agency - North West Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries)		
Environment Agency - North West Region - South Area	November 2024	Quarterly
Licensed Waste Management Facilities (Locations)		
Environment Agency - North West Region - South Area	October 2024	Quarterly
Local Authority Landfill Coverage		
Manchester City Council - Planning Department	February 2003	Not Applicable
Salford City Council - Environmental Health Department	February 2003	Not Applicable
Trafford Metropolitan Borough Council - Environmental Health Department	February 2003	Not Applicable
Local Authority Recorded Landfill Sites		
Manchester City Council - Planning Department	October 2018	
Salford City Council - Environmental Health Department	October 2018	
Trafford Metropolitan Borough Council - Environmental Health Department	October 2018	
Potentially Infilled Land (Non-Water)		
Landmark Information Group Limited	December 1999	
Potentially Infilled Land (Water)		
Landmark Information Group Limited	December 1999	
Registered Landfill Sites		
Environment Agency - North West Region - South Area	March 2006	Not Applicable
Registered Waste Transfer Sites		
Environment Agency - North West Region - South Area	April 2018	
Registered Waste Treatment or Disposal Sites		
Environment Agency - North West Region - South Area	June 2015	
Hazardous Substances	**Version**	**Update Cycle**
Control of Major Accident Hazards Sites (COMAH)		
Health and Safety Executive	September 2024	Bi-Annually
Explosive Sites		
Health and Safety Executive	March 2017	
Notification of Installations Handling Hazardous Substances (NIHHS)		
Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements		
Manchester City Council - Planning Department	February 2016	Variable
Trafford Metropolitan Borough Council	July 2023	Variable
Salford City Council	June 2016	Variable
Planning Hazardous Substance Consents		
Trafford Metropolitan Borough Council	April 2016	Variable
Manchester City Council - Planning Department	February 2016	Variable
Salford City Council	June 2016	Variable

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Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	December 2015	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	March 2024	Bi-Annually
BGS Urban Soil Chemistry British Geological Survey - National Geoscience Information Service	December 2015	As notified
BGS Urban Soil Chemistry Averages British Geological Survey - National Geoscience Information Service	December 2015	As notified
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Coal Mining Affected Areas The Coal Authority - Property Searches	February 2023	Annual Rolling Update
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	November 2024	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	November 2024	Annually

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Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	December 2024	Quarterly
Fuel Station Entries Green Street Advisor (UK) Ltd	December 2024	Quarterly
Points of Interest - Commercial Services PointX	December 2024	Quarterly
Points of Interest - Education and Health PointX	December 2024	Quarterly
Points of Interest - Manufacturing and Production PointX	December 2024	Quarterly
Points of Interest - Public Infrastructure PointX	December 2024	Quarterly
Points of Interest - Recreational and Environmental PointX	December 2024	Quarterly
Underground Electrical Cables National Grid	January 2024	

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Sensitive Land Use	Version	Update Cycle
Ancient Woodland		
Natural England	November 2024	Bi-Annually
Areas of Adopted Green Belt		
Manchester City Council	July 2024	Quarterly
Salford City Council	July 2024	Quarterly
Trafford Metropolitan Borough Council	July 2024	Quarterly
Areas of Unadopted Green Belt		
Manchester City Council	July 2024	Quarterly
Salford City Council	July 2024	Quarterly
Trafford Metropolitan Borough Council	July 2024	Quarterly
Areas of Outstanding Natural Beauty		
Natural England	November 2024	Bi-Annually
Environmentally Sensitive Areas		
Natural England	August 2023	
Forest Parks		
Forestry Commission	May 2023	Not Applicable
Local Nature Reserves		
Natural England	August 2024	Bi-Annually
Marine Nature Reserves		
Natural England	February 2025	Bi-Annually
National Nature Reserves		
Natural England	January 2025	Bi-Annually
National Parks		
Natural England	September 2024	Bi-Annually
Nitrate Sensitive Areas		
Natural England	April 2023	Not Applicable
Nitrate Vulnerable Zones		
Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	April 2016	
Environment Agency - Head Office	November 2024	Annually
Ramsar Sites		
Natural England	February 2025	Bi-Annually
Sites of Special Scientific Interest		
Natural England	November 2024	Bi-Annually
Special Areas of Conservation		
Natural England	January 2025	Bi-Annually
Special Protection Areas		
Natural England	November 2024	Bi-Annually

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Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	Map data
Environment Agency	Environment Agency
Scottish Environment Protection Agency	SEPA Scottish Environment Protection Agency
The Coal Authority	The Coal Authority
British Geological Survey	British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
Centre for Ecology and Hydrology	Centre for Ecology & Hydrology NATURAL ENVIRONMENT RESEARCH COUNCIL
Natural Resources Wales	Cyfoeth Naturiol Cymru Natural Resources Wales
Scottish Natural Heritage	SCOTTISH NATURAL HERITAGE
Natural England	NATURAL ENGLAND
Public Health England	Public Health England
Ove Arup	ARUP
Stantec UK Ltd	Stantec

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Useful Contacts

Contact	Name and Address	Contact Details
1	**British Geological Survey - Enquiry Service** British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	**Environment Agency - National Customer Contact Centre (NCCC)** PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	**Manchester City Council - Environmental Health Department** PO Box 463, Town Hall Extension, Albert Square, Manchester, Greater Manchester, M60 3NY	Telephone: 0161 234 4884 / 234 4873. Fax: 0161 234 4508 Website: www.manchester.gov.uk
4	**Environment Agency - Head Office** Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
5	**Ordnance Survey** Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.co.uk
6	**Manchester City Council - Planning Department** Town Hall, Manchester, Greater Manchester, M60 2LA	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
7	**The Coal Authority - Property Searches** 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	Telephone: 0345 762 6848 Fax: 01623 637 338 Email: groundstability@coal.gov.uk Website: www2.groundstability.com
8	**PointX** 5-6 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
-	**Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards** Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	**Landmark Information Group Limited** Landmark Information Group, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0330 036 6618 Fax: 0844 844 9951 Email: helpdesk@landmark.co.uk Website: www.landmark.co.uk

Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.

The Coal Authority

CON29M
coal mining report

PLOT E1 & E2, GREAT JACKSON STREET, GREATER MANCHESTER

Known or potential coal mining risks

Future underground coal mining Page 4

Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit www.groundstability.com

Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. It is unlikely that these features will impact on the stability of the enquiry boundary.

Your reference: 370528466_2
Our reference: 51003481542001
Date: 24 February 2025

Client name: NLIS Hub

If you require any further assistance please contact our experts on:
0345 762 6848
groundstability@coal.gov.uk

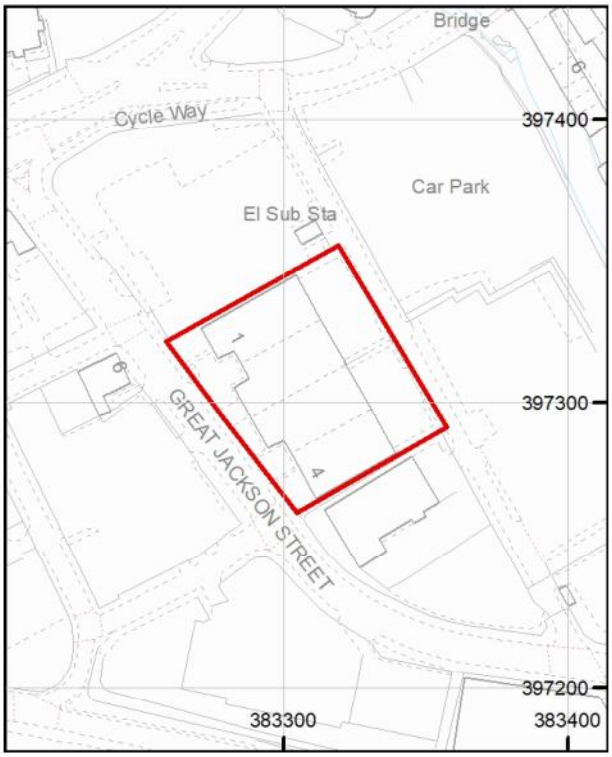
The Law Society

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Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is **on the coalfield**

Map data

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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.

Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.

© Coal Authority

Professional opinion

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 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.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on 0345 762 6848 or email cmra@coal.gov.uk.

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Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

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1 Past underground coal mining

The property is not within a surface area that could be affected by any past recorded underground coal mining.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

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

4 Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

© Coal Authority

5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6 Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7 Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9 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.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

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11 Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

12 Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

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.

13 Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14 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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Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.
www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **0800 288 4242**. Further information can be found on our website: www.gov.uk/coalauthority.

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Glossary

Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

mine gas - reports of alleged mine gas emissions received by the Coal Authority within 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

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

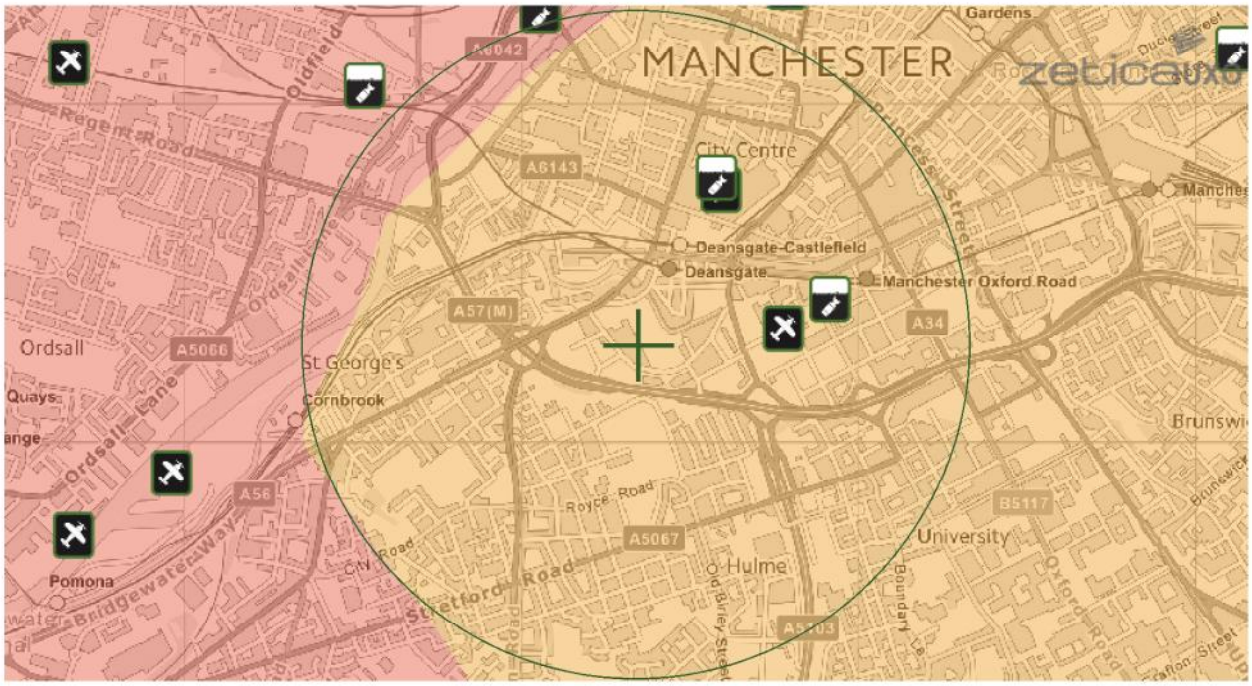
working facilities orders - a court order which gave permission, restricted or prevented coal mine workings

UNEXPLODED BOMB RISK MAP

zeticaUXO

SITE LOCATION

Location: M15 4NP,
Map Centre: 383312,397295



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.

Landmark Information

alpha ASSOCIATES



Great Jackson Street

Landmark Order No: 382081239_1

Client Reference: 6180 VTE

Preliminary Unexploded Ordnance (UXO) Threat Assessment

Meeting the requirements of the UK's
Construction Industry Research and Information Association's UXO Risk Management Framework
"Unexploded Ordnance (UXO) – A Guide for the Construction Industry" (C681)

Landmark Information Group in partnership with 6 Alpha Associates Ltd

Project No.: 12061

28th July 2025

V1.0

Achilles UVDB VERIFIED | BUILDER'S PROFILE | Constructionline Verified Member | SafeContractor | Institute of Explosives Engineers | ISOQAR REGISTERED UKAS

Using This Report

This Preliminary Threat Assessment is designed to inform the reader whether military related Unexploded Ordnance (UXO) is likely to pose a hazard at the Study Site. The assessment is intended as a site-screening tool to meet with the requirement of Stage 1 of the *Health and Safety Executive* endorsed *CIRIA C681 UXO Risk Management Framework* – for which *6 Alpha* were the lead technical author. Whilst the term "Risk" can be justifiably used at this stage, the reader should note that the "Consequence" function of "Risk" is not considered.

There are two prospective outcomes of this report; either the threat level requires a Detailed Threat and Risk Assessment with Risk Mitigation Strategy (Stages 2 and 3 of the *CIRIA C681* framework); or no further action is required.

Two figures accompany the report, the first is the Site Boundary which clearly depicts the area covered by this assessment and the second is the Probability of UXO Encounter at the Study Site. The latter will illustrate any variance in the probability of encountering UXO throughout the Study Site.

Document Control

Version	Author(s)	Reviewed By	Client Reference
1.0	Beth Skoulding	Laurence Gregory	6180 VTE

Landmark Information Group

Imperium, Imperial Way

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Web: www.envirocheck.co.uk

Envirocheck

Document Scope

In partnership with the *Landmark Information Group, 6 Alpha Associates Limited* (6 Alpha) has been commissioned to provide a UXO Threat Assessment for the Site described as "Plot E1 & E2, Great Jackson Street, Manchester, M15 4NP", which is centred on *National Grid Reference* 383310, 397308.

Key Findings

During WWII, the Study Site was situated within *Manchester County Borough*, which recorded six High Explosive (HE) bomb strikes per 100 hectares; this is categorised as a "very low" level of bombing.

Luftwaffe aerial reconnaissance photography identified multiple primary bombing targets within a 1,000m radius of the Study Site boundary, the closest of which was the *Central Railway Station* (located 230m to the north-east).

Air Raid Precaution (ARP) records identified 105 HE bomb strikes within a 1,000m radius of the Study Site, including one of which was recorded on-site. Four further HE bomb strikes were similarly documented between 85m to the north-east and 315m to the south-south-west, whilst an incendiary bomb was documented 105m to the north-west.

Manchester Corporation bomb damage mapping identified multiple *"Damaged Buildings"* and *"Demolished Buildings"* within the immediate vicinity of the Study Site, including along *Deansgate* (located 30m to the north-east, 45m to the north-west, and 70m to the north-west). Similarly, an analysis of post-wartime mapping identified a *'Ruin'* located on-site which is also likely indicative of bomb damage.

An analysis of pertinent historical records supplemented with further *6 Alpha* research did not identify any evidence of significant military activity on-site. Extensive archival research did, however, identify *Hulme Barracks* (located approximately 495m to the south-west), which housed a number of infantry battalions from the early-19th century, although it had been closed by 1914.

Therefore, *6 Alpha* considers the most likely UXO threat at this Study Site are WWII *German* HE bombs and IBs, whilst *British* AAA projectiles may pose a residual threat.

Recommendations

Given that WWII-era bombing and bomb damage were recorded on-site and/or in close proximity, *6 Alpha* considers it reasonably foreseeable that a UXO contamination threat might have been generated at this Study Site. Consequently, *6 Alpha* recommends:

A DETAILED UXO THREAT AND RISK ASSESSMENT IS REQUIRED

Please contact *Envirocheck* for further details.

Constraints

The report is also constrained by the following factors:

1. The assessment levels have been generated from historical data and third-party sources. Where possible *6 Alpha* have sought to verify the accuracy of such data, but cannot be held accountable for inherent errors that may be in third-party data sets (e.g. *National Archives* or library sources);
    a. Nonetheless, *6 Alpha* have exercised all reasonable care, skill and due diligence in producing this report;
2. Whilst every effort has been used to identify all potential UXO/explosive threats, there were a number of private facilities which may not have released privately recorded information concerning UXO/explosive threats into the public domain;
3. This report is accurate and up to date at the time of writing but cannot account for the release of new information, nor for new evidence concerning the potential for a UXO hazard to exist at this Study Site, which is disclosed after the date of the report's release. Should further evidence of UXO sources be found, or if UXO is found at the Site or nearby in the future, then this assessment for the Study Site is to be reassessed and updated by *6 Alpha*.



Site Location

BOMB SEARCH

LEGEND

Site Boundary



British National Grid

Address

Plot E1 & E2, Great Jackson Street, Manchester, M15 4NP

PROJECT NO.	FIGURE	DRAWN	CHECKED	DATE
12061	1	BS	LG	25/07/2025

alpha ASSOCIATES
special risks consultancy

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E1-Z1-GEO-A180-RP-XX-0001-P02



Probability of UXO Encounter

BOMB SEARCH

LEGEND

Site Boundary

Probability of UXO Encounter

Likely

Unlikely



British National Grid

Address

Plot E1 & E2, Great Jackson Street, Manchester, M15 4NP

PROJECT NO.	FIGURE	DRAWN	CHECKED	DATE
12061	2	BS	LG	25/07/2025

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special risks consultancy

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