RIDGE

Desk Top Study

Octagon Building
Octagon Estates Ltd

12th June 2026

OCTAGON BUILDING
OCTAGON ESTATES LTD

12th June 2026

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VERSION CONTROL

VERSION	DATE	DESCRIPTION	REPORT REFERENCE	CREATED	REVIEWED
01	12.06.2026	1st Issue	5033325-RDG-XX-ST-DOC-C-00DTS01	LA	PW

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1. INTRODUCTION

1.1. Brief

Ridge and Partners LLP (Ridge) have been commissioned by Octagon Estates Ltd (the Client) to undertake a Desk Top Study for land at Octagon House (hereafter referred to as 'the site'). A site location plan is included as Figure 1 and presented on Plate 1.1.

Ridge were briefed to use information provided to obtain an environmental database search relating to the site, and carry out a walkover survey to assess and report on the findings with respect to potential ground contamination and potential associated future liabilities in accordance with the Preliminary Risk Assessment procedure outlined in LCRM (2020), published by the Environment Agency.

This report is prepared in line with the agreed brief and is subject to report conditions shown in Appendix 1.

1.2. Site Setting

The site is situated adjacent to Carmoor Road, Manchester, M13 0FN. The development site is approximately centred on 385575E, 395950N. The site is set approximately 49m Above Ordnance Datum (AOD).



Plate 1.1: Site Location Plan.

1.3. Proposals

At present, proposals comprise the development of a 9no. storey building comprising student and key worker accommodation located to the east of Octagon House, an 8no. storey building located to the north within the current car parking area and a 6no. storey building located to the northwest of Octagon house. with associated hard surfacing and soft landscaping features. Proposed development plans are included as Figure 2.

1.4. Legal Context

Part IIA of the Environmental Protection Act 1990 (inserted by Section 57 of the Environment Act 1995) provides a regime for the control of specific threats to health or the environment from land contamination. In accordance with the Act and the statutory guidance document 'The Contaminated Land (England) Regulations 2000', the definition of contaminated land is intended to embody the concept of risk assessment. Within the meaning of the Act, land is only "contaminated land" where it appears to the Regulatory Authority, by reason of substances within or under the land, that:

"Significant harm is being caused, or there is a significant possibility of such harm being caused; or Pollution of controlled waters is being, or is likely to be, caused."

Inherent in this definition is the requirement for contamination risk assessment to be undertaken on a site-specific basis, as the potential for harm is determined by the Site's end use and its specific environmental setting. The guidance defines "risk" as the combination of:

- The probability, or frequency, of occurrence of a defined hazard (for example, exposure of a property to a substance with the potential to cause harm); and
- The magnitude (including the seriousness) of the consequences.

While Part IIA of the Environmental Protection Act provides a risk-based approach to the identification and remediation of land where contamination poses an unacceptable risk to human health or the environment, the regime does not take into account future uses. New developments are therefore controlled by the planning regime, with reference to the National Planning Policy Framework (NPPF, 2024), rather than directly by Part IIA of the Environmental Protection Act.

The NPPF is based on the principal that the site should be suitable for its new use, taking account of ground conditions, including from natural hazards or former activities and states that "Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner". The NPPF also links the planning and Part IIA regimes by stating that "after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990". Key components of the Part IIA regime, such as the definition of Contaminated Land and the associated risk-based assessment approach, are therefore considered to also be applicable to the planning regime.

1.5. Methodology

This report has been prepared in accordance with published Environment Agency guidance – Land Contamination Risk Management (LCRM, 2020), which supersedes CLR 11. CLR 11 adopted and refined the well-recognised methodology and terminology that has been used in contaminated land risk assessment for a number of years.

1.6. End Use Classification

It is acknowledged that the proposed site use is residential, hence 'residential without consumption of home grown produce' will be applied in this instance.

A change in the site use from that currently proposed may result in the need for re-assessment of risk criteria and the conclusions and recommendations resulting from the risk assessment could therefore significantly change.

1.7. Report Scope and Limitation

This report is based upon a review of readily available historical and current information, a site walkover survey, geological and hydrogeological maps and information from an environmental database search. The assessment is based on the proposed use outlined in Section 1.3. The outcomes of this assessment could change if the end uses change.

The information contained in this report is intended for the use of **Octagon Estates Ltd**. Ridge can take no responsibility for the use of this information by any other party or for uses other than that described in this report.

2. SITE CONDITIONS

2.1. Site Description

A Geo-Environmental Engineer attended the site on 18th May to conduct a walkover survey of the site and the surrounding areas for the purpose of identifying any potential contamination or evidence of previous contaminative processes and also to identify potential constraints to the proposed development.

It should be acknowledged that the descriptions focus on site conditions at the time of the walkover survey only.

A photographic record of pertinent features is presented in Appendix 2.

2.2. Site Location and Topography

The site is located to the east of the Carmoor Road, Manchester and is centred on approximately 385575E, 395950N.

2.3. Current Site Use

The Octagon House building has served as the NHS Renal Dialysis Satellite Unit since 2018. The majority of the site around the Octagon building comprises tarmacadam car parking directly to the north, east and west of the Octagon building. Small areas of soft landscaping vegetated with shrubs, bushes and trees are situated around the permitter of a number of the marking areas.

2.4. Structures

Octagon House is in the central southern part of the site and is 8 no. storeys in height, approximately 60m in length from north to south and 45m in length from east to west when the southern elevation is included. A further single storey building is located to the immediate northeast of Octagon House is approximately 30m in length and 20m in width raised path is present around the buildings exterior and is bounded by several brick columns.

An electricity substation is present in the centre north of the site. It is present within a self-contained metal building is present in the northern parking area. The building is approximately 5m in length and 2m wide.

A hazardous waste bin storage area is present immediately north of the octagon house building, within the area of the eastern car park. A shipping container is located along the eastern boundary of this storage area.

Several lighting fixtures are present in the western car parking area as well as an electrical security gate for entering and exiting the area via a secondary entrance on the western boundary. A small area of vegetation is present in the northwest corner of the car park. Another small electricity substation is present in the southeastern corner of the car park. Tarmacadam scarring indicates cables from the substation are likely to run underground into the basement of Octagon House.

A shipping container approximately 12m in length (40ft) is present to the immediate north of Octagon House, within the eastern car parking area.

2.5. Boundaries and Entrances

The west of the site is bounded by metal fencing approximately 2.00m in height with 4no. mature trees located immediately beyond. A security gate with an associated small security shed facilitates access to the site and is present along the western boundary, adjacent to Carmoor Road Garage.

Metal fencing is located along a section of the northern boundary with the north western boundary not defined by a fence line or barrier. A mixture of wooden fencing and brick walls serve as a boundary along between the residential houses to the north and the residential accommodation blocks to the east.

Heras fencing is present along the southwestern proportion of the site boundary and contains 3no. mature deciduous trees. A small brick retaining wall approximately 1.00m in height with a small metal fence atop is present along the central section of the southern site boundary. Access to a small car parking area in the southeast of the site can be accessed via a security gate located along Hathersage Road. Within the car parking area. Metal fencing serves as a partition between the southeastern and eastern car parking areas.

2.6. Surroundings

A substation and second larger substation and transformer is present adjacent to the northwest of the site. The substation comprises a brick structure which from inspection contains transformers and oil store comprising several tanks on the surface. The transformers are located on the western side of the structure with the oil store located on east adjacent to the subject site. Three signs present on the interior wall of the building state the types of oil stored in the tanks, 'dirty oil', 'clean oil' and 'acid oil'. A gas oil pump is located along the eastern side of the building.

The second larger substation and transformer is present adjacent to the north of the site immediately off Carmoor road. Two transformers are present surrounded by palisade fencing with an associated brick structure on the western side.

The area to the east of the site is generally occupied by multi storey residential buildings with communal soft landscaping while the north is occupied by terraced houses with gardens. The south of the site is bounded by Hathersage Road with residential housing and multistorey residential buildings beyond. The west of the site is bounded by Carmor road with a mixture of residential houses and light commercial uses beyond.

2.7. Potential Sources of Contamination – Walkover Survey

There were no obvious signs of contamination during the walkover survey. No visual evidence of residual hydrocarbon contamination was noted in the areas of the former historical garage. The age and condition of the tanks/oil store associated with the transformers adjacent to the northwest could not be established.

3. SITE HISTORY AND HISTORICAL CONTAMINATIVE SOURCES

3.1. Review of Historical Maps

Ordnance Survey Maps provided within a Groundsure Report package have been obtained to provide details of the history of the site and surrounding areas. A chronological description of the maps is shown in the table below. The descriptions focus on potentially contaminative land uses within 50-100m and potentially infilled features within 250m of the development site boundary. Note, potential contaminative sources and features outside these distances from the site have been discussed only where they are considered to be relevant. Copies of the maps are included as Appendix 3.

MAPPING	OBSERVATIONS	
(Scale)	On-Site	Off-Site
1848 – 1849 1:10,560	No buildings are noted to be present on site. A road runs east to west across the centre of the site. A pond is located in the southwestern corner of the site	A series of ponds are noted 20m northeast, 50m east, 100m west, 100m north, 100m northeast, 110m northeast, 120m northeast and 140m northeast. High Street is located immediately south of the site. An un-named road runs along the western site boundary.
1850 – 1851 (1:1,056)	The road running from the western site boundary to the east is named 'Montague Street'. The pond in the southwest is no longer present.	The road along the western site boundary is annotated as Clarendon Road. No other significant changes.
1890 – 1892 (1:10,560)	The majority of the site is occupied by residential buildings with only the north undeveloped.	2no. small buildings are located immediately west and circa 10m east of the eastern site boundary which are likely associated with the residential buildings on site. Ponds located 20m northeast, 50m east, 100m west, 110m northeast, 120m northeast and 140m northeast are no longer shown.
1891 (1:500)	Montague Street has been renamed 'Curzon Street'.	No significant changes.
1893 (1:2,500)	No significant changes.	No significant changes.
1905 (1:10,560)	No significant changes.	The pond located 100m north is no longer present.
1908 (1:2,500)	No significant changes.	Residential developments in the wider area gradually infilling vacant land.

MAPPING	OBSERVATIONS	
1915 – 1916 (1:10,560)	No significant changes.	No significant changes.
1922 (1:2,500)	No significant changes.	A tramway has been established along High Street adjacent to the south of the site.
1923 (1:10,560)	No significant changes.	No significant changes.
1933 (1:2,500)	2no. large unspecified are present in north of the site. Several small structures are present close to the centre of the site.	No significant changes.
1934 – 1938 (1:10,560)	No significant changes.	No significant changes.
1949 – 1950 (1:2,500)	One of the large buildings established in the north of the site on 1933 mapping is now identified as an Electricity Mains Depot. Several residential properties in the south west of the site no longer present.	No significant changes.
1950 – 1951 (1:1,250)	No significant changes.	No significant changes.
1955 – 1956 (1:10,560)	No significant changes.	No significant changes.
1963 (1:2,500)	No significant changes.	A building identified as 'Works' is present 100m northeast.
1965 – 1968 (1:10,560)	Several buildings across the south of the site are no longer shown.	No significant changes.
1967 – 1970 (1:1,250)	A garage is present in the west of the site replacing the previous residential properties.	An electricity substation has been constructed adjacent to the northwest of the site.
1976 – 1980 (1:1,250)	The garage and residential properties are no longer present and have been replaced with the Octagon House building identified as offices.	No significant changes.
1980 – 1983 (1:10,000)	No significant changes.	No significant changes.

MAPPING	OBSERVATIONS	
1984 – 1986 (1:1,250)	No significant changes.	No significant changes.
1985 – 1989 (1:10,000)	No significant changes.	No significant changes.
1986 -1991 (1:1,250)	One of the electricity mains depots in the north of the site is no longer present.	No significant changes.
1988 – 1991 (1:10,000)	No significant changes.	No significant changes.
1991 – 1992 (1:1,250)	A large rectangular building is noted to be present in the centre east of the site.	No significant changes.
1992 – 1993 (1:1,250)	No significant changes.	No significant changes.
2001 (1:10,000)	No significant changes.	No significant changes.
2003 (1:1,250)	No significant changes.	No significant changes.
2010 (1:10,000)	Remaining depot in the north of the site no longer present.	Off site extend of the depot has been replaced by student housing.
2015 (1:10,000)	No significant changes.	No significant changes.
2025 (1:10,000)	No significant changes.	No significant changes.

Table 3.1: Historical Map Review

3.2. Review of Satellite Images

A review a satellite images have been carried out to provide information in relation to the site after 1999.

- A satellite image dated 2000 identifies the Octagon House on site. Car parking areas are situated to the east and west of the building. A single storey building is present approximately 10m northeast of the building. The northern most area of the site, on the opposite side of the former Curzon street serves as an access road to more car parking areas and 2no. electricity substations.

3.3. Internet Search

An internet search identifies Octagon House as being in operation as part of an NHS Renal and Dialysis Satellite Unit since 2018. The unit contains 35no. dialysis stations and 6no. isolation rooms.

4. PHYSICAL SETTING

4.1. Geology and Hydrogeology

The following observations are taken from the British Geological Survey (BGS) Geology of Britain Viewer (2026) and the Geo Insight Groundsure Report in Appendix 4.



Plate 4.1: Superficial Geology (left) and Bedrock Geology (right).

The table below identifies the expected composition of the published strata and associated aquifer classification.

SUPERFICIAL GEOLOGY	
Unit Name	On site – Till
Geology Description	Unstratified, unsorted mixtures of clay, sand, gravel and boulders deposited by glaciers.
Aquifer Classification	Secondary Undifferentiated.

Table 4.1: Superficial Geology – site wide

BEDROCK GEOLOGY	
Unit Name	Collyhurst Sandstone Formation
Geology Description	A soft red sandstone with abundant beds of "millet seed" sand grains alternating with beds of fine-grained sharp sand (Tonks, and others, 1931); some interbedded grey sandstones
Aquifer Classification	Principal

Table 4.2: Bedrock Geology.

4.1.1. Artificial Ground, Landslips and Faults

There are no records of artificial ground nor landslips within 250m of the site boundary. A fault is located approximately 70m northeast of the site.

4.1.2. Radon

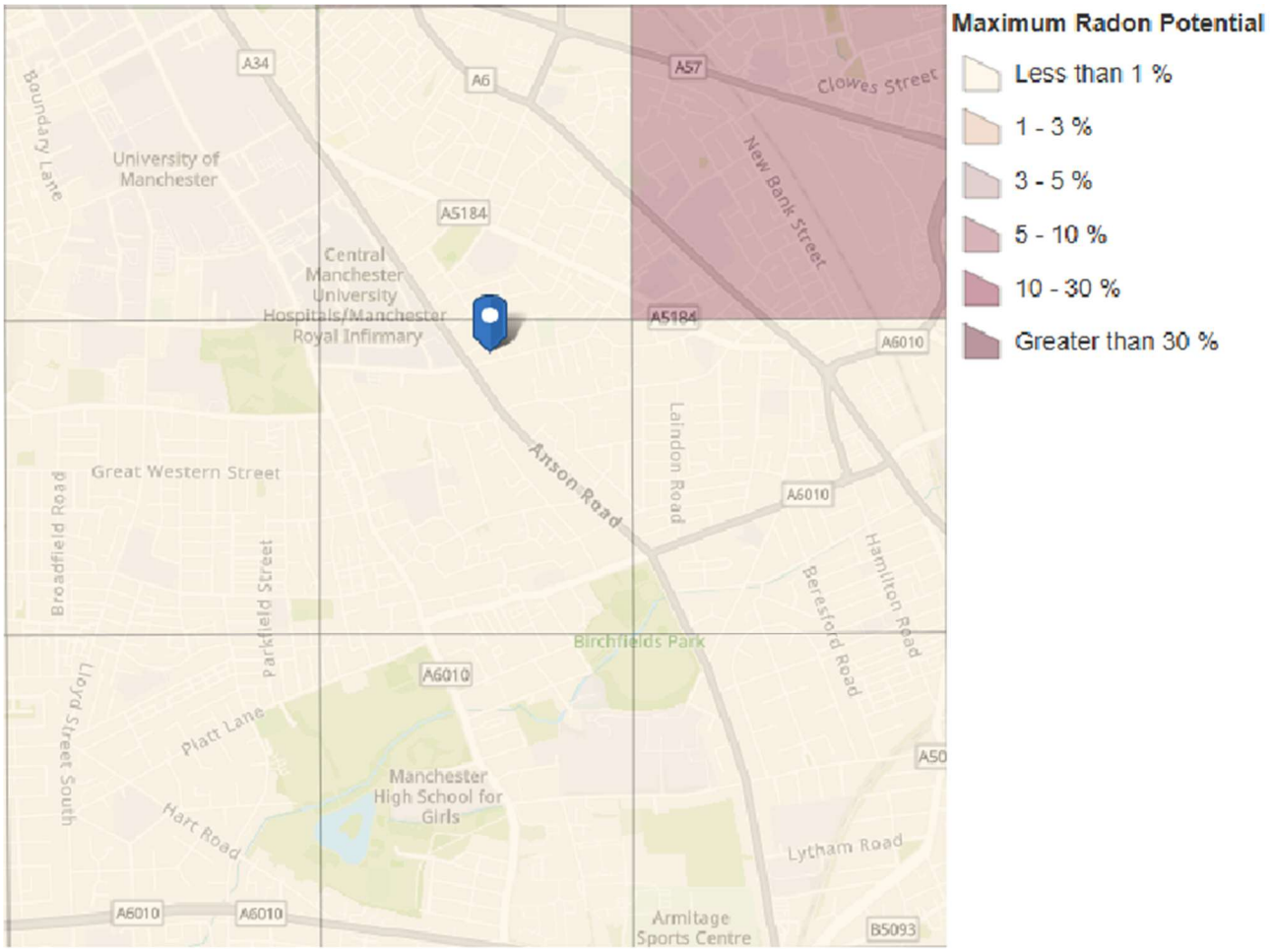


Plate 4.2: UK Radon Map

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. No Radon Protective Measures are considered necessary for new properties or extensions to existing ones.

4.1.3. Ground Workings and Mining

No records within 250m of the site.

The site is located within a Coal Mining Reporting Area, but not within a Development High Risk Area.

4.1.4. Geo-Hazards

The BGS has provided the following information as summarised in the table below.

PROCESS	RISK	DETAILS
Shrink swell	Very Low	Ground conditions predominantly low plasticity.
Running Sand	Very Low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly
Compressible Ground	Negligible	Compressible strata are not thought to occur.
Collapsible Ground	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.
Landslide	Very Low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.
Dissolution/Soluble Rocks	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

Table 4.3: Ground Subsidence Records

4.2. Hydrology

4.2.1. Surface Water Features

There are no surface water features within 250m of the site.

4.2.2. Flooding

There are no Environment Agency floodplain zones present within 50m of the site boundary.

4.3. Controlled Waters

4.3.1. Abstraction Licenses

There are no abstractions within 500m of the site, inclusive of potable abstractions. The nearest groundwater abstraction is historical and located 699m north of the site.

4.3.2. Source Protection Zones

One source protection zone is located 403m southwest of the site.

4.3.3. Groundwater Vulnerability and Soil Leaching Potential

Bedrock is classified as low vulnerable on account of well-connected fractures. The soil leaching class is identified as low.

4.4. Designated Environmentally Sensitive Sites

The site lies within a SSSI impact zone. However, as the proposed development does not concern livestock, poultry, slurry lagoons or combustion processes in excess of 50 Megawatts, it is not required to consult Natural England for the proposed development.

4.5. Nitrate Vulnerable Zones

The site is not classified as a Nitrate Vulnerable Zone.

4.6. Unexploded Ordnance (UXO)

The site falls within a moderate-risk area with respect to UXO as detailed by the freely available UXO Risk Mapping provided by Zetica (2026). Moderate risk areas are defined as having a bomb density of 15 to 49 bombs per 1000 acre,

A detailed UXO risk assessment is recommended.

4.7. Other Site Constraints

It is recommended that an Ecological Survey is undertaken on the site in order to identify any constraints to development, understood to be underway at the time of writing this report.

No archaeological interests have been identified on the Historic England Aerial Archaeology Mapping Explorer.

5. ENVIRONMENTAL RECORDS REVIEW

The following information has been obtained from public archive via the data supplier Groundsure or by direct application. The full Enviro Insight Groundsure Report is included as Appendix 4. The subsequent review focusses on records within 100m of the outlined development site, or those which are considered relevant to the proposed development. Ridge have not included data from Groundsure's own review of historical maps.

5.1. Groundsure Record Search

The following observations are taken from the British Geological Survey (BGS) Geology of Britain Viewer (2026) and the Enviro Insight Report in Appendix 4.

5.1.1. Historical Industrial Land Uses

Two large depots were present on the site from 1933 and 2005 and formed a part of the Electricity Mains Depot.

5.1.2. Historical Petrol Stations and Garages

A historical garage was present on the in the west of the site from 1967 and 1980.

Google maps also indicate that Carmoor Road Garage is also present approximately 20m west of the site. The time at which the business was established is unknown, however google maps indicates that the site is now permanently closed.

5.1.3. Historical Tank Database

An unspecified tank was last recorded as being present 3m west of the site in 1991.

5.1.4. Historical Energy Features

An electricity mains depot was present in the north of the site from 1967 to 2005.

2no. electricity substations remain along the former Curzon Street and are recorded as being present since 1967.

5.1.5. Waste and Landfill

No historical or current records within 250m of the site.

5.1.6. Environmental Permits, Incidents, Registers and Consents

The nearest licensed waste site is a historical feature which was last active in 2012, 155m southwest at Manchester Royal Infirmary. The site served as a clinical waste transfer station. No other licensed waste sites, both active and historical, are present within 250m of the site boundary.

A total of 3no. historical waste exemptions is present within 250m of the site. The nearest was located 112m south at 108-112 Daisy Bank Road and dealt with the sorting and de-naturing of controlled drugs for disposal. The remaining 2no. historical exemptions were located at 150m north at St Chrysostom's Church of England Primary School and concerned the use of waste in construction and the crushing of waste associated with fluorescent tubes.

5.2. Potential Sources of Contamination – Records Review

Contaminant sources considered to present a potential risk to the site are detailed in the table below.

POTENTIAL SOURCES OF CONTAMINATION CONSIDERED A RISK TO THE SITE		
FEATURE	DISTANCE,	APPROX. DATES
Garage	On site	1967 - 1980
Curzon Street (former road)	On site	1891-present
Demolition of former buildings	On site	1848-2010
Potentially Infilled ponds	On site	1892
Electricity Mains Depot(S)	On site	1949 - 2005
Historical Tanks	Adj west.	1991
Electricity substation	On site and Adj northwest.	1967 – present
Garage	20m west	Unknown – 2025

Table 5.1: Potential Sources following Records Review

6. CONCEPTUAL SITE MODEL

The preliminary conceptual site model represents an assessment of the current status of the site and the likelihood of a pollutant linkage for each identified potential combination of contaminant, pathway and receptor.

It should be noted that there may be risk from short term exposure from contaminated soil to site workers. The Preliminary Contamination Conceptual Model deals with long term exposure to key receptors. Acute risks can be easily mitigated by good environmental management of the site during site works. Standard health and safety precautions (as per HSE guidance) should be adopted by all workers involved with site enabling and construction works. Therefore, this receptor is not considered in the contamination conceptual model.

For a risk of pollution or environmental harm to occur as a result of ground contamination, all of the following elements must be present:

- Source, i.e. a substance that is capable of causing pollution or harm;
- Pathway, i.e. a route by which the contaminant can reach a target; and
- Receptor (target), i.e. something which could be adversely affected by the contaminant.

If one of these elements is absent there can be no significant risk. If all are present then the magnitude of the risk is a function of the magnitude and mobility of the source, the sensitivity of the receptor and the nature of the migration pathway.

6.1. Potential Sources

It should be noted that additional sources of contamination may become apparent during any future investigation and development of the site.

6.1.1. On-Site

- Localised areas of Made Ground may be present, associated with the demolition of former buildings, roads and infilling of ponds, contaminants may potentially include Heavy Metals, Poly Aromatic Hydrocarbons (PAHs) and Asbestos Containing Materials (ACMs)
- Localised areas of potential Hydrocarbons, BTEX, MTBE derived from the activities of the former garage on site.
- Localised PCB contamination maybe present where substations are within 20m of the site and in excess of 20 years old.

6.1.2. Off-Site

- Garage adjacent to site, potential Hydrocarbons, BTEX, MTBE.
- Infilled features (Ponds), hazardous ground gas.

6.2. Pathways

The key environmental pathways and exposure routes by which potentially toxic substances can reach the identified potential receptors are considered to be:

6.2.1. Indirect

- Vertical and lateral migration of ground gas and soil vapour leading to accumulation in enclosed spaces.
- Vertical and lateral migration of organic and inorganic compounds through underlying geology associated with offsite land uses.
- Windblown dust and fibres to adjacent receptors.
- Surface runoff.

6.2.2. Direct

- Inhalation of ground gases and soil vapour
- Inhalation of contaminated dust
- Ingestion*
- Dermal contact

*Consumption of home grown produce has been excluded at this point based on the proposed end use of the site.

6.3. Receptors

Receptors that may be affected by the potential contamination are considered to be:

6.3.1. Human

- End users of the site.
- Off-site land users.

6.3.2. Environmental

- Underlying principal aquifer – Bedrock geology.

Surface water is not considered a viable receptor due to the significant distance from site to the nearest feature (>250m). Similarly, there are no environmentally sensitive sites within 500m of the site.

The undifferentiated aquifer with in the glacial till is not considered to be significant receptor as it is relatively low sensitivity and likely to be perched and not in continuity with the bedrock aquifer or surface waters.

6.3.3. Structural

- Proposed residential buildings
- Potable water supply

7. RISK ASSESSMENT

By considering the sources, pathways and receptors (pollutant linkages), an assessment of the human health / environmental risks is made with reference to the significance and degree of the risk. This assessment is based on consideration of whether the contamination source can reach a receptor and hence whether it is of major or minor significance.

The risk assessment has been undertaken with reference to BS 10175:2026 and CIRIA Document C552: Contaminated Land Risk assessment 'A Guide to Good Practice'. The risk assessment has been carried out by assessing the severity of the potential consequence, considering both the potential magnitude of the hazard and the sensitivity of the target in relation to the existing site setting and the proposed development.

CIRIA C552 has been used to define the risk rating presented in the Qualitative Risk Assessment matrix, the methodology for which is presented in Appendix 5

SOURCE	PATHWAY	RECEPTOR	SEVERITY	LIKELIHOOD	RISK	JUSTIFICATION & POTENTIAL RISK
Made Ground deposits onsite associated with former buildings, roads and infilling of ponds (ACMs, Heavy Metals, PAHs)	Inhalation. Ingestion. Direct contact Windblown dust	Future site users Offsite receptors	Medium	Likely	**Moderate**	Made ground likely present where historic buildings have been demolished. Potential for basements to still be present and filled with demolition rubble. The lateral and vertical extent and composition is unknown but likely to be thickest in the west and the south where historic structures were predominantly sited. Contamination may be present near surface, particularly in the west of the site (in the area and influencing distance of the former garage).
	Migration via permeable strata	Principle Aquifer (Bedrock)	Medium	Low likelihood	**Moderate** / Low	Risk of onsite contamination associated with demolition of former buildings, activities of historical onsite garage and electricity mains depot. Impermeable soils (till) anticipated underlying the site will limit the vertical and horizontal migration.
Potential for localised hydrocarbons from former onsite and adjacent garage (TPHCWG / BTEX / MTBE)	Ingestion. Dermal contact Migration via permeable strata	Future site users Offsite receptors	Medium	Likely	**Moderate** (Localised)	Risk of onsite hydrocarbon, BTEX, MTBE contamination associated with the activities of the onsite historical garage. Localised testing in the vicinity of the historical garages.
	Inhalation of vapours	Future site users Offsite receptors	Medium	Low likelihood	**Moderate** / Low	There is potential for the soils beneath the former garage to contain residual hydrocarbon contamination.
PCBs from substations on and adjacent to site.	Ingestion. Dermal contact	Future site users Offsite receptors.	Medium	Likely	**Moderate** (localised)	While PCBs are relatively low mobility the site history indicates significant potential for them to be present across the north of the site.

SOURCE	PATHWAY	RECEPTOR	SEVERITY	LIKELIHOOD	RISK	JUSTIFICATION & POTENTIAL RISK
	Migration via permeable strata	Principle Aquifer (Bedrock)	Medium	Low likelihood	**Moderate** / Low (localised)	PCBs are relatively low mobility and the anticipated till below the site is likely to significantly reduce the likelihood of contact with the principal aquifer.
Potential for Ground Gas from unknown thickness and composition of made ground onsite and in the local area.	Migration through permeable strata. Explosion in confined spaces	Future site users Offsite receptors	Severe	Low likelihood	**Moderate**	There are several potentially infilled features within 250m of the site, as well as a former infilled pond in the southwestern corner of the site. However, the majority of these are quite old and distant from the site and the nearby graveyard is unlikely to produce significant amounts of ground gas.
Hydrocarbons and PAHs from historical on site garage activities made ground onsite	Ingestion of tainted water supply	Future site users Potable water pipes	Medium	Likely	**Moderate**	A United Utilities risk assessment may be required for installation of potable water supply.

Table 7.1: Pollutant Linkage Assessment

8. GEOTECHNICAL RISK REGISTER

With the information collected as a project progresses Ridge will collate a Geotechnical Risk Register in accordance with the general requirements of ICE Manual of Geotechnical Engineering Chapter 7 (2012) and DMRB CD622 (2025) to assist in the management of the risks, both their identification and potential mitigation.

The risks have been evaluated using the risk evaluation matrix suggested in CD 622 and has been reproduced as Table 8.1.

Risk Matrix						
Likelihood		**Severity**				
		1	**2**	**3**	**4**	**5**
		Minor	Moderate	Serious	Major	Catastrophic
1	Extremely unlikely	1	2	3	4	5
2	Unlikely	2	4	6	8	10
3	Likely	3	6	9	12	15
4	Extremely likely	4	8	12	16	20
5	Almost certain	5	10	15	20	25
Potential severity of harm occurring						
1	Minor	Minor damage or loss - (no human injury)				
2	Moderate	Moderate damage or loss - (slight injury or illness)				
3	Serious	Substantial damage or loss - (serious injury or illness)				
4	Major	Major damage or loss - (fatal injury)				
5	Catastrophic	Catastrophic damage or loss - (multiple fatalities)				
Risk Classification						
Low **(1-8)**		Ensure assumed control measures are maintained and reviewed as necessary.				
Medium **(9-19)**		Additional control measures are required to reduce risk rating to a level that is deemed reasonable.				
High **(20-25)**		Activity not permitted. Hazard to be avoided or risk to be reduced to tolerable level.				

Table 8.1: CD622 Risk Matrix

This section presents an updated Geotechnical Risk Register (GRR) for the scheme and is presented in Table 8.2

For the purposes of this report, risk has been assessed with reference to 'likelihood', 'severity' and 'risk'.

Hazard	How does this effect the site? Who does this affect?	Initial Risk Level			Risk Control Measures	Residual Risk Level		
		Likelihood	Severity	Risk Level		Likelihood	Severity	Risk Level
Influence of proposed structure on foundations of existing buildings / infrastructure.	Deep excavations may cause stability issues with existing buildings in the surrounding area.	3	4	12	Consideration of the depth of any proposed feature and the likely zone of influence of foundations of existing infrastructure. Investigations to include identification of foundation depth / possible basements in adjacent structures. Supports on adjacent buildings may be required.	2	2	4
Presence of services already onsite.	Unknown services onsite may cause a risk to site workers. Works to be undertaken onsite may cause damage to existing services.	3	4	12	Contacting all potential asset owners for plans. Undertake PAS 128 compliant survey. Engage stakeholders early on should services need to be re-routed.	2	3	6
In ground obstructions, relic foundations and basements.	Potential shallow refusal of ground investigation techniques. Increase in time and equipment to remove obstructions and associated disposal costs. 'Hard spots' that could lead to differential settlement if not removed.	3	3	9	Obtain information about historical structures onsite. Undertake a suitable ground investigation. Make preparations to deal with obstructions in ground. Potential to crush and reuse foundations and hardstanding as part of working platform.	2	3	6
Un-engineered made ground (identified made ground on site) of unknown thickness.	Building Settlement / Failure of Foundations. Differential settlement of services leading to issues with drainage and damage to joints.	3	3	9	Ground investigation to assess ground conditions, depth of fill etc. Foundation and ground improvement to be designed and constructed to appropriately mitigate the risk. Possible use of flexible service joints.	2	2	4
Aggressive ground.	Natural sulphate levels may be elevated in the local area and could attack concrete infrastructure leading to damage over time.	3	3	9	Suitable ground investigation required involving testing of soils likely to come into contact with infrastructure. Dependant on the results of testing, sulphate resistant concrete may be required.	2	2	4

Presence of tanks onsite	Voids and weak spots may lead to the toppling of machinery. Potential contamination risk to site workers and groundwater.	2	4	8	Thorough investigation of the historical garage area to identify any potential areas of tanks. Check of records to see if tanks have been removed or infilled.	1	3	3
Unknown depth of groundwater, but not likely to be high due to distance from surface water features and nearest river.	Hazard to ground workers and may require revised methods of construction for foundations.	2	4	8	Site investigation to record groundwater levels onsite. Dewatering may be required for deep excavations.	2	3	6
Influence of potential dewatering on existing buildings / infrastructure.	If dewatering is required to allow deep excavations, this may lead to settlement of infrastructure in the surrounding area.	2	4	8	Possible use of re-injection wells to prevent lowering of the groundwater levels outside of the required area.	2	2	4
Cohesive Deposits poor wet weather working.	Likely to become waterlogged during poor weather conditions and may lead to the bogging down of machinery and equipment.	4	2	8	Construction of a suitable working platform or the use of bogmats, geogrid, or other, if working in wet weather conditions. May be preferable to retain some of the hard standing to aid trafficability.	2	2	4
Unexpected contamination - outside of areas where it is anticipated based on historical information (see contamination risk assessment sections of this desk study report for further details)	Unexpected contamination - H&S and cost	4	2	8	Ground investigation to assess the anticipated areas. Other unexpected contamination on site is likely to be localised. Earthworks specification to include for measures should contamination be encountered. Cost plan to include allowance.	2	2	4

Shrink / Swell capacity of clays.	Clays may shrink and swell depending on their water content. This will be influenced by vegetation in the local area causing foundation damage as volumes change in the zone of influence of the trees.	2	3	6	Suitable ground investigation required involving testing of cohesive soils for Atterberg limits. Arboricultural survey to help characterise the zone of influence and water needs of present and historic trees.	1	3	3
Unknown depth to bedrock (potentially deep bedrock).	Bedrock may be encountered at depth leading to increase in costs if superficial deposits are unsuitable and piled foundations be required.	2	3	6	Suitable ground investigation required. Should shallow bedrock be confirmed method of work may need to be altered and different machinery used to excavate.	1	3	3
Faults potentially present beneath the site	Bedrock may be softer in the vicinity of the fault (fault gouge and fault breccia) which could lead to an unexpected increase in pile depth.	2	3	6	Not likely a risk to the majority of the site. Not a risk unless deep foundations required. Suitable ground investigation required, with deeper boreholes in this location should deep infrastructure be planned there.	1	3	3

Table 8.2: Preliminary Geotechnical Risk Register.

9. CONCLUSIONS AND RECOMMENDATIONS

9.1. Contamination

Following site the reconnaissance and a review of available records, it is considered that there is sufficient information on the potential contaminative status of the site to allow conditional approval of a planning application, based on the proposed end use detailed in the PRA. The following contamination sources are considered to be potentially present:

- Heavy metals, PAHs and asbestos from Made Ground generated by the demolition of former buildings on site, historic roads (if coal tar-based tarmacadam) and unknown made ground in potentially infilled features.
- Ground gas from unknown depth and composition of made ground and potentially infilled features.
- Localised hydrocarbons (TPH, BTEX, MTBE) derived from the historical garage.
- Localised PCBs derived from the substations/electricity depots.

At present the risks are rated to be **Moderate** at worst case. Where it is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation is normally required to clarify risks and to determine potential liability. Some remedial works may be required in the long term.

Further investigation works are recommended to help further define these risks and allow the design of suitable remediation measures.

9.2. Preliminary Geotechnical Assessment

The presence of existing in-ground obstructions including basements, depth of made ground, depth to groundwater, the presence of potential services onsite and the effect of the proposed development on foundations of buildings adjacent to the site are considered the main geotechnical constraints that will affect the development.

Granular made ground potentially present across the site will require temporary support during excavation.

The Glacial Till which is mapped across the site is likely to have a suitable bearing capacity for low rise housing. Deeper, potentially piled foundations, may also be required for more heavily loaded, higher rise residential buildings as proposed.

A suitable working platform may be required onsite. Should piling equipment be needed a sufficient working platform must be installed in line with guidance such as BRE470 (2004) and recommendation of TWF2019:02.

It is recommended that any strata that comes into contact with infrastructure be tested to assess whether sulphate resistant concrete is required in line with BRE SD1 (2005).

9.3. Recommendations

It is recommended that an intrusive ground investigation is undertaken with a view to determine the geotechnical and contamination soil parameters on site as well as the groundwater regime. Dependant

on the proposed loadings and whether piling may be required these boreholes may need to be progressed to bedrock.

The results of assessment of the soil for human health purposes can also be used to aid in the classification of the soil for disposal purposes.

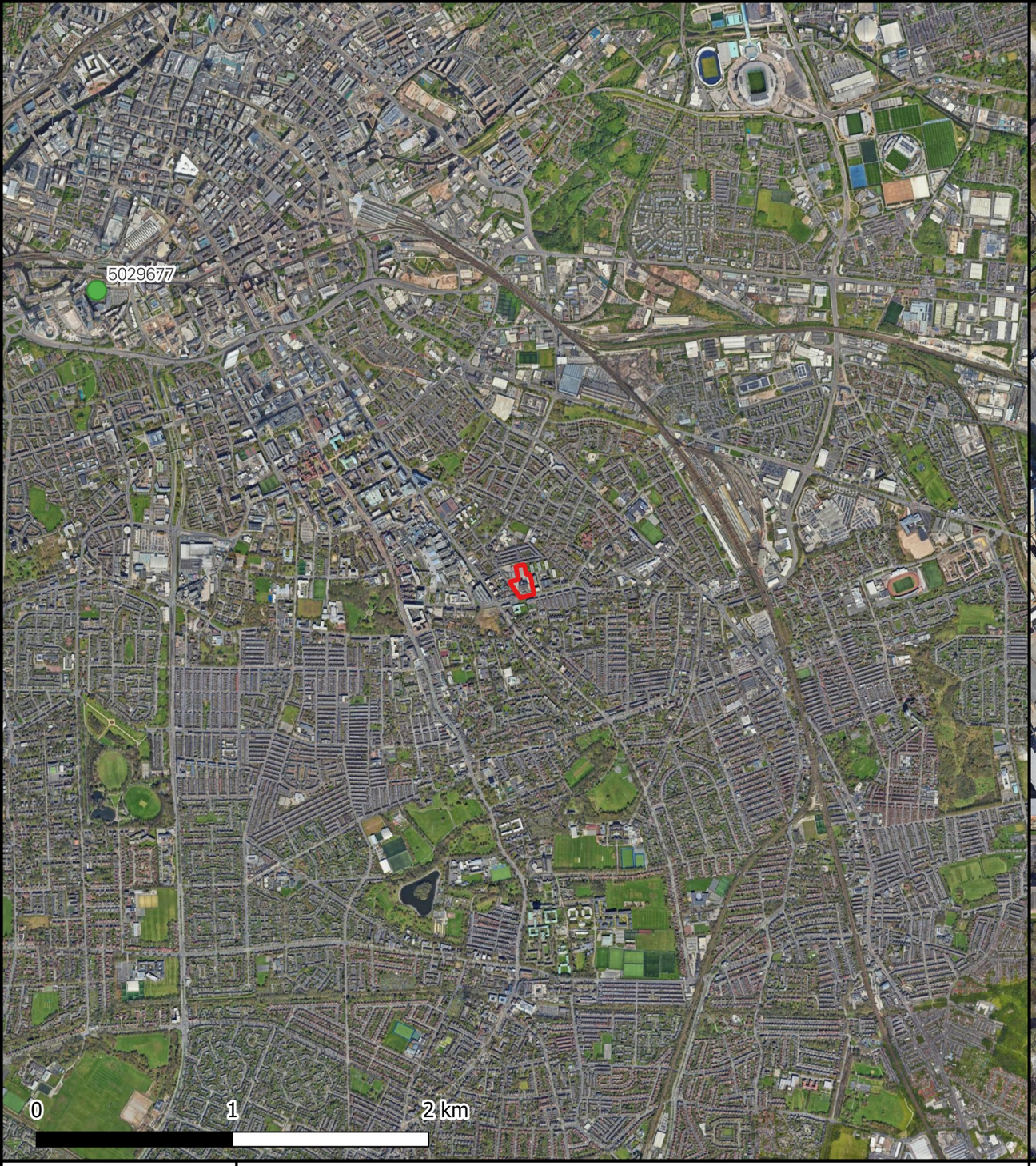
9.4. Validation Report

On completion of remedial works a Validation Report will be required for submission to the Statutory Authorities. The Validation Report provides a complete record of all remediation activities on site and the data collected to support compliance with the agreed remediation objectives.

The report will incorporate all site data and measurements of quality-critical parameters.

The Report should be produced by a qualified environmental specialist (such as Ridge) and should include a final statement that outlines that the site is suitable for the intended use and poses minimal or no risks to identified receptors.

FIGURE 1 – SITE LOCATION PLAN





Project:	Octagon Building		
Job Number:	5033325	Client:	Octagon Estates Ltd
Drawing:	5033325- Fig1	Revision:	-
Drawn:	LA	Date:	11/05/2026
Checked by:	BS	Scale:	1:25,000 / 1:2,500

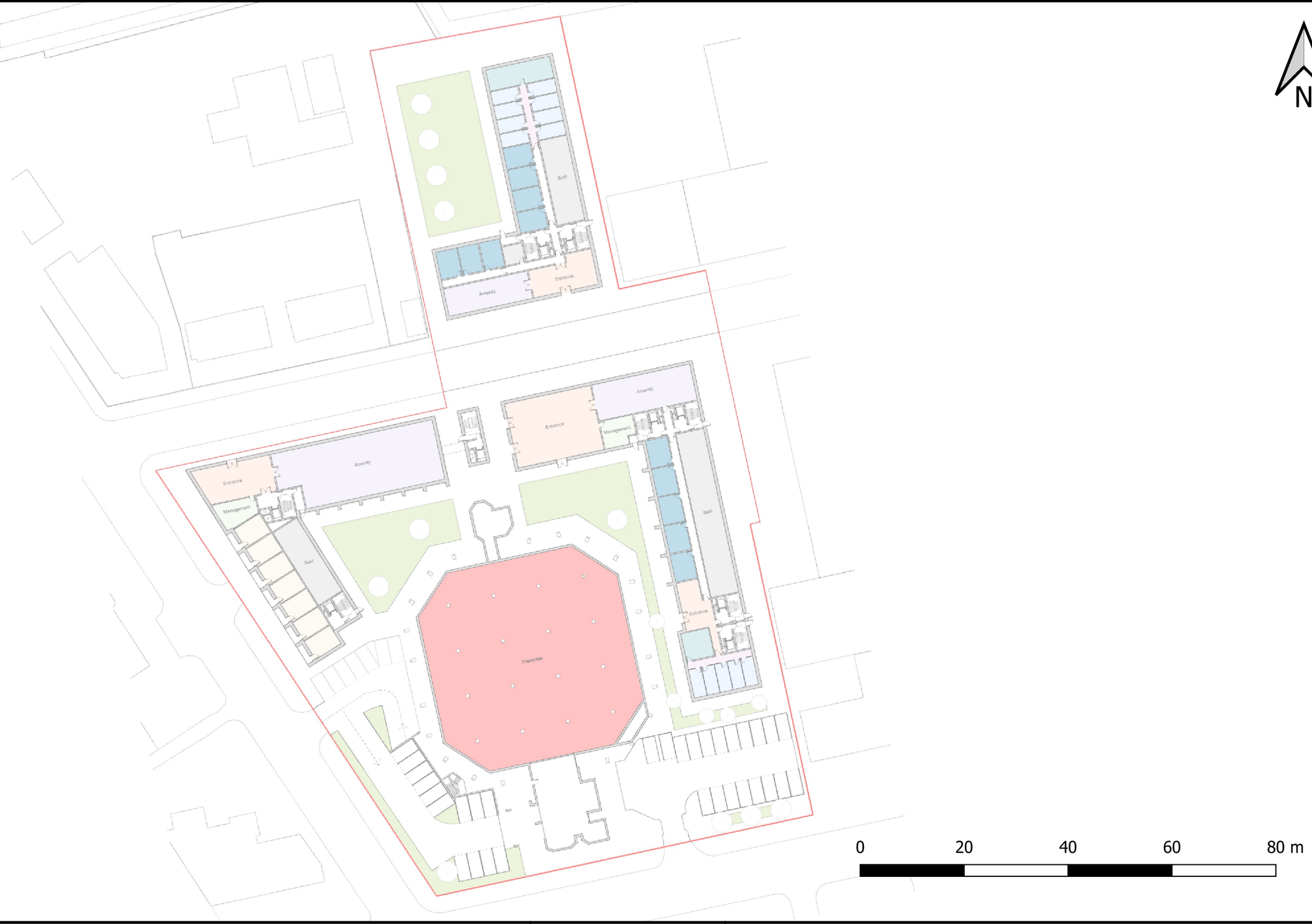
Title: Site Location Plan

Ridge and Partners LLP
TEL: 01618339579
www.ridge.co.uk

2nd Floor,
100 Embankment,
Cathedral Approach,
Manchester
M3 7FB

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FIGURE 2 – PROPOSED DEVELOPMENT PLANS



Project:	Octagon Building, Manchester	Title:	Proposed Development Plan
Job Number:	5033325	Client:	Octagon Project Manchester
Drawing:	5033325-Fig2	Revision:	-
Drawn:	PW	Date:	28/05/2026
Checked by:	BS	Scale:	1:750

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TEL: 01618339579
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Cathedral Approach,
Manchester
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APPENDIX 1 – REPORT CONDITIONS

This report is produced solely for the benefit of **Octagon Estates Ltd** and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.

This report refers, within the limitations stated, to the condition of the site at the time of the inspections. No warranty is given as to the possibility of future changes in the condition of the Site.

This report is based on a visual Site inspection, study of readily accessible referenced historical records, information supplied by those parties noted in the text and preliminary discussions with local and Statutory Authorities. Some of the opinions are based on unconfirmed data and information and are presented in good faith without exhaustive clarification. Where ground contamination is suspected but no physical Site test results are available to confirm this, the report must be regarded as initial advice only, and further assessment should be undertaken prior to detailed activities related to the Site. Where test results undertaken by others have been made available these can only be regarded as a limited sample. The possibility of the presence of contaminants, not revealed by this research cannot be discounted.

Whilst confident in the findings detailed within this report because there are no exact UK definitions of these matters, being subject to risk analysis, we are unable to give categoric assurances that they will be accepted by Authorities or Funds etc. without question, as such bodies may have unpublished, often more stringent objectives. This report is prepared for the proposed uses stated in the report and should not be used in a different context without reference to Ridge and Partners LLP. In time improved practices or the amended legislation may necessitate a re-assessment.

The report is necessarily limited to those aspects of land contamination specifically reported on and no liability is accepted for any other aspect especially concerning gradual or sudden pollution incidents that may occur. The opinions expressed cannot be absolute due to the limitations of time and resources within the context of the agreed brief and the possibility of unrecorded previous use and abuse of the Site and adjacent Sites. The report concentrates on the Site as defined in the report and provides an opinion on surrounding Sites. If migrating pollution or contamination (past or present) exists this can only practically be better assessed following extensive on and off Site intrusive investigations and monitoring.

APPENDIX 2 – PHOTOGRAPHIC LOG

PHOTOGRAPHIC LOG

SITE: OCTAGON BUILDING
PROJECT NUMBER: 5033325

Photo No.	Date
1	18/05/26

Photo Title
Secondary security gate located along western boundary.

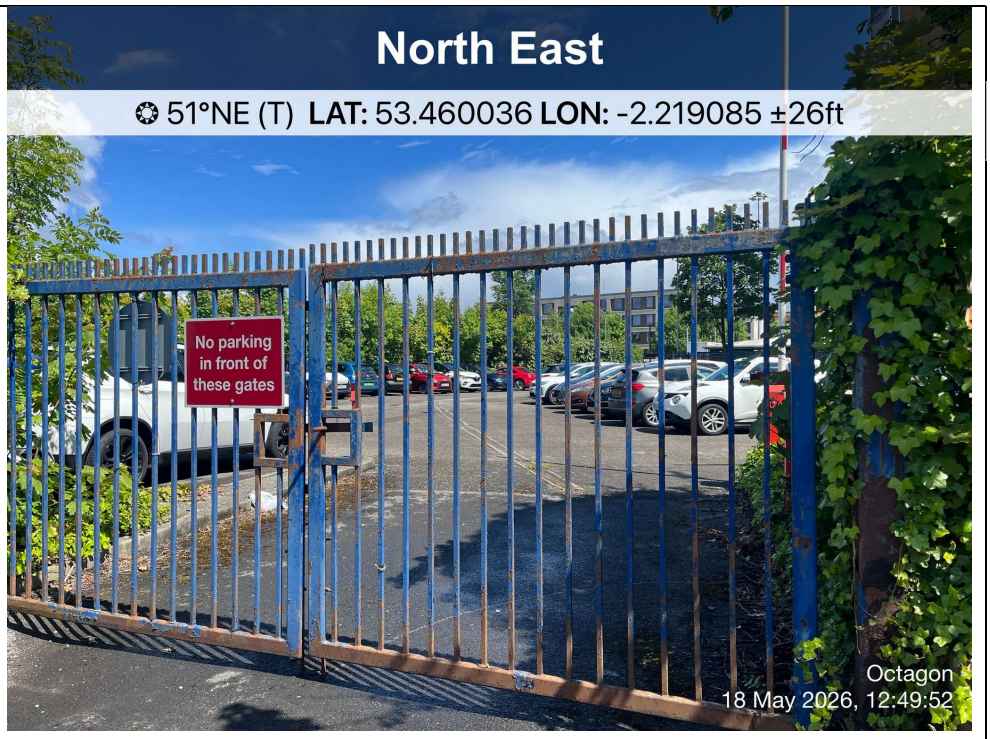


Photo No.	Date
2	18/05/26

Photo Title
Electricity substation located directly outside of the northern site boundary.



PHOTOGRAPHIC LOG

SITE: OCTAGON BUILDING
PROJECT NUMBER: 5033325

Photo No.	Date
3	18/05/26

Photo Title
Self-contained electricity substation located within the northern car parking area.



Photo No.	Date
4	18/05/26

Photo Title
Switch gear, transformer and oil tank facility. Located in the northern car parking area.



PHOTOGRAPHIC LOG

SITE: OCTAGON BUILDING
PROJECT NUMBER: 5033325

Photo No.	Date
5	18/05/26

Photo Title
Volume gauges for 'dirty oil', 'acid oil' and 'clean oil' along the interior wall located on the southern side of the switchgear, transformer and oil storage facility.



Photo No.	Date
6	18/05/26

Photo Title
Transformer located on the western side of the facility.



PHOTOGRAPHIC LOG

SITE: OCTAGON BUILDING
PROJECT NUMBER: 5033325

Photo No.	Date
7	18/05/26

Photo Title
Exterior oil tanks located on the southern side of the building. The tanks are contained within a small brick wall.



Photo No.	Date
8	18/05/26

Photo Title
'Gas oil' pump and tank located on the eastern side of the facility.



PHOTOGRAPHIC LOG

SITE: OCTAGON BUILDING
PROJECT NUMBER: 5033325

Photo No.	Date
9	18/05/26

Photo Title
Single storey building located to the northeast of Octagon House. Air conditioning units present behind metal fencing of approx. 2.00m in height.



Photo No.	Date
10	18/05/26

Photo Title
Eastern side of the Octagon House building. Associated car parking visible with partition metal fencing separating the southern car park.

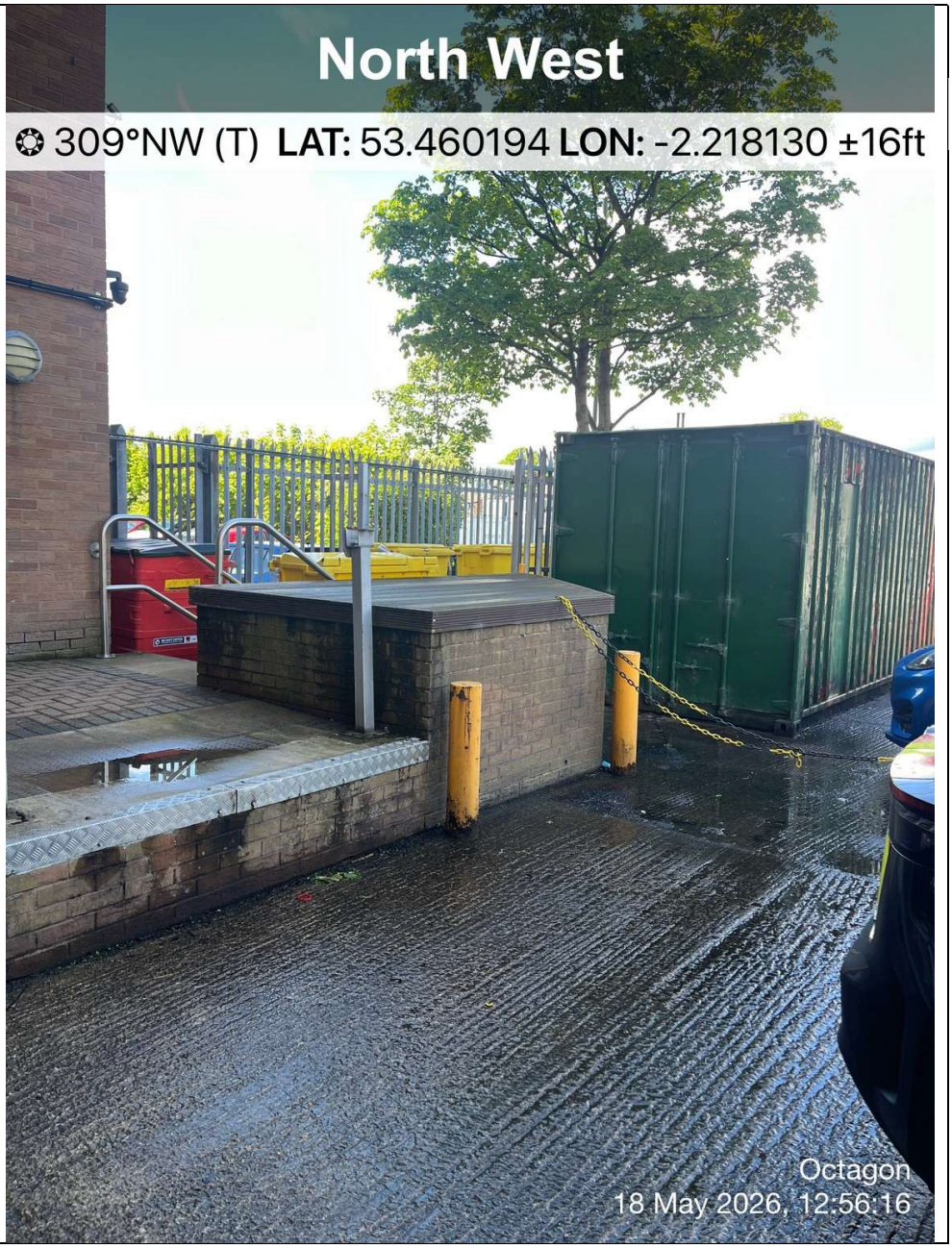


PHOTOGRAPHIC LOG

SITE: OCTAGON BUILDING
PROJECT NUMBER: 5033325

Photo No.	Date
11	18/05/26

Photo Title
Hazardous clinical waste storage area housed in metal fencing located to the immediate north of octagon House. Shipping container present adjacent.



PHOTOGRAPHIC LOG

SITE: OCTAGON BUILDING
PROJECT NUMBER: 5033325

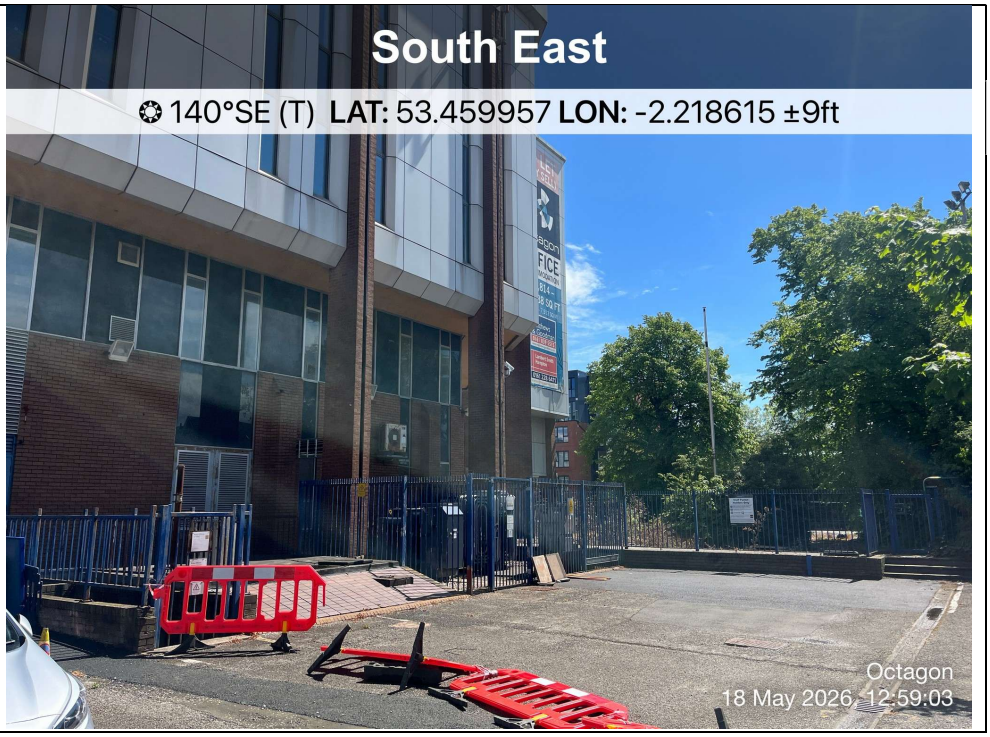
Photo No.	Date
12	18/05/26

Photo Title
Western car parking area located to the west of the octagon building. Scarring present within tarmac suggesting service locations.



Photo No.	Date
13	18/05/26

Photo Title
Electricity substation located in the southeastern corner of the western car park.



PHOTOGRAPHIC LOG

SITE: OCTAGON BUILDING
PROJECT NUMBER: 5033325

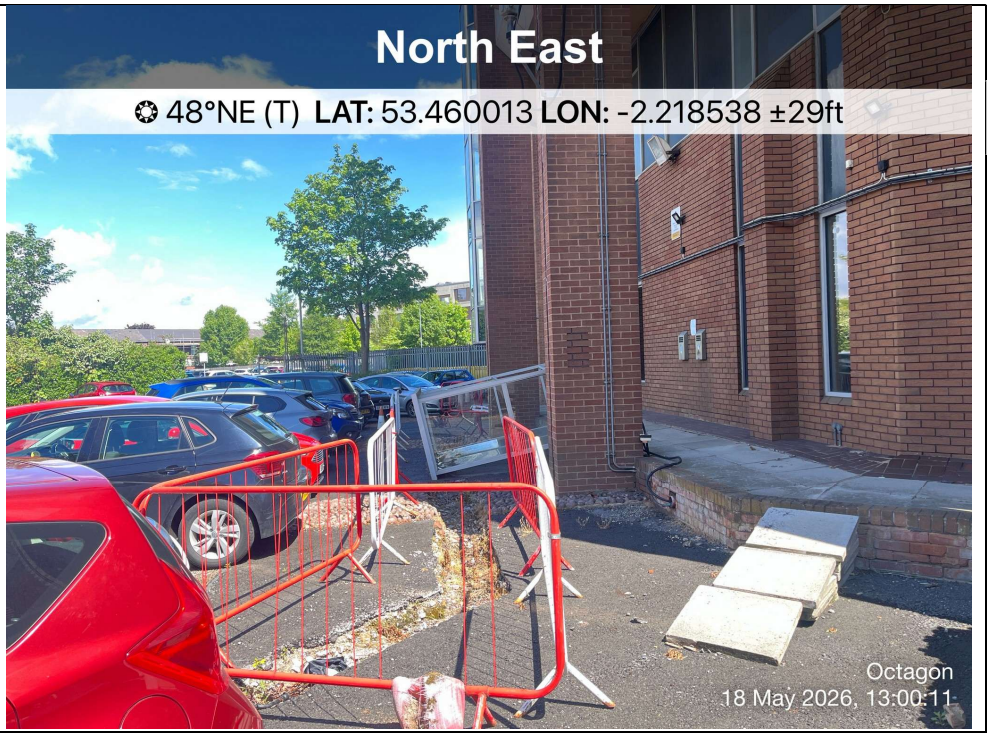
Photo No.	Date
14	18/05/26

Photo Title
Close-up image of the electricity substation located in the southeastern corner of the western car park.



Photo No.	Date
14	18/05/26

Photo Title
Trenching located along the western boundary and northern boundary of Octagon House. Tarmacadam thickness of approximately 0.10m.



PHOTOGRAPHIC LOG

SITE: OCTAGON BUILDING
PROJECT NUMBER: 5033325

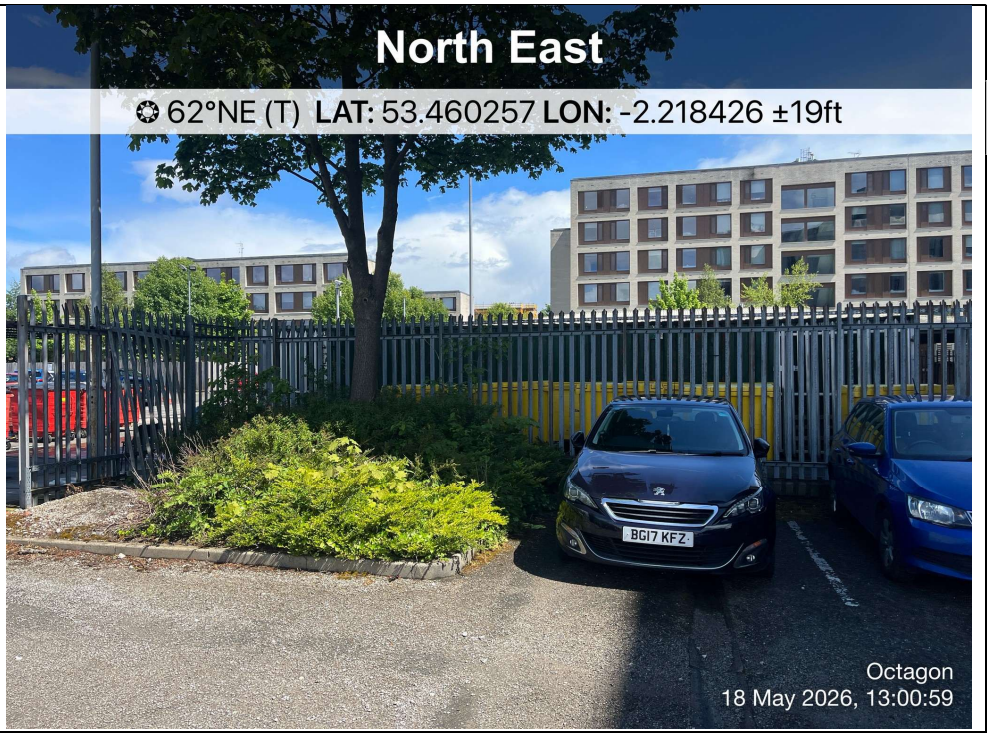
Photo No.	Date
15	18/05/26

Photo Title
Small section of trenching located along northern boundary of Octagon House. Tarmacadam thickness of approximately 0.10m.



Photo No.	Date
16	18/05/26

Photo Title
Small area of vegetation and single mature tree located in the northeastern corner of the western car parking area.



PHOTOGRAPHIC LOG

SITE: OCTAGON BUILDING
PROJECT NUMBER: 5033325

Photo No.	Date
17	18/05/26

Photo Title
Derelict southwestern area of octagon house. Partial Gravel surfacing present, as well as remnants of service inspection covers.



Photo No.	Date
18	18/05/26

Photo Title
Southern boundary and section of derelict southwestern area present. Contained mostly within heras fencing. Small brick retaining wall present approx. 1.00m in height.



PHOTOGRAPHIC LOG

SITE: OCTAGON BUILDING
PROJECT NUMBER: 5033325

Photo No.	Date
19	18/05/26

Photo Title
Southern car parking area located in the southeast site area.



APPENDIX 3 – HISTORICAL MAPS



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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	County Series
Map date:	1848-1849
Scale:	1:10,560
Printed at:	1:10,560

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Date: 1848
Surveyed: 1845
Edition: 1848

Date: 1849
Surveyed: 1845
Revised: 1849
Edition: 1848

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Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

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Printed at:	1:10,560

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Date: 1890
Surveyed: 1890
Revised: 1890

Date: 1892
Surveyed: 1892
Revised: 1892

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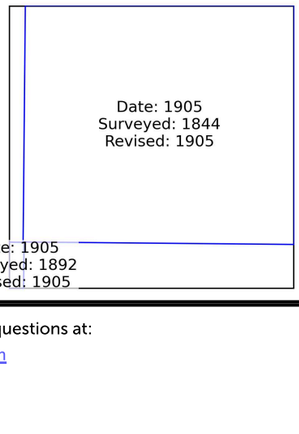
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Printed at:	1:10,560





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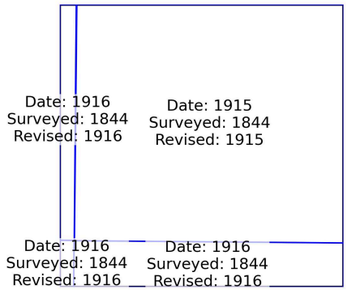
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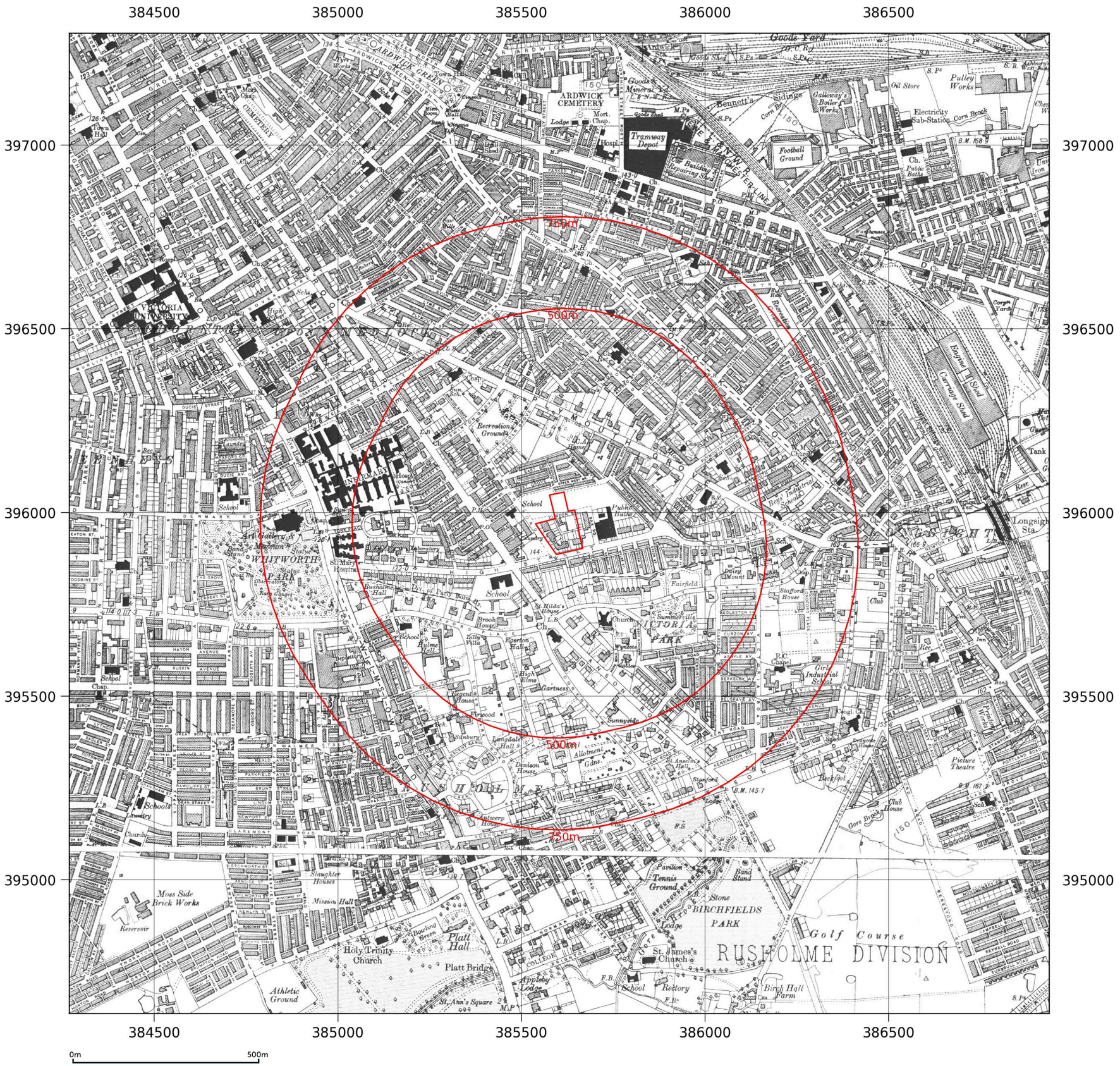
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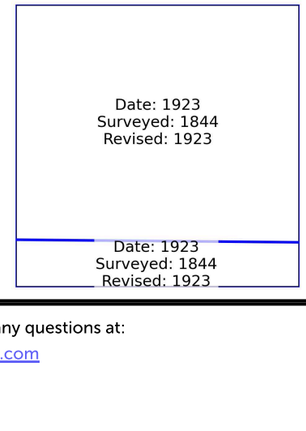
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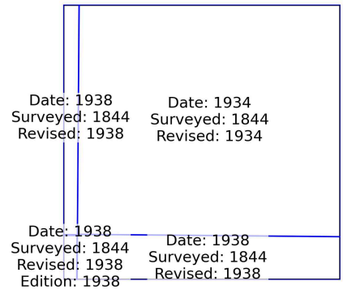
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Report ref:	GS-7JK-XJW-1YX-XJK
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Production date:	8 May 2026

Map name:	County Series
Map date:	1934-1938
Scale:	1:10,560
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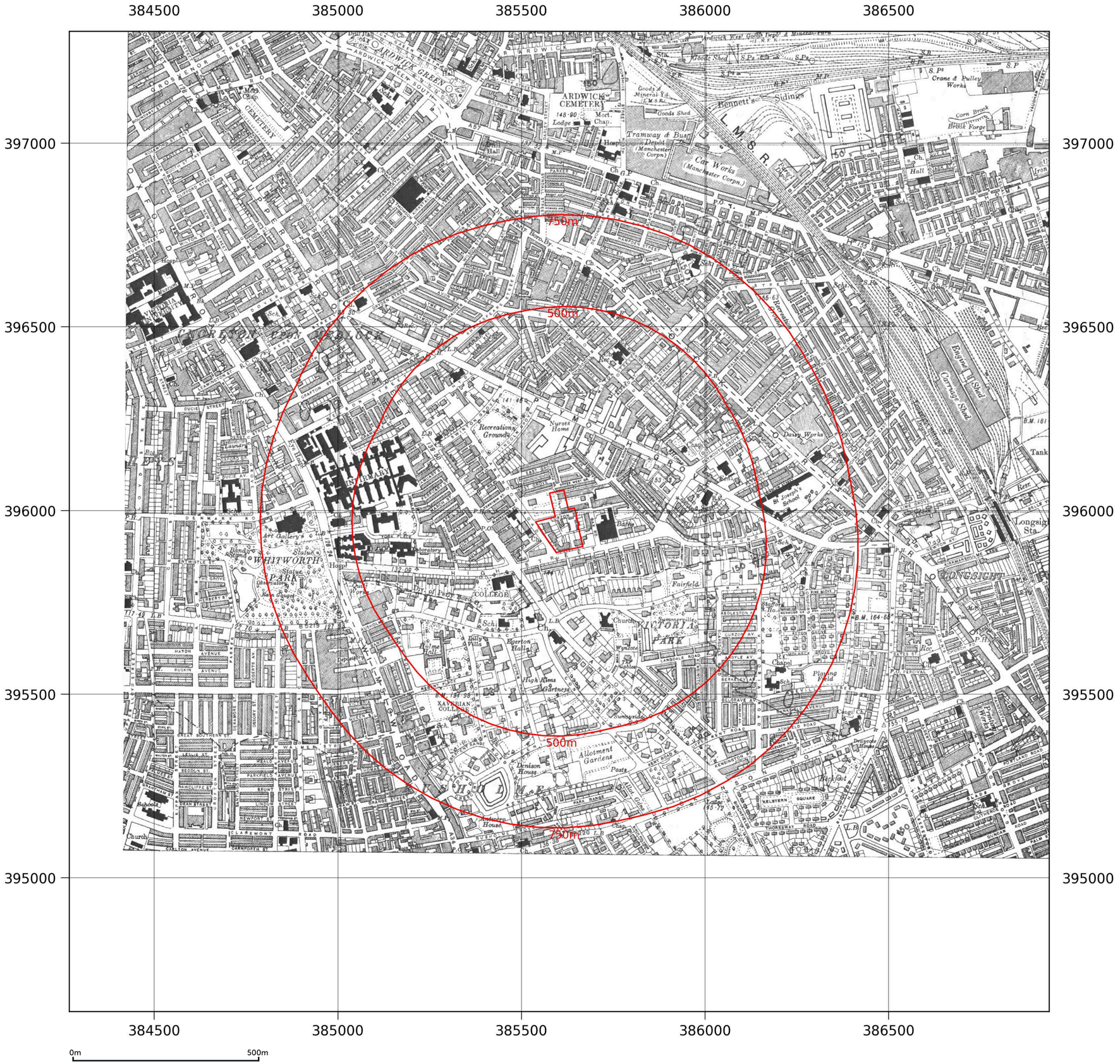
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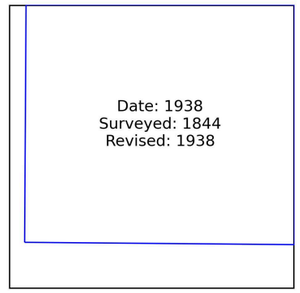


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Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	County Series
Map date:	1938
Scale:	1:10,560
Printed at:	1:10,560

N
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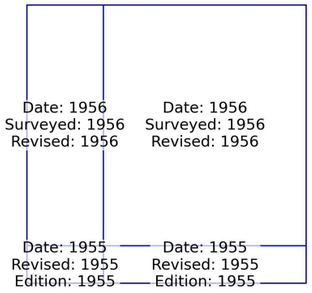
Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	Provisional
Map date:	1955-1956
Scale:	1:10,560
Printed at:	1:10,560

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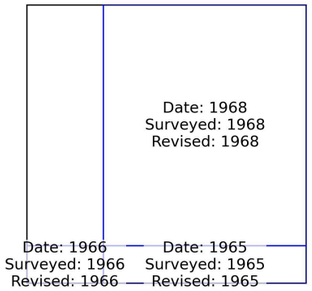
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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	Provisional
Map date:	1965-1968
Scale:	1:10,560
Printed at:	1:10,560

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384500 385000 385500 386000 386500

397000 396500 396000 395500 395000

ARDWICK
CHORLTON UPON MEDLOCK
LONGSIGHT
VICTORIA PARK
MANCHESTER CB & CP
RUSHOLME
BIRCHFIELDS PARK
PLATT FIELDS PARK

750m
500m
750m
500m

0m 500m

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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	1980-1983
Scale:	1:10,000
Printed at:	1:10,000

N
W E
S

Date: 1980
Surveyed: 1976
Revised: 1980
Copyright: 1980
Levelled: 1976

Date: 1981
Surveyed: 1976
Revised: 1980
Copyright: 1981
Levelled: 1976

Date: 1981
Surveyed: 1977
Revised: 1981
Copyright: 1981
Levelled: 1976

Date: 1983
Surveyed: 1981
Revised: 1983

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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	1985-1989
Scale:	1:10,000
Printed at:	1:10,000

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Date: 1985
Surveyed: 1983
Revised: 1985

Date: 1985
Surveyed: 1985
Revised: 1985

Date: 1988
Surveyed: 1985
Revised: 1988

Date: 1989
Surveyed: 1986
Revised: 1989

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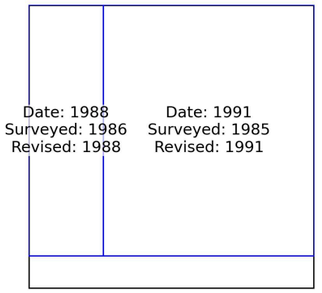
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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	1988-1991
Scale:	1:10,000
Printed at:	1:10,000





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384500 385000 385500 386000 386500

397000 396500 396000 395500 395000

750m
500m
500m
750m

University
Victoria University
Brunswick
Longsight
Infirmary
Rusholme
Hospital
Warehouse
Depot
Bus Depot
Viaduct
Kobo Sidings
Works
West G
Playing Field
School
Offices
Eye Hospl
Infmy
Clinic
Art Gallery
Holy Name RC School
Ducie High School
Whitworth Park
Recn Gd
Playground
Carriage Shed
Engine Shed
St Mark's Centre
Car Park
Liby
Mkt
Pay
Golf Course

0m 500m

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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	2001
Scale:	1:10,000
Printed at:	1:10,000

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Date: 2001 Date: 2001

Date: 2001 Date: 2001

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384500 385000 385500 386000 386500

397000 396500 396000 395500 395000

0m 500m

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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	2010
Scale:	1:10,000
Printed at:	1:10,000

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Date: 2010 Date: 2010

Date: 2010 Date: 2010

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397000 396500 396000 395500 395000

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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	2015
Scale:	1:10,000
Printed at:	1:10,000

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Date: 2015 Date: 2015

Date: 2015 Date: 2015

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384500 385000 385500 386000 386500

397000 396500 396000 395500 395000

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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	2025
Scale:	1:10,000
Printed at:	1:10,000

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Date: 2025 Date: 2025

Date: 2025 Date: 2025

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397000 396500 396000 395500 395000

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Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	1056 Scale Town Plans
Map date:	1850-1851
Scale:	1:1,056
Printed at:	1:1,056

N
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Date: 1851

Date: 1850

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385500 385600 385700

396100 396000 395900

100m

S T R E E T

S T R E E T

M O N T A G U E

H I G H S T R E E T

Blackstock Cottage

Park Terrace

138 142.4 141 141 142 144 143.9 139.1

Pump

L.P.

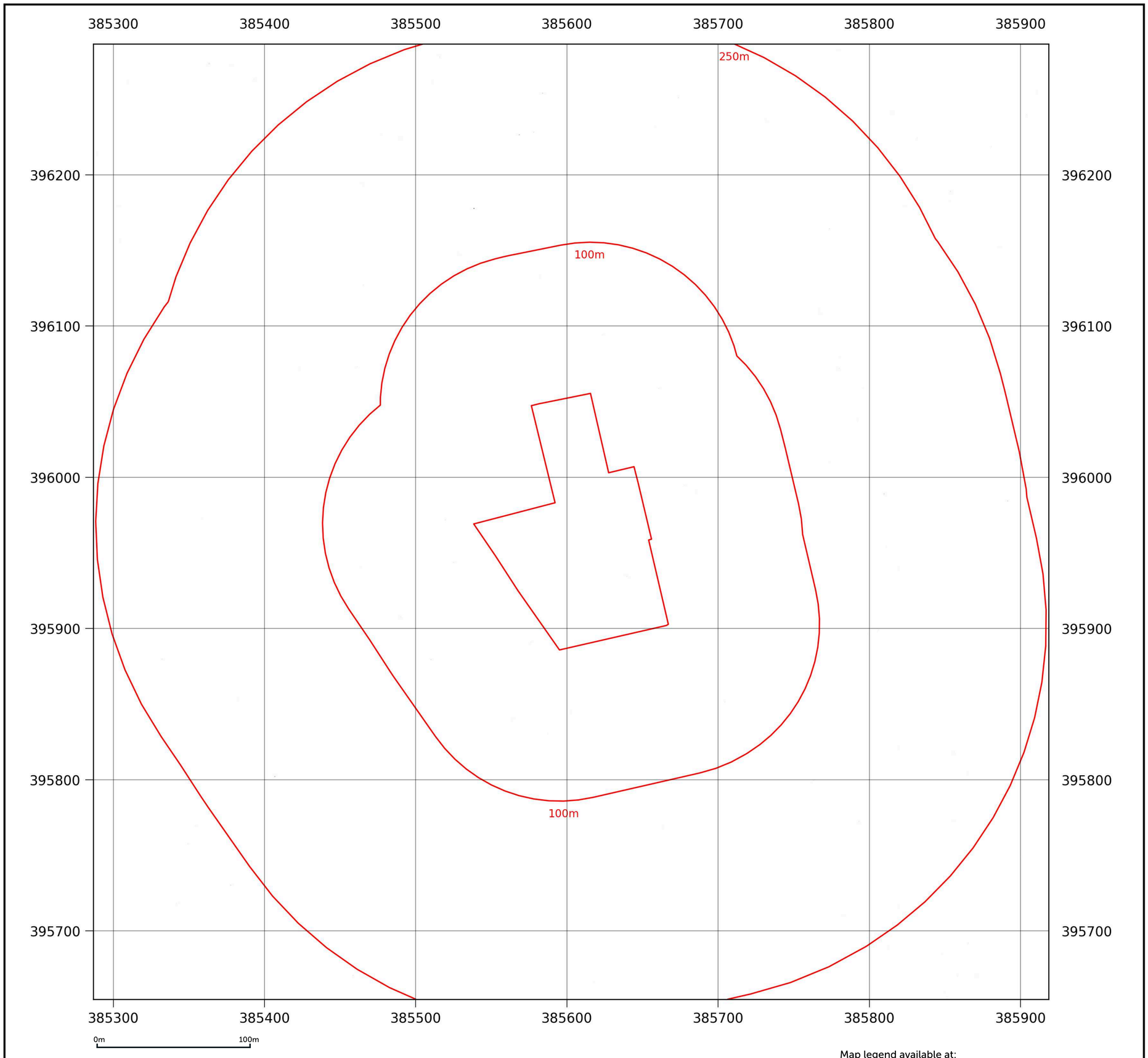
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Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	County Series
Map date:	1881
Scale:	1:2,500
Printed at:	1:2,500

N
W E
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Date: 1881
Surveyed: 1881
Revised: 1881

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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	500 Scale Town Plans
Map date:	1891
Scale:	1:500
Printed at:	1:1,000

N
W E
S

Date: 1891
Surveyed: 1891

Date: 1891
Surveyed: 1891

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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	County Series
Map date:	1893
Scale:	1:2,500
Printed at:	1:2,500

N
W E
S

Date: 1893
Surveyed: 1893
Revised: 1893

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385300 385400 385500 385600 385700 385800 385900

396200 396100 396000 395900 395800 395700

250m
100m
100m

Avenue House
Hulme Hall
Park View
Lawn Tennis Ground
School
Blackstake Farm
Clarence Lodge
Brook House
Buckingham Crescent
Addison Terrace
Pavilion
Inn
Hotel

0m 100m

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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	County Series
Map date:	1908
Scale:	1:2,500
Printed at:	1:2,500

N
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Date: 1908
Surveyed: 1908
Revised: 1908

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385300 385400 385500 385600 385700 385800 385900

396200 396100 396000 395900 395800 395700

250m
100m
100m

Recreation Ground
Avenue House
Hulme Hall
Park View
Public Baths
Blackstake Farm
Brook House
Clarence Lodge
Buckingham Crescent
Addison Terrace
Ward Bdy.
Church
Lodge
School

B.M.145·0
B.M.149·6
B.M.152·2
B.M.150·6
B.M.138·7
B.M.140·4
B.M.144·0
B.M.140·9
B.M.140·6
B.M.143·7
B.M.147·3
B.M.138·5
B.M.135·7
B.M.140·3

CORN STREET
WHEAT ST.
OATS STREET
RYE STREET
TENNYSON STREET
APRIL STREET
MAY STREET
JUNE STREET
JULY STREET
BLACKSTOCK STREET
SPRING ST
SUMMER ST
AUTUMN ST
LIVINGSTONE STREET
LINCOLN GROVE
EAST GROVE
NORTH GROVE
SOUTH GROVE
WEST GROVE
UPPER WEST GROVE
ALEXANDRA GROVE
KESWICK ST
CHELFORD STREET
HOWARTH STREET
CURZON STREET
BAX ROAD
TRAMWAY
HIGH STREET
FORD PLACE
HANOVER CRES

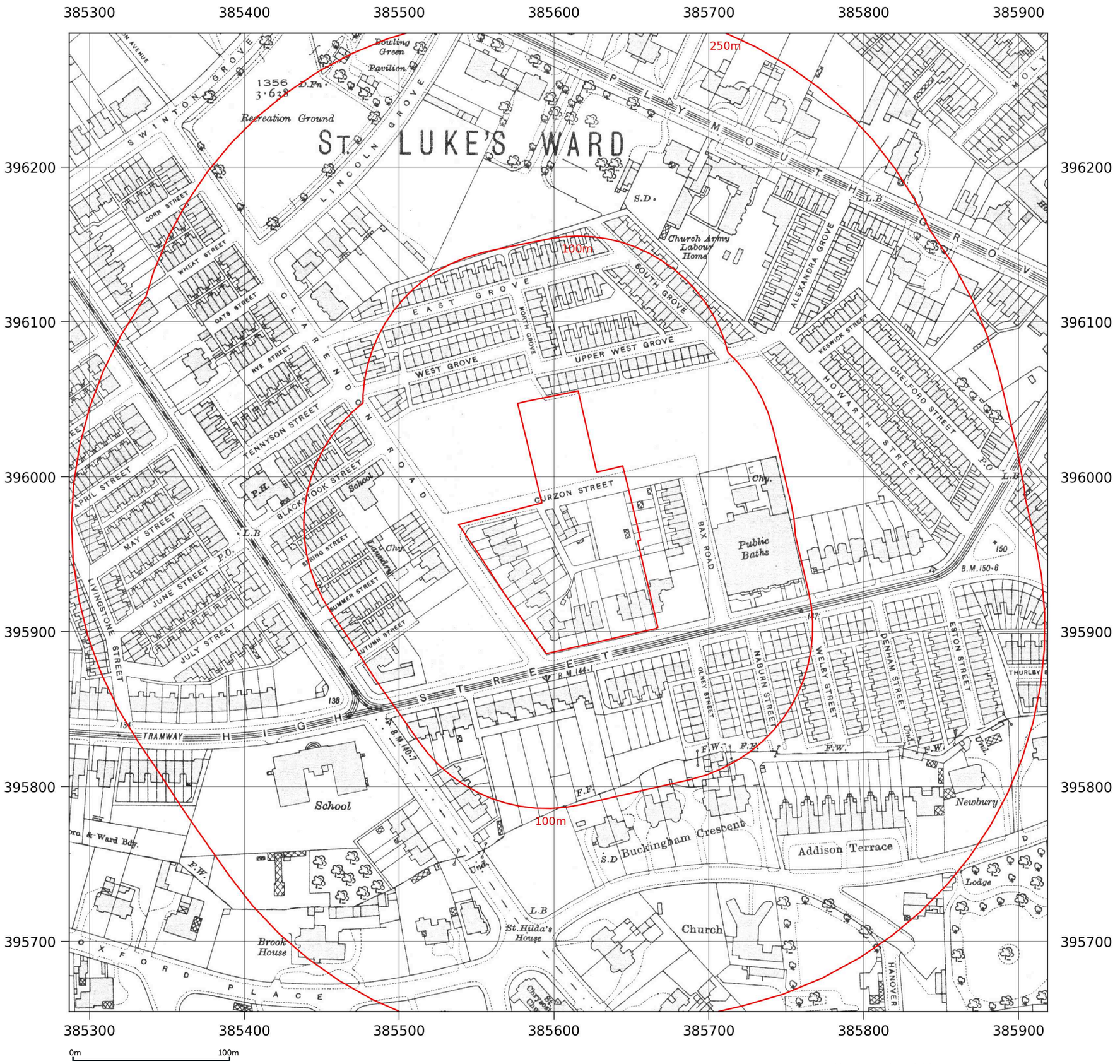
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Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	County Series
Map date:	1922
Scale:	1:2,500
Printed at:	1:2,500

N
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Date: 1922
Surveyed: 1922
Revised: 1922

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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	County Series
Map date:	1933
Scale:	1:2,500
Printed at:	1:2,500

N
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Date: 1933
Surveyed: 1933
Revised: 1933

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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	1949-1950
Scale:	1:1,250
Printed at:	1:2,000

N
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Date: 1949 Surveyed: 1949 Revised: 1949 Levelled: 1928	Date: 1949 Surveyed: 1949 Revised: 1949 Levelled: 1928
Date: 1950 Surveyed: 1950 Revised: 1950 Levelled: 1928	Date: 1950 Surveyed: 1950 Revised: 1950 Levelled: 1928

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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	1949-1950
Scale:	1:2,500
Printed at:	1:2,500

N
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Date: 1949
Surveyed: 1949
Revised: 1949
Levelled: 1929

Date: 1950
Surveyed: 1950
Revised: 1950
Levelled: 1928

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Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	1950-1951
Scale:	1:1,250
Printed at:	1:2,000

N
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Date: 1950
Surveyed: 1949
Edition: 1950
Levelled: 1928

Date: 1951

Date: 1951

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385400 385500 385600 385700 385800

396200 396100 396000 395900 395800

100m

CHORLTON UPON MEDLOCK
CLARENDON ROAD
LINCOLN GROVE
WHEAT STREET
OATS STREET
EAST GROVE
WEST GROVE
RYE STREET
TENNYSON STREET
BLACKSTOCK ST
BLACKSTOCK STREET
SPRING STREET
SUMMER STREET
AUTUMN STREET
JULY STREET
UPPER BROOK STREET
CURZON STREET
BAX ROAD
CLARENDON ROAD
HIGH STREET
OLNEY STREET
NAIRN STREET
WELBY STREET
DENHAM STREET
DAISY BANK ROAD
VICTORIA PARK
Public Baths
Municipal Training College of Domestic Economy
Rectory
Allotment Garden
Toll House
Lych Gate
Boro Const & Ward Bdy
Ward Bdy
Blackstock & Hse (PH)
School
Building Works
Tank
El Sub-sta
PCB
TCB
PO
L Box
BM 143·64
BM 144·11
BM 139·58
BM 143·87
BM 148·71
BM 150·1
BM 117·33
FS
El P

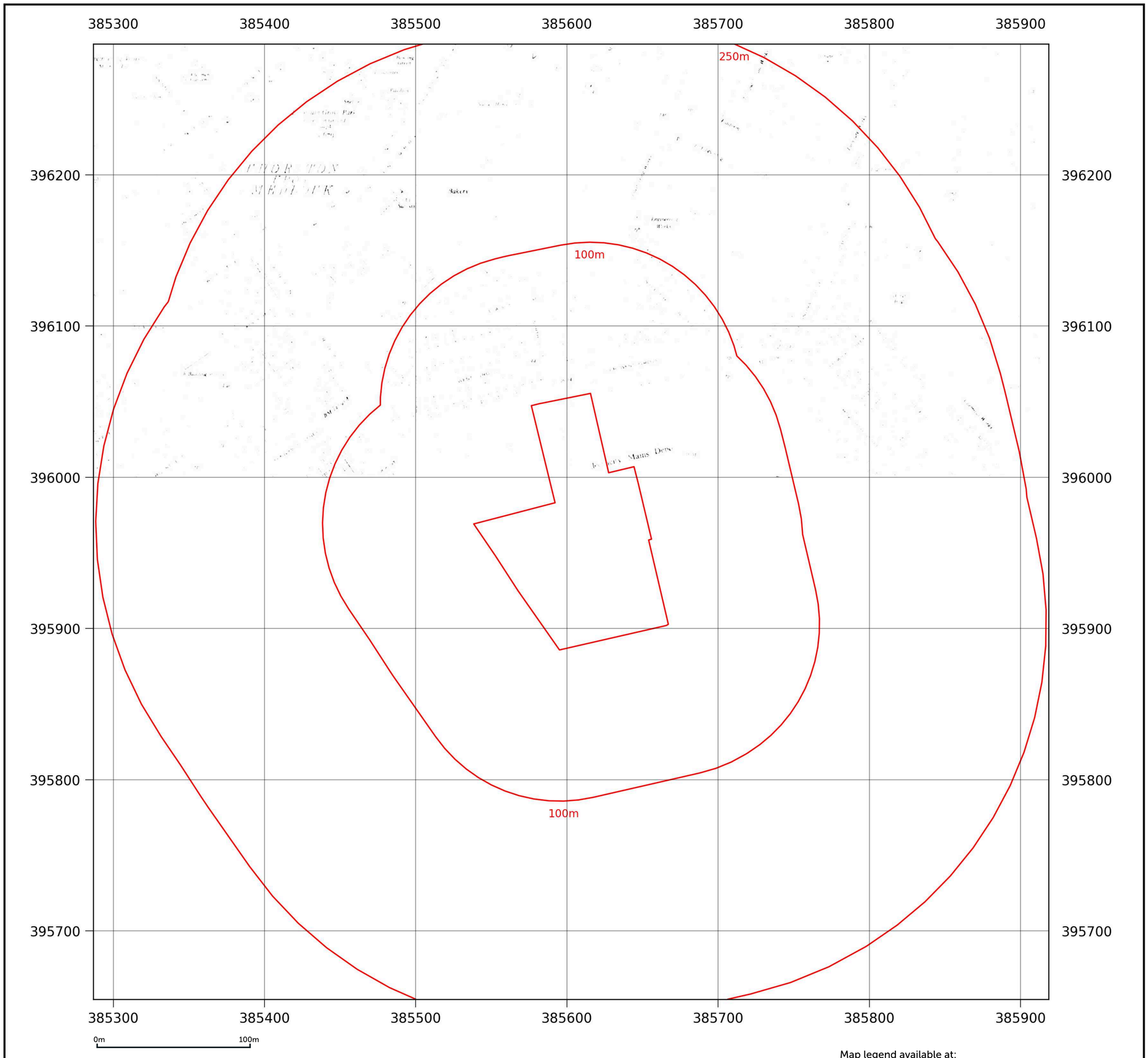
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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	1951
Scale:	1:2,500
Printed at:	1:2,500

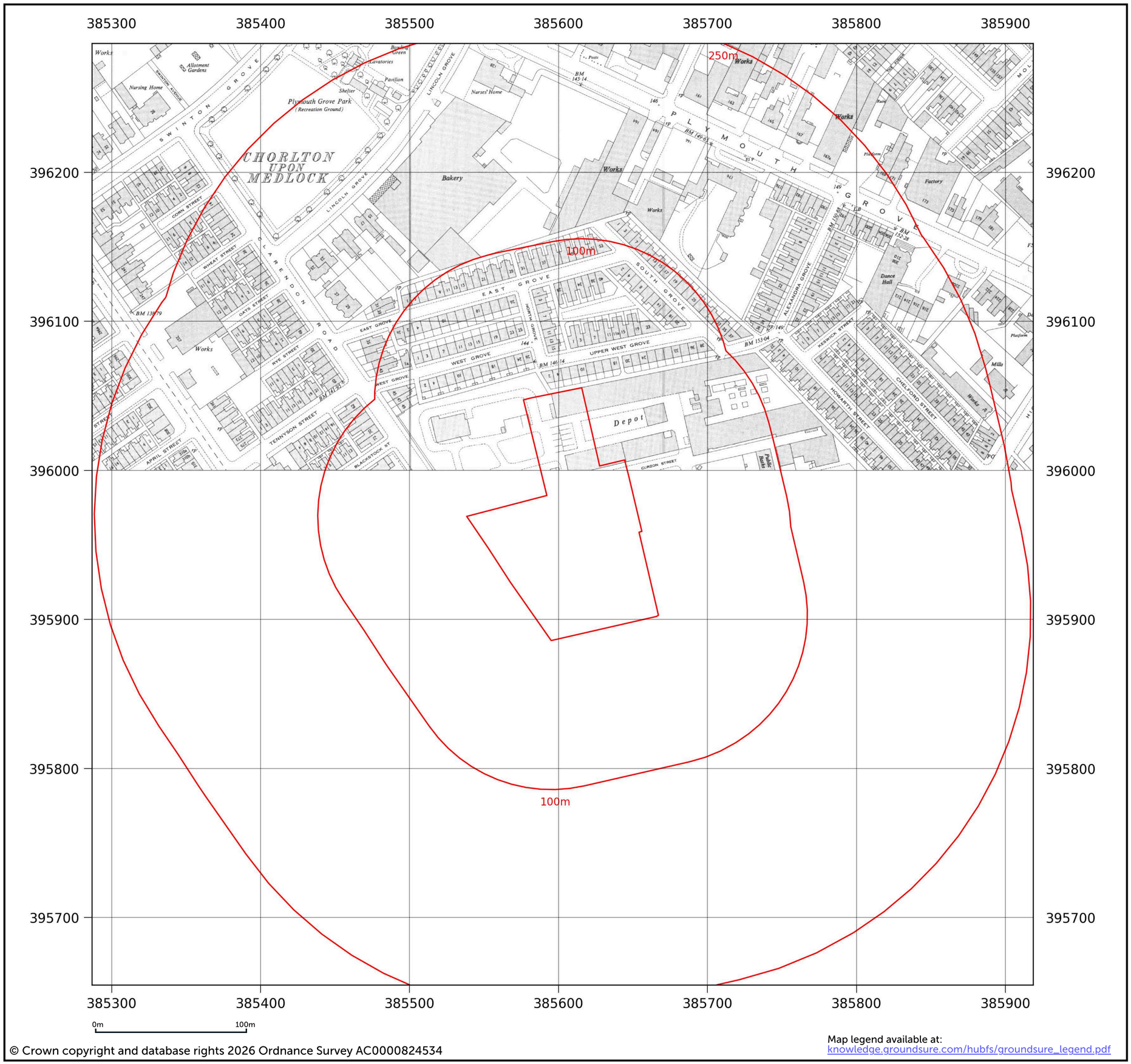
N
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Date: 1951

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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	1963
Scale:	1:2,500
Printed at:	1:2,500

N
W E
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Date: 1963
Surveyed: 1961
Revised: 1961
Edition: 1963
Copyright: 1963
Levelled: 1958

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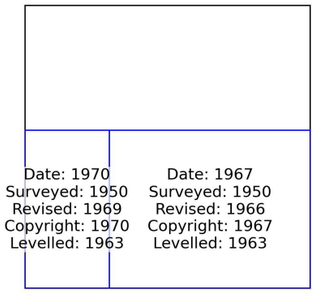
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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	1967-1970
Scale:	1:1,250
Printed at:	1:2,000

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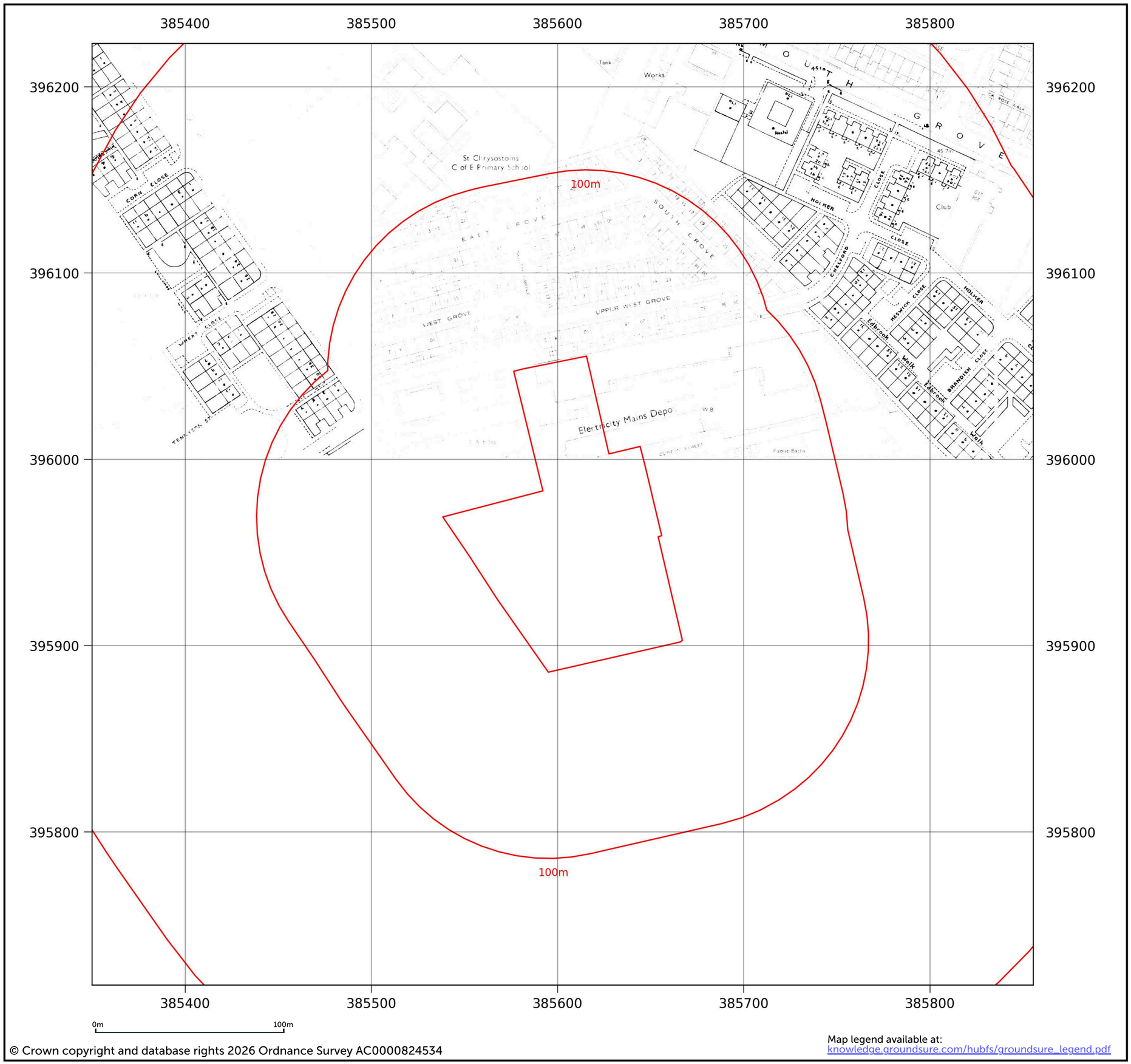
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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	1978
Scale:	1:1,250
Printed at:	1:2,000

N
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01273 257 755

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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	1976-1980
Scale:	1:1,250
Printed at:	1:2,000

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Date: 1976
Surveyed: 1949
Revised: 1975
Copyright: 1976
Levelled: 1963

Date: 1976
Surveyed: 1949
Revised: 1975
Copyright: 1976
Levelled: 1964

Date: 1980
Copyright: 1980
Levelled: 1963

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385400 385500 385600 385700 385800

396200 396100 396000 395900 395800

St Chrysostoms C of E Primary School
100m
Electricity Mains Depot
Public Baths
Offices
Depot
Chapel
Sisters of Charity St Vincents Hall
Rectory
VICTORIA PARK
Garage
Blackstock Hotel (P.H.)
Electricity Sub Station
Health Centre
Club
Works
Tank
Posts
Lych Gate
LINCOLN GROVE
CARMOOR ROAD
EAST GROVE
WEST GROVE
NORTH GROVE
SOUTH GROVE
UPPER WEST GROVE
RYE STREET
TENNYSON STREET
BLACKSTOCK ST
CURZON STREET
BAX ROAD
HATHERSAGE ROAD
DAISY BANK ROAD
UPPER BROOK STREET
OLNEY STREET
NAIRN STREET
WELBY STREET
OFFHAM STREET
SOUTH GROVE
ASHROSE WALK

0m 100m

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Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	1984-1986
Scale:	1:1,250
Printed at:	1:2,000

N
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Date: 1984
Surveyed: 1963
Revised: 1984
Copyright: 1984
Levelled: 1963

Date: 1986
Copyright: 1986
Levelled: 1963

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385400 385500 385600 385700 385800

396200 396100 396000 395900 395800

100m

LINCOLN GROVE
CORN CLOSE
CARMOOR ROAD
Curcombe Walk
WHEAT CLOSE
EAST GROVE
WEST GROVE
KENNYSON ST
BLACKSTOCK STREET
BROOK STREET
AUTUMN STREET
Blackstock Hotel
Community Centre
Health Centre
Elizabeth Gaskell College

0m 100m

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Map Insight

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Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	1986-1991
Scale:	1:1,250
Printed at:	1:2,000

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Date: 1986
Copyright: 1986
Levelled: 1963

Date: 1991
Surveyed: 1963
Revised: 1991
Copyright: 1991
Levelled: 1963

Date: 1991
Surveyed: 1965
Revised: 1991
Copyright: 1991
Levelled: 1965

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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	1991
Scale:	1:2,500
Printed at:	1:2,500

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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	1991-1992
Scale:	1:1,250
Printed at:	1:2,000

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Date: 1991 Surveyed: 1963 Revised: 1991 Copyright: 1991 Levelled: 1963	Date: 1991 Copyright: 1991 Levelled: 1968
Date: 1991 Surveyed: 1965 Revised: 1991 Copyright: 1991 Levelled: 1965	Date: 1992 Surveyed: 1963 Revised: 1992 Copyright: 1992 Levelled: 1963

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385400 385500 385600 385700 385800

396200 396100 396000 395900 395800

100m

St Chrysostoms C of E Primary School
Works
Depot
Public Baths
Electricity Sub Station
Offices
Garage
Community Centre
Health Centre
Chapel
Sisters of Charity St Vincents Hall
Rectory
VICTORIA PARK
Lych Gate
Club
Hostel
Public Conv
Boro Const & Ward Bdy
CR
LB
TC
PO
PH
Sub Sta
El Sub Sta
Pay
Tp
Lamp
Pol
Sub St
43.0m
42.1m
43.3m
42.7m
44.2m
42.4m
43.4m
44.2m
45.4m
BM 43.76m

LINCOLN GROVE
CORN CLOSE
CARMOOR ROAD
EAST GROVE
NORTH GROVE
WEST GROVE
SOUTH GROVE
UPPER WEST GROVE
WHEAT CLOSE
TENNYSON STREET
BLACKSTOCK ST
BLACKSTOCK STREET
UPPER BROOK STREET
AUTUMN STREET
HATHERSAGE ROAD
DAISY BANK ROAD
HOLMER CLOSE
CHELFORD CLOSE
KESWICK CLOSE
CADBROOK WALK
BRANDISH CLOSE
OLNEY STREET
NARUN STREET
WELBY STREET
DENHAM STREET

0m 100m

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Map Insight

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Production date:	8 May 2026

Map name:	National Grid
Map date:	1991-1992
Scale:	1:1,250
Printed at:	1:2,000

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Date: 1991
Surveyed: 1963
Revised: 1991
Copyright: 1991
Levelled: 1963

Date: 1992
Copyright: 1992

Date: 1992
Copyright: 1992

Date: 1992
Copyright: 1992

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385400 385500 385600 385700 385800

396200 396100 396000 395900 395800

0m 100m

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Map Insight

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Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	1992-1993
Scale:	1:1,250
Printed at:	1:2,000

N
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Date: 1992
Surveyed: 1991
Revised: 1991
Copyright: 1992

Date: 1993
Surveyed: 1993
Revised: 1993
Copyright: 1993

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385400 385500 385600 385700 385800

396200 396100 396000 395900 395800

100m

100m

LINCOLN GROVE
St Chrysostoms C of E Primary School
CORN CLOSE
CARNOOR ROAD
Cemetery Yard
EAST GROVE
WHEAT CLOSE
WEST GROVE
TENNYSON STREET
BLACKSTOCK ST
PH
BLACKSTOCK STREET
Garage
Community Centre
UPPER BROOK STREET
AUTUMN STREET
Health Centre
Weigh Bdge
El Sub Sta
Elizabeth Gaskell College
42.7m
43.0m

0m 100m

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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	1992-1993
Scale:	1:1,250
Printed at:	1:2,000

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Date: 1992
Copyright: 1992

Date: 1993
Copyright: 1993

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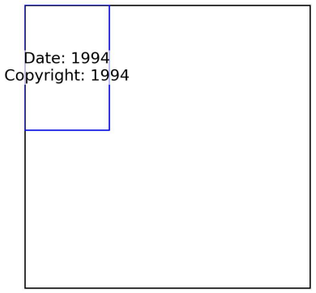
Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	1994
Scale:	1:1,250
Printed at:	1:2,000

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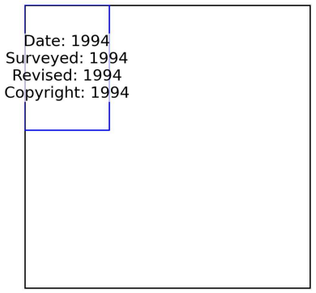
Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	National Grid
Map date:	1994
Scale:	1:1,250
Printed at:	1:2,000

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Map Insight

Site details:	5033325 Octagon House
Client ref:	RAP-PO-000006035
Report ref:	GS-7JK-XJW-1YX-XJK
Grid ref:	385609.35, 395959.83
Production date:	8 May 2026

Map name:	LandLine
Map date:	2003
Scale:	1:1,250
Printed at:	1:1,250

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Date: 2003

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385500 385600 385700

396100 396000 395900

Depot
El Sub Sta
El Sub Sta
GREATER MANCHESTER CENTRAL EURO CONST
Public Baths
Chy
Public Baths
Offices
Depot
Halls
LONGSIGHT
43.0m
BM 43.72m
Health Centre
Health Centre
TCB's
PO
LB
43.3m
44.2m
42.7m
CR
Chapel
Sisters of Charity
St Vincents Hall

0m 50m

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APPENDIX 4 – GROUNDSURE REPORT

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

5033325 Octagon House

Order Details

Date: 08/05/2026

Your ref: RAP-PO-000006035

Our Ref: GS-KWO-SQ4-BTK-8O7

Site Details

Location: 385609 395959

Area: 1.17 ha

Authority: Manchester City Council ↗

Site plan



Quick Links

Summary of findings p. 2 >

OS MasterMap site plan p.14 >

Aerial image p. 9 >

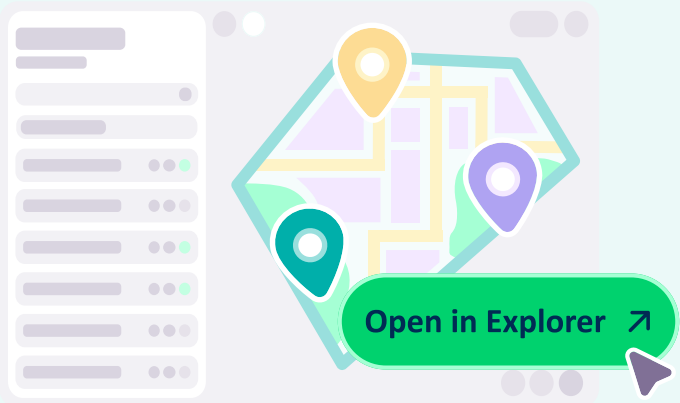
Insight User Guide ↗

Open this site in Explorer!

Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account. 12 months access begins at purchase.



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Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	3	0	11	30	-
17 >	1.2 >	Historical tanks >	0	1	6	2	-
18 >	1.3 >	Historical energy features >	4	5	13	15	-
20	1.4	Historical petrol stations	0	0	0	0	-
20 >	1.5 >	Historical garages >	1	1	3	15	-
21	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
22 >	2.1 >	Historical industrial land uses >	4	0	12	42	-
25 >	2.2 >	Historical tanks >	0	2	12	3	-
26 >	2.3 >	Historical energy features >	5	8	20	31	-
28	2.4	Historical petrol stations	0	0	0	0	-
28 >	2.5 >	Historical garages >	1	2	3	22	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
30	3.1	Active or recent landfill	0	0	0	0	-
30	3.2	Historical landfill (BGS records)	0	0	0	0	-
31	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
31	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
31	3.5	Historical waste sites	0	0	0	0	-
31 >	3.6 >	Licensed waste sites >	0	0	4	0	-
33 >	3.7 >	Waste exemptions >	0	0	5	16	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
36 >	4.1 >	Recent industrial land uses >	0	3	12	-	-
37 >	4.2 >	National Geographic Database (NGD) - Current or recent tanks >	0	0	3	-	-
38 >	4.3 >	Current or recent petrol stations >	0	0	1	0	-
38	4.4	Electricity cables	0	0	0	0	-
38	4.5	Gas pipelines	0	0	0	0	-

38	4.6	Sites determined as Contaminated Land	0	0	0	0	-
39	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
39	4.8	Regulated explosive sites	0	0	0	0	-
39	4.9	Hazardous substance storage/usage	0	0	0	0	-
39	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
39	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
40 >	**4.12 >**	**Licensed pollutant release (Part A(2)/B) >**	0	0	1	3	-
40 >	**4.13 >**	**Radioactive Substance Authorisations >**	0	0	0	1	-
41 >	**4.14 >**	**Licensed Discharges to controlled waters >**	0	0	2	0	-
41	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
42	4.16	Pollutant release to public sewer	0	0	0	0	-
42	4.17	List 1 Dangerous Substances	0	0	0	0	-
42	4.18	List 2 Dangerous Substances	0	0	0	0	-
42	4.19	Pollution Incidents (EA/NRW)	0	0	0	0	-
42	4.20	Pollution inventory substances	0	0	0	0	-
43	4.21	Pollution inventory waste transfers	0	0	0	0	-
43	4.22	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
44 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
45 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
47 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
48	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
48	5.5	Groundwater vulnerability- local information	None (within 0m)				
49 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	24
55	5.7	Surface water abstractions	0	0	0	0	0
56	5.8	Potable abstractions	0	0	0	0	0
56 >	**5.9 >**	**Source Protection Zones >**	0	0	0	1	-
56	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m

57	6.1	Water Network (OS NGD)	0	0	0	-	-
57	6.2	Surface water features	0	0	0	-	-
58 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
58 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
59 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
60	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
60	7.2	Historical Flood Events	0	0	0	-	-
60	7.3	Flood Defences	0	0	0	-	-
61	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
61	7.5	Flood Storage Areas	0	0	0	-	-
62	7.6	Flood Zone 2	None (within 50m)				
62	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
63 >	8.1 >	Surface water flooding >	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
65 >	9.1 >	Groundwater flooding >	Moderate-High (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
66	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
66	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
66	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
66	10.4	Special Protection Areas (SPA)	0	0	0	0	0
67	10.5	National Nature Reserves (NNR)	0	0	0	0	0
67	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
67	10.7	Designated Ancient Woodland	0	0	0	0	0
67	10.8	Biosphere Reserves	0	0	0	0	0
68	10.9	Forest Parks	0	0	0	0	0
68	10.10	Marine Conservation Zones	0	0	0	0	0
68	10.11	Green Belt	0	0	0	0	0

68	10.12	Proposed Ramsar sites	0	0	0	0	0
68	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
69	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
69	10.15	Nitrate Sensitive Areas	0	0	0	0	0
69	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
70 >	**10.17 >**	**SSSI Impact Risk Zones >**	1	-	-	-	-
71	10.18	SSSI Units	0	0	0	0	0
Page	Section	**Visual and cultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
72	11.1	World Heritage Sites	0	0	0	-	-
73	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
73	11.3	National Parks	0	0	0	-	-
73 >	**11.4 >**	**Listed Buildings >**	0	0	10	-	-
74 >	**11.5 >**	**Conservation Areas >**	0	0	1	-	-
74	11.6	Scheduled Ancient Monuments	0	0	0	-	-
75	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
76 >	**12.1 >**	**Agricultural Land Classification >**	Urban (within 250m)				
77	12.2	Open Access Land	0	0	0	-	-
77	12.3	Tree Felling Licences	0	0	0	-	-
77	12.4	Environmental Stewardship Schemes	0	0	0	-	-
77	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
78	13.1	Priority Habitat Inventory	0	0	0	-	-
78	13.2	Habitat Networks	0	0	0	-	-
78	13.3	Open Mosaic Habitat	0	0	0	-	-
78	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	**Geology 1:10,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
79 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
80 >	**14.2 >**	**Artificial and made ground (10k) >**	0	0	0	4	-

82 >	14.3 >	Superficial geology (10k) >	1	0	0	0	-
83	14.4	Landslip (10k)	0	0	0	0	-
84 >	14.5 >	Bedrock geology (10k) >	1	0	3	1	-
85 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	1	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
86 >	15.1 >	50k Availability >	Identified (within 500m)				
87	15.2	Artificial and made ground (50k)	0	0	0	0	-
87	15.3	Artificial ground permeability (50k)	0	0	-	-	-
88 >	15.4 >	Superficial geology (50k) >	1	0	0	0	-
89 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
89	15.6	Landslip (50k)	0	0	0	0	-
89	15.7	Landslip permeability (50k)	None (within 50m)				
90 >	15.8 >	Bedrock geology (50k) >	1	0	3	0	-
91 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
91 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	1	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
92 >	16.1 >	BGS Boreholes >	0	0	14	-	-
Page	Section	Natural ground subsidence >					
94 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
95 >	17.2 >	Running sands >	Very low (within 50m)				
96 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
97 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
98 >	17.5 >	Landslides >	Very low (within 50m)				
99 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings	On site	0-50m	50-250m	250-500m	500-2000m
101	18.1	BritPits	0	0	0	0	-
101	18.2	Surface ground workings	0	0	0	-	-
101	18.3	Underground workings	0	0	0	0	0
101	18.4	Underground mining extents	0	0	0	0	-

102	18.5	Historical Mineral Planning Areas	0	0	0	0	-
102	18.6	Non-coal mining	0	0	0	0	0
102 >	**18.7 >**	**JPB mining areas >**	Identified (within 0m)				
102	18.8	The Coal Authority non-coal mining	0	0	0	0	-
103	18.9	Researched mining	0	0	0	0	-
103	18.10	Mining record office plans	0	0	0	0	-
103	18.11	BGS mine plans	0	0	0	0	-
103 >	**18.12 >**	**Coal mining >**	Identified (within 0m)				
104	18.13	Brine areas	None (within 0m)				
104	18.14	Gypsum areas	None (within 0m)				
104	18.15	Tin mining	None (within 0m)				
104	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
105	19.1	Natural cavities	0	0	0	0	-
105	19.2	Mining cavities	0	0	0	0	0
105	19.3	Reported recent incidents	0	0	0	0	-
105	19.4	Historical incidents	0	0	0	0	-
Page	Section	**Radon >**					
107 >	**20.1 >**	**Radon >**	Less than 1% (within 0m)				
Page	Section	**Soil chemistry >**	On site	0-50m	50-250m	250-500m	500-2000m
109 >	**21.1 >**	**BGS Estimated Background Soil Chemistry >**	3	3	-	-	-
109 >	**21.2 >**	**BGS Estimated Urban Soil Chemistry >**	6	6	-	-	-
110	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
111	22.1	Underground railways (London)	0	0	0	-	-
111	22.2	Underground railways (Non-London)	0	0	0	-	-
111	22.3	Railway tunnels	0	0	0	-	-
111	22.4	Historical railway and tunnel features	0	0	0	-	-
111	22.5	Royal Mail tunnels	0	0	0	-	-

112	22.6	Historical railways	0	0	0	-	-
112	22.7	Railways	0	0	0	-	-
112	22.8	Crossrail 2	0	0	0	0	-
112	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 07/04/2023

Site Area: 1.17ha

Recent site history - 2022 aerial photograph



Capture Date: 18/10/2022

Site Area: 1.17ha

Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 1.17ha

Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 1.17ha

Recent site history - 2000 aerial photograph



Capture Date: 27/06/2000

Site Area: 1.17ha

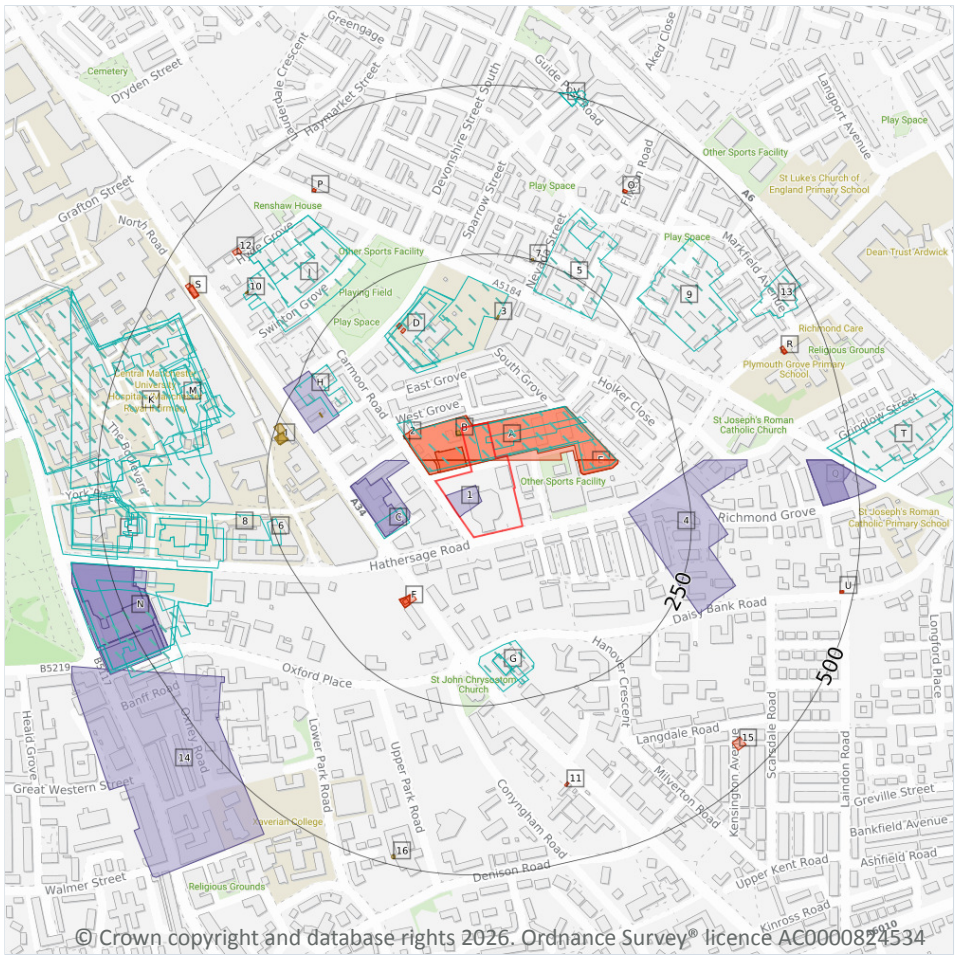
OS MasterMap site plan



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Site Area: 1.17ha

1 Past land use



1.1 Historical industrial land uses

Records within 500m	44

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

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

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Unspecified Depot**	**1985 - 1991**	**877314**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Unspecified Depot**	**1968**	**912378**
A	**On site**	**Unspecified Depot**	**1981**	**941830**
C	65m SW	Laundry	1915	846810
D	98m N	Bakery	1934	984522
D	104m N	Bakery	1956	885307
D	105m N	Unspecified Works	1968	835798
G	163m S	Hospital	1968	947066
H	166m W	Unspecified Works	1968	835797
G	176m S	Hospital	1981	885528
G	176m S	Hospital	1956	980850
G	199m S	Hospital	1985 - 1991	961641
5	206m NE	Unspecified Works	1968	835428
6	241m W	Unspecified Laboratory	1968	826367
8	259m W	Unspecified Laboratory	1923	826368
J	271m NW	Unspecified Works	1985 - 1991	883558
9	288m NE	Nursery	1848	831642
J	299m NW	Unspecified Commercial/Industrial	1981	822564
K	314m W	Infirmary	1985	970115
L	322m W	Hospital	1985 - 1991	903502
K	331m W	Infirmary	1915 - 1994	908528
K	332m W	Infirmary	1981	865690
K	332m W	Infirmary	1956 - 1968	872432
J	335m NW	Unspecified Works	1968	974774
M	341m W	Hospital	1915 - 1923	933854
L	343m W	Hospital	1981	963802
L	346m W	Unspecified Laboratory	1915	920118
L	346m W	Unspecified Laboratory	1934 - 1938	939752
N	357m W	Unspecified Works	1981	931691

ID	Location	Land use	Dates present	Group ID
N	357m W	Unspecified Works	1968	999370
K	380m W	Infirmary	1923	922736
M	388m W	Hospital	1905	861904
N	416m W	Unspecified Works	1985 - 1991	932237
13	420m NE	Unspecified Works	1915	835427
N	425m SW	Quilt Works	1934 - 1938	864903
L	438m W	Hospital	1968	943061
L	443m W	Hospital	1956	921237
L	450m W	Hospital	1915 - 1938	931419
T	465m E	Industrial School	1915	856982
T	470m E	Industrial Schools	1923	826614
V	485m N	Fire Station	1938	863316
V	485m N	Fire Engine Station	1934	931707
V	485m N	Fire Engine Station	1915	1008431
V	488m N	Fire Station	1968	869788

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m	**9**

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

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

ID	Location	Land use	Dates present	Group ID
B	3m W	Tanks	1991	134973
3	154m N	Unspecified Tank	1976	121306
H	192m NW	Unspecified Tank	1949	137344

ID	Location	Land use	Dates present	Group ID
I	226m W	Unspecified Tank	1992 - 1994	155675
I	228m W	Unspecified Tank	1991	127242
I	235m W	Unspecified Tank	1991 - 1994	133580
7	249m N	Unspecified Tank	1933	121305
10	374m NW	Unspecified Tank	1949	133326
16	485m S	Unspecified Tank	1893	121303

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m	**37**

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

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

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Electricity Mains Depot**	**1949**	**70612**
A	**On site**	**Electricity Mains Depot**	**1976**	**84396**
B	**On site**	**Electricity Mains Depot**	**1950**	**69424**
B	**On site**	**Electricity Mains Depot**	**1950**	**69478**
B	5m W	Electricity Substation	1967	74308
B	5m W	Electricity Substation	1991 - 1996	78321
B	5m W	Electricity Substation	1980 - 1992	71501
B	6m W	Electricity Substation	1976	69062
B	6m W	Electricity Substation	1999	84633
2	66m NW	Electricity Mains Depot	1949	85122
E	100m E	Electricity Mains Depot	1950	80076
E	100m E	Electricity Mains Depot	1967	91942

ID	Location	Land use	Dates present	Group ID
E	101m E	Electricity Mains Depot	1950	78167
F	124m SW	Electricity Substation	1950	92234
F	128m SW	Electricity Substation	1993	84261
F	128m SW	Electricity Substation	1991	84797
F	129m SW	Electricity Substation	1986	73015
F	135m SW	Electricity Substation	1950 - 1970	69024
D	165m NW	Electricity Substation	1949	71667
D	174m NW	Electricity Substation	1994	88016
D	175m NW	Electricity Transformer	1976	68780
D	175m NW	Electricity Substation	1984 - 1992	84927
11	384m S	Electricity Substation	1999	65577
O	396m NE	Electricity Transformer	1976	68734
O	397m NE	Electricity Substation	1991	79083
P	411m NW	Electricity Substation	1976 - 1992	74493
P	412m NW	Electricity Substation	1994	73917
12	417m NW	Electricity Substation	1991 - 1994	88234
R	434m E	Electricity Substation	1976	83606
R	435m E	Electricity Substation	1991	77574
S	435m NW	Electricity Substation	1992	69851
S	435m NW	Electricity Substation	1984 - 1991	90063
R	436m E	Electricity Substation	1999	71294
S	437m NW	Electricity Substation	1994	79988
15	447m SE	Electricity Substation	1991	66779
U	480m E	Electricity Transformer	1972 - 1992	77141
U	480m E	Electricity Substation	1995	65576

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m	20

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

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

ID	Location	Land use	Dates present	Group ID
1	**On site**	**Garage**	**1967**	**22505**
C	47m NW	Garage	1991	25315
C	67m W	Garage	1993	30166
4	158m E	Garage	1991	22501
H	173m NW	Garage	1976	22504
14	421m SW	Garage	1991	26148
Q	432m E	Garage	1979	24663
Q	432m E	Garage	1972	29104
Q	432m E	Garage	1991 - 1995	26788
N	448m W	Garage	1993	26684
N	459m SW	Motor Repair Works	1970	23304
N	460m W	Garage	1986	23789
N	460m W	Garage	1991	27548
N	461m SW	Garage	1986 - 1991	30933

ID	Location	Land use	Dates present	Group ID
N	464m W	Motor Repair Works	1950	23472
N	464m W	Motor Repair Works	1950	27793
N	467m SW	Garage	1993	27619
N	467m SW	Motor Repair Works	1950 - 1970	24692
N	467m SW	Motor Repair Works	1950	29745
N	475m SW	Motor Repair Works	1933	29335

This data is sourced from Ordnance Survey® / Groundsure.

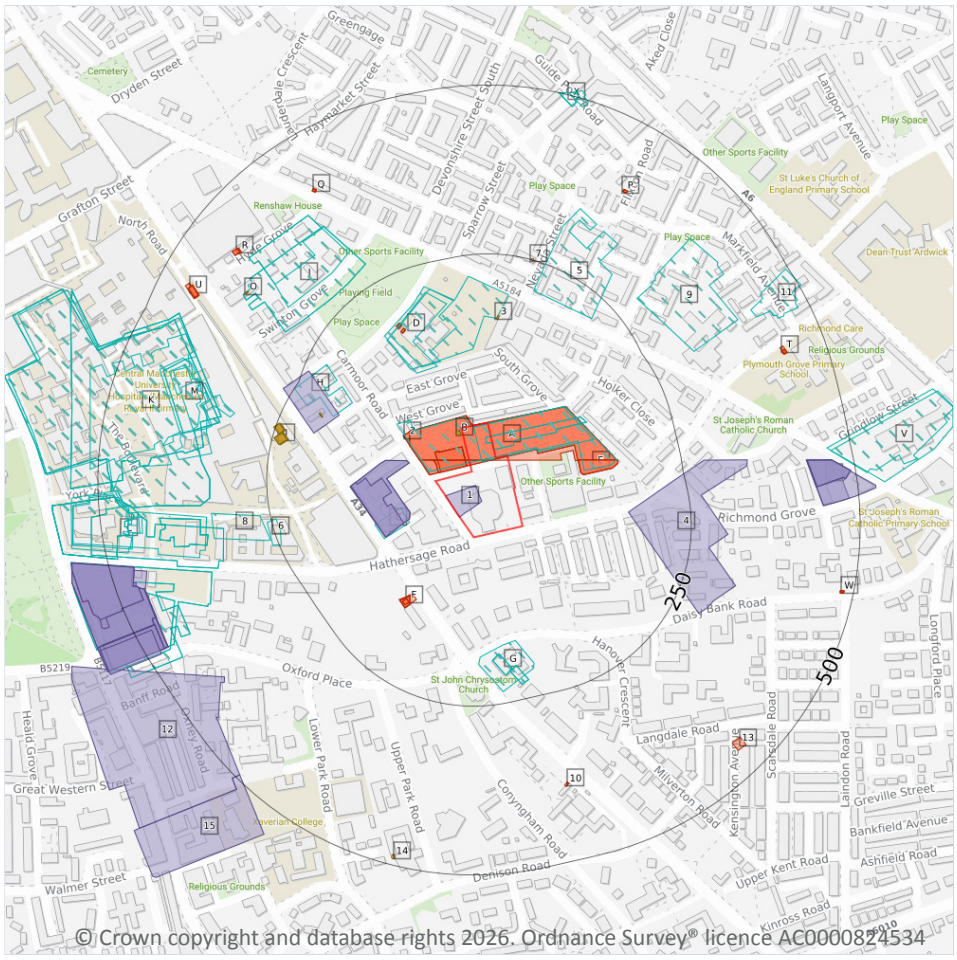
1.6 Historical military land

Records within 500m	**0**

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey® / Groundsure / other sources.

2 Past land use - un-grouped



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2.1 Historical industrial land uses

Records within 500m	58

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 22 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Unspecified Depot**	**1985**	**877314**
A	**On site**	**Unspecified Depot**	**1981**	**941830**
A	**On site**	**Unspecified Depot**	**1991**	**877314**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Unspecified Depot**	**1968**	**912378**
C	65m SW	Laundry	1915	846810
D	98m N	Bakery	1934	984522
D	104m N	Bakery	1956	885307
D	105m N	Unspecified Works	1968	835798
G	163m S	Hospital	1968	947066
H	166m W	Unspecified Works	1968	835797
G	176m S	Hospital	1956	980850
G	176m S	Hospital	1981	885528
G	199m S	Hospital	1985	961641
G	199m S	Hospital	1991	961641
5	206m NE	Unspecified Works	1968	835428
6	241m W	Unspecified Laboratory	1968	826367
8	259m W	Unspecified Laboratory	1923	826368
J	271m NW	Unspecified Works	1985	883558
J	271m NW	Unspecified Works	1991	883558
9	288m NE	Nursery	1848	831642
J	299m NW	Unspecified Commercial/Industrial	1981	822564
K	314m W	Infirmary	1985	970115
L	322m W	Hospital	1985	903502
L	322m W	Hospital	1991	903502
K	331m W	Infirmary	1938	908528
K	331m W	Infirmary	1934	908528
K	331m W	Infirmary	1915	908528
K	332m W	Infirmary	1956	872432
K	332m W	Infirmary	1981	865690
K	332m W	Infirmary	1968	872432
J	335m NW	Unspecified Works	1968	974774

ID	Location	Land Use	Date	Group ID
M	341m W	Hospital	1923	933854
L	343m W	Hospital	1981	963802
M	344m W	Hospital	1915	933854
L	346m W	Unspecified Laboratory	1938	939752
L	346m W	Unspecified Laboratory	1934	939752
L	346m W	Unspecified Laboratory	1915	920118
N	357m W	Unspecified Works	1981	931691
N	357m W	Unspecified Works	1968	999370
K	380m W	Infirmary	1923	922736
M	388m W	Hospital	1905	861904
N	416m W	Unspecified Works	1985	932237
N	416m W	Unspecified Works	1991	932237
11	420m NE	Unspecified Works	1915	835427
N	425m SW	Quilt Works	1938	864903
N	425m SW	Quilt Works	1934	864903
L	438m W	Hospital	1968	943061
L	443m W	Hospital	1956	921237
L	450m W	Hospital	1938	931419
L	450m W	Hospital	1934	931419
L	450m W	Hospital	1915	931419
L	450m W	Hospital	1923	931419
V	465m E	Industrial School	1915	856982
V	470m E	Industrial Schools	1923	826614
X	485m N	Fire Station	1938	863316
X	485m N	Fire Engine Station	1934	931707
X	485m N	Fire Engine Station	1915	1008431
X	488m N	Fire Station	1968	869788

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m	**17**

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

Features are displayed on the Past land use - un-grouped map on **page 22 >**

ID	Location	Land Use	Date	Group ID
B	3m W	Tanks	1991	134973
B	3m W	Tanks	1991	134973
3	154m N	Unspecified Tank	1976	121306
H	192m NW	Unspecified Tank	1949	137344
H	193m NW	Unspecified Tank	1949	137344
I	226m W	Unspecified Tank	1992	155675
I	227m W	Unspecified Tank	1994	155675
I	228m W	Unspecified Tank	1991	127242
I	228m W	Unspecified Tank	1991	127242
I	235m W	Unspecified Tank	1992	133580
I	235m W	Unspecified Tank	1994	133580
I	237m W	Unspecified Tank	1991	133580
I	237m W	Unspecified Tank	1991	133580
7	249m N	Unspecified Tank	1933	121305
O	374m NW	Unspecified Tank	1949	133326
O	374m NW	Unspecified Tank	1949	133326
14	485m S	Unspecified Tank	1893	121303

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m	**64**

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

Features are displayed on the Past land use - un-grouped map on **page 22 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Electricity Mains Depot**	**1949**	**70612**
A	**On site**	**Electricity Mains Depot**	**1976**	**84396**
A	**On site**	**Electricity Mains Depot**	**1949**	**70612**
B	**On site**	**Electricity Mains Depot**	**1950**	**69424**
B	**On site**	**Electricity Mains Depot**	**1950**	**69478**
B	5m W	Electricity Substation	1967	74308
B	5m W	Electricity Substation	1991	78321
B	5m W	Electricity Substation	1991	78321
B	5m W	Electricity Substation	1996	78321
B	5m W	Electricity Substation	1980	71501
B	5m W	Electricity Substation	1992	71501
B	6m W	Electricity Substation	1976	69062
B	6m W	Electricity Substation	1999	84633
2	66m NW	Electricity Mains Depot	1949	85122
E	100m E	Electricity Mains Depot	1950	80076
E	100m E	Electricity Mains Depot	1967	91942
E	101m E	Electricity Mains Depot	1950	78167
F	124m SW	Electricity Substation	1950	92234
F	128m SW	Electricity Substation	1993	84261
F	129m SW	Electricity Substation	1986	73015
F	129m SW	Electricity Substation	1991	84797
F	129m SW	Electricity Substation	1991	84797
F	135m SW	Electricity Substation	1950	69024

ID	Location	Land Use	Date	Group ID
F	135m SW	Electricity Substation	1970	69024
D	165m NW	Electricity Substation	1949	71667
D	166m NW	Electricity Substation	1949	71667
D	174m NW	Electricity Substation	1994	88016
D	175m NW	Electricity Substation	1992	84927
D	175m NW	Electricity Transformer	1976	68780
D	175m NW	Electricity Substation	1984	84927
D	175m NW	Electricity Substation	1986	84927
D	175m NW	Electricity Substation	1991	84927
D	175m NW	Electricity Substation	1991	84927
10	384m S	Electricity Substation	1999	65577
P	396m NE	Electricity Transformer	1976	68734
P	397m NE	Electricity Substation	1991	79083
P	397m NE	Electricity Substation	1991	79083
Q	411m NW	Electricity Substation	1984	74493
Q	411m NW	Electricity Substation	1986	74493
Q	411m NW	Electricity Substation	1991	74493
Q	411m NW	Electricity Substation	1991	74493
Q	411m NW	Electricity Substation	1992	74493
Q	411m NW	Electricity Substation	1976	74493
Q	412m NW	Electricity Substation	1994	73917
R	417m NW	Electricity Substation	1994	88234
R	417m NW	Electricity Substation	1992	88234
R	419m NW	Electricity Substation	1991	88234
R	419m NW	Electricity Substation	1991	88234
T	434m E	Electricity Substation	1976	83606
T	435m E	Electricity Substation	1991	77574
T	435m E	Electricity Substation	1991	77574

ID	Location	Land Use	Date	Group ID
U	435m NW	Electricity Substation	1992	69851
U	435m NW	Electricity Substation	1984	90063
U	435m NW	Electricity Substation	1986	90063
U	435m NW	Electricity Substation	1991	90063
U	435m NW	Electricity Substation	1991	90063
T	436m E	Electricity Substation	1999	71294
U	437m NW	Electricity Substation	1994	79988
13	447m SE	Electricity Substation	1991	66779
W	480m E	Electricity Transformer	1972	77141
W	480m E	Electricity Substation	1995	65576
W	481m E	Electricity Transformer	1979	77141
W	481m E	Electricity Transformer	1991	77141
W	481m E	Electricity Transformer	1992	77141

This data is sourced from Ordnance Survey® / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey® / Groundsure.

2.5 Historical garages

Records within 500m	28

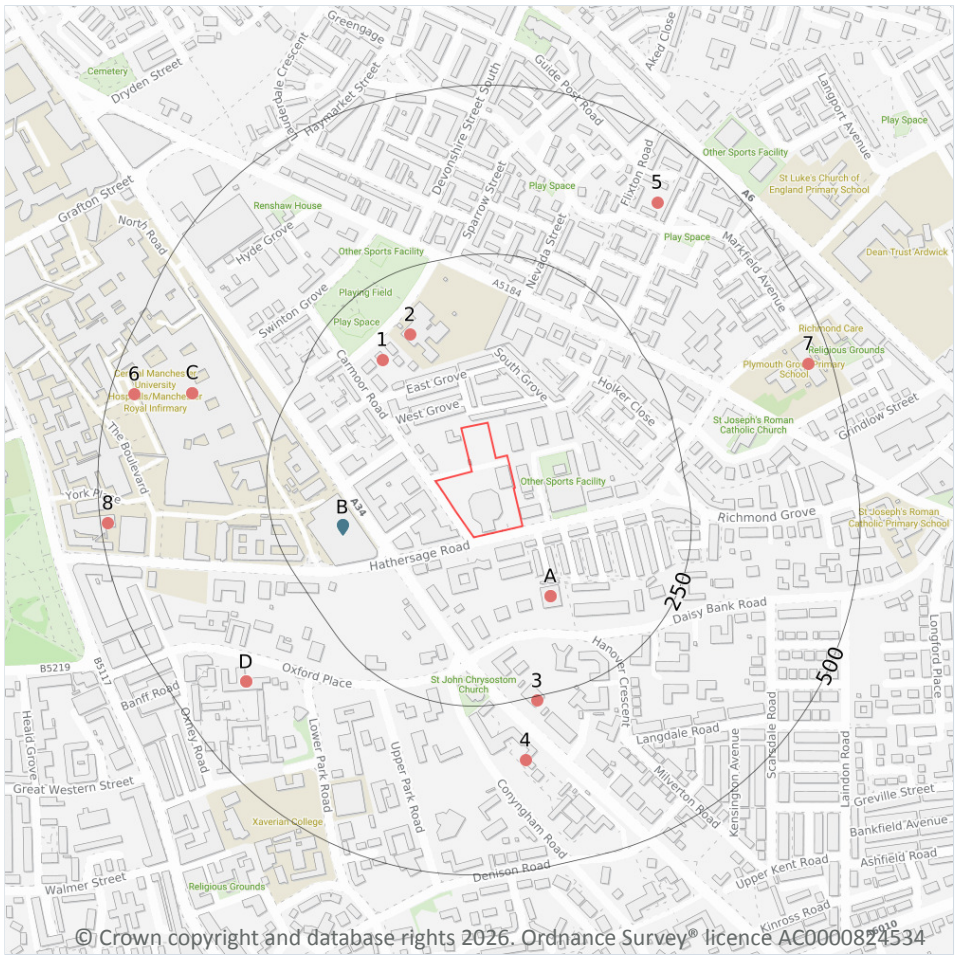
Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 22 >**

ID	Location	Land Use	Date	Group ID
1	**On site**	**Garage**	**1967**	**22505**
C	47m NW	Garage	1991	25315
C	47m NW	Garage	1991	25315
C	67m W	Garage	1993	30166
4	158m E	Garage	1991	22501
H	173m NW	Garage	1976	22504
12	421m SW	Garage	1991	26148
S	432m E	Garage	1972	29104
S	432m E	Garage	1995	26788
S	433m E	Garage	1979	24663
S	433m E	Garage	1991	26788
S	433m E	Garage	1992	26788
N	448m W	Garage	1993	26684
N	459m SW	Motor Repair Works	1970	23304
N	460m W	Garage	1986	23789
N	460m W	Garage	1991	27548
N	460m W	Garage	1991	27548
N	461m SW	Garage	1986	30933
N	461m SW	Garage	1991	30933
N	461m SW	Garage	1991	30933
N	464m W	Motor Repair Works	1950	23472
N	464m W	Motor Repair Works	1950	27793
N	467m SW	Garage	1993	27619
N	467m SW	Motor Repair Works	1950	24692
N	467m SW	Motor Repair Works	1970	24692
N	467m SW	Motor Repair Works	1950	29745
N	475m SW	Motor Repair Works	1933	29335
15	494m SW	Garage	1991	26148

This data is sourced from Ordnance Survey® / Groundsure.

3 Waste and landfill



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3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

Landfill sites identified from Local Authority records and high detail historical mapping.

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

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

3.5 Historical waste sites

Records within 500m	0

Waste site records derived from Local Authority planning records and high detail historical mapping.

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

3.6 Licensed waste sites

Records within 500m	4

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

Features are displayed on the Waste and landfill map on **page 30 >**

ID	Location	Details		
B	155m SW	Site Name: Central Manchester University Hospitals N H S Foundation Trust Site Address: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Correspondence Address: -	Type of Site: Clinical Waste Transfer Station Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CMH001 EPR reference: EA/EPR/PP3391CE/S002 Operator: Central Manchester University Hospitals N H S Foundation Trust Waste Management licence No: 53906 Annual Tonnage: 110088	Issue Date: 18/04/1990 Effective Date: - Modified: - Surrendered Date: Aug 24 2012 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered
B	155m SW	Site Name: Manchester Royal Infirmary Site Address: - Correspondence Address: Facilities Directorate, Gate 9, Oxford Road, Manchester, M13 9WL	Type of Site: Clinical Waste Transfer Station Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CMH001 EPR reference: - Operator: Central Manchester Area Health Authority Waste Management licence No: 53906 Annual Tonnage: 417	Issue Date: 18/04/1990 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
B	155m SW	Site Name: Central Manchester & Manchester Childrens University Hospital Nhs Trust Site Address: Manchester Royal Infirmary, Oxford Road, Manchester, M13 9WL Correspondence Address: -	Type of Site: Clinical Waste Transfer Station Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CMH001 EPR reference: EA/EPR/PP3391CE/A001 Operator: Central Manchester & Manchester Childrens University Hospital Nhs Trust Waste Management licence No: 53906 Annual Tonnage: 417	Issue Date: 18/04/1990 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

ID	Location	Details		
B	155m SW	Site Name: Central Manchester University Hospitals N H S Foundation Trust Site Address: Manchester Royal Infirmary, Oxford Road, Manchester, Manchester, M13 9WL Correspondence Address: -	Type of Site: Clinical Waste Transfer Station Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 647279 EPR reference: EA/EPR/PP3391CE Operator: Central Manchester University Hospitalsnhsfoundation Trust Waste Management licence No: 53906 Annual Tonnage: 110088	Issue Date: 18/04/1990 Effective Date: 18/04/1990 Modified: - Surrendered Date: 18/04/1990 Expiry Date: - Cancelled Date: - Status: Surrendered

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

3.7 Waste exemptions

Records within 500m **21**

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 30 >**

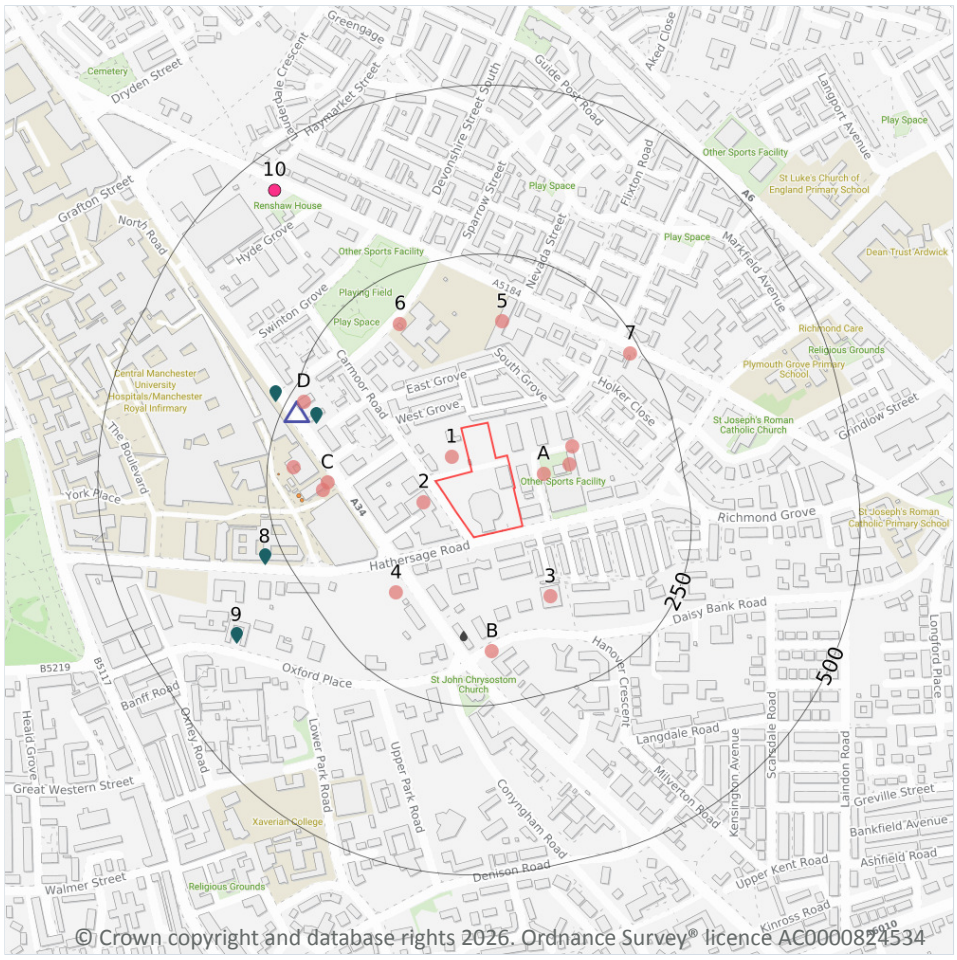
ID	Location	Site	Reference	Category	Sub-Category	Description
A	112m S	108-112, Daisy Bank Road, Manchester, M14 5qh	WEX260567	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	112m S	108-112, Daisy Bank Road, Manchester, M14 5qh	WEX120281	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	112m S	108-112, Daisy Bank Road, Manchester, M14 5qh	WEX391128	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
1	155m NW	St Chrysostom's Ce Primary School Lincoln Grove Manchester M13 0dx	EPR/BF0801XP/A001	Treating waste exemption	Non-agricultural waste only	Crushing waste fluorescent tubes
2	158m NW	St Chrysostoms C Of E Primary School Lincoln Grove Manchester M13 0dx	EPR/KE5245SG/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
3	257m S	11, Anson Road, Manchester, M14 5by	WEX331603	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

ID	Location	Site	Reference	Category	Sub-Category	Description
4	339m S	Dalton Ellis Hall Conyngham Road Manchester Lancashire M14 5rl	EPR/ZH0876NF/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
C	383m W	Rawnsley Building Manchester Royal Infirmary Manchester M13 9wl	EPR/KE5542FA/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
C	383m W	Central Site, Oxford Road, Manchester, M139wl	WEX120483	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
D	400m SW	Victoria Park Campus, Oxford Place, Manchester, M14 5rr	WEX167801	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	400m SW	Victoria Park Campus, Oxford Place, Manchester, M14 5rr	WEX167915	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	400m SW	Victoria Park Campus, Oxford Place, Manchester, M14 5rr	WEX006501	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	400m SW	Victoria Park, Oxford Place, Manchester, M14 5rr	WEX006663	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	400m SW	Victoria Park Campus, Oxford Place, Manchester, M14 5rr	WEX301801	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	400m SW	Victoria Park Campus, Oxford Place, Manchester, M14 5rr	WEX301813	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	400m SW	Victoria Park Campus, Oxford Place, Manchester, M14 5rr	WEX431351	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
D	400m SW	Victoria Park Campus, Oxford Place, Manchester, M14 5rr	WEX431359	Storing waste exemption	Not on a farm	Storage of waste in a secure place
5	411m NE	-	WEX224496	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
6	464m W	Cen Manchester Uni Hospitals Nhs Foundation Trust Cobbett House M13 9wl	EPR/DF0503ZS/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal

ID	Location	Site	Reference	Category	Sub-Category	Description
7	466m E	9, Plymouth Grove West, Manchester, M13 0aq	WEX423595	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
8	489m W	St. Marys Hospital, Hathersage Road, Manchester, M13 0jh	WEX132662	Using waste exemption	Not on a farm	Use of waste in construction

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

4 Current industrial land use



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4.1 Recent industrial land uses

Records within 250m	15

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 36 >**

ID	Location	Company	Address	Activity	Category
1	24m W	Electricity Sub Station	Greater Manchester, M13	Electrical Features	Infrastructure and Facilities
2	32m SW	Carmoor Road Garage	90, Carmoor Road, Manchester, Greater Manchester, M13 0FB	Vehicle Repair, Testing and Servicing	Repair and Servicing

ID	Location	Company	Address	Activity	Category
A	46m E	Mast (Telecommunication)	Greater Manchester, M13	Telecommunications Features	Infrastructure and Facilities
A	86m E	Chimney	Greater Manchester, M13	Chimneys	Industrial Features
A	97m E	Electricity Sub Station	Greater Manchester, M13	Electrical Features	Infrastructure and Facilities
3	112m S	CARE Fertility Manchester	Care Fertility Group Limited 108-112, Daisy Bank Road, Manchester, Greater Manchester, M14 5QH	Hospitals	Health Practitioners and Establishments
4	141m SW	Electricity Sub Station	Greater Manchester, M13	Electrical Features	Infrastructure and Facilities
5	151m N	Works	Greater Manchester, M13	Unspecified Works Or Factories	Industrial Features
C	160m W	Electricity Sub Station	Greater Manchester, M13	Electrical Features	Infrastructure and Facilities
C	167m W	Electricity Sub Station	Greater Manchester, M13	Electrical Features	Infrastructure and Facilities
B	171m S	Electricity Sub Station	Greater Manchester, M14	Electrical Features	Infrastructure and Facilities
6	179m NW	Electricity Sub Station	Greater Manchester, M13	Electrical Features	Infrastructure and Facilities
C	211m W	Chimney	Greater Manchester, M13	Chimneys	Industrial Features
D	228m NW	Rusholme Express	257, Upper Brook Street, Manchester, Greater Manchester, M13 0HL	Petrol and Fuel Stations	Road and Rail
7	235m NE	Electricity Sub Station	Greater Manchester, M13	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey®.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m **3**

Current or recent tanks identified from the Ordnance Survey® NGD.

Features are displayed on the Current industrial land use map on **page 36 >**

ID	Location	Tank description	Activity	Date first identified
C	197m W	Roofed Storage Tank	Commercial Activity: Distribution Or Storage	22/03/2011

ID	Location	Tank description	Activity	Date first identified
C	201m W	Roofed Storage Tank	Commercial Activity: Distribution Or Storage	22/03/2011
C	231m W	Roofed Storage Tank	Commercial Activity: Distribution Or Storage	05/08/2014

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m	1

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 36 >**

ID	Location	Company	Address	LPG	Status
D	231m NW	ESSO	257, Upper Brook Street, Rusholme, Manchester, Greater Manchester, M13 0HL	No	Open

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	4

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

Features are displayed on the Current industrial land use map on **page 36 >**

ID	Location	Address	Details	
D	203m NW	Tesco Express Rusholme, 257 Upper Brook Street, Longsight, Manchester, M13 0HL	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
D	271m NW	Mancunian Serv Stn, Upper Brook Rd, M13 0HL	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
8	277m SW	Manchester Royal Infirmary, Central Services Complex Off Hathersage Road, Rusholme, M13 9WL	Process: Combustion & Incineration Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified
9	373m SW	Manchester Garages Ltd, Oxford Road, Rusholme, M13 0JD	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 36 >**

ID	Location	Address	Details	
10	448m NW	National Blood Authority, Manchester Blood Centre, Plymouth Grove, Manchester, M13 9LL	Operator: National Blood Authority Type: Disposal Of Radioactive Waste (was Rsa60 Section 6). Permission number: AQ9634 Date of approval: 30/03/1995	Effective from: 31/03/1995 Last date of update: 01/01/2015 Status: Revoked/cancelled

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

4.14 Licensed Discharges to controlled waters

Records within 500m	**2**

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

Features are displayed on the Current industrial land use map on **page 36 >**

ID	Location	Address	Details	
B	147m S	BUTLER STREET/WOODWARD STREET CSO, 112-130 BUTLER STREET, MANCHESTER, GREATER MANCHESTER, M4 7JJ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0038 Permit Version: 2 Receiving Water: RIVER MEDLOCK	Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 04/02/2016
B	147m S	BUTLER STREET/WOODWARD STREET CSO, 112-130 BUTLER STREET, MANCHESTER, GREATER MANCHESTER, M4 7JJ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0038 Permit Version: 1 Receiving Water: RIVER MEDLOCK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: 02/09/2010

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

4.15 Pollutant release to surface waters (Red List)

Records within 500m	**0**

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

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

4.16 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.17 List 1 Dangerous Substances

Records within 500m	0

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

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

4.18 List 2 Dangerous Substances

Records within 500m	0

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

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m	0

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

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

4.20 Pollution inventory substances

Records within 500m	0

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

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

4.21 Pollution inventory waste transfers

Records within 500m	0

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

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

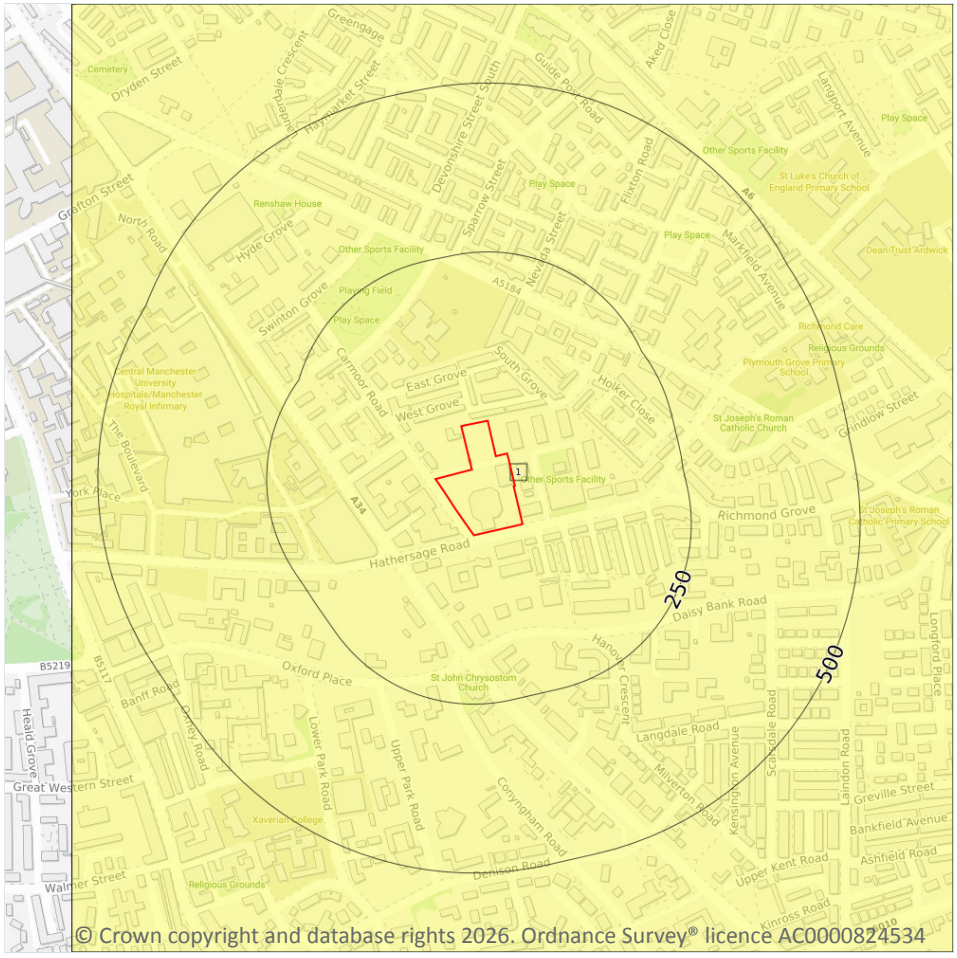
4.22 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



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5.1 Superficial aquifer

Records within 500m	1

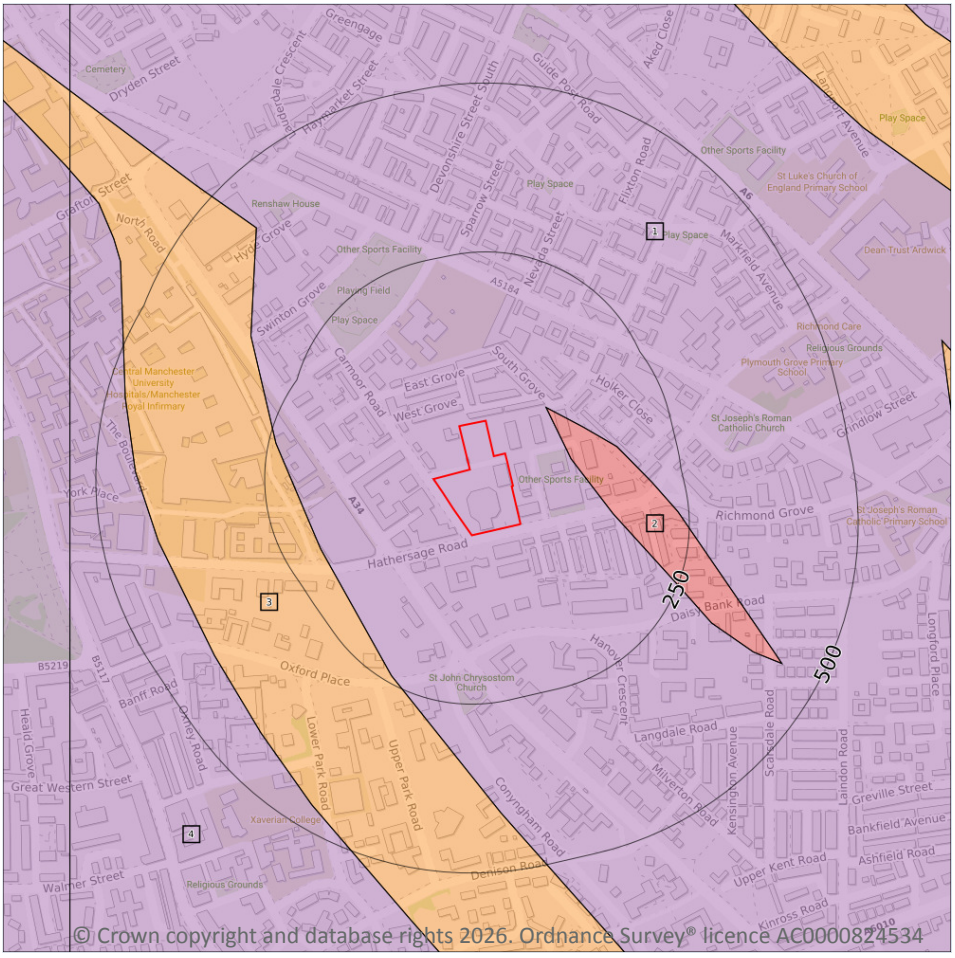
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 44 >**

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

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

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m	4

Aquifer status of groundwater held within bedrock geology.

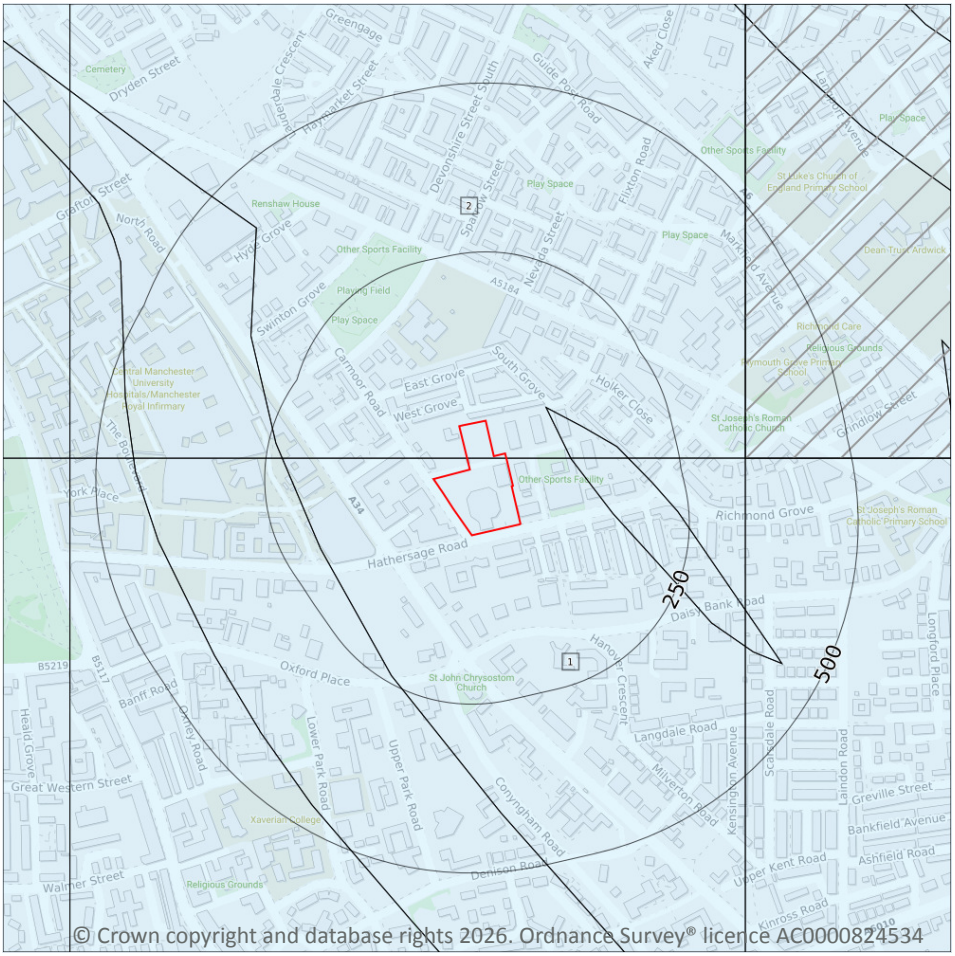
Features are displayed on the Bedrock aquifer map on **page 45 >**

ID	Location	Designation	Description
1	**On site**	**Principal**	**Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers**
2	84m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

ID	Location	Designation	Description
3	194m SW	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeablehorizons and weathering. These are generally the water-bearing parts of the former non-aquifers
4	406m SW	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

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

Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m	2

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

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

Features are displayed on the Groundwater vulnerability map on **page 47 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

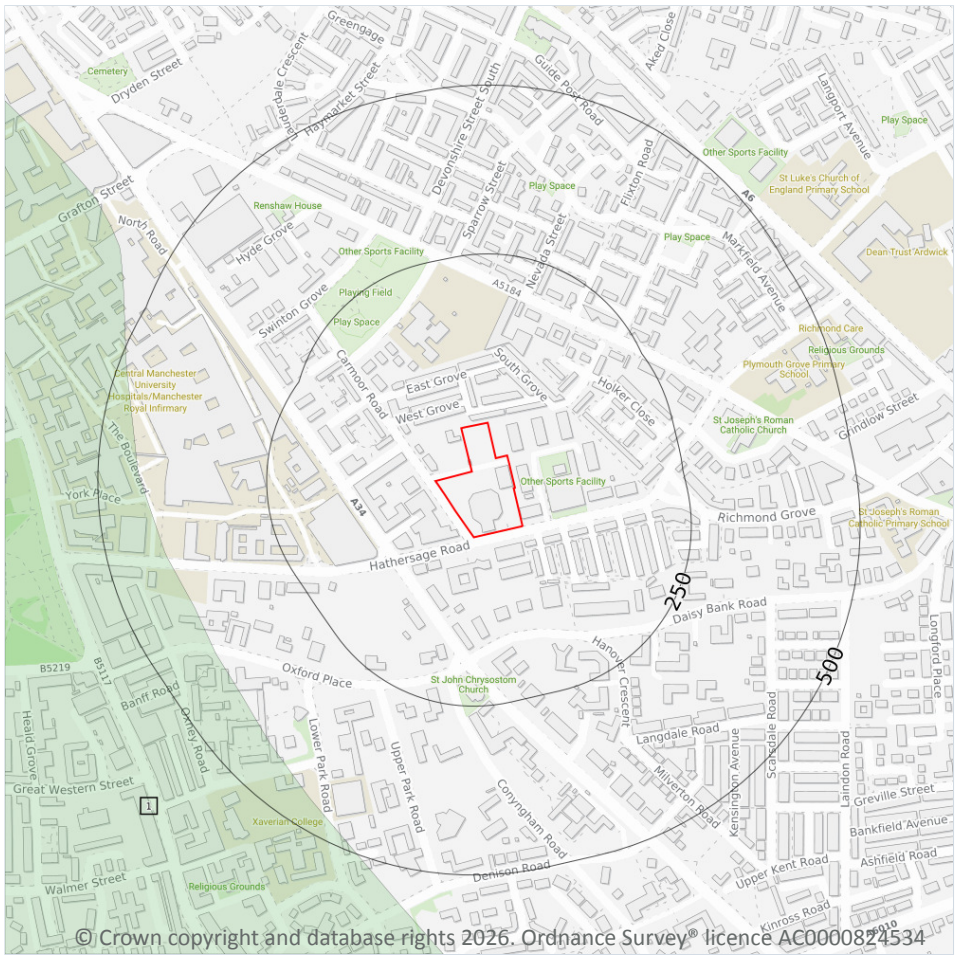
5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



5.6 Groundwater abstractions

Records within 2000m	24

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 49 >**

ID	Location	Details	
-	699m N	Status: Historical Licence No: NW/069/0004/005 Details: Heat Pump Direct Source: Ground Water - North West Region Point: AREA OF ABSTRACTION - LOWER CARBONIFEROUS LIMESTONE Data Type: Poly4 Name: G T Energy UK Limited Easting: 385729 Northing: 396778	Annual Volume (m^3): 2049840 Max Daily Volume (m^3): 8640 Original Application No: - Original Start Date: 17/01/2013 Expiry Date: 16/01/2037 Issue No: 2 Version Start Date: 11/06/2013 Version End Date: -
-	1530m N	Status: Historical Licence No: 2569006001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, BROADIE ST, ARDWICK, MANCHESTER" Data Type: Point Name: MOSELEY RUBBER CO LTD Easting: 385240 Northing: 397540	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 08/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/02/1966 Version End Date: -
-	1530m N	Status: Historical Licence No: 2569006001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, BROADIE ST, ARDWICK, MANCHESTER Data Type: Point Name: MOSELEY RUBBER CO LTD Easting: 385240 Northing: 397540	Annual Volume (m^3): 331858 Max Daily Volume (m^3): 909.2 Original Application No: - Original Start Date: 08/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/02/1966 Version End Date: -
-	1640m W	Status: Historical Licence No: 2569007007 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER" Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/08/1995 Version End Date: -

ID	Location	Details	
-	1640m W	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER" Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/08/1995 Version End Date: -
-	1640m W	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/12/2003 Version End Date: -
-	1640m W	Status: Historical Licence No: 2569007007 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, MOSS SIDE, MANCHESTER Data Type: Point Name: SCOTTISH COURAGE BREWING LTD Easting: 383900 Northing: 395900	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 31/12/2003 Version End Date: -
-	1640m W	Status: Historical Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383900 Northing: 395900	Annual Volume (m^3): 227000 Max Daily Volume (m^3): 900 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 23/11/2009 Version End Date: -

ID	Location	Details	
-	1640m W	Status: Historical Licence No: 2569007007 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383900 Northing: 395900	Annual Volume (m^3): 227000 Max Daily Volume (m^3): 900 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 23/11/2009 Version End Date: -
-	1674m W	Status: Active Licence No: 2569007007 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383865 Northing: 395909	Annual Volume (m^3): 227000 Max Daily Volume (m^3): 900 Original Application No: NPS/WR/015793 Original Start Date: 15/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 08/05/2014 Version End Date: -
-	1674m W	Status: Active Licence No: 2569007007 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES MOSS SIDE MANCHESTER Data Type: Point Name: Heineken UK Ltd Easting: 383865 Northing: 395909	Annual Volume (m^3): 227000 Max Daily Volume (m^3): 900 Original Application No: NPS/WR/015793 Original Start Date: 15/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 08/05/2014 Version End Date: -
-	1743m NW	Status: Active Licence No: NW/069/0006/003 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m^3): 283240 Max Daily Volume (m^3): 1532 Original Application No: NPS/WR/015264 Original Start Date: 01/04/2010 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -

ID	Location	Details	
-	1743m NW	Status: Active Licence No: NW/069/0006/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m^3): 283240 Max Daily Volume (m^3): 1532 Original Application No: NPS/WR/015264 Original Start Date: 01/04/2010 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -
-	1743m NW	Status: Historical Licence No: NW/069/0006/003 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m^3): 283240 Max Daily Volume (m^3): 1532 Original Application No: NPS/WR/015264 Original Start Date: 04/04/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -
-	1743m NW	Status: Historical Licence No: NW/069/0006/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE 1 AT LOWER CHATHAM STREET Data Type: Point Name: Manchester Metropolitan University Easting: 384180 Northing: 397091	Annual Volume (m^3): 283240 Max Daily Volume (m^3): 1532 Original Application No: NPS/WR/015264 Original Start Date: 04/04/2014 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 04/04/2014 Version End Date: -
-	1923m E	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387590 Northing: 395890	Annual Volume (m^3): 15000 Max Daily Volume (m^3): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 3 Version Start Date: 04/02/2009 Version End Date: -
-	1924m E	Status: Historical Licence No: 2569006042 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: CLIVE BACK Easting: 387591 Northing: 395891	Annual Volume (m^3): 10000 Max Daily Volume (m^3): 276 Original Application No: - Original Start Date: 11/07/2002 Expiry Date: 31/03/2014 Issue No: 4 Version Start Date: 29/02/2012 Version End Date: -

ID	Location	Details	
-	1924m E	Status: Historical Licence No: NW/069/0006/006 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: PERMO-TRIASSIC SANDSTONE AT BELLE VUE LEISURE CENTRE Data Type: Point Name: The Chief Operating Officer of the Eastlands Trust Easting: 387591 Northing: 395891	Annual Volume (m^3): 8000 Max Daily Volume (m^3): 276 Original Application No: - Original Start Date: 16/05/2014 Expiry Date: 31/03/2016 Issue No: 1 Version Start Date: 16/05/2014 Version End Date: -
-	1960m NW	Status: Active Licence No: NW/069/0006/009 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BH1, SCIENCE AND ENGINEERING BUILDING Data Type: Point Name: Manchester Metropolitan University Easting: 383998 Northing: 397209	Annual Volume (m^3): 176000 Max Daily Volume (m^3): 908 Original Application No: NPS/WR/033653 Original Start Date: 22/05/2024 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 22/05/2024 Version End Date: -
-	1960m NW	Status: Active Licence No: NW/069/0006/009 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BH1, SCIENCE AND ENGINEERING BUILDING Data Type: Point Name: Manchester Metropolitan University Easting: 383998 Northing: 397209	Annual Volume (m^3): 176000 Max Daily Volume (m^3): 908 Original Application No: NPS/WR/033653 Original Start Date: 22/05/2024 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 22/05/2024 Version End Date: -
-	1969m NW	Status: Active Licence No: NW/069/0004/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE AB1 AT MANCHESTER METROPOLITAN UNIVERSITY Data Type: Point Name: Manchester Metropolitan University Easting: 383741 Northing: 396774	Annual Volume (m^3): 615183 Max Daily Volume (m^3): 2760 Original Application No: NPS/WR/037062 Original Start Date: 20/09/2013 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 29/11/2024 Version End Date: -

ID	Location	Details	
-	1982m NW	Status: Active Licence No: NW/069/0004/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE AT MANCHESTER METROPOLITAN UNIVERSITY Data Type: Point Name: Manchester Metropolitan University Easting: 383715 Northing: 396746	Annual Volume (m^3): 615183 Max Daily Volume (m^3): 2760 Original Application No: NPS/WR/037062 Original Start Date: 20/09/2013 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 29/11/2024 Version End Date: -
-	1982m NW	Status: Historical Licence No: NW/069/0004/003 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT MANCHESTER METROPOLITAN UNIVERSITY Data Type: Point Name: Manchester Metropolitan University Easting: 383715 Northing: 396746	Annual Volume (m^3): 274115 Max Daily Volume (m^3): 751 Original Application No: NPS/WR/008077 Original Start Date: 20/09/2013 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/01/2015 Version End Date: -
-	1982m NW	Status: Historical Licence No: NW/069/0004/003 Details: Heat Pump Direct Source: Ground Water - North West Region Point: BOREHOLE AT MANCHESTER METROPOLITAN UNIVERSITY Data Type: Point Name: Manchester Metropolitan University Easting: 383715 Northing: 396746	Annual Volume (m^3): 274115 Max Daily Volume (m^3): 751 Original Application No: NPS/WR/008077 Original Start Date: 20/09/2013 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/01/2015 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**0**

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

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	1

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 49 >**

ID	Location	Type	Description
1	403m SW	3	Total catchment

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

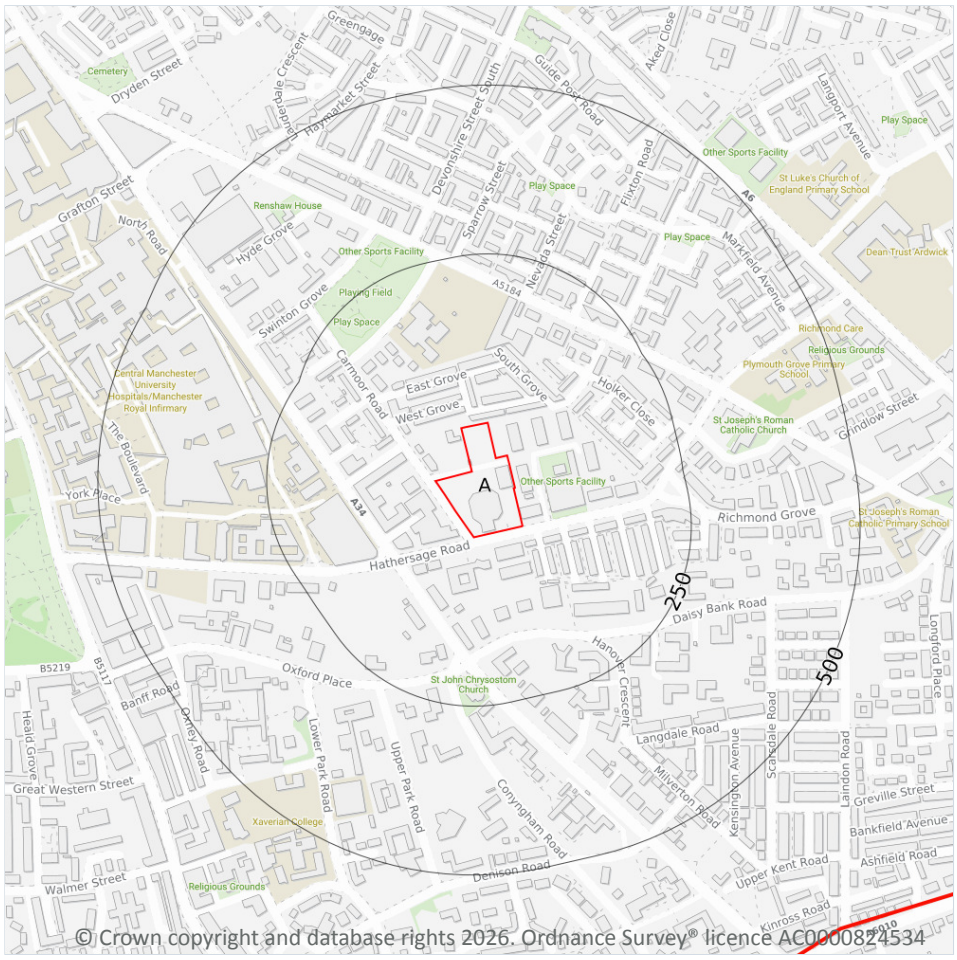
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS NGD)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS NGD)

Records within 250m	0

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

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m	0

Covering rivers, streams and lakes (some overlap with OS NGD Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site	1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 57 >**

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

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 57 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	3189m NW	River	Irwell / Manchester Ship Canal (Irk to confluence with Upper Mersey)	GB112069061452 ↗	No longer applicable	Does not require assessment	Moderate	2022

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

6.5 WFD Groundwater bodies

Records on site	1

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

Features are displayed on the Hydrology map on **page 57 >**

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

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

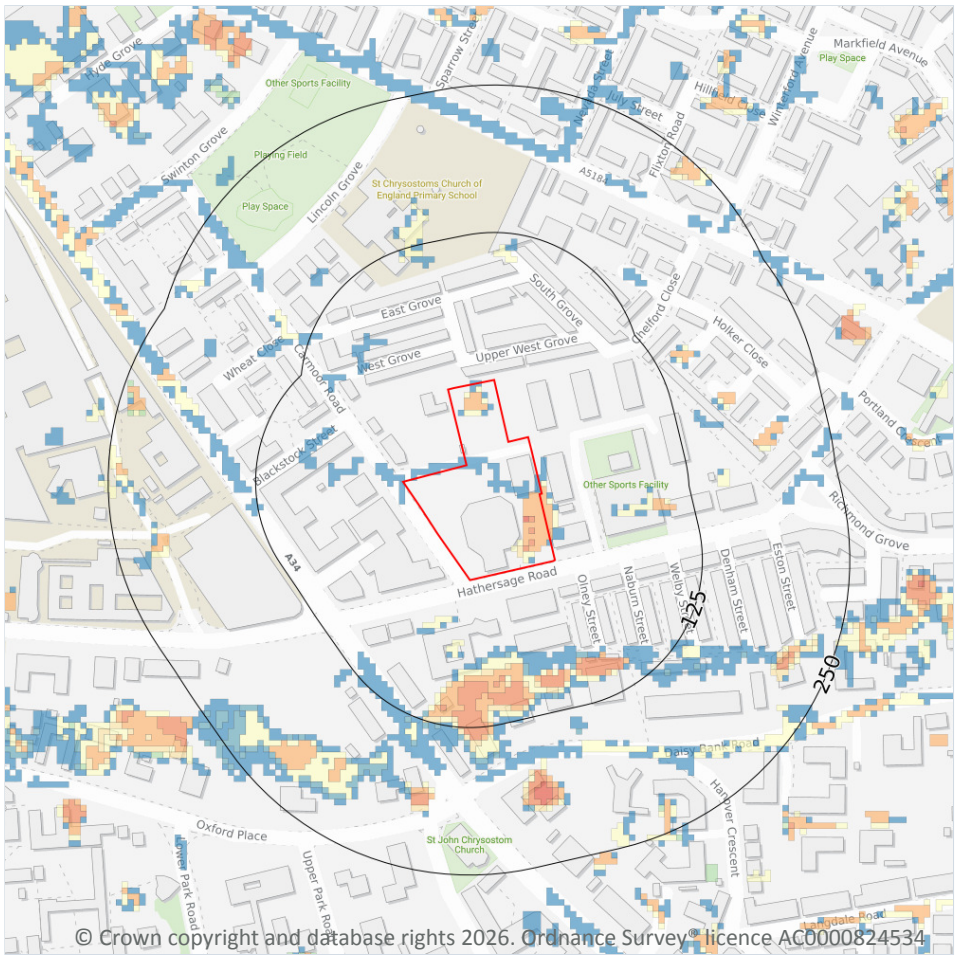
7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding



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8.1 Surface water flooding

Highest risk on site	**1 in 30 year, Greater than 1.0m**
Highest risk within 50m	**1 in 30 year, Greater than 1.0m**

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

Features are displayed on the Surface water flooding map on **page 63 >**

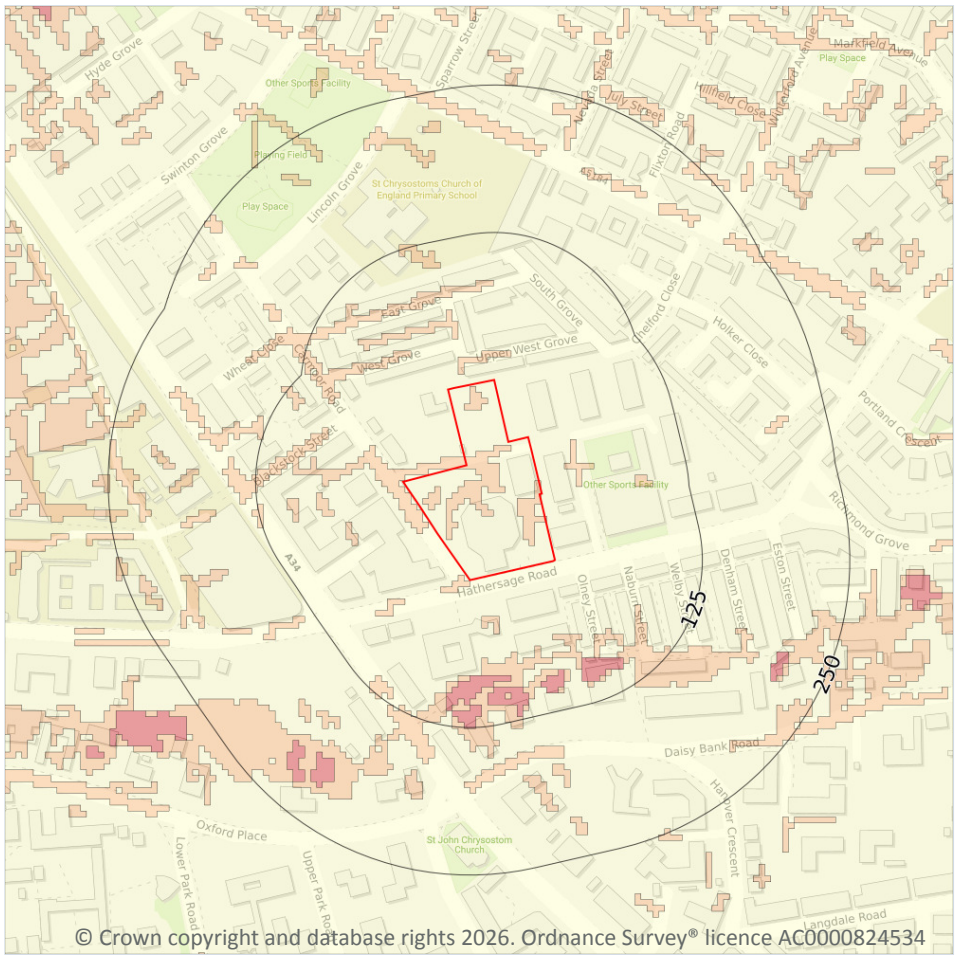
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

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

Return period	Maximum modelled depth
1 in 1000 year	Greater than 1.0m
1 in 250 year	Greater than 1.0m
1 in 100 year	Greater than 1.0m
1 in 30 year	Greater than 1.0m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



9.1 Groundwater flooding

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

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

Features are displayed on the Groundwater flooding map on **page 65 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	0

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

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	0

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

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

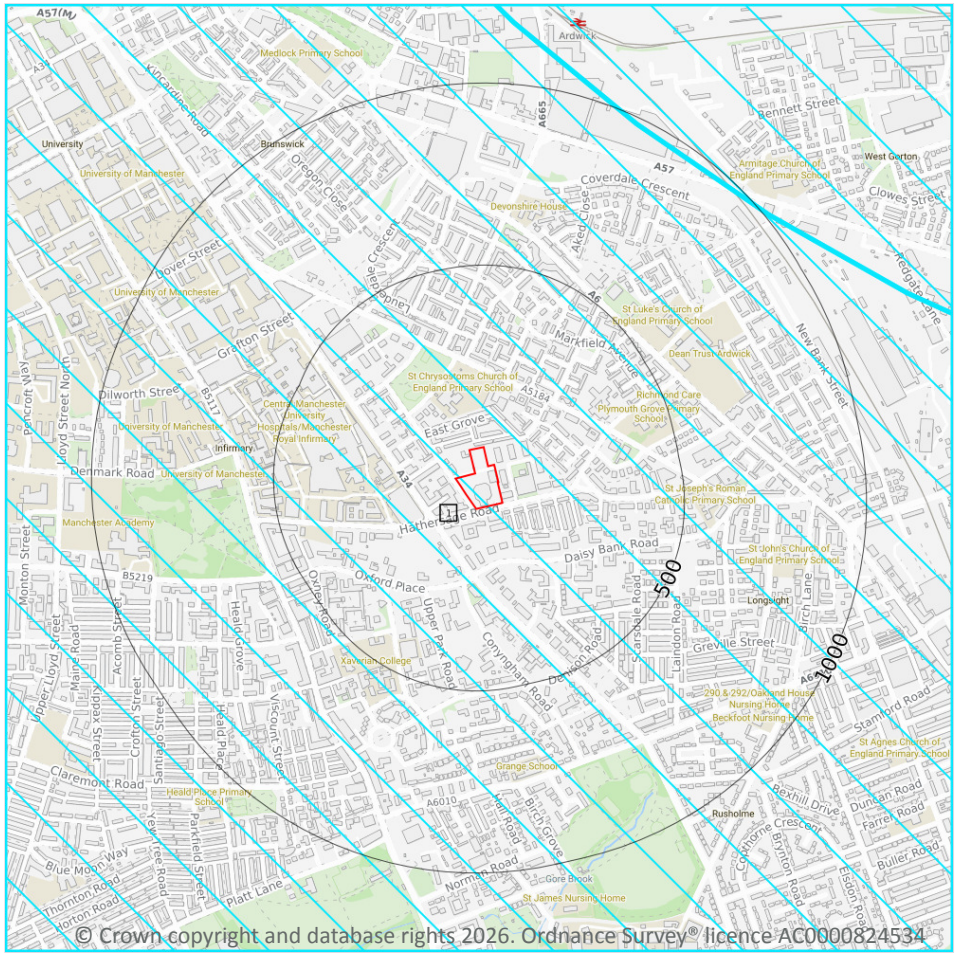
10.16 Nitrate Vulnerable Zones

Records within 2000m	0

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

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

SSSI Impact Zones and Units



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10.17 SSSI Impact Risk Zones

Records on site	1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on **page 70 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0000000630000&notes=&location=383272,400229%20(IRZ%20polygon%20centre)**

This data is sourced from Natural England.

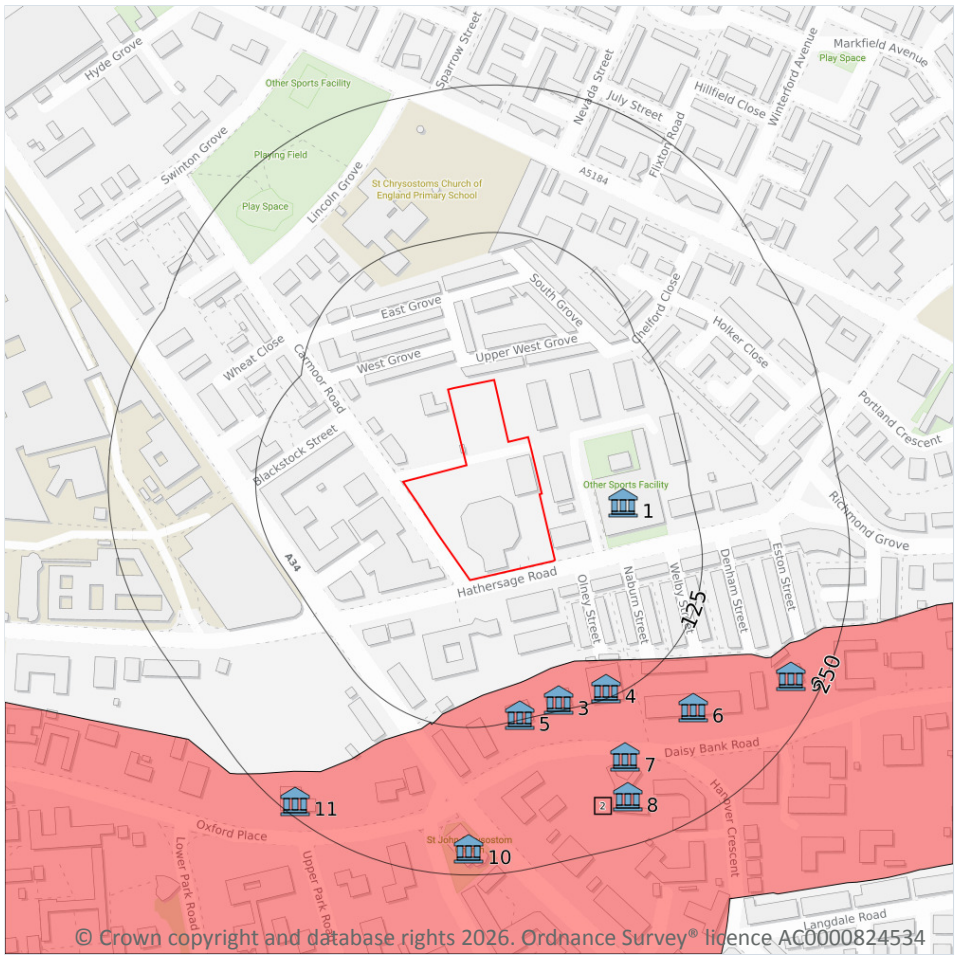
10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations



Site Outline

Search buffers in metres (m)

Listed buildings

Conservation areas

Conservation areas - no data

National Parks

Areas of Outstanding Natural Beauty

Registered parks and gardens

Scheduled Monuments

World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	10

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on **page 72 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	67m E	Victoria Baths With Attached Forecourt Walls	II*	1200808	18/01/1983
3	116m S	Buckingham Crescent	II	1209544	03/10/1974
4	117m S	Buckingham Crescent	II	1197769	03/10/1974
5	121m S	Buckingham Crescent	II	1283059	03/10/1974
6	171m SE	Addison Terrace	II	1209530	07/06/1973
7	177m S	Arched Gateway To Former First Church Of Christ, Scientist	II	1292610	06/06/1994

ID	Location	Name	Grade	Reference Number	Listed date
8	209m S	Former First Church Of Christ, Scientist	I	1197770	18/12/1963
9	223m SE	Newbury	II	1209522	03/10/1974
10	228m S	Church Of St Chrysostom	II	1197763	03/10/1974
11	239m SW	Brook House (Former Park View) And Associated Entrance Walls And Piers	II	1479087	04/05/2022

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

11.5 Conservation Areas

Records within 250m	**1**

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

Features are displayed on the Visual and cultural designations map on **page 72 >**

ID	Location	Name	District	Date of designation
2	87m S	Victoria Park	Manchester	01/03/1972

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

11.6 Scheduled Ancient Monuments

Records within 250m	**0**

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

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

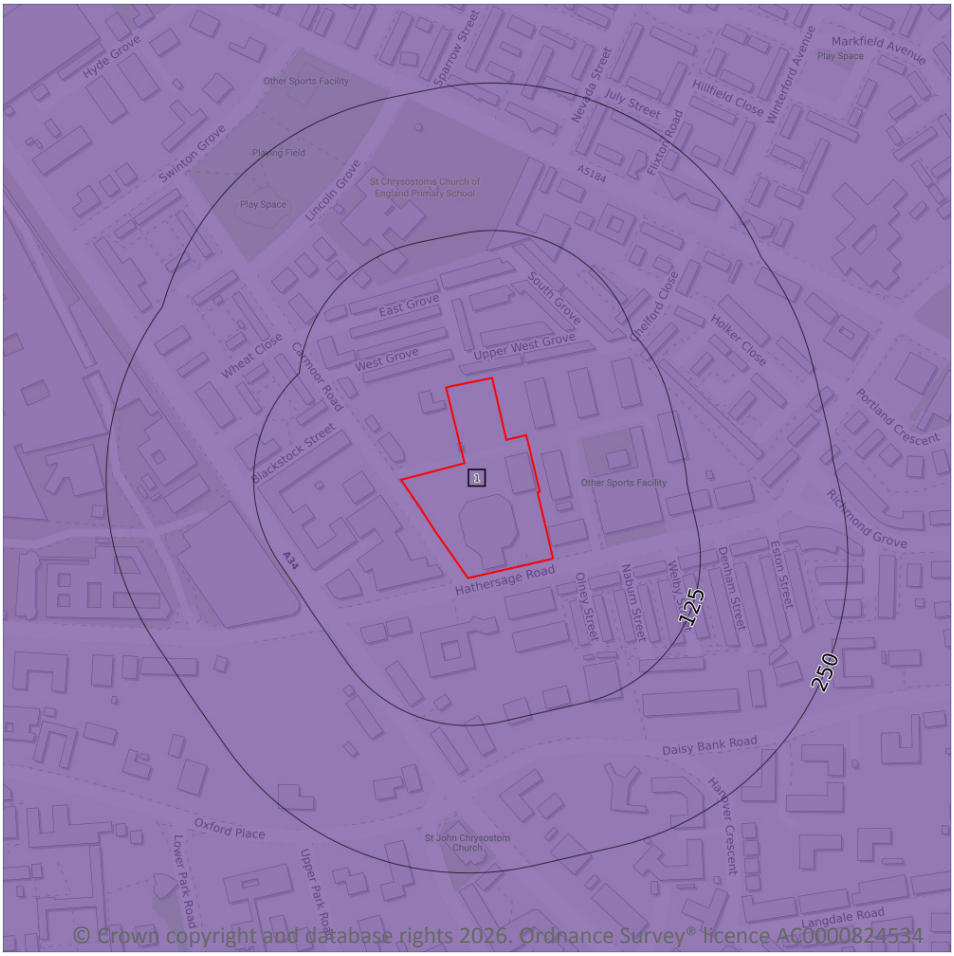
11.7 Registered Parks and Gardens

Records within 250m	0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 76 >**

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

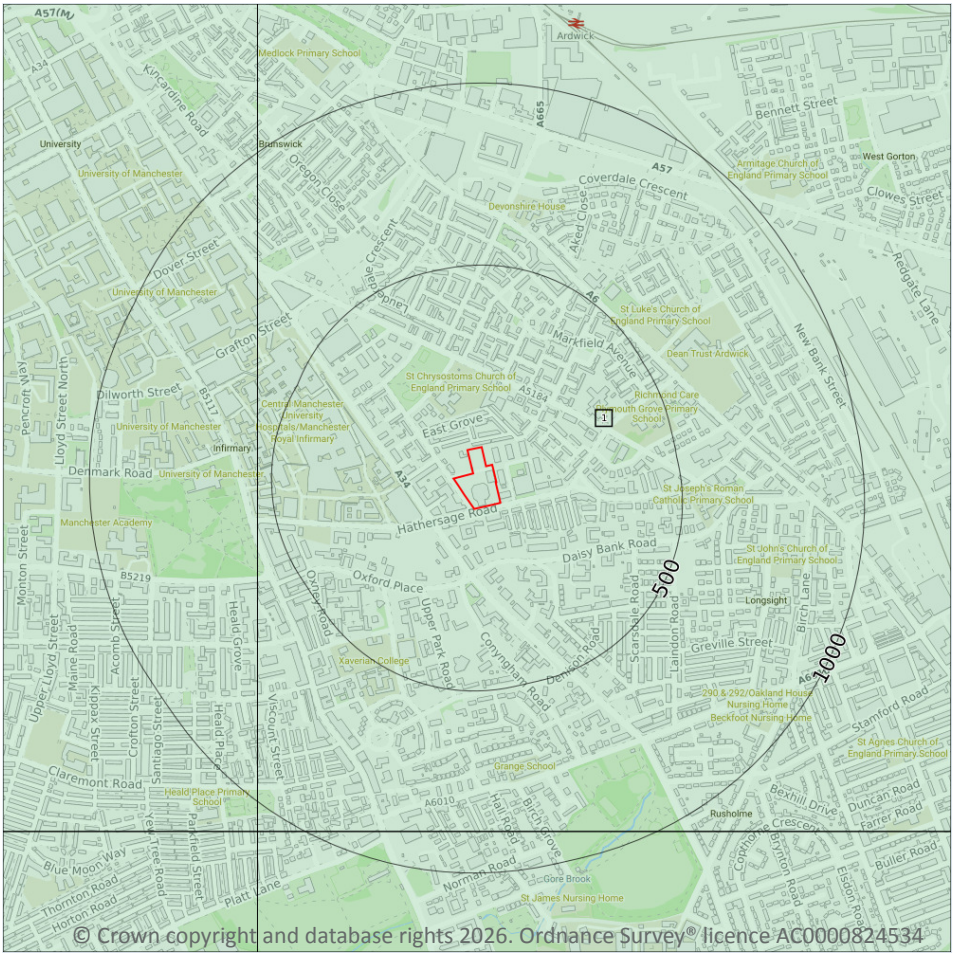
13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	1

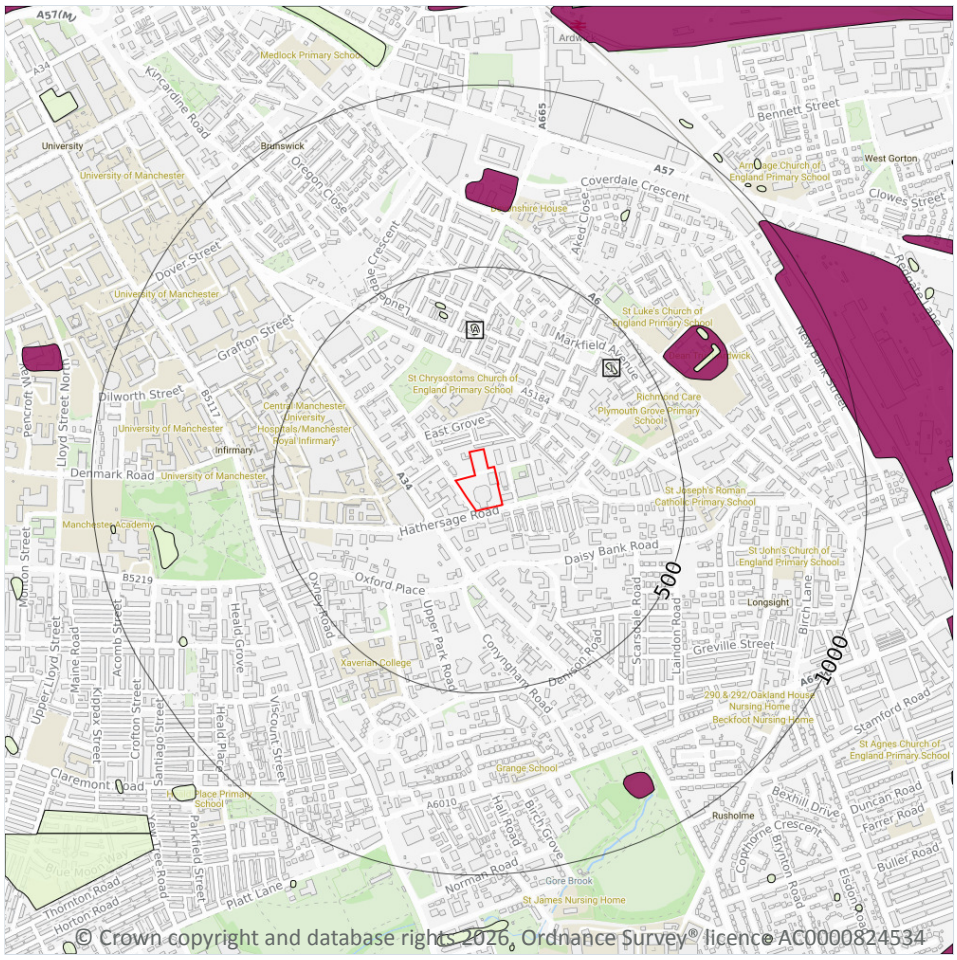
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 79 >**

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

This data is sourced from the British Geological Survey.

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



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14.2 Artificial and made ground (10k)

Records within 500m	4

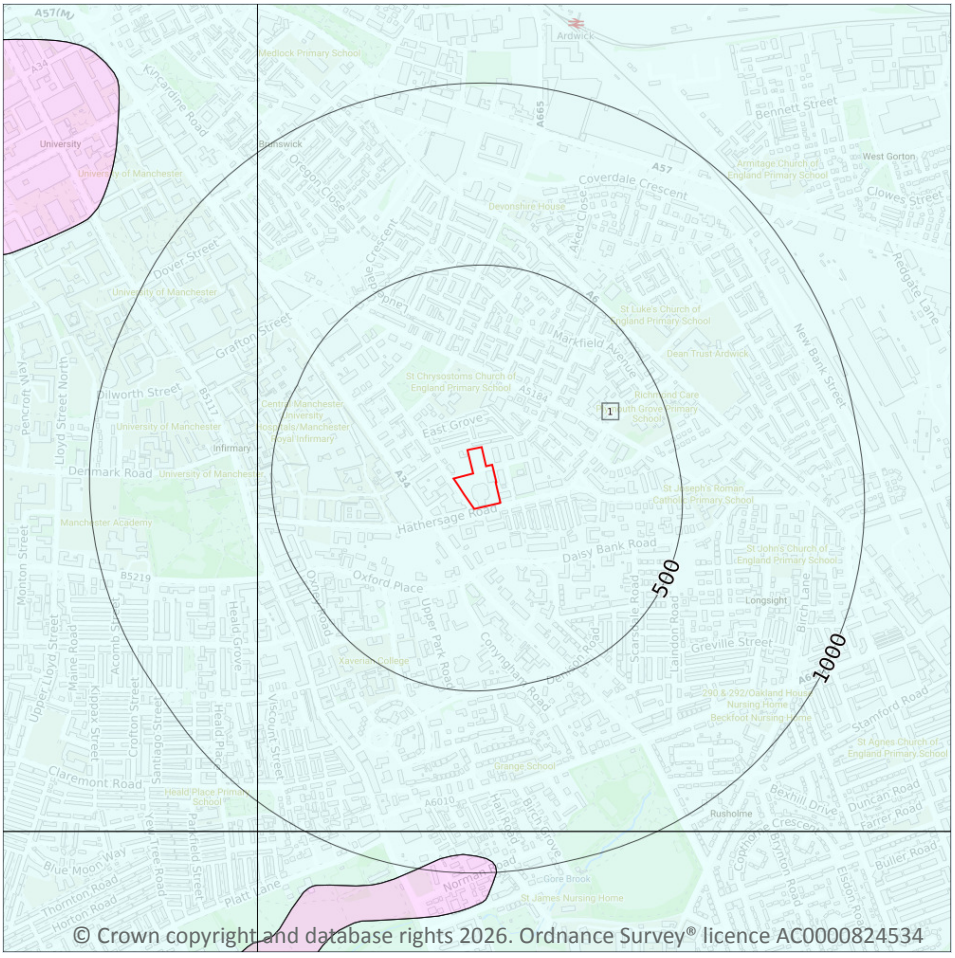
Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 80 >**

ID	Location	LEX Code	Description	Rock description
A	315m N	WMGR-ARTDP	Infilled Ground	Artificial deposit
A	372m N	WMGR-ARTDP	Infilled Ground	Artificial deposit
A	398m N	WMGR-ARTDP	Infilled Ground	Artificial deposit
1	406m NE	WMGR-ARTDP	Infilled Ground	Artificial deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



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14.3 Superficial geology (10k)

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 82 >**

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

This data is sourced from the British Geological Survey.

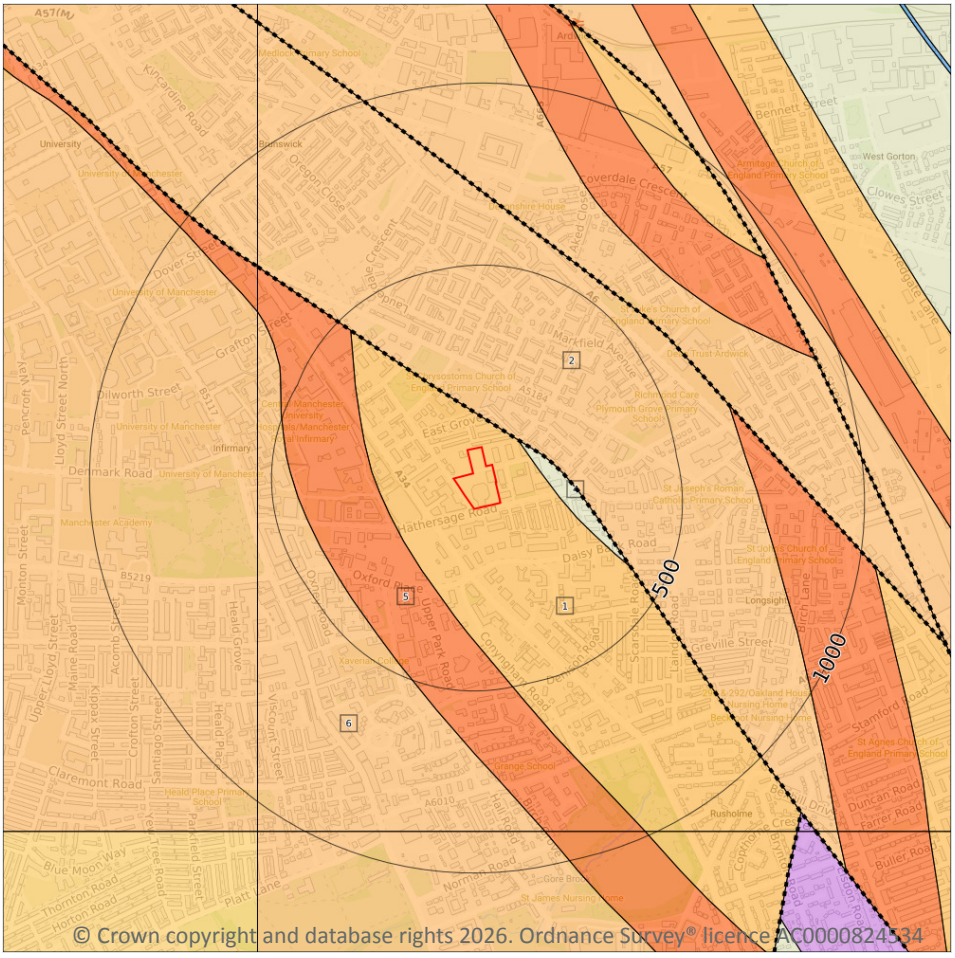
14.4 Landslip (10k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m	5

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 84 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CS-SDST**	**Collyhurst Sandstone Formation-Sandstone**	**Not Defined**
2	70m NE	CHES-PESST	Chester Formation-Pebbly (Gravelly) Sandstone	Olenekian
4	97m NE	HA-MDSS	Halesowen Formation-Mudstone, Siltstone And Sandstone	Westphalian
5	201m SW	MM-MDST	Manchester Marls Formation-Mudstone	Not Defined

ID	Location	LEX Code	Description	Rock age
6	410m SW	CHES-PESST	Chester Formation-Pebbly (Gravelly) Sandstone	Olenekian

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	**1**

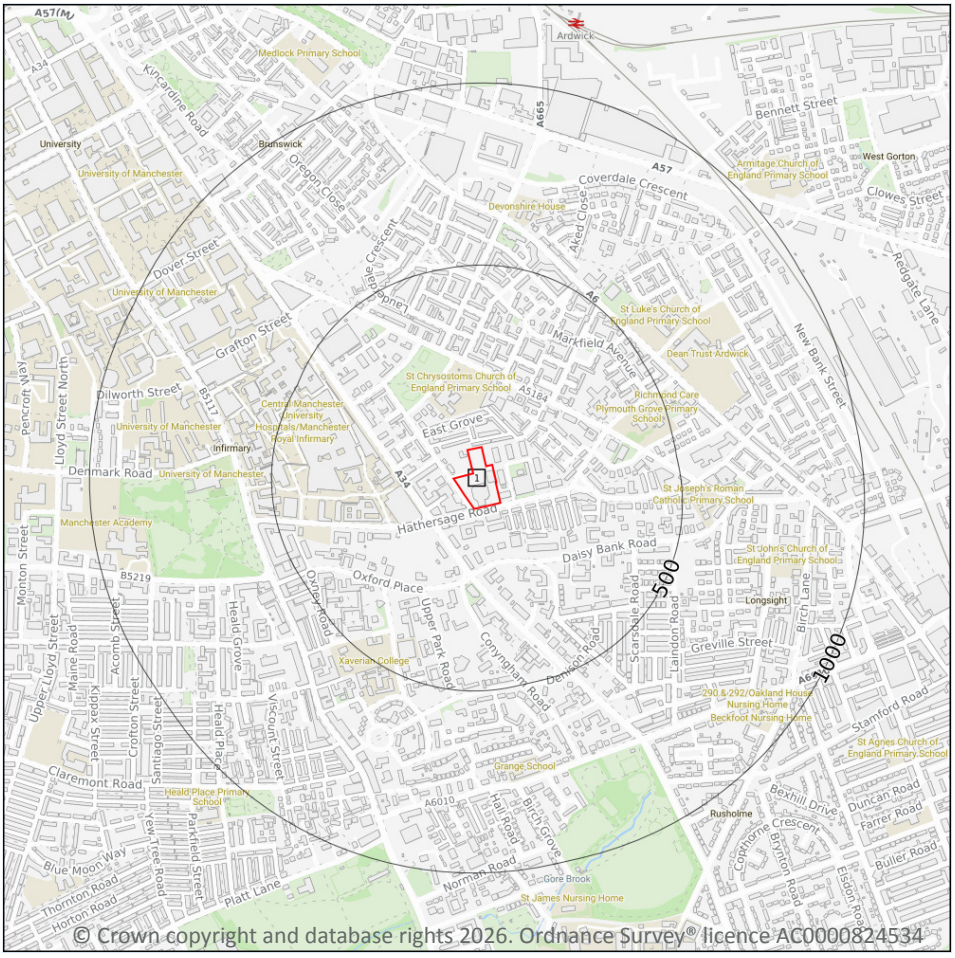
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 84 >**

ID	Location	Category	Description
3	70m NE	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



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Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 86 >**

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

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

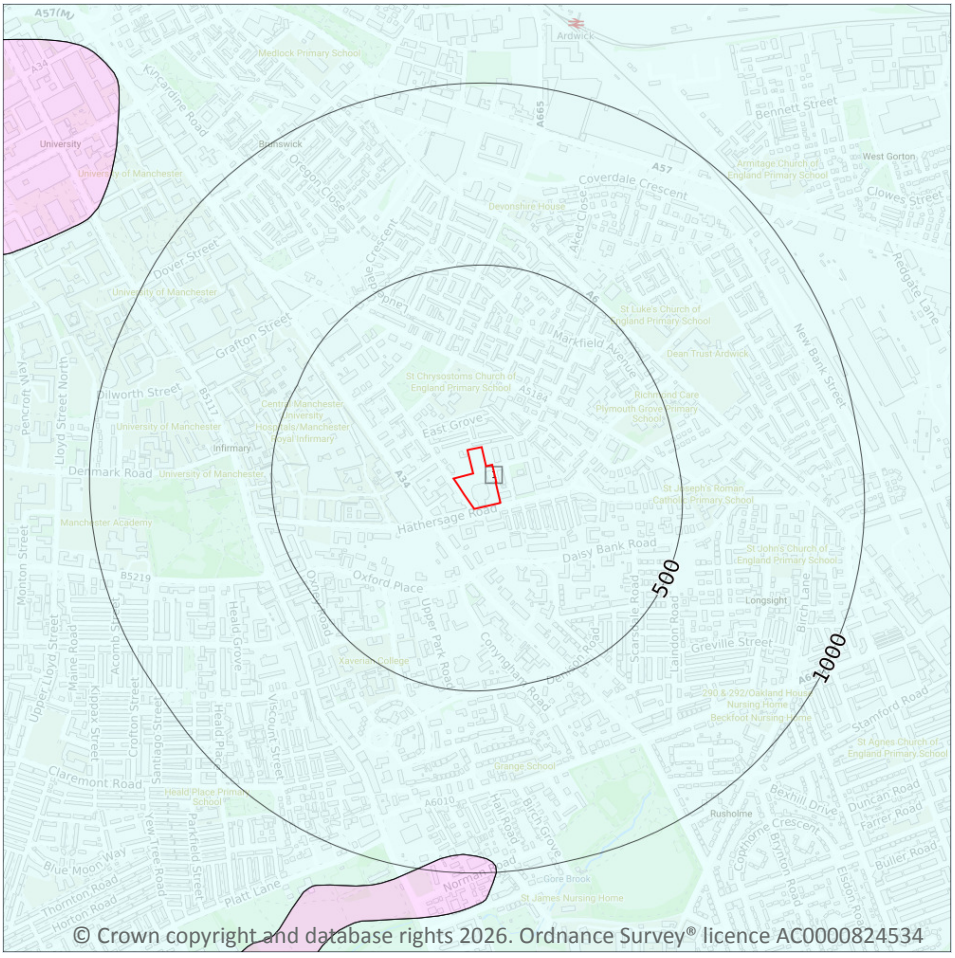
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m **1**

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 88 >**

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

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

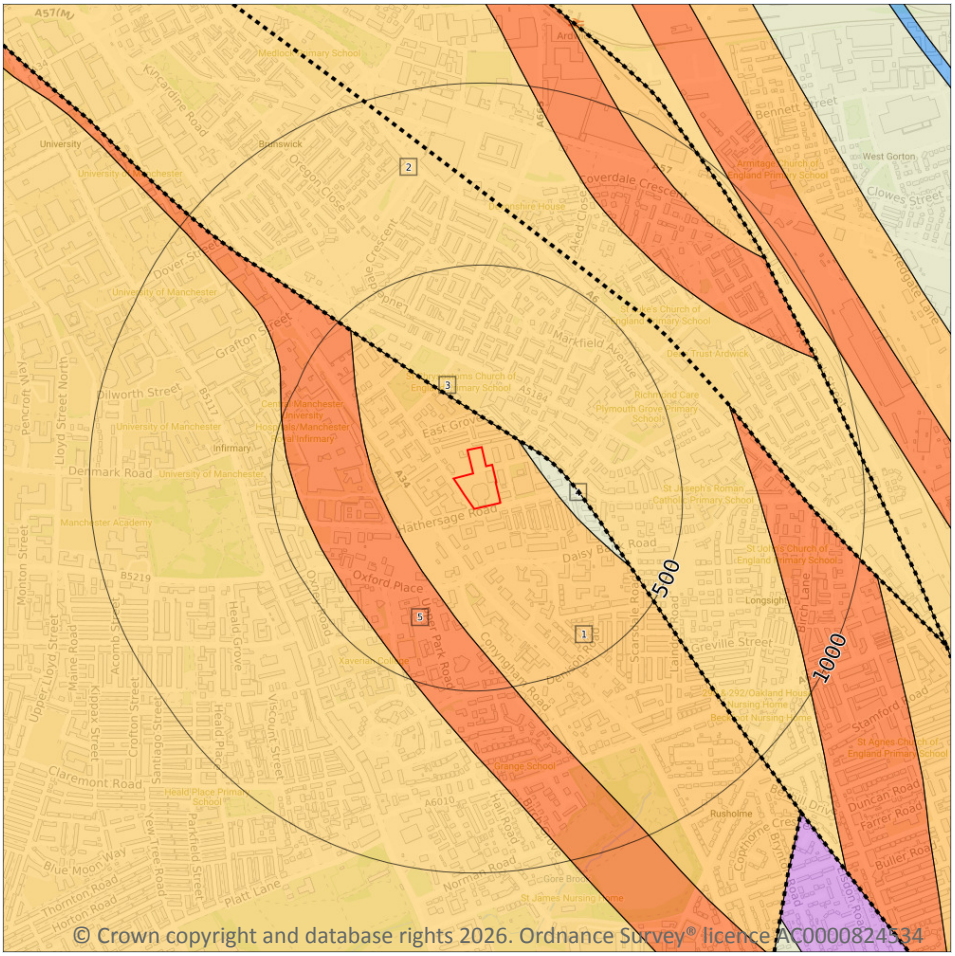
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m **4**

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 90 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**CS-SDST**	**Collyhurst Sandstone Formation-Sandstone**	**Not Defined**
2	71m NE	CHES-SDST	Chester Formation-Sandstone	Olenekian
4	98m NE	HA-MDSS	Halesowen Formation-Mudstone, siltstone and sandstone	Westphalian
5	200m SW	MM-MDST	Manchester Marls Formation-Mudstone	Not Defined

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	1

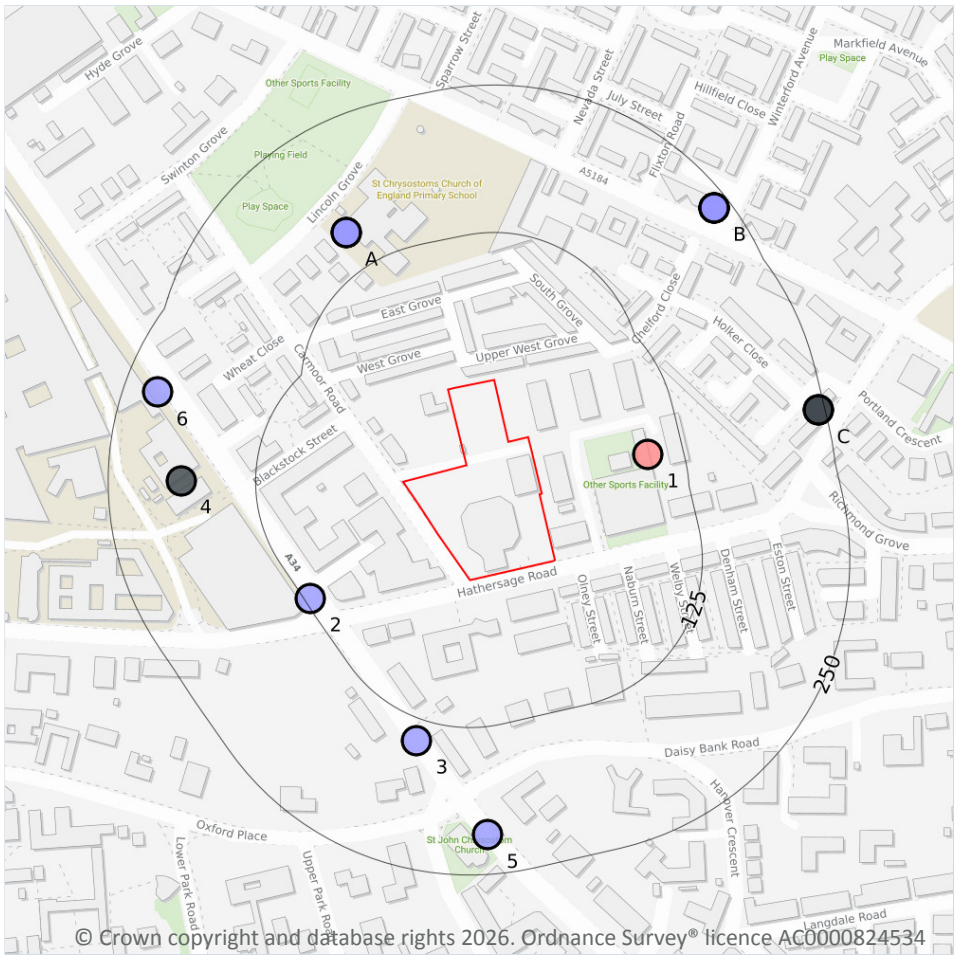
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 90 >**

ID	Location	Category	Description
3	71m NE	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres

This data is sourced from the British Geological Survey.

16 Boreholes



Site Outline

Search buffers in metres (m)

Confidential

0 - 10m

10 - 30m

30m+

Unknown

16.1 BGS Boreholes

Records within 250m	14

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

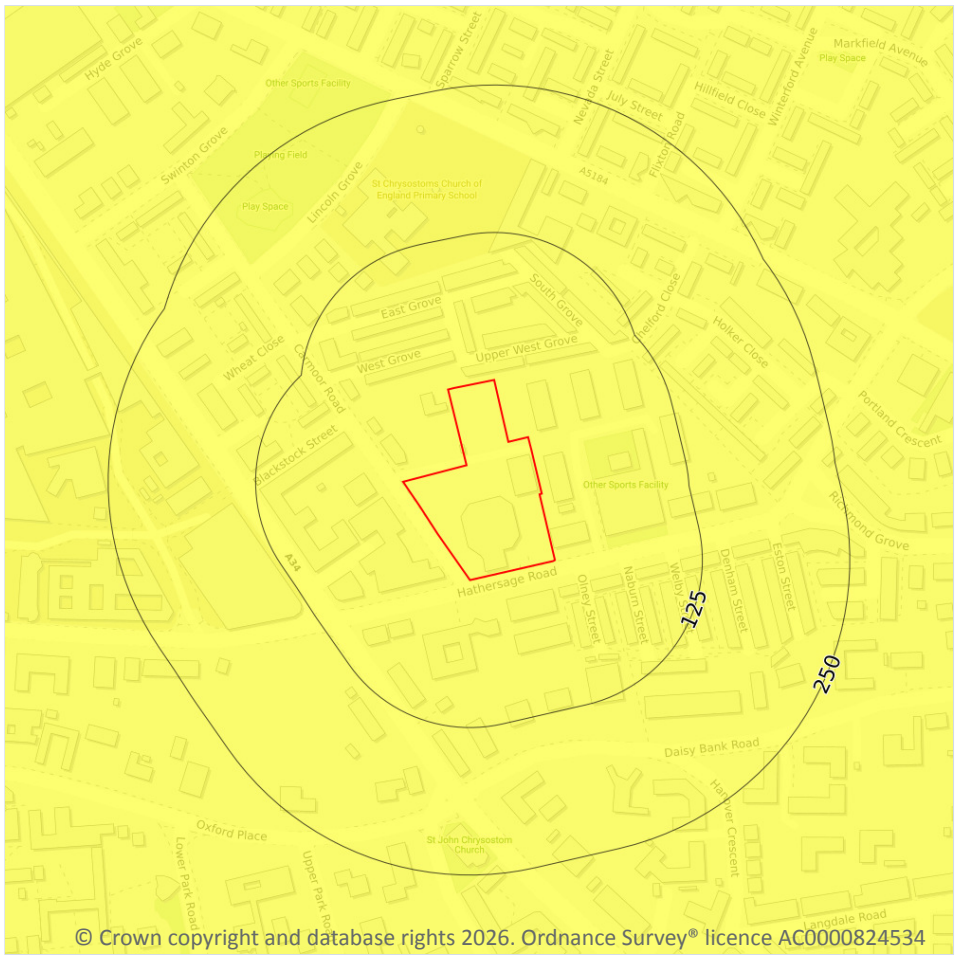
Features are displayed on the Boreholes map on **page 92 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	95m E	385746 395992	VICTORIA BATHS HIGH STREET CHORLTON ON MEDLOCK	231.8	N	936541 ↗
2	120m SW	385460 395870	ANSON ROAD 1	9.0	N	937147 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
3	143m S	385550 395750	ANSON ROAD 2	9.0	N	937148 ↗
A	158m NW	385490 396180	ST CHRYSOSTOMS SCHOOL, LINCOLN GROVE 1	3.1	N	15018280 ↗
A	158m NW	385490 396180	ST CHRYSOSTOMS SCHOOL, LINCOLN GROVE 2	3.1	N	15018286 ↗
4	188m W	385350 395970	CLINICAL WASTE INCINERATOR 1	-	Y	N/A
5	216m S	385610 395670	ANSON ROAD 3	9.0	N	937149 ↗
6	222m W	385330 396045	UPPER BROOK STREET MANCHESTER B6	8.0	N	937230 ↗
B	237m NE	385802 396201	1 CROSSBANK CLOSE LONGSIGHT 1	4.1	N	15636538 ↗
B	237m NE	385802 396201	1 CROSSBANK CLOSE LONGSIGHT 2	3.1	N	15636539 ↗
B	237m NE	385802 396201	1 CROSSBANK CLOSE LONGSIGHT 3	3.1	N	15636541 ↗
B	237m NE	385802 396201	1 CROSSBANK CLOSE LONGSIGHT 4	6.1	N	15636542 ↗
C	244m E	385890 396030	6A HATHERSAGE ROAD TH1	-	Y	N/A
C	244m E	385890 396030	6A HATHERSAGE ROAD TH2	-	Y	N/A

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

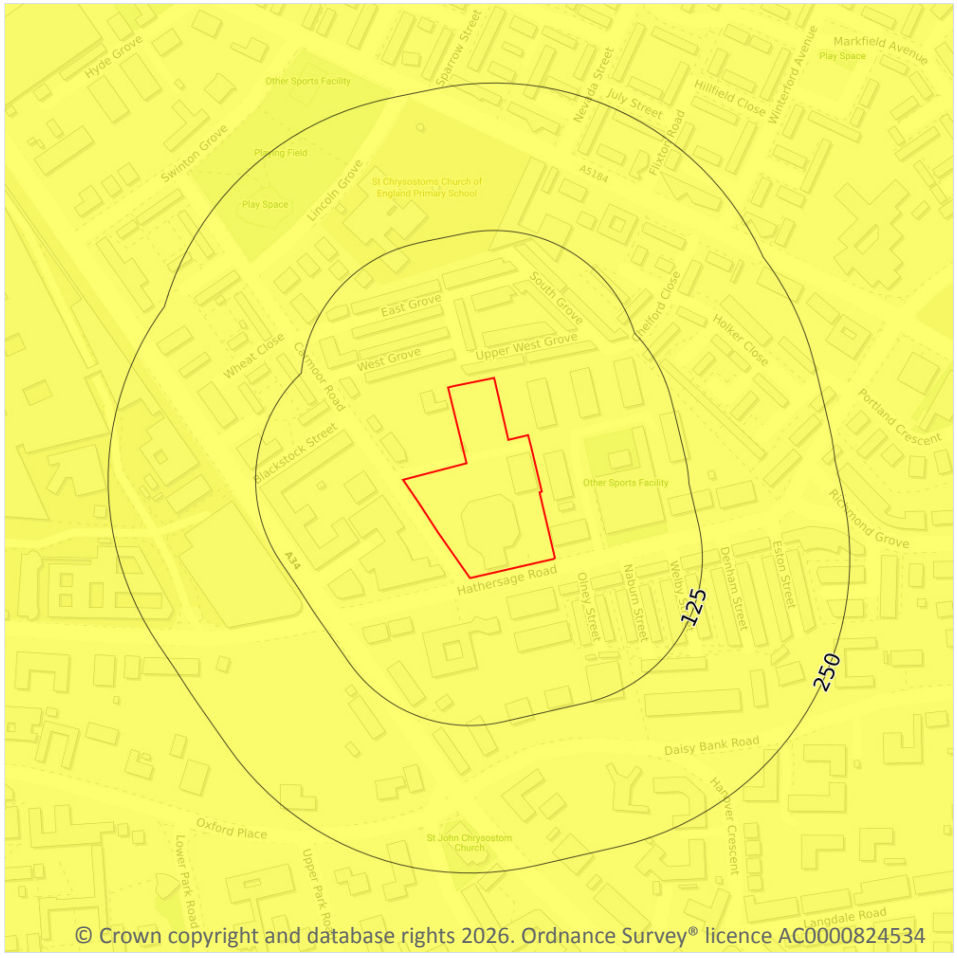
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 94 >**

Location	Hazard rating	Details
On site	**Very low**	**Ground conditions predominantly low plasticity.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

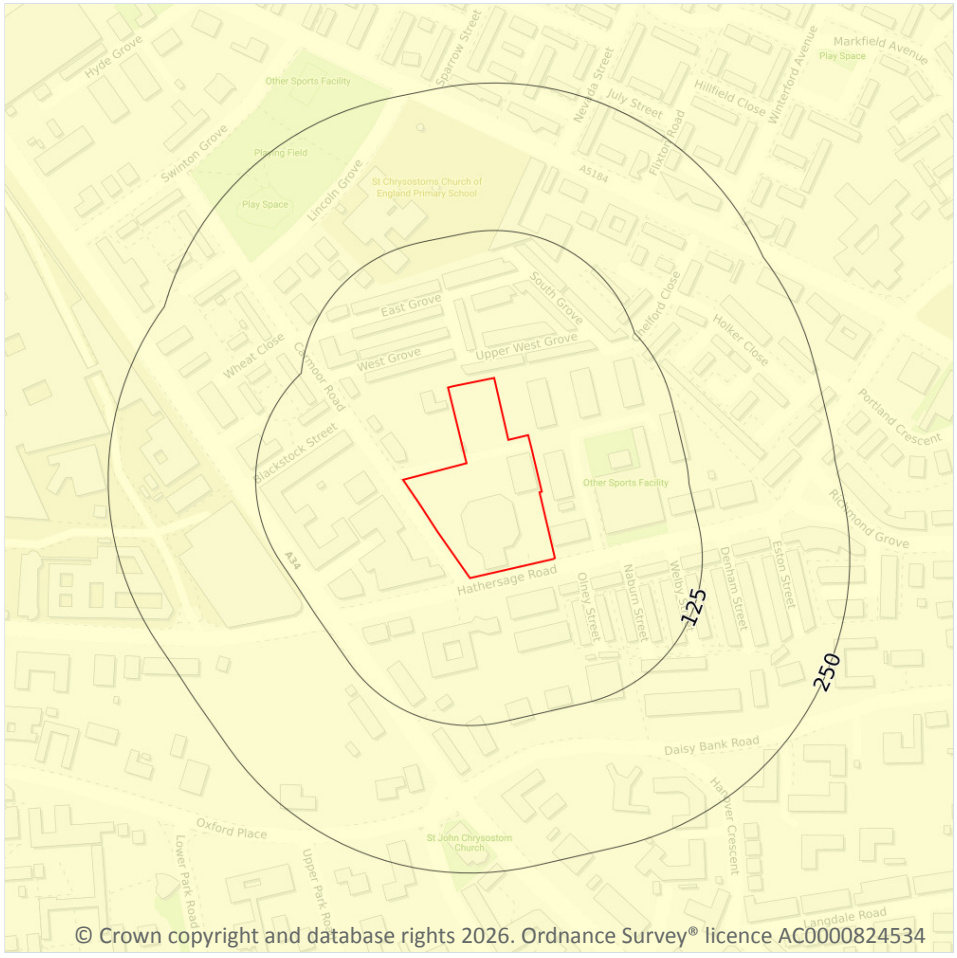
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 95 >**

Location	Hazard rating	Details
On site	**Very low**	**Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

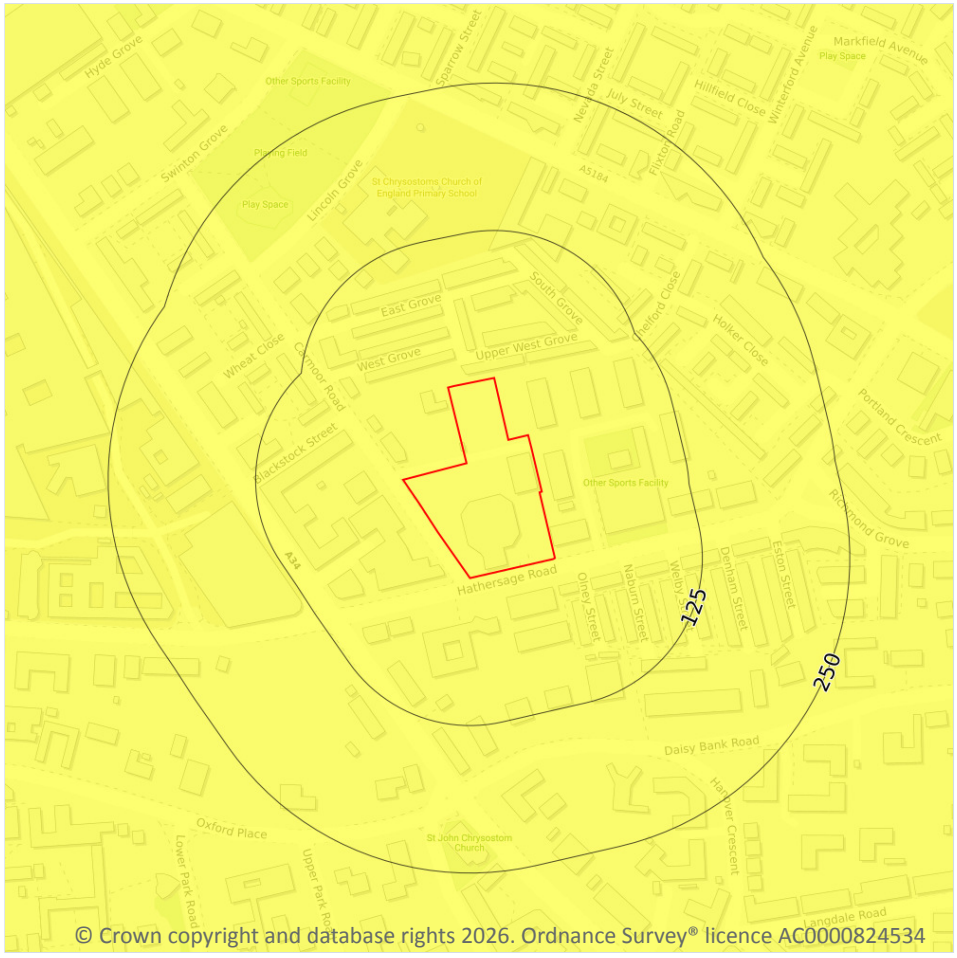
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 96 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

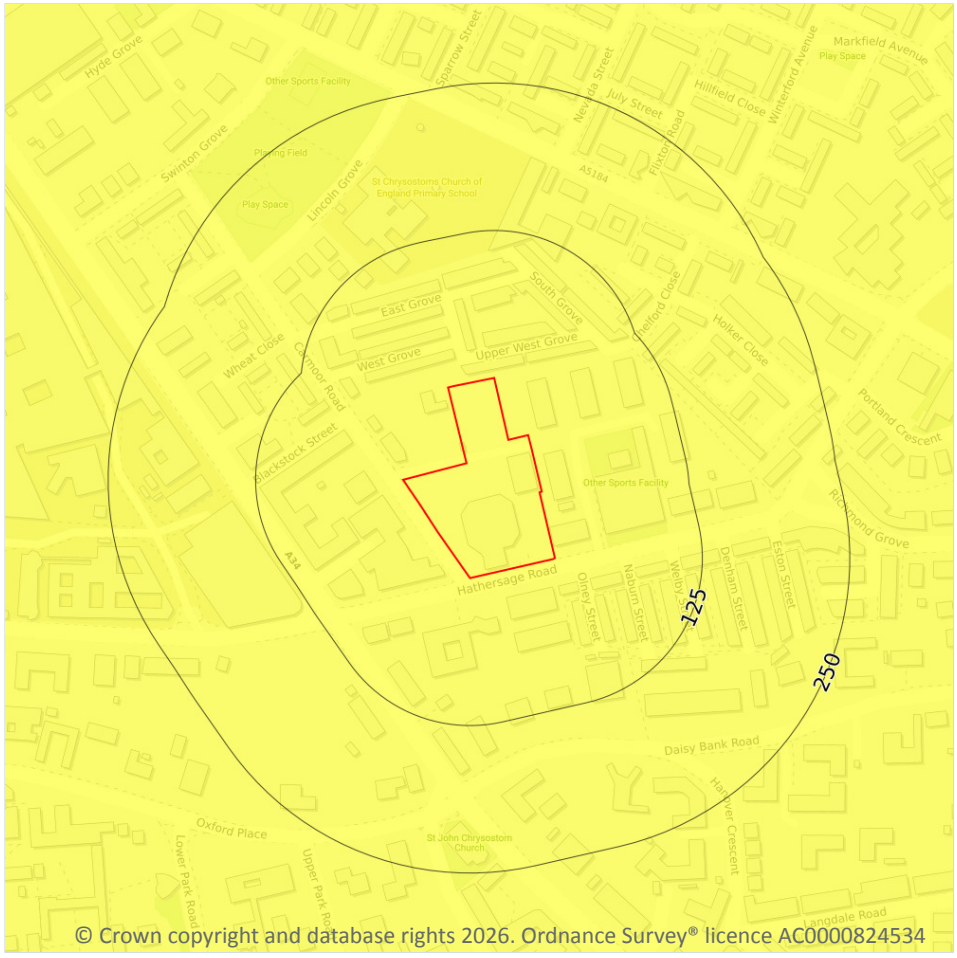
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 97 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



17.5 Landslides

Records within 50m	1

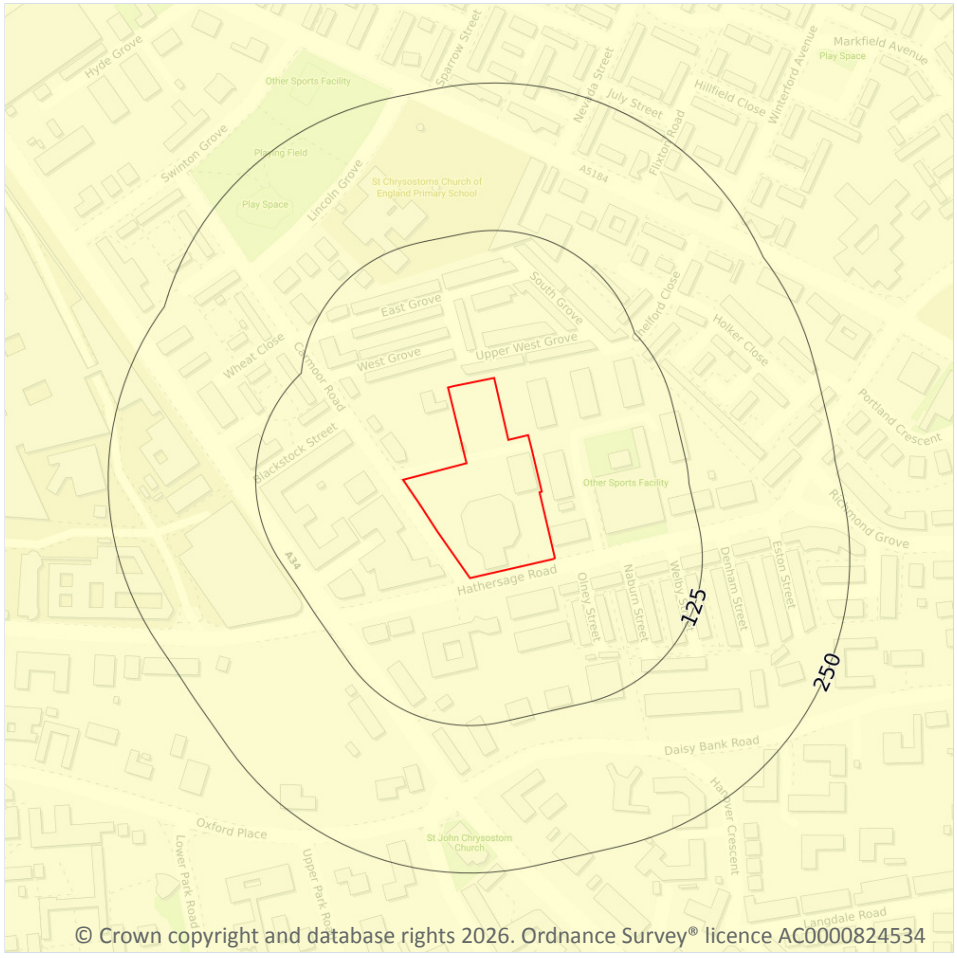
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 98 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 99 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings

18.1 BritPits

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	0

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

This is data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m	0

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

This is data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	1

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

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	1

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

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

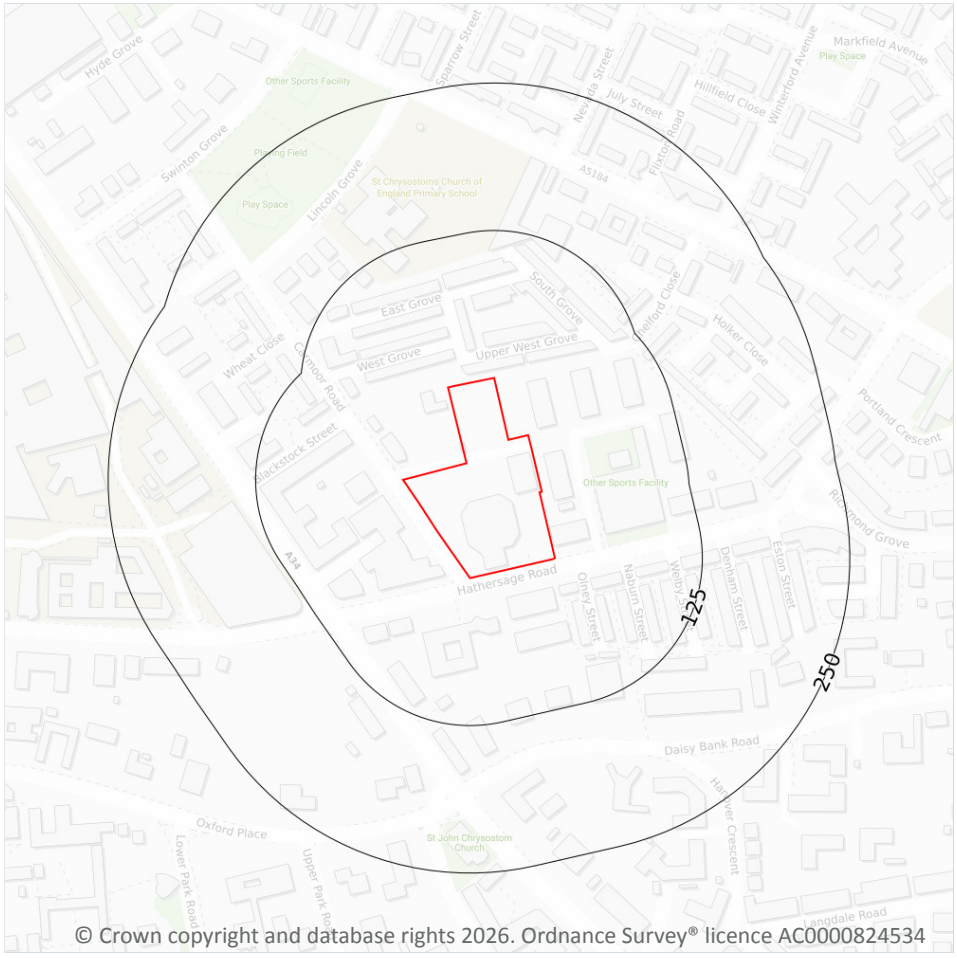
Records within 500m	0

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

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

This data is sourced from Groundsure.

20 Radon



20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 107 >**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m **6**

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**25 - 35 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
On site	**25 - 35 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
On site	**25 - 35 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**30 - 45 mg/kg**
38m W	25 - 35 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
49m NW	25 - 35 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
49m NW	25 - 35 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m **12**

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

Location	Arsenic (mg/kg)	Bioaccessible Arsenic (mg/kg)	Lead (mg/kg)	Bioaccessible Lead (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Copper (mg/kg)	Nickel (mg/kg)	Tin (mg/kg)
On site	**23**	**4**	**130**	**89**	**1.8**	**79**	**27**	**28**	**3**
On site	**23**	**4**	**146**	**100**	**0.8**	**70**	**196**	**27**	**24**
On site	**24**	**4.2**	**118**	**81**	**1.9**	**88**	**25**	**29**	**3**
On site	**25**	**4.4**	**140**	**96**	**0.8**	**74**	**208**	**29**	**24**
On site	**26**	**4.6**	**115**	**79**	**2**	**94**	**25**	**30**	**3**
On site	**26**	**4.6**	**157**	**108**	**0.9**	**79**	**155**	**30**	**24**
33m E	23	4	151	104	0.4	66	62	27	11
33m E	26	4.6	163	112	0.4	76	66	30	12
38m W	25	4.4	53	36	0.4	102	25	30	4
45m N	21	3.7	188	129	0.9	57	155	25	25
47m N	21	3.7	150	103	1.7	65	31	27	5
49m NW	23	4	102	70	0.9	93	25	29	4

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	**0**

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m	0

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

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-conditions-april-2026/ ↗.

APPENDIX 5 – QUALITATIVE RISK ASSESSMENT MATRIX

CATEGORY	EXAMPLES
High	Residential with gardens/Groundwater Source Protection Zone
Medium	Residential without gardens/Principal (Major) Aquifer/sensitive watercourse
Low	Commercial and industrial use/Secondary (Minor) Aquifer
Very Low	Construction and maintenance workers/non-sensitive watercourse

CATEGORY	EXAMPLES
Gross Impact	Heavily contaminated gasworks or industrial site, hazardous waste landfill
Moderate Impact	Major leaks and spills from fuel infrastructure (e.g. petrol stations), domestic waste landfills
Slight Impact	Minor leaks and spills from fuel infrastructure, 'inert' waste landfills

	SENSITIVITY OF RECEPTOR			
MAGNITUDE OF IMPACT	High	Medium	Low	Very Low
Gross Impact	Severe	Medium	Mild	Minor
Moderate Impact	Medium	Mild	Minor	Minor
Slight Impact	Mild	Minor	Minor	Minor

The likelihood of an event (probability) takes into account both the presence of the hazard and target and the integrity of the pathway and has been assessed based on the categories given below.

CATEGORY	EXAMPLES
High likelihood	Pollutant linkage may be present, and risk is almost certain to occur in long term, or there is evidence of harm to the receptor.
Likely	Pollutant linkage may be present, and it is probable that the risk will occur over the long term.
Low likelihood	Pollutant linkage may be present, and there is a possibility of the risk occurring, although there is no certainty that it will do so.

CATEGORY	EXAMPLES
Unlikely	Pollutant linkage may be present, but the circumstances under which harm would occur are improbable.

The potential severity of the risk and the probability of the risk occurring have been combined in accordance with the following matrix in order to give a level of risk for each potential hazard.

	SENSITIVITY OF RECEPTOR			
PROBABILITY OF RISK	Severe	Medium	Mild	Minor
High likelihood	Very High	High	Moderate	Low/Moderate
Likely	High	Moderate	Low/Moderate	Low
Low likelihood	Moderate	Low/Moderate	Low	Very Low
Unlikely	Low/Moderate	Low	Very Low	Very Low

A description of these risk classifications and likely action required are given in CIRIA 552 as:

Very high risk – High probability that severe harm could arise to a designated receptor from an identified hazard OR there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in substantial liability. Urgent investigation and remediation are likely to be required.

High risk – Harm is likely to arise to a designated receptor from an identified hazard. This risk, if realised, is likely to result in substantial liability. Urgent investigation is required, and remedial works may be necessary in the short term and are likely over the long term.

Moderate risk – It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation is normally required to clarify risks and to determine potential liability. Some remedial works may be required in the long term.

Low risk – It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.

Very low risk – It is a low possibility that harm could arise to a designated receptor. In the event of such harm being realised it is not likely to be severe.