



Dock & Pulpit, Salford

Phase 1 Desk-top Study

Project No: 1502-15
October 2015
Revision 00

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signature **L.C.**

date **02.10.2015**

approved **Helen Gribbon**

signature 

date **05.10.15**

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(These appendices have been collated as separate documents and are to be read in conjunction with this document.)

EXECUTIVE SUMMARY

For full details and exclusions refer the main report. However, in summary:

Site Description:

The site covers approximately 0.04 ha and is currently developed. The site boundary is formed by The Old Courthouse to the North, Encombe Place to the East, Bank Place to the South and a car park to the West. The site is currently the location of an uninhabited former pub.

Proposed Development:

The existing pub is to be demolished and the site then developed with a pair of townhouses that will occupy the entire area and make use of the existing basement.

Hydrology:

The nearest watercourse is a primary river, The River Irwell, and is circa 170m to the West.

Hydrogeology:

The rock layers or drift superficial deposits beneath the site is classified as unproductive with low permeability, and is therefore likely to reduce the site sensitivity with respect to controlled waters. The underlying bedrock deposit is classified as a principal aquifer and is not within a source protection zone.

Flood Risk:

The site lies within a 'Flood Zone 1' indicating a low risk from fluvial and tidal flooding. Flood Zones 2 and 3 are located 160 and 117m away from site. Whilst the site is located in a Flood Zone 1 in accordance with the EA's Flood Maps, the site is also located within a CDA as defined by SCC's Strategic Flood Risk Assessment (SFRA). Therefore, there is a requirement for surface water discharges from the site to achieve a betterment of 50%.

Key Historical Developments:

The site has been developed circa 1851 and is known to have been a pub since 1861. In the interim, the use of the development is not known.

Initial Conceptual Site Model:

The contaminant-pathway-receptor linkage could potentially be completed for the site with respect to the following receptors:

- Human Health - Low
- Development End Use - Low
- Controlled Waters – Low
- Ecological receptors – Low

Preliminary Geotechnical Assessment:

The anticipated ground conditions are firm to stiff and sandy clays at a relatively shallow depth with an underlying layer of sand at circa 2-2.6m below ground level. Given the scale of the development and relatively low loads traditional strip footings, founded in competent strata, are proposed. Ground conditions are to be confirmed on site.

Soil Gas:

The site is not in an area requiring Radon protection. Organic and putrescible material capable of producing soil gas may be present within the topsoil and made ground on the site.

1.0 INTRODUCTION

Renaissance has been commissioned by The Dock & Pulpit Development LLP, (the client), to prepare a Phase One Desk Top study to accompany the planning application for the complete redevelopment of this subject site, The Dock & Pulpit, 1 Encombe Place, M3 6BS.

The existing public house on site is to be removed in place for a pair of residential townhouse dwellings.

In order to comply with the Environmental Act 1995, a Phase One Desk Study has been commissioned. The desk study is intended to assess the environmental impact of historical, current and future factors on the development. This report presents the data obtained and provides a conceptual model and preliminary risk assessment as well as discussing the scope of any intrusive investigations that may be required. This report does not consider ecological impacts (e.g. bats) or botanical risks (e.g. Japanese Knotweed).

2.0 SITE

Site Location & Proposed Development

The site is located on the corner at the junction of Encombe Place and Bank Place, Salford, M3 6BS. The site is approximately 410 square meters. The approximate National Grid Reference for the site is 382622, 398657.

The proposals are to develop the site with three two rise residential dwellings which will occupy circa the entire site.

Site Description

Site photographs of the current site and surrounding area are presented in Appendix 1. The following features were noted:-

Existing Building:

The existing building has been uninhabited since the late 1990's, and occupies the entire footprint of the site.

Landscaping: The surrounding area to the site is generally level with hard landscaping.

Party/boundary walls on the site perimeter with the adjacent developed site to the North: the party wall is at ground level and basement level.

Fencing to site boundary: there is no fencing to site boundary

Historical Land Use

As part of this desk study the following data has been considered:-

GroundSure EnviroInsight (GS-2477176)
GroundSure GeoInsight Plus (GS-2477177)
GroundSure Coal Mining Search (GS-2477179)
GroundSure MapInsight largescale(GS-2477178)
GroundSure MapInsight smallscale(GS-2477178)

Table 2.1: Historical Land Use

Map Dates	Scale	Comments
1851	1:1056	The detailed OS map of the area shows the land as developed. Peel Street closes the site boundary to the west and is the location of a series of residential units.
1891	1:500	The site remains developed however in a slightly different configuration to previous 1851 map, indicating the development on site was extended or rebuilt. The adjacent plot to the North of the site is developed as the County Court. Peel Street has been further developed to the west of the site boundary with more residential units.
1892	1:2,500	Site remains as 1891 map.
1908	1:2,500	Site remains as 1892 map.

1922	1:2,500	A new extension from the County Court extends to the Northern boundary of the site and therefore a new party wall is present.
1933	1:2,500	The site predominantly remains the same as the 1922 map of the site.
1949	1:1,250	Aldephi Iron Works is now located to the North-West of the site, behind residential units on Peel Street.
1955	1:1,250	Site remains as 1949 map.
1961	1:1,250	Site remains as 1955 map.
1963	1:2,500	Site remains as 1961 map.
1970	1:1,250	Site remains as 1963 map.
1984	1:1,250	Peel Street and the block of residential dwellings to the west of the site has been demolished. New development to the West of site.
1990	1:1,250	Site remains as 1984 map.
1992	1:1,250	Site remains as 1990 map.
1993	1:1,250	Site remains as 1992 map.
2002	1:10,000	Developments to the west and east of site now demolished.
2010	1:10,000	Engineering works to the North-West of the site now demolished.
2014	1:10,000	Detail limited but site predominantly remains the same as the 2010 map of the site.

Note: (1) Maps referenced were viewed via www.maps.nls.uk

Summary

The site has been developed circa 1851 and is known to have been a pub since 1861. In the interim, the use of the development is not known. Minor developments have occurred on site with the extension of the County Court creating a new party wall circa 1922.

Based on the historic and current site usage the potential sources of contamination are considered to be:

- Limited localised areas of hydrocarbons associated with potential vehicular parking on western areas of the site.
- Potential for contamination from ironworks to the North-west of the site boundary.

3.0 GEOLOGY, HYDROGEOLOGY & HYDROLOGY

Published Geology and Geological Hazards

The GroundSure Reports indicate the following geological make up underlying the site:-

- Till (Devensian), overlying
- Sandstone – Chester Pebble Beds Formation

British Geological Boreholes logs for the surrounding area indicate the ground conditions to comprise Made Ground overlying Clay, which vary from stiff to very stiff with a layer of dense sand underneath.

Geological hazards are noted:-

- Potential for natural ground subsidence – Very Low
- Potential for collapsible ground stability hazards – Very Low
- Potential for compressible ground stability – Negligible
- Potential for ground dissolution stability - Negligible
- Potential for landslide ground stability – Very Low
- Potential for running sand ground stability – Very Low
- Potential for shrinking or swelling clay ground stability – Very Low

The site is in a lower probability radon area, as less than 1% of properties are above the action level. The GroundSure report states that radon protection measures are not necessary in the construction of new properties or extensions.

Mining

The GroundSure documentation confirms a coal mining area within 75m of the site. The Coal Authority report confirms the site is at negligible risk.

Waste Management & Gas Monitoring

Landfill Sites: There are 6 records of historical landfill sites in the GroundSure report within 600-800m from the site. The impact on the development site is however considered to be negligible.

Waste Treatment, Transfer or Disposal Sites: There are waste sites between 300-1500m of the development site which are licensed, and their impact is considered minimal. Also, given the historical use of the site there is a very low risk of onsite contamination.

Hydrogeology, Hydrology

The GroundSure Report and maps suggest that the solid geology comprises a Principal Aquifer underlying the site. One groundwater abstraction site is located within 530m and a number within 1500m of the site. The superficial deposits are designated unproductive.

There are a significant number of sites within 2000m from the site which have an authorised Groundwater Abstraction Licence with a number of Potable Water Abstraction Licences located over 1200m from the site.

Given the nature of the development site, the Groundwater vulnerability and potential for soil leaching is considered to be of minimal impact and requires limited further investigation. However the Groundsure Report suggests the site is classified to have a high leaching potential (soil vulnerability category HU).

Pollution Incidents to Controller Waters

A pollution incident from general biodegradable materials and wastes has been recorded 84m from the site.

Sensitive Land Use

The site is located within the Adelphi Bexley Square Conservation area.

Industrial Land Use & Potential Sources of Contamination

Industrial Sites: Iron/Engineering works have been located to the North-West of the site between circa 1949-2010. Timber Process site has also been located 176m from site.

Petrol and Fuel Sites; High Pressure Oil and Gas: A Texaco Service Station is located 262m from site.

Asbestos: no sites were recorded.

Flood Risks

In accordance with the Strategic Flood Risk Assessment (SFRA) for Manchester, Salford and Trafford, there is no requirement to provide a flood risk assessment for the site.

4.0 PRELIMINARY RISK ASSESSMENT

The potential of contamination hazards on the land has been identified as low. However, in accordance with industry practice and the “suitable for use” approach risks are to be assessed and confirmed in the following preliminary risk assessment. This has been conducted with reference to The Department for Environment, Food and Rural Affairs (DEFRA) and The Environment Agency (EA) advice on the assessment of risks arising from the presence of contamination in soils and using the source-pathway-receptor approach. This method dictates that there must be a risk contaminant produced at a ‘source’ in sufficient concentration to cause harm and there must be a ‘pathway’ for the contaminant to reach an identifiable ‘receptor’ for the linkage to be proved and a contamination hazard to be considered to be a risk. Indeed DEFRA and The EA state that “a contaminant is a substance which has the potential to cause harm, while a risk is considered to exist if such a substance is present in sufficient concentrations to cause harm and a pathway exist for a receptor to be exposed to the substance.”

This advice also states that the effects of a pollution linkage and the groups at risk of harm (receptors) can be identified by the following categorisation:

1. Human health – receptors: site personnel, visitors and the general public, and humans on surrounding sites.
2. The water environment – receptors: humans, aquatic life and the wider eco-system, and construction and building materials i.e. concrete, cement, rubber and plastic.
3. Plants and the wider eco-system – receptors: plants and animals.

An appraisal of the source of contamination, potential and actual, on and in the area of the site has therefore been completed with reference to this pollution linkage. The risk of harm to the receptors has also been evaluated with reference to the following ratings and definitions:

Low	A pollution linkage is unlikely and/or the likelihood of harm occurring is low and of minor consequence.
Moderate	The linkage exists but further field or laboratory data is required to confirm that the contaminant has reached the receptor and the level of contaminant are harmful
High	The linkage exists and the available data indicates that significant harm may be caused and remedial action could be necessary.

Conceptual Ground Model and Preliminary Risk Assessment

The site is proposed to be developed by the construction of low rise residential accommodation across the site. Therefore guideline values for residential development should be utilised.

Table 4.1: Ground Contamination Assessment via Off-site Sources

Off-site Sources	Potential Contaminants	Pathway	Receptor	Risk
Iron/Engineering Works 35m to the North-West	Petroleum hydrocarbons Metals/metalloids Sulphates Acidity/alkalinity	Dermal contact Ingestion Inhalation Contact Migration, dilution and dispersion through soils Hydrological flow within groundwater Hydrogeological flow within groundwater	Humans: construction workers site end users off-site residents Development end use Controlled waters: Groundwater (principle aquifer)	Low

Comments on Table 4.1:

- The Iron Works (built circa 1949) was built after the high density terrace housing to the West of the site. The pathway due to migrations, dilution and dispersion of potential contaminants through soils to the site are therefore considered low as the groundwater flow would be interrupted by building foundations into the till and hence the majority of groundwater flow would be channelled along Barlow Road to the South of the site.
- The Tills beneath the site and surrounding are likely to be low to moderate permeability. The risk of vertical migration into the lower strata (aquifer) is considered to be low.

As stated in the introduction to this section, where a risk is deemed to be low, it is said that “a linkage is unlikely and/or the likelihood of harm occurring is low and of minor consequence”.

The above assessment indicates the possibility of contamination at the site from the stated sources. However, the responsibility for contamination occurring at the site from off-site sources would lie with the respective site owners/occupiers.

Table 4.2: Ground Contamination Assessment via On-site Sources

On-site Sources	Potential Contaminants	Pathway	Receptor	Risk
Vehicle movement	Petroleum Hydrocarbons	Dermal contact Ingestion Inhalation Contact Migration, dilution and dispersion through soils Hydrological flow within groundwater Hydrogeological flow within groundwater	Humans: construction workers site end users off-site residents Development end use Controlled waters: Groundwater (principle aquifer)	Low

Comments on Table 4.2:

- a) As vehicle movement is limited, risk of contamination is low.
- b) The risk of short-term exposure to potential soil contamination by construction workers is to be mitigated by the adoption of safe working practices including the use of appropriate personal protection equipment.
- c) The long-term risk of exposure to potential soil contamination by end users is to be mitigated by providing hard paving to garden areas, if provided, to prevent contact and planting. This will require the removal of circa 200mm of existing topsoil/made ground and capping with a marker layer and clean hardcore layer. If material is encountered during the groundwork that is suspected of being contaminated this is to be tested and suitably disposed of.
- d) The risk to controlled waters and major ecological receptors is considered low due to the presence of low-permeability Tills beneath the site which is likely to mitigate the potential migration of contaminants from the site to these receptors.
- e) The Tills beneath the site and surrounding are likely to be low to moderate permeability. The risk of vertical migration of potential contaminants into the lower strata (aquifer) is considered to be low.
- f) As stated in the GroundSure report, basic radon protection measures are not necessary in the construction of the new structures so the risk of inhalation is considered low for site operatives and end users.

It is therefore deemed that such sources of contamination are low. The requirement for intrusive testing will therefore be assessed following the conclusion of the recommended investigations as set out in section 4.2 below.

Recommended Investigations

Given the nature of the development site and the low risks involved, it is considered that a detailed site investigation is not required.

To verify the foundation solution a series of trial holes are proposed to be carried out across the site to confirm the geological profile and therefore the nature and depth of bearing strata for the residential development.

At this stage contamination testing is not deemed necessary provided the following items are incorporated into the design and execution of the developments:

- a) Safe working practices to be adopted during all groundworks to ensure construction workers are not exposed to potentially contaminated material.
- b) If material is encountered during the groundwork that is suspected of being contaminated this is to be tested and suitably disposed of.
- c) In the event that garden areas are provided within the developed site, to prevent end users being exposed to potentially contaminated material garden areas are to be hard paved. This will require the removal of circa 200mm of existing topsoil/made ground and capping with a marker layer and clean hardcore layer.

In the event that the nature of any fill material encountered across the site is considered to be of concern then the above recommendation will be reviewed and the investigation proposals amended.

5.0 INTRUSIVE INVESTIGATIONS

In light of the information derived from this desk study it is considered that an intrusive investigation to determine the depth and nature of the founding strata is required on this site. This is to be carried out across the development site to ensure that the profile is consistent.

A series of trial holes will be excavated to a maximum depth of circa 1.0 - 2.0m or until a reasonable bearing strata of a minimum 75kN/m² is recorded. These works will be carried out in the presence of a chartered engineer and the excavated materials reviewed and recorded by them. The exact scope of works will be defined further once the superstructure design has been finalised.

The development of the foundation design will be based on these findings with regard to:-

- Foundation type and extent
- Provision for any requirements for attenuation and SUDs on site following discussion and agreement with the local authority.
- Whilst the risk are very low, during these investigation works, the overlying fill will be assessed in relation to the potential for containment of contaminants which may be of cause for concern and pose any risk in line with the assessment set out previously in Section 4.1.

6.0 REFERENCES

British Standards Institution (1999), BS5930: Code of practice for site investigations, B.S.I., London

British Standards Institution (2010), Amendment No 2 to BS5930: Code of practice for site Investigations, B.S.I., London

British Standards Institution (2001), BS 10175: Investigation of potentially contaminated sites – Code of Practice, British Standards Institute.

Department for Environment, Food and Rural Affairs and the Environment Agency, DEFRA R&D Publications, Environmental Agency, Bristol

- *CLR 2, 1994 Guidance on preliminary site inspections of contaminated land, Volume 1*
- *CLR 4, 1994, Sampling Strategies for contaminated land*
- *CLR 7, 2002, Assessment of Risks to Human Health from Land Contamination: An overview of the Development of Soil Guideline Values and Related Research*
- *CLR 8, 2002, Potential Contaminants for the Assessment of Land*

CIRIA Report C665 (2007), Assessing risks posed by ground gases in buildings

The Environmental Agency: Groundwater source protection



Dock & Pulpit, Salford

Phase 1 Desk-top Study: Appendix 1: Site Photographs

Project No: 1502-15
October 2015
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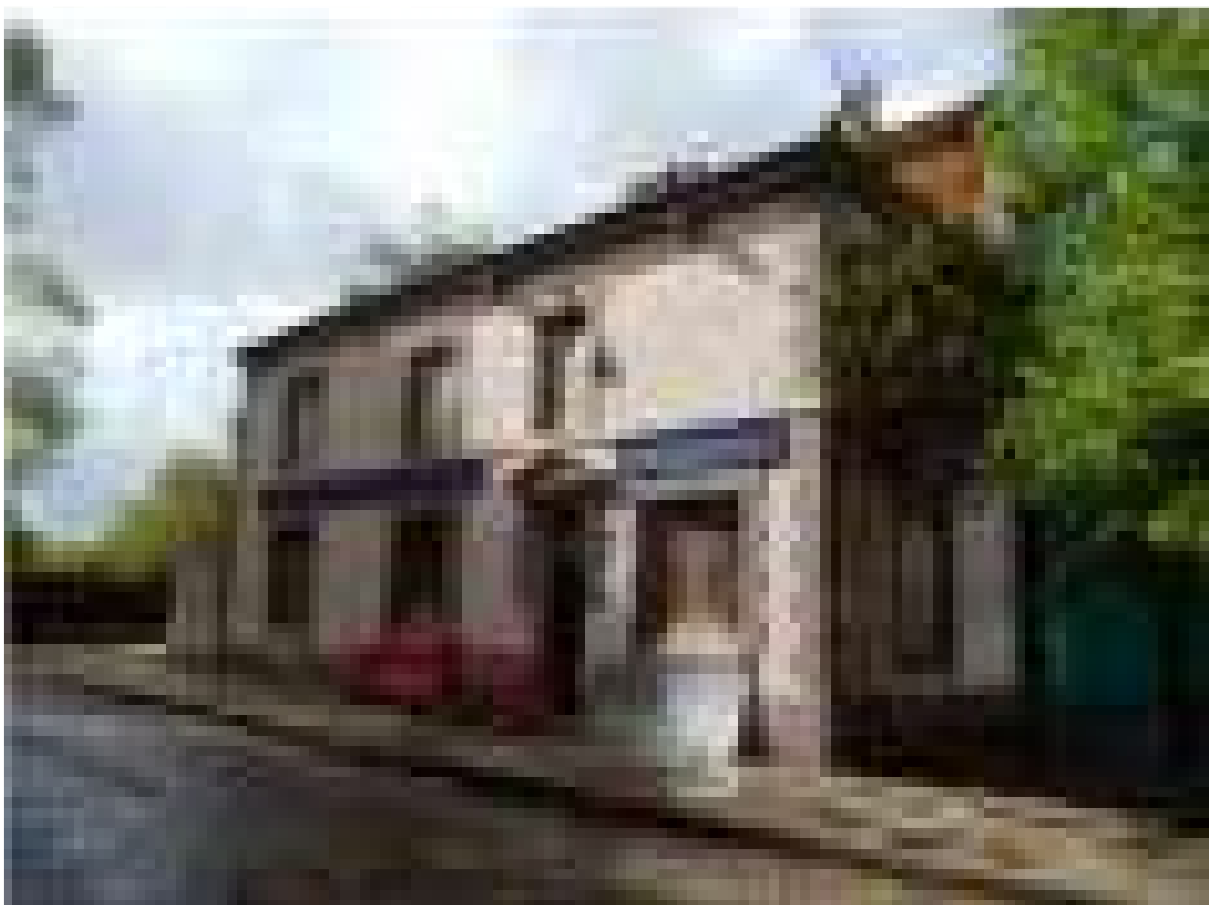
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00	Issue for Planning	LC	05.10.15	HG

APPENDIX 1: SITE PHOTOGRAPHS

These site photographs are to be reviewed in conjunction with the Phase 1 Desk-top Study for Dock & Pulpit, Salford.















Dock & Pulpit, Salford

Phase 1 Desk-top Study: Appendix 2: GroundSure Historical Mapping Large Scale

Project No: 1502-15
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APPENDIX 2B: GroundSure Historical Mapping Large Scale

This document is to be reviewed in conjunction with the Phase 1 Desk-top Study for Dock & Pulpit, Salford.

Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: 1056 Scale Town Plan

Map date: 1850-1851

Scale: 1:1,056

Printed at: 1:1,056



Surveyed 1848
Revised N/A
Edition 1850
Copyright N/A
Levelled N/A

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

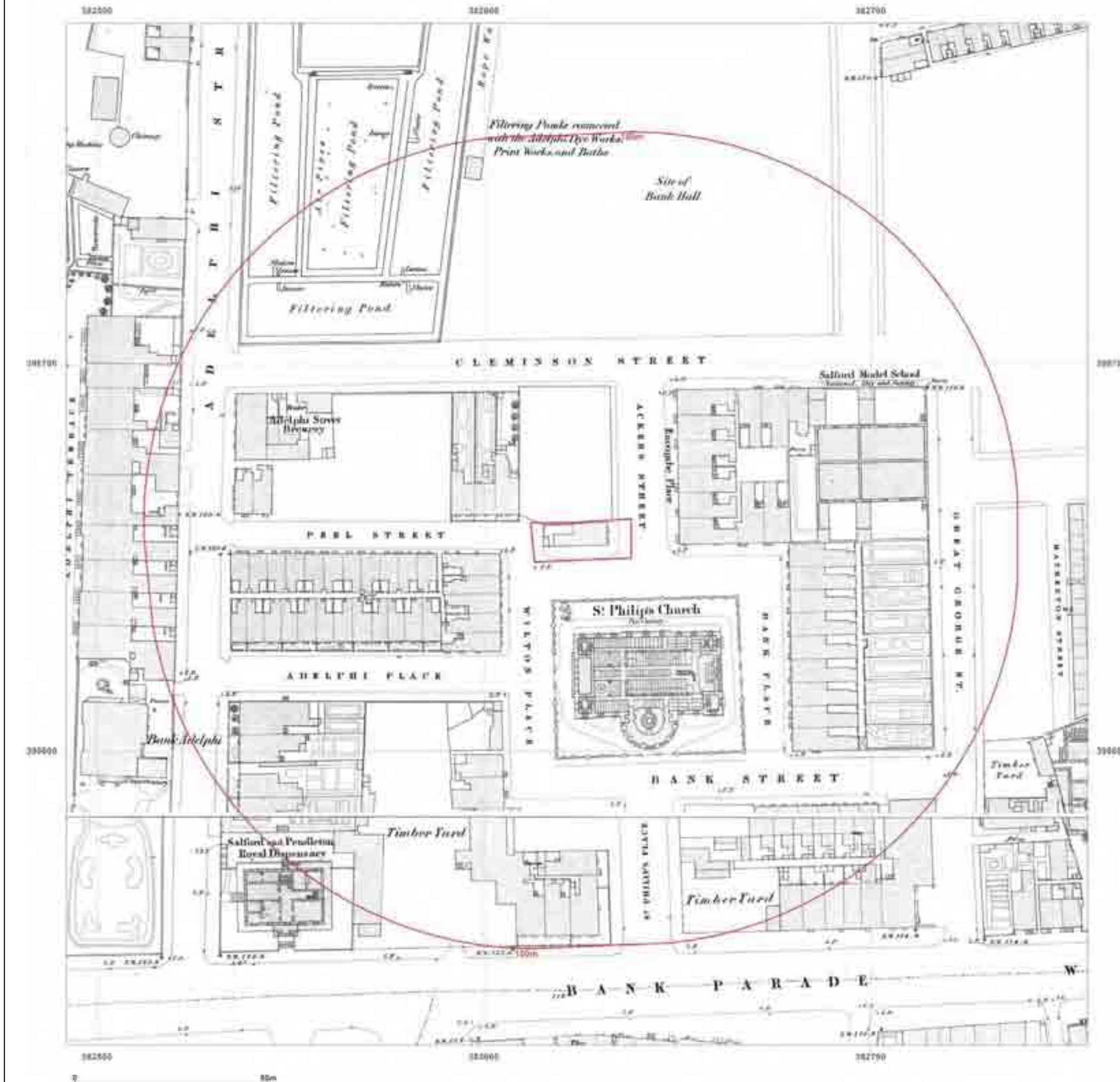


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Production date: 02 October 2015

To view map legend click here [Legend](#)



Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: County Series Town Plan

Map date: 1890-1891

Scale: 1:500

Printed at: 1:1,000



Surveyed 1890 Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed 1891 Revised N/A Edition N/A Copyright N/A Levelled N/A
Surveyed 1891 Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed 1891 Revised N/A Edition N/A Copyright N/A Levelled N/A



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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: County Series

Map date: 1892

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1892
Revised 1892
Edition N/A
Copyright N/A
Laid out N/A

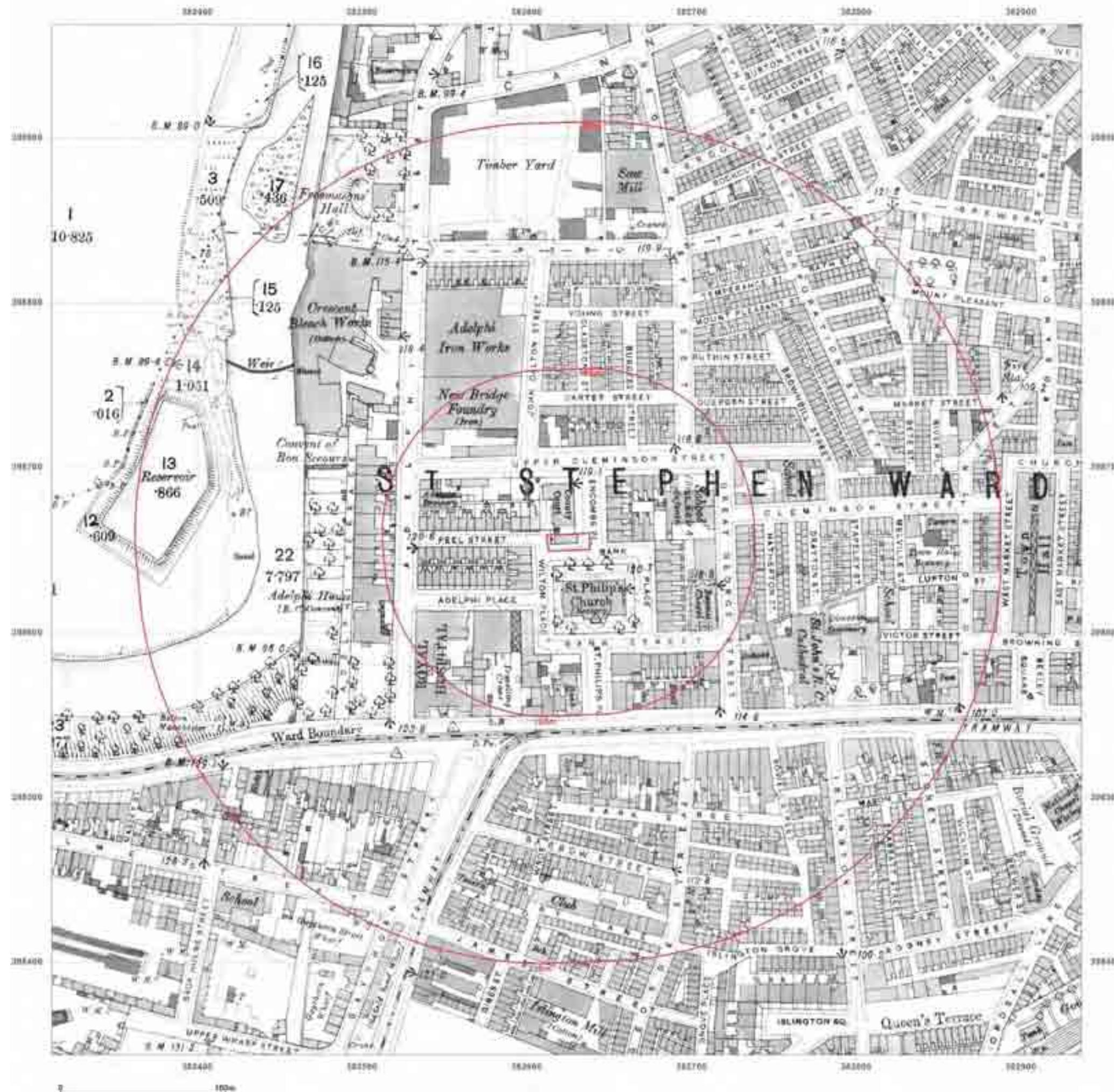


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: County Series

Map date: 1908

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1905
Revised 1908
Edition N/A
Copyright N/A
Liswell N/A

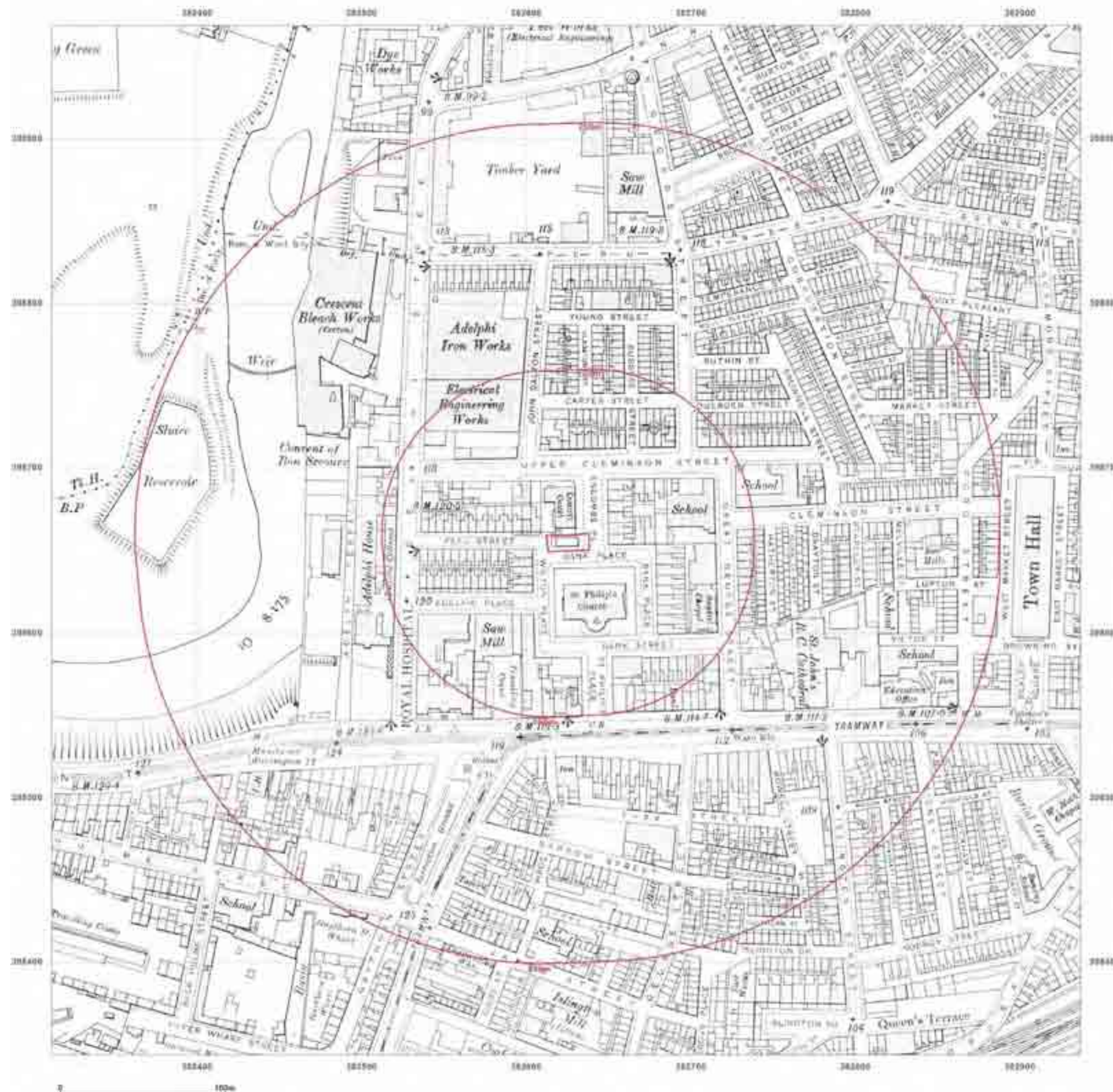


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



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

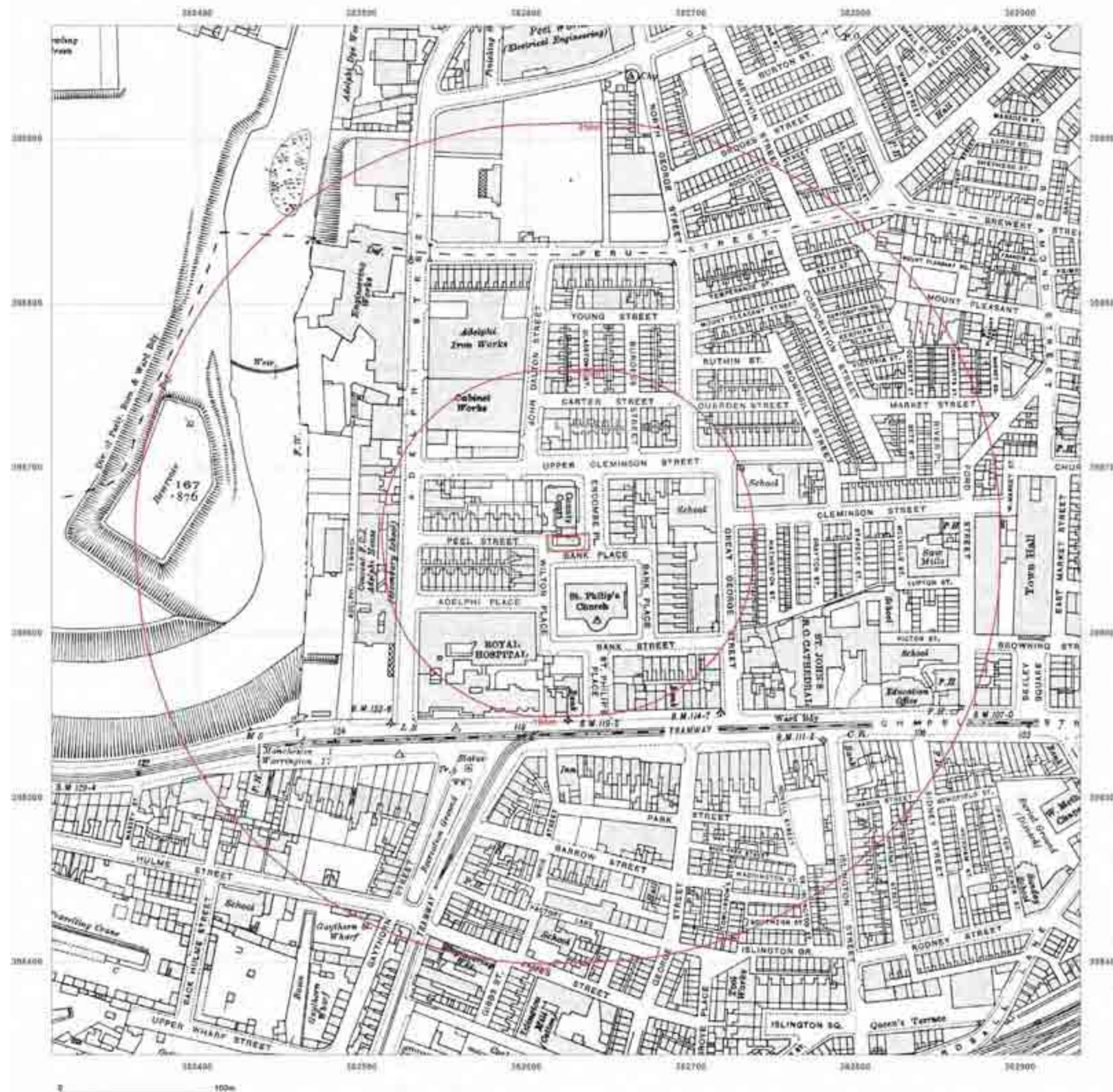


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: County Series

Map date: 1933

Scale: 1:2,500

Printed at: 1:2,500



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

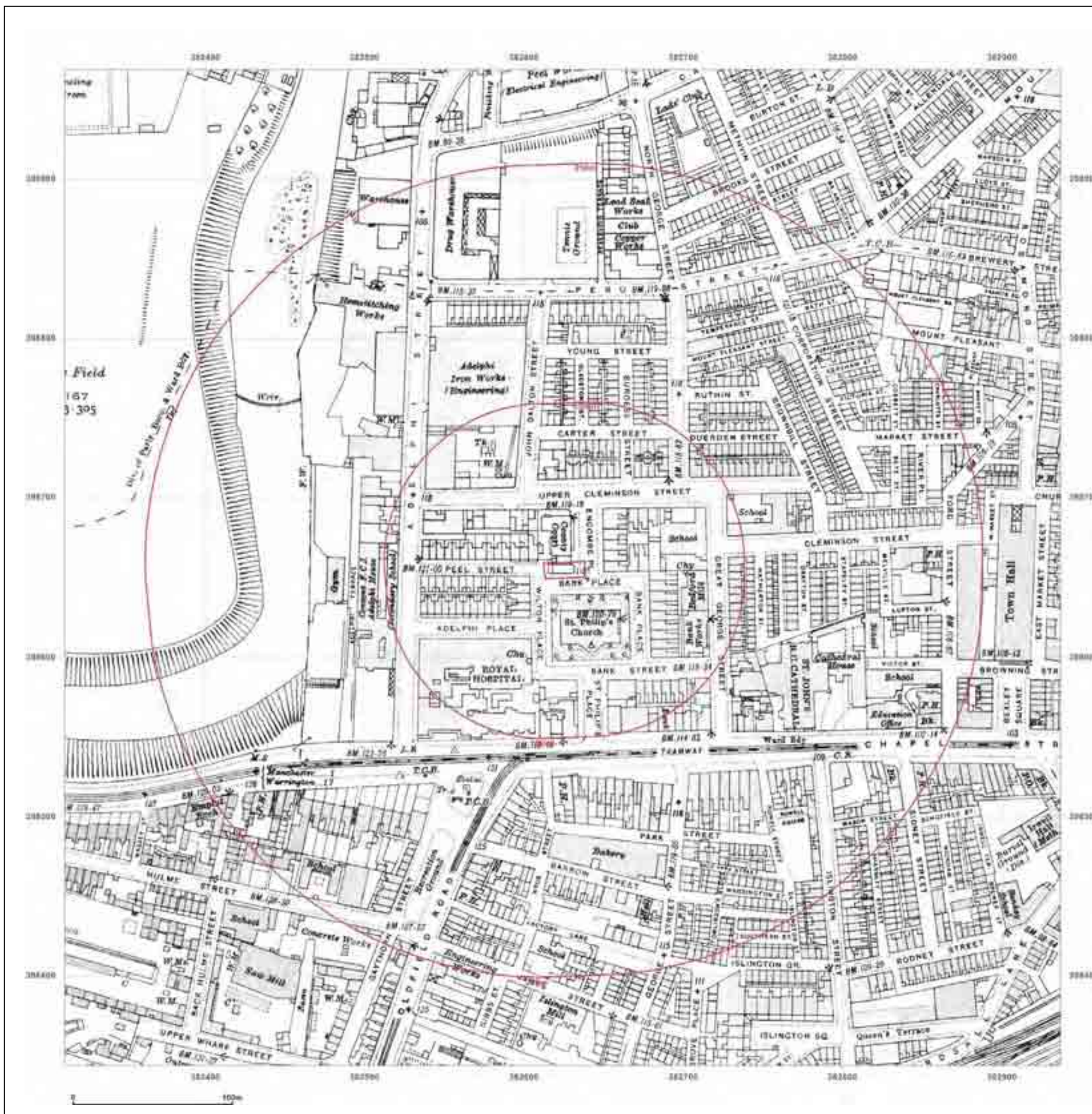


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: National Grid

Map date: 1948-1949

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed 1949 Revised 1949 Edition N/A Copyright N/A Levelled 1927
Surveyed 1949 Revised 1949 Edition N/A Copyright N/A Levelled 1927	Surveyed 1949 Revised 1949 Edition N/A Copyright N/A Levelled 1927

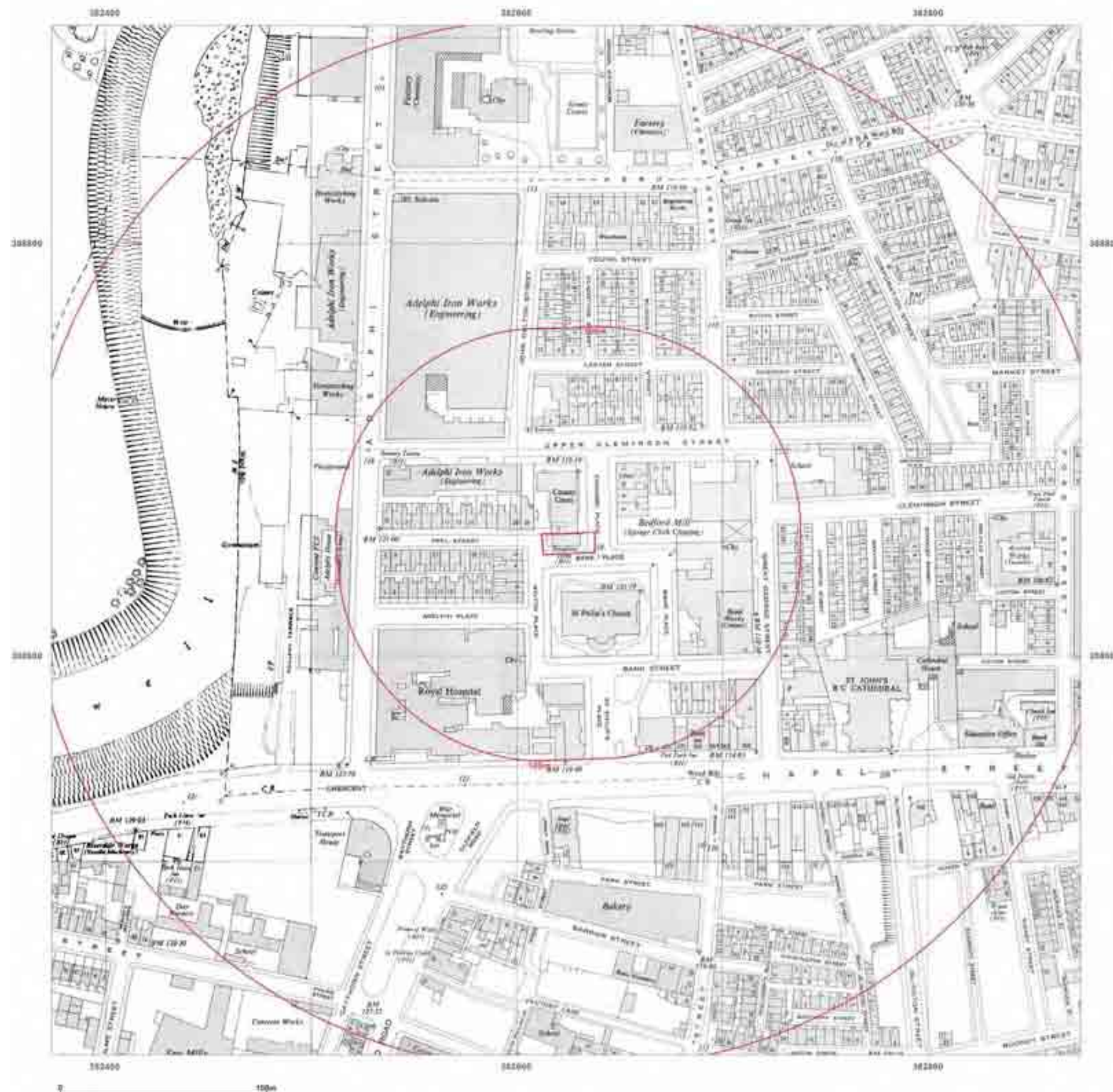


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1, BANK PLACE, SALFORD, M3
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Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: National Grid

Map date: 1949

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1949
Revised 1949
Edition N/A
Copyright N/A
Levelled 1927

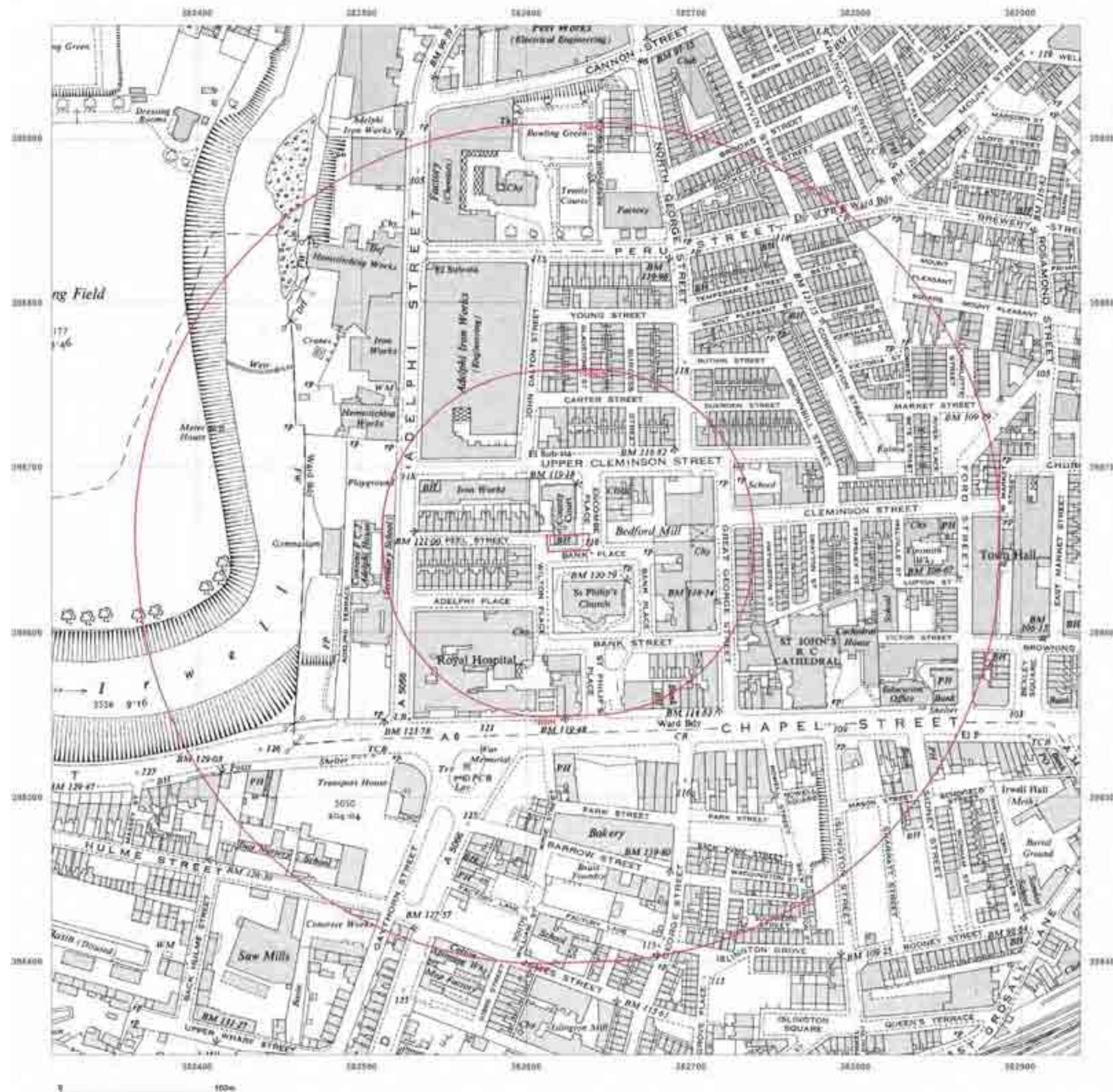


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1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: National Grid

Map date: 1953-1955

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1948
Revised 1955
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1949
Revised 1955
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1948
Revised 1955
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1948
Revised 1953
Edition N/A
Copyright N/A
Levelled 1927

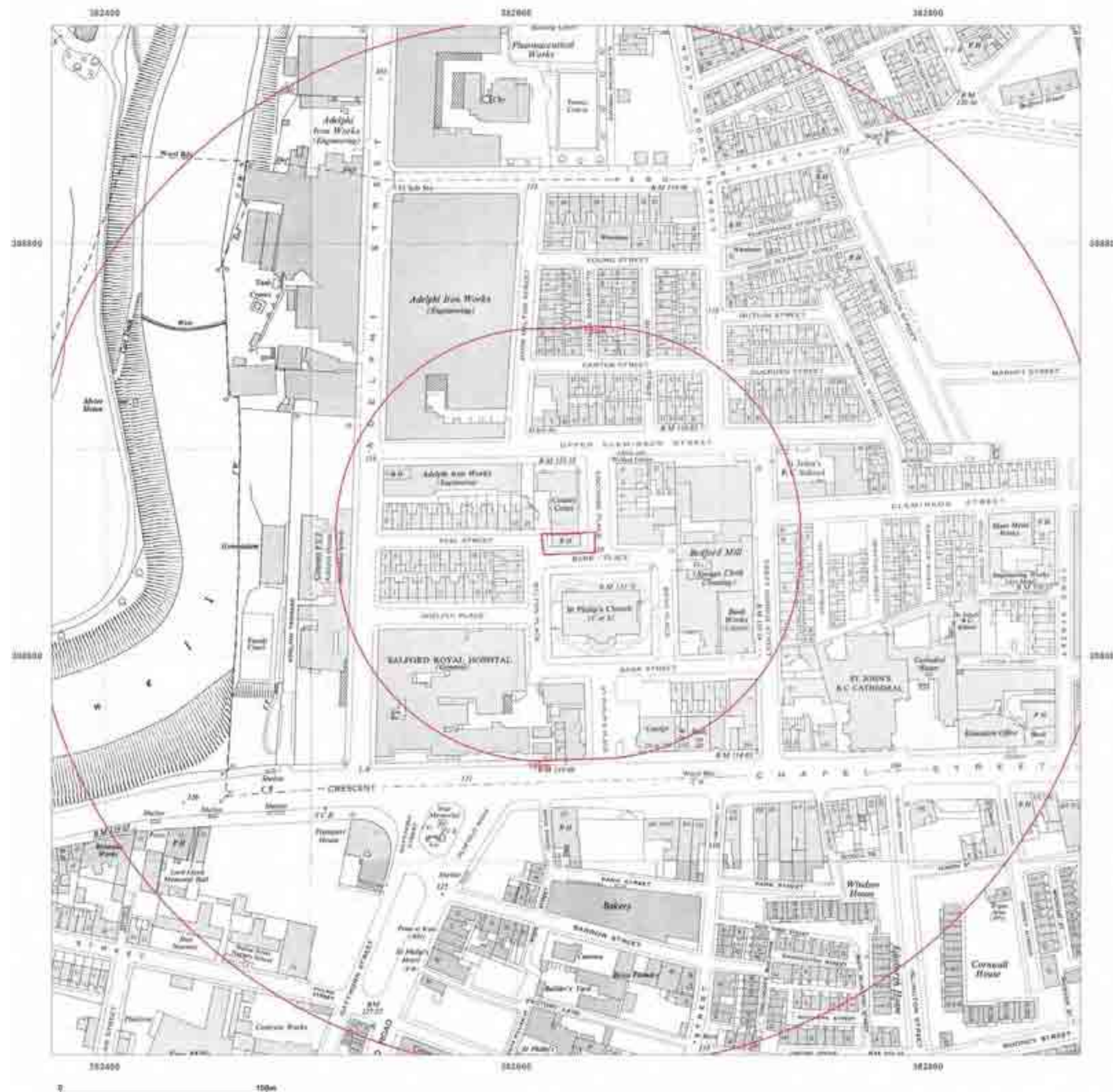


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Production date: 02 October 2015

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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: National Grid

Map date: 1955

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1955
Revised 1955
Edition 1956
Copyright N/A
Levelled 1927

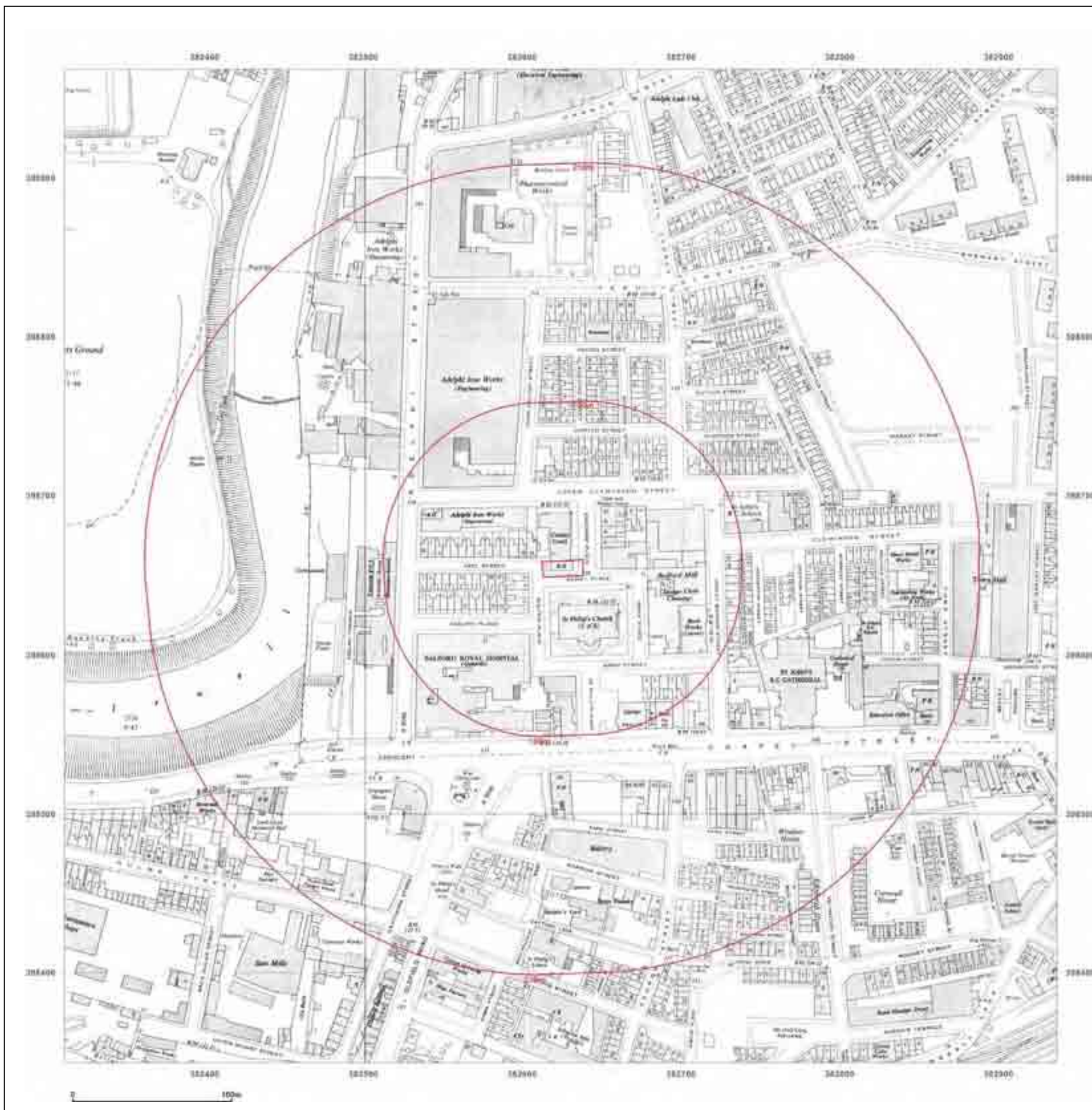


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: National Grid

Map date: 1961

Scale: 1:1,250

Printed at: 1:2,000

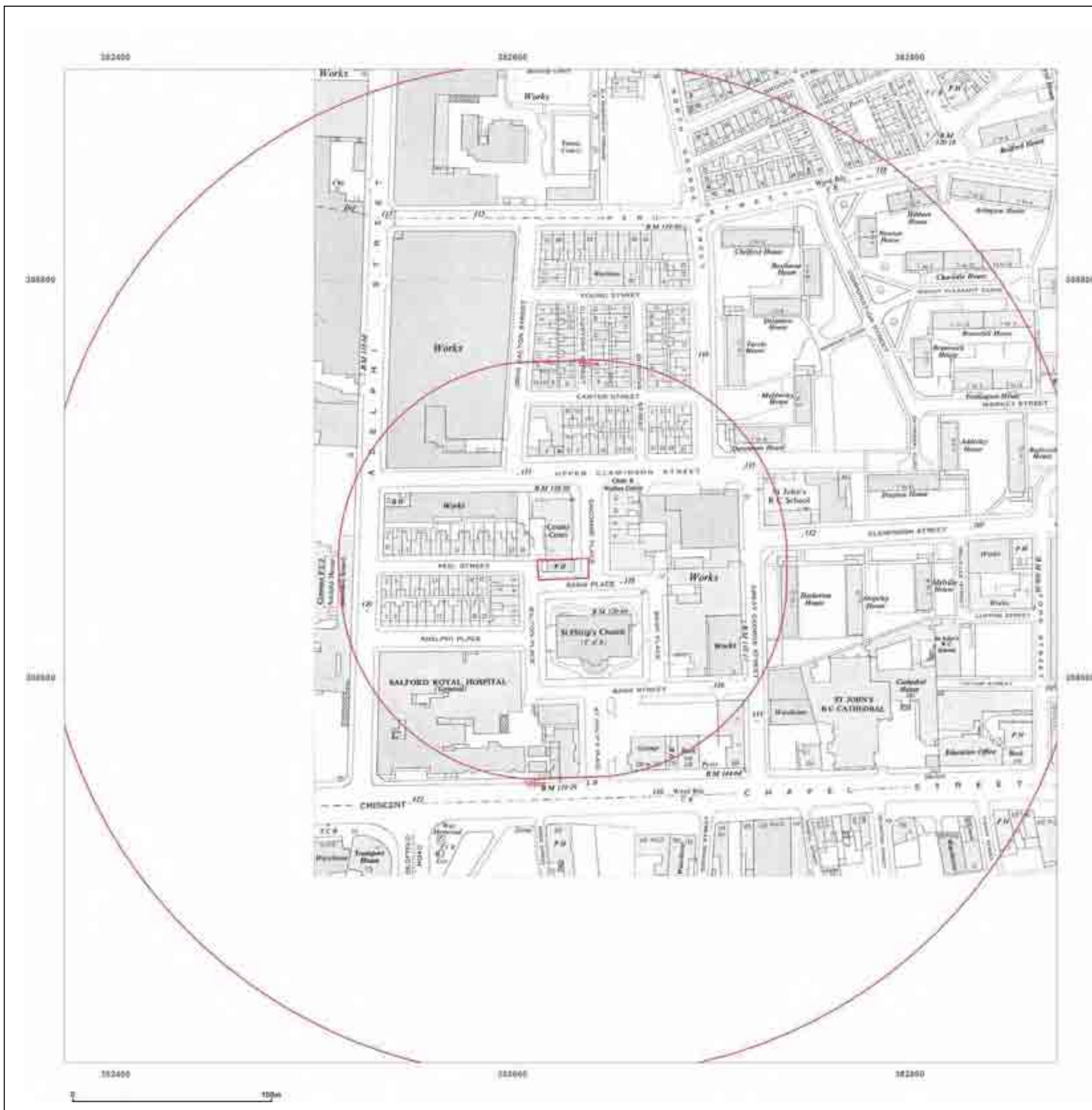


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: National Grid

Map date: 1963

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
Revised N/A
Edition 1963
Copyright 1963
Levelled 1955

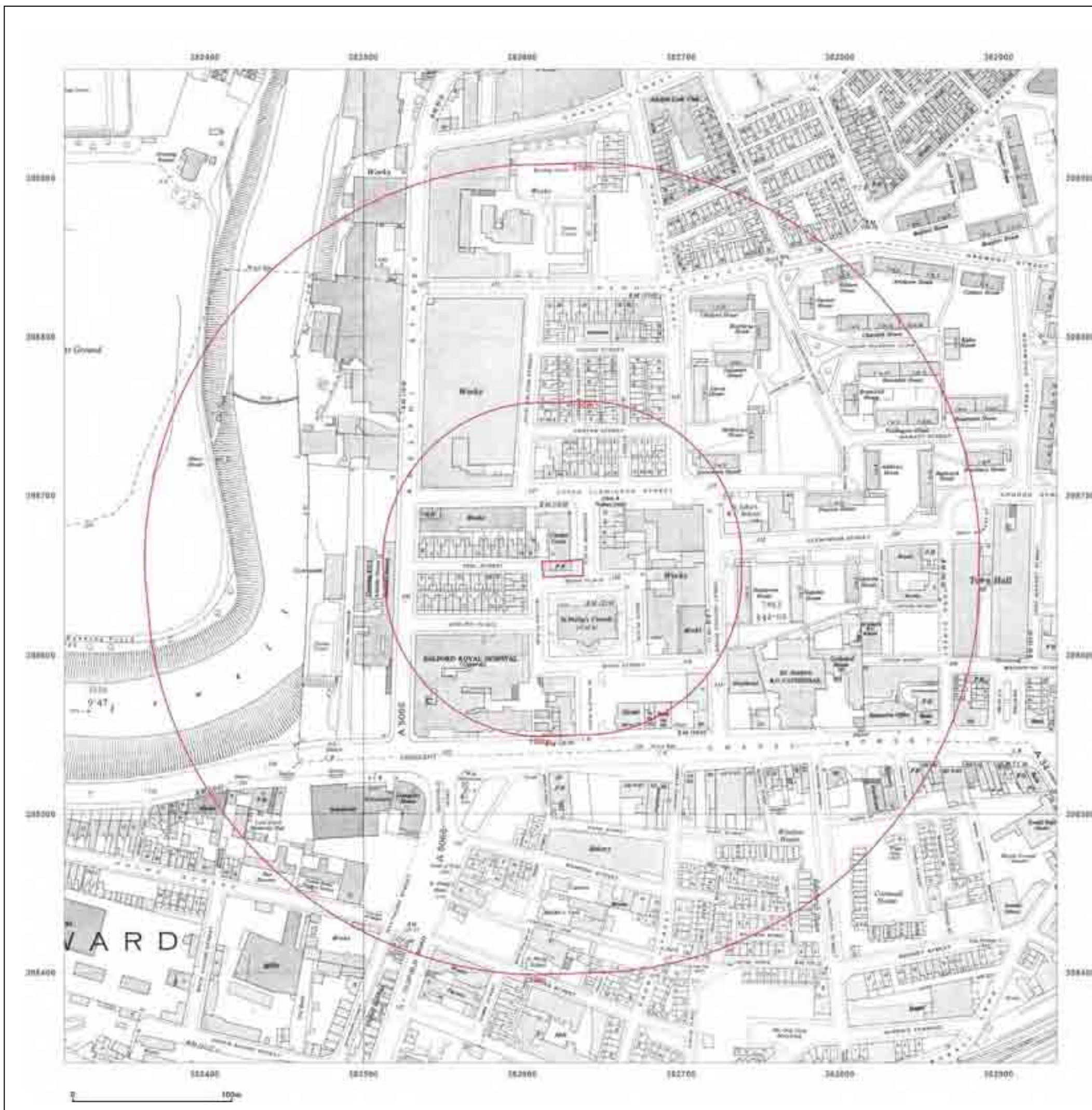


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: National Grid

Map date: 1969-1970

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1949
Revised 1949
Edition N/A
Copyright 1965
Levelled 1963

Surveyed 1949
Revised 1965
Edition N/A
Copyright 1970
Levelled 1964

Surveyed 1949
Revised 1965
Edition N/A
Copyright 1970
Levelled 1963

Surveyed 1949
Revised 1965
Edition N/A
Copyright 1970
Levelled 1963

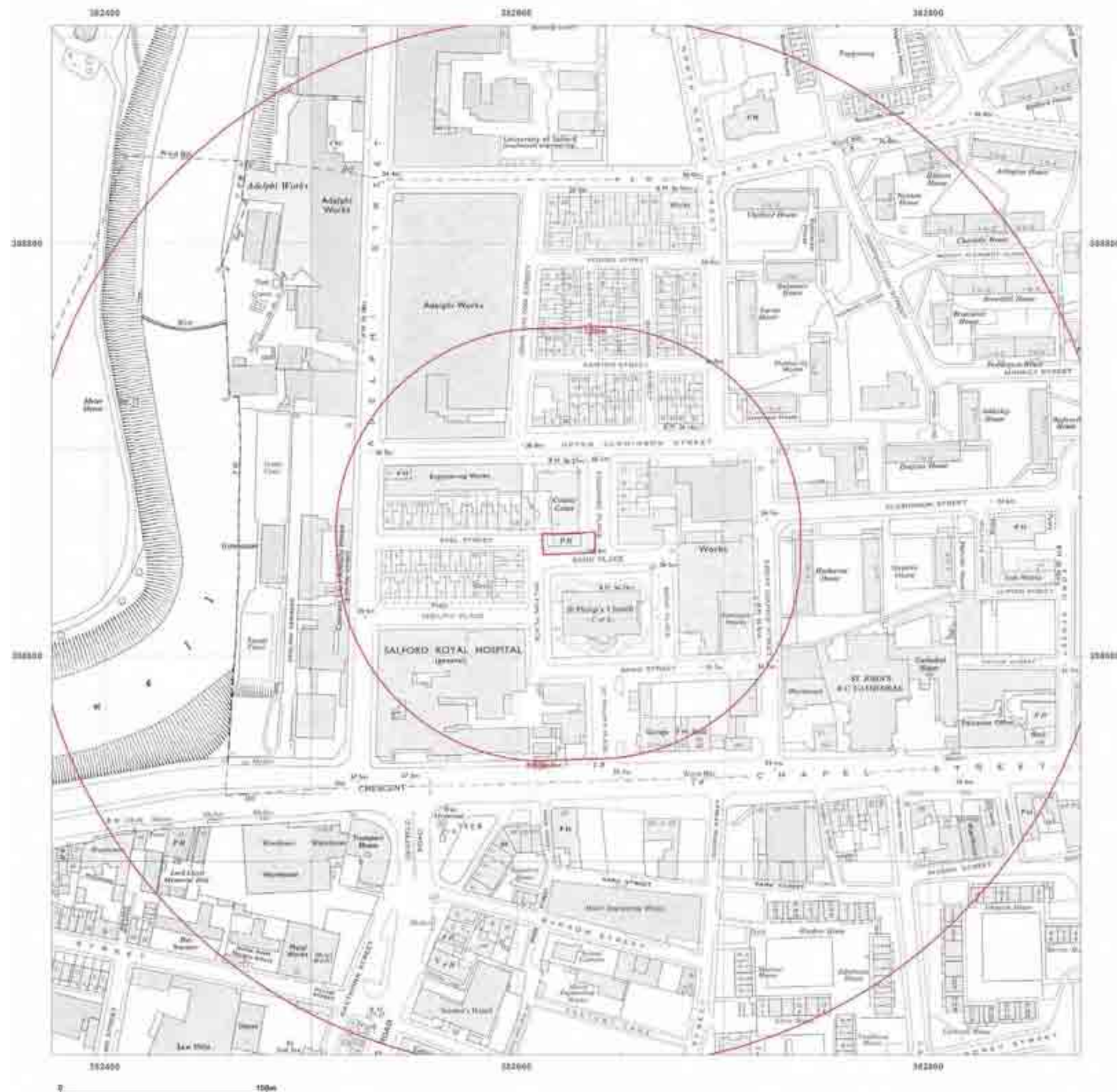


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Site Details:

1, BANK PLACE, SALFORD, M3
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Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: National Grid

Map date: 1970

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1949
Revised 1970
Edition N/A
Copyright 1971
Levelled 1984

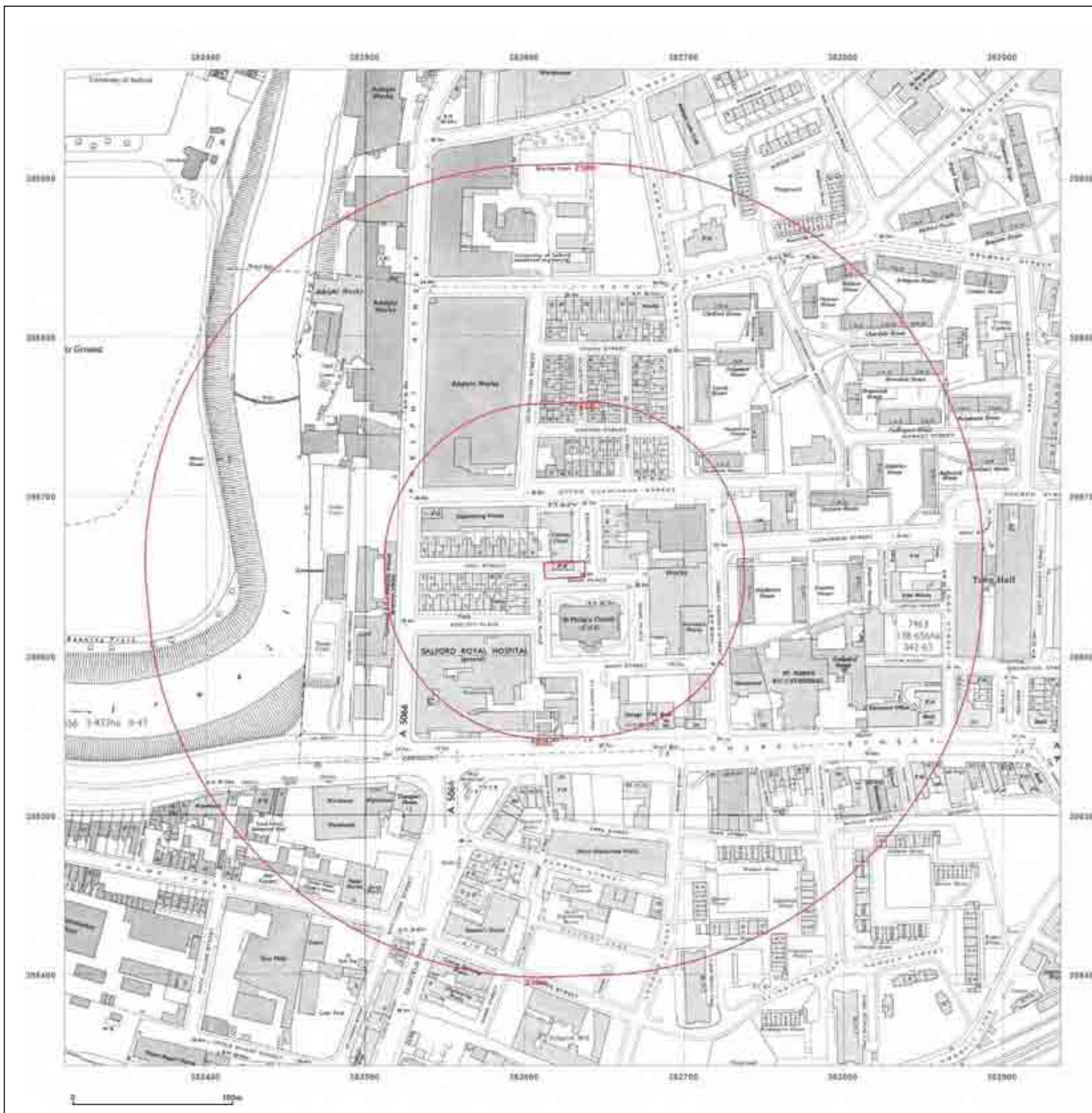


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Site Details:

1, BANK PLACE, SALFORD, M3
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Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: National Grid

Map date: 1982-1984

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1983 Levelled 1963	Surveyed 1964 Revised 1984 Edition N/A Copyright 1984 Levelled 1964
Surveyed 1949 Revised 1982 Edition N/A Copyright 1982 Levelled 1964	Surveyed 1983 Revised 1983 Edition N/A Copyright 1983 Levelled 1963

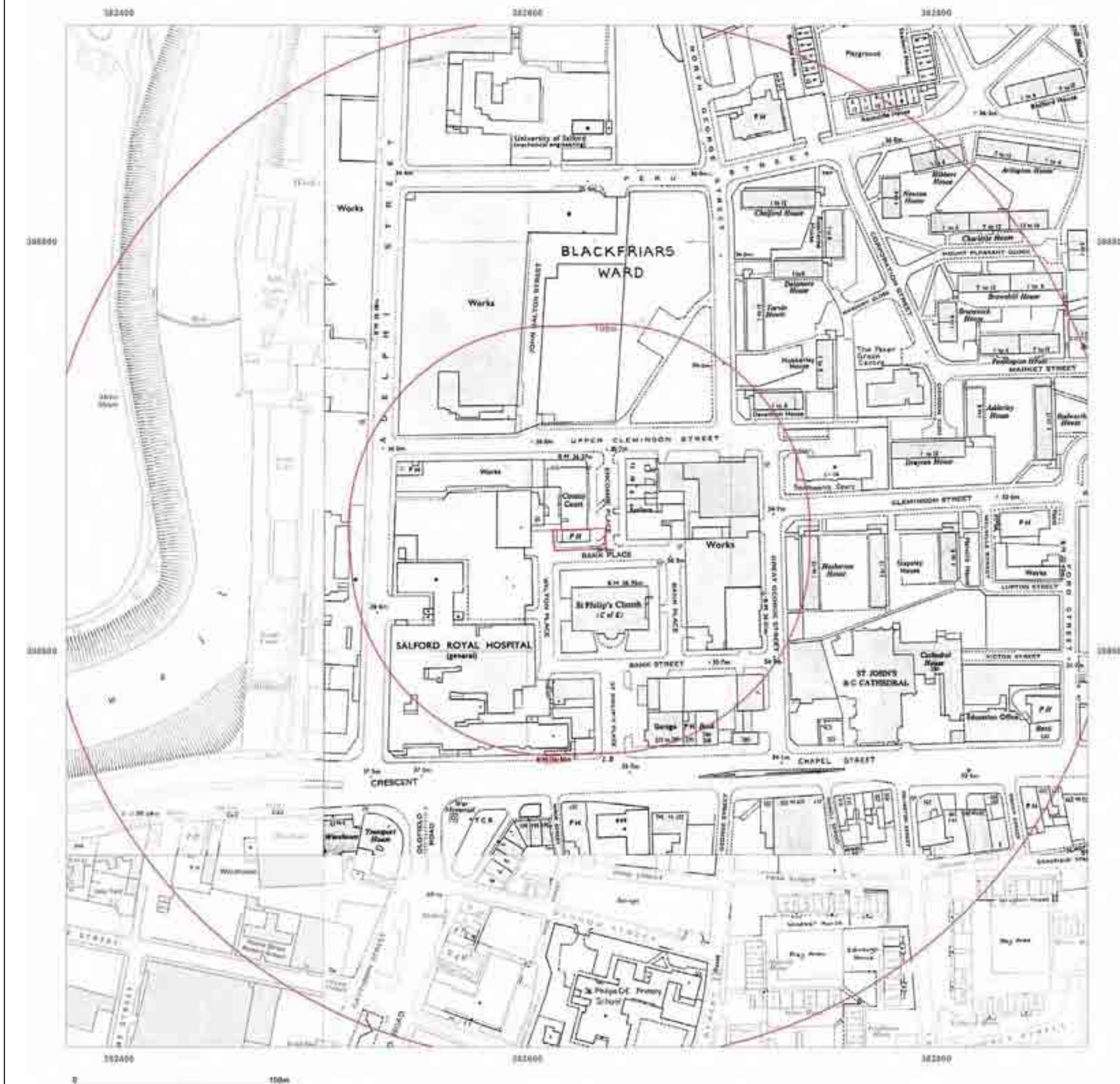


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: National Grid

Map date: 1989-1990

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1963
Revised 1990
Edition N/A
Copyright 1990
Levelled 1963

Surveyed 1989
Revised 1989
Edition N/A
Copyright 1990
Levelled N/A

Surveyed 1949
Revised 1982
Edition N/A
Copyright 1989
Levelled 1963

Surveyed 1948
Revised 1968
Edition N/A
Copyright 1990
Levelled N/A

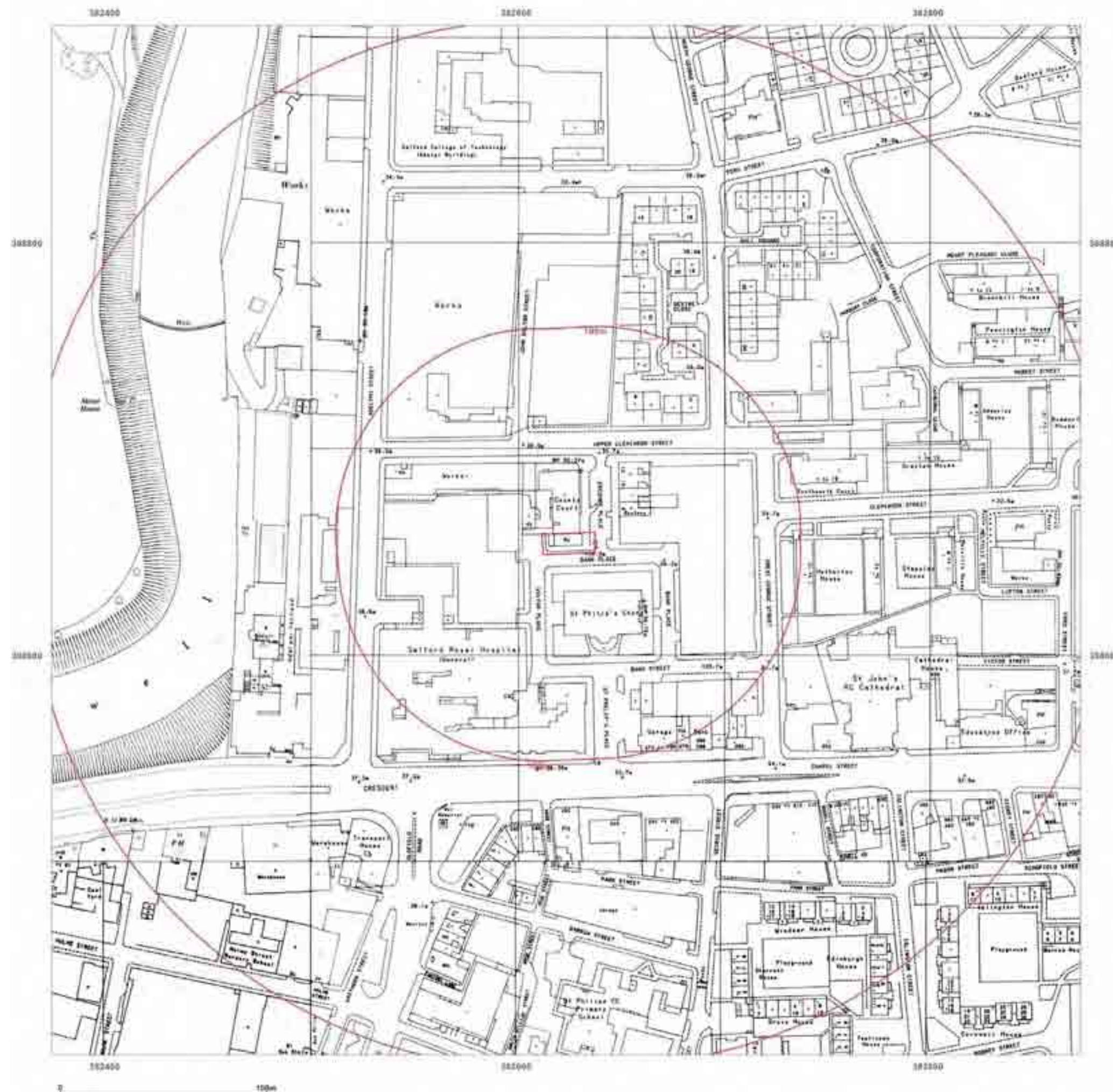


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: National Grid

Map date: 1991-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed 1949 Revised 1995 Edition N/A Copyright 1991 Levelled N/A
Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A

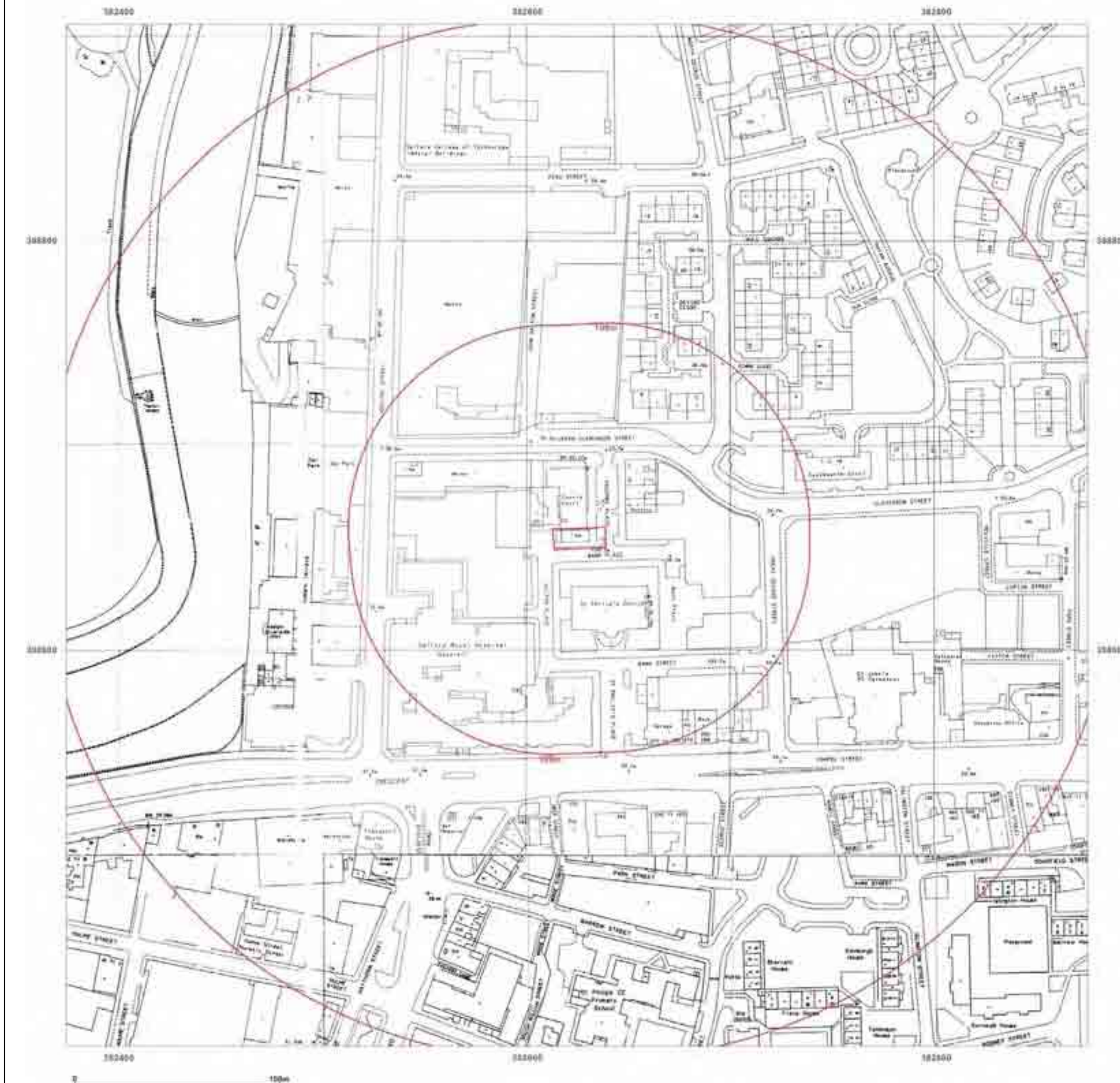


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: National Grid

Map date: 1992-1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A
Surveyed 1982 Revised 1892 Edition N/A Copyright N/A Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A

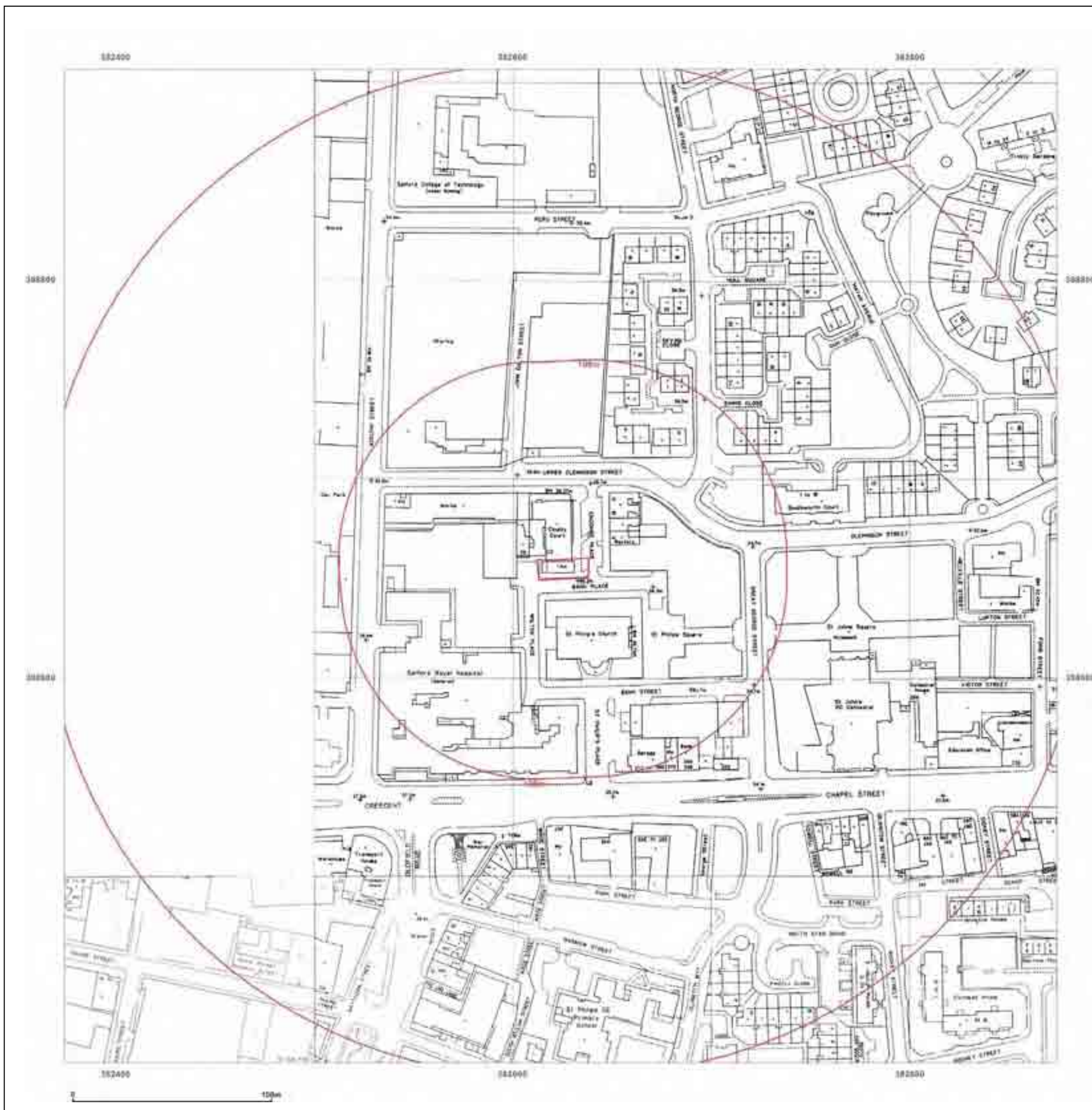


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000

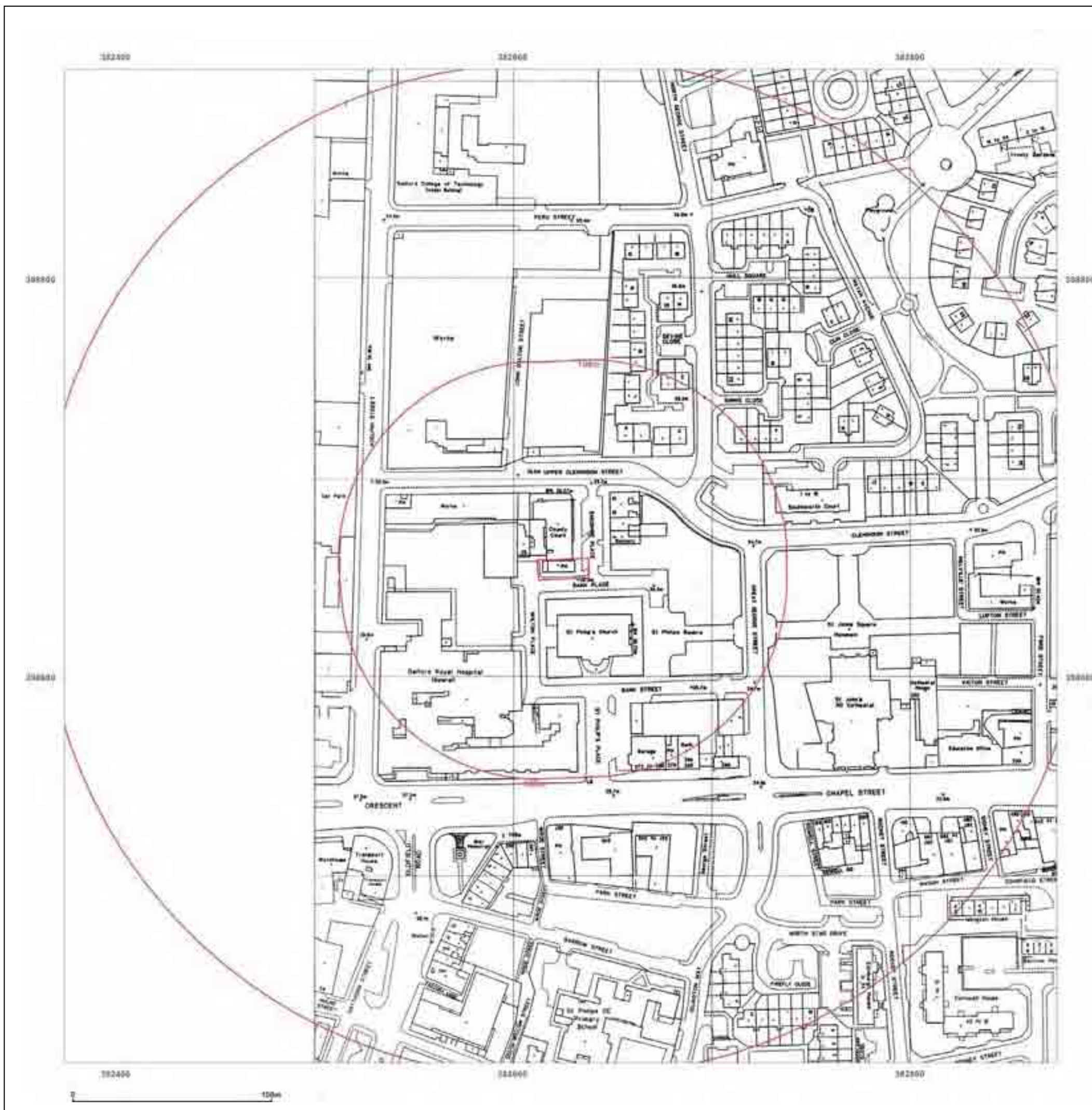


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Dock & Pulpit, Salford

Phase 1 Desk-top Study: Appendix 2: GroundSure Historical Mapping Small Scale

Project No: 1502-15
October 2015
Revision 00

APPENDIX 2A: GroundSure Historical Mapping Small Scale

This document is to be reviewed in conjunction with the Phase 1 Desk-top Study for Dock and Pulpit, Salford.

Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: County Series

Map date: 1894-1896

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1880
Revised 1888
Edition 1894
Copyright N/A
Levelled N/A

Surveyed 1884
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

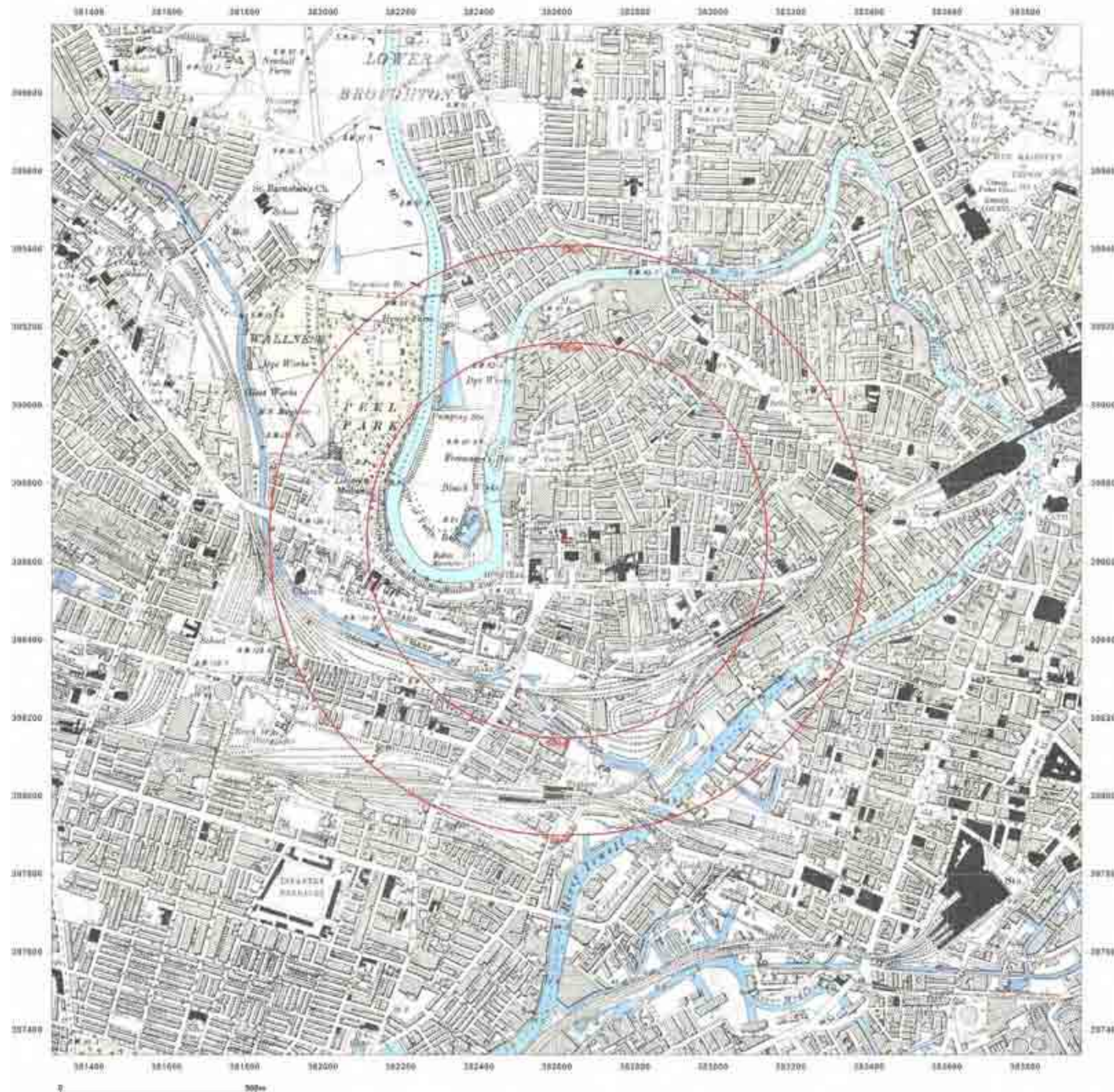


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: County Series

Map date: 1905-1906

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1906
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1905
Edition N/A
Copyright N/A
Levelled N/A

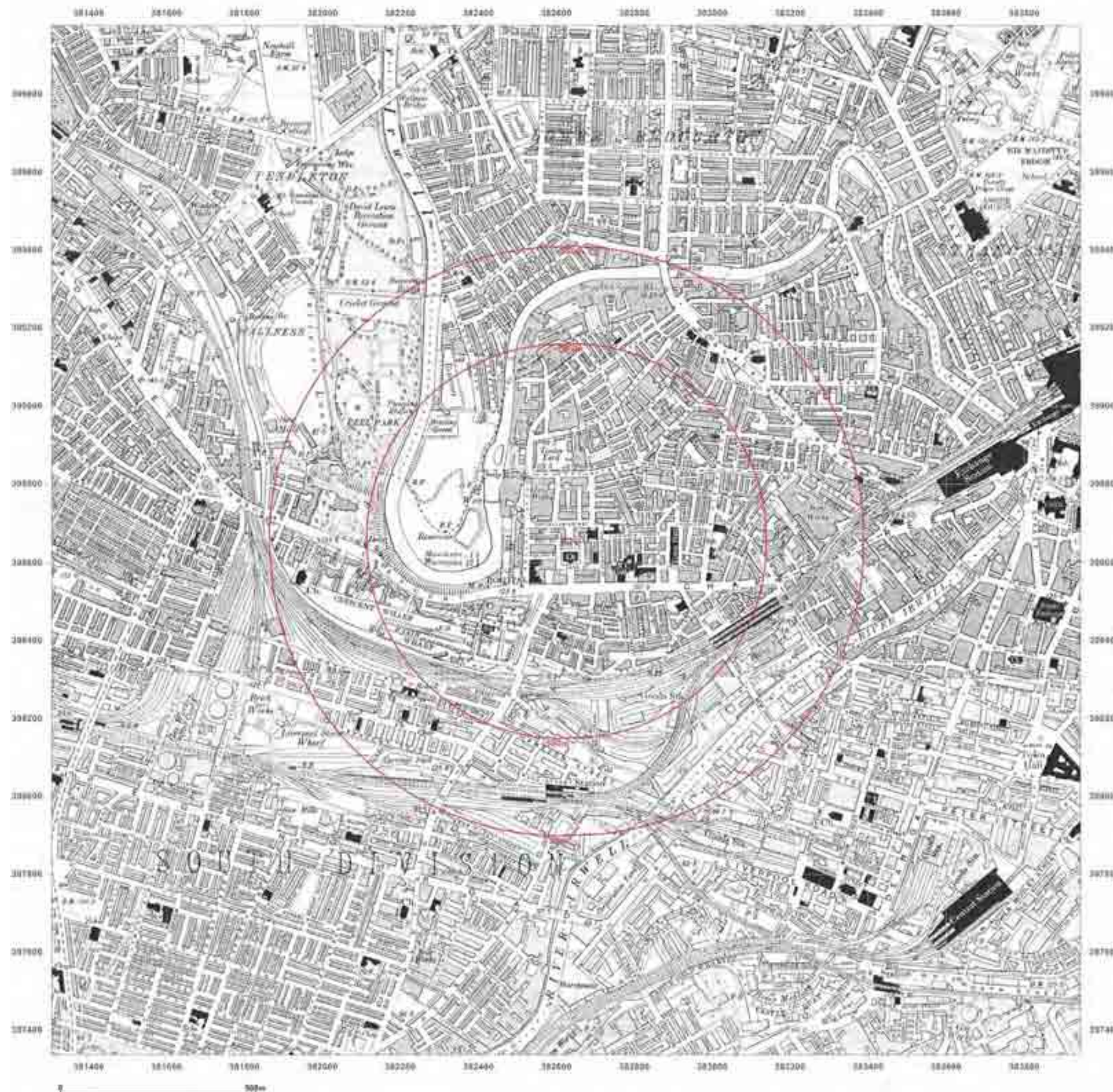


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Production date: 02 October 2015

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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: County Series

Map date: 1916

Scale: 1:10,560

Printed at: 1:10,560



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

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

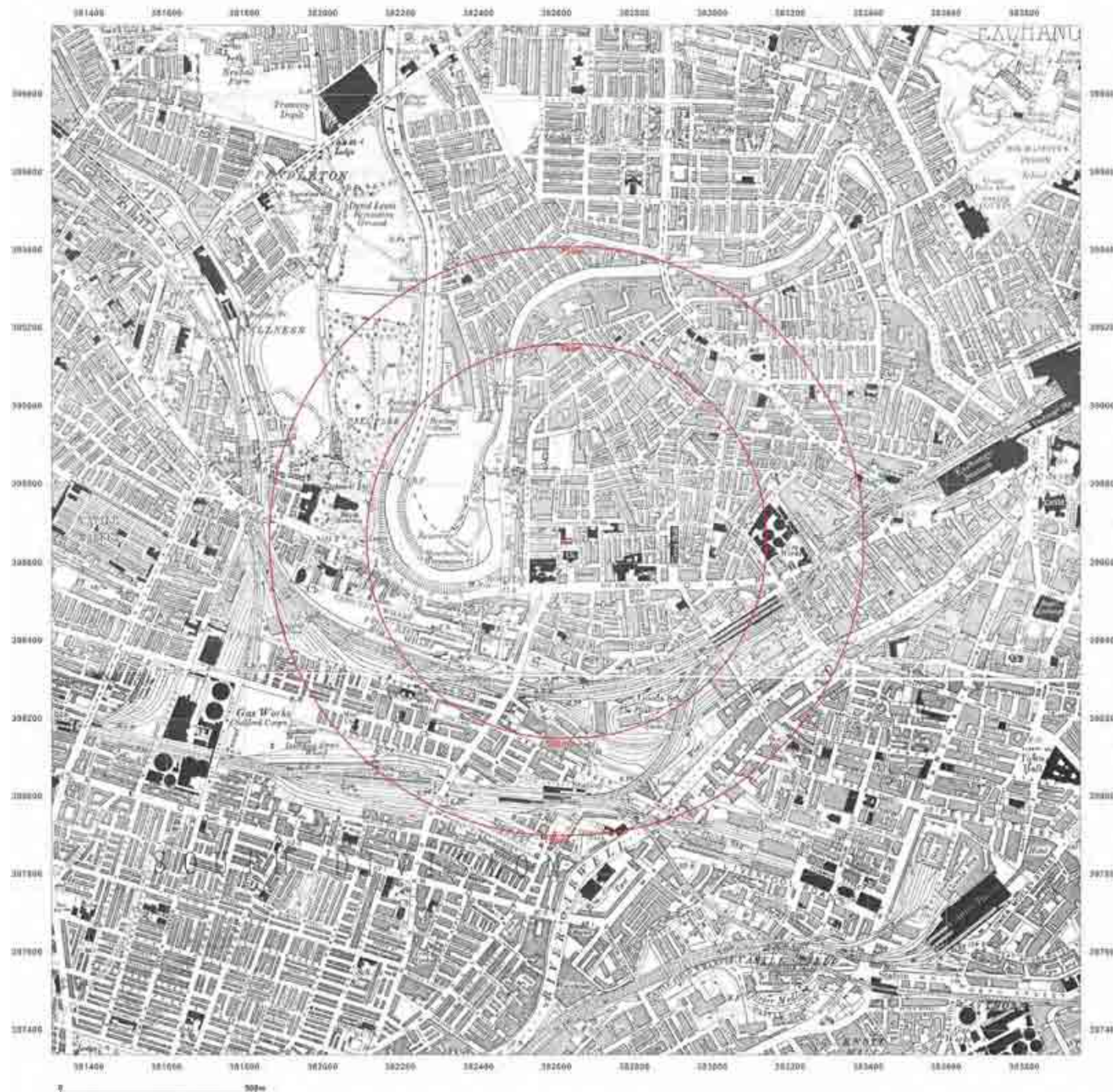


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



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

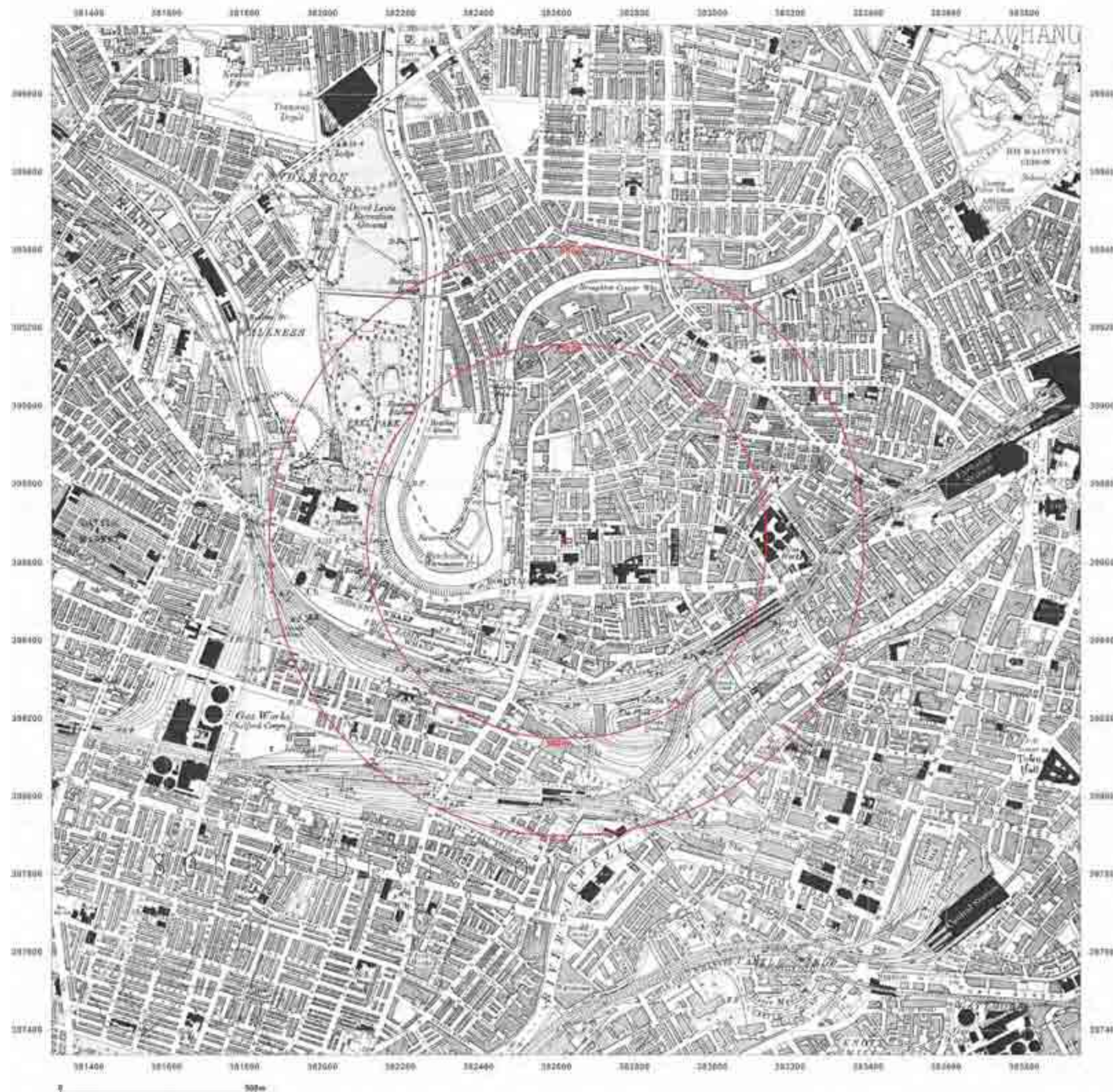


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: County Series

Map date: 1931-1932

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A

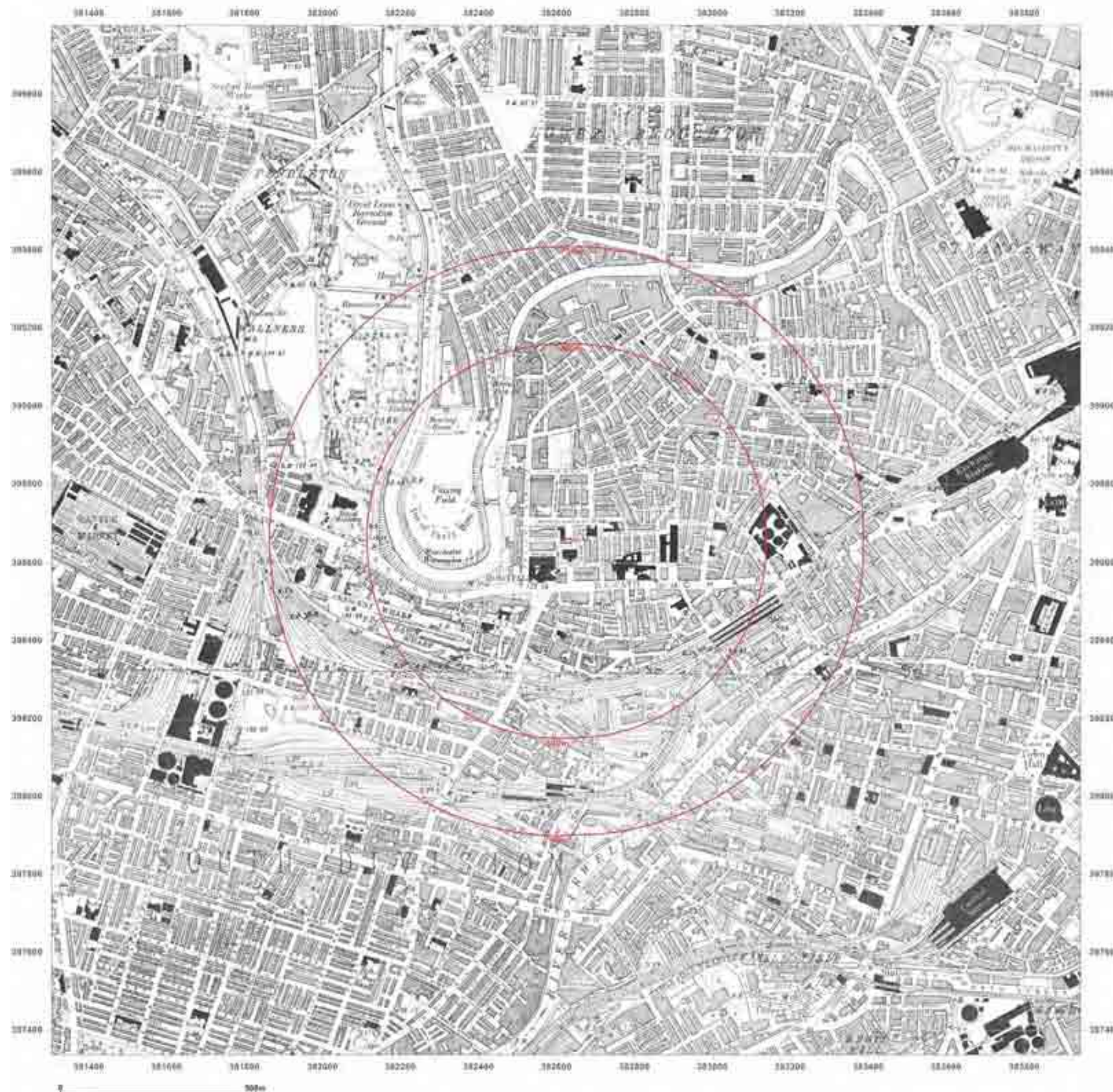


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: Provisional

Map date: 1956

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
Layelled N/A

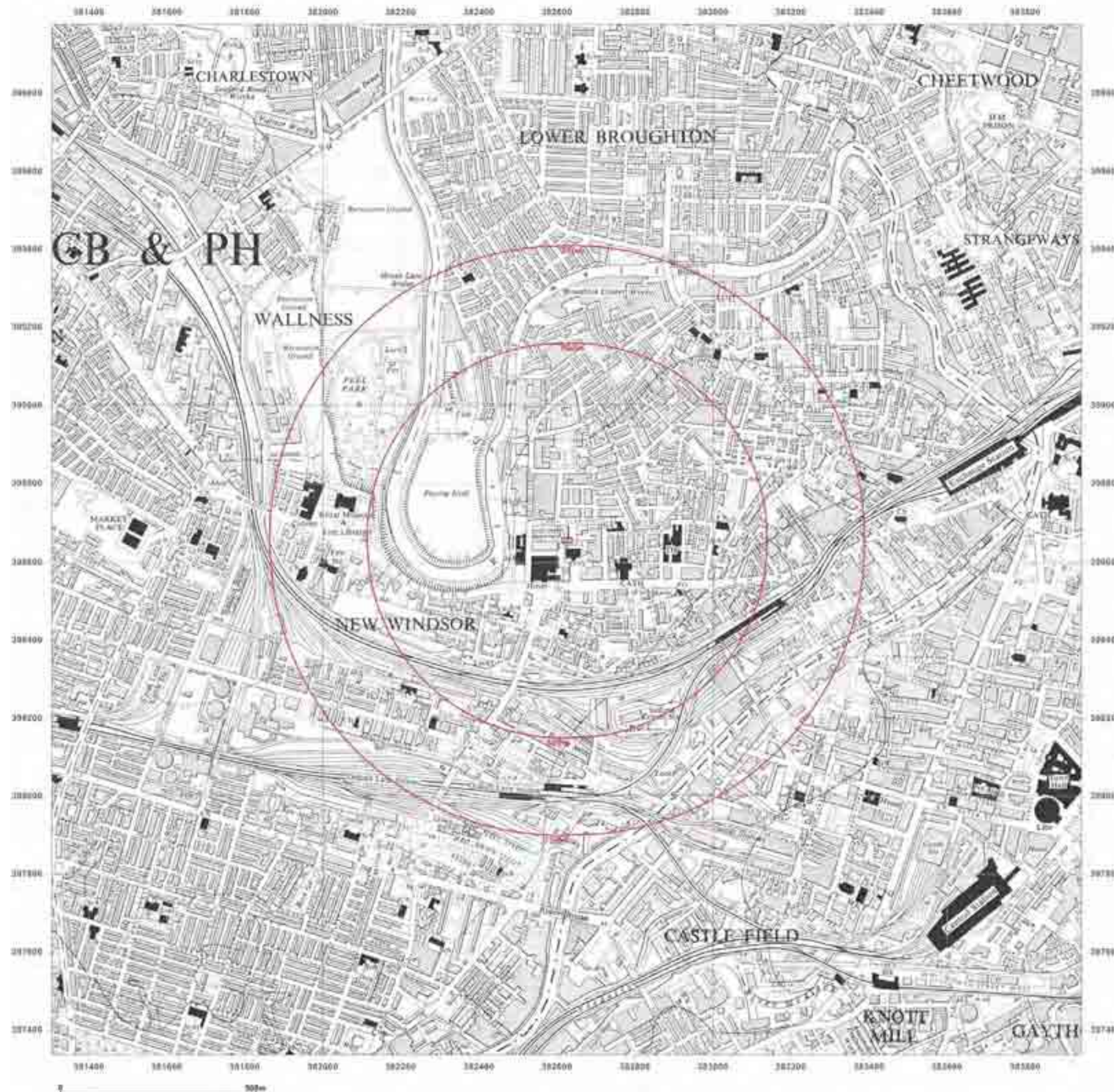


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: National Grid

Map date: 1971

Scale: 1:10,000

Printed at: 1:10,000

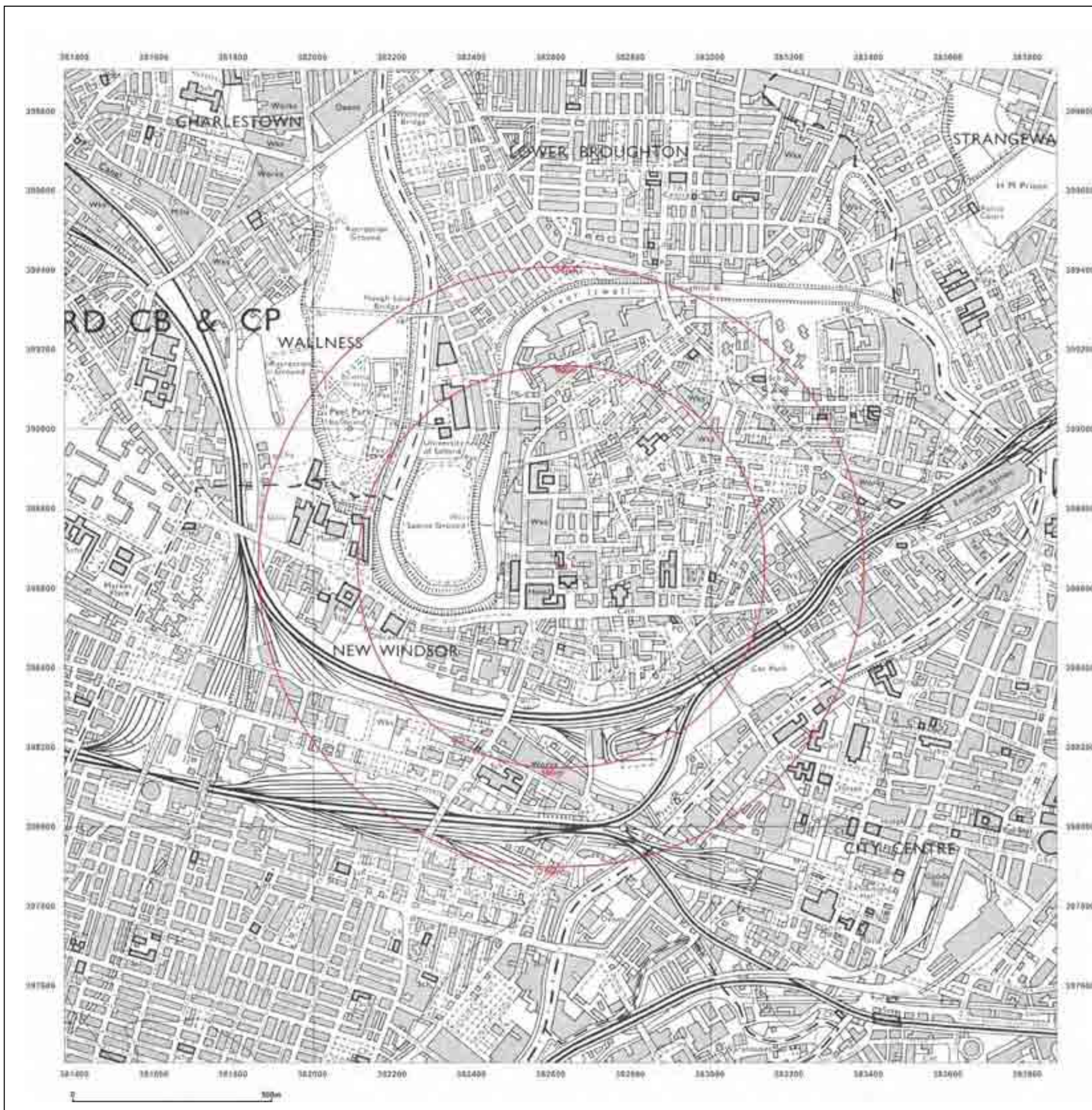


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: National Grid

Map date: 1978

Scale: 1:10,000

Printed at: 1:10,000

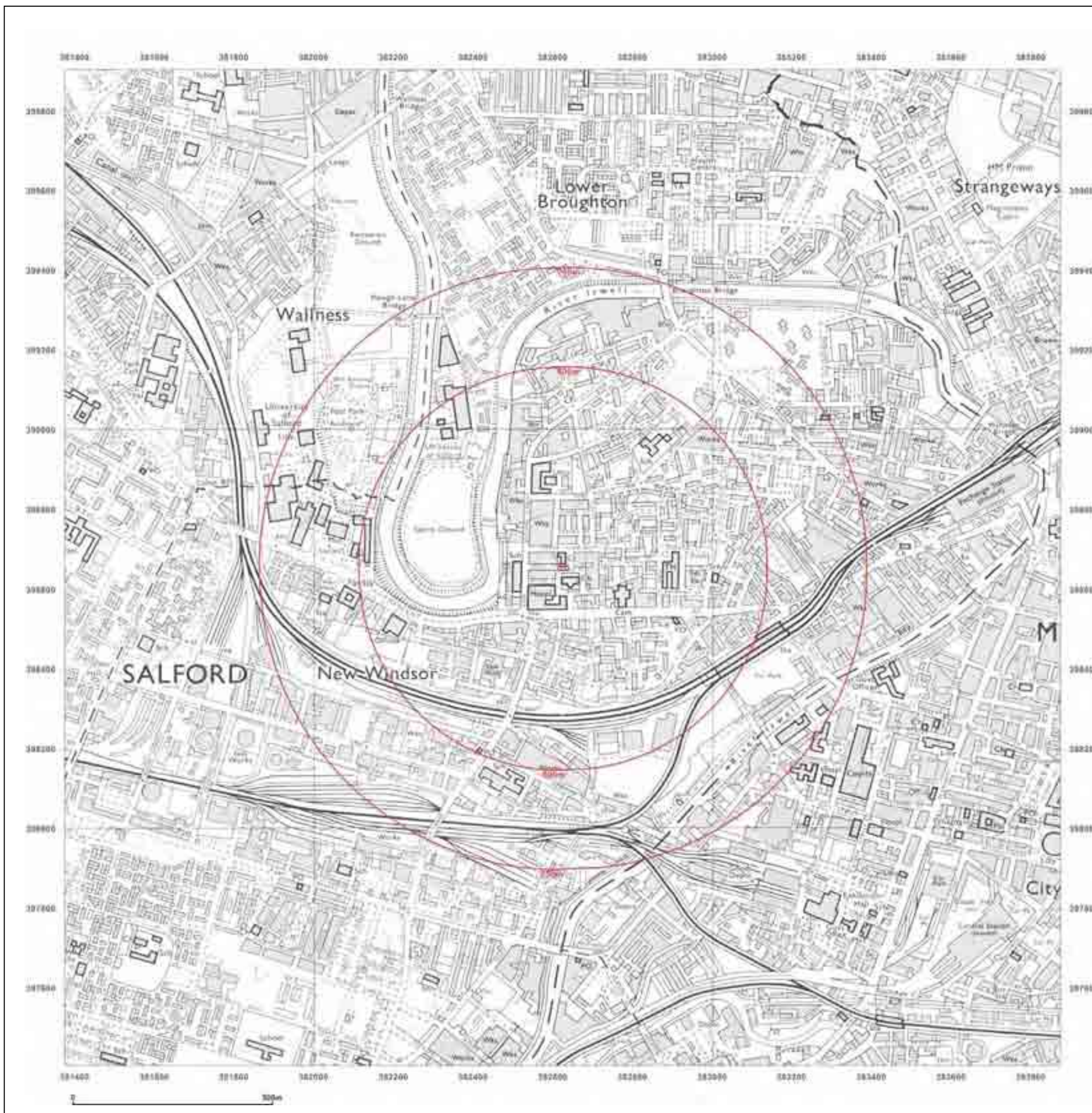


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: National Grid

Map date: 1985

Scale: 1:10,000

Printed at: 1:10,000

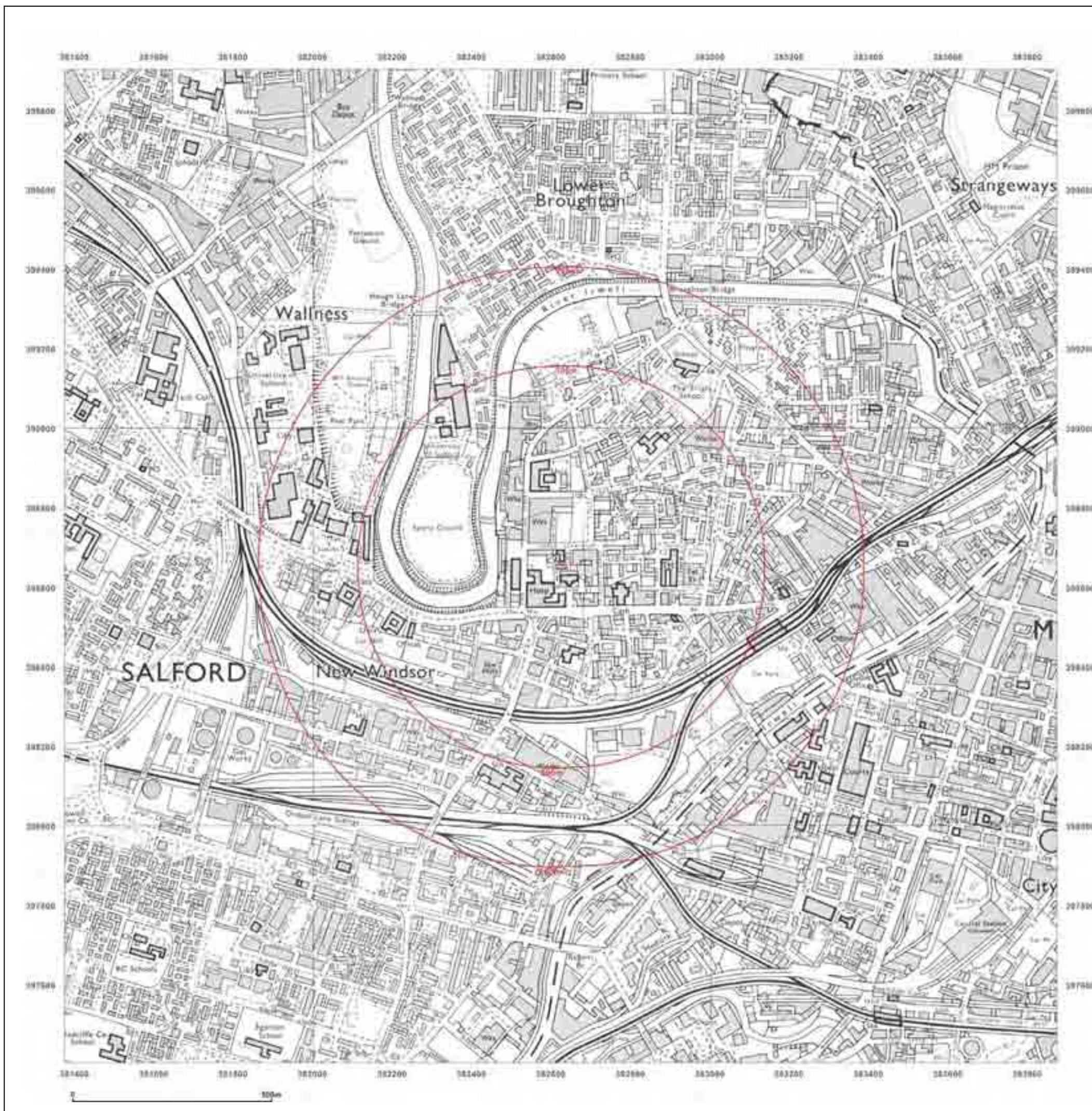


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: National Grid

Map date: 1994

Scale: 1:10,000

Printed at: 1:10,000

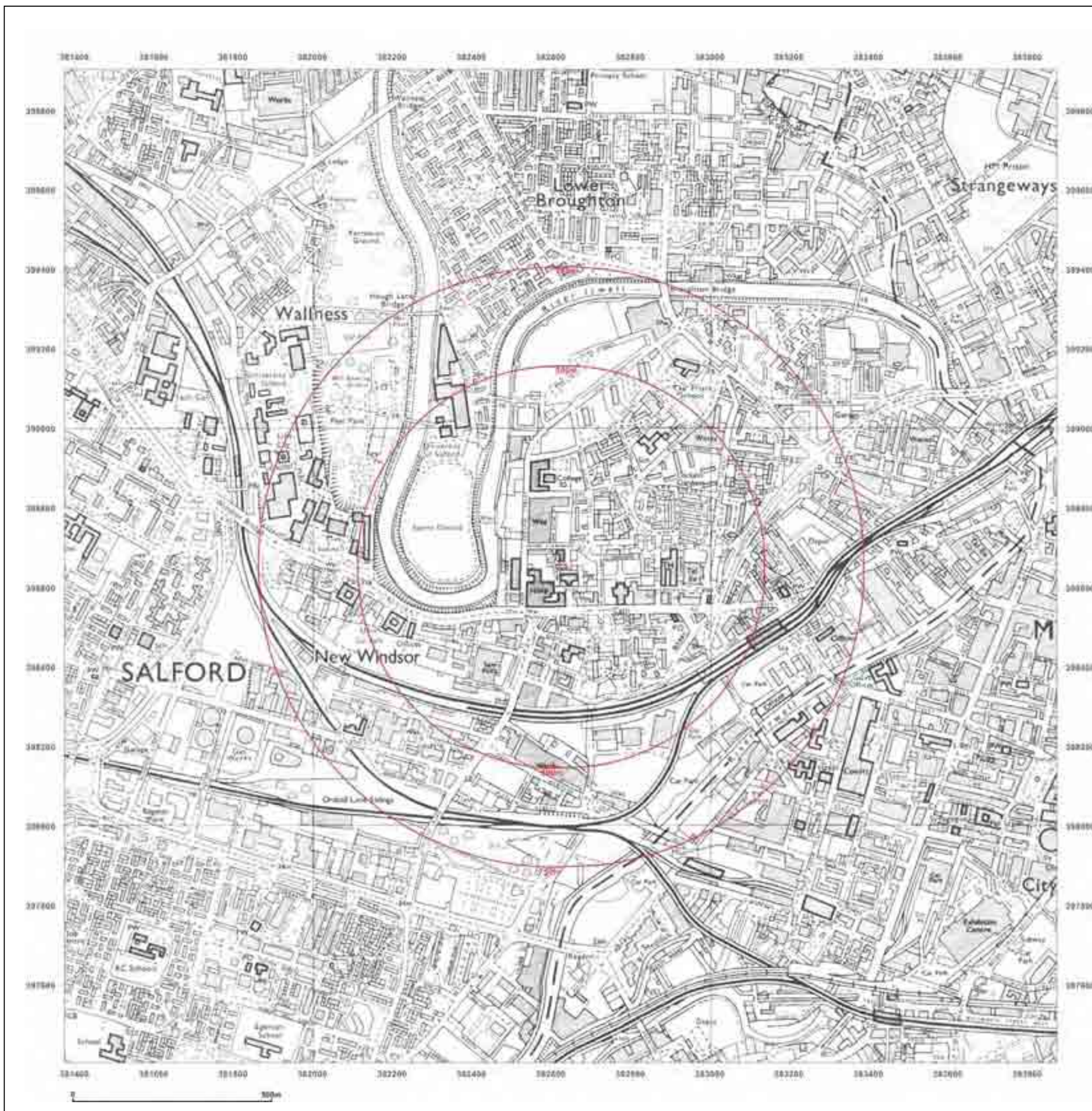


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000

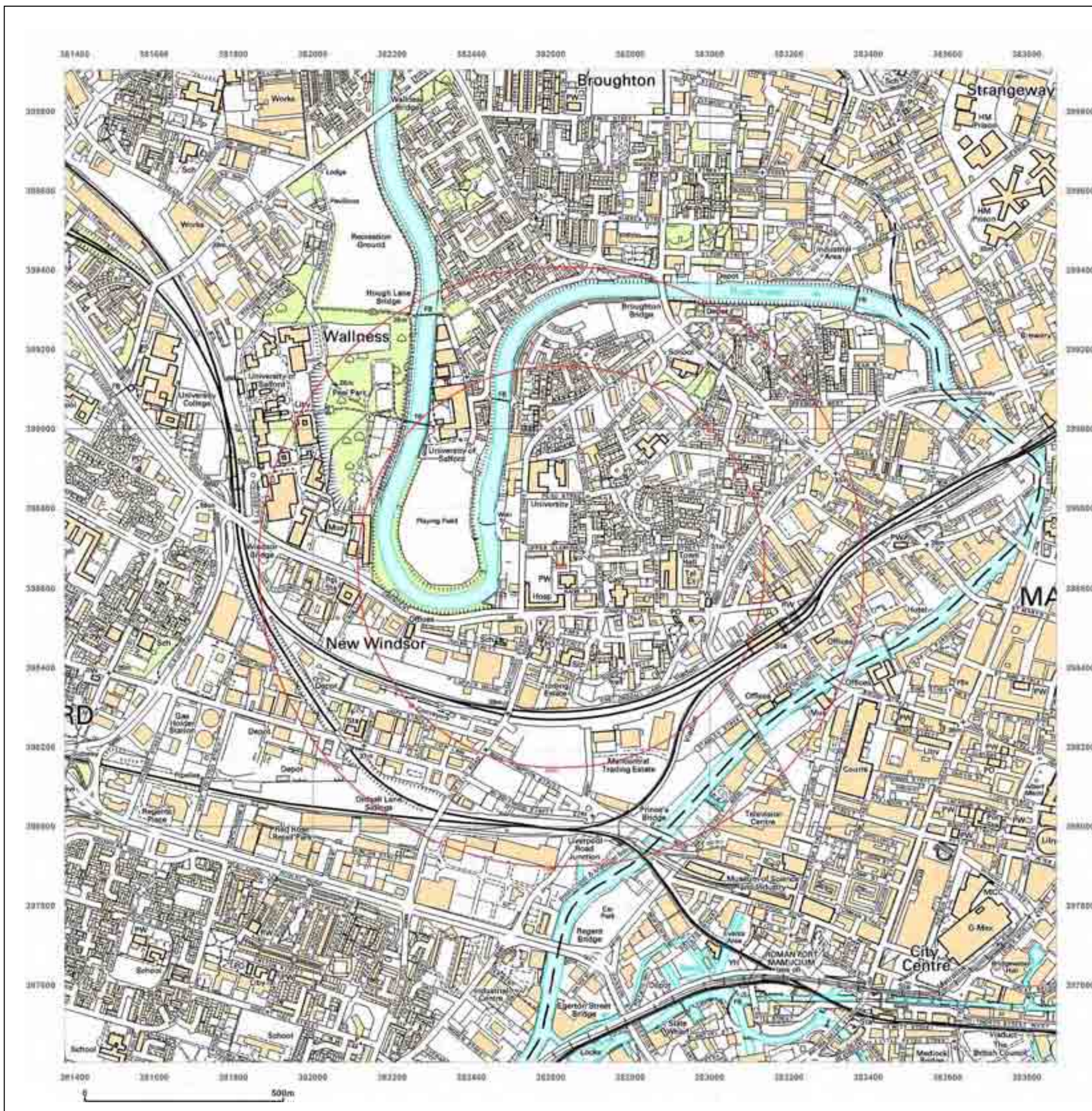


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

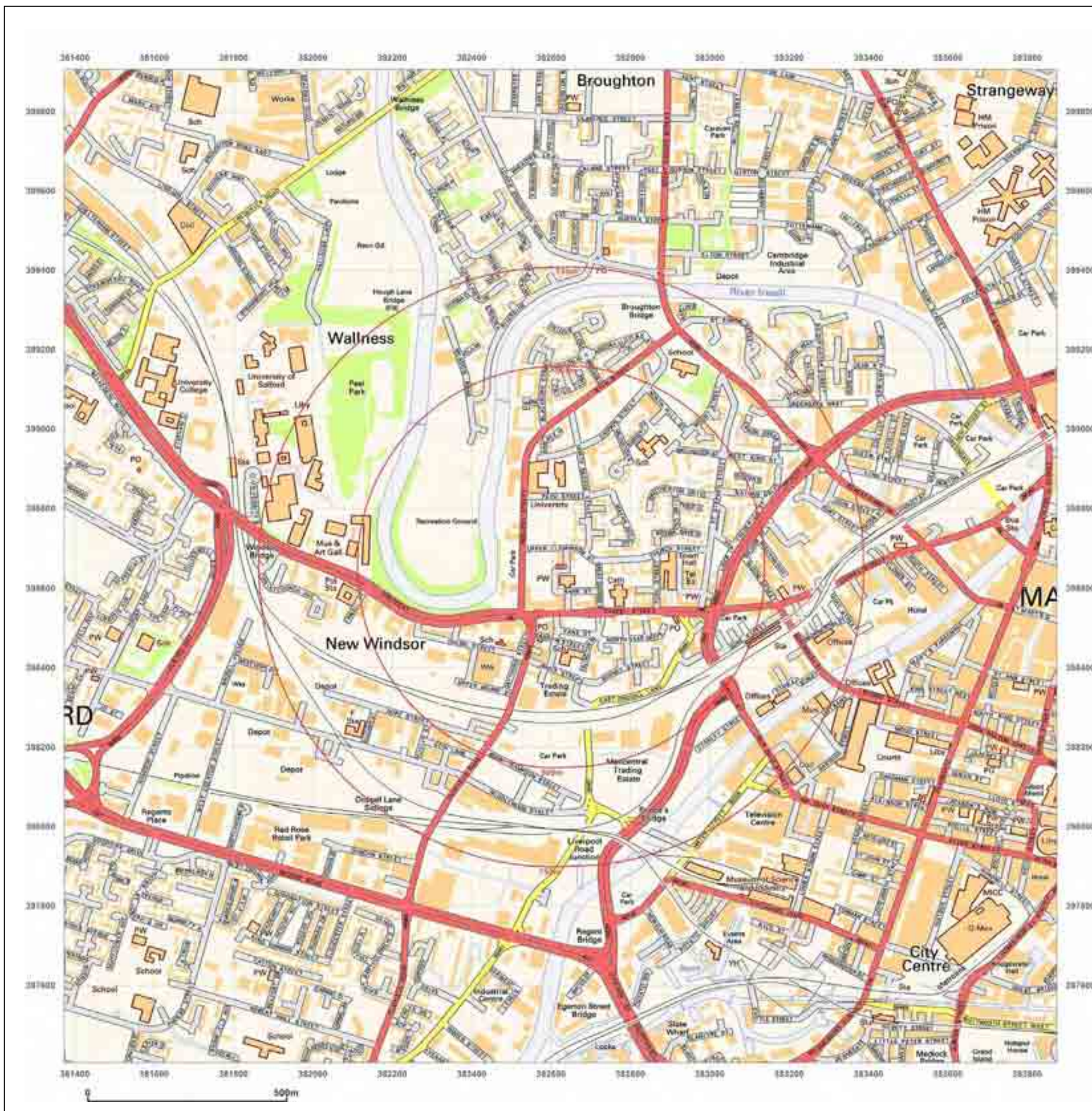


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Site Details:

1, BANK PLACE, SALFORD, M3
6BS

Client Ref: Dock_and_Pulpit
Report Ref: GS-2477178
Grid Ref: 382624, 398656

Map Name: National Grid

Map date: 2014

Scale: 1:10,000

Printed at: 1:10,000

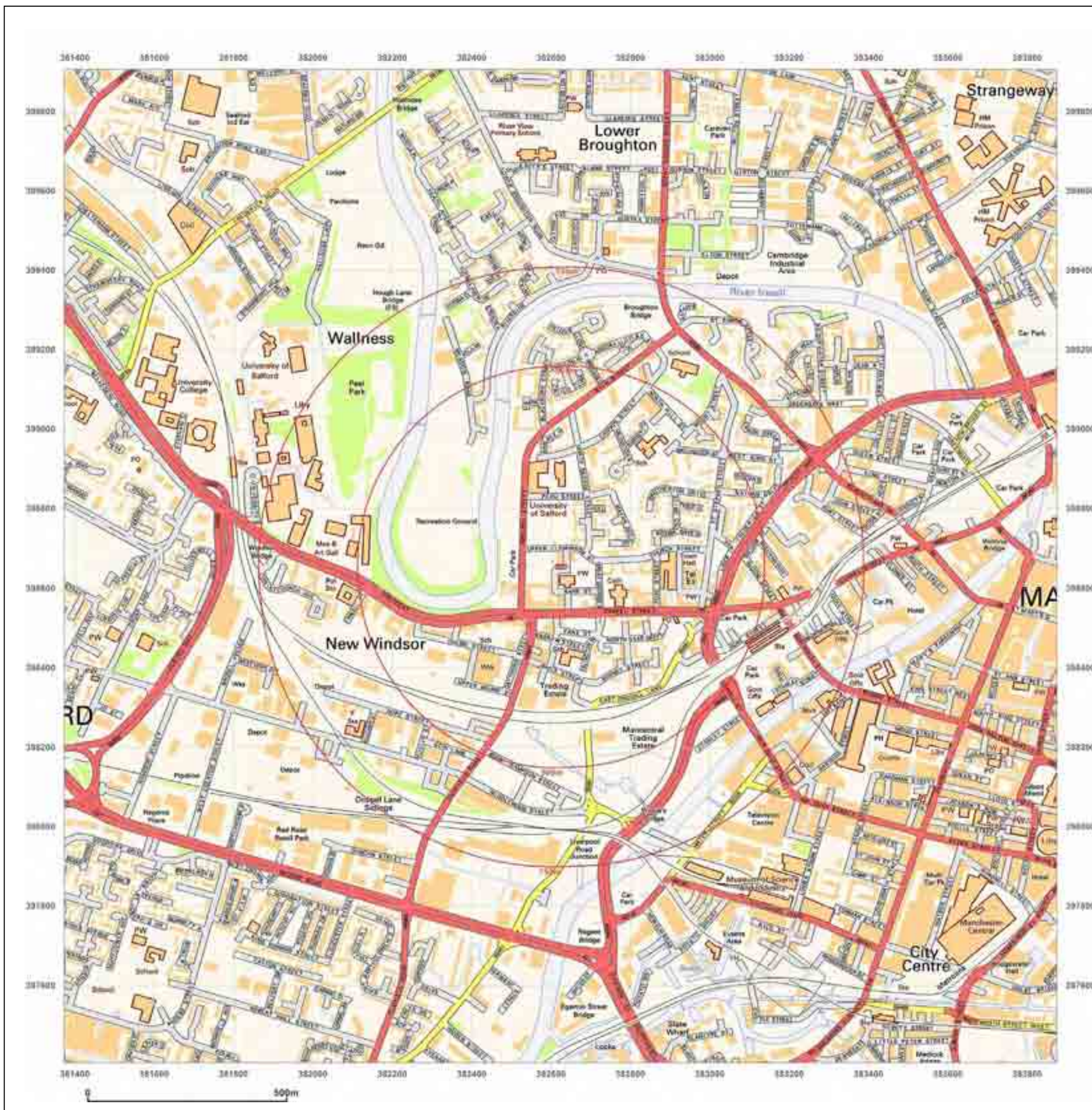


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Dock & Pulpit, Salford

**Phase 1 Desk-top Study: Appendix 3:
GroundSure Environmental Search Data: 1 of 2**

Project No: 1502-15
October 2015
Revision 00

APPENDIX 3: GroundSure Environmental Search Data: 1 of 2

GroundSure EnviroInsight GS-2477176

GroundSure GeoInsight Plus GS-2477177

This document is to be reviewed in conjunction with the Phase 1 Desk-top Study for Dock and Pulpit, Salford.



Renaissance Associates Limited
WOODBURN, SEDDON ROAD,
ALTRINCHAM/HALE, WA14 2UH

Groundsure Reference: GS-2477176
Your Reference: Dock_and_Pulpit
Report Date: 2 Oct 2015
Report Delivery Method: Email - pdf

Groundsure Enviroinsight

Address: 1, BANK PLACE, SALFORD, M3 6BS

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviroinsight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Andy O.', written in a cursive style.

Managing Director
Groundsure Limited

Enc.
Groundsure Enviroinsight



Groundsure Enviroinsight

Address: 1, BANK PLACE, SALFORD, M3 6BS
Date: 2 Oct 2015
Reference: GS-2477176
Client: Renaissance Associates Limited

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 02-Jun-2009
Grid Reference: 382624,398656
Site Size: 0.02ha

Report Reference: GS-2477176
Client Reference: Dock_and_Pulpit

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	0	12	32	219
1.2 Additional Information – Historical Tank Database	0	0	26	78
1.3 Additional Information – Historical Energy Features Database	0	0	10	52
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	18	11
1.6 Potentially Infilled Land	0	0	15	49
Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	0
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	1	5
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
2.1.8 Records of Licensed Discharge Consents	0	0	1	0
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	1	0
2.3.2 National Incidents Recording System, List 1	0	0	0	1
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency Historic Landfill Sites	0	0	0	0	5	1
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	0
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	0	0	0	0	0	1
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	1	Not searched	Not searched
3.2.2 Environment Agency Licensed Waste Sites	0	0	0	4	9	13

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	0	0	1	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	0	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
5.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	Yes
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology	0-500m					
6.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	Yes					
6.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	3	37
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	2
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	12
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	0	0	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500

Section 6: Hydrogeology and Hydrology

0-500m

6.9 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	No	Yes	Yes
6.10 Detailed River Network entries within 500m of the site	0	0	1	0	Not searched	Not searched
6.11 Surface water features within 250m of the study site	No	No	Yes	Not searched	Not searched	Not searched

Section 7: Flooding

7.1 Are there any Environment Agency Zone 2 floodplains within 250m of the study site?	Yes
7.2 Are there any Environment Agency Zone 3 floodplains within 250m of the study site	Yes
7.3 What is the Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site?	Very Low
7.4 Are there any Flood Defences within 250m of the study site?	No
7.5 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
7.6 Are there any areas used for Flood Storage within 250m of the study site?	No
7.7 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Limited potential
7.8 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Low

Section 8: Designated Environmentally Sensitive Sites

On-site 0-50m 51-250 251-500 501-1000 1000-2000

8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	0
8.7 Records of Local Nature Reserves (LNR)	0	0	0	0	0	0
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	1	0	0	0	0	2
8.14 Records of Green Belt land	0	0	0	0	0	0

Section 9: Natural Hazards

9.1 What is the maximum risk of natural ground subsidence?

Very Low

9.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?

Very Low

9.1.2 What is the maximum Landslides hazard rating identified on the study site?

Very Low

9.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?

Negligible

9.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?

Negligible

9.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?

Very Low

9.1.6 What is the maximum Running Sand hazard rating identified on the study site?

Very Low

9.2 Radon

9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?

No radon protective measures are necessary.

Section 10: Mining

10.1 Are there any coal mining areas within 75m of the study site?

Yes

10.2 Are there any Non-Coal Mining areas within 50m of the study site boundary?

No

10.3 Are there any brine affected areas within 75m of the study site?

No

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

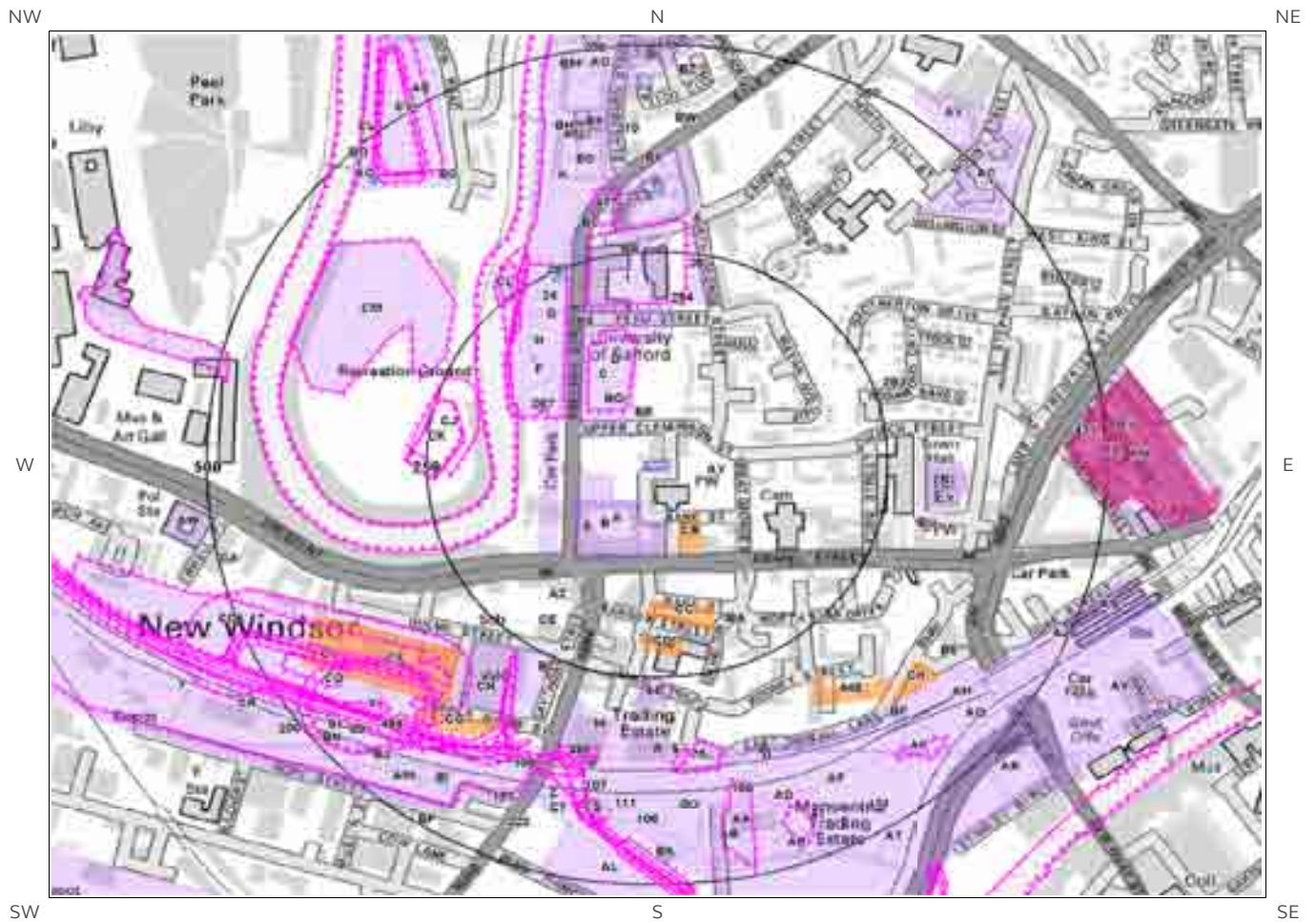
Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Historical Land Use



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1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 263

ID	Distance [m]	Direction	Use	Date
1A	36	S	Hospital	1994
2A	36	S	Hospital	1988
3A	37	S	Hospital	1985
4A	37	S	Hospital	1971
5A	37	S	Hospital	1956
6A	37	S	Hospital	1978
7B	39	S	Hospital	1938
8B	41	S	Hospital	1931
9B	41	S	Hospital	1916
10C	46	NW	Unspecified Commercial/Industrial	1894
11C	47	NW	Iron Works	1923
12B	47	S	Hospital	1923
13C	52	N	Unspecified Works	1985
14C	52	N	Unspecified Works	1971
15C	52	N	Unspecified Works	1988
16C	52	N	Unspecified Works	1978
17D	58	N	Unspecified Works	1994
18D	63	NW	Unspecified Commercial/Industrial	1931
19D	63	NW	Unspecified Commercial/Industrial	1916
20D	63	NW	Iron Works	1906
21D	63	NW	Unspecified Commercial/Industrial	1938
22E	64	SW	Hospital	1894
23E	66	SW	Hospital	1906
24	99	W	Unspecified Commercial/Industrial	1923
25H	107	NW	Bricks Works	1894
26F	109	NW	Bleach Works	1851
27F	114	NW	Unspecified Commercial/Industrial	1906
28F	114	NW	Unspecified Commercial/Industrial	1916
29F	114	NW	Unspecified Commercial/Industrial	1938

30F	114	NW	Unspecified Commercial/Industrial	1931
31G	129	NW	Unspecified Works	1978
32G	129	NW	Unspecified Works	1988
33G	129	NW	Unspecified Works	1985
34H	137	NW	Logwood Mill	1851
35I	169	N	Timber Yard	1894
36I	180	N	Timber Yard	1906
37I	180	N	Unspecified Commercial/Industrial	1938
38	189	N	Unspecified Commercial/Industrial	1851
39CL	244	NW	Refuse Heap	1923
40J	245	SW	Sawmills	1978
41J	245	SW	Sawmills	1985
42J	245	SW	Sawmills	1994
43J	245	SW	Sawmills	1988
44	246	S	Cotton Mill	1851
45	251	N	Dye Works	1894
46CM	260	NW	Unspecified Heap	1906
47BD	260	N	Dye Works	1851
48L	271	N	Unspecified Commercial/Industrial	1894
49K	276	N	Unspecified Commercial/Industrial	1938
50K	276	N	Unspecified Commercial/Industrial	1916
51K	276	N	Unspecified Commercial/Industrial	1931
52K	276	N	Unspecified Commercial/Industrial	1906
53L	280	N	Unspecified Commercial/Industrial	1906
54L	280	N	Unspecified Commercial/Industrial	1916
55L	280	N	Unspecified Commercial/Industrial	1931
56L	280	N	Unspecified Commercial/Industrial	1938
57L	280	N	Unspecified Commercial/Industrial	1923
58L	285	N	Print Works	1851
59M	291	S	Railway Sidings	1931
60M	291	S	Railway Sidings	1916
61M	291	S	Railway Sidings	1906
62M	291	S	Railway Sidings	1938
63N	293	E	Telephone Exchange	1994
64N	293	E	Telephone Exchange	1985
65N	293	E	Telephone Exchange	1988
66N	293	E	Telephone Exchange	1971

67N	293	E	Telephone Exchange	1978
68O	302	SW	Unspecified Wharf	1938
69O	302	SW	Unspecified Wharf	1916
70O	302	SW	Unspecified Wharf	1906
71O	302	SW	Unspecified Wharf	1931
72CN	303	SW	Coal Wharfs	1851
73U	305	S	Railway Sidings	1923
74P	311	S	Railway Sidings	1978
75	311	S	Railway Sidings	1956
76P	311	S	Railway Sidings	1971
77R	323	S	Railway Buildings	1923
78T	330	S	Coal Wharf	1851
79CO	332	SW	Unspecified Wharf	1923
80Q	335	S	Railway Sidings	1932
81Q	335	S	Railway Sidings	1905
82Q	335	S	Railway Sidings	1938
83	335	S	Railway Sidings	1916
84R	335	S	Railway Buildings	1916
85S	335	S	Railway Buildings	1905
86S	335	S	Railway Buildings	1932
87S	335	S	Railway Buildings	1938
88T	339	S	Unspecified Heap	1851
89	345	S	Railway Sidings	1994
90U	345	SW	Unspecified Wharf	1894
91	347	S	Railway Sidings	1988
92O	347	SW	Unspecified Wharf	1894
93V	350	S	Railway Sidings	1931
94V	350	S	Railway Sidings	1938
95V	350	S	Railway Sidings	1916
96V	350	S	Railway Sidings	1906
97AI	351	S	Railway Sidings	1896
98W	353	S	Railway Building	1916
99X	355	SW	Unspecified Wharf	1894
100CQ	357	SW	Unspecified Wharf	1923
101	357	S	Railway Sidings	1851
102W	359	S	Railway Building	1923
103X	359	SW	Unspecified Wharf	1931
104X	359	SW	Unspecified Wharf	1916
105CR	371	S	Cuttings	1985
106	375	S	Unspecified Commercial/Industrial	1851
107	376	S	Railway Sidings	1851
108	377	S	Railway Sidings	1851
109	378	S	Railway Building	1956
110AA	384	S	Coal Wharf	1851
111	386	S	Railway Sidings	1851

112	397	NW	Unspecified Commercial/Industrial	1923
113BJ	398	SW	Railway Sidings	1896
114Y	398	SW	Railway Sidings	1931
115Y	398	SW	Railway Sidings	1938
116Y	398	SW	Railway Sidings	1906
117Y	398	SW	Railway Sidings	1916
118Z	404	S	Railway Building	1938
119Z	404	S	Railway Building	1932
120Z	404	S	Railway Building	1916
121Z	404	S	Railway Building	1905
122AA	406	S	Railway Building	1956
123AA	406	S	Railway Building	1971
124AA	408	S	Railway Building	1896
125X	409	SW	Unspecified Wharf	1906
126X	409	SW	Unspecified Wharf	1938
127AB	410	S	Railway Building	1916
128AB	410	S	Railway Building	1905
129AB	410	S	Railway Building	1923
130AB	410	S	Goods Sheds	1932
131AB	410	S	Goods Sheds	1938
132AC	410	NE	Unspecified Works	1971
133AC	410	NE	Unspecified Works	1988
134AC	410	NE	Unspecified Works	1978
135AC	410	NE	Unspecified Works	1985
136AC	410	NE	Unspecified Works	1994
137	411	SE	Railway Sidings	1894
138CT	413	S	Railway Buildings	1923
139AD	413	S	Goods Station	1938
140AD	413	S	Railway Building	1923
141AD	413	S	Goods Station	1932
142AD	413	S	Goods Station	1916
143AD	413	S	Goods Station	1905
144AD	413	S	Railway Building	1896
145AD	413	S	Railway Building	1956
146AD	413	S	Railway Building	1971
147AE	415	NW	Unspecified Commercial/Industrial	1931
148AE	415	NW	Unspecified Commercial/Industrial	1916
149AE	415	NW	Unspecified Commercial/Industrial	1906
150AE	415	NW	Unspecified Commercial/Industrial	1938
151AA	417	S	Railway Building	1978
152AF	419	SE	Railway Building	1905
153AF	419	SE	Railway Building	1923

154AF	419	SE	Railway Building	1916
155O	419	SW	Coal Wharf	1851
156Y	422	SW	Railway Sidings	1894
157	424	S	Railway Building	1923
158AG	424	N	Unspecified Commercial/Industrial	1938
159AG	424	N	Unspecified Commercial/Industrial	1906
160AG	424	N	Unspecified Commercial/Industrial	1931
161AG	424	N	Unspecified Commercial/Industrial	1916
162AG	424	N	Unspecified Commercial/Industrial	1923
163AH	426	SE	Railway Building	1931
164AH	426	SE	Railway Building	1916
165AI	427	S	Railway Building	1978
166AJ	429	SE	Railway Station	1938
167AJ	429	SE	Railway Station	1931
168AJ	429	SE	Railway Station	1916
169AJ	429	SE	Railway Station	1906
170AJ	429	SE	Railway Station	1923
171	434	SE	Railway Building	1978
172AK	435	SE	Railway Building	1956
173AK	435	SE	Railway Building	1931
174AK	435	SE	Railway Building	1916
175AL	435	S	Unspecified Works	1988
176AL	435	S	Unspecified Works	1971
177AL	435	S	Unspecified Works	1985
178AL	435	S	Unspecified Works	1994
179AL	435	S	Unspecified Works	1978
180AL	435	S	Rolling Mills	1956
181AL	435	S	Rolling Mills	1932
182AL	435	S	Rolling Mills	1938
183AK	436	SE	Railway Building	1938
184AK	436	SE	Railway Building	1932
185BL	437	N	Print Works	1851
186AK	438	SE	Railway Building	1896
187AK	438	SE	Railway Building	1916
188AK	438	SE	Railway Building	1905
189AM	439	SW	Railway Building	1956
190AJ	441	SE	Railway Station	1956
191AK	441	SE	Railway Building	1923
192CU	442	NW	Pumping Station	1923
193AJ	443	SE	Railway Station	1971
194AJ	443	SE	Railway Station	1978
195AM	444	SW	Goods Shed	1916

196AJ	446	SE	Railway Station	1894
197AM	446	SW	Goods Shed	1938
198AM	446	SW	Goods Shed	1932
199AO	450	NW	Pumping Station	1894
200	450	SW	Cotton Mill	1851
201AM	451	SW	Goods Shed	1923
202AN	454	E	Unspecified Commercial/Industrial	1938
203AN	454	E	Unspecified Commercial/Industrial	1931
204AN	454	E	Gas Works	1906
205AN	454	E	Gas Works	1916
206AN	454	E	Unspecified Commercial/Industrial	1894
207AN	454	E	Gas Works	1923
208	454	N	Dye Works	1851
209AO	457	NW	Pumping Station	1916
210AO	457	NW	Pumping Station	1906
211AO	457	NW	Pumping Station	1938
212AO	457	NW	Pumping Station	1931
213AQ	457	SE	Railway Building	1923
214AI	461	S	Railway Building	1896
215BY	462	E	Gas Works	1851
216AI	462	S	Goods Station	1956
217AI	462	S	Railway Building	1971
218AN	462	E	Unspecified Commercial/Industrial	1956
219AN	462	E	Unspecified Works	1971
220AO	464	NW	Windmill	1851
221AP	466	S	Goods Sheds	1923
222AP	466	S	Goods Sheds	1916
223AP	466	S	Goods Sheds	1938
224AP	466	S	Goods Sheds	1932
225AP	466	S	Railway Building	1905
226AQ	472	SE	Railway Building	1956
227BM	477	N	Chimney	1978
228AL	483	S	Iron Rolling Mill	1851
229AR	485	SE	Goods Shed	1932
230AR	485	SE	Goods Shed	1916
231AR	485	SE	Railway Building	1905
232AR	485	SE	Goods Shed	1938
233AV	485	SE	Unspecified Yard	1956
234AS	486	E	Railway Station	1985
235AS	486	E	Railway Station	1988
236AS	486	E	Railway Station	1994
237AR	486	SE	Goods Shed	1923

238CW	487	W	Unspecified Ground Workings	1931
239AT	488	SE	Railway Building	1896
240AT	489	SE	Goods Sheds	1923
241AT	489	SE	Goods Sheds	1916
242AT	489	SE	Railway Building	1905
243AT	489	SE	Goods Sheds	1932
244AT	489	SE	Goods Sheds	1938
245AU	491	E	Unspecified Tank	1931
246AU	491	E	Unspecified Tank	1938
247AU	491	E	Gasometer	1906
248AU	491	E	Gasometer	1916
249AU	491	E	Gasometer	1923
250AV	491	SE	Unspecified Yard	1923
251AR	492	SE	Railway Building	1896
252AU	493	E	Unspecified Tank	1894
253AW	494	W	Police Station	1971
254AW	494	W	Police Station	1978
255AW	494	W	Police Station	1988
256AW	494	W	Police Station	1994
257AW	494	W	Police Station	1985
258AR	494	SE	Railway Building	1956
259AU	495	E	Unspecified Tanks	1956
260AU	495	E	Unspecified Tanks	1971
261AX	500	NE	Unspecified Works	1978
262AX	500	NE	Unspecified Works	1971
263V	500	SE	Unspecified Tank	1923

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary:

104

ID	Distance (m)	Direction	Use	Date
264AY	54	E	Tanks	1955
265AY	55	E	Tanks	1955
266BQ	76	NW	Unspecified Tank	1933
267	128	NW	Unspecified Tank	1890
268F	146	NW	Unspecified Tank	1892
269F	146	NW	Unspecified Tank	1908
270F	146	NW	Unspecified Tank	1892
271F	175	NW	Unspecified Tank	1955

272F	175	NW	Unspecified Tank	1955
273F	175	NW	Unspecified Tank	1969
274F	176	NW	Unspecified Tank	1983
275F	176	NW	Unspecified Tank	1970
276AZ	182	SW	Unspecified Tank	1983
277AZ	182	SW	Unspecified Tank	1990
278AZ	182	SW	Unspecified Tank	1993
279AZ	182	SW	Unspecified Tank	1994
280AZ	182	SW	Unspecified Tank	1993
281AZ	182	SW	Unspecified Tank	1993
282AZ	182	SW	Unspecified Tank	1994
283AZ	183	SW	Unspecified Tank	1969
284	191	N	Unspecified Tank	1891
285BA	196	SE	Unspecified Tank	1994
286BA	196	SE	Unspecified Tank	1993
287	233	NW	Unspecified Tank	1908
288BB	250	N	Unspecified Tank	1955
289BB	250	N	Unspecified Tank	1949
290BB	251	N	Unspecified Tank	1955
291BB	251	N	Unspecified Tank	1955
292BB	251	N	Unspecified Tank	1949
293	271	E	Tanks	1891
294BC	286	N	Unspecified Tank	1933
295BC	286	N	Unspecified Tank	1922
296BC	303	N	Unspecified Tank	1891
297L	317	N	Unspecified Tank	1949
298L	318	N	Unspecified Tank	1955
299L	318	N	Unspecified Tank	1955
300L	318	N	Unspecified Tank	1949
301L	318	N	Unspecified Tank	1955
302K	336	N	Unspecified Tank	1908
303BD	381	N	Unspecified Tank	1949
304BD	381	N	Unspecified Tank	1951
305BE	390	SE	Unspecified Tank	1949
306BE	390	SE	Unspecified Tank	1955
307BF	390	SE	Unspecified Tank	1892
308BF	390	SE	Unspecified Tank	1892
309BF	391	SE	Unspecified Tank	1891
310	395	N	Unspecified Tank	1933
311BG	405	NW	Unspecified Tank	1922
312BG	405	NW	Unspecified Tank	1933
313BH	408	N	Unspecified Tank	1933
314BH	410	N	Tanks	1949
315BH	414	N	Tanks	1951
316BH	414	N	Tanks	1949
317BH	416	N	Tanks	1949

318BI	438	SW	Unspecified Tank	1992
319BI	439	SW	Unspecified Tank	1982
320BI	439	SW	Unspecified Tank	1989
321BJ	448	SW	Unspecified Tank	1891
322	449	S	Tanks	1981
323AN	453	E	Gas Works	1892
324AN	453	E	Gas Works	1922
325AN	453	E	Gas Works	1908
326AN	453	E	Gas Works	1892
327AO	453	NW	Unspecified Tank	1890
328AO	454	NW	Unspecified Tank	1949
329AO	454	NW	Unspecified Tank	1955
330BK	455	S	Tanks	1953
331BK	455	S	Tanks	1955
332BK	455	S	Tanks	1955
333AU	456	E	Gas Works	1891
334AO	456	NW	Unspecified Tank	1933
335AO	457	NW	Unspecified Tank	1950
336AU	459	E	Gas Works	1949
337AN	459	E	Gas Works	1957
338BL	478	N	Unspecified Tank	1933
339BM	480	N	Unspecified Tank	1958
340BN	482	SW	Unspecified Tank	1992
341BN	483	SW	Unspecified Tank	1982
342BN	483	SW	Unspecified Tank	1989
343BO	489	NW	Unspecified Tank	1933
344BO	489	NW	Unspecified Tank	1922
345AU	491	E	Gasometer	1892
346AU	491	E	Gasometer	1922
347AU	491	E	Gasometer	1908
348AU	491	E	Unspecified Tank	1933
349BP	492	SW	Unspecified Tank	1970
350	492	NE	Unspecified Tank	1891
351BP	492	SW	Unspecified Tank	1955
352BP	492	SW	Unspecified Tank	1949
353BP	492	SW	Unspecified Tank	1955
354BP	492	SW	Unspecified Tank	1949
355BP	492	SW	Unspecified Tank	1955
356BP	492	SW	Unspecified Tank	1970
357AU	494	E	Gasometer	1891
358V	495	SE	Unspecified Tank	1892
359V	495	SE	Unspecified Tank	1892
360V	495	SE	Unspecified Tank	1922
361AU	497	E	Gasometers	1949
362AU	497	E	Tanks	1953
363AU	497	E	Tanks	1962

364AU	498	E	Gasometer	1957
365AU	498	E	Unspecified Tank	1970
366AU	498	E	Unspecified Tank	1958
367AU	498	E	Unspecified Tank	1963

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary:

62

ID	Distance (m)	Direction	Use	Date
368BQ	52	N	Electricity Substation	1955
369BR	52	N	Electricity Substation	1949
370BR	52	N	Electricity Substation	1955
371BR	52	N	Electricity Substation	1949
372BR	52	N	Electricity Substation	1955
373BS	175	NW	Electricity Substation	1955
374BS	175	NW	Electricity Substations	1949
375BS	175	NW	Electricity Substations	1955
376BS	175	NW	Electricity Substation	1949
377BS	175	NW	Electricity Substation	1955
378BT	264	SW	Electricity Substation	1970
379BT	265	SW	Electricity Substation	1993
380BT	265	SW	Electricity Substation	1993
381BT	265	SW	Electricity Substation	1994
382BT	265	SW	Electricity Substation	1994
383BT	265	SW	Electricity Substation	1993
384BT	265	SW	Electricity Substation	1992
385BT	265	SW	Electricity Substation	1970
386BT	265	SW	Electricity Substation	1982
387BT	265	SW	Electricity Substation	1989
388BT	265	SW	Electricity Substation	1982
389BT	265	SW	Electricity Substation	1981
390BT	266	SW	Electricity Substation	1969
391BT	270	SW	Electricity Substation	1990
392BT	270	SW	Electricity Substation	1983
393BU	299	E	Electricity Substation	1989
394BU	299	E	Electricity Substation	1984
395BU	299	E	Electricity Substation	1991
396BU	300	E	Electricity Substation	1997
397BU	300	E	Electricity Substation	1993
398BU	300	E	Electricity Substation	1970

399BV	356	N	Electricity Substation	1949
400BV	356	N	Electricity Substation	1983
401BV	356	N	Electricity Substation	1951
402BH	390	N	Electricity Substation	1949
403BH	390	N	Electricity Substation	1951
404BW	404	N	Electricity Substation	1997
405BW	404	N	Electricity Substation	1996
406BX	406	N	Electricity Substation	1949
407BX	406	N	Electricity Substation	1951
408AU	453	E	Gas Works	1908
409AU	453	E	Gas Works	1892
410AU	453	E	Gas Works	1892
411AU	453	E	Gas Works	1922
412BY	456	E	Gas Works	1891
413AU	459	E	Gas Works	1949
414BJ	459	SW	Electricity Substation	1992
415AN	459	E	Gas Works	1957
416BJ	460	SW	Electricity Substation	1989
417BJ	460	SW	Electricity Substation	1982
418BZ	463	N	Electricity Substation	1983
419BZ	463	N	Electricity Substation	1969
420BZ	463	N	Electricity Substation	1981
421	465	E	Gas Pump Station	1987
422CA	485	W	Electricity Substation	1990
423CA	485	W	Electricity Substation	1983
424AU	491	E	Gasometer	1908
425AU	491	E	Gasometer	1922
426AU	491	E	Gasometer	1892
427AN	494	E	Gasometer	1891
428BY	497	E	Gasometers	1949
429AN	498	E	Gasometer	1957

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary:

0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary:

29

ID	Distance (m)	Direction	Use	Date
430CB	62	S	Garage	1984
431CB	62	S	Garage	1989
432CB	62	S	Garage	1991
433CB	65	S	Garage	1997
434CB	65	S	Garage	1993
435CB	83	S	Garage	1961
436CB	83	S	Garage	1955
437CB	83	S	Garage	1970
438CB	83	S	Garage	1955
439CB	83	S	Garage	1963
440CC	158	S	Garage	1990
441CC	158	S	Garage	1983
442CC	158	S	Motor Engineering Works	1970
443CC	159	S	Motor and Engineering Works	1969
444CD	197	S	Motor Engineering Works	1970
445CD	197	S	Motor Engineering Works	1969
446CE	212	SW	Garage	1948
447CE	212	SW	Garage	1953
448	303	SE	Garage	1948
449CF	306	SW	Vehicle Maintenance Workshops	1955
450CF	306	SW	Vehicle Maintenance Workshops	1970
451CF	306	SW	Vehicle Maintenance Workshops	1970
452CF	306	SW	Vehicle Maintenance Workshops	1955
453CF	307	SW	Garage	1981
454CG	347	SW	Motor Repairing Works	1970
455CG	347	SW	Motor Repair Works	1970
456CH	362	SE	Garage	1983
457CH	366	SE	Garage	1969
458CH	368	SE	Garage	1970

1.6 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site:

64

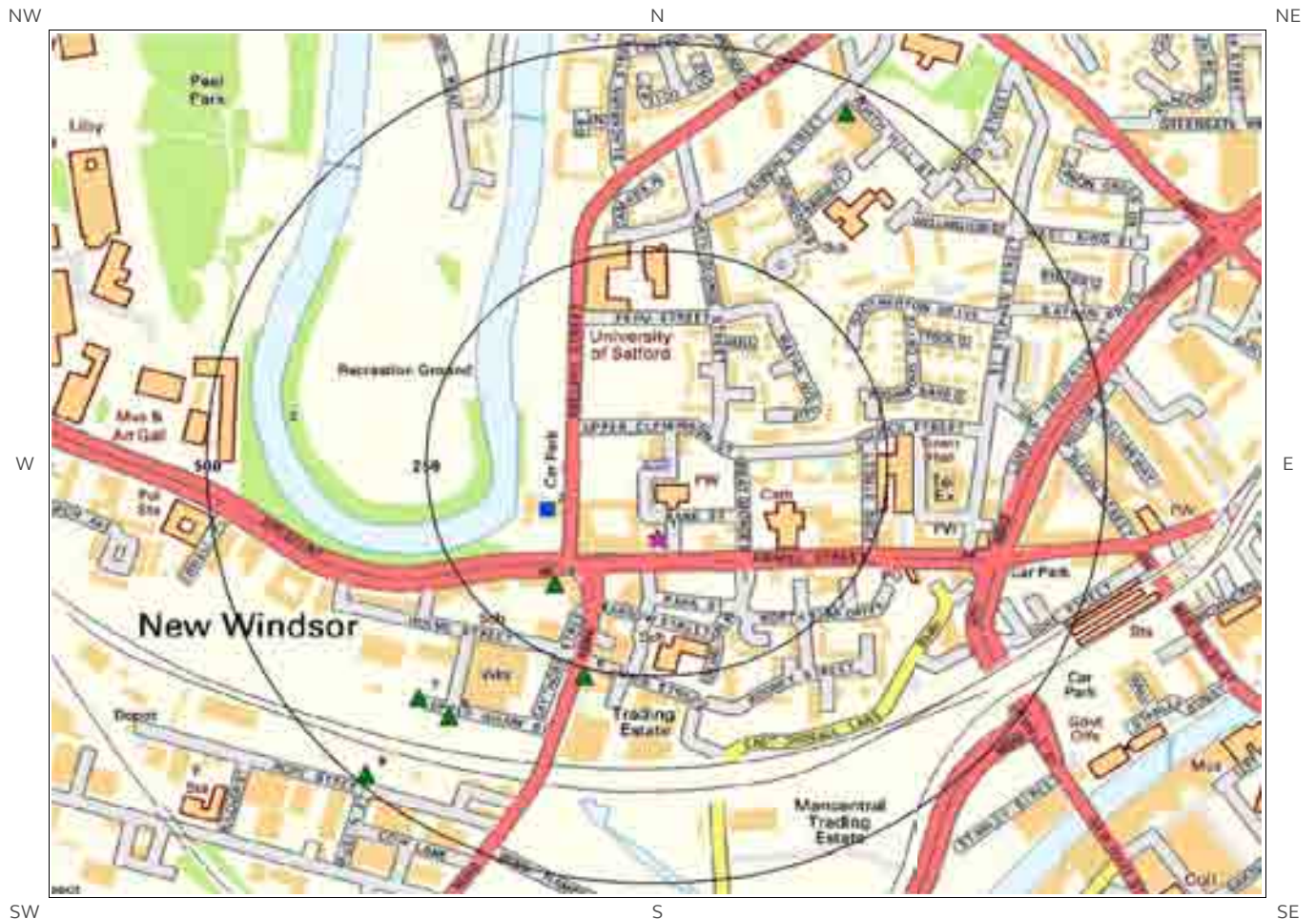
The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
----	-------------	-----------	-----	------

459C	65	N	Ponds	1851
460H	107	NW	Bricks Works	1894
461CI	147	W	Canal	1988
462CI	147	W	Canal	1978
463CI	147	W	Canal	1971
464CI	147	W	Canal	1985
465CI	147	W	Canal	1956
466CI	147	W	Canal	1994
467BB	189	N	Reservoir	1851
468CJ	194	W	Reservoir	1851
469CJ	207	W	Pond	1894
470CK	212	W	Reservoir	1916
471CK	212	W	Reservoir	1906
472CK	212	W	Reservoir	1923
473CL	244	NW	Refuse Heap	1923
474CM	260	NW	Unspecified Heap	1906
475CN	265	SW	Pond	1894
476CN	271	SW	Pond	1923
477	289	N	Pond	1851
478O	302	SW	Unspecified Wharf	1931
479O	302	SW	Unspecified Wharf	1906
480O	302	SW	Unspecified Wharf	1916
481O	302	SW	Unspecified Wharf	1938
482T	330	S	Coal Wharf	1851
483CO	332	SW	Unspecified Wharf	1923
484S	339	S	Unspecified Heap	1851
485	339	S	Pond	1956
486U	345	SW	Unspecified Wharf	1894
487U	346	SW	Pond	1894
488	347	S	Canal	1896
489O	347	SW	Unspecified Wharf	1894
490CP	349	SW	Canal	1931
491CP	349	SW	Canal	1938
492CP	349	SW	Canal	1916
493CP	349	SW	Canal	1906
494	350	S	Canal	1923
495	350	S	Canal	1905
496X	355	SW	Unspecified Wharf	1894
497CQ	357	SW	Unspecified Wharf	1923
498X	359	SW	Unspecified Wharf	1916
499X	359	SW	Unspecified Wharf	1931
500CR	371	S	Cuttings	1985
501AA	384	S	Coal Wharf	1851
502CS	402	S	Pond	1978
503CS	402	S	Pond	1956
504CS	402	S	Pond	1971

505CP	402	SW	Canal	1894
506CT	406	S	Pond	1932
507CS	406	S	Pond	1938
508X	409	SW	Unspecified Wharf	1938
509X	409	SW	Unspecified Wharf	1906
510O	419	SW	Coal Wharf	1851
511CU	422	NW	Pond	1894
512CV	422	NW	Pond	1851
513CV	428	NW	Disused Reservoir	1956
514CV	430	NW	Reservoir	1916
515CV	430	NW	Reservoir	1938
516CV	430	NW	Reservoir	1906
517CV	430	NW	Reservoir	1931
518CV	430	NW	Reservoir	1923
519AK	430	SE	Pond	1851
520AI	431	S	Pond	1851
521BK	446	S	Pond	1956
522CW	487	W	Unspecified Ground Workings	1931

2. Environmental Permits, Incidents and Registers Map



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2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

2.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

0

Database searched and no data found.

2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

6

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
4	176	SW	382508 398508	Address: Henry Sutcliffe Ltd, Hulme Street, Salford 5, M5 4PX Process: Timber Process Status: Historical Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
5	262	S	382542 398397	Address: Synergie - Texaco Service Station, Oldfield Road, Salford, M5 4NE Process: Petrol Vapour Recovery Process Status: Current Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
6	376	SW	382388 398348	Address: Concept Automotive Services, Upper Wharfe Street, Salford, M5 4TY Process: coating Status: Historical Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
7	381	SW	382353 398371	Address: Manchester Tipplers & Aggregates Ltd, Upper Wharf Street, Salford, M5 4TY Process: Concrete & Crushing Process Status: Historical Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
8	461	NE	382841 399074	Address: Hydraulic Transmission Services Ltd, 9 Cannon Street, Salford, M3 6JH Process: WOB < 0.4 MW Status: Current Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
9	489	SW	382293 398279	Address: Cemex UK Materials Ltd - Readymix, Hope Street, Blackfriars, Salford, M5 4NW Process: Cement and Lime Status: Current Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

2.1.8 Records of Licensed Discharge Consents within 500m of the study site:

1

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
3	123	SW	382500 398600	Address: RIVERSIDE RES DEVELOPMENT SWO, THE CRESCENT/ADELPHI STREET, SALFORD, GREATER MANCHESTER Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991216 Permit Version: 1 Receiving Water: Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01-Jul-1991 Revocation Date: 01/07/1991

2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

2.3 Environment Agency Recorded Pollution Incidents

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

1

The following NIRS List 2 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
1	84	S	382625 398565	Incident Date: 15-Aug-2013 Incident Identification: 1148170 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other General Biodegradable Material or Waste Water Impact: Category 4 (No Impact) Land Impact: Category 2 (Significant) Air Impact: Category 4 (No Impact)

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

1

The following NIRS List 1 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
2	414	W		Incident Date: 20-Oct-1999 Incident Identification: 33415.0 Catchments Name: RIVER IRWELL Water Description: RIVER STRETCH (FRESHWATER) Water Course: RIVER MERSEY Incident Substantiated: Yes Priority Description: Immediate (2 Hours) Waste Description: Not Available Water Impact: Significant Impact Land Impact: No Impact Air Impact: No Impact Action Taken: Other

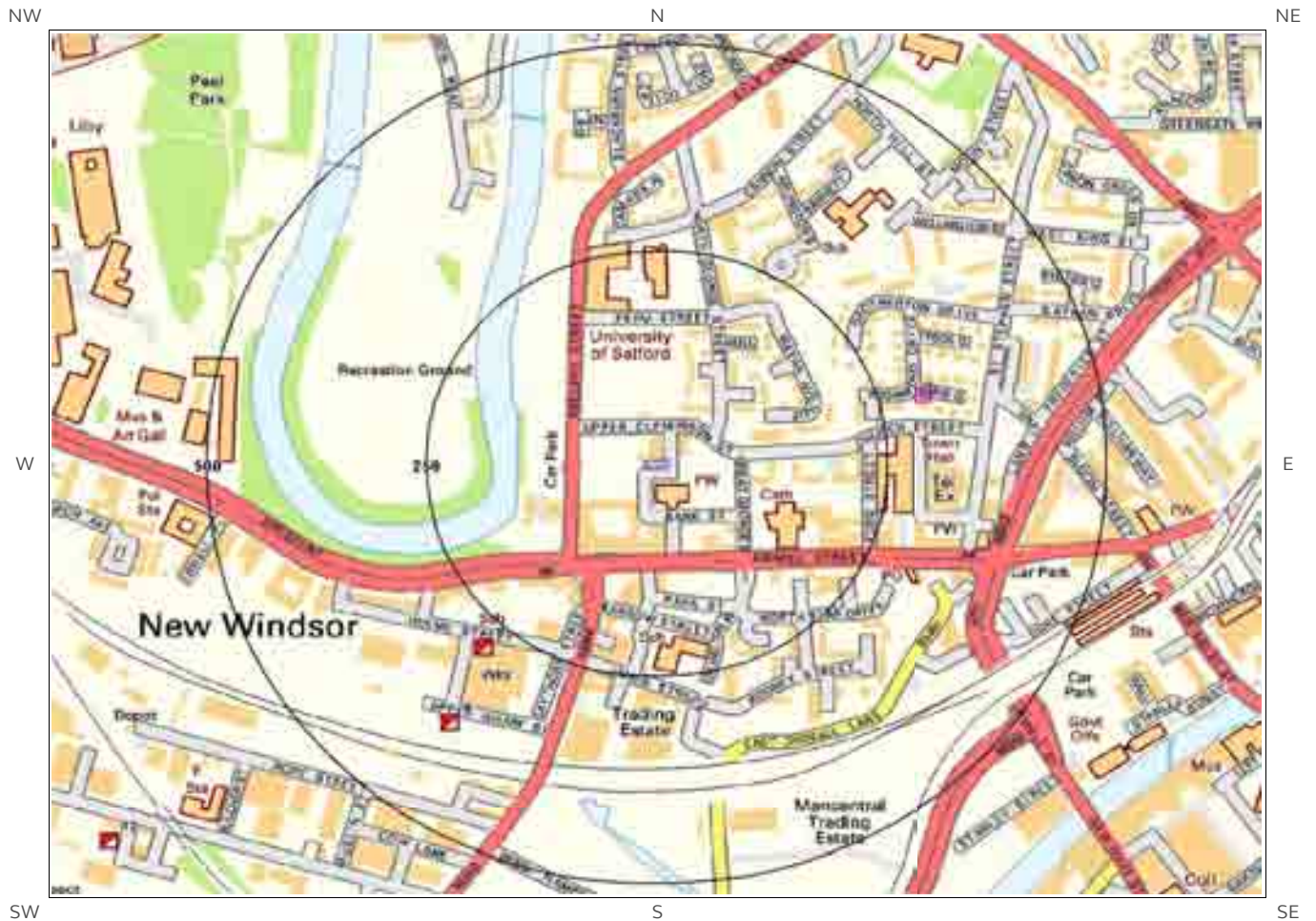
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



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3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site:

6

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
Not shown	651	SW	382000 398000	Site Address: Former Ordsall Lane Sidings, Oldfield Road, Salford, Greater Manchester Waste Licence: Yes Site Reference: E020, RD/LIC/414/85 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 14-Apr-1986 Licence Surrendered: Licence Hold Address: London Midland Operator: - First Recorded: 01-May-1986 Last Recorded: 31-Dec-1986
3	657	NW	382000 399300	Site Address: David Lewis Recreation Ground, Greater Manchester Waste Licence: - Site Reference: E080 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: - Last Recorded: -
Not shown	695	S	382700 397900	Site Address: Wilburn Street, Salford, Greater Manchester Waste Licence: - Site Reference: E052 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: - Last Recorded: -
Not shown	799	W	381700 398400	Site Address: Liverpool Street - West Egerton Street, Salford, Greater Manchester Waste Licence: Yes Site Reference: E031, RD/LIC/143/78 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 13-Jul-1978 Licence Surrendered: Licence Hold Address: 154/156 Broadfield Road, Manchester Operator: - First Recorded: 30-Apr-1978 Last Recorded: 31-Dec-1982

ID	Distance (m)	Direction	NGR	Details	
Not shown	893	NE	383300 399400	Site Address: Overbridge Road, Salford, Greater Manchester Waste Licence: - Site Reference: E090 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: - Last Recorded: -
Not shown	1021	W	381500 398200	Site Address: Land to the West of Windsor Street, Salford, Greater Manchester Waste Licence: - Site Reference: E093 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded: - Last Recorded: -

3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

0

Database searched and no data found.

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

1

The following landfill records are represented as points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Site Address	Source	Data Type
Not shown	1190	NE	383302 399677	Pricewise, 1 Overbridge Road, Salford	Manchester city council	Point

3.2 Other Waste Sites

3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

1

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details		
1	290	E	382927 398737	Type of Site: Waste Paper Works Site Address: N/A	Planning Application Reference: N/A Date: 1949	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon

3.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site:

26

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
8	284	SW	382428 398434	Site Address: 2a, Hulme Street, Salford, Lancashire, M5 4PY Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ACC001 EPR reference: EA/EPR/KP3996CK/S002 Operator: A Cohen & Co Ltd Waste Management licence No: 53734 Annual Tonnage: 30000.0 Issue Date: 17/05/1994 Effective Date: - Modified: - Surrendered Date: 25/03/2002 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: A Cohen & Co Ltd Correspondence Address: -, -
9A	378	SW	382389 398344	Site Address: Manchester Tippers And Aggregates, Upper Wharf Street, Salford, Lancashire, M5 4TY Type: Physical Treatment Facility Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LRN002 EPR reference: EA/EPR/CP3098VU/V003 Operator: Landfill Restoration (Northern) Ltd Waste Management licence No: 53487 Annual Tonnage: 74999.0 Issue Date: 17/08/1998 Effective Date: 08/05/2009 Modified: 02/12/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Manchester Tippers And Aggregates Correspondence Address: -, -
10A	378	SW	382389 398344	Site Address: Manchester Tippers And Aggregates, Upper Wharf Street, Salford, Lancashire, M5 4TY Type: Physical Treatment Facility Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CAN057 EPR reference: EA/EPR/CB3400UG/T001 Operator: Canal & River Trust Waste Management licence No: 53487 Annual Tonnage: 74999.0 Issue Date: 17/08/1998 Effective Date: 04/12/2014 Modified: 02/12/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Land Restoration (Northern) Ltd Correspondence Address: -, -
11A	378	SW	382389 398344	Site Address: Upper Wharf Street, Salford, Lancashire, M5 4TY Type: Physical Treatment Facility Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: LRN002 EPR reference: CP3098VU/T001 Operator: Landfill Restoration (Northern) Ltd Waste Management licence No: 53487 Annual Tonnage: 0.0 Issue Date: 17/08/1998 Effective Date: 08/05/2009 Modified: 12/08/2008 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Manchester Tippers & Aggregates Ltd Correspondence Address: -, -
12	760	SW	382000 398200	Site Address: Land/premises At, West Egerton Street, Salford, Manchester, M5 4LQ Type: Metal Recycling Site (mixed MRS's) Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: EMR001 EPR reference: EA/EPR/EP3198CN/V002 Operator: European Metal Recycling Ltd Waste Management licence No: 50065 Annual Tonnage: 242400.0 Issue Date: 18/07/2002 Effective Date: - Modified: 11/12/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: European Metal Recycling Correspondence Address: -, -

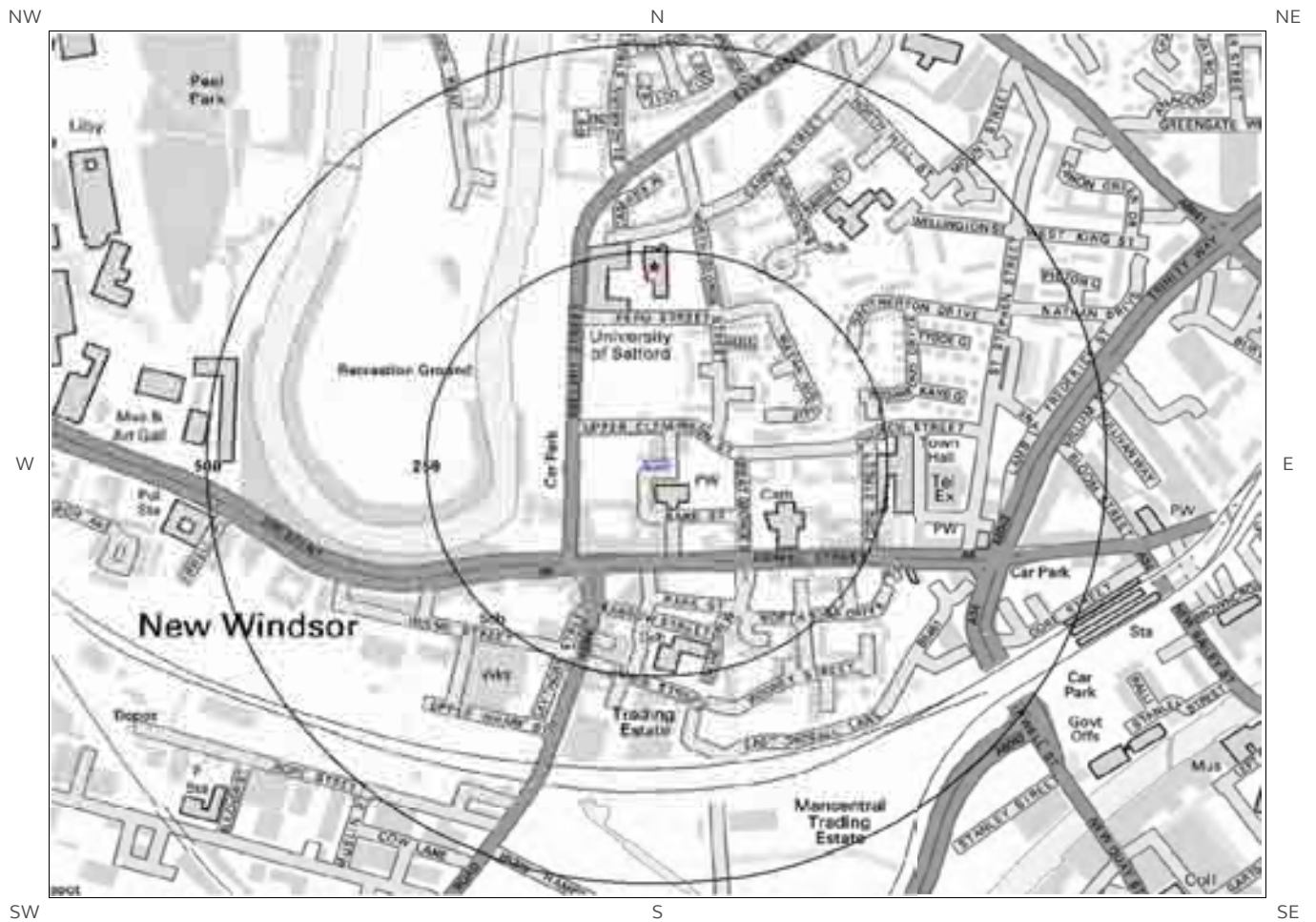
ID	Distance (m)	Direction	NGR	Details	
Not shown	829	SW	382165 397952	Site Address: - Type: Inert & Excavation Waste TS Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: EXL002 EPR reference: EA/EPR/CB3209TD/A001 Operator: Excalon Limited Waste Management licence No: 401934 Annual Tonnage: 75000.0	Issue Date: 17/12/2014 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Duncan Street Correspondence Address: -, -
Not shown	871	SW	382038 397995	Site Address: Duncan Street Ind Est, Duncan Street, Salford, Lancs, M5 3SQ Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: URB008 EPR reference: EA/EPR/GB3332RZ/V003 Operator: Recovered Fuels Shipping Limited Waste Management licence No: 104096 Annual Tonnage: 100000.0	Issue Date: 28/02/2013 Effective Date: - Modified: 02/12/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Duncan Street Industrial Estate Correspondence Address: -, -
Not shown	871	SW	382038 397995	Site Address: Duncan Street, Salford, Lancashire, M5 3SQ Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: URB008 EPR reference: EA/EPR/GB3332RZ/V003 Operator: Recovered Fuels Shipping Ltd Waste Management licence No: 104096 Annual Tonnage: 100000.0	Issue Date: 28/02/2013 Effective Date: - Modified: 02/12/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked Site Name: Duncan Street Industrial Estate Correspondence Address: -, -
Not shown	873	SW	382034 397996	Site Address: Duncan Street Ind Est, Duncan Street, Salford, Lancs, M5 3SQ Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: URB008 EPR reference: EA/EPR/GB3332RZ/V002 Operator: Urban Aggregates (M / C) Limited Waste Management licence No: 104096 Annual Tonnage: 100000.0	Issue Date: 28/02/2013 Effective Date: - Modified: 14/08/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Duncan Street Industrial Estate Correspondence Address: -, -
Not shown	933	S	382841 397739	Site Address: Medlock House, New Elm Road, Manchester, M3 4JW Type: Mobile Plant Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: RES001 EPR reference: - Operator: Resource And Environmental Consultants Ltd Waste Management licence No: 50480 Annual Tonnage: 75000.0	Issue Date: 12/12/2006 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: R E M Mobile Plant Correspondence Address: -, 25, Barnes Wallis Road, Segensworth East, Fareham, PO15 5TT

ID	Distance (m)	Direction	NGR	Details	
Not shown	933	S	382841 397739	Site Address: Medlock House, New Elm Road, Manchester, M3 4JW Type: Mobile Plant Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: RES001 EPR reference: - Operator: Rec Remediation Ltd Waste Management licence No: 50480 Annual Tonnage: 75000.0	Issue Date: 12/12/2006 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Rec Remediation Ltd - Mobile Plant Correspondence Address: -, 25, Barnes Wallis Road, Segensworth East, Fareham, Hampshire, PO15 5TT
Not shown	933	S	382841 397739	Site Address: Mobile Plant Permit Type: Mobile Plant Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SOI005 EPR reference: EA/EPR/GP3895SV/T001 Operator: Soil & Water Remediation Ltd Waste Management licence No: 50480 Annual Tonnage: 0.0	Issue Date: 12/12/2006 Effective Date: 20/05/2010 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Mobile Plant Correspondence Address: -, -
Not shown	993	W	381690 398282	Site Address: Gas Works Site, Liverpool Street, Salford, Lancashire, M5 4DG Type: Material Recycling Treatment Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ABC001 EPR reference: EA/EPR/FP3492CT/S002 Operator: A & B Containers Ltd Waste Management licence No: 53508 Annual Tonnage: 0.0	Issue Date: 27/03/1998 Effective Date: - Modified: - Surrendered Date: 27/07/2011 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: A & B Containers British Gas Site Correspondence Address: -, -
Not shown	1066	NE	383200 399566	Site Address: Cambridge Industrial Area, Cottenham Lane, Salford, Lancashire, M7 1GS Type: Special Waste Transfer Station Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GSC001 EPR reference: EA/EPR/UP3692CM/S002 Operator: Granyte Surface Coatings Plc Waste Management licence No: 53446 Annual Tonnage: 50000.0	Issue Date: 21/09/1999 Effective Date: - Modified: - Surrendered Date: 03/07/2002 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Granyte Surface Coatings Plc Correspondence Address: -, -
Not shown	1098	NE	383354 399493	Site Address: 23, Cottenham Lane, Salford, Manchester, M7 1TH Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MOT002 EPR reference: EA/EPR/SP3694CX/A001 Operator: Motor Body Services (salford) Ltd Waste Management licence No: 50240 Annual Tonnage: 2500.0	Issue Date: 13/07/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: M B S & Partfirst Correspondence Address: -, -
Not shown	1098	NE	383354 399493	Site Address: 23, Cottenham Lane, Salford, Manchester, M7 1TH Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MOT002 EPR reference: EA/EPR/SP3694CX/A001 Operator: Motor Body Services (Salford) Ltd Waste Management licence No: 50240 Annual Tonnage: 2500.0	Issue Date: 13/07/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: M B S & Partfirst Correspondence Address: -, -

ID	Distance (m)	Direction	NGR	Details	
Not shown	1228	NE	383201 399751	Site Address: Unit 26, Caroline Street, Salford, Manchester, M7 1SS Type: Material Recycling Treatment Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: EGR001 EPR reference: EA/EPR/YP3492CM/A001 Operator: Gregson Ernest Waste Management licence No: 53620 Annual Tonnage: 2083.333	Issue Date: 15/03/1996 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired Site Name: Star Drums Correspondence Address: -, -
Not shown	1367	W	381335 398165	Site Address: Mobile Plant Type: Mobile Plant Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: DEE001 EPR reference: EA/EPR/LP3399LC/T001 Operator: Deep Green (U K) Ltd Waste Management licence No: 50039 Annual Tonnage: 24999.0	Issue Date: 30/04/1999 Effective Date: 21/02/2006 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Abricon Mobile Plant Correspondence Address: -, -
Not shown	1367	W	381335 398165	Site Address: - Type: Mobile Plant Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ITG001 EPR reference: - Operator: The I T Group Infrastructure & Environmental Ltd. Waste Management licence No: 50039 Annual Tonnage: 0.0	Issue Date: 30/04/1999 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: The I T Group Mobile Plant Correspondence Address: -, 10 First Quarter, Blenheim Road, Epsom, Surrey, KT10 9QM
Not shown	1367	W	381335 398165	Site Address: - Type: Mobile Plant Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: ITG001 EPR reference: - Operator: Abricon Ltd Waste Management licence No: 50039 Annual Tonnage: 0.0	Issue Date: 30/04/1999 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Abricon Mobile Plant Correspondence Address: -, Embassy House, 5th Floor, Queens Avenue, Clifton, Bristol, BS8 1SB
Not shown	1367	W	381335 398165	Site Address: - Type: Mobile Plant Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: DEE001 EPR reference: LP3399LC/T001 Operator: Deep Green (uk) Ltd Waste Management licence No: 50039 Annual Tonnage: 24999.0	Issue Date: 30/04/1999 Effective Date: 21/02/2006 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Abricon Mobile Plant Correspondence Address: -, -
Not shown	1392	NW	381549 399558	Site Address: Land Adjacent To Railway, Frederick Road, Salford, Manchester, G M, M6 6GH Type: Material Recycling Treatment Facility Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: JWS001 EPR reference: - Operator: J W S Waste & Recycling Services Ltd Waste Management licence No: 50186 Annual Tonnage: 0.0	Issue Date: 03/10/2003 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: J W S Waste & Recycling Services Correspondence Address: -, 29, Bradford Road, Eccles, Manchester, G M, M30 9FF

ID	Distance (m)	Direction	NGR	Details	
Not shown	1392	NW	381549 399558	Site Address: Land Adjacent To Railway, Frederick Road, Salford, Manchester, M6 6LD Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: JWS001 EPR reference: EA/EPR/PP3894CG/V002 Operator: J W S Waste & Recycling Services Ltd Waste Management licence No: 50186 Annual Tonnage: 375000.0	Issue Date: 03/10/2003 Effective Date: - Modified: 29/12/2006 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: J W S Waste & Recycling Services Correspondence Address: -, -
Not shown	1420	S	382203 397289	Site Address: - Type: Physical Treatment Facility Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MTA001 EPR reference: - Operator: Manchester Tippers & Aggregates Ltd Waste Management licence No: 53487 Annual Tonnage: 6250.0	Issue Date: 17/08/1998 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Manchester Tippers & Aggregates Ltd Correspondence Address: -
Not shown	1483	S	382380 397184	Site Address: Land/premises At, Trentham Street, Cornbrook, Manchester, M15 4LW Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BEN006 EPR reference: EA/EPR/LP3294CE/A001 Operator: P A Bennett, B Bennett, R J Bennett, J A Pesticcio Waste Management licence No: 50251 Annual Tonnage: 2500.0	Issue Date: 16/07/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Bennett Bros (metals) Recycling Correspondence Address: -, -
Not shown	1483	S	382380 397184	Site Address: Land/premises At, Trentham Street, Cornbrook, Manchester, M15 4LW Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BEN006 EPR reference: LP3294CE/A001 Operator: "P A Bennett, B Bennett, R J Bennett, J A Pesticcio" Waste Management licence No: 50251 Annual Tonnage: 2499.0	Issue Date: 16/07/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Bennett Bros (metals) Recycling Correspondence Address: -, -

4. Current Land Use Map



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4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

1

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	234	N	High Technology Centre	382622 398893	M3	Business Parks and Industrial Estates	Industrial Features

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

0

Database searched and no data found.

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site: 0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
TILLD	TILL, DEVENSIAN	DIAMICTON
TILLD	TILL, DEVENSIAN	DIAMICTON

5.3 Bedrock and Solid Geology

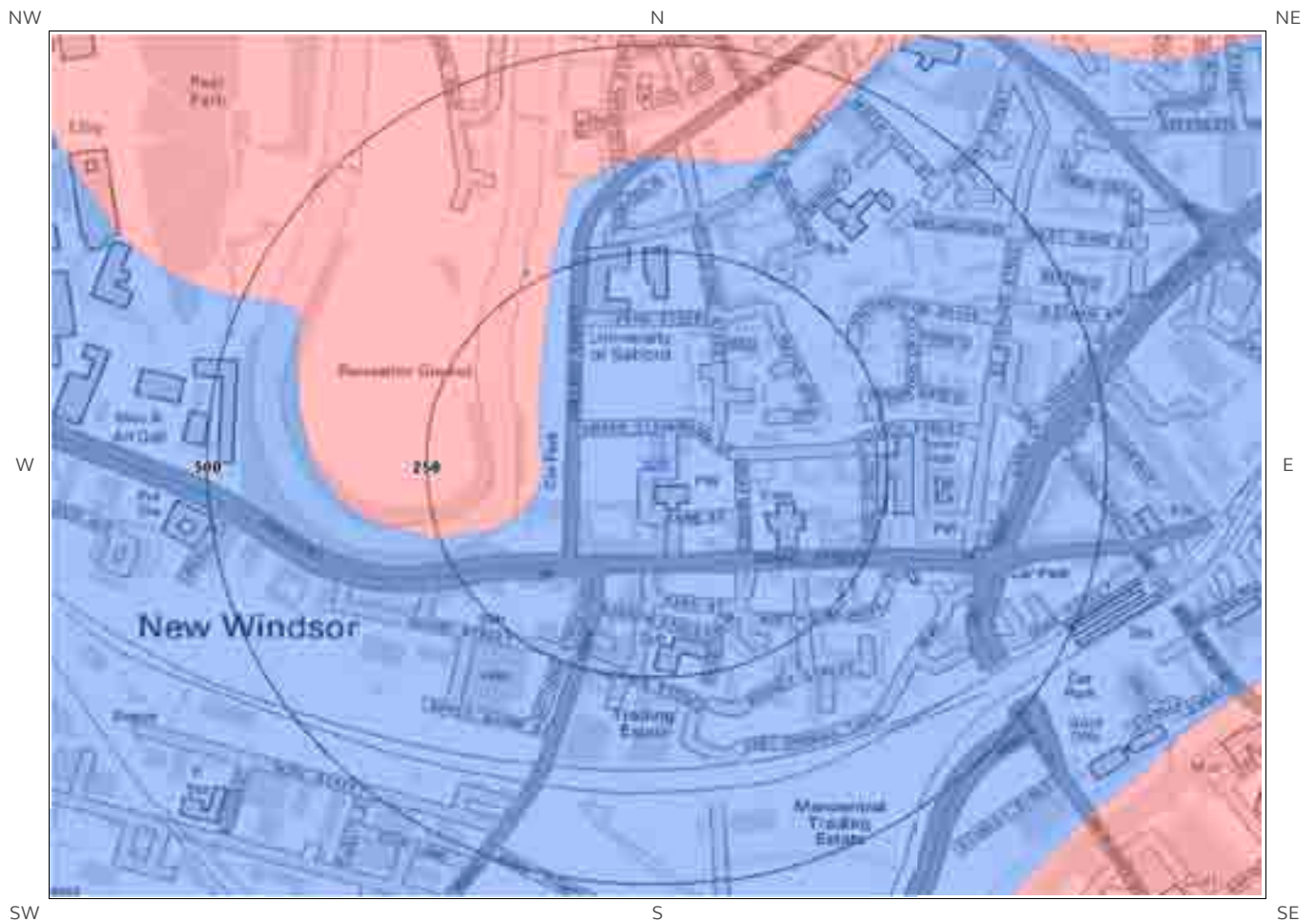
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
CPB-SDST	CHESTER PEBBLE BEDS FORMATION	SANDSTONE

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

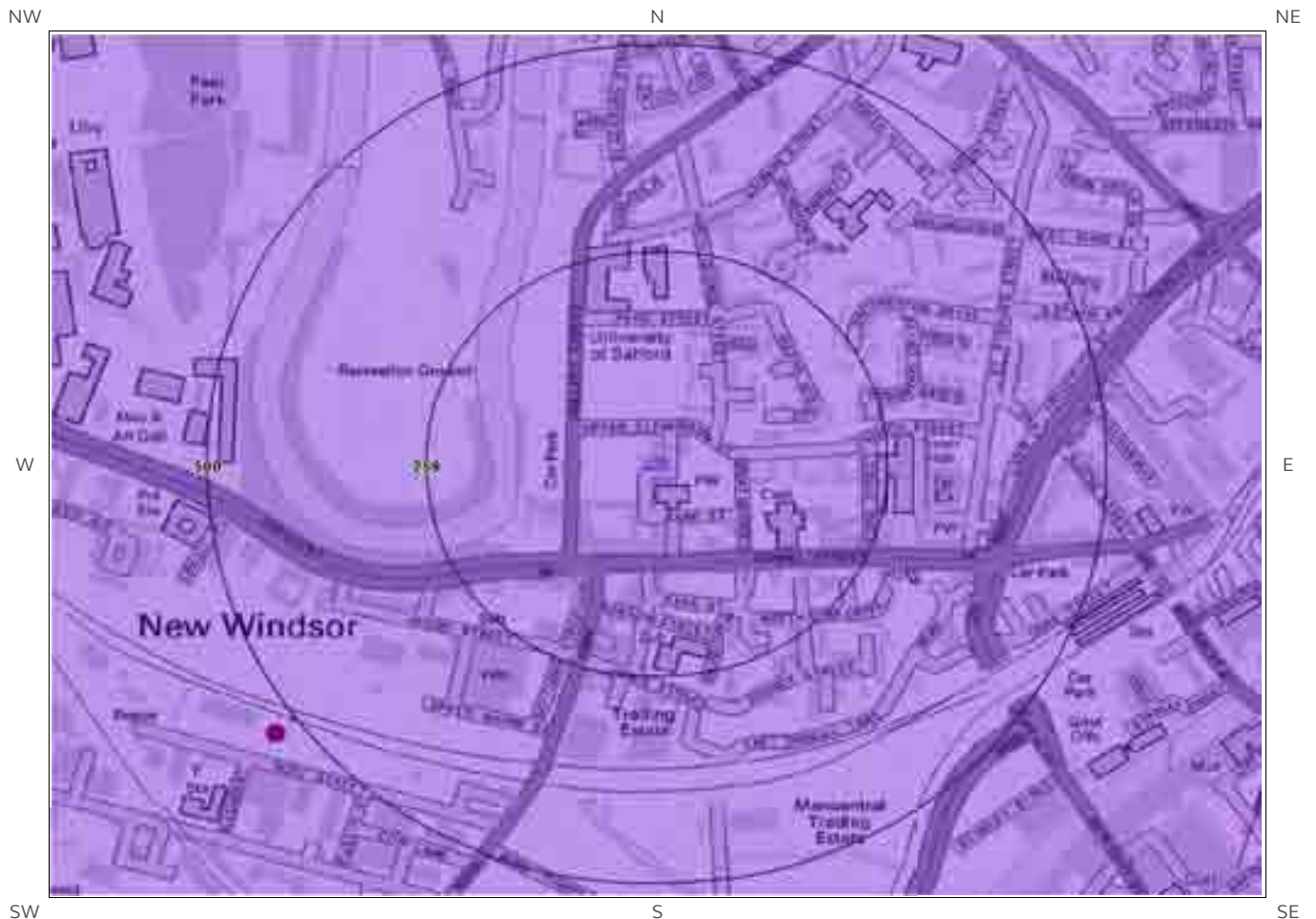
6a. Aquifer Within Superficial Geology



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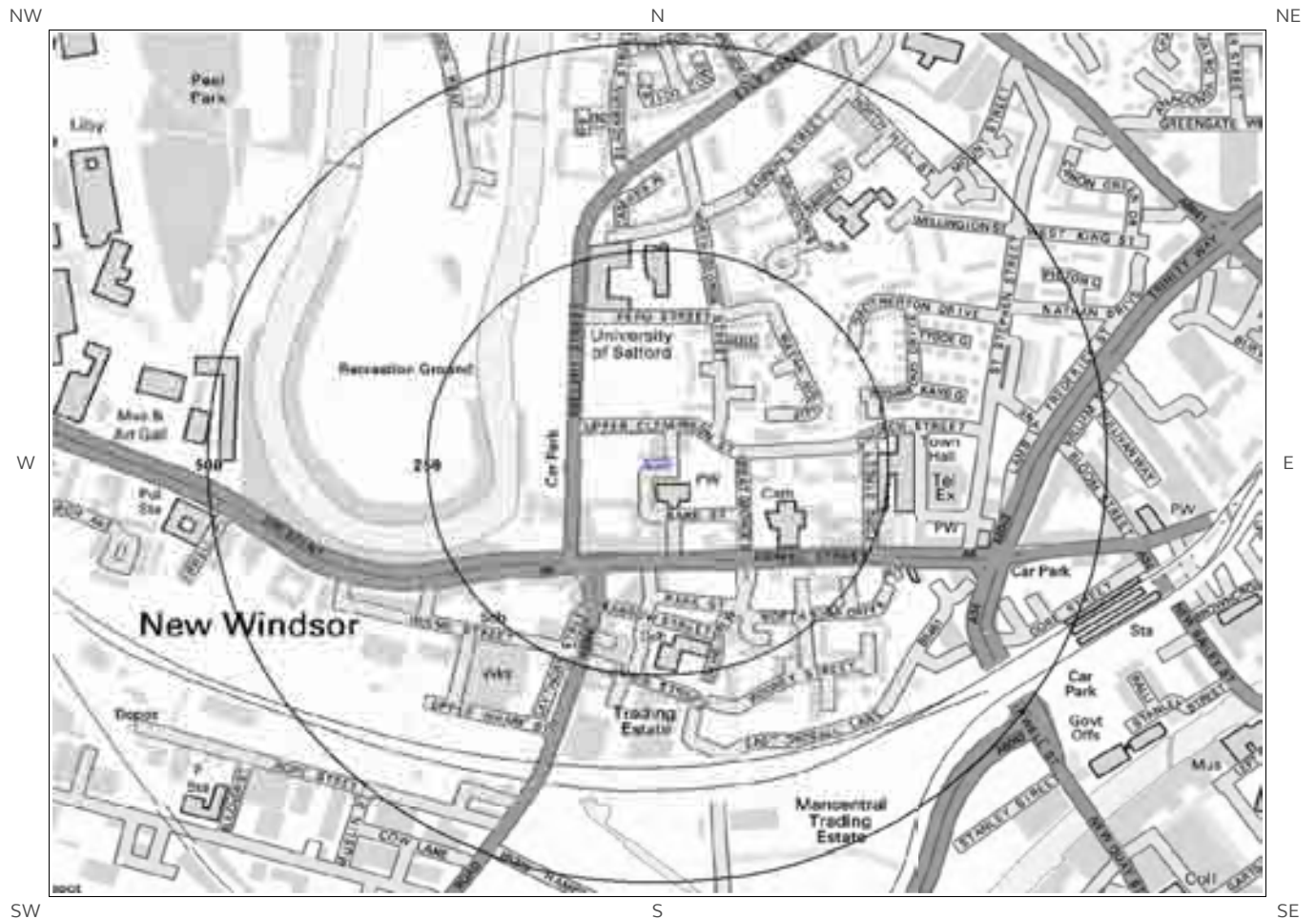
6b. Aquifer Within Bedrock Geology and Abstraction Licenses



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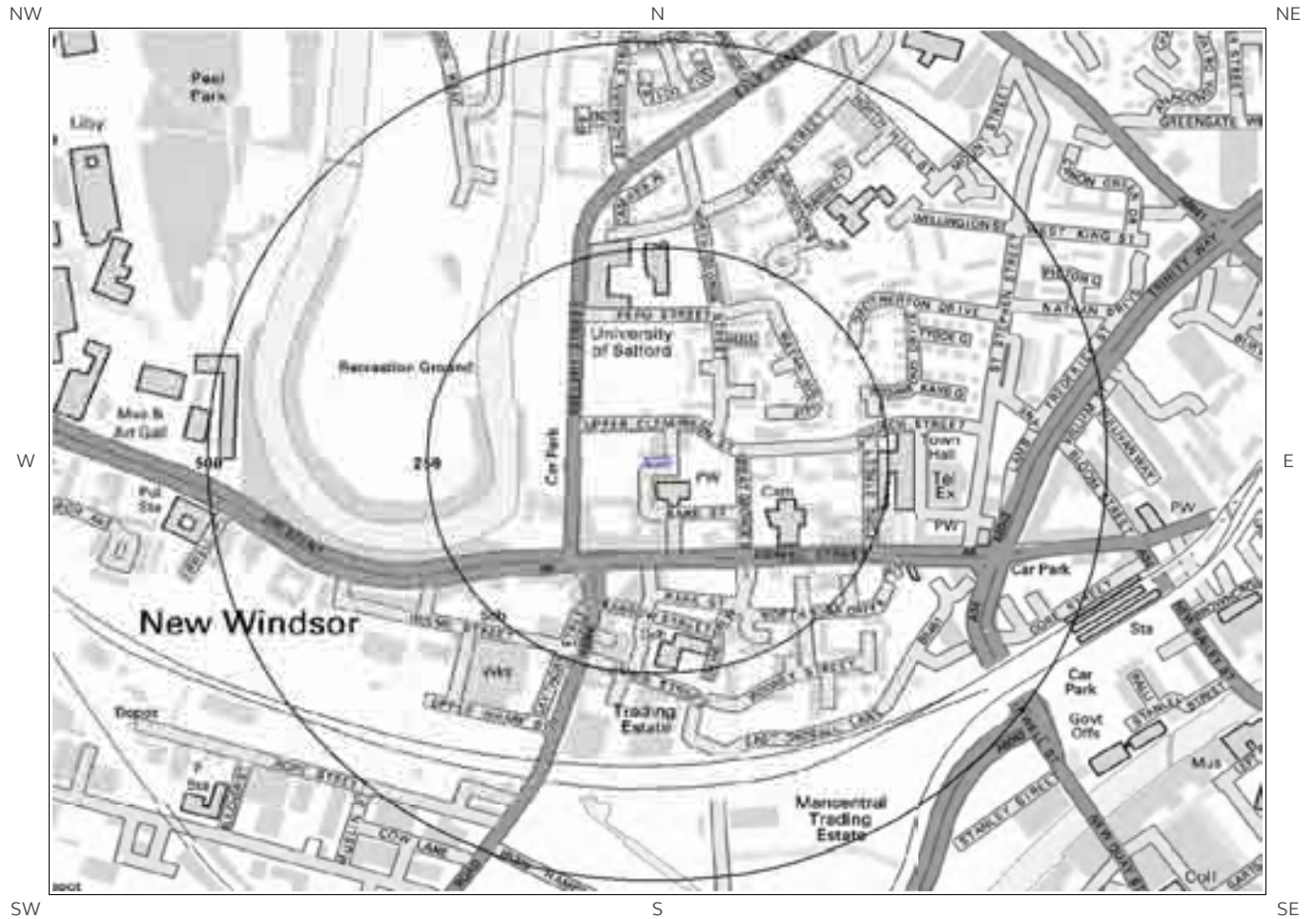
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



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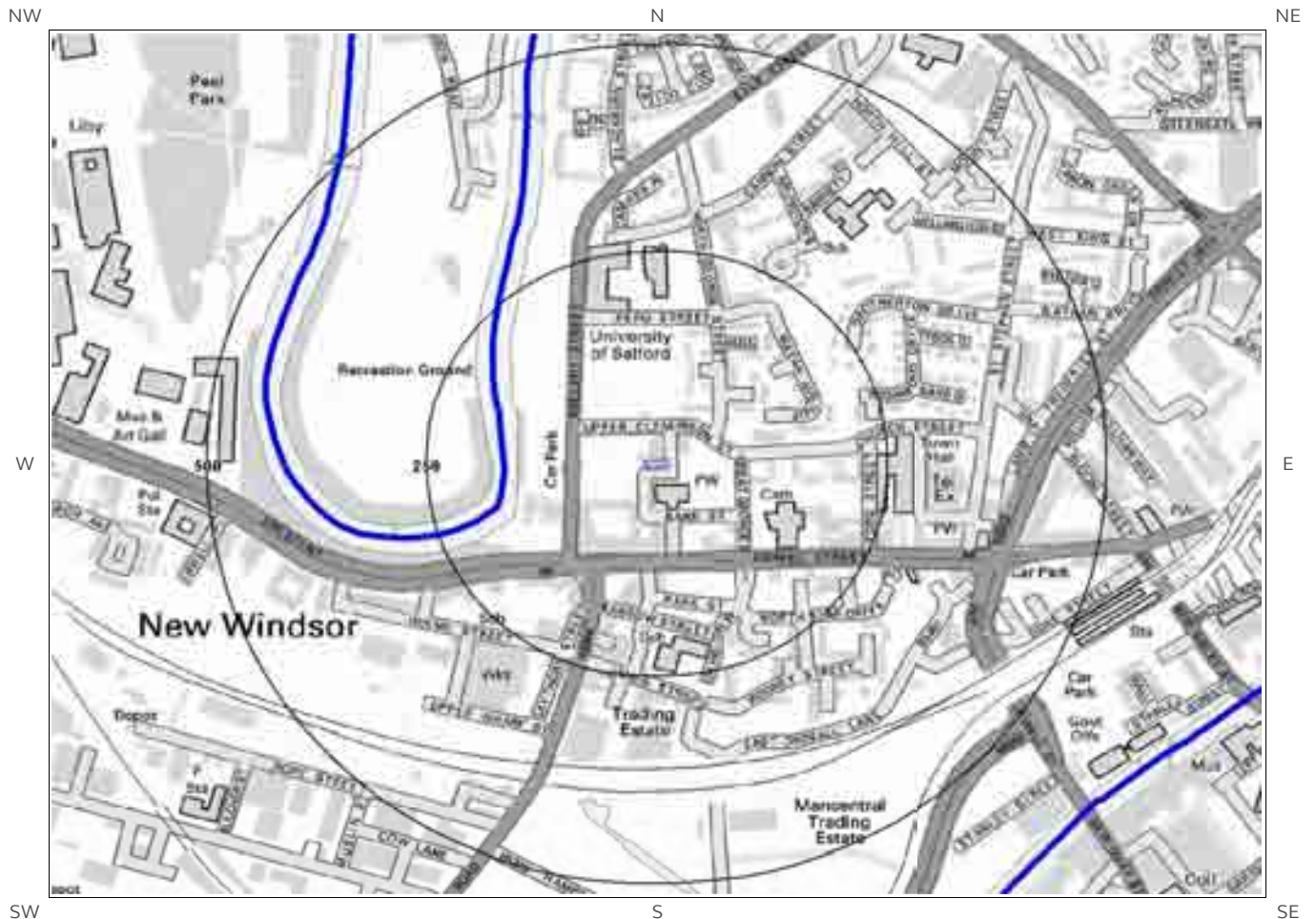
6d. Hydrogeology – Source Protection Zones within confined aquifer



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6e. Hydrology – Detailed River Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Are there records of strata classification within the superficial geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
2	0	On Site	Unproductive	These are rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow
1	118	W	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

6.2 Aquifer within Bedrock Deposits

Are there records of strata classification within the bedrock geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
1	0	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

6.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 2000m of the study site?

Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
3A	530	SW	382190 398330	Status: Historical Licence No: 2569007085 Details: Process water Direct Source: Ground Water - North West Region Point: "borehole At Hope Street, Salford, Manchester" Data Type: Point Name: READY MIXED CONCRETE (NORTH WEST) LIMITED Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 57470 Original Start Date: 1/11/2000 Expiry Date: - Issue No: 1 Version Start Date: 1/11/2000 Version End Date:
4A	530	SW	382190 398330	Status: Active Licence No: 2569007085 Details: Process Water Direct Source: Ground Water - North West Region Point: Borehole At Hope Street, Salford, Manchester Data Type: Point Name: CEMEX UK MATERIALS LTD Annual Volume (m³): 23000 Max Daily Volume (m³): 115 Original Application No: 7470 Original Start Date: 1/11/2000 Expiry Date: - Issue No: 3 Version Start Date: 17/10/2007 Version End Date:
5	776	SE	383335 398310	Status: Historical Licence No: 2569007089 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: 2 Boreholes At Gartside Street Manchester Data Type: Line Name: HER MAJESTY'S COURT SERVICE Annual Volume (m³): 200000 Max Daily Volume (m³): 1179 Original Application No: 7546 Original Start Date: 26/1/2005 Expiry Date: 31/3/2011 Issue No: 2 Version Start Date: 10/7/2008 Version End Date:
Not shown	1063	E	383700 398700	Status: Historical Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: "borehole At Dial House, Chapel St, Salford" Data Type: Point Name: BRITISH TELECOM Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 2333 Original Start Date: 27/1/1971 Expiry Date: - Issue No: 100 Version Start Date: 27/1/1971 Version End Date:
Not shown	1063	E	383700 398700	Status: Historical Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: Borehole At Dial House, Chapel St, Salford Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 2333 Original Start Date: 27/1/1971 Expiry Date: - Issue No: 101 Version Start Date: 1/4/1984 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1063	E	383700 398700	Status: Active Licence No: 2569007070 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: Borehole At Dial House Chapel Street Salford Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC	Annual Volume (m³): 45 Max Daily Volume (m³): 30 Original Application No: 2333 Original Start Date: 27/1/1971 Expiry Date: - Issue No: 101 Version Start Date: 1/4/2007 Version End Date:
Not shown	1295	NW	382000 399800	Status: Historical Licence No: 2569004046 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: "borehole At Seaford Road, Salford" Data Type: Point Name: VITA INDUSTRIAL POLYMERS LIMITED	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW2765 Original Start Date: 26/5/1989 Expiry Date: - Issue No: 101 Version Start Date: 30/5/2001 Version End Date:
Not shown	1295	NW	382000 399800	Status: Historical Licence No: 2569004046 Details: General Cooling (Existing Licences Only) (High Loss) Direct Source: Ground Water - North West Region Point: Borehole At Seaford Road, Salford Data Type: Point Name: VITA INDUSTRIAL POLYMERS LIMITED	Annual Volume (m³): 15000 Max Daily Volume (m³): 196.3 Original Application No: CW2765 Original Start Date: 26/5/1989 Expiry Date: - Issue No: 101 Version Start Date: 30/5/2001 Version End Date:
Not shown	1295	NE	383820 399190	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: Borehole Number 2 At Premises Strangeways Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 1/1/2004 Version End Date:
Not shown	1295	NE	383820 399190	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: Borehole Number 2 At Premises Strangeways Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 1/1/2004 Version End Date:
Not shown	1295	NE	383820 399190	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: Borehole Number 2 At Premises Strangeways Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): 500000 Max Daily Volume (m³): 2500 Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 1/1/2004 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1295	NE	383820 399190	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "borehole (no 2) At Premises, Strangeways, Manchester" Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023 Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 9/8/2000 Version End Date:
Not shown	1295	NE	383820 399190	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "borehole (no 2) At Premises, Strangeways, Manchester" Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023 Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 9/8/2000 Version End Date:
Not shown	1295	NE	383820 399190	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: Borehole Number 2 At Premises Strangeways Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): 500000 Max Daily Volume (m³): 2500 Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 1/1/2004 Version End Date:
Not shown	1295	NE	383820 399190	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: Borehole (no 2) At Premises, Strangeways, Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 1/1/2004 Version End Date:
Not shown	1295	NE	383820 399190	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: Borehole (no 2) At Premises, Strangeways, Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 1/1/2004 Version End Date:
Not shown	1317	NE	383830 399220	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: Borehole Number 3 At Premises Strangeways Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 1/1/2004 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1317	NE	383830 399220	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: Borehole Number 3 At Premises Strangeways Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 1/1/2004 Version End Date:
Not shown	1317	NE	383830 399220	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: Borehole Number 3 At Premises Strangeways Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): 500000 Max Daily Volume (m³): 2500 Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 1/1/2004 Version End Date:
Not shown	1317	NE	383830 399220	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: Borehole Number 3 At Premises Strangeways Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): 500000 Max Daily Volume (m³): 2500 Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 1/1/2004 Version End Date:
Not shown	1317	NE	383830 399220	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "borehole (no 3) At Premises, Strangeways, Manchester" Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023 Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 9/8/2000 Version End Date:
Not shown	1317	NE	383830 399220	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "borehole (no 3) At Premises, Strangeways, Manchester" Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023 Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 9/8/2000 Version End Date:
Not shown	1317	NE	383830 399220	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: Borehole (no 3) At Premises, Strangeways, Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 1/1/2004 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1317	NE	383830 399220	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: Borehole (no 3) At Premises, Strangeways, Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 1/1/2004 Version End Date:
Not shown	1348	NE	383850 399250	Status: Historical Licence No: 2569004023 Details: Process Water Direct Source: Ground Water - North West Region Point: Borehole Number 1 At Premises Strangeways Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): 500000 Max Daily Volume (m³): 2500 Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 1/1/2004 Version End Date:
Not shown	1348	NE	383850 399250	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: "borehole (no 1) At Premises, Strangeways, Manchester" Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023 Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 9/8/2000 Version End Date:
Not shown	1348	NE	383850 399250	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "borehole (no 1) At Premises, Strangeways, Manchester" Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023 Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 9/8/2000 Version End Date:
Not shown	1348	NE	383850 399250	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: Borehole Number 1 At Premises Strangeways Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): 500000 Max Daily Volume (m³): 2500 Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 1/1/2004 Version End Date:
Not shown	1348	NE	383850 399250	Status: Historical Licence No: 2569004023 Details: Process water Direct Source: Ground Water - North West Region Point: Borehole (no 1) At Premises, Strangeways, Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 1/1/2004 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1348	NE	383850 399250	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: Borehole (no 1) At Premises, Strangeways, Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 1/1/2004 Version End Date:
Not shown	1600	SE	384100 398000	Status: Historical Licence No: 2569007069 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: Borehole At George St, Manchester Data Type: Point Name: BRITISH TELECOMMUNICATIONS PLC	Annual Volume (m ³): 1100 Max Daily Volume (m ³): 860 Original Application No: 2332 Original Start Date: 1/4/1984 Expiry Date: - Issue No: 100 Version Start Date: 1/4/2007 Version End Date:
Not shown	1600	SE	384100 398000	Status: Historical Licence No: 2569007069 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "borehole At George St, Manchester" Data Type: Point Name: BRITISH TELECOM	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 2332 Original Start Date: 27/1/1971 Expiry Date: - Issue No: 100 Version Start Date: 27/1/1971 Version End Date:
Not shown	1701	NE	383900 399800	Status: Historical Licence No: 2569004021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: Borehole At Premises, Derby Street, Cheetham, Manchester Data Type: Point Name: LANCASHIRE DAIRIES LTD	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 1749 Original Start Date: 17/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/4/1993 Version End Date:
Not shown	1701	NE	383900 399800	Status: Historical Licence No: 2569004021 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: Borehole At Premises, Derby Street, Cheetham, Manchester Data Type: Point Name: LANCASHIRE DAIRIES LTD	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 1749 Original Start Date: 17/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/4/1993 Version End Date:
Not shown	1794	NE	384100 399700	Status: Historical Licence No: 2569004011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "borehole At Derby Brewery, Cheetham, Manchester 3" Data Type: Point Name: JOSEPH HOLT LTD	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: 423 Original Start Date: 17/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/2/1966 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1794	NE	384100 399700	Status: Historical Licence No: 2569004011 Details: Process water Direct Source: Ground Water - North West Region Point: "borehole At Derby Brewery, Cheetham, Manchester 3" Data Type: Point Name: JOSEPH HOLT LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 423 Original Start Date: 17/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/2/1966 Version End Date:
Not shown	1794	NE	384100 399700	Status: Active Licence No: 2569004011 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: Borehole At Derby Brewery, Cheetham, Manchester 3 Data Type: Point Name: JOSEPH HOLT LTD	Annual Volume (m³): 45460 Max Daily Volume (m³): 181.84 Original Application No: 0423 Original Start Date: 17/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/2/1966 Version End Date:
Not shown	1794	NE	384100 399700	Status: Active Licence No: 2569004011 Details: Process Water Direct Source: Ground Water - North West Region Point: Borehole At Derby Brewery, Cheetham, Manchester 3 Data Type: Point Name: JOSEPH HOLT LTD	Annual Volume (m³): 45460 Max Daily Volume (m³): 181.84 Original Application No: 0423 Original Start Date: 17/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 17/2/1966 Version End Date:
Not shown	1967	SE	384378 397733	Status: Historical Licence No: NW0690006001 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: Boreholes At Origin Developments, Manchester Data Type: Point Name: West Contracting	Annual Volume (m³): 139128 Max Daily Volume (m³): 1010 Original Application No: 7623 Original Start Date: 19/1/2009 Expiry Date: 31/3/2015 Issue No: 1 Version Start Date: 19/1/2009 Version End Date:
Not shown	1967	SE	384378 397733	Status: Historical Licence No: NW/069/0006/001 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: Boreholes At Origin Developments, Manchester Data Type: Point Name: West Contracting	Annual Volume (m³): 139128 Max Daily Volume (m³): 1010 Original Application No: 7623 Original Start Date: 19/1/2009 Expiry Date: 31/3/2015 Issue No: 1 Version Start Date: 19/1/2009 Version End Date:

6.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 2000m of the study site?

Yes

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
Not shown	1254	S	382500 397400	Status: Historical Licence No: 2569007053 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "surface, Non-tidal - North West Region" Point: "r Irwell At Irwell Works, Ordsall Lane, Salford" Data Type: Point Name: CDS COMPUTER DESIGN SYSTEMS LTD Annual Volume (m³): - Max Daily Volume (m³): - Application No: 1404 Original Start Date: 22/1/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/11/1987 Version End Date:
Not shown	1254	S	382500 397400	Status: Historical Licence No: 2569007053 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-tidal - North West Region Point: R Irwell At Irwell Works, Ordsall Lane, Salford Data Type: Point Name: CDS COMPUTER DESIGN SYSTEMS LTD Annual Volume (m³): - Max Daily Volume (m³): - Application No: 1404 Original Start Date: 22/1/1966 Expiry Date: - Issue No: 100 Version Start Date: 1/11/1987 Version End Date:

6.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site?

Yes

The following Potable Water Abstraction Licences records are represented as points, lines and regions on the SPZ and Potable Water Abstraction Licences Map (6c):

ID	Distance (m)	Direction	NGR	Details
Not shown	1295	NE	383820 399190	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: Borehole Number 2 At Premises Strangeways Manchester Data Type: Point Name: INTERBREW UK LTD Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:
Not shown	1295	NE	383820 399190	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: Borehole Number 2 At Premises Strangeways Manchester Data Type: Point Name: INTERBREW UK LTD Annual Volume (m³): 500000 Max Daily Volume (m³): 2500 Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1295	NE	383820 399190	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "borehole (no 2) At Premises, Strangeways, Manchester" Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023 Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:
Not shown	1295	NE	383820 399190	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: Borehole (no 2) At Premises, Strangeways, Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:
Not shown	1317	NE	383830 399220	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: Borehole Number 3 At Premises Strangeways Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): 500000 Max Daily Volume (m³): 2500 Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:
Not shown	1317	NE	383830 399220	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: Borehole Number 3 At Premises Strangeways Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:
Not shown	1317	NE	383830 399220	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "borehole (no 3) At Premises, Strangeways, Manchester" Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023 Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:
Not shown	1317	NE	383830 399220	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: Borehole (no 3) At Premises, Strangeways, Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1348	NE	383850 399250	Status: Historical Licence No: 2569004023 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "borehole (no 1) At Premises, Strangeways, Manchester" Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023 Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:
Not shown	1348	NE	383850 399250	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: Borehole (no 1) At Premises, Strangeways, Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:
Not shown	1348	NE	383850 399250	Status: Historical Licence No: 2569004023 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: Borehole Number 1 At Premises Strangeways Manchester Data Type: Point Name: INTERBREW UK LTD	Annual Volume (m³): 500000 Max Daily Volume (m³): 2500 Original Application No: CW0023R Original Start Date: 18/2/1966 Expiry Date: - Issue No: 102 Version Start Date: Version End Date:
Not shown	1701	NE	383900 399800	Status: Historical Licence No: 2569004021 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: Borehole At Premises, Derby Street, Cheetham, Manchester Data Type: Point Name: LANCASHIRE DAIRIES LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 1749 Original Start Date: 17/2/1966 Expiry Date: - Issue No: 100 Version Start Date: Version End Date:

6.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site?

No

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site? No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

Is there any Environment Agency information on groundwater vulnerability and soil leaching potential within 500m of the study site? Yes

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Major Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.

6.9 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site? Yes

6.9.1 Biological Quality:

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

The following Biological Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
Not shown	713	NW	382300 399300	River Name: Irwell Reach: Roch To Salford University End/Start of Stretch: End of Stretch NGR	E	D	D	D	D
Not shown	1187	E	383800 398900	River Name: Irk Reach: Moston Bk. To Irwell End/Start of Stretch: End of Stretch NGR	E	E	E	E	E

6.9.2 Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAH). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
6	506	NW	382258 399020	River Name: Irwell Reach: Roch To Salford University End/Start of Stretch: Sample Point NGR	E	E	E	E	D
Not shown	713	NW	382300 399300	River Name: Irwell Reach: Roch To Salford University End/Start of Stretch: End of Stretch NGR	E	E	E	E	D
Not shown	1147	SE	383100 397600	River Name: Rochdale Canal Reach: Ashton Canal To Knott Mill End/Start of Stretch: End of Stretch NGR	A	A	A	A	A
Not shown	1149	S	382600 397500	River Name: Medlock Reach: Lords Bk. To Irwell End/Start of Stretch: End of Stretch NGR	B	B	B	C	C
Not shown	1187	E	383800 398900	River Name: Irk Reach: Moston Bk. To Irwell End/Start of Stretch: End of Stretch NGR	C	C	C	C	D
Not shown	1293	SE	383330 397558	River Name: Rochdale Canal Reach: Ashton Canal To Knott Mill End/Start of Stretch: Sample Point NGR	A	A	A	A	A

6.10 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site?

Yes

The following Detailed River Network records are represented on the Hydrology Map (6e):

ID	Distance (m)	Direction	Details	
1	162	W	River Name: River Irwell Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined

6.11 Surface Water Features

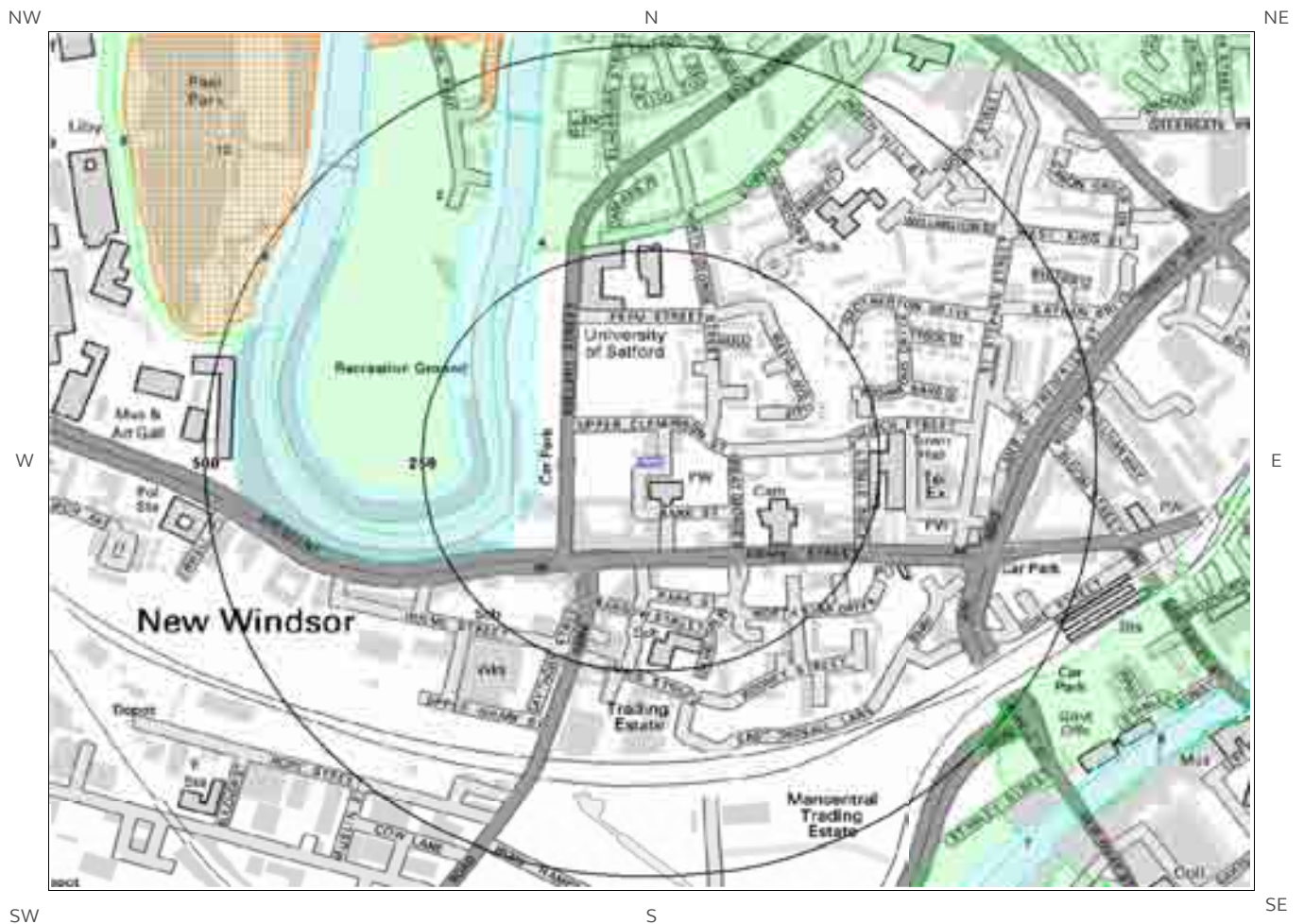
Are there any surface water features within 250m of the study site?

Yes

The following surface water records are not represented on mapping:

Distance (m)	Direction
147	W

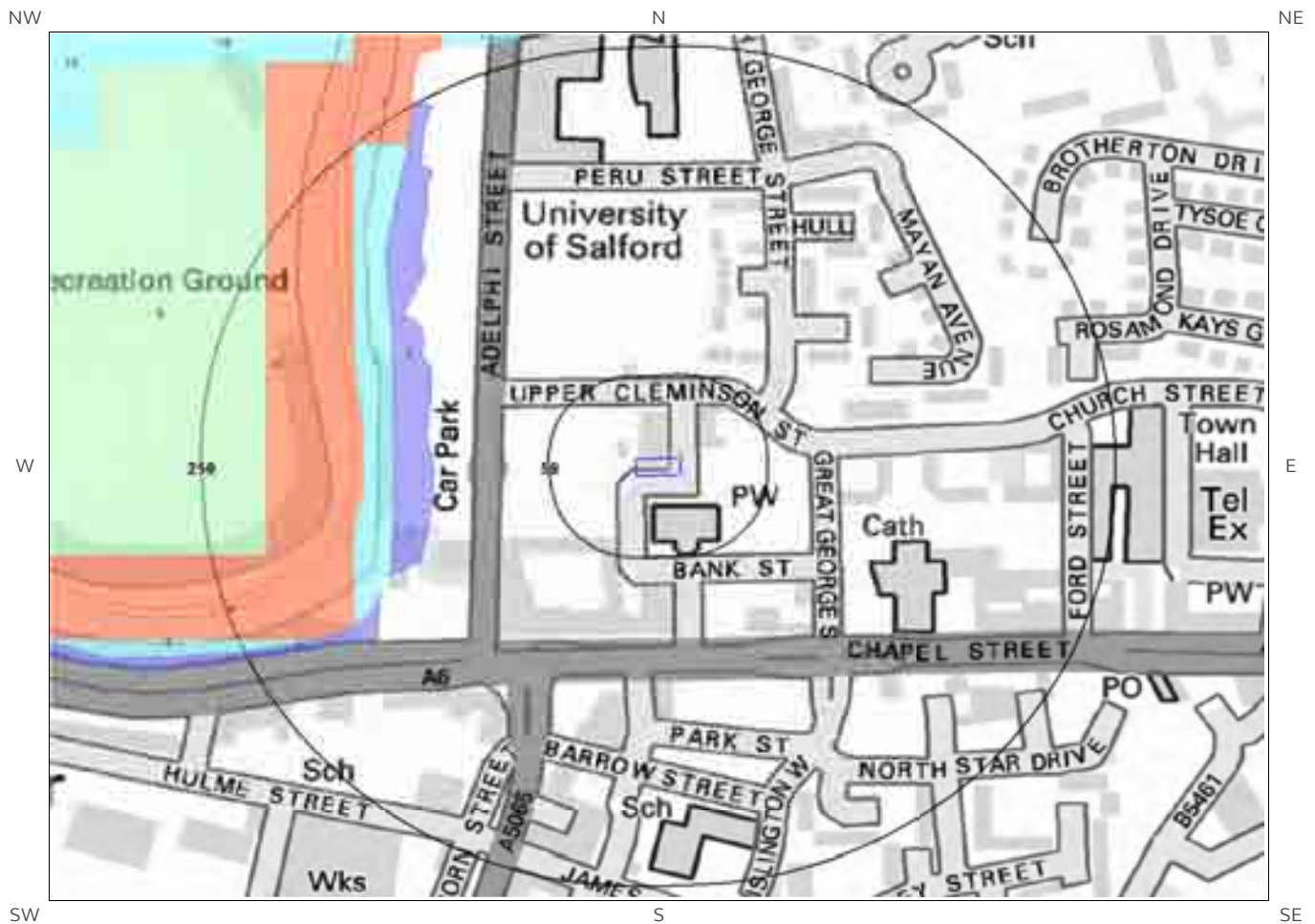
7a. Environment Agency Flood Map for Planning (from rivers and the sea)



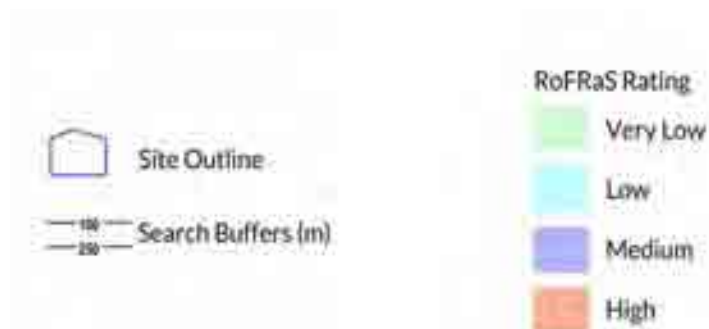
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7b. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Is the site within 250m of an Environment Agency Zone 2 floodplain? Yes

Environment Agency Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

ID	Distance (m)	Direction	Update	Type
1	117	W	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)
2	160	W	18-Jun-2015	Zone 2 - (Fluvial / Tidal Models)

7.2 River and Coastal Zone 3 Flooding

Is the site within 250m of an Environment Agency Zone 3 floodplain? Yes

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

ID	Distance (m)	Direction	Update	Type
1	117	W	26-May-2015	Zone 3 - (Fluvial Models)

7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

What is the highest risk of flooding onsite? Very Low

The Environment Agency RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

7.4 Flood Defences

Are there any Flood Defences within 250m of the study site? No
Database searched and no data found.

7.5 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

7.6 Areas benefiting from Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? No

7.7 Groundwater Flooding Susceptibility Areas

7.7.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site? Yes

Does this relate to Clearwater Flooding or Superficial Deposits Flooding? Clearwater Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.7.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Limited potential

Where limited potential for groundwater flooding to occur is indicated, this means that although given the geological conditions there may be a groundwater flooding hazard, unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area, you need take no further action in relation to groundwater flooding hazard.

7.8 Groundwater Flooding Confidence Areas

What is the British Geological Survey confidence rating in this result? Low

Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? Yes

8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

0

Database searched and no data found.

8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.

8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

8.6 Records of Ancient Woodland within 2000m of the study site:

0

Database searched and no data found.

8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

0

Database searched and no data found.

8.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

8.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

3

The following Nitrate Vulnerable Zone records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	NVZ Name	Data Source
1	0	On Site	Existing	DEFRA
2	1227	E	Existing	DEFRA
Not shown	1340	N	Existing	DEFRA

8.14 Records of Green Belt land within 2000m of the study site:

0

Database searched and no data found.

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a **Groundsure GeoInsight**, available from our **website**. The following information has been found:

9.1.1 Shrink Swell

What is the maximum Shrink-Swell* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

9.1.2 Landslides

What is the maximum Landslide* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

9.1.3 Soluble Rocks

What is the maximum Soluble Rocks* hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This indicates an automatically generated 50m buffer and site.

9.1.4 Compressible Ground

What is the maximum Compressible Ground* hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

9.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

9.1.6 Running Sand

What is the maximum Running Sand** hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

* This indicates an automatically generated 50m buffer and site.

9.2.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing

ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

Are there any coal mining areas within 75m of the study site? Yes

The following coal mining information provided by the Coal Authority is not represented on Mapping:

Distance (m)	Direction	Details
0	On Site	The study site is located within the specified search distance of an identified mining area. Further details concerning this can be obtained from the Coal Authority Helpline on 0845 762 6848.

10.2 Non-Coal Mining

Are there any Non-Coal Mining areas within 50m of the study site boundary? No

Database searched and no data found.

10.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site? No

Guidance: No Guidance Required.

Contact Details

Groundsure Helpline
Telephone: 08444 159 000
info@groundsure.com



British Geological Survey Enquiries
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email:



Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries:
enquiries@bgs.ac.uk

Environment Agency
National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 08708 506 506
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



Public Health England
Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000



The Coal Authority
200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk



Ordnance Survey
Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505



Local Authority
Authority: Salford City Council
Phone: 0161 794 4711
Web: <http://www.salford.gov.uk>
Address: Civic Centre, Chorley Road, Swinton, Salford, M27 5DA

Gemapping PLC
Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444



Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England who retain the Copyright and Intellectual Property Rights for the data.

PointX © Database Right/Copyright, Thomson Directories Limited © Copyright Link Interchange Network Limited © Database Right/Copyright and Ordnance Survey © Crown Copyright and/or Database Right. All Rights Reserved. Licence Number [03421028].

This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

“Beneficiary” means the person or entity for whose benefit the Client has obtained the Services.

“Client” means the party or parties entering into a Contract with Groundsure.

“Commercial” means any building or property which is not Residential.

“Confidential Information” means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

“Support Services” means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

“Contract” means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

“Third Party Data Provider” means any third party providing Third Party Content to Groundsure.

“Data Reports” means reports comprising factual data with no accompanying interpretation.

“Fees” has the meaning set out in clause 5.1.

“Groundsure” means Groundsure Limited, a company registered in England and Wales under number 03421028.

“Groundsure Materials” means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

“Intellectual Property” means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

“Mapping” means a map, map data or a combination of historical maps of various ages, time periods and scales.

“Order” means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

“Ordnance Survey” means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

“Order Website” means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

“Report” means a Risk Screening Report or Data Report for Commercial or Residential property.

“Residential” means any building or property used as or intended to be used as a single dwelling.

“Risk Screening Report” means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

“Services” means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

“Site” means the area of land in respect of which the Client has requested Groundsure to provide the Services.

“Third Party Content” means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

“User Guide” means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.Groundsure.com) and forming part of this Contract.

2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client’s order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure's acceptance of an Order shall be binding only when made in writing and signed by Groundsure's authorised representative or when accepted through the Order Website.

3 The Client’s obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary’s needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client’s approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

- (i) the Beneficiary,
- (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
- (iv) the first purchaser or first tenant of the Site, and
- (v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and

frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to

- (i) full payment of all relevant Fees and
- (ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

- (i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;
- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
- (iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service;
- (v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);
- (vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and
- (vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7.Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

- (i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or

subcontractors;

- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

- (i) loss of profits;
- (ii) loss of business;
- (iii) depletion of goodwill and/or similar losses;
- (iv) loss of anticipated savings;
- (v) loss of goods;
- (vi) loss of contract;
- (vii) loss of use;
- (viii) loss or corruption of data or information;
- (ix) business interruption;
- (x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;
- (xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;
- (xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;
- (xiii) loss or damage to a computer, software, modem, telephone or other property; and
- (xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

- (i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or
- (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
- (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
- (iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

- (a) supplied to the Client's specification(s) and in any event
- (b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

(i) the Client or Beneficiary's failure to provide facilities, access or information;

(ii) fire, storm, flood, tempest or epidemic;

(iii) Acts of God or the public enemy;

(iv) riot, civil commotion or war;

(v) strikes, labour disputes or industrial action;

(vi) acts or regulations of any governmental or other agency;

(vii) suspension or delay of services at public registries by Third Party Data Providers;

(viii) changes in law; or

(ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law. © Groundsure Limited June 2013



Dock & Pulpit, Salford

**Phase 1 Desk-top Study: Appendix 3:
GroundSure Environmental Search Data: 2 of 2**

Project No: 1502-15
October 2015
Revision 00

APPENDIX 3: GroundSure Environmental Search Data: 2 of 3

GroundSure EnviroInsight GS-2477176

GroundSure GeoInsight Plus GS-2477177

This document is to be reviewed in conjunction with the Phase 1 Desk-top Study for Dock & Pulpit, Salford.



Renaissance Associates Limited
WOODBURN, SEDDON ROAD,
ALTRINCHAM/HALE, WA14 2UH

Groundsure Reference: GS-2477177
Your Reference: Dock_and_Pulpit

Report Date 2 Oct 2015

Report Delivery Method: Email - pdf

Groundsure Geoinsight

Address: 1, BANK PLACE, SALFORD, M3 6BS

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Geoinsight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,

Managing Director
Groundsure Limited

Enc.
Groundsure Geoinsight



Groundsure Geoinsight

Address: 1, BANK PLACE, SALFORD, M3 6BS
Date: 2 Oct 2015
Reference: GS-2477177
Client: Renaissance Associates Limited

NW N NE

W E



SW S SE

Aerial Photograph Capture date: 02-Jun-2009
Grid Reference: 382624,398656
Site Size: 0.02ha

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Overview of Findings

The Groundsure Geosight provides high quality geo-environmental information that allows geo-environmental professionals and their clients to make informed decisions and be forewarned of potential ground instability problems that may affect the ground investigation, foundation design and possibly remediation options that could lead to possible additional costs.

The report is based on the BGS 1:50,000 Digital Geological Map of Great Britain, BGS Geosure data; BRITPITS database; Shallow Mining data and Borehole Records, Coal Authority data including brine extraction areas, PBA non-coal mining and natural cavities database, Johnson Poole and Bloomer mining data and Groundsure's unique database including historical surface ground and underground workings.

For further details on each dataset, please refer to each individual section in the report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1:Geology

1.1 Artificial Ground	1.1.1 Is there any Artificial Ground/ Made Ground present beneath the study site?	No
	1.1.2 Are there any records relating to permeability of artificial ground within the study site* boundary?	No
1.2 Superficial Geology and Landslips	1.2.1 Is there any Superficial Ground/Drift Geology present beneath the study site?	Yes
	1.2.2 Are there any records relating to permeability of superficial geology within the study site boundary?	Yes
	1.2.3 Are there any records of landslip within 500m of the study site boundary?	No
	1.2.4 Are there any records relating to permeability of landslips within the study site boundary?	No
1.3 Bedrock, Solid Geology & Faults	1.3.1 For records of Bedrock and Solid Geology beneath the study site* see the detailed findings section.	
	1.3.2 Are there any records relating to permeability of bedrock within the study site boundary?	Yes
	1.3.3 Are there any records of faults within 500m of the study site boundary?	Yes
1.4 Radon data	1.4.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level
	1.4.2 Is the property in an area where Radon Protection Measures are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary

Section 2:Ground Workings	On-site	0-50m	51-250	251-500	501-1000
2.1 Historical Surface Ground Working Features from Small Scale Mapping	0	0	12	Not Searched	Not Searched
2.2 Historical Underground Workings from Small Scale Mapping	0	0	0	0	5
2.3 Current Ground Workings	0	0	0	1	1

Section 3: Mining, Extraction & Natural Cavities	On-site	0-50m	51-250	251-500	501-1000
3.1 Historical Mining	0	0	0	0	0
3.2 Coal Mining	1	0	0	0	0
3.3 Johnson Poole and Bloomer Mining Area	1	0	0	3	5
3.4 Non-Coal Mining	0	0	0	0	0
3.5 Non-Coal Mining Cavities	0	0	0	0	0
3.6 Natural Cavities	0	0	0	0	0
3.7 Brine Extraction	0	0	0	0	0
3.8 Gypsum Extraction	0	0	0	0	0
3.9 Tin Mining	0	0	0	0	0
3.10 Clay Mining	0	0	0	0	0

Section 4: Natural Ground Subsidence	On-site
4.1 Shrink Swell Clay	Very Low
4.2 Landslides	Very Low
4.3 Ground Dissolution of Soluble Rocks	Negligible
4.4 Compressible Deposits	Negligible
4.5 Collapsible Deposits	Very Low
4.6 Running Sand	Very Low

Section 5: Borehole Records	On-site	0-50m	51-250
5 BGS Recorded Boreholes	0	2	32

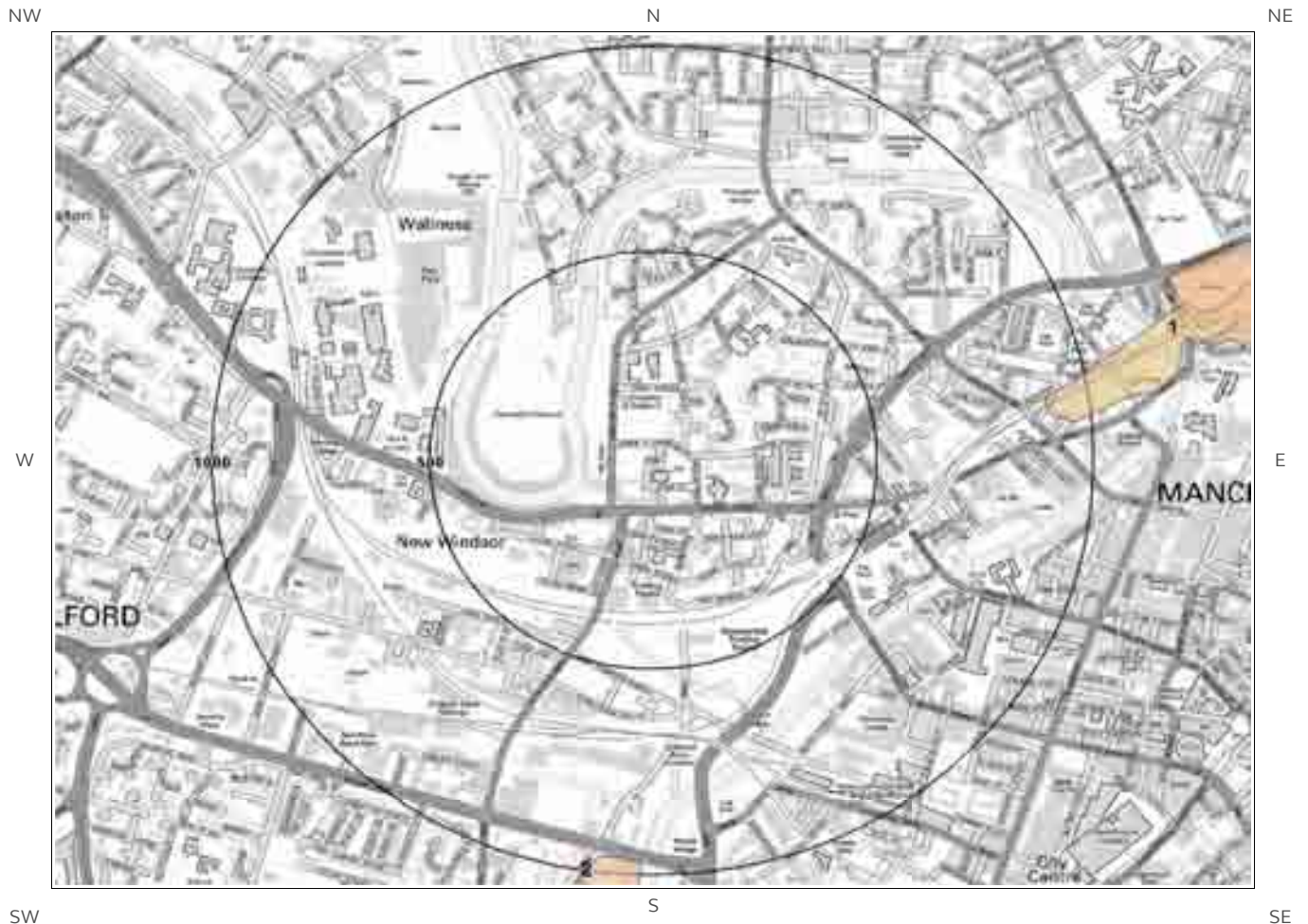
Section 6: Estimated Background Soil Chemistry	On-site	0-50m	51-250
6 Records of Background Soil Chemistry	1	0	5

Section 7: Railways and Tunnels	On-site	0-50m	51-250	251-500
7.1 Tunnels	0	0	0	Not Searched
7.2 Historical Railway and Tunnel Features	0	0	0	Not Searched
7.3 Historical Railways	0	0	0	Not Searched
7.4 Active Railways	0	0	0	Not Searched

Section 7:Railways and Tunnels	On-site	0-50m	51-250	251-500
7.5 Railway Projects	0	0	0	0

1 Geology

1.1 Artificial Ground Map



Artificial Ground Legend

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1 Geology

1.1 Artificial Ground

1.1.1 Artificial/ Made Ground

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:085

Are there any records of Artificial/Made Ground within 500m of the study site boundary? No

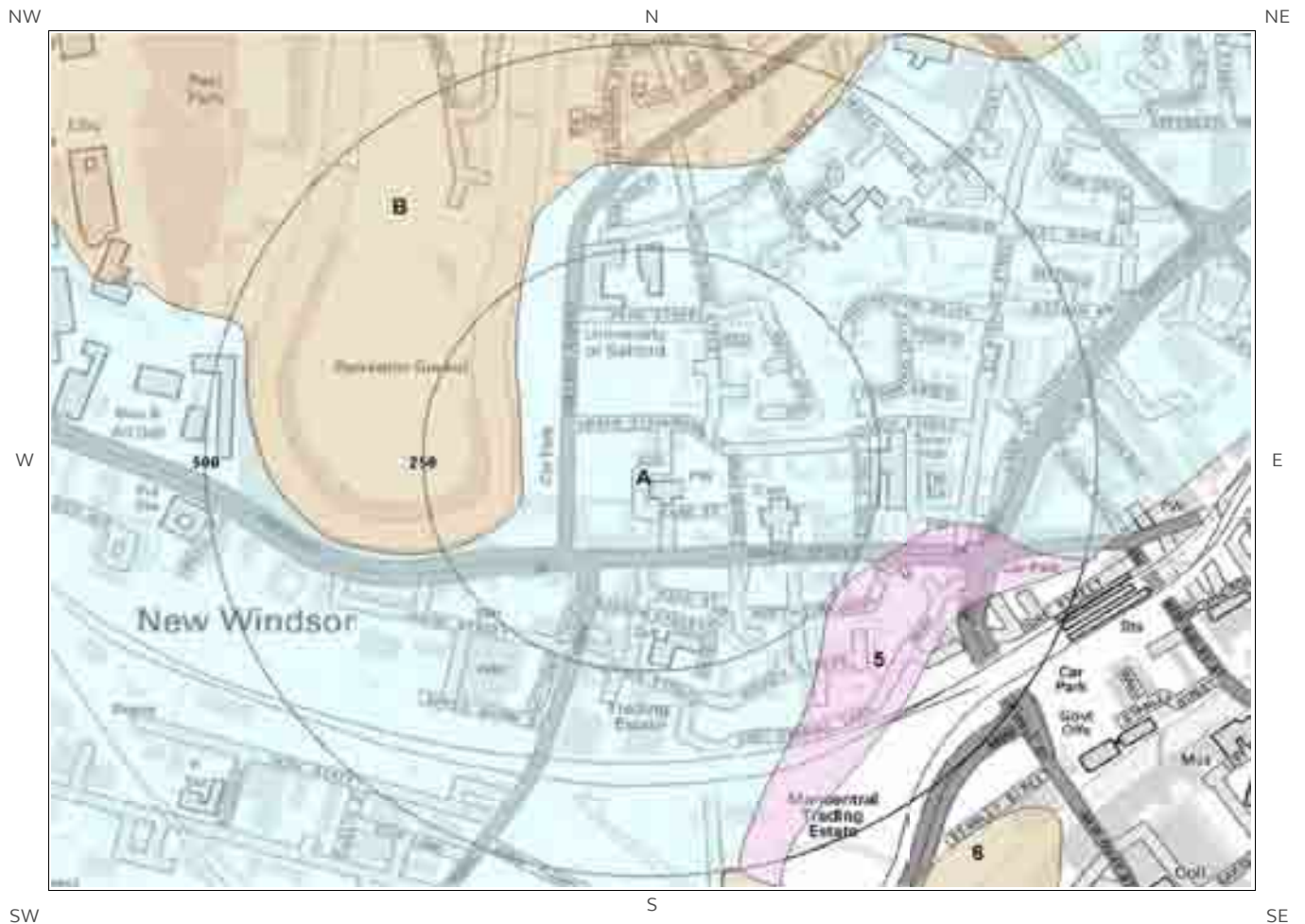
Database searched and no data found.

1.1.2 Permeability of Artificial Ground

Are there any records relating to permeability of artificial ground within the study site boundary? No

Database searched and no data found.

1.2 Superficial Deposits and Landslips Map



Superficial Deposits and Landslips
Legend

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1.2 Superficial Deposits and Landslips

1.2.1 Superficial Deposits/ Drift Geology

Are there any records of Superficial Deposits/ Drift Geology within 500m of the study site boundary? Yes

ID	Distance (m)	Direction	LEX Code	Description	Rock Description
1A	0.0	On Site	TILLD	TILL, DEVENSIAN	DIAMICTON
3A	0.0	On Site	TILLD	TILL, DEVENSIAN	DIAMICTON
2B	136.0	W	ALV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]
4B	136.0	W	ALV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]
5	253.0	SE	GFSD	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]
6	497.0	S	ALV	ALLUVIUM	SAND WITH CLAY AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME - EXTENDED]

1.2.2 Permeability of Superficial Ground

Are there any records relating to permeability of superficial ground within the study site boundary? Yes

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Mixed	High	Low

1.2.3 Landslip

Are there any records of Landslip within 500m of the study site boundary? No

Database searched and no data found.

This Geology shows the main components as discrete layers, these are: Artificial / Made Ground, Superficial / Drift Geology and Landslips. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

1.2.4 Landslip Permeability

Are there any records relating to permeability of landslips within the study site** boundary?

No

Database searched and no data found.

* This includes an automatically generated 50m buffer zone around the site

1.3 Bedrock and Faults Map



Bedrock and Faults Legend

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1.3 Bedrock, Solid Geology & Faults

The following geological information represented on the mapping is derived from 1:50,000 scale BGS Geological mapping, Sheet No:085

1.3.1 Bedrock/ Solid Geology

Records of Bedrock/ Solid Geology within 500m of the study site boundary:

ID	Distance (m)	Direction	LEX Code	Description	Rock Age
1	0.0	On Site	CPB-SDST	Chester Pebble Beds Formation - Sandstone	No Details

1.3.2 Permeability of Bedrock Ground

Are there any records relating to permeability of bedrock ground within the study site* boundary? Yes

Distance (m)	Direction	Flow Type	Maximum Permeability	Minimum Permeability
0.0	On Site	Mixed	High	High

1.3.3 Faults

Are there any records of Faults within 500m of the study site boundary? Yes

ID	Distance (m)	Direction	Category Description	Feature Description
4	344.0	NE	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres

The geology map for the site and surrounding area are extracted from the BGS Digital Geological Map of Great Britain at 1:50,000 scale.

This Geology shows the main components as discrete layers, these are: Bedrock/ Solid Geology and linear features such as Faults. These are all displayed with the BGS Lexicon code for the rock unit and BGS sheet number. Not all of the main geological components have nationwide coverage.

* This includes an automatically generated 50m buffer zone around the site

1.4 Radon Data

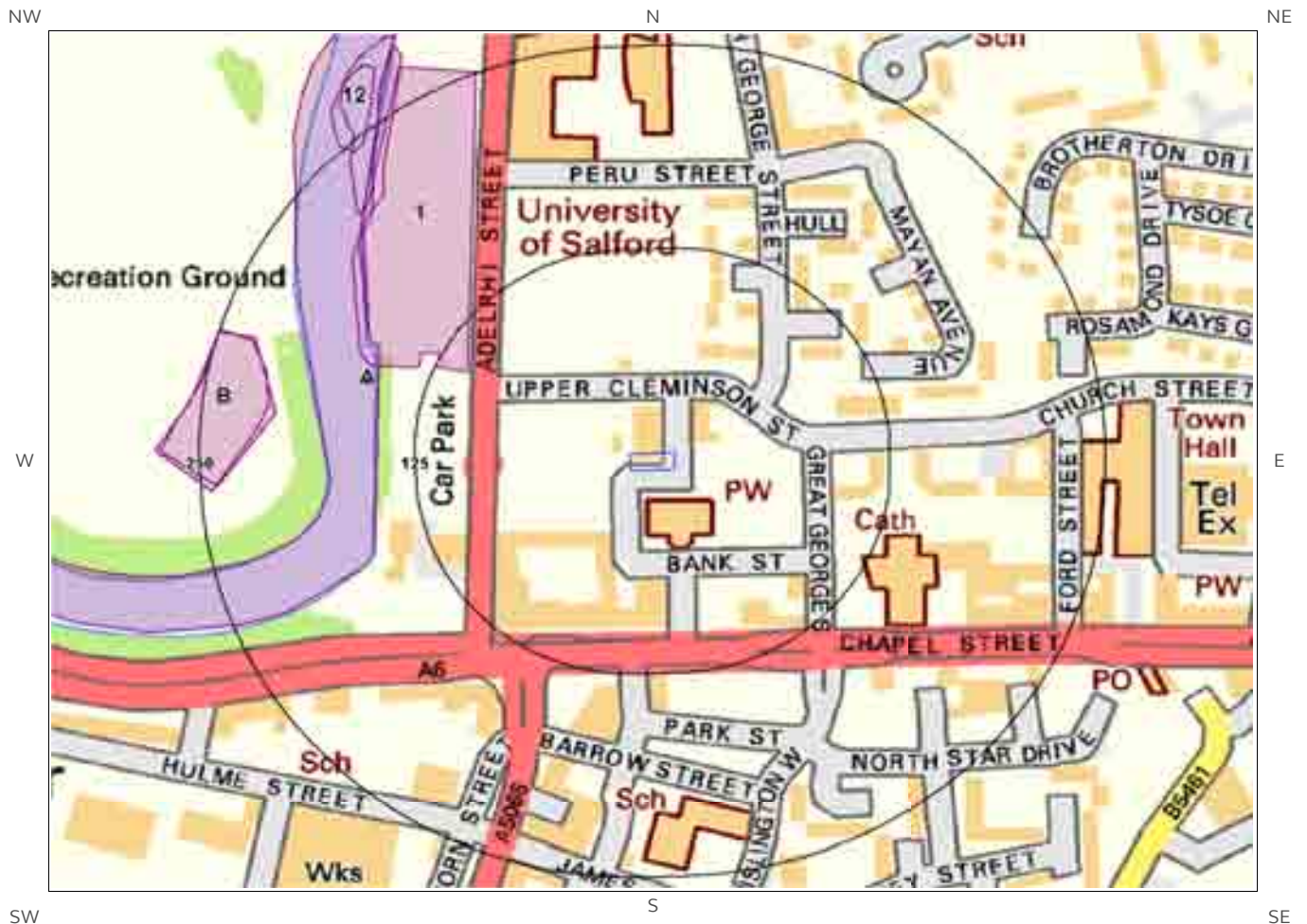
1.4.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level

1.4.2 Radon Protection

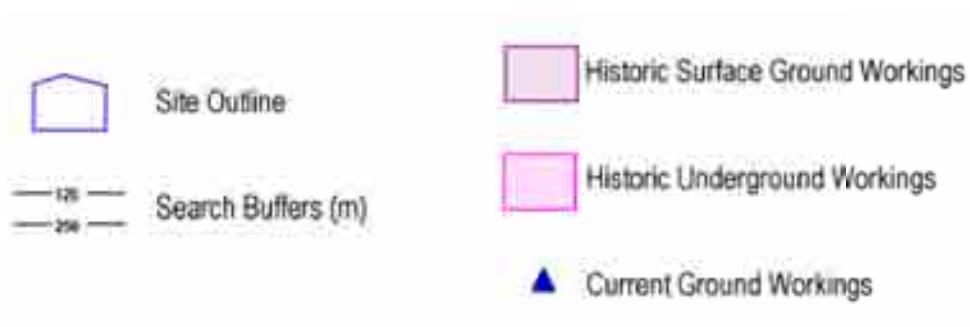
Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary

2 Ground Workings Map



Ground Workings Legend

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2 Ground Workings

2.1 Historical Surface Ground Working Features derived from Historical Mapping

This dataset is based on Groundsure's unique Historical Land Use Database derived from 1:10,560 and 1:10,000 scale historical mapping.

Are there any Historical Surface Ground Working Features within 250m of the study site boundary? Yes

The following Historical Surface Ground Working Features are provided by Groundsure:

ID	Distance (m)	Direction	NGR	Use	Date
1	107.0	NW	382487 398803	Bricks Works	1889
2A	147.0	W	383125 398240	Canal	1971
3A	147.0	W	383125 398240	Canal	1978
4A	147.0	W	383125 398240	Canal	1994
5	147.0	W	383125 398240	Canal	1956
6A	147.0	W	383125 398240	Canal	1985
7A	147.0	W	383125 398240	Canal	1988
8B	207.0	W	382373 398686	Pond	1889
9B	212.0	W	382369 398685	Reservoir	1923
10B	212.0	W	382369 398685	Reservoir	1906
11B	212.0	W	382369 398685	Reservoir	1916
12	244.0	NW	382451 398871	Refuse Heap	1923

2.2 Historical Underground Working Features derived from Historical Mapping

This data is derived from the Groundsure unique Historical Land Use Database. It contains data derived from 1:10,000 and 1:10,560 historical Ordnance Survey Mapping and includes some natural topographical features (Shake Holes for example) as well as manmade features that may have implications for ground stability. Underground and mining features have been identified from surface features such as shafts. The distance that these extend underground is not shown.

Are there any Historical Underground Working Features within 1000m of the study site boundary? Yes

The following Historical Underground Working Features are provided by Groundsure:

ID	Distance (m)	Direction	NGR	Use	Date
Not shown	883.0	SW	381739 398111	Tunnel	1923
Not shown	883.0	SW	381739 398111	Tunnel	1905
Not shown	883.0	SW	381739 398111	Tunnel	1938
Not shown	883.0	SW	381739 398111	Tunnel	1932
Not shown	883.0	SW	381739 398111	Tunnel	1916

2.3 Current Ground Workings

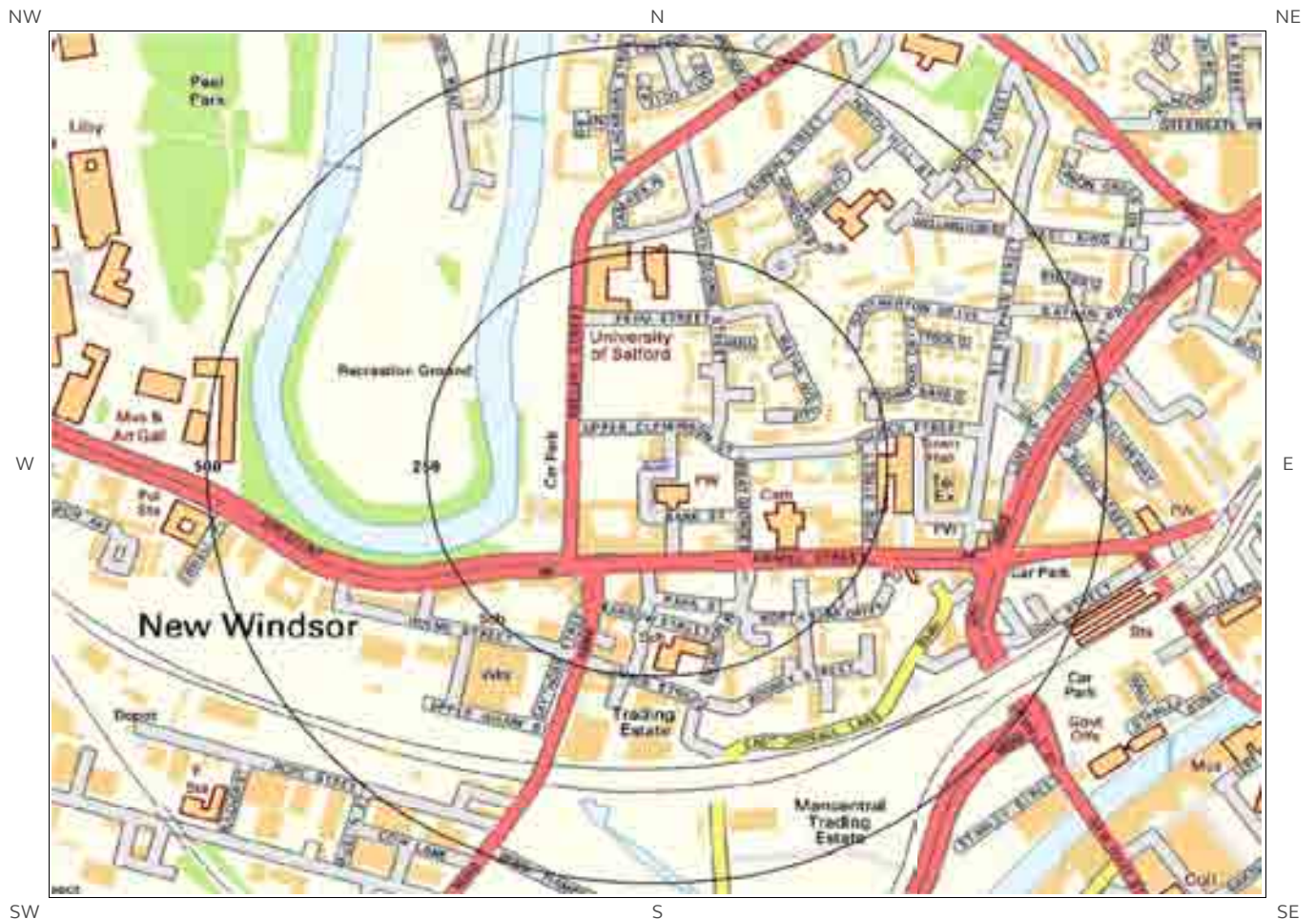
This dataset is derived from the BGS BRITPITS database covering active; inactive mines; quarries; oil wells; gas wells and mineral wharves; and rail deposits throughout the British Isles.

Are there any BGS Current Ground Workings within 1000m of the study site boundary? Yes

The following Current Ground Workings information is provided by British Geological Survey:

ID	Distance (m)	Direction	NGR	Commodity Produced	Pit Name	Type of working	Status
Not shown	465.0	SW	382285 398320	Crushed Rock	Pendleton Rail Depot	A site where mineral commodities are unloaded from rail trucks and stored	Active
Not shown	909.0	SW	381823 398200	Clay & Shale	Salford Brick Works	A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site	Ceased

3 Mining, Extraction & Natural Cavities Map



Mining, Extraction and Natural Cavities Legend

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3 Mining, Extraction & Natural Cavities

3.1 Historical Mining

This dataset is derived from Groundsure unique Historical Land-use Database that are indicative of mining or extraction activities.

Are there any Historical Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

3.2 Coal Mining

This dataset provides information as to whether the study site lies within a known coal mining affected area as defined by the coal authority.

Are there any Coal Mining areas within 1000m of the study site boundary? Yes

The following Coal Mining information provided by the Coal Authority is not represented on Mapping:

Distance (m)	Direction	Details
0.0	On Site	The study site is located within the specified search distance of an identified mining area. Further details concerning this can be obtained from the Coal Authority Helpline on 0845 762 6848.

3.3 Johnson Poole and Bloomer

This dataset provides information as to whether the study site lies within an area where JPB hold information relating to mining.

Are there any JPB Mining areas within 1000m of the study site boundary? Yes

The following information provided by JPB is not represented on mapping: 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. Further details and a quote for services can be obtained by emailing this report to enquiries.gs@jpb.co.uk.

3.4 Non-Coal Mining

This dataset provides information as to whether the study site lies within an area which may have been subject to non-coal historic mining.

Are there any Non-Coal Mining areas within 1000m of the study site boundary? No

Database searched and no data found.

3.5 Non-Coal Mining Cavities

This dataset provides information from the Peter Brett Associates (PBA) mining cavities database (compiled for the national study entitled "Review of mining instability in Great Britain, 1990" PBA has also continued adding to this database) on mineral extraction by mining.

Are there any Non-Coal Mining cavities within 1000m of the study site boundary? No

Database searched and no data found.

3.6 Natural Cavities

This dataset provides information based on Peter Brett Associates natural cavities database.

Are there any Natural Cavities within 1000m of the study site boundary? No

Database searched and no data found.

3.7 Brine Extraction

This data provides information from the Coal Authority issued on behalf of the Cheshire Brine Subsidence Compensation Board.

Are there any Brine Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

3.8 Gypsum Extraction

This dataset provides information on Gypsum extraction from British Gypsum records.

Are there any Gypsum Extraction areas within 1000m of the study site boundary? No

Database searched and no data found.

3.9 Tin Mining

This dataset provides information on tin mining areas and is derived from tin mining records. This search is based upon postcode information to a sector level.

Are there any Tin Mining areas within 1000m of the study site boundary?

No

Database searched and no data found.

3.10 Clay Mining

This dataset provides information on Kaolin and Ball Clay mining from relevant mining records.

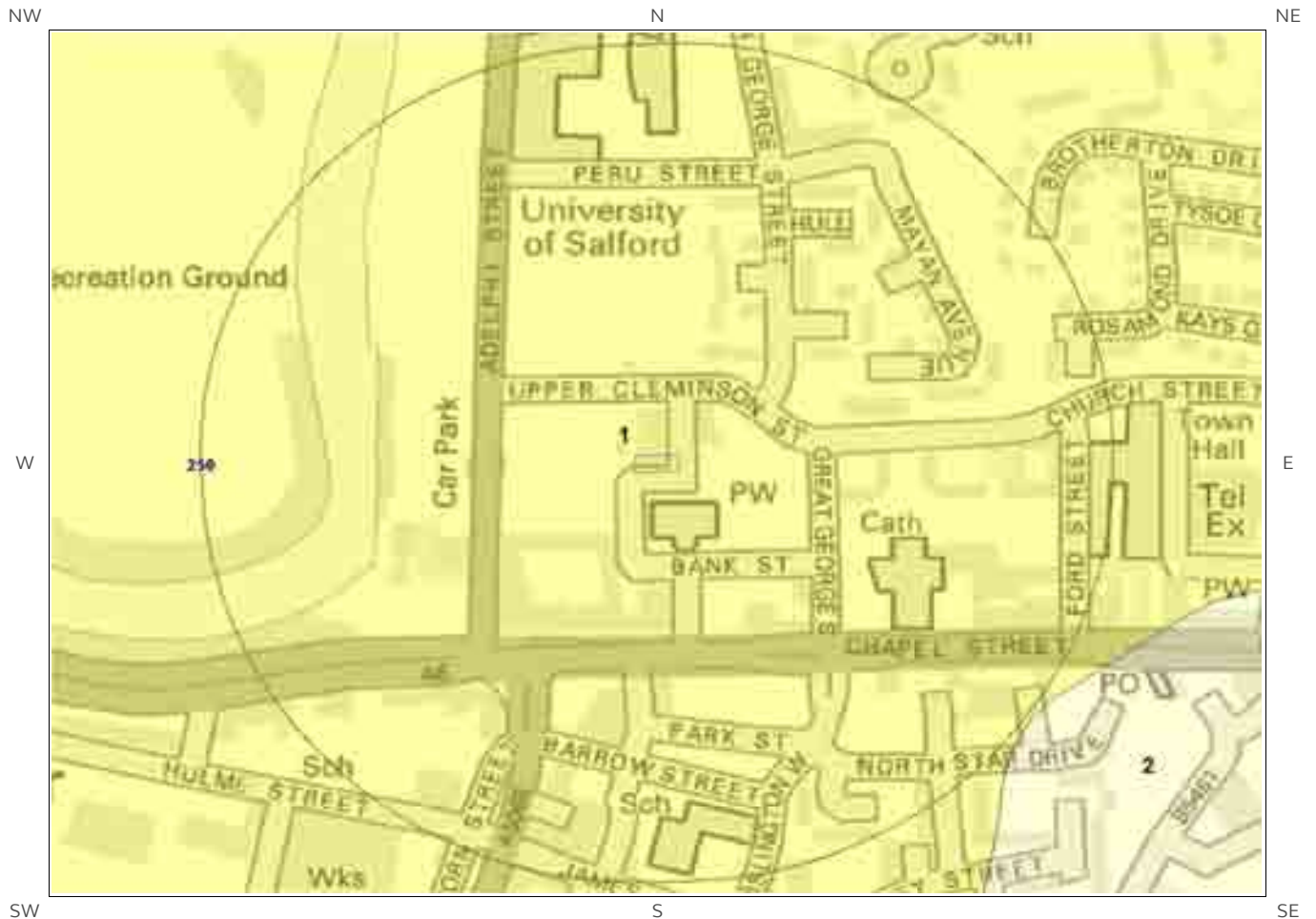
Are there any Clay Mining areas within 1000m of the study site boundary?

No

Database searched and no data found.

4 Natural Ground Subsidence

4.1 Shrink-Swell Clay Map

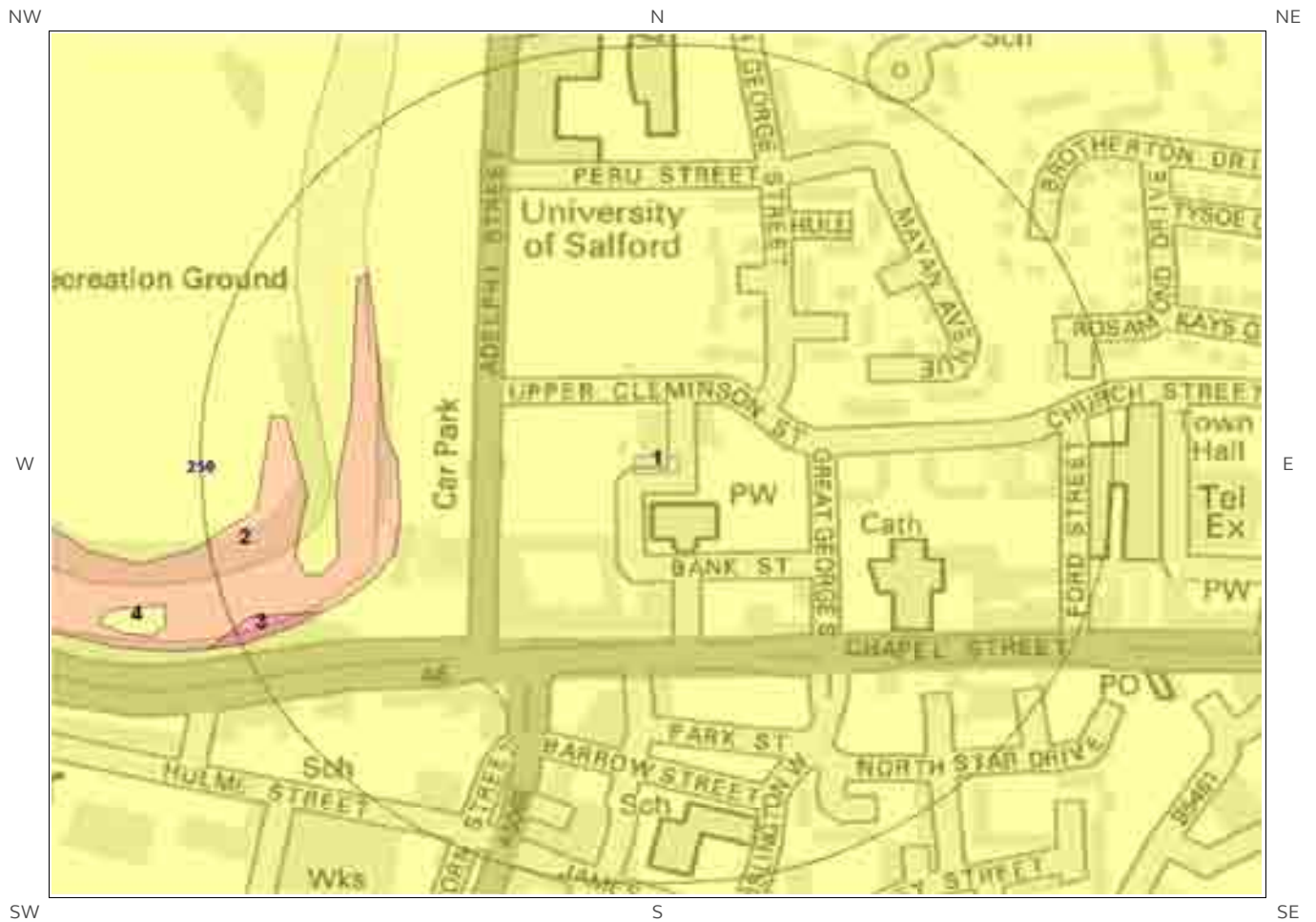


Shrink Swell Clay Legend

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4.2 Landslides Map

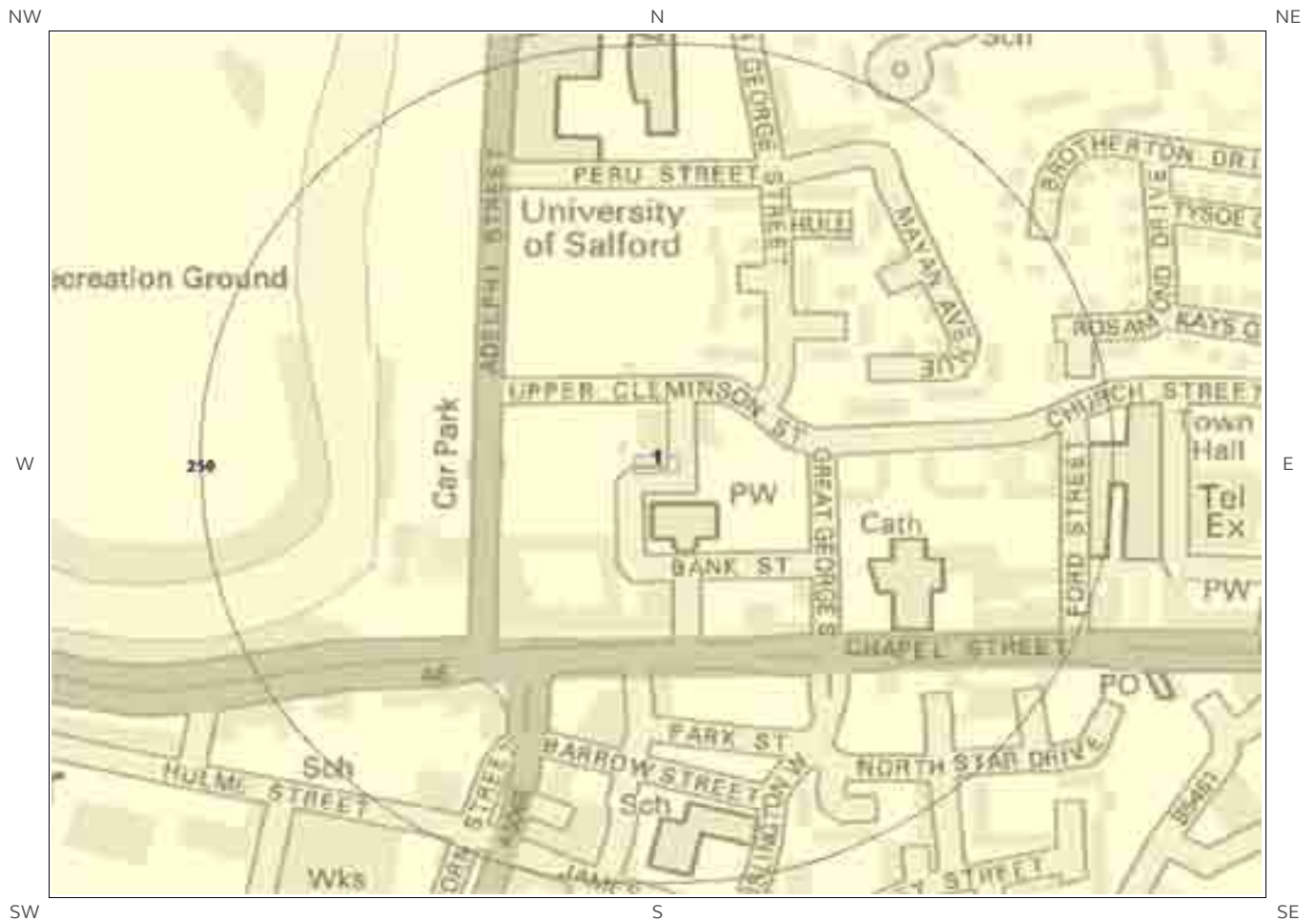


Landslides Legend

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4.3 Ground Dissolution Soluble Rocks Map

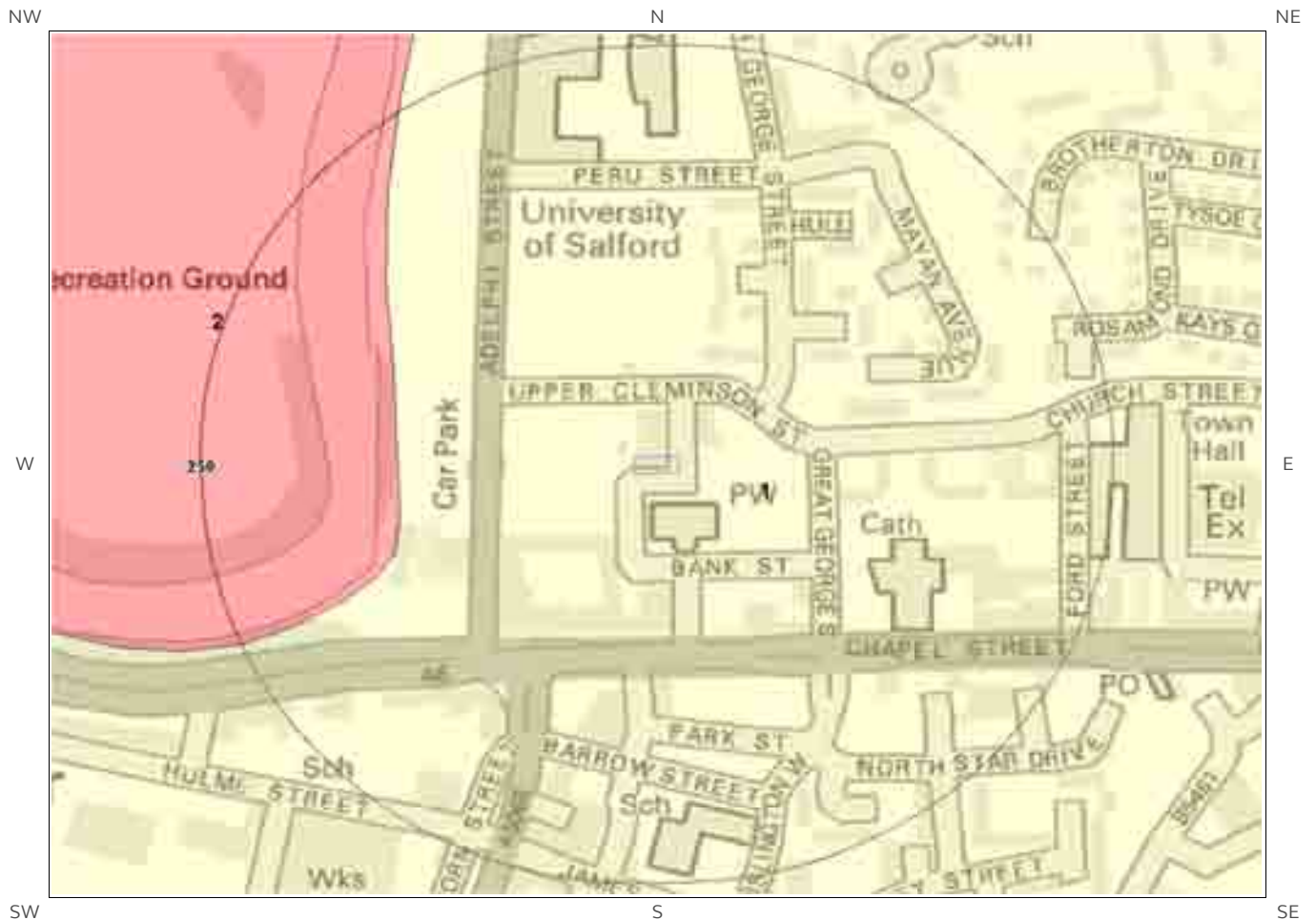


Ground Dissolution
Soluble Rocks Legend

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4.4 Compressible Deposits Map

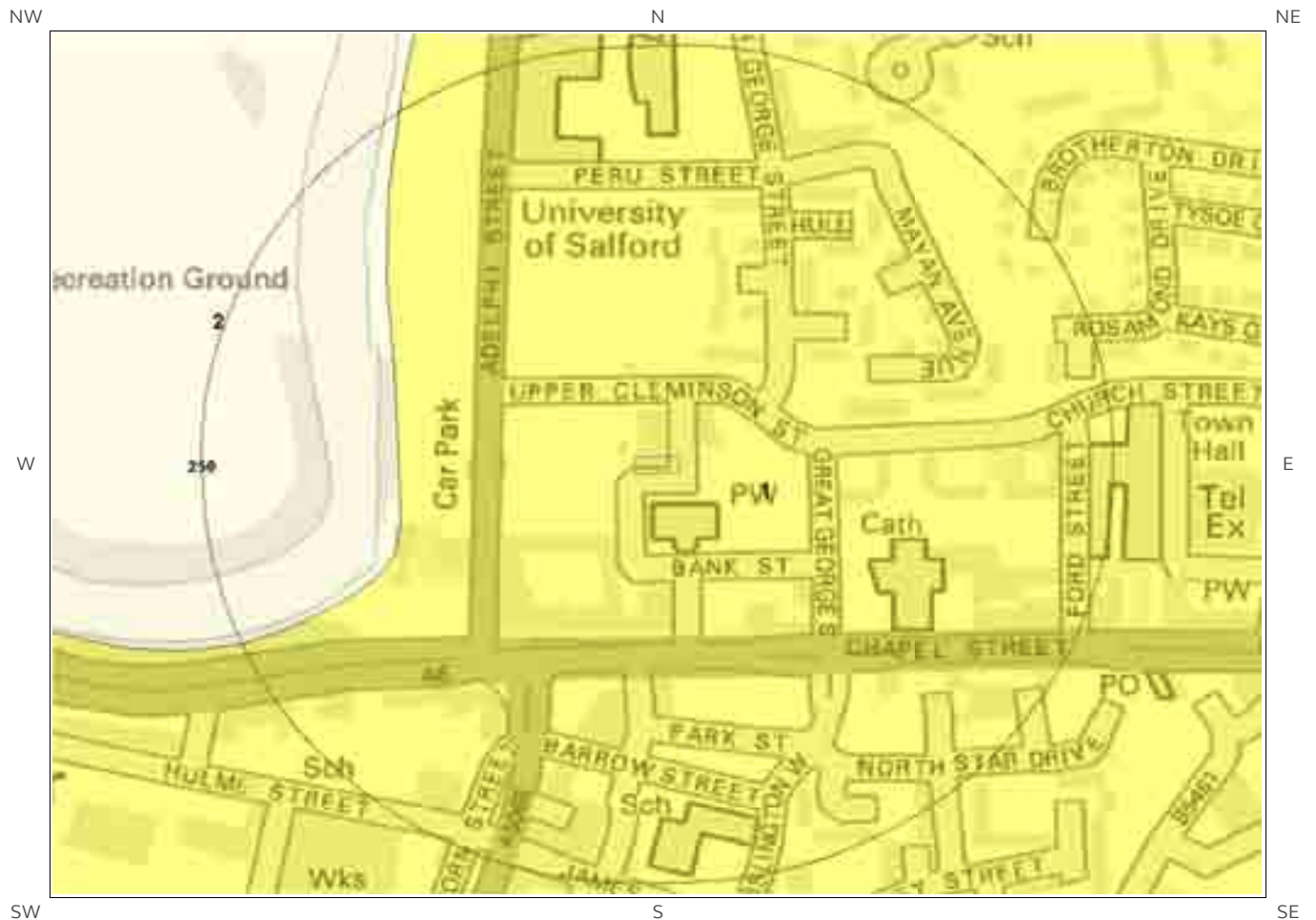


Compressible Deposits Legend

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4.5 Collapsible Deposits Map

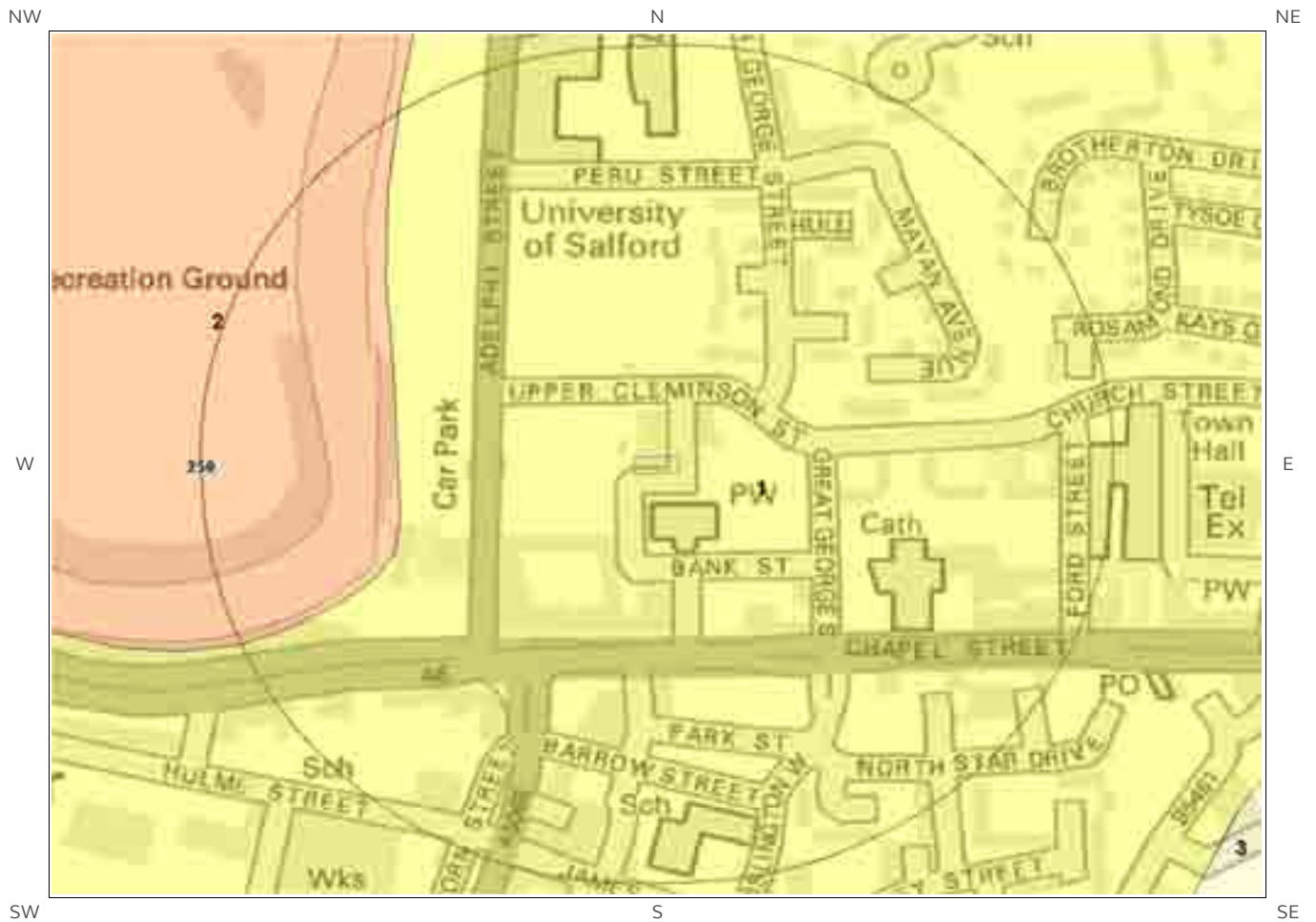


Collapsible Deposits Legend

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4.6 Running Sand Map



Running Sand Legend

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4 Natural Ground Subsidence

The National Ground Subsidence rating is obtained through the 6 natural ground stability hazard datasets, which are supplied by the British Geological Survey (BGS).

The following GeoSure data represented on the mapping is derived from the BGS Digital Geological map of Great Britain at 1:50,000 scale.

What is the maximum hazard rating of natural subsidence within the study site** boundary? Very Low

4.1 Shrink-Swell Clays

The following Shrink Swell information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

4.2 Landslides

The following Landslides information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

4.3 Ground Dissolution of Soluble Rocks

The following Ground Dissolution information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This includes an automatically generated 50m buffer zone around the site

4.4 Compressible Deposits

The following Compressible Deposits information provided by the British Geological Survey:

ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Negligible	No indicators for compressible ground identified. No special actions required to avoid problems due to compressible ground. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible ground.

4.5 Collapsible Deposits

The following Collapsible Rocks information provided by the British Geological Survey:

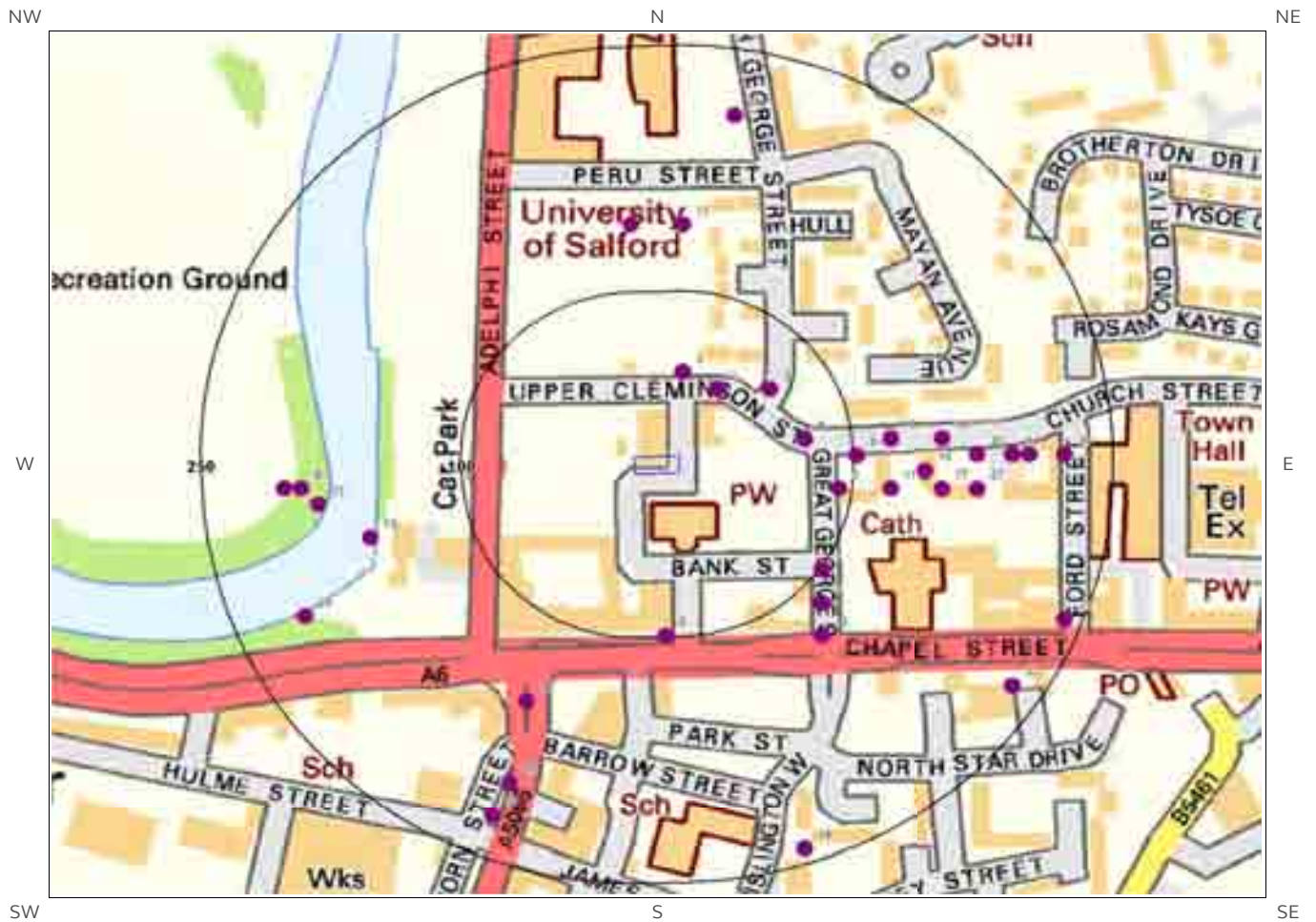
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

4.6 Running Sands

The following Running Sands information provided by the British Geological Survey:

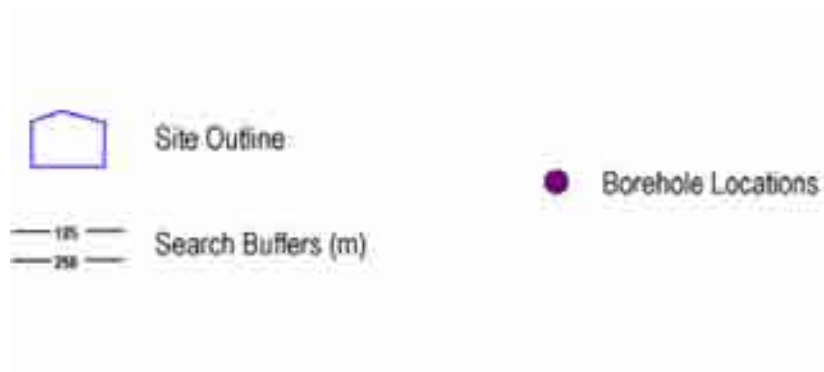
ID	Distance (m)	Direction	Hazard Rating	Details
1	0.0	On Site	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

5 Borehole Records Map



Borehole Records Legend

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5 Borehole Records

The systematic analysis of data extracted from the BGS Borehole Records database provides the following information.

Records of boreholes within 250m of the study site boundary:

34

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
1	46.0	NE	382660 398700	SJ89NW3391	-1.0	CLEMINSON STREET / GREAT GEORGE STREET AREA TP3
2	50.0	N	382640 398710	SJ89NW3390	-1.0	CLEMINSON STREET / GREAT GEORGE STREET AREA 4
3	66.0	NE	382690 398700	SJ89NW3389	-1.0	CLEMINSON STREET / GREAT GEORGE STREET AREA 3
4	73.0	E	382710 398670	SJ89NW3387	-1.0	CLEMINSON STREET / GREAT GEORGE STREET AREA 1
5	93.0	E	382730 398640	SJ89NW1163	12.3	CLEMINSON STREET SALFORD 1
6	100.0	S	382630 398550	SJ89NW2434	-1.0	CHAPEL STREET SALFORD 2
7	102.0	SE	382720 398590	SJ89NW3392	-1.0	CLEMINSON STREET / GREAT GEORGE STREET AREA TPE
8	102.0	E	382740 398660	SJ89NW1169	3.5	CLEMINSON STREET SALFORD TP1
9	115.0	SE	382720 398570	SJ89NW3388	-1.0	CLEMINSON STREET / GREAT GEORGE STREET AREA 2
10	122.0	E	382760 398670	SJ89NW1164	12.1	CLEMINSON STREET SALFORD 2
11	122.0	E	382760 398640	SJ89NW1170	3.1	CLEMINSON STREET SALFORD TP2
12	129.0	SE	382720 398550	SJ89NW2435	-1.0	CHAPEL STREET SALFORD 3
13	140.0	N	382640 398800	SJ89NW2592	9.6	ADELPHI STREET SALFORD 3
14	141.0	N	382610 398800	SJ89NW2591	9.14	ADELPHI STREET SALFORD 2
15	142.0	E	382780 398650	SJ89NW1165	7.0	CLEMINSON STREET SALFORD 3
16	152.0	E	382790 398670	SJ89NW1166	10.7	CLEMINSON STREET SALFORD 4
17	152.0	E	382790 398640	SJ89NW1171	3.5	CLEMINSON STREET SALFORD TP3
18	153.0	SW	382550 398510	SJ89NW2433	-1.0	CHAPEL STREET SALFORD 1
19	158.0	W	382460 398610	SJ89NW3084	-1.0	PROPOSED FOOTBRIDGE ADELPHI HOUSE SALFORD 4

ID	Distance (m)	Direction	NGR	BGS Reference	Drilled Length	Borehole Name
20	172.0	E	382810 398660	SJ89NW1172	3.2	CLEMINSON STREET SALFORD TP4
21	172.0	E	382810 398640	SJ89NW1167	9.3	CLEMINSON STREET SALFORD 5
22	184.0	W	382430 398630	SJ89NW3083	-1.0	PROPOSED FOOTBRIDGE ADELPHI HOUSE SALFORD 3
23A	192.0	E	382830 398660	SJ89NW1173	3.95	CLEMINSON STREET SALFORD TP5
24B	193.0	W	382420 398640	SJ89NW3082	-1.0	PROPOSED FOOTBRIDGE ADELPHI HOUSE SALFORD 2
25A	202.0	E	382840 398660	SJ89NW1174	2.2	CLEMINSON STREET SALFORD TP6
26	203.0	S	382540 398460	SJ89NW2556	-1.0	RECONSTRUCTION OF SEWER OLDFIELD ROAD SALFORD 2
27B	203.0	W	382410 398640	SJ89NW3081	-1.0	PROPOSED FOOTBRIDGE ADELPHI HOUSE SALFORD 1
28	209.0	N	382670 398867	SJ89NW222	35.81	LEAD SEAL MANUFACTURING CO. NORTH GEORGE STREET
29	210.0	SW	382422 398562	SJ89NW3807	13.71	CRESCENT WIDENING SCHEME SALFORD 3
30	222.0	E	382860 398660	SJ89NW1168	8.5	CLEMINSON STREET SALFORD 6
31	225.0	S	382530 398440	SJ89NW2555	-1.0	RECONSTRUCTION OF SEWER OLDFIELD ROAD SALFORD 1
32	232.0	SE	382830 398520	SJ89NW2436	-1.0	CHAPEL STREET SALFORD 4
33	240.0	E	382860 398560	SJ89NW2438	-1.0	CHAPEL STREET SALFORD 6
34	241.0	S	382710 398420	SJ89NW2450	13.71	ISLINGTON REDEVELOPMENT SALFORD 1

The borehole records are available using the hyperlinks below: Please note that if the donor of the borehole record has requested the information be held as commercial-in-confidence, the additional data will be held separately by the BGS and a formal request must be made for its release.

#5: scans.bgs.ac.uk/sobi_scans/boreholes/1043357
 #8: scans.bgs.ac.uk/sobi_scans/boreholes/1043363
 #10: scans.bgs.ac.uk/sobi_scans/boreholes/1043358
 #11: scans.bgs.ac.uk/sobi_scans/boreholes/1043364
 #13: scans.bgs.ac.uk/sobi_scans/boreholes/1044786
 #14: scans.bgs.ac.uk/sobi_scans/boreholes/1044785
 #15: scans.bgs.ac.uk/sobi_scans/boreholes/1043359
 #16: scans.bgs.ac.uk/sobi_scans/boreholes/1043360
 #17: scans.bgs.ac.uk/sobi_scans/boreholes/1043365
 #20: scans.bgs.ac.uk/sobi_scans/boreholes/1043366
 #21: scans.bgs.ac.uk/sobi_scans/boreholes/1043361
 #23A: scans.bgs.ac.uk/sobi_scans/boreholes/1043367
 #25A: scans.bgs.ac.uk/sobi_scans/boreholes/1043368
 #28: scans.bgs.ac.uk/sobi_scans/boreholes/1042369

#29: scans.bgs.ac.uk/sobi_scans/boreholes/15019160

#30: scans.bgs.ac.uk/sobi_scans/boreholes/1043362

#34: scans.bgs.ac.uk/sobi_scans/boreholes/1044644

6 Estimated Background Soil Chemistry

Records of background estimated soil chemistry within 250m of the study site boundary:

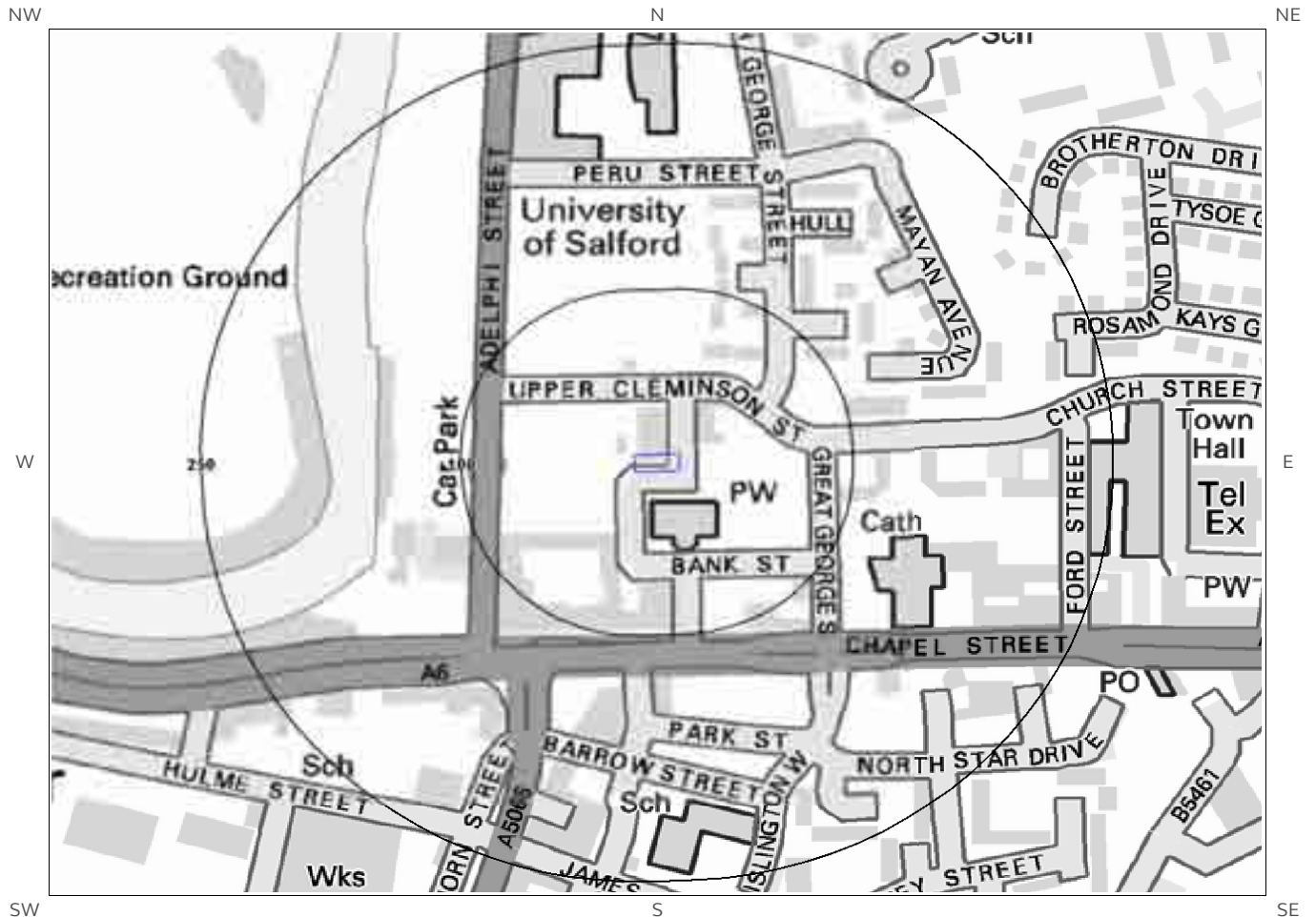
6

For further information on how this data is calculated and limitations upon its use, please see the Groundsure Geosight User Guide, available on request.

Distance (m)	Direction	Sample Type	Arsenic (As)	Cadmium (Cd)	Chromium (Cr)	Nickel (Ni)	Lead (Pb)
0.0	On Site	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	100 - 200 mg/kg
112.0	W	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	100 - 200 mg/kg
118.0	W	RuralSoil	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	100 - 200 mg/kg
149.0	S	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	100 - 200 mg/kg
187.0	SW	RuralSoil	15 - 25 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg	100 - 200 mg/kg
212.0	NW	RuralSoil	<15 mg/kg	<1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg	100 - 200 mg/kg

*As this data is based upon underlying 1:50,000 scale geological information, a 50m buffer has been added to the search radius.

7 Railways and Tunnels Map



Railways and Tunnels Legend

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7 Railways and Tunnels

7.1 Tunnels

This data is derived from OpenStreetMap and provides information on the possible locations of underground railway systems in the UK - the London Underground, the Tyne & Wear Metro and the Glasgow Subway.

Have any underground railway lines been identified within the study site boundary? No

Have any underground railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels Map.

This data is derived from Ordnance Survey mapping and provides information on the possible locations of railway tunnels forming part of the UK overground railway network.

Have any other railway tunnels been identified within the site boundary? No

Have any other railway tunnels been identified within 250m of the site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels Map.

7.2 Historical Railway and Tunnel Features

This data is derived from Groundsure's unique Historical Land-use Database and contains features relating to tunnels, railway tracks or associated works that have been identified from historical Ordnance Survey mapping.

Have any historical railway or tunnel features been identified within the study site boundary? No

Have any historical railway or tunnel features been identified within 250m of the study site boundary? No

Database searched and no data found.

Any records that have been identified are represented on the Railways and Tunnels Map.

7.3 Historical Railways

This data is derived from OpenStreetMap and provides information on the possible alignments of abandoned or dismantled railway lines in proximity to the study site.

Have any historical railway lines been identified within the study site boundary? No

Have any historical railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Note: multiple sections of the same track may be listed in the detail above

Any records that have been identified are represented on the Railways and Tunnels Map.

7.4 Active Railways

These datasets are derived from Ordnance Survey mapping and OpenStreetMap and provide information on the possible locations of active railway lines in proximity to the study site.

Have any active railway lines been identified within the study site boundary? No

Have any active railway lines been identified within 250m of the study site boundary? No

Database searched and no data found.

Note: multiple sections of the same track may be listed in the detail above

Any records that have been identified are represented on the Railways and Tunnels Map.

7.5 Railway Projects

These datasets provide information on the location of large scale railway projects High Speed 2 and Crossrail 1 .

Is the study site within 5km of the route of the High Speed 2 rail project? Yes

Is the study site within 500m of the route of the Crossrail 1 rail project? No

Further information on proximity to these routes, the project construction status and associated works can be obtained through the purchase of a Groundsure HS2 and Crossrail 1 Report.

The route data has been digitised from publicly available maps by Groundsure. The route as provided relates to the Crossrail 1 project only, and does not include any details of the Crossrail 2 project, as final details of the route for Crossrail 2 are still under consultation.

Contact Details



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Telephone: 08444 159 000
info@groundsure.com



British Geological Survey Enquiries

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Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk



BGS Geological Hazards Reports and general geological enquiries

British Gypsum

British Gypsum Ltd
East Leake
Loughborough
Leicestershire
LE12 6HX



The Coal Authority

200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk



Public Health England

Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
<https://www.gov.uk/government/organisations/public-health-england>
Email: enquiries@phe.gov.uk
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Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

“Beneficiary” means the person or entity for whose benefit the Client has obtained the Services.

“Client” means the party or parties entering into a Contract with Groundsure.

“Commercial” means any building or property which is not Residential.

“Confidential Information” means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

“Support Services” means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

“Contract” means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

“Third Party Data Provider” means any third party providing Third Party Content to Groundsure.

“Data Reports” means reports comprising factual data with no accompanying interpretation.

“Fees” has the meaning set out in clause 5.1.

“Groundsure” means Groundsure Limited, a company registered in England and Wales under number 03421028.

“Groundsure Materials” means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

“Intellectual Property” means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

“Mapping” means a map, map data or a combination of historical maps of various ages, time periods and scales.

“Order” means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

“Ordnance Survey” means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

“Order Website” means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

“Report” means a Risk Screening Report or Data Report for Commercial or Residential property.

“Residential” means any building or property used as or intended to be used as a single dwelling.

“Risk Screening Report” means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

“Services” means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

“Site” means the area of land in respect of which the Client has requested Groundsure to provide the Services.

“Third Party Content” means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

“User Guide” means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.Groundsure.com) and forming part of this Contract.

2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client's order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure.

Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure's acceptance of an Order shall be binding only when made in writing and signed by Groundsure's authorised representative or when accepted through the Order Website.

3 The Client's obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary's needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client's approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

(i) the Beneficiary,
(ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
(iv) the first purchaser or first tenant of the Site, and
(v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together “Fees”).

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client (“Payment Date”). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to

(i) full payment of all relevant Fees and
(ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure

acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

(i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;

(ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;

(iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);

(iv) not combine the Services with or incorporate such Services into any other information data or service;

(v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);

(vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and

(vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7.Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

(i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or subcontractors;

(ii) any use made of the Reports, Services, Materials or any part of them; and

(iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

(i) loss of profits;

(ii) loss of business;

(iii) depletion of goodwill and/or similar losses;

(iv) loss of anticipated savings;

(v) loss of goods;

(vi) loss of contract;

(vii) loss of use;

(viii) loss or corruption of data or information;

(ix) business interruption;

(x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;

(xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;

(xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;

(xiii) loss or damage to a computer, software, modem, telephone or other property; and

(xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

(i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or

(ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or

(iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or

(iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

(a) supplied to the Client's specification(s) and in any event
(b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Third Party Data Providers;
- (viii) changes in law; or
- (ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law



Dock & Pulpit, Salford

Phase 1 Desk-top Study: Appendix 4: Coal Authority Mining Report

Project No: 1502-15
October 2015
Revision 00

APPENDIX 4: Coal Authority Mining Report

This document is to be reviewed in conjunction with the Phase 1 Desk-top Study for Dock & Pulpit, Salford.

Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0345 762 6848 DX 716176 MANSFIELD 5

**DAN MONTAGNANI
SOVEREIGN HOUSE
CHURCH STREET
BRIGHTON
BN1 1UJ**

Our reference: **51001011065001**
Your reference: **GS-2477179, 120967484**
Date of your enquiry: **06 October 2015**
Date we received your enquiry: **06 October 2015**
Date of issue: **06 October 2015**

This report is for the property described in the address below and the attached plan.

Non-Residential Coal Authority Mining Report

1, BANK PLACE, SALFORD, GREATER MANCHESTER, M3 6BS

This report is based on and limited to the records held by, the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Coal mining	See comments below
Brine Compensation District	No

Information from the Coal Authority

Underground coal mining

Past

According to the records in our possession, the property is not within the zone of likely physical influence on the surface from past underground workings.

Present

The property is not in the likely zone of influence of any present underground coal workings.

Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

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

The property is not in an area that is likely to be affected at the surface from any planned future workings.

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

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

Mine entries

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

Coal mining geology

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

Opencast coal mining

Past

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

Present

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

Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

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

Coal mining subsidence

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

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

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

Mine gas

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

Hazards related to coal mining

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

Withdrawal of support

The property is not in an area for which a notice of entitlement to withdraw support has been published.

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

Working facilities orders

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

Payments to owners of former copyhold land

The property is not in an area for which a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional Remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining and Brine Subsidence Claim enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. Please note that Brine Subsidence Claim enquiries are only relevant for England and Wales. This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions applicable at the time the report was produced.

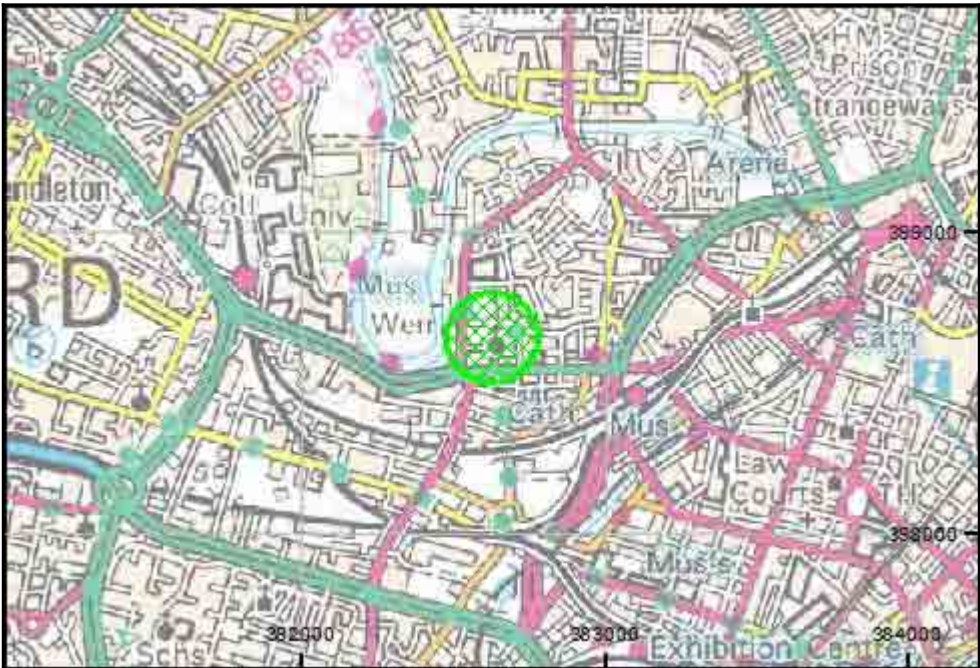
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Issued by:	The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG
Tax Point Date:	06 October 2015
Issued to:	DAN MONTAGNANI SOVEREIGN HOUSE CHURCH STREET BRIGHTON BN1 1UJ
Property Search for:	1, BANK PLACE, SALFORD, GREATER MANCHESTER, M3 6BS
Reference Number:	51001011065001
Date of Issue:	06 October 2015
Cost:	£59.00
VAT @ 20%:	£11.80
Total Received:	£70.80
VAT Registration	598 5850 68

Location map



Approximate position of property



Enquiry boundary

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Key

Approximate position of enquiry boundary shown

