



GroundSure Reference: Specimen site
Your Reference: Specimen
Report Date: April 28, 2008
Report Delivery Method: **Email**
Client Email:

GroundSure Screening

Address: Specimen site

Dear Sir/Madam,

Thank you for placing your order with GroundSure. Please find enclosed the GroundSure Screening as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 01273 819700 quoting the above GroundSure reference number.

Yours faithfully,

A handwritten signature in black ink, appearing to read "P. Smith", followed by a period.

Chairman
Groundsure Limited

Enc.
GroundSure Screening

GroundSure Screening

Address: Specimen site

Date: April 28, 2008

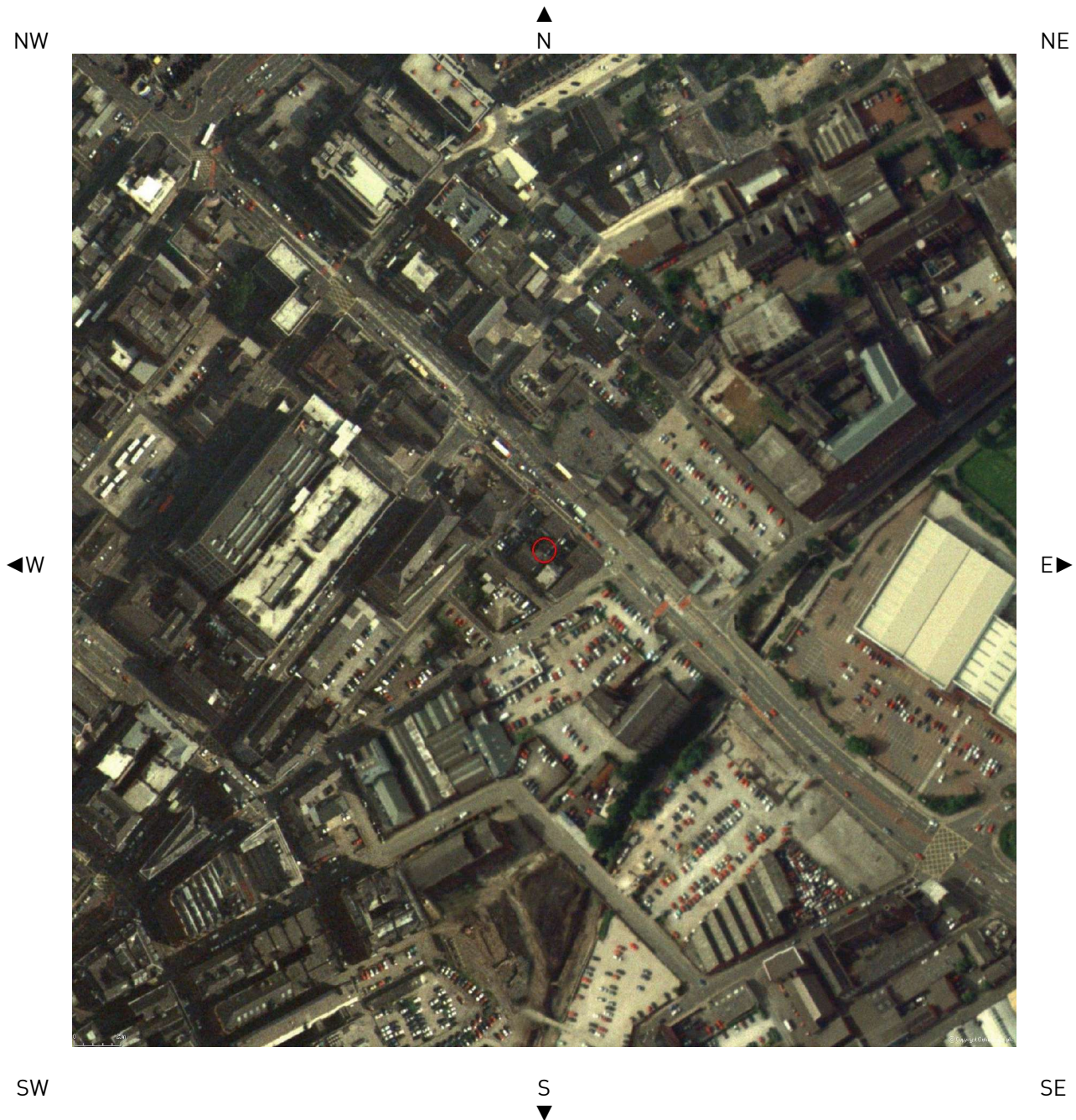
GroundSure Reference: Specimen site

Your Reference: Specimen



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Aerial Photograph of Study Site



Aerial photography supplied by Getmapping PLC.
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Site Name:Specimen site

Grid Reference: 384836,398493

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Executive Summary

The following opinion is provided by GroundSure on the basis of the information available at the time of writing and contained within this report. GroundSure have been informed that the property is currently used for commercial/retail purposes and that the property will continue in this use.

Acceptable Environmental Risk

Is there a risk of statutory (e.g. Part IIA EPA 1990) or third party action being taken against the site?	Unlikely
Does the property represent Acceptable Banking Security from an environmental risk perspective?	Yes
Is there a risk that the property value may be impacted due to environmental liability issues?	Unlikely
What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?	Low-Moderate

Recommendations

None required.

Environmental Consultancy	GroundSure Environmental Consultants are available to discuss the findings of this report free of charge and to assist in possible solutions where reports are determined to be In Need of Further Assessment. Or where other outstanding environmental issues require further consideration
Environmental Insurance	Environmental insurance may be available for the subject property. Please contact GroundSure for further details. GroundSure is authorised and regulated by the Financial Services Authority (No. 315420) to assist clients in obtaining Environmental Insurance.

Consultant's Overview and Guidance

Issue	Guidance
On site	No potentially contaminative land uses have been identified at the study site
Off site	Potentially contaminative land uses of minor concern have been identified in proximity to the study site.
Identified pathways	Not applicable. No significant pollution source identified.
Identified receptors	Not applicable. No significant pollution source identified.
Conclusions	Whilst the property has been identified to comprise acceptable banking security, some environmental issues may reside with the site associated with the historical and current land uses in proximity to the property. Low to moderate risk issues may have some potential to be raised as concerns in the future at the point of forward sale. Additionally, should the property be redeveloped at some time in the future, particularly for a more sensitive end use, then further assessment of the risks presented by ground contamination may be required in accordance with PPS23.

The following additional risk issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject the property.

Issue	Guidance
Site specific features	This report has considered additional site specific information, where provided, however it has not included a site inspection. Additional issues may be present at the property that cannot be reasonably identified by a report of this nature. Such issues may include but not be limited to: ozone depleting substances, oil storage, waste management, materials handling, site drainage, etc. Should these issues be considered to be of concern further specific assessments may be required via additional surveys, inspections, etc.
Asbestos	The Control of Asbestos Regulations 2006 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Type 3 Asbestos Surveys.
Infilled Land	No issues identified.
Flooding	The property does not lie within 25m of an Environment Agency floodplain.
Natural Ground Subsidence	No issues identified.
Shallow Mining	No issues identified.
Radon	No issues identified.
Radon Protection	No issues identified.
Coal Mining	The study site has been identified as lying within a coal mining area. A prudent purchaser may wish to obtain a Coal Mining report from the Coal Authority to clarify the risk to the property.

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.

Report Section	Number of records found within (X) m of the study site boundary					
1. Historical Industrial Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
1.1 Potentially Contaminative Past Land Use						
Records of potentially contaminative past land use (1:10,000 scale mapping)	0	0	42	-	-	-
1.2 Additional Information – Historical Tanks (1:2,500,1:1,250 scale mapping)	0	0	3*	-	-	-
1.3 Additional Information – Historical Energy Features (1:2,500,1:1,250 scale mapping)	0	0	12*	-	-	-
1.4 Additional Information – Historical Petrol and Fuel Site Database (1:2,500,1:1,250 scale mapping)	0	1	1*	-	-	-
1.5 Additional Information – Historical Vehicle Repair and Garages (1:2,500,1:1,250 scale mapping)	0	8	16*	-	-	-
1.6 Potentially Infilled Land						
Records of potentially infilled land (1:10,000)	0	0	0*	-	-	-
*51-100m						
2. Authorisations, Incidents and Registers	on-site	0-50	51-250	251-500	501-1000	1000-1500
2.1 Industrial Sites Holding Licences and/or Authorisations						
Records of IPC Authorisations	0	0	0	0	-	-
Records of IPPC Authorisations	0	0	0	0	-	-
Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0	-	-
Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0	-	-
Records of List 1 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of List 2 Dangerous Substances Inventory sites	0	0	0	0	-	-
Records of LAPPC (LAPC) Authorisations	0	0	1	3	-	-
Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	2	-	-
Records of Licensed Discharge Consents	0	0	0	0	-	-
Records of Planning Hazardous Substance Consents	0	0	0	0		
2.2 Records of COMAH and NIHHS sites	0	0	0	0	-	-
2.3 Environment Agency Recorded Pollution Incidents						
National Incidents Recording System, List 2	0	0	2	-	-	-
National Incidents Recording System, List 1	0	0	0	-	-	-
2.4 Sites Determined as Contaminated Land under Part IIA EPA 1990	0	0	0	0	-	-
Plannin 2.5 Planning Hazardous Substance Enforcements	0	0	0	0	-	-

Commercial Environmental Report Reference: Specimen site

3. Landfill and Other Waste Sites	on-site	0-50	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
Environment Agency Registered landfill Sites	0	0	0	0	0	-
Landfill Data – Operational Landfill Sites	0	0	0	0	0	-
Environment Agency Historic Landfill Sites	0	0	0	0	0	6
Landfill Data – Non-Operational Landfill Sites	0	0	0	0	0	-
BGS/DoE Landfill Site Survey	0	0	0	0	0	0
GroundSure Local Authority Landfill Sites Data	0	0	0	0	0	0
3.2 Landfill and Other Waste Sites Findings						
Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	-	-
Environment Agency (REGIS) Waste Sites	0	0	0	1	6	11

4. Current Land Uses	on-site	0-50	51-250	251-500	501-1000	1000-1500
4.1 Current Industrial Sites Data	1	1	74	-	-	-
4.2 Records of Petrol and Fuel Sites	0	0	1	1	-	-
4.3 Underground High Pressure Oil and Gas Pipelines	0	0	0	0	-	-

5. Geology	Description
5.1 Are there any records of Artificial Ground and Made Ground present beneath the study site? *	None
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.	
Source: Scale: 1:50,000 BGS Sheet 085	

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

6. Hydrogeology and Hydrology	on-site	0-50	51-250	251-500	501-1000	1001-2000*
6.1 Environment Agency Groundwater Vulnerability and Soil Classification						
Is a minor aquifer present on site?	No	-	-	-	-	-
Is a major aquifer present on site?	Yes	-	-	-	-	-
Is there any information regarding soil classification at the study site?	Yes	-	-	-	-	-
6.2 Groundwater Abstraction Licences (within 1000m of the study site).	0	0	0	0	1	-
6.3 Surface Water Abstraction Licences (within 1000m of the study site).	0	0	0	0	0	-
6.4 Potable Water Abstraction Licences (within 2000m of the study site).	0	0	0	0	0	4
6.5 Source Protection Zones						
Source Protection Zones (within 500m of the study site).	1	1	2	1	-	-
6.6 River Quality						
Is there any Environment Agency information on river quality within 500m of the study site?	No	No	Yes	Yes	-	-
6.7 Main Rivers						
Main Rivers within 500m of the study site.	0	0	0	0	-	-
6.8 Surface water features						
Surface water features within 250m of the study site	No	No	Yes	-	-	-

7. Flooding

7.1 Are there any Environment Agency indicative Zone 2 floodplains within 250m of the study site?	No
7.2 Are there any Environment Agency indicative Zone 3 floodplains within 250m of the study site?	No
7.3 Are there any flood defences within 250m of the study site?	No
7.4 Are there any areas benefiting from flood defences within 250m of the study site?	No
7.5 Are there any areas used for flood storage within 250m of the study site?	No
7.6 What is the maximum BGS groundwater flooding susceptibility within 50m of the study site?	Not Applicable
7.7 What is the BGS confidence rating for the groundwater flooding susceptibility areas?	Moderate

8. Designated Environmentally Sensitive Sites

	on-site	0-50	51-250	251-500	501-1000	1001-1500*
8.1 Records of Sites of Special Scientific Interest (SSSI):	0	0	0	0	-	-
8.2 Records of National Nature Reserves (NNR) :	0	0	0	0	-	-
8.3 Records of Local Nature Reserves (LNR):	0	0	0	0	-	-
8.4 Records of Special Areas of Conservation (SAC):	0	0	0	0	-	-
8.5 Records of Special Protection Areas (SPA):	0	0	0	0	-	-
8.6 Records of Ramsar sites:	0	0	0	0	-	-
8.7 Records of World Heritage Sites:	0	0	0	0	-	-
8.8 Records of Defra Environmentally Sensitive Areas:	0	0	0	0	-	-
8.9 Records of Areas of Outstanding Natural Beauty (AONB):	0	0	0	0	-	-
8.10 Records of National Parks:	0	0	0	0	-	-
8.11 Records of Nitrate Sensitive Areas:	0	0	0	0	-	-
8.12 Records of Nitrate Vulnerable Zones:	0	0	0	0	-	-

9. Additional Information

	on-site	0-50	51-250
9.1 Records of mobile phone transmitters	0	0	2
9.2 Records of OfCom telecommunications masts	0	0	5
9.3 Have any overhead transmission lines been identified in proximity to the study site in this search?	No		

10. Natural Hazards

10.1 What is the maximum risk of natural ground subsidence?	Very Low
10.2 What is the maximum radon potential in the vicinity of the study site?	Less than 1%
What level of radon protection is likely to be required in the vicinity of the study site?	None

11. Mining

11.1 Are there any coal mining areas within 75m of the study site?	Yes
11.2 What is the risk of subsidence relating to shallow mining within 150m of the study site?	Negligible
11.3 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 250m.

2. Authorisations, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by the Environment Agency and the Local Authority, 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 term 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 pressured underground oil and gas pipelines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site. These searches are conducted using radii of up to 250m and includes a 50m buffer zone.

6. Hydrogeology and Hydrology

Provides information on groundwater vulnerability, soil leaching potential, abstraction licenses, Source Protection Zones (SPZ) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

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

8. 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), Defra Environmental Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites. These searches are conducted using radii of up to 500m.

9. Additional Information

Provides information on records of mobile phone transmitters, Ofcom telecommunication masts and overhead transmission lines to 500m.

10. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include BGS GeoSure Data and radon. These searches are conducted using radii of up to 75m.

11. Mining

Provides information on areas of coal and shallow mining. These searches are conducted using radii of up to 150m.

12. 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 (01273 819700) 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.

GroundSure Risk Assessment Methodology

Framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the source-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as “Contaminated Land” in accordance with the meaning set out in Part IIA of the Environmental Protection Act 1990. Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2003, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2007.

This report does not contain a detailed Conceptual Site Model as required in Planning Policy Statement 23, however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to GroundSure, whilst others are provided by recognised bodies including the Environment Agency, British Geological Survey, Health Protection Agency, Local Authorities, etc. GroundSure may also have been provided with further details regarding the site by the client and / or his advisers. In the absence of such, GroundSure has made a best estimations regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report GroundSure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the local authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Source - Pathway - Receptor Definitions

Sources of contamination include:

- Historic on-site and historic off-site sources
- Current on-site and current off-site sources

Pathways comprise:

- Mechanisms facilitating “receptor” exposure to contaminative “sources”

Receptors include:

- Human health ie. site users, adjacent site users
- Controlled Waters ie. Groundwater, surface water
- Habitats and biodiversity
- Property, buildings and infrastructure

Risk Assessment Definitions

Acceptable Environmental Risk: Significant environmental liabilities have not been identified

In Need of Further Assessment: Significant environmental liabilities have been identified

Is there a risk of statutory (e.g. Part IIA EPA 1990) or third party action being taken against the site?

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

GroundSure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

Is there a risk that the property value may be impacted due to environmental liability issues?

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

What is the potential for environmental risk associated with property ownership i.e. that a prudent purchaser may wish to consider further?

Low: There are unlikely to be significant environmental liabilities associated with the property

Low-Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and further assessment may be appropriate under certain circumstances e.g. redevelopment

Moderate: Some environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate-High: Some significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from High Detail (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 250m of the search centre:

42

The following records are not represented on Mapping:

Distance	Direction	Use	Date
89.0	NE	Unspecified Mills	1938
89.0	NE	Unspecified Mills	1933
89.0	NE	Unspecified Mills	1921
90.0	NE	Unspecified Mills	1923
115.0	SE	Saw Mill	1938
115.0	SE	Saw Mill	1933
115.0	SE	Saw Mill	1921
117.0	SE	Saw Mills	1923
144.0	E	Unspecified Works	1968
145.0	SW	Police Station	1988
145.0	SW	Police Station	1994
153.0	W	Police Station	1971
153.0	W	Police Station	1978
153.0	W	Police Station	1985
155.0	E	Saw Mill	1938
155.0	E	Saw Mill	1933
155.0	E	Saw Mill	1921
158.0	E	Saw Mill	1923
171.0	S	Unspecified Wharf	1923
180.0	E	Unspecified Mill	1968
181.0	S	Unspecified Wharf	1956
183.0	S	Unspecified Wharf	1938
183.0	S	Unspecified Wharf	1934
183.0	S	Unspecified Wharf	1915
193.0	NE	Unspecified Mill	1921
193.0	NE	Unspecified Mill	1938
193.0	NE	Unspecified Mill	1933
193.0	S	Unspecified Wharf	1923
194.0	NE	Unspecified Mill	1923
204.0	S	Unspecified Mills	1915
209.0	S	Unspecified Mills	1923
222.0	S	Unspecified Wharf	1915
222.0	S	Unspecified Wharf	1938
222.0	S	Unspecified Wharf	1934
234.0	S	Unspecified Wharf	1915
238.0	S	Unspecified Wharf	1934
241.0	S	Unspecified Wharf	1923
241.0	S	Unspecified Wharf	1905
241.0	S	Unspecified Wharf	1890
245.0	S	Unspecified Warehouses	1934
245.0	S	Unspecified Warehouses	1938
245.0	S	Unspecified Warehouses	1915

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 100m of the search centre?

3

Distance (m)	Direction	Use	Date
51.0	SE	Tank (Unspecified)	1965
51.0	SE	Tank (Unspecified)	1953
52.0	SE	Tank (Unspecified)	1953

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 100m of the search centre?

12

Distance (m)	Direction	Use	Date
75.0	N	Electricity Sub Station	1995
80.0	NE	Electricity Sub-Station	1948
82.0	NW	Electricity Sub Station	1953
83.0	NW	Electricity Sub Station	1987
83.0	NW	Electricity Sub Station	1953
83.0	NW	Electricity Sub-Station	1948
84.0	NW	Electricity Sub Station	1984
95.0	NE	Electricity Sub Station	1987
95.0	NE	Electricity Sub Station	1995
95.0	NE	Electricity Sub Station	1953
95.0	NE	Electricity Sub Station	1953
99.0	NE	Electricity Sub Station	1984

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 within 100m of the search centre?

1

Distance (m)	Direction	Use	Date
41.0	S	Service Garage	1948

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 100m of the search centre?

16

Distance (m)	Direction	Use	Date
14.0	SE	Garage	1990
14.0	SE	Garage	1970
38.0	SW	Garage	1970
40.0	S	Garage	1953
40.0	S	Garage	1990
41.0	S	Garage	1970
41.0	S	Garage	1953
41.0	S	Garage	1965
66.0	SW	Garage	1970
82.0	NW	Garage	1965
82.0	NW	Garage	1967
96.0	NW	Garage	1953
96.0	NW	Garage	1987
96.0	NW	Garage	1995
96.0	NW	Garage	1962
97.0	NW	Garage	1953

1.6 Potentially Infilled Land

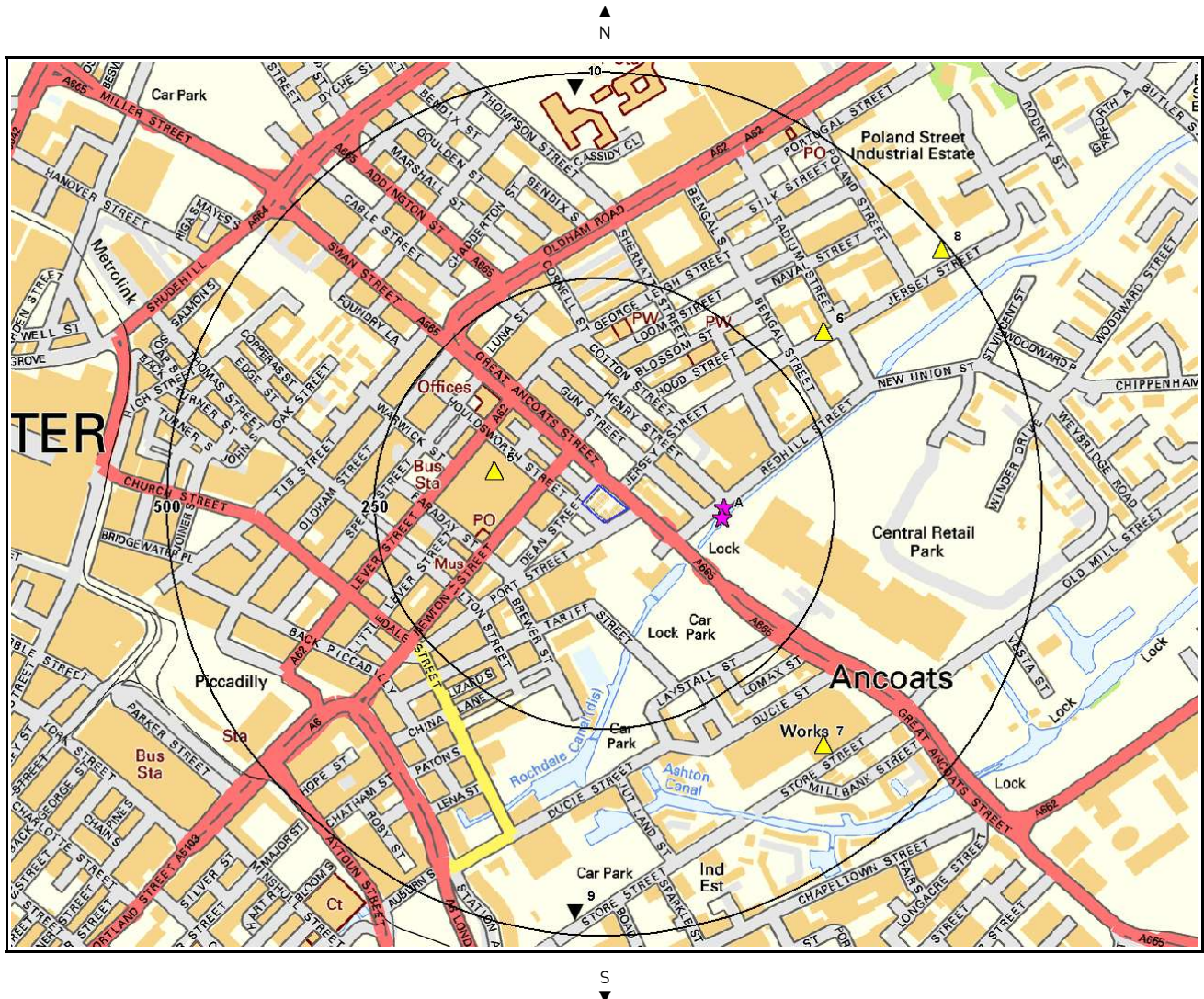
Records of Potentially Infilled Features within 100m of the study site:

0

Database searched and no data found.

2. Authorisations, Incidents and Registers




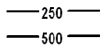











Map



Incidents and Registers Legend



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	Site Outline		Recorded Pollution Incident		IPPC & IPC Authorisations
	Search Buffers (m)		Dangerous Substances (List 1)		LAPPC Authorisations
			Dangerous Substances (List 2)		COMAH / NIHHS Sites
			Water Industry Referrals		Sites Determined as Contaminated Land
			Licenced Discharge Consents		Hazardous Substance Consents
			Red List Discharge Consents		Hazardous Substance Enforcements
			RAS 3 & 4 Authorisations		

2. Authorisations, 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:

Records of IPC Authorisations within 500m of the study site: 0

Database searched and no data found.

Records of IPPC Authorisations within 500m of the study site: 0

Database searched and no data found.

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.

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.

Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site: 0

Database searched and no data found.

Records of LAPPC Authorisations within 500m of the study site: 4

The following LAPPC (LAPC) Authorisations are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details	
5	113.0	W	384703.0,398532.0	Address: Express Printers Manchester Ltd., hery Street, Ancoats M60 4HB Process: Coating processes.	Status: Revoked Date: 03/1995
6	318.0	NE	385100.0,398700.0	Address: bill howarth metals[jersey st,m4 6jg] Process: Process:non-ferrous alloys process	Status: Current Date: 1999
7	373.0	SE	385100.0,398200.0	Address: presbar diecastings ltd[store st,m1 2wd] Process: Process:non-ferrous alloys process	Status: Current Date: 1999
8	490.0	NE	385241.0,398800.0	Address: Presbar Diecastings Ltd., Rear 62-64 Jersey St., Ancoats Process: Non-Fe Metals.	Status: Revoked Date: 03/1999

Records of Category 3 or 4 Radioactive Substance Licences within 500m of the study site:
2

The following RAS Licence (3 or 4) records are represented as points on the Authorisations, Incidents and Registers map:

ID	Distance	Direction	NGR	Details
9	472.0	S	384800.0,398000.0	Address: British Railways Ltd, Rail House, store Street, Manchester, Greater Manchester, M60 9AJ Type: Keeping And Use Of Mobile Radioactive Sources (was Rsa60 Section 3) Permission Number: AF0610 Original Permission Number: AF0610 Status: Revoked/cancelled Date Approved: 31-Mar-1991 Effective Date: 31-Mar-1991
10	484.0	N	384800.0,399000.0	Address: Greater Manchester Fire Service, Thompson Street, Manchester, Type: Keeping And Use Of Radioactive Materials (was Rsa60 Section 1). Permission Number: AQ5884 Original Permission Number: AQ5884 Status: Revoked/cancelled Date Approved: 01-Apr-1991 Effective Date: 01-Apr-1991

Records of Licensed Discharge Consents within 500m of the study site:
0

Database searched and no data found.

Records of Planning Hazardous Substance Consents 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

Records of National Incidents Recording System, List 2 within 250m of the study site:
2

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

ID	Distance	Direction	NGR	Details
2A	115.0	E	384977,398477	Incident Date: 22-May-2001 Incident Identification: 6328 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
4A	116.0	E	384979,398489	Incident Date: 17-May-2001 Incident Identification: 5825 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

Records of National Incidents Recording System, List 1 within 250m of the study site:
0

Database searched and no data found.

2.4 Sites Determined as Contaminated Land under Part IIA EPA 1990¹

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.

2.5 Planning Hazardous Substance Enforcements

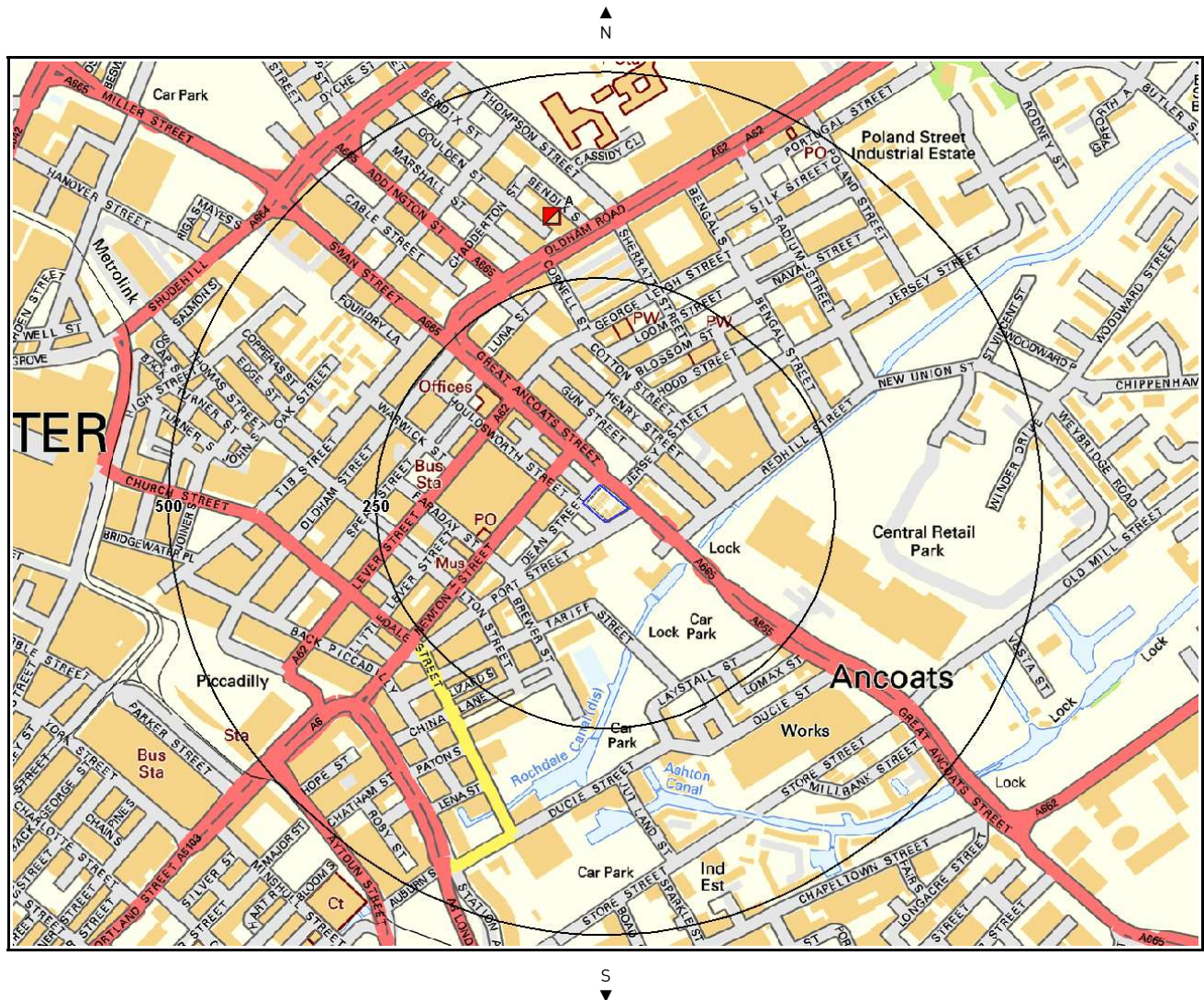
Records of planing hazardous substance enforcements within 500m of the study site:

0

Database searched and no data found.

¹Further information on sites that have been determined under the Contaminated Land Regime is maintained by Local Authorities under Section 78R of the Environmental Protection Act 1990. Information should be available on both sites currently determined as Contaminated Land and Special Sites.













3. Landfill and Other Waste Sites Map



Landfill & Other Waste Sites Legend



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- | | | |
|---|--|---|
|  Site Outline |  E.A. Active Landfill |  Operational Waste Treatment Licence |
|  E.A. Historic Landfill (Area Data) |  E.A. Historic Landfill (Point Data) |  Closed Waste Treatment Licence |
|  BGS / DoE Survey Landfill |  Local Authority Landfill (Area Data) |  REGIS Waste Licence |
|  Local Authority Landfill (Point Data) | |  Operational Landfill |
| | |  Closed Landfill |

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3. Landfill and Other Waste Sites

3.1 Landfill Sites¹

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

0

Database searched and no data found.

Records of operational landfill sites sourced from Landmark within 1000m of the study site:

0

Database searched and no data found.

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	Direction	NGR	Details
Not shown	1027.0	SE	385700,397800	Site Address: Palmerston Street Landfill, Great Ancoats Street, River Medlock, Ardwick, Manchester, Greater Manchester Waste Licence: Yes Site Reference: RD/LIC/440/86, F046 Waste Type: Inert, Industrial Regis Reference: - Licence Issue: 20-Aug-1986 Licence Surrendered: 21-Jul-1988 Licence Hold Address: Clarence House, Mellor Road, Cheadle Hulme, Stockport Operator: -
Not shown	1182.0	N	385000,399800	Site Address: Sand Street, Collyhurst, Greater Manchester Waste Licence: - Site Reference: F027 Waste Type: No data Regis Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -
Not shown	1208.0	N	384700,400100	Site Address: Queens Road Tip - Land to South of Queens Road and North of Collingham Street, Cheetham, Manchester, Greater Manchester Waste Licence: Yes Site Reference: F005,RD/LIC/241/82 Waste Type: Inert, Industrial, Commercial, Household, Special, Liquid sludge Regis Reference: - Licence Issue: 01-Jan-1974 Licence Surrendered: Licence Hold Address: - Operator: H Evers Limited
Not shown	1429.0	E	386300,398800	Site Address: Bradford Road - Cambrian Street Depot, Greater Manchester Waste Licence: Yes Site Reference: F044, RD/LIC/381/84 Waste Type: Inert Regis Reference: - Licence Issue: 10-Oct-1985 Licence Surrendered: 09-Mar-1993 Licence Hold Address: - Operator: -
Not shown	1432.0	N	385200,400000	Site Address: Land at Fitzgeorge Street, Collyhurst, Manchester, Greater Manchester Waste Licence: - Site Reference: F031 Waste Type: No data Regis Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -
Not shown	1491.0	E	386300,398800	Site Address: New Viaduct Street, Greater Manchester Waste Licence: - Site Reference: F045 Waste Type: No data Regis Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: -

¹This information is gathered from a wide range of sources including, the Environment Agency (EA), The British Geological Survey (BGS) and under licence from Landmark Information Group Limited®. Data supplied by Landmark Information Group Limited® and the EA refers to waste management licences required (under either the Control of Pollution Act 1974 and/or the Environmental Protection Act 1990) by anyone involved in waste disposal. A survey by the BGS undertaken in 1972/3 provides data on some older landfill sites that were not subject to legislation.

Records of non-operational landfill sites sourced from Landmark within 1000m of the study site: 0

Records of BGS/DoE non-operational landfill sites within 1500m of the study site: 0

Database searched and no data found.

Records of Local Authority landfill sites within 1500m of the study site: 0

Database searched and no data found.

3.2 Other Waste Sites

Records of operational waste treatment, transfer or disposal sites within 500m of the study site: 0

Database searched and no data found.

Records of non-operational waste treatment, transfer or disposal sites within 500m of the study site: 0

Database searched and no data found.

Records of Environment Agency (REGIS) waste sites within 1500m of the study site: 18

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

ID	Distance	Direction	NGR	Details
10A	330.0	N	384771,398842	Site Address: 35 - 39, Oldham Road, Manchester, M4 5FG Type: End of Life Vehicles Size: < 25000 tonnes Regis Licence Number: KER003 Operator: Brendan J Kershaw & Winston Brown Surrendered Date: - Waste Management licence No: 50328 Annual Tonnage: 2499.0 Issue Date: 10/8/2004 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: French Parts Uk Cancelled Date: 0 Correspondence Address: -
Not shown	900.0	SE	385300,397700	Site Address: Temperance Street, Ardwick, Manchester, M12 6HS Type: Metal recycling sites (mixed MRSs) Size: < 25000 tonnes Regis Licence Number: PML001 Operator: Pye Metals Ltd Surrendered Date: - Waste Management licence No: 53583 Annual Tonnage: 1733.0 Issue Date: 11/10/1996 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Pye Metals Ltd Cancelled Date: - Correspondence Address: Middlewood Properties, 45, Chorley New Road, Bolton, Lancs, BL1 4QR
Not shown	901.0	N	384650,399400	Site Address: Warford Street, Collyhurst, Manchester, M4 4JJ Type: Household, Commercial and Industrial transfer stations Size: < 25000 tonnes Regis Licence Number: FPL001 Operator: Farlam Properties Ltd Surrendered Date: - Waste Management licence No: 50118 Annual Tonnage: 24999.0 Issue Date: 27/8/2002 Expiry Date: - Effective Date: - Status: Expired Modified: - Site Name: Farlam Properties Ltd Cancelled Date: - Correspondence Address: Dale House, 35, Dale Street, Manchester, , M1 2HF
Not shown	901.0	N	384650,399400	Site Address: Warford Street, Collyhurst, Manchester, M4 4DD Type: Household, Commercial and Industrial transfer stations Size: < 25000 tonnes Regis Licence Number: FAR008 Operator: Farlam Waste Management Ltd Surrendered Date: - Waste Management licence No: 50461 Annual Tonnage: 0.0 Issue Date: 20/2/2007 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Farlam Waste Management Ltd Cancelled Date: 0 Correspondence Address: Warford Street, Off Dantzic Street, Collyhurst, Manchester, M4 4DD

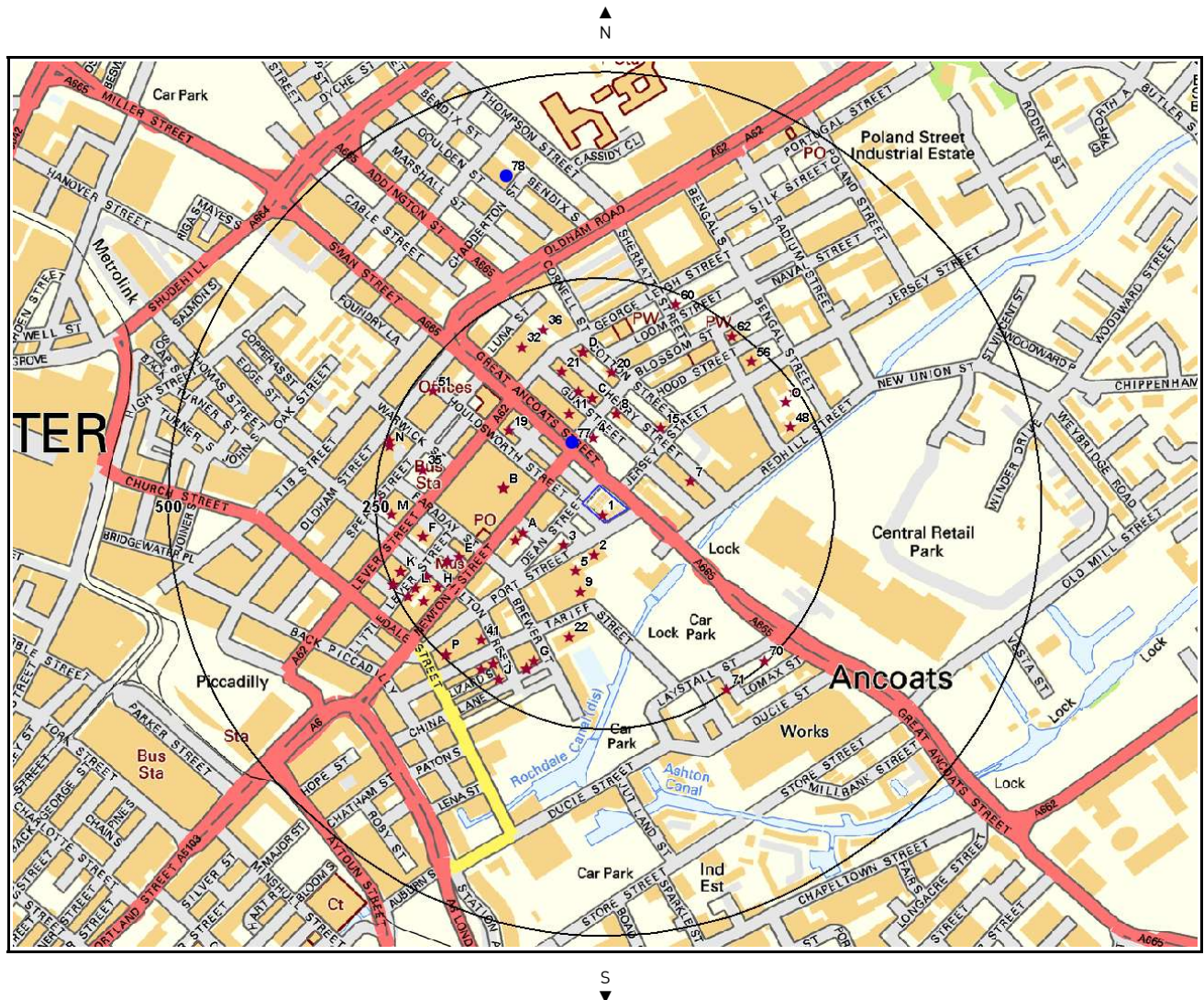
Commercial Environmental Report Reference: Specimen site

Not shown	942.0	N	384690,399449	<p>Site Address: Dulwich Street, Collyhurst, Manchester, M4 4JJ</p> <p>Type: Household, Commercial and Industrial transfer stations</p> <p>Size: →= 25000 tonnes ← 75000 tonnes</p> <p>Regis Licence Number: JR001</p> <p>Operator: J Ryan & Co Ltd</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 50084</p> <p>Annual Tonnage: 75000.0</p>	<p>Issue Date: 15/3/2002</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Modified</p> <p>Modified: 26/7/2004</p> <p>Site Name: J Ryan & Co Ltd</p> <p>Cancelled Date: -</p> <p>Correspondence Address: Brian Cook, Pearl Environmental Services, 13, Middleton Road, Reddish, Stockport, Cheshire, SK5 6SG</p>
Not shown	942.0	N	384690,399449	<p>Site Address: Dulwich Street, Collyhurst, Manchester, M4 4JJ</p> <p>Type: Household, Commercial and Industrial transfer stations</p> <p>Size: →= 25000 tonnes ← 75000 tonnes</p> <p>Regis Licence Number: JRC001</p> <p>Operator: Ryan John</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 50084</p> <p>Annual Tonnage: 75000.0</p>	<p>Issue Date: 15/3/2002</p> <p>Expiry Date: -</p> <p>Effective Date: 4/7/2007</p> <p>Status: Transferred</p> <p>Modified: 26/7/2004</p> <p>Site Name: J Ryan</p> <p>Cancelled Date: 0</p> <p>Correspondence Address: 10, Mardale Drive, Gatley, Stockport, SK8 4AW</p>
Not shown	982.0	NW	384400,399400	<p>Site Address: Hargreaves Street, Manchester, M4 4EJ</p> <p>Type: Household, Commercial and Industrial transfer stations</p> <p>Size: ← 25000 tonnes</p> <p>Regis Licence Number: PLT001</p> <p>Operator: Placemix Ltd</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 50017</p> <p>Annual Tonnage: 24900.0</p>	<p>Issue Date: 31/3/2000</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Expired</p> <p>Modified: -</p> <p>Site Name: Placemix Ltd Transfer Station</p> <p>Cancelled Date: 0</p> <p>Correspondence Address: Placemix Ltd, Hargreaves Street, Manchester, M4 4EJ</p>
Not shown	1029.0	NW	384300,399400	<p>Site Address: Red Bank, Cheetham Hill, Manchester, M8</p> <p>Type: Mobile plant</p> <p>Size: ← 25000 tonnes</p> <p>Regis Licence Number: MEL002</p> <p>Operator: Mel Ltd</p> <p>Surrendered Date: 6/2/2007</p> <p>Waste Management licence No: 65243</p> <p>Annual Tonnage: 75000.0</p>	<p>Issue Date: 17/4/2002</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Surrendered</p> <p>Modified: -</p> <p>Site Name: Mobile Plant</p> <p>Cancelled Date: 0</p> <p>Correspondence Address: Newmillerdam Business Park, Newmillerdam, Wakefield, W Yorkshire, WF2 6QW</p>
Not shown	1037.0	S	385200,397500	<p>Site Address: 2, Hoyle Street, Ardwick, Manchester, M12 6HG</p> <p>Type: Metal recycling sites (mixed MRSs)</p> <p>Size: ← 25000 tonnes</p> <p>Regis Licence Number: AD0001</p> <p>Operator: Donnelly Mr. A.</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 53582</p> <p>Annual Tonnage: 310.0</p>	<p>Issue Date: 11/10/1996</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Suspended</p> <p>Modified: -</p> <p>Site Name: Ardwick Auto Spares</p> <p>Cancelled Date: -</p> <p>Correspondence Address: 2, Hoyle Street, Ardwick, Manchester, M12 6HG</p>
Not shown	1067.0	SE	385300,397510	<p>Site Address: Temperance Street, Ardwick, Manchester, M12 6HS</p> <p>Type: Metal recycling sites (mixed MRSs)</p> <p>Size: ← 25000 tonnes</p> <p>Regis Licence Number: PML001</p> <p>Operator: Pye Metals Ltd</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 53583</p> <p>Annual Tonnage: 1733.0</p>	<p>Issue Date: 11/10/1996</p> <p>Expiry Date: -</p> <p>Effective Date: -</p> <p>Status: Issued</p> <p>Modified: -</p> <p>Site Name: Pye Metals Ltd</p> <p>Cancelled Date: -</p> <p>Correspondence Address: Middlewood Properties, 45, Chorley New Road, Bolton, Lancs, BL1 4QR</p>
Not shown	1143.0	E	386000,398600	<p>Site Address: Upper Helena Street, Manchester, M40 7EQ</p> <p>Type: Household, Commercial and Industrial transfer stations</p> <p>Size: ← 25000 tonnes</p> <p>Regis Licence Number: ME001</p> <p>Operator: Murray Mills Conservation Ltd</p> <p>Surrendered Date: -</p> <p>Waste Management licence No: 50069</p> <p>Annual Tonnage: 24999.0</p>	<p>Issue Date: 16/5/2001</p> <p>Expiry Date: -</p> <p>Effective Date: 7/10/2004</p> <p>Status: Expired</p> <p>Modified: -</p> <p>Site Name: Lumns Lane, Clifton Junction, Swinton</p> <p>Cancelled Date: 0</p> <p>Correspondence Address: Central House, 299, Grimshaw Lane, Middleton, Manchester, M24 2AT</p>

Commercial Environmental Report Reference: Specimen site

Not shown	1143.0	E	386000,398600	Site Address: - Type: Household, Commercial and Industrial transfer stations Size: ← 25000 tonnes Regis Licence Number: ME001 Operator: Murray Mills Conservation Ltd Surrendered Date: - Waste Management licence No: 50069 Annual Tonnage: 0.0	Issue Date: 16/5/2001 Expiry Date: - Effective Date: 7/10/2004 Status: Transferred Modified: - Site Name: Lumns Lane, Clifton Junction, Swinton Cancelled Date: - Correspondence Address: Central House, 299, Grimshaw Lane, Middleton, Manchester, M24 2AT
Not shown	1240.0	E	386084,398706	Site Address: Union Mill, 1, Cambrian Street, Ancoats, Manchester, M40 7EG Type: End of Life Vehicles Size: ← 25000 tonnes Regis Licence Number: HUR001 Operator: Hurstfield Paul Surrendered Date: - Waste Management licence No: 50405 Annual Tonnage: 2500.0	Issue Date: 7/6/2005 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Olympia Motor Services Cancelled Date: - Correspondence Address: Union Mill, 1, Camrian Street, Ancoats, Manchester, M40 7EG
Not shown	1252.0	N	384610,399750	Site Address: 21-23, Honey Street, Collyhurst, Manchester, M8 8RG Type: Household, Commercial and Industrial transfer stations Size: ← 25000 tonnes Regis Licence Number: UKS001 Operator: Uk Skip Hire Ltd Surrendered Date: - Waste Management licence No: 50136 Annual Tonnage: 24999.0	Issue Date: 2/1/2003 Expiry Date: - Effective Date: 14/5/2005 Status: Transferred Modified: - Site Name: Honey Street Transfer Station Cancelled Date: 0 Correspondence Address: 23, Honey Street, Collyhurst, Manchester, M8 8RG
Not shown	1324.0	E	386155,398777	Site Address: - Type: Household, Commercial and Industrial transfer stations Size: ← 25000 tonnes Regis Licence Number: WAR001 Operator: Warrender David Surrendered Date: - Waste Management licence No: 50069 Annual Tonnage: 0.0	Issue Date: 16/5/2001 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Upper Helena Street Cancelled Date: - Correspondence Address: Bradley Hall Farm, Rhodes Green, Middleton, Manchester, , M24 4SL
Not shown	1353.0	E	386180,398798	Site Address: - Type: Metal recycling sites (mixed MRSs) Size: ← 25000 tonnes Regis Licence Number: DRS001 Operator: Race Dennis Surrendered Date: 14-6-2004 0:00:00 Waste Management licence No: 53429 Annual Tonnage: 5000.0	Issue Date: 18-11-1999 0:00:00 Expiry Date: - Effective Date: - Status: Surrendered Modified: - Site Name: D Race & Sons Cancelled Date: - Correspondence Address: Scrapyard, 7, Boat Lane, Northenden, Manchester, M22 4HR
Not shown	1380.0	SW	383998,397374	Site Address: Little Ireland Phase B, Great Marlborough Street, Manchester, M1 5NN Type: Mobile plant Size: ← 25000 tonnes Regis Licence Number: TER003 Operator: Terra Vac (uk) Ltd Surrendered Date: - Waste Management licence No: 50191 Annual Tonnage: 0.0	Issue Date: 17/6/2002 Expiry Date: - Effective Date: - Status: Issued Modified: - Site Name: Terra Vac (uk) Ltd Cancelled Date: - Correspondence Address: Unit 7a, Whitwood Enterprise Park, Castleford, WF10 5PX
Not shown	1390.0	E	386236,398704	Site Address: Holt Town Ind Est, Holt Town, Manchester, M40 7FQ Type: Special waste transfer stations Size: ← 25000 tonnes Regis Licence Number: MPC001 Operator: Mc Guinness & Co Ltd Surrendered Date: 26/6/2002 Waste Management licence No: 53629 Annual Tonnage: 50000.0	Issue Date: 3/11/1995 Expiry Date: - Effective Date: - Status: Surrendered Modified: - Site Name: P Mc Guinness & Co Ltd Cancelled Date: 0 Correspondence Address: Holt Town Ind Est, Holt Town, Manchester, M40 7FQ

4. Current Land Use Map



Current Land Use Legend



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Site Outline



Search Buffers (m)



Current Industrial Sites



Petrol & Fuel Sites



Underground High Pressure Oil & Fuel Pipelines

4. Current Land Uses

4.1 Current Industrial Data

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

76

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

ID	Distance	Direction	Company	Address	Activity	Category
1	0.0	On Site	Jeffay	63, Houldsworth Street, Manchester, M1 2ES	Furniture	Consumer Products
2	41.0	S	Works	-	Unspecified Works Or Factories	Industrial Features
3	53.0	SW	E Walker	79, Port Street, Manchester, M1 2EG	Electrical Contractors	Construction Services
4	58.0	N	Corralls	54-58, Great Ancoats Street, Manchester, M4 5AB	Fuel Distributors and Suppliers	Household, Office, Leisure And Garden
5	68.0	SW	Sixty	70, Port Street, Manchester, M1 2EG	Clothing	Clothing And Accessories
6A	81.0	SW	Busy Corporation	68-70, Newton Street, Manchester, M1 1EE	Clothing	Clothing And Accessories
7	82.0	NE	Prestige Vehicle Hire	31, Pickford Street, Manchester, M4 5BS	Vehicle Hire and Rental	Hiring And Contract Services
8	89.0	N	Factory	-	Unspecified Works Or Factories	Industrial Features
9	89.0	S	Marco Trading Co Ltd	Marco House, Tariff Street, Manchester, M1 2FF	Clothing, Components and Accessories	Consumer Products
10A	93.0	SW	Arabesque	66, Newton Street, Manchester, M1 1EE	Clothing	Clothing And Accessories
11	94.0	NW	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities
12B	97.0	W	Skyland Fashions	87, Newton Street, Manchester, M1 1EX	Clothing	Clothing And Accessories
13B	97.0	W	Ikon Clothing Ltd	77, Newton Street, Manchester, M1 1EX	Clothing	Clothing And Accessories
14B	98.0	W	Zuppe Clothing Co Ltd	Unit 3, 77 Newton St, Manchester, Lancashire, M1 1EX	Clothing	Clothing And Accessories
15	101.0	NE	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities
16C	106.0	N	Miroil UK Ltd	13, Blossom Street, Manchester, M4 5AF	Food and Beverage Industry Machinery	Industrial Products
17C	106.0	N	J L Owen Ltd	13, Blossom Street, Manchester, M4 5AF	Catering and Non Specific Food Products	Foodstuffs
18C	116.0	N	Blossom Motor Co	27, Gun Street, Manchester, M4 5DN	Vehicle Repair and Servicing	Repair And Servicing
19	125.0	NW	Non Stop Fashions Ltd	56, Lever Street, Manchester, M1 1FJ	Clothing	Clothing And Accessories
20	137.0	N	Works	-	Unspecified Works Or Factories	Industrial Features
21	144.0	N	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities
22	145.0	S	Warehouse	-	Container and Storage	Transport, Storage And Delivery
23D	162.0	N	Best Knitwear Ltd	24-28, George Leigh Street, Manchester, M4 5DQ	Textiles, Fabrics, Silk and Machinery	Industrial Products
24D	162.0	N	Sam Knitwear Ltd	24-28, George Leigh Street, Manchester, M4 5DQ	Clothing, Components and Accessories	Consumer Products
25D	162.0	N	Chelsea Childrenswear Ltd	24-28, George Leigh Street, Manchester, M4 5DQ	Workwear	Industrial Products
26D	162.0	N	Chelsea Childrens Wear Ltd	24-28, George Leigh Street, Manchester, M4 5DQ	Clothing	Clothing And Accessories
27E	162.0	SW	Unique Women	57, Newton Street, Manchester, M1 1ET	Clothing	Clothing And Accessories

Commercial Environmental Report Reference: Specimen site

28E	177.0	SW	Studio Clothing	25, Hilton Street, Manchester, M1 1EL	Clothing	Clothing And Accessories
29E	177.0	SW	Talia 2	23, Hilton Street, Manchester, M1 1EL	Clothing	Clothing And Accessories
30E	177.0	SW	Plaza Collection	27, Hilton Street, Manchester, M1 1EL	Clothing	Clothing And Accessories
31G	188.0	SW	Rob of Amsterdam	17, China Lane, Manchester, M1 2EL	Clothing	Clothing And Accessories
32	191.0	NW	Express Newspapers	Expressnetworks 1, George Leigh Street, Manchester, M4 5DL	Published Goods	Industrial Products
33F	197.0	W	French Direct	Habib House 9, Stevenson Square, Manchester, M1 1DB	Clothing	Clothing And Accessories
34F	197.0	W	Fat City Records	Habib House 9, Stevenson Square, Manchester, M1 1DB	Recording Studios and Record Companies	It, Advertising, Marketing And Media Services
35	197.0	W	Bus Station	-	Bus and Coach Stations, Depots and Companies	Transport Access Points
36	200.0	N	Works	-	Unspecified Works Or Factories	Industrial Features
37G	201.0	SW	G Star (UK) Ltd	Fourways House 57, Hilton Street, Manchester, M1 2EJ	Clothing	Clothing And Accessories
38G	201.0	SW	Cohen & Chapman Ltd	Fourways House 57, Hilton Street, Manchester, M1 2EJ	Beds and Bedding	Consumer Products
39G	201.0	SW	Gio Goi	Fourways House, Hilton St, Manchester, Lancashire, M1 2EJ	Clothing, Components and Accessories	Consumer Products
40H	202.0	SW	Aftershock	20, Hilton Street, Manchester, M1 1FR	Clothing	Clothing And Accessories
41	205.0	SW	Massimo Fashion	Hilton House 26-28, Hilton Street, Manchester, M1 2EH	Clothing	Clothing And Accessories
42H	209.0	SW	M & R Agencies Ltd	Rutland House 18, Hilton Street, Manchester, M1 1FR	Clothing	Clothing And Accessories
43H	209.0	SW	Phillips International	Rutland House 18, Hilton Street, Manchester, M1 1FR	Clothing, Components and Accessories	Consumer Products
44H	209.0	SW	Mono (GB) Ltd	10, Stevenson Square, Manchester, M1 1FB	Clothing	Clothing And Accessories
45H	209.0	SW	Red Alert	Rutland House 18, Hilton Street, Manchester, M1 1FR	Clothing	Clothing And Accessories
46I	218.0	SW	Rockers England	14, Tariff Street, Manchester, M1 2FF	Clothing	Clothing And Accessories
47I	218.0	SW	Chowhan & Co	14, Tariff Street, Manchester, M1 2FF	Published Goods	Industrial Products
48	220.0	NE	Chimney	-	Chimneys	Industrial Features
49H	225.0	SW	Attractions	45a, Newton Street, Manchester, M1 1FT	Clothing	Clothing And Accessories
50L	226.0	SW	David Lepedus Fashions	14, Little Lever Street, Manchester, M1 1HR	Clothing	Clothing And Accessories
51	227.0	NW	Fit to Dance	88, Oldham Street, Manchester, M4 1LF	Clothing	Clothing And Accessories
52J	229.0	SW	Boohoo	32, Hilton Street, Manchester, M1 2EH	Clothing	Clothing And Accessories
53O	230.0	NE	Factories	-	Unspecified Works Or Factories	Industrial Features
54M	231.0	W	Milanzi Collections Ltd	5, Stevenson Square, Manchester, M1 1DN	Clothing	Clothing And Accessories
55J	232.0	SW	Ichi	8-10, Tariff Street, Manchester, M1 2FF	Clothing	Clothing And Accessories
56	232.0	NE	Warehouse	-	Container and Storage	Transport, Storage And Delivery
57K	234.0	W	Paris Wholesale	26, Lever Street, Manchester, M1 1DW	Clothing	Clothing And Accessories
58K	234.0	W	Style Wise (Manchester) Ltd	8, Stevenson Square, Manchester, M1 1FB	Clothing	Clothing And Accessories
59K	234.0	W	Absolute	26a, Lever Street, Manchester, M1 1DW	Clothing	Clothing And Accessories
60	237.0	NE	J Freeley Ltd	27, Sherratt Street, Manchester, M4 5DS	Demolition Services	Construction Services
61L	238.0	SW	Scooter	10, Little Lever Street, Manchester, M1 1HR	Clothing	Clothing And Accessories
62	241.0	NE	Works	-	Unspecified Works Or Factories	Industrial Features
63N	244.0	W	Curtain Design Centre & John Anthony Tailors	62, Oldham Street, Manchester, M4 1LE	Curtains and Blinds	Consumer Products
64M	244.0	W	Edge Clothing Ltd	1, Stevenson Square, Manchester, M1 1DN	Clothing	Clothing And Accessories

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65N	246.0	W	Reflex Dj	64, Oldham Street, Manchester, M4 1LE	Electronic Equipment	Industrial Products
66O	246.0	NE	Electricity Sub Station	-	Electrical Features	Infrastructure And Facilities
67P	246.0	SW	Fashion Play	Dale House 35, Dale Street, Manchester, M1 2HF	Clothing	Clothing And Accessories
68P	246.0	SW	Massimo Fashions	Basement Dale House 35, Dale Street, Manchester, M1 2HF	Clothing	Clothing And Accessories
69P	246.0	SW	Mpg Ltd	Dale House 35, Dale Street, Manchester, M1 2HF	Published Goods	Industrial Products
70	247.0	SE	Chimney	-	Chimneys	Industrial Features
71	249.0	SE	Factory	-	Unspecified Works Or Factories	Industrial Features
72K	249.0	SW	J & M Morrell & Co	24-26, Lever Street, Manchester, M1 1DW	Clothing	Clothing And Accessories
73K	249.0	SW	M C R Music	24, Lever Street, Manchester, M1 1DZ	Recording Studios and Record Companies	It, Advertising, Marketing And Media Services
74K	249.0	SW	Elert 2 Media	24, Lever Street, Manchester, M1 1DZ	Textiles, Fabrics, Silk and Machinery	Industrial Products
75K	249.0	SW	Electriks Ltd	24, Lever Street, Manchester, M1 1DZ	Recording Studios and Record Companies	It, Advertising, Marketing And Media Services
76K	249.0	SW	Atomic Creation	24, Lever Street, Manchester, M1 1DZ	Jewellery and Fashion Accessories	Clothing And Accessories

4.2 Petrol and Fuel Sites

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

2

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance	Direction	NGR	Company	Address	LPG	Status
77	61.0	NW	384700, 398600	Obsolete	Blossom Motor Company, 27, Gun Street, Gun Street, Ancoats, Manchester, Lancashire, M4 5DN	Not Applicable	Obsolete
78	391.0	N	384620, 398918	Unbranded	Smithfield Service Station, 12, Rochdale Road, Rochdale Road, Bendix Street, Collyhurst, Manchester, Lancashire, M24 6DP	Not Applicable	Closed

4.3 Underground High Pressure Oil and Gas Pipelines

Records of underground 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, this includes a 50m buffer.

5.2 Superficial Ground and Drift Geology

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

Distance (m)	Direction	Lex Code	Description	Rock Type
0.0	On Site	TILLD-DMTN	Till, Devensian	Diamicton

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

5.3 Bedrock and Solid Geology

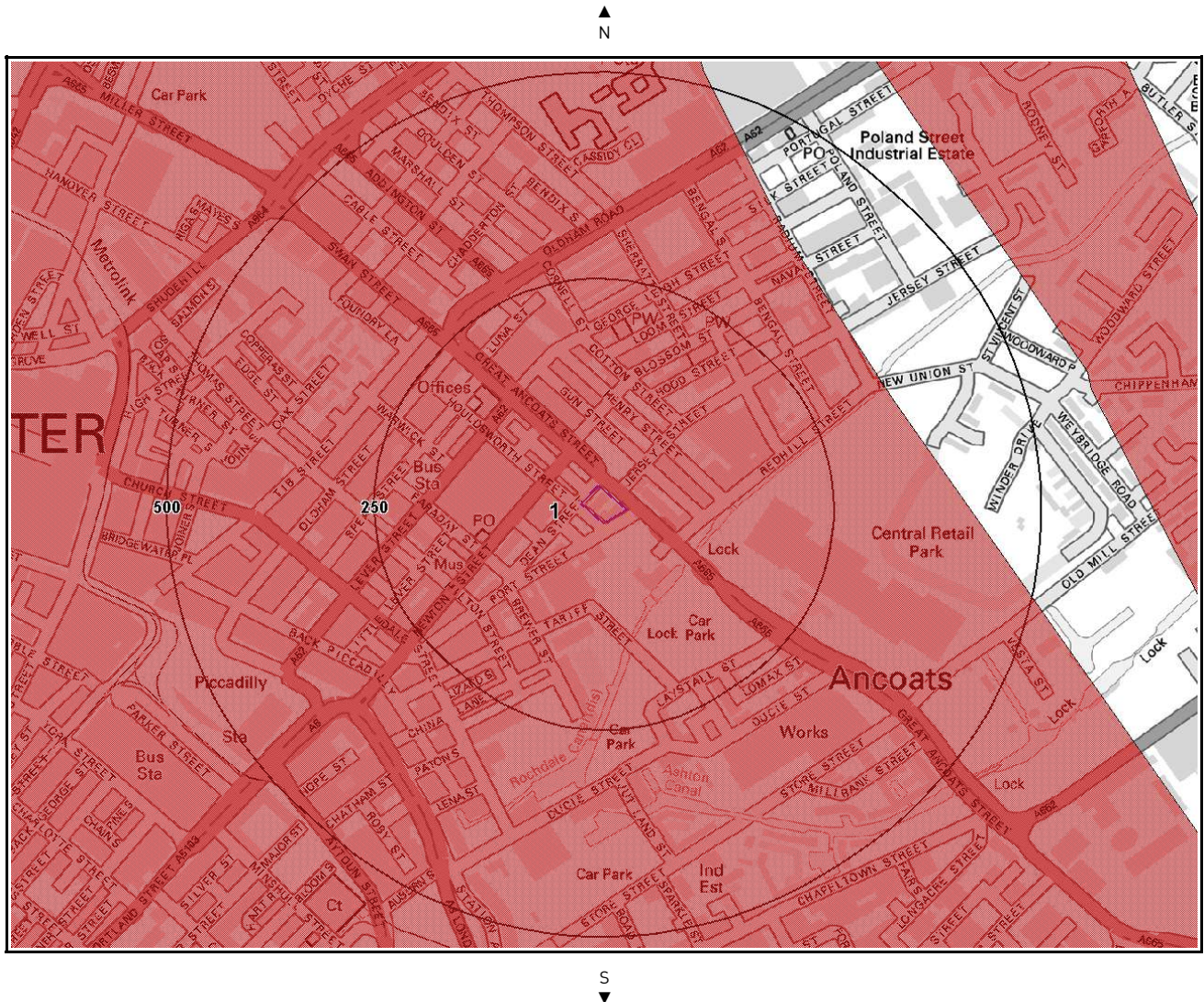
The database has been searched on site, this includes a 50m buffer.

Distance (m)	Direction	LEX Code	Description	Rock Type
0.0	On Site	SSG-SDST	SHERWOOD SANDSTONE GROUP	SANDSTONE

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

For more detailed geological and ground stability data please refer to the "GroundSure Geology and Ground Stability Report". Available from our website.

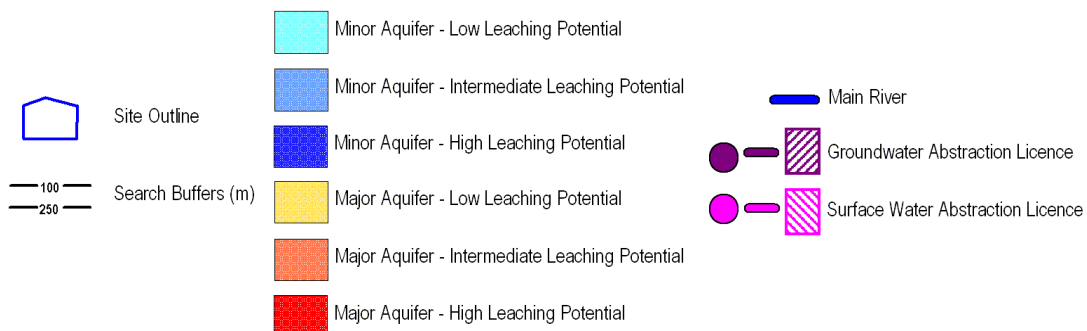
6. Hydrogeology and Hydrology: - Aquifer and Abstraction Licence Map



Hydrogeology and Hydrology Legend

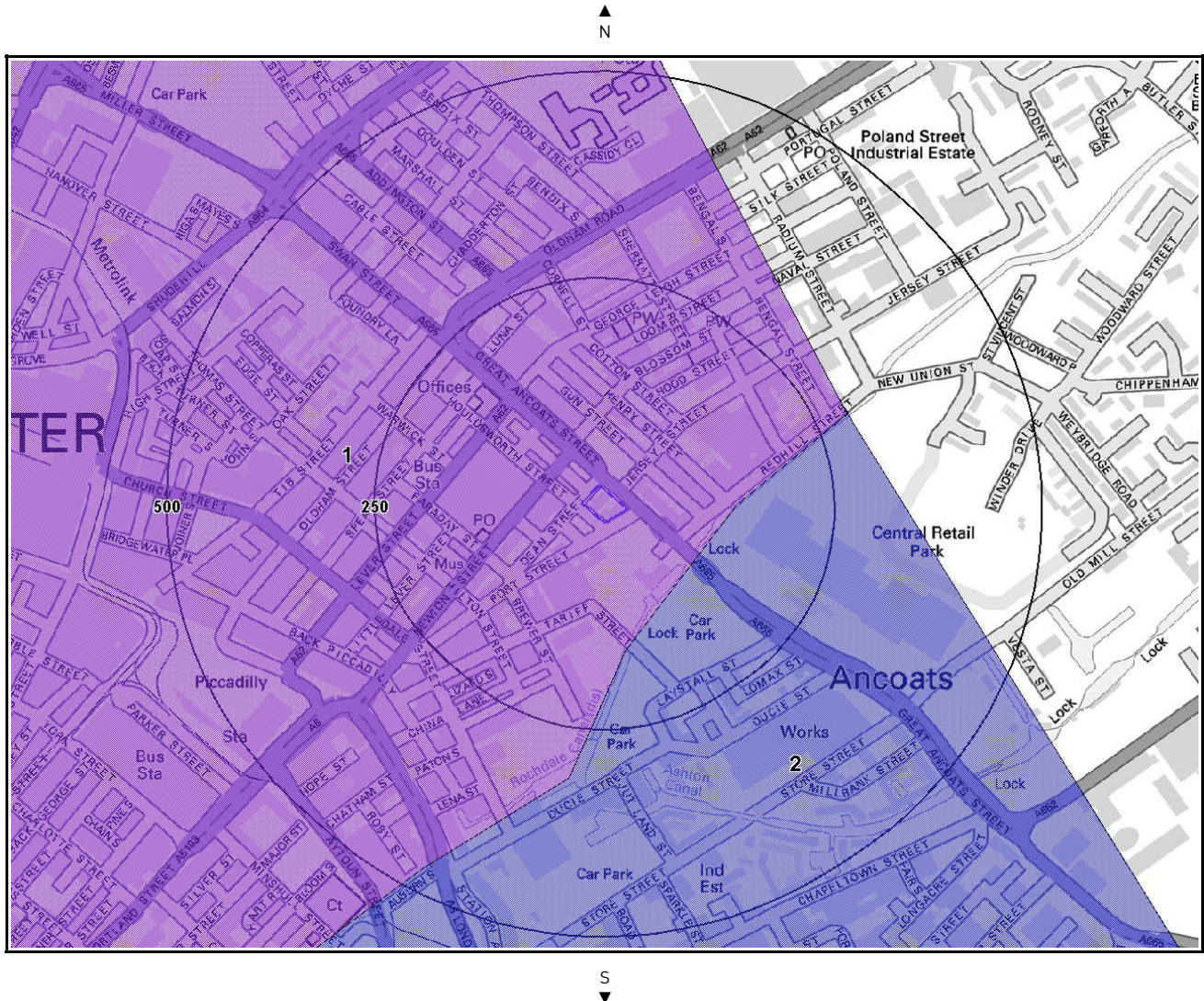


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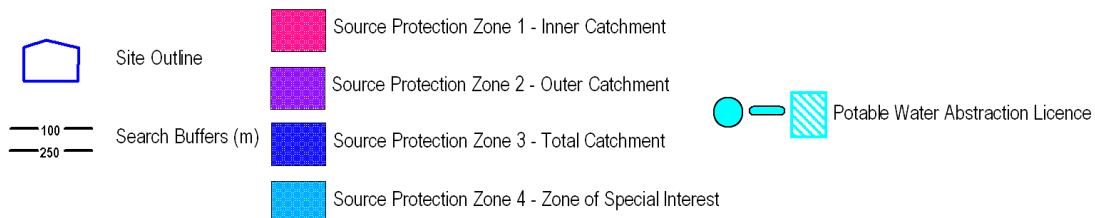
6b. Hydrogeology and Hydrology: - SPZ and Potable Water Abstraction Map



Hydrogeology and Hydrology Legend



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6. Hydrogeology and Hydrology

6.1 Groundwater Vulnerability and Soil Classification

Records of aquifer and soil classification within 200m of the study site:

Yes

The following groundwater information is represented as polygons on the Aquifer and Abstraction Licence Map:

ID	Distance	Direction	Classification
1	0.0	On Site	Major Aquifer/High Leaching Potential

6.2 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 1000m of the study site?

Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer and Abstraction Licence Map:

ID	Distance	Direction	NGR	Details
Not shown	864.0	SW	384100,398000	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 Original Application No: Original Start Date: 01-Apr-1984 Expiry Date: Issue No: 100 Version Start Date: 01-Apr-2007 Version End Date:

6.3 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 1000m of the study site?

No

Database searched and no data found.

6.4 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 Map:

ID	Distance	Direction	NGR	Details
Not shown	1209.0	NW	383820,399190	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 Original Application No: Original Start Date: 18-Feb-1966 Expiry Date: Issue No: 102 Version Start Date: Version End Date:
Not shown	1219.0	NW	383830,399220	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 Original Application No: Original Start Date: 18-Feb-1966 Expiry Date: 18-Feb-1966 Issue No: 102 Version Start Date: Version End Date: 18-Feb-1966

Commercial Environmental Report Reference: Specimen site

Not shown	1221.0	NW	383850,399250	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	Original Application No: Original Start Date: 18-Feb-1966 Expiry Date: 18-Feb-1966 Issue No: 102 Version Start Date: Version End Date: 18-Feb-1966
Not shown	1584.0	NW	383900,399800	Licence No: 2.569e+009 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	Original Application No: Original Start Date: 17-Feb-1966 Expiry Date: Issue No: 100 Version Start Date: Version End Date:

6.5 Source Protection Zones

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

Yes

The following Source Protection Zones records are represented on the SPZ and Potable Water Abstraction Map:

ID	Distance	Direction	Type	Description
1	0.0	On Site	2.0	Outer Catchment
2	102.0	SE	3.0	Total Catchment

6.6 River Quality

Is there any Environment Agency information on river quality within 500m of the study site?

Yes

The following river quality records are not represented on mapping:

Distance	Direction	River	Reach	Chemical Grade	Biological Grade
60.0	SE	Rochdale Canal	Qsl At Summit To Empress Processing	D	0
60.0	SE	Rochdale Canal	Empress Processing To Ashton Canal	D	0
249.0	S	Rochdale Canal	Ashton Canal To Knott Mill	A	0
282.0	S	Ashton Canal	Robertsons To Rochdale Canal	B	0

6.7 Main Rivers

Are there any Main Rivers within 500m of the study site?

No

Database searched and no data found.

6.8 Surface Water Feature

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

Yes

The following surface water records are not represented on mapping:

Distance to Surface Water (m)	on-site	0-50	51-250
Surface Water Features within 250m of the study site	No	No	Yes

7. Surface Water Flood Map

NW

▲
N

NE

◀W

▶E

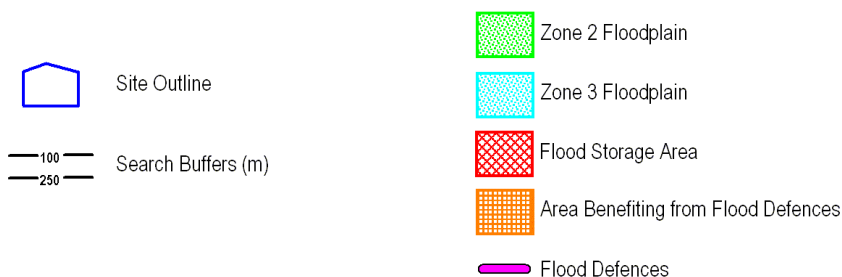


SW

▼
S

SE

Flood Legend



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7. Flooding

7.1 Zone 2 Flooding

Zone 2 floodplain estimates the annual probability of flooding as one in one thousand (0.1%) or greater from rivers and the sea but less than 1% from rivers or 0.5% from the sea. Alternatively, where information is available they may show the highest known flood level.

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

No

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

Database searched and no data found.

7.2 Zone 3 Flooding

Zone 3 estimates the annual probability of flooding as one in one hundred (1%) or greater from rivers and a one in two hundred (0.5%) or greater from the sea. Alternatively, where information is available they may show the highest known flood level.

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

No

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

Database searched and no data found.

7.3 Flood Defences

Are there any Flood Defences within 250m of the study site ?

No

7.4 Areas benefiting from flood defences

Are there any areas benefiting from flood defences within 250m of the study site?

No

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

7.5 Areas used for flood storage

Are there any areas used for flood storage within 250m of the study site?

No

Guidance: More detailed information may be available from the Environment Agency through their floodline (0845 988 1188) or by ordering an Environment Agency Flood Report from the local Environment Agency Office.

7.6. Groundwater Flooding Susceptibility Areas

Are there any British Geological Survey groundwater flooding susceptibility flood areas within 50m of the centre of the study site?

Yes

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

Not Applicable

Guidance:

Where groundwater flooding susceptibility is not applicable, this means that you need take no further action in relation to groundwater hazard in this area.

7.7 Groundwater Flooding Confidence Areas

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

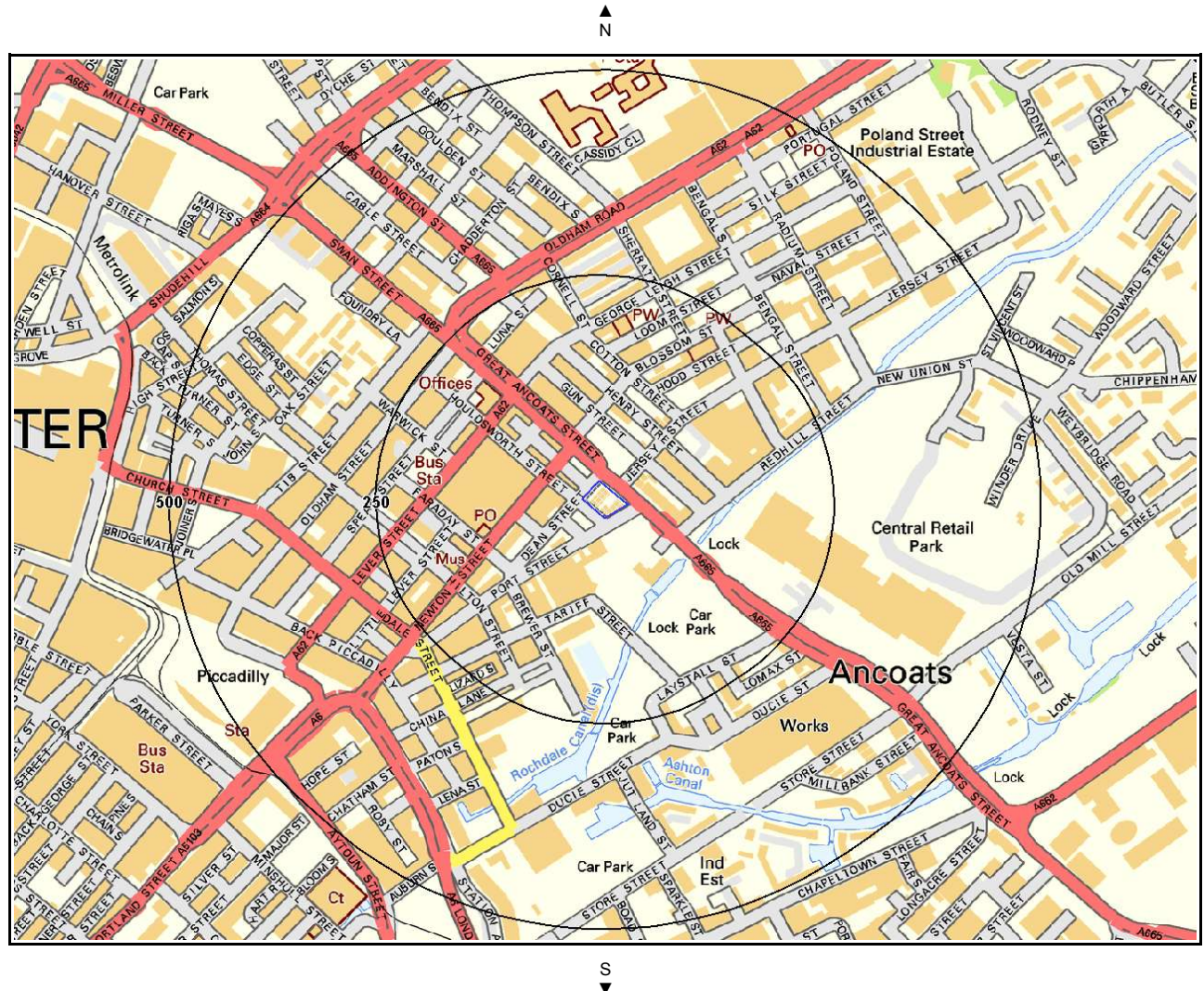
Moderate

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 fivefold scale - Low, Moderately Low, Moderate, Moderately High 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.

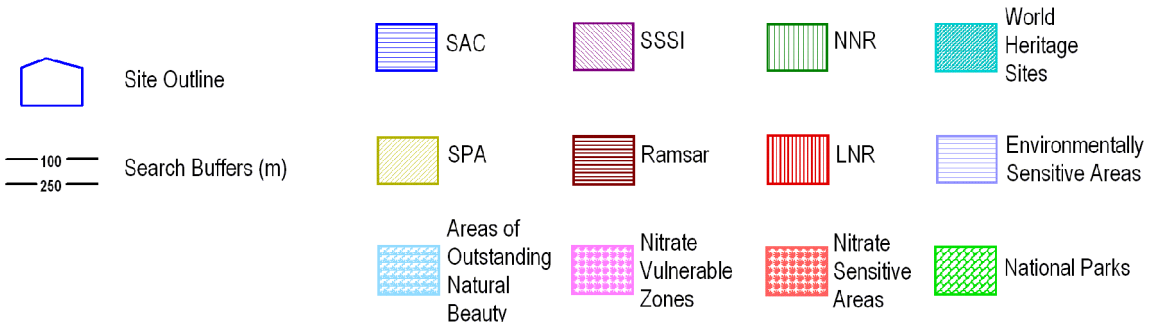
8. Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Legend



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8. Designated Environmentally Sensitive Sites

Presence of designated environmentally sensitive sites within 500m of the study site?	No
Records of Sites of Special Scientific Interest (SSSI) within 500m of the study site:	0
Database searched and no data found.	
Records of National Nature Reserves (NNR) within 500m of the study site:	0
Database searched and no data found.	
Records of Special Areas of Conservation (SAC) within 500m of the study site:	0
Database searched and no data found.	
Records of Special Protection Areas (SPA) within 500m of the study site:	0
Database searched and no data found.	
Records of Ramsar sites within 500m of the study site:	0
Database searched and no data found.	
Records of Local Nature Reserves (LNR) within 500m of the study site:	0
Database searched and no data found.	
Records of World Heritage Sites within 500m of the study site:	0
Database searched and no data found.	
Records of Defra Environmentally Sensitive Areas within 500m of the study site:	0
Database searched and no data found.	
Records of Areas of Outstanding Natural Beauty (AONB) within 500m of the study site:	0
Database searched and no data found.	
Records of National Parks(NP) within 500m of the study site:	0
Database searched and no data found.	
Records of Nitrate Sensitive Areas within 500m of the study site:	0
Database searched and no data found.	
Records of Nitrate Vulnerable Zones within 500m of the study site:	0
Database searched and no data found.	

9. Additional Information

9.1 Mobile Transmitter Locations

GroundSure's unique mobile phone transmitter database.

Have any mobile phone transmitters been identified within 250m of the study site?

Yes

The following records within 250m from have been found within this search:

Distance	Direction	Max Licensed Power	Transmitter Power	Frequency Range	Operator	Height (m)	Transmission Type
163.0	SW	32	7.15	900 MHz	Vodafone	4.0	GSM
223.0	SW	32	18.0	1800 MHz	Orange	8.0	GSM

9.2 OfCom Telecommunication Mast Locations

OfCom telecommunication base station and mast data, which details the height and proposed location of all masts over 30 metres in height or with a power level exceeding 17dBW.

Have any OfCom telecommunication masts been identified within 250m of the study site?

Yes

The following records within 250m have been found within this search:

Distance	Direction	OfCom Reference	Address	Approx. Mast Height (m)
74.0	W	X(P)5979	Manchester, Ancoats, Ancoats, Houldsworth St, The Cube	30
142.0	N	R(P)9375	Manchester, Ancoats St,	31
164.0	NW	X(P)1067	Manchester, Ancoats, 22-30 Great Ancoats St, Commonwealth Hse	24
169.0	NW	W(P)8488	Manchester, Ancoats, 22-30 Great Ancoats St, Commonwealth Hse	4
240.0	SW	W(P)6003	Cheshire, Manchester, 45-47 Dale St	20

9.3 Pylons and Electricity Transmission Lines

Have any overhead transmission lines been identified in proximity to the study site in this search?

No

Guidance: Please be aware that the findings contained within overhead power transmission lines relates to Ordnance Survey Point X data, which identifies points along the transmission network. Therefore some features on the ground may not appear in the report.

10. Natural Hazards Findings

10.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information, please obtain a GroundSure Geology and Ground Stability Report. Available from our website. The following information has been found:

10.1.1 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.

10.1.2 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.

10.1.3 Soluble Rocks

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

Null - Negligible

Database searched and no data found.

10.1.4 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.

10.1.5 Collapsible Rocks

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

Null - Negligible

Database searched and no data found.

10.1.6 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.

* This indicates an automatically generated 50m buffer and site

10.2 Radon

What is the maximum radon potential in the vicinity of the study site?

Less than 1%

The following radon information within 75m of the study site is provided by the Health Protection Agency and is not represented on mapping:

Distance	Direction	Estimated Level
0.0	On Site	Less than 1%

What level of radon protection is likely to be required in the vicinity of the study site?

None

The following radon protection measures information within 75m of the study site is provided by the British Geological Society (BGS) and is not represented on mapping:

Distance	Direction	Radon Protective Measures
0.0	On Site	None

No Guidance Required.

11. Mining

11.1 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	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.

11.2 Shallow Mining

What is the hazard of subsidence relating to shallow mining on-site ?

Negligible

The following shallow mining information provided by the British Geological Survey is not represented on Mapping and includes a 150m buffer:

Distance	Direction	Details
0.0	On Site	Negligible
0.0	On Site	Negligible
31.0	NW	Negligible
40.0	NE	Negligible

11.3 Brine Affected Area

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

No

Database searched and no data found.

12. Contacts

GroundSure Helpline

Telephone: 01273 819700

info@groundsurre.com



British Geological Survey (England & Wales)

Kingsley Dunham Centre

Keyworth, Nottingham NG12 5GG

Tel: 0115 936 3143. Fax: 0115 936 3136. www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries



Environment Agency

Southern

Appleton House - 430 Birchwood Boulevard, Birchwood, Warrington,
WA3 7WD Tel: (01925) 840 000

North West Region Tel: (01925) 653999



Health Protection Agency

CRCE, RPD

Chilton, Didcot, Oxon, OX11 0RQ

Tel: 01235 822622 www.hpa.org.uk/radiation

Radon measures and general radon information and guidance



The Coal Authority

200 Lichfield Lane, Mansfield, Notts NG18 4RG

Tel: 0845 762 6848. DX 716176 Mansfield 5

www.coal-authority.co.uk

Coal mining reports and related enquiries



Ordnance Survey

Romsey Road

Southampton SO16 4GU

Tel: 08456 050505



Local Authority

Authority: Manchester City Council

Phone: 0161 234 5000

Web: www.manchester.gov.uk

Address: Town Hall, Albert Square, Manchester, M60 2LA

Get Mapping PLC

Virginia Villas, High Street, Hartley Witney, Hampshire RG27 8NW

Tel: 01252 845444



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