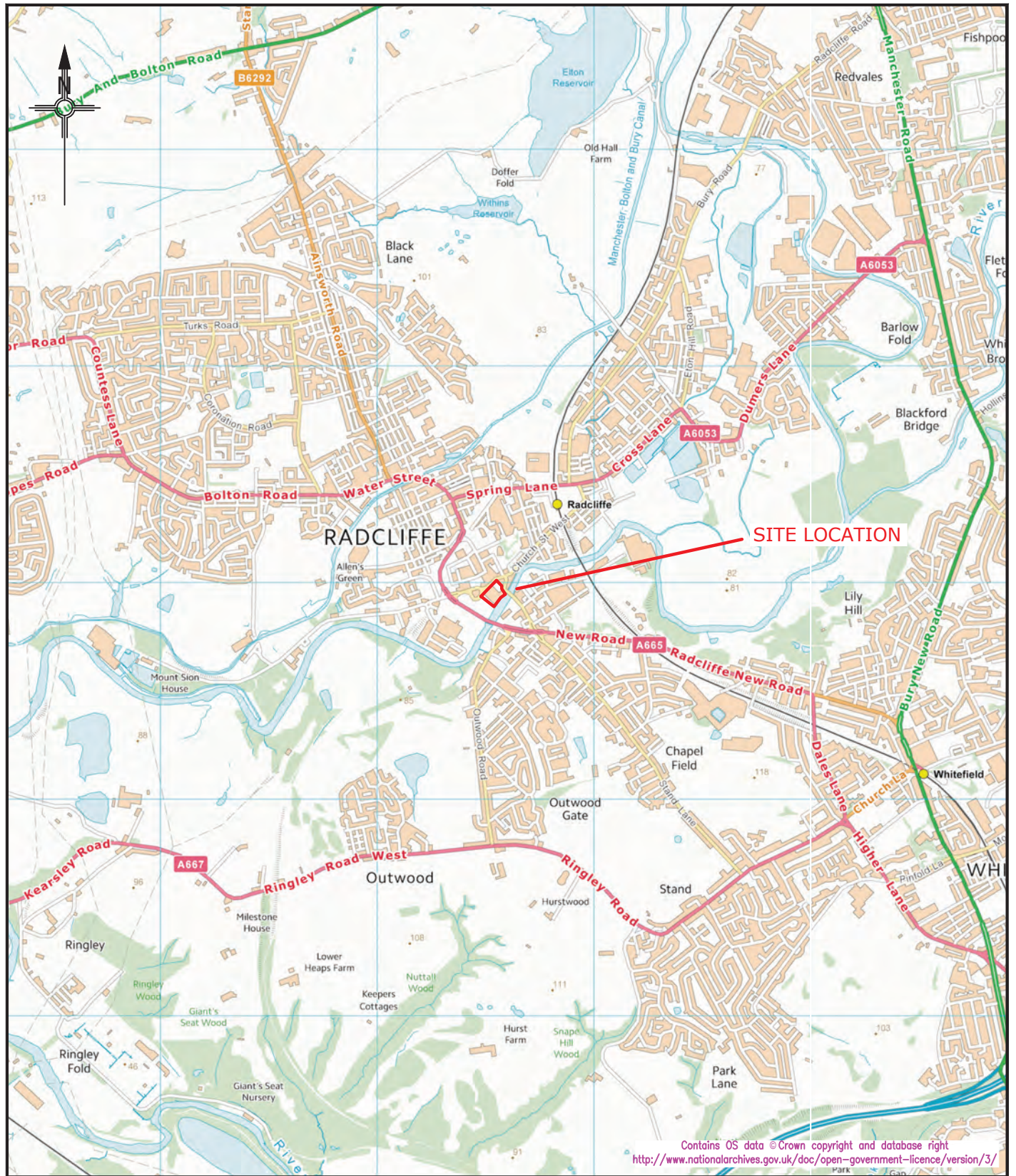


Appendix A – Site Location Plan



iD GeoEnvironmental Limited

www.id-geo.co.uk email: info@id-geo.co.uk
 Caledonian House, Tatton Street Tel: 01565 755557
 Knutsford, Cheshire, WA16 6AG Fax: 01565 740263

CLIENT	BURY COUNCIL
JOB TITLE	RADCLIFFE HUB
DRAWING TITLE	SITE LOCATION PLAN

DRAWN BY MJ	SIGNATURE	DATE 26/11/21	STATUS
APPROVED BRB	SIGNATURE	DATE 26/11/21	SCALE 1:25,000@A4
			DRG No. 5238-G-D001

Appendix B – Aerial Photograph



Appendix C – Topographic Survey



Survey Notes

Grid: Local Plane Grid Fixed to National Grid at Survey Control Station SC2

Levels: OS Datum from GNSS positioning converted using the National Geoid Model OSGM15

Notes

Topographical Survey Legend

BUILDINGS AND WALLS	GENERAL INFORMATION
Building	Petrol Pump
Open Area	Basement Light
Run	Footbridge
Passage	Dish Type Channel
Wall with Height	Spot Type Channel
Retaining Wall	Grate Type Channel
	Tactile Paving
	Crown Barrier
	Column
	Stanchion
	Car Vacuum
	Official Tilt
	Air Valve
	Trough
	Chimney
	Telephone Call Box

FENCE STYLES AND DESCRIPTIONS	OVERHEAD FEATURES
Close Boarded	Electricity Pylon
Corrugated Iron	Electricity
Chainlink Paving	Telephone
Chainlink	
Handrail	
Miscellaneous	
Van Bollards	
L/V	
Post & Chain	
Post & Roll	
Post & Wire	
Wire mesh	
Gate	
Fence Insetly	

ROADS	WATER FEATURES
Kerbs	Canal
Edge of Surfacing	Stream
Pedestrian Crossing	Ditch
Track	Weir
Footpath	Culvert
	Grp (Land Drain)
	Spring

STREET FURNITURE	RELIEF AND VEGETATION
Ballisha Beacon	Edge of wood/Bushes
Bus Stop	Stump
Cable Eye	Individual Tree
Cool Chute	Slopes with Height Greater than 1m
Closed Circuit TV	Cliff Face
Drain	Reeds
Electricity Pole	
Flood Light	
Flag Staff	
Lamp Post	
Letter Box	
Name Plate (street)	
Measuring Ring	
Mile Post or Mooring Post	
Service Marker	
Mile Stone	
Post	
Precision Meter	
Reflector Post	
Reading Eye	
Road Sign	
Speed Camera	
Information Sign	
Shop	
Traffic Light	
Telegraph Pole	
Traffic Light Push Button Post	
Traffic Light Control	
Control Box	
Eave Level	
British Telecom Box	
Electricity Box	
Gas Box	

INSPECTION CHAMBERS AND PIPES
IC
Inspection Cover (Dew)
Manhole
British Telecom Cover
Inspection Cover (Comms)
Cable TV
Inspection Cover Traffic Signals
Gully
Kerbs Outlet
Vent Pipe
Down Pipe
Rain Water Pipe
Soil Pipe
Gas Pipe
Unable to lift cover
UTL
Stop Top
Stop Valve
Longhole
Hydrant
Cott's Hole
Gas Valve
Water Meter
Washout
Reading Eye

LEVEL AND HEIGHT INFORMATION

Standard Spot Height	+123.45
Precision Spot Height	+123.456
Bed Level	+BL23.92
Water Level	+WL24.92
Soft Level	+SL25.92
Threshold Level	+TH26.98
Cover Level	+CL28.45
Invert Level	+IL28.15
Pipe Soft Level	+PSL3.00
Floor Level	+FL6.00
Finished Floor Level	+FFL6.00
Top of Wall Level	+TFL7.00
Eave Level	+EL7.00
Ridge Level	+RL8.00
Roof Hip Level	+RH8.50
Flat Roof Level	+FR7.00
Top of Canopy Level	+TOP7.20
Window Sill Level	+WS7.50
Underside of Canopy Level	+UC7.50
Window Head Level	+WH9.00
Spring Level	+SL8.50
Ash Level	+AL7.00
Cable Level	+CL8.55
Top of Wall Level	+TW10.00
Underside of Beam Level	+UB8.55
General Height	+H9.00

SURVEY INFORMATION SIGNS

Permanent Ground Marker	
O.S. Trig Station	
O.S. Bench Mark	

GEOTECHNICAL INFORMATION

Borehole	
Top Pit	
Monitor Pin	
Probe Hole	
Window Sample	

Rev.	Date	Description
A	25/02/22	Additional survey

MALCOLM HUGHES

CHARTERED LAND SURVEYORS

65 Cross Street, Sale, Manchester
M33 7HF, Tel: 0161 905 1265
www.malcolmhughes.co.uk
survey@mh.co.uk

Accreditations

Client

VINCI CONSTRUCTION UK LTD
DITTON ROAD, WIDNES
CHESHIRE, WA8 0PG

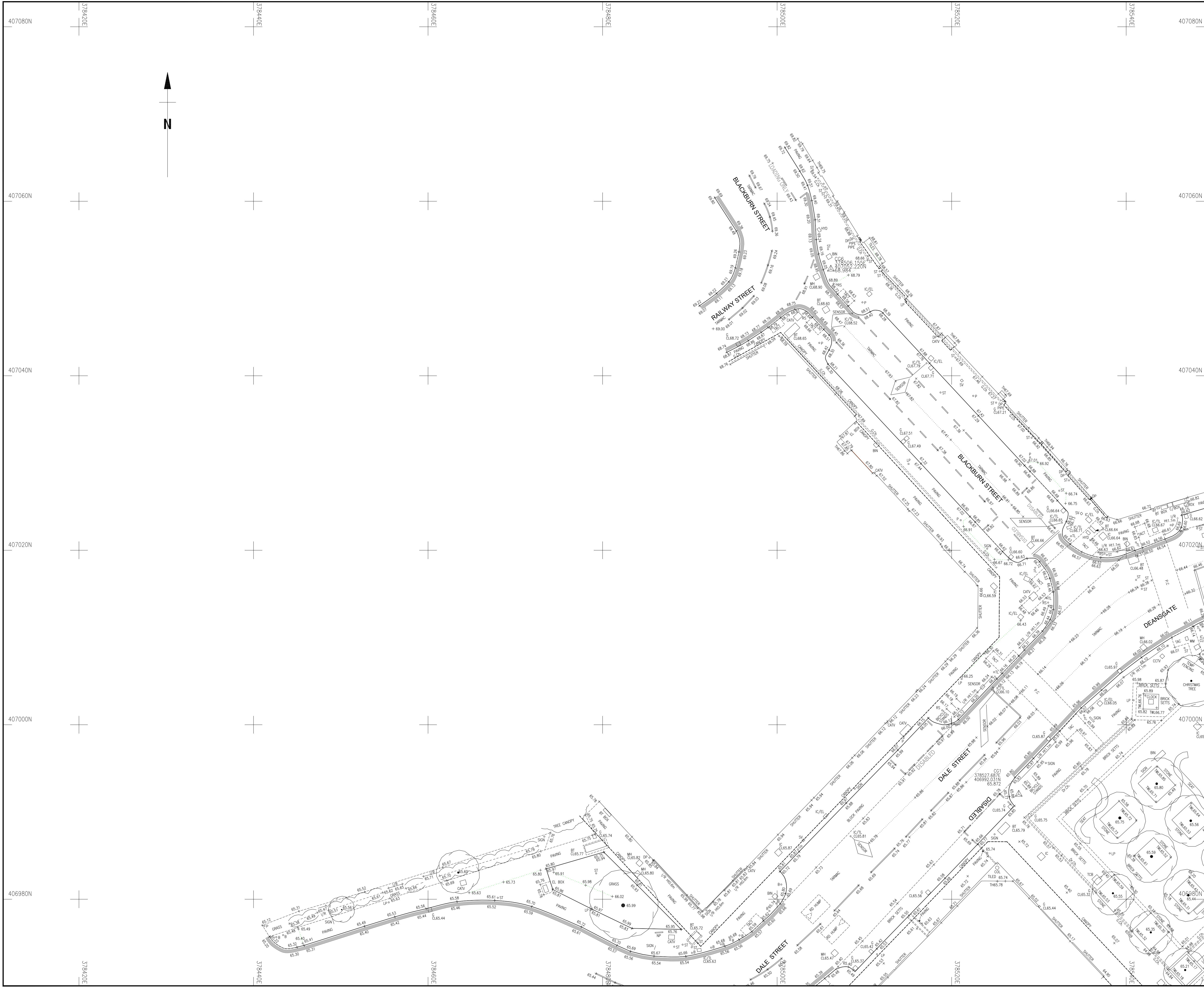
Project

RADCLIFFE HUB

Drawing Title

TOPOGRAPHICAL SURVEY
Sheet 1 of 3

Drawn By	AW	24/12/21	Survey Date	December 2021	
Checked by	EAD	23/12/21	Scale	A1@1:200	
Drawing No	57969 / 1			Revision	A



Survey Notes

Grid: Local Plane Grid Fixed to National Grid at Survey Control Station SC2

Levels: OS Datum from GNSS positioning converted using the National Geoid Model OSGM15

Notes

Topographical Survey Legend

BUILDINGS AND WALLS	GENERAL INFORMATION
Building Building Open Sided Ruin Passage Wall with Height Retaining Wall	Petrol Pump Basement Light Footbridge Ditch Type Channel Slit Type Channel Grate Type Channel Tactile Paving Crown Barrier Column Car Vacuum Air Valve Trough Chimney Telephone Call Box
FENCE STYLES AND DESCRIPTIONS	OVERHEAD FEATURES
Close Boarded Corrugated Iron Chainlink Hendral Interwoven Iron Railings Lattice Miscellaneous Post & Chain Post & Rail Post & Wire Post & Barbed Wire Wire mesh Silt Gate Fence Insetlay	Electricity Pylon Electricity Telephone
ROADS	WATER FEATURES
Kerbs Edge of Surfacing Pedestrian Crossing Track Footpath	Canal Stream Ditch Weir Culvert Dip (Land Drain) Spring
STREET FURNITURE	RELIEF AND VEGETATION
Beltina Beacon Bus Stop Cable Eye Cool Chute Closed Circuit TV Drain Electricity Pole Flag Staff Lamp Post Letter Box Name Plate (street) Mast Mile Post or Mooring Post Mile Stone Post Paving Meter Reflector Post Reading Eye Road Sign Speed Camera Information Sign Shop Traffic Light Telegraph Pole Traffic Light Push Button Post Traffic Light Control Control Box British Telecom Box Electricity Box Gas Box	Hedge Edge of wood/Bushes Stump Individual Tree Slopes with Height Greater than 1m Cliff Face Marsh Reeds
INSPECTION CHAMBERS AND PIPES	LEVEL AND HEIGHT INFORMATION
Inspection Cover (Dew) Manhole British Telecom Cover Inspection Cover (Comms) Inspection Cover Traffic Signals Kerbs Outlet Vent Pipe Down Pipe Rain Water Pipe Soil Pipe Gas Pipe Unable to lift cover Slop Top Slop Valve Longhole Hydrant Cott's Hole Gas Valve Water Meter Washout Reading Eye	Standard Spot Height Precision Spot Height Bed Level Water Level Soft Level Threshold Level Cover Level Invert Level Pipe Soft Level Floor Level Finished Floor Level Ridge Level Eave Level Top of Tank Level Roof Hip Level Flat Roof Level Top of Canopy Level Underside of Canopy Level Window Sill Level Window Head Level Spring Level Arch Level Cable Level Top of Wall Level Underneath of Beam Level General Height
SURVEY INFORMATION SIGNS	GEOTECHNICAL INFORMATION
Permanent Ground Marker O.S. Trig Station O.S. Bench Mark	Borehole Trap Pit Monitor Pin Probe Hole Window Sample

Rev.	Date	Description
A	25/02/22	Additional survey

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Accreditations

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Client

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DITTON ROAD, WIDNES
CHESHIRE, WA8 0PG

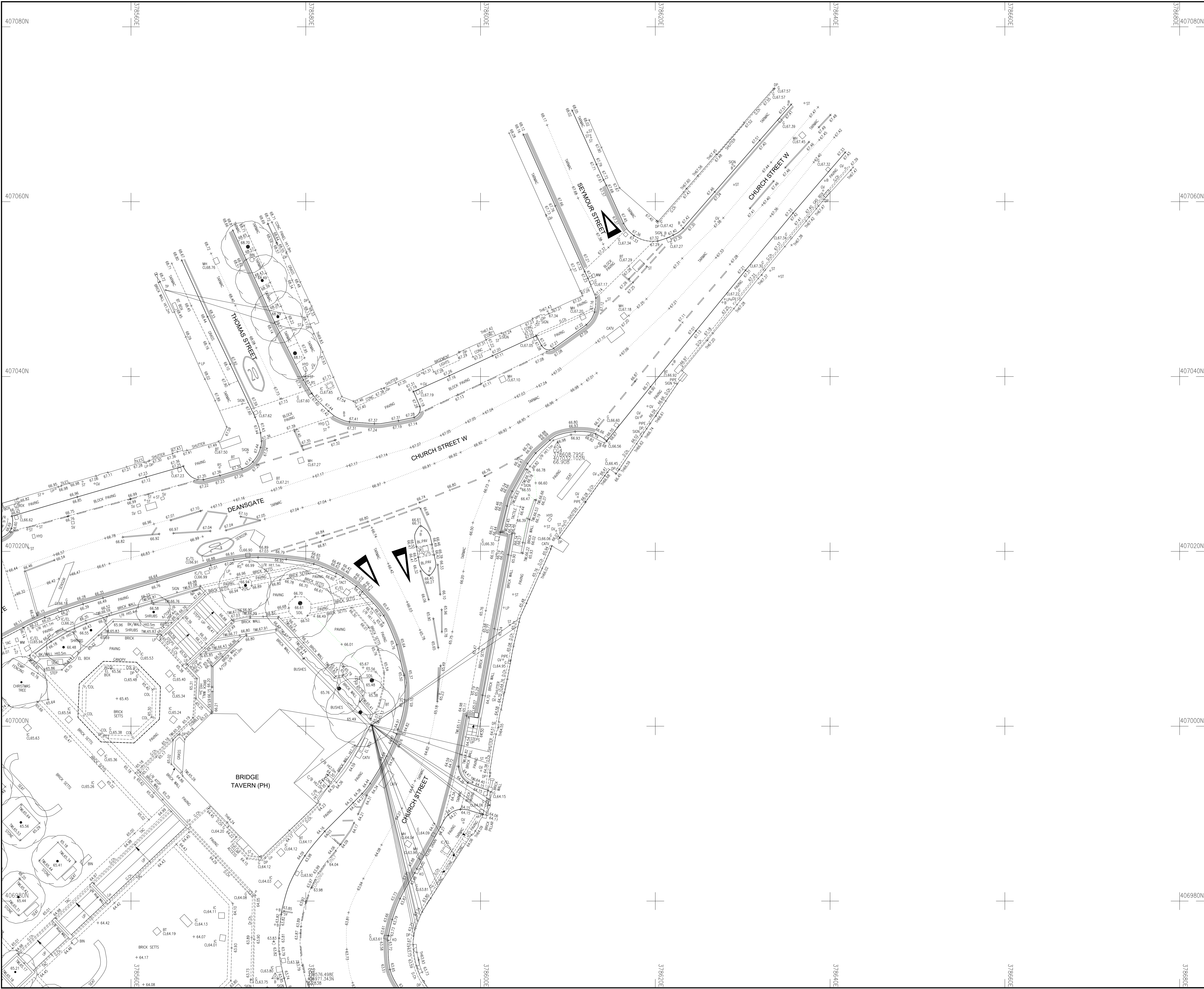
Project

RADCLIFFE HUB

Drawing Title

TOPOGRAPHICAL SURVEY
Sheet 2 of 3

Drawn By	AW	24/12/21	Survey Date	December 2021
Checked by	EAD	23/12/21	Scale	A1@1:200
Drawing No				Revision
57969 / 2				A



Survey Notes

Grid: Local Plane Grid Fixed to National Grid at Survey Control Station SC2

Levels: OS Datum from GNSS positioning converted using the National Geoid Model OSGM15

Notes

Topographical Survey Legend

BUILDINGS AND WALLS	GENERAL INFORMATION
Building	Petrol Pump
Open Space	Basement Light
Ruin	Footbridge
Passage	Drain Type Channel
Wall with Height	Stat Type Channel
Retaining Wall	Grate Type Channel
	Tactile Paving
	Cross Barrier
	Column
	Station
	Car Vacuum
	Off-set
	Air Valve
	Trough
	Chimney
	Telephone Call Box

FENCE STYLES AND DESCRIPTIONS

Close Boarded	C/B
Corrugated Iron	C/I
Chainlink	C/P
Hendral	H/R
Interweave	W/I
Iron Railings	I/R
Lattice	L/F
Miscellaneous	M/C
Post & Chain	P/C
Post & Rail	P/R
Post & Wire	P/W
Post & Barbed Wire	B/W
Wire mesh	W/M
Gate	
Fence Inset	

ROADS

Kerbs	
Edge of Surfacing	
Pedestrian Crossing	
Track	
Footpath	

STREET FURNITURE

Beltina Beacon	BB
Bus Stop	BS
Bin	BN
Call Eye	CE
Coal Chute	CC
Closed Circuit TV	CCTV
Drain	DR
Electricity Pole	EP
Flood Light	FL
Flag Staff	FS
Lamp Post	LP
Letter Box	LB
Name Plate (street)	NP
Mast	MA
Mile Post or Mooring Post	MP
Service Marker	MS
Mile Stone	MS
Post	P
Parking Meter	PM
Reflector Post	RP
Road Sign	RS
Speed Camera	SC
Information Sign	SIGN
Stop	ST
Traffic Light	TL
Telegraph Pole	TP
Traffic Light Push Button Post	TLP
Traffic Light Control	TLCP
Control Box	CB
British Telecom Box	BT BOX
Electricity Box	EL BOX
Gas Box	GAS BOX

INSPECTION CHAMBERS AND PIPES

Inspection Cover (Duc)	IC
Manhole	MH
British Telecom (Comms)	BT/COM
Cable TV	CATV
Inspection Cover Traffic Signals	IC/TL
Gully	G
Kerbs Outlet	KO
Vent Pipe	VP
Down Pipe	DP
Rain Water Pipe	RWP
Soil Pipe	SP
Gas Pipe	G-PIPE
Unusable to lift cover	UTL
Stop Tap	ST
Stop Valve	SV
Longhole	LH
Hydrant	HD
Catch Rod	CR
Gas Valve	GV
Water Meter	WM
Washout	WO
Road Sign	RS

OVERHEAD FEATURES

Electricity Pylon	LP1, ON
Electricity	EL
Telephone	OTL

WATER FEATURES

Canal	Canal
Stream	Stream
Ditch	Ditch
Weir	Weir
Culvert	Culvert
Gip (Land Drain)	Gip
Spring	Spring

RELIEF AND VEGETATION

Hedge	Hedge
Edge of wood/Bushes	Edge of wood/Bushes
Stump	Stump
Individual Tree	Individual Tree
Slopes with Height Greater than 1m	Slopes with Height Greater than 1m
Cliff Face	Cliff Face
Marsh	Marsh
Reeds	Reeds

LEVEL AND HEIGHT INFORMATION

Standard Spot Height	+123.45
Precision Spot Height	+123.456
Bed Level	+BL23.92
Water Level	+WL24.92
Soft Level	+SL25.92
Threshold Level	+TH26.98
Cover Level	+CL28.45
Invert Level	+IL28.15
Pipe Soft Level	+PSL5.00
Floor Level	+FL6.00
Finished Floor Level	+FFL6.00
Top of Trench	+TT7.00
Eave Level	+EL7.00
Ridge Level	+RL8.00
Roof Hip Level	+RHL8.50
Top of Canopy Level	+TCL7.00
Underneath of Canopy Level	+UCN7.00
Window Sill Level	+WSL8.00
Window Head Level	+WHL9.00
Arch Level	+AL7.00
Cable Level	+CL8.55
Top of Wall Level	+TWL10.00
Underneath of Beam Level	+UBL8.55
General Height	+H9.00

SURVEY INFORMATION SIGNS

Permanent Ground Marker	PGM
O.S. Trig Station	OS
O.S. Bench Mark	BM

GEOTECHNICAL INFORMATION

Borehole	BH
Top of Hole	TOH
Monitor Pin	MP
Probe Hole	PH
Window Sample	WS

Rev.	Date	Description
A	25/02/22	Additional survey

MALCOLM HUGHES

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Accreditations

RICS

THE SURVEY ASSOCIATION

ICES

Client

VINCI CONSTRUCTION UK LTD
DITTON ROAD, WIDNES
CHESHIRE, WA8 0PG

Project

RADCLIFFE HUB

Drawing Title

TOPOGRAPHICAL SURVEY
Sheet 3 of 3

Drawn By

AW

24/12/21

Checked by

EAD

23/12/21

Survey Date

December 2021

Scale

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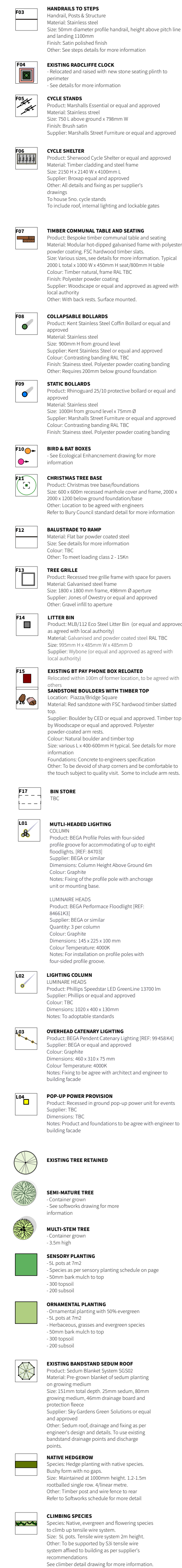
Drawing No

57969 / 3

Revision

A

Appendix D – Proposed Site Plan



© Planit I.E. Limited

Appendix E – Flood Maps

Flood map for planning

Your reference
221-145

Location (easting/northing)
378573/406948

Created
5 Nov 2021 14:10

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

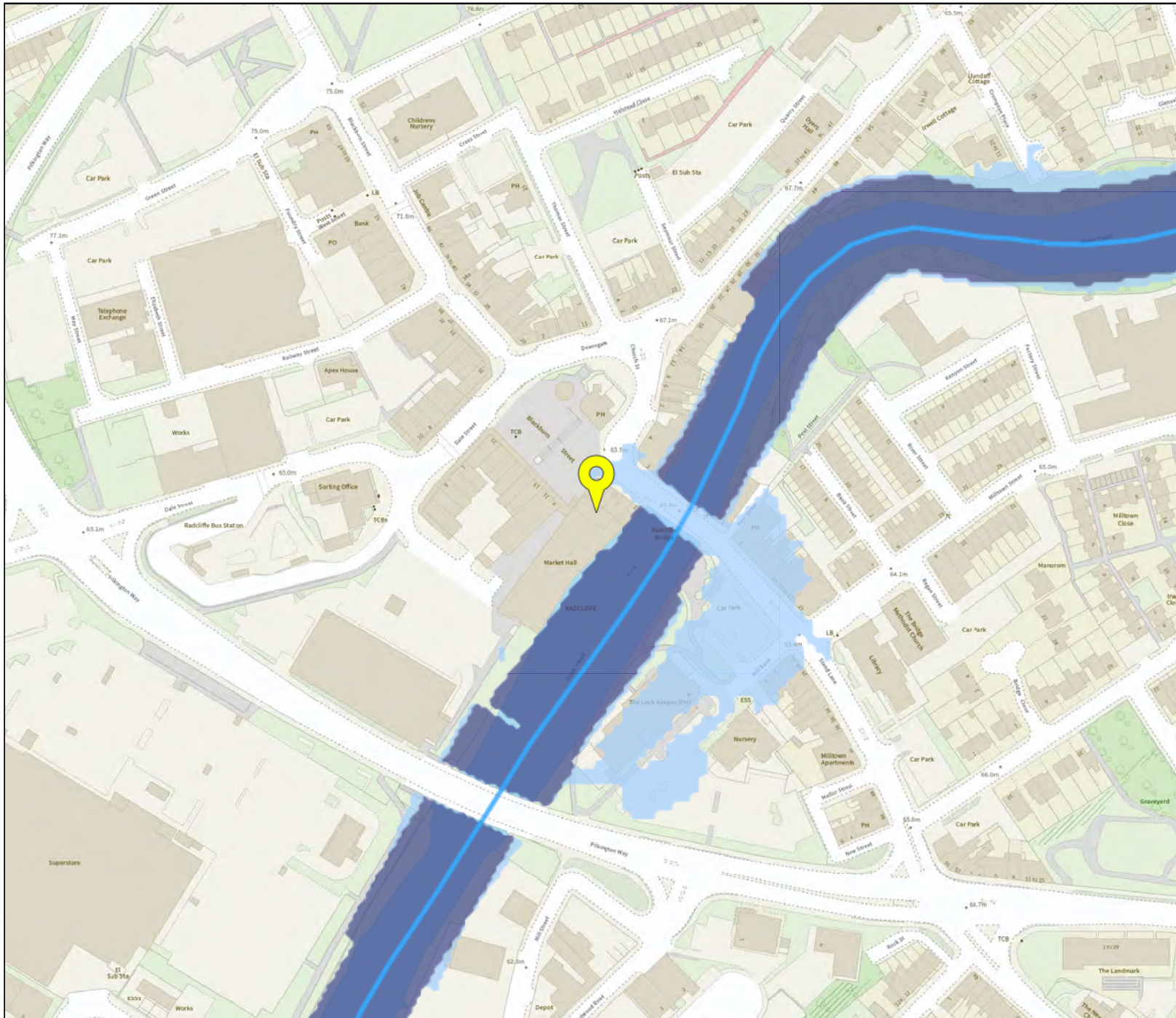
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

221-145

Location (easting/northing)

378573/406948

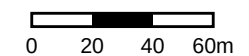
Scale

1:2500

Created

5 Nov 2021 14:10

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



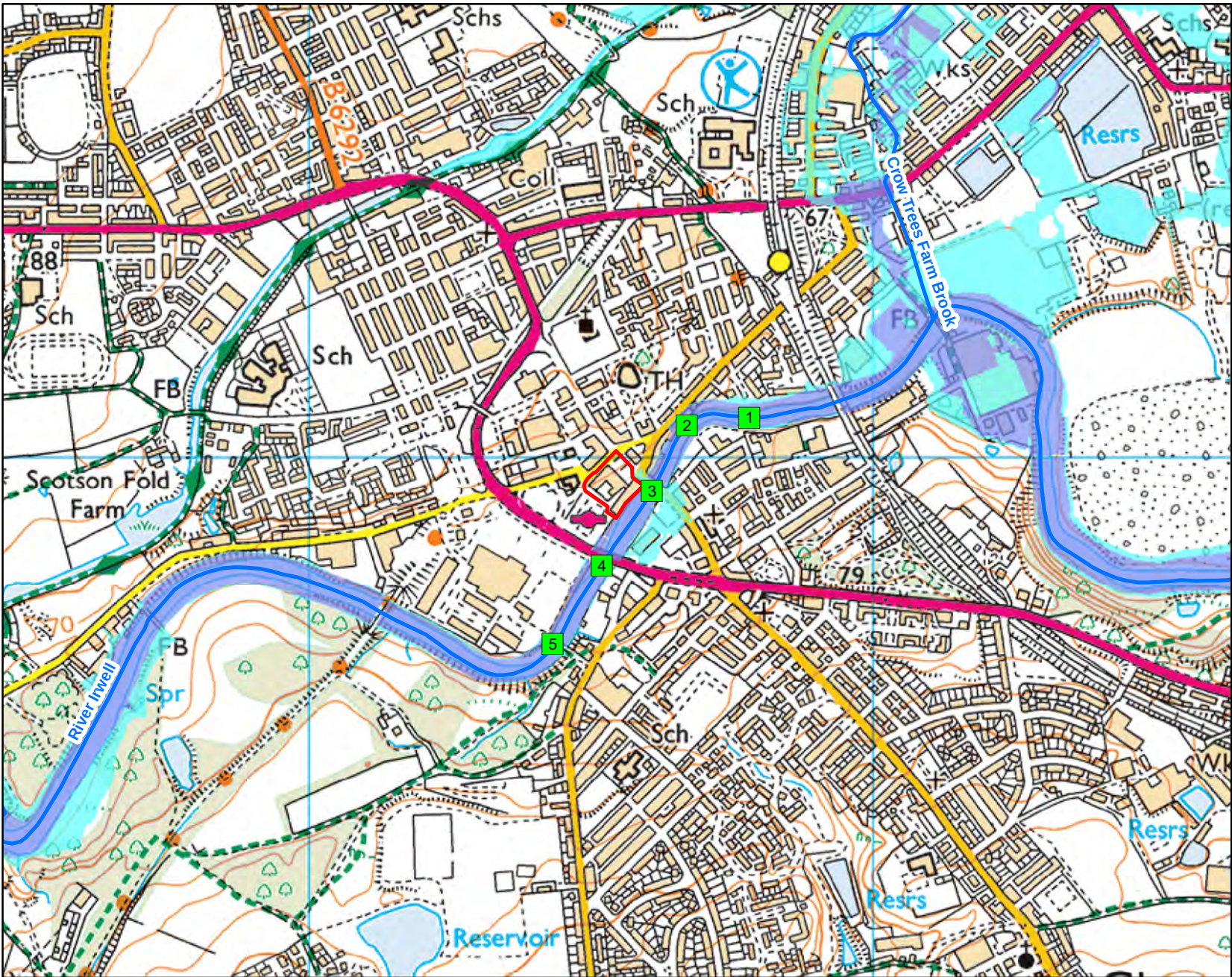
Extent of flooding

Enter a place or postcode



Extent of flooding from rivers or the sea

High Medium Low Very low Location you selected



1:10,001

N

Legend

- Site Location
- Model Measurements
- Main River
- Flood Zone 3
- Flood Zone 2

Map Reference	Model Node Reference	Easting	Northing	Data	Undefended										Defended									
					10 % AEP (1 in 10 year)	5 % AEP (1 in 20 year)	4 % AEP (1 in 25 year)	2 % AEP (1 in 50 year)	1.33 % AEP (1 in 75 year)	1 % AEP (1 in 100 year)	0.5 % AEP (1 in 200 year)	0.1 % AEP (1 in 1000 year)	10 % AEP (1 in 10 year)	5 % AEP (1 in 20 year)	4 % AEP (1 in 25 year)	2 % AEP (1 in 50 year)	1.33 % AEP (1 in 75 year)	1 % AEP (1 in 100 year)	0.5 % AEP (1 in 200 year)	0.1 % AEP (1 in 1000 year)				
1	ea013_0185_IRWE03_5646	378783	407070	Modelled Water Level (m aodN)	61.26	61.69	61.82	62.19	62.45	62.63	63.09	64.23	61.27	61.72	61.83	62.22	62.47	62.66	63.12	64.11				
				Modelled Flow (cumecs)	282.13	331.30	346.21	390.76	422.22	444.05	500.55	623.16	282.93	334.14	347.83	393.85	424.33	448.27	504.63	614.72				
2	ea013_0185_IRWE03_5529	378672	407056	Modelled Water Level (m aodN)	61.04	61.47	61.60	61.97	62.23	62.41	62.88	64.04	61.05	61.49	61.61	62.00	62.25	62.45	62.91	63.92				
				Modelled Flow (cumecs)	282.12	331.29	346.21	390.75	422.22	444.03	500.54	623.14	282.93	334.13	347.82	393.84	424.33	448.25	504.62	613.90				
3	ea013_0185_IRWE03_53934	378610	406940	Modelled Water Level (m aodN)	60.75	61.09	61.18	61.46	61.64	61.77	62.08	62.70	60.75	61.10	61.19	61.48	61.68	61.79	62.10	62.63				
				Modelled Flow (cumecs)	282.12	331.29	346.20	390.74	422.22	444.03	500.53	621.13	282.93	334.12	347.81	393.84	424.33	448.24	504.61	612.08				
4	ea013_0185_IRWE03_52274	378521	406807	Modelled Water Level (m aodN)	60.38	60.72	60.82	61.10	61.29	61.42	61.72	62.36	60.39	60.74	60.83	61.12	61.30	61.44	61.75	62.29				
				Modelled Flow (cumecs)	282.11	331.28	346.19	390.72	422.21	444.02	500.52	623.12	282.92	334.11	347.80	393.82	424.32	448.24	504.60	611.46				
5	ea013_0185_IRWE03_50644	378434	406668	Modelled Water Level (m aodN)	59.87	60.18	60.27	60.52	60.68	60.78	61.04	61.58	59.88	60.20	60.28	60.53	60.69	60.80	61.06	61.51				
				Modelled Flow (cumecs)	282.10	331.27	346.17	390.70	422.20	444.01	500.51	623.10	282.92	334.09	347.78	393.81	424.31	448.22	504.59	610.74				

Model data taken from Radcliffe and Redvales 2016 Study
AEP - Annual Exceedence Probability
m aodN - metres above ordnance datum Newlyn
cumecs - cubic metres per second

Notes: Climate Change Scenario - We do not hold climate change measurements at this location. For further guidance on climate change within the GMMC area please see the attachment 'Flood risk assessments: Climate change allowances'. Particularly section 3, table B which shows the Local precautionary allowances for potential climate change impacts.

Flood risk

Location

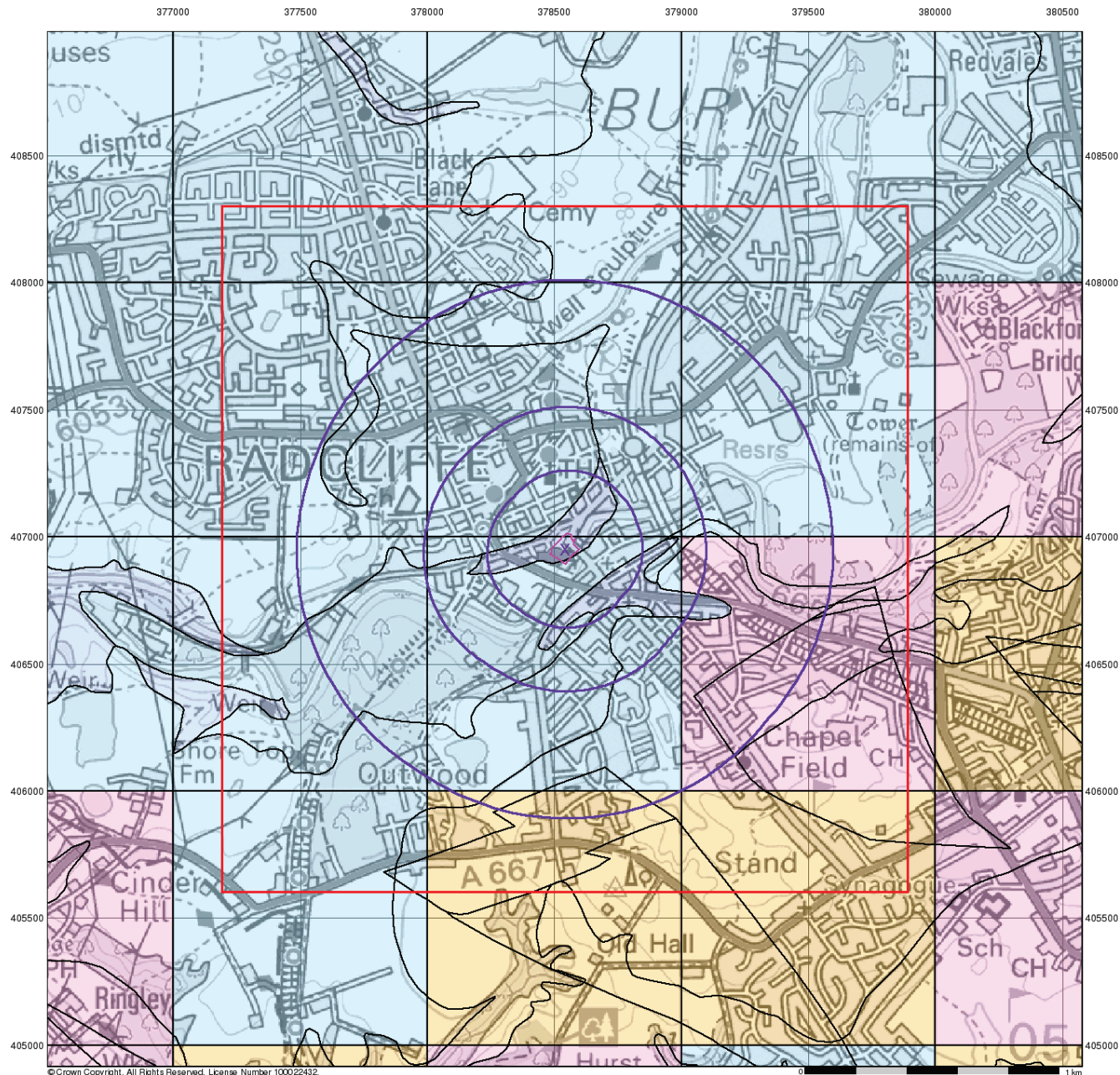
Extent of flooding

Enter a place or postcode



Extent of flooding from surface water

High Medium Low Very low Location you selected



Groundwater Vulnerability

General

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

Agency and Hydrological

Bedrock Aquifers

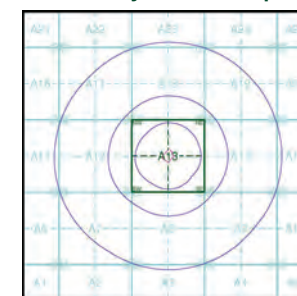
- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer

Superficial Aquifers

- High Vulnerability, Principal Aquifer
- High Vulnerability, Secondary Aquifer
- Medium Vulnerability, Principal Aquifer
- Medium Vulnerability, Secondary Aquifer
- Low Vulnerability, Principal Aquifer
- Low Vulnerability, Secondary Aquifer

- Unproductive Aquifer
- Soluble Rock

Site Sensitivity Context Map - Slice A



Order Details

Order Number: 287964086_1_1
 Customer Ref: 5238
 National Grid Reference: 378540, 406950
 Slice: A
 Site Area (Ha): 0.73
 Search Buffer (m): 1000

Site Details

Radcliffe Hub, Radcliffe, MANCHESTER



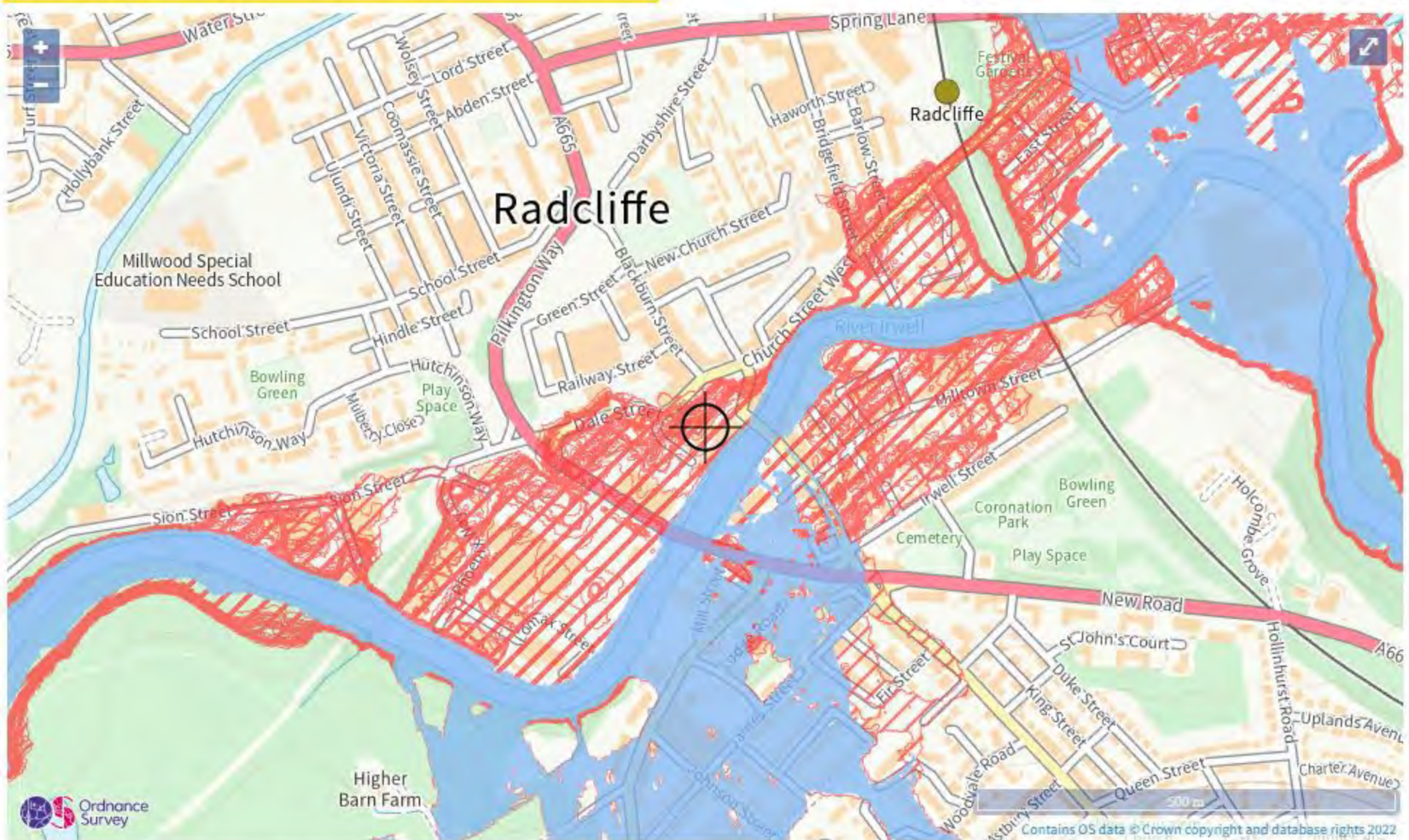
Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

Flood risk

Location

Extent of flooding

Enter a place or postcode



Maximum extent of flooding from reservoirs:

when river levels are normal when there is also flooding from rivers Location you selected