

High Speed Rail (Crewe – Manchester)

Background information and data

Land quality

BID LQ-002-0MA06

MA06: Hulseheath to Manchester Airport

Land quality baseline data

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Department for Transport

High Speed Two (HS2) Limited has been tasked by the Department for Transport (DfT) with managing the delivery of a new national high speed rail network. It is a non-departmental public body wholly owned by the DfT.

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1 Introduction

- 1.1.1 This report presents land quality baseline data highlighting areas of contamination originating from historical and current land use, and mineral and geoconservation resources in the study area.
- 1.1.2 Baseline data have been collected for the Proposed Scheme in relation to the Hulseheath to Manchester Airport area. The baseline data in this report has been used to inform the land quality assessment which is set out in the Environmental Statement (see Volume 5, Land quality report, Appendix: LQ-001-0MA06)¹.
- 1.1.3 Sites (for example MA06-54) referred to throughout this report are contained in the Volume 5 Map Book (see Environment Statement, Volume 5 Land quality Map Book, Map Series LQ-01-319 to LQ-01-322a)².
- 1.1.4 The Environmental Impact Assessment Scope and Methodology Report (SMR) (see Environment Statement, Volume 5, Appendix CT-001-00001)³ should be referred to for details of the land quality assessment methodology.

¹ High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), *Environmental Statement, Land quality report*, Volume 5, Appendix LQ-001-0MA06. Available online at:

<https://www.gov.uk/government/collections/hs2-phase-2b-crewe-manchester-environmental-statement>.

² High Speed Two Ltd (2022), High Speed Rail (Crewe – Manchester), *Environmental Statement, Volume 5 Land quality Map Book*. Available online at: <https://www.gov.uk/government/collections/hs2-phase-2b-crewe-manchester-environmental-statement>.

³ High Speed Two Ltd (2022), High Speed Rail (Crewe - Manchester), *Environmental Statement, Environmental Impact Assessment Scope and Methodology Report*, Volume 5, Appendix CT-001-00001. Available online at: <https://www.gov.uk/government/collections/hs2-phase-2b-crewe-manchester-environmental-statement>.

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2 Receptor information

2.1.1 This section provides further receptor information for sites that have been evaluated in stages C and D of the land quality assessment and assessed for the Hulseheath to Manchester Airport area (see Environmental Statement, Volume 5, Appendix LQ-001-0MA06)¹.

2.1.2 For each site or group of sites, further information on each site receptor can be found in Table 1 to Table 10.

2.1.3 For clarity, ‘on-site’ in this report means ‘within the land required for the construction of the Proposed Scheme’ and ‘off-site’ refers to land beyond this boundary, but within the study area. The sites and groups of sites for assessment in this area include:

- on-site:
 - railway land;
 - current and former tanks, likely for fuel storage;
 - farms;
 - electrical sub-station;
 - former brick works/marl pits, quarries and pits;
 - historical landfills; and
 - sewage works.
- off-site:
 - airport;
 - farms; and
 - former depot.

Table 1: Receptors – railway land (on-site)

| Site title (site ID) | Sensitive land use (human receptor) | Aquifer designation | Surface watercourse | Geological, and ecological designations | Property e.g. buildings and structures | Geoconservation sites |
|--|---|---|--|---|--|-----------------------|
| Current Cheshire Lines Railway (MA06-54) | Railway staff (existing site users) Residents, workers in commercial/ industrial areas, farm workers, walkers (adjacent site users*) | Secondary A – glaciofluvial sheet deposits Secondary Undifferentiated – glacial till Secondary B – Bollin Mudstone Member and | Sugar Brook (WFD status moderate), Tributary of Birkin Brook (WFD status poor) (on-site) Mobberley Brook (WFD status moderate) (off-site) | Sand and Gravel Mineral Safeguarding Area Local Wildlife Sites (LWS) - Ashley Brickworks, and Sugar Brook (adjacent) | Railway land associated infrastructure (existing) Residential properties, sewage pumping stations, farms (adjacent) | None |

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| Site title (site ID) | Sensitive land use (human receptor) | Aquifer designation | Surface watercourse | Geological, and ecological designations | Property e.g. buildings and structures | Geoconservation sites |
|----------------------|-------------------------------------|-------------------------------|---------------------|---|--|-----------------------|
| | | Tarporley Siltstone Formation | | | | |

* adjacent site receptors located outside the land required for the construction of the Proposed Scheme (off-site) remain and are therefore included in the construction stage assessment. This applies to human and property receptors only.

Table 2: Receptors – current and former tanks, likely for fuel storage, sites grouped for assessment (on-site)

| Site title (site ID) | Sensitive land use (human receptor) | Aquifer designation | Surface watercourse | Geological, and ecological designations | Property e.g. buildings and structures | Geoconservation sites |
|--------------------------|---|---|---------------------|---|---|-----------------------|
| Former tank (MA06-103) | Hotel guests and staff (existing site users) Hotel guests and staff and residents (adjacent site users*) | Secondary Undifferentiated – glacial till Secondary B – Bollin Mudstone Member | None | None | Hotel (existing) Hotel, tanks, electrical sub-station, residential property (adjacent) | None |
| Current tanks (MA06-104) | Hotel guests and staff (existing site users) Hotel guests and staff and residents (adjacent site users*) | Secondary Undifferentiated – glacial till Secondary B – Bollin Mudstone Member | None | None | Hotel (existing) Hotel, tanks, electrical sub-station, residential property (adjacent) | None |

* adjacent site receptors located outside the land required for the construction of the Proposed Scheme (off-site) remain and are therefore included in the construction stage assessment. This applies to human and property receptors only.

Table 3: Receptors – farms, grouped for assessment (on-site)

| Site title (site ID) | Sensitive land use (human receptor) | Aquifer designation | Surface watercourse | Geological, and ecological designations | Property e.g. buildings and structures | Geoconservation sites |
|------------------------------------|-------------------------------------|---|---------------------|--|--|---------------------------|
| Current Cherry Tree Farm (MA06-29) | Residents (existing site users) | Secondary Undifferentiated – glacial till | None | Rostherne Mere (Site of Special Scientific | Residential properties (existing) | Rostherne Mere (adjacent) |

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| Site title (site ID) | Sensitive land use (human receptor) | Aquifer designation | Surface watercourse | Geological, and ecological designations | Property e.g. buildings and structures | Geoconservation sites |
|--|--|---|--|---|---|---------------------------|
| | | Secondary B – Bollin Mudstone Member | | Interest (SSSI), National Nature Reserves (NNR), Ramsar) (adjacent) | None (adjacent) | |
| Current Bowden View Farm (MA06-36) | Residents and farm workers (existing site users) Residents, farm workers and walkers (adjacent site users*) | Secondary Undifferentiated – glacial till Secondary B – Bollin Mudstone Member | None | Rostherne Mere (SSSI, NNR, Ramsar) | Farm buildings and residential property (existing) Residential property (adjacent) | Rostherne Mere (adjacent) |
| Current Higher Thorns Green Farm (MA06-86) | Residents and farm workers (existing site users) Residents and farm workers (adjacent site users*) | Secondary Undifferentiated – glacial till Secondary B – Bollin Mudstone Member | River Bollin (WFD status moderate) (250m north-east) | None | Farm buildings and residential property (existing) Residential property (adjacent) | None |
| Current Hale Bank Farm (MA06-89) | Residents and farm workers (existing site users) Residents, farm workers and walkers (adjacent site users*) | Secondary Undifferentiated – glacial till Secondary B – Bollin Mudstone Member | River Bollin (WFD status moderate) (adjacent) | None | Farm buildings and residential property (existing) Residential property (adjacent) | None |

** adjacent site receptors located within the land required for the construction of the Proposed Scheme (on-site) are assumed to have been removed at the construction stage and are therefore not considered in the construction stage assessment. This applies to human and property receptors only.*

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Table 4: Receptors – electrical sub-station (on-site)

| Site title (site ID) | Sensitive land use (human receptor) | Aquifer designation | Surface watercourse | Geological, and ecological designations | Property e.g. buildings and structures | Geoconservation sites |
|---|---|---|---|---|---|-----------------------|
| Current electrical sub-station (MA06-105) | Hotel guests and staff (existing site users) Hotel guests and staff and residents (adjacent site users*) | Secondary Undifferentiated – glacial till Secondary B – Bollin Mudstone Member | Tributary of Timberley Brook (WFD status moderate) (35m north-west) | None | Hotel (existing) Hotel, tanks, electrical sub-station, residential property (adjacent) | None |

* adjacent site receptors located within the land required for the construction of the Proposed Scheme (on-site) are assumed to have been removed at the construction stage and are therefore not considered in the construction stage assessment. This applies to human and property receptors only.

Table 5: Receptors – former brick works/marl pits, quarries and pits sites grouped for assessment (on-site)

| Site title (site ID) | Sensitive land use (human receptor) | Aquifer designation | Surface watercourse | Geological, and ecological designations | Property e.g. buildings and structures | Geoconservation sites |
|---|---|---|---|--|--|-----------------------|
| Former sand and gravel pit and quarry (MA06-05) | Walkers (existing site users) Residents, farm workers and walkers (adjacent site users*) | Secondary A – glaciofluvial sheet deposits Secondary Undifferentiated – glacial till Principal – Helsby Sandstone Formation | Agden Brook (WFD status moderate) (adjacent) | None | None (existing) Residential property (adjacent) | None |
| Former brick and tile works (MA06-53) | Walkers and farm workers (existing site users) | Secondary Undifferentiated – glacial till Secondary B – Tarporley Siltstone Formation | Tributaries of Birkin Brook (WFD status poor) | LWS - Ashley Brickworks and Wood near Arden House (adjacent) | None | None |

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** adjacent site receptors located within the land required for the construction of the Proposed Scheme (on-site) are assumed to have been removed at the construction stage and are therefore not considered in the construction stage assessment. This applies to human and property receptors only.*

Table 6: Receptors – historical landfill sites grouped for assessment (on-site)

| Site title (site ID) | Sensitive land use (human receptor) | Aquifer designation | Surface watercourse | Geological, and ecological designations | Property e.g. buildings and structures | Geoconservation sites |
|--|--|---|--|---|---|-----------------------|
| Historical landfill sites (Pool Bank Farm and Bow Lane No. 2) (MA06-196) | Walkers and farm workers (existing site users) Walkers, residents and farm workers (adjacent site users*) | Secondary A – alluvium Secondary Undifferentiated – glacial till Secondary B – Bollin Mudstone Member and the Tarporley Siltstone Formation | Birkin Brook (WFD status poor) and River Bollin (WFD status moderate) (adjacent) | None | None (existing) Residential property and farm buildings (adjacent) | None |
| Historical landfill site (Bow Lane) (MA06-198) | Workers on sewage works (existing site users) Walkers, residents and farm workers (adjacent site users*) | Secondary A – alluvium Secondary Undifferentiated – glacial till Secondary B – Bollin Mudstone Member and the Tarporley Siltstone Formation | Birkin Brook (WFD status poor) and River Bollin (WFD status moderate) (adjacent) | None | Sewage works (existing) Residential property and farm buildings (adjacent) | None |

** adjacent site receptors located within the land required for the construction of the Proposed Scheme (on-site) are assumed to have been removed at the construction stage and are therefore not considered in the construction stage assessment. This applies to human and property receptors only.*

Table 7: Receptors – sewage works (on-site)

| Site title (site ID) | Sensitive land use (human receptor) | Aquifer designation | Surface watercourse | Geological, and ecological designations | Property e.g. buildings and structures | Geoconservation sites |
|-------------------------|--|------------------------|---|---|--|-----------------------|
| Current sewage farm and | Workers at and visitors to sewage farm | Secondary A – alluvium | River Bollin (WFD status moderate) and Birkin | None | M56 motorway and sewage treatment | None |

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| Site title (site ID) | Sensitive land use (human receptor) | Aquifer designation | Surface watercourse | Geological, and ecological designations | Property e.g. buildings and structures | Geoconservation sites |
|------------------------|---|---|-----------------------------------|---|--|-----------------------|
| filter beds (MA06-128) | (existing site users) Walkers, residents and farm workers (adjacent site users*) | Secondary Undifferentiated – glacial till Secondary B – Bollin Mudstone Member | Brook (WFD status poor) (on-site) | | works (existing) None (adjacent) | |

* adjacent site receptors located within the land required for the construction of the Proposed Scheme (on-site) are assumed to have been removed at the construction stage and are therefore not considered in the construction stage assessment. This applies to human and property receptors only.

Table 8: Receptors – airport (off-site)

| Site title (site ID) | Sensitive land use (human receptor) | Aquifer designation | Surface watercourse | Geological, and ecological designations | Property e.g. buildings and structures | Geoconservation sites |
|---------------------------------------|---|--|--|---|--|-----------------------|
| Current Manchester Airport (MA06-110) | Airport staff and passengers, hotel guests, railway staff (existing site users) Residents, farm workers, workers in industrial/commercial areas, railway and airport staff, walkers/cyclists, hotel guests (adjacent site users) | Secondary A – glaciofluvial deposits and alluvium Secondary Undifferentiated – glacial till Secondary B – Bollin Mudstone Member and Tarporley Siltstone Formation Unproductive – Northwich Halite Member | River Bollin, Sugar Brook, and Timperley Brook (all WFD status moderate) (on-site) Fairwell Brook (WFD status moderate), Tributary of Birkin Brook (WFD status poor) (adjacent) | None | Airport buildings (terminals, hangars, hotels, emergency service stations, refuelling tanks etc.) (existing) | None |

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Table 9: Receptors – farms grouped for assessment (off-site)

| Site title (site ID) | Sensitive land use (human receptor) | Aquifer designation | Surface watercourse | Geological, and ecological designations | Property e.g. buildings and structures | Geoconservation sites |
|---|---|---|---|--|--|---|
| Current Millington Hall (MA06-17) | Residents and farm workers (existing site users) Residents and farm workers, walkers (adjacent site users) | Secondary Undifferentiated – glacial till Secondary B – Tarporley Siltstone Formation | Agden Brook (WFD status moderate) (adjacent) | None | Farm buildings and residential property (existing) Residential properties (adjacent) | None |
| Current Nag Farm/ Mereside Farm (MA06-27) | Residents and farm workers (existing site users) Farm workers, walkers (adjacent site users) | Secondary Undifferentiated – glacial till Secondary B – Bollin Mudstone Member | Rosterne Mere (250m south-east) | Rosterne Mere (SSSI, NNR, Ramsar) (adjacent) | Farm buildings and residential property (existing) Farm buildings and residential properties (adjacent) | Rosterne Mere (Geological SSSI and RIGS Geodiversity Site) (adjacent) |
| Current Birkin House Farm (MA06-42) | Residents and farm workers (existing site users) Farm workers, walkers (adjacent site users) | Secondary A – glaciofluvial sheet deposits Secondary Undifferentiated – glacial till Secondary B – Bollin Mudstone Member | Blackburn's Brook (WFD status bad) (adjacent) | LWS - Hancock's Bank South (adjacent) | Farm buildings and residential property, tanks (existing) None (adjacent) | None |
| Current Stock Farm (MA06-48) | Residents and farm workers (existing site users) Residents, farm workers, walkers (adjacent site users) | Secondary A – glaciofluvial sheet deposits Secondary Undifferentiated – glacial till | Tributary of Birkin Brook (WFD status poor) | None | Residential property and farm buildings (existing) Residential property and farm | None |

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| Site title (site ID) | Sensitive land use (human receptor) | Aquifer designation | Surface watercourse | Geological, and ecological designations | Property e.g. buildings and structures | Geoconservation sites |
|-------------------------------------|---|---|---------------------|---|--|-----------------------|
| | | Secondary B – Bollin Mudstone Member | | | buildings (adjacent) | |
| Current Chapel House Farm (MA06-88) | Residents and farm workers (existing site users) Farm workers, walkers (adjacent site users) | Secondary A – glaciofluvial sheet deposits Secondary Undifferentiated – glacial till Secondary B – Bollin Mudstone Member | None | None | Farm buildings and residential property (existing) Farm buildings and residential properties (adjacent) | None |

Table 10: Receptors – former depot (off-site)

| Site title (site ID) | Sensitive land use (human receptor) | Aquifer designation | Surface watercourse | Geological, and ecological designations | Property e.g. buildings and structures | Geoconservation sites |
|-------------------------|--|---|---------------------------------------|---|---|-----------------------|
| Former depot (MA06-109) | None on-site (now car parking so hardstanding cover) Residents, airport workers, walkers/cyclists (adjacent site users) | Secondary Undifferentiated – glacial till Secondary B – Bollin Mudstone Member | Timperley Brook (WFD status moderate) | None | Residential properties (adjacent) Airport buildings and associated infrastructure (adjacent) | None |

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3 Minerals data

- 3.1.1 All relevant information associated with minerals, when considered as a resource, is presented in Environmental Statement, Volume 2, Land Quality, Community Area report: Hulseheath to Manchester Airport (MA06), Section 10⁴.

⁴ High Speed Two Ltd (2022), *High Speed Rail (Crewe – Manchester), Environmental Statement, Volume 2, Community Area report: Hulseheath to Manchester Airport (MA06), Section 10 Land quality*. Available online at: <https://www.gov.uk/government/collections/hs2-phase-2b-crewe-manchester-environmental-statement>.

4 Geological Sites of Special Scientific Interest and local geological sites

- 4.1.1 The following geological Sites of Special Scientific Interest (SSSI) sites are present in the Hulseheath to Manchester Airport area: Rostherne Mere is listed as a geological SSSI, as well as an ecological SSSI, NNR, Ramsar site and ancient woodland, and is located towards the western boundary of the Hulseheath to Manchester Airport area. It is listed as a geological SSSI due to its karst systems and subsidence from dissolution of deep lying salt strata, resulting in the formation of the large lake present today.
- 4.1.2 No local geological sites (LGS) are present in the Hulseheath to Manchester Airport area.

5 Other sources of data and information

5.1.1 Other sources of baseline data and information that are deemed necessary include:

- data gained from local authorities regarding contaminated land; and
- foot and mouth burial data.

5.2 Local authorities contaminated site data

5.2.1 Sites potentially considered as contaminated land by Cheshire East Council (CEC) have been listed in Table 11. Trafford Metropolitan Borough Council (TMBC) have no listed sites in the study area and no information has been made available from Manchester City Council (MCC).

Table 11: Sites identified as potentially contaminated by local authorities

| Site location/ grid reference | Relevant site ID | Description | Comment |
|-------------------------------|--|------------------------|---|
| 373094 383286 | MA06-125 | Bucklow garage | Not considered in the detailed assessment. |
| 373215 383771 | MA06-126 | Smithy | Not considered in the detailed assessment. |
| 372568 385452 | MA06-11 | Graveyard | Not considered in the detailed assessment. |
| 377306 383314 | MA06-52 | Brick field | Not considered in the detailed assessment. |
| 377453 383535 | MA06-53 | Brick and tile works | Included in the detailed assessment. |
| 374903 385737 | MA06-196 | Landfill | Included in the detailed assessment. |
| 374994 385478 | MA06-128 (sewage works) MA06-198 (landfill) | Sewage works, landfill | Included in the detailed assessment. |
| 375457 385378 | MA06-197 | Landfill | Not considered in the detailed assessment. |
| 375293 385113 | - | Rifle range | Not identified as a potential contamination site. |
| 372286 384054 | - | Embankment | Not identified as a potential contamination site. |
| 377771 384135 | MA06-63 | Sewage tank | Not considered in the detailed assessment. |
| 377521 384153 | MA06-58 | Smithy, garage | Not considered in the detailed assessment. |
| 372787 384388 | Within MA06-17 | Tanks | Included in the detailed assessment. |
| 379003 384614 | MA06-187 | Embankment | Not considered in the detailed assessment. |
| 375551 384923 | MA06-41 | Tank | Not considered in the detailed assessment. |
| 374369 384951 | MA06-34 | Brick yard | Not considered in the detailed assessment. |
| 372394 385027 | MA06-05 | Sand pit | Included in the detailed assessment. |
| 376503 385475 | - | Gravel pit | Not identified as a potential contamination site. |
| 376663 385683 | - | Flour mill | Not identified as a potential contamination site. |
| 376920 383490 | MA06-49 | Gasometer | Not considered in the detailed assessment. |

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| Site location/ grid reference | Relevant site ID | Description | Comment |
|-------------------------------|------------------|-------------|--|
| 377927 381930 | MA06-207 | Paint works | Not considered in the detailed assessment. |
| 377676 381864 | MA06-200 | Corn mill | Not considered in the detailed assessment. |

- refers to sites not identified as potential contaminative sites and therefore a unique identifier ID has not been assigned

5.3 Landfill site data

5.3.1 Table 12 presents information provided by CEC and TMBC regarding landfill sites within the study area, identified within the Hulseheath to Manchester Airport area. No data was provided by MCC.

Table 12: Summary of landfill sites

| Landfill permit number and location | Relevant site ID | Description | Comment |
|---|------------------|---|--|
| EAHLD17244 (Pool Bank Farm) and EAHLD17245 (Bow Lane No.2) (historical landfills) | MA06-196 | Pool Bank Farm: first waste received 1988, last waste received 1992. Licence holder J Shanks and Son Limited, issued 1990. The landfill accepted inert waste. Bow Lane No.2: date of first and last waste not provided. Licence holder and issue date not provided. The landfill accepted household waste. | Included in the detailed assessment. |
| EAHLD16963 (Bank of River Bollin) | MA06-197 | Date of first and last waste received not given. Licence holder J Shanks and Son Limited, issued 1991. Accepted inert waste only. | Not considered in the detailed assessment. |
| EAHLD17246 (Bow Lane) | MA06-198 | First waste received 1967, last waste received 1972. Site operated by Hale/Urban District Council. Licence issued 1974. The landfill accepted inert, commercial, household and liquid sludge wastes. | Included in the detailed assessment. |

5.4 Other regulatory data

5.4.1 Regulatory data reviewed include pollution incidents (major, significant and minor categories), radioactive and hazardous substances consents, environmental permits (integrated pollution control and integrated pollution prevention and control licences), and ecological receptors. Details are provided in Table 13 below.

Table 13: Summary of other regulatory data

| Data | Description |
|--|--|
| Pollution incidents to controlled waters | Three significant (Category 2) pollution incidents <ul style="list-style-type: none"> organic waste (cattle slurry) released into Tributary of Birkin Brook in 1995 caused by land runoff; crude sewage released into Timperley Brook in 1995 caused by a blocked sewer; and |

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| Data | Description |
|----------------------------|--|
| | <ul style="list-style-type: none">fuel oil released into unknown watercourse (although likely to be Fairywell Brook based on the location) in 1994. The cause is unknown. |
| Ecological SSSI | Rostherne Mere is listed as an ecological SSSI, NNR, Ramsar site and ancient woodland and is located adjacent to land required for the construction of the Proposed Scheme. |
| Local Wildlife Sites (LWS) | There are 13 LWS and nine Sites of Biological Interest (SBI) located within the study area. These include 12 located within, or partially within, the land required for the construction of the Proposed Scheme. |

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6 Site visit records

- 6.1.1 Due to limited access and the limited number of higher risk land contamination sites, no site visits have been undertaken in the Hulseheath to Manchester Airport area.

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7 References

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