

FIGURES

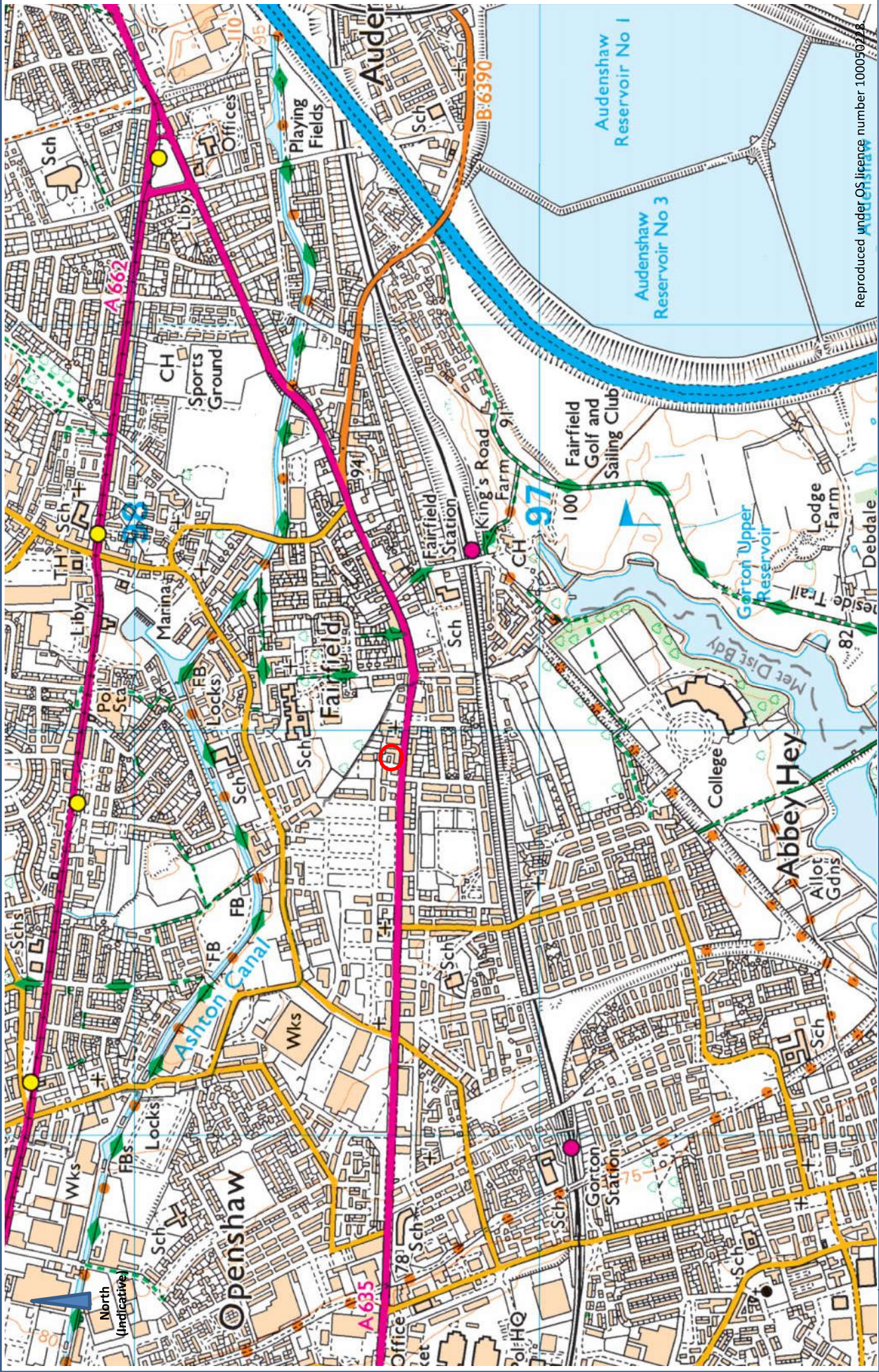
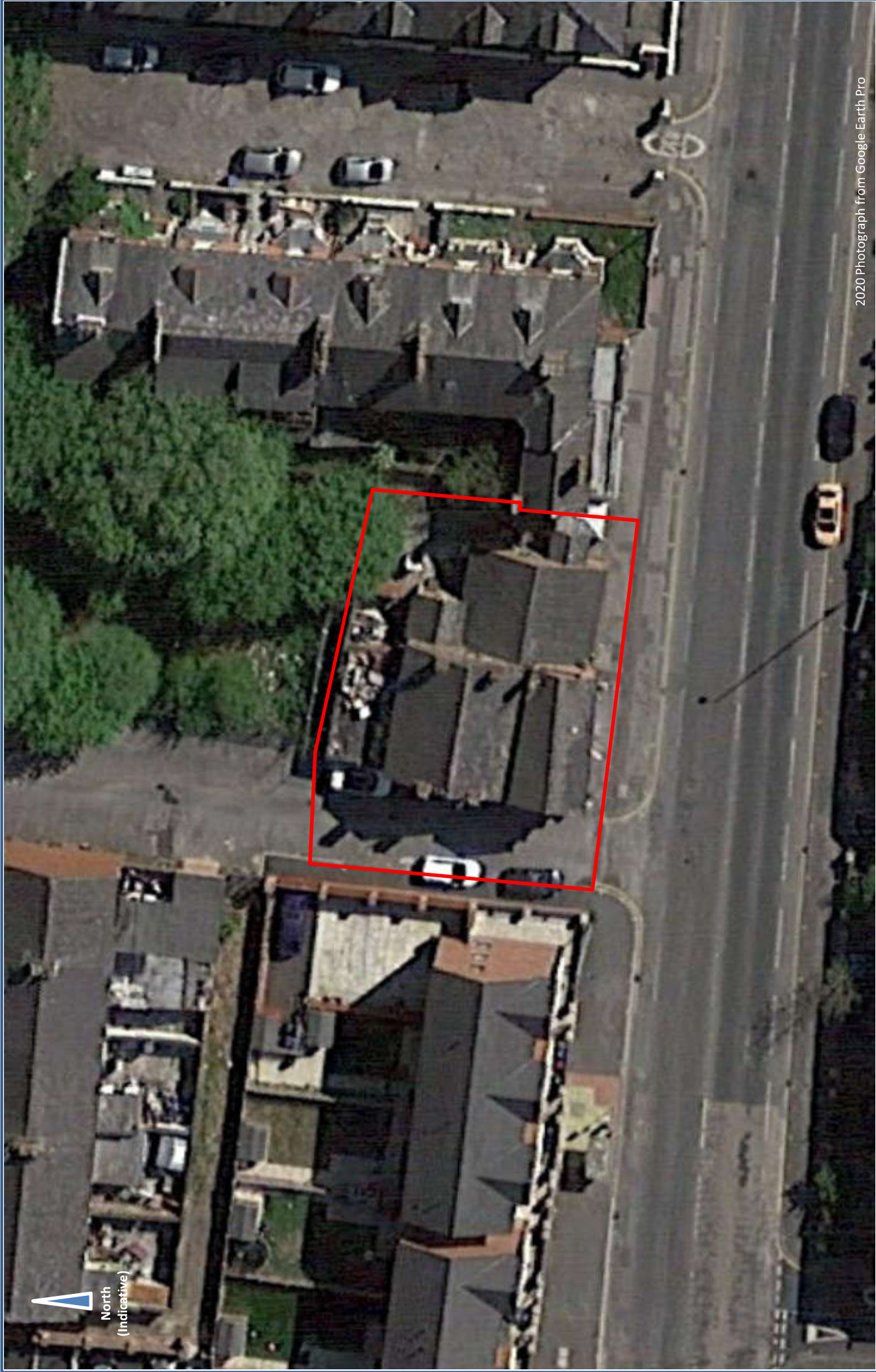


Figure 1 Site Location Plan	Site: The Former Grove Public House, 1515 Ashton Old Road, Manchester M11 1GR Project: 42210R1	Scale: Not to scale Beechfield, Ninelands Road, Hathersage Derbyshire, S32 1BJ Tel: 01433 659071 www.peakenvironmentalsolutions.com
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Figure 2	Site Layout Plan		Site Boundary (indicative)	Scale: Not to scale
		Site:	The Former Grove Public House, 1515 Ashton Old Road, Manchester M11 1GR	
		Project:	42210R1	
			Beechfield, Ninelands Road, Hathersage Derbyshire, S32 1BJ Tel: 01433 659071 www.peakenvironmentalsolutions.com	



2020 Photograph from Google Earth Pro

Figure 3	Aerial Photograph showing Current Site Layout		Site: The Former Grove Public House, 1515 Ashton Old Road, Manchester M11 1GR Project: 42210R1	Site Boundary (Indicative)	Scale: Not to scale Beechfield, Ninelands Road, Hathersage Derbyshire, S32 1BJ Tel: 01433 659071 www.peakenvironmentalsolutions.com
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APPENDIX A

LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

KMM Homes Limited (the Client) has requested that a Phase 1 Environmental Assessment (the 'Project') be performed at the site. The report (and any copies of it) have been prepared for the sole use and reliance of the Client. This report s (and any copies of it) shall not be relied upon or transferred to any other parties without the express written authorisation of Peak Environmental Solutions limited. If an unauthorised third party comes into possession of this report, (and any copies of it) they rely on it at their peril and the authors owe them no duty of care and skill. Findings and opinions conveyed in the services should only be used by competent persons acting on the behalf of the Client and the findings and opinions conveyed in the services should only be used for the intended use. Copyright of reports & documents remains with Peak Environmental Solutions Limited. The project and report are subject to Peak Environmental Solutions standard terms and conditions.

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Our investigations exclude (i) surveys to identify the presence injurious and invasive weeds; (ii) surveys to identify the presence of asbestos containing materials in buildings and; (iii) surveys to identify geotechnical risk/issues, including those associated to potential mining legacy concerns.

The findings and opinions conveyed via this report are based on information obtained from a variety of sources as detailed within this report, and which Peak Environmental Solutions Limited believes are reliable. Nevertheless, Peak Environmental Solutions Limited cannot and does not guarantee the authenticity or reliability of the information it has relied upon. The report represents the findings and opinions of experienced geo-environmental consultants. Peak Environmental Solutions Limited does not provide legal advice and the advice of lawyers may also be required.

The opinions presented in this report are based on a review of records, available investigation reports and historical sources. Peak Environmental Solutions Limited has found indicators that suggest that geo-environmental hazards may exist at the site and these may warrant mitigation or consideration appropriate to the end use stated by the Client. Not finding such indicators does not mean that geo-environmental hazards do not exist at the site. In addition, the Risk Assessment did not include any enquiry with respect to substances not included within the substances of concern.

The Client is advised that the geo-environmental conditions stated within reports supplied to Peak Environmental Solutions Limited are subject to change. Certain indicators of the presence of geo-environmental hazards may have been latent at the time of the most recent site reconnaissance and may subsequently have become observable. It is possible that Peak Environmental Solutions research, while fully appropriate for the Project, failed to indicate the existence of important information sources. Assuming such sources actually exist, their information could not have been considered in the formulation of Peak Environmental Solutions findings and opinions.

Certain indicators or evidence of geo-environmental hazards may have been outside the very limited portion of the subsurface investigated or monitored, latent at the time of this work or only partially intercepted by the works and thus their full significance could not have been appreciated. Groundwater levels are particularly susceptible to variations due to seasonal or other effects. Accordingly, it is possible that Peak Environmental Solutions work, whilst fully appropriate for the Project failed to indicate the presence or significance of geo-environmental hazards. Assuming the presence of a hazard, it could not have been considered in the formulation of Peak Environmental Solutions findings and opinions. The subsurface geological profiles and other descriptions are generalised by necessity and have been based on the information found at the locations of the exploratory holes and depths sampled and tested.

Any interpretation of the results of the Project have been based on the proposed site usage and the findings are not valid should the proposed land use and/or the regulatory regime/guidance change. Where interpretation is based on public domain guidance/protocols/models/software/code, Peak Environmental Solutions is not liable for errors in the guidance/protocols/models/software/code.

Peak Environmental Solutions Limited believes that providing information about limitations is essential to help the Client identify and thereby manage their risks. These risks can be mitigated, but they cannot be eliminated, through additional research. Peak Environmental Solutions Limited will on request, advise the client of the additional research opportunities available, their impact on risk, and their cost.

In preparing this report, it has been assumed that all past and present occupants have provided all relevant and other information, especially relating to known or potential geo-environmental hazards. This report is not required to identify insufficiencies or mistakes in the information provided by the user/owner or from any other source, but has sought to compensate for these where obvious in the light of other information.

APPENDIX B

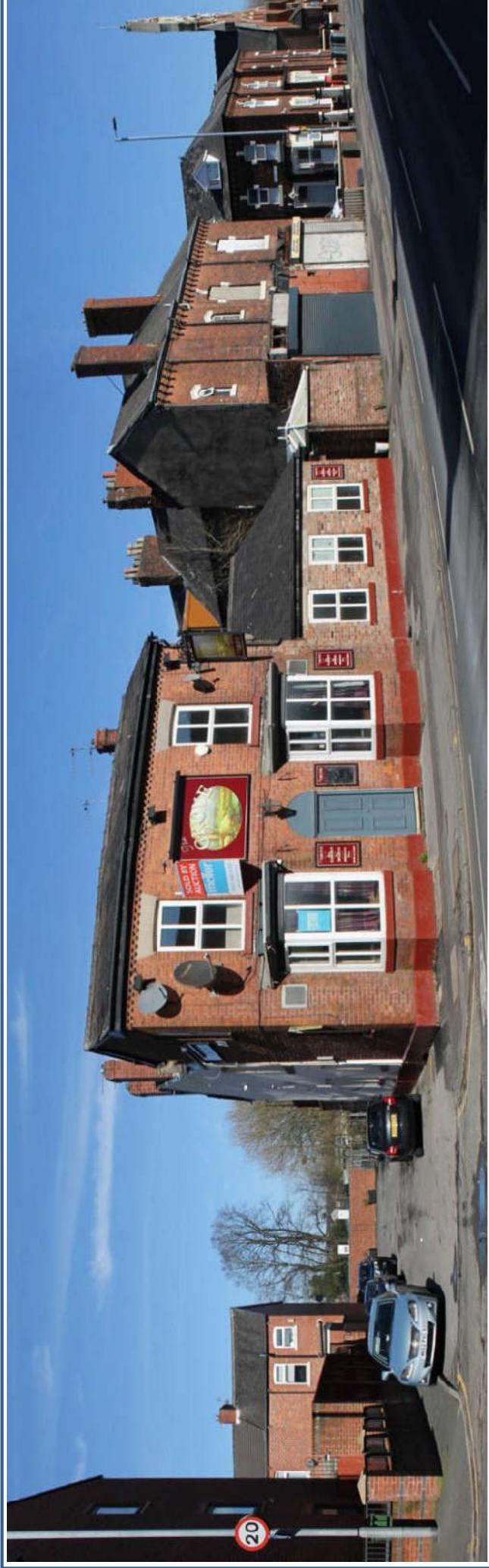


Photo 1: Looking north across Ashton Old Road towards The Grove Public House and Club Street



Photo 2: Looking north across Ashton Old Road towards the Grove Public House

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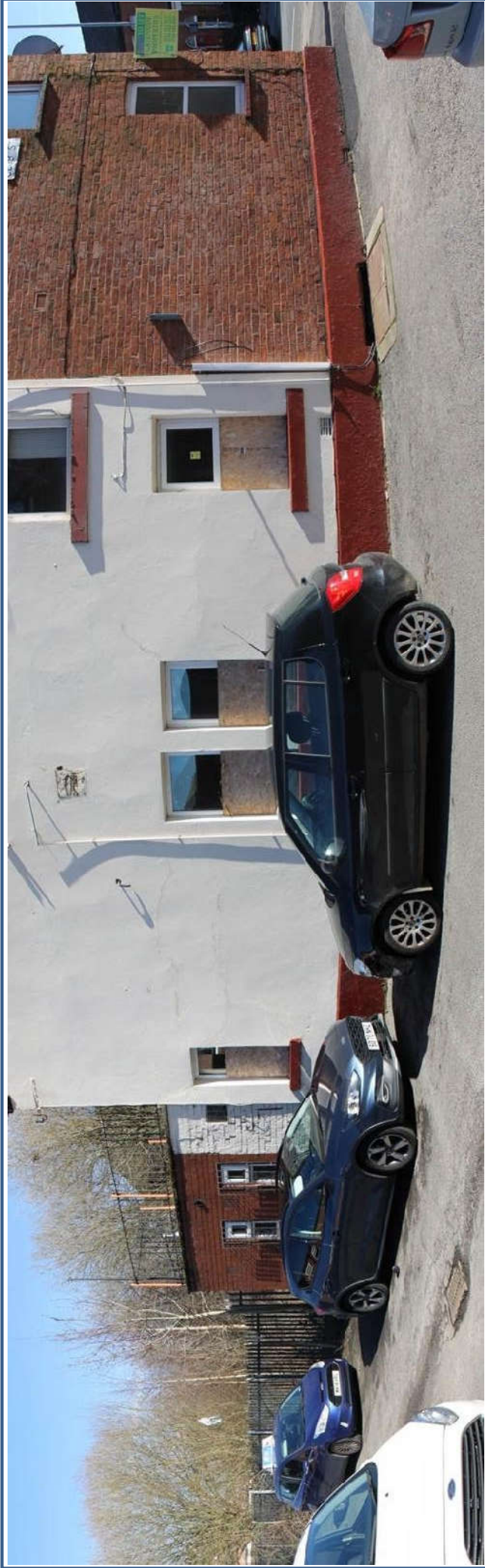


Photo 3: Looking east across Club Street at the western elevation of The Grove



Photo 4: Looking south down Club Street towards The Grove on the left

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Photo 5: Former beer garden area in the north-east of the site looking south-west

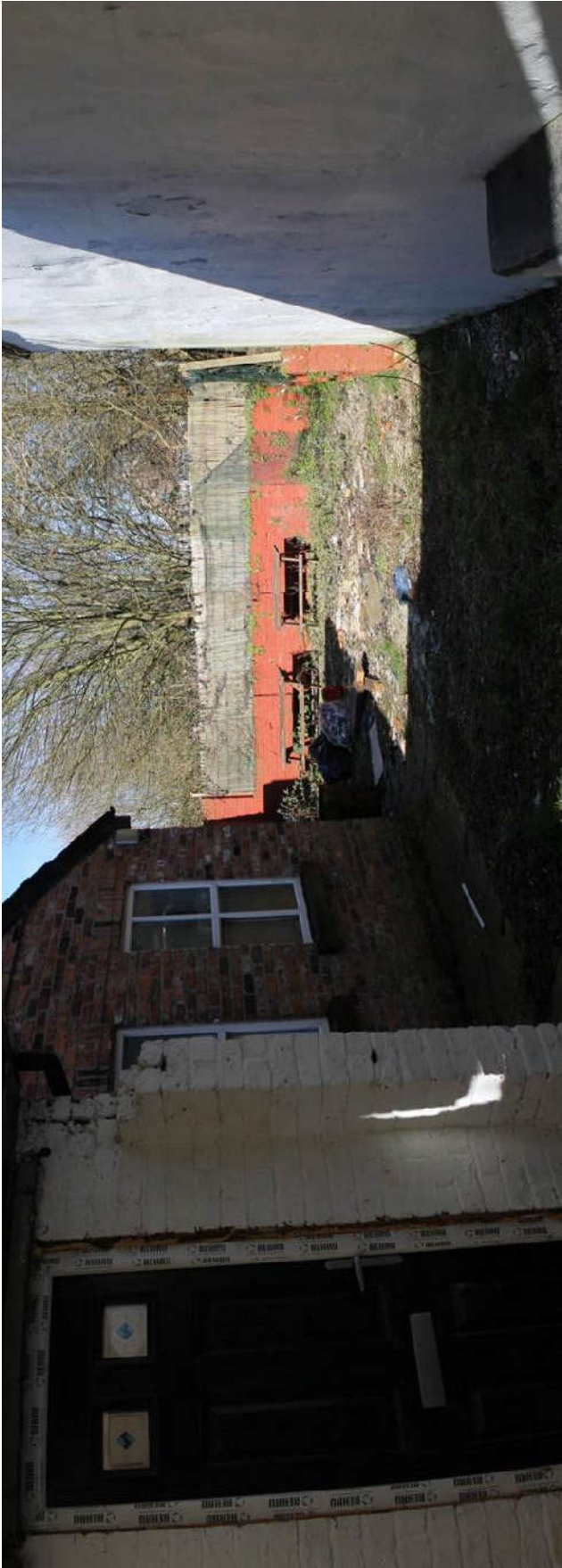


Photo 6: Former beer garden area in the north-east of the site looking north up the eastern site boundary

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Photo 7: Inside The Grove, ground floor bar area



Photo 8: Inside The Grove – cellar area

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