

## **APPENDIX 7**

### **PEAK ENVIRONMENTAL SOLUTIONS**

#### **PHASE 1 ENVIRONMENTAL ASSESSMENT**

10<sup>th</sup> March 2022

Our Ref: 42210R1/Draft-RevA1

**PDF BY EMAIL ONLY****DRAFT FOR CONSULTATION - NOT FOR DISTRIBUTION**KMM Homes Limited  
31 Sackville Street  
Manchester  
M1 3LZ

Dear KMM Homes,

**THE FORMER GROVE PUBLIC HOUSE, 1515 ASHTON OLD ROAD, MANCHESTER M11 1GR  
PHASE 1 ENVIRONMENTAL ASSESSMENT****Overview**

We write, following your instruction, to provide a Phase 1 environmental assessment (site investigation) to assist in preparation for residential development of The Former Grove Public House located at No. 1515 Ashton Old Road in the Openshaw area of Manchester, M11 1GR ('the site'). Figure 1 shows the site location (centred on National Grid Reference 389921, 397353) and Figures 2 and 3 show the current site layout and boundary locations.

This report has been prepared to provide information to help assess potential geo-environmental and land contamination issues that may affect the proposed development.

The report provides details of the environmental site setting based on a site walkover and information gathered from publicly available environmental/geological information from public bodies (including the Environment Agency (EA) (via DATA.GOV.UK) and British Geological Survey (BGS)) via a Groundsure Insight report reproduced in Appendix C. A review of current and historical Ordnance Survey mapping data has also been completed. The assessment includes a site conceptual model, a land contamination preliminary risk assessment, risk evaluation and conclusions and recommendations to assist in furthering development at the site.

The site walkover was undertaken on the 1<sup>st</sup> March 2022, photographs of the site are included in Appendix B.

***Limitations of Assessment***

The report has been prepared under umbrella frameworks laid out in non-statutory UK guidance provided here: <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm> and in R&D66:2008 ('Guidance for the safe development of housing on land affected by contamination'), as well as in general accordance with the current National Planning Policy Framework. Information provided to or obtained by Peak Environmental Solutions has been relied upon in good faith. Our investigations exclude (i) surveys to identify the presence of 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. This report is subject to our standard terms of business and the attached limitations and exceptions.

## Existing Site Layout

The ~0.05 Hectare site is located in the Openshaw area of Manchester ~6km to the east of the city centre. The site is currently comprises:

- The Former Grove Public House. A one and two storey brick building with a cellar that occupies the majority of the site area and faces south onto Ashton Old Road (Photos 1&2).
- A single storey residential extension to the pub building located in the centre/east of the site (Photo 2).
- A small, predominantly hard surfaced former beer garden/external garden area located in the north-east of the site (Photos 5&6).
- A section of Club Street. An asphalt surfaced dead-end road that extends north off Ashton Old Road along the western site boundary (Photos 3&4).

Site boundaries are absent to the west and formed by building walls or brick walls on the other sides of the site.

The former pub building includes a bar area (Photo 7) and a cellar beneath the front (southern part of) the building (Photo 8). The cellar was dry with no standing water at the time of the walkover. The building has gas central heating and is connected to mains water and drainage.

No significant areas of temporary or permanent waste storage or disposal were identified during the walkover (the cellar and beer garden areas did include some probable waste materials). No bulk liquid (including oil) storage was on-going. Other than the main building basement, no underground structures (excluding underground services) were identified. No visual or olfactory evidence to suggest the presence of ground contamination was observed.

## Surrounding Land Use

The site is located in an area of mixed land use in the Manchester suburb of Openshaw. Land uses surrounding the site are as follows:

- **North:** A disused area of land occupied by small trees and surrounded by a palisade fence extends ~25m to the north to the former Openshaw AEU Bowling Club and Institute. Beyond the club facilities are Openshaw School playing fields, with allotment gardens, school buildings and residential houses beyond.
- **East:** Houses, small scale commercial facilities and a church located on Ashton Old Road are present immediately to the east. A fuel filling station is located to the north of Ashton Old Road ~120m to the east.
- **South:** Houses are present immediately to the south of Ashton Old Road, with further housing extending ~200m to rail lines beyond. A park is present ~115m to the south-west.
- **West:** Houses are present to the west extending at least 500m.

## Proposed Site Layout

The proposed development layout has yet to be finalised, but it is understood to comprise four residential properties. The development will also include hard surfaced access roadways and parking areas and soft landscaped gardens. The properties will be accessed via Ashton Old Road.

## Geological, Hydrogeological & Hydrological Setting

The 1:50,000 scale BGS geology map for the area records the presence of superficial deposits beneath the site consisting of Quaternary Devensian Till. Bedrock geology consists of the Permian Collyhurst Sandstone Formation. Carboniferous Coal Measures are present at depth beneath the site.

The BGS hold a database of borehole records that can sometimes provide additional ground condition information. The nearest log is for a borehole drilled in 1988 located ~85m to the west of the site and extended to 5m below ground level. The log records a thin layer of made ground over Boulder Clay (Till) extending to the base of the borehole. A thin gravel band was encountered at ~3m bgl. The shallow deposits are described as follows:

*'Firm brown/grey sandy CLAY with fine to medium gravel. BOULDER CLAY'.*

The site is located in an area where the Coal Authority consider that there may be risks associated with past or present coal mining (i.e. it is located within the Coal Authority Reporting Area). The site is not located within the Development High Risk Area, suggesting that the Coal Authority consider it unlikely that past underground mining will affect development at the site. No mine entries or surface coal outcrops are recorded within 1 km on the on-line planning Coal Authority mapping (viewed March 2022).

Radon Maps provided by Public Health England indicate that the site is located within an area where the maximum radon potential is less than 1%. Radon protection measures should not be required for the proposed properties. This will need to be agreed directly with building control in due course.

The superficial deposits beneath the site are classified as a Secondary Undifferentiated Aquifer suggesting that they are unlikely to represent a significant groundwater resource. The bedrock deposits are classified as a Principal Aquifer and may represent a source for locally and regionally important groundwater supplies. There are no groundwater abstractions recorded on the EA database within 1km of the site however and the site is not located within a Source Protection Zone (SPZ) set by the EA for the protection of important groundwater abstractions (Appendix C).

The nearest surface water feature is the Ashton Canal located ~460m to the north. Surface water runoff is likely to be in a southerly direction however in line with local topography. The nearest surface water feature to the south is the Gorton Reservoir system located more than 600m from the site.

The site is in an area that the EA have categorised as having a low probability of flooding (less than 1 in 1,000 annual probability of river or sea flooding).

## **Ecologically Sensitive Areas**

The Government Information website [www.magic.gov.uk](http://www.magic.gov.uk) lists conservation designations for the area. There are no designated areas including Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty, Environmentally Sensitive Areas, National Nature Reserves, Local Nature Reserves or Specially Protected Areas within 1km of the site. No Scheduled Ancient Monuments are located near the site.

## **Site History & Potentially Contaminative Landuse**

Historic Ordnance Survey (OS) maps for the site (1885 to present day) are attached and provide supporting information about previous on and off-site land use, including potentially contaminative land uses on or around the site. Aerial photography for the period between 2000 and 2021 has also been reviewed via Google Earth Pro.

At the time of the first OS in 1848, buildings were already present on the site or in very close proximity. Ashton Old Road was present to the south, with some houses nearby. Rail lines were also already present in their current location to the south and school buildings in approximately their current locations to the north and north-east.

By 1892, the pub building is present in its current location immediately to the east of Club Street. The eastern half of the site is also occupied by buildings, although not in their current configuration. Based on the surrounding developments at this time, a terrace of two residential houses is most likely. Houses have been built to the south and tram lines are shown within Ashton Old Road. The bowling club is present to the north.

Further, predominantly housing development in the area has occurred by 1909. This map records the Fairfield Laundry ~120m to the north for the first time. The laundry is expanded gradually over subsequent maps until it is removed sometime prior to 1991.

By 1933, small buildings assumed to be domestic scale garages are recorded on the area of land immediately to the north of the site (currently disused). Sometime around the 1970s, houses and a pub located immediately to the west of Club Street are removed and replaced by another pub building. The fuel filling station ~120m to the east is first shown on mapping from 1983.

The site remains in its 1892 layout until sometime prior to 1991 when the houses in the east of the site are removed and the pub building is extended to the east to approximately its current dimensions.

The aerial photograph record from 2000 shows the garages immediately to the north have been removed, leaving the undeveloped, fenced off area currently present. The pub to the west is removed between 2005 and 2009 and is replaced by residential houses around 2017 as part of a much wider programme of housing upgrades that took place to the west of the site around this time. No other significant changes are recorded on the subsequent aerial photographs.

## **Contemporary Potentially Contaminative On-Site & Off-site Landuses**

No industrial plants or facilities permitted to operate by the EA have been identified within the site boundaries. No current permitted activities have been identified within 500m of the site.