

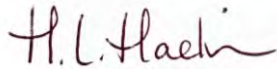
**REPORT ON DESK STUDY
AT
GORTON EDUCATION VILLAGE
GORTON
MANCHESTER**



REPORT STATUS SHEET

Client:	Bright Futures Educational Trust
Report Title:	Report on Desk Study at Gorton Education Village, Gorton, Manchester
Report Number:	AG3331-21-AN30
Report Status:	Validated Issue 3
Date:	December 2021
Detail of Changes:	Inclusion of Proposed External Area Plan



		Date	Signed for and on behalf of Applied Geology Limited
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APPENDIX A

DRAWINGS & FIGURES

- Site Location Plan, Dwg AG3331-21-01
- Conceptual Site Model, Dwg No AG3331-21-02
- Proposed Floor Plans – MHS, Dwg No 1101 Rev C, dated July 2020, by Bower Sadler Architecture
- Proposed External Area Plan, Dwg No 1111 Rev A, dated November 2021, by Bowker Sadler Architecture

APPENDIX B

DESK STUDY DATA

- GroundSure Historical Maps
- GroundSure Enviro + Geo Insight Report
- British Geological Survey Archive Borehole Records

1.0 INTRODUCTION

A two-storey extension is proposed at the existing Gorton Education Village (the Site) by Bright Future Educational Trust (the Client), to accommodate new classrooms and office space.

Applied Geology was appointed by the Client to undertake a Desk Study/Phase I Geo-environmental Risk Assessment in order to:

- Permit formulation of an opinion as to the potential for hazardous substances or conditions to exist on, at, or near the site at levels or in a situation likely to warrant mitigation or consideration appropriate to the intended end use proposed as stated above.
- Establish likely geological conditions and geotechnical constraints to aid safe and economic engineering design of the proposed development.
- Support a future Planning Application.

The terms of reference/brief for the works were mutually developed between Ridge and Partners LLP (the Client's Engineer) and Applied Geology and are outlined in our proposal and estimate, (ref: AG21-7785let001), dated 6th August 2021.

The scope of works undertaken by Applied Geology comprised:

- A site inspection and walkover survey;
- A review of the following desk study sources:
 - ❑ GroundSure – GeoInsight & EnviroInsight environmental databases.
 - ❑ GroundSure – MapInsight historical maps.
 - ❑ British Geological Survey (BGS) - published information & on-line borehole database.
 - ❑ Zetica online mapping service on 21st October 2021.
- Assessment and reporting of the results of the works.

2.0 SITE DESCRIPTION AND PROPOSALS

2.1 Site Description

The proposed area of extension is located to the eastern side of Gorton Education Village, Gorton, approximately 6km southeast of Manchester city centre. The approximate Ordnance Survey grid reference for the centre of the site is 388465, 394875 as shown on the Site Location Plan in Appendix A.

The proposed area of extension is irregular in plan shape, covering an area of less than 0.1ha. The site is relatively flat, at an approximate elevation of 64m AOD.

2.2 Walkover Survey

A site inspection/walkover was undertaken by Applied Geology on 19th October 2021. Access to the site was gained via Wembley Road. At the time of the inspection, the site comprised three self-contained areas of outdoor space/play areas, laid to asphalt

hardstanding and soft landscaping. Each outdoor area was bounded and secured by 2m high mesh fencing and the existing school buildings. An approximately 2.5m high portal frame roof, which was understood to have been constructed in 2019, was present to the site centre.

Semi-mature trees were noted to the central portion, within the soft landscaping area.



View south from the northern tip of the site



View west across the southern central portion of the site



View west towards the site entrance



View north from the southern tip of the site

2.3 Proposed Development

It is understood that the proposals for the site comprise the construction of a two-storey steel framed extension of one of the existing wings on the eastern side of the existing Gorton Education Village to accommodate new classrooms and office space. The layout is shown on the Proposed Floor Plans – MHS, drawing No 1101 Rev C, dated July 2020, by Bower Sadler Architecture, a copy of which is presented in Appendix A.

3.0 DESK STUDY INFORMATION

The desk study findings are summarised below with the full Groundsure Report and selected Historical Ordnance Survey Maps included in Appendix B. It should be noted that although an indicative site boundary is given in the GroundSure report, this may differ slightly from the precise area of proposed wider external development. The information contained within the GroundSure report is however valid for the entire proposed development, including any interpretation of the data relative to the site.

3.1 Site History

Map Date	On the Site	In the Vicinity of the Site
1849	The site is occupied by Pink Bank Plantation.	The surrounding area generally comprises open fields. Nico Ditch trending east - west is located 30m to the north of the site. Pink Bank Cottage is located 100m to the south of the site.

Map Date	On the Site	In the Vicinity of the Site
		Levenshulme Print Works is shown 250m to the southwest. Several Reservoirs are shown 250m southeast of the site.
1892/93	The site is occupied by an agricultural field and the former Pink Bank Plantation is no longer shown.	An old clay pit is located 200m to the southwest of the site and Print Works Farm is located 220m to the southwest. Several ponds surround the site, the closest being 40m to the southwest. Manchester Central Station Line (trending north to south) is located 500m to the east of the site. The Sheffield & Midland Joint Railway is located 550m to the northeast and a brick works is located 550m to the east of the site.
1906	No significant changes.	Pink Bank Cottage is no longer present to the south of the site. The old clay pit to the south is no longer shown and Climax engineering works is located 500m to the east of the site.
1907	No significant changes.	No significant changes.
1922/23	No significant changes.	A series of allotment gardens are located 300m north of the site. The brick works to the east is identified as Parkfield Brick Works.
1933	The site is occupied by Melland Playing Field.	The allotment gardens to the north are no longer shown and there has been construction of a residential estate along Holmcroft Road and Sandown Crescent approximately 100m to the northeast. The pond 40m southwest of the site is no longer shown.
1938	No significant changes.	No significant changes.
1956	An unlabelled building is shown on site.	A series of buildings have been constructed 100m to the east of the site. Reddish Electric Locomotive Depot is located 400m to the east. Print Works Farm is no longer present to the west.
1968	The unlabelled building on site is no longer shown.	No significant changes.
1974	A footpath (trending southwest to northwest) crosses the site.	The school to the east is identified as SS Peter & Paul RC Secondary School.
1981	No significant changes.	A works and depot are shown approximately 200m to the south of the site.
1985	No significant changes.	Melland School is shown 90m to the southeast.
1989-2003	No significant changes.	No significant changes.
2010	A building labelled 'Schools' and concurrent with the present-day layout is shown on site.	SS Peter & Paul RC Secondary School and Melland School are no longer present to the east of the site. Residential properties now occupy the former school location, identified as Rawstone Avenue and Fallow Avenue.
2021	No significant changes	Residential development is shown approximately 250m to the west of the site.

Summary

The earliest available Ordnance Survey maps dated 1849 indicate that the site remained relatively undeveloped and occupied by a plantation followed by agricultural land and playing fields until 1956, when an unlabelled building is shown. The unlabelled building is no longer shown from 1968 and the site remains occupied by a

footpath/undeveloped land. A building labelled 'Schools' and concurrent with the present-day layout of Gorton Education Village is shown from 2010.

3.2 Anticipated Geology

Considering the site history, the site is expected to be underlain in places by a variable thickness of Made Ground, associated with the existing Gorton Education Village and the historical building shown in 1956.

Reference to the published 1:50,000 scale British Geological Survey (BGS) map, Sheet '85' and the BGS digital Geological Map of Great Britain indicates that the site is underlain by Superficial strata comprising Glacial Till (typically firm to stiff sandy gravelly clay). Glaciofluvial Ice Contact Deposits (typically sands and gravels) are shown across the wider area and as such may also be present beneath the site or interbedded with the Glacial Till. The Superficial strata are indicated to be underlain by sandstone strata of the Chester Formation. Available BGS data indicates that the rockhead may be present at depths of between 30m and 40m below ground level (bgl).

The BGS online archive was checked for records of relevant archived boreholes within or adjacent to the site and a single record for a borehole located approximately 90m to the south of the site (dated 1991) was obtained - BGS reference SJ89SE168. The borehole encountered silty clay and peat to 10m bgl, over stiff clay (Glacial Till) to 27m bgl. Sand and gravel was encountered beneath this to 37m bgl, below which sandstone was encountered and proven to 73m bgl. Groundwater was struck at 25m bgl.

3.3 Mining History/Geological Cavities

The site does not lie in the Coal Authority Consultation Area.

3.4 Natural Ground Stability Hazards

The GroundSure Report has classified the risk of various natural ground stability hazards, depending on the anticipated ground conditions on site.

The risk of compressible deposits, shrink-swell of clays, running sands, collapsible deposits, landslides and ground dissolution of soluble rocks are all considered to be negligible to very low.

It should however be noted that the abovementioned archived BGS borehole record approximately 90m to the south of the site notes the presence of silty clay and peat to 10m bgl.

3.5 Radon

The site is not indicated to be within a Radon Affected Area as defined by the Health Protection Organisation as less than 1% of the properties in the area are above the Action Level. As such, reference to BR211:2015 indicates that radon protection measures are not necessary for new buildings at the site.

3.6 Hydrology

The nearest surface watercourse is a drainage ditch 34m to the north of the site, which was labelled as Nico Ditch on historical mapping. There are no surface water abstractions within 500m of the site and there are no licensed discharge consents within 500m of the site boundary.

The Environment Agency indicates that the site lies outside of any floodplains. The Risk of Flooding from Rivers and the Sea (RoFRaS Rating) is considered to be very low – land assessed as having a less than 1 in 1,000 annual probabilities of flooding.

It should be noted that this report is not intended to be a full hydrological study and if a flood risk assessment is needed, additional analysis by others is recommended to confirm this aspect of the development.

3.7 Hydrogeology

The Glacial Till expected to be present beneath the site is a designated Secondary 'undifferentiated' Aquifer. The underlying Solid strata of the Chester Formation is a designated Principal Aquifer. Any Glaciofluvial Ice Contact Deposits present interbedded with the Glacial Till would be a designated Secondary 'A' Aquifer.

There is one historical groundwater abstraction licence approximately 130m to the south of the site, relating to the abstraction of groundwater from a borehole for 'general use'. The site is not located within a groundwater Source Protection Zone.

3.8 Ecology

Information from the environmental and ecological datasets included within the GroundSure report indicates that other than being located within a Nitrate Vulnerable Zone, the site does not lie within 500m of any ecologically sensitive areas.

If a full assessment of Environmental or Ecological aspects are required, it is recommended that other specialists are consulted.

3.9 Unexploded Ordnance (UXO) Risk

Based on available data (Zetica UXO Risk Interactive Map), the site is shown to be located in an area considered to be at moderate risk of encountering UXO. As such, a UXO risk assessment is considered warranted prior to any future intrusive ground investigation or construction/groundworks being undertaken at the site.

3.10 Environmental Searches

Information from the environmental datasets included within the GroundSure report indicates that there are no recorded active or historical landfill sites and no current or recent petrol stations located within 250m of the site.

Ten licensed waste sites are shown within 250m from the site, the nearest being 185m to the south and relating to the treatment of waste to produce soil.

Two historic Part B Activities are located approximately 350m west and 435m southwest of the site, relating to coating and the use of bulk cement by Mallatite Ltd and British Cement Corporation Ltd, respectively.

One Environment Agency Recorded Pollution Incident is shown approximately 210m south of the site, relating to smoke which had a Category 3 (minor) impact to air and land.

There are no current COMAH or NIHS sites with the local vicinity.

3.11 Current Industrial Land Uses

There are seven current industrial land uses identified by the GroundSure report within 250m of the site. Of note in the vicinity of the site are electricity substations 65m northeast and 75m south, tanks (generic) 130m south, unspecified works or factories 190m south and waste storage, processing and disposal facilities 240m southwest.

3.12 Railways and Tunnels

There are no active above or underground railways within 250m of the site.

3.13 Planning Portal Searches

A review of the Manchester City Council Planning Portal was undertaken on 21st October 2021 records for two historical ground investigations undertaken on and adjacent to the site were obtained, which are briefly summarised below.

Phase II Environmental Investigation for Cedar Mount, Gorton, Manchester. Project No. EE10251, dated July 2006, by Sinclair Knight Merz

The report was commissioned by Laing O'Rourke Northern Limited for the development of a school at the site of the existing Gorton Education Village. The report reviews the geoenvironmental aspects of two intrusive ground investigations undertaken by Geotechnics in 2005 and 2006. The pertinent findings are as follows:

- The report suggests that the historical building on site (as shown on historical Ordnance Survey map dated) 1956 may have been associated with the Ministry of Defence.
- Boreholes and trial pits undertaken across the site of the proposed extension indicated between 0.1m and 1.3m of Made Ground over firm becoming stiff (locally soft) sandy gravelly clay (Glacial Till), proven to 15m bgl. Bedrock was not encountered. Groundwater strikes were reported in the Glacial Till between 3.5m and 15m bgl.
- The results of chemical testing undertaken were compared against screening against screening criteria for a residential without plant uptake end use (valid at the time) and exceedances of several metals including arsenic, copper, lead, zinc and nickel along with elevated TPH and PAH in the Made Ground were identified. However, it was noted that the majority of the proposed school would be covered by a building or areas of hardstanding.

- Leachate testing undertaken identified exceedances of arsenic and PAH. No exceedances were identified in groundwater samples. It was considered that there was a low risk to Controlled Waters.
- The gas risk assessment suggested that Characteristic Situation 2 was appropriate and associated gas protection measures are required.
- Geotechnics considered shallow foundations to be feasible where Glacial Till was present at shallow depth.

Geo-environmental Investigation and Assessment Report – Proposed Housing Development, Mount Road, Levenshulme Report No. 5640/G/01 dated July 2013

WML Consulting Ltd was commissioned by Branley Homes, to undertake a Phase 1 Desk Study and a Phase 2 Geo-environmental Investigation for a proposed residential development approximately 100m west of Gorton Education Village.

Generally, up to 0.9m of Topsoil over Made Ground and natural reworked soils was identified over Superficial strata comprising generally firm to stiff Glacial Till proven to base of the boreholes at 3.45m bgl. A suspected backfilled pond was identified in one of the boreholes, where 1.5m of Made Ground was encountered over Peat, to 2.1m bgl. The Peat was underlain by stiff becoming stiff Glacial Till.

No groundwater was encountered during investigation.

Shallow foundations on the natural Glacial Till were considered suitable.

4.0 CONCEPTUAL SITE MODEL

The Conceptual Model for the site, showing the main elements of the surface and subsurface conditions and including the potential contaminant sources, pathways and receptors identified from the desk study information is presented in Appendix A as Drawing No AG3331-21-02. The potential sources, pathways and receptors are defined in the following sections:

4.1 Sources

Although no obvious potential sources of significant contamination have been identified by the desk study searches, any Made Ground soils on site associated with the existing school and historical building shown between 1956 and 1968 may contain elevated concentrations of contaminants such as heavy metals, polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPHs) and asbestos. Other potential sources may include elevated sulphate concentrations in the Made Ground or underlying natural strata.

Although unlikely, the historical pond present until the 1930s (40m southwest of the site) could be a source of contamination and hazardous ground gases.

4.2 Pathways

- Human dermal contact and ingestion;
- Human inhalation of ground gas via accumulation within structures via floor slab joints/cracks and service penetrations;

- Leaching and/or migration through permeable soils (granular Made Ground and/or permeable horizons within the Superficial deposits);
- Direct contact with buried concrete/water supply services.

It should however be noted that standard pathways to Human Health receptors will effectively be broken by the presence of the proposed extension footprint being 100% hard cover, with the exception of indoor inhalation pathways (ground gas, volatiles).

4.3 Receptors

- End users (Human Health);
- Buried concrete (Building Materials);
- Water supply pipes (Building Materials);
- Surface water Controlled Waters– Nico Ditch;
- Groundwater Controlled Waters (Principal Aquifer – Chester Formation).

4.4 Source/Pathway/Receptor Linkage and Assessed Risk

The Conceptual Site Model is summarised in the table below and is displayed in diagrammatic form in Appendix A.

Source	Pathway	Receptor	Risk*
Potential contaminants (heavy metals, asbestos, hydrocarbons) within Made Ground on site associated with the historical land use.	Inhalation, dermal contact.	End users	Negligible-Low
	Migration and Leaching	Principal Aquifer	Low
	Leaching/runoff	Off-site surface water ditch (Nico Ditch)	Negligible-Low
	Direct Contact	Water supply pipes	Low
Elevated sulphates in Made Ground and natural soils.	Direct Contact	Buried concrete	Low-Medium
Ground gas from Made Ground on site and historical pond 40m off site.	Migration into buildings and any excavations	End users	Medium

*** Definition of Risk Categories**

Negligible - Contaminants that might have unacceptable impact on key receptors, are unlikely to be present, or, no pathway is envisaged.

Low Risk: Contaminants may be present but are unlikely to be at levels to have unacceptable impact on key receptors, or pathways are likely to be minimal.

Medium Risk: Contaminants are probably present and might have an unacceptable impact on key receptors. Pathways may also be present therefore remedial measures may be necessary to reduce the risks.

High Risk – Contaminants probably or certainly present and pathways are probably also present. Therefore, contaminants are likely to have an unacceptable impact on key receptors and remedial measures are likely to be necessary to reduce the risks to acceptable levels.

5.0 DISCUSSION

5.1 Geo-environmental Issues

The desk study has indicated the potential for some minor contamination and ground gas to be present in the Made Ground at the site, associated with the existing and historical site development.

Given the proposed end use (extension to existing education facility), which would limit the pathways to Human Health and the absence of ingestion and dermal pathways, we consider that significant remedial actions to mitigate human health risks are unlikely to be required. It should however be noted that the gas risk assessment undertaken as part of the historical Sinclair Knight Merz/Geotechnics investigation in 2005/2006 suggested that Characteristic Situation 2 was appropriate and associated gas protection measures would be required.

The risk to Controlled Waters (underlying Principal Aquifer and ditch to the north of the site) will depend on the presence, nature and concentrations of any mobile contaminants within soil and groundwater beneath the site. However, given the anticipated 100% hardstanding that would limit any infiltration and the likely presence of a thick layer of cohesive Glacial Till from shallow depth, we envisage that remedial actions are unlikely to be necessary to protect Controlled Water receptors.

5.2 Geotechnical Issues

Where only shallow Made Ground is encountered, conventional spread foundations founded within competent Glacial Till deposits are likely to be suitable alongside ground bearing floor slabs. However, where significant thicknesses of Made Ground are encountered, or foundations on cohesive soils are in close proximity to trees, deeper foundations and suspended floor slabs may be required.

5.3 Recommendations

It is recommended that a ground investigation is undertaken to confirm the initial conceptual model and to derive parameters for foundation design.

A series of driven continuous sampling boreholes are considered appropriate across the site. This would enable soil samples to be taken for subsequent laboratory testing to determine engineering properties and inform foundation design. Boreholes should be installed with standpipes to enable groundwater and gas monitoring.

Engineering laboratory testing including soil classification and BRE Special Digest 1 concrete classification tests should be carried out to aid foundation design.

Routine chemical testing to include a suite of heavy metals, polyaromatic hydrocarbons, phenols, TPH, pH, asbestos screen and soil organic matter should also be carried out on selected soil samples recovered during the ground investigation and the results assessed against relevant screening criteria.

The site is located in an area considered to be at moderate risk of encountering UXO. As such, it is considered warranted that a UXO risk assessment is undertaken prior to any intrusive ground investigation being undertaken at the site.

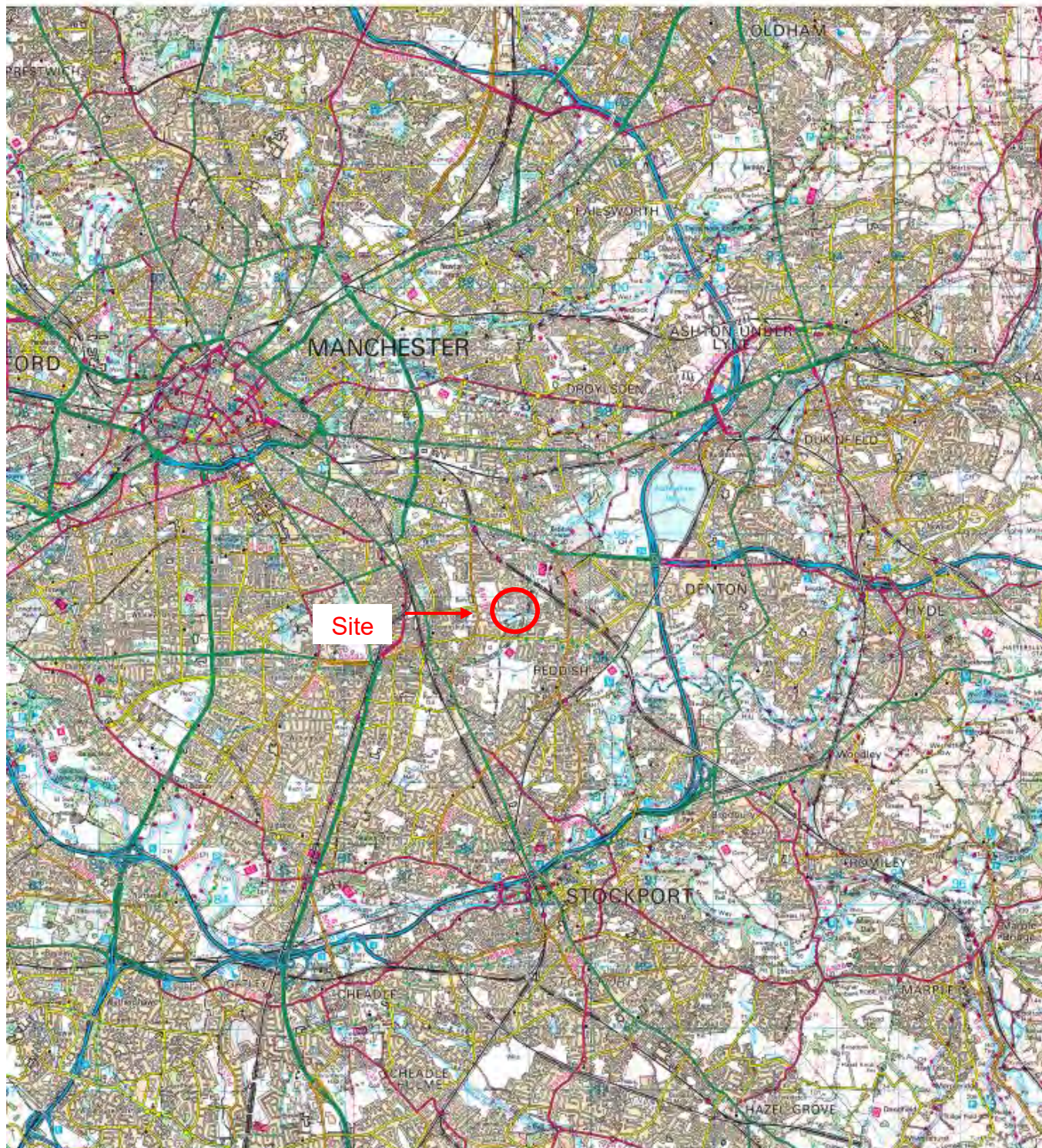
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GENERAL NOTES

- A) The assessment made in this report is based on the site terrain and ground conditions revealed by the various field investigations undertaken and also any other relevant data for the site including previous site investigation reports (if available) and desk study data. There may be special conditions appertaining to the site, however, which have not been revealed by the investigation and which have not, therefore, been taken into account in the report. The assessment may be subject to amendment in the light of additional information becoming available. It must be recognised that many of the Environmental Searches obtained during the course of the desk study are often lengthy. Applied Geology have, where appropriate and in the interests of simplicity, only reproduced the summary of the searches within the report. A full copy of all the search data is held at the Applied Geology office and is available for inspection if required.
- B) Where any data supplied by the Client or other external source, including that from previous site investigations, has been used it has been assumed that the information is correct. No responsibility can be accepted by Applied Geology for inaccuracies within this data.
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- I) Unless specifically stated, the investigation has not taken into account the possible effects of mineral extraction.
- J) The economic viability of the proposals referred to in the report, or of the solutions put forward to any problems encountered, depends on very many factors in addition to geotechnical considerations and hence its evaluation is outside the scope of this report.
- K) Applied Geology operates as a Consultancy and does not operate its own laboratory for soil testing, this work being sub contracted to known and respected, generally UKAS accredited, laboratories. Applied Geology can therefore not be held responsible for the testing carried out.

APPENDIX A



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BRIGHT FUTURE EDUCATIONAL TRUST

Project:

GORTON EDUCATION VILLAGE,
GORTON, MANCHESTER

Drawn By:

KR

Checked By:

PG

Paper Size:

A4

Scale:

1:50,000

Date:

21.10.2021

NGR:

388465,394875

Title:

SITE LOCATION PLAN

Drawing No:

AG3331-21-01

Revision:

0



Ground Floor Plan
1 : 100



First Floor Plan
1 : 100

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Department Key:

- Existing Building
- Circulation
- Classrooms
- Store
- Support
- Teaching
- Toilets

C	02/11/21	AT	Safe rm and store amended on GF & staff rooms now meeting rooms	AC
B	15/10/21	AT	Plans updated to end user comments and furniture shown	AC
A	07/10/21	AT	Plan revised following school and design team comments	AC

REV.	DATE	DRN.	CHKD.
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PROJECT
Gorton Education Village

CLIENT
Bright Futures Educational Trust

DRAWING
Proposed Floor Plans - MHS

SCALE	SHEET SIZE	DRAWN	CHECKED	DATE
1 : 100	@ A1	AH	CS	29.07.20

BOWKER SADLER ARCHITECTURE
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W: www.bowker-sadler.co.uk

JOB No 20-030	DRAWING No 1101	REVISION C
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STATUS
PLANNING

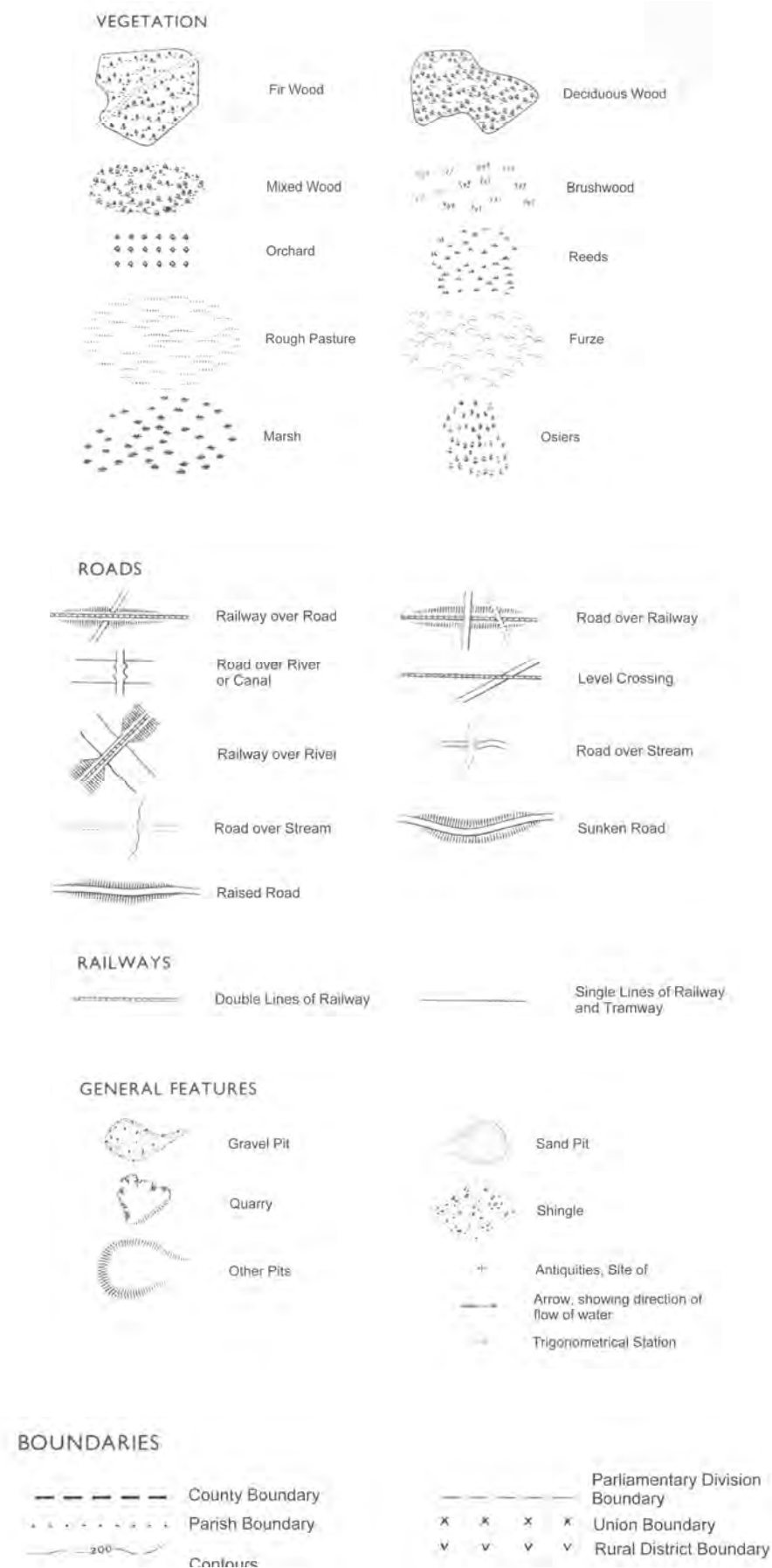
-  Footprint of Building
-  Pedestrian Access Pathway
-  Vehicular Access Roadway
-  Vehicle Parking Bays
-  Existing Trees to be retained
-  Proposed Trees



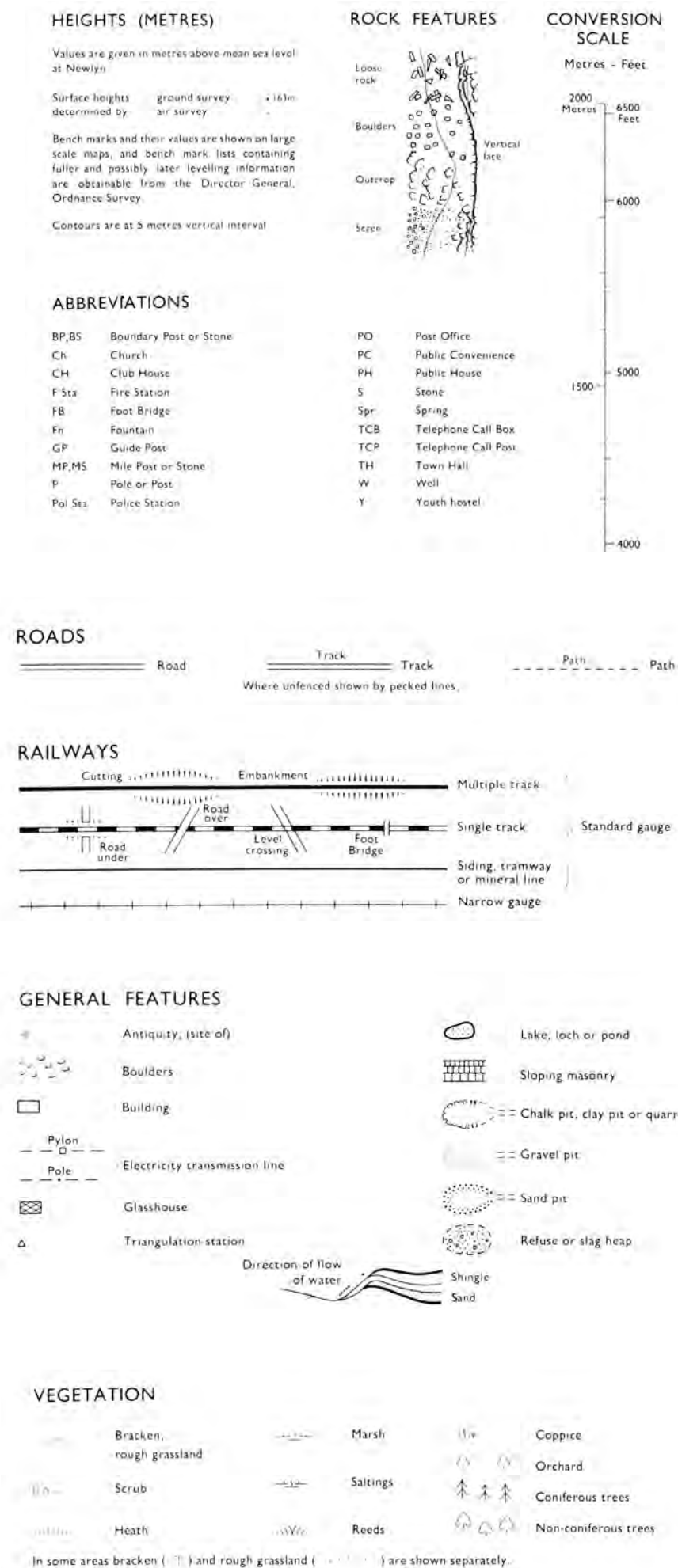
PLANNING

APPENDIX B

County Series 1:10,560 scale



National Grid 1:10,000 scale



Historical Map Pack Legend

County Series & National Grid

1:10,560 scale

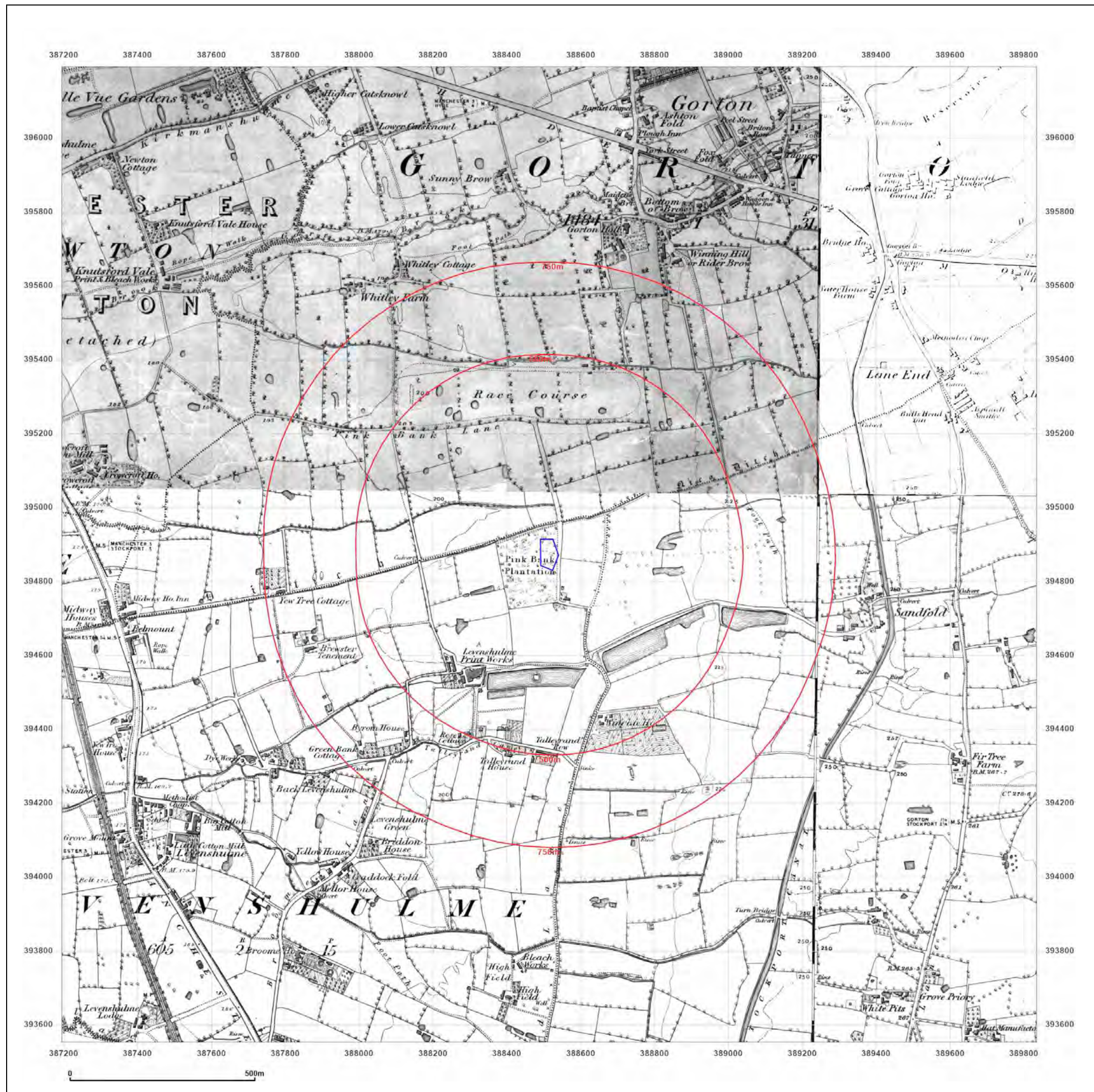
Information present on these legends is sourced from the same Ordnance Survey mapping as the maps used in this product.

If you have a query regarding any of the maps provided please contact GroundSure's technical helpline. We will endeavour to answer any queries you may have.

Technical Helpline

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emapsite™

Site Details:

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Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: County Series

Map date: 1848-1849

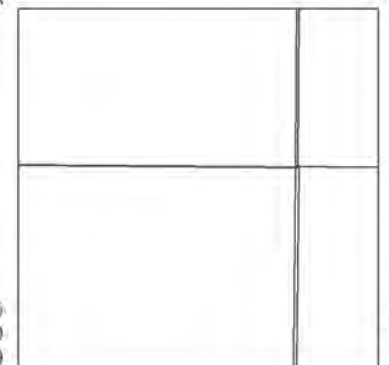
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Surveyed 1845
Revised 1849
Edition 1849
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Surveyed 1845
Revised N/A
Edition 1848
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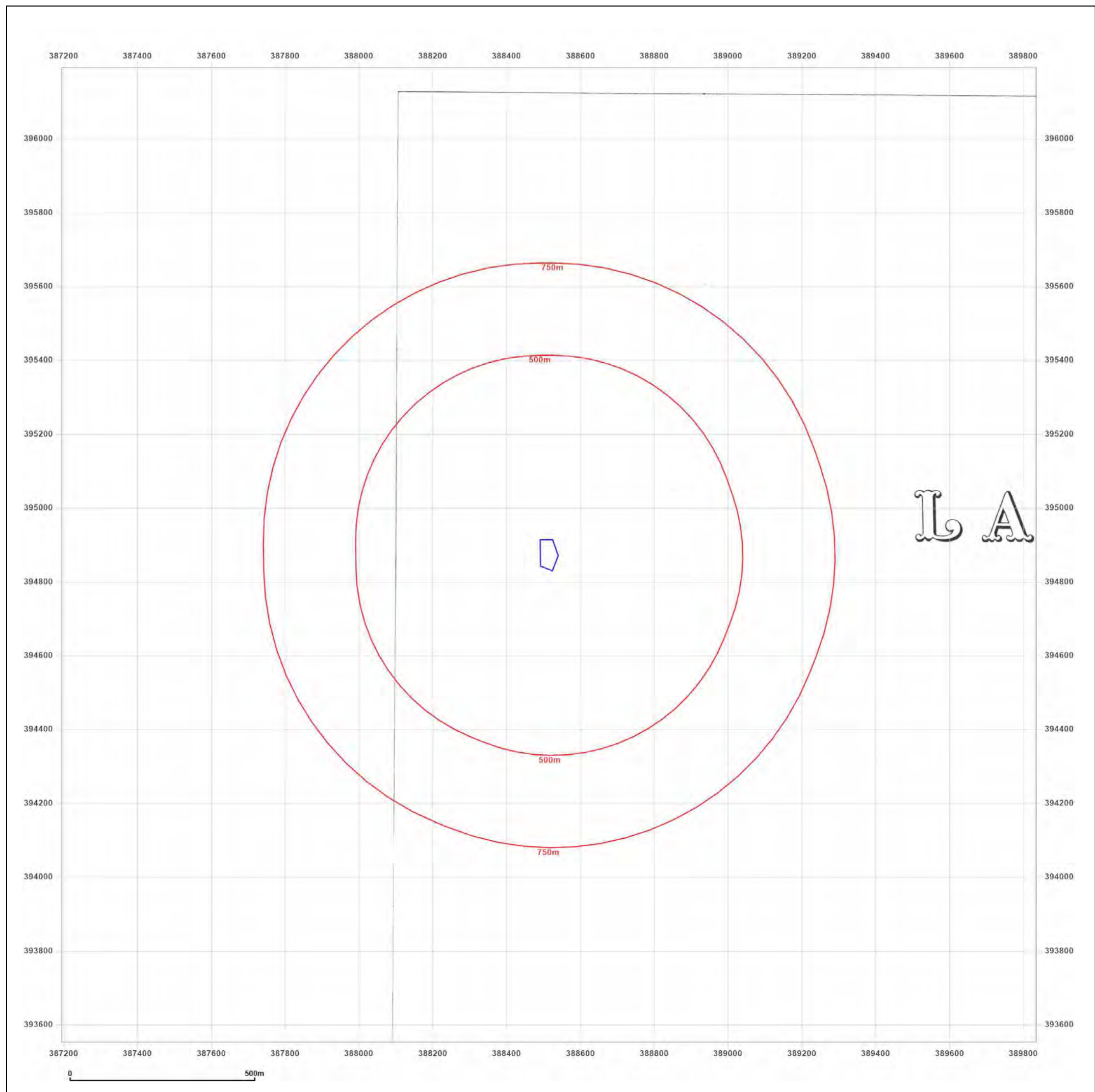


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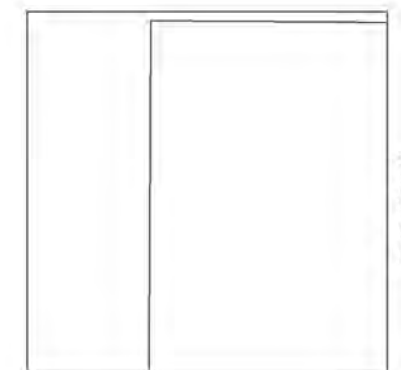
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Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: County Series

Map date: 1899

Scale: 1:10,560

Printed at: 1:10,560



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7DT

Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: County Series

Map date: 1905-1906

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
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Surveyed 1844
Revised 1906
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Surveyed 1892
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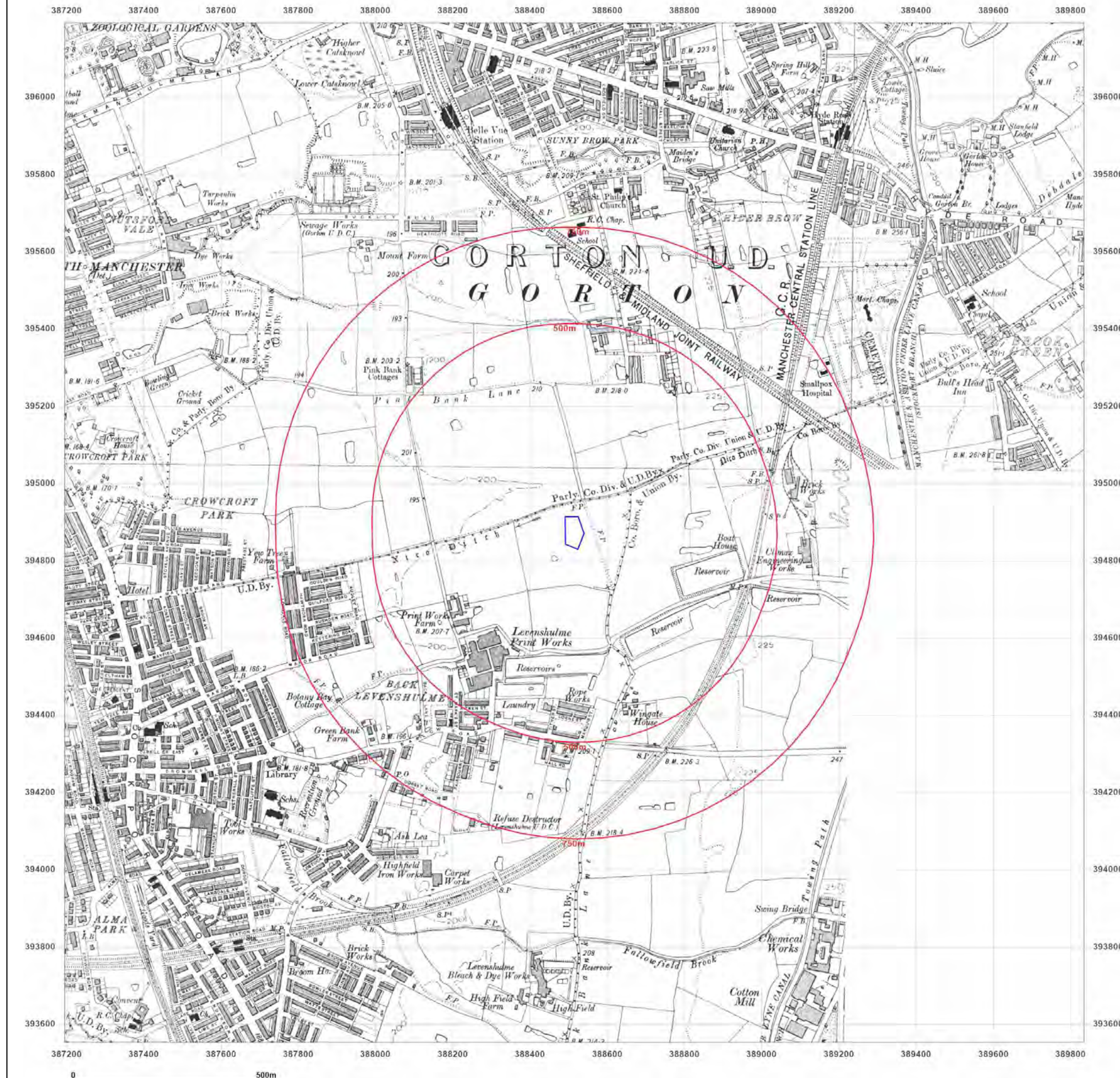


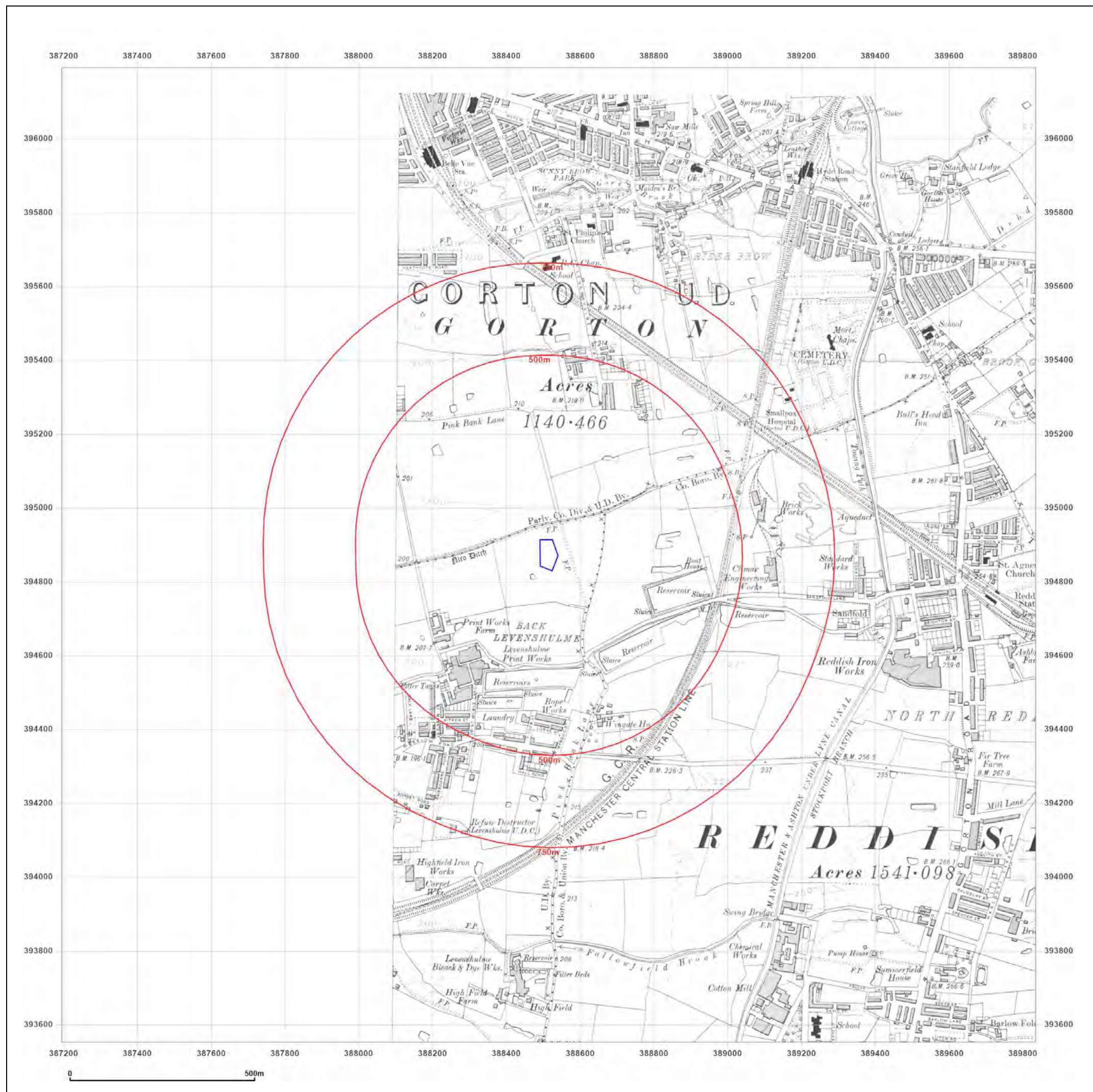
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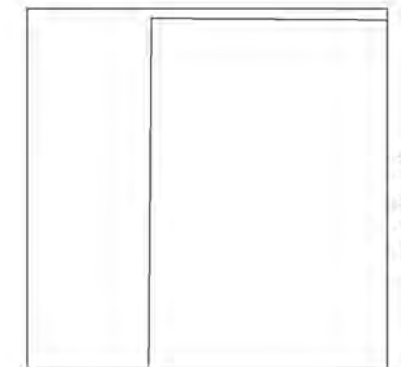
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Grid Ref: 388514, 394872

Map Name: County Series

Map date: 1907

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1871
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Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
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Surveyed 1844
Revised 1923
Edition N/A
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Edition 1923
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Surveyed 1845
Revised 1923
Edition N/A
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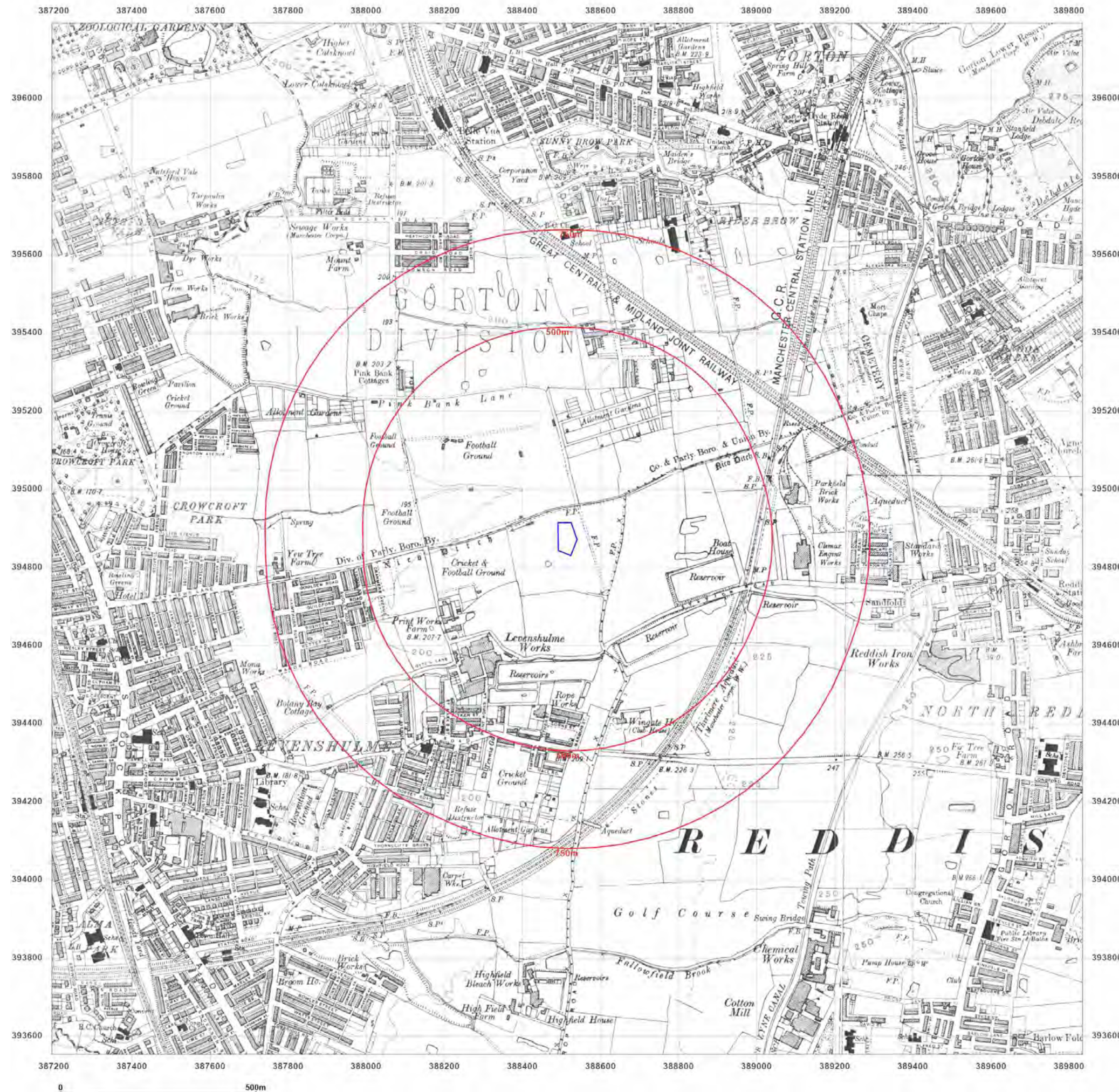


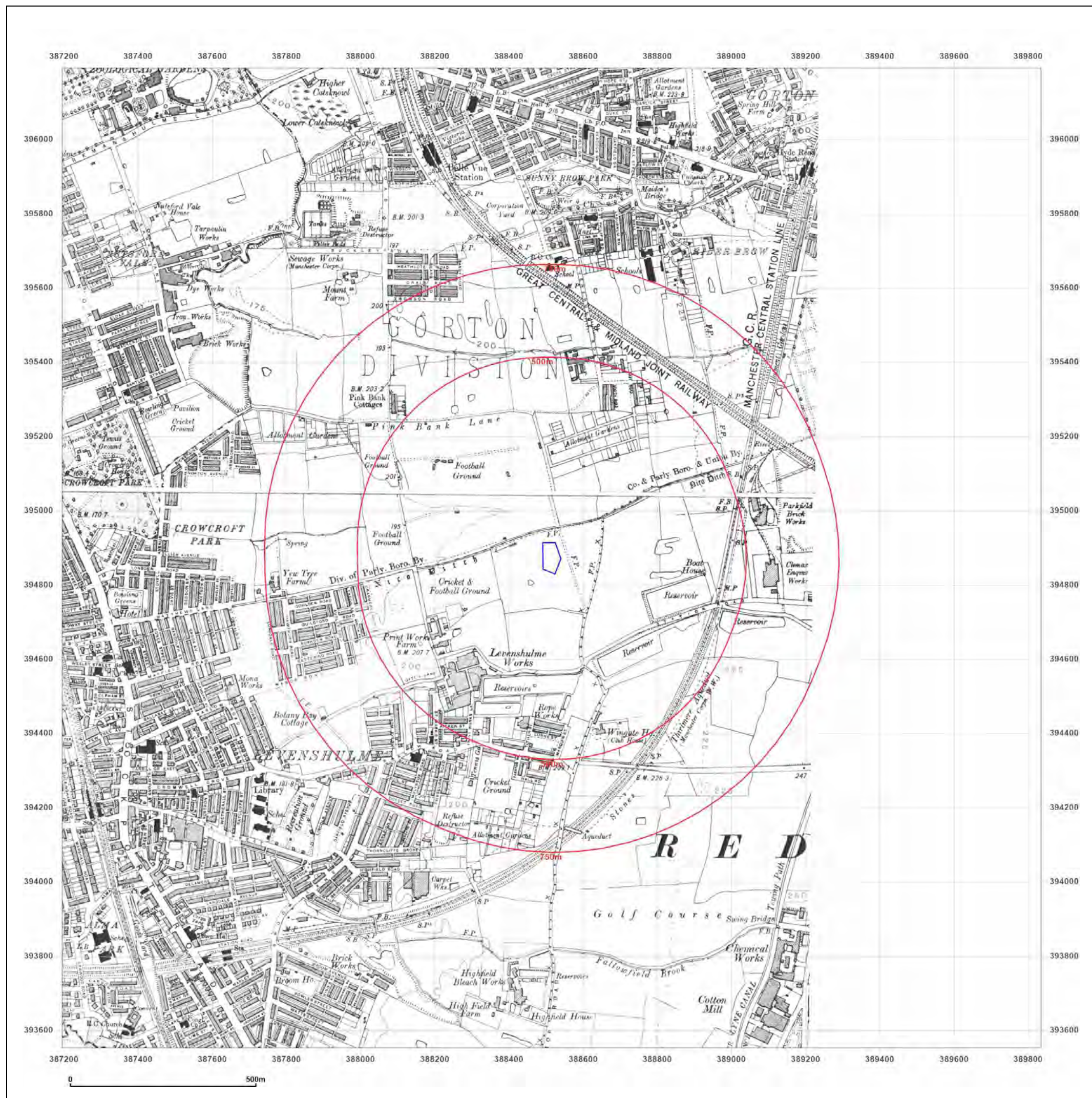
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Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: County Series

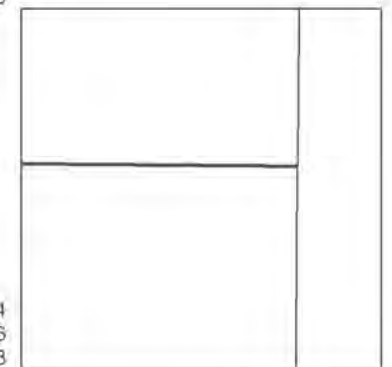
Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1844
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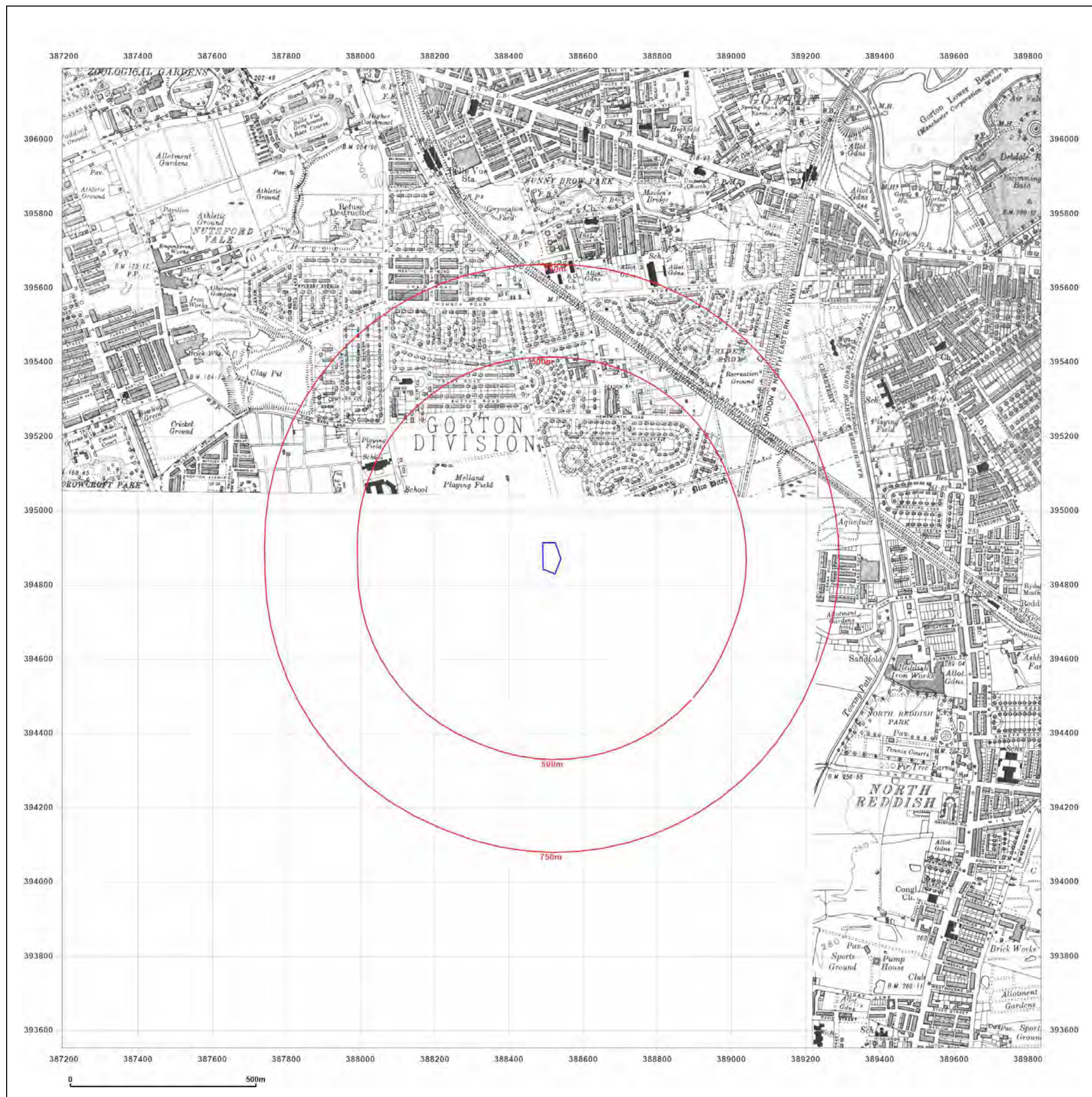


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Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: County Series

Map date: 1934

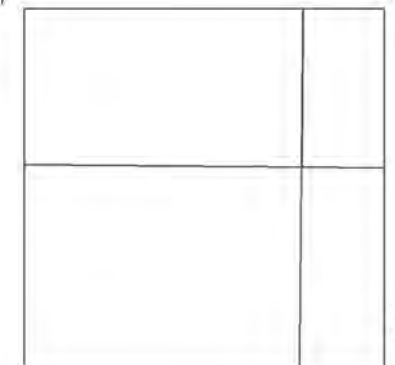
Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
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Edition 1934
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Surveyed 1844
Revised 1934
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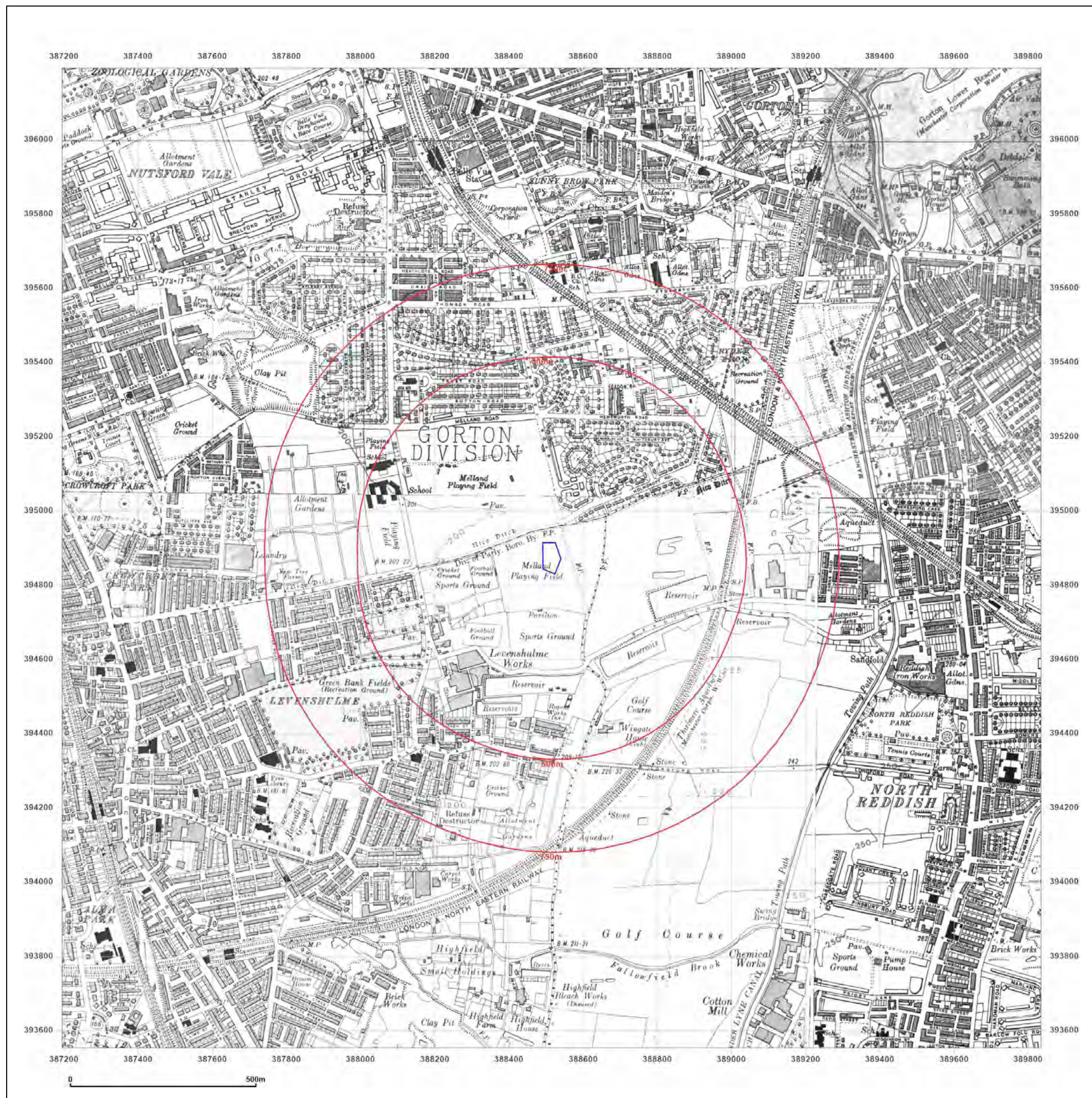


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Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: County Series

Map date: 1934-1938

Scale: 1:10,560

Printed at: 1:10,560



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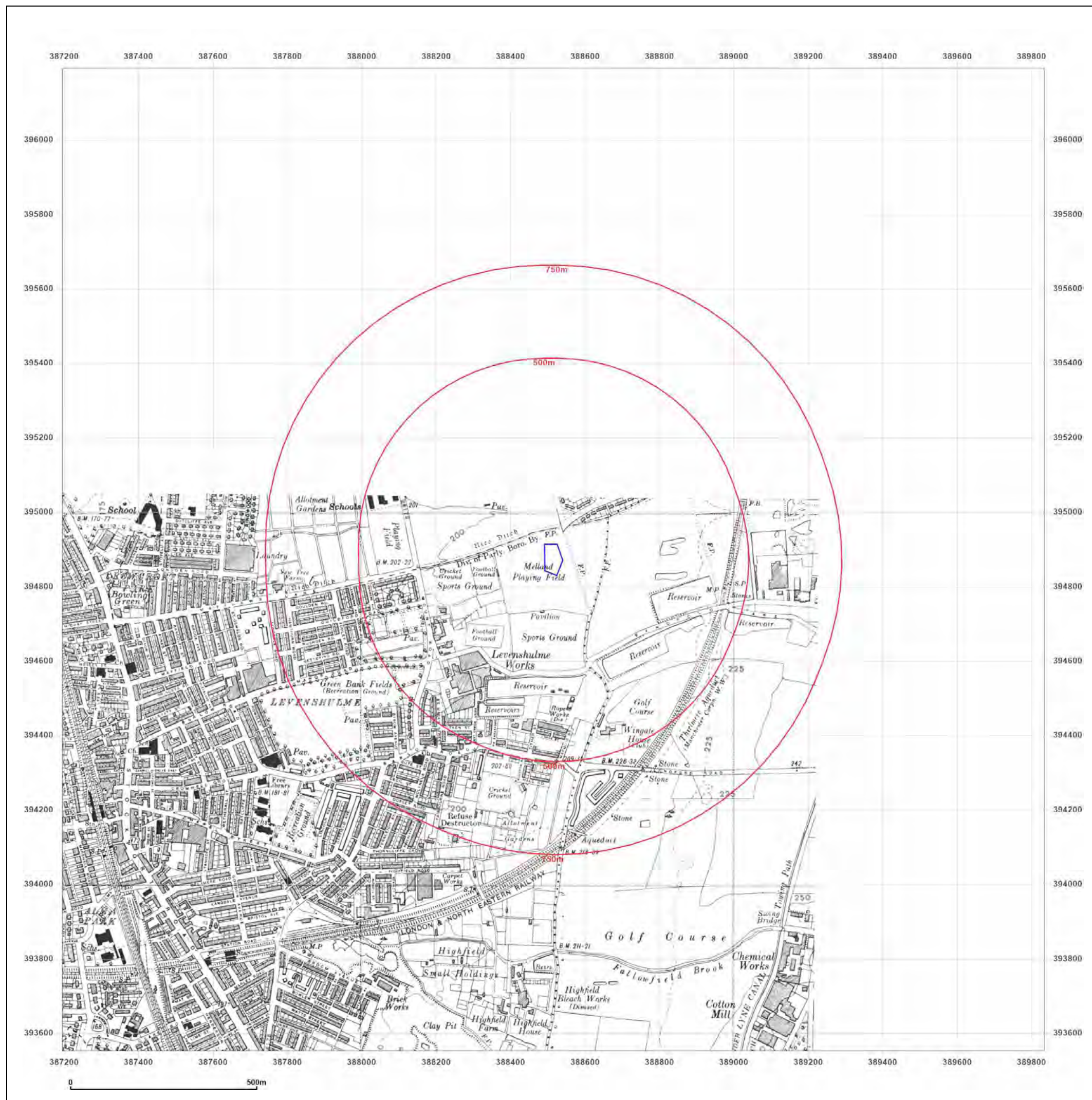


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Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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Edition 1938
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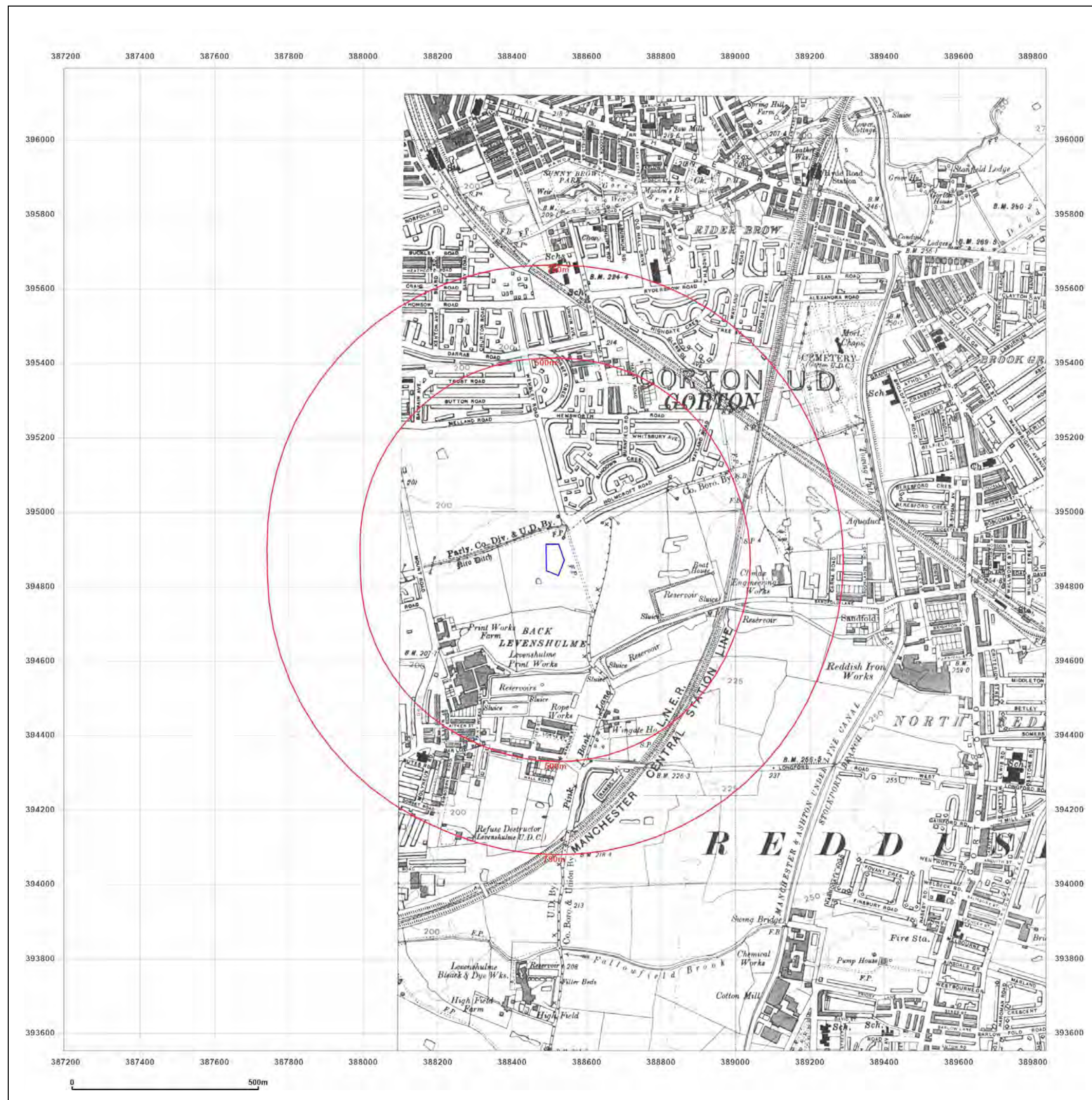


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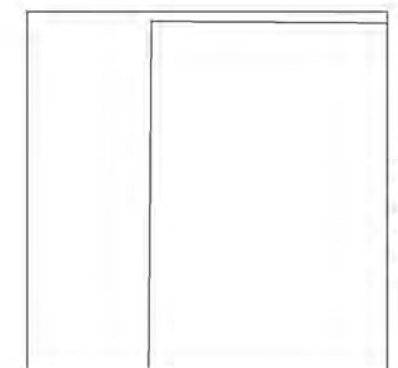
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Grid Ref: 388514, 394872

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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Edition 1938
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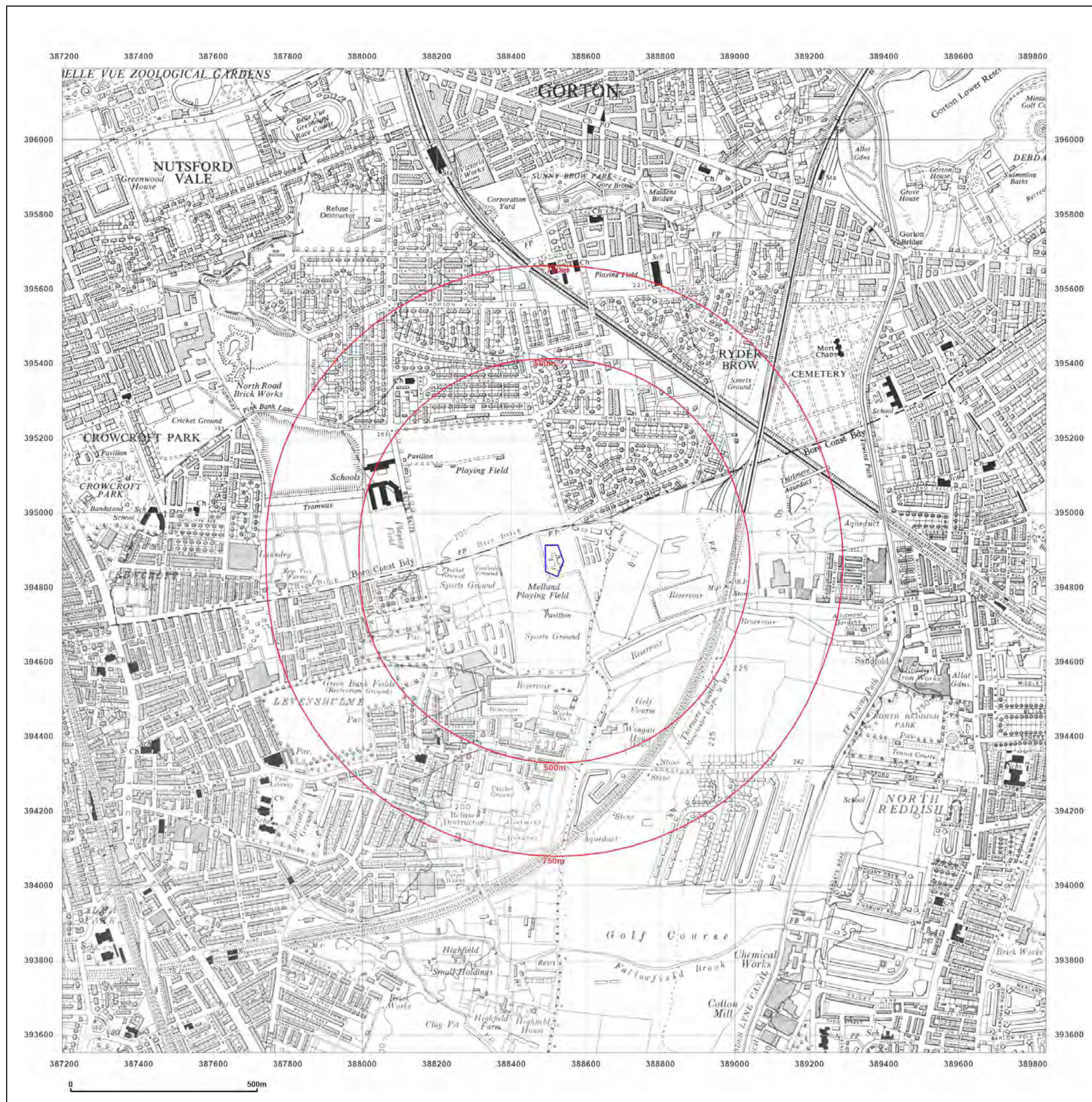


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Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: Provisional

Map date: 1955-1956

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1955
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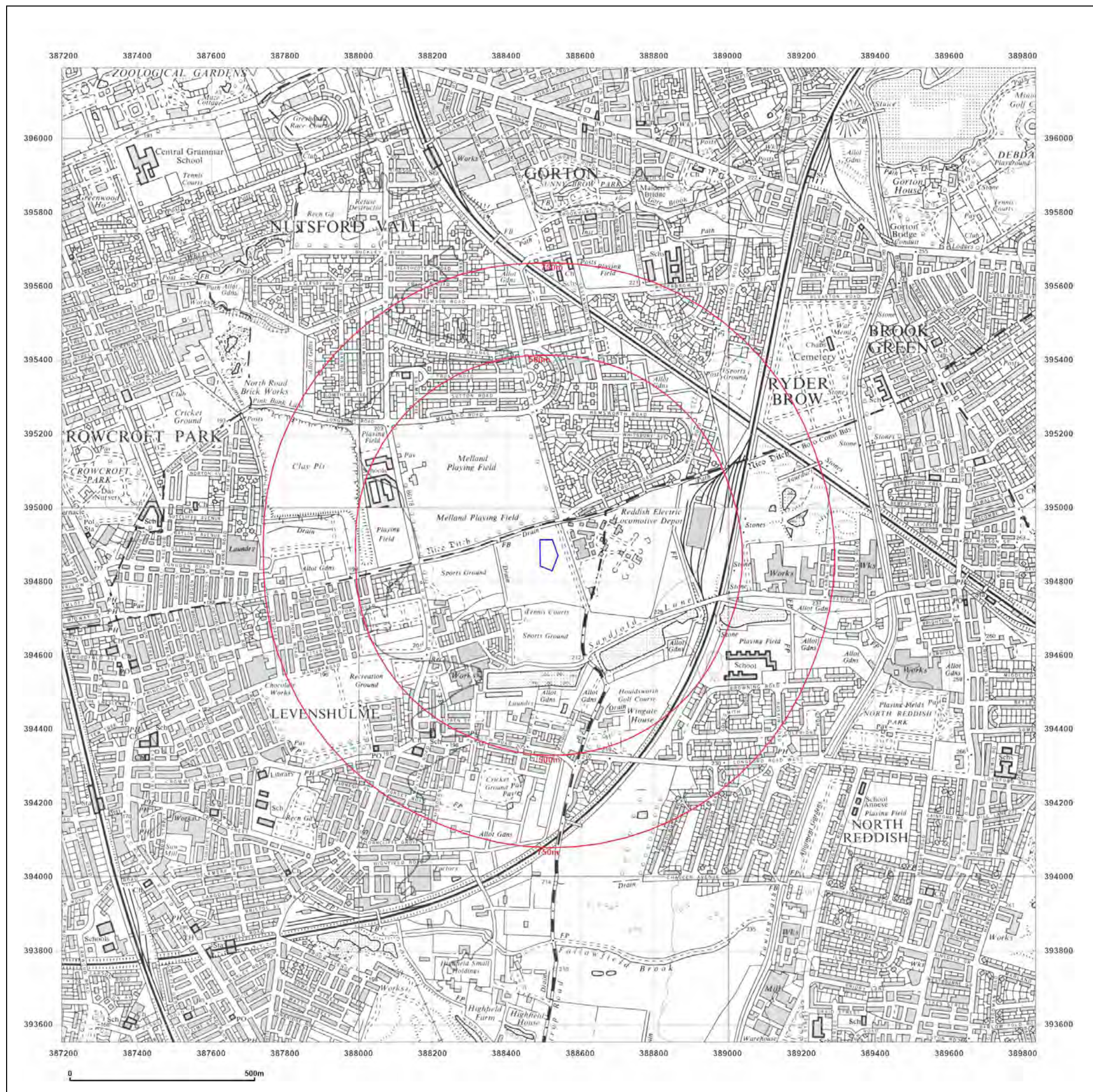


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Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: Provisional

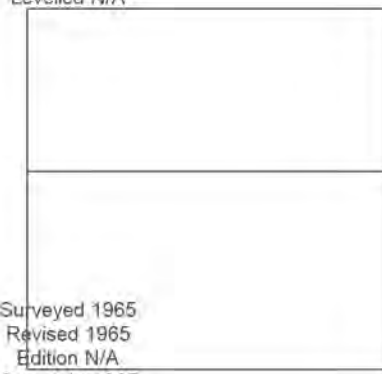
Map date: 1965-1968

Scale: 1:10,560

Printed at: 1:10,560



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Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: National Grid

Map date: 1976-1981

Scale: 1:10,000

Printed at: 1:10,000



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Surveyed 1974
Revised 1975
Edition N/A
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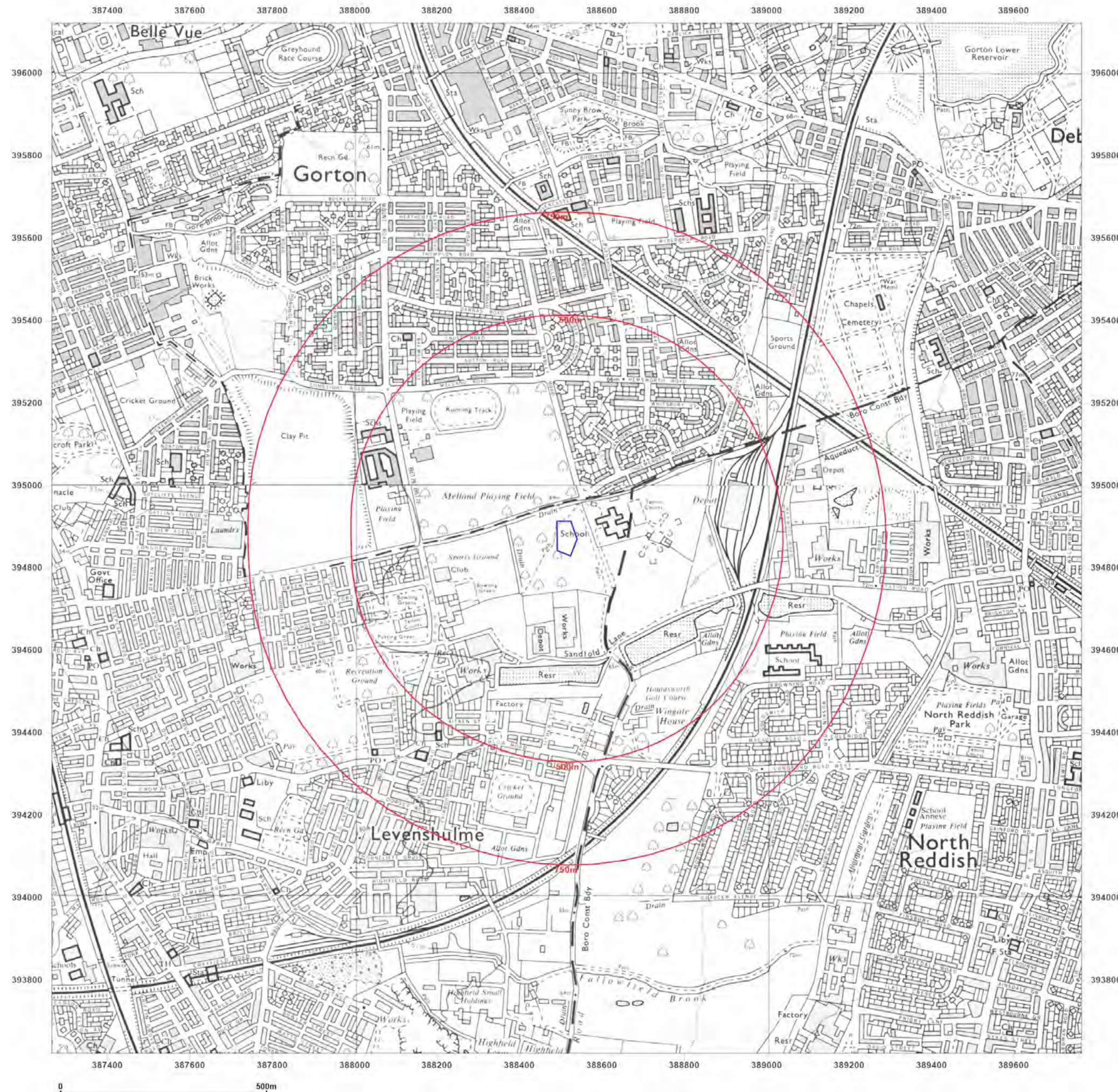


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Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: National Grid

Map date: 1983-1985

Scale: 1:10,000

Printed at: 1:10,000



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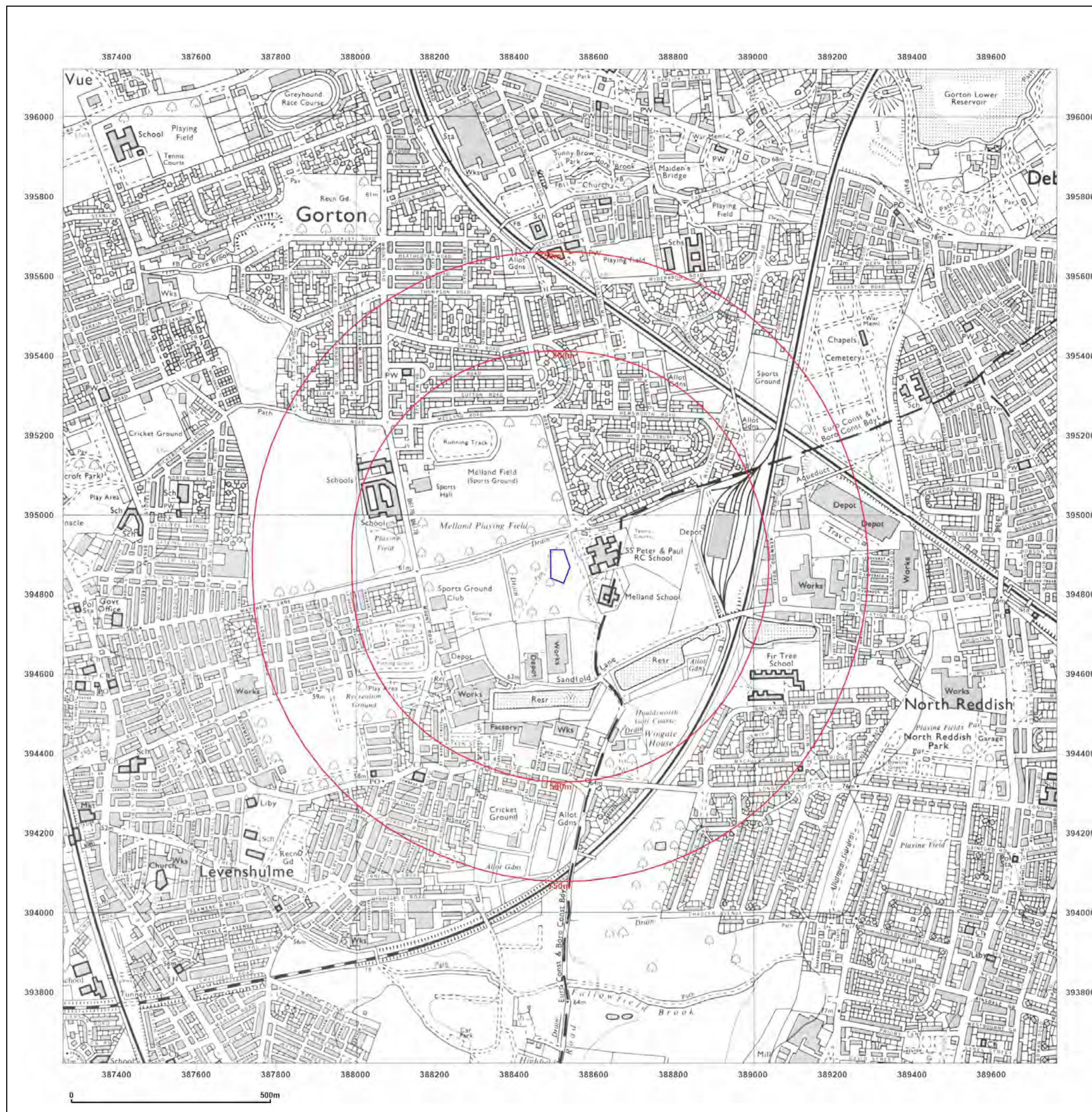


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7DT

Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: National Grid

Map date: 1989-1991

Scale: 1:10,000

Printed at: 1:10,000



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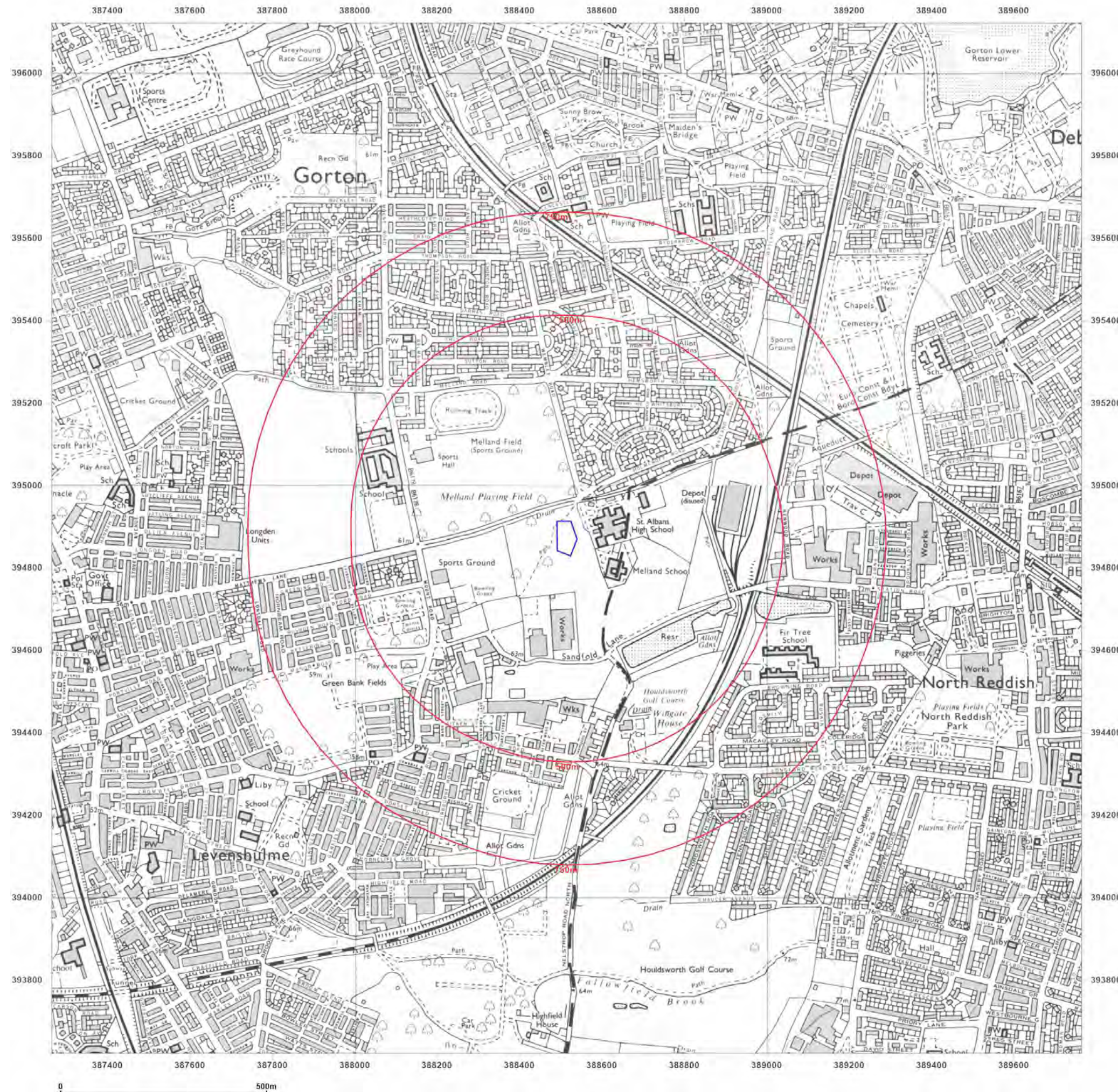


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7DT

Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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Grid Ref: 388514, 394872

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

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7DT

Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: National Grid

Map date: 2021

Scale: 1:10,000

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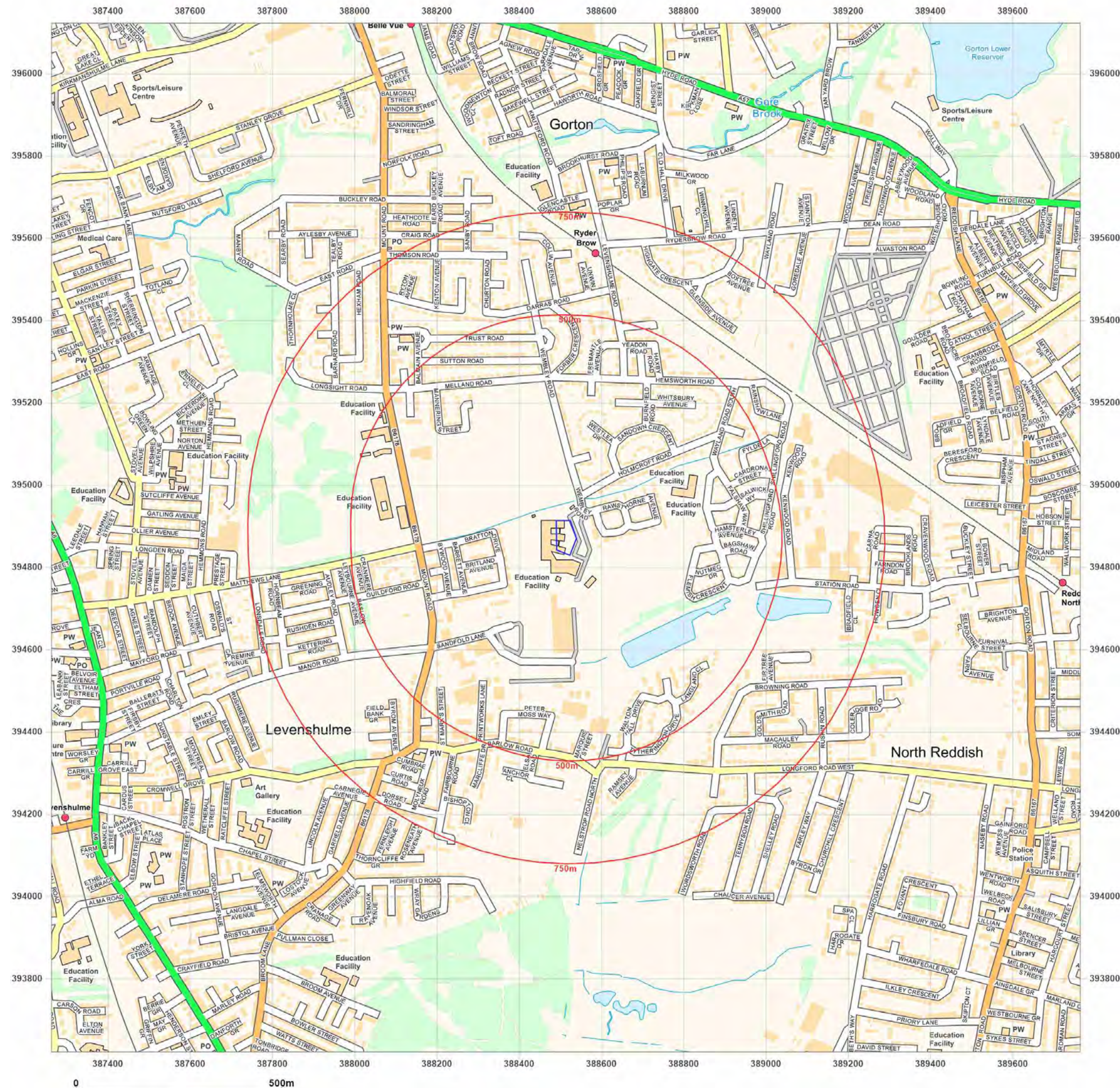


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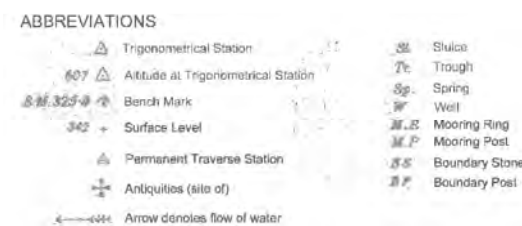
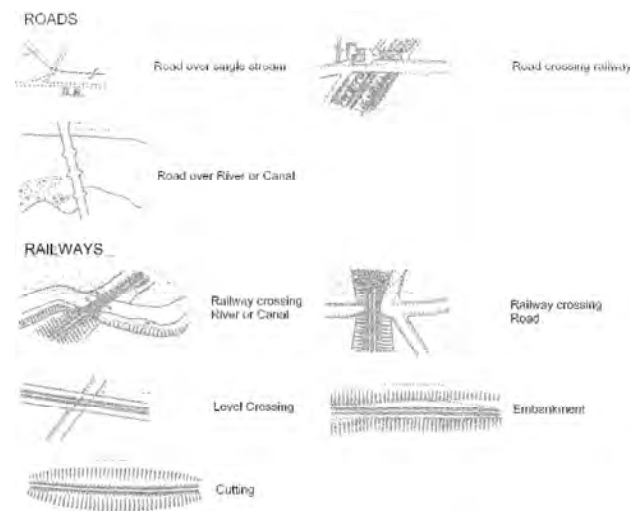
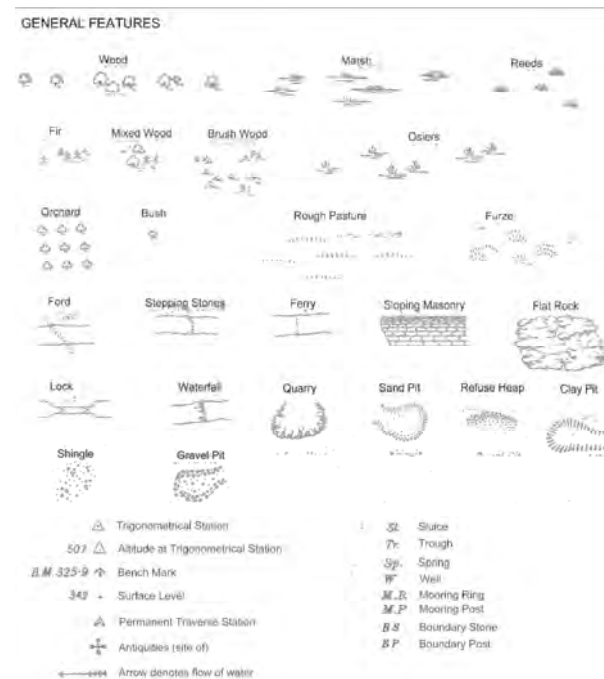
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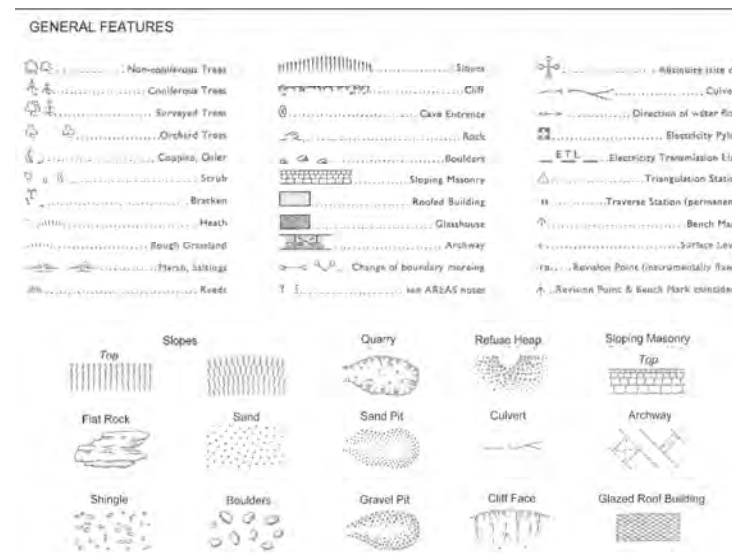
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County Series 1:2,500 scale



National Grid 1:2,500 / 1:1,250 scale



Historical Map Pack Legend

County Series

1:1,250 scale

~

County Series & National Grid

1:2,500 scale

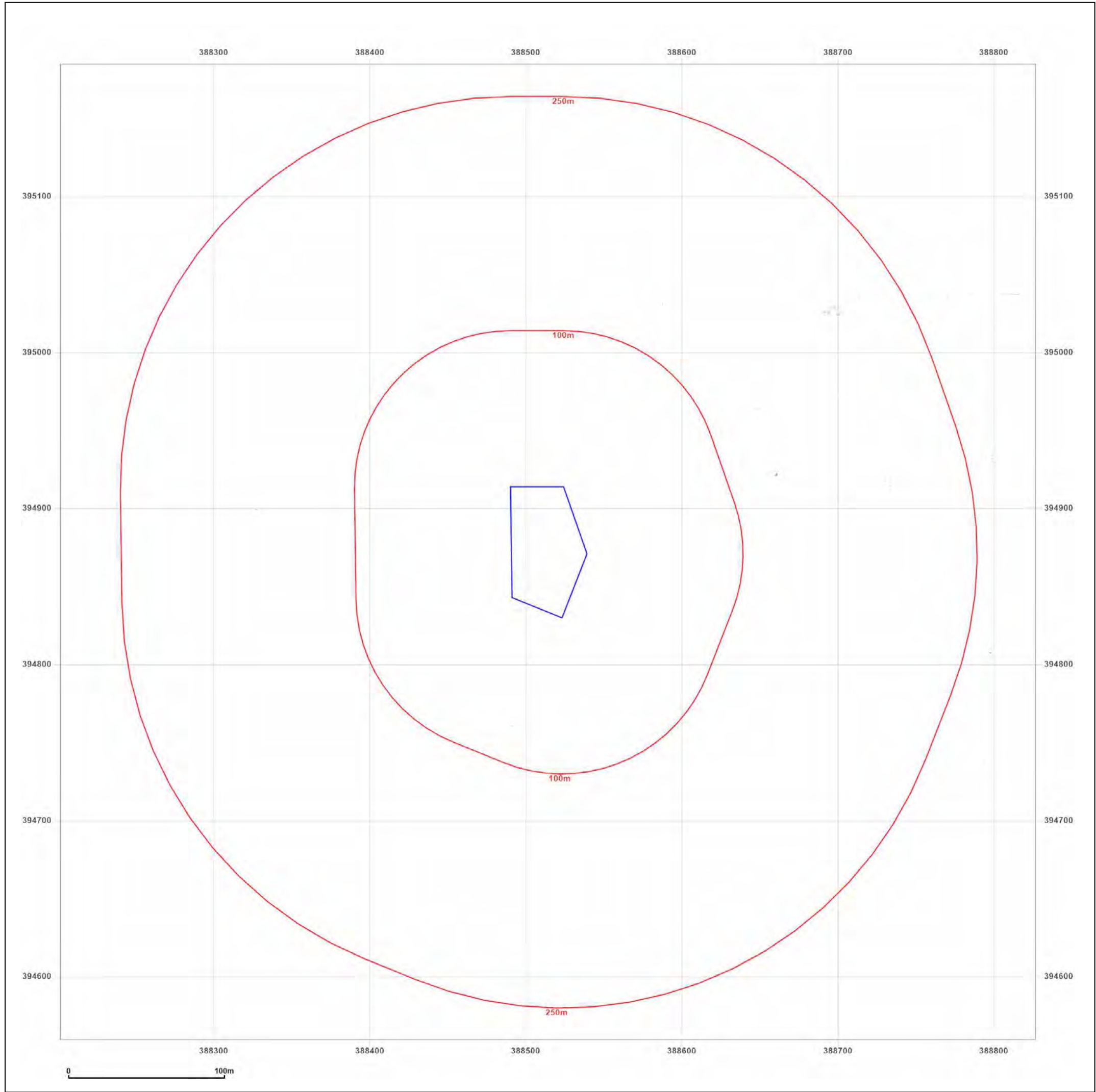
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Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: County Series

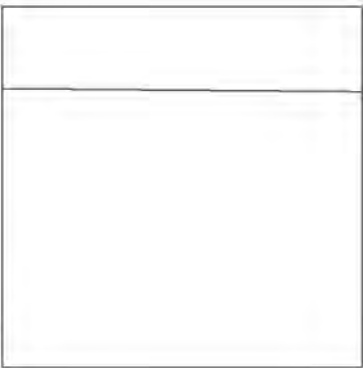
Map date: 1881

Scale: 1:2,500

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Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: County Series

Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500



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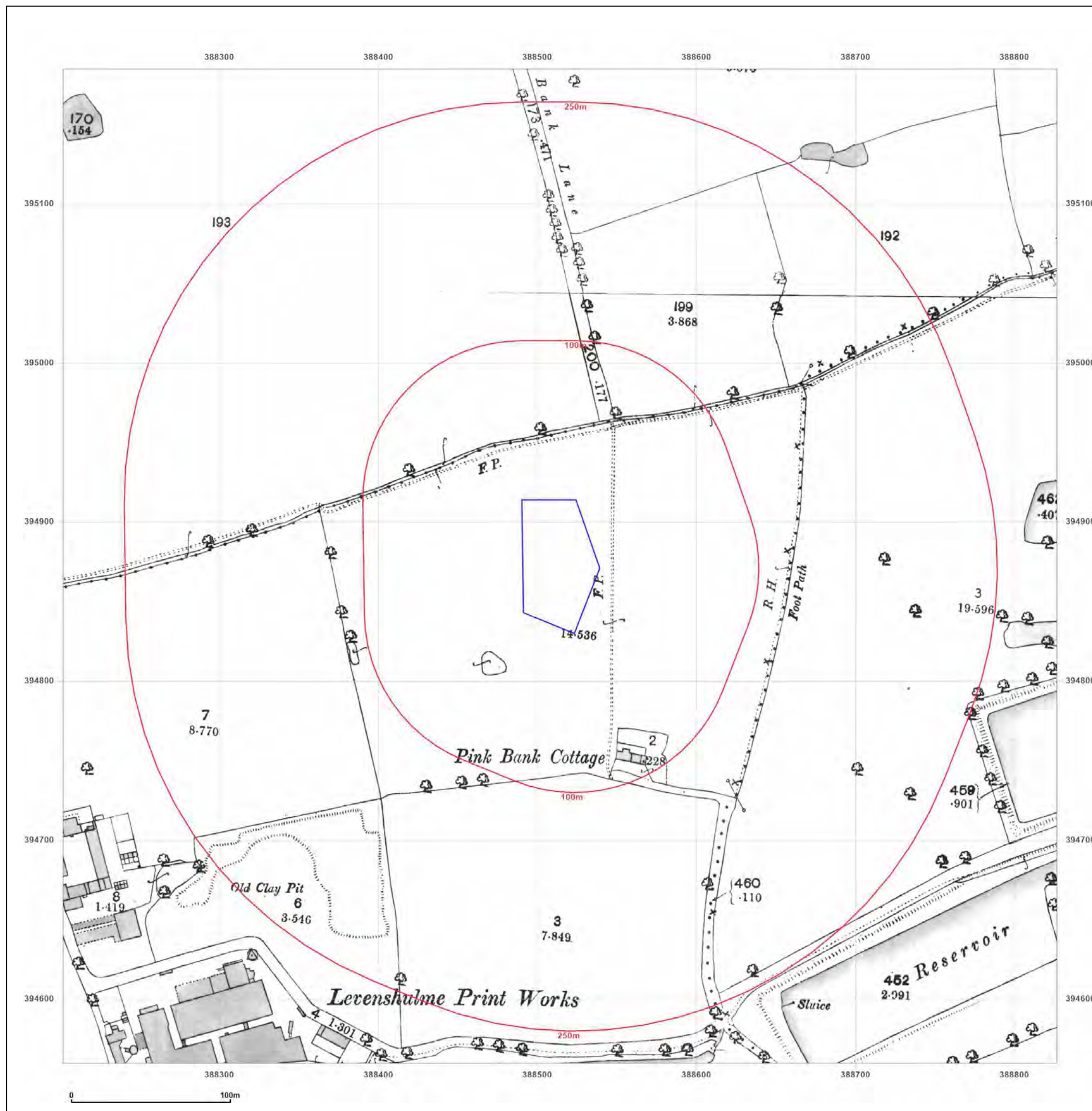


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Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: County Series

Map date: 1907-1908

Scale: 1:2,500

Printed at: 1:2,500



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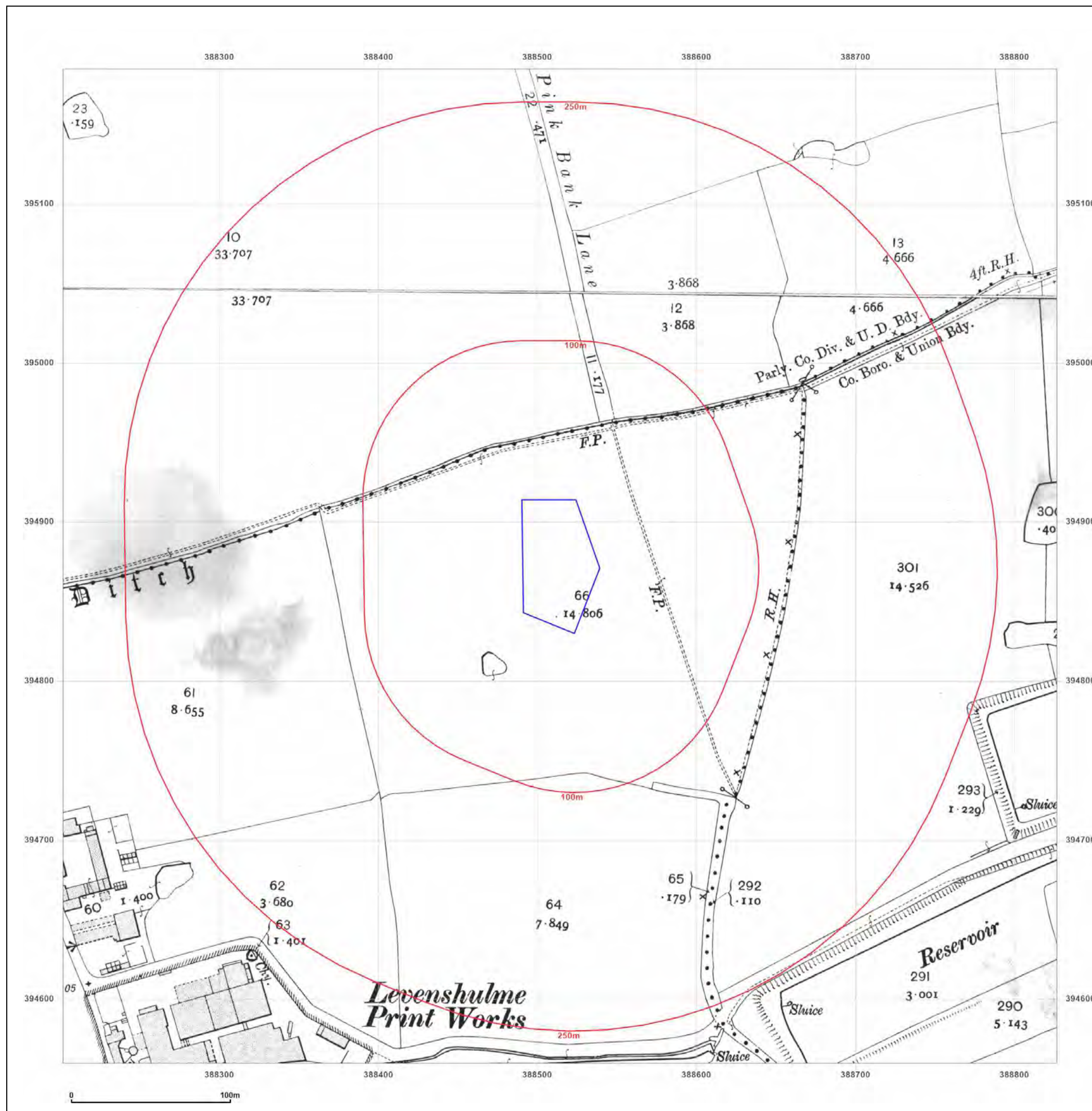


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Site Details:

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7DT

Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



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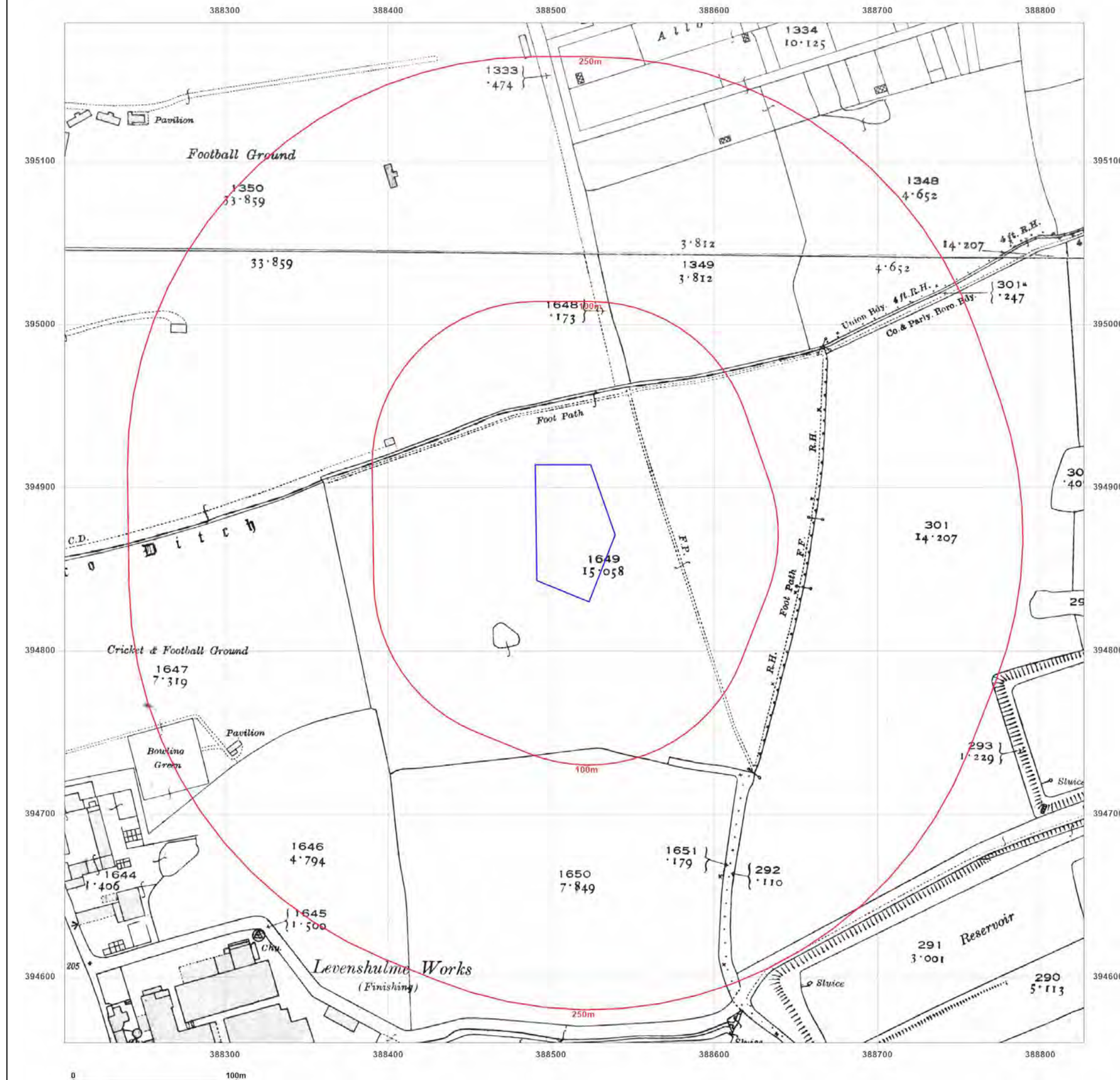


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Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: County Series

Map date: 1933

Scale: 1:2,500

Printed at: 1:2,500



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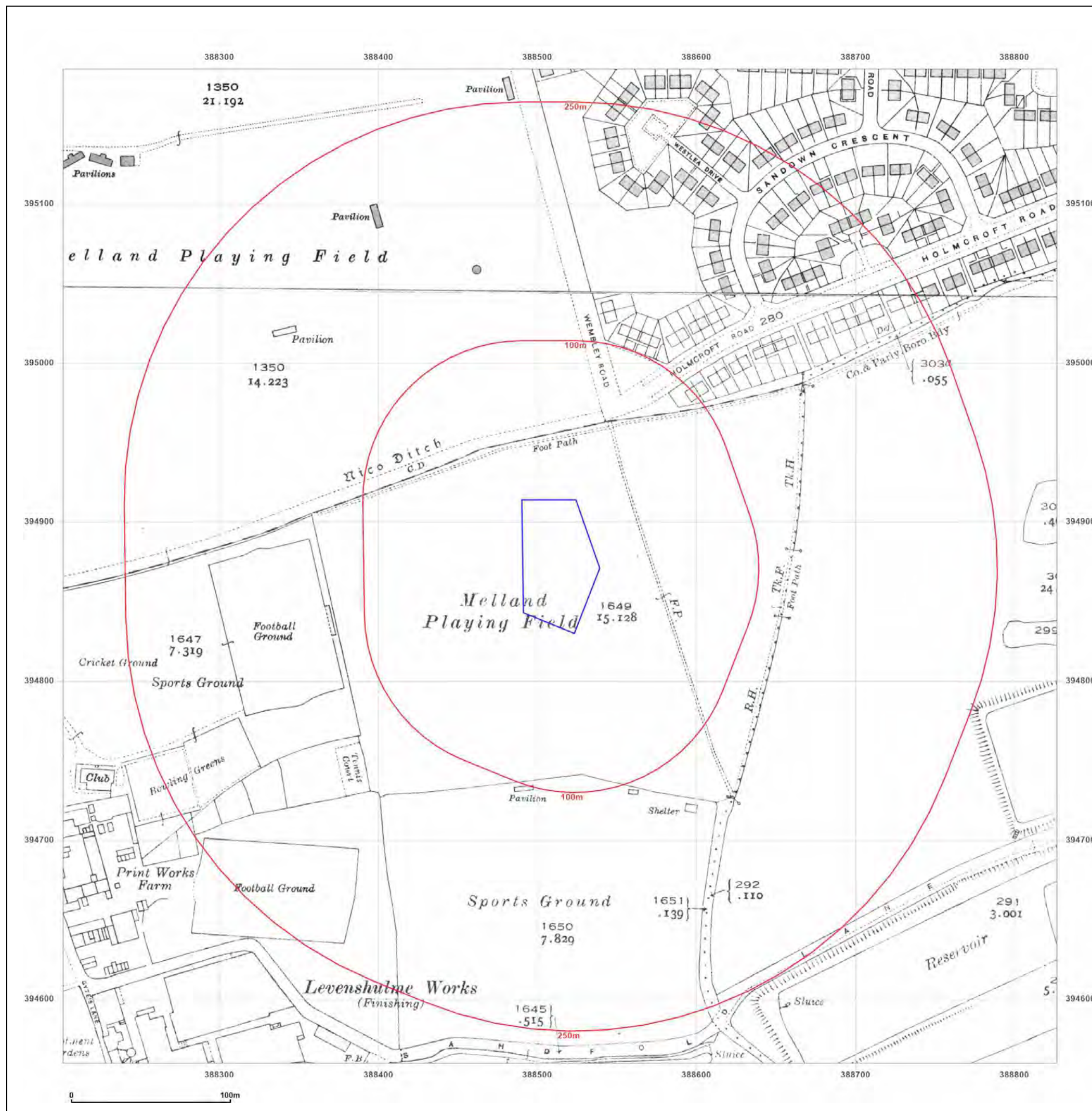


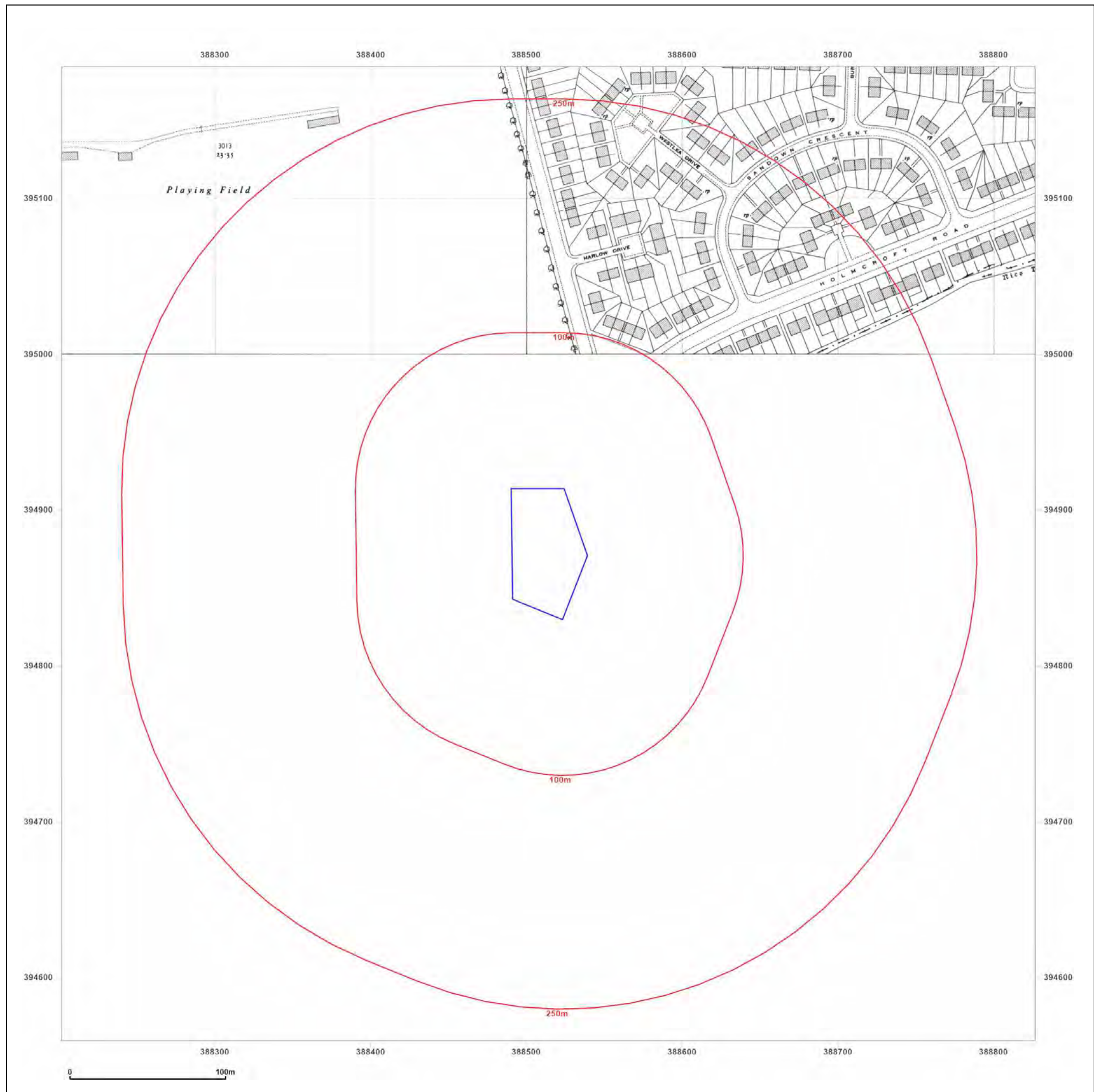
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Site Details:

Gorton Education Village,50
Wembly Road,Manchester,M18
7DT

Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: National Grid

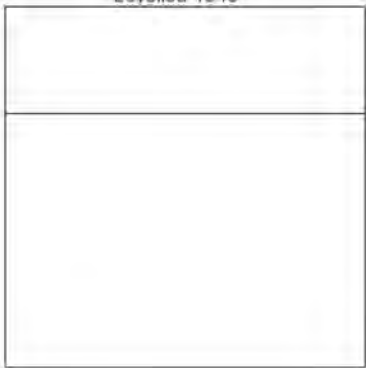
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7DT

Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: National Grid

Map date: 1951-1956

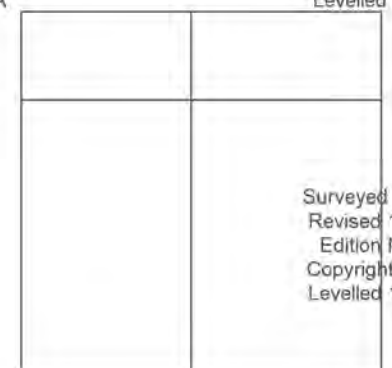
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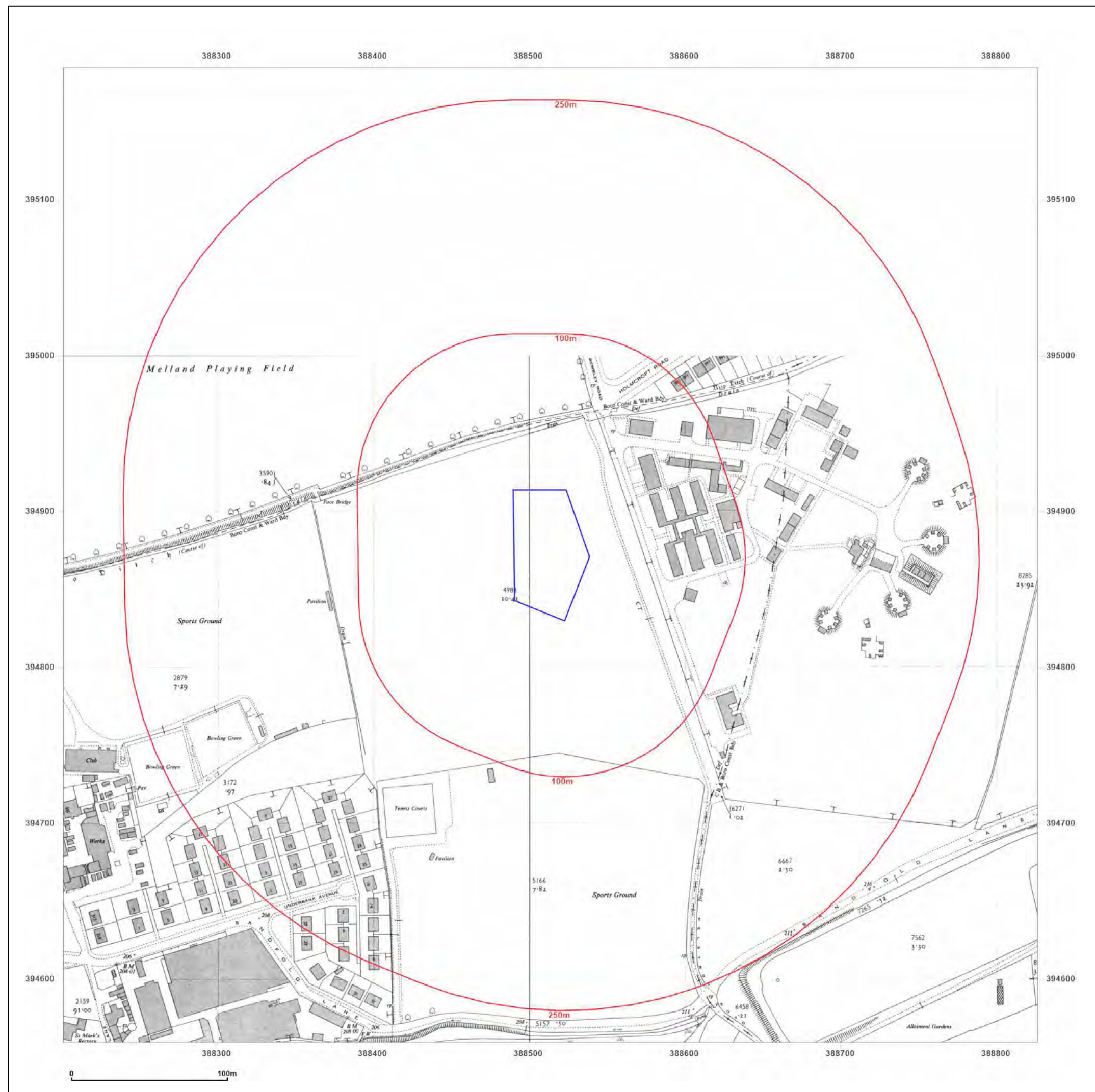


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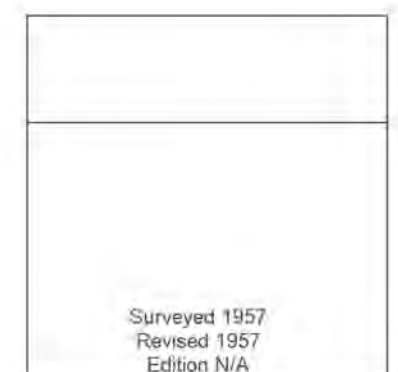
Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: National Grid

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Scale: 1:2,500

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Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: National Grid

Map date: 1957-1958

Scale: 1:1,250

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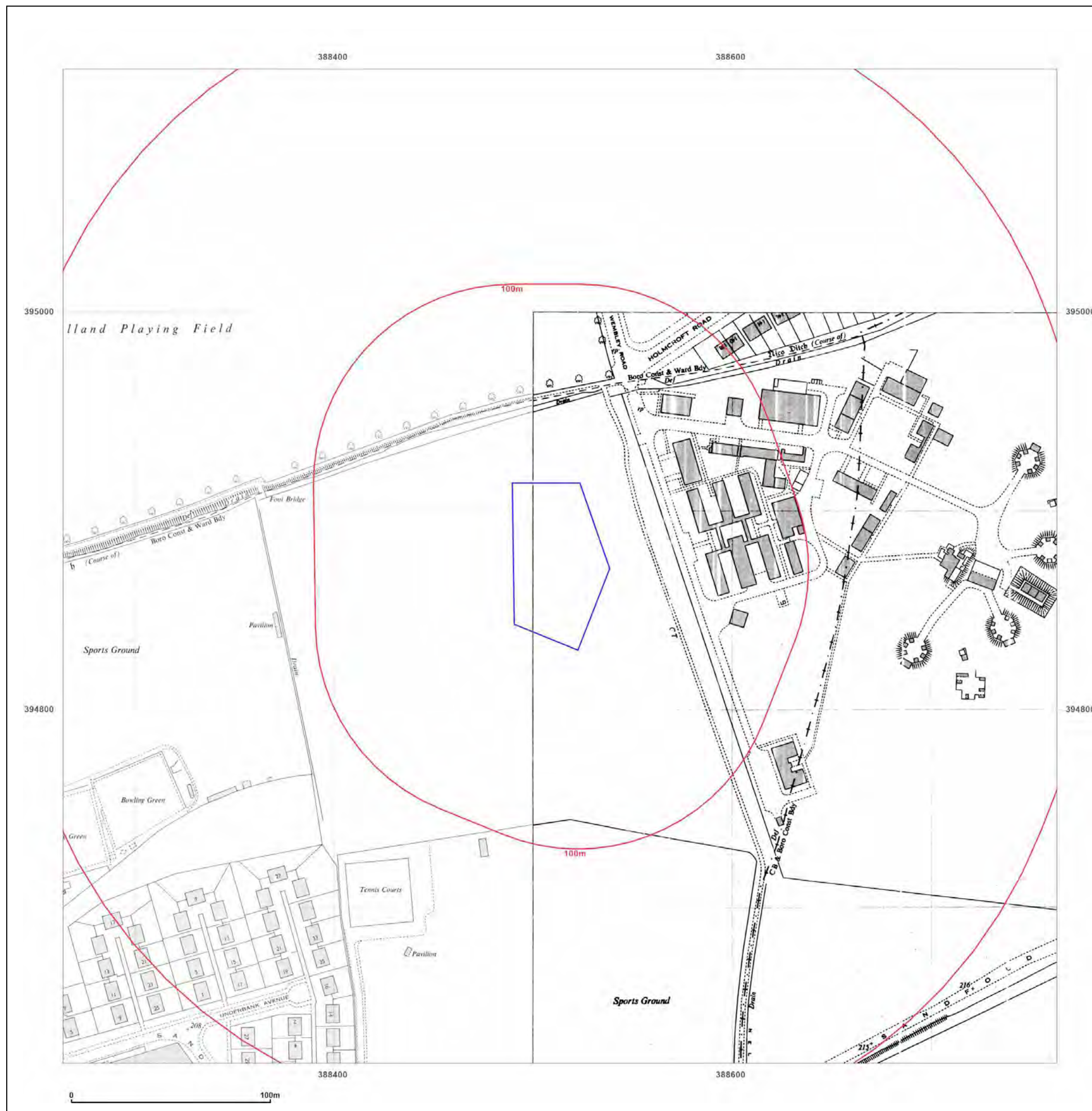


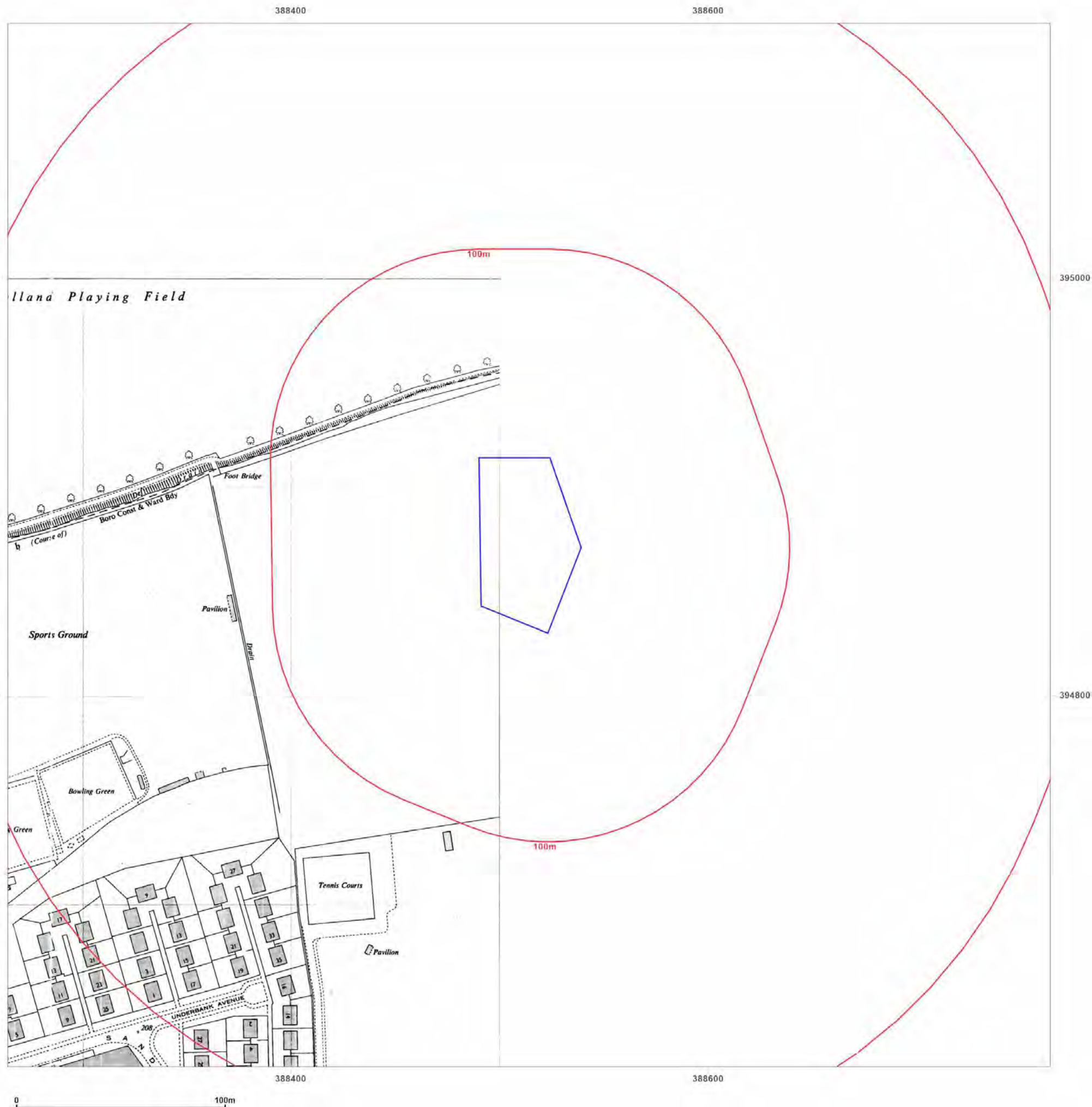
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Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: National Grid

Map date: 1958

Scale: 1:1,250

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Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: National Grid

Map date: 1972-1974

Scale: 1:1,250

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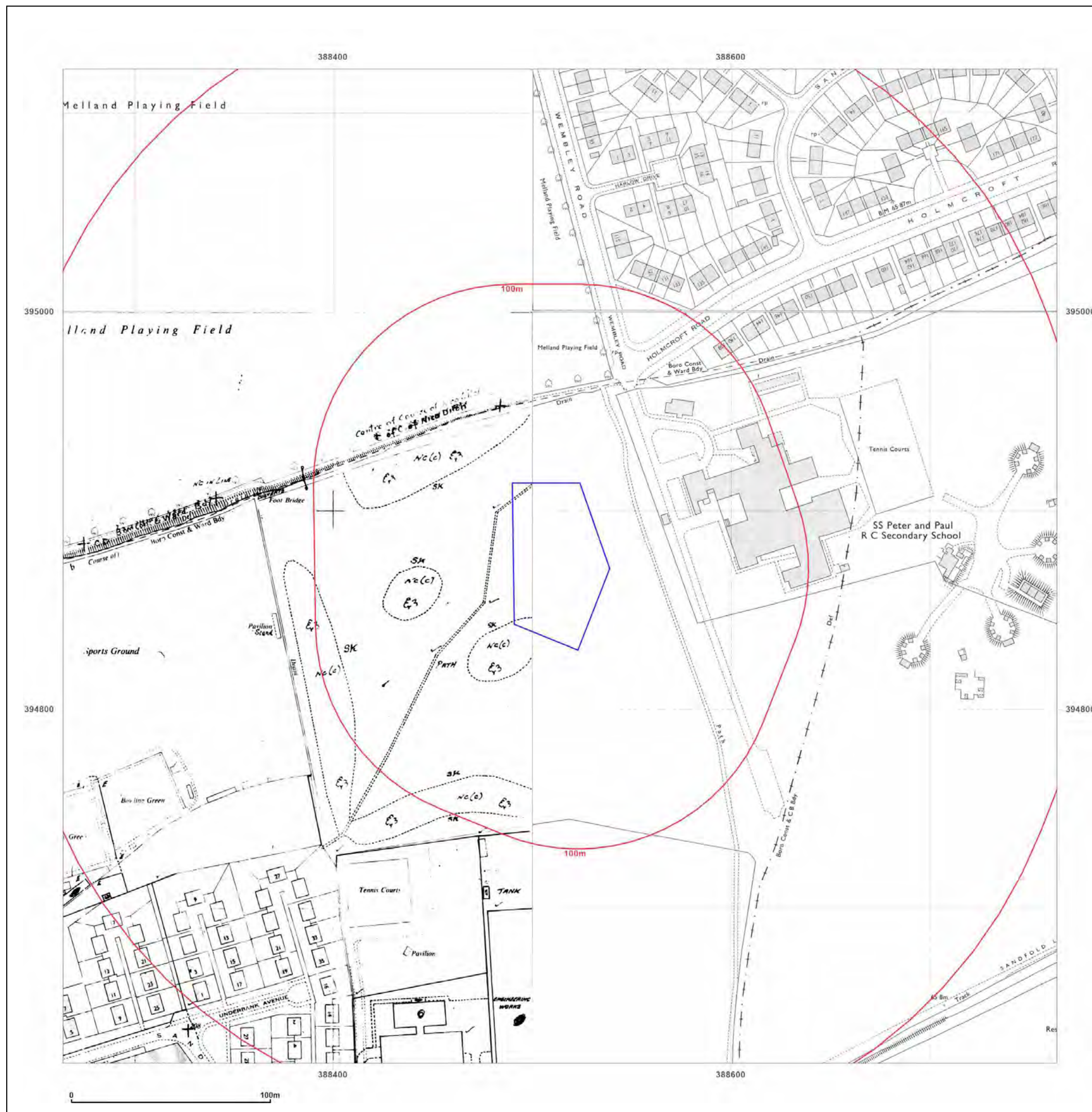


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Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: National Grid

Map date: 1974

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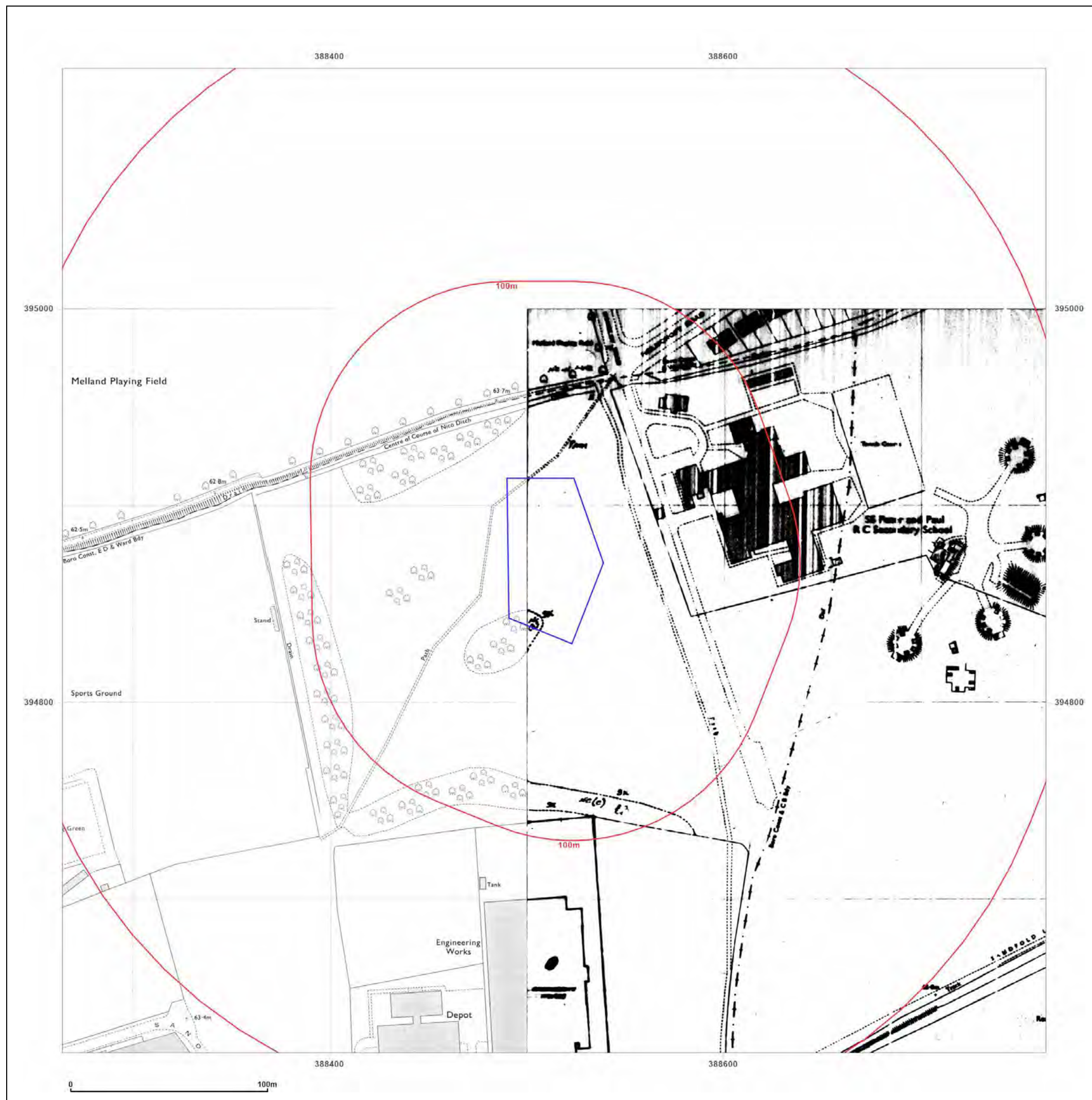


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Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: National Grid

Map date: 1985-1989

Scale: 1:1,250

Printed at: 1:2,000



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Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: National Grid

Map date: 1991-1992

Scale: 1:1,250

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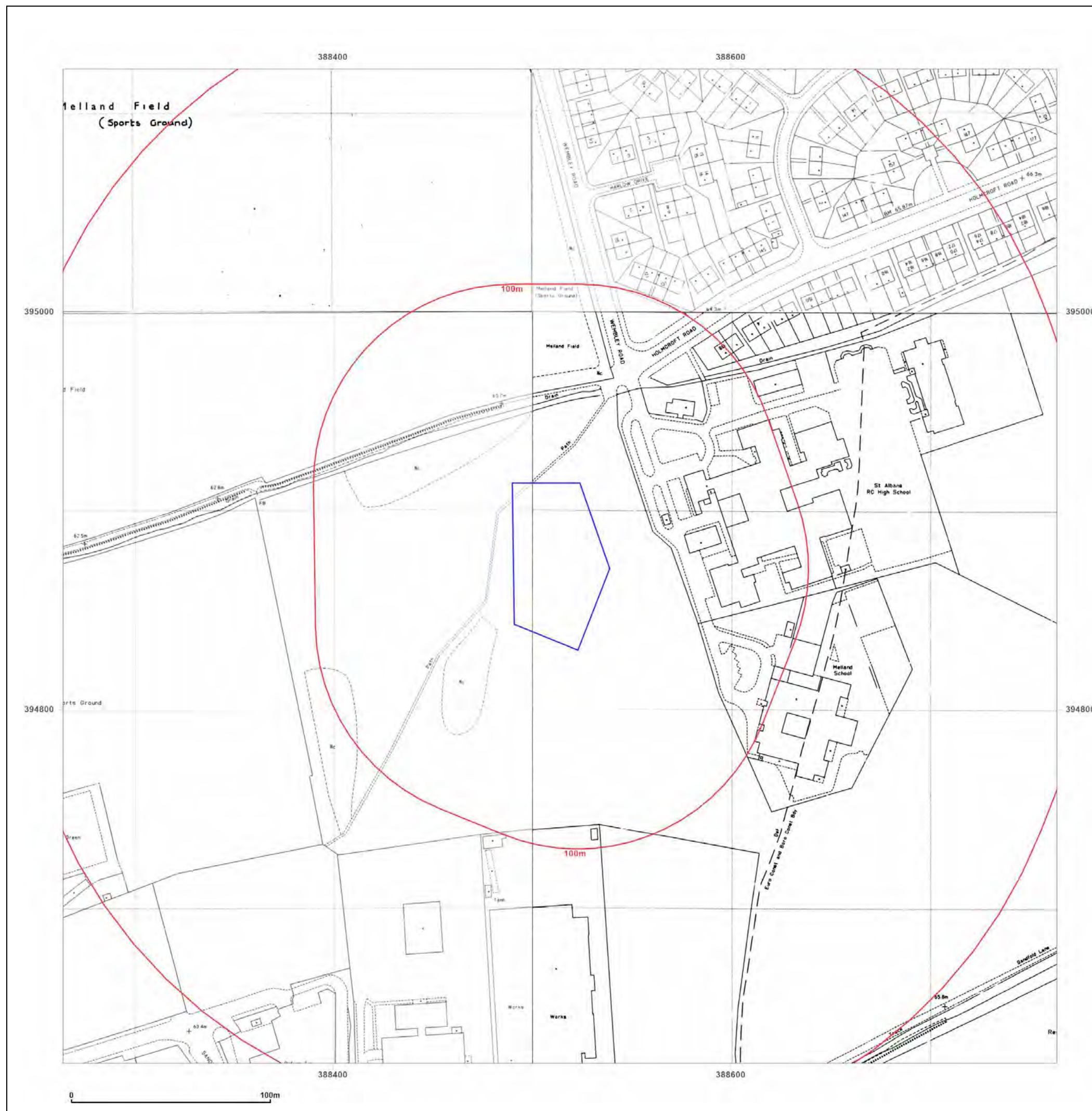


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Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: National Grid

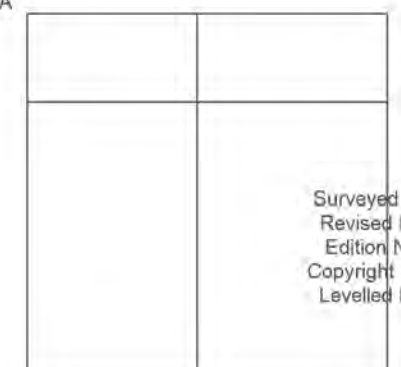
Map date: 1992-1995

Scale: 1:1,250

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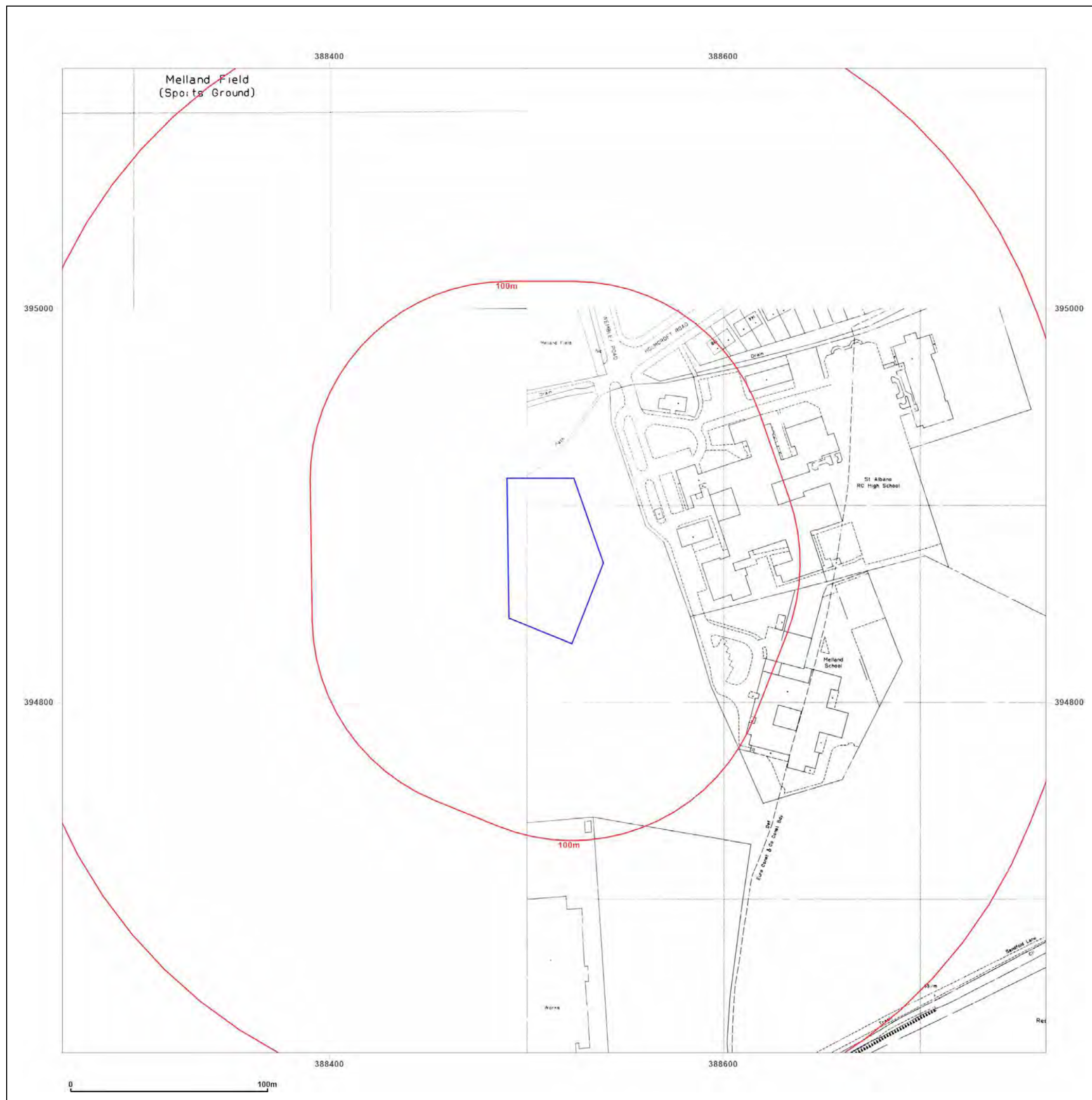


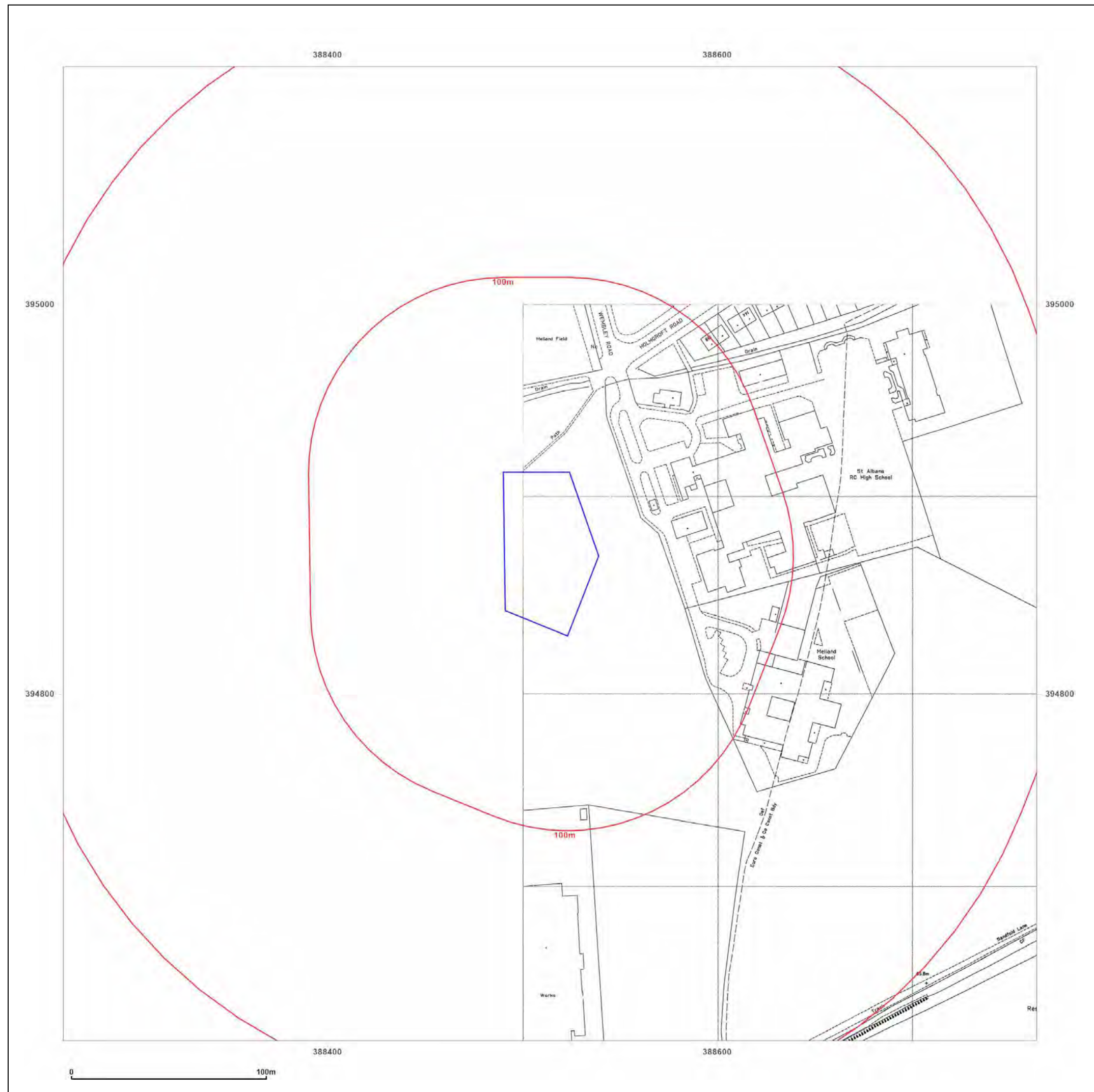
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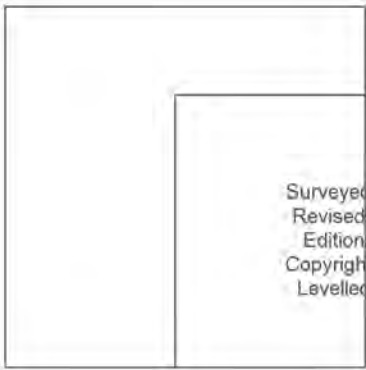
Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: National Grid

Map date: 1995

Scale: 1:1,250

Printed at: 1:2,000



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7DT

Client Ref: EMS_732305_953254
Report Ref: EMS-732305_953254
Grid Ref: 388514, 394872

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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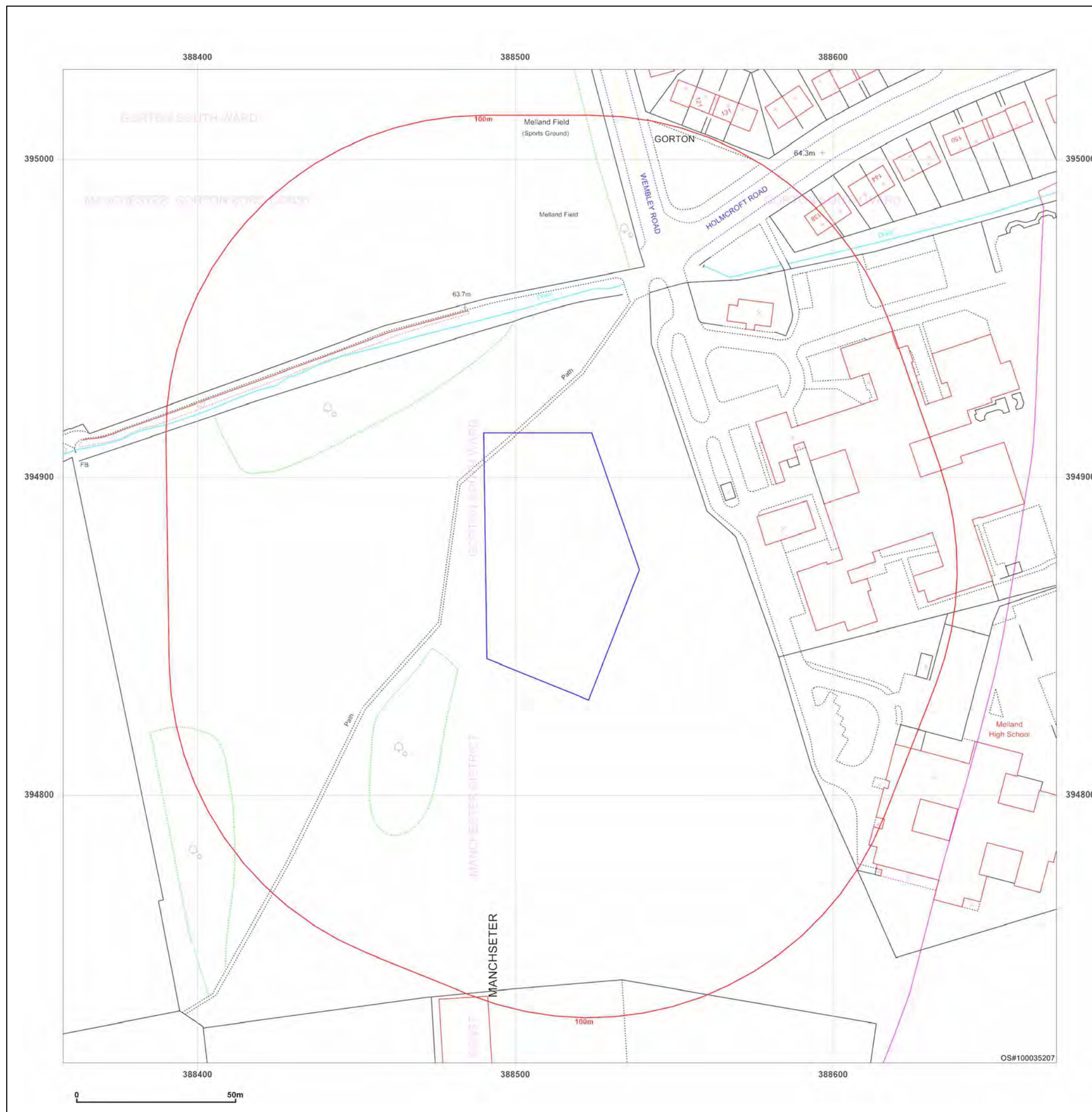


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Production date: 21 October 2021

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Gorton Education Village, 50 Wembly Road, Manchester, M18 7DT

Order Details

Date: 21/10/2021
Your ref: EMS_732305_953255
Our Ref: EMS-732305_953255
Client: emapsite

Site Details

Location: 388511 394874
Area: 0.32 ha
Authority: [Manchester City Council](#)



Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

p.12

groundsure.com/insightuserguide

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
13	1.1	<u>Historical industrial land uses</u>	0	0	6	57	-
16	1.2	<u>Historical tanks</u>	0	0	3	6	-
17	1.3	<u>Historical energy features</u>	0	0	2	5	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	<u>Historical garages</u>	0	0	1	5	-
18	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
19	2.1	<u>Historical industrial land uses</u>	0	0	7	77	-
23	2.2	<u>Historical tanks</u>	0	0	4	7	-
23	2.3	<u>Historical energy features</u>	0	0	2	6	-
24	2.4	Historical petrol stations	0	0	0	0	-
24	2.5	<u>Historical garages</u>	0	0	1	8	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
26	3.1	Active or recent landfill	0	0	0	0	-
26	3.2	Historical landfill (BGS records)	0	0	0	0	-
27	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
27	3.4	<u>Historical landfill (EA/NRW records)</u>	0	0	0	2	-
27	3.5	<u>Historical waste sites</u>	0	0	2	5	-
30	3.6	<u>Licensed waste sites</u>	0	0	10	12	-
37	3.7	<u>Waste exemptions</u>	0	0	0	41	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
41	4.1	<u>Recent industrial land uses</u>	0	0	7	-	-
42	4.2	<u>Current or recent petrol stations</u>	0	0	0	1	-
42	4.3	Electricity cables	0	0	0	0	-
42	4.4	Gas pipelines	0	0	0	0	-
43	4.5	Sites determined as Contaminated Land	0	0	0	0	-



43	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
43	4.7	Regulated explosive sites	0	0	0	0	-
43	4.8	Hazardous substance storage/usage	0	0	0	0	-
43	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
44	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
44	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	0	0	2	-
44	4.12	Radioactive Substance Authorisations	0	0	0	0	-
44	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
45	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
45	4.15	Pollutant release to public sewer	0	0	0	0	-
45	4.16	List 1 Dangerous Substances	0	0	0	0	-
45	4.17	List 2 Dangerous Substances	0	0	0	0	-
45	4.18	<u>Pollution Incidents (EA/NRW)</u>	0	0	3	11	-
47	4.19	Pollution inventory substances	0	0	0	0	-
47	4.20	Pollution inventory waste transfers	0	0	0	0	-
48	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
49	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
51	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
53	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
54	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
54	5.5	Groundwater vulnerability- local information	None (within 0m)				
55	5.6	<u>Groundwater abstractions</u>	0	0	3	0	7
58	5.7	Surface water abstractions	0	0	0	0	0
58	5.8	Potable abstractions	0	0	0	0	0
59	5.9	Source Protection Zones	0	0	0	0	-
59	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
60	6.1	<u>Water Network (OS MasterMap)</u>	0	2	2	-	-



61	6.2	<u>Surface water features</u>	0	1	3	-	-
61	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
62	6.4	<u>WFD Surface water bodies</u>	0	0	0	-	-
62	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
63	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
63	7.2	Historical Flood Events	0	0	0	-	-
63	7.3	Flood Defences	0	0	0	-	-
64	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
64	7.5	Flood Storage Areas	0	0	0	-	-
65	7.6	Flood Zone 2	None (within 50m)				
65	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
66	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding					
68	9.1	<u>Groundwater flooding</u>	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
69	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
70	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
70	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
70	10.4	Special Protection Areas (SPA)	0	0	0	0	0
70	10.5	National Nature Reserves (NNR)	0	0	0	0	0
71	10.6	<u>Local Nature Reserves (LNR)</u>	0	0	0	0	1
71	10.7	Designated Ancient Woodland	0	0	0	0	0
71	10.8	Biosphere Reserves	0	0	0	0	0
71	10.9	Forest Parks	0	0	0	0	0
72	10.10	Marine Conservation Zones	0	0	0	0	0
72	10.11	<u>Green Belt</u>	0	0	0	0	1
72	10.12	Proposed Ramsar sites	0	0	0	0	0



72	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
73	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
73	10.15	Nitrate Sensitive Areas	0	0	0	0	0
73	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
74	<u>10.17</u>	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
75	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
76	11.1	World Heritage Sites	0	0	0	-	-
76	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
76	11.3	National Parks	0	0	0	-	-
76	11.4	Listed Buildings	0	0	0	-	-
77	11.5	Conservation Areas	0	0	0	-	-
77	11.6	Scheduled Ancient Monuments	0	0	0	-	-
77	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
78	<u>12.1</u>	<u>Agricultural Land Classification</u>	Urban (within 250m)				
79	12.2	Open Access Land	0	0	0	-	-
79	12.3	Tree Felling Licences	0	0	0	-	-
79	12.4	Environmental Stewardship Schemes	0	0	0	-	-
79	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
80	13.1	Priority Habitat Inventory	0	0	0	-	-
80	13.2	Habitat Networks	0	0	0	-	-
80	13.3	Open Mosaic Habitat	0	0	0	-	-
80	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
81	<u>14.1</u>	<u>10k Availability</u>	Identified (within 500m)				
82	<u>14.2</u>	<u>Artificial and made ground (10k)</u>	0	0	3	8	-
84	<u>14.3</u>	<u>Superficial geology (10k)</u>	1	0	1	2	-

85	14.4	Landslip (10k)	0	0	0	0	-
86	14.5	<u>Bedrock geology (10k)</u>	1	0	1	0	-
87	14.6	<u>Bedrock faults and other linear features (10k)</u>	0	0	1	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
88	15.1	<u>50k Availability</u>	Identified (within 500m)				
89	15.2	<u>Artificial and made ground (50k)</u>	0	0	0	1	-
90	15.3	Artificial ground permeability (50k)	0	0	-	-	-
91	15.4	<u>Superficial geology (50k)</u>	1	0	0	2	-
92	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
92	15.6	Landslip (50k)	0	0	0	0	-
92	15.7	Landslip permeability (50k)	None (within 50m)				
93	15.8	<u>Bedrock geology (50k)</u>	1	0	0	0	-
94	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
94	15.10	<u>Bedrock faults and other linear features (50k)</u>	0	0	1	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
95	16.1	<u>BGS Boreholes</u>	0	0	1	-	-
Page	Section	Natural ground subsidence					
96	17.1	<u>Shrink swell clays</u>	Very low (within 50m)				
97	17.2	<u>Running sands</u>	Very low (within 50m)				
98	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
99	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
100	17.5	<u>Landslides</u>	Very low (within 50m)				
101	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
103	18.1	Natural cavities	0	0	0	0	-
104	18.2	BritPits	0	0	0	0	-
104	18.3	<u>Surface ground workings</u>	0	0	6	-	-
104	18.4	Underground workings	0	0	0	0	0
105	18.5	<u>Historical Mineral Planning Areas</u>	0	0	0	1	-



105	18.6	Non-coal mining	0	0	0	0	0
105	18.7	Mining cavities	0	0	0	0	0
105	18.8	<u>JPB mining areas</u>	Identified (within 0m)				
106	18.9	Coal mining	None (within 0m)				
106	18.10	Brine areas	None (within 0m)				
106	18.11	Gypsum areas	None (within 0m)				
106	18.12	Tin mining	None (within 0m)				
107	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
108	19.1	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
109	20.1	<u>BGS Estimated Background Soil Chemistry</u>	2	0	-	-	-
109	20.2	<u>BGS Estimated Urban Soil Chemistry</u>	4	2	-	-	-
110	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
111	21.1	Underground railways (London)	0	0	0	-	-
111	21.2	Underground railways (Non-London)	0	0	0	-	-
111	21.3	Railway tunnels	0	0	0	-	-
111	21.4	Historical railway and tunnel features	0	0	0	-	-
111	21.5	Royal Mail tunnels	0	0	0	-	-
112	21.6	Historical railways	0	0	0	-	-
112	21.7	Railways	0	0	0	-	-
112	21.8	Crossrail 1	0	0	0	0	-
112	21.9	Crossrail 2	0	0	0	0	-
112	21.10	HS2	0	0	0	0	-

