

EnviroSmart



Phase 1 Contaminated Land Assessment

Site address

Summerhill
The Greenfinch
Lapwing Lane
Manchester
M20 3ZA

Date issued

January 2021

Date updated

June 2021

Grid Reference

384320, 392080

Report status

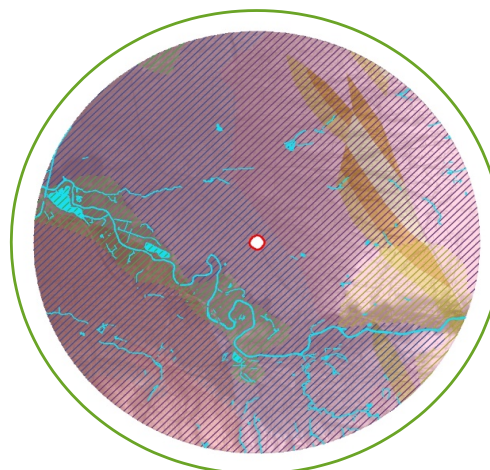
Final

Report prepared for

Anchor Bridge Developments Ltd
696 Wilmslow Road
Manchester
M20 2DN

Report reference

74223R4



Risk – Moderate/low

Given the multiple phases of construction and demolition on-Site over time and the presence of the town/corporation yard adjacent to the north west between 1893 and 1993 there is therefore the potential for contamination to be present at the Site. It is recommended that a proportionate programme of site investigation and monitoring works be undertaken in order to establish the presence or absence of contamination and to enable a quantitative assessment of the associated environmental risks.

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The purpose of this EnviroSmart report is to provide clear and pragmatic advice regarding the nature and potential significance of contaminated land hazards which may be present at the study site. GeoSmart are providing consultancy and professional opinion based upon our collation, interpretation and assessment of information contained within an Envirocheck report, and other sources where expressly stated (i.e. site visits, photographs, and anecdotal evidence). It is acknowledged that the risk assessment findings are based on documentary sources of information alone.

Site analysis

1. Probability/likelihood of a contaminant hazard at the Site	High likelihood	
	Likely	
	Low likelihood	
	Unlikely	
2. Potential severity/consequence of any impacts	Severe	
	Medium	
	Mild	
	Minor	
3. Overall land quality risks posed by the Site	Very high	
	High	
	Moderate	
	Moderate/low	
	Low	
	Very low	

Summary of existing and proposed development

The Site is currently a vacant former public house. The proposed development is for change of use and conversion of former Greenfinch Public House including selective demolition to provide office accommodation (use class E) and 3 apartments (use class C3), and redevelopment of site to provide 9 dwellings (use class C3) with associated works including landscaping and car parking.

Environmental Setting

The underlying superficial geology consists of Glaciofluvial Sheet Deposits, Devensian which is classified as a Secondary (A) Aquifer and the bedrock geology consists of Wilmslow Sandstone Formation which is classified as a Principal Aquifer.

There are no significant surface water features within 250 m of the Site.

There are no environmentally sensitive land uses within 500 m of the Site.

Site History

The Site was first developed in 1893 with large building in the eastern corner matching the current Site layout. Overtime several smaller buildings have been present in the north and west of the Site which were subsequently demolished. The reported use of the Site is as a public house, residential and school. Off-Site land uses include the town/corporation yard adjacent to the north west, railway line adjacent to the east, electricity sub station c. 10 m north and garage c. 135 m north east.

Radon

The Site lies in an area where <1% of homes are at or above the UK radon action level (200 Bq/m³).

Coal Mining

The Site does not lie within an identified coal mining area and is therefore unlikely to be affected by related ground stability or mine gas issues.

Summary of Conceptual Site Model (CSM)

On-Site

Source of Contamination

Potential for inorganic and low volatility organic contaminants and asbestos containing material to be present within the subsurface soils associated with the multiple phases of construction and demolition at the Site overtime.

Receptors

Human Health, Controlled Water (Groundwater within the underlying superficial Secondary (A) Aquifer and bedrock Principal Aquifer).

Human Health (pathway)

Dermal contact, ingestion & inhalation of soils & soil dust, consumption of home grown produce, ingress into water supply pipework and subsequent water ingestion and liberation of sub surface ACMs and inhalation of asbestos fibres.

Controlled Waters (pathway)

Dissolution into pore water/shallow groundwater and subsequent migration, dissolution into aqueous phase and preferential migration via drainage structures and lateral and vertical groundwater movement via natural or artificial flow paths.

Off-Site

Source of Contamination

Potential for inorganic and low volatility organic contaminants to be present within the subsurface soils associated with the former town yard/corporation yard located adjacent to the north west.

Receptors

Human Health, Controlled Water (Groundwater within the underlying superficial Secondary (A) Aquifer and bedrock Principal Aquifer)

Human Health (pathway)

Dermal contact, ingestion & inhalation of soils & soil dust, consumption of home grown produce, ingress into water supply pipework and subsequent water ingestion

Controlled Waters (pathway)

Dissolution into pore water/shallow groundwater and subsequent migration, dissolution into aqueous phase and preferential migration via drainage structures and lateral and vertical groundwater movement via natural or artificial flow paths.

Preliminary Risk Assessment

Overall, the preliminary risk classification of the Site in relation to the proposed redevelopment is considered to be Moderate/Low.

Recommendations / Next Steps

Phase 2 intrusive investigation

Given the multiple phases of construction and demolition on-Site over time and the presence of the town/corporation yard adjacent to the north west between 1893 and 1993 there is therefore the potential for contamination to be present at the Site. It is recommended that a proportionate programme of site investigation and monitoring works be undertaken in order to establish the presence or absence of contamination and to enable a quantitative assessment of the associated environmental risks.

1. Introduction



1.1 Background

The study site (from herein known as 'the Site') is situated at Summerhill in The Greenfinch, Lapwing Lane. A location plan of the Site is shown in Section 1.5. A proposed development plan of the Site is shown in Section 1.6.

GeoSmart was commissioned by Anchor Bridge Developments Ltd in January 2021 to undertake a Phase 1 Land Quality Assessment for the Site. The report has been requested in order to support a proposed planning application for the Site. The report was updated in June 2021 following changes to the plans and development description.

The proposed development is for change of use and conversion of former Greenfinch Public House including selective demolition to provide office accommodation (use class E) and 3 apartments (use class C3), and redevelopment of site to provide 9 dwellings (use class C3) with associated works including landscaping and car parking.

The EnviroSmart report has been undertaken by firstly compiling information concerning the Site and the surrounding area, including current and historical land uses, geological records and registered pollution incidents. The information which is gathered is then used to construct a 'conceptual site model', including an understanding of likely contaminant sources, pathways and receptors. Finally, a preliminary assessment of risks posed to identified receptors (i.e., people, buildings or the natural environment) from the anticipated land quality at the Site is performed. The risk assessment methodology is consistent with CIRIA C552 (2001); see Section 3.4 for details.

1.2 Purpose of this report

The purpose of this EnviroSmart report is to provide clear and pragmatic advice regarding the nature and potential significance of contamination hazards which may be present at the Site.

1.3 Report contents

This report is divided into two sections, as described below:

Section	Content	Purpose
Section 2: LAND QUALITY ASSESSMENT	A summary of the site history and environmental setting, the findings of the preliminary risk assessment and associated recommendations	To present a clear and concise overview of the land quality issues facing the Site, including recommendations of how to manage any land contamination which may be present
Section 3: SUPPORTING INFORMATION	A collection of site specific information on which the land quality assessment is based	To provide detailed information in support of the risk assessment; this section also represents a source of reference data for use in any subsequent site works/assessments

1.4 Report limitations

It is noted that the findings presented in this report are largely based on information supplied by third parties. Whilst we assume that all information is representative of past and present conditions we can offer no guarantee as to its validity.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

1.5 Site location plan



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ORIGINAL A

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
DRAWINGS MAY BE SCALED FOR LOCAL AUTHORITY & PLANNING PURPOSES ON
CONTRACT PROTECTED.

FOR PLANNING
DO NOT USE FOR CONSTRUCTION

CONSULTANT REFERENCES IN DRAWING:

STRUCTURAL - REF/REVISION

GENERAL NOTES:

THE CONTRACTOR IS NOT TO SCALE FROM THIS DRAWING BUT FOLLOW THE WRITTEN DIMENSIONS. ANY DISCREPANCIES BETWEEN THE DRAWING AND THE OTHER CONTRACT DOCUMENTS OR ANY DISCREPANCIES WITHIN A DRAWING OR BETWEEN DRAWINGS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT.

THE CONTRACTOR IS TO INSPECT THE SITE PRIOR TO TENDER AND IS RESPONSIBLE FOR STRIPPING OUT IN ACCORDANCE WITH THE DRAWINGS ENSURING THAT THE WORK IS UNDERTAKEN SAFELY.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE SETTING OUT OF THE WORKS.
CONTRACTOR IS TO ALLOW FOR ALL FREE STOPPING THROUGH WALLS, CEILINGS AND FLOORS.

THE ELECTRICAL INSTALLATION IS TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE RE REGULATIONS AND ALL CABLES TO BE LSF.

THE CONTRACTOR IS RESPONSIBLE FOR THE DETAILED SERVICES DESIGN INCLUDING LOADINGS, CABLE AND PIPEWORK ROUTES AND PIPEWORK / CABLE SIZING AND SPECIFICATION. ALL CABLE TRAY, MS CONDUIT AND OTHER SERVICES ARE TO BE EXPOSED BELOW SLAB / CEILING.

ANY REV PROPOSAL IS INDICATIVE ONLY AND THE SPECIALIST CONTRACTOR IS TO BE RESPONSIBLE FOR THE DETAIL DESIGN & ALL SWITCH/ SOCKET OUTLETS TO COMPLY WITH CLIENT'S STANDARD SPECIFICATION. ANY SOCKETS IN RETAIL AREA TO BE CHANGED TO SHOCKLESS TYPE.

NOTE - ALL EXISTING FIRE RESISTING ENCLOSURES TO SERVICE RISERS TO BE MAINTAINED OR MADE GOOD WHERE DISTURBED. NEW AND EXISTING CABLES, PIPES, AND DUCTS PASSING THROUGH FIRE RESISTING CONSTRUCTION TO BE

ANY WALL, CEILING LININGS TO BE TO EUROCLASS A (CLASS 0 EQUIVALENT).

CONTRACTOR AND SUPPLIERS OF SPECIALIST JOINERY/ EQUIPMENT TO ENSURE ALL
TIMBER MATERIALS ARE TREATED WITH FIRE RETARDANT FINISH TO ACHIEVE CLASS 0
RATING. NFM TO BE ACHIEVE CLASS 0 RATED.

CONTRACTOR AND SUPPLIERS OF SPECIALIST EQUIPMENT TO PROVIDE FIRE RATING CERTIFICATES FOR ALL SPECIALIST LININGS AND LAMINATES TO BE USED FOR NWR APPROVAL.

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO ANY MANUFACTURE OR CONSTRUCTION OF EQUIPMENT, FINISH, SIGNALS ETC.

0 2 4 6 8 10m
Scale 1:200

REFER TO LANDSCAPING DRAWING 605.01 FOR
PLANTING SPECIFICATION AND DETAILS

PLANTING SPECIFICATIONS AND DETAILS

SUN PROFILES		COLLECT FOR READING		APP		PRINT	
REV		DATE		DESCRIPTION		SEARCH	
REV		DATE		DESCRIPTION		SEARCH	



ANCHORBRIDGE
DEVELOPMENTS

PROJECT: SUMMERHILL
LAPWING LANE, DIDSBURY,
MANCHESTER

REASONING AND NOTES:
SITE PLAN AND HOUSE TYPES
AS PROPOSED

PROJECT NUMBER	ISSUING DATE	DATE	NUMBER	CHECKED
20-040	1:200@A1	04/10/20	ARB	FIVE
ISSUED BY:			PRINT	8
APP - 100			3	00

2. Land quality assessment



2.1 Site details

Site name:	Summerhill, The Greenfinch	Current land cover:	Commercial buildings (25%), minimal landscaping/tree cover (5%) and associated hard standing (70%)
Current use:	Vacant former public house		
Proposed use:	Mixed residential / commercial with landscaping/garden areas.	Site area:	0.4 ha

2.2 Conceptual understanding (potential sources of contamination)

 Site history <i>(historical land use taken within 250m radius of the Site boundary)</i>	Date	Description of land use		POTENTIAL SOURCES OF CONTAMINATION	Source description	LOW LIKELIHOOD	PROBABILITY OF CONTAMINATION
		On-Site	Off-Site				
	1848	The Site appears to be undeveloped but potentially associated with a farm located adjacent to the south eastern boundary.	There is limited development in the surrounding area, however the north eastern boundary is bound by a road and a culvert is labelled to be present within this area.				
	1893 - 1894	The Site is now developed with a building in the eastern corner, matching the position of the current on-Site building. A greenhouse building is mapped adjacent to this building and there is another small structure in the north of the Site.	The farm is no longer present. There has been significant development in the surrounding area with primarily residential dwellings. Town's Yard is located adjacent to the north west. A railway line has been constructed adjacent to the Site which runs beneath the road, trending in a north west - south eastern direction. There are several nurseries labelled c. 25 m south east, c. 100 m and c. 170 m north west of the Site.				
	1907 - 1911	The greenhouse building is no longer present.	The nursery c. 25 m south east is no longer present.				
	1923	No apparent change	There has been further residential development c. 100 m east.				
	1933 - 1955	No apparent change			continued overleaf		

2.2 Conceptual understanding (potential sources of contamination)

 Site history (historical land use taken within 250m radius of the Site boundary)	Date	Description of land use	
		On-Site	Off-Site
	1958	The on-Site building appears to have had extensions added and there are several adjoining structures in the northern corner.	The town's yard is labelled as a corporation yard and there is a garage c. 135 m north east.
	1966	No apparent change	
	1974	No apparent change	There is an electricity sub station located c. 10 m north of the Site. The two nurseries to the north west are no longer present.
	1981 - 1989	No apparent change	
	1992	There has been further development on-Site with structures present in the west of the Site.	The railway line is labelled as being dismantled. The garage is no longer present and this area has been redeveloped as Danesmoor Court.
	1993 - 1996	All on-Site buildings apart from the main building in the east are assumed to have been demolished.	The corporation yard is no longer present and this area has been redeveloped with residential housing.
	1999	No apparent change	
	2000 - 2009	Aerial imagery shows no apparent change	Aerial imagery shows the former railway line is vegetated.
	2013	Aerial imagery shows no apparent change	Aerial imagery shows the former railway line appears to have been cleared of vegetation and is once again in use.
	2016 - 2019	Aerial imagery shows there has been an extension constructed in the front of the Site.	Aerial imagery shows no apparent change.
Other Information	The client has stated that the main on-Site building has had various previous uses including residential/school as well as it's most recent use as a public house. The client provided as Asbestos Refurbishment/Demolition Survey report undertaken by AAC in 2020. The report concluded that no asbestos containing material was present inside or outside the building.		

Source description
The land use history suggests that there is the potential for contamination to have occurred off-Site relating to the following: Railway Line - Herbicide residues (possibly including atrazine and simazine from historical vegetation control) . - Fuel and engine oil spills /leakage from train engines. Lubricant residues from associated rolling stock/carriages. - Made Ground/fill materials associated with the construction of the rail line. Electricity Sub Station Potential for Polychlorinated Biphenyls (PCB) contamination to have occurred. Garage - Miscellaneous fuel or chemical spills/leaks (i.e. fuels used for refilling and storage in UST's, oils, lubricants, greases, antifreeze residues ,etc.) associated with the former garage. - Potential for underground tanks or other buried infrastructure including former waste oil pits, inspection pits, grease pits, drainage interceptors, etc. Town Yard/Corporation Yard - Potential for bulk storage of fuels and/or miscellaneous chemicals. - Miscellaneous small scale fuel and oil spills relating to the presence of vehicles /parking - Potential for localised/historical deposition of waste materials/effluents, given the former use.

LOW LIKELIHOOD
PROBABILITY OF CONTAMINATION

POTENTIAL SOURCES OF CONTAMINATION

2.2 Conceptual understanding (potential sources of contamination)

 Current land use	The Site is currently a vacant former public house. There are no known buried storage tanks at the Site. There is no known bulk fuel or chemical storage on Site.			POTENTIAL SOURCES OF CONTAMINATION	The Site's current use is unlikely to have given rise to significant land contamination.	UNLIKELY																																																					
 Neighbouring industrial land uses <i>(see environmental data report in Section 3.3 for full listing)</i>	There are one or more potentially contaminative land uses are located within 250 m of the Site: <table><tr><th>Distance from Site</th><th>Number of active industrial land uses</th><th>Number of inactive industrial land uses</th></tr><tr><td>1 - 50 m</td><td>0</td><td>1</td></tr><tr><td>51 - 100m</td><td>0</td><td>0</td></tr><tr><td>101 - 250 m</td><td>0</td><td>1</td></tr></table> <table><tr><th>Nr</th><th>Nearest distance</th><th>Land use / permitted activity / authorisation</th></tr><tr><td>0</td><td>NA</td><td>Fuel station entries</td></tr><tr><td>0</td><td>NA</td><td>Gas pipelines</td></tr><tr><td>0</td><td>NA</td><td>Underground electrical cables</td></tr><tr><td>0</td><td>NA</td><td>Control of major accident hazards sites (COMAH)</td></tr><tr><td>0</td><td>NA</td><td>Notification of installations handling hazardous substances (NIHHS)</td></tr><tr><td>0</td><td>NA</td><td>Explosives sites</td></tr><tr><td>0</td><td>NA</td><td>Planning hazardous substance consents</td></tr><tr><td>0</td><td>NA</td><td>Planning hazardous substance enforcements</td></tr><tr><td>0</td><td>NA</td><td>Sites determined as Contaminated Land under Part IIA of the Environmental Protection Act 1990</td></tr><tr><td>0</td><td>NA</td><td>Records of Licensed Discharge Consents.</td></tr><tr><td>0</td><td>NA</td><td>Local Authority pollution prevention and control sites</td></tr><tr><td>0</td><td>NA</td><td>Local Authority pollution prevention and control enforcements</td></tr><tr><td>0</td><td>NA</td><td>Records of Category 3 or 4 Radioactive Substance Licences</td></tr></table>				Distance from Site	Number of active industrial land uses	Number of inactive industrial land uses	1 - 50 m	0	1	51 - 100m	0	0	101 - 250 m	0	1	Nr	Nearest distance	Land use / permitted activity / authorisation	0	NA	Fuel station entries	0	NA	Gas pipelines	0	NA	Underground electrical cables	0	NA	Control of major accident hazards sites (COMAH)	0	NA	Notification of installations handling hazardous substances (NIHHS)	0	NA	Explosives sites	0	NA	Planning hazardous substance consents	0	NA	Planning hazardous substance enforcements	0	NA	Sites determined as Contaminated Land under Part IIA of the Environmental Protection Act 1990	0	NA	Records of Licensed Discharge Consents.	0	NA	Local Authority pollution prevention and control sites	0	NA	Local Authority pollution prevention and control enforcements	0	NA	Records of Category 3 or 4 Radioactive Substance Licences	The potentially contaminative land uses/activities identified in close vicinity of the Site may pose a contamination hazard to the Site should relevant contaminant pathways exist. Contemporary trade directory entries include: Comiskey (inactive) electronic engineers c. 10 m north west. Jigsaw Independent Hospital (inactive) hospitals c. 185 m south west.
Distance from Site	Number of active industrial land uses	Number of inactive industrial land uses																																																									
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PROBABILITY OF CONTAMINATION

2.2 Conceptual understanding (potential sources of contamination)

 EA recorded pollution incidents <i>(see environmental data report in Section 3.3 for full listing)</i>	No Environment Agency pollution incidents have been recorded within 250 m of the Site.	POTENTIAL SOURCES OF CONTAMINATION	No potential for gross contamination has been identified in relation to any pollution incidents occurring near to the Site.	NEGLECTIBLE	PROBABILITY OF CONTAMINATION
 Landfills / waste sites <i>(taken within 500m radius of the Site boundary, see environmental data report in Section 3.3 for full listing)</i>	There are no Environment Agency listed historical landfills located within 500 m of the Site. There are no registered landfills located within 500 m of the Site. There are no Local Authority listed historical landfills located within 500 m of the Site. The following other waste sites are registered within 500 m of the Site: 0 Records of registered waste transfer sites. 0 Records of registered waste treatment or disposal sites. 0 Records of licenced waste management facilities.		Given the absence of any historical or operational landfills within close proximity of the Site no associated contamination hazards have been identified. Given the absence of any waste treatment, transfer or disposal sites within close proximity of the Site no associated contamination hazards have been identified.	NEGLECTIBLE	
 Radon <i>(see environmental data report in Section 3.3 for full listing)</i>	According to current UK radon mapping the Site lies in an area where <1% of homes are at or above the UK radon action level (200 Bq/m3).		<1% of homes are at or above the UK radon action level (200 Bq/m3).	UNLIKELY	

2.3 Conceptual understanding (environmental sensitivity / potential severity of impacts)

 Geology and Groundwater <i>(see the environmental data report in Section 3.3 for full details)</i>	British Geological Survey mapping indicates that the underlying superficial geology consists of Glaciofluvial Sheet Deposits, Devensian (GFSD) which comprises sand and gravel and is classified as a Secondary (A) Aquifer. British Geological Survey mapping indicates that the bedrock geology consists of Wilmslow Sandstone Formation (WLSF) which comprises of sandstone and is classified as a Principal Aquifer. According to the GeoSmart Groundwater Flood Risk (GW5) Map (GeoSmart, 2021). The risk of groundwater flooding at the Site is 'negligible'. The Site does not lie within a groundwater Source Protection Zone (SPZ). There are no groundwater abstraction licences within 1 km of the Site.	POTENTIAL RECEPTORS	A Secondary (A) Aquifer comprises permeable layers capable of supporting water supply at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. A Principal Aquifer comprises rock or drift deposits that have high permeability - meaning they usually provide a high level of water storage. They may support strategic water supply and/or river base flow. Based on the susceptibility of the Site to groundwater flooding, a groundwater flood risk assessment is not considered necessary for the Site. The depth to groundwater beneath the Site is unknown. The absence of any groundwater abstractions does not necessarily indicate a low resource potential. Small scale abstractions, such as for private water supplies, may not be listed.	SEVERE	POTENTIAL SEVERITY OF IMPACT
 Geohazards <i>(see the environmental data report in Section 3.3 for full details)</i>	The Site does not lie within a 'Coal Mining Reporting Area'. There are no brine affected areas within 75 m of the Site. No or limited artificial ground / Made Ground is anticipated on Site. There are no natural hazards (with a hazard rating of moderate or above) at or within 50 m of the Site.		The Site does not lie within an identified coal mining area and is therefore unlikely to be affected by related ground stability or mine gas issues. The Site does not lie within an area of former brine working and is therefore unlikely to be affected by related ground stability issues. BGS GeoIndex Onshore mapping does not have any artificial deposits recorded at the Site.		

Superficial Geology and Artificial Deposits (BGS, 2021)



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Bedrock Geology (BGS, 2021)



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2.3 Conceptual understanding (environmental sensitivity / potential severity of impacts)

 Surface water <i>(see the environmental data report in Section 3.3 for full details)</i>	There are no significant surface water features within 250 m of the Site. The Site lies within a Flood Zone 1. There are no surface water abstraction licences within 1 km of the Site.	POTENTIAL RECEPTORS	No relevant surface water receptors have been identified.	NEGLECTIBLE	POTENTIAL SEVERITY OF IMPACT
 Environmental designations <i>(see the environmental data report in Section 3.3 for full details)</i>	There are no environmentally sensitive land uses within 500 m of the Site.		No relevant environmentally designated sites/receptors have been identified.	NEGLECTIBLE	
 Human receptors	Proposed residents/users of the Site plus neighbouring residences.		Human receptors are proposed to be present on Site.	SEVERE	

2.4 Regulator perspective

Consultation date	14th January 2021	Manchester City Council
GeoSmart consultant	Jessica Bayliff	Robert Willcock
Consultation outcome	The local authority replied to a consultation request by GeoSmart. The Council declined to answer any queries relating to the Site other than through formal chargeable consultation.	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
On-Site sources								
1	Potential for inorganic and low volatility organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	There is potential for Made Ground to be present in localised areas of the Site associated with multiple phases of construction and demolition, which may impact future Site users, particularly in proposed landscaped/garden areas.
2		Consumption of home grown produce	HH		MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	
3		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	
4		Building materials in direct contact with aggressive ground	PROP	Future Site buildings	MILD	UNLIKELY	VERY LOW RISK	Aggressive ground conditions are not anticipated to be present.
5		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Glaciofluvial Sheet Deposits, Devensian (a Secondary (A) Aquifer)	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	Any potential contaminants associated with any Made Ground could impact groundwater quality within the underlying geology.
6		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Wilmslow Sandstone Formation (a Principal Aquifer)	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
7	Potential for volatile organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	MEDIUM	UNLIKELY	LOW RISK	The risk classification reflects the likely absence of any significant sources of volatile organic contamination.
8		Consumption of home grown produce	HH		MEDIUM	UNLIKELY	LOW RISK	
9		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	UNLIKELY	LOW RISK	
10		Migration of vapours to surface; inhalation indoors	HH		MEDIUM	UNLIKELY	LOW RISK	
11		Migration of vapours to surface; inhalation outdoors	HH		MEDIUM	UNLIKELY	LOW RISK	
12		Building materials in direct contact with aggressive ground	PROP	Future Site buildings	MILD	UNLIKELY	VERY LOW RISK	Aggressive ground conditions are not anticipated to be present.
13		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Glaciofluvial Sheet Deposits, Devensian (a Secondary (A) Aquifer)	MEDIUM	UNLIKELY	LOW RISK	The risk classification reflects the likely absence of any significant sources of volatile organic contamination.
14		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Wilmslow Sandstone Formation (a Principal Aquifer)	MEDIUM	UNLIKELY	LOW RISK	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
15	Potential for asbestos containing materials within the subsurface soils	Liberation of sub surface ACMs and inhalation of asbestos fibres	HH	Future Site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	The demolition/refurbishment survey undertaken by AAC in September 2020 confirms there is no asbestos containing material within the current Site building. However, given the multiple phases of construction and demolition overtime and the age of these buildings, there is potential for asbestos containing material to have been present may subsequently be present within near surface soils.
16	Potential for dissolved phase contaminants to be present within shallow groundwater	Lateral and vertical groundwater movement via natural or artificial flow paths	CW	Glaciofluvial Sheet Deposits, Devensian (a Secondary (A) Aquifer)	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	Any potential contaminants associated with any Made Ground could impact groundwater quality within the underlying geology.
17		Lateral and vertical groundwater movement via natural or artificial flow paths	CW	Wilmslow Sandstone Formation (a Principal Aquifer)	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	
18	Potential for elevated methane to be present within the sub-surface soils	Lateral and vertical migration into on-Site buildings; potential to cause an explosion	HH	On-Site properties and their occupants	SEVERE	NEGLIGIBLE	NO DISCERNABLE RISK	The gas generation potential of on-Site materials is considered to be limited.
19		Lateral migration towards off-Site buildings; potential to cause an explosion	HH	Off-Site properties and their occupants	SEVERE	NEGLIGIBLE	NO DISCERNABLE RISK	
20	Potential for elevated carbon dioxide to be present within the subsurface soils	Lateral and vertical migration into on-Site buildings; potential to cause asphyxiation	HH	Occupants of on-Site buildings	SEVERE	NEGLIGIBLE	NO DISCERNABLE RISK	
21		Lateral migration towards off-Site buildings; potential to cause asphyxiation	HH	Occupants of off-Site buildings	SEVERE	NEGLIGIBLE	NO DISCERNABLE RISK	
22	Potential for radon within the subsurface	Lateral migration towards on-Site buildings; potential to cause long term health effects	HH	Occupants of on-Site buildings	MEDIUM	UNLIKELY	LOW RISK	The Site lies in an area where <1% of homes are at or above the UK radon action level (200 Bq/m3).
	OVERALL RISK RATING						MODERATE/LOW RISK	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
Off-Site sources - Town Yard/Corporation Yard adjacent to the north west (1893 - 1993)								
23	Potential for both inorganic and volatile organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	Given the close proximity of the former town/corporation yard to the Site, there is potential that there may have been a variety of different material/equipment/vehicles used and stored in this area any potential contaminants associated with the land use as the potential to migrate and impact the future Site users particularly in garden areas. Due to the time passed since the area was redevelopment from a corporation yard, it is considered It is plausible that any source mass associated with any volatile contaminants originally present may have been significantly reduced due to the effects of volatilisation and degradation over time.
24		Consumption of home grown produce	HH		MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	
25		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	
26		Migration of vapours to surface; inhalation indoors	HH		MEDIUM	UNLIKELY	LOW RISK	
27		Migration of vapours to surface; inhalation outdoors	HH		MEDIUM	UNLIKELY	LOW RISK	
28		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Glaciofluvial Sheet Deposits, Devensian (a Secondary (A) Aquifer)	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	
29		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Wilmslow Sandstone Formation (a Principal Aquifer)	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
Off-Site sources - Railway Line adjacent to the east								
30	Potential for both inorganic and volatile organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	MEDIUM	UNLIKELY	LOW RISK	Despite the close proximity of the railway line to the Site, as it is located at a much lower elevation than the Site (see topography mapping in Section 3.6). It is considered unlikely that any potential contaminants associated with this land use with impact the Site.
31		Consumption of home grown produce	HH		MEDIUM	UNLIKELY	LOW RISK	
32		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	UNLIKELY	LOW RISK	
33		Migration of vapours to surface; inhalation indoors	HH		MEDIUM	UNLIKELY	LOW RISK	
34		Migration of vapours to surface; inhalation outdoors	HH		MEDIUM	UNLIKELY	LOW RISK	
35		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Glaciofluvial Sheet Deposits, Devensian (a Secondary (A) Aquifer)	MEDIUM	UNLIKELY	LOW RISK	
36		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Wilmslow Sandstone Formation (a Principal Aquifer)	MEDIUM	UNLIKELY	LOW RISK	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
Off-Site sources								
- Garage c. 135 m north east (1958 - 1992)								
37	Potential for both inorganic and volatile organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	MEDIUM	UNLIKELY	LOW RISK	Given the garage is located on the other side of the railway line, migration of any contaminants is considered unlikely. As the railway line is located at a much lower elevation, it is unlikely that there will be viable contaminant migration pathway from the garage to the Site.
38		Consumption of home grown produce	HH		MEDIUM	UNLIKELY	LOW RISK	
39		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	UNLIKELY	LOW RISK	
40		Migration of vapours to surface; inhalation indoors	HH		MEDIUM	UNLIKELY	LOW RISK	
41		Migration of vapours to surface; inhalation outdoors	HH		MEDIUM	UNLIKELY	LOW RISK	
42		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Glaciofluvial Sheet Deposits, Devensian (a Secondary (A) Aquifer)	MEDIUM	UNLIKELY	LOW RISK	
43		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Wilmslow Sandstone Formation (a Principal Aquifer)	MEDIUM	UNLIKELY	LOW RISK	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
Off-Site sources - Electricity Sub Station c. 10 m north (1974 - present)								
44	Potential contaminant: polychlorinated biphenyls (PCBs)	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	MEDIUM	UNLIKELY	LOW RISK	Despite the close proximity of the sub station given the relatively low mobility of PCB contaminants, it is unlikely that future Site occupants would be impacted.
45		Consumption of home grown produce	HH		MEDIUM	UNLIKELY	LOW RISK	
46		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	UNLIKELY	LOW RISK	
47		Migration of vapours to surface; inhalation indoors	HH		MEDIUM	UNLIKELY	LOW RISK	
48		Migration of vapours to surface; inhalation outdoors	HH		MEDIUM	UNLIKELY	LOW RISK	
49		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Glaciofluvial Sheet Deposits, Devensian (a Secondary (A) Aquifer)	MEDIUM	UNLIKELY	LOW RISK	Although permeable deposits exist, PCBs are not readily soluble.
50		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Wilmslow Sandstone Formation (a Principal Aquifer)	MEDIUM	UNLIKELY	LOW RISK	
OVERALL RISK RATING							MODERATE/LOW RISK	

2.6 Next Steps

✓	Phase 2 intrusive investigation		Given the multiple phases of construction and demolition on-Site over time and the presence of the town/corporation yard adjacent to the north west between 1893 and 1993 there is therefore the potential for contamination to be present at the Site. It is recommended that a proportionate programme of site investigation and monitoring works be undertaken in order to establish the presence or absence of contamination and to enable a quantitative assessment of the associated environmental risks. Further advice: Please contact info@geosmartinfo.co.uk for further information regarding the need for a Phase 2 investigation. For information on reputable site investigation companies, enquiries can be made directly to your local authority or via www.endsdirectory.com
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3. Supporting Information



The following supporting information is contained in this section:

Section	Content
3.1	Referenced materials used in the EnviroSmart reporting
3.2	Site photographs
3.3	Published environmental data records (Landmark Envirocheck report Summerhill, The Greenfinch, Lapwing Lane, Manchester, M20 3ZA. REF: 271186138_1_1) including: • Aerial photographs and site map • Environmental permits, incidents and registers • Landfill and other waste sites • Current land use information • Geology • Hydrogeology and hydrology • Flooding • Designated environmentally sensitive sites • Other environmental factors
3.4	Risk assessment methodology
3.5	Historical land use maps
3.6	Topography Maps

Disclaimer

This report has been prepared by GeoSmart in its professional capacity as soil and water specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client, and is provided by GeoSmart solely for the internal use of its client.

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Tel: 01743 298100

Email: info@geosmartinfo.co.uk

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The Search Code

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

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Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
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Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs contact details:

The Property Ombudsman scheme

Milford House

43-55 Milford Street

Salisbury

Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk

Please ask your search provider if you would like a copy of the search code

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- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306. E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision. Complaints should be sent to:

Alan White
Operations Manager
GeoSmart Information Limited
Suite 9-11, 1st Floor
Old Bank Buildings, Bellstone
Shrewsbury
SY1 1HU

Tel: 01743 298100
alanwhite@geosmartinfo.co.uk

3.1 References

The following references were used to inform the conceptual site model and preliminary risk assessment:

British Geological Survey, 2021a. Geology of Britain viewer (<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>)

British Geological Survey, 2021b. GeoIndex Onshore (<http://mapapps2.bgs.ac.uk/geoindex/home.html>)

British Standards Institute, 2011. Investigation of potentially contaminated sites – code of practice. BS10175:2011+A1:2013.

CIRIA, 2001. Contaminated land risk assessment. A guide to good practice. Publication C552. CIRIA London. ISBN 0-86017-552 9

Environment Agency, 2020. Land Contamination Risk Management (LCRM)

GeoSmart Information Limited, 2021. National Groundwater Flood Risk Map (GW5)

Health Protection Agency, 2000. Spring 2000 Newsletter featuring: Radon: Guidance on Protective Measures for New Dwellings (BR 211).

Landmark, 2021. Landmark Envirocheck report Summerhill, The Greenfinch, Lapwing Lane, Manchester, M20 3ZA. REF: 271186138_1_1

AAC, 2020. Refurbishment/Demolition Survey Greenfinch Pub, 108 Pallatine Road, Didsbury, Manchester, M20 3ZA.

3.2 Site photographs

Photograph 1: View of the Site, facing north west



Photograph 2: View of the Site, facing west



Photograph 3: View of the on-Site building and some of the car park area, facing north east



Photograph 4: View of the on-Site building facing east



Photograph 5: View of the rear of the on-Site building in the north east of the Site.



Photograph 6: View of the car park area in the north of the Site.



3.3 Environmental data report

Readily available environmental information relating to the Site and its surrounding area has been provided by Landmark.

3.4 Risk assessment methodology

The method of risk evaluation adopted in this document is consistent with CIRIA C552 (2001). Hence, risk is considered to be a function of both the probability (likelihood) of contamination occurring at the study site and also the potential severity (consequence) of the environmental impacts associated with this contamination.

The classification system used to define contaminant probability, consequence and risk is described in the following tables.

Table A: Classification of probability

Classification	Definition
High likelihood	There is a contaminant linkage and an event that appears either very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
Likely	There is a contaminant linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term, and likely over the long term.
Low likelihood	There is a contaminant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is contaminant linkage but circumstances are such that it is improbable that an event would occur even in the long term.

Table B: Classification of consequence

Classification	Receptor	Definition	Examples
Severe	Humans	Short-term (acute) risk to human health likely to result in "significant harm" as defined in the CTL Statutory Guidance	High concentrations of cyanide on the surface of an informal recreation area
	Controlled waters	Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource	Major spillage of contaminants from site into controlled water
	Property	Catastrophic damage to buildings/property	Explosion, causing building collapse (can also equate to an acute human health risk if buildings are occupied)
	Ecology	A short-term risk to a particular ecosystem, or organism forming part of such eco-system	Potentially long term derogation of a designated site or protected species
Medium	Humans	Chronic damage to human health ("significant harm" as defined in the CTL Statutory Guidance)	Concentrations of a contaminant from a residential site exceed the site-specific assessment criteria
	Controlled waters	Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution)	Leaching of contaminants from a site to a principal or secondary aquifer
	Property	Significant damage to crops, buildings, structures and services	Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability)
	Ecology	A significant change in a particular ecosystem	Death of a species within a designated nature reserve

Table B: Classification of consequence (continued)

Classification	Receptor	Definition	Examples
Mild	Humans	Contamination present although unlikely to constitute a significant chronic health risk	Concentrations of a contaminant from a public access site moderately exceed the generic assessment criteria
	Controlled waters	Pollution of non-water resources	Pollution of non-classified groundwater
	Property	Damage to sensitive buildings/structures/services	Aggressive ground conditions leading to potential for long term degradation of buried concrete
	Ecology	Damage to the environment	Localised damage to aquatic habitat causing temporary relocation of certain species
Minor	Humans	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing, etc.)	The presence of contaminants at such concentrations that protective equipment is required during site works
	Controlled waters	Potential minor release of contamination to local water features	Short term or low volume release of potentially polluting material to a secondary surface water course of low existing quality
	Property	Easily reparable effects of damage to buildings, structures and services. Harm which may result in a financial loss, or expenditure to resolve	The loss of plants in a landscaping scheme. Discolouration of concrete
	Ecology	Short term, localised damage may occur; consequences are spatially and temporally limited	Short term or localised disruption to in situ flora or fauna; no lasting effects

Table C: Risk classification (comparison of consequence and probability)

		Consequence (severity)			
		Severe	Medium	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Moderate risk	Low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

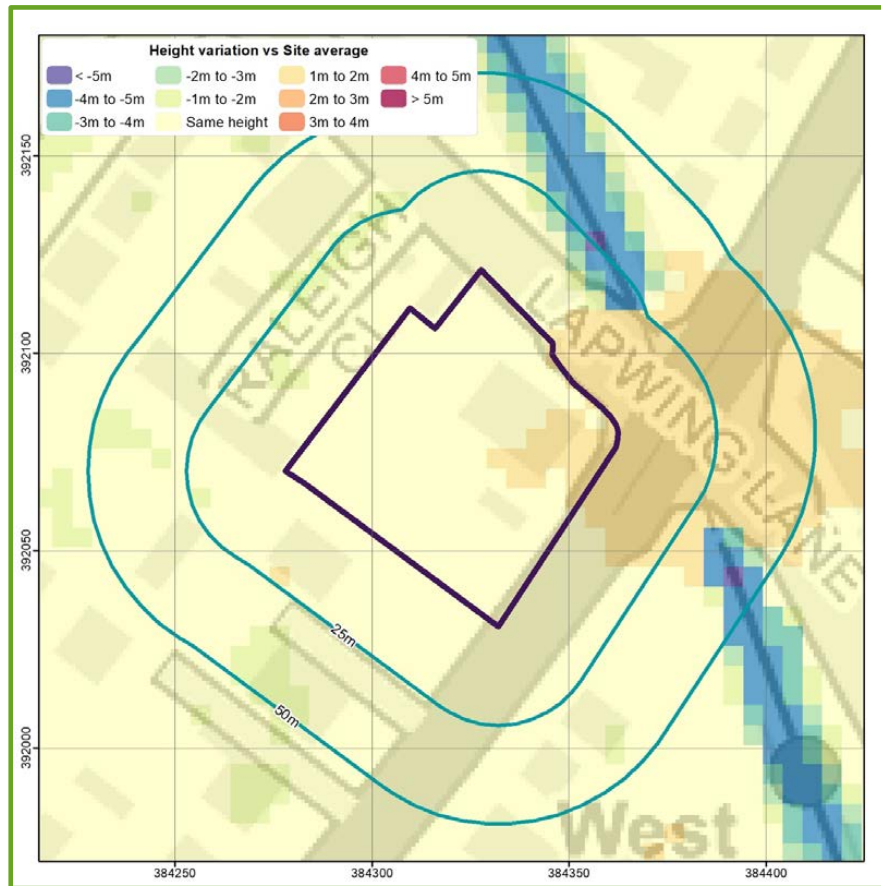
Risk Key

Very High	High	Moderate	Moderate/Low	Low	Very Low
There is a high probability that severe harm could arise to a designated receptor from an identified hazard without appropriate remediation action	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remediation action	It is possible that without appropriate remediation action harm could arise to a designated receptor. It is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that such harm would be relatively mild	It is possible that harm could arise to a designated receptor from an identified hazard. It is likely any harm would be mild	It is possible that harm could arise to a designated receptor from an identified hazard. It is likely that, at worst if any harm was realised any effects would be mild	The presence of an identified hazard does not give rise to the potential to cause harm to a receptor

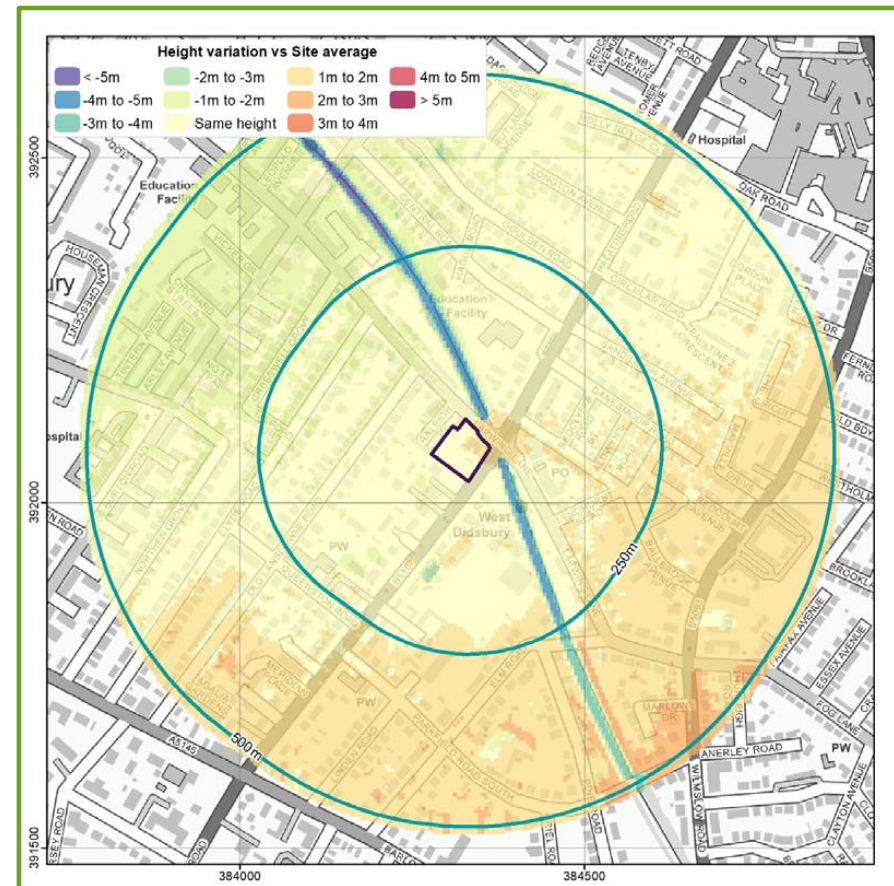
3.5 Historical land use maps

Historical Ordnance Survey maps relating to the site and its surrounding area have been provided by Landmark.

3.6 Topography Maps



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