

PLANNING
RECD 13 JUN 2008
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FOIL ACTION

Environmental Risk Report

Victoria Avenue/Chain Road, Blackley

Bowker Sadler

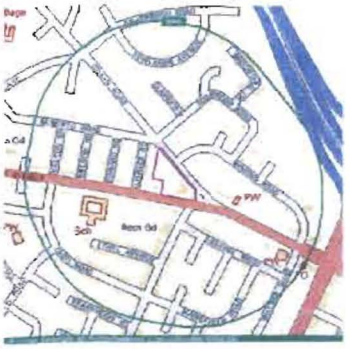
in association with

WILBOURN ASSOCIATES
Chartered Environmental Surveyors

Sitecheck Assess
A Landmark product

Report on:
LAND AT
LION & LAMB PUBLIC HOUSE
VICTORIA AVENUE
MANCHESTER

Prepared For:
Tm Property Service
Delta 200
Delta Business Park
Swindon
Wiltshire
SN5 7XP





Report Reference:
SCASS-22366579-1-1

Report Date:
7th August 2007

Your Reference:
3262739_SAS

Report Centre
National Grid Reference:
385990, 404170

If you have any questions on the contents of this Report please contact the Landmark Customer Help Desk, which is open 9:00am-5:30pm, Monday - Friday, via one of the following channels:

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Fax: 0844 844 9980
Email: info@landmarkinfo.co.uk
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LANDMARK
Information Group

WILBOURN ASSOCIATES
Chartered Environmental Surveyors

in association with

Sitecheck

Professional Opinion

on environmental risk

PASSED

The Sitecheck report dated 07/08/2007 and reference 22366579_1 for LAND AT, LION & LAMB PUBLIC HOUSE, VICTORIA AVENUE, MANCHESTER has examined the sources of potential contamination in terms of historical land use, environmental data and current land uses where known.

INTRODUCTION

This professional opinion determines the level of environmental risk, as to whether a pollutant linkage exists which is created when there is a source of contamination, a pathway for it to travel along and receptors, which may be harmed. This risk-based approach underpins the governments approach to contaminated land. If a pollutant linkage exists the property may be regarded by the local authority as being "Contaminated Land" for the purposes of Part IIA of the Environmental Protection Act 1990.
In completing this report Wilbourn Associates has undertaken a review of data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Wilbourn Associates. No information as to the age, value and type of property has been made available. It is important to note that it is not known by Wilbourn Associates for what purpose the report has been commissioned.

CONCLUSIONS

In the professional opinion of Wilbourn Associates the level of risk associated with the information disclosed in the associated Sitecheck report:
1) is unlikely to have an adverse effect on the value of the property, and
2) is not such that the property would be designated "Contaminated Land" within the meaning of Part IIA of the Environmental Protection Act 1990.

OTHER ENVIRONMENTAL FACTORS In this case the following environmental factors have been identified which a client may wish to be investigated before proceeding further

An area which may be affected by coal mining activity
An area of Mining Instability

Please refer to the relevant section in the report for each of the above factors.

Philip E. Wilbourn BSc C.Env FRICS
Chartered Environmental Surveyor

RICS

This professional opinion forms part of the Sitecheck Assess report and is subject to the associated Terms and Conditions of Business in force from time to time. Further information on the methodology and the datasets examined in this professional opinion is included in the Sitecheck Assess Practitioner Guide.

SOURCES OF ADDITIONAL PROFESSIONAL GUIDANCE:

If the report is for valuation, or investment, or other forms of lending decision making there may be issues arising from the current occupation, which need to be examined. The Royal Institution of Chartered Surveyors has provided guidance with respect to such matters and specific reference should be made to the guidance note 'Contamination and Environmental Matters - their implications for property professionals'. This guidance note is referred to in UKGN1.1 paragraphs 9.1 and 9.2 of the RICS Appraisal and Valuation Standards (5th Edition) (The "Red Book").

It is recommended that the client reviews the outputs of any valuation report, which should include a Property Observation Checklist, contained at Appendix C for commercial property or Appendix D for rural property in the Royal Institution of Chartered Surveyors guidance note 'Contamination and Environmental Matters - their implications for property professionals'. Completion of these checklists does not constitute an environmental assessment for the purposes of Professional Indemnity Insurance where many surveyors are unlikely to have appropriate indemnity cover. Any contamination, which is observed on the site by the surveyor during the normal course of their inspection, can also be recorded.

If the property is let, the landlord or the tenant (as appropriate) should take legal advice as to whether the covenants in the lease constitute legal or financial burdens. The Law Society's "Environmental Law Handbook-5th Edition" provides valuable assistance.

In leases with no express covenants dealing with environmental matters, lawyers and surveyors need to be aware of the extent to which the repairing of covenants can be applied and, when advising tenant clients in particular, will need to draw attention to the client's obligations to comply with enacted legislation.

Should contamination have been observed on site a suitably qualified, insured and experienced professional, preferably with the Specialist in Land Condition (SiLC) accreditation, should quantify whether this could give rise to an action by a regulator or any other party. A suitable management plan for action incorporated in a Land Quality Statement in accordance with RICS guidance should be put in place and appropriate matters taken up with the tenant/occupier.

In terms of development this report should be seen as a precursor to a thorough investigation of the property for planning control purposes. The DTI funded guidance published by the Construction Industry Research and Information Association (CIRIA) Brownfields-managing the development of previously developed land-a clients guide may be a useful starting point.

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Assess
A Landmark® product

Contents of the Report

This report is divided into eleven sections

Aerial Photo
The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffers used throughout the report at 250m and 500m.

Location Map
The accurate large-scale Ordnance Survey map confirms the boundary of the subject site. The descriptive text may identify other features which could be of relevance but not reported. The smaller aerial photo includes the site boundary.

Summary of Site
This section comprises source, pathway and receptor information found on site. Other factors which may affect the site are also included.

Summary
This section comprises of a summary table of the information found on site and in its vicinity.

Current Land Use
This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.

Historical Land Use
This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included.

Sensitivity
This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. The section also contains a separate Flood Map.

Other Factors
This section contains informetion on other factors which may affect the site and its vicinity.

Useful Information
This section contains information which may be ef use when interpreting the report.

Useful Contacts
All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record. Additionally there is a list of organisations that may be contacted if you require specialist environmental or geotechnical support.

Terms and Conditions
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The information in this Sitecheck Assess Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, Landmark cannot guarantee the accuracy or completeness of such information or data, nor to identify all the factors that may be relevant. If you are a private individual using this report Landmark recommend that you discuss its contents in full with your professional advisor. It is essential to read this report in conjunction with the Product User Guide and your attention is drawn to the scope of the report section within this guide

The Sitecheck Assess User guide is available free of charge from our website www.landmark-information.co.uk

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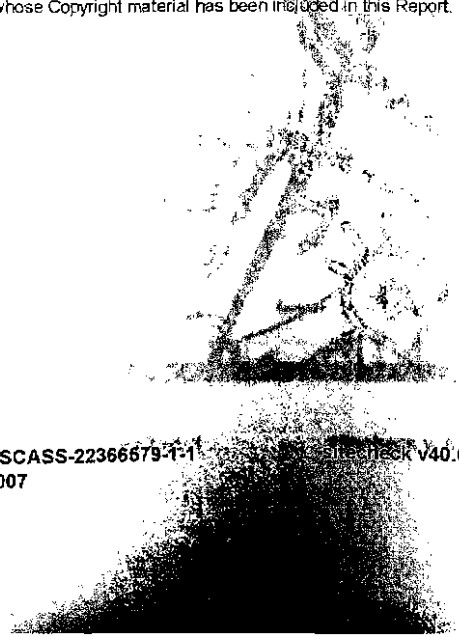
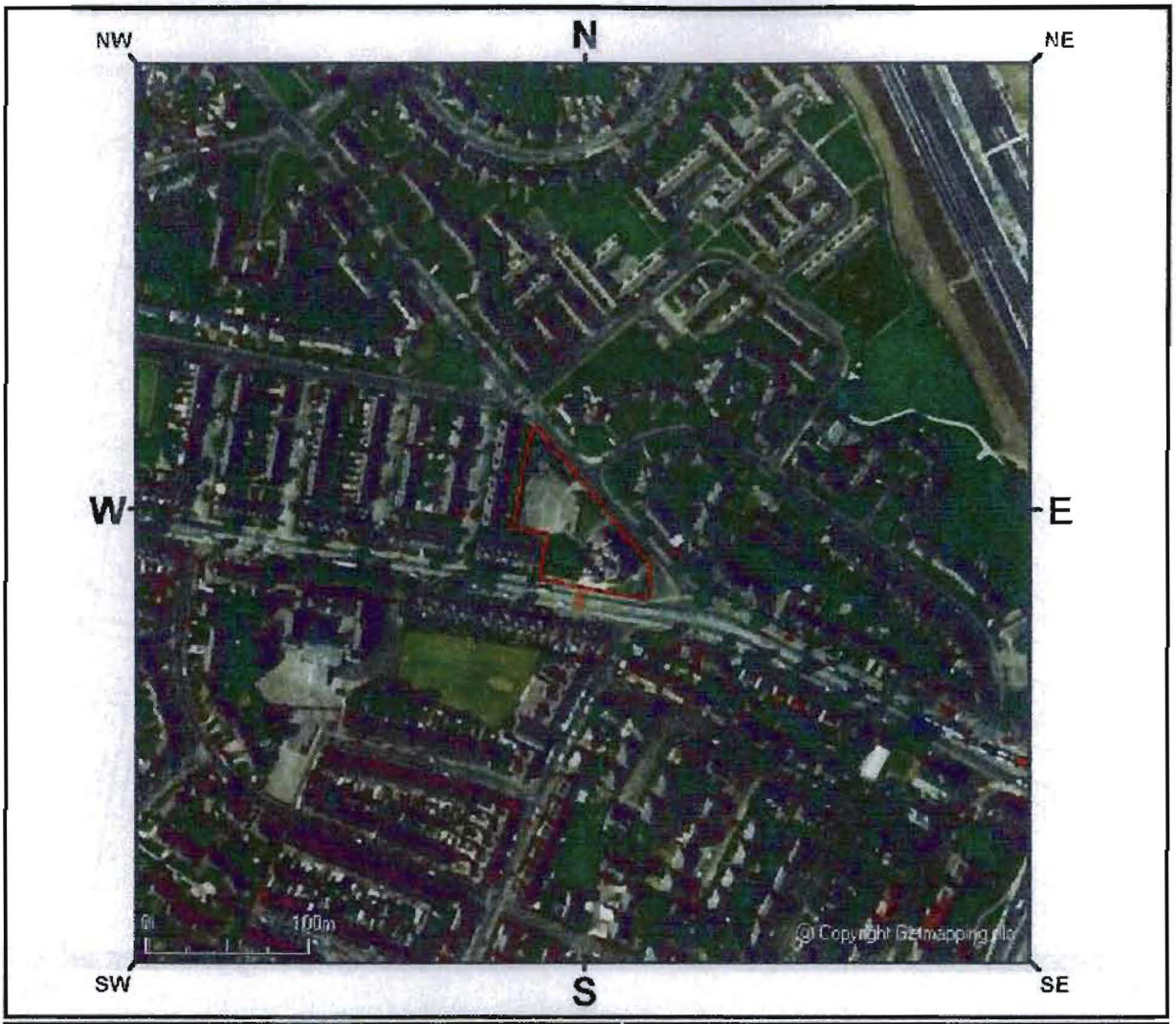
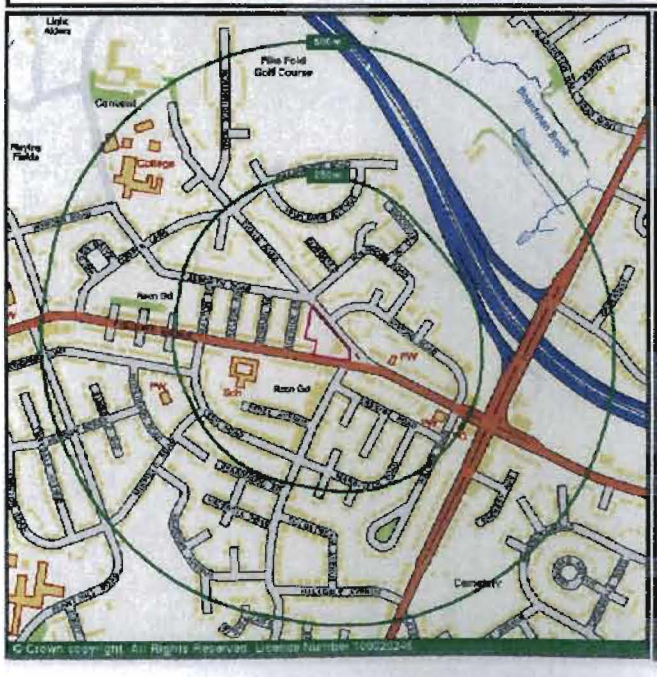


Aerial Photo





Site

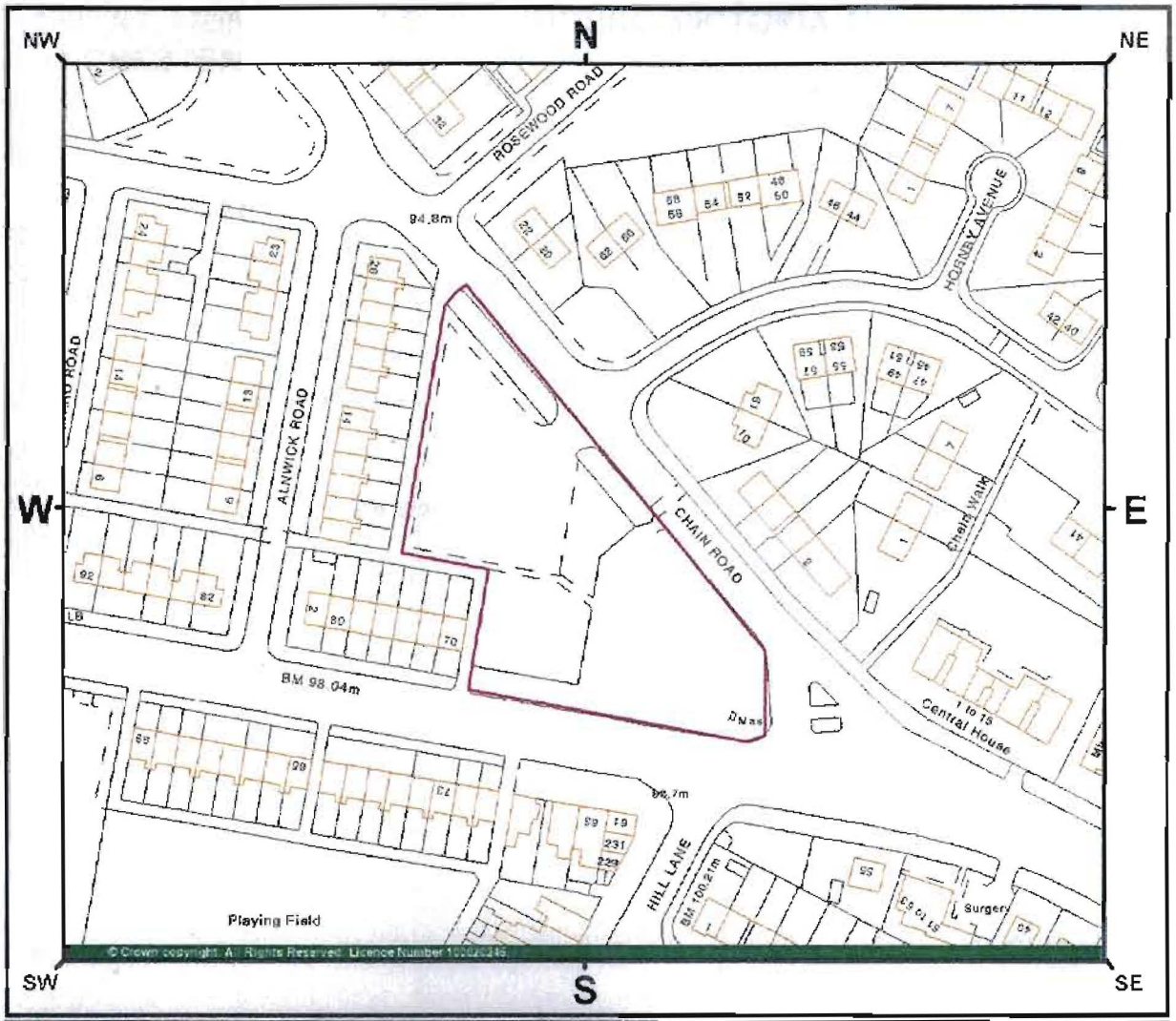
LAND AT
LION & LAMB PUBLIC HOUSE
VICTORIA AVENUE
MANCHESTER

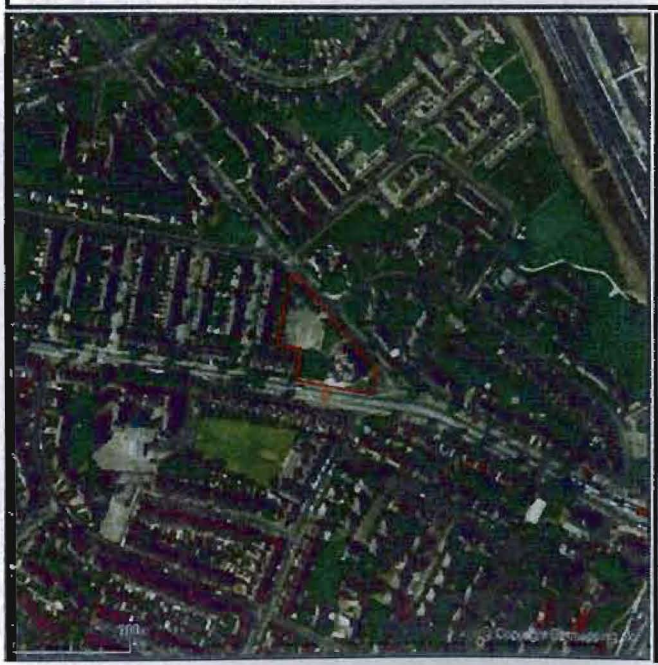
Grid Reference

Easting 385990

Northing 404170

Location Map





Site

LAND AT
LION & LAMB PUBLIC HOUSE
VICTORIA AVENUE
MANCHESTER

Grid Reference

Easting 385990

Northing 404170

LAND AT, LION & LAMB PUBLIC HOUSE, VICTORIA AVENUE MANCHESTER

Sources

Current Land Use

Waste/Landfill Sites

Local Authority Landfill Coverage

Manchester City Council, - Has not been able to supply Landfill data. Contact ref: 1

Historical Land Use

No features were found on the site for this section.

LAND AT, LION & LAMB PUBLIC HOUSE, VICTORIA AVENUE MANCHESTER

Pathways and Receptors

Sensitivity

Pathways

Groundwater Vulnerability

Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants, Soil Classification: Not classified, Map Scale: 1:100,000, Map Name: Sheet 11 South Pennines. Contact ref: 3

Drift Deposits

No

Extreme Flooding from Rivers or Sea without Defences

No

Flooding from Rivers or Sea without Defences

No

Areas Benefiting from Flood Defences

No

Flood Water Storage Areas

No

Flood Defences

No

LAND AT, LION & LAMB PUBLIC HOUSE, VICTORIA AVENUE MANCHESTER

Other Factors

Brine Compensation Areas

No

Coal Mining Affected Areas

In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.. Contact ref: 4

Mining Instability

Inconclusive Coal Mining

Radon Affected Areas

Less than 1% of homes are above the Action Level. Contact ref: 5

Radon Protection Measures

No radon protective measures are necessary in the construction of new dwellings or extensions. Contact ref: 6

Potential for Collapsible Ground Stability Hazards

No Hazard

Potential for Compressible Ground Stability Hazards

No Hazard. Contact ref: 6

Potential for Ground Dissolution Stability Hazards

No Hazard

Potential for Landslide Ground Stability Hazards

Very Low. Contact ref: 6

Potential for Running Sand Ground Stability Hazards

Very Low. Contact ref: 6

Potential for Shrinking or Swelling Clay Ground Stability Hazards

Very Low. Contact ref: 6

Shallow Mining Hazards

No Hazard

Summary

Current Land Use

	On Site	0-250m	250-500m
Sources	0	1	5
Waste/Landfill Sites			
BGS Recorded Landfill Sites	0	0	0
Licensed Waste Management Facilities (Landfill Boundaries)	0	0	0
Licensed Waste Management Facilities (Locations)	0	0	0
Local Authority Recorded Landfill Sites	0	0	0
Registered Landfill Sites	0	0	0
Registered Waste Transfer Sites	0	0	0
Registered Waste Treatment or Disposal Sites	0	0	0
Statutory Authorisations			
Local Authority Pollution Prevention and Controls	0	0	0
Contaminated Land Register Entries and Notices	0	0	0
Registered Radioactive Substances	0	0	0
Discharge Consents			
Discharge Consents	0	0	1
Water Industry Act Referrals	0	0	0
Industrial Processes			
Integrated Pollution Controls	0	0	0
Integrated Pollution Control Registered Waste Sites	0	0	0
Integrated Pollution Prevention And Control	0	0	0
Local Authority Integrated Pollution Prevention And Control	0	0	0
Storage of Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)	0	0	0
Explosive Sites	0	0	0
Notification of Installations Handling Hazardous Substances (NIHHS)	0	0	0
Planning Hazardous Substance Consents	0	0	0
Contraventions			
Local Authority Pollution Prevention and Control Enforcements	0	0	0
Enforcement and Prohibition Notices	0	0	0
Planning Hazardous Substance Enforcements	0	0	0
Prosecutions Relating to Authorised Processes	0	0	0
Prosecutions Relating to Controlled Waters	0	0	0
Substantiated Pollution Incident Register	0	0	0
Potentially Contaminative Uses			
Contemporary Trade Directory Entries	0	1	3
Fuel Station Entries	0	0	1
Miscellaneous			
BGS Recorded Mineral Sites	0	0	0

Summary

Historical Land Use

	On Site	0-250m	250-500m
Sources	0	15	35
Potentially Contaminative Uses			
Historical Tanks And Energy Facilities	0	4	7
Potentially Contaminative Industrial Uses (Past Land Use)	0	2	7
Potentially Infilled Land			
Former Marshes	0	0	0
Potentially Infilled Land (Non-Water)	0	1	3
Potentially Infilled Land (Water)	0	8	18

Sensitivity

	On Site	0-250m	250-500m
Pathways and Receptors	1	0	1
Pathways			
Groundwater Vulnerability	1	N/A	N/A
Drift Deposits	0	N/A	N/A
Historical Flood Liabilities	0	0	0
Extreme Flooding from Rivers or Sea without Defences	0	0	0
Flooding from Rivers or Sea without Defences	0	0	0
Areas Benefiting from Flood Defences	0	0	0
Flood Water Storage Areas	0	0	0
Flood Defences	0	0	0
River Flood Data (Scotland)	0	0	0
Environmentally Sensitive Receptors			
Areas of Outstanding Natural Beauty	0	0	0
Environmentally Sensitive Areas	0	0	0
Local Nature Reserves	0	0	0
Marine Nature Reserves	0	0	0
National Nature Reserves	0	0	0
Nearest Surface Water Feature	0	0	1
Ramsar Sites	0	0	0
Sites of Special Scientific Interest	0	0	0
Source Protection Zones	0	0	0
Special Areas of Conservation	0	0	0
Special Protection Areas	0	0	0
Water Abstractions	0	0	0
Protected Countryside Areas			
Forest Parks	0	0	0
National Parks	0	0	0
National Scenic Areas	0	0	0

Other Factors

	On Site	0-250m	250-500m
	8	1	0
Brine Compensation Areas	0	N/A	N/A
Coal Mining Affected Areas	1	N/A	N/A
Mining Instability	1	0	N/A
Natural and Mining Cavities	0	0	0
Radon Affected Areas	1	N/A	N/A
Radon Protection Measures	1	N/A	N/A
Potential for Collapsible Ground Stability Hazards	0	0	N/A
Potential for Compressible Ground Stability Hazards	1	0	N/A
Potential for Ground Dissolution Stability Hazards	0	0	N/A
Potential for Landslide Ground Stability Hazards	1	0	N/A
Potential for Running Sand Ground Stability Hazards	1	0	N/A
Potential for Shrinking or Swelling Clay Ground Stability Hazards	1	1	N/A
Shallow Mining Hazards	0	0	N/A