



Client:

Renaker Build Ltd.
1st Floor, NQ Building
47 Bengal Street
Ancoats
Manchester
M4 6BB

Consultant:

Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

Great Jackson Street Plot D Batching Plant, Manchester

March 2025

**Site Ref: 5818B/RMS V1.00
PCLRArev1**

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1. Introduction

This report is an account of a Phase I Desk Study and Preliminary Contaminated Land Risk Assessment carried out by GeoAssist Limited at the request of the Client, Renaker Build Limited, for a proposed temporary planning extension of three years for the use of the site by Heidelberg Materials UK as a concrete batching plant to the south of Great Jackson Street, Manchester.

The work was commissioned following the receipt of instruction to proceed issued by Renaker Build Limited on the 04th March 2025 and forms an update to an earlier 2016 Preliminary Contaminated Land Risk Assessment undertaken on the site for the change of use from commercial warehouse facility to a concrete batching plant.

The purpose of this Phase I investigation is to provide information in order to ensure that the site:

- Is assessed in accordance with the UK government methodology outlined online in Land Contamination Risk Management (LCRM)
- Satisfies the relevant requirements of the Updated National Planning Policy Framework December 2024
- Is suitable for the continued proposed land use. In this case, as a temporary commercial/industrial concrete batching plant to support the numerous development schemes in the area through provision of building materials.

The approximate grid reference for the centre of the site is 383300, 397210 and the total area of the site is approximately 5,000 m². The area of the site is outlined with a red line on the site plan in Appendix A1.

2. Description of the Site

2.1 Present

The site is located to the south of Manchester City Centre and bordered by Great Jackson Street, Melbourne Street, and the Mancunian Way Ring Road. Plot D is currently used as a Concrete Batching Plant.

Plot D comprises one distinct plot of land, located within the heart of the Great Jackson Street area of Manchester City Centre. The site is located to the east of the Crown Street Phase 2 Development and the South of the Deansgate Square Development and the proposed Crown Street Phase 3 Development. The site forms a roughly triangular shape and the topography of the site is relatively level. The majority of the site is covered by concrete hardstanding understood to have been established when the site was redeveloped from a commercial warehouse facility to a concrete batching plant in 2016.

At the time of the site visit on 6th January 2025 there were no permanent buildings present on the site and the majority of the site was given to storage of clean 1st generation aggregate and the above ground concrete batching equipment including a series of cement silos and double skin plastic tanks for admixtures and diesel.

No obvious visual or olfactory observations of contaminants were noted during the site walkover. Photographs from the site visit form appendix A2 to this report.

2.2 Proposed

It is proposed to continue the present use of the site as a concrete batching plant for an additional 3 year period and include a temporary lab structure and 29 car parking spaces for staff and visitors in addition to the existing site facilities. The proposed current development plan for the concrete batching plant forms appendix A3 to this report.

Ultimately the site is to be developed for a mixed residential and commercial development comprising of one tower with approximately 642 homes over circa 70 floors and a separate Office Building providing approximately 2,500m² over approximately 5 storeys. The development will contain a 3 storey basement, a multi-level podium, Residential Amenity, Swimming Pool and Restaurant. The development will consist of unitised curtain walling to the main tower and office with a podium and is inclusive of all residential space, commercial space, amenity space, landscaping, and public realm.

3. Historical Researches

3.1 Historical Mapping & Photographs

Examination of the historical maps of the area confirms that the site had previously been used as residential land after which the site was used as a commercial warehouse building upto 2016. A series of historical maps and ordnance plans have been reviewed as part of this search. The following table highlights plans and maps that are of particular significance for the purpose of this report. Where possible, reference to the large scale (1:500, 1:1056, 1:1250 & 1:2,500) plans and maps has been made in preference to those at smaller scales (1:10,560 & 1:10,000) as the details on the smaller scale plans and maps are often lacking because of the lower resolution at which they were originally drafted.

Published	Source Scale	Potentially contaminative Feature within 250m of site boundary	Remarks	Direction from site	Distance from site(m)	Feature still present on 2020 edition?
1848	1:10,560		Residential	On Site	0	No
1908	1:2,500	Iron Works (Knott Mill)	Under Development	NE	90	No
		Iron Foundry		E	194	No
		Corporation Yard	Under Development	NE	92	No
		Printing Works	Redeveloped	NE	200	No
1922	1:2,500					
1948 -1950	1:1,250	Fireplace factory		SE	51	No
		Clothing Works		W	110	No
1950 -1951	1:2,500	Automobile Engineering Works	Under Development	NE	90	No
1951 -1956	1:1,250	Garage	Possible Vehicle Refuelling	N	40m	No
1956 -1965	1:2,500					
1960 -1980	1:1,250	Works		N	40	No
1965	1:2,500					
1969 -1988	1:1,250					
1977 -1990	1:1,250		Warehouse	On site	0	No
		Factory		W	20	No
1984	1:1,250					
1992	1:1,250					
1993 -1995	1:1,250					
1994	1:10,000					
1999	1:10,000					
2015	1:10,000					
2006	1:10,000		No Significant Change			
2024	1:10,000	Concrete Plant Shown but not annotated				

The historical maps are attached in Appendix B1 to this report.

3.2 Anecdotal Historical Information

Anecdotal historical information has not been provided as part of this investigation.

3.3 Previous on site Intrusive Investigation

No previous intrusive ground investigations are known to have been undertaken on the site. The issues to be covered in the present investigation are to provide information in respect of any potentially unacceptable geo-environmental risks arising from previous land uses in the immediate area, including from ground gas, and the potential for sources of contamination to impact both present and future receptors, including:

- Human
- Controlled waters via established pathways
- Property
- Adjoining land and ecological systems

It is understood that the numerous adjacent Renaker sites have been subject to intrusive investigations as part of recent developments in the wider area and where applicable, approved Investigation and remediation schemes have been implemented to the satisfaction of the relevant Regulators and Local Planning Authorities.

3.4 Environmental Data Search

An Environmental data search report referenced 371124224_1_1, has been used for background data on this site and is included as appendix C1.

3.4.1 Historical Land uses

The Environmental data search report referenced 371124224_1_1, summarises that past and present use of the site may have a limited potential to lead to ground contamination. The report summarises that adjacent areas up to 250m indicate that there are likely to have been potentially contaminative land uses, capable of impacting the site. Data from the historical plans indicate that it is possible that the site and the immediate surrounds (250m) could have been impacted by historic contamination.

3.4.2 Statutory Authorisations, Incidents and Registers

The Environmental data search report referenced 371124224_1_1, confirms that within 250m of the site boundary there is/are:

- § One authorised Local Authority Pollution Prevention Controls for air quality relating to respraying of road vehicles processes. It is understood that this process is not longer in operation.
- § Three Pollution Incidents to Controlled Waters. Each of the incidents were identified as category 3 - minor incidents.

Given the age of, and distance from the site of the recorded incidents and controls, it is considered unlikely that the present and any proposed development will have been or will be significantly impacted by any of the listed statutory authorisations, incidents and registers.

3.4.3 Landfill & Other Waste Sites

The Environmental data search report referenced 371124224_1_1, indicates that Manchester City Council has passed on their Landfill data to the Environment Agency. The Environment Agency England and Wales have supplied the following landfill and waste site data.

Table 3.4 A summary of the landfill/waste transfer data as provided by the Environment Agency England & Wales and the environmental data search report referenced 371124224_1_1

Site name	Material deposited	Operational period	Approximate distance from site (m)	Direction from site
No registered historical or active landfill sites or waste transfer operations within 250m of the site boundary				

The potential for ground gas generation from registered landfill sources and subsequent ingress into the proposed development is classified as low based on the above information.

3.4.4 In-Filled Land

Data from the County Series Surveys and the Ordnance Survey plans of the area confirms that there are likely to be small areas of infilled land on the site and within 250m of the site boundary not previously identified as landfill. The potential for ground gas generation from infilled land and subsequent ingress into the proposed development is classified as low based on the present site usage.

3.5 Bomb Damage and Potential for Unexploded Ordnance (UXO)

Plans from the Building Inspectors District of Manchester Record of Location of Aerial Bombs on the City of Manchester from 1939 to 1945 indicate that structures that previously occupied the site prior to the present commercial structure were not demolished or damaged by WWII ordnance. A plan indicating the location of the ordnance and associated structural damage in the locality has been inspected and given the level of building coverage at the time it is considered unlikely that any unexploded ordnance fell on site unnoticed and is still present. The risk from unexploded ordnance is classified as low for the present and continued site use as a concrete batching plant. Further assessment may be required should the site use change.

4. Geology & Hydrogeology

4.1 Site Geology

The relevant Geological Ordnance Map of the area referenced, SJ 89 NW, shows the site to be located on Fluvio-Glacial deposits of Sand and Gravel overlying Till (Boulder Clay) deposits. Notes on the geological plan indicate that the drift deposits are likely to be between 4.00 to 9.00m in depth. The underlying solid geology is shown as being Bunter (Chester Pebble Beds) Sandstone of the Permo-Triassic period.

The BGS on-line lexicon indicates that the lithological description of the Chester Pebble Beds sandstone 'is fine to coarse grained, commonly pebbly with conglomerates and sporadic siltstone (marls), cross-stratified'. No faults in the solid geology are shown as passing directly beneath the site.

4.2 Radon Affected Area

The Environmental data search report referenced 371124224_1_1, indicates that the site is in a lower probability radon area. No radon protective measures are necessary in the construction of new dwellings or extensions.

4.3 Hydrogeology and Groundwater Vulnerability

The Bedrock Aquifer Designation as determined by the British Geological Survey is: Principal Aquifer - These are layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer. The Superficial Aquifer Designation as determined by the British Geological Survey is: Secondary A - permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

4.4 Surface Water

The plans of the site confirm that the nearest surface water feature is the River Medlock, flowing 149m north east of the site boundary. There is no evidence that the site in its present state, or the proposed minor changes will significantly impact surface water receptors and consequently the risk to surface waters is classified as low.

4.5 Subsurface Water

There is no evidence that the site in its present state or the proposed development will impact subsurface water receptors and consequently the risk to subsurface waters is classified as low.

4.6 Water Abstractions

The Environmental data search report referenced 371124224_1_1, indicates that there is one water abstraction licence number within 250m of the site boundary with 11 separate abstraction points. All of which are noted as being operated by Renaker Build Limited – It is understood that these abstractions have been used for dewatering during construction projects and are no longer in active use as the construction is complete.

The site does not lie within a source protection zone. The Environment Agency England and Wales has defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk.

The maps show three main zones (inner Zone I, outer Zone II and total catchment Zone III).

5. Mineworkings & Mineral Sites

Information provided by the Coal Authority as part of the Environmental data search report referenced 371124224_1_1 indicates that the property is in an area that may be affected by coal mining.

The Coal Authority Mining Report referenced confirms that:

- The property is not within a surface area that could be affected by any past recorded underground coal mining.
- The property is not within a surface area that could be affected by present underground mining.
- The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.
- The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.
- The property is not in an area likely to be affected from any planned future underground coal mining.
- However, reserves of coal exist in the local area which could be worked at some time in the future.
- No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.
- There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.
- The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

- There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.
- The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.
- The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.
- There is no current Stop Notice delaying the start of remedial works or repairs to the property.
- The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.
- The Coal Authority has no record of a mine gas emission requiring action.
- The property is not in an area where a notice to withdraw support has been given.
- The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

The professional opinion states:

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. It is unlikely that these features will impact on the stability of the enquiry boundary.

Consequently, the risk to the proposed development on this site in respect of past, present or future coal workings is classified as low.

6. Designated Environmentally Sensitive Sites

The environmental data search report referenced 371124224_1_1, confirms the site is not situated within an environmentally sensitive site.

7. Contemporary Directory Trade Entries

The environmental data search report referenced 371124224_1_1, indicates that there are numerous mainly inactive trade directory entries within 250m of the site boundary. Given the nature of past and present land use, the likelihood that the proposed continued commercial use of the site as a batching plant will be significantly impacted by surrounding past industrial land uses is considered to be low. The processes undertaken by the batching plant are unlikely to lead to any significant issues from ground contamination given the low risk nature of the activities and the hardstanding apron on which the operation is conducted. The storage of low volumes of diesel oil and concrete add mixtures in impact resistant double skin tanks significantly reduces the potential risk from accidental release.

8. Conceptual Model

The table below is the conceptual model for the site based on the information available at this time.

Table 8.1 Preliminary Conceptual model.

Potential Source /Hazard	Nature of Hazard (Risk Level to site given a commercial end use)	Contaminants Associated with Source	Potential Pathway	Potential Receptor
Previous ON SITE Land uses:				
1. Previous and Present Site Use	Ground contamination Low Risk	None	Dermal Contact Ingestion Inhalation	Site Users Construction workers
Residential use	Gas from in-filled ground Low Risk	Low levels of Carbon Dioxide	Vertical and Lateral Migration	Site Users Future Buildings & Services
Commercial building	Infilled Basements etc			
Concrete Batching Plant				
Previous OFF SITE land uses within 250m as indicated by Historical Plans Including:				
2. Works and Factory (now Redeveloped)	Ground contamination Low Risk	DoE Industry Profile	Inhalation only	Site Users Construction workers
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
3. Iron Foundry (now redeveloped)	Ground contamination Low Risk	DoE Industry Profile	Inhalation only	Site Users Construction workers
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
4. Vehicle Refuelling Garage	Ground contamination Low to moderate Risk	DoE Industry Profile	Inhalation only Vertical and Lateral Migration Possible if leaks occurred	Site Users Construction workers
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
5. Coal Workings & Brine Extraction	Geotechnical Hazard Low Risk	None	Ground Collapse Subsidence	Humans (site users) Future Buildings & Services
	Ground contamination Low Risk	None	None	Site Users Services
	Mine Gas Low Risk	None	None	Humans (site users) Future Buildings & Services

Only sources that have not been present on site in the past or currently are considered within the off site category. Unless the information is deemed to be pertinent to the analysis.

From the sources of information examined as part of this investigation a low to moderate potential for contaminated materials to have impacted the site has been established and a low potential for the presence of ground gas. There is a low likelihood of hazards from past coal workings.

9. Conclusions & Recommendations

The evidence presented elsewhere within this report indicates there is no requirement for further investigation in the form of intrusive site works given the proposed continued land use scenario for the site. The phase I report has demonstrated that the continued use of the site at a concrete batching plant is not likely to pose significant possibility of significant harm to any receptors from ground contamination. Particularly in consideration of the full concrete hardstanding cover at the site.

9.1 Supplementary Recommendations

None



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Geotechnical/Environmental Engineer



Mark Richardson MSc CEng MICE

Technical Director

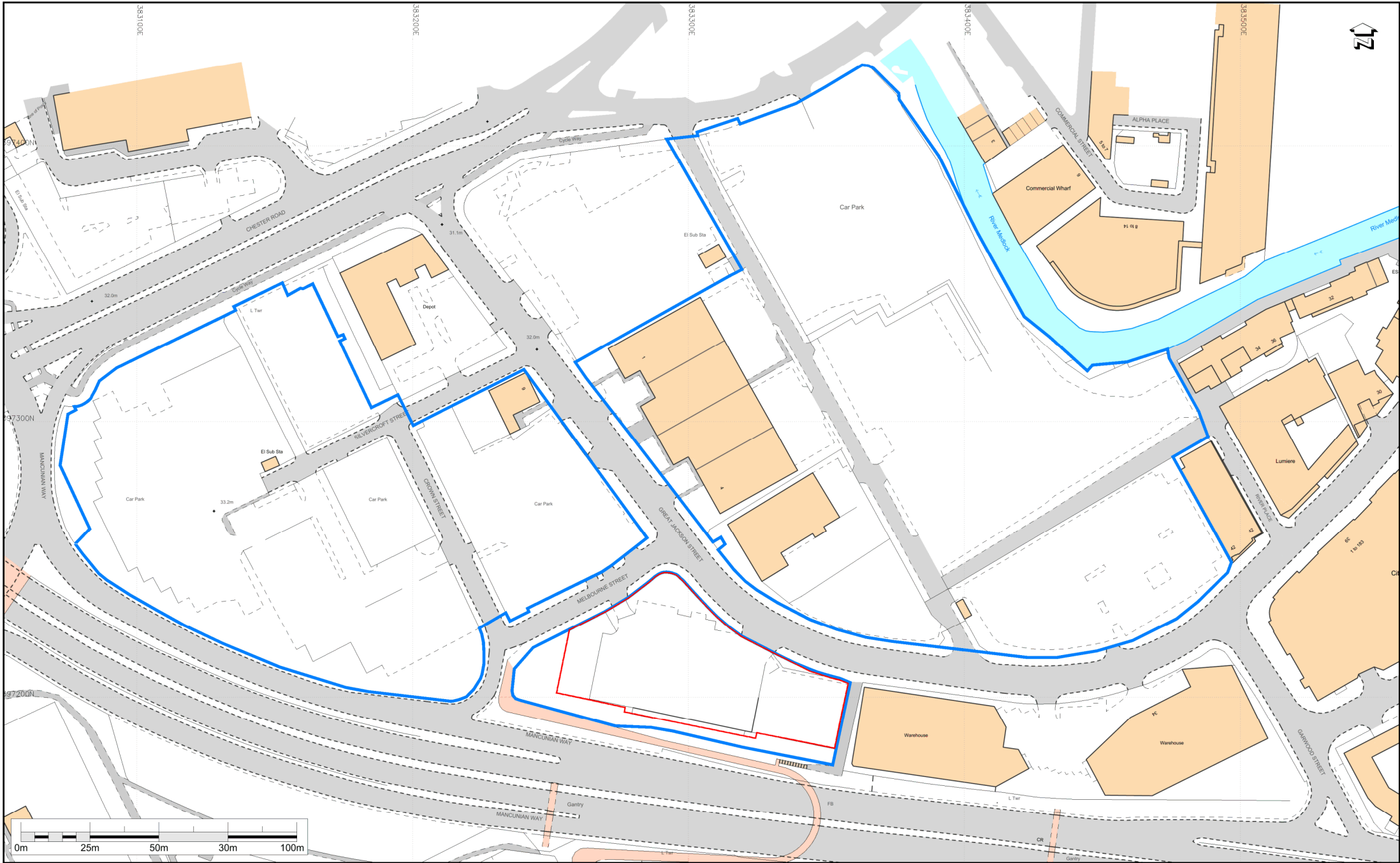
This report has been prepared by GeoAssist Limited with all reasonable professional skill, care and diligence within the terms of the contract with Renaker Build Limited. The report is confidential to Renaker Build Limited, their/the named persons advisors and bankers, and GeoAssist Limited accepts no responsibility of whatever nature to third parties to whom this report may be divulged. GeoAssist Limited owns the copyright in this report. All rights are reserved, and unauthorised use is prohibited. Renaker Build Limited may use the report for their/her/his own purposes.

GeoAssist have utilised the third-party information presented in the Environmental data search in order to undertake the Preliminary Contaminated Land Risk Assessment. GeoAssist are not liable for any errors, omissions or facts that might be contained within the Environmental data search report.

Appendix A

A1	Site Plan
A2	Site Photographs
A3	Site Development Plan
A4	Aerial Photo 1921

5818B GALv1.00



- Legend
- Land Under the Control of the Applicant
 - Application Boundary

Site	Great Jackson Street			
Title	PLAN 2 Existing Site Configuration			
Scale	1:1250	Paper Size	A3	Drawn by MP
Date	Mar 2025	Check by	JP	Drawing No. PLAN 2
		Revision		

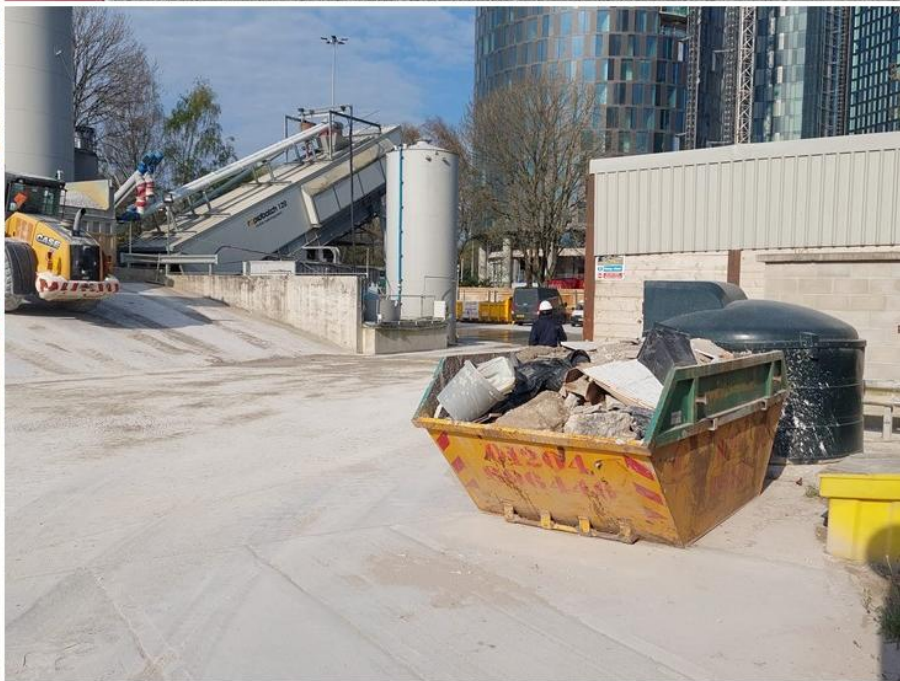
A1 Site Plan

Site Name	Great Jackson Street Plot D Batching Plant
Location	Manchester
GeoAssist Ref	5818B RMS
Client	Renaker Build Limited
	Renaker Build Ltd. 1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	
NGR (centre of site)	383300,397210
Production Date	March 2025
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Do Not Scale



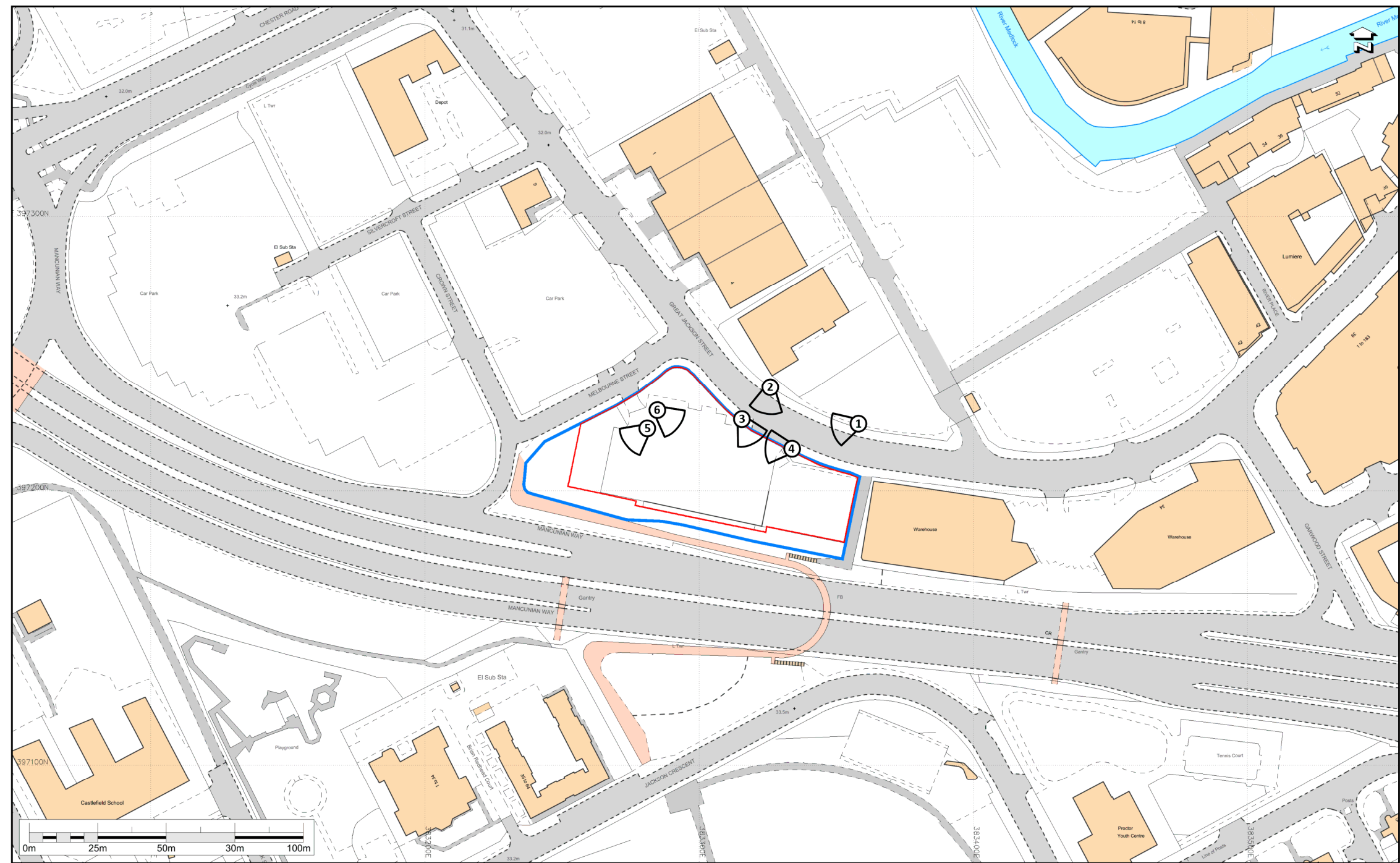
consultancy engineering business environment



A2 Site Photos

Site Name	Great Jackson Street Plot D Batching Plant
Location	Manchester
GeoAssist Ref	5818BRMS
Client	Renaker Build Limited
	Renaker Build Ltd. 1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	
NGR (centre of site)	383300,397210
Production Date	March 2025
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

5818BGALv1.00



- Legend
- Land Under the Control of the Applicant
 - Application Boundary

Site	Great Jackson Street			
Title	PLAN 2 Existing Site Configuration			
Scale	1:1250	Paper Size	A3	Drawn by
Date	Feb 2025	Check by	JP	MP
		Drawing No.	PLAN 2	
		Revision		

A2 Site Photo Plan

Site Name	Great Jackson Street Plot D Batching Plant
Location	Manchester
GeoAssist Ref	5818BRMS
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Planning Consultant	
NGR (centre of site)	383300,397210
Production Date	March 2025
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Do Not Scale

5818BGALv1.00





Legend

Land Under the Control of the Applicant

Application Boundary

Existing Fence to be Retained

New 2.4m Plywood Hoarding With Support Timbers

Existing Vegetation to be Retained

Parking

Pedestrian Walkway

Site

Great Jackson Street

Title

PLAN - 4
Proposed Site Layout Plan

Scale

1:400

Paper Size

A3

Drawn by

MP

Drawing No.

PLAN 4

Date

Feb 2025

Check by

JP

Revision

A3 Proposed Site Plan

Site Name	Great Jackson Street Plot D Batching Plant
Location	Manchester
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Planning Consultant	
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Survey Method	
Surveyor	Others
Status	Final v1.00
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Do Not Scale