



e3p

Phase I Geoenvironmental Site Assessment
Former Burnage Cricket Club, Manchester

Reference: 16-953-R1-2
Date: February 2025



PHASE I GEOENVIRONMENTAL SITE ASSESSMENT

Former Burnage Cricket Club,
Manchester,
M19 1AL

Prepared for:
VIEWS

Report Ref: 16-953-R1-2
Date Issued: February 2025

E3P

Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

+ 44 (0) 161 707 9612
<https://e3p.co.uk>

Registered in England
CRN: 08725262

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PREPARED BY	M Dimes	M Dimes	
QUALIFICATIONS	BSc (Hons)	BSc (Hons)	
CHECKED BY	M Dee	M Dee	
QUALIFICATIONS	MESci (Hons), FGS	MESci (Hons), FGS	
AUTHORISED BY	A Edgar	A Edgar	
QUALIFICATIONS	BSc, MSc, PIEMA, MEnvSc, CEnv	BSc, MSc, PIEMA, MEnvSc, CEnv	

EXECUTIVE SUMMARY

Site Address	Former Burnage Cricket Club, Manchester, M19 2WB.	
Grid Reference	E 386372, N 392908.	
Site Area	0.983 Ha.	
Proposed Development	E3P understands that Views intends to construct a residential development with associated access, infrastructure and landscaping.	
Current Site Use	The subject site is an approximately rectangular shaped parcel of land located in the west of Burnage, Manchester. The site was previously occupied by Burnage Cricket Club with little topographic change noted across the site. Vehicle and pedestrian access is granted from Kingsway to the west and Mauldeth Road to the south through a locked gate. The majority of the site comprises overgrown grassland with scrub vegetation and fly tipped waste present in the north east and a gravel carpark in the east. A three storey residential apartment building is present in the west.	
Site History	A review of the pertinent Ordnance Survey mapping suggests that the site comprised agricultural land with two ponds present circa 1849. The smaller of the ponds, located in the southwest, was infilled circa 1892 with the larger pond, located in the east, infilled by circa 1934 when the site was made into a cricket ground. No changes were recorded on site until circa 1988 where a small structure was built in the southwest corner of site. The site remained in this state until circa 2016 when the sports club expanded in the east, with the construction of hardstanding and a timber outbuilding in the west. Additionally, a three-story apartment building was constructed in the west at the same time. Further development in these two areas of site has occurred to the present day with the hardstanding in the east increasing in area and a small structure in the southwest being built.	
Environmental Setting	Drift Geology	Till, Devensian – DIAMICTON
	Bedrock Geology	Chester Pebble Beds Formation – SANDSTONE
	Faults	The nearest geological fault is located circa 230 m west of the site trending north to south with the downthrow to the west.
	Hydrogeology	Secondary undifferentiated superficial aquifer with a principal bedrock aquifer. One groundwater abstraction licence is recorded 282 m east of site with a general laundry use.
Environmental Setting Cont..	Hydrology	The closest surface water feature is Shaw Brook, located 145 m east of site.
	Flood Risk	Unaffected by flooding from rivers.



Utility Locations	A formal drainage survey has not been completed; however, a review of online records held by United Utilities indicates that no drainage infrastructure is present on site. Further review of up-to-date service records show no other services to be present on site. It is noted that a telecommunications mast is present along the western boundary. Additionally, the west of site contains a three story residential development and buildings associated with the sports club, therefore it is assumed drainage, sewers, electricity and gas may be present in the west of the site.
Landfill Sites and Ground Gases	No landfill sites (current or historic) are located within 250 m of the site. There are two identified infilled historical ponds located in the south and east of site. The Made Ground associated with these infilled ponds may produce hazardous ground gases such as methane and carbon dioxide.
Radon	Less than 1% of houses above the 'Action Level' – no special precautions required.
Coal Mining/Land Stability	The site is not located in a coal mining reporting area.
Hazardous Installations	No hazardous installations that could potentially prejudice the proposed construction of highly sensitive residential dwellings have been identified within influencing distance of the subject site.
Initial Conceptual Site Model	Contaminant Sources: ✿ Agricultural land use (localised spillages of fuel and leaks from agricultural machinery, pesticides) – Heavy metals/inorganics, Polycyclic Aromatic Hydrocarbons (PAH), Total Petroleum Hydrocarbons (TPH). ✿ Former small structure (southwest of site) – Asbestos. ✿ Infilled pond (south and east of site) – Heavy metals/inorganics, PAH, TPH, asbestos and ground gas (CO₂/CH₄). Pathways: ✿ Direct contact and ingestion ✿ Volatilisation/indoor explosion ✿ Vapour inhalation ✿ Dust inhalation ✿ Vertical and lateral migration ✿ Direct uptake by flora and fauna Receptors: ✿ Future site users (end-users and construction workers) ✿ Buildings (proposed development, adjacent residential units) ✿ Underlying aquifer (Principal Bedrock Aquifer)
Recommendations	A detailed Phase 2 Site Investigation is required to confirm the findings of the initial CSM and provide detailed geotechnical design information to ensure safe and economic future development.

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DRAWING LIST

16-953-R1-001 - Site Location Plan
16-953-R1-002 - Proposed Development Plan
16-953-R1-003 - Historical Features Plan
16-953-R1-004 - Site Features Plan
16-953-R1-010 - Conceptual Site Model



1. INTRODUCTION

1.1. BACKGROUND

E3P Ltd has been commissioned to undertake a Phase I Geoenvironmental Site Assessment at Burnage Sports Club, Manchester, M19 2WB.

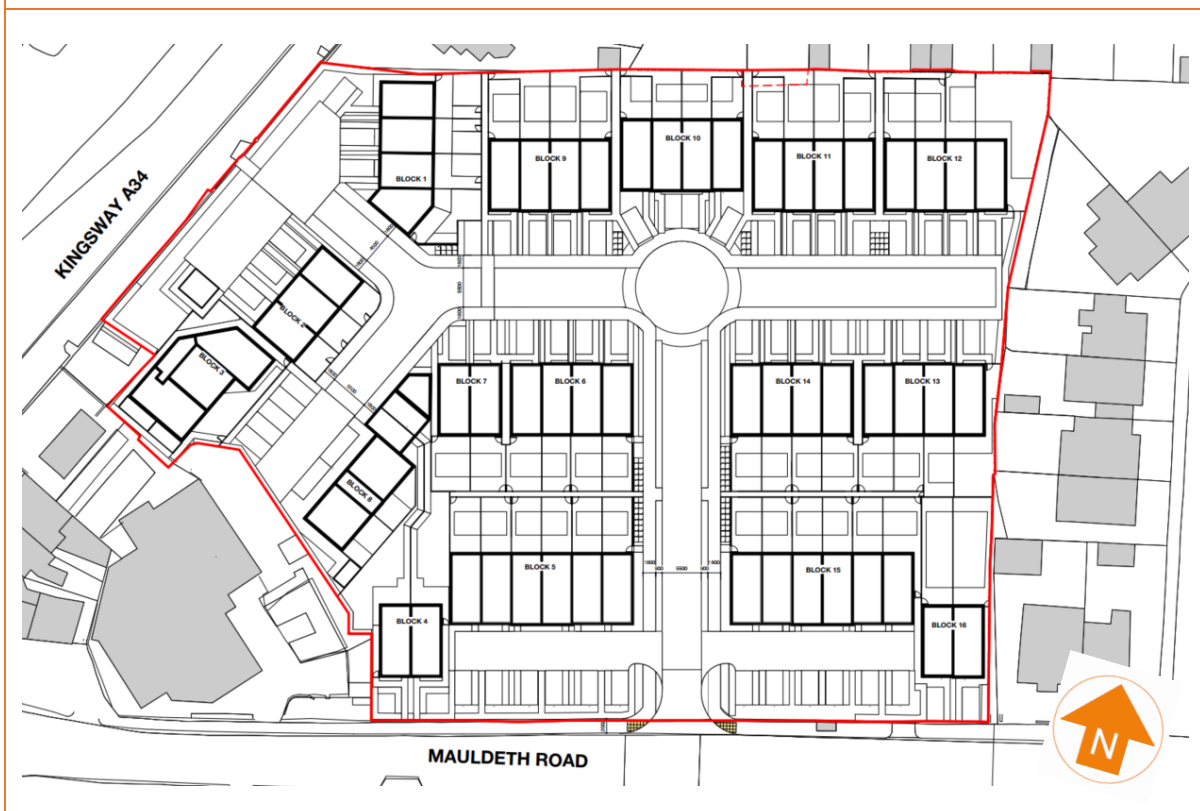
This report is required to determine potential contaminated land liabilities and geotechnical constraints as part of a proposed site redevelopment.

1.2. PROPOSED DEVELOPMENT

E3P understands that Views intends to construct a residential development totalling 66 dwellings with associated gardens, estate roads, and infrastructure.

A snapshot of the proposed development layout is indicated in Figure 1.1 and Ollier Smurthwaite Architects Drawing A815_P_002A in Appendix III.

FIGURE 1.1 SNAPSHOT OF PROPOSED DEVELOPMENT



1.3. OBJECTIVES

The objectives of the geoenvironmental investigation are as follows:

- ✳ Review historical plans, geology, hydrogeology, site sensitivity, floodplain issues, mining records and any local authority information available in order to complete a desk study in line with Environment Agency (EA) document Land Contamination: Risk Management (LC:RM) (2019)
- ✳ Assess the implications of any potential environmental risks, liabilities and development constraints associated with the site in relation to the future use of the site and in relation to off-site receptors.
- ✳ Assess the desk-study information and, where possible, provide preliminary recommendations in relation to foundations, pavement construction and floor slabs.
- ✳ Provide recommendations regarding future works required and undertake a preliminary pre-construction cost appraisal.

1.4. SOURCES OF INFORMATION

Background information was sought from the following sources:

- ✳ Groundsure Search (Ref: GS-YZA-P2S-YRT-BEI);
- ✳ Historical mapping dated 1849 to 2023. A selection of historical maps are reproduced in Appendix V;
- ✳ On-line planning records held by Manchester City Council;
- ✳ Consultations with representatives of Manchester City Council;
- ✳ Magic Map Groundwater Vulnerability Map;
- ✳ Radon: Guidance on protective measures for new buildings (BRE Document BR 211, 2007);
- ✳ British Geological Survey Map;
- ✳ Groundsure IO database;
- ✳ <https://zeticauxo.com/downloads-and-resources/risk-maps/>; and,
- ✳ <https://flood-map-for-planning.service.gov.uk>.

1.5. LIMITATIONS

The limitations of this report are presented in Appendix I.



1.6. CONFIDENTIALITY

E3P has prepared this report solely for the use of the client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from E3P; a charge may be levied against such approval.

1.7. RISK CLASSIFICATION

E3P has utilised the available data to classify the site on the basis of its likely contaminated land liability and potential for geotechnical constraints in relation to the site development. The risk classification definitions are summarised in Table 1.1.

TABLE 1.1 RISK CLASSIFICATION

RISK	DEFINITION
Low	There are unlikely to be significant contaminated land liabilities/geotechnical constraints associated with the property.
Low Moderate	There are unlikely to be significant contaminated land liabilities/geotechnical constraints associated with the property with regard to the proposed use. However, minor issues may require further consideration in the event of future redevelopment of the site.
Moderate	Some potential contaminated land liabilities/geotechnical constraints are likely to affect the property as a result of historical and/or current activities. The risks identified are unlikely to pose an immediate significant issue but the purchaser/developer may wish to make further enquiries of the vendor or undertake further environmental improvements. Redevelopment of the site will likely require further site investigation.
Moderate High	Some potentially significant contaminated land liabilities/geotechnical constraints have been identified at the property that requires further assessment, including intrusive ground investigations.
High	Significant potential contaminated land liabilities/geotechnical constraints have been identified at the property. Further assessment including intrusive ground investigation will be required to determine the level of risk and associated liability.



2. SITE SETTING

2.1. SITE DETAILS

Site Address	Former Burnage Cricket Club, Manchester, M19 2WB.
National Grid Reference	E 386372, N 392908.
Site Area	0.983 Ha.

All acronyms used within this report are defined in the Glossary presented in Appendix II.

A site location map is presented in Appendix III as Drawing 16-953-001.

2.2. CURRENT SITE USE

E3P has undertaken a site walkover of the entire site and a description of the key findings is summarised in Table 2.1.

TABLE 2.1 SITE DESCRIPTION

Occupancy/Use	The subject site is a roughly rectangular shaped parcel of land located in the west of Burnage, Manchester. The site is currently occupied by Burnage Sports Club with little topographic change noted across the site. Vehicle and pedestrian access is granted from Kingsway to the west and Mauldeth Road to the south through a locked gate.	
Surface Cover (%)	Buildings	10%
	Hardstand	10%
	Soft Cover	80%
Structures	A derelict timber structure is present in the west of the site with an associated concrete floor slab and decking area previously used as part of the sports club facilities. Additionally, a three-storey residential apartment building is present in the west.	
Access	Pedestrian and vehicular access to the site can be gained either via Kingsway (A34) to the west or via Mauldeth Road (gated) to the southeast.	
Slope	The site is level in topography with a slightly raised area in the northeast.	
Retaining Structures	No retaining structures are present.	
Vegetation/Ecology	The majority of the site comprises soft cover consisting of overgrown grass vegetation. However, within the northeast of the site and around the perimeter, rough scrub vegetation is present. Additionally, semi-mature conifers are present along the southern boundary of the site.	
Hazardous Material Storage	No above-ground storage tanks (ASTs) or underground storage tanks (USTs) were observed at the site.	



Asbestos-Containing Material (ACM)	No evidence of ACM has been identified at the site and ACM is unlikely to be present due to the absence of development pre-1999. However, given the presence of fly-tipped waste in localised areas of the site, this cannot be entirely discounted.
Polychlorinated Biphenyls (PCBs)	No source of PCBs noted on or within influencing distance of the site.
Waste Storage	Potentially hazardous waste streams are unlikely to be generated at the site and none were observed during the site inspection.
Drainage	A formal drainage survey has not been completed. A review of online records held by United Utilities indicates that no drainage infrastructure is present on site. However, given the presence of a residential building and extension to the sports club, it is likely that drainage is present within the west of the site.

2.3. SURROUNDING AREA

The surrounding area land uses are summarised in Table 2.2.

TABLE 2.2 SURROUNDING LAND USES

DIRECTION	LAND USE
North	Residential properties.
East	Residential properties.
South	Mauldeth Road with residential properties beyond.
West	Kingsway with commercial units beyond.

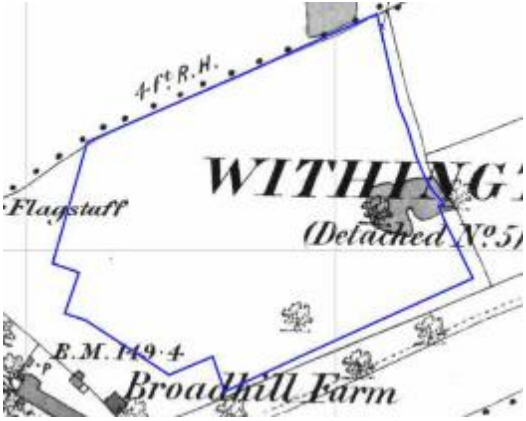


3. SITE HISTORY

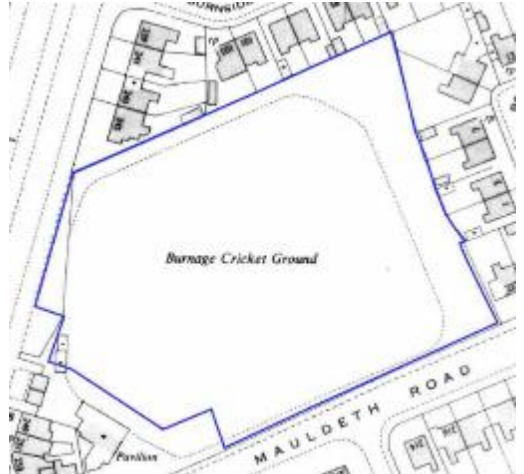
3.1. ON-SITE HISTORICAL DEVELOPMENT

A review of historical mapping and historical aerial imagery pertinent to the site is summarised in Table 3.1. In addition, historical site features are presented on Drawing No 16-953-003 in Appendix III.

TABLE 3.1 HISTORICAL DEVELOPMENT

MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXCERPT
1849 1:10,560	The site is part of an agricultural field and includes two ponds in the south and east of the site.	
1881 1:2,500	The southern pond has been infilled and sporadic trees are present in the southeast.	



MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXCERPT
1907 1:2,500	The remaining pond has been decreased in size and the trees are no longer marked and assumed to be removed from site.	 This map excerpt shows a large area labeled '124' with a scale of '3:271'. A small pond is visible in the upper right corner. The area is labeled 'Broad Hill Farm' and 'S.M. 149.3'. A scale bar indicates 150 units.
1934 1:2,500	The remaining pond had been infilled. A cricket ground is marked on site. Given no structures are marked this likely comprises a cricket pitch only.	 This map excerpt shows the area labeled '1804' with a scale of '2:941'. The area is labeled 'Cricket Ground' and 'Pavilions'. A scale bar indicates 150 units. The area is also labeled 'T.C.B.' and 'L.B. B.M. 149.30'.
1988-1989 1:1,250	A small structure and wall have been constructed in the southwest of site.	 This map excerpt shows the area labeled 'Burnage Cricket Ground'. A scale bar indicates 150 units. The area is also labeled 'MAULDETH ROAD' and 'Pavilions'.



MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXCERPT
2003 1:1,250	No changes are recorded.	
2009 Google Earth imagery	No significant changes are recorded. First aerial images show the site to comprise a cricket pitch only.	
2016 Google Earth imagery	The small structure in the west of the site has been demolished and a larger structure (three storey apartment building) has been constructed in its place. Additionally, the sports club has extended with the addition of hardstanding and foundations of a new structure in the west of the site. A gravel car park/storage area has been constructed in the east and northwest of site, assumed to be a temporary storage area of building materials associated with construction in the west.	



MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXCERPT
2021 Google Earth imagery	The building has been constructed in the west of the site. The gravel car park remains, however, the material storage area is no longer noted now construction has been completed. A decking area has been constructed in the southwest of the site. A shipping container is present in the north west.	
2023 Google Earth imagery	No changes are recorded.	

3.2. OFF-SITE HISTORICAL DEVELOPMENT

A review of potentially contaminative uses identified on historical Ordnance Survey maps within a 250 m radius of the site is summarised in Table 3.2.

TABLE 3.2 SURROUNDING HISTORICAL DEVELOPMENT

SURROUNDING FEATURE	DISTANCE	DATES	DIRECTION
Telecoms Mast	2m	2021 - Present	West
Railway Station/Cuttings Then: under construction (groundworks) Then: marked as "Mauldeth Road Station" Then: no longer labelled Then: marked as "Sta" Then: marked as "Mauldeth Road Station"	31 – 100 m	Pre 1905–Pre 1923 Pre 1923–Pre 1965 Pre 1965–Pre 1976 Pre 1976–Pre 1983 Pre 1983–Present	Northwest
Allotment Gardens Then: Petrol Filling Station	90 m	Pre 1957–Pre 1989 Pre 1989–Present	Northwest
Coal Yard Then: No longer recorded	150 m	Pre 1957–Pre 1989 Pre 1989–Present	Northwest



3.3. PLANNING HISTORY

E3P has undertaken a review of online planning records held by Manchester City Council and no environmentally pertinent information has been obtained for the site.

3.4. PREVIOUS REPORTS

No previous site investigation reports have been provided to E3P.



4. ENVIRONMENTAL SETTING

4.1. GEOLOGY AND HYDROGEOLOGY

The British Geological Survey (BGS) map (Sheet 98) for the site, (1:50,000, Solid and Drift editions) and online records indicate the site is underlain by the geological sequence presented in Table 4.1.

TABLE 4.1 SUMMARY OF UNDERLYING GEOLOGY

GEOLOGICAL UNIT	CLASSIFICATION	DESCRIPTION	AQUIFER CLASSIFICATION
Drift	Till, Devensian	DIAMICTON	Secondary undifferentiated
Solid	Chester Pebble Beds Formation	SANDSTONE	Principal aquifer

TABLE 4.2 SUMMARY OF BGS BOREHOLE RECORDS

LOCATION	DEPTH	MADE GROUND	DRIFT	SOLID
115 m S	5 m	0.5 m	CLAY, SAND and GRAVEL 0.5 - 5 m	Not encountered
510 m WSW	3 m	0.9 m	CLAY, SAND and GRAVEL 0.9 - 3 m	Not encountered
670 m N	1.95	1.4 m	SAND 1.40 - 1.95 m	Not encountered

TABLE 4.3 FAULTING

LOCATION	DESCRIPTION
226 m W	Normal fault, inferred. Trending north to south. Downthrow to the west.

The Groundsure report indicates that the site is not located within a groundwater source protection zone. However, there is one groundwater abstraction point located 282 m east of site, utilised for laundry use.

Based on the local topography, it is considered likely that shallow groundwater, if present, will flow in a southeasterly direction, following the topographical slight gradient towards Shaw Brook, located 145 m east.

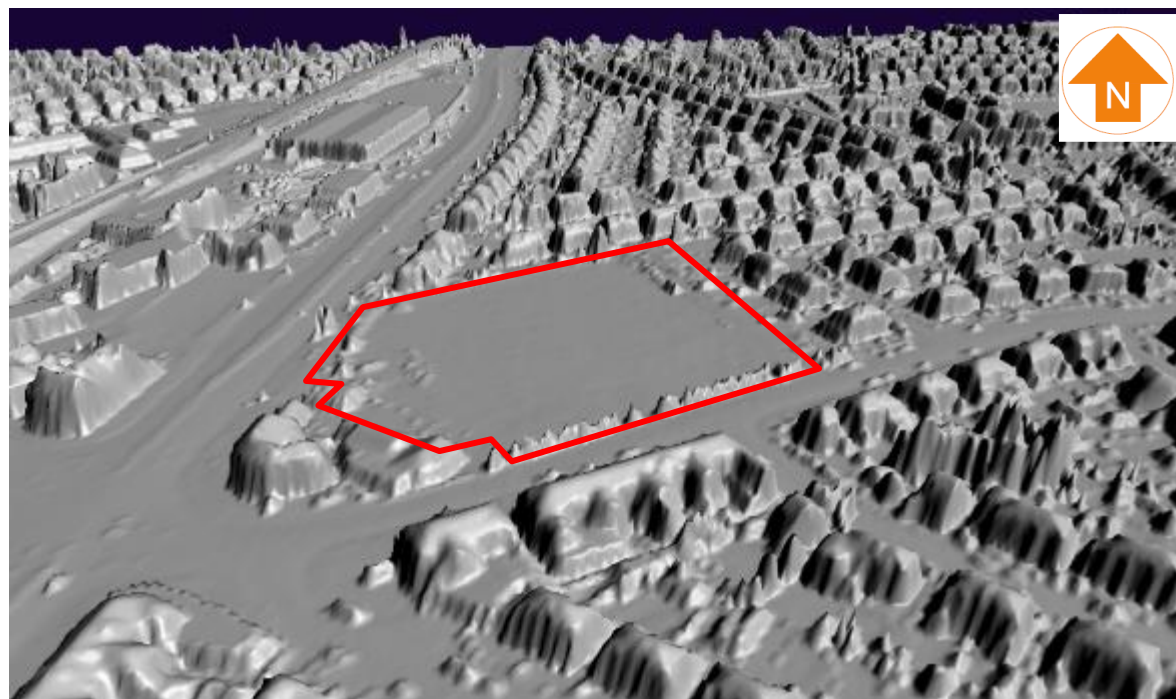
4.2. NATURAL LANDFORM AND GEOMORPHOLOGY

Based on the initial geological assessment, a review of available topographic data and pertinent mapping, E3P has undertaken a preliminary geomorphological assessment of the landform and its possible mechanism for formation.

Figure 4.1 overleaf shows the lidar data across the site. The present day flat/level nature of the site suggest historical levelling from past agricultural land uses and the forming of the sports pitch.



FIGURE 4.1 SURFACE LIDAR DATA (GROUNDSURE IO)



4.3. GEOTECHNICAL DATA

Geotechnical data presented within a commercially available environmental database is summarised in Table 4.4.

TABLE 4.4 SUMMARY OF GEOTECHNICAL DATA

HAZARD	DESIGNATION
Shrink-Swell Clay	Very low risk
Landslides	Very low risk
Ground Dissolution	Negligible
Compressible Ground	Negligible
Collapseable Deposits	Very low risk
Running Sand	Very low risk

4.4. COAL MINING

The site is not located within a Coal Mining Reporting Area, therefore it is not affected by coal mining and as such no further measures are required.



4.5. BRINE WORKINGS

The site is not situated within the Cheshire Brine Compensation District. No further measures are required.

4.6. RADON RISK POTENTIAL

The Groundsure report indicates the site is situated in an area where less than 1% of homes are above the “Action Level” and that the BGS reports that full radon protective measures are not necessary in the construction of new dwellings or extensions.

4.7. PRELIMINARY GEOTECHNICAL ASSESSMENT

Based on the desk-study information, the following geotechnical assessment has been made:

- ✚ Given the predominantly undeveloped nature of the site, it is likely there will be limited Made Ground fill deposits and obstructions. Existing buildings will require demolition, with all relict foundations grubbing out, prior to the construction of the proposed development.
- ✚ Two historically infilled ponds are present within the site boundary, which are potential sources of alluvial deposits, silts and possible organic peat deposits in addition to potential depths of Made Ground. These materials are not deemed geotechnically suitable and where encountered will require removal. Investigation will be required in order to assess these and undertake in-situ geotechnical testing to determine the likely foundation solution for plots in these areas.
- ✚ The site is largely recorded to be underlain by cohesive glacial tills. The plasticity of clay across the site should be determined to ensure suitable heave precautions to all new structures.
- ✚ Available BGS boreholes within the surrounding area suggest that bedrock may be encountered at a relatively shallow depth (< 5.00 m). Where shallow bedrock is encountered this may impede excavations with standard machinery. The presence of shallow bedrock has the potential to affect the design and installation of drainage and infrastructure across the site.

4.8. HYDROLOGY

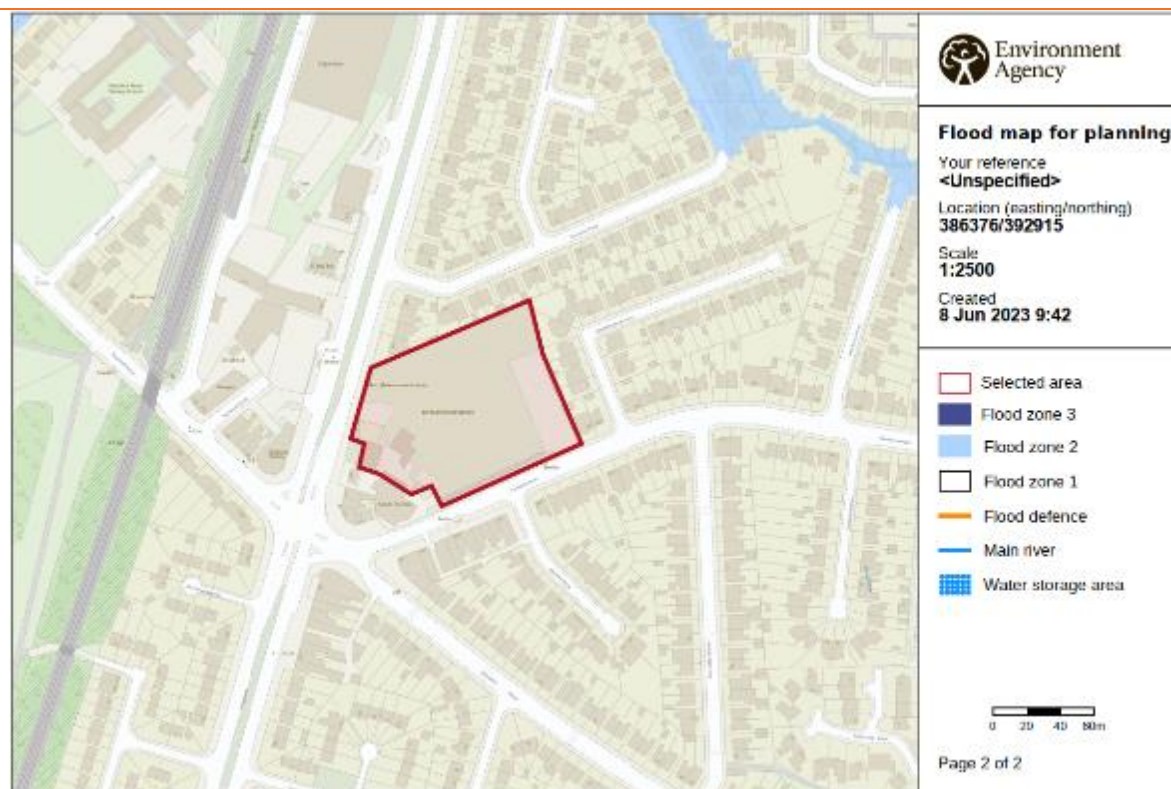
Shaw Brook, located 140 m east at its closest point, is the only surface water feature within 250 m of the subject site.

The site is located within a currently defined “Flood Risk Zone 1”; defined as land assessed as having less than 1 in 1,000 annual probability of river or sea flooding (< 0.1%), and as such is considered to be unaffected by river flooding. In addition, the Groundsure report states there is a limited potential for groundwater flooding to occur at the site.

The Environment Agency (EA) Flood Risk Map for the site is presented in Figure 4.2.



FIGURE 4.2 EA FLOOD RISK MAP



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Source - <https://flood-map-for-planning.service.gov.uk/>

4.9. UNEXPLODED ORDNANCE

The regional unexploded bomb risk map from Zetica (2014) indicates that the Site is in an area at moderate risk from possible unexploded ordnance (UXO) resulting from the Second World War.

As such, a Preliminary UXO Risk Assessment was obtained from Brimstone (report ref PRA 23-2148). The report concluded that A Stage 2 Detailed Risk Assessment is not considered necessary. However, the possibility of UXO remaining on site cannot be completely ruled out at desk top stage. Therefore, a UXO Safety Awareness Briefing to all personnel conducting future groundworks would be considered prudent.

The Zetica UXO Risk Map is presented in Figure 4.3.



FIGURE 4.3 ZETICA UXO RISK MAP



Source - <https://zeticauxo.com/downloads-and-resources/risk-maps/>

4.10. INDUSTRIAL LAND USES

The site is located within a predominantly residential area, however, there are 11 active industrial land uses within 250 m of the site boundary, these are summarised in Table 4.5.

Table 4.5 INDUSTRIAL LAND USES

COMPANY	ACTIVITY	DISTANCE (m)	DIRECTION
Mast (Telecommunication)	Telecommunication Features	1	West
Epos G-tech Ltd	Office and Shop Equipment	29	South
Natural Growth Hydroponics	Horticultural Equipment	61	Northwest
Electrical Sub Station	Electrical Features	69	Northwest
Hunts Motorcycles	New Vehicles	70	Southwest
Electrical Sub Station	Electrical Features	86	West
Kingsway Burnage Service Station	Vehicle Cleaning Services	93	northwest
Texaco	Petrol and Fuel Station	94	Northwest
P B Carstyle	Vehicle Repair, Testing and Servicing	125	North
Mauldeth Road Rail Station	Railway Statons, Junctions and Halts	134	Northwest
Gas Governor Station	Gas Features	239	Southeast



4.11. SENSITIVE LAND USES

The closest residential properties are located adjacent to the northern and eastern boundaries of the site. The site is also located within a SSSI impact zone. No other environmentally sensitive land uses have been identified within proximity to the site.

4.12. SITE SENSITIVITY ASSESSMENT

The site is assessed to be located within a “Low/Moderate” sensitivity setting as discussed in Table 4.6.

TABLE 4.6 SITE SENSITIVITY ASSESSMENT

SENSITIVITY PROFILE	DISCUSSION	RATING
Groundwater Source Protection Zone or Drinking Water Safeguard Zone	The site is not located within a Groundwater Source Protection Zone or Drinking Water Safeguard Zone.	Negligible
Distance to the Closest Groundwater Abstraction Point	Location: 282 m east Details: Laundry use	Moderate
Aquifer Classification in Superficial Drift Deposits	Secondary Undifferentiated	Low
Aquifer Classification in Bedrock	Principal Aquifer	High
Is the Site Underlain by Low-Permeability Drift to Depths in Excess of 10 m?	The underlying superficial deposits are likely to comprise gravelly sands interbedded with low-permeability clay to depths in excess of 5 m which may reduce the potential for mobile phase contaminants to migrate towards the bedrock aquifer or adjacent watercourses	Low
Is the Site Located Within 50 m of a Surface Watercourse?	The closest surface watercourse is located 140 m east of the site.	Low
Sensitive Land Uses	The site is located within a SSSI Impact Risk Zone and within close proximity to residential buildings.	Moderate
OVERALL SITE ENVIRONMENTAL SENSITIVITY		Low/Moderate



5. REGULATORY DATA

5.1. LANDFILL SITES AND WASTE TREATMENT SITES

No historical or current landfills are located within 500 m of the site.

5.2. REGULATORY DATABASE

The information summarised in Table 5.1 has been obtained from a commercially available environmental database. The summary table only includes records from within 250 m of the subject site and is not otherwise detailed in the report.

TABLE 5.1 SUMMARY OF ENVIRONMENTAL DATA

RECORD	ENTRIES WITHIN 250 m	DETAILS
Contaminated Land Register Entries and Notices	0	None Identified
Authorised Industrial Processes (IPC/IPPC/LAPPC)	0	None Identified
Fuel Stations Entries	1	Location: 94 m NW Company: Texaco Activity: Petrol and Fuel Stations
Licensed Radioactive Substances	0	None Identified
Licensed Pollutant Release Part A(2)/B	1	Location: 105 m NW Address: Kingsway Services Process: Unloading of Petrol into Storage Status: Current Permit Permit Type: B
Enforcements, Prohibitions or Prosecutions	0	None Identified
Discharge Consents	0	None Identified
Pollution Incidents	2	Distance: 91 m W Date: 21/01/2003 Pollutant: Not identified Impact: Land (minor) and Air (minor) Distance: 144 m W Date: 10/07/2002 Pollutant: Inert materials and waste Impact: Land (minor)
Consents Issued Under the Planning (Hazardous Substances) Act 1990	0	None Identified
Control of Major Accident Hazard (COMAH) Sites	0	None Identified



5.3. INITIAL CONCEPTUAL SITE MODEL

In accordance with EA LCRM (2019) and BSI 10175 (Code of Practice for Investigation of Potentially Contaminated Land), E3P has developed an initial conceptual site model (CSM) to identify potential contamination sources, migration pathways and receptors within the study area. This is summarised in Table 5.1.

ON-SITE SOURCES OF CONTAMINATION

The following potential on-site sources of contamination have been identified:

- ✚ Agricultural land use (localised spillages of fuel and leaks from agricultural machinery, pesticides) – Heavy metals/inorganics, Polycyclic Aromatic Hydrocarbons (PAH), Total Petroleum Hydrocarbons (TPH).
- ✚ Infilled pond (southeast of the site) – Heavy metals/inorganics, PAH, TPH, asbestos and ground gas (CO₂/CH₄).
- ✚ Former small structure (southwest of site) – Asbestos.

OFF-SITE SOURCES OF CONTAMINATION

The following potential off-site source of contamination have been identified:

- ✚ The Mauldeth Road Train Station – Heavy metals, PAHs, hydrocarbon compounds.

There is considered to be a low risk to the subject site from the off-site features, given the distance from the site.



5.4. CONCEPTUAL SITE MODEL

Following the completion of the intrusive site investigation, chemical analysis and risk assessment, the conceptual model shown in Table 5.2 has been prepared for the site.

TABLE 5.2 CONCEPTUAL MODEL

POLLUTANT LINKAGE	CONTAMINANT (SOURCE)	PATHWAY	RECEPTOR	PROBABILITY	CURRENT RISK	RESIDUAL RISK AFTER MITIGATION
PL1 PL2	Heavy Metals, non-volatile PAH (Agricultural use, infilled pond, localised Made Ground)	Dermal contact. Dermal contact and ingestion.	Future site users. Off-site receptors.	Low Likelihood	Low	LOW
Discussion: General agricultural use, localised areas of Made Ground and infilled ponds in the southeast of the site may give rise to low level localised heavy metal and non-volatile PAH contamination. Recommendation: Intrusive investigation is required to confirm the above findings. Should areas of Made Ground or elevated concentrations of determinants be identified, a cover system to garden and landscaped areas will prevent exposure to future site users. Construction works completed with PPE and provision of welfare.						
PL3	ACM in Made Ground	Inhalation of dust.	Future site users. Buildings. Off-site land users.	Low Likelihood	Low/Moderate	LOW
Assessment: No current structures suspected of containing ACM are present on site. However, ACM fragments or fibres may be present within infilled historical ponds. Additionally, given the age of the historic (now removed) structure in the south west of the site, asbestos cannot be discounted within the vicinity of the historic structure. Recommendation: An intrusive investigation will be required with chemical analysis to determine the presence and extent of asbestos.						



POLLUTANT LINKAGE	CONTAMINANT (SOURCE)	PATHWAY	RECEPTOR	PROBABILITY	CURRENT RISK	RESIDUAL RISK AFTER MITIGATION
PL4	Volatile contaminants e.g hydrocarbons (localised fuel spillages, localised Made Ground)	Inhalation of vapours. Migration through permeable strata and preferential pathways.	Future site users. Off-site receptors.	Unlikley	Low	LOW
Assessment: No significant sources have been identified.						
Recommendation: Intrusive ground investigation to confirm CSM.						
PL4	Methane, carbon dioxide (infilled ponds on-site)	Inhalation of gas. Migration through permeable strata and preferential pathways. Explosion in confined spaces.	Future site users. Buildings. Off-site land users.	Likely	Moderate	LOW
Assessment: Historically infilled features (two ponds) and localised deep areas of Made Ground associated with former development are potential sources of hazardous ground gas.						
Recommendation: Intrusive investigation with the installation of monitoring wells to assess for the presence of ground gases and facilitate further risk assessment.						



POLLUTANT LINKAGE	CONTAMINANT (SOURCE)	PATHWAY	RECEPTOR	PROBABILITY	CURRENT RISK	RESIDUAL RISK AFTER MITIGATION
PL5	Mobile contaminants e.g. heavy metals, PAH, TPH, volatile compounds (Made Ground, localised fuel spillages)	Surface runoff. Migration through permeable strata and preferential pathways.	Groundwater (Principal aquifer).	Unlikley	Low	LOW
Assessment: No significant sources have been identified. Given the site is directly underlain by a Principal bedrock aquifer, the risk is increased, however, the site is mapped to be underlain by low permeability clay deposits of which will offer protection to the underlying bedrock aquifer.						
Recommendation: Intrusive investigation with chemical analysis of soil and groundwater samples is recommended to confirm CSM.						
PL6	Sulphate (potential ash within localise Made Ground)	Sulphate attack on concrete.	Building structure.	Low Likelihood	Low	LOW
Assessment: Low pH and high sulphate within any localised Made Ground deposits may result in corrosion of buried concrete within the proposed development.						
Recommendation: Intrusive investigation required to confirm the specification of concrete.						
PL7	Organic contaminants such as hydrocarbons,	Ingestion of tainted water supply.	Future site users. Water pipes.	Unlikely	Low	LOW
Assessment: Unlikely probability as significant contamination is not anticipated at pipeline depth across the site (0.75–1.35 m).						
Recommendation: Intrusive investigation required to obtain representative samples at pipeline depth.						



POLLUTANT LINKAGE	CONTAMINANT (SOURCE)	PATHWAY	RECEPTOR	PROBABILITY	CURRENT RISK	RESIDUAL RISK AFTER MITIGATION
PL8	Phytotoxic contaminants (general agricultural use)	Direct Contact (plant uptake).	Flora.	Unlikely	Low	LOW
Assessment: Phytotoxic contaminants are not considered likely due agricultural use not occurring for circa 90 years.						

Main exposure pathways:

PL1 = soil ingestion, PL2 = dermal contact and ingestion, PL3 = dust inhalation; PL4 = Vapour/Gas Inhalation; PL5 = Vertical / Lateral Migration; PL6 = Corrosion of concrete; PL7=Tainting of water supply; PL8 = Uptake by plants;



6. CONCLUSIONS AND RECOMMENDATIONS

6.1. SITE SUMMARY

Current Site Use	The subject site is a roughly rectangular shaped parcel of land located in the west of Burnage, Manchester. The site was previously occupied by Burnage Cricket Club with little topographic change noted across the site. Vehicle and pedestrian access are granted from Kingsway to the west and Mauldeth Road to the south through a locked gate.	
	The majority of the site comprises overgrown grassland with scrub vegetation and fly-tipped waste present in the northeast and a gravel carpark in the east.	
	A three storey residential apartment building is present in the west.	
Historical Site Use	A review of the pertinent ordnance survey mapping suggests that the site comprised agricultural land with two ponds present circa 1849. The smaller of the ponds, located in the southwest, was infilled circa 1892 with the larger pond, located in the east, infilled circa 1934 when the site was made into a cricket ground.	
	No changes were recorded on site until circa 1988 where a small structure was built in the southwest corner of the site. The site remained in this state until circa 2016 when the sports club expanded in the east, with the construction of hardstanding and a timber outbuilding in the west. Additionally, a three-story apartment building was constructed in the west at the same time.	
Environmental Data	Drift Geology	Till, Devensian – DIAMICTON
	Bedrock Geology	Chester Pebble Beds Formation – SANDSTONE
	Faults	The nearest geological fault is located circa 226 m West of the site trending roughly north to south with the downthrow to the west.
	Hydrogeology	Secondary undifferentiated superficial aquifer with a principal bedrock aquifer. One groundwater abstraction licence is recorded 282 m east of the site with a general laundry use identified.
	Hydrology	The closest surface water feature is Shaw Brook, located 140 m east of site.
	Flood Risk	Unaffected by flooding from rivers.

6.2. CONTAMINATED LAND ASSESSMENT

Human Health	Due to the largely undeveloped nature of the site, there are limited potential sources of contamination identified. However, localised areas of Made Ground associated with historically infilled ponds have been identified as being potentially impacted by heavy metals, SVOCs, VOCs, asbestos and hydrocarbon compounds.
--------------	--



Controlled Waters	The site is directly underlain by a principal bedrock aquifer from which water is abstracted ca.280 m from the site. Groundwater is therefore considered to be of high sensitivity. However, the site is mapped to be underlain by low-permeability clay deposits which will offer protection to the aquifer. Given that significant on-site sources of potentially mobile contaminants have not been identified, the risk to controlled waters is considered low to moderate.
Ground Gas	Historically infilled features (two ponds) and localised deep areas of Made Ground associated with former development are potential sources of hazardous ground gas.
Potable Water	No significant sources of contamination have been identified that would pose a significant risk to the proposed potable water supply, however, this will need to be confirmed with a UKWIR assessment.

6.3. GEOTECHNICAL ASSESSMENT

Geological	Cohesive Glacial Till is anticipated across the site underlain by the Chester Pebble Beds Formation (Sandstone).
Civil and Structural	Relict substructures and obstructions may be present in the southwest of the site where historical development has occurred (albeit limited). The site is largely recorded to be underlain by cohesive glacial tills. The plasticity of clays across the site should be determined to ensure suitable heave precautions for all new structures. Available BGS boreholes within the surrounding area suggest that bedrock may be encountered at a relatively shallow depth (< 5.00 m). Where shallow bedrock is encountered this may impede excavations with standard machinery. The presence of shallow bedrock has the potential to affect the design and installation of drainage and infrastructure across the site.
Abnormal Foundations	Deeper foundations may be required in the southeast of the site where two ponds were previously infilled. Additionally, depending on loadings and ground conditions encountered, the three-storey apartment buildings may require an engineered foundation.

END OF REPORT



APPENDIX I

LIMITATIONS

1. This report and its findings should be considered in relation to the terms of reference and objectives agreed between E3P and the client as indicated in Section 1.3.
2. For the work, reliance has been placed on publicly available data obtained from the sources identified. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. When using the information it has been assumed it is correct. No attempt has been made to verify the information.
3. This report has been produced in accordance with current UK policy and legislative requirements for land and groundwater contamination which are enforced by the local authority and the Environment Agency. Liabilities associated with land contamination are complex and requires advice from legal professionals.
4. During the site walkover, reasonable effort has been made to obtain an overview of the site conditions. However, during the site walkover, no attempt has been made to enter areas of the site that are unsafe or present a risk to health and safety, are locked, barricaded, overgrown, or the location of the area has not been made known or accessible.
5. Access considerations, the presence of services and the activities being carried out on the site limited the locations where sampling locations could be installed and the techniques that could be used.
6. Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities.
7. Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials, this is for indicative purposes only and do not constitute or replace full and proper surveys.
8. The executive summary, conclusions and recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.
9. E3P cannot be held responsible for any use of the report or its contents for any purpose other than that for which it was prepared. The copyright in this report and other plans and documents prepared by E3P is owned by them and no such plans or documents may be reproduced, published or adapted without written consent. Complete copies of this may, however, be made and distributed by the client as is expected in dealing with matters related to its commission. Should the client pass copies of the report to other parties for information, the whole report should be copied, but no professional liability or warranties shall be extended to other parties by E3P in this connection without their explicit written agreement there to by E3P.
10. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.



APPENDIX II

GLOSSARY

TERMS

ACM	Asbestos-containing material	MMP	Materials management plan
ADS	Acoustic design statement	ND	Not detected
AST	Above-ground storage tank	NDP	Nuclear density probe
BGS	British Geological Survey	NMP	Noise management plan
BSI	British Standards Institute	NPSE	Noise policy statement for England
BTEX	Benzene, toluene, ethylbenzene, xylenes	NR	Not recorded
CA	Coal Authority	PAH	Polycyclic aromatic hydrocarbon
CBR	California bearing ratio	PCB	Polychlorinated biphenyl
CIEH	Chartered Institute of Environmental Health	PI	Plasticity index
CIRIA	Construction Industry Research Association	PID	Photo ionisation detector
CLEA	Contaminated land exposure assessment	POS	Public open space
CML	Council of Mortgage Lenders	PPE	Personnel protective equipment
CoC	Contaminants of concern	ProPG	Professional practice guidance
CSM	Conceptual site model	QA	Quality assurance
DNAPL	Dense non-aqueous phase liquid (chlorinated solvents, PCB)	SGV	Soil guideline value
DWS	Drinking water standard	SPH	Separate-phase hydrocarbon
EA	Environment Agency	SPT	Standard penetration test
EQS	Environmental quality standard	SVOC	Semi-volatile organic compound
FFL	Finished floor level	TPH	Total and speciated petroleum hydrocarbon
GAC	General assessment criteria	TPH CWG	Total Petroleum Hydrocarbon (Criteria Working Group)
GL	Ground level	UKWIR	United Kingdom Water Infrastructure Risk
GSV	Gas screening value	UST	Underground storage tank
HCV	Health criteria value	VCC	Vibro-concrete column
ICSM	Initial conceptual site model	VOC	Volatile organic compound
LEL	Lower explosive limit	VRSC	Vibro-replacement stone columns
LMRL	Lower method reporting limit	VSC	Vibro-stone columns
LNAPL	Light non-aqueous phase liquid (petrol, diesel, kerosene)	WHO	World Health Organisation
MCV	Moisture condition value	WRAP	Waste and Resources Action Programme



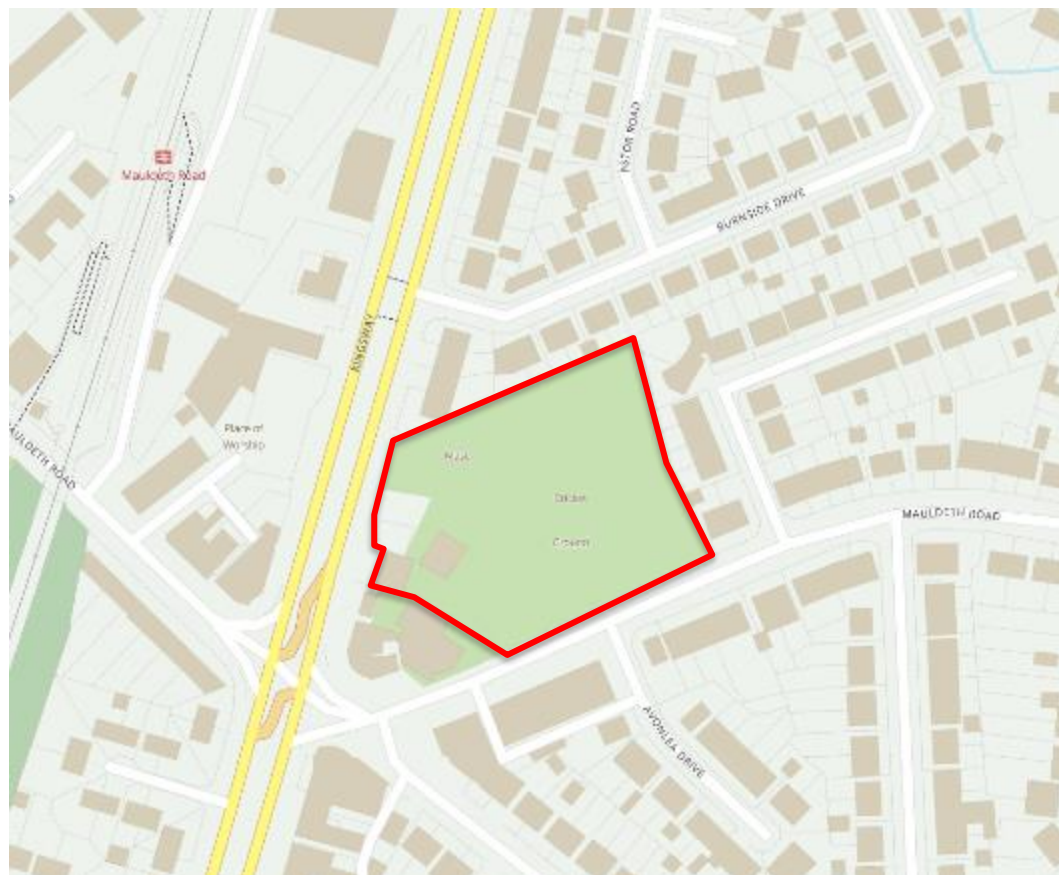
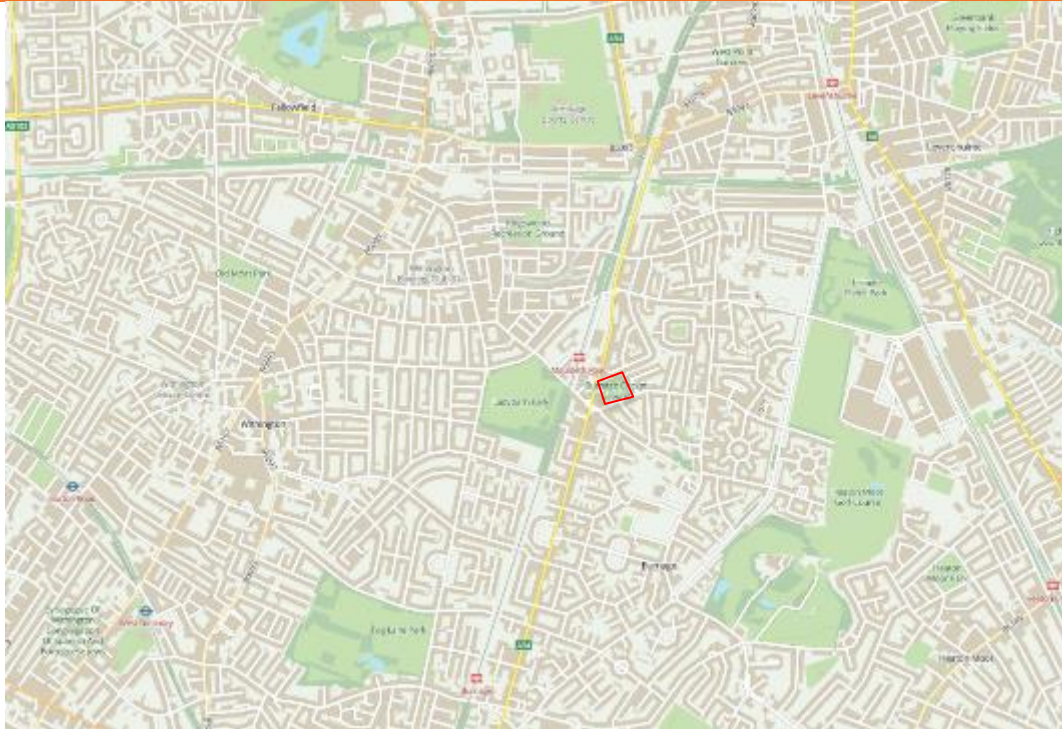
MIBK	Methyl isobutyl ketone	WTE	Water table elevation
m	Metres	ppm	Parts per million
km	Kilometres	mg/m³	Milligram per metre cubed
% v/v	Percent volume in air	m bgl bgl	Metres below ground level
mb	Millibars (atmospheric pressure)	m bcl	Metre below cover level
l/hr	Litres per hour	mAOD	Metres above ordnance datum (sea level)
µg/l	Micrograms per litre (parts per billion)	kN/m²	Kilonewtons per metre squared
ppb	Parts per billion	µm	Micrometre
mg/kg	Milligrams per kilogram (parts per million)	SSRT	Site Specific Remediation Target
PSD	Particle Size Distribution	DD	Dry Density
CL:AIRE	Contaminated Land: Applications in Real Environments	Mc	Moisture Content
ρ	Bulk Density	GPR	Ground Penetrating Radar
NDP	Nuclear Density Probe	FFL	Finished Floor Level
LEL	Lower Explosive Limit	UKWIR	UK Water Industry Research
CIRIA	Construction Industry Research and Information Association	LOD	Limit of Detection

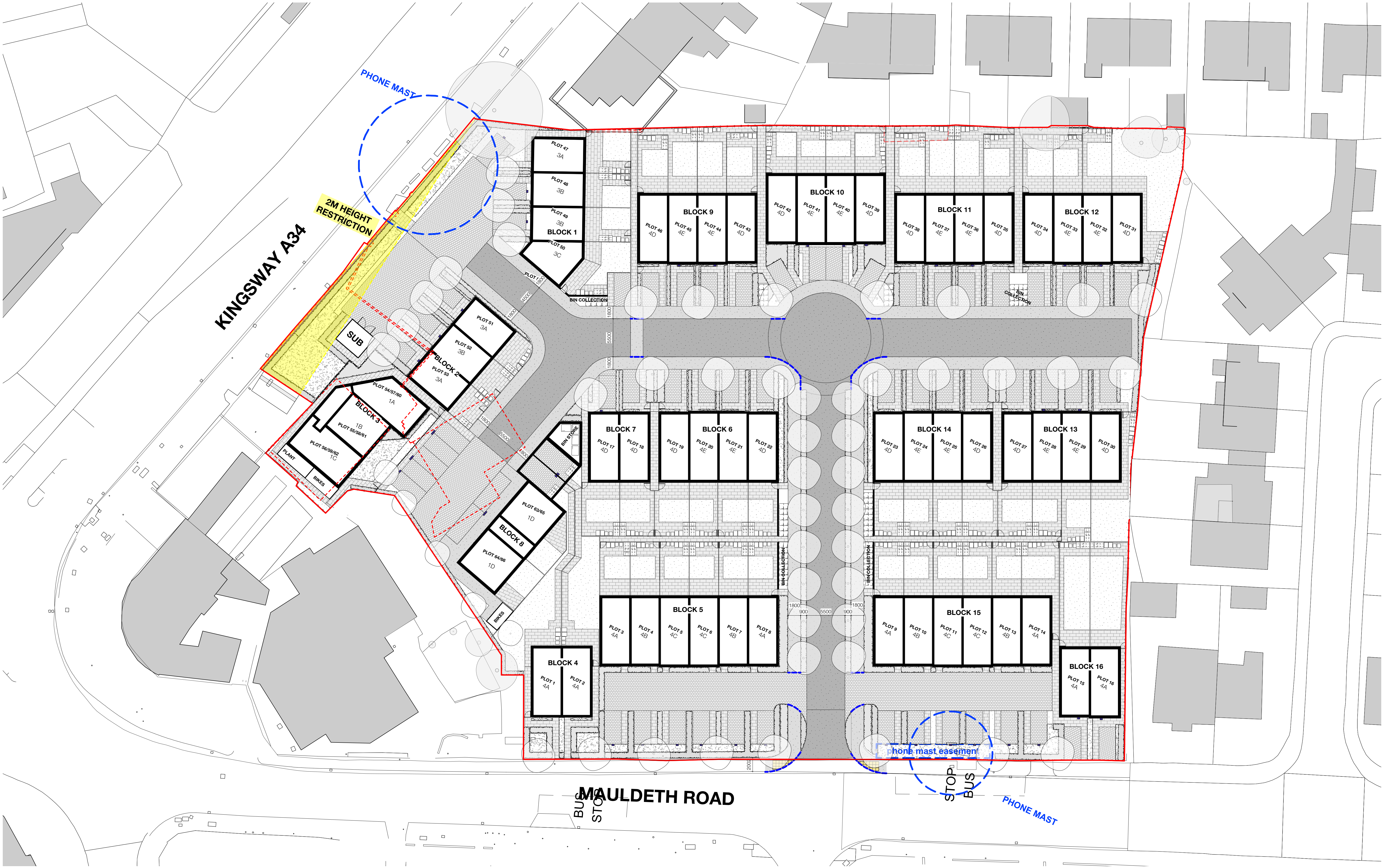


APPENDIX III

DRAWINGS

DRAWING 16-953-001 – SITE LOCATION PLAN





PROPOSED SITE PLAN
1:250@A1

0 5 10 15 20 25 M

N

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IMPORTANT NOTES:

E	13/01/25	AMENDED PATHS AND BIN AND BIKE LOCATIONS
D	23/12/24	GENERAL AMENMENTS
C	06/12/24	GENERAL AMENMENTS
B	11/11/24	ADDED AREA SCHEDULE
A	05/11/24	EXTENDED ADOPTED ROAD
REVISION	DATE	DESCRIPTION

CLIENT: VIEWS	
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT	
ADDRESS: BURNAGE CRICKET CLUB, M19 1AX	
DRAWING TITLE: PROPOSED SITE PLAN	
SCALE: 1:250@A1	DATE: AUGUST 2024
DRAWING NO: A815_P_100E	

OLLIER SMURTHWAITE ARCHITECTS

40 King Street, Manchester, M2 6BA
T: 0161 883 0839
F: 0161 883 0839
E: mail@olliersmurthwaite.com



Site Features

-  Structures
-  Hardstanding
-  Soft Cover
-  Hedges and Trees

Notes:

Client:

Kellen

Job No:

16-953

Date:

12.06.2023

Drawing No:

004

Scale:

NTS@ A3



Environmental Engineering
Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
Tel: 0161 707 9612
E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

P1	REVA	12.06.2023	EB	MD
Phase	Issue	Date	Drawn	Checked

Job Title:

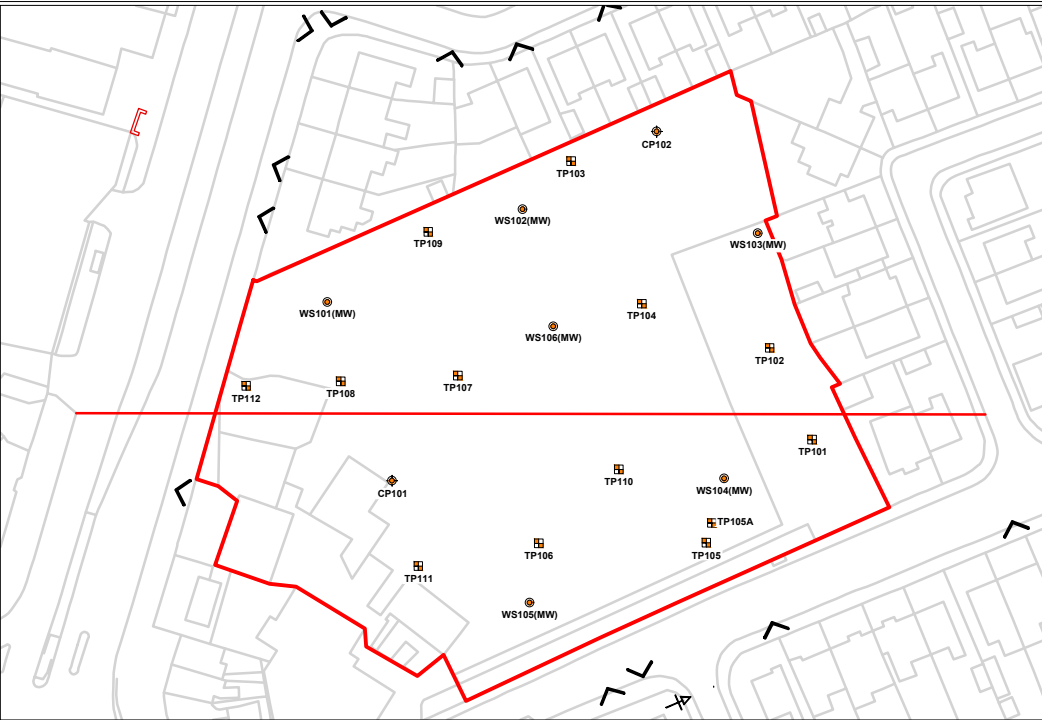
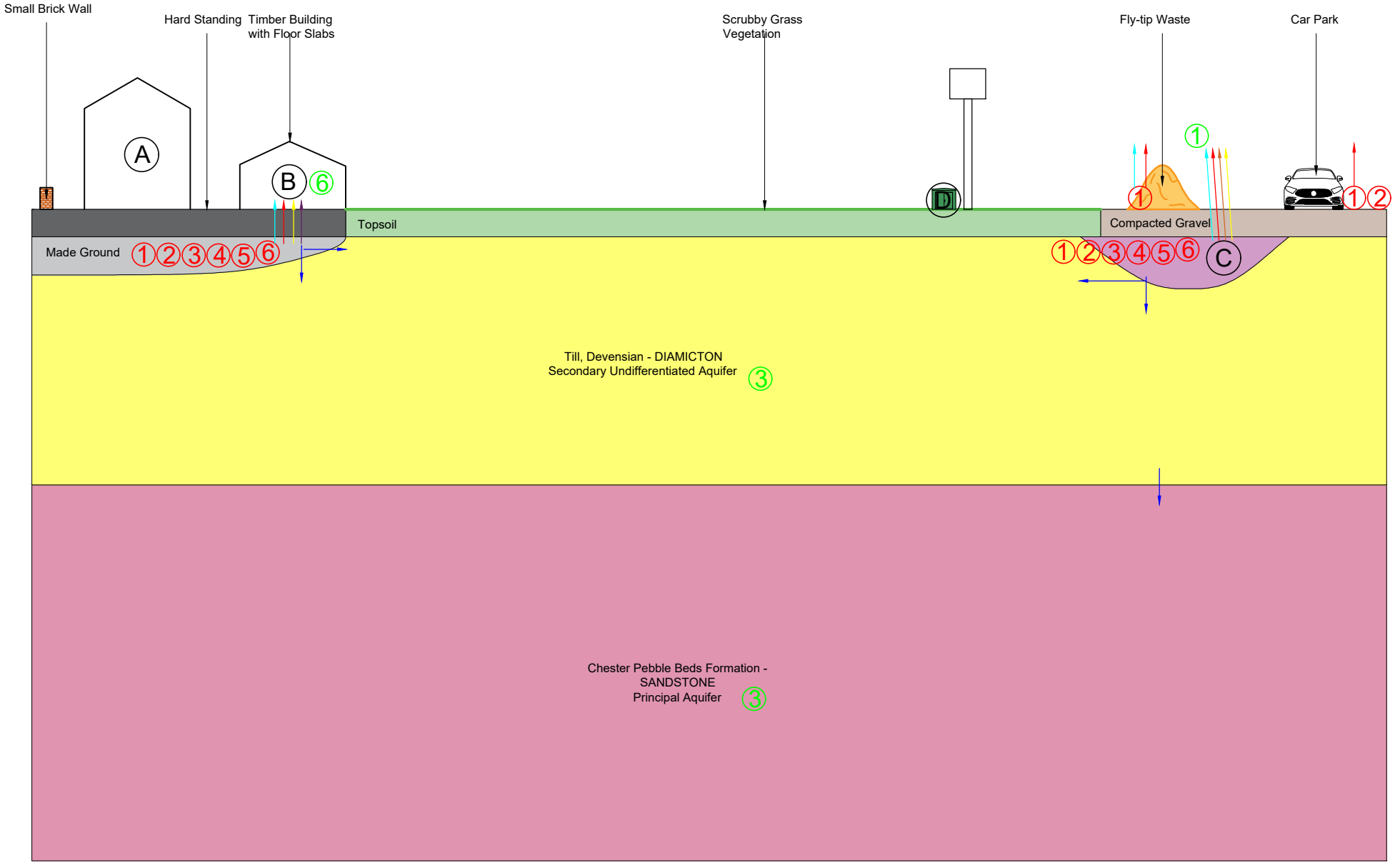
Burnage
Sports Club,
Manchester

Drawing Title:

Site Features
Plan

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W ————— E



Geology Key Made Ground Sandstone (Wilmslow Sandstone Formation Principal Aquifer) Sand & Gravels (Glaciofluvial Sheet Deposits Secondary A Aquifer) Groundwater	Sources ① Heavy Metals, Non Volatile PAH's, Non Volatile TPH's (Made Ground) ② Asbestos (Made Ground, Infilled Pond) ③ Volatile Contaminants (UST-TPH, VOC) ④ Ground Gases (Infilled Pond) ⑤ Mobile Contaminants (UST-TPH, VOC) ⑥ Sulphate (Made Ground) ⑦ Phytotoxic Contaminants (Made Ground)	Pathways Dermal Contact / Ingestion Vapour Inhalation Inhalation / Accumulation Tainting of Water Supplies Dust Inhalation Vertical / Lateral Migration Sulphate Attack on Concrete Plant Uptake	Receptors ① Future End Users ② Water Pipes ③ Groundwater (Secondary B Aquifer) ④ Surface Water Features ⑤ Off-site Receptors ⑥ Building Structure ⑦ Flora	Site Features Ⓐ 3 Story Building (unfinished) Ⓑ 1 Story Building Ⓒ Infilled Pond Ⓓ Electric Substation	Notes:					Client: Kellen		Job No: 16-953	Date: 14.06.2023	e3p Environmental Engineering Partnership Ltd Taylor Road, Trafford Park Urmston, Manchester, M41 7JQ Tel: 0161 707 9612 E-mail: info@e3p.co.uk Website: www.e3p.co.uk	
										Job Title: Burnage Sports Club, Manchester			Drawing No: 010		Scale: NTS
					P1 REVA 14.06.2023 EB MD Phase Issue Date Drawn Checked					Drawing Title: Conceptual Site Model			The client must not amend any drawing, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any amendments being made. In the event that such written permission is not obtained in advance of the amendments being made, E3P Ltd shall not be liable for any damage and/or losses occurring as a result of the amended drawing, design or intellectual property.		

APPENDIX IV

PHOTOGRAPHS

PLATE 1 DENSE VEGETATION IN NORTH EAST



PLATE 2 VIEW OF SITE FACING WEST



PLATE 3 GRAVEL CAR PARK AND ACCESS TO MAULDETH ROAD IN SOUTH EAST



PLATE 4 VIEW OF SITE LOOKING NORTH EAST



PLATE 5 TIMBER STRUCTURE AND DOMESTIC WASTE IN CENTRAL WEST



PLATE 6 HARDTAND AREA IN WEST



PLATE 7 PARTIALLY DISMANTLED DECKING AND CONFIERS IN SOUTH WEST



PLATE 8 VIEW OF SITE LOOKING NORTH



PLATE 7 TIMBER STRUCTURE AT CENTRAL WEST OF SITE



PLATE 8 TELECOMMUNICATIONS MAST ADJACENT TO WESTERN BOUNDARY



APPENDIX V

HISTORICAL MAPS

Site Details:

201, KINGSWAY, MANCHESTER,
M19 2WB

Client Ref: 005082
Report Ref: GS-92S-TPX-ISK-JYK
Grid Ref: 386376, 392915

Map Name: County Series

Map date: 1881

Scale: 1:2,500

Printed at: 1:2,500



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Edition 1881
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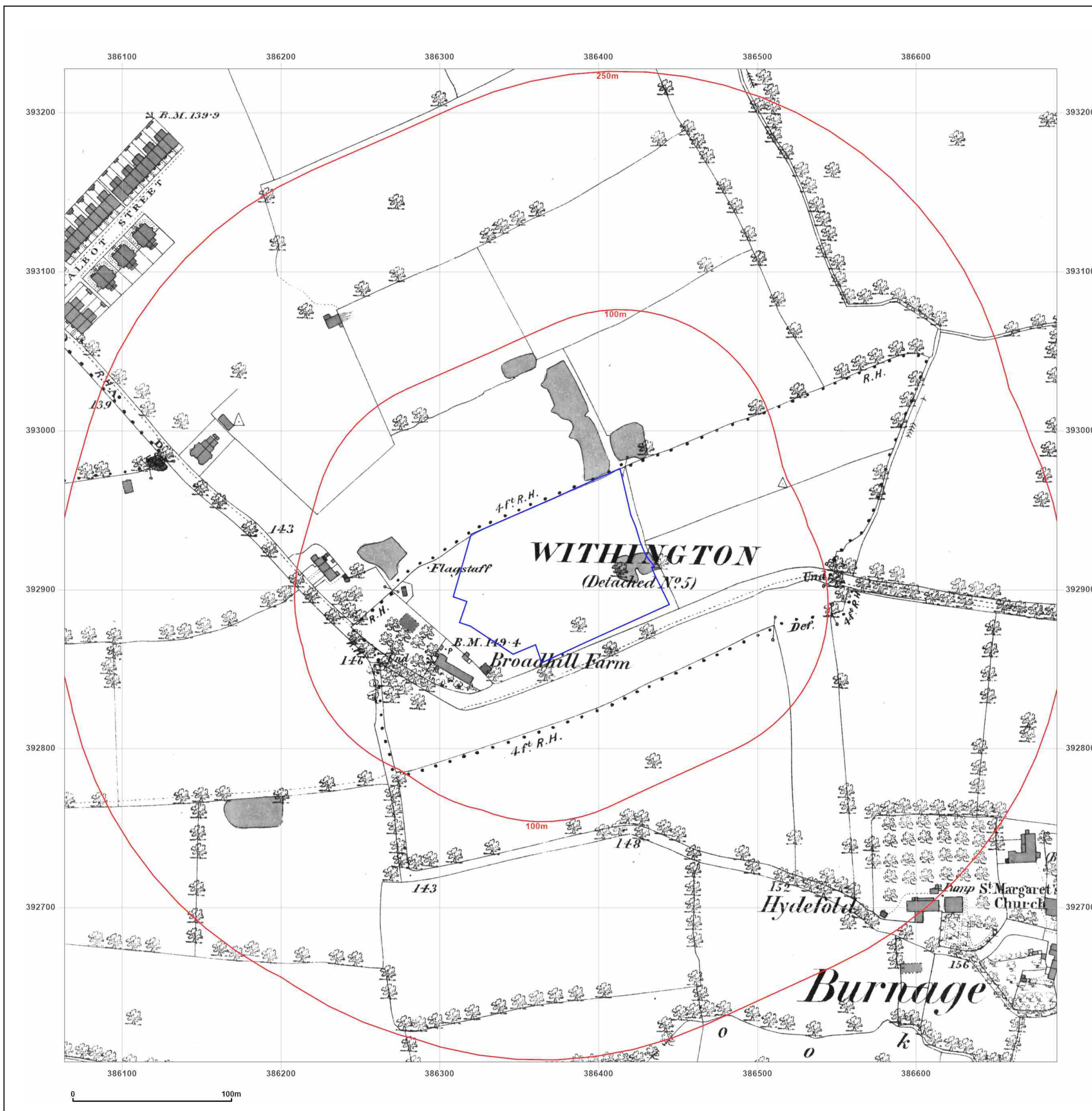


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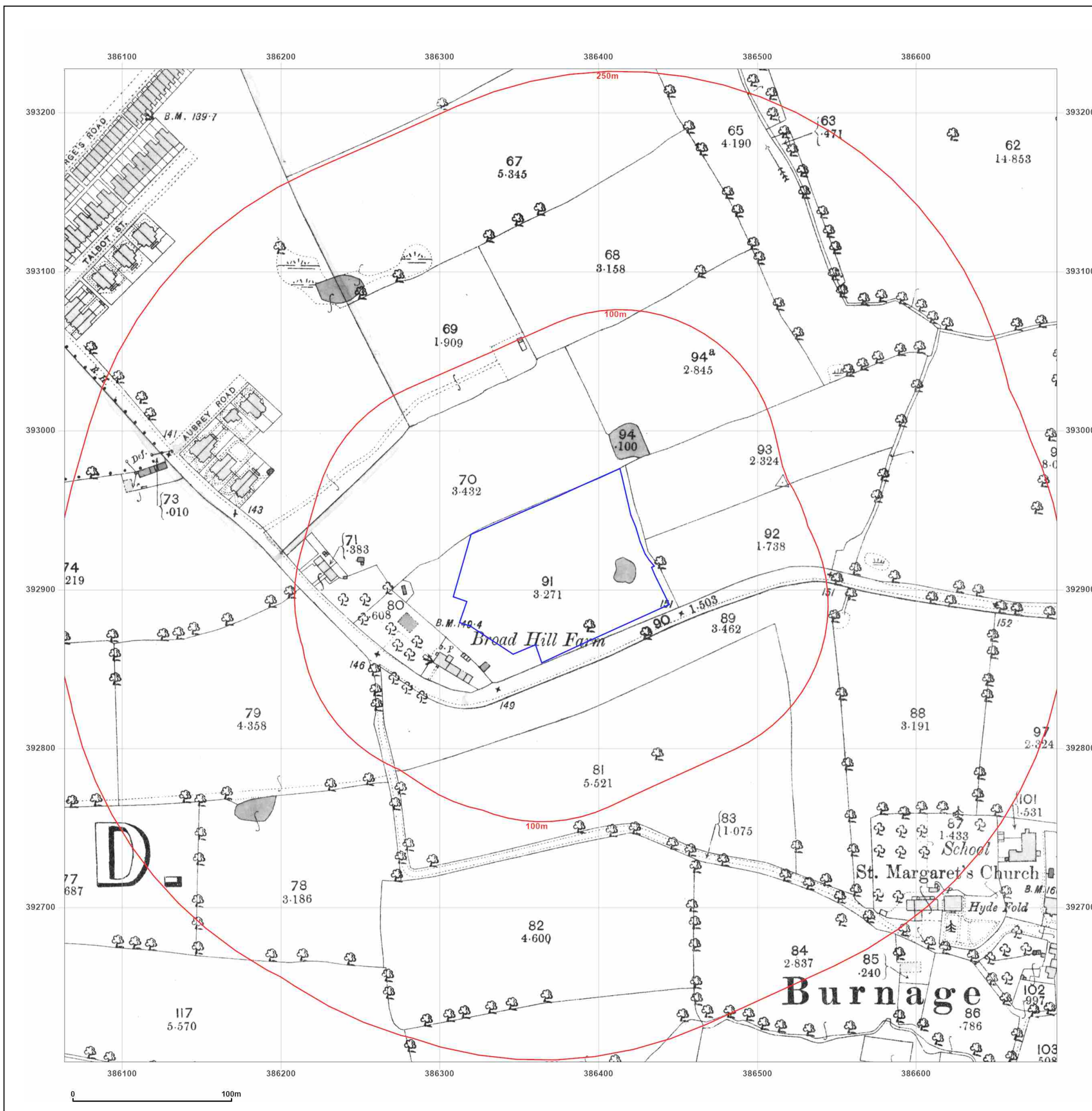


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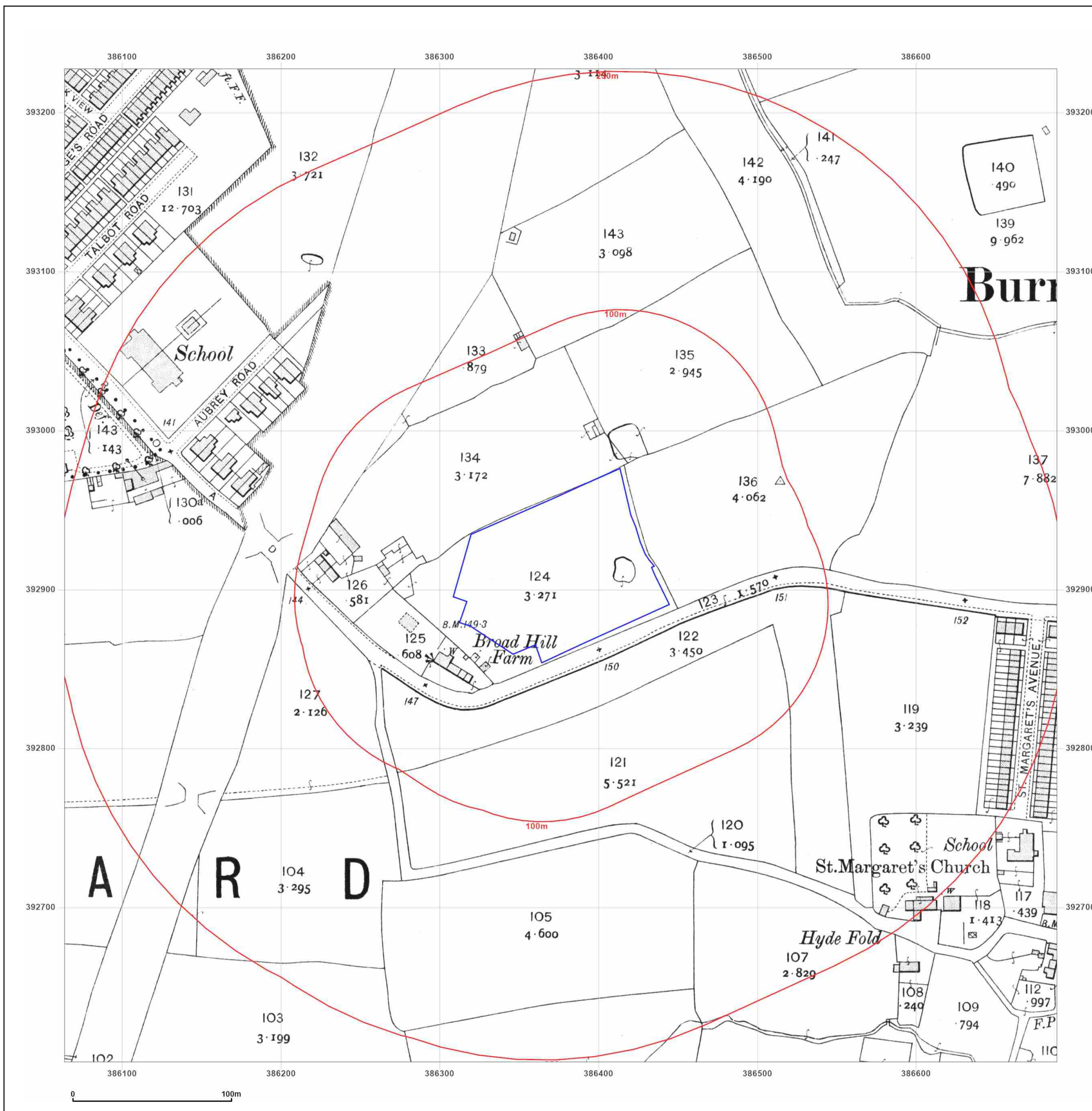


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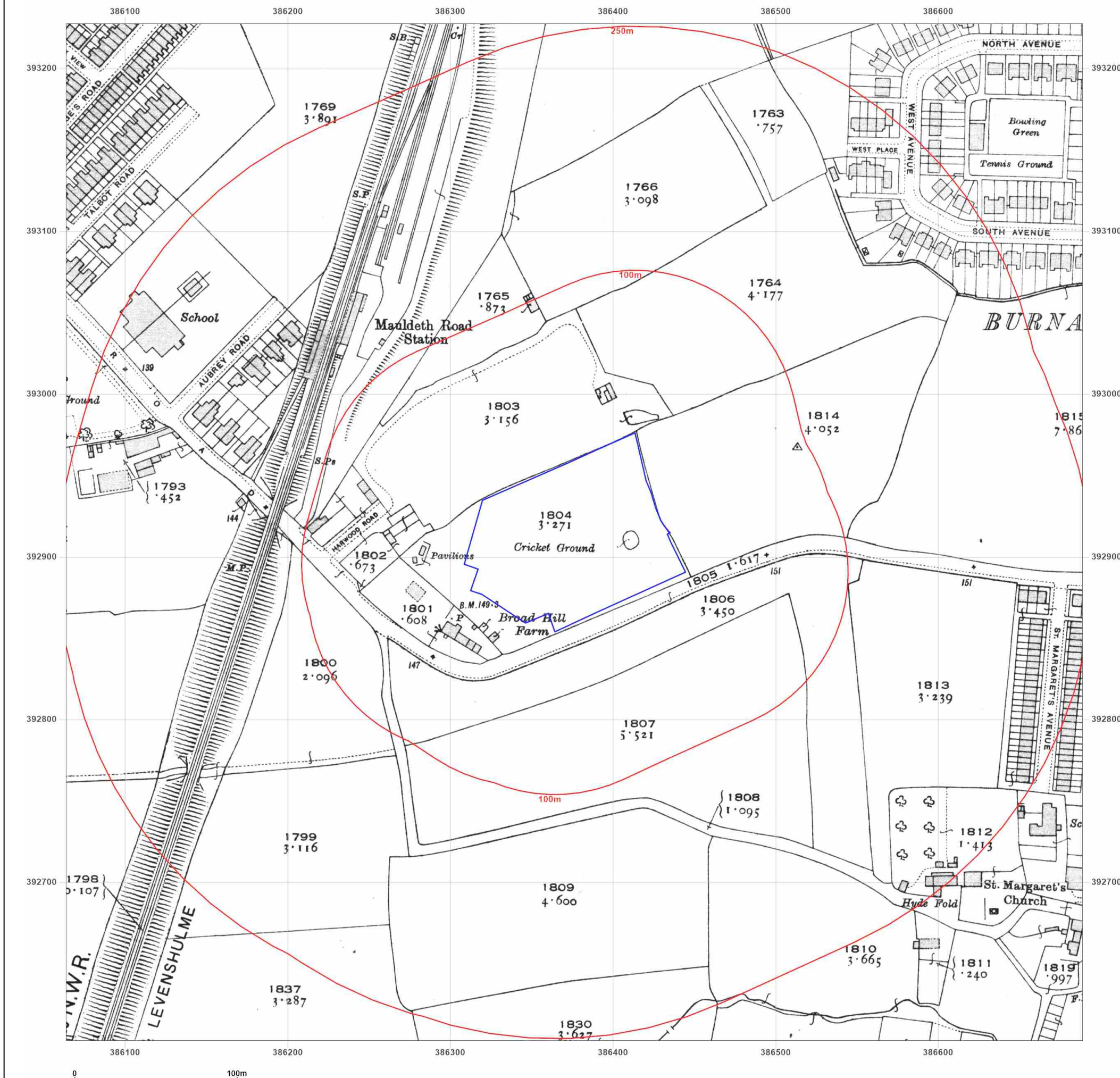


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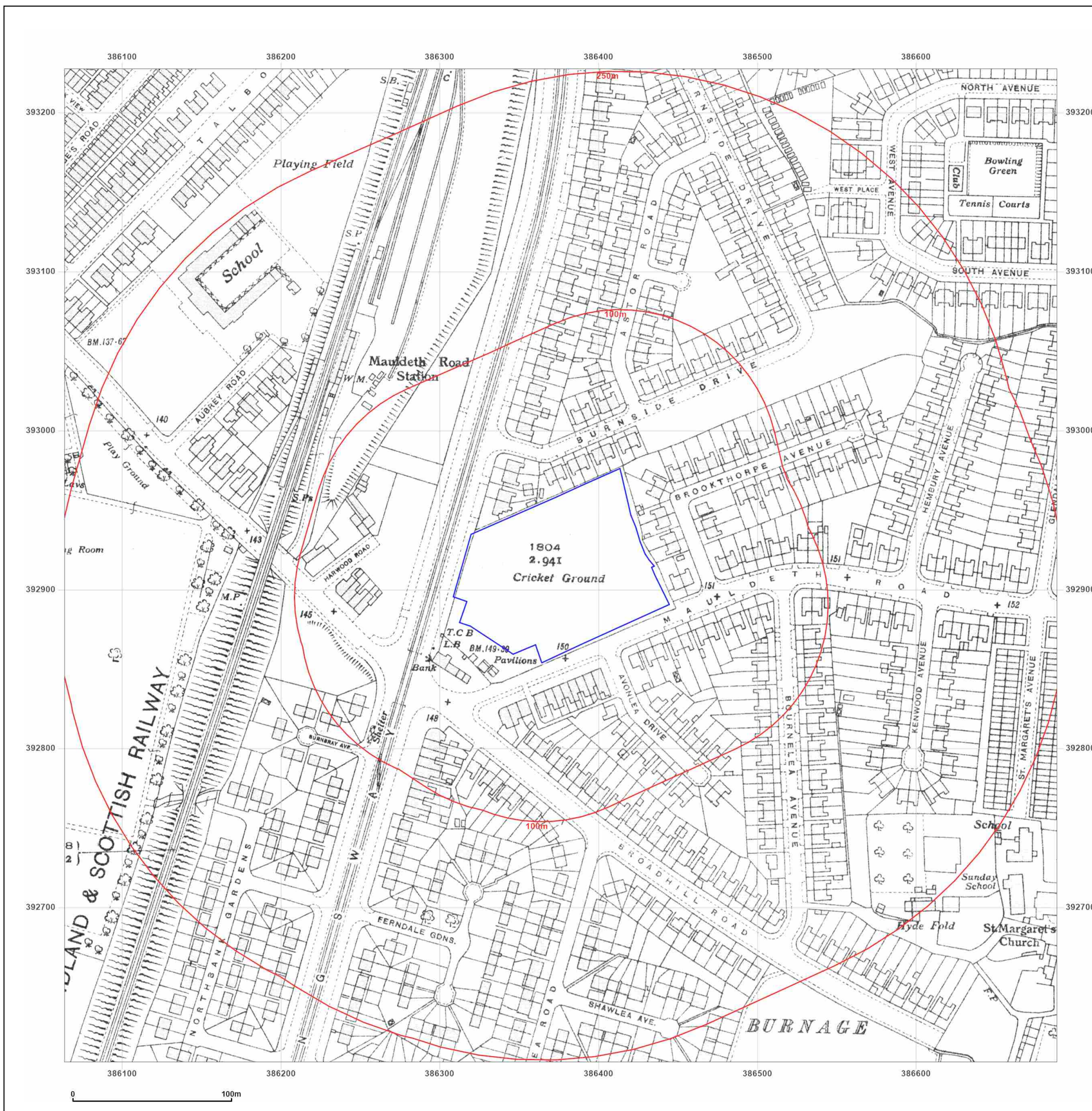


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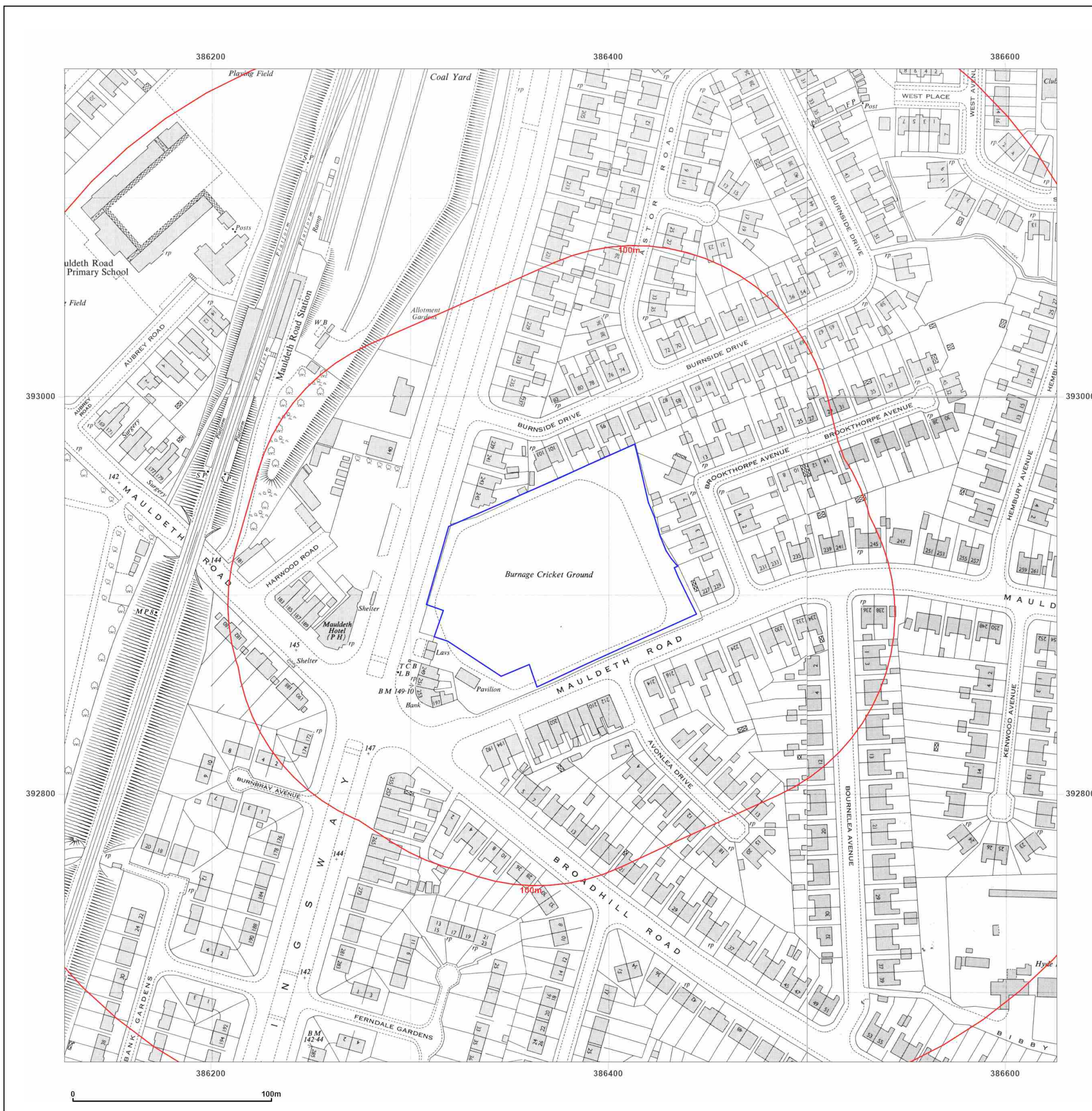


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Grid Ref: 386376, 392915

Map Name: National Grid

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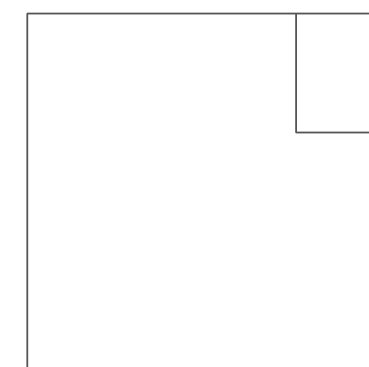
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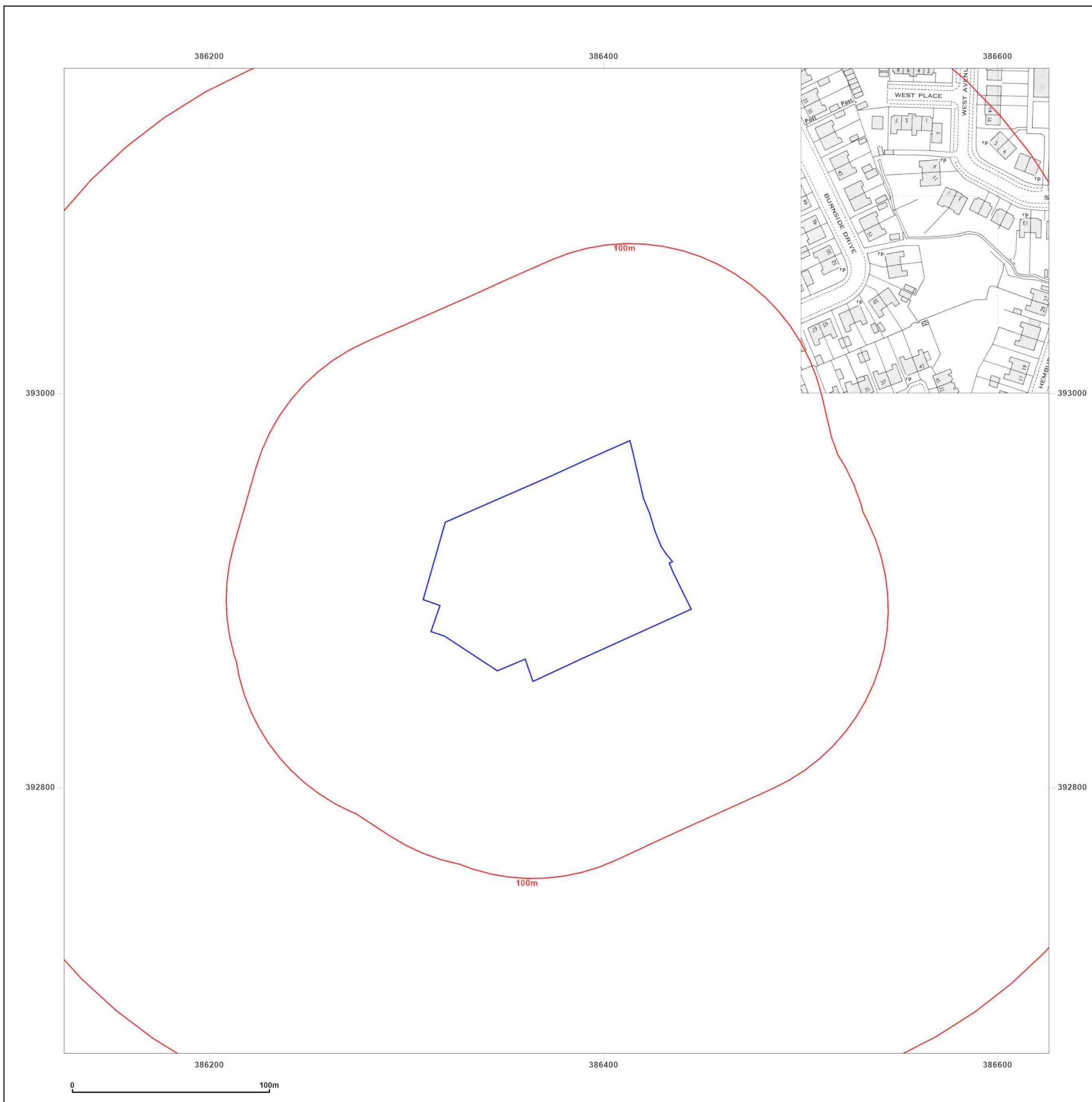


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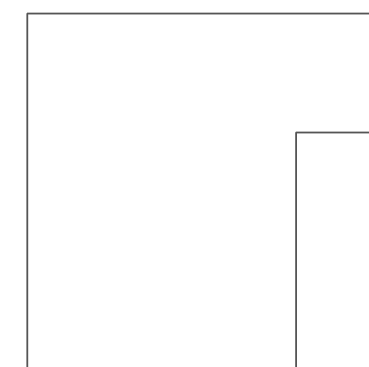
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Map Name: National Grid

Map date: 1984

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1984
Edition N/A
Copyright 1984
Levelled 1950

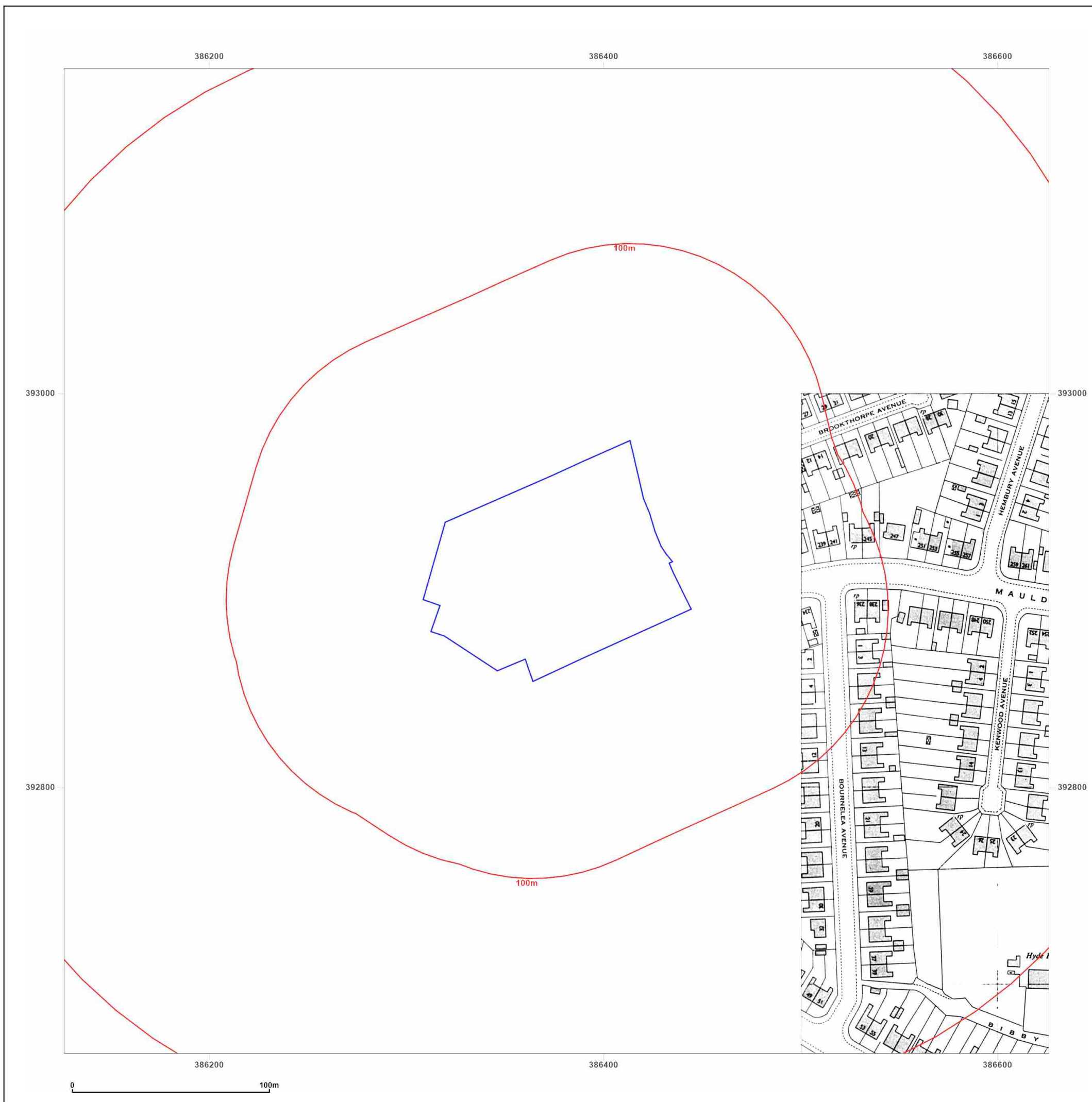


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Site Details:

201, KINGSWAY, MANCHESTER,
M19 2WB

Client Ref: 005082
Report Ref: GS-92S-TPX-ISK-JYK
Grid Ref: 386376, 392915

Map Name: National Grid

Map date: 1988-1989

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1958
Revised 1988
Edition N/A
Copyright 1988
Levelled 1958

Surveyed 1958
Revised 1988
Edition N/A
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Levelled 1958

Surveyed 1958
Revised 1989
Edition N/A
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Levelled 1958

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Revised 1988
Edition N/A
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Levelled 1958

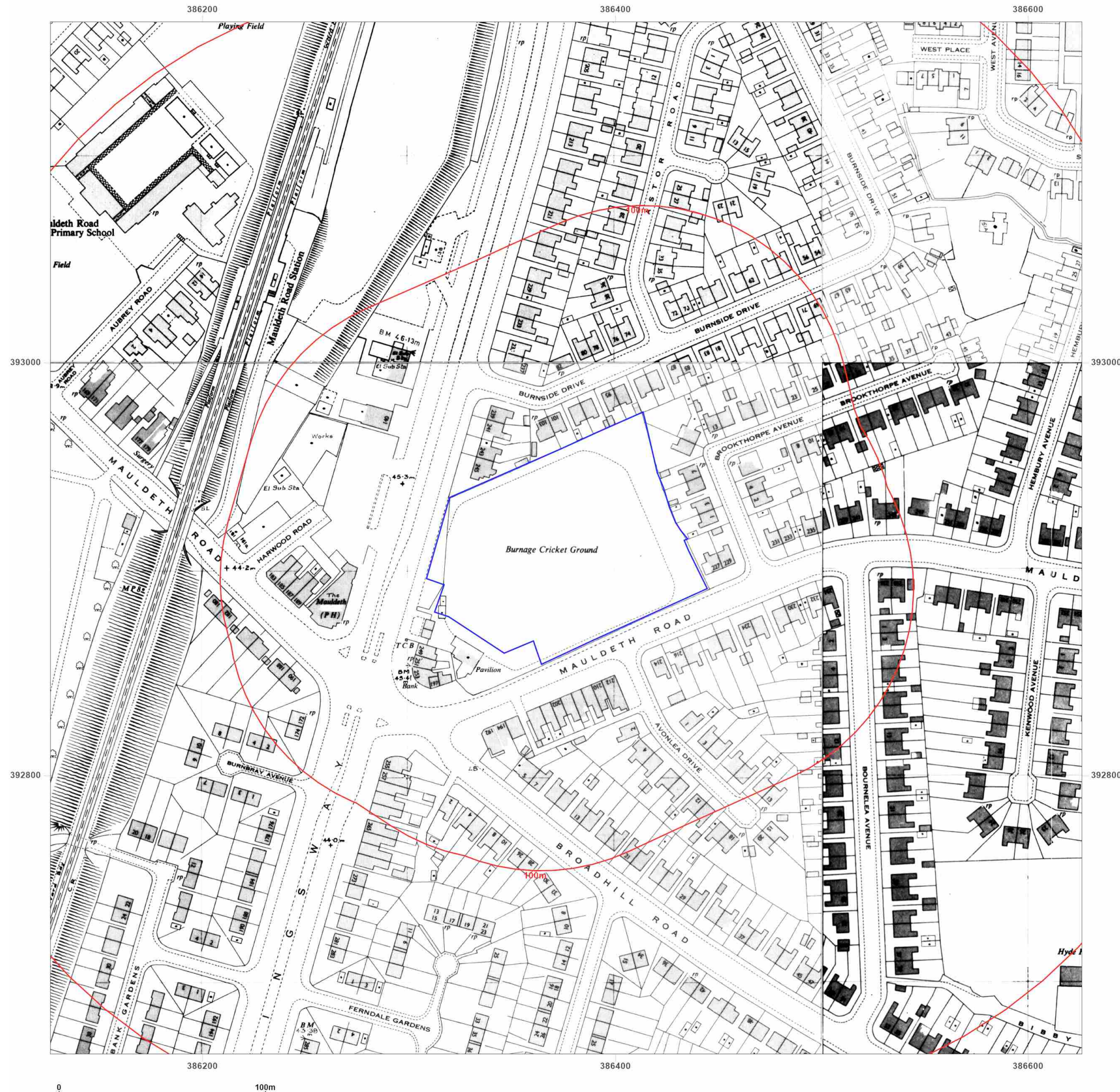


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Site Details:

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M19 2WB

Client Ref: 005082
Report Ref: GS-92S-TPX-ISY-JYK
Grid Ref: 386376, 392915

Map Name: National Grid

Map date: 1990-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1990
Revised 1990
Edition N/A
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Surveyed 1992
Revised 1992
Edition N/A
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Site Details:

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Client Ref: 005082
Report Ref: GS-92S-TPX-ISY-JYK
Grid Ref: 386376, 392915

Map Name: National Grid

Map date: 1990-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1990
Revised 1990
Edition N/A
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Levelled N/A

Surveyed 1992
Revised 1992
Edition N/A
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Levelled N/A

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Site Details:

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M19 2WB

Client Ref: 005082
Report Ref: GS-92S-TPX-ISK-JYK
Grid Ref: 386376, 392915

Map Name: National Grid

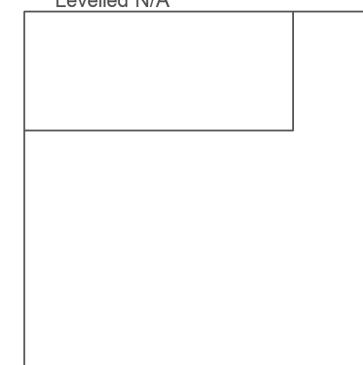
Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1992
Revised 1992
Edition N/A
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Site Details:

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M19 2WB

Client Ref: 005082
Report Ref: GS-92S-TPX-ISK-JYK
Grid Ref: 386376, 392915

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003



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