

soiltechnics

environmental • geotechnical • building fabric

Desktop Study: Site Review

Proposed Floodlit 2G PlayZone Pitch

Manley Park, Manchester

December 2023

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Desk Study Information

Proposals and Site Setting

Proposals are for the refurbishment and extension of the existing synthetic MUGA, into a LED floodlit 2G sand dressed synthetic PlayZone pitch, intended for football and netball usage.

The existing pitch is located within the southwest corner of the Manley Park grounds, approximately 3.9km to the southwest of Manchester City Centre. Clarendon Road to the south and York Avenue to the west of the site provide access, and the postcode is M16 0AN.

The proposed pitch is located in the southwestern corner of Manley Park, with a community centre building adjacent to the north. A children's playground is located beyond this to the north. A tarmacadam MUGA is also located within the centre of the park, with soft landscaping and banks of mature trees forming the remainder of the site. Manley Park Primary School is situated to the north of the wider site, with residential properties adjacent to the east, south and west.

The closest water feature to the site is a surface water pond, approximately 1.2km to the east of the site. Surface levels are relatively flat across the proposed development and wider site.

A site location plan is presented below, with the wider site boundary shown in red, and the PlayZone area shown in blue.



Figure 1-1: Aerial photography with approximate site boundary (red line) and PlayZone (blue line)

Site History

An attempt to trace the history of the site has been carried out by reviewing readily available ordnance survey maps. Earliest records date back to the late 19th century and show the wider site to have comprised a recreation ground (see Figure 1-2 below), with mature vegetation noted along the eastern boundary. Adjacent land uses comprise a school to the north and residential properties to the east, south and west. A park is noted beyond to the east.

No significant changes to the wider site are noted through the mid to late 20th century. The park off site to the east, is developed into housing c. 1949.

Aerial imagery (Google Earth) shows minor developments to the community centre building/MUGA through the early 2000s. An extension to the building is noted c.2022, with the current site layout observed from 2023.



Figure 1-2: 1892-1914 Historical map extract overlay showing approximate site boundary (red line) and the proposed PlayZone (blue line)



Figure 1-3: 1949-1972 historical map extract overlay showing approximate site boundary (red line) and proposed PlayZone (blue line)

Geology and Hydrogeology

Open-source British Geological Survey (BGS) mapping for the area shows superficial deposits to comprise Glaciofluvial Sheet Deposits (sand and gravel) across the wider site (see Figure 1-4 below), with deposits of Devensian Till (clay) below.

The underlying bedrock is recorded as the Wilmslow Sandstone Formation beneath the proposed PlayZone boundary and wider site (see Figure 1-5 below). There are no BGS borehole records within close proximity to the site.



Figure 1-4: Superficial geology



Figure 1-5: Bedrock geology

A summary of the anticipated geology within the wider site can be seen below.

Strata	Bedrock or superficial	Approximate thickness (m)	Typical soil type	Likely permeability
Topsoil (eastern extension)	-	0.3	Organic soil	-
Made Ground	-	Thin to absent	Variable	Variable
Glaciofluvial Sheet Deposits	Superficial	>5.0m	Sand and Gravel	Moderate
Devensian Till	Superficial	Up to 5.0m	Clay	Low
Wilmslow Sandstone Formation	Bedrock	Basal Unit	Sandstone	Low to moderate

Table 1: Summary of geology and hydrogeology

Coal Mining

Coal Authority mapping data shows the site does not lie within a Coal Mining Reporting Area, as such we consider the risk of land instability associated with coal mining legacy to be very low.

Landfilling and Ground Gases

Open-source Environment Agency landfill mapping data does not show any landfills to be within 250m of the site.

Flooding and Hydrology

According to Environment Agency flood maps, the site does not lie in an area at risk of flooding from rivers or sea, nor surface water.

Statutory Undertaker Records

We have contacted a number of Statutory Undertakers and obtained a Linesearch report to obtain copies of available records to avoid damaging buried apparatus during fieldwork activities. Copies of their records are appended; however, it should be noted that private runs are typically excluded from these records.

A review of the information shows that there is a BT line crossing the proposed development area (see Figure 1-6 below).

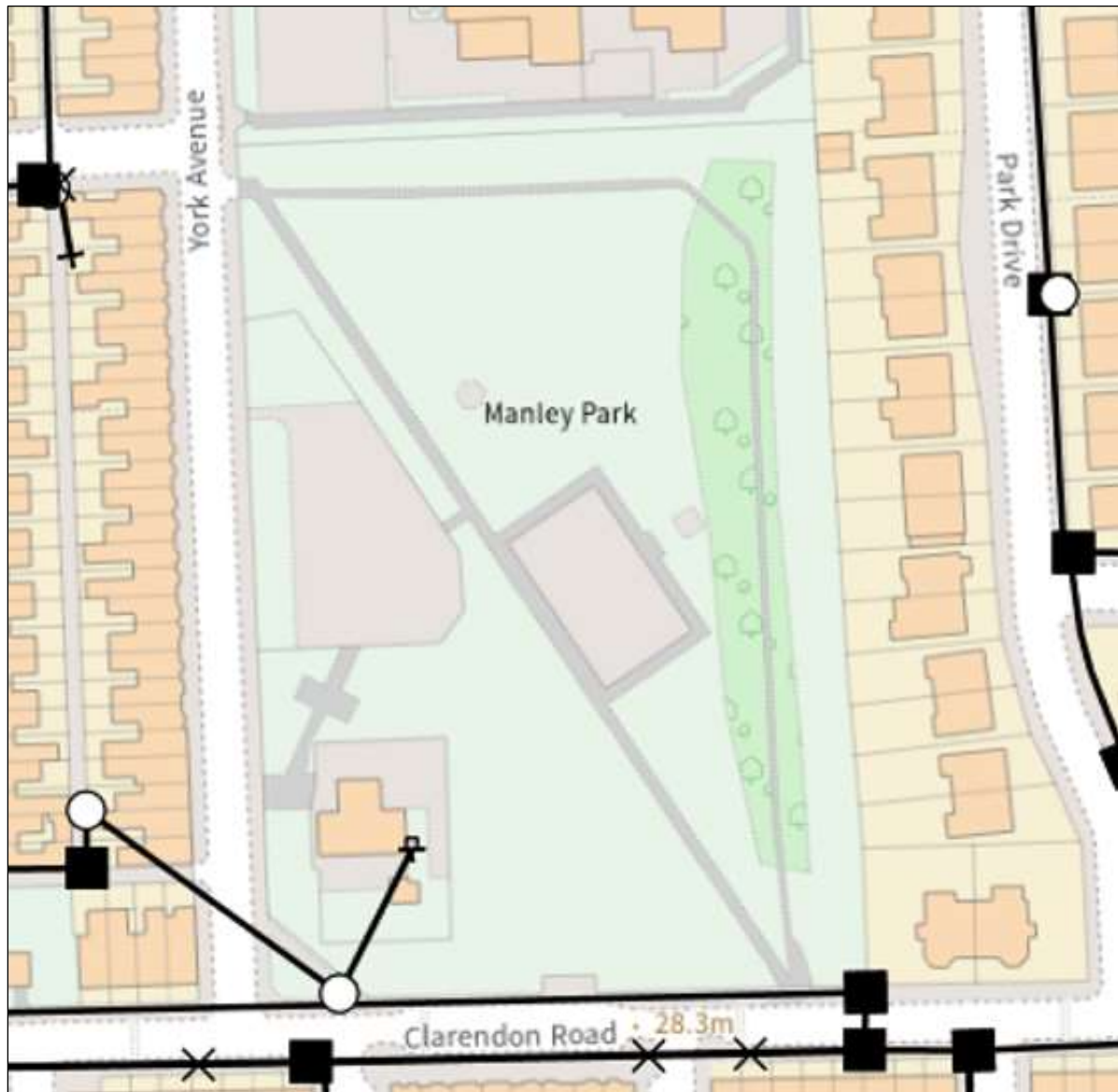


Figure 1-6: BT Openreach extract, dated: 24/11/2023

Review and Recommendations

The following site specific factors have been considered to determine the most appropriate ground investigation on site:

- Geological records indicate Glaciofluvial Sheet Deposits (sand and gravel) underling the development area site and are considered suitable to support the pitch formation and proposed floodlighting.
- Significant Made Ground soils are not anticipated to be underlying the site based on history.
- The Glaciofluvial Sheet Deposits are likely to comprise sand and gravel and exhibit a degree of permeability. This will need to be confirmed through onsite investigations.
- The site falls outside of a Coal Mining Reporting area. As such the risk of land instability due to coal mining legacy is considered to be very low.
- A standard pitch refurbishment investigation (synthetic/artificial surface) is recommended, confirming existing subbase/subgrade makeup below the pitch in up to 4 No. locations (rather than 6 No, particularly given the small size of the existing pitch), with infiltration testing of such materials. Extension of 1 No. pit in the existing pitch to 1.2m depth to provide parameters for floodlight design.
- Then complete the remaining 2 No. trial pit/DCP locations in the extension area to the east, extending to 1.2m depth, to provide details to assist pitch extension and floodlight design/construction.
- It is not clear if surplus Topsoil from the extension area is to be retained onsite, therefore retention and offsite disposal should be covered in testing scope.
- An allowance has been provided to test any Made Ground for waste disposal purposes.
- We have included completion of an electrical capacity survey given floodlighting is not present and proposed as part of the development.
- We have included for completion of a topographical survey of the pitch area (existing and extension area) and immediate surroundings.
- The site is located within a medium risk UXO area. Consequently, it is recommended to obtain a preliminary UXO risk review to determine likelihood of encountering UXO during investigation.

Costs to complete the above are as follows;

Item	Service	Timescale (weeks)	Comments
1.0	Desktop Study Site Review	Complete	
2.1	Framework synthetic pitch refurbishment investigation inc drainage survey	8 weeks	Assumed welfare facilities can be utilised onsite.
2.4	Topographical survey		Proposed pitch and marginal areas beyond.
2.5	Electrical capacity survey		
2.6	Topsoil laboratory testing		To determine suitability for reuse.
3.4.1	Unexploded Ordnance Site Specific Preliminary Risk Review		Medium risk of encountering UXO onsite.
3.5	Waste classification and WAC analysis		Classification of any Made Ground for waste disposal if present.
TOTAL			

Statutory Undertaker Records

Soiltechnics

**Soiltechnics
Cedar Barn,
Walgrave,
NN6 9PY**

FAO:**How to contact us:**

**United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP**

Telephone: 0370 7510101**E-mail: propertysearches@uuplc.co.uk**

**Your Ref: STV6310
Our Ref: UUPS-ORD-534505
Date: 28/11/2023**

Dear Sirs**Location: 97 COLLEGE ROAD, MANCHESTER, M16 0AB**

I acknowledge with thanks your request dated 24/11/2023 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

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Yours Faithfully,



Karen McCormack
Property Searches Manager

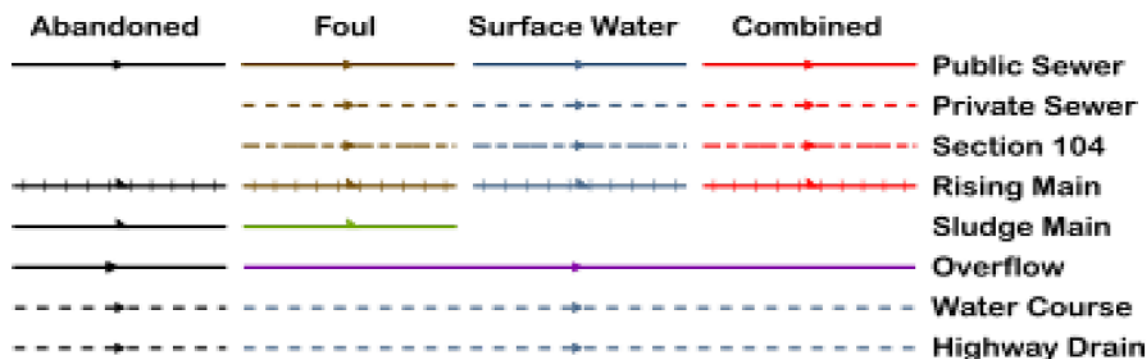
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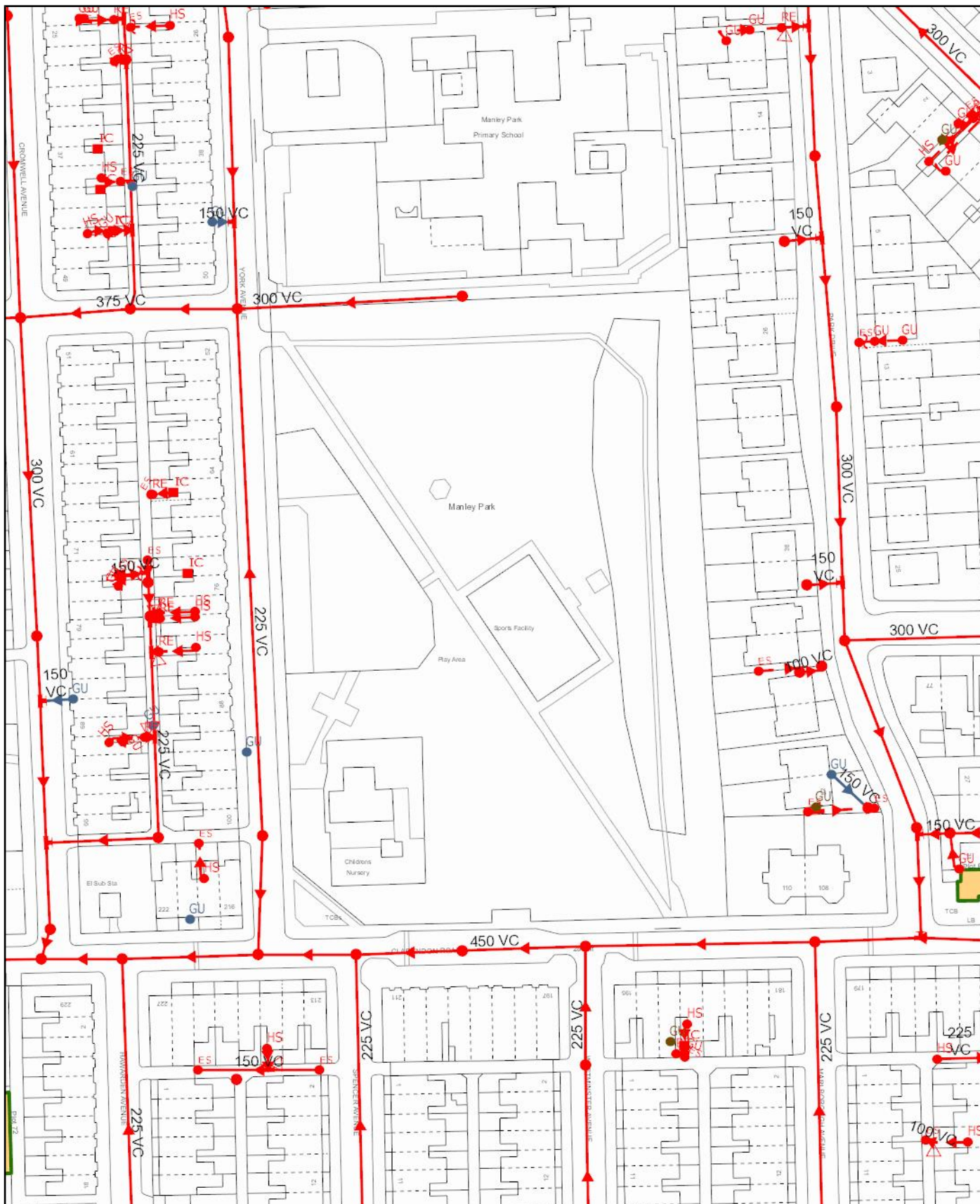
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Wastewater Symbolology



All point assets follow the standard colour convention: **red** – combined **brown** - foul
blue – surface water **purple** - overflow

Manhole	Side Entry Manhole
Head of System	Outfall
Extent of Survey	Screen Chamber
Rodding Eye	Inspection Chamber
Inlet	Bifurcation Chamber
Discharge Point	Lamp Hole
Vortex	T Junction / Saddle
Penstock	Catchpit
Washout Chamber	Valve Chamber
Valve	Vent Column
Air Valve	Vortex Chamber
Non Return Valve	Penstock Chamber
Soakaway	Network Storage Tank
Gully	Sewer Overflow
Cascade	Ww Treatment Works
Flow Meter	Ww Pumping Station
Hatch Box	Septic Tank
Oil Interceptor	Control Kiosk
Summit	
Drop Shaft	Change of Characteristic
Orifice Plate	



Scale: 1:1250
Date: 28/11/2023

SEWER RECORDS

Address or Site Reference: 97 COLLEGE ROAD, MANCHESTER, M16 0AB
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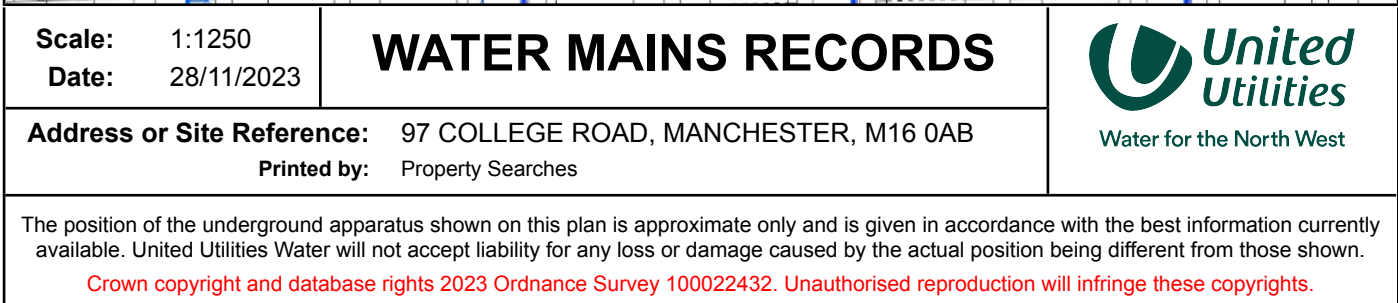
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Clean Water Symbolology

Proposed	Abandoned	Live	
			Distribution Main
			Trunk Main
			Comms Pipe
			Private Pipe
			Concessionary Service
			Raw Water
			LDTM Raw Water
			LDTM Treated Water
			Air Valve
			AC Valve, open
			AC Valve, closed
			CC Valve, open
			CC Valve, closed
			Non Return Valve
			Pressure Management Valve
			OMS Valve
			Stop Tap
			Flow Meter
			Domestic Meter
			Commercial Meter
			Pump
			Hydrant
			Fire Hydrant
			Anode
			Chlorination Point
			De-chlorination Point
			Strainer Point
			Access Point
			Hatch Box
			IP Point
			Sampling Station
			Logger Box
			Bore Hole
			Inlet Point
			Bulk Supply Point
			End Cap
			Site Termination
			Change of Characteristic
			Condition Report
			<u>Property Types</u>
			Water Tower
			Valve House
			Booster Pumping Station
			Intake Pumping Station
			Water Treatment Works
			Supply Reservoir
			Service Reservoir
			Impounding Reservoir
			Pipe Bridge

Symbology for proposed assets is the same as above, but shown in **green**
 Symbology for abandoned assets is the same as above, but shown in **black**



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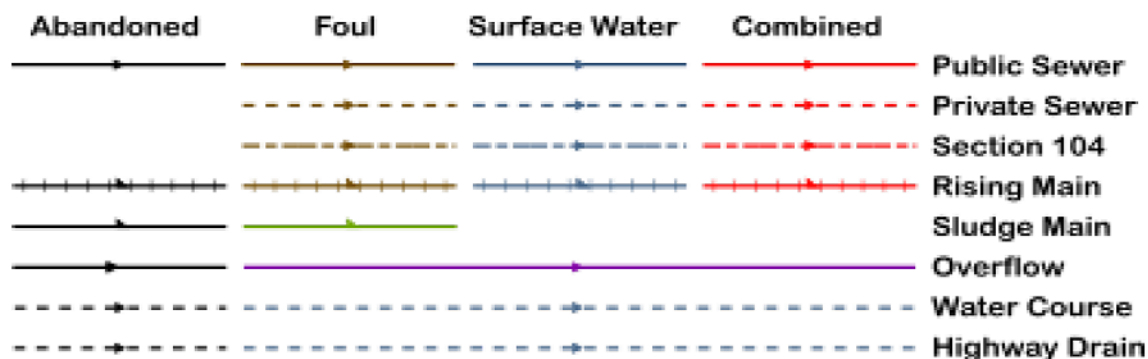
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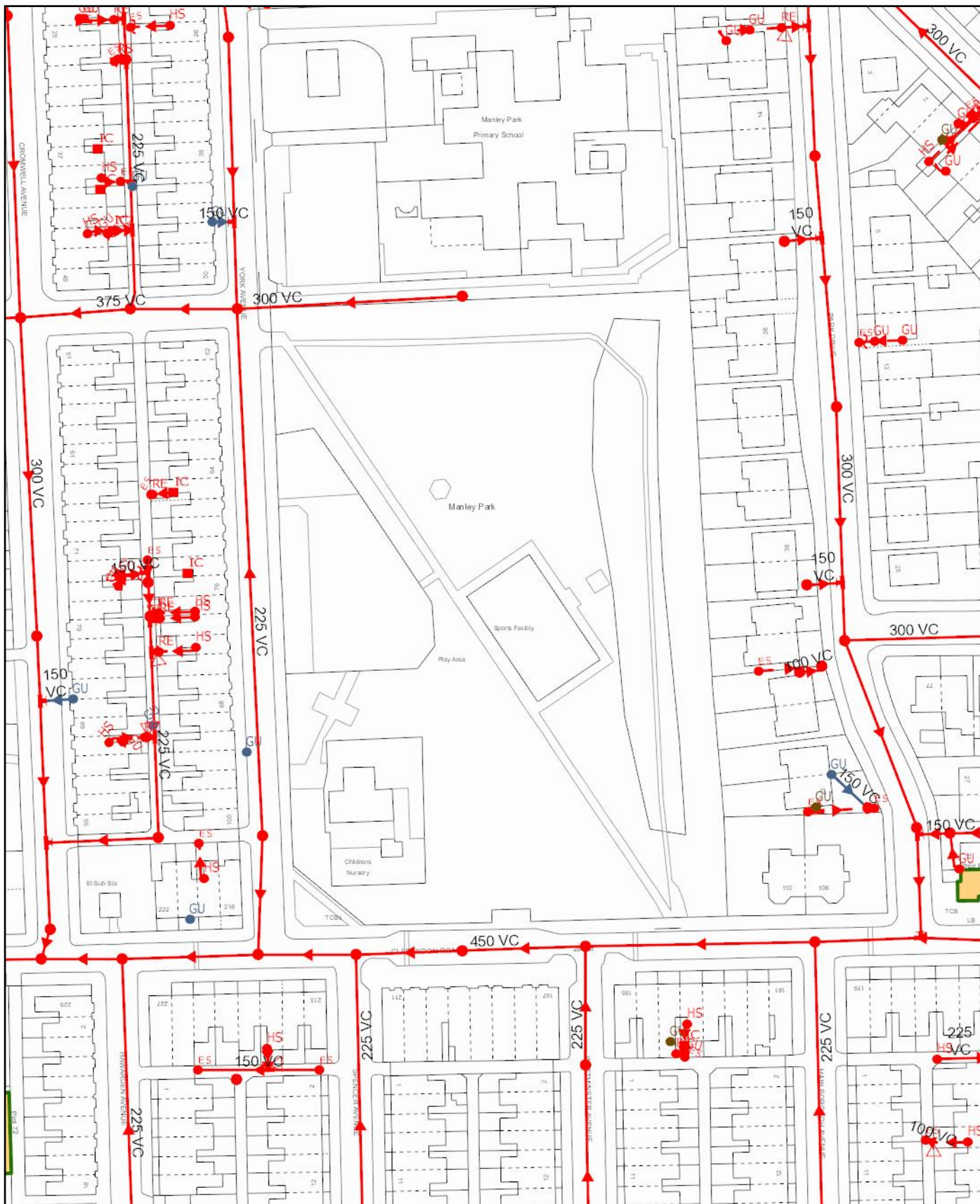
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Oil Interceptor	Control Kiosk
Summit	
Drop Shaft	Change of Characteristic
Orifice Plate	



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Water for the North West

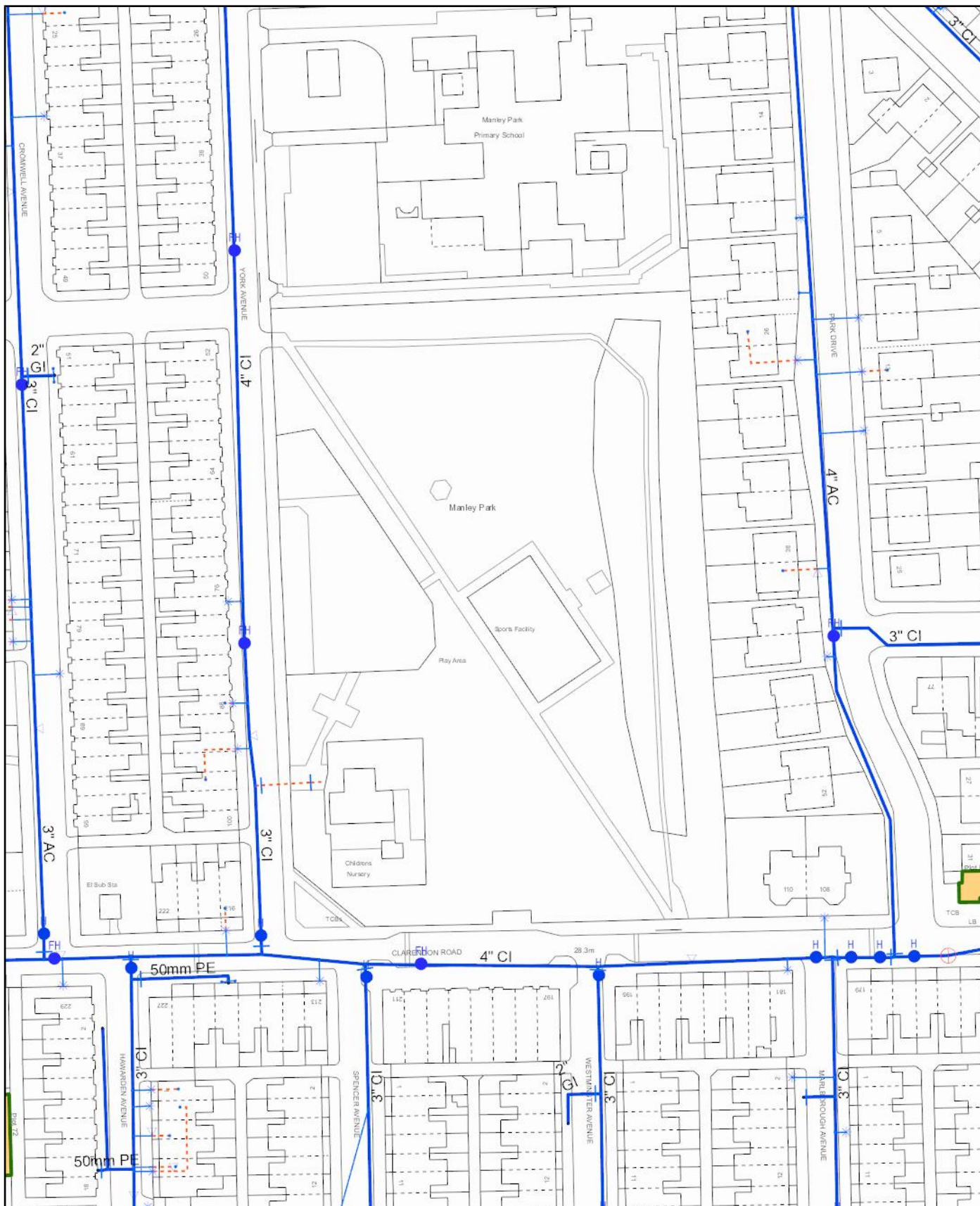
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			Fire Hydrant
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WATER MAINS RECORDS

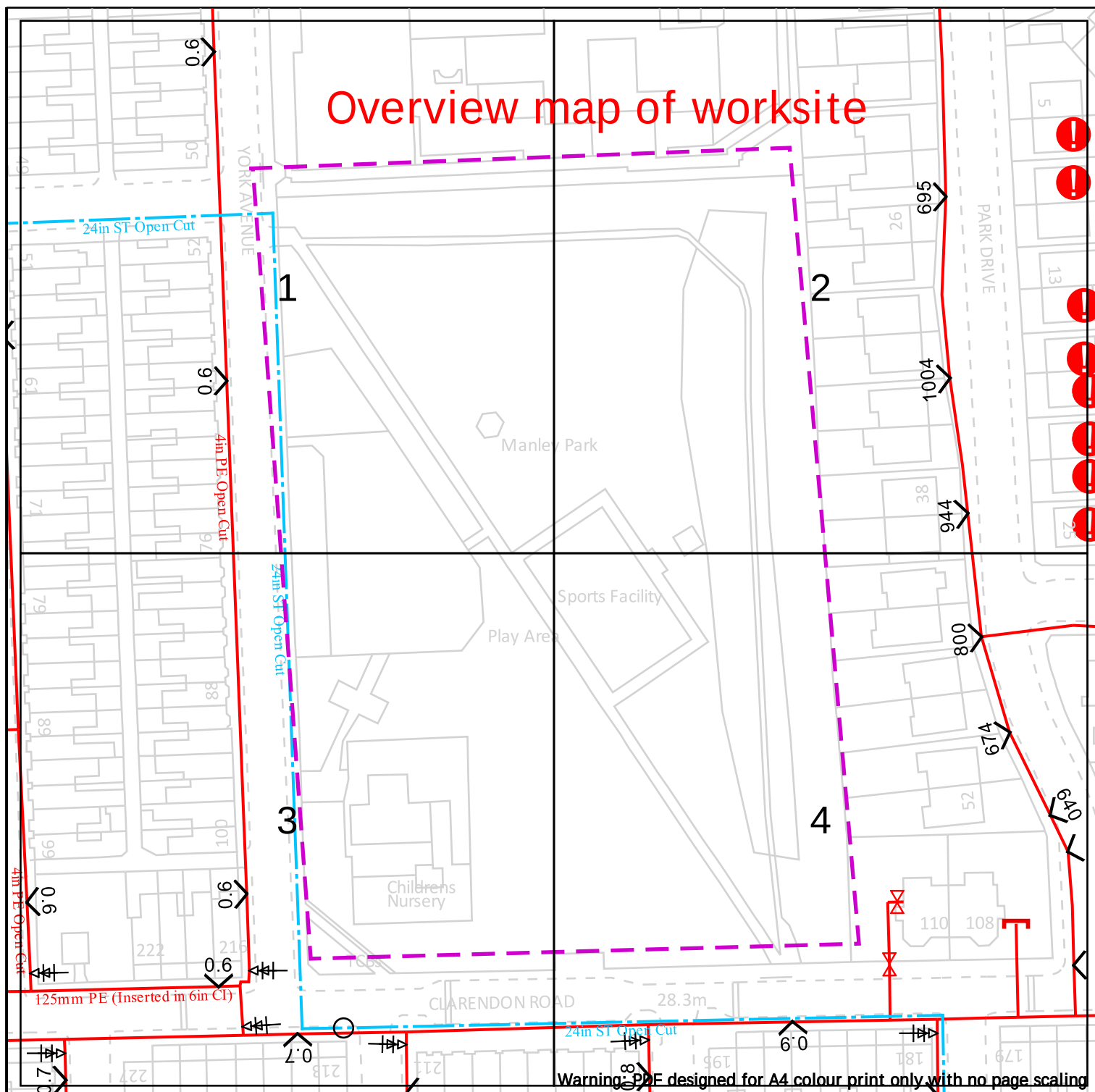
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Water for the North West

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Overview map of worksite



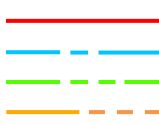
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Dig Sites

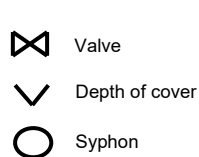
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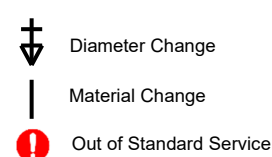
Line:



LP Mains
MP Mains
IP Mains
LHP Mains



Valve
Depth of cover
Syphon



Diameter Change
Material Change
Out of Standard Service

Date Requested: 24/11/2023
Job Reference: 31659135
Site Location: 382293 394756
Requested by: Miss Lauren Wenham
Your Scheme/Reference: STV6309

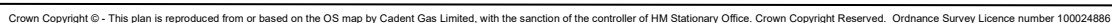
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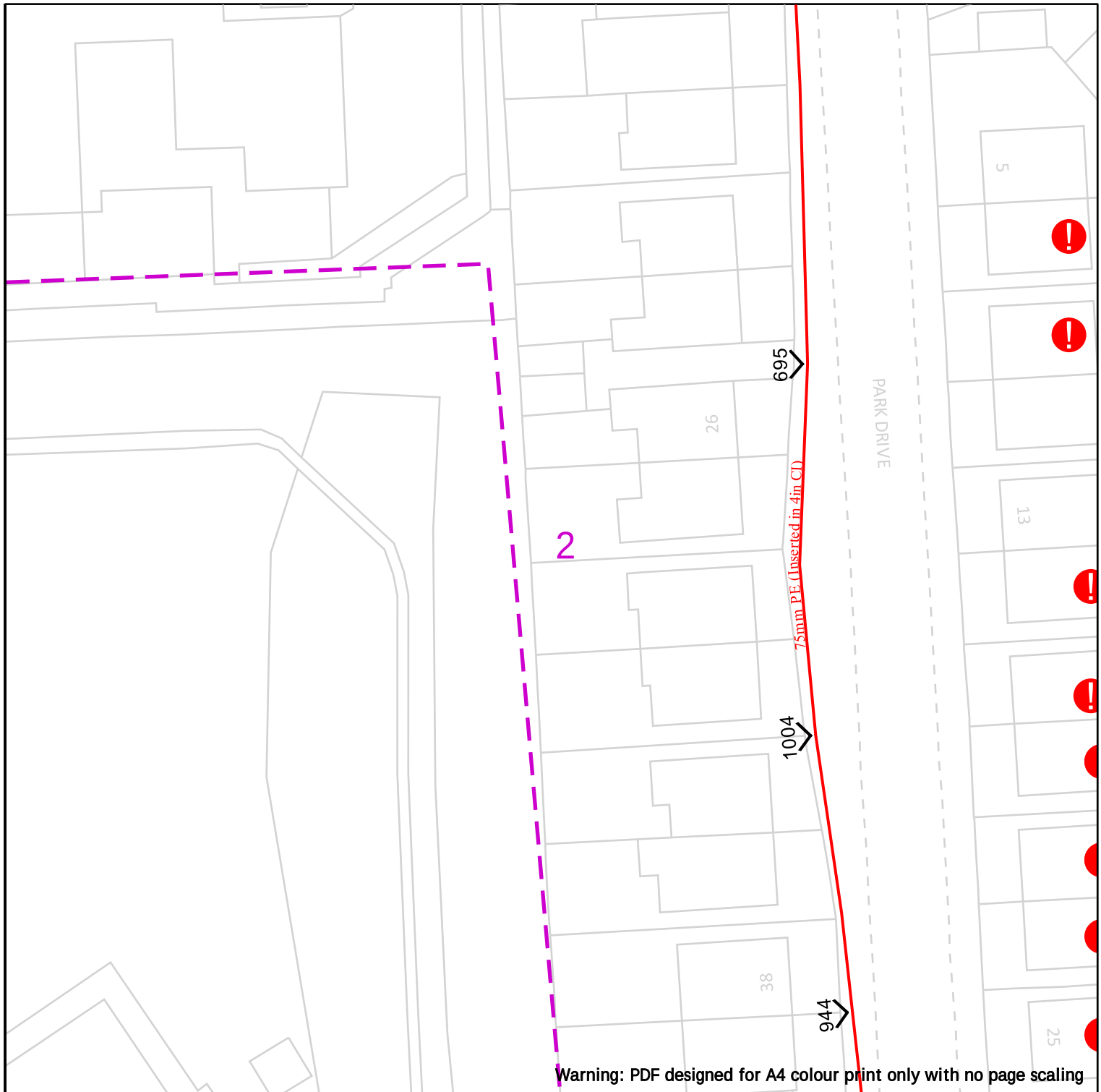
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Dig Sites

Area:

Line:

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LP Mains

MP Mains

IP Mains

LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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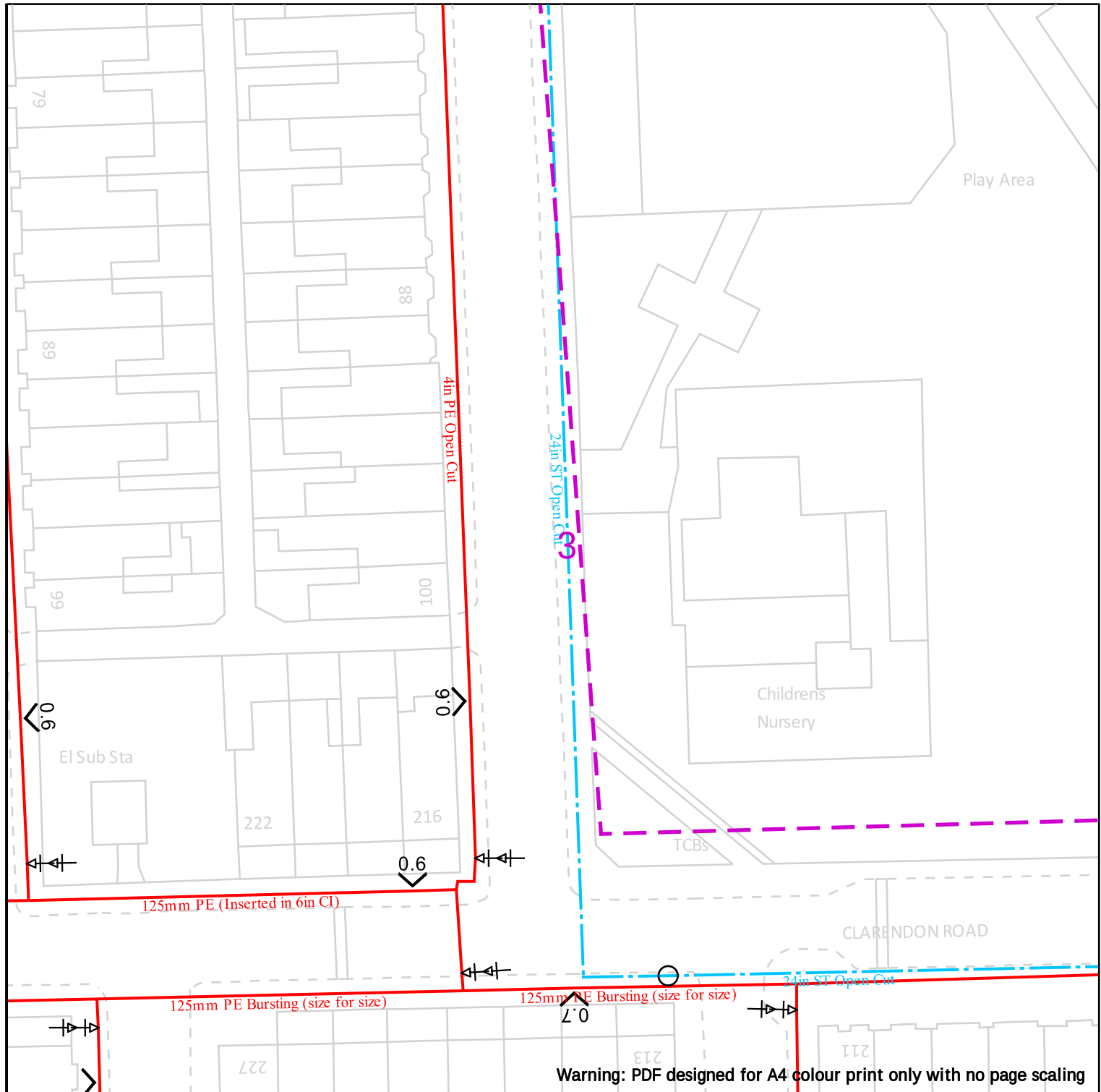
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View extent: 100m, 100m

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Dig Sites

Area:



Line:



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LP Mains



MP Mains



IP Mains



LHP Mains



Valve



Depth of cover



Syphon



Diameter Change



Material Change



Out of Standard Service

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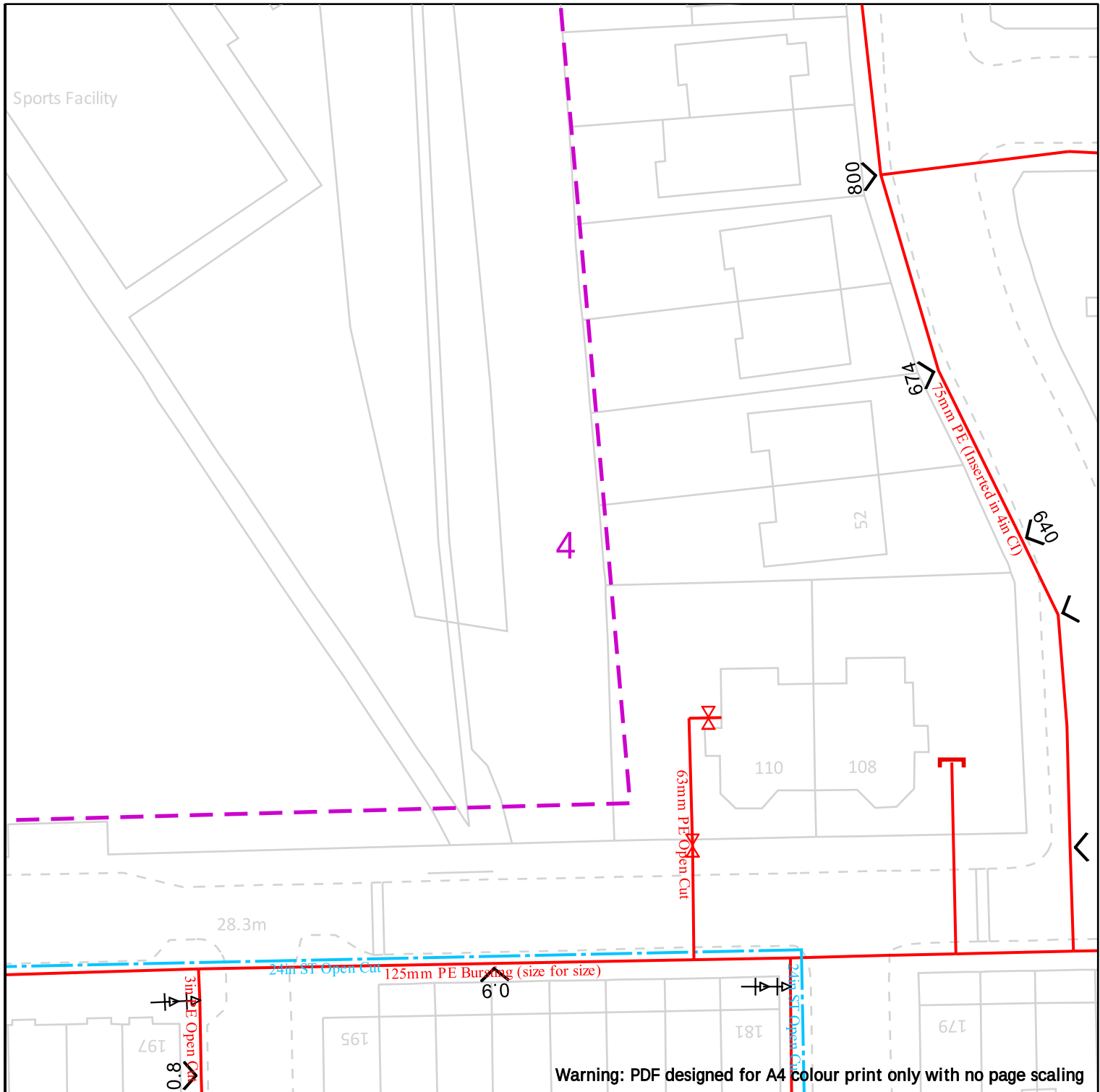
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	Dig Sites Area: Line: LP Mains MP Mains IP Mains LHP Mains	Valve Depth of cover Syphon Diameter Change Material Change Out of Standard Service
Date Requested: 24/11/2023 Job Reference: 31659135 Site Location: 382293 394756 Requested by: Miss Lauren Wenham Your Scheme/Reference: STV6309 View extent: 100m, 100m	IMPORTANT NOTICES This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	
In case of emergency call - 0800 111 999		
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Scale: 1:500 (When plotted at A4)

Enquirer			
Name	Miss Lauren Wenham	Phone	01604 781877
Company	Soiltechnics Ltd	Mobile	Not Supplied
Address	Cedar Barn Cedar Barn White Lodge Walgrave Northamptonshire NN6 9PY		
Email	admin@soiltechnics.net		

Enquiry Details		Site Map
Enquiry type	Planned Works	
Work category	Development Projects	
Work type	Commercial/industrial	
Work type buffer*	75 metres	
Start date	25/11/2023	
End date	25/11/2023	
Scheme/Reference	STV6309	
Search location	M16 0AB	
Confirmed location	382293 394756	
Site size	0 metres square	
Site Contact Name	Admin Soiltechnics	
Site Phone No.	01604781877	
Description of Works	NA	
* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.		Please note that the above map only displays the location of the proposed work site and will not display any of the Members' pipes and cables. It is imperative that this area accurately reflects the proposed work site.

Affected LSBUD members

(LSBUD Members who have assets registered on LSBUD within the vicinity of your search area.)

Asset Owner	Phone/Email	Emergency Only	Status
Cadent Gas	0800688588	0800111999	Await response
Electricity North West Limited	08001954141	08001954141	Await response

Status explanation

Await Response means that the asset owner will contact you. This is typically by sending the plan response but they may ask for further information before being able to do so, particularly if any payments or authorisations are required.

Email Additional Info means that the asset owner needs further information about your works to assess your enquiry before providing a response. Please provide any details you have available including plans, method statements etc. if available.

Important notices

It is very important that you correctly understand what the service does and the procedures in order for you to work safely. Please refer to the LSBUD Support Page (www.lsbud.co.uk/lineasearchbeforeudig-support) for further guidance.

This information includes how to provide additional information to the LSBUD Members who request it to provide a response to your enquiry.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date and time of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LineasearchbeforeUdig (LSBUD) accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lsbud.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

List of not affected LSBUD members (LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)

Angus Energy	AWE Pipeline	B & D Energy Limited
Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)	Box Broadband
BP Exploration Operating Company Limited	BPA	Cambridgeshire County Council Climate Change and Energy Services
CATS Pipeline c/o Wood Group PSN	Cemex	Centrica Storage Ltd
CNG Services Ltd	Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd
D.S.Smith	Diamond Transmission Corporation	DIO (MOD Abandoned Pipelines)
DIO (MOD Live Pipelines)	E.ON UK CHP Limited	EDF Energy Renewables Ltd
EirGrid	Eleclink Limited	Energy Assets Networks
ENI & Himor c/o Penspen Ltd	EnQuest NNS Limited	EP Langage Limited
ESB CCGT Power station (Carrington Gas Pipeline)	ESP Utilities Group	ESSAR
Esso Petroleum Company Limited	euNetworks Fiber UK Ltd	EXA Infrastructure
Exolum Pipeline System	Fulcrum Electricity Assets Limited	Fulcrum Pipelines Limited
Gamma	Gas Networks Ireland (UK)	Gateshead Energy Company
Gigaclear Ltd	Harbour Energy	Heathrow Airport LTD
Humbly Grove Energy	IGas Energy	INEOS FPS Pipelines
INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited	INOVYN Enterprises Limited
Intergen (Coryton Energy or Spalding Energy)	Jurassic Fibre Ltd	Kensa Utilities
Last Mile	Mainline Pipelines Limited	Manchester Jetline Limited
Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited
Moray East Offshore Windfarm	MUA Group Limited	National Gas Transmission
National Grid Electricity Distribution	National Grid Electricity Transmission	National Grid Ventures
Neos Networks	Northern Gas Networks Limited	Northumbrian Water Group
NPower CHP Pipelines	NTT Global Data Centers EMEA UK Ltd	NYnet Ltd
Ogi	Oikos Storage Limited	Ørsted
Palm Paper Ltd	Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos
Phillips 66	Portsmouth Water	Premier Transmission Ltd (SNIP)
Redundant Pipelines - LPDA	RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)
SABIC UK Petrochemicals	SAS Utility Services Ltd	Scottish and Southern Electricity Networks
Scottish Power Generation	Seabank Power Ltd	SES Water
SGN	Shell	Shell NOP
SP Energy Networks	Spring Fibre Limited	Squire Energy Networks
SSE Generation Ltd	SSE Transmission	SSE Utility Solutions Limited

Storengy	Tata Communications (c/o JSM Construction Ltd)	TfL – London Underground HV Cables (Road Side Cables)
Total Colnbrook Pipelines	Total Finaline Pipelines	Transmission Capital
Trojan Energy Limited	UK Power Networks	Uniper UK Ltd
University of Cambridge Granta Backbone Network	Vattenfall	Veolia ES SELCHP Limited
Veolia ES Sheffield Ltd	Voneus Limited	VPI Power Limited
Wales and West Utilities	West of Duddon Sands Transmission Ltd	Westminster City Council
Zayo Group UK Ltd c/o JSM Group Ltd		

Non-LSBUD members (Asset owners not registered on LSBUD)

(The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding.

Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.)

Asset Owner	Preferred contact method	Phone	Status
Arelion UK Ltd	check-network@arelion.com		Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
Equans	nrsua.uk@equans.com	0800 130 3600	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Lumen Technologies	plantenquiries@ocugroup.com	02087314613	Not Notified
Manchester City Council	https://www.manchester.gov.uk		Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Sky UK Limited	nrsua@sky.uk	02070323234	Not Notified
Sota	sota.plantenquiries@ocugroup.com		Not Notified
United Utilities	WastewaterDeveloperServices@uuplc.co.uk	08707510101	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified

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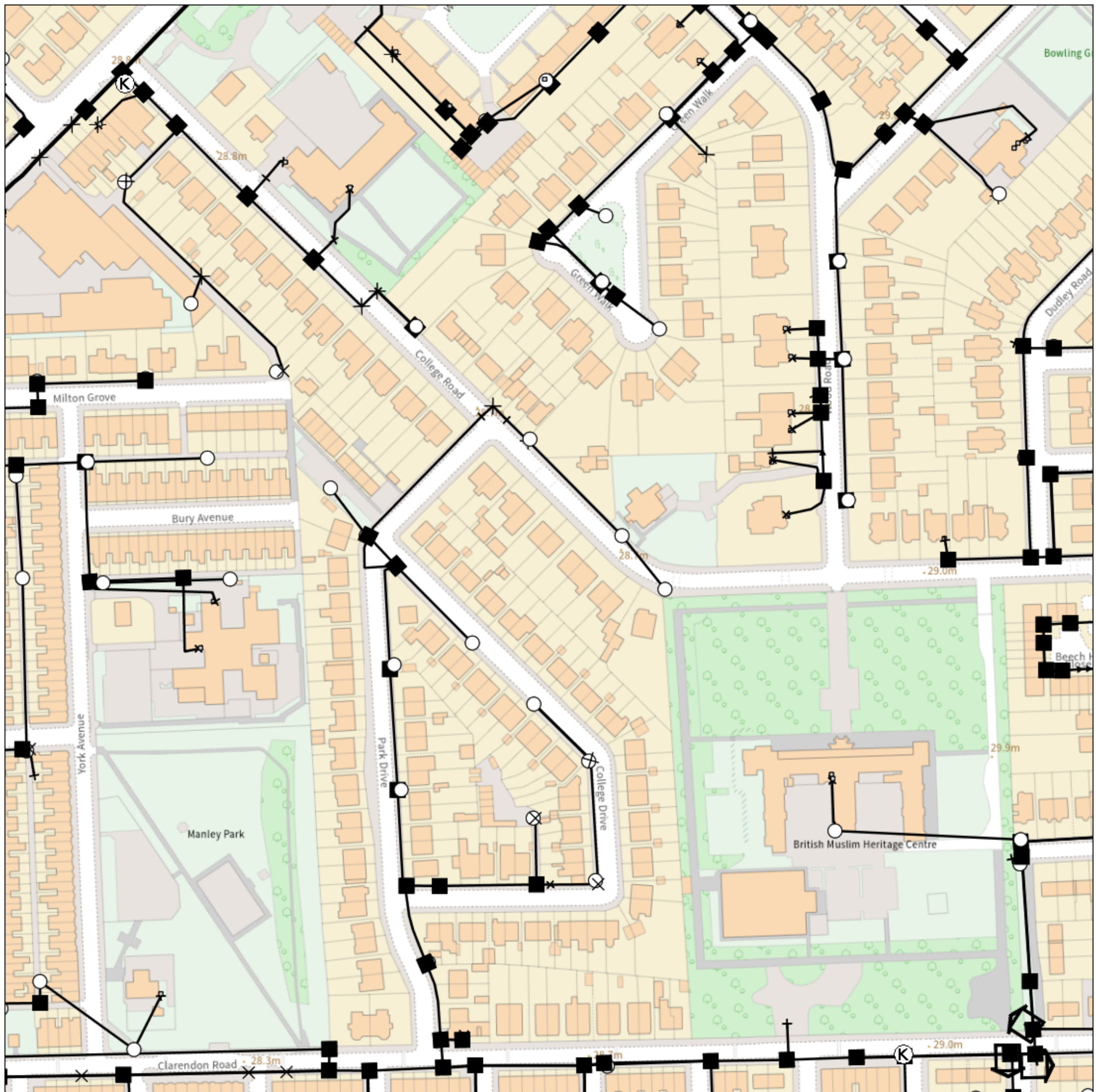
The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LSBUD will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LSBUD, including but not exclusively those set out above. Therefore, LSBUD cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LSBUD and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.



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Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



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email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
PCP			Split Coupling	X	Built	
Pole			Duct Tee	▲	Planned	
Box			Building		Inferred	
Manhole			Kiosk	K	Duct	
Cabinet			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

BT Ref : SEE03221W

Map Reference : (centre) SJ8240494831

Easting/Northing : (centre) 382404,394831

Issued : 24/11/2023 15:22:08

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