

Site Details:

LAND FOR CAR PARK, POTATO
WHARF, MANCHESTER, M3
4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_2500
Grid Ref: 383039, 397608

Map Name: National Grid

Map date: 1948-1949

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1949
Revised 1949
Edition N/A
Copyright N/A
Levelled 1948

Surveyed 1948
Revised 1948
Edition N/A
Copyright 1949
Levelled 1927



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Site Details:

LAND FOR CAR PARK, POTATO
WHARF, MANCHESTER, M3
4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_2500
Grid Ref: 383039, 397608

Map Name: National Grid

Map date: 1950

Scale: 1:2,500

Printed at: 1:2,500



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

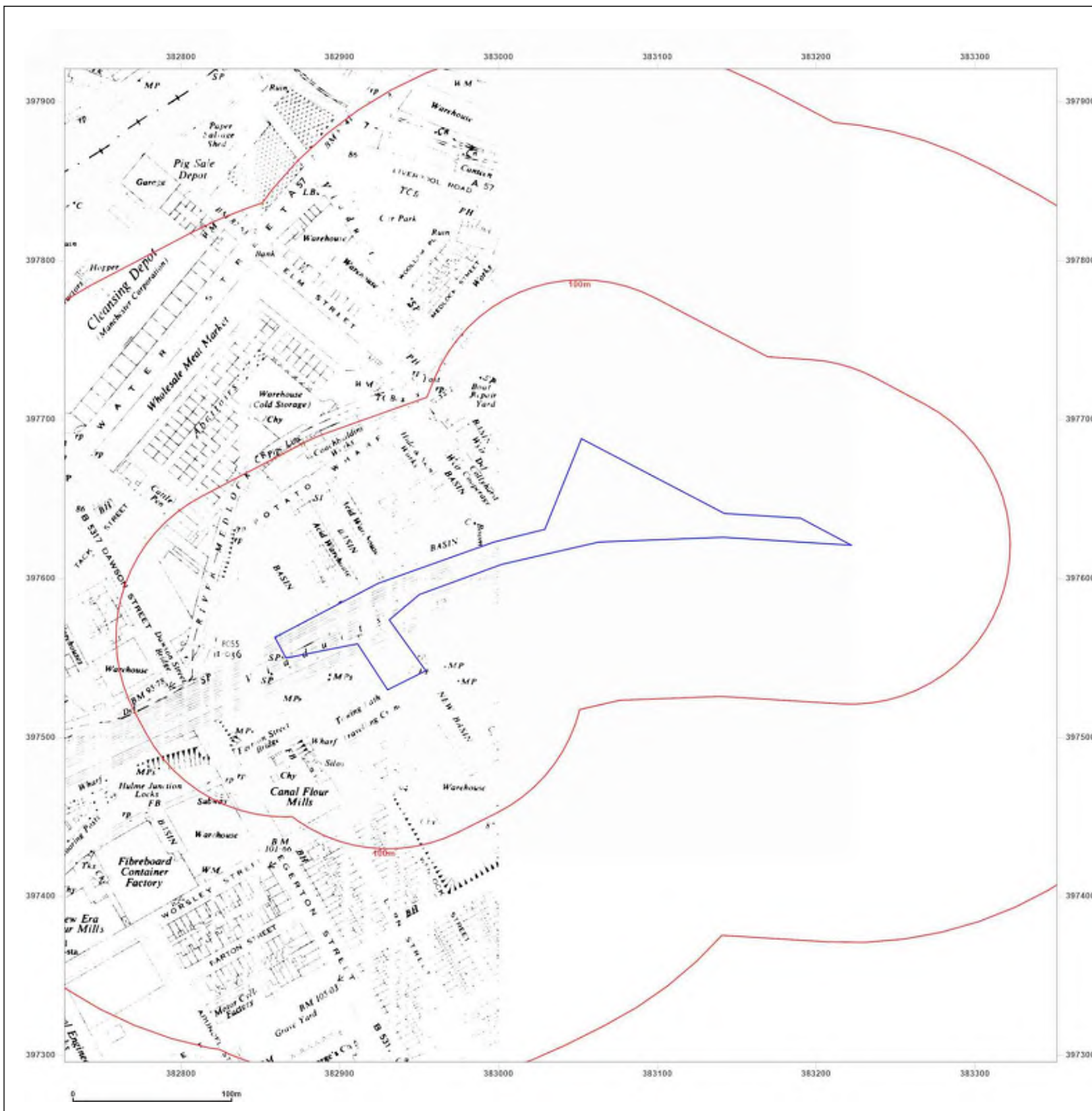


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Site Details:

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4JR

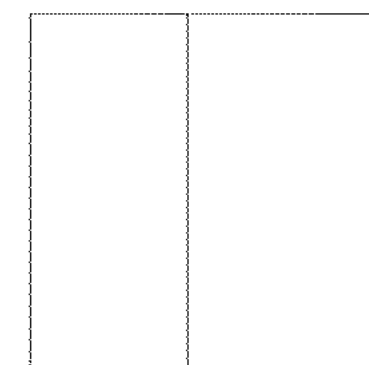
Client Ref: PC2387-101-100
Report Ref: GS-7712230_2500
Grid Ref: 383039, 397608

Map Name: National Grid

Map date: 1956

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1953
Revised 1953
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Copyright 1957
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Site Details:

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WHARF, MANCHESTER, M3
4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_2500
Grid Ref: 383039, 397608

Map Name: National Grid

Map date: 1963

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1963
Revised 1963
Edition N/A
Copyright 1965
Levelled 1958

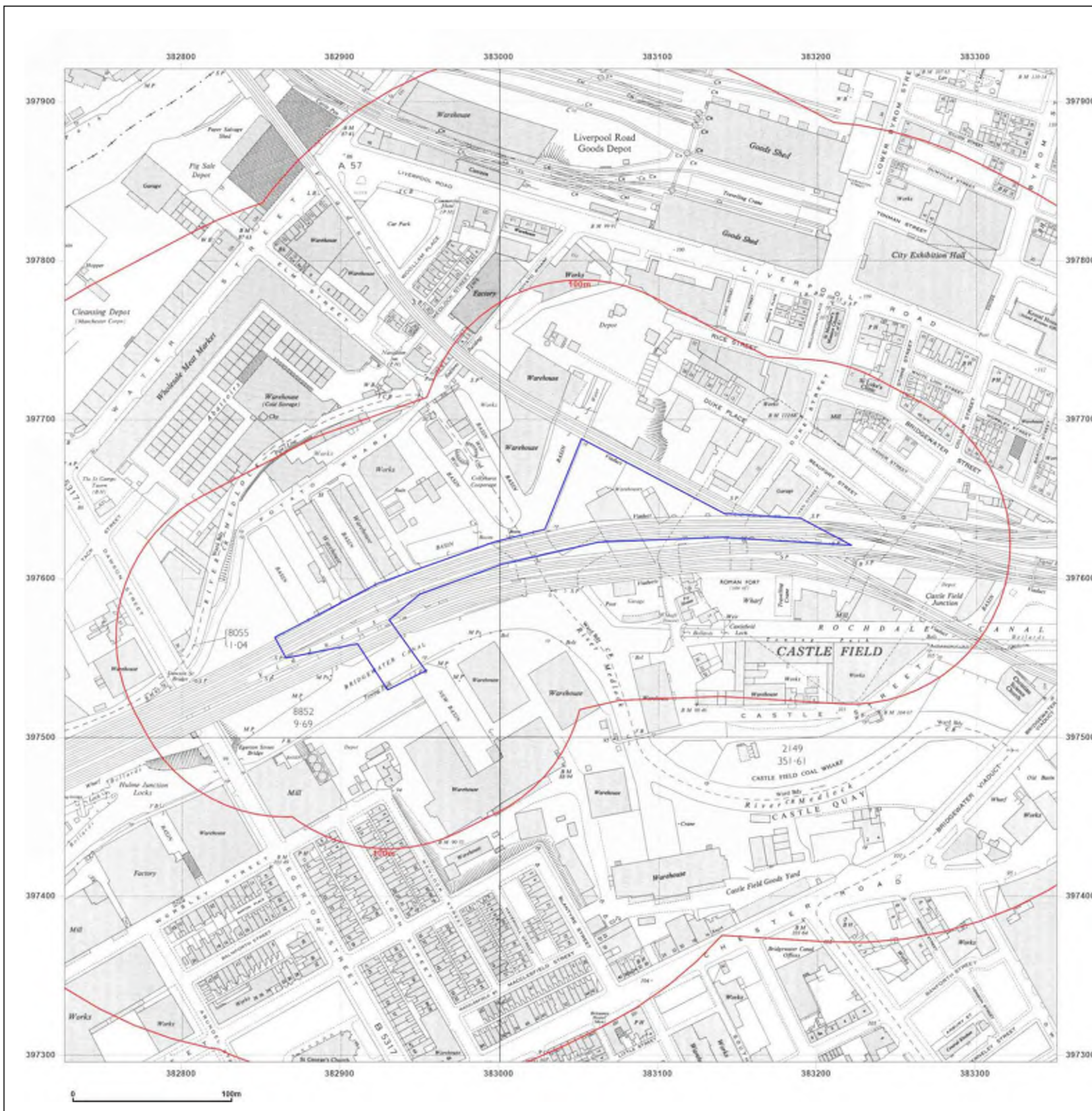


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Site Details:

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WHARF, MANCHESTER, M3
4JR

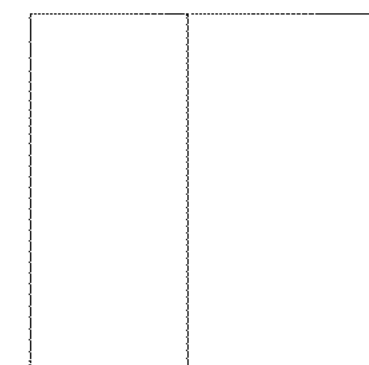
Client Ref: PC2387-101-100
Report Ref: GS-7712230_2500
Grid Ref: 383039, 397608

Map Name: National Grid

Map date: 1964

Scale: 1:2,500

Printed at: 1:2,500



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

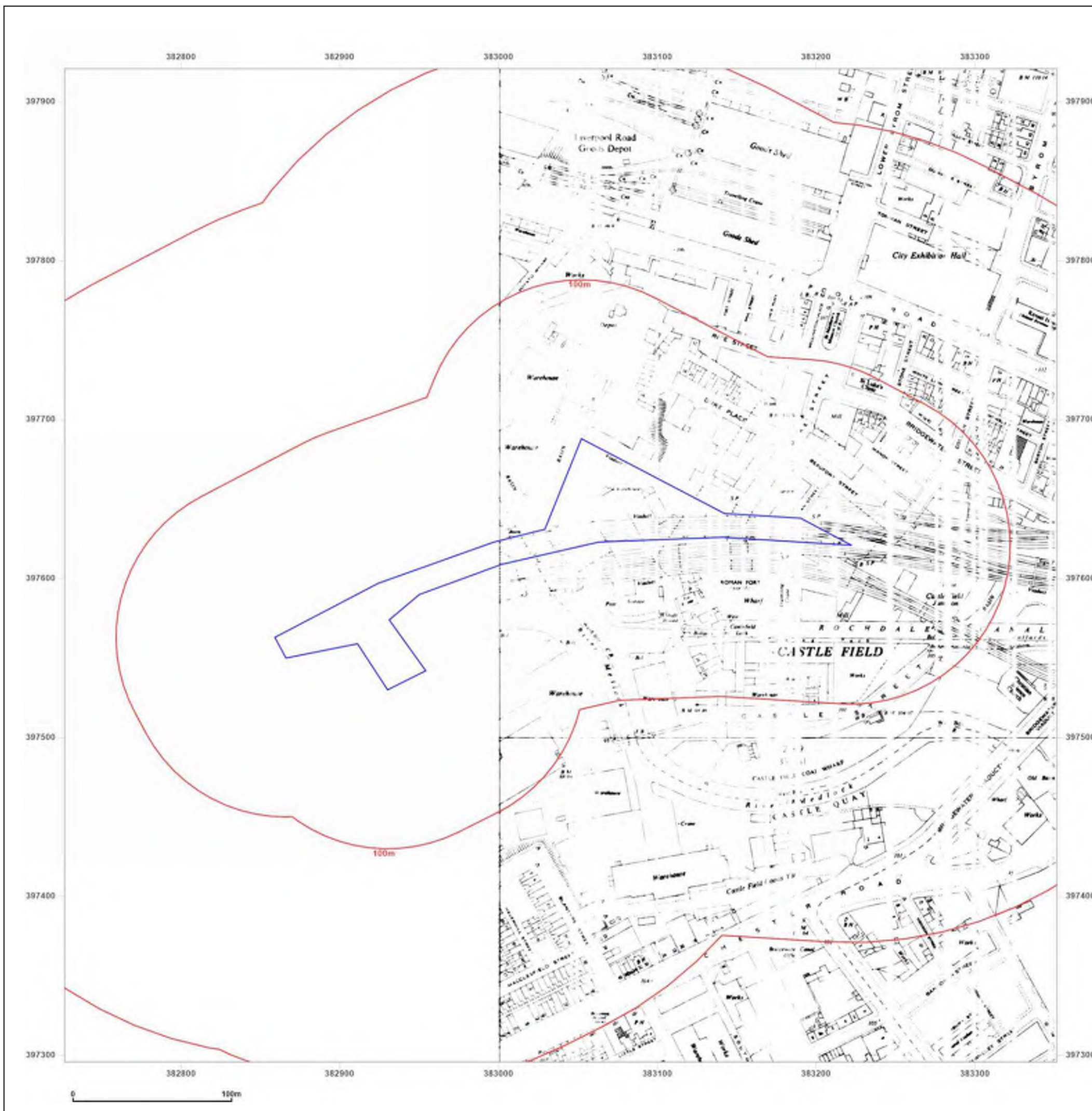


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Site Details:

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4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_1_1
Grid Ref: 382790, 397608

Map Name: National Grid

Map date: 1948-1949

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1949
Revised 1949
Edition N/A
Copyright N/A
Levelled 1948

Surveyed 1948
Revised 1948
Edition N/A
Copyright 1948
Levelled 1927

Surveyed 1948
Revised 1948
Edition N/A
Copyright N/A
Levelled 1948

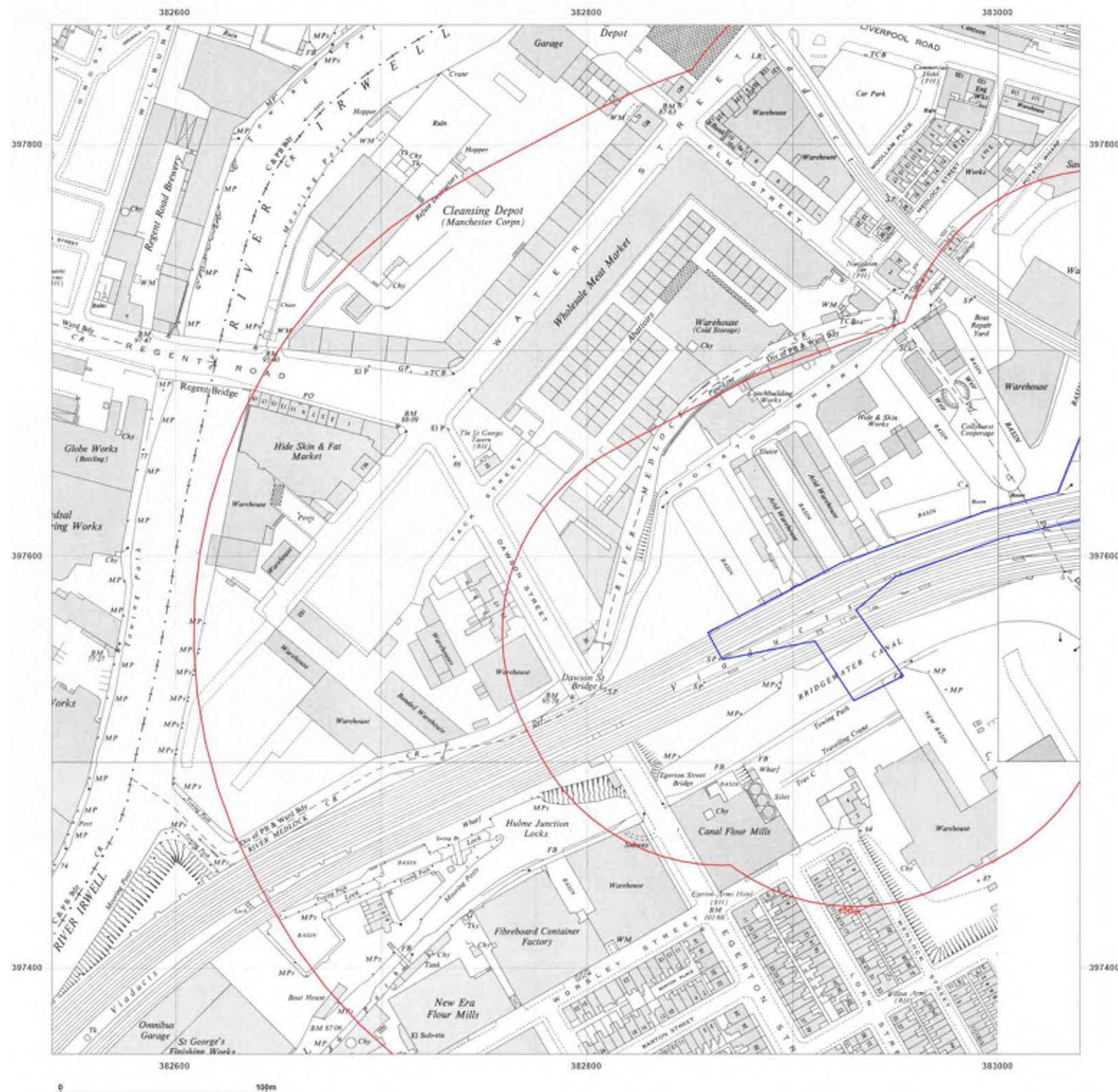


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Site Details:

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4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_1_1
Grid Ref: 382790, 397608

Map Name: National Grid

Map date: 1953-1955

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1954 Revised 1954 Edition N/A Copyright N/A Levelled 1948	Surveyed 1953 Revised 1953 Edition N/A Copyright 1954 Levelled 1927

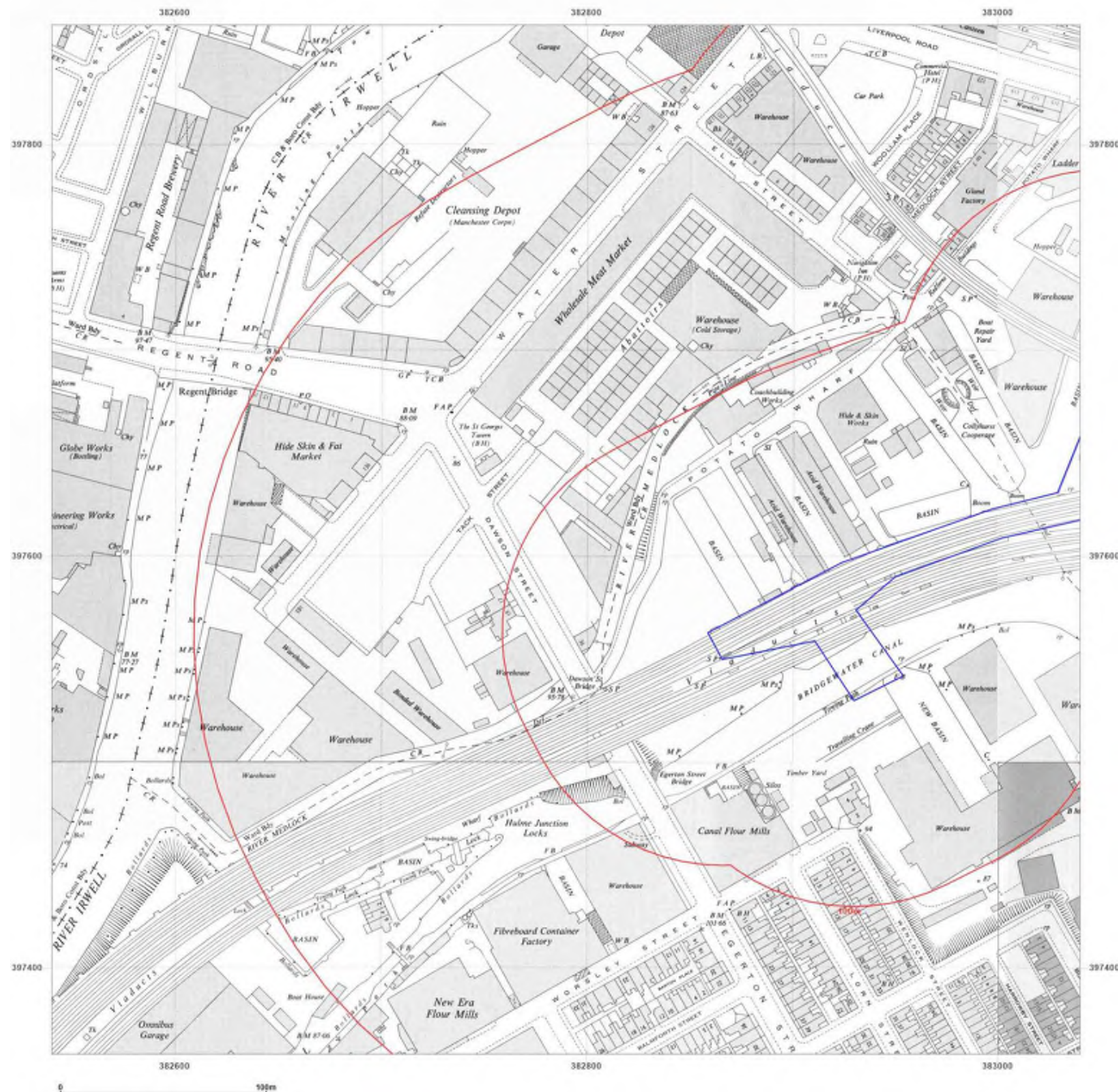


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Site Details:

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4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_1_1
Grid Ref: 382790, 397608

Map Name: National Grid

Map date: 1953-1960

Scale: 1:1,250

Printed at: 1:2,000



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4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_1_1
Grid Ref: 382790, 397608

Map Name: National Grid

Map date: 1963

Scale: 1:1,250

Printed at: 1:2,000



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Site Details:

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4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_1_1
Grid Ref: 382790, 397608

Map Name: National Grid

Map date: 1977-1981

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1978 Levelled 1963	Surveyed 1948 Revised 1979 Edition N/A Copyright 1981 Levelled 1963
Surveyed 1948 Revised 1976 Edition N/A Copyright 1977 Levelled 1963	Surveyed N/A Revised N/A Edition N/A Copyright 1980 Levelled 1963



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Site Details:

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4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_1_1
Grid Ref: 382790, 397608

Map Name: National Grid

Map date: 1980-1982

Scale: 1:1,250

Printed at: 1:2,000



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Levelled 1963

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Revised N/A
Edition N/A
Copyright 1982
Levelled 1963

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1980
Levelled 1963

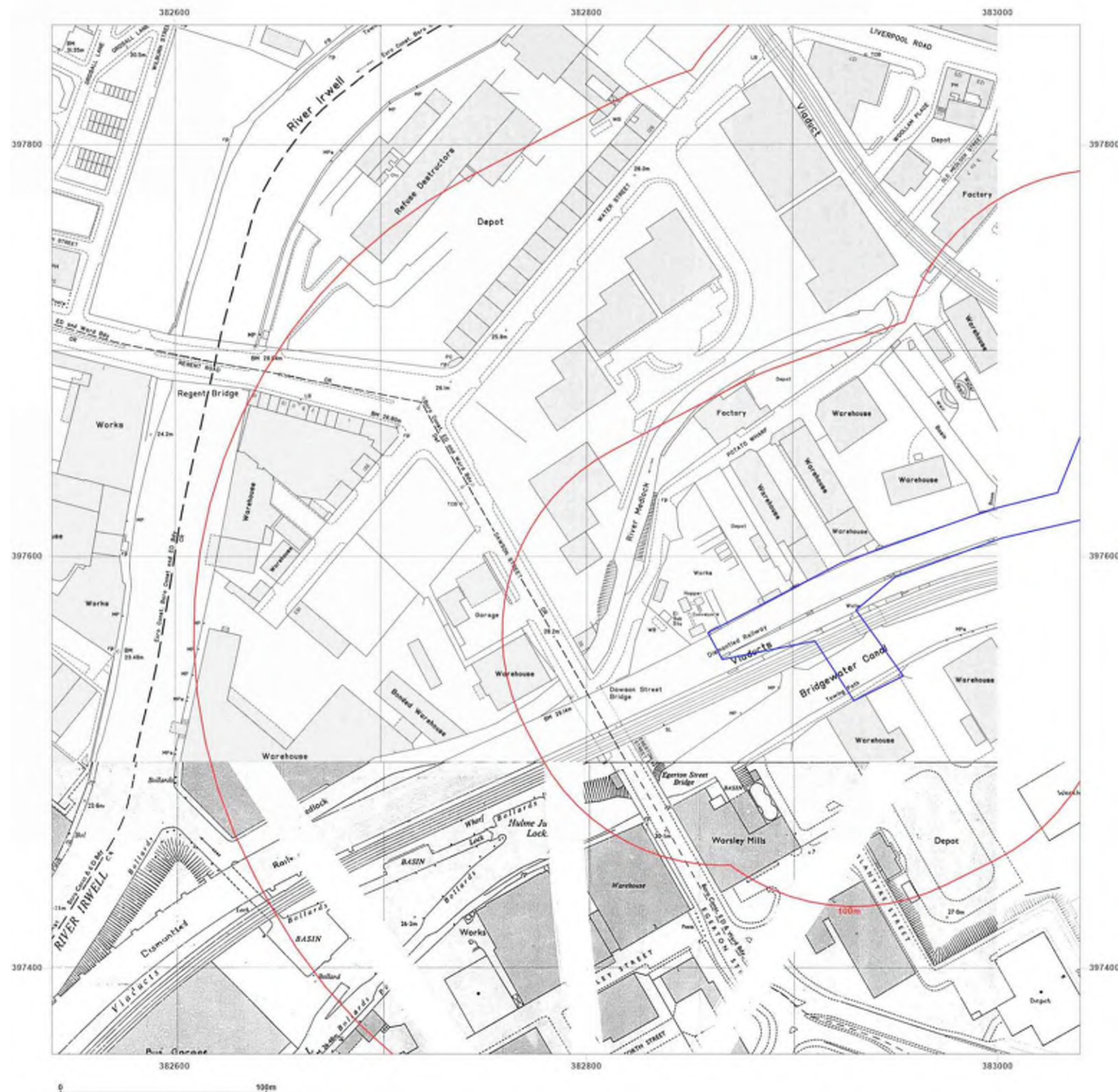


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4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_1_1
Grid Ref: 382790, 397608

Map Name: National Grid

Map date: 1984

Scale: 1:1,250

Printed at: 1:2,000



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4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_1_1
Grid Ref: 382790, 397608

Map Name: National Grid

Map date: 1982-1986

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed N/A Revised N/A Edition N/A Copyright 1982 Levelled 1963	



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4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_1_1
Grid Ref: 382790, 397608

Map Name: National Grid

Map date: 1990-1992

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed 1968 Revised 1968 Edition N/A Copyright 1990 Levelled N/A

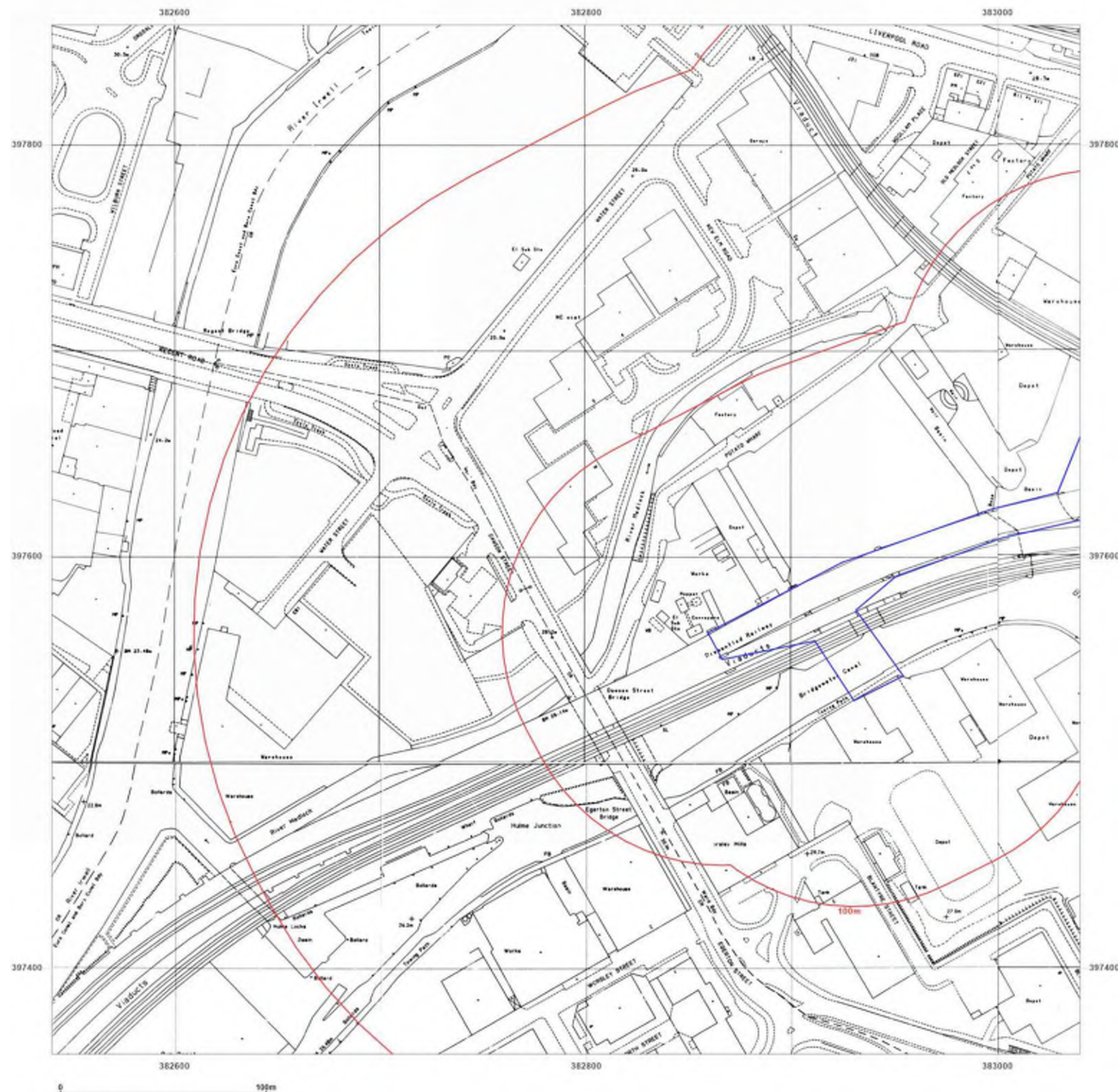


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Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_1_1
Grid Ref: 382790, 397608

Map Name: National Grid

Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



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4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_1_1
Grid Ref: 382790, 397608

Map Name: National Grid

Map date: 1990-1995

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed N/A Revised N/A Edition N/A Copyright 1995 Levelled N/A	Surveyed 1992 Revised 1992 Edition N/A Copyright 1992 Levelled N/A

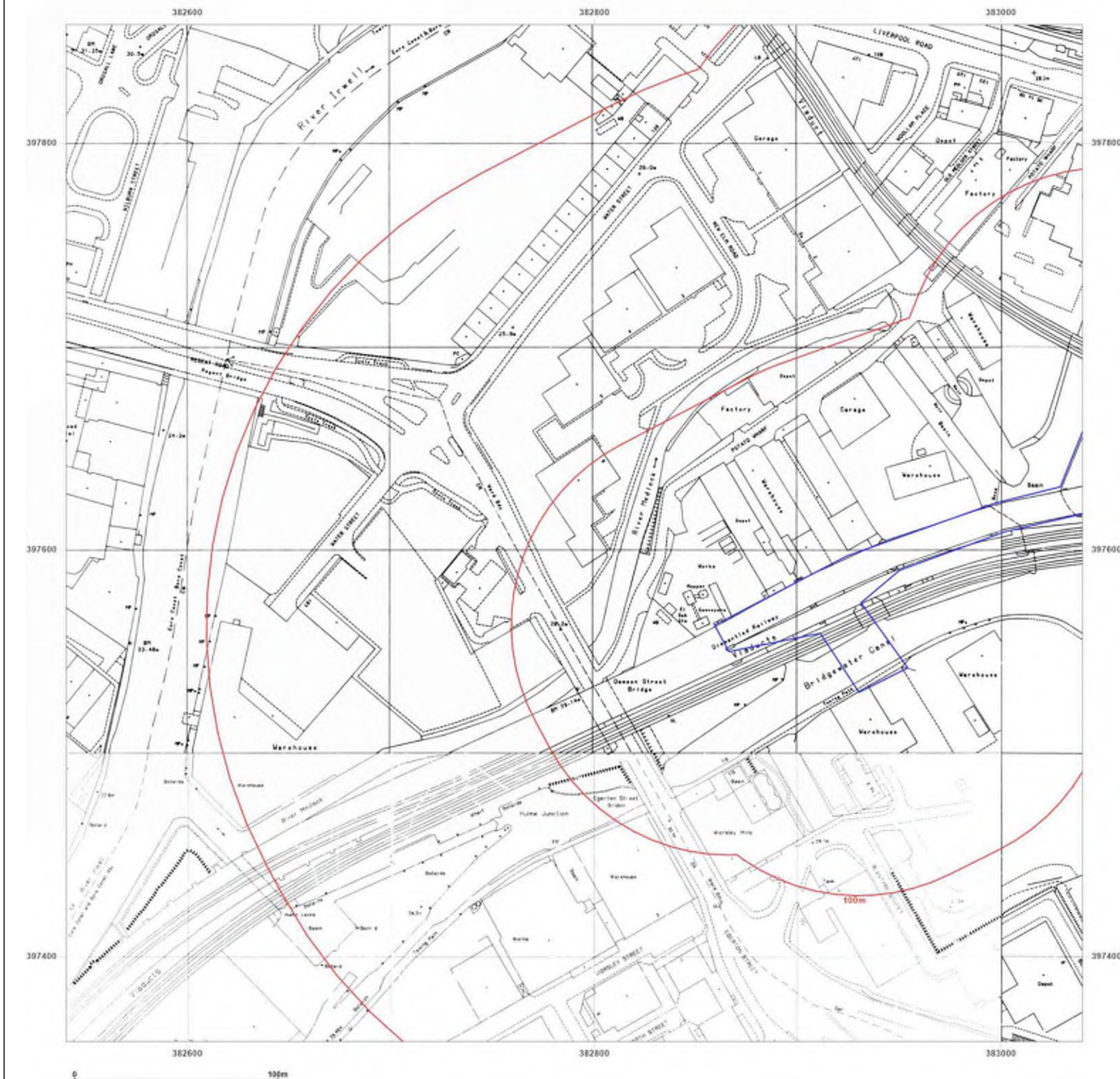


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4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_1_1
Grid Ref: 382790, 397608

Map Name: National Grid

Map date: 1992-1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed 1994 Revised 1994 Edition N/A Copyright 1994 Levelled N/A
Surveyed N/A Revised 1993 Edition N/A Copyright 1995 Levelled N/A	Surveyed 1995 Revised 1995 Edition N/A Copyright 1995 Levelled N/A

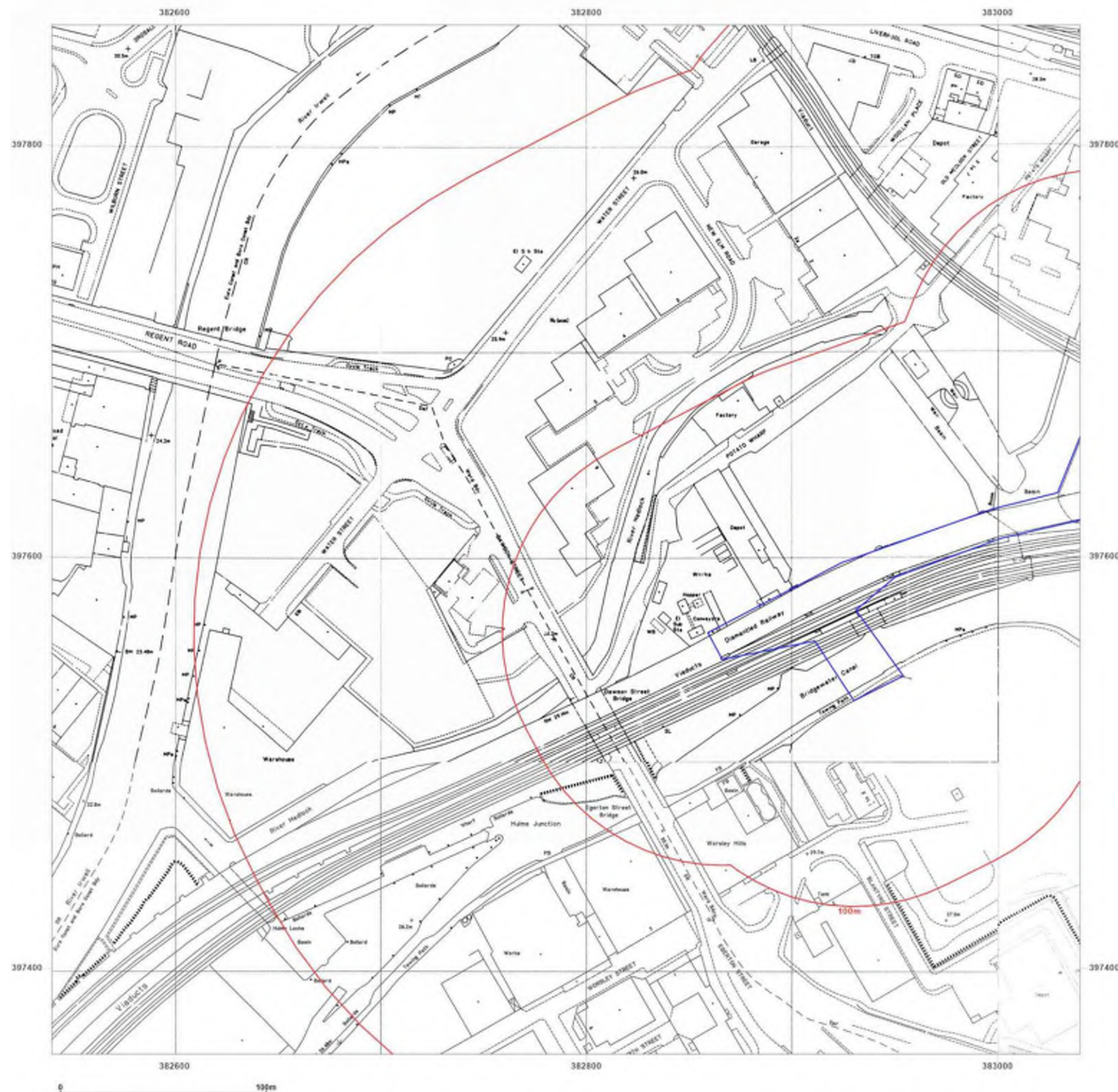


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4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_1_1
Grid Ref: 382790, 397608

Map Name: National Grid

Map date: 1993-1995

Scale: 1:1,250

Printed at: 1:2,000



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Levelled N/A

Surveyed 1994
Revised 1994
Edition N/A
Copyright 1994
Levelled N/A

Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A

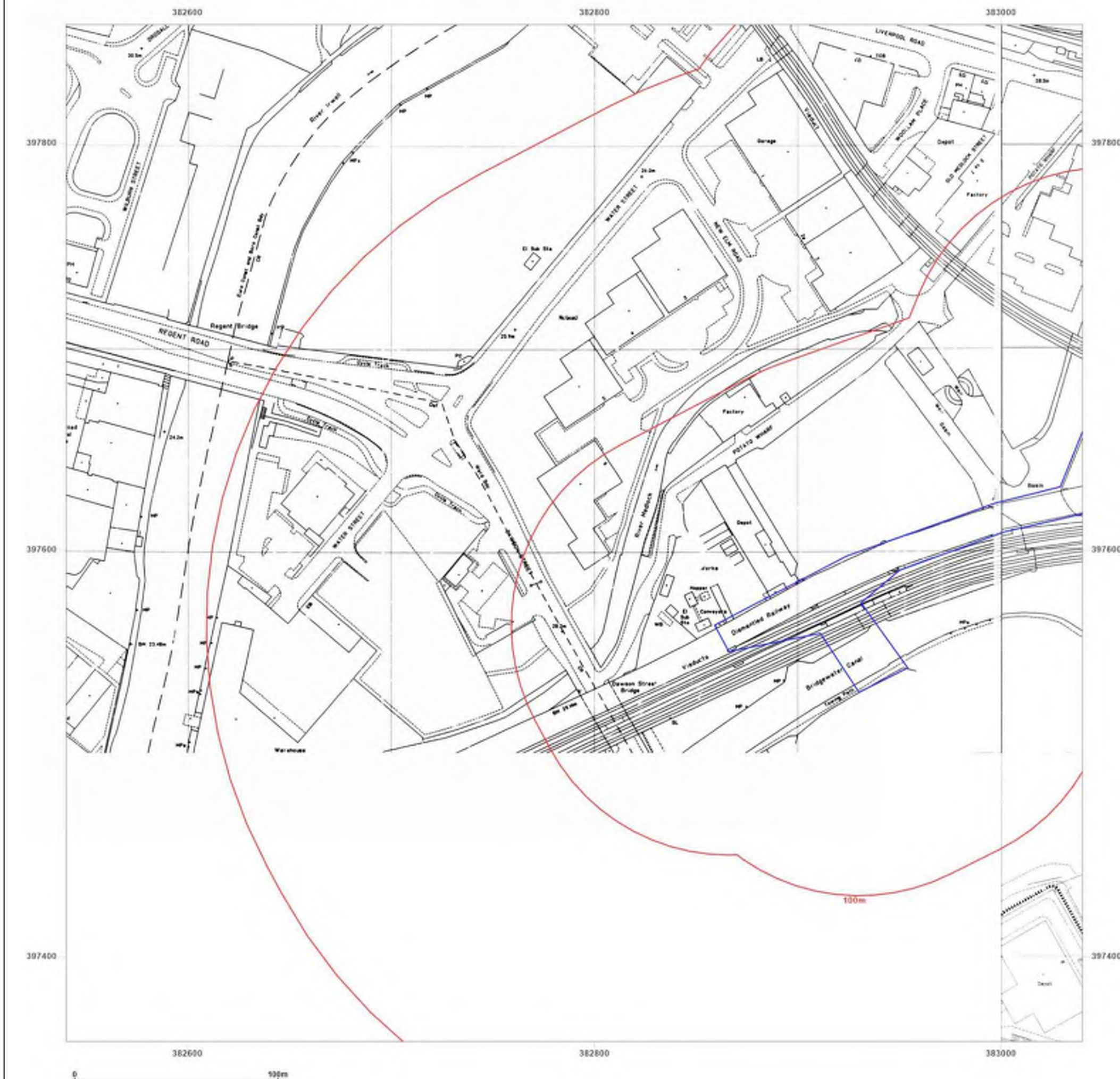


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4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_1_1
Grid Ref: 382790, 397608

Map Name: National Grid

Map date: 1994-1995

Scale: 1:1,250

Printed at: 1:2,000



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Revised N/A
Edition N/A
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Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A

Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A

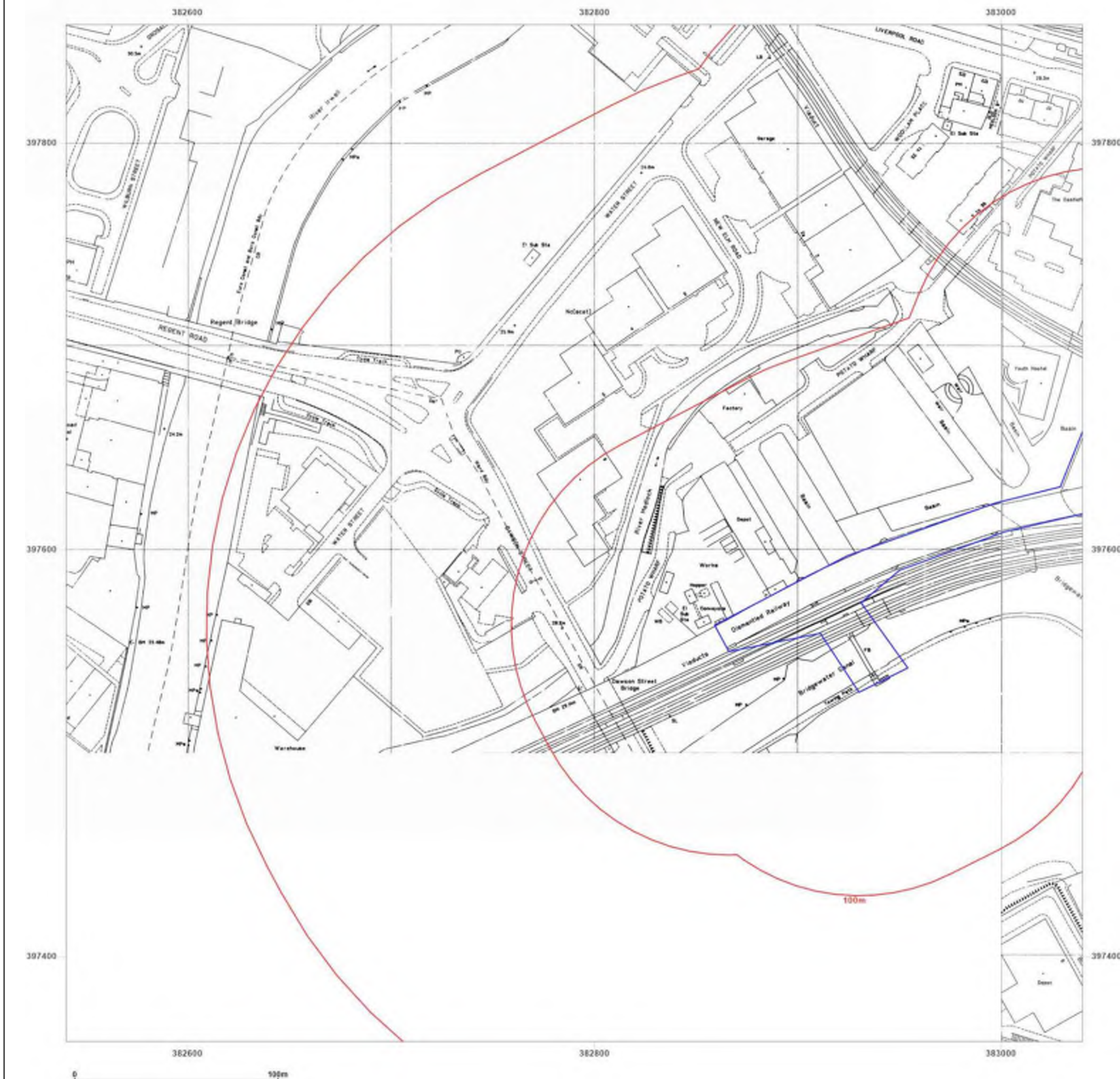


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4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_1_1
Grid Ref: 382790, 397608

Map Name: National Grid

Map date: 1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1995
Levelled N/A

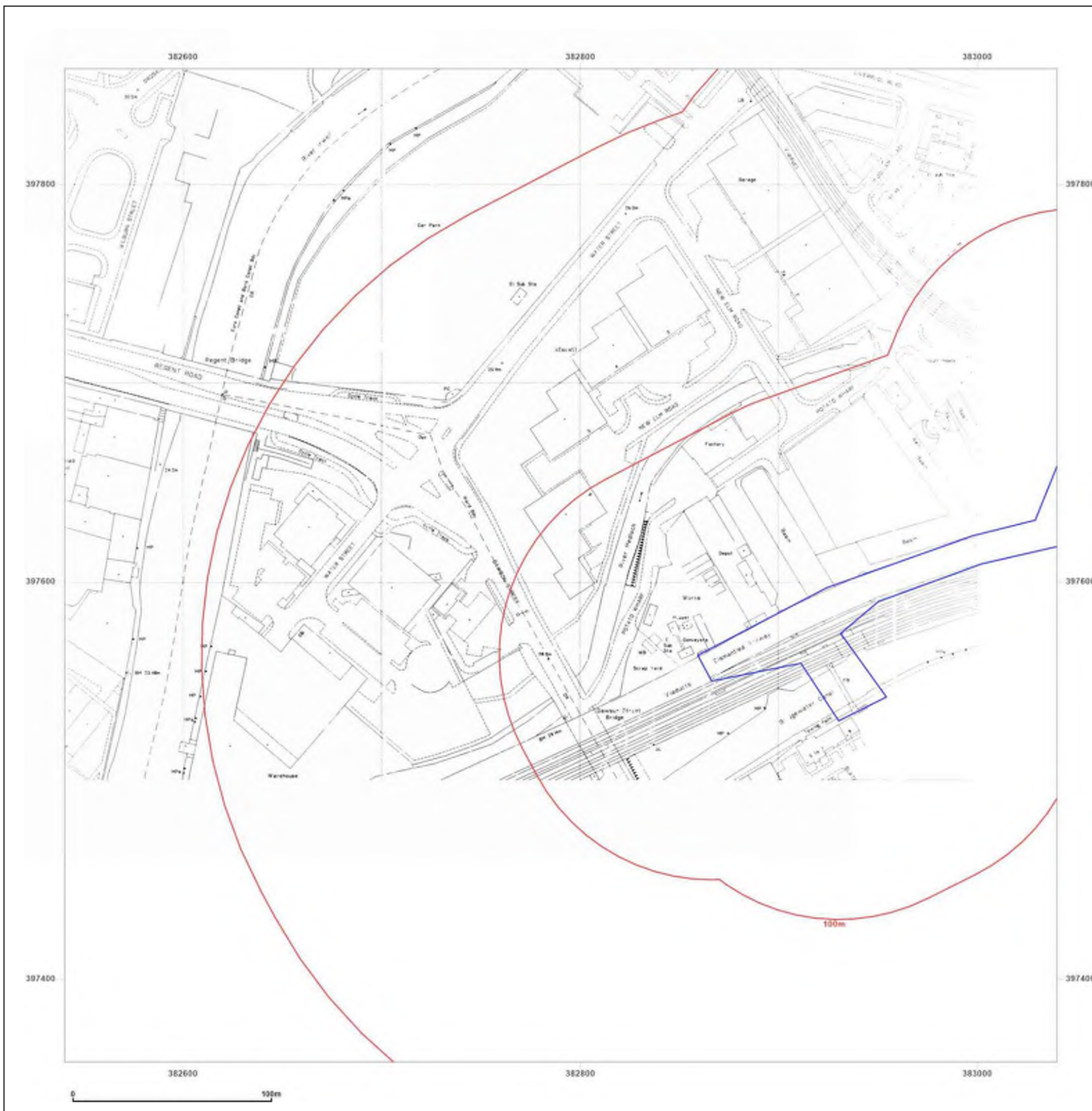


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Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_1_1
Grid Ref: 382790, 397608

Map Name: National Grid

Map date: 1995

Scale: 1:1,250

Printed at: 1:2,000



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 Revised N/A
 Edition N/A
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4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_1_1
Grid Ref: 382790, 397608

Map Name: National Grid

Map date: 1995

Scale: 1:1,250

Printed at: 1:2,000



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Site Details:

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Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_1_1
Grid Ref: 382790, 397608

Map Name: National Grid

Map date: 1995

Scale: 1:1,250

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Site Details:

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4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_2_1
Grid Ref: 383290, 397608

Map Name: National Grid

Map date: 1948-1953

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1948
Revised 1948
Edition N/A
Copyright 1948
Levelled 1927

Surveyed 1948
Revised 1948
Edition N/A
Copyright 1948
Levelled 1927

Surveyed 1948
Revised 1953
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Site Details:

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WHARF, MANCHESTER, M3
4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_2_1
Grid Ref: 383290, 397608

Map Name: National Grid

Map date: 1951-1955

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1948
Revised 1955
Edition N/A
Copyright 1955
Levelled 1927

Surveyed 1951
Revised 1951
Edition N/A
Copyright 1951
Levelled 1927

Surveyed 1953
Revised 1953
Edition N/A
Copyright 1954
Levelled 1927

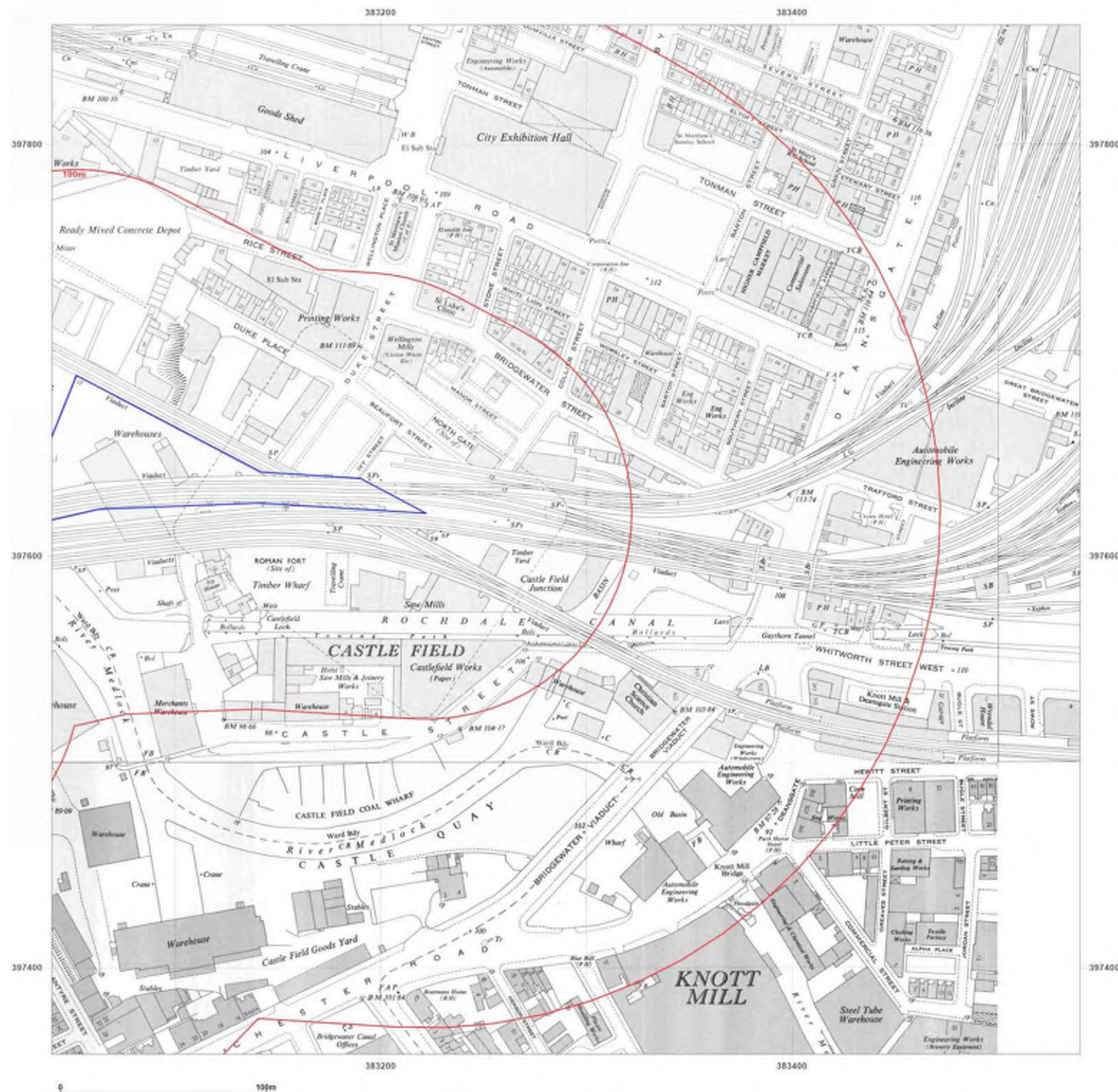


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Site Details:

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4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_2_1
Grid Ref: 383290, 397608

Map Name: National Grid

Map date: 1960-1963

Scale: 1:1,250

Printed at: 1:2,000



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Levelled 1958

Surveyed 1959
Revised 1959
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4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_2_1
Grid Ref: 383290, 397608

Map Name: National Grid

Map date: 1969-1973

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1948 Revised 1972 Edition N/A Copyright 1973 Levelled 1963	Surveyed 1948 Revised 1972 Edition N/A Copyright 1973 Levelled 1963
Surveyed 1948 Revised 1968 Edition N/A Copyright 1969 Levelled 1963	Surveyed 1948 Revised 1968 Edition N/A Copyright 1969 Levelled 1963



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4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_2_1
Grid Ref: 383290, 397608

Map Name: National Grid

Map date: 1980-1985

Scale: 1:1,250

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Site Details:

LAND FOR CAR PARK, POTATO
WHARF, MANCHESTER, M3
4JR

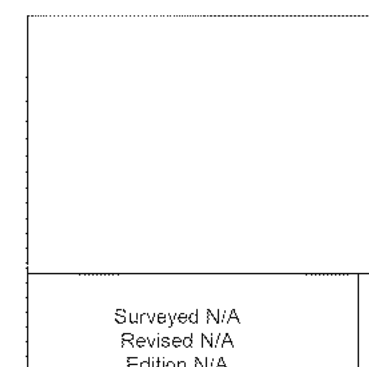
Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_2_1
Grid Ref: 383290, 397608

Map Name: National Grid

Map date: 1980-1985

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4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_2_1
Grid Ref: 383290, 397608

Map Name: National Grid

Map date: 1986-1990

Scale: 1:1,250

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4JR

Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_2_1
Grid Ref: 383290, 397608

Map Name: National Grid

Map date: 1987-1992

Scale: 1:1,250

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Client Ref: PC2387-101-100
Report Ref: GS-7712230_1250_2_1
Grid Ref: 383290, 397608

Map Name: National Grid

Map date: 1992-1995

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Grid Ref: 383290, 397608

Map Name: National Grid

Map date: 1994-1995

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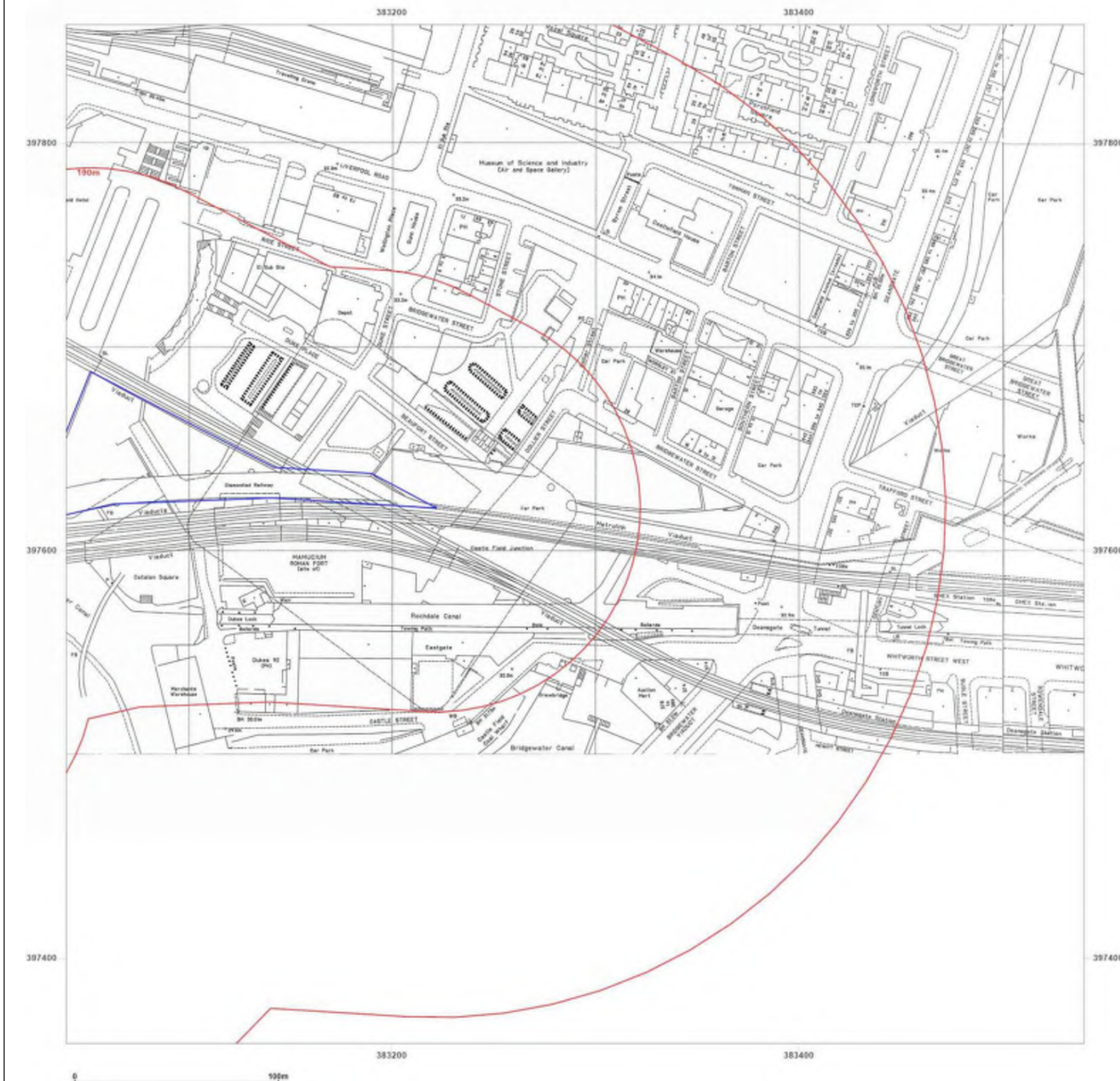


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Map Name: National Grid

Map date: 1990-1995

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Appendix

Appendix C – BGS Historical Borehole Logs

658724-234.8
8313 1194.2

[illegible]

REMARKS
SPT sample P2 recorded 80 blows for 114mm penetration within the initial 150mm penetration.
SPT sample P3 recorded 56 blows for 64mm penetration within the initial 150mm penetration.
SPT sample P4 recorded 59 blows for 50mm penetration within the initial 150mm penetration.

[illegible]

SITE INVESTIGATION FOR DSG		DATE COMMENCED	17.2.85
LOCATION	Crookfields	REF:	
		BORING METHOD	Shell and Auger
BOREHOLE No. C		BORING DIAMETER	150mm
GRID REFERENCE		SCALE	1:50

[illegible]

WATER OBSERVATIONS DURING BORING				WATER LEVEL IN BASED UNCASED BOREHOLE ON COMPLETION		
DEPTH OF WATER ENTRY ft/m	ESTIMATED SEE PADE ft/m	STANDING LEVEL ft/m	DEPTH OF CASING WHEN SEALED ft/m	DATE	WATER LEVEL	DEPTH OF CASING
3.0	81.04	2.90		12.2.88	2.90	111
				REMARKS:-		

SAMPLE TEST KEY	G - DISTURBED SAMPLE	B - BULK SAMPLE	U - UNDISTURBED SAMPLE
	F - SPT SAMPLE	W - WATER SAMPLE	

NOTE: SINCE FULL D3 PENETRATION HAS NOT BEEN ACHIEVED, THE NUMBER OF BLOWS FOR THE QUOTED
PENETRATION IS GIVEN WITH A "+" VALUE.

ALL DEPTHS AND REDUCED LEVELS IN CM UNLESS OTHERWISE STATED

月星社出版

547 Sample 76 recorded 82 blows for 229mm penetration.

SPF: sample P8 recorded 50 blows for 75mm penetration within the initial 75mm penetration

5587-3420
6304 7772

[illegible]

NOTE: WHERE FULL PJ PENETRATION HAS NOT BEEN ACHIEVED, THE NUMBER OF BLOWS FOR THE QUOTE IS PENETRATION IS GIVEN IN CYCLES.

REMARKS

SPT sample P1 recorded 72 blows for 150 mm penetration within the initial 150mm penetration.

SPT sample P2 recorded 50 blows for 75 mm penetration within the initial 150mm penetration.

SPT sample P3 recorded 50 " " 50 mm " " " " " "

MANCHESTER CITY COUNCIL
CITY ENGINEER AND SURVEYORS DEPARTMENT

5547422
93.1 92.7

SITE INVESTIGATION FOR	DSG	DATE COMMENCED	18.2.86
LOCATION	Castlesfield	REF:	
BORING METHOD	Shell and Auger		
BORING DIAMETER	150mm		
GRID REFERENCE	SCALE: 1:50		

DATE	CASING DEPTH (m)	WATER LEVEL MORNING & EVENING	DEPTH OF STRATA BELOW GL	Reduced Level	DESCRIPTION	No. and Type of Sample	SAMPLE DEPTH PENETRATION		No. of Blows	Lagging
							From	To		
18.2.86		Dry	0.20		Gravel					
			0.35		Gravel					
			0.75		Sand, gravel, ashes, brick pieces etc. - made ground	01	0.5			
			3.00		Loose orange brown fine/medium grained SAND with clay lenses	02	0.8			
						03	1.25	1.05	5	
						04	2.15	2.45	5	
						05	3.0	3.0		
			4.2		Loose to very loose SAND and GRAVEL with clay lenses	06	3.15	3.45	7	
						07	3.5	4.2		
						08	4.32	4.05	1	
5.85		Very clayey and silty fine/ medium SAND with occasional gravel								
									05	5.65
			6.0		Very dense red brown fine/ medium SANDSTONE					

WATER OBSERVATIONS DURING BORING				WATER LEVEL IN CASING/UNCASED BOREHOLE ON COMPLETION		
DEPTH OF WATER ENTRY (m)	ESTIMATED SEE PAGE	STANDING LEVEL (m)	DEPTH OF CASING WHEN SEALED (m)	DATE	WATER LEVEL	DEPTH OF CASING
None Observed						

SAMPLE TEST KEY	O - DISTURBED SAMPLE	B - BULK SAMPLE	U - UNDISTURBED SAMPLE
	P - SPT SAMPLE	W - WATER SAMPLE	

NOTE: WHERE FULL SPT PENETRATION HAS NOT BEEN ACHIEVED, THE NUMBER OF BLOWS FOR THE QUOTED PENETRATION IS GIVEN IN THE VALUE.

ALL DEPTHS AND REDUCED LEVELS IN (m) UNLESS OTHERWISE STATED

REMARKS

555 4th St
St. Paul, MN 55102

4100 57250

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CITY ENGINEER AND SURVEYORS DEPARTMENT

5249-23764
8312-1967

SITE INVESTIGATION FOR <u>USO</u>	DATE COMMENCED <u>28.1.87</u>
LOCATION <u>ARCHAEOLOGICAL EXCAVATION</u>	BORING METHOD <u>CABLE PERCUSSIVE</u>
BOREHOLE No. <u>A</u>	BORING DIAMETER <u>150mm</u>
GRID REFERENCE _____ SCALE: <u>1:50 (approx)</u>	

DATE	CASING DEPTH (m)	WATER LEVEL (m) (WATER SURFACE)	DEPTH OF BATHY (m) BELOW SL	REMARKS	DESCRIPTION	No. and Type of Sample	SAMPLE DEPTH PENETRATION		No. of Blows	Legend
							From	To		
			1.80		NATURAL GROUND					
			3.40		Medium - dense gravel					
			5.30		Stiff silty CLAY					
			5.50		Silty SAND (wat)					
			5.90		Stiff silty CLAY					
28-1-87	4.60		6.05		Dense red SANDSTONE end of borehole	cl	5.90	6.05	50	

WATER OBSERVATIONS DURING BORING				WATER LEVEL IN CASE/UNDASTO BOREHOLE ON COMPLETION		
DEPTH OF WATER ENTRY (m)	ESTIMATED SEEPAGE	STANDING LEVEL (m)	DEPTH OF CASING WHEN SEALED (m)	DATE	WATER LEVEL	DEPTH OF CASING
5.30	slow		not sealed	28-1-87	3.80m	4.60m
REMARKS: -						

SAMPLE TEST KEY	O - OBTAINED SAMPLE	S - SILENT SAMPLE	U - UNDISTURBED SAMPLE
	P - SPT SAMPLE	W - WATER SAMPLE	

NOTE: WHERE FULL OF PENETRATION HAS NOT BEEN ACHIEVED, THE NUMBER OF BLOWS FOR THE QUOTED PENETRATION IS GIVEN IN (N - VALUE)

ALL DEPTHS AND REDUCED LEVELS IN (m) UNLESS OTHERWISE STATED

REMARKS

ML 5831

5367-13467
5368-13468

Spin 1523

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CITY ENGINEER AND SURVEYORS DEPARTMENT

5364/2023466
18.12.1980

SITE INVESTIGATION FOR DSC				DATE COMMENCED 29.1.87			
LOCATION ARCHAEOLOGICAL EXCAVATION				BORING METHOD CABLE PERCUSSIVE			
BOREHOLE No. C				BORING DIAMETER 150mm			
GRID REFERENCE				SCALE: 1:50 (approx.)			

DATE	CASING DEPTH (m)	WATER LEVEL MORNING & EVENING	DEPTH OF STRATA BELOW G.L.	REDUCED LEVEL	DESCRIPTION	No. and Type of Sample	SAMPLE DEPTH PENETRATION		No. of Blows	Legend
							From	To		
			3.10		CLAY, sh, sandstone pieces etc. MADEGROUNDO					
			3.95		Medium - dense GRAVEL					
			5.35		Stiff laminated silty CLAY	W1	5.30			
			5.40		SAND (wet)					
			6.10		Stiff silty CLAY					
29.1.87	4.60	5.30	6.25		Dense Red SANDSTONE	PL	5.10	5.25	20	
					End of BOREHOLE					

WATER OBSERVATIONS DURING BORING				WATER LEVEL IN CASED/UNCASED BOREHOLE ON COMPLETION		
DEPTH OF WATER ENTRY (m)	ESTIMATED SEEPAGE	STANDING LEVEL (m)	DEPTH OF CASING WHEN SEALED (m)	DATE	WATER LEVEL	DEPTH OF CASING
5.30	0.004	5.30	not sealed	29.1.87	5.30m	5.50m
				30.1.87	4.60m	4.60m
				REMARKS:-		

SAMPLE TEST KEY	D - DISTURBED SAMPLE	S - BULK SAMPLE	U - UNDISTURBED SAMPLE
	P - SPT SAMPLE	W - WATER SAMPLE	

NOTE: WHERE FULL 0.3 PENETRATION HAS NOT BEEN ACHIEVED, THE NUMBER OF BLOWS FOR THE QUOTED PENETRATION IS GIVEN (NOT N - VALUE)

ALL DEPTHS AND REDUCED LEVELS IN (m) UNLESS OTHERWISE STATED

REMARKS:

465 5801

538-9-1-346
631-2-7327

GRID REFERENCE		WASH LEVEL MORNING & EVENING	DEPTH OF STRATA BELOW GL	REDUCED LEVEL	DESCRIPTION	App. and Type of Sample	SAMPLE DEPTH PENETRATION		No. of Blows	Remarks
DATE	CASING DEPTH in						From	To		
					MADE GROUND					
			3.80							
			4.00		GRAVEL					
					Stiff brown gravelly CLAY					
			4.60							
					Stiff laminated silty CLAY	WL	5.00			
			5.60							
			5.70		SAND (w/rl)					
			6.00		Stiff silty CLAY					
26.1.87	4.60		6.15		Dense red SANDSTONE	PI	5.00	4.25	50	
					END OF BOREHOLE					

[illegible]

REMARKS

ॐ नमो भगवते वासुदेवाय ॥
 श्री कृष्णाय नमः ॥

DATE	CASING DEPTH (m)	WATER LEVEL MORNING & EVENING	DEPTH OF STRATA BELOW G	Reduced level	DESCRIPTION	No. and Type of Sample	SAMPLE DEPTH PENETRATION From To	No. of blows	LOG NO.
------	------------------	-------------------------------	-------------------------	---------------	-------------	------------------------	----------------------------------	--------------	---------

WATER OBSERVATIONS DURING BORING			WATER LEVEL IN CASED/CASED BOREHOLE ON COMPLETION		
DEPTH OF WATER ENTRY (m)	ESTIMATED SEEPAGE	SEALING (m)	DATE	WATER LEVEL	DEPTH OF CASING
4.50	DEGLUE	1.80	30.1.87	2.600	6.500
REMARKS:-					

NOTE: WHERE FULL 0.3 PENETRATION HAS NOT BEEN ACHIEVED, THE NUMBER OF BLOWS FOR THE QUOTED PENETRATION IS GIVEN (NOT N - VALUE)

REMARKS

W/C 002:

[illegible]

ME 522:

Appendix

Appendix D – Coal Authority Consultants Coal Mining Report



The Coal
Authority

Consultants Coal Mining Report

Land For Car Park, Potato Wharf,
Manchester, M3 4jr
Greater Manchester

Date of enquiry:	1 April 2021
Date enquiry received:	1 April 2021
Issue date:	1 April 2021

Our reference:	51002453805001
Your reference:	GS-7712200



Consultants

Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

GROUNDSURE LIMITED

Enquiry address

Land For Car Park, Potato Wharf, Manchester, M3
4jr
Greater Manchester

How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

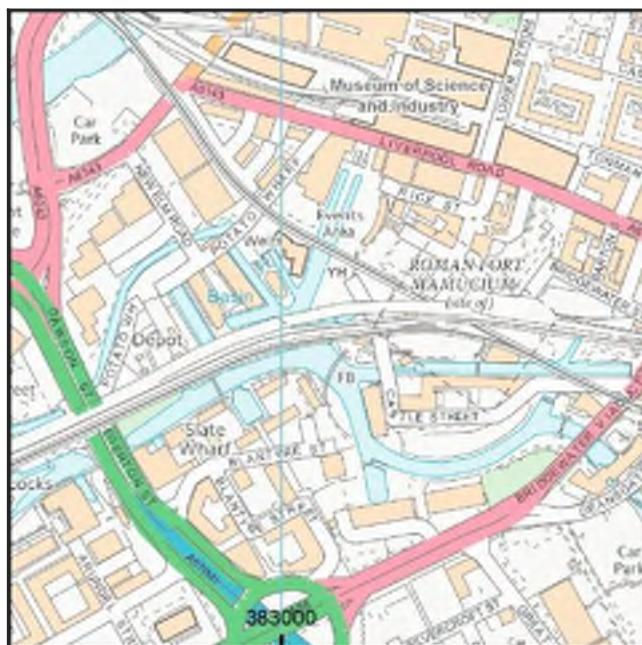
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

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 /thecoalauthority



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

No past mining recorded.

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

None available.

Outcrops

No outcrops recorded.

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

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.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Withdrawal of support notices

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.

Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Section 4 – Further information

Based on the responses in this report, no further information has been highlighted.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

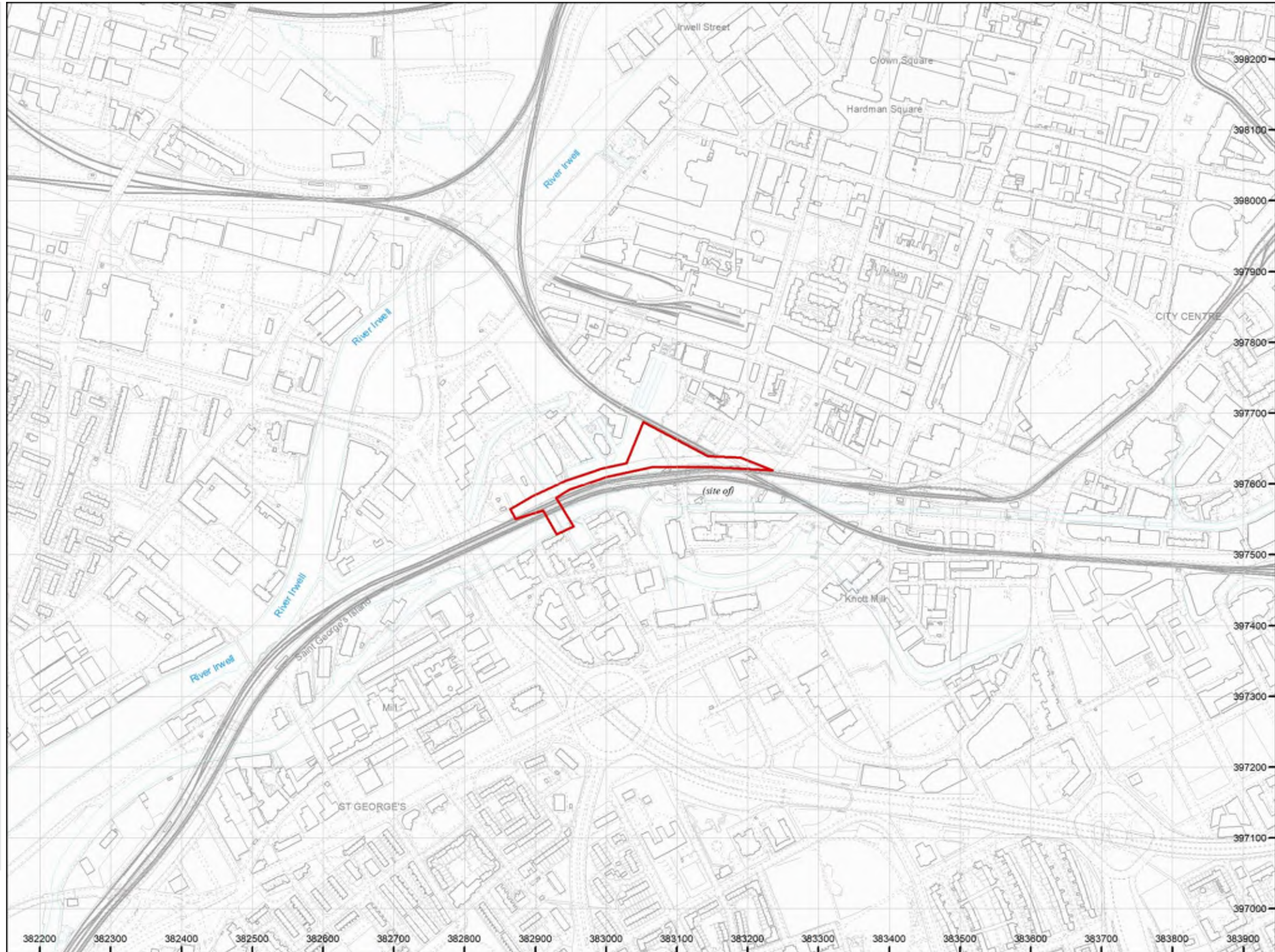
Payment to owners of former copyhold land

Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry
boundary shown 



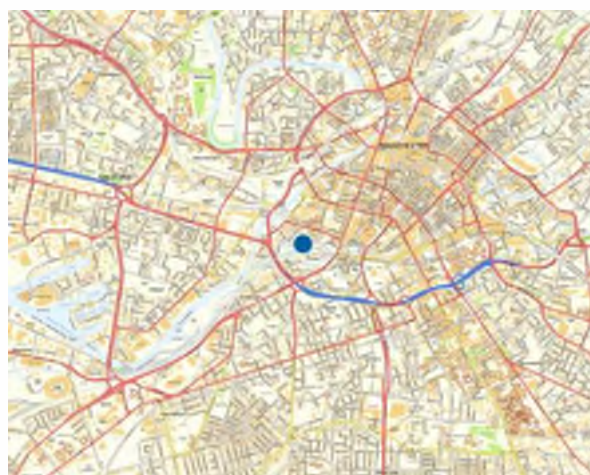
How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
www.groundstability.com

Appendix

Appendix E – Groundsure Preliminary Unexploded Ordnance Risk Assessment

Preliminary Unexploded Ordnance Risk Assessment



Project: LAND FOR CAR PARK, POTATO WHARF, MANCHESTER,
M3 4JR
Groundsure Ref: GS-7712199

Report prepared by SafeLane Global and FIND Mapping Limited

Report reference: 504521

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Preliminary Unexploded Ordnance Threat Assessment

For:

LAND FOR CAR PARK, POTATO WHARF, MANCHESTER, M3 4JR

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4 Search Results	06
5 Risk of UXO Based on WWII German Bombing Density	08
6 Conclusions	09

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1 Has a potential unexploded ordnance (UXO) risk been identified at the site in question?

YES

Indicative British / Allied UXO Risk

HIGH

Indicative German UXO Risk

MEDIUM

2 Does the site in question require further research to clarify the unexploded ordnance (UXO) risk to future ground works?

YES

3 SafeLane Global's recommendation:

A Stage 2 Detailed Unexploded Ordnance Desktop Threat Assessment of the site is carried out.

To request a quotation please call SafeLane Global on 01634 471 340

If you order the recommended Stage 2 Detailed Desktop Threat Assessment, you will be refunded the fee for this BombRisk Preliminary Threat Assessment.

About SafeLane Global Limited

Operational for over 30 years for 10,000+ clients, SafeLane Global supports the UK construction industry with its BombRisk service. This assesses the risk of encountering items of unexploded ordnance (UXO) during intrusive works.

SafeLane Global's specialist advice provides essential information for risk assessments, improving safety and enhancing reputations, helping contractors avoid costly delays.

SafeLane Global holds the following accreditations:

- **Occupational Health & Safety Management Systems (OHAS 18001:2007)**
- **Environmental Management Systems (ISO 14001:2004)**
- **Quality Management Systems (ISO 9001:2008).**

The risk of encountering UXO on most sites in the UK is low. However, where a site is at increased risk it is necessary to take measures to mitigate that risk. The factors affecting UXO risk assessment are based upon the history and previous usage of a site and its surroundings.

In 2009, the Construction Industry Research and Information Association (CIRIA) established a set of guidelines to assist industry professionals; SafeLane Global was a significant contributor to the guide, under former company name Dynasafe BACTEC.

CIRIA recommends a four-stage risk management process:

- **Preliminary risk assessment**
- **Detailed risk assessment**
- **Risk mitigation**
- **Implementation**

The preliminary risk assessment enables a non-UXO specialist to place a site in context and to identify whether a more detailed assessment is necessary. The assessment is based upon data obtained from desktop reviews of the site's history and its proximity to potential indicators of UXO contamination.

There are two principal groups of onshore UXO in the UK:

- **British / Allied army, air force and navy activities - domestic military activity**
- **Enemy bombing during WWI and WWII - aerial bombing and naval bombardment**

These two groups comprise many potential UXO risk contributing sources within the UK, the most significant of which are listed below. Georeferenced databases containing this information are used

by BombRisk.com to identify areas of potentially elevated UXO risk.

- **Historic army, navy and air-force facilities**
- **Explosives / ammunition factories**
- **Munitions storage depots**
- **Historic military training areas and firing ranges**
- **British army explosive ordnance clearance tasks / recces**
- **WWII heavy anti-aircraft batteries**
- **WWII anti-invasion defensive fortifications**
- **Miscellaneous WWII pipe mined locations**
- **WWII prisoner of war camps**
- **WWII German bombing density statistics**
- **WWII bombing decoy sites**
- **Press articles regarding UXO finds**
- **Locations of SafeLane Global UXO finds**
- **Locations of SafeLane Global desktop threat assessments**
- **Locations of SafeLane Global on-site support services**

About FIND Mapping Limited

Established in 2006, FIND Mapping Limited is a pioneering web mapping and spatial data technology company offering online mapping and consultancy services. FIND technology powers the generation of this report.

www.findmaps.co.uk provides detailed mapping and a wealth of data sets to hundreds of the UK's top property, environmental and design/build companies.

FIND's consultancy services provide bespoke internet mapping solutions to a range of businesses enabling them to manage their spatial data more effectively.

While working closely with a wide range of reputable data providers including Ordnance Survey and the Environment Agency, FIND works independently of these organisations. A similar arm's-length relationship is maintained in terms of software and hardware providers. This enables the team at FIND to offer truly independent advice.

SafeLane Global Limited and FIND have compiled a geo-referenced database of potential sources of UXO risk within the UK. From this information a range of risk zones have been defined.

The weighting of these zones is based upon the influence of all relevant factors. A WWII-era RAF airfield, for example, has a far greater zone of influence than a single WWII-era anti-aircraft battery, as it would have covered a larger area, housed a much greater quantity / variety of munitions, seen more domestic troop training activities and would have been a more likely target for enemy bombers.

An online Preliminary Automated UXO Threat Assessment will determine an indicative level of UXO risk relating to a site. Note that these risk levels could be subject to change following the completion of any Detailed Desktop Threat Assessment for the same site.

The assessment will list all factors contributing to this weighting and will also give appropriate recommendations for further action, if considered necessary.

SafeLane Global Limited's UXO Source Database

Within 10km of the site the following potential sources of explosive ordnance have been recorded:

Source	Number within 10km
Military Airfield Sites	1
Bombing Decoy Sites	3
Abandoned Bombs	5
Press Articles Regarding UXO Finds	7
WWII Defence Related Positions & Pillboxes	12
Historic Army Camps	4
Prisoner of War Camps	1
Heavy Anti-Aircraft Batteries	29
Army Explosive Ordnance Clearance Tasks/Recces	4
Sites Related to the Manufacture of Explosives and Explosive Ordnance	7
SafeLane Global Desk-top Threat Assessments	13
Military Training Areas and Firing Ranges	None recorded
Pipe Mined WWII Airfields	None recorded
Miscellaneous WWII Pipe Mined Locations	None recorded
SafeLane Global Unexploded Ordnance Finds	None recorded
SafeLane Global On-Site Support Services	None recorded

Of these sources, the following are deemed the most significant:

Sites Related to the Manufacture of Explosives and Explosive Ordnance

Facility Name	Approximate distance (km) from site
Dugdale Everton and Co, Bridgewater House, Whitworth Street, Manchester, Great War, cotton waste works (Precise location unknown)	0.4

During both WWI and WWII many factories were established (or existing sites converted) to produce explosives and/or fill ordnance with explosive and chemical constituents. These ranged from small engineering works to large national filling factories (WWI) and royal ordnance factories (WWII). The site of the proposed works lies in the vicinity of one of these facilities.

For a factory producing casings, for example, the associated risk is negligible. However, on sites handling or producing explosive and chemical weapons the risk of soil contamination can be high.

Disposal areas (often on site boundaries) can pose considerable risk. The history of the facility should be more fully researched.

Press Articles Regarding UXO Finds

Description	Article Id	Approximate distance from site	Article Appendix
Poss WWII bomb on site in Middlewood Street	PA023	0.7	Click here to view article
UX Mortar, Building site Cambridge St, off Oxford Road, Manchester	PA206	1	Click here to view article

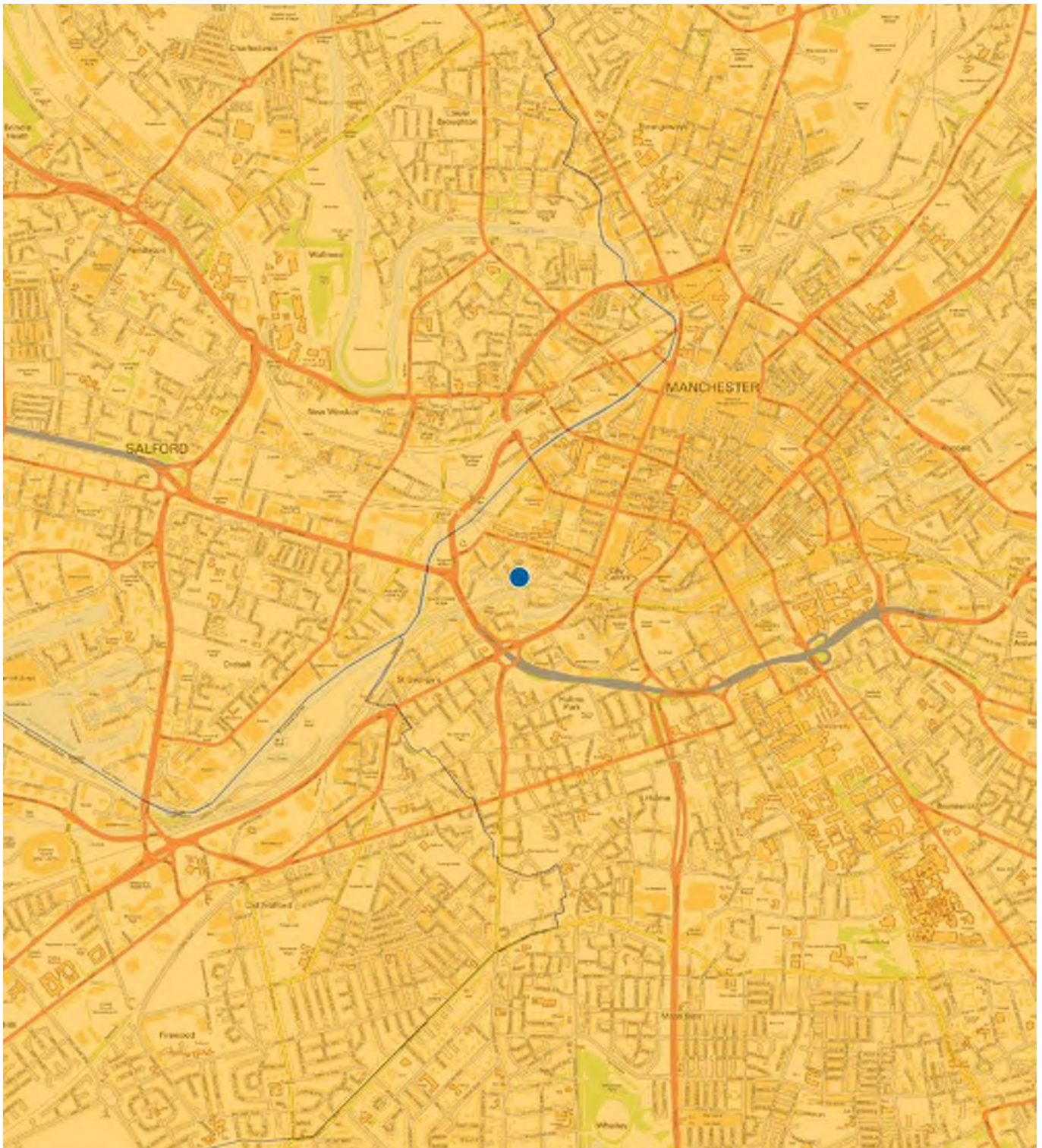
SafeLane Global has compiled a database of press articles relating to unexploded ordnance finds in the UK. The site is close to an incident where an item of unexploded ordnance was discovered.

Quite often items of unexploded ordnance do not exist in isolation. The discovery of one or a cache of items often indicates the presence of additional items. It is recommended that further details about the incident be obtained.

SafeLane Global On-Site Support Services

Reference	Approximate distance (km) from site
9851	0.4

SafeLane Global has provided on-site support to many hundreds of sites in the UK involving search and clear operations, EOD Engineer support and both intrusive and non-intrusive magnetometry surveys.

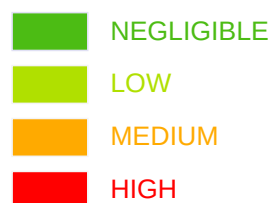


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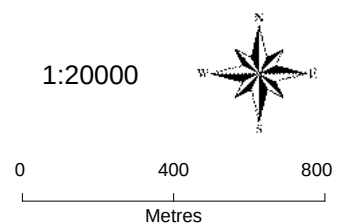
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1:20000



Risk Levels and Recommendation

Indicative British / Allied UXO Risk

HIGH

There are significant potential sources of British / Allied UXO recorded in SafeLane Global's historical database in proximity to the site. It is recommended that further research is undertaken to determine more about these sources and to what degree they may have affected the site. Given the proximity and significance of these sources, the risk on site from UXO is considered to be High.

Indicative German UXO Risk

MEDIUM

Historical records indicate a medium level of bombing density across the borough in which the site was situated during WWII.

More research should be undertaken to identify whether the site itself was bombed or damaged during WWII.

This preliminary assessment has identified a medium risk from German unexploded bombs at this site.

Conclusion

This preliminary assessment has resulted in an overall High risk from UXO. SafeLane Global would recommend that a Detailed UXO Threat Assessment Desk Top Study is undertaken for this site. Detailed assessments are conducted offline by SafeLane Global's researchers and use information such as historical mapping, WWII-era aerial photography, written air-raid precaution records and where necessary local archive research to fully qualify the risk on site. Land use, changes to building layout during WWII and post war redevelopment will also have an impact on any remaining level of risk from UXO. It is often possible to zone sites into different risk categories. The lead time for a detailed assessment will vary between 3-10 working days dependent upon the complexity of the site and the additional site specific information required.

For a quotation, or more information, please contact SafeLane Global's research team on 01634 471 340, or at research@safelaneglobal.com

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A large graphic consisting of a red triangle on the left and a black triangle on the right, separated by a white diagonal line.

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Appendix

Appendix F – Qualitative Human Health and Environmental Risk Assessment Methodology

Qualitative Methodology

The risk assessment considers the sources and potential receptors identified, together with linking pathways. These linkages are summarised in the Preliminary Conceptual Site Model and Qualitative Risk Assessment within the report, where the associated environmental risk is assessed for a given source and the end-use of the site. This assessment also takes account of specific chemicals of concern or groups of similar chemicals of concern. The column designated as 'Potential Consequence of Source- Pathway – Receptor-Linkage' in the Preliminary Conceptual Site Model and Qualitative Risk Assessment gives an indication of the sensitivity of a given receptor to a particular source/chemical of concern being considered. It is a worst case classification and is based on full exposure via the particular linkage being examined. The derivation of the classes used to rank this particular aspect is as follows based on CIRIA 552 'Contaminated Land Risk Assessment, A Guide to Good Practice' 2001:

Classification	Human Health	Controlled Water	Ecological	Built Environment	Amenity
Severe	Acute risk to human health likely to result in 'significant harm' as defined by the Environmental Protection Act 1990, Part 2A	Substantial pollution of sensitive water resources	Significant change to the number of one or more species or ecosystems	Catastrophic damage to buildings, structures or the environment	Irreversible damage to human health
Moderate	Chronic damage to human health ('significant harm').	Pollution of sensitive water resources	Change to population densities of non-sensitive species	Damage to sensitive buildings, structures or the environment	Non-permanent health effects to humans
Mild	Harm but not necessarily significant harm to humans	Pollution to non-sensitive water resources	Some change to population densities but with no negative effects on the function of the ecosystem	Easily repairable effects of damage to buildings or structures	Slight short term health effects to humans
Minor	Harm but not necessarily significant harm to humans which can easily be prevented with the use of PPE.	Slight pollution to non-sensitive water resources	No significant changes to population densities in the environment or in any ecosystem	Very slight non-structural damage or cosmetic harm to buildings or structures	No measurable effects on humans

Subsequently, in the column designated 'Likelihood of PCL, an assessment is made of the probability of the selected source and receptor being linked by the identified pathway. This assessment is ranked based on-site specific conditions as follows:

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

The 'Risk Classification' column is an overall assessment of the actual risk, which considers the likely consequence of a given risk being realised and the likelihood of that risk being realised. The risk classifications are assigned using the following consequence/likelihood matrix:

Matrix				
Severe	Moderate to low	Moderate	High	Very High
Medium	Low	Moderate to Low	Moderate	High
Mild	Very Low	Low	Moderate to Low	Moderate
Minor	Very Low	Very Low	Low	Moderate to Low
Likelihood	Unlikely	Low likelihood	Likely	High likelihood

Overall risks are described as follows:

Very Low	The presence of the identified source does not give rise to the potential to cause unacceptable harm.
Low	It is possible that harm could arise to a designated receptor from an identified source, however, this is unlikely to be unacceptable.
Moderate	It is possible that harm could arise to a designated receptor from an identified source, but it is likely that such harm would be relatively localised or non-permanent - remedial action may be necessary.
High	A designated receptor is likely to experience unacceptable harm from an identified source without remedial action.
Very High	There is a high probability that severe unacceptable harm could arise to a designated receptor from an identified source without appropriate remedial action.

In cases of physical features, such as foundations and underground services, harm is defined as impact which would result in non-serviceability of the identified receptor or extra over build costs associated with redevelopment.

Appendix

Appendix G - Limitations

Limitations

The direct assessments and judgements given in this report are limited by both the finite data on which they are based and the proposed works to which they are addressed. The acquisition of data is constrained by both physical and economic factors and, by definition, is subject to limitations. Conditions at the site will change over time due to natural variations and may be affected by human activities.

This document has been prepared for the titled project and should not be relied upon or used for any other project. Royal HaskoningDHV accepts no responsibility or liability for the consequences of this document being used for a purpose other than that purpose for which it was commissioned. The assessments and judgements contained herein should not be relied upon as legal opinion.

The findings and opinions are relevant to the dates of the information reviewed and should not be relied upon to represent conditions at later dates. The opinions included herein are based on the information obtained from the assessments undertaken in the study area and from the experience of the reviewers.

This Phase I Land Quality Assessment has utilised a variety of publicly available data sources such as the Environment Agency, Groundsure, historical maps and the British Geological Survey. Therefore, the study is limited by the age and limitations inherent in the data described.

