

Phase 1 Desktop Study

Land at Peary Street, Manchester

for

Social Sports Society

civil
structural

earth sciences
strategic land

special projects

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16 / 05 / 2023



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1.0 Introduction

1.1 Background

- 1.1.1 This Phase 1 Desktop Land Contamination Study has been prepared by RoC Consulting on behalf of Social Sports Society ("the Applicant") in support of an application for temporary planning permission at land at Peary Street, Manchester ('the site'). It is understood that the planning application is to comprise; *"Full planning application for the temporary use of land, comprising padel courts, multi-use courts, and boule/pétanque courts; the erection of canopies; the installation of containers to include ancillary food and beverage use, portaloos, and reception area; and the inclusion of car and cycle parking, outdoor seating area, refuse area, lighting, and associated infrastructure."*
- 1.1.2 The purpose of this desk-based study is to provide a preliminary assessment of the site relating to current and historic operations to establish baseline geo-environmental and geotechnical conditions. This report presents a factual account and highlights the more pertinent points with interpretation relating to potential sources of soil or groundwater contamination that may be present within site soils.
- 1.1.3 The information obtained during this assessment has also been used to collate a Preliminary Conceptual Site model for the proposed development to assist with the estimation of risks arising from contaminated land related concerns. Where required, this model will form the basis for future Phase 2 Intrusive Site Investigation works to further refine (and mitigate against) risks posed to future site users.

1.2 Terms of Reference

- 1.2.1 The desk-based environmental assessment was carried out following receipt of an instruction from Social Sports Society.

1.3 Objectives

1.3.1 The objectives of the desk-based study were:

- To characterise the environmental setting of the site, including the geology, hydrogeology and hydrology of the site and surrounding areas from published data
- To identify (where possible) potential sources of ground, groundwater or surface water contamination and/or soil gas (hazardous materials) arising from past and/or current activities at the site and/or neighbouring properties
- To formulate a Preliminary Conceptual Site model and assess the risks posed to identified receptors soil and / or groundwater contamination or ground gas ingress
- As required, provide an initial indication of any intrusive site investigation works or remedial works required to ensure the safe redevelopment of the site
- To undertake a preliminary geotechnical assessment of site conditions to identify potential abnormal items that may arise as a result of the site redevelopment

1.4 Scope of Work

1.4.1 The overall scope of work comprised reference to a Landmark 'Envirocheck' report as well as other published sources, and includes:

- Review of published geological, hydrogeological and hydrological information to establish environmental sensitivities at the site and within the surrounding environment
- Completion of a site walkover survey to establish present day site setting and conditions
- Review of historical map information to identify previous usage of the site and its immediate surroundings and search of a commercial environmental database, to identify potential sources of land contamination and potential environmental impacts
- Preparation of a report, outlining the findings and recommendations, including requirements for any further work considered necessary in order to better quantify any environmental hazards identified, and taking account of the current status of the site



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1.5 Limitations of Study Assessment

- 1.5.1 The comments made in this report are based on the data available at the time of its completion. Any unusual or conflicting evidence discovered during any future site works must be presented to RoC Consulting as soon as possible so that any implications may be considered.
- 1.5.2 Additional information, changes in legislation or revised practices may necessitate re-interpretation of part or all of this report. Additionally, site redevelopment and/or a change in end use will require reinterpretation of the assessment.
- 1.5.3 The accuracy of the data supplied by third parties should be considered in the context of any known site conditions for which RoC Consulting cannot be held liable.
- 1.5.4 It should be noted that any subsequent revision of the proposed redevelopment or site boundary away from the above-mentioned drawing may result in the full or partial re-interpretation of this report and assessment.
- 1.5.5 The report has been produced by RoC Consulting for the client solely for the purposes of a review of information for the above-mentioned site. It may not be used by any person for any other purpose other than that specified without the express written permission of RoC Consulting. Any liability arising out of its use by a third party for purposes not wholly connected with the above shall be the responsibility of that party who shall indemnify RoC Consulting against all claims, costs, damages and losses arising out of such use.

2.0 Desk Top Review

- 2.0.1 The following chapter provides an overview to most salient findings of our desk based geo-environmental assessment. This information has been used to formulate the collation of a Preliminary Conceptual Site Model (as discussed in Section 3.0) to assess the potential impacts and risks associated with geo-environmental and geotechnical concerns across the site.
- 2.0.2 Supporting information and evidence has been provided within enclosed appendices and it is recommended reference be made to these documents / plans when reviewing this report.

2.1 Sources of Information

- 2.1.1 Background information on the site was acquired from the following sources:
- Envirocheck at the Ordnance Survey
 - British Geological Survey 1" to 1 mile/1:10'000, solid & drift
 - Environment Agency Groundwater Vulnerability Map
 - Radon Atlas of England
 - Observations from site walkover survey completed on the 24th April 2023
 - Previous site investigation reported completed by Atkinson Peck Consulting Engineers (Ref: GL/NF/C11701) dated 25th June 2004

2.2 Site Location and Description

- 2.2.1 The site is rectangular in shape and located just outside Manchester's inner ring road in Collyhurst approximately 700m to the northeast of Victoria Station. The site is centred at National Grid Reference: 384777, 399298 and occupies an area of circa 0.51ha. The site is bound to the northwest by Burstock Street and an old dilapidated works building, to the northeast by Peary Street and a disused gravel surfaced car park, to the southeast by a garage and to the southwest by a garage, electricity northwest facility and a car park.
- 2.2.2 The site currently operates as open air car parking with a small area of the central eastern portion of the site being used for the storage of scaffolding materials. The site slopes down to the north with an approximate level difference of 5.00m between the northern and southern boundaries. There are two terraced areas in the southern portion of the site ranging in height from circa 1.00 to 3.00m above the surrounding ground to the north. No evidence of water courses was identified on site. Vegetation is limited to small bushes along the perimeter of the site. Post markers for a gas main were observed during the site walkover in the southwestern portion of the site and a sewer is believed to be present running roughly northeast to southwest through Bilbrook Street.

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- 2.2.3 To the north of the site land use is predominantly vacant land and railway infrastructure. To the east of the site the land use is predominantly car parking, to the west of the site land use comprises car parking, garages and an Electricity Northwest facility with residential apartment buildings lying beyond. To the south land use is associated with garages, car washing facilities and car parking with warehousing and residential terraced houses lying beyond. In the context of the wider area the site is located within a valley and slopes down to the River Irk north of the site.
- 2.2.4 No specific sources of contamination, or potentially contaminative industrial activities, were noted on the site at the time of the site walkover, other than the above general land uses.
- 2.2.5 A selection of photographs showing the site at the time of inspection are provided within Appendix A.

2.3 Site History

- 2.3.1 The site history has been compiled by reference to historical Ordnance Survey maps obtained from Envirocheck presented in Appendix B.

On Site Historical Land Uses

- 2.3.2 Small buildings are first recorded on early maps of the site from between 1813 and 1821, on Tebbutt Street, which formerly bisected the site from northwest to southeast. These are not detailed and are assumed to be residential. By the OS map of 1893 the layout of terraced housing is evident. Later maps show the steady demolition of these buildings between 1908 and 1970. The 2004 previous site investigation states that the site was then operated by The Worthington Group, with industrial buildings for the manufacture of HVAC air filters. These are considered to correspond to the buildings first recorded onsite from 1978. It is feasible that the buildings had other occupants before or after, but this is not recorded, and the buildings are only ever marked as 'Works' on historic maps.
- 2.3.3 The principal onsite historical features are summarized in the table below:

Table 2.1: On Site History Overview

Land Use	Location / Detail	From	To
Residential buildings	Site wide. Former Tebutt Street crosses site from northwest to south. Westernmost buildings demolished between 1908 and 1922. Remainder demolished between 1966 and 1970.	Between 1848 and 1891	Between 1966 and 1970.
HVAC air filter manufacturers	Worthington Group, site wide. Steady expansion until 1989. Demolition in 2000's.	Between 1970 and 1978	Between 2005 and 2009
Carpark and scaffolding material storage	Site wide	Between 2005 and 2009	Present

Adjacent Historical Land Uses

- 2.3.4 The surrounding area is an inner-city area of Manchester that has contained a variety of residential and industrial land uses, the most significant of which, or those adjacent, are summarized below. The most significant of these is the large gas works adjacent to the southwest which was steadily demolished between 1966 and 1984.

Table 2.2: Off Site History Overview

Land Use	Location and details	From	To
Residential	Adjacent northeast	Before 1893	Between 1966 and 1978
Residential	Adjacent northwest	Before 1893	Between 1953 and 1970
Residential	Adjacent southeast	Before 1893	Between 1908 and 1922
Gas Works	Adjacent to western corner. At greatest extent contained three large gas holders and many smaller buildings. Most demolition between 1970 and 1978	Between 1821 and 1836	Between 1966 and 1984
Railway sidings	60m north	1892	Present
Railway sidings	120m south	1892	1978 and 1984
Depot	Adjacent west	1989	2016
Bolt works	120m northwest	Between 1892 and 1908	Between 1953 and 1958
Print works	120m north	Before 1893	Between 2005 and 2009
Garage	Adjacent southeast	Between 1953 and 1958	Present
Unnamed works	Adjacent northwest. Visually disused. Construction material (window frames) visible in grounds.	Between 1953 and 1970	Present
Police station	Adjacent northeast	Between 1966 and 1978	Between 2009 and 2013

2.4 Geology

BGS Published Information

2.4.1 Review of BGS geological map records (Sheet 85) indicate the site is underlain by the following:

Drift Geology: Devensian Till

Solid Geology: Chester Formation (Sandstone)
Manchester Marls (Sandstone)
Collyhurst Sandstone (Sandstone)
Pennine Upper Coal Measures Formation (Sandstone, Siltstone and Mudstone)

2.4.2 BGS mapping indicates that the Chester Formation, Manchester Marls and Collyhurst Sandstone are likely to have a combined thickness of circa 100m.

2.4.3 A search has also been completed using the BGS Borehole Scans facility to establish what (if any) historic site investigation or borehole data may be available for the development. A total of seven historic boreholes have been identified within 100m of the site. All of the boreholes are located on the gravel surfaced car park present on the other side of Peary Street to the east of the site. The strata encountered within these boreholes are presented in Table 2.3 below.

Table 2.3: BGS Borehole Encountered Ground Conditions

Strata (Depth to Base)	SJ89NW3698	SJ89NW3699	SJ89NW3700	SJ89NW3702	SJ89NW3701	SJ89NW3703	SJ89NW3704
Made Ground	0.60mbgl	0.76mbgl	0.76mbgl	1.07mbgl	1.14mbgl	0.84mbgl	0.76mbgl
Devensian Till	14.40mbgl	14.55mbgl	14.86mbgl*	14.70mbgl	13.87mbgl	15.09mbgl	13.56mbgl
Chester Formation	15.01mbgl*	14.93mbgl*	Not Encountered	14.86mbgl*	14.25mbgl*	15.24mbgl*	Not Encountered

* Maximum depth unproven

Previous Site Investigation

2.4.4 The Manchester City Council planning portal indicates a site investigation was completed on the site in 2004 by Atkinson Peck Consulting Engineers. Review of this report indicates the underlying geology on site to comprise made ground underlain by stiff sandy clay.

2.4.5 Made ground was generally found to comprise demolition fill type material with some ashy deposits and cinder fill. The made ground was underlain by Devensian Till described as stiff sandy clay becoming difficult to excavate with depth. No plan was available to review the locations of the trial holes formed during this site investigation. A summary of encountered ground conditions is presented below in Table 2.4.

Table 2.4: Atkinson Peck Consulting Engineers Encountered Ground Conditions

Strata (Depth to Base)	Trial Hole 1	Trial Hole 2	Trial Hole 3	Trial Hole 4	Trial Hole 5	Trial Hole 6
Made Ground	0.90mbgl	0.50mbgl	0.50mbgl	1.40mbgl	2.00mbgl	1.65mbgl
Devensian Till	2.30mbgl*	2.65mbgl*	2.40mbgl*	1.80mbgl*	2.60mbgl*	2.50mbgl

* Maximum depth unproven

- 2.4.6 There are geological faults or features indicated within 500m of the site. A fault is indicated circa 100m to the east of the site down throwing to the west and a second fault is located circa 350m to the west of the site down throwing to the east.

Mining

- 2.4.7 The Envirocheck report (Appendix C) indicates that, like the majority of central Manchester, the site is located within a coal mining reporting area, however it is not located within a development high risk area. There are no outcropping coal seams, or mine entries recorded on or in the vicinity of the site. Geological records indicate at least ~300m of intact bedrock overly any potentially worked coal seams in the underlying Pennine Upper Coal Measures. Consequently, the purchase of a Coal Authority Mining Report is not considered necessary at this time.
- 2.4.8 A report was purchased as part of the previous site investigation undertaken by Atkinson Peck Consulting Engineers, which confirms the above. This report is summarised, as recording 4 potentially worked seams at depths of between 270m and 880m below the surface with the last date of workings being 1965. It also stated that any ground movement due to the aforementioned workings should have now ceased.

Radon

- 2.4.9 According to the Indicative Atlas of Radon in the United Kingdom, the site is in an area where less than 1% of homes are at or above the action level, therefore Radon is not deemed to pose a risk to the site.

Ground Stability

- 2.4.10 Table 2.5 indicates the potential ground stability hazards on site, as obtained from the Envirocheck report.

Table 2.5: Ground Stability Hazards

Ground Stability Hazard	Risk Rating
Collapsible Ground	Very Low
Compressible Ground	No Hazard
Ground Dissolution	No Hazard
Landslide	Very Low
Running Sand	Very Low
Shrinking or Swelling Clay	Very Low

Soil Chemistry

- 2.4.11 Table 2.6 indicates the background estimated soil chemistry for the site, as obtained from the site sensitivity maps within Appendix D.

Table 2.6: BGS Estimated Soil Chemistry

Determinant	Concentration
Arsenic	15 – 25 mg/kg
Cadmium	<1.8 mg/kg
Chromium	60 – 90 mg/kg
Lead	100 - 200 mg/kg
Nickel	30 - 45 mg/kg

2.5 Hydrological

Surface Water and Pollution

- 2.5.1 The nearest surface water feature is indicated 211m to the north in the form of the River Irk. Water quality of this receptor (as indicated from a sampling point 134m to the north) indicates a GQA Grade of “E” (Poor) and a flow rate of greater than 2.5 cumecs.
- 2.5.2 There are no active surface water abstractions at the site or within 500m of the site boundary.
- 2.5.3 The nearest discharge consent is indicated 167m to the north and is held by United Utilities for the release of public sewage (storm sewage overflow) into the River Irk.
- 2.5.4 A number of historic pollution incidents have been noted in close proximity to the site. A total of 5 pollution incidents to controlled waters have been recorded within 500m of the site. These pollution incidents are all categorised as category 3 minor incidents with the closest being located 251m to the west of the site and relating to waste oils entering the River Irk.

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- 2.5.5 The Envirocheck database indicates that there have been no prosecutions relating to controlled waters within 500m of the site and a single prosecution relating to authorised processes located 410m to the northwest of the site. The prosecution relating to authorised processes relates to the deposition of 150m³ of demolition waste without a license on Honey Street in the Cheetham Hill area of Manchester.

Ground Water

- 2.5.6 The Envirocheck Groundwater Vulnerability Map indicates the superficial deposits are classified as a secondary undifferentiated aquifer with the underlying Chester Formation bedrock designated as a Principal Aquifer.
- 2.5.7 The site is not located within an Environment Agency Source Protection Zone.
- 2.5.8 The site is not located within close proximity to any sensitive groundwater abstraction points (e.g., for a potable water supply well). The nearest groundwater abstraction point is indicated 745m to the northwest of the site relating to Joseph Holt Ltd. Water is abstracted from groundwater for use in breweries/wine: general cooling and is believed to be active at the time of writing.

Flooding

- 2.5.9 The site is classified as Flood Zone 1 (lowest risk category). Envirocheck records that the site has limited potential for groundwater flooding to occur, with properties below ground level most susceptible. These classifications do not constitute a Flood Risk Assessment. However, for completeness, a Flood Risk Assessment and Drainage Strategy has been prepared by WSP and submitted alongside this planning application.

2.6 Hazardous Substances

- 2.6.1 There are no active Control of Major Accident Hazards Sites (COMAH), Explosive Sites, Notification of Installations Handling Hazardous Substances (NIHHS), Planning Hazardous Substance Consents, Radioactive Substance or Planning Hazardous Substance Enforcements.

2.7 Landfill Sites and Other Waste Facilities

- 2.7.1 There are no active BGS recorded landfill sites, local authority recorded landfill sites or registered landfill sites within a 500m radius of the site. There are however two historical landfill sites located within 500m of the site. The closest of the two historical landfill sites is located 395m to the north of the site and relates to Queens Road Tip, with deposited waste including inert, industrial, commercial, household and special waste and liquid sludge the last input date was 31st December 1970. The second historical landfill site is known as Sand Street and is located 403m to the north of the site, the accepted waste and last input date is not supplied.
- 2.7.2 There are no waste treatment sites within 500m of the site boundary. There are seven Licensed Waste Management Facilities and three registered waste transfer stations located within 500m of the site boundary.

- 2.7.3 All seven of the Licensed Waste Management Facilities are listed as expired, surrendered, transferred or revoked. Three Licensed Waste Management Facilities are located within 250m to the northwest of the site and relate to Farlam Waste Management Ltd, Farlam Properties Ltd and Ryan John. The closest is located 126m northwest of the site. All licenses are listed as expired or transferred and relate to household, commercial and industrial transfer stations.
- 2.7.4 The two closest Registered Waste Transfer Sites are located within 100m of the site and relate to Greater Manchester Police (Collyhurst Vehicle Compound) 73m to the east with authorised waste including electrical fittings/fixtures/appliances, empty used containers, GMWDA group 5 - as part of vehicles, scrap machinery / equipment. -ferrous/non-ferrous and the license has expired. The second related to British Gas Plc 87m to the northwest of the site however no further details are available for the British Gas site.

2.8 Industrial Land Use & Processes

- 2.8.1 The site is not on the Contaminated Land Register, and there are no such sites within 1km of the site.
- 2.8.2 Nearby Pollution Controls are detailed in the table below:

Regime	Onsite	0 to 250m	250m to 500m
Integrated Pollution Control (IPC)	0	0	0
Integrated Pollution Prevention and Control (IPPC)	0	0	0
Local Authority Pollution Prevention and Control (LAPPC)	0	1	5
Local Authority Pollution Prevention and Control Enforcement (LAPPCCE)	0	0	0

- 2.8.3 The LAPPC located within 250m of the site is situated 197m to the west of the site and related to Manchester Tobacco Ltd for Tobacco Processing. The authorisation has been revoked.
- 2.8.4 Contemporary trade directory entries indicate there are no industrial or potentially contaminative activities on the site or nearby. Active entries for the immediate area indicate activity includes painting and decorating supplies, garage services, tyre dealers, brewers and printers.
- 2.8.5 The nearest fuel station entry is indicated 115m to the south comprising the Rochdale Road Service Station, which is listed as obsolete. The nearest active fuel station entry is located 609m to the west and relates to the Redbank Service Station.

2.9 Environmentally Sensitive Areas

- 2.9.1 The Envirocheck database indicates that there are no Special Protection Areas (SPAs), Sites of Special Scientific Interest (SSSI) or areas of adopted green belt located on site or within 1000m of the site. The site is located within a Nitrate Vulnerable Zones (NVZ).



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2.10 Ecological Setting & Invasive Plant Species

- 2.10.1 There are no sites of Special Biological Interest (SBI), Special Areas of Conservation (SAC) or nature reserves at the site or within 250m of the site boundary.
- 2.10.2 No evidence of invasive plant species was noted during the course of the site walkover survey, although it should be noted the inspection does not comprise a detailed ecological assessment. An Ecology Report has been prepared by Tyler Grange and is submitted alongside this planning application.

2.11 Unexploded Ordnance Risks

- 2.11.1 The site is a city centre location in proximity to potential bombing targets such as railway infrastructure and the neighbouring former Rochdale Road gasworks. The Zetica UXO online maps indicate the site to have a moderate UXO risk.

2.11 Former Site Investigation Information

- 2.12.1 Review of the Manchester City Council planning portal indicates that a site investigation was completed on the site in 2004 by Atkinson Peck Consulting Engineers. The ground conditions encountered during this site investigation have been summarised in section 2.4 of this report.
- 2.12.2 Two services were encountered during the site investigation at Trial Hole 4 (rectangular dry jointed brick culvert at 0.85 to 1.40mbgl), Trial Hole 5 (Cast iron service encountered 1.00mbgl approximately 2.70mbgl from the boundary wall. This is suspected to be a gas main given the marker posts encountered during the site walkover in the suspected area this trial hole was completed in).
- 2.12.3 Evidence of ash and cinder was encountered within Trial Holes 1, 4, 5, 5a and 6. Visual and olfactory evidence of hydrocarbon contamination was also encountered at the top of the natural clay encountered underlying made ground deposits in Trial Hole 1. Chemical testing of samples taken from the trial holes indicate that elevated levels of metals (copper and arsenic) were present in shallow site soils. No elevated levels of hydrocarbons were reported on a sample from Trial Hole 1 targeting suspected hydrocarbon contamination. Elevated PAHs were encountered at Trial Hole 5. Elevated levels of sulphates were also reported in two of the tested samples.
- 2.12.4 Location plans, borehole logs and chemical testing data are not available within the report held by Manchester City Council Planning. It should also be noted that the site investigation was undertaken pre demolition of the Worthington Group buildings that were used in HVAC manufacture and as such site conditions at the time of writing may differ from those present in 2004.



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2.13 Redevelopment Proposals

- 2.13.1 It is understood that the site is to be re-developed with sports facilities for a temporary period of three years in advance of future development. The proposals including 7 covered padel courts, 2 uncovered padel courts, 2 uncovered multi-sport court and pétanque terrains. In addition, the development will include for associated reception, ancillary food and beverage use, changing facilities and sanitary facilities provided in the form of modified storage cabins and portaloos. The site layout plan (23.0050 200.00 P9 – Site Plan) completed by Holloway is provided in Appendix A of this report.
- 2.13.2 The covered parts of the site will be provided by modular demountable PVC fabric canopies, with walls to be formed by demountable PVC panel walls allowing ventilation. It is understood that conventional footings and foundations are not required to support the proposed structures and the intention is for the structures to sit atop a ground bearing concrete floor slab cast directly atop the existing surface. It is also understood that the drainage strategy for the site will not involve any breaking of ground to install new drains for surface water drainage and all surface water drainage is to be dealt with above ground. Foul water is to be dealt with by portaloos. Details of the site drainage strategy are provided within the Flood Risk Assessment and Drainage Strategy completed by WSP (Ref: 70109728-PST-WSP-FRA-001)
- 2.13.3 As a result of the above design philosophy there will be minimal groundworks required for the development. Only a limited area of cut into an existing slope is required in the vicinity of covered padel court number 4 in the eastern portion of the site to facilitate the construction of this court and a ramp up to the multisport courts in the southeast of the site.

3.0 Preliminary Conceptual Site Model

- 3.0.1 The results from the desk-based information review have been used to assess theoretical risks posed by ground contamination and ground stability issues beneath the site. The assessment considers these risks both in terms of the site's current arrangement and usage, as well as any potential future development (and associated construction process).
- 3.0.2 The assessment has been collated with reference to various statutory and non-statutory guidance documents relating to land contamination and ground stability. Specifically, the assessment has been conducted in accordance with the Environment Agency Land Contamination Risk Management (LCRM) guidance relating to the "Tier 1 Preliminary Risk assessment" process (revised April 2021).
- 3.0.3 In accordance with this method, a Preliminary Conceptual Model has been collated for the site based on the results of the desktop review. This model is based around the Source / Pathway / Receptor methodology as outlined in Fig 3.0.

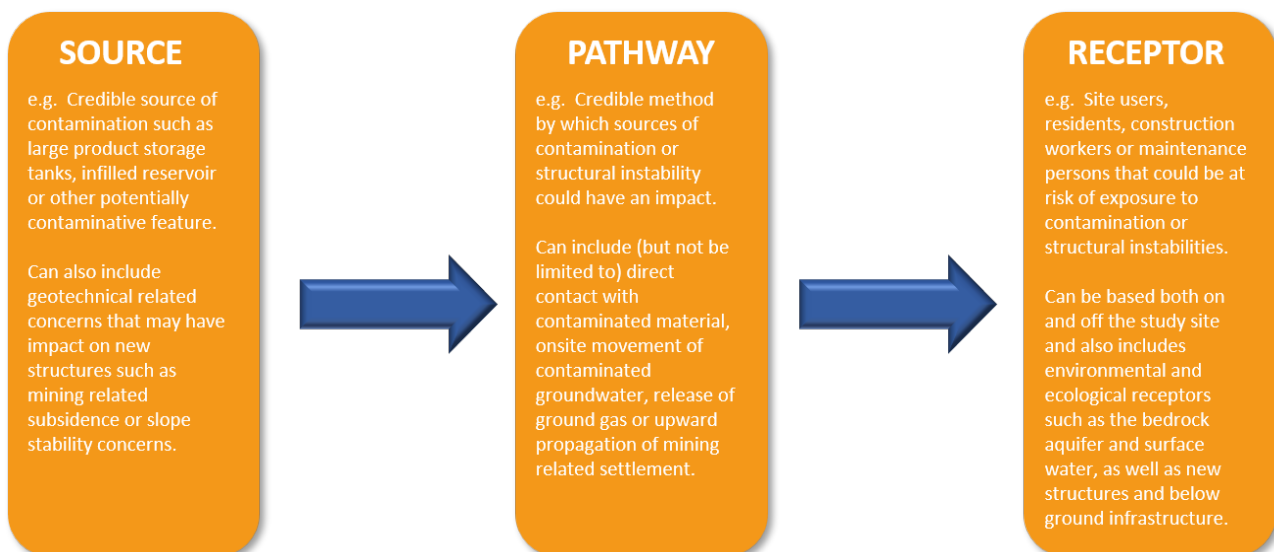


Figure 3.0 Source Pathway Receptor Diagram

- 3.0.4 Risk assessment is the process of collating known information on a hazard or set hazards in order to establish actual or potential risks to receptors. The receptor may be human health, controlled waters, a sensitive local ecosystem or even construction materials. Receptors can be connected with the hazard under consideration via one or several exposure pathways (e.g., the pathway of direct skin contact and oral exposure).

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- 3.0.5 Risks are generally managed by isolating or removing the hazard, isolating the receptor, or by intercepting the exposure pathway. Without the three essential components of a source (hazard), pathway and receptor, there is deemed to be no risk. In other words, the mere presence of a hazard at a site does not mean that there will necessarily be risks.
- 3.0.6 Potential sources of contamination have been identified across the site, where applicable, based on observations and information obtained during the desktop review. These sources are defined based on either observation during historical map records or site recognisance (e.g., evidence of above ground fuel storage tanks or previous industrial operation); or by review of published environmental information on operations within or adjacent the site (e.g., historical landfill records, trade industry directory etc).
- 3.0.7 Where applicable, reference has been made to historical Department for the Environment Industry profiles and other information on industrial operations to better define the range of substances that may be present within soils beneath the site.
- 3.0.8 The risk assessment has been completed with reference to the guidance outlined within CIRIA 552 "Contaminated land risk assessment. A good practice guide". This risk assessment methodology considers the potential consequence and severity of risks that may be present within soils, and then compares these with the likelihood of occurrence and exposure of said risk. A range of risk classifications are provided within CIRIA 552 further details of which are provided in Table 3.0 below.

Table 3.0: Definition of risk class and consequence

Risk Class	Definition	Example
Minor	Potential for harm, although not significant, which may result in financial loss to resolve. Ground conditions where the use of PPE would readily mitigate risks posed to human health.	Low level contamination hotspots within made ground / demolition fill materials. Stunted or impeded plant growth due to poor soil quality.
Mild	Pollution of non-sensitive water resources or damage to crops, plant growth, below ground utilities or structures.	Perched groundwater contamination overlying low permeability aquifer or aggressive sulphate concentrations in soils.
Medium	Sources of contamination identified on site have the potential to cause both long and short-term health effects on site residents / users. Alternatively (or in conjunction with) sources of contamination may have the potential to impact surface or groundwater quality or impede vegetation growth.	Elevated concentrations of hydrocarbon contamination reported within topsoil tested within residential gardens as a result of inadequate or incomplete previous remediation works. Movement of contaminated groundwater from leaking below ground storage tank into adjacent surface water course.
Severe	Sources of contamination pose a credible and acute risk to human health with potential for "Significant Harm" occurring as defined by the Part IIA of the Environmental Protection Act (1990). Alternatively (or in conjunction with risks posed to human health) sources of contamination may pose an immediate risk to controlled water resources or ecosystems.	Grossly contaminated soils are encountered or disturbed during excavation works, causing an immediate release of toxic soil vapour and leachate / contaminated groundwater flow across adjacent land.

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- 3.0.9 As previously discussed the contaminated land risk assessment model evaluates both, the severity of risks that may be present within soils / groundwaters in the context of threats posed to identified receptors before deriving the actual risk rating based on the probability of occurrence. Table 3.1 (provided overleaf) outlines the range likelihood of risk.

Table 3.1: Probability Assessment

Classification	Definition
High likelihood	A credible pollutant linkage has been identified and it is very likely contaminants will impact identified receptors in both the short or long term (or is already actively doing so). The potential for harm to be caused is thus highly likely.
Likely	Pollutant linkages between the sources of contamination and identified receptors are present and it is considered likely they will become active given the right set of circumstances (e.g. contaminants currently buried below ground that are likely to be exposed or disturbed during construction / excavation works). The circumstances are such that an event is not inevitable, however it is possible in the short term and likely over the longer term.
Low likelihood	A theoretical pollutant linkage has been identified that has the potential to expose receptors to contaminants under the correct circumstances. However, the likelihood of such an event occurring is not a certainty, even in the long term
Unlikely	There is no / minimal likelihood a pollutant linkage would occur, even over the long term.

- 3.0.10 The risk assessment process is a combination of probability and consequence, recognising that it may be possible to have a significant source of contamination beneath a site (such as a large below ground chemical storage tank) that may only present a relatively moderate to low risk (owing to the fact it may be contained within a secure concrete bund). Table 3.2 indicates how the actual nature of risk is established with Table 3.3 illustrating how the risk is interpreted in the context of contaminated land risk assessment.

Table 3.2: Risk Definition

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High Likelihood	Very High Risk	High Risk	Moderate Risk	Moderate / Low Risk
	Likely	High Risk	Moderate Risk	Moderate / Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate / Low Risk	Low Risk	Very Low Risk
	Unlikely	Moderate / Low Risk	Low Risk	Very Low Risk	

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Table 3.3: Description of risks posed

Risk Definition	Description
Very High Risk	Active pollutant linkages between a significant source of contamination and identified receptors have been established and there is a high likelihood of severe harm occurring to said receptors unless immediate investigation and remediation action is not taken.
High Risk	Harm is likely to arise to receptors from an identified hazard in the short and long term. Urgent investigation of the contaminant issue will be required, and remedial treatment is likely.
Moderate Risk	The possibility of harm has been identified toward receptors under the right circumstances, although the severity of harm would be relatively mild. Further investigation of identified issues would be prudent and possible need for remedial measures in the long term.
Low Risk	It is possible harm could arise to a designated receptor from identified hazard, but it is likely (if realised) any harm would be (at worst) mild.
Very Low Risk	No significant pollutant linkages have been identified and the possibility of harm occurring to receptors is low.

Potential Sources

3.0.11 Based on the current / historical uses of the site, and the surrounding area, the following potential sources of contamination / abnormal items have been identified:

- On site metals, PAHs, hydrocarbons and potential asbestos associated with made ground deposits, as suggested by previous site investigation. These may originate from the activities of, or demolition of former residential buildings and HVAC works, or current car parking use
- On site ground gas associated with made ground deposits
- Offsite sources of metals, PAHs, Hydrocarbons, asbestos VOCs and SVOCs associated with neighbouring historic gas works, historic depot, works and garages and nearby historic railway sidings. These might have affected the site through contamination or historic deposition of materials

Potential Pathways and Receptors

3.0.12 The following potential pathways and receptors have been identified for the above potential sources of contamination:

- Current or end users of the site could be at risk of exposure to contaminated soils / materials at the site via ingestion, direct contact and inhalation of contaminated dust / vapours / hazardous gas
- Construction persons could also be at risk of exposure to contaminated soils via ingestion, direct contact and inhalation of contaminated dust / vapours / hazardous gas

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- Leaching of potential contaminants into the Principal Aquifer beneath the site or nearest watercourse

3.0.13 Table 3.4 (provided overleaf) assess and summarises the pollutant linkages that may exist at the site; the assessment has assumed that the site is to be redeveloped for commercial use as a sports facility with a total of 7 covered and 2 uncovered padel courts, 2 uncovered multi-use courts, 3 petanque terrains and associated changing areas, reception, ancillary food and beverage use and sanitary facilities (provided by modified storage containers and portaloos).

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Table 3.4		Preliminary Conceptual Site Model					
Source		Pathway	Receptor	Severity	Probability	Risk definition	Comments
On Site	On site Made Ground and previous land uses (Metals, PAHs, TPH and ACMs)	Dermal contact and / or ingestion; inhalation of vapours / dusts	Current Site Users	Minor	Unlikely	Very Low	The site is currently used for car parking and the storage of scaffolding materials and is covered in predominantly hardstanding material. The sites current use and the hardstanding cover present across the majority of the site will serve to inhibit any potential exposure pathways to current site users.
			Construction workers	Mild	Unlikely	Very Low	Construction persons are considered to be at the greatest risk of exposure to contaminants during the site's redevelopment, however only very limited excavations are proposed on site and are limited to an area in the eastern corner of Padel Court number four where a limited programme of earthworks is required comprising the excavation and removal from site of a small slope in order to facilitate the construction of the padel court. The presence of as yet, unreported sources of contamination cannot be precluded, and the historic site investigation was limited in its extent due to the presence of the historic HVAC works building on site at the time. It is not expected that as yet unreported sources of contamination will present a risk to construction workers due to the nature of the development and lack of any significant excavations.
			Future Site Users	Minor	Unlikely	Very Low	The site is to be re-developed to comprise a sports facility comprising various sports courts, petanque terrains, associated changing facility, reception area, ancillary food and beverage use and sanitary facilities. It is understood the site will be covered in hardstanding and temporary structures will be open air / well ventilated. Therefore, there will be limited potential for viable contaminant pathways to future human health receptors.
			Ecological [Plant Uptake]	Minor	Unlikely	Very Low	Elevated levels of phytotoxic metals were reported in the historic site investigation undertaken on site however no areas of soft landscaping are indicated in the proposals for the site.
			Below ground service runs and infrastructure	Minor	Unlikely	Very Low	The historic site investigation identified elevated levels of sulphates in two locations. Furthermore, this desk-based assessment has identified credible potential sources of contamination on site and therefore it is possible potentially chemically aggressive ground conditions may exist with respect to pipework. However, there are no proposals for the

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Table 3.4		Preliminary Conceptual Site Model					
Source		Pathway	Receptor	Severity	Probability	Risk definition	Comments
							construction of any new below ground pipework or structures as part of the development.
		Leaching of Contaminated Soil and Impact on Controlled Waters	Controlled Waters: Aquifer	Minor	Unlikely	Very Low	Meaningful potential sources of contamination have been identified on site. However, given the significant depth to the underlying principal aquifer which is overlain by a considerable thickness (~14m) of low permeability clay deposits there is not deemed to be any meaningful risk to controlled waters.
			Controlled Waters: Surface Water	Minor	Unlikely	Very Low	Meaningful potential sources of contamination have been identified on site. However, given the significant distance to the nearest surface water course (~211m) there is not deemed to be any meaningful risk to controlled waters.
On Site	Ground Gas Generation (Made Ground Deposits)	Migration / Accumulation	Current Site Users	Minor	Unlikely	Very Low	Made ground deposits are known to be present on site. A vapour risk also exists from any potential fuel leaks from the current site use as a car park. Given the open-air nature of the current site and therefore limited potential for ground gas to accumulate there is deemed to be very low risk to current site users from ground gas generation.
			Construction workers	Mild	Unlikely	– Very Low	Non-negligible sources of ground gas have been identified in the form of made ground although no ground gas monitoring is known to have been undertaken to date to characterise the ground gas regime. A vapour risk also exists from any potential fuel leaks from the current site use as a car park. However, given the limited scope of any excavation works / works in confined spaces involved in the construction of the proposed temporary use, there are deemed to be very limited pathways to construction workers.
			Future Site Users	Minor	Unlikely	Very Low–	Made ground deposits are known to be present on site. A vapour risk also exists from any potential fuel leaks from the current site use as a car park. However, given the open air / well ventilated nature of the proposed structures (Storage cabins and portalooos having an air gap between floor and surface level, and courts being open air / walled but providing ventilation) there is deemed to be very low risk to future site users
Off Site	Off site land uses (Metals, PAHs, TPH and ACMs)	Dermal contact and / or ingestion; inhalation of	Current Site Users	Minor	Unlikely	Very Low	The site is currently used for car parking and the storage of scaffolding materials and is covered in predominantly hardstanding material. The sites current use and the hardstanding cover present across most of the site will serve to inhibit any potential exposure pathways to current site users.

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Table 3.4		Preliminary Conceptual Site Model					
Source		Pathway	Receptor	Severity	Probability	Risk definition	Comments
		vapours / dusts	Construction workers	Mild	Unlikely	Very Low	Construction persons are considered to be at the greatest risk of exposure to contaminants during the site's redevelopment, very limited excavations are proposed on site and are limited to an area in the eastern corner of Padel Court number four where a small amount of earthworks is required, comprising the excavation and removal of a small slope in order to facilitate the construction of a development platform in the eastern corner of this court. The presence of as yet, unreported sources of contamination cannot be precluded, and the historic site investigation was limited in its extent due to the presence of the historic HVAC works building on site at the time* although it is not expected that as yet unreported sources of contamination will present a risk to construction workers owing to the nature of the development and lack of any significant excavations.
			Future Site Users	Minor	Unlikely	Very Low	The site is to be re-developed to comprise a sports facility comprising various sports courts, petanque terrains, associated changing facility, reception area, ancillary food and beverage use and sanitary facilities. It is understood that most of the site will be covered in hardstanding and temporary structures will be open air / well ventilated. Therefore, there will be limited potential for viable contaminant pathways to future human health receptors.
	Leaching of contaminated soil onto site	Controlled Waters: Aquifer	Minor	Unlikely	Very Low	Meaningful potential sources of contamination have been identified on site. However, given the significant depth to the underlying principal aquifer which is overlain by a considerable thickness of low permeability clay deposits (~14m) there is not deemed to be any meaningful risk to controlled waters.	
		Controlled Waters: Surface Water	Minor	Unlikely	Very Low	Meaningful potential sources of contamination have been identified on site. However, given the significant distance to the nearest surface water course (~211m) there is not deemed to be any meaningful risk to controlled waters.	

* It is considered the risks posed to construction personnel, by sources of contamination, can be adequately mitigated against via the use of full PPE and the adoption of good hygiene and site practices. As required, any suspected sources of contamination discovered during the site's development should be brought to the immediate attention of RoC Consulting to enable the implications to be established and appropriate remedial recommendations made. In the event of such a discovery the scope and findings of the current assessment will require re-assessment and revision.

4.0 Conclusions & Recommendations

4.0.1 With respect to contaminated land issues, the report has identified:

- The site has been developed in some form since the earliest available historic records with past uses including residential housing, a HVAC works and its most recent use as a car park. The site surroundings have also been a host to a variety of potentially contaminative industries, including railway sidings, gas works, unspecified works, garages and depots
- There are potential sources of contamination in the form of metals, asbestos, hydrocarbons, SVOCs and VOCs associated with both historic industry both on and adjacent to the site and the current site use
- A previous site investigation dating from 2004 assessed these risks and encountered elevated levels of metal and PAH contamination within site soils. It should be noted that at the time of the 2004 investigation access to areas of the site was limited by the former HVAC works which has subsequently been demolished. Therefore, there are areas of the site that have not been investigated and ground conditions on site may have changed following the demolition of the historic HVAC works. As such the understanding of the spatial distribution of contaminants and their concentration is not known at the time of writing.
- There are only very limited potential pathways to receptors given the nature of the proposals with these mainly relating to construction workers conducting earthworks operations in the area of padel court number four.

4.0.2 The proposed development will likely reduce the potential for contamination to affect proposed site users, and no active contaminant pathways to receptors have been identified.

4.0.3 Given the proposed nature of the meanwhile use and specifically the fact that the majority of the new buildings and courts will be constructed on top of the existing hard standing present across the site we do not envisage any requirement to complete ground investigation works to assess risks posed by sources of soil or groundwater contamination. Similarly, the nature of the meanwhile use is such that potential risks posed by ground gas will also be low owing to the fact that courts will be well ventilated, and any enclosed spaces (temporary cabins / portaloos) will have a well-ventilated sub floor void.

4.0.4 It is noted a limited amount of earthworks will be required to the east of the site associated with the construction of one of the padel courts. It is recommended that a watching brief is adopted by contractors during this work, with any contamination identified brought to the attention of RoC Consulting.



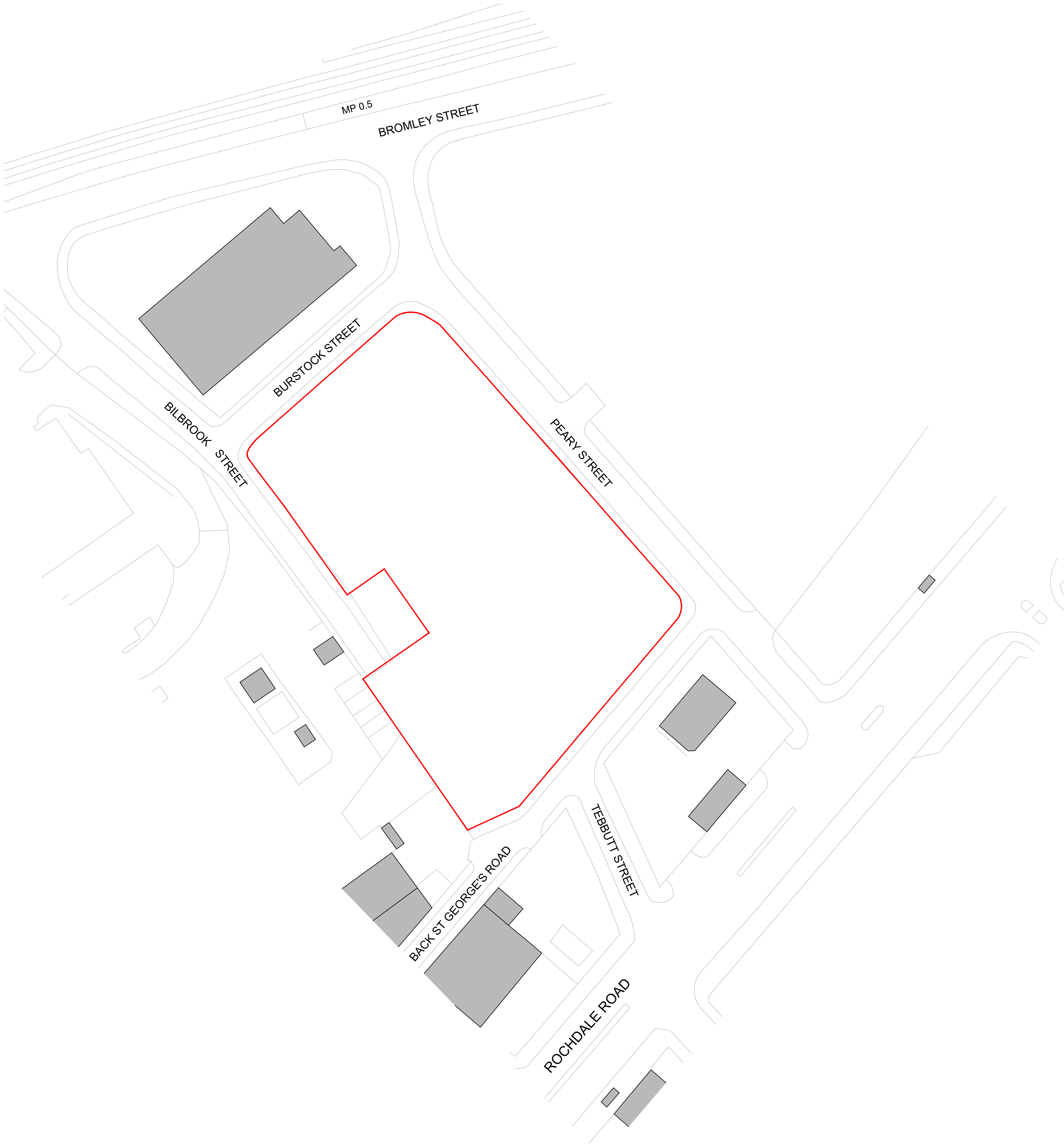
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- 4.0.5 Site geology is likely to comprise Made Ground to circa 2.00mbgl overlying Devensian Till deposits in the form of stiff clay to a depth of circa 14.00mbgl and sandstone bedrock of the Chester Formation. These may support a variety of foundations but will require quantitative assessment prior to design.
- 4.0.6 There is a potential UXO risk onsite evident from historic maps and bomb maps. The Zetica UXO online maps indicate the site to have a moderate UXO risk and therefore it is recommended that a UXO desk study is undertaken to quantify the potential risk posed by UXO on site before any excavation work commences.
- 4.0.7 No risks relating to coal mining have been identified.

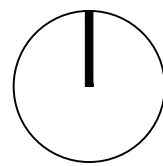


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APPENDIX A - SITE PHOTOS & DRAWINGS



— SITE BOUNDARY



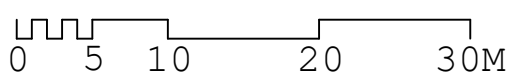
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Project	PEARY STREET MANCHESTER
Client	SOCIAL SPORT SOCIETY
Title	SITE LOCATION PLAN
Status	PLANNING

Scale@A1 | 1:500 Date | 11/07/2024 Drawn | HH Chk'd | SS

Project Number	Drawing Number	Revision
23.0050	100.00	P1
Bin Number		





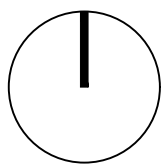
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Project | PEARY STREET
MANCHESTER
Client | SOCIAL SPORT SOCIETY
Title | SITE PLAN
Status | PLANNING

Scale@A1 | 1:200 Date | 11/07/2024 Drawn | HH Chk'd | SS

Project Number
23.0050
Bin Number
Drawing Number
200.00
Revision
P9



0 1 2 4 6 8 10M

Basic Details

Site Walkover Questionnaire.



Date	24/04/2023
Project Name	Peary Street
Project No.	4637
Site Name	Peary Street
GPS Location	53° 29' 24.419" N 2° 13' 51.1" W
Site Engineer	Reece McGuinness
Accompanied by	N/A
Site Engineer Arrival Time	24/04/2023, 12:08
Site Engineer Departure Time	26/04/2023, 13:26
Other RSK Staff On Site	
Weather Conditions	<div><div>☐ Heavy Rain</div><div>☐ Rain</div><div>☐ Drizzle</div><div>☐ Overcast</div><div>☒ Cloudy</div><div>☐ Sunny Spells</div><div>☐ Sunny</div><div>☐ Fog</div><div>☒ Snow</div><div>☐ Thunder</div><div>☐ Hail</div></div>

A. Current Site Use

Question	Combined Response
A1. What are the main land uses on site?	Other : Car park
A2. What are the current land uses NORTH of the site?	: Derelict works
A3. What are the current land uses EAST of the site?	: Car park derelict
A4. What are the current land uses SOUTH of the site?	: Car wash and garage
A5. What are the current land uses WEST of the site?	Other : Power / telecoms

A6. Current Site Activities	Car parking and scaffolding materials storage.
A7. Current Site Activities - Adjacent Sites	Garages, car wash and Electricity North West site.
A8. Site Boundaries	Western boundary formed by masonry walls all other boundaries formed by hoarding.

B. Access Constraints

B1. General Access Constraints?	() No (X) Yes
B2. Access constraints details	Active car park, relatively narrow entrance 3.5 to 4m, intermediate pressure gas main posts in south western corner.

Question	Combined Response
B3. Are there any areas of the site that could not or were not entered during the walkover?	Buildings : Small cabin for security

Question	Combined Response
B4. Are there any access constraints for the SI phase?	Gates / Fences;Other : As noted above

C. Physical Characteristics

Question	Combined Response
C1. Is the Site level?	No : Slopes down to North with some terraced areas in South
C2. Is there any evidence of subsidence, landslip or slope erosion?	No :
C3. Are there any changes in level between the site and adjacent sites?	Yes :

Enter percentage of site coverage by buildings / roads / hardstanding etc. (Soft cover is automatically calculated)

C4. Percentage Hard Cover	70
C5. Percentage Soft Cover	30
C6. Cover Details	Asphalt , some concrete areas, limestone gravel and hardcore

D. Environmental Characteristics

Question	Combined Response
D1. Is there any vegetation on site?	Shrubs;Trees : Limited to boundaries

D2. Evidence of Vegetation Stress N/A

Question	Combined Response
D3. Is there any evidence of invasive species being present on site?	No Invasive Species Observed :
D4. Is there any evidence of invasive species being present on adjacent sites (within 10m of site boundary?)	No Invasive Species Observed :

D5. Site visit in dormancy period? (X) Yes () No

Question	Combined Response
D6. Are there any surface water features on site?	No :
D7. Are there any surface water features within 250m off site?	No :

Question	Combined Response
D8. Visual evidence of contamination of surface waters	N/A :

Drainage could be to ground, surface water sewer, foul sewer, watercourse, SuDS etc.

Include visual observations and any anecdotal information from site representatives. Obtain or consult copies of drainage plans where possible.

D9. Where does the site drain to? Sewer

D10. Site Drainage Information Manhole and gulleys in western running aisle.

D11. Site Outfall Information No.

D12. Site Waterlogging or Flooding Puddles in areas of hardstanding.

E. Structures and Services

Question	Combined Response
E1. Are there any buildings on site?	Yes :

Question	Combined Response
E2. Any evidence of gas protection measures in buildings?	No :

Question	Combined Response
E3. Are there any buried services present?	Yes : Gas and drainage in western portion of site
E4. Are there any overhead services present on or adjacent to site?	Yes : BT in south eastern corner of site

Question	Combined Response
E5. Are there any underground structures present on or adjacent to site?	Yes : Sewer in western running aisle

F. Geotechnical Considerations

<i>Question</i>	<i>Combined Response</i>
F2. Is there any evidence of damage to existing building structures on site?	No :
F3. Are there any remains of building structures present on or adjacent to site?	Yes : Slabs, walls and steel columns cut off at ground level
F4. Are there any retaining walls present on or adjacent to site?	Yes : Terraced areas
F5. Are there any abrupt changes in ground level present on or adjacent to site?	Yes : Terraced areas
F6. Are there any potentially unstable slopes/ exposed ground present on or adjacent to site?	No :
F7. Are there any mature trees on site?	No :
F8. Is there any visual evidence of infilled basements on site?	No :

G. Potential Evidence for Contamination

Question	Combined Response
G1. Is there any potentially hazardous materials storage and use on site?	No :
G2. Is there any waste storage on site?	No :
G3. Is there any fly tipping / litter on site?	Yes : North boundary
G4. Are there any electricity sub stations/ transformers on or near site?	Yes : West of the site

.....

Question	Combined Response
G5. Is there any evidence for ACM on site?	None Observed :

.....

Question	Combined Response
G6. Is there any visual evidence of potential contamination on site?	None Observed :
G7. Is there any visual evidence of potential contamination on adjacent sites?	None Observed :

H. Pictures

24 records

Select Feature	Description	Direction Taken	
OTHER	Scaffolding materials	N	
OTHER	East terrace	S	
OTHER	Entrance	S	

OTHER	Gas main	W	 A gravel parking area with a brick wall in the background. A white car and a blue car are parked on the right. A sign with two 'P' symbols and a red diagonal line is visible on the wall.
OTHER	West of site	N	 A gravel path or driveway lined with parked cars on the left and orange traffic cones on the right. A brick wall is visible on the left side.
OTHER	Manhole and gully	N	 A gravel path with a manhole cover in the foreground. Parked cars are visible on the left, and orange traffic cones are on the right.

OTHER	North boundary	N	
OTHER	West of site	S	
OTHER	West terrace	S	

OTHER	West of site	N	
OTHER	Centre of site	N	
OTHER	Centre of site	S	

OTHER

South east of site

N



OTHER

Scaffolding

S



OTHER

South access

W



OTHER

South access

S



OTHER

South access

E



OTHER

Access

N



OTHER	Peary Street	N	
OTHER	Adjacent car park	E	
OTHER	Adjacent works	N	

OTHER	North access	S	
OTHER	ENW compound	S	
OTHER	ENW compound	N	

I. Other Observations & Sketches

Include Sketches	[]
------------------	-----

1 record

Notes / Observations

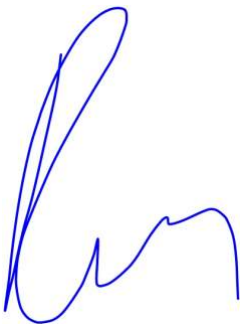
Sign-Off

RSK Representative

 Reece McGuinness

reece.mcguinness@roconconsulting.com

RSK Representative Signature





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APPENDIX B - HISTORICAL MAPS

Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		Administrative County, County Borough or County of City
	Municipal Borough, Urban or Rural District, Burgh or District Council		Borough, Burgh or County Constituency
	Civil Parish		
	Boundary Post or Stone		Police Station
	Church		Post Office
	Club House		Public Convenience
	Fire Engine Station		Public House
	Foot Bridge		Signal Box
	Fountain		Spring
	Guide Post		Telephone Call Box
	Mile Post		Telephone Call Post
	Mile Stone		Well

1:10,000 Raster Mapping

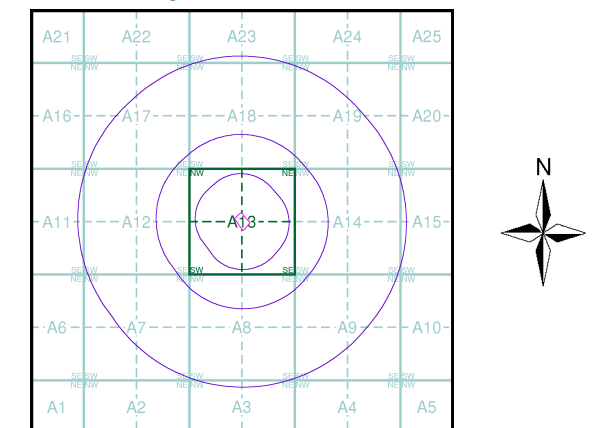
	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	Mean high water (springs)		Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building

ROC
CONSULTING

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:10,560	1848	3
Cheshire	1:10,560	1882	4
Lancashire And Furness	1:10,560	1894 - 1896	5
Lancashire And Furness	1:10,560	1909	6
Lancashire And Furness	1:10,560	1923	7
Lancashire And Furness	1:10,560	1931 - 1933	8
Lancashire And Furness	1:10,560	1938	9
Ordnance Survey Plan	1:10,000	1956	10
Ordnance Survey Plan	1:10,000	1966 - 1968	11
Ordnance Survey Plan	1:10,000	1972 - 1979	12
Manchester	1:25,000	1975	13
Ordnance Survey Plan	1:10,000	1980 - 1986	14
Ordnance Survey Plan	1:10,000	1985 - 1987	15
Ordnance Survey Plan	1:10,000	1989	16
Ordnance Survey Plan	1:10,000	1990 - 1994	17
10K Raster Mapping	1:10,000	1999	18
10K Raster Mapping	1:10,000	2006	19
VectorMap Local	1:10,000	2022	20

Historical Map - Slice A



Order Details

Order Number: 310323172_1_1
Customer Ref: 4637
National Grid Reference: 384780, 399290
Slice: A
Site Area (Ha): 0.58
Search Buffer (m): 1000

Site Details

Northern Auto Electrical Services, 117-119, Rochdale Road, MANCHESTER, M4 4HZ

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
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Russian Military Mapping Legends

1:5,000 and 1:10,000 mapping

a. Not drawn to scale b. Drawn to scale

Government and Administrative Buildings Military and Industrial Buildings

Military and Communication Areas Subway Entrance

Fireproof Building Prominent Fireproof Building

Non-fireproof Building Non-fireproof Building (non-dwelling)

Factory, mill, and flour mill, with chimneys Factory, mill, and flour mill, without chimneys

Power Station, drawn to scale Hydroelectric Power Station

Radio Station, drawn to scale Telephone Station, drawn to scale

Abandoned Open-pit Mine or Quarry Open-pit Salt Mine

Pit Oil Deposit or Well Oil Seepage

Tailings Pile Fuel Storage Tanks Natural Gas Tank

Bench Mark Drill Hole Burial Mound Triangulation Point on Burial Mound

Single-track Railroad Double-track Railroad and Station Building

Coniferous Forest Deciduous Forest Mixed Forest

Lawns Citrus Orchard Wet Ground Scattered Vegetation

243.8 Values for prominent elevations

186.0 Numbers for spot elevations, depth soundings, contour lines, etc.

0.2 Velocity of the current, width of river bed, depth of river

180/12 Fractional terms: length and capacity of bridges; depth of fords and condition of the river bottom; height of forest and the diameter of trees

Russian Alphabet (For reference and phonetic interpretation of map text)

А а (A)	З з (Z)	П п (P)	Ч ч (CH)
Б б (B)	И и (I)	Р р (R)	Ш ш (SH)
В в (V)	Й й (Y)	С с (S)	Щ щ (SHCH)
Г г (G)	К к (K)	Т т (T)	Ъ (-)
Д д (D)	Л л (L)	У у (U)	Ы (Y)
Е е (E)	М м (M)	Ф ф (F)	Ь (')
Ё ё (YO)	Н н (N)	Х х (KH)	Э э (E)
Ж ж (ZH)	О о (O)	Ц ц (TS)	Ю ю (YU or IU)
			Я я (YA or IA)

1:25,000 mapping

a. Not drawn to scale b. Drawn to scale

Government and Administrative Buildings Military and Industrial Buildings

Military and Communication Areas Subway Entrance

Partly Demolished Buildings Demolished Buildings

Built-Up Area with Fireproof Buildings Predominant Built-Up Area with Non-Fireproof Buildings Predominant

Individual Fireproof Building Prominent Industrial Building

Individual Dwelling, Fireproof Ruins of an Individual Dwelling

Factory or Mill Chimney Factory or Mill with Chimney Factory or Mill without Chimney Mine or Open Pit Mine

Operating Shaft or Mine Non-Operating Shaft or Mine Salt Mine Tailings Pile

Pit Stone Quarry Gas Pump or Service Station Fuel Storage or Natural Gas Tank

Oil or Natural Gas Derrick Small Hydroelectric Power Station Power Station Transformer Station

Cemetery Burial Mound (height in metres) Triangulation Point on Burial Mound Triangulation Point

Bench Mark Bench Mark (monumented) Telegraph Office Telephone Station

Radio Station Radio Tower Airfield or Seaplane Base Landing Strip

Telegraph/Telephone Lines Main Highway Highway under Construction Improved Dirt Road (former truck road)

Double-track Railroad with First Class Station Dismantled Railroad Railroad Under Construction

Shore Embankment River or Ditch with Embankment Direction and velocity of current Water Gauge Water Level Mark

Well Water Reservoir or Rain Water Pit Spring Isobath with value

Heavy (Index) Contour Line Contour Line and Value Half Contour Line Spot Elevation Value

Coniferous Deciduous Mixed Scrub

Key to Numbers on Mapping

SJ89_Manchester

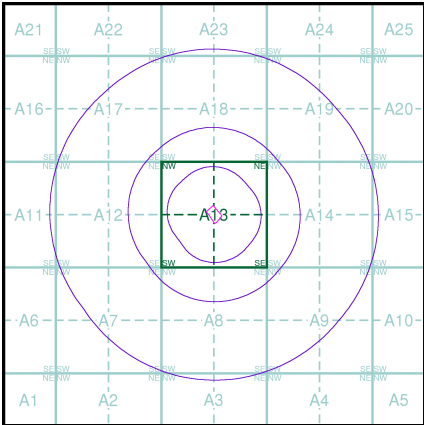
No.	Description
63	Factory (Gas)
157	Police Station/Headquarters
169	Post Office
194	Railway Station (Freight)



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:10,560	1848	3
Cheshire	1:10,560	1882	4
Lancashire And Furness	1:10,560	1894 - 1896	5
Lancashire And Furness	1:10,560	1909	6
Lancashire And Furness	1:10,560	1923	7
Lancashire And Furness	1:10,560	1931 - 1933	8
Lancashire And Furness	1:10,560	1938	9
Ordnance Survey Plan	1:10,000	1956	10
Ordnance Survey Plan	1:10,000	1966 - 1968	11
Ordnance Survey Plan	1:10,000	1972 - 1979	12
Manchester	1:25,000	1975	13
Ordnance Survey Plan	1:10,000	1980 - 1986	14
Ordnance Survey Plan	1:10,000	1985 - 1987	15
Ordnance Survey Plan	1:10,000	1989	16
Ordnance Survey Plan	1:10,000	1990 - 1994	17
10K Raster Mapping	1:10,000	1999	18
10K Raster Mapping	1:10,000	2006	19
VectorMap Local	1:10,000	2022	20

Russian Map - Slice A



Order Details

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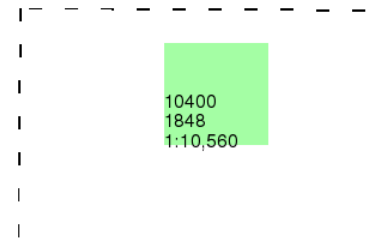
Lancashire And Furness

Published 1848

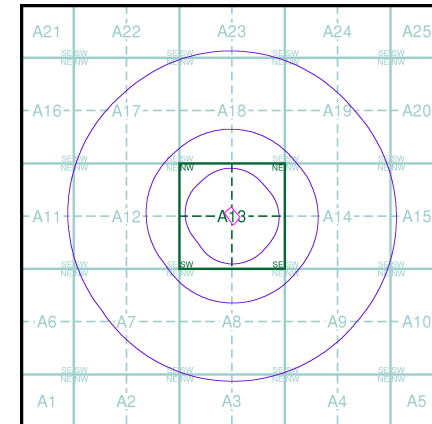
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

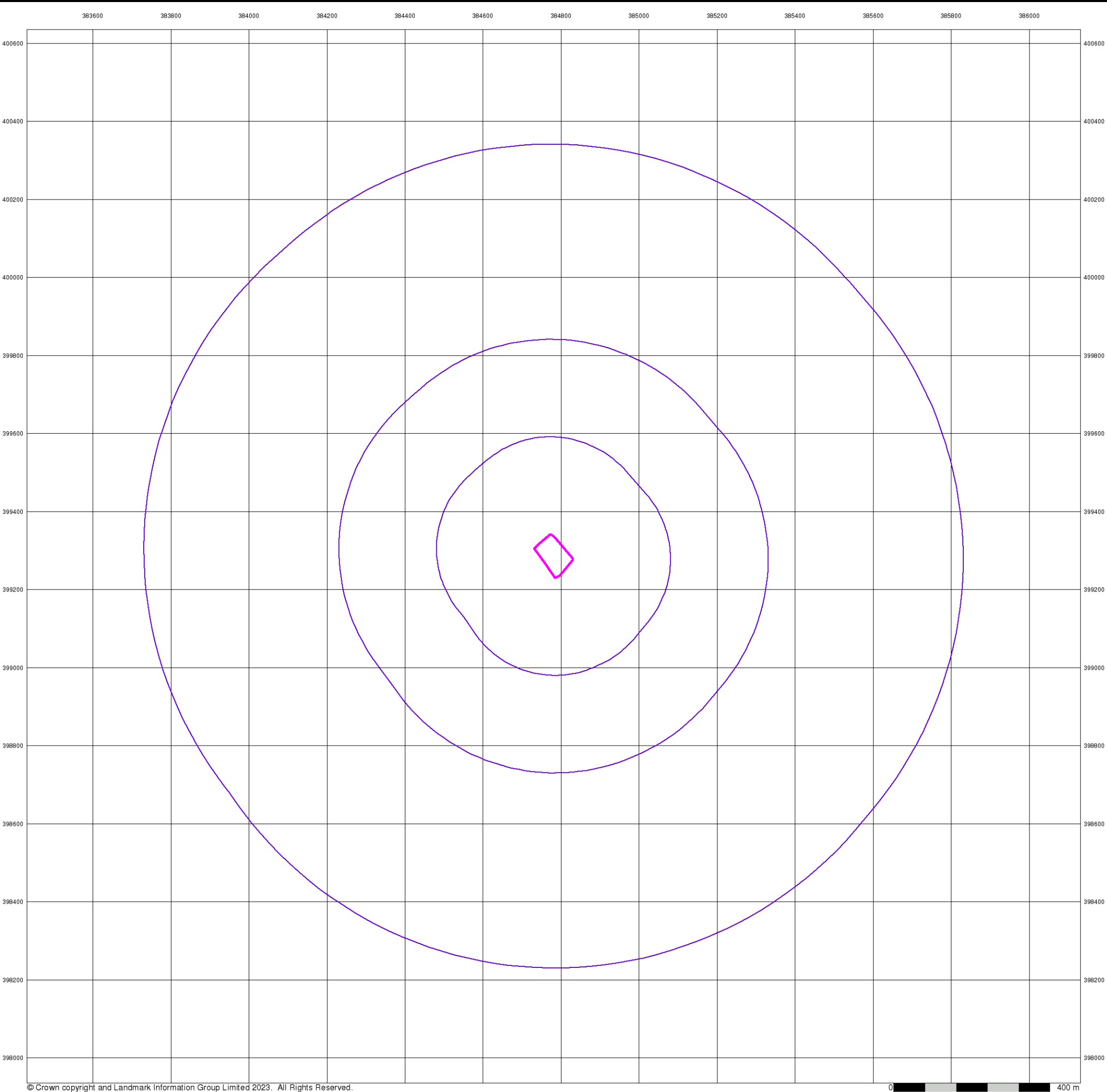
Order Number: 310323172_1_1
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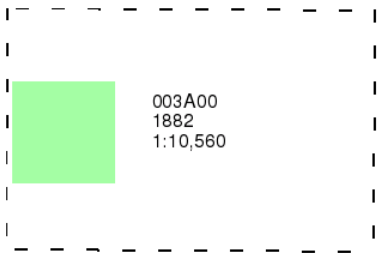
Cheshire

Published 1882

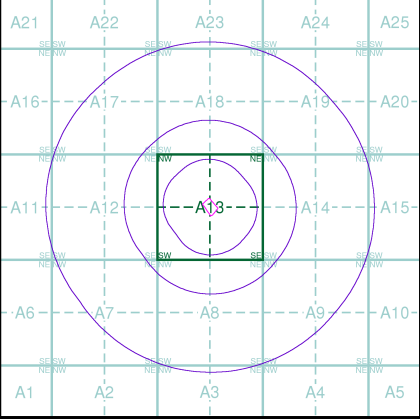
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



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Lancashire And Furness

Published 1894 - 1896

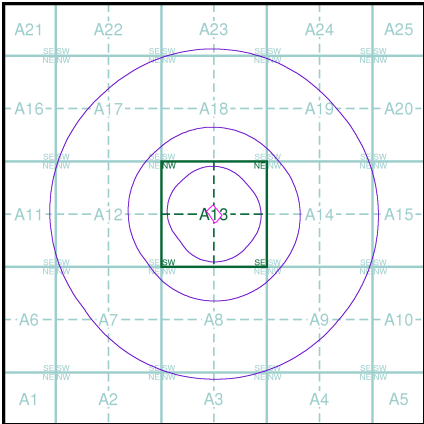
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

104NW 1894 1:10,560	104NE 1894 1:10,560
104SW 1896 1:10,560	104SE 1894 1:10,560

Historical Map - Slice A



Order Details

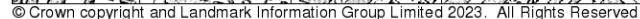
Order Number: 310323172_1_1
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Slice: A
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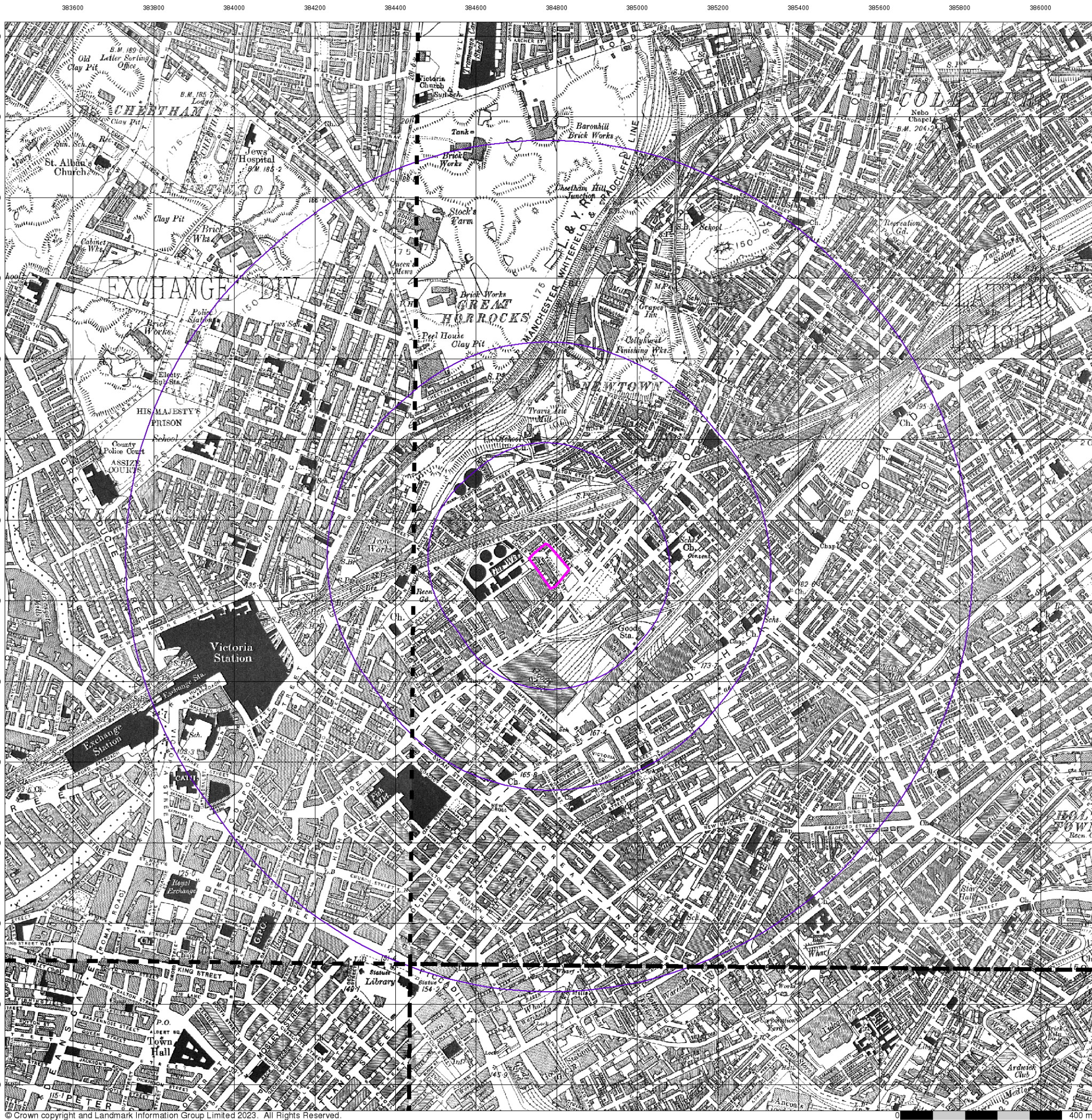
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ROC
CONSULTING

Lancashire And Furness

Published 1923

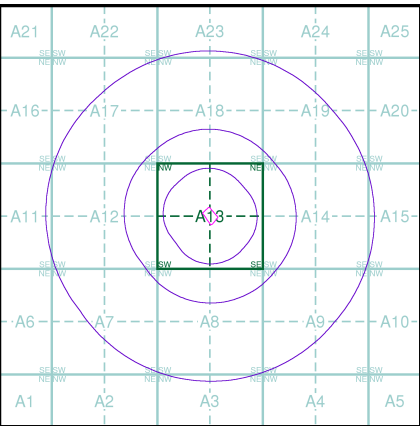
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

104NW 1923 1:10,560	104NE 1923 1:10,560
104SW 1923 1:10,560	104SE 1923 1:10,560

Historical Map - Slice A



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