



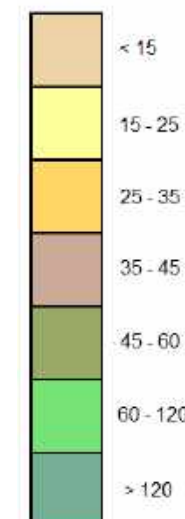
General

Specified Site Specified Buffer(s) Bearing Reference Point

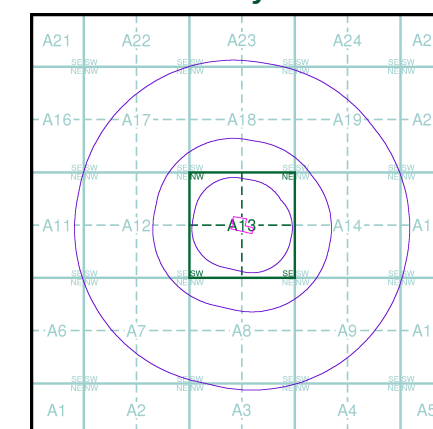
Urban Soil Chemistry Arsenic

BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Arsenic Concentrations mg/kg



Urban Soil Chemistry Arsenic - Slice A



Order Details

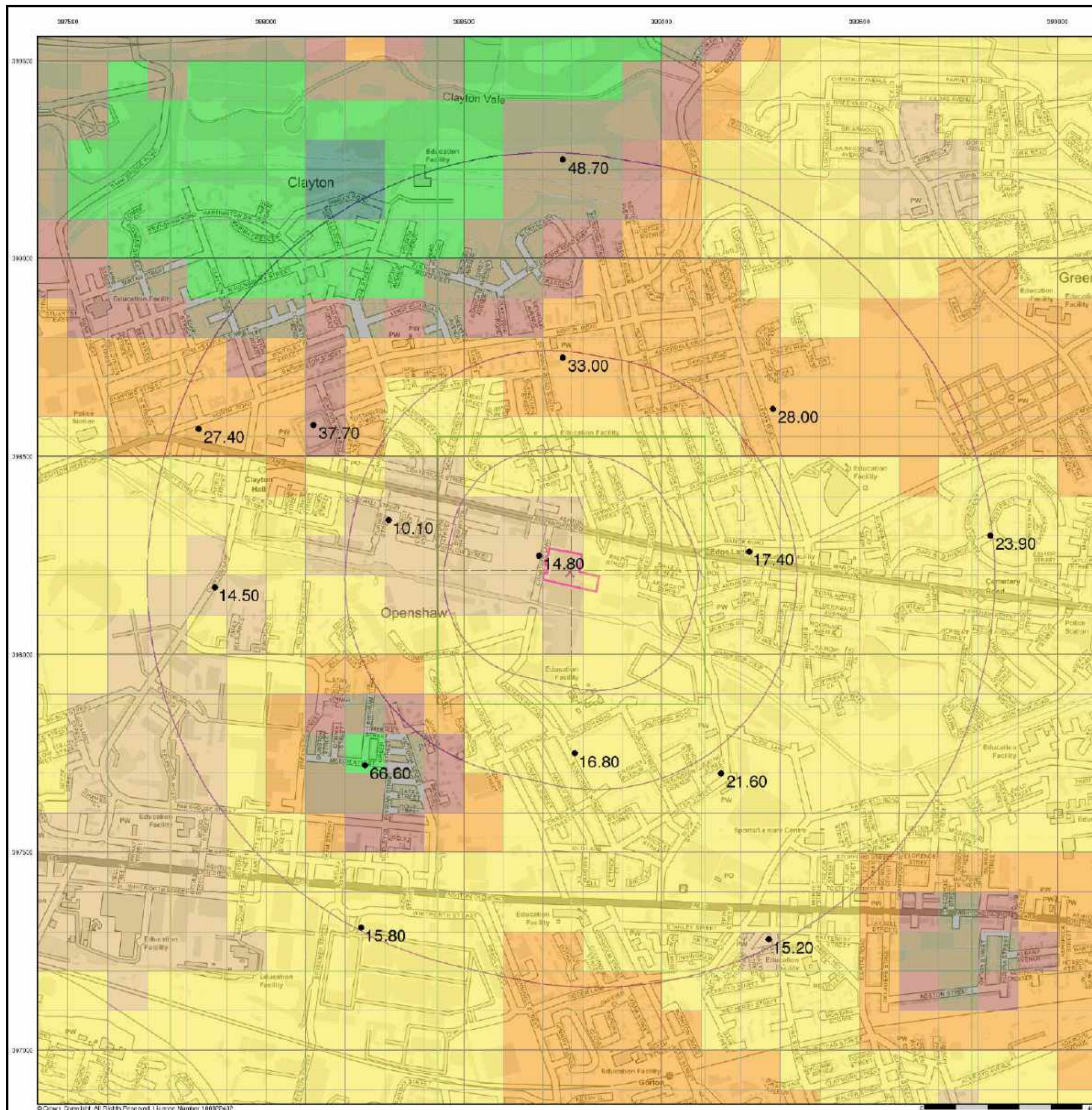
Order Details: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388770, 398210
Slice: A
Site Area (Ha): 0.9
Search buffer (m): 1000

Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



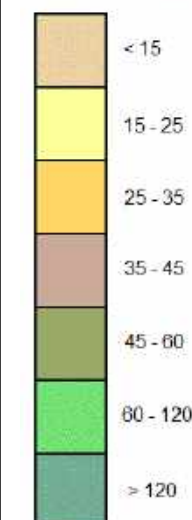


General

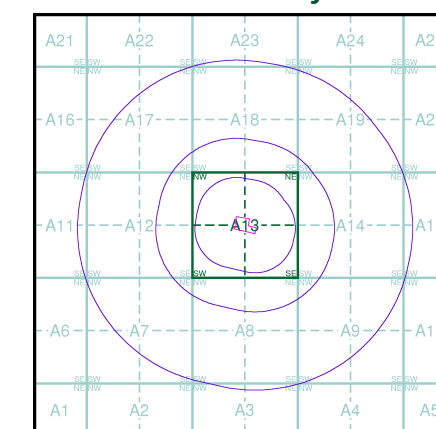
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg



Estimated Soil Chemistry Arsenic - Slice A



Order Details

Order Details: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388770, 398210
Slice: A
Site Area (Ha): 0.9
Search buffer (m): 1000

Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

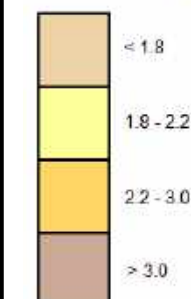
General

 Spotlighted Site
  Spotlighted Buffer(s)
  Bearing Reference Point

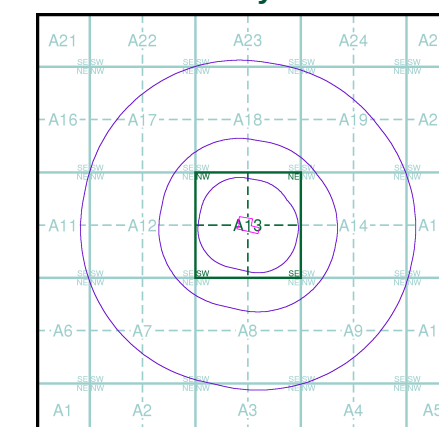
Urban Soil Chemistry Cadmium

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Cadmium Concentrations mg/kg



Urban Soil Chemistry Cadmium - Slice A

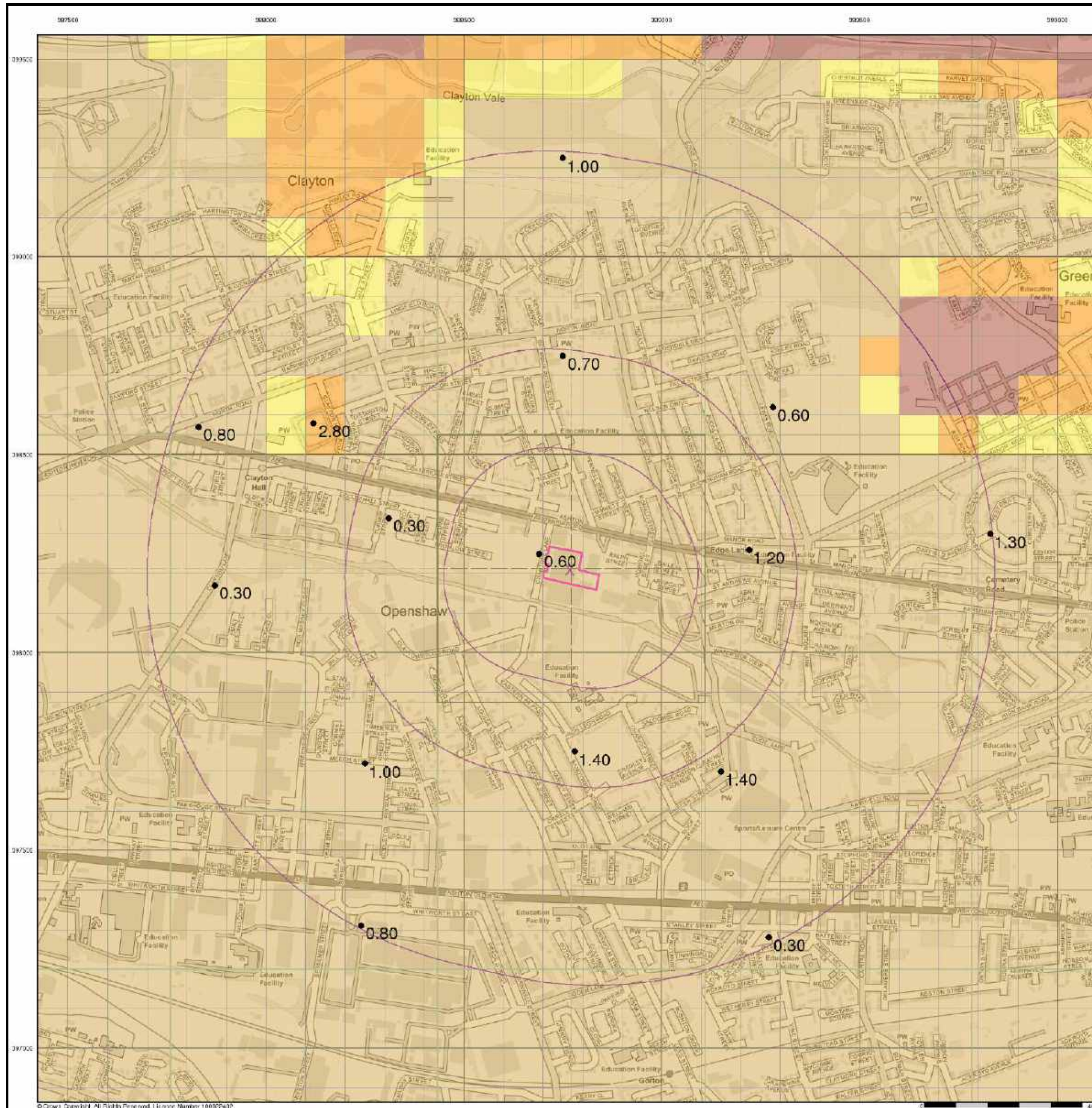


Order Details

Order Details: 311128037_1_1
 Customer Ref: 546629
 National Grid Reference: 388770, 398210
 Slice: A
 Site Area (Ha): 0.9
 Search buffer (m): 1000

Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU

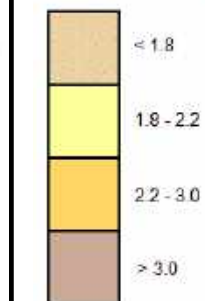


General

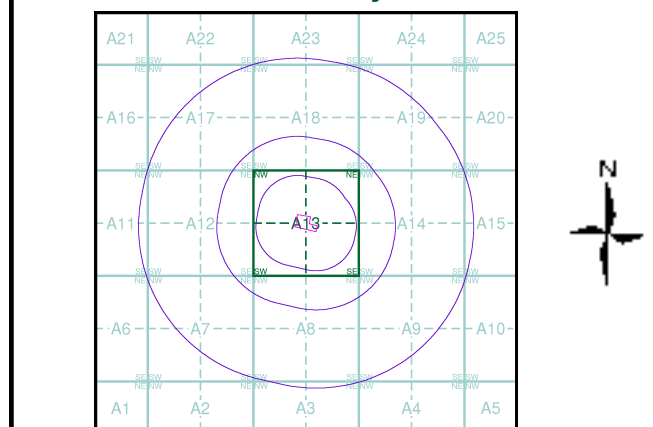
 Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg



Estimated Soil Chemistry Cadmium - Slice A



Order Details

Order Details:	311128037_1_1
Customer Ref:	546629
National Grid Reference:	388770, 398210
Slice:	A
Site Area (Ha):	0.9
Search buffer (m):	1000

Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11
4GU

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

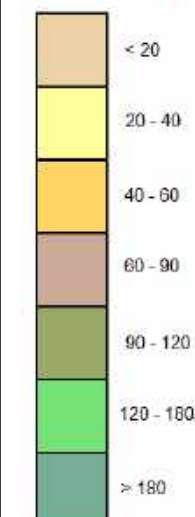
General

 Specified Site
  Specified Buffer(s)
  Bearing Reference Point

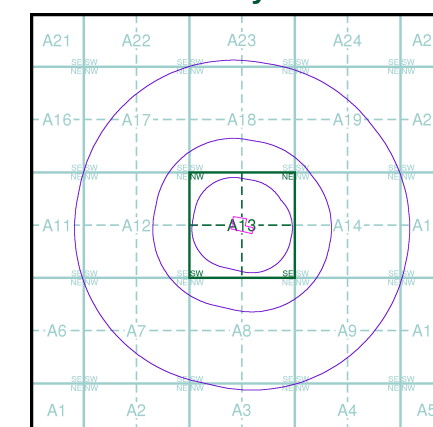
Urban Soil Chemistry Chromium

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Chromium Concentrations mg/kg



Urban Soil Chemistry Chromium - Slice A

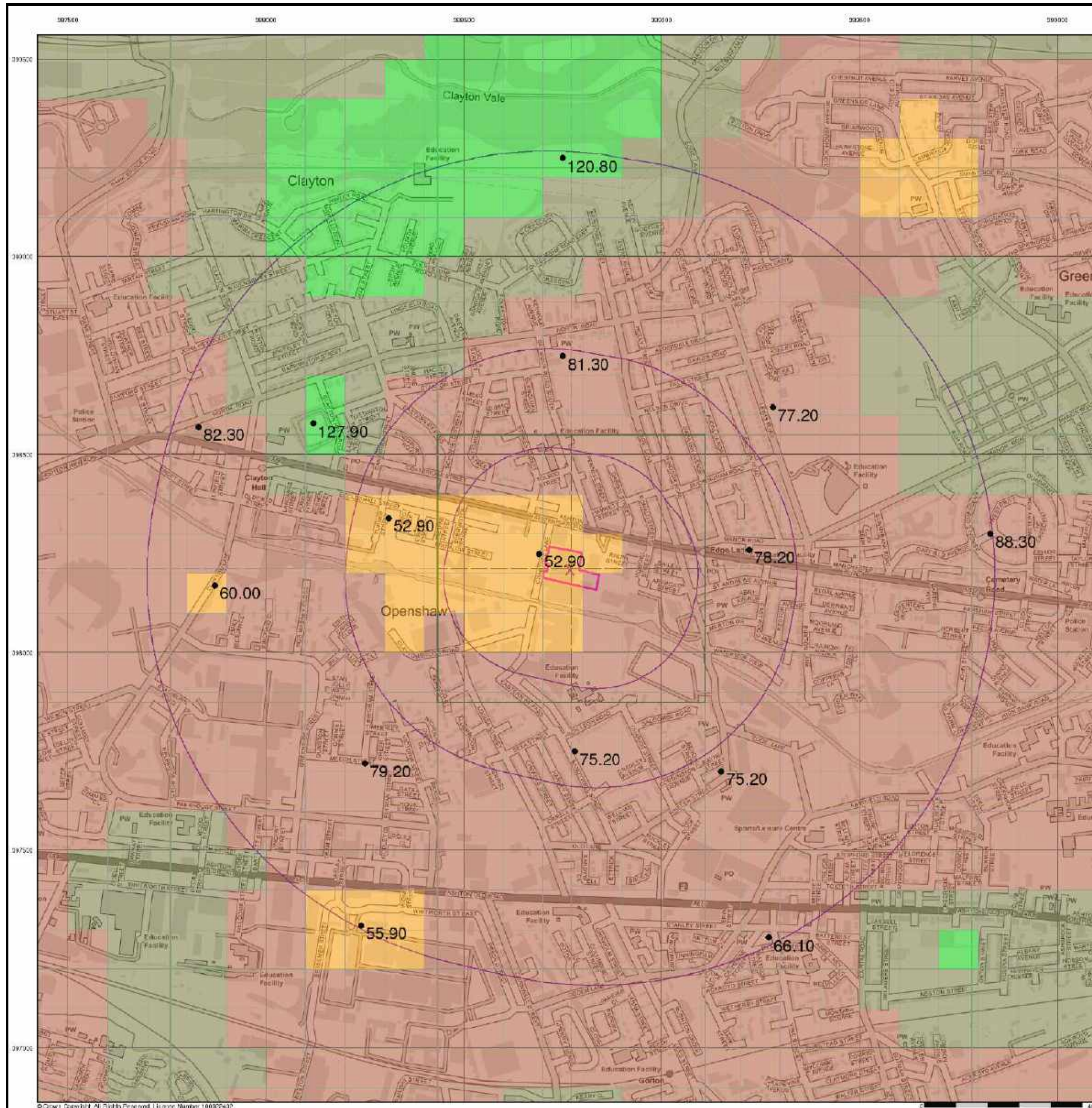


Order Details

Order Details: 311128037_1_1
 Customer Ref: 546629
 National Grid Reference: 388770, 398210
 Slice: A
 Site Area (Ha): 0.9
 Search buffer (m): 1000

Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU



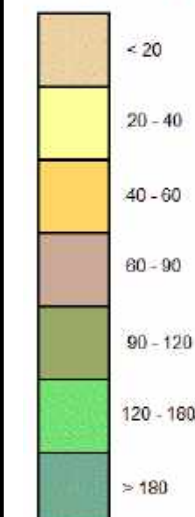


General

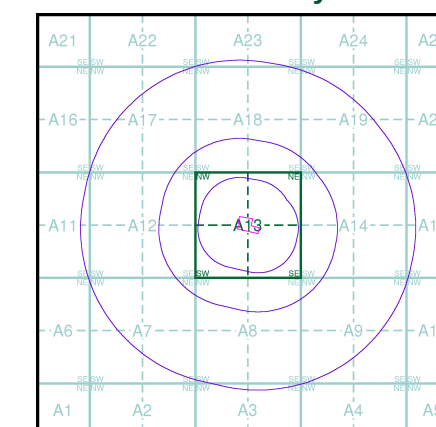
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg



Estimated Soil Chemistry Chromium - Slice A



Order Details

Order Details: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388770, 398210
Slice: A
Site Area (Ha): 0.9
Search buffer (m): 1000

Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

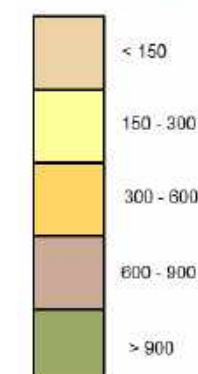
General

 Specified Site
  Specified Buffer(s)
  Bearing Reference Point

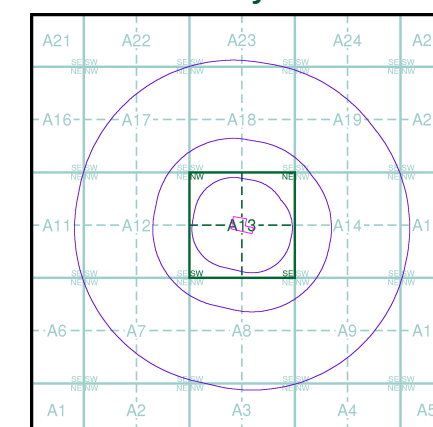
Urban Soil Chemistry Lead

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Lead Concentrations mg/kg



Urban Soil Chemistry Lead - Slice A

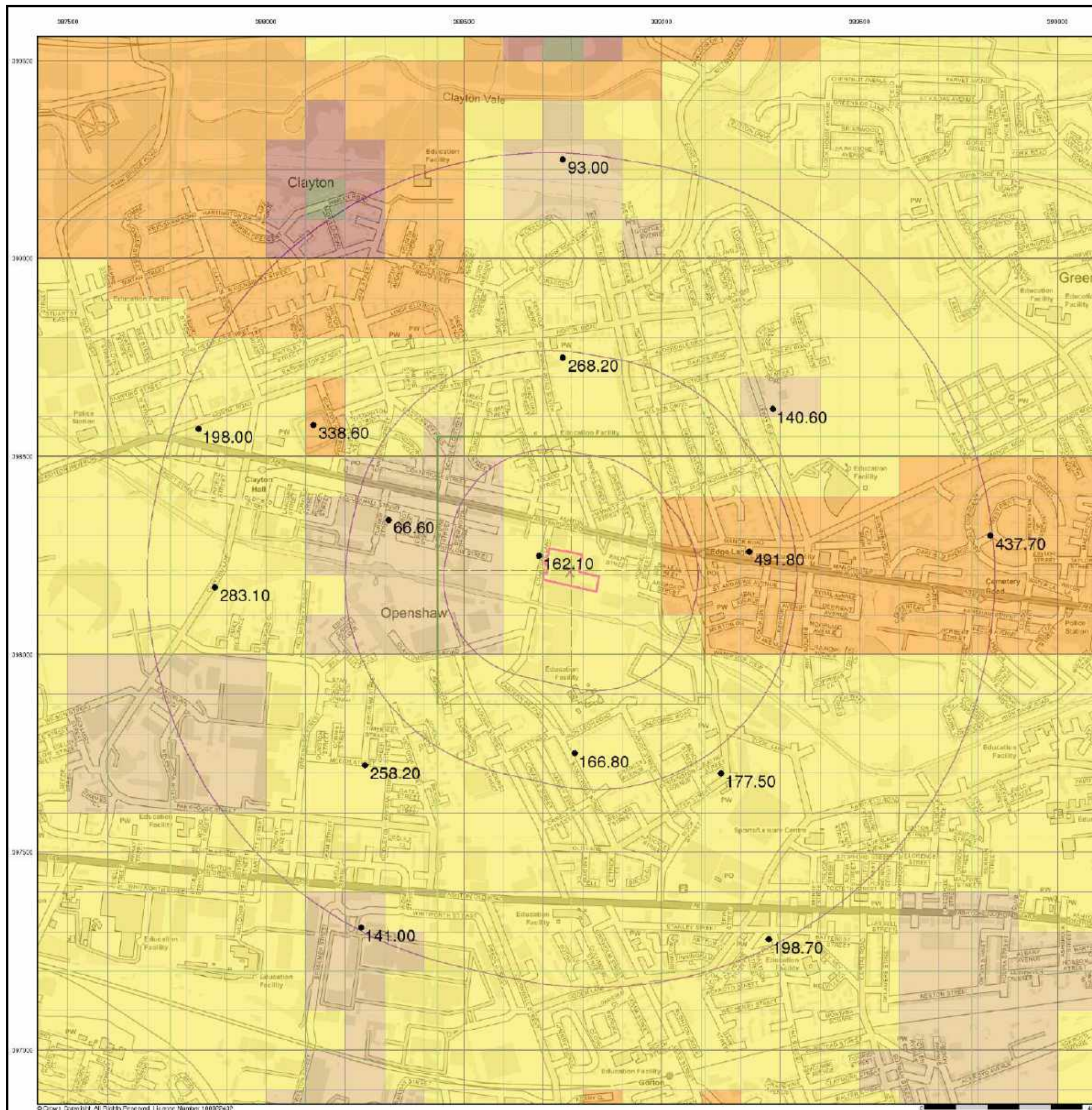


Order Details

Order Details: 311128037_1_1
 Customer Ref: 546629
 National Grid Reference: 388770, 398210
 Slice: A
 Site Area (Ha): 0.9
 Search buffer (m): 1000

Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU



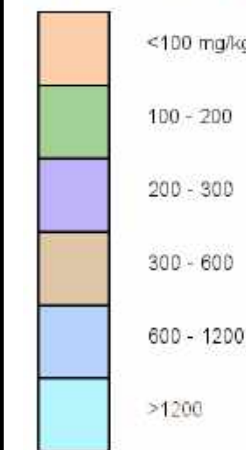


General

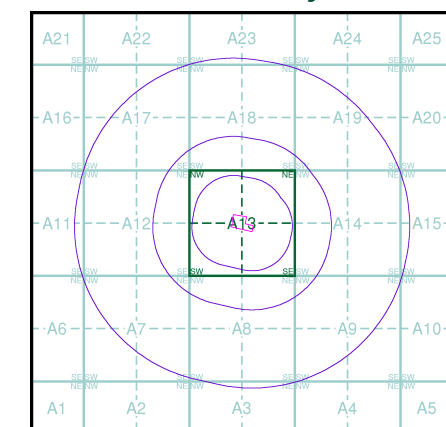
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg



Estimated Soil Chemistry Lead - Slice A



Order Details

Order Details: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388770, 398210
Slice: A
Site Area (Ha): 0.9
Search buffer (m): 1000

Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

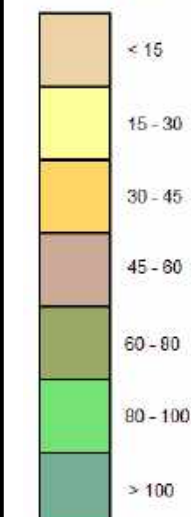
General

 Specified Site
  Specified Buffer(s)
  Bearing Reference Point

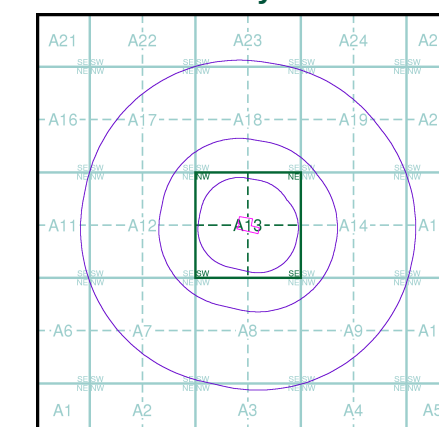
Urban Soil Chemistry Nickel

● BGS Urban Soil Chemistry Measured Concentration Values (mg/kg)

Nickel Concentrations mg/kg



Urban Soil Chemistry Nickel - Slice A

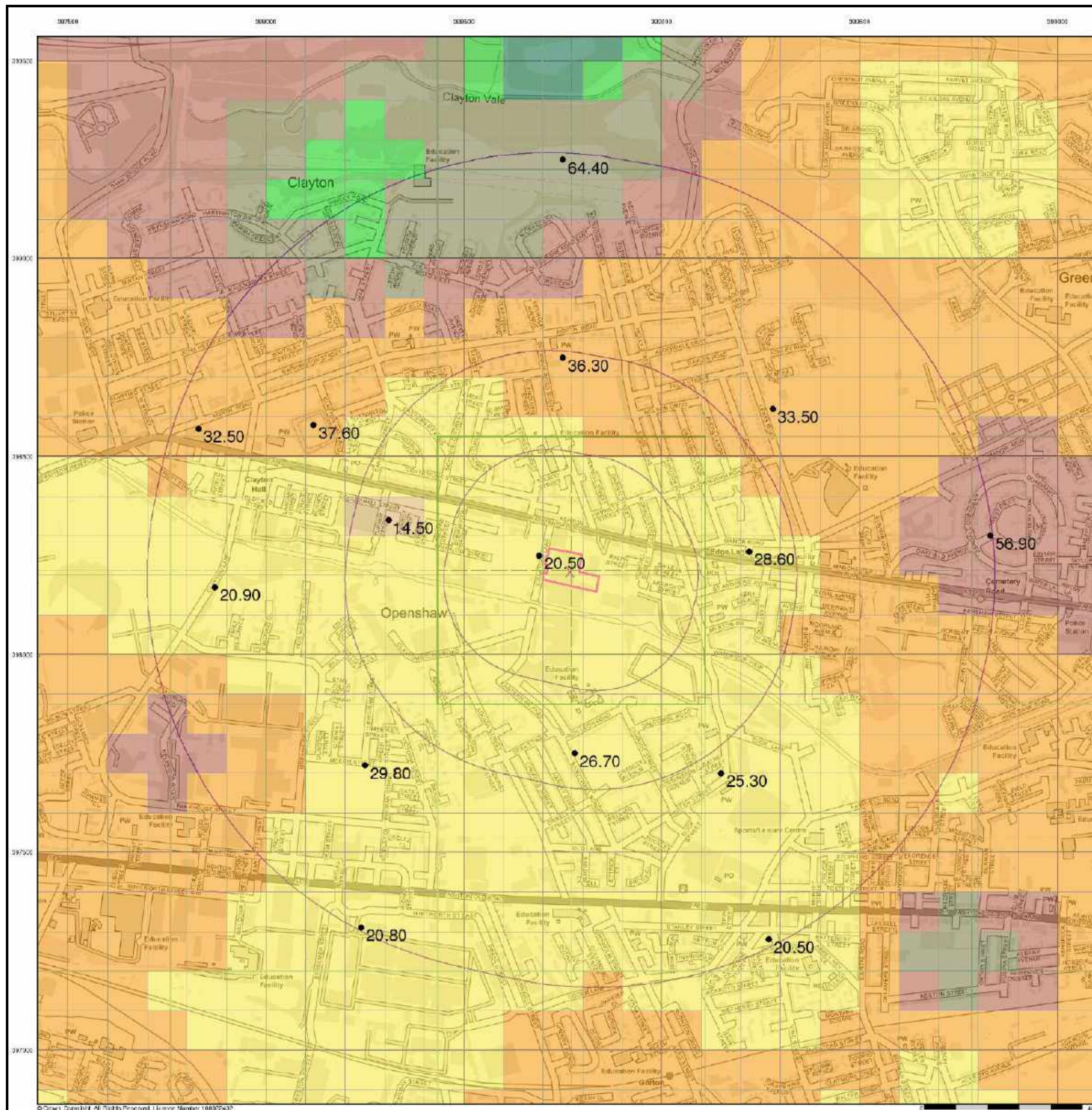


Order Details

Order Details: 311128037_1_1
 Customer Ref: 546629
 National Grid Reference: 388770, 398210
 Slice: A
 Site Area (Ha): 0.9
 Search buffer (m): 1000

Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU



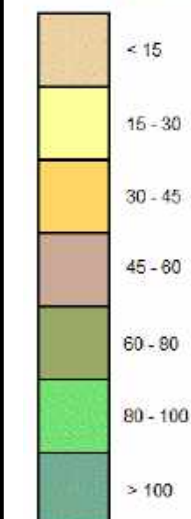


General

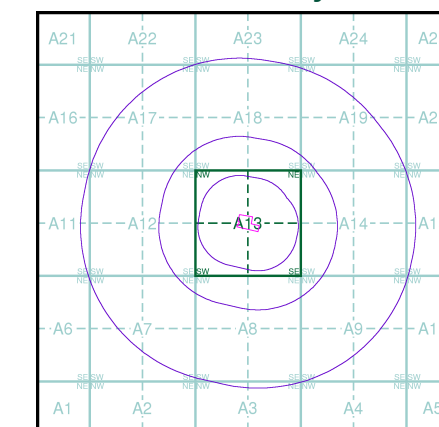
Specified Site Specified Buffer(s) Bearing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg



Estimated Soil Chemistry Nickel - Slice A



Order Details

Order Details: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388770, 398210
Slice: A
Site Area (Ha): 0.9
Search buffer (m): 1000

Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

	Quarry		Gravel Pit		Sand Pit
	Clay Pit		Shingle		Refuse Heap
	Sloping Masonry		Flat Rock		
	Marsh		Reeds		Osiers
	Rough Pasture		Furze		Wood
	Mixed Wood		Brushwood		Orchard
	Fir		Ford		Stepping Stones
	Ferry		Waterfall		Lock
	Trig. Station		Altitude at Trig. Station		
	B.M. 325.9		Bench Mark		Surface Level
	Arrow denotes flow of water		Antiquities (site of)		
	Cutting		Embankment		
	Railway crossing Road		Level Crossing		Road crossing Railway
	Railway crossing River or Canal		Road over single stream		Road over River or Canal
	County Boundary (Geographical)		County & Civil Parish Boundary		Administrative County & Civil Parish Boundary
	County Borough Boundary (England)		County Burgh Boundary (Scotland)		
	Boundary Post or Stone		Police Call Box		
	Bridle Road		Pump		
	Electricity Pylon		Signal Post		
	Foot Bridge		Sluice		
	Foot Path		Spring		
	Guide Post or Board		Telephone Call Box		
	Mile Stone		Trough		
	Mooring Post or Ring		Well		

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

	Inactive Quarry, Chalk Pit or Clay Pit		Active Quarry, Chalk Pit or Clay Pit		
	Rock		Boulders		
	Cliff		Slopes		Top
	Roofed Building		Glazed Roof Building		
	Sloping Masonry		Archway		
	Non-Coniferous Tree (surveyed)		Coniferous Tree (surveyed)		
	Non-Coniferous Trees (not surveyed)		Coniferous Trees (not surveyed)		
	Orchard Tree		Scrub		Bracken
	Coppice, Osier		Reeds		Marsh, Saltings
	Rough Grassland		Heath		Culvert
	Direction of water flow		Bench Mark		Antiquity (site of)
	Cave Entrance		Triangulation Station		Electricity Pylon
	Electricity Transmission Line				
	County Boundary (Geographical)		County & Civil Parish Boundary		Civil Parish Boundary
	Admin. County or County Bor. Boundary		London Borough Boundary		Symbol marking point where boundary mereing changes
	Beer House		Pillar, Pole or Post		
	Boundary Post or Stone		Post Office		
	Capstan, Crane		Public Convenience		
	Chimney		Public House		
	Drinking Fountain		Pump		
	Electricity Pillar or Post		Signal Box or Bridge		
	Fire Alarm Pillar		Signal Post or Light		
	Foot Bridge		Spring		
	Guide Post		Tank or Track		
	Hydrant or Hydraulic		Telephone Call Box		
	Level Crossing		Telephone Call Post		
	Manhole		Trough		
	Mile Post or Mooring Post		Water Point, Water Tap		
	Mile Stone		Well		
	Normal Tidal Limit		Wind Pump		

Large-Scale National Grid Data 1:2,500 and 1:1,250

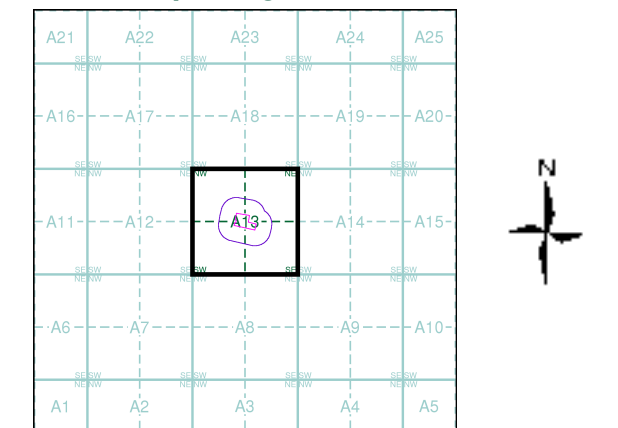
	Cliff		Slopes		Top
	Rock		Rock (scattered)		
	Boulders		Boulders (scattered)		
	Positioned Boulder		Scree		
	Non-Coniferous Tree (surveyed)		Coniferous Tree (surveyed)		
	Non-Coniferous Trees (not surveyed)		Coniferous Trees (not surveyed)		
	Orchard Tree		Scrub		Bracken
	Coppice, Osier		Reeds		Marsh, Saltings
	Rough Grassland		Heath		Culvert
	Direction of water flow		Triangulation Station		Antiquity (site of)
	Electricity Transmission Line		Electricity Pylon		
	Bench Mark		Buildings with Building Seed		
	Roofed Building		Glazed Roof Building		
	Civil parish/community boundary		District boundary		County boundary
	Boundary post/stone		Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)		
	Barracks		Pillar, Pole or Post		
	Battery		Post Office		
	Cemetery		Public Convenience		
	Chimney		Pump		
	Cistern		Pumping Station		
	Dismantled Railway		Place of Worship		
	Electricity Generating Station		Sewage Pumping Station		
	Electricity Pole, Pillar		Signal Box or Bridge		
	Electricity Sub Station		Signal Post or Light		
	Filter Bed		Spring		
	Fountain / Drinking Ftn.		Tank or Track		
	Gas Valve Compound		Trough		
	Gas Governor		Wind Pump		
	Guide Post		Water Point, Water Tap		
	Manhole		Works (building or area)		
	Mile Post or Mile Stone		Well		



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1893	2
Lancashire And Furness	1:2,500	1908	3
Lancashire And Furness	1:2,500	1932 - 1933	4
Ordnance Survey Plan	1:1,250	1949 - 1952	5
Ordnance Survey Plan	1:2,500	1951 - 1952	6
Ordnance Survey Plan	1:1,250	1958 - 1972	7
Additional SIMs	1:1,250	1979 - 1992	8
Ordnance Survey Plan	1:1,250	1983 - 1988	9
Additional SIMs	1:1,250	1983 - 1991	10
Additional SIMs	1:1,250	1991	11
Large-Scale National Grid Data	1:1,250	1992	12
Large-Scale National Grid Data	1:1,250	1994 - 1995	13
Large-Scale National Grid Data	1:1,250	1994	14
Large-Scale National Grid Data	1:1,250	1996	15
Large-Scale National Grid Data	1:1,250	1996	16
Large-Scale National Grid Data	1:1,250	1996	17
Historical Aerial Photography	1:2,500	2000	18

Historical Map - Segment A13



Order Details

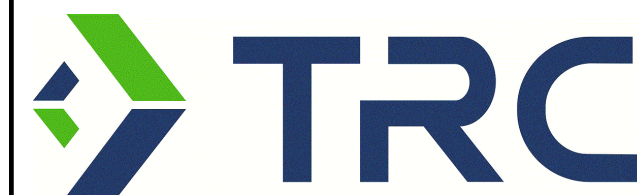
Order Number: 311128037_1_1
 Customer Ref: 546629
 National Grid Reference: 388770, 398210
 Slice: A
 Site Area (Ha): 0.9
 Search Buffer (m): 100

Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU



Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk



Lancashire And Furness

Published 1893

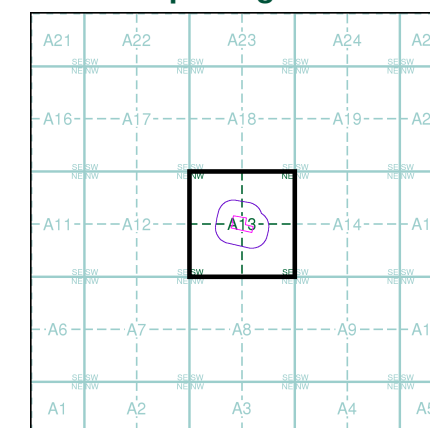
Source map scale - 1:2,500

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 and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below 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.

Map Name(s) and Date(s)

104_08
1893
1:2,500
104_12
1893
1:2,500

Historical Map - Segment A13



Order Details

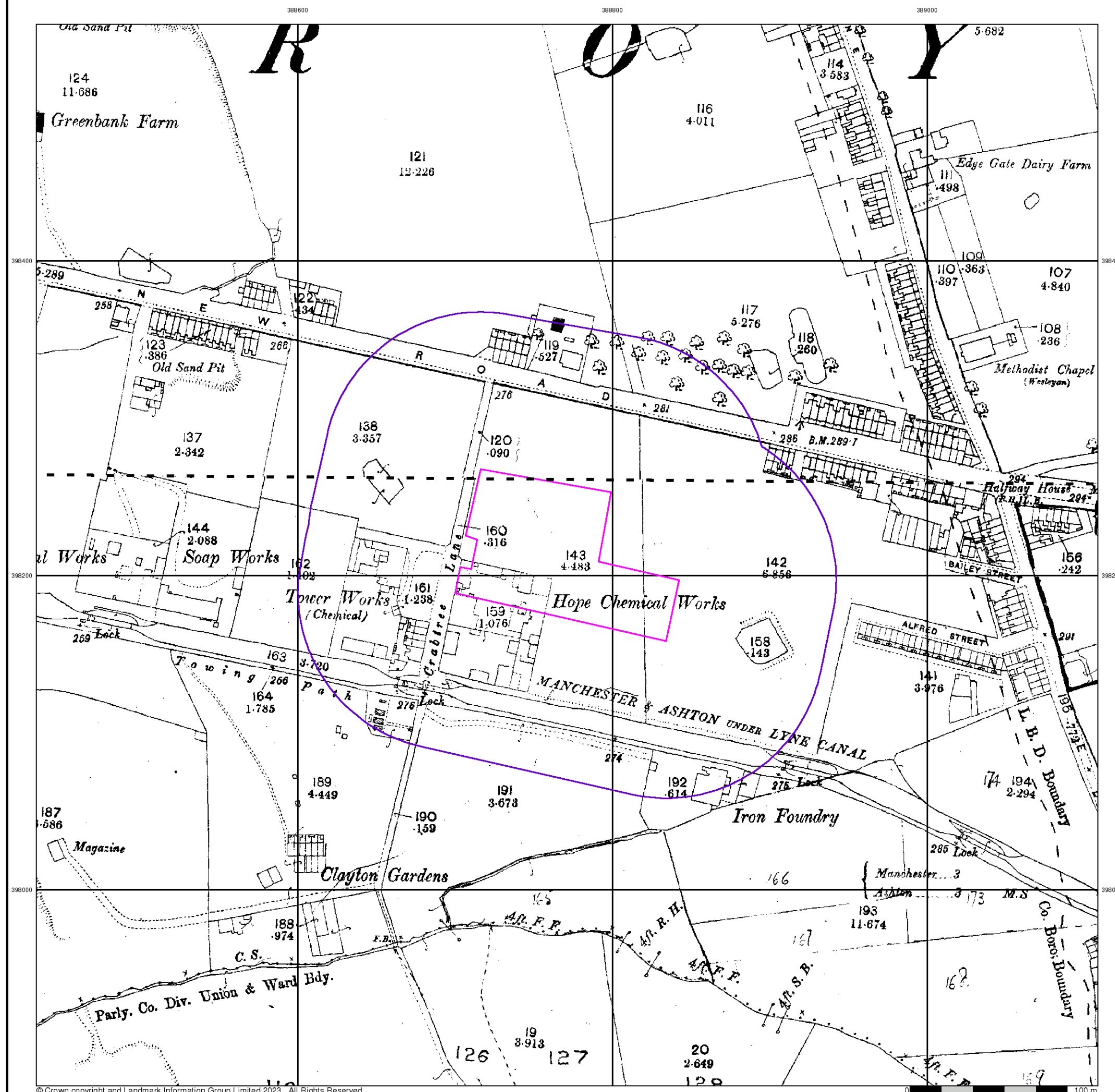
Order Number: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388770, 398210
Slice: A
Site Area (Ha): 0.9
Search Buffer (m): 100

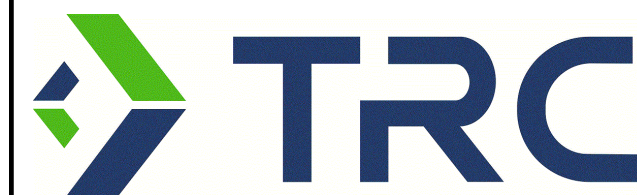
Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk





Lancashire And Furness

Published 1908

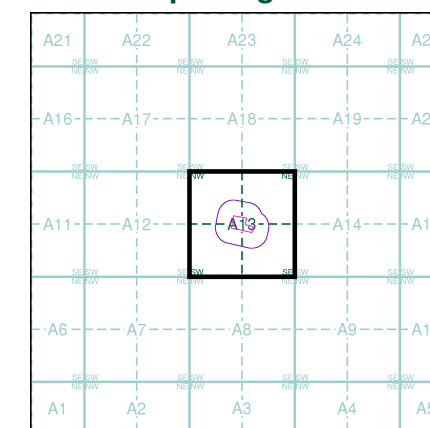
Source map scale - 1:2,500

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 and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below 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.

Map Name(s) and Date(s)

104_08
1908
1:2,500
104_12
1908
1:2,500

Historical Map - Segment A13



Order Details

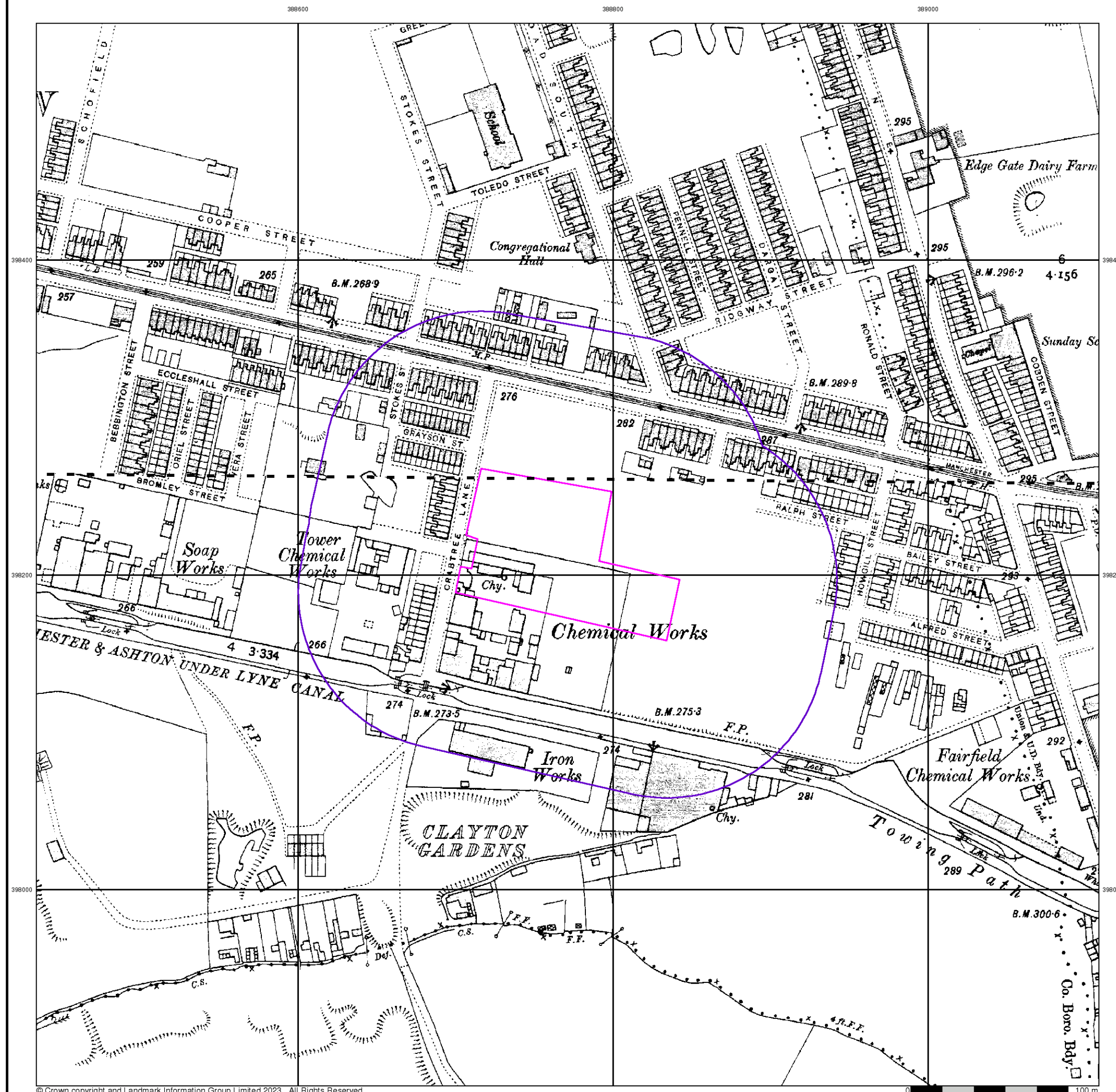
Order Number: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388770, 398210
Slice: A
Site Area (Ha): 0.9
Search Buffer (m): 100

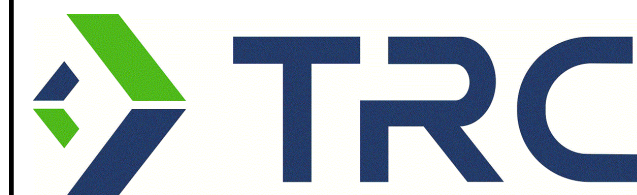
Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk





Lancashire And Furness

Published 1932 - 1933

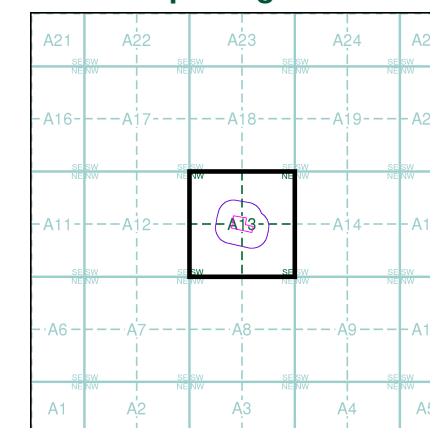
Source map scale - 1:2,500

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 and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below 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.

Map Name(s) and Date(s)

104_08
1932
1:2,500
104_12
1933
1:2,500

Historical Map - Segment A13



Order Details

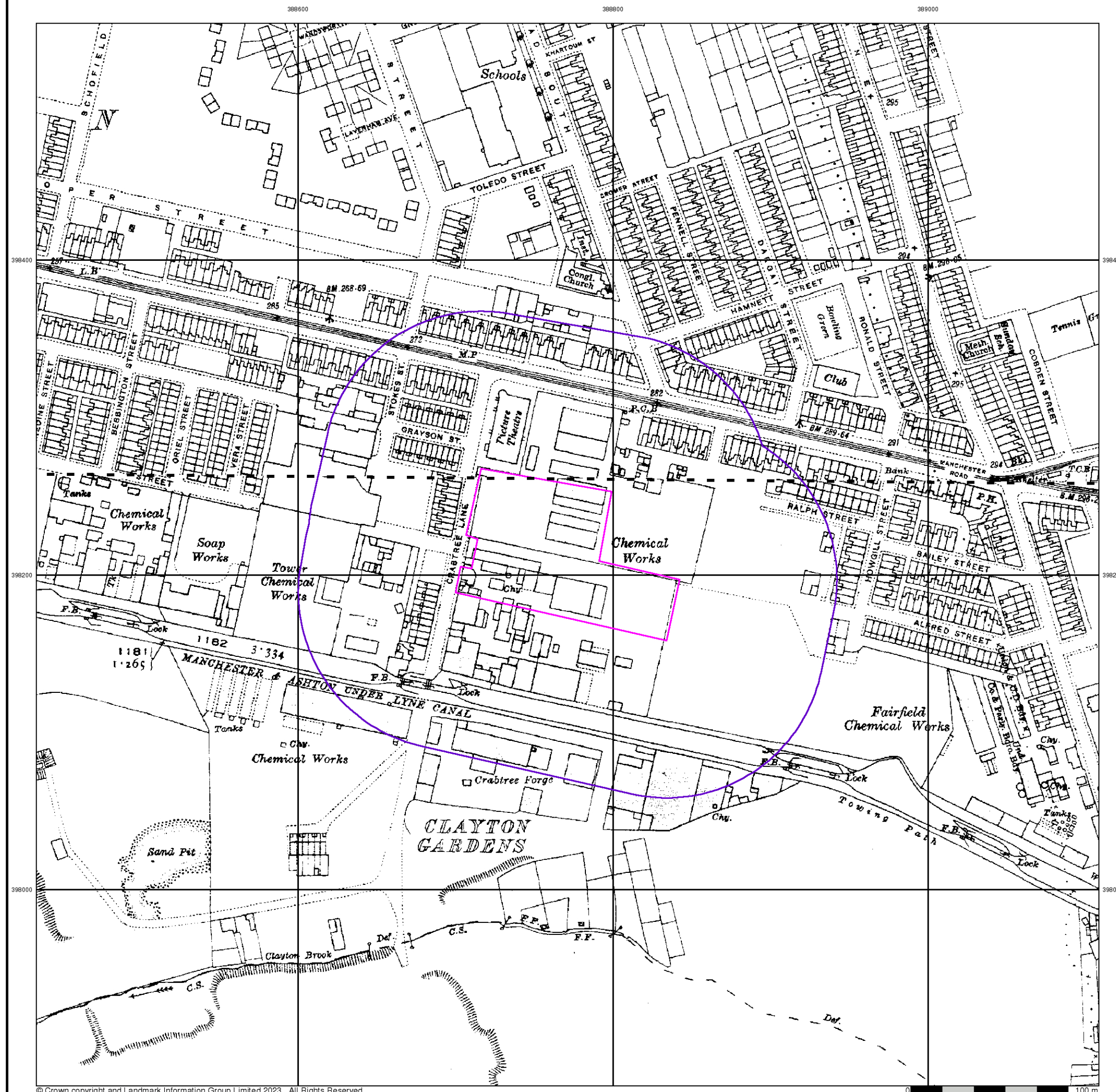
Order Number: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388770, 398210
Slice: A
Site Area (Ha): 0.9
Search Buffer (m): 100

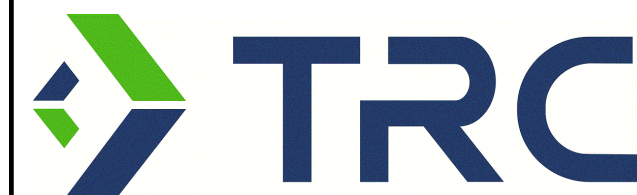
Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk





Ordnance Survey Plan

Published 1949 - 1952

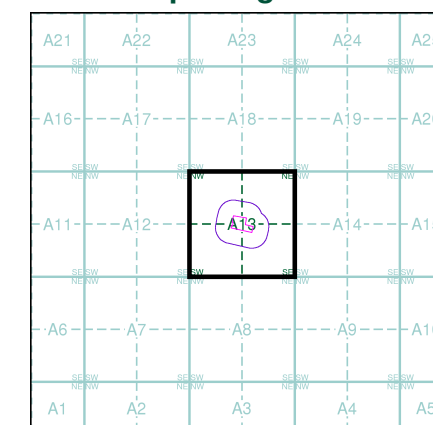
Source map scale - 1:1,250

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 and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below 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.

Map Name(s) and Date(s)

SJ8898NW	SJ8898NE	SJ8898NW
1951	1951	1952
1:1,250	1:1,250	1:1,250
SJ8898SW	SJ8898SE	SJ8898SW
1951	1951	1952
1:1,250	1:1,250	1:1,250
SJ8897NW	SJ8897NE	SJ8897NW
1949	1949	1950
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13



Order Details

Order Number: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388770, 398210
Slice: A
Site Area (Ha): 0.9
Search Buffer (m): 100

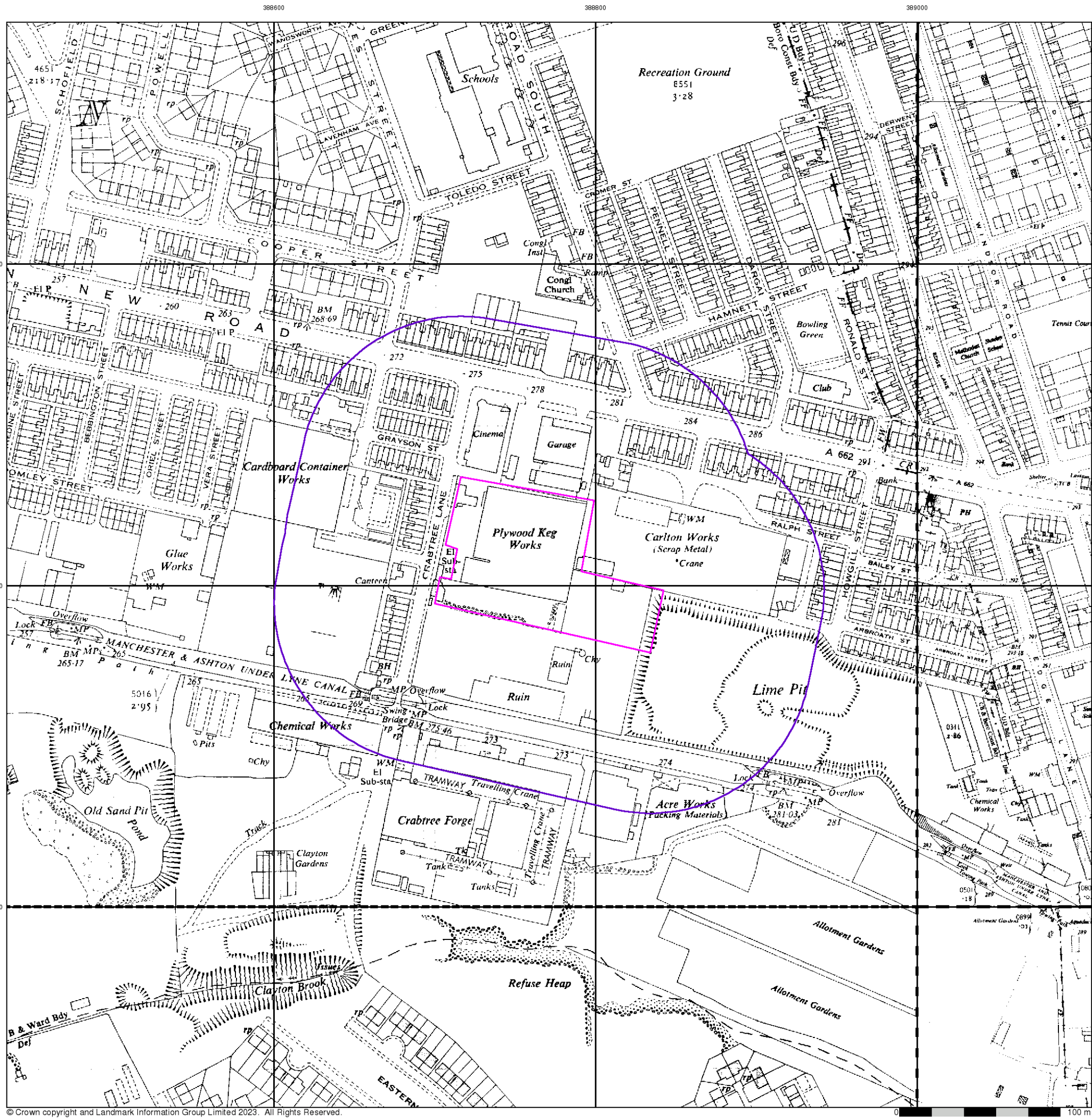
Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk





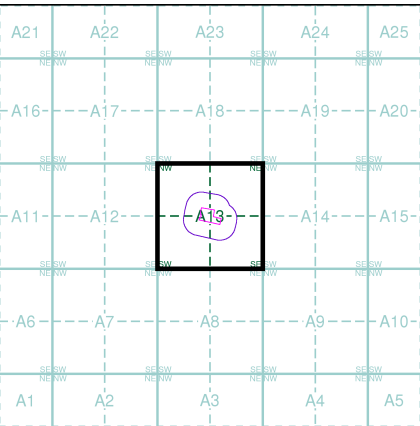
Ordnance Survey Plan
Published 1951 - 1952
Source map scale - 1:2,500

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 and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below 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.

Map Name(s) and Date(s)

SJ8898	SJ8998
1952	1952
12,500	12,500
SJ8897	SJ8997
1951	1951
12,500	12,500

Historical Map - Segment A13



Order Details

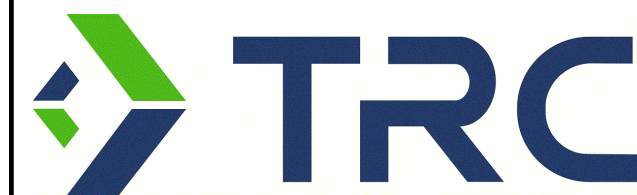
Order Number: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388770, 398210
Slice: A
Site Area (Ha): 0.9
Search Buffer (m): 100

Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Ordnance Survey Plan

Published 1958 - 1972

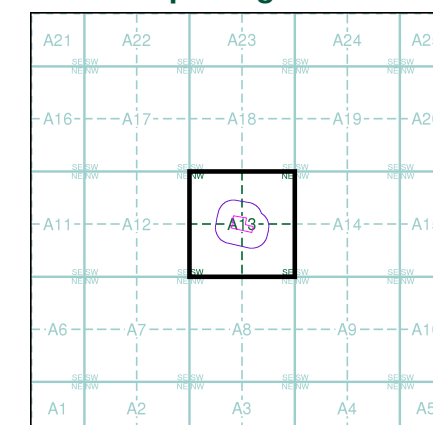
Source map scale - 1:1,250

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 and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below 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.

Map Name(s) and Date(s)

SJ8898NW	SJ8898NE	SJ8998NW
1972	1972	1972
1:1,250	1:1,250	1:1,250
SJ8898SW	SJ8898SE	SJ8998SW
1972	1964	1972
1:1,250	1:1,250	1:1,250
SJ8897NW	SJ8897NE	SJ8997NW
1968	1968	1958
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13



Order Details

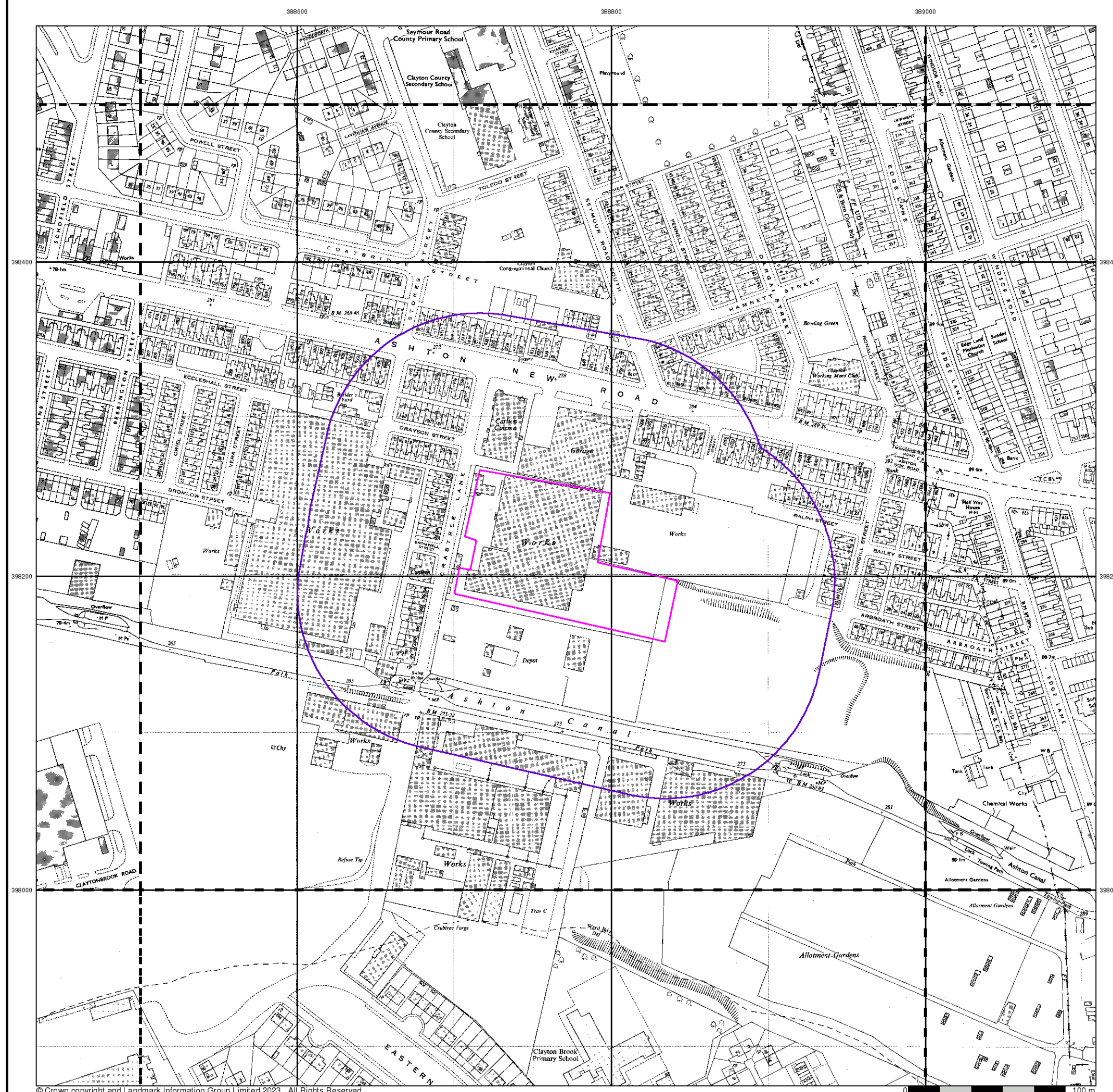
Order Number: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388770, 398210
Slice: A
Site Area (Ha): 0.9
Search Buffer (m): 100

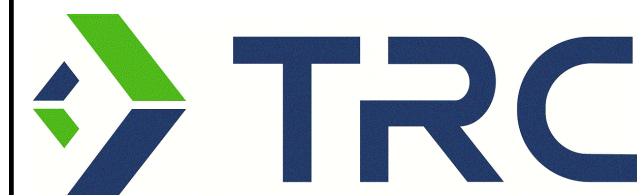
Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk





Additional SIMs

Published 1979 - 1992

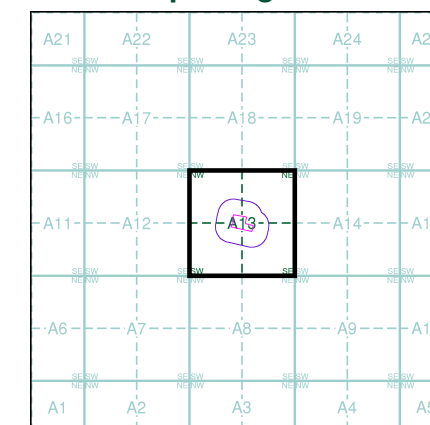
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ8898NW	SJ8898NE	SJ8998NW
1985	1981	1992
1:1,250	1:1,250	1:1,250
SJ8898SW	SJ8898SE	SJ8998SW
1979	1980	1985
1:1,250	1:1,250	1:1,250
SJ8897NW	SJ8897NE	SJ8997NW
1979	1985	1979
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13



Order Details

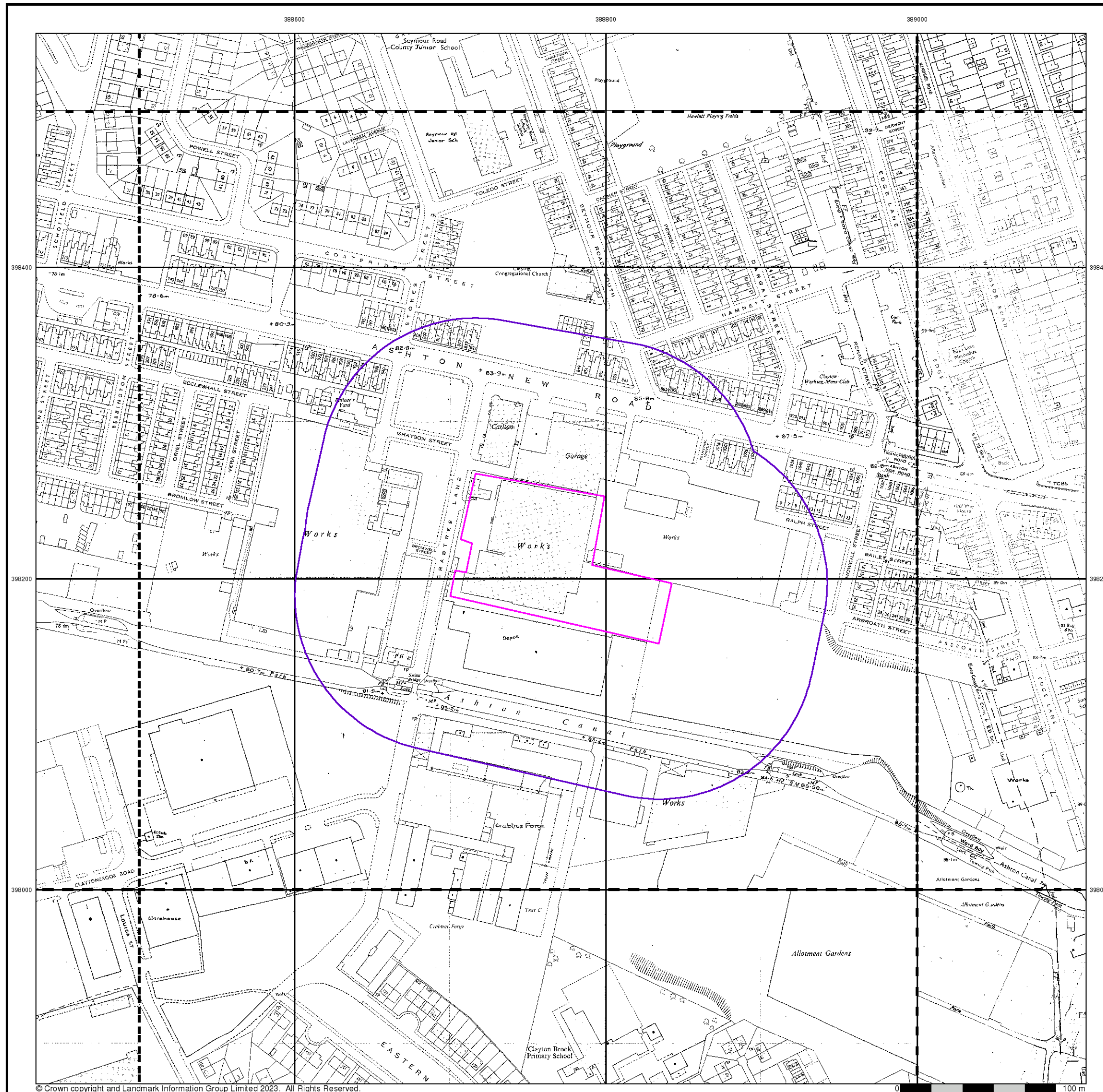
Order Number: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388770, 398210
Slice: A
Site Area (Ha): 0.9
Search Buffer (m): 100

Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk





Ordnance Survey Plan

Published 1983 - 1988

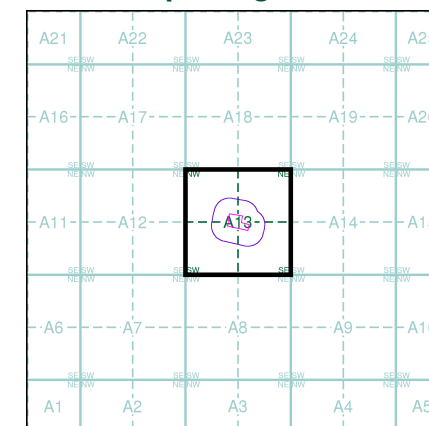
Source map scale - 1:1,250

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 and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below 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.

Map Name(s) and Date(s)

SJ8896SW 1983 1:1,250	SJ8896SE 1988 1:1,250
SJ8897NW 1988 1:1,250	SJ8897NW 1988 1:1,250

Historical Map - Segment A13



Order Details

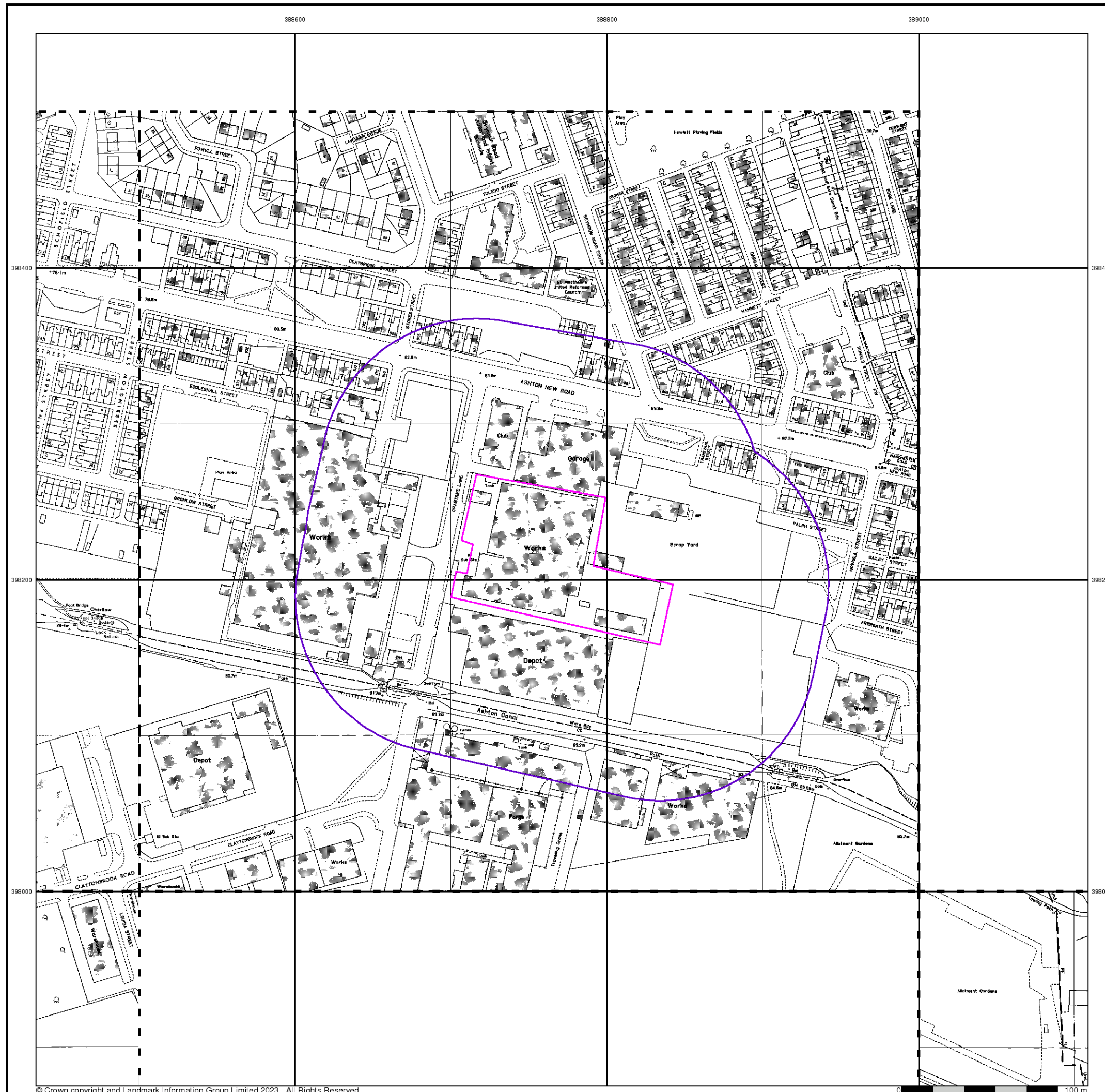
Order Number: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388770, 398210
Slice: A
Site Area (Ha): 0.9
Search Buffer (m): 100

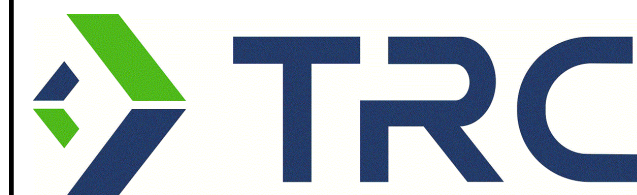
Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk





Additional SIMs

Published 1983 - 1991

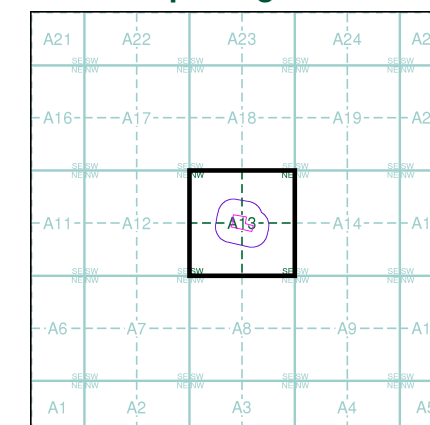
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ8898NW	SJ8898NE	
1991	1991	
1:1,250	1:1,250	
SJ8898SW	SJ8898SE	SJ8998SW
1983	1985	1991
1:1,250	1:1,250	1:1,250
SJ8897NW	SJ8897NE	SJ8997NW
1986	1991	1990
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13



Order Details

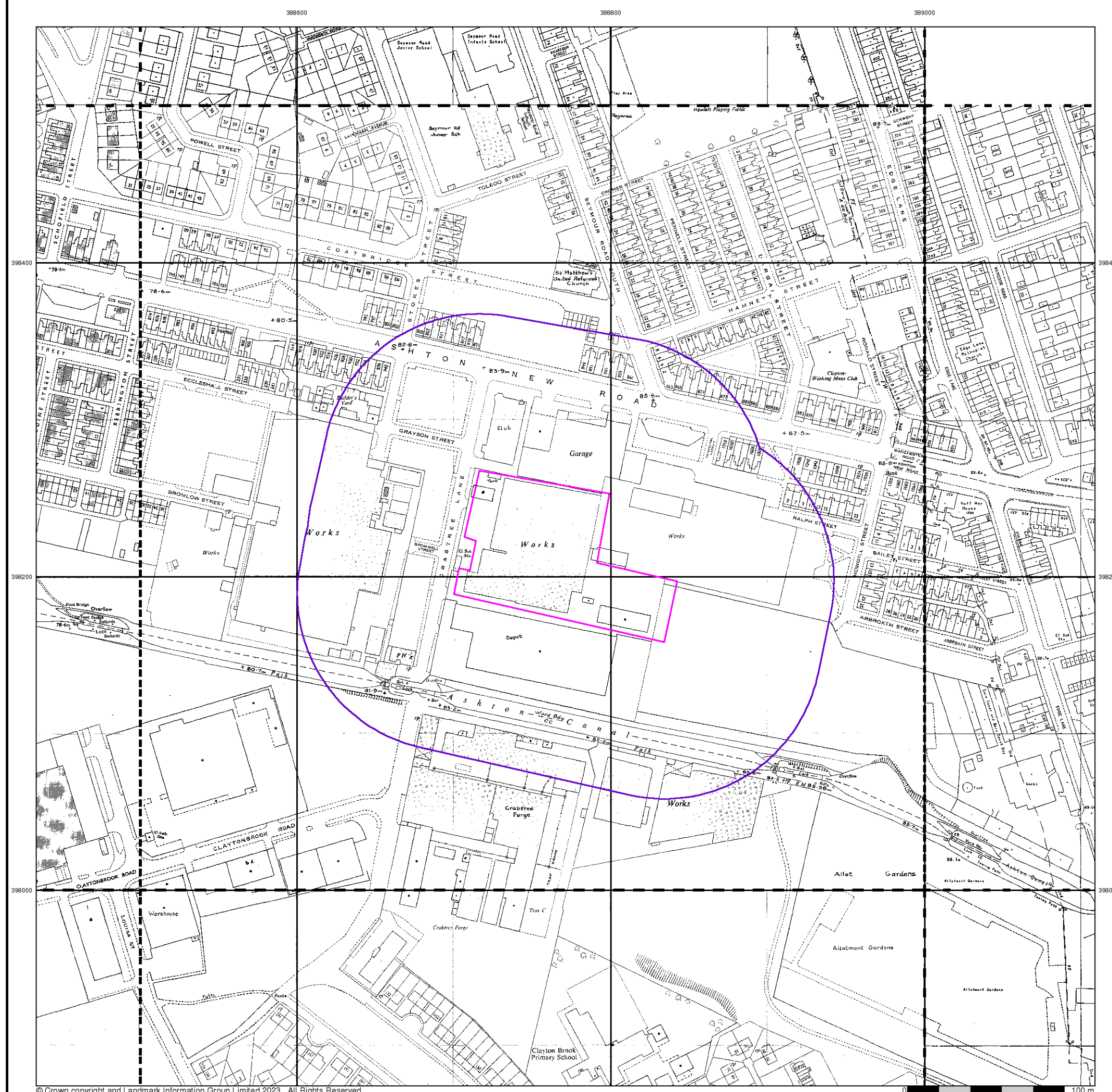
Order Number: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388770, 398210
Slice: A
Site Area (Ha): 0.9
Search Buffer (m): 100

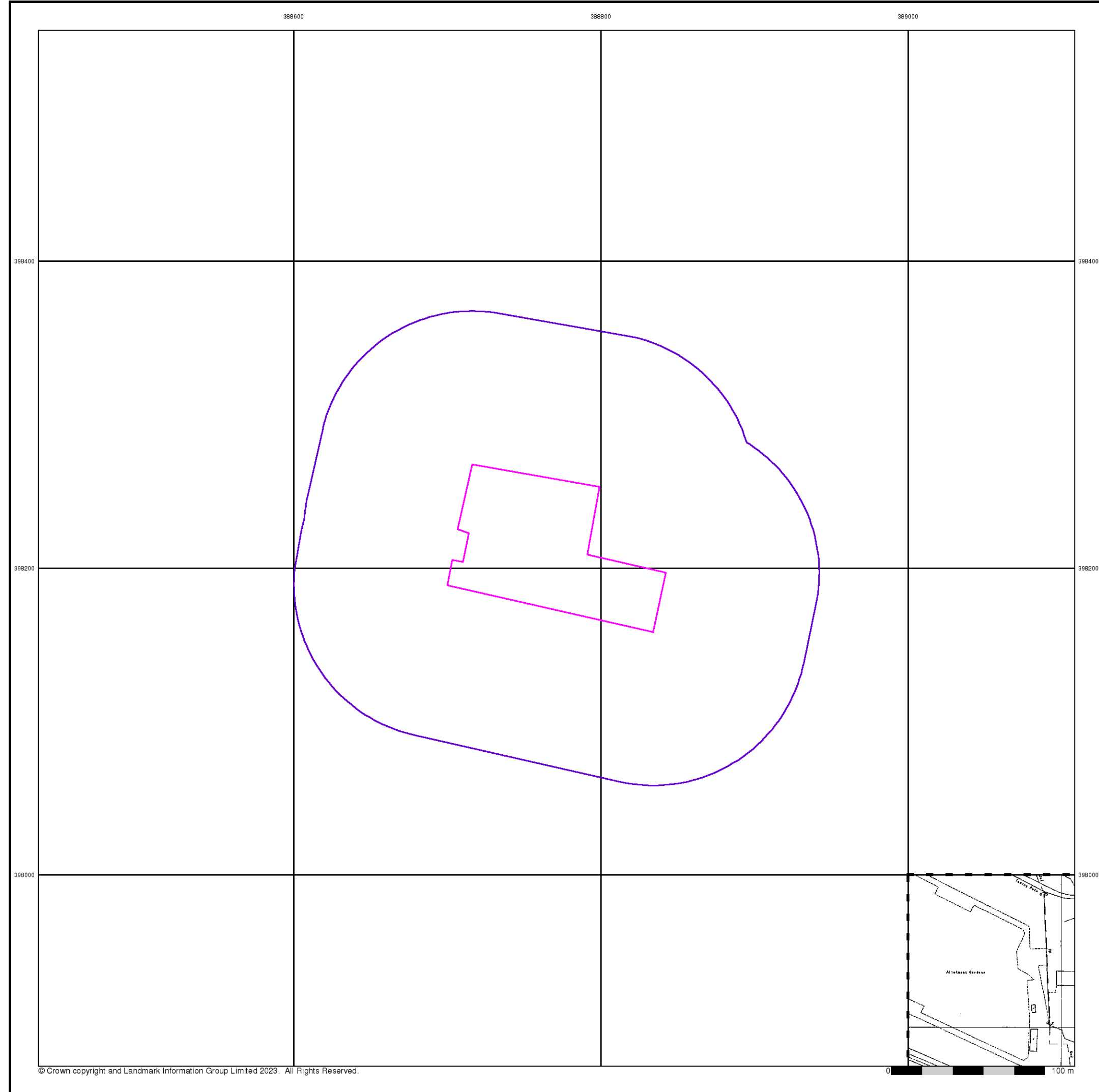
Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk







Additional SIMs

Published 1991

Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

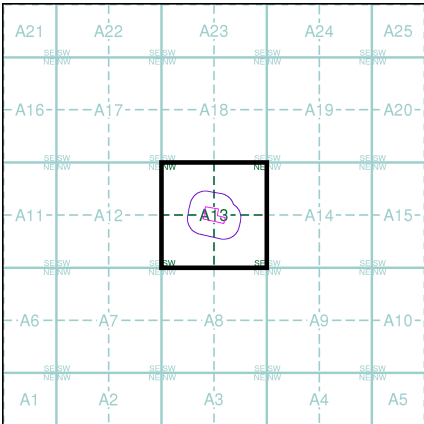


SJ8997NW

1991

1:1,250

Historical Map - Segment A13



Order Details

Order Number:	311128037_1_1
Customer Ref:	546629
National Grid Reference:	388770, 398210
Slice:	A
Site Area (Ha):	0.9
Search Buffer (m):	100

Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

A Landmark Information Group Service v50.0 11-May-2023 Page 11 of 18



Large-Scale National Grid Data

Published 1992

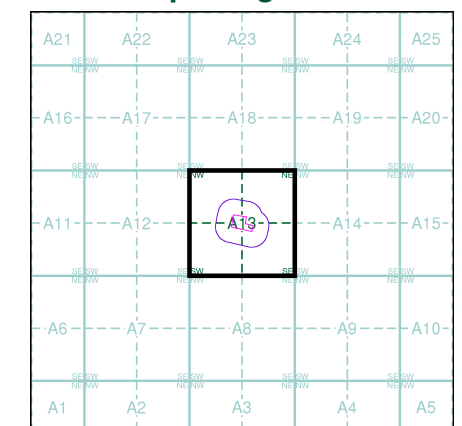
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ8898NW	SJ8898NE	SJ8998NW
1992	1992	1992
1:1,250	1:1,250	1:1,250
SJ8898SW	SJ8898SE	SJ8998SW
1992	1992	1992
1:1,250	1:1,250	1:1,250
SJ8897NW	SJ8897NE	SJ8997NW
1992	1992	1992
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13



Order Details

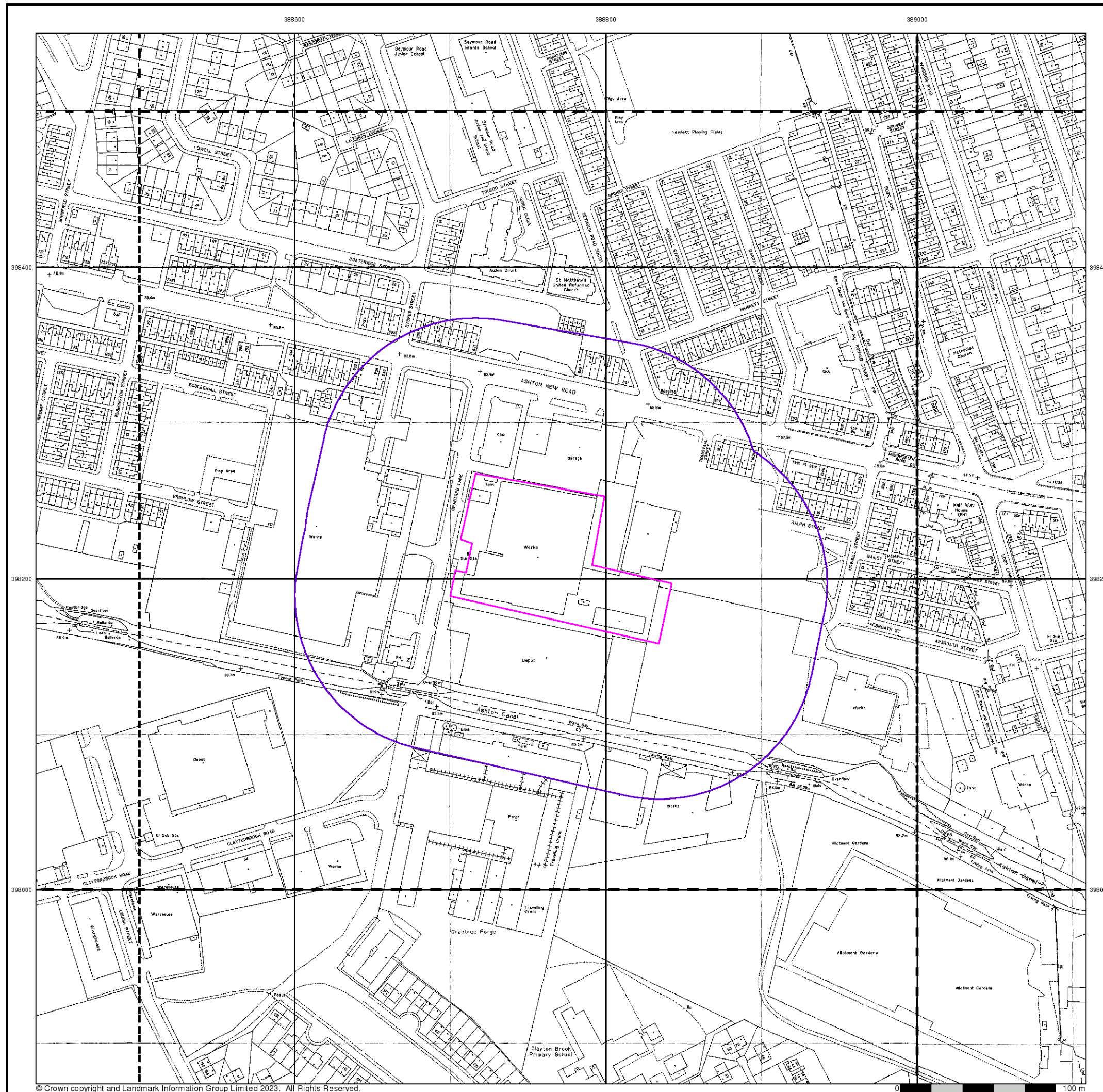
Order Number: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388770, 398210
Slice: A
Site Area (Ha): 0.9
Search Buffer (m): 100

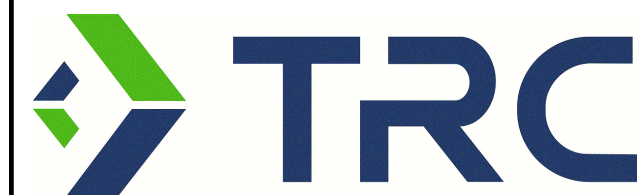
Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk





Large-Scale National Grid Data

Published 1994 - 1995

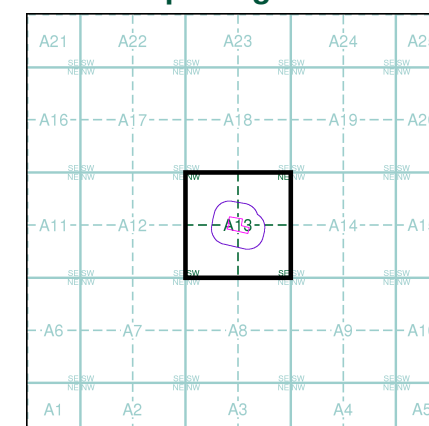
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ8898SW 1995 1:1,250	SJ8898SE 1994 1:1,250
SJ8897NW 1995 1:1,250	

Historical Map - Segment A13



Order Details

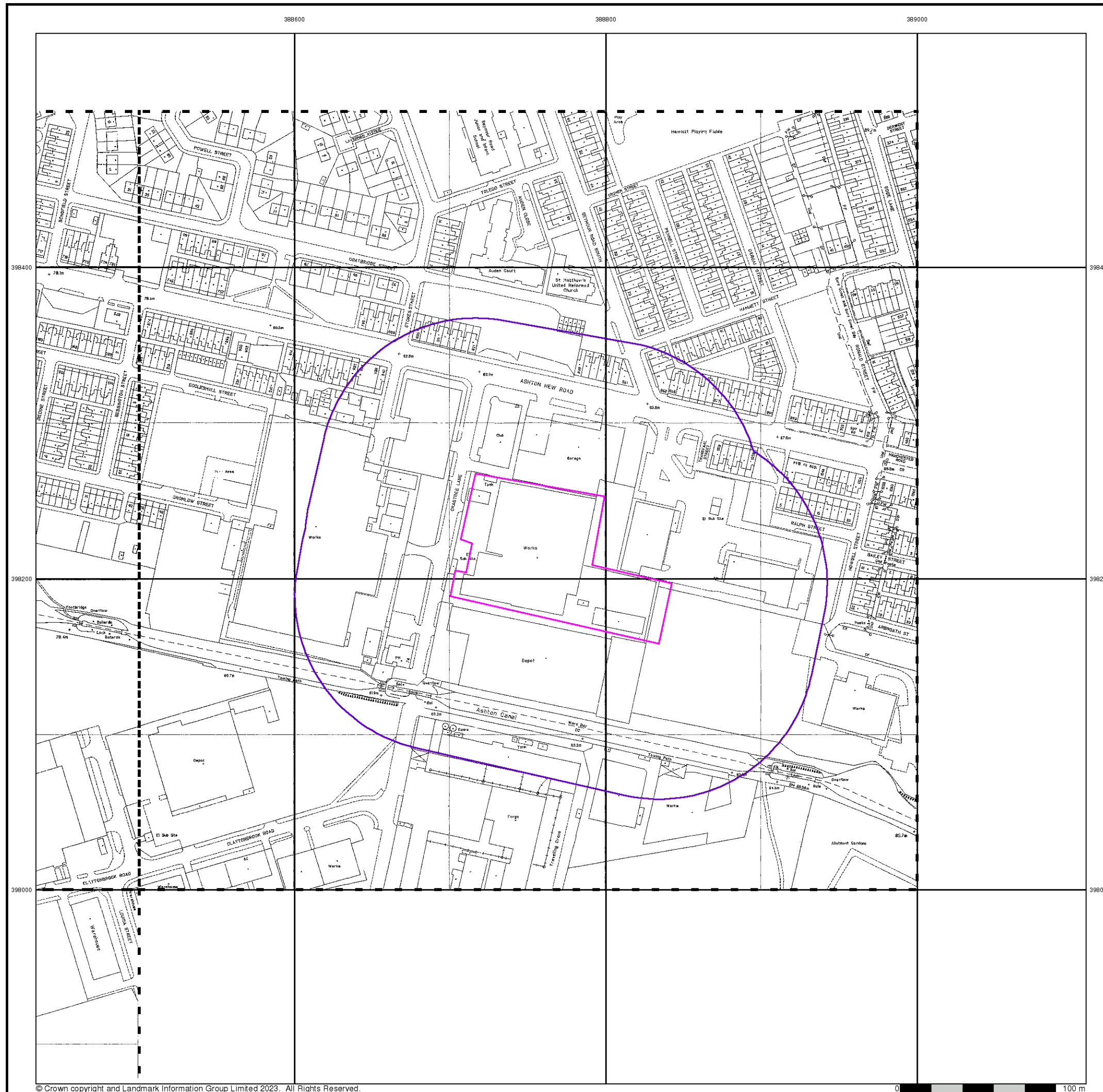
Order Number: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388770, 398210
Slice: A
Site Area (Ha): 0.9
Search Buffer (m): 100

Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk





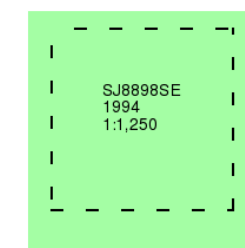
Large-Scale National Grid Data

Published 1994

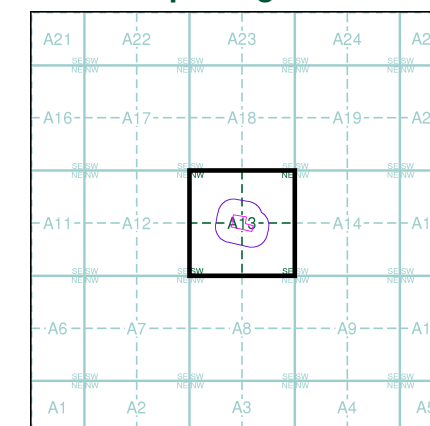
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

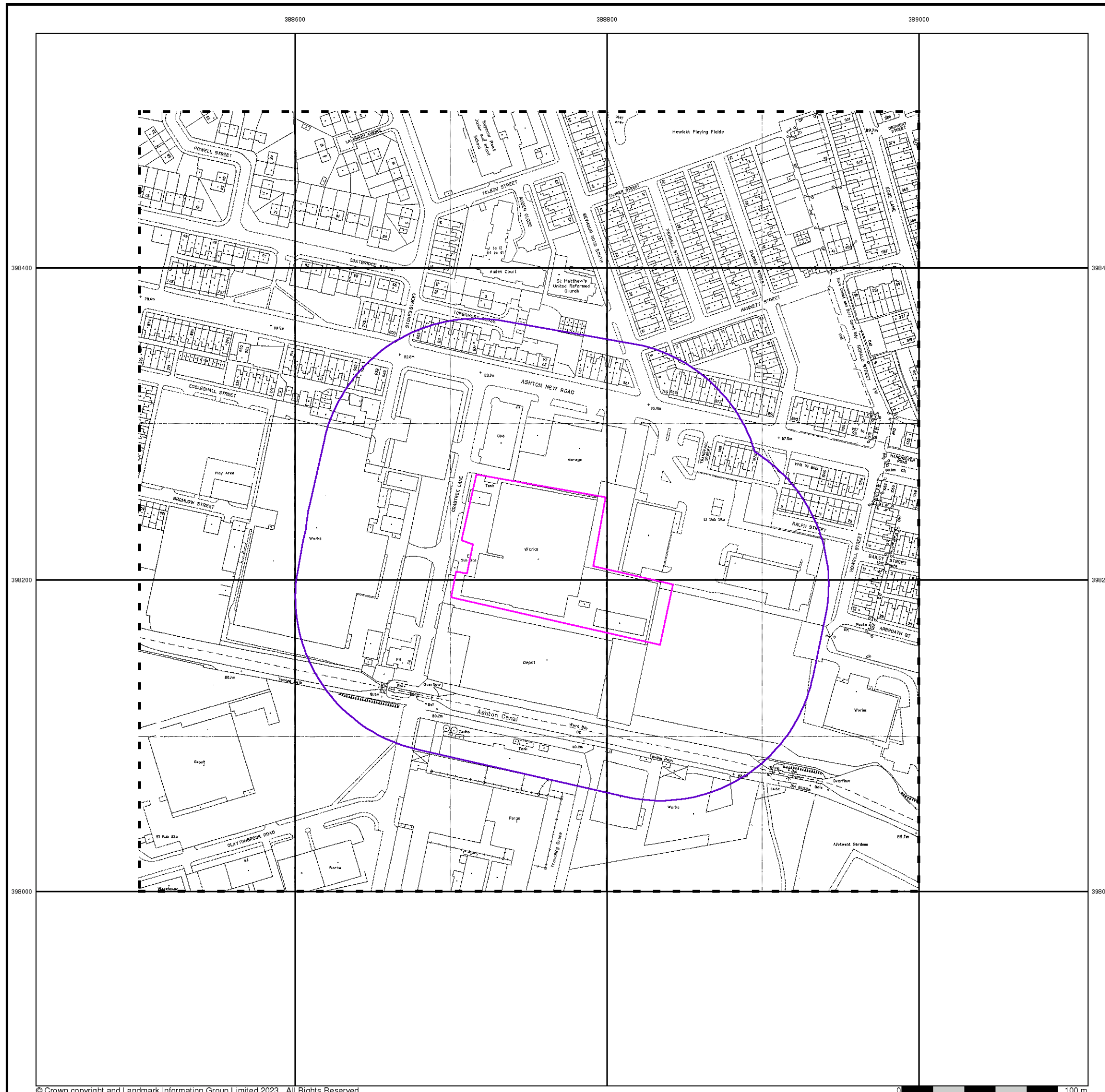
Order Number: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388770, 398210
Slice: A
Site Area (Ha): 0.9
Search Buffer (m): 100

Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk





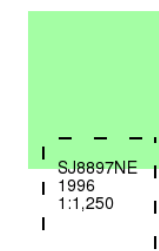
Large-Scale National Grid Data

Published 1996

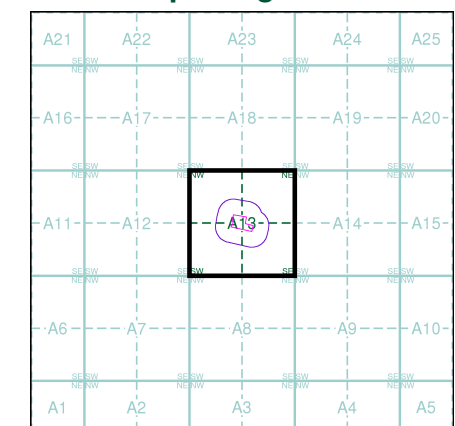
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

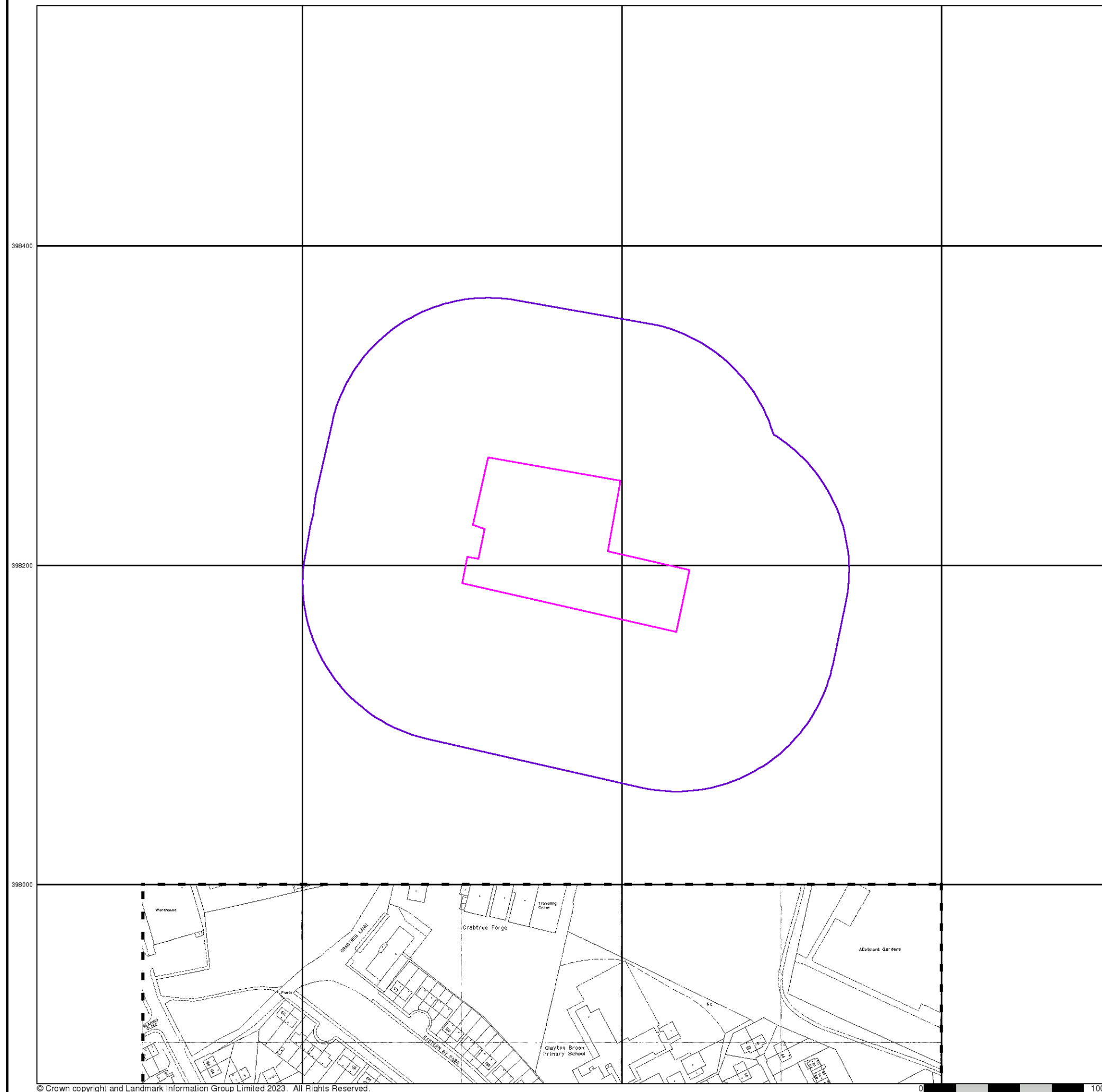
Order Number: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388770, 398210
Slice: A
Site Area (Ha): 0.9
Search Buffer (m): 100

Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk





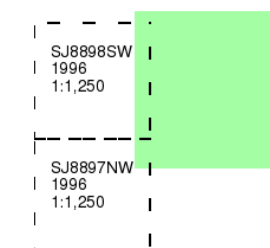
Large-Scale National Grid Data

Published 1996

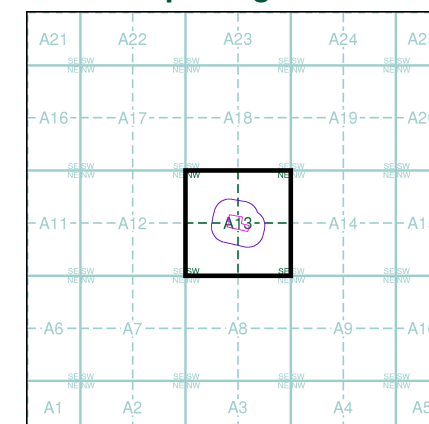
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388770, 398210
Slice: A
Site Area (Ha): 0.9
Search Buffer (m): 100

Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



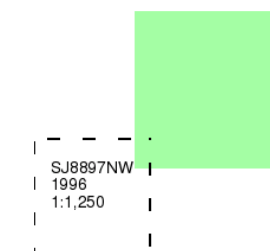
Large-Scale National Grid Data

Published 1996

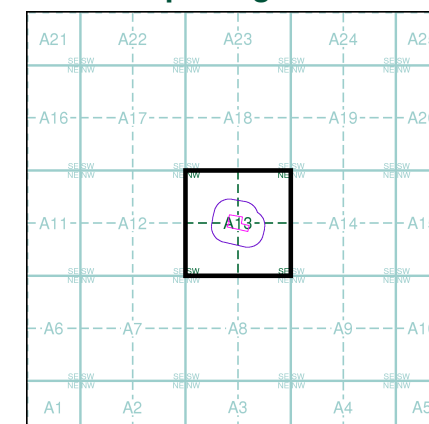
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

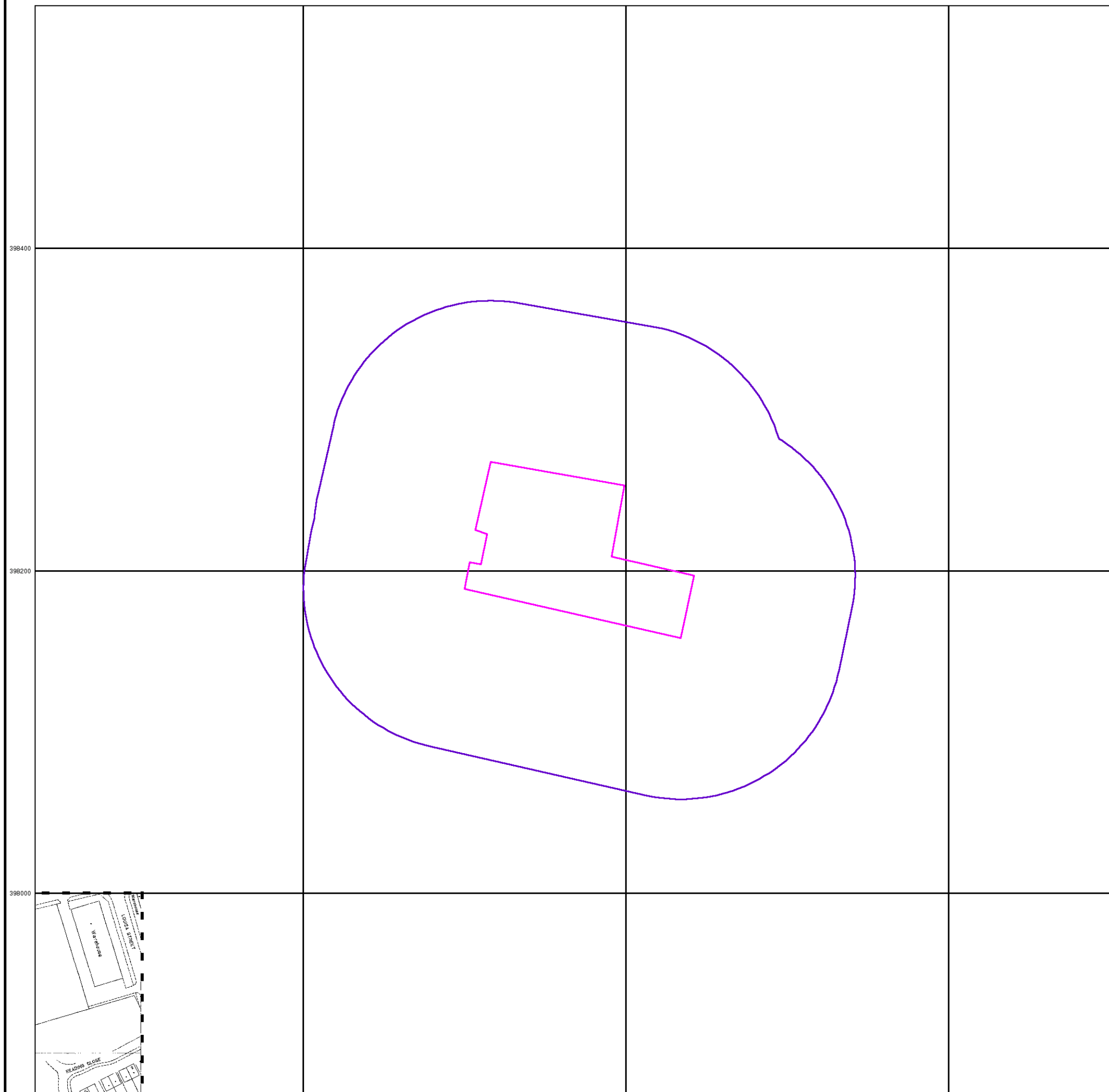
Order Number: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388770, 398210
Slice: A
Site Area (Ha): 0.9
Search Buffer (m): 100

Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



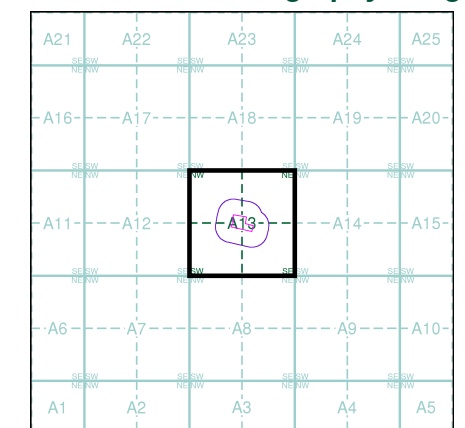


Historical Aerial Photography

Published 2000

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

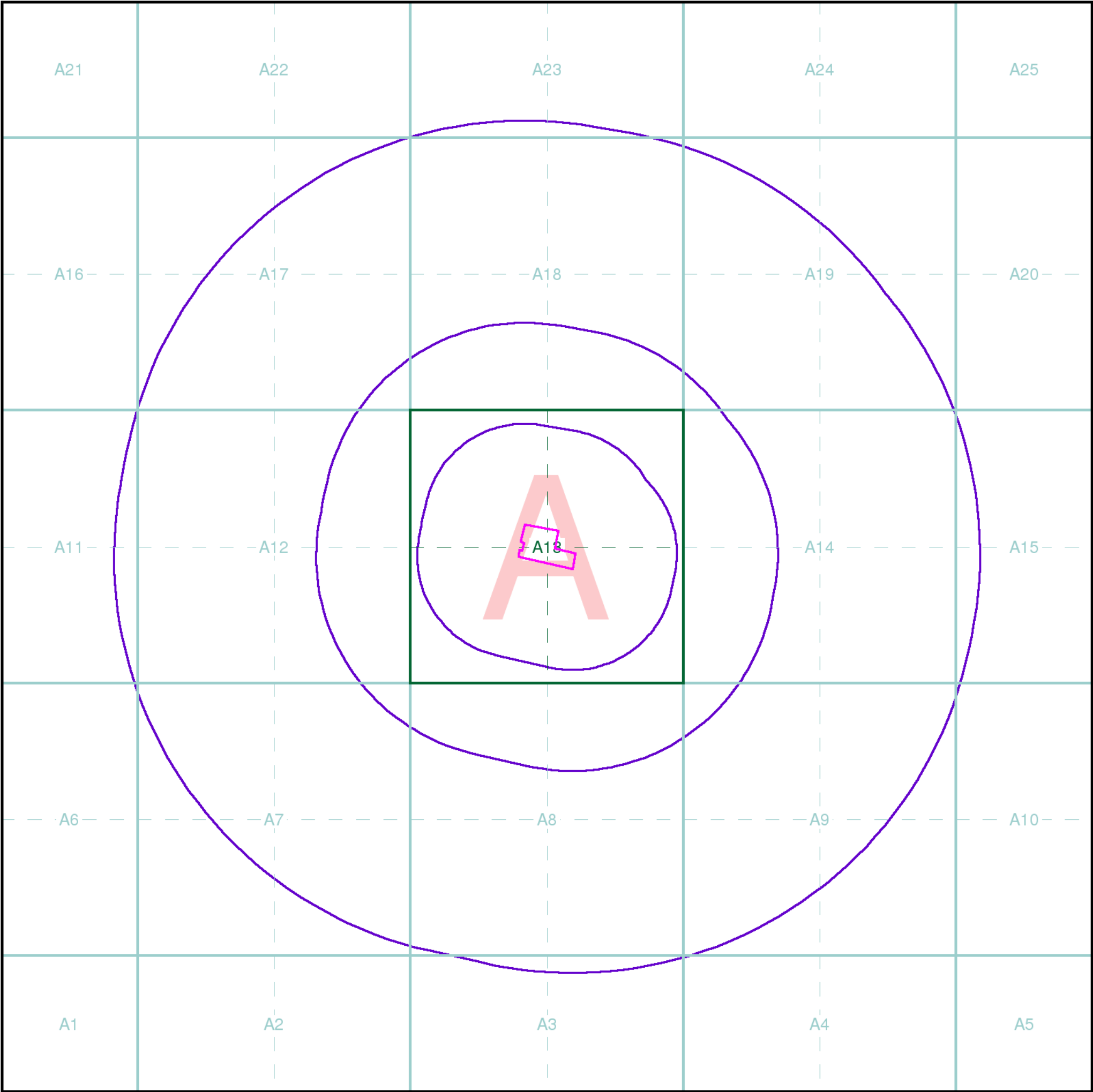
Order Number: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388770, 398210
Slice: A
Site Area (Ha): 0.9
Search Buffer (m): 100

Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Index Map

For ease of identification, your site and buffer have been split into Slices, Segments and Quadrants. These are illustrated on the Index Map opposite and explained further below.

Slice
Each slice represents a 1:10,000 plot area (2.7km x 2.7km) for your site and buffer. A large site and buffer may be made up of several slices (represented by a red outline), that are referenced by letters of the alphabet, starting from the bottom left corner of the slice "grid". This grid does not relate to National Grid lines but is designed to give best fit over the site and buffer.

Segment
A segment represents a 1:2,500 plot area. Segments that have plot files associated with them are shown in dark green, others in light blue. These are numbered from the bottom left hand corner within each slice.

Quadrant
A quadrant is a quarter of a segment. These are labelled as NW, NE, SW, SE and are referenced in the datasheet to allow features to be quickly located on plots. Therefore a feature that has a quadrant reference of A7NW will be in Slice A, Segment 7 and the NW Quadrant.

A selection of organisations who provide data within this report:



Envirocheck reports are compiled from 136 different sources of data.

Client Details

Mr W Nitch-Smith, TRC Companies Ltd, Work.Life, 20 Red Lion Street, London, WC1R 4PQ

Order Details

Order Number: 311128037_1_1
Customer Ref: 546629
National Grid Reference: 388760, 398210
Site Area (Ha): 0.9
Search Buffer (m): 1000

Site Details

Walkers of Manchester, Crabtree Lane, MANCHESTER, M11 4GU

Full Terms and Conditions can be found on the following link:
<http://www.landmarkinfo.co.uk/Terms/Show/515>



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

Annex C: Site Photographs

Photographic Log

Client Name:		Site Location:	Project No.:
Chancerygate Manchester Limited		Crabtree Lane, Manchester, M11 4GU	546629.0000.0000
Photo No.	Date		
1	19 th May 2023		
Description: A brick-built office building, with a flat roof, present at the northwest corner of the Site.			
Photo No.	Date		
2	19 th May 2023		
Description: Photograph showing the south of the Site and separate commercial building.			

Photographic Log

Client Name:		Site Location:	Project No.:
Chancerygate Manchester Limited		Crabtree Lane, Manchester, M11 4GU	546629.0000.0000
Photo No.	Date		
3	19 th May 2023		
Description: Sump and pump associated with the Site's former use as a printworks.			

Photo No.	Date		
4	19 th May 2023		
Description: Printing products identified at the rear of the warehouse units.			

Photographic Log

Client Name:		Site Location:	Project No.:
Chancerygate Manchester Limited		Crabtree Lane, Manchester, M11 4GU	546629.0000.0000
Photo No.	Date		
5	19 th May 2023		
Description: Drums of gear oil present within the warehouse. Approximate location shown in Figure 2, Annex A.			
Photo No.	Date		
6	19 th May 2023		
Description: Site access from Crabtree Lane.			

Photographic Log

Client Name:		Site Location:	Project No.:
Chancerygate Manchester Limited		Crabtree Lane, Manchester, M11 4GU	546629.0000.0000
Photo No.	Date		
7	19 th May 2023		
Description: Corrugated tin shed, present within the Site.			
Photo No.	Date		
8	19 th May 2023		
Description: Outdoor storage area at the east of the Site.			

Photographic Log

Client Name:		Site Location:	Project No.:
Chancerygate Manchester Limited		Crabtree Lane, Manchester, M11 4GU	546629.0000.0000
Photo No.	Date		
9	19 th May 2023		
Description: Photograph taken within warehouse.			
Photo No.	Date		
10	19 th May 2023		
Description: Photograph taken within warehouse.			

Photo No.	Date
11	19 th May 2023
Description: Cracking visible within internal walls of the warehouse.	



Photo No.	Date
12	19 th May 2023
Description: Further cracking evident within internal walls of the warehouse.	



Annex D: Coal Authority Report



The Coal
Authority

CON29M

coal mining report

WALKERS OF MANCHESTER,, CRABTREE LANE, MANCHESTER, LANCASHIRE
M11 4GU



Known or potential coal mining risks

Past underground coal mining	Page 4
Future underground coal mining	Page 4
Coal mining subsidence	Page 5
Withdrawal of support	Page 6



Further action

These additional reports can give further detail on the risks identified:

- Subsidence claims history

For more information please see our **Further action reports** on page 9



Professional opinion

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

Your reference: **311128037_2**
Our reference: **51003354305001**
Date: **11 May 2023**

Client name:
NLIS Hub

If you require any further assistance please
contact our experts on:
0345 762 6848
groundstability@coal.gov.uk



Enquiry boundary

The map image is too large for this page and will be sent in a separate document

We can confirm that the location is
on the coalfield

This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.

Professional opinion



Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on **0345 762 6848** or email **cmra@coal.gov.uk**.



Site investigations

The following site investigation(s) took place in the location area:

A site investigation was carried out in September 2010 by White Young Green, Arndale Court, Headingley, Leeds LS6 2UJ on behalf of Brookshaw Developemnts Limited.

Additional information regarding these investigations may be available from the company or companies listed above.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

The Coal Authority owns the copyright in this report and the information used to produce this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

1 Past underground coal mining

The property is in a surface area that could be affected by underground mining in 5 seams of coal at 300m to 1,050m depth, and last worked in 1968.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

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

4 Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6 Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7 Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9 Coal mining subsidence

A damage notice or claim for alleged subsidence damage was made in October 2017 for 2 RUSHBROOKE AVENUE, MANCHESTER, M11 4JW. However, the claim was rejected.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

A damage notice or claim for alleged subsidence damage was made in November 1996 for 14 BEBBINGTON STREET, CLAYTON, MANCHESTER, M11 4QQ. However, the claim was rejected.

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.

If further subsidence damage claims information is required, please visit www.groundstability.com.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

12 Withdrawal of support

The property is in an area where notices to withdraw support were given in 1955 and 1957.

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.

13 Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14 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.

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **0800 288 4242**. Further information can be found on our website: www.gov.uk/coalauthority.

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

mine gas - reports of alleged mine gas emissions received by the Coal Authority within the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings



Further action reports

Subsidence claims history - gives unique copies of original documents from the subsidence claim file in the Coal Authority archives . To order this report, use the boundary and address of where the claim was made.

For more information and to order this report please visit:

<https://www2.groundstability.com/subsidence-claims-history>

Annex E: Preliminary UXO Risk Assessment



Preliminary UXO Risk Assessment

www.1stlinedefence.co.uk

Client	TRC Companies Ltd
Project	Former Walkers Site
Site Address	Former Walkers Site, Crabtree Lane, Clayton, Manchester, M11 4GU
Report Reference	PA17928-00
Date	12/05/23
Authored by	HWO
Quality Assurance	AT

Assessment Objective

This preliminary risk assessment is a qualitative screening exercise to assess the likely potential of encountering unexploded ordnance (UXO) at the Former Walkers Site, Crabtree Lane site. The assessment involves the consideration of the basic factors that affect the potential for UXO to be present at a site as outlined in Stage One of the UXO risk management process.

Background

This assessment uses the sources of information available in-house to 1st Line Defence Ltd to enable the placement of a development site in context with events that may have led to the presence of German air-delivered or Allied military UXO. The report will identify any immediate necessity for risk mitigation or additional research in the form of a Detailed UXO Risk Assessment. It makes use of 1st Line Defence's extensive historical archives, library and unique geo-databases, as well as internet resources, and is researched and compiled by UXO specialists and graduate researchers.

The assessment directly follows CIRIA C681 guidelines "Unexploded Ordnance, a Guide for the Construction Industry". The document will therefore assess the following factors:

- Basic Site Data
- Previous Military Use
- Indicators of potential aerial delivered UXO threat
- Consideration of any Mitigating Factors
- Extent of Proposed Intrusive Works
- Any requirement for Further Work

It should be noted that the vast majority of construction sites in the UK will have a low or negligible risk of encountering UXO and should be able to be screened out at this preliminary stage. The report is meant as a common sense 'first step' in the UXO risk management process. The content of the report and conclusions drawn are based on basic, preliminary research using the information available to 1st Line Defence at the time this report was produced. It should be noted that the only way to entirely negate risk from UXO to a project would be to support the works proposed with appropriate UXO risk mitigation measures. It is rarely possible to state that there is absolutely 'no' risk from UXO to a project.



Risk Assessment Considerations	
Site location and description/current use	The site is located in the Clayton area in the city of Manchester, within the county of Lancashire. The site comprises a large industrial structure with accompanying open ground, further open ground is located in the south-east of the site. It is bound to the north, east and south by further structures, to the west lies the Crabtree Lane roadway. The site is approximately centred on the OS Grid Reference : SJ 88760 98227 
Are there any indicators of current/historical military activity on/close to the site?	In-house records do not indicate that the site footprint had any former military use. No features such as WWII defensive positions, encampments or firing ranges are recorded to have been located at or in the immediate vicinity of the site. In addition, no information of ordnance being stored, produced, or disposed of within the proposed site boundary could be found. The closest recorded Heavy Anti-Aircraft (HAA) battery was situated approximately 2.5km to the east of the site, within the vicinity of Elmfield road. The conditions in which unexploded anti-aircraft ordnance may have fallen unrecorded within the proposed site are analogous to that of aerially delivered Luftwaffe bombs.
What was the pre- and post-WWII history of the site?	Pre-war OS Mapping dated 1938 indicates that the majority of the site comprised open undeveloped ground, three structures were located within the north of the site. The site was bound by structures to the north, with further open ground to the east and south, the Crabtree lane roadway lay to the west. Post-war OS mapping dated 1948 indicates that the site has undergone significant development, with a larger structure developed in the north of the site structures have also been developed in the open land to the south of the boundary. The wider area looks to be unchanged.
Was the area subject to bombing during WWII?	During WWII the site was located within the County Borough of Manchester. According to official Home Office statistics, Manchester sustained an overall Low density of bombing, with an average of 27.1 items of ordnance recorded per 1,000 acres. This comprised 712 High Explosive bombs, 18 parachute mines, seven Oil bombs and on V-1 pilotless aircraft, resulting in a total of 738 items of ordnance over 27,255 acres. Local Manchester bomb maps indicate that at least 7 Fire bombs were dropped within the site area. The wider area is also recorded to have sustained incendiary bombing, with no recorded HE strikes.
Is there any evidence of bomb damage on/close to the site?	The local Manchester bomb map records that a structure on site was partially damaged. Damage is also recorded to a structure to the south-east of the site.

To what degree would the site have been subject to access?	As the site comprised a structure and accompanying open ground, the site is thought to have had a mixed degree of access as the structure would have been readily accessed by workers and officials, whereas the open areas of ground would have been dependent on individual vigilance.
To what degree has the site been developed post-WWII?	The site has seen some post-war development, with the structure on site being extended to cover the entirety of the site, bar the open ground in the south-east. The wider area has also seen further development, with more structures being developed to the north, east and south of the site.
What is the nature and extent of the intrusive works proposed?	The full nature and extent of the works proposed was not available during the production of the report but is known to include 3 rotary cored drilling locations down to 25m in depth.

Summary and Conclusions

During WWII the site was located within the County Borough of Manchester, which was subject to an overall low density of bombing. Local Manchester bomb maps indicate that at least 7 Fire bombs were dropped within the site area. The wider area is also recorded to have sustained incendiary bombing, with no recorded HE strikes.

The local Manchester bomb map records that a structure on site was partially damaged. Damage is also recorded to a structure to the south-east of the site.

Given the above factors, it has not proven possible to negate the risk from UXO at this preliminary stage.

Recommendations

Given the findings of this preliminary report, it is recommended that **further research** is undertaken for the site in the form of a **Detailed UXO Risk Assessment**. Further research will consist of the analysis of any available written sources, further anecdotal sources, and post-war aerial photography that will provide a better indication of the risk of encountering UXO on site.

Prior to or in lieu of a Detailed Assessment, it is recommended that appropriate UXO Risk Mitigation Measures are provided for intrusive works proposed.

If the client has any anecdotal or empirical evidence of UXO risk on site, please contact 1st Line Defence.

