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Phase 1

Environmental Assessment Report

64 Parkfield Avenue

Rusholme

Manchester

M14 4BA

Date: 6th December 2023

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Document Verification

Site Address	64 Parkfield Avenue, Rusholme, Manchester, M14 4BA		
Report Title	Phase 1 Environmental Site Assessment Report		
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Checked by	Tom Craig	**Signature**	

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Executive Summary

The preliminary environmental site assessment indicates that the site can be classified as low risk in terms of contamination and the risks to the identified receptors (e.g., human health, controlled waters, buildings) following redevelopment is considered to be low.

During site preparation works, if any unexpected visual or olfactory evidence of contamination is encountered, it is recommended that the material is removed and stockpiled on site and advice is sought from a suitably qualified person (Environmental Consultant) on how to deal with the material. Testing of the material will be necessary to identify whether it is suitable for re-use on site or if it will have to be taken off-site for disposal.

In addition, to ensure that they do not come into contact with contaminated soils and groundwater, it is recommended that workers wear appropriate personal protective equipment (PPE) and that suitable Health and Safety procedures be adopted to ensure that ingestion of contaminated soils and groundwater is avoided (e.g., by washing hands prior to eating, drinking and smoking.

Disclaimer

This report has been prepared by EnviroSolution Ltd who has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant experienced in preparing reports of a similar scope.

However, to the extent that the report is based on or relies upon information contained in records, reports or other materials provided to EnviroSolution Ltd, which have not been independently produced or verified, EnviroSolution Ltd, gives no warranty, representation or assurance as to the accuracy or completeness of such information.

The scope of this report is restricted to potential ground contamination and its environmental impact; it does not cover above-ground hazards (e.g., asbestos in buildings), ecological sensitivities (e.g., bats), biological or horticultural hazards (e.g., Japanese Knotweed) or structural hazards (e.g., building stability) unless specifically referred to in the text of this report.

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1 Introduction

1.1 Background

EnviroSolution Ltd was commissioned to undertake a Phase 1 Environmental Site Assessment at a site located at 64 Parkfield Avenue, Manchester, M14 4BA. This report was commissioned to provide information on the potential contamination status of the site.

1.2 Objectives

The objective of the preliminary environmental site assessment was:

1. To provide a summary of the environmental setting and historical land use of the site and immediate surrounding area.
2. To obtain information on the ground conditions present beneath the site.
3. To develop a conceptual site model and complete a generic quantitative risk assessment to identify any environmental risks and liabilities associated with ground conditions at the site.

1.3 Scope of Work

To achieve the objectives, the following scope of work was completed:

1. A desk-based study of the site comprising a review of available environmental information for the site such as geological and hydrogeological data and historical land use information.
2. A site walkover.
3. Assessment of potential hazards and constraints during construction and longer term.

This work has been devised to generally comply with the relevant principles and requirements of the following legalisation and guidance:

- Part IIA of the Environmental Protection Act, 1990 and Section 57 of the Environmental Act 1995;
- Contaminated Land (England) (Amendment) Regulations 2012 and Contaminated Land Statutory Guidance (DEFRA, April 2012);
- National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019);
- BS10175: 2011 +A2:2017 “Investigation of Potentially Contaminated Sites- Code of Practice”; and
- Environment Agency (2020) Land Contamination Risk Management Report LCRM “How to assess and manage the risks from land contamination”.

1.4 Information Sources

Historical Ordnance Survey maps have been obtained from historical records, ranging from 1848 to 2023. These maps provide high quality information on historical site use.

The British Geological Survey Geoindex database has been used to provide information on geo-environmental aspects of the site and the immediate surrounding area such as geological, hydrogeological and hydrological data.

The Environment Agency website (www.gov.uk/government/organisations/environment-agency) and Magic website (www.magic.gov.uk) was also used to obtain environmental information.

Industry Profiles produced by the Department of the Environment were utilised to obtain information on processes, materials and wastes associated with potential contaminative land uses near the site.

Readily available information sources have been used to produce this desk-based study. Additional information may be requested by the Local Planning Authority (e.g. local authority environmental information request).

2 The Site

2.1 Site Location

The site is located at 64 Parkfield Avenue, Rusholme, Manchester, M14 4BA. The British National Grid Reference for the approximate site centre is GR: 384730 395300.

The site location is shown on **Figure 1** in **Appendix A**.

2.2 Site Description

The site description has been prepared following a walkover survey conducted by EnviroSolution Ltd on the 6th of December 2023. The site photographs are included in **Appendix B.**

The site is a rectangular in shape with and covers an approximate area of 50 square metres.

The site is located along the northern side of Parkfield Avenue. The site is a vacant parcel of land at the western end of a terraced row, currently used as an adjoining garden space to the neighbouring property.

The site boundaries consist of a 2m tall wooden fence along the northern, western and southern sides. A gate is located along the southern boundary.

The site is flat with little change in elevation.

The site is bounded by residential properties on all sides.

Land use in the surrounding area is predominantly residential.

No petrol filling stations have been identified within a 250m radius of the site.

The existing site plan is shown on **Figure 2** which is included in **Appendix A**.

2.3 Development Proposals

The future development plans are the construction of a new end-terrace dwelling with rear yard.

The proposed development plan is shown on **Figure 3** which is included in **Appendix A.**

2.4 Site History

The development site and surrounding area has been reviewed with reference to historical Ordnance Survey (OS) maps. The history of the site and immediate surrounding area is summarised in Table 1. Copies of the historical OS maps are included in **Appendix C**. A search buffer of 250m has been used.

Table 1 - Historic Mapping Review

Date	Scale	On Site	Off Site
1848	1:10,560	The site is occupied by agricultural fields.	The surrounding area is agricultural fields. Culvert 100m north of the site.
1894	1:2,500	No significant changes.	Terraced housing 100m northeast of the site. Corporation yard 220m southeast of the site. Laundry located 250m northeast of the site.
1907	1:2,500	Site is developed with an end terraced house.	Surrounding area is developed with terraced housing.
1922	1:2,500	No significant changes.	Quilt works located 60m north of the site.
1950	1:2,500	No significant changes.	Quilt works converted to warehouses. Engineering works located 140m southwest of the site.
1957	1:10,560	No significant changes.	No significant changes.
1972	1:10,560	Dwelling demolished.	No significant changes.
1983	1:2,500	No significant changes.	Warehouse labelled as factory 60m northwest of the site.
1992	1:10,560	No significant changes.	No significant changes.
1999	1:10,000	No significant changes.	No significant changes.
2023	1:10,000	No significant changes.	No significant changes.

3 Environmental Setting

3.1 Geology

Geological maps of the area indicate that the site is directly underlain by superficial Till deposits (diamicton), deposited during the Quaternary period. Diamicton generally consists of a heterogenous mixture of clay, sand, gravel, and boulders varying widely in size and shape.

The underlying bedrock is the Chester Formation from the Sherwood Sandstone Group, deposited during the Triassic Period. The formation comprises conglomerates and reddish brown, cross-bedded, pebbly sandstones with subordinate beds of red-brown mudstone.

There are no records of geological faults located within a 1km radius of the site.

A borehole log (Ref: SJ89NE841) was obtained from BGS online records 410m southeast of the site. The borehole shows approximately 0.75m of Made Ground overlying firm to stiff brown sandy clay.

A copy of the geological maps is included in **Appendix D.** A copy of the BGS borehole log is included in **Appendix E**.

3.2 Radon

The site lies within the lowest band of radon potential where it is estimated that less than 1% of the properties are above the action level (low probability). Radon protective measures are not deemed necessary for the development.

3.3 Coal Mining Activity

The site does not fall within a Coal Mining Reporting Area described as having minable coal deposits and does not lie within a 'Development High Risk Area' for coal mining, as defined by the Coal Authority. As such, it is considered that there are no coal mining related hazards which could affect the site.

3.4 Hydrogeology

The superficial Till deposits (Diamicton) are designated as a Secondary (undifferentiated) Aquifer, defined as; has been assigned in cases where it has not been possible to attribute either category A or B to a rock type due to the variable characteristics of the rock type.

The underlying Sherwood Sandstone Group is designated as Principal Aquifer, defined as; layers of rock or drift deposits that have high intergranular and/or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.

The site is located within a Zone III Total Catchment Source Protection Zone.

There are no groundwater abstraction licences located within a 1km radius of the site.

A copy of the hydrogeological maps is included in **Appendix F**.

3.5 Hydrology

There are no records of significant surface water features (rivers, lakes and reservoirs) located within a 1km radius of the site.

There are no minor surface water features located within a 250m radius of the site.

3.6 Flood Risk

The site lies within a Flood Zone 1 (low probability), land assessed as having less than a 1 in 1,000 annual probability of river flooding (0.01%) in any year (low risk). The completion of a detailed Flood Risk Assessment is not deemed necessary for this site.

A copy of the flood risk map is included in **Appendix G**.

3.7 Waste Management Facilities

There are no records of historical or currently authorised landfill sites located within a 1km radius of the site.

There are no records of sites operating under an environmental permit for waste operations within a 1km radius of the site.

3.8 Environmental Permits, Incidents and Registers

There are several records of sites located within a 1km radius of the development site operating under an environmental permit for discharges to water and groundwater.

There is a single record of a pollution incident recorded by the Environment Agency having occurred within a 1km radius of the site. The incident occurred 970m southeast from the site, caused by inorganic chemicals which had a significant impact to water.

There are no records of development sites operating under an environmental installation permit within a 1km radius of the site.

3.9 Designated Environmentally Sensitive Sites

There are no records of designated environmentally sensitive sites located within a 1km radius of the site.

4 Preliminary Conceptual Site Model

4.1 Introduction

To assess the environmental risks present, a preliminary conceptual model has been developed for the site. This model has been developed using best practice guidelines in conjunction with the current assessment framework considering the development proposals. This preliminary conceptual model is based on the gathered desk-based information (e.g., historical OS data and data sourced from the EA, Geoindex and Magic databases).

The conceptual site model is a representation of the hypothesised relationships between sources, pathways and receptors which allows the identification of potential pollutant linkages and whether these linkages have the potential to comprise significant harm and/or pollution of controlled waters in relation to the site. This model comprises three elements:

Source – the key pollutant hazards associated with the site

Receptor – the key targets at risk from the sources

Pathway – the means by which the contaminant can cause harm to the receptor

If all three elements are present, then a potential pollutant linkage exists, and this may require further assessment.

4.2 Potential Contamination Sources

The site has remained undeveloped until the early 1900s when a terraced property was built. The property was later demolished in the 1970s and the site left vacant as an adjoining garden area.

Demolition of the former building has the potential to have contaminated the shallow soils beneath the site. Potential contaminants include heavy metals, polyaromatic hydrocarbons (PAHs) and asbestos. Given that no former development had occurred prior to the building, Made Ground is not expected to be present in great thickness and will likely comprise reworked demolition rubble. The risk of ground gases (carbon dioxide and methane) is therefore considered to be low.

A number of off-site land uses have been identified in the surrounding area (i.e., within a 250m radius) that have the potential to contaminate the shallow soils at the site. The land uses and their associated contaminants are summarised in Table 2 below:

Table 2 – Off-Site Land Use Summary

Land Use	Potential Contaminants
Warehouse	Heavy metals, PAHs, solvents
Engineering Works/ Factory	Heavy metals, PAHs, solvents
Corporation Yard	Heavy metals, PAHs, solvents

It is considered that the above land uses can be discounted as potential sources of contamination to the site due to the distance from the site (>60m) and the presence of impermeable superficial clays which will act as an impermeable barrier, preventing the migration of any contaminants to the site.

4.3 Receptors

The potential receptors considered to be at risk from soil and groundwater contamination associated with the site are summarised in Table 3 below:

Table 3 - Receptor Description

Receptor	Details
Human (On Site)	- Construction workers - Future site users - Site visitors
Human (Off Site)	- Adjacent site users
Controlled Waters	- Secondary (undifferentiated) Aquifer - Principal Aquifer - Zone III Source Protection Zone
Building/ construction materials	- Foundations - Buried services
Environmental Receptors	- None identified.

4.4 Pathways

The potential exposure pathways linking contamination with the receptors identified above are summarised in Table 4 below:

Table 4 - Exposure Pathways Summary

Receptor	Details of Exposure Pathway
Human (on-site)	- Direct ingestion of contaminated soil/groundwater - Dermal contact with soil/groundwater - Inhalation of gases and vapours
Human (off-site)	- Inhalation of fibres and particulates - Inhalation of migrating gases and vapours
Controlled waters	- Vertical and lateral migration of dissolved phase contaminants via preferential pathways to groundwater aquifers - Direct surface water run-off to surface water features
Building/construction	- Buried materials/services - Contact with contaminated soil and/or groundwater

4.5 Potential Pollution Linkages

4.5.1 Human Health

The future development plans include the construction of a two-storey dwellinghouse with rear yard. No areas of soft landscaping are proposed. This is considered to be a sensitive end use.

The presence of buildings and hardstanding would eliminate the risk of exposure, via the dermal contact and ingestion pathways to future site users to any ground contamination that may remain following development.

Any ground gases (i.e., methane and carbon dioxide) and vapours that are present within the soils beneath the site could potentially ingress into future buildings through preferential

pathways (e.g., service entry points). Therefore, there would be a risk of exposure via inhalation to future site users.

There is the potential for construction workers and adjacent land users to be exposed to soil and groundwater contamination during site redevelopment. However, the use of appropriate PPE and the adoption of suitable Health and Safety methods will help to reduce the risks posed to human health during this work.

4.5.2 Controlled Waters

The site is directly underlain by superficial Till Deposits, which are designated as Secondary (undifferentiated) Aquifer. It is considered that the Till deposits will act as an impermeable barrier, preventing the migration of any potential contaminants to controlled water receptors. Nearby borehole records show the till to be comprised of firm to stiff clay.

The site lies within a Zone III Source Protection Zone but there are no ground water abstraction licences located within 1km radius of the site.

No sensitive surface water features have been identified in the surrounding area.

Overall, the risk to controlled waters is deemed to be low.

4.5.3 Building/Construction Materials/Buried Services

The presence of any soil and groundwater contaminants beneath the site could potentially impact on construction materials for future new developments, such as below ground structures and services. Concrete foundations are particularly sensitive to aggressive ground conditions, i.e., sulphate attack.

If ground gases and vapour are present in the soil beneath the site, then there would be the potential risk of ingress into new properties which could present a risk of explosion.

4.6 Environmental Designations

The proposed development is not considered to pose a risk to the identified environmental designations.

4.7 Preliminary Hazard Assessment

A preliminary hazard assessment is presented in Table 5. The preliminary hazard assessment is a qualitative assessment of the risks posed by each potential pollutant linkage described above and is used to identify the requirement for additional work (e.g., intrusive ground investigation).

Table 5 – Preliminary Hazard Assessment

Source	Pathway	Receptor	Likelihood	Effect	Risk	Assessment
Contaminated soil	Ingestion (via soil dust), inhalation (via soil dust and vapours), ingestion through dirty hands, dermal contact with soil/water.	Future site users Adjacent site users Construction workers	1	3	Low	Limited on-site source potential identified. Impermeable superficial deposits will limit the migration of off-site contaminants to the site. Buildings and hardstanding will sever any exposure pathway to site receptors.
Contaminated soil groundwater	Direct contact	Buildings/ services	1	3	Low	Limited on-site contamination sources potential identified.
Contaminated groundwater	Downward or lateral migration Surface water run-off	Secondary (undifferentiated) Aquifer Principal Aquifer Zone III Source Protection Zone	1	3	Low	Impermeable superficial deposits will act as an impermeable barrier, preventing migration of any potential contaminants at the surface to the aquifer receptors. There are no sensitive groundwater abstractions located nearby.
Ground gas/ vapours Radon	Inhalation, ingress into buildings	Buildings / services Future site users Adjacent site users Construction workers	1	4	Low	No significant ground gas source identified. Site lies within a low probability area for radon.

Using Risk Matrix (Table 8) Degree of Risk (R) = Likelihood (L) x Effect (E)

Table 8 - Risk Matrix, Degree of Risk (R) = Likelihood (L) x Effect (E)

Likelihood	Description	Probability	Effect (E)	Description
5	Almost certain	>70%		
4	Probable	50-70%	4	Severe
3	Likely	30-50%	3	Medium
2	Unlikely	10-30%	2	Mild
1	Negligible	<10%	1	Minor
Risk (R)	**Risk Level**	**Action**		
1-5	Low	None required		
6-10	Moderate	Further assessment via Phase 2 intrusive ground investigation.		
>10	High	Further assessment via Phase 2 intrusive ground investigation.		

5 Conclusions and Recommendations

The preliminary environmental site assessment indicates that the site can be classified as low risk in terms of contamination and the risks to the identified receptors (e.g., human health, controlled waters, buildings) following redevelopment is considered to be low.

During site preparation works, if any unexpected visual or olfactory evidence of contamination is encountered, it is recommended that the material is removed and stockpiled on site and advise is sought from a suitably qualified person (Environmental Consultant) on how to deal with the material. Testing of the material will be necessary to identify whether it is suitable for re-use on site or if it will have to be taken off-site for disposal.

In addition, to ensure that they do not come into contact with contaminated soils and groundwater, it is recommended that workers wear appropriate personal protective equipment (PPE) and that suitable Health and Safety procedures be adopted to ensure that ingestion of contaminated soils and groundwater is avoided (e.g., by washing hands prior to eating, drinking and smoking.

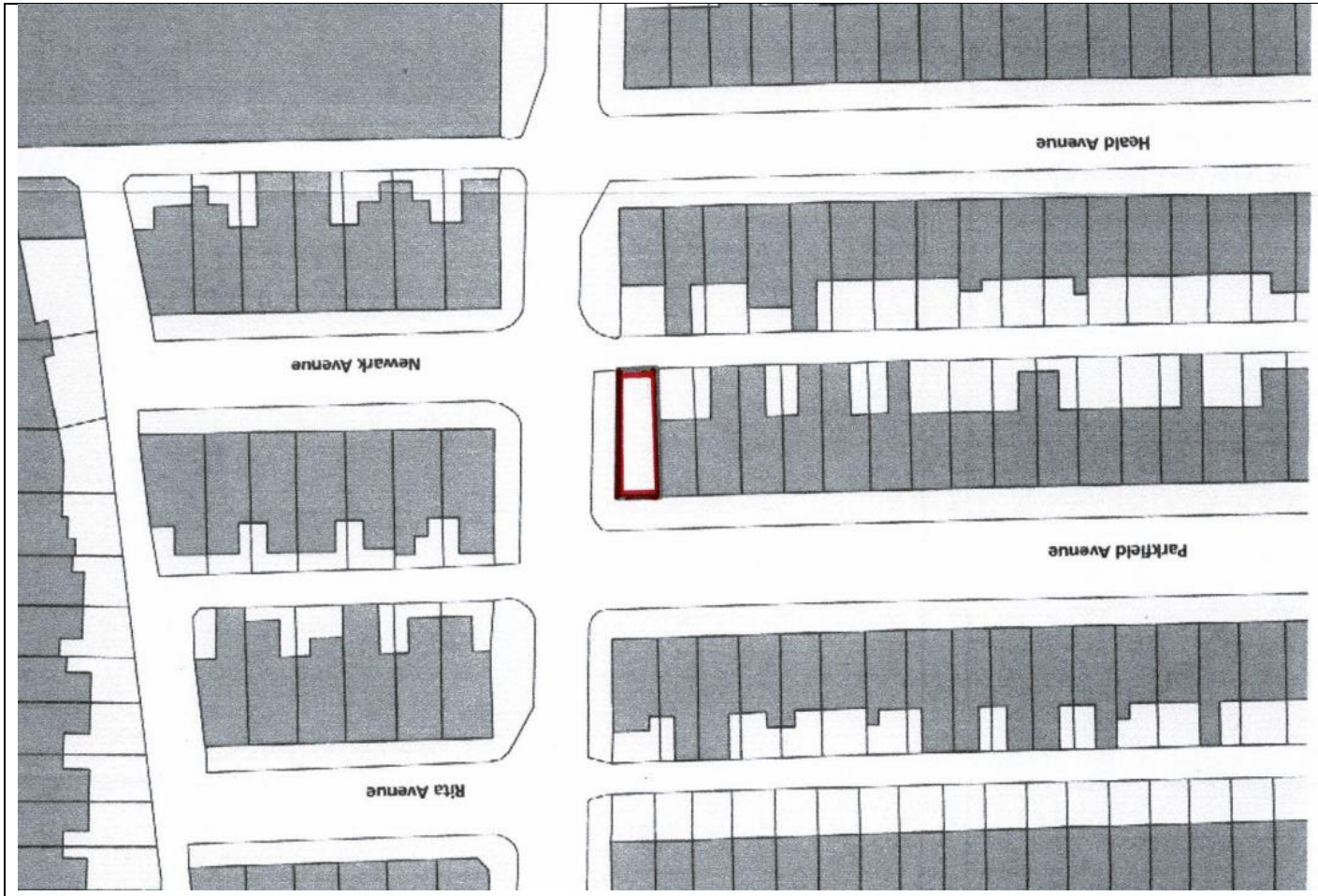
APPENDICES

Appendix A – Site Location and Site Plan



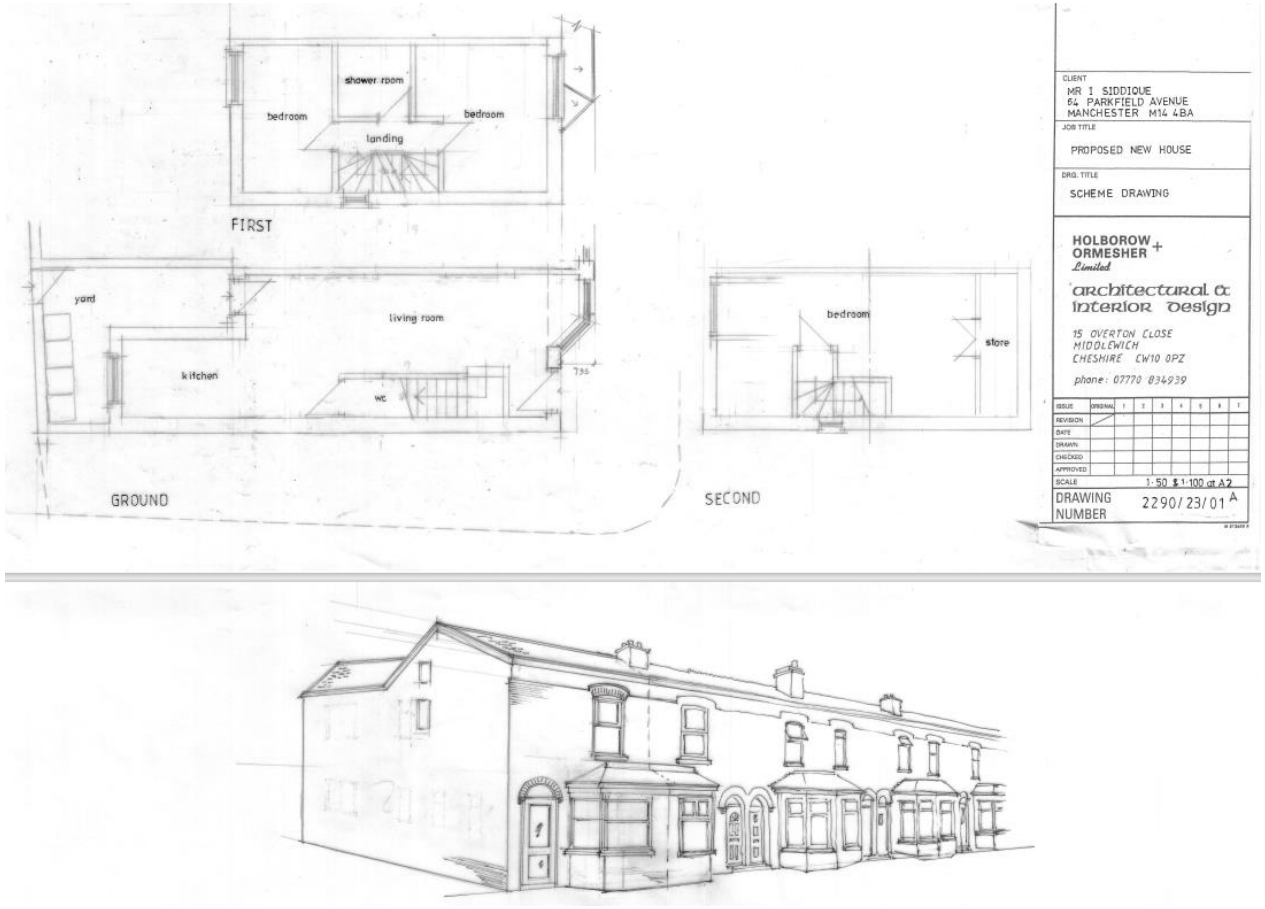
enviro | solution	**Site Location Map**

Figure 1



enviro | solution	**Existing Site Plan**

Figure 2



enviro | solution	**Proposed Development Plan**

Figure 3

Appendix B – Site Photographs



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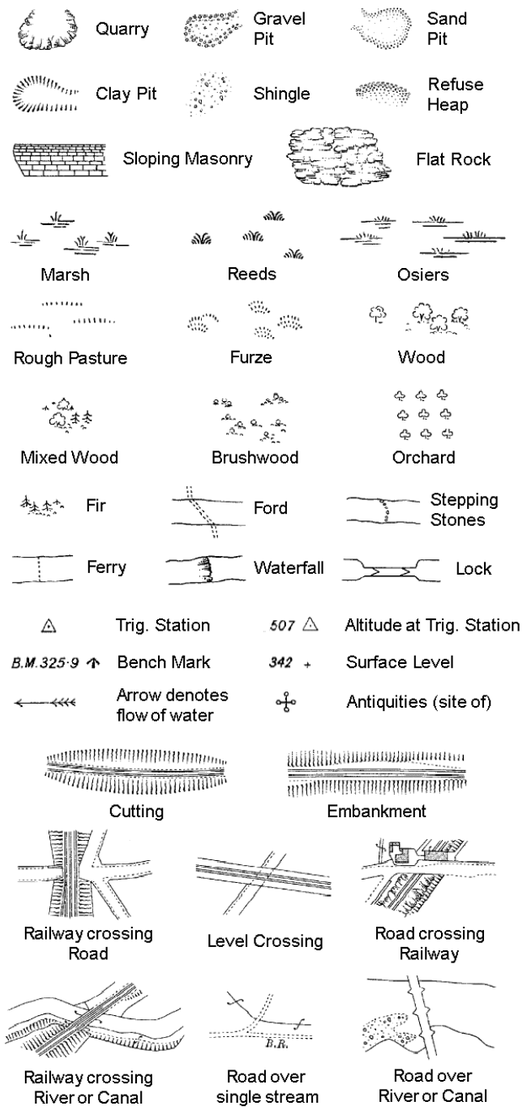


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Appendix C – Historic Maps

Historical Mapping Legends

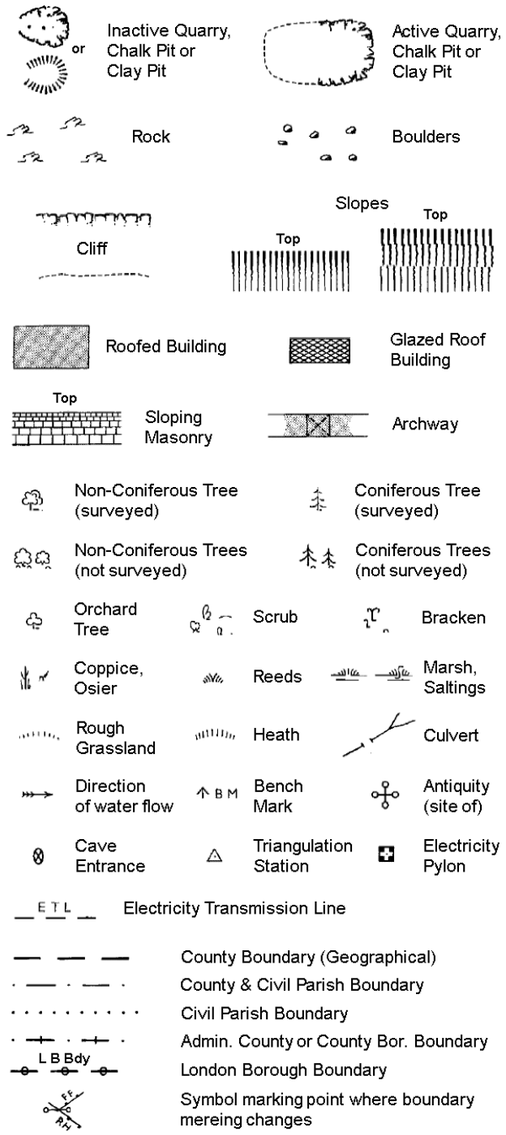
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



County Boundary (Geographical)
County & Civil Parish Boundary
Administrative County & Civil Parish Boundary
Co. Boro. Bdy.
County Borough Boundary (England)
Co. Burgh Bdy.
County Burgh Boundary (Scotland)

B P B S	Boundary Post or Stone	P.C.B	Police Call Box
B.R.	Bridle Road	P	Pump
E.P	Electricity Pylon	S.P	Signal Post
F.B.	Foot Bridge	St.	Sluice
F.P.	Foot Path	Sp.	Spring
G.P	Guide Post or Board	T.C.B	Telephone Call Box
M.S	Mile Stone	Tr.	Trough
M.P M.R	Mooring Post or Ring	W	Well

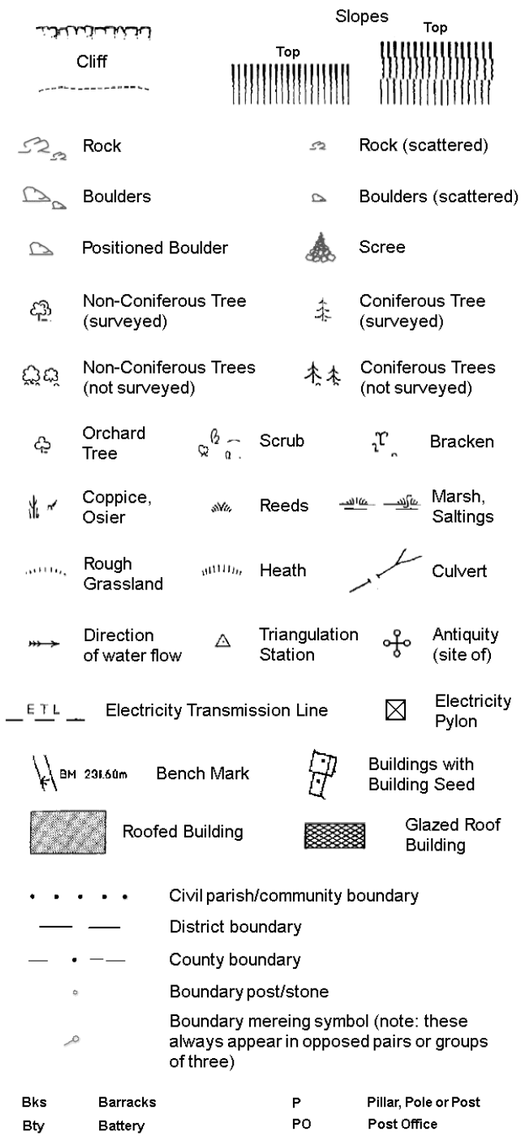
Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



County Boundary (Geographical)
County & Civil Parish Boundary
Civil Parish Boundary
Admin. County or County Bor. Boundary
L B Bdy
London Borough Boundary
Symbol marking point where boundary mereing changes

BH	Beer House	P	Pillar, Pole or Post
BP, BS	Boundary Post or Stone	PO	Post Office
Cn, C	Capstan, Crane	PC	Public Convenience
Chy	Chimney	PH	Public House
D Fn	Drinking Fountain	Pp	Pump
El P	Electricity Pillar or Post	SB, S Br	Signal Box or Bridge
FAP	Fire Alarm Pillar	SP, SL	Signal Post or Light
FB	Foot Bridge	Spr	Spring
GP	Guide Post	Tk	Tank or Track
H	Hydrant or Hydraulic	TCB	Telephone Call Box
LC	Level Crossing	TCP	Telephone Call Post
MH	Manhole	Tr	Trough
MP	Mile Post or Mooring Post	Wr Pt, Wr T	Water Point, Water Tap
MS	Mile Stone	W	Well
NTL	Normal Tidal Limit	Wd Pp	Wind Pump

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



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)

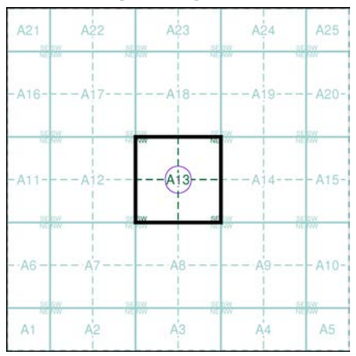
Bks	Barracks	P	Pillar, Pole or Post
Bty	Battery	PO	Post Office
Cemy	Cemetery	PC	Public Convenience
Chy	Chimney	Pp	Pump
Cis	Cistern	Ppg Sta	Pumping Station
Dismtd Rly	Dismantled Railway	PW	Place of Worship
El Gen Sta	Electricity Generating Station	Sewage Ppg Sta	Sewage Pumping Station
El P	Electricity Pole, Pillar	SB, S Br	Signal Box or Bridge
El Sub Sta	Electricity Sub Station	SP, SL	Signal Post or Light
FB	Filter Bed	Spr	Spring
Fn / D Fn	Fountain / Drinking Ftn.	Tk	Tank or Track
Gas Gov	Gas Valve Compound	Tr	Trough
GVC	Gas Governer	Wd Pp	Wind Pump
GP	Guide Post	Wr Pt, Wr T	Water Point, Water Tap
MH	Manhole	Wks	Works (building or area)
MP, MS	Mile Post or Mile Stone	W	Well

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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1893 - 1894	2
Lancashire And Furness	1:2,500	1907 - 1908	3
Lancashire And Furness	1:2,500	1922 - 1933	4
Lancashire And Furness	1:2,500	1934	5
Ordnance Survey Plan	1:1,250	1950 - 1957	6
Ordnance Survey Plan	1:2,500	1951 - 1957	7
Ordnance Survey Plan	1:1,250	1951 - 1972	8
Additional SIMs	1:1,250	1951 - 1988	9
Ordnance Survey Plan	1:2,500	1955 - 1968	10
Ordnance Survey Plan	1:1,250	1976 - 1983	11
Additional SIMs	1:1,250	1978 - 1991	12
Additional SIMs	1:1,250	1980 - 1988	13
Additional SIMs	1:1,250	1983	14
Large-Scale National Grid Data	1:1,250	1992	15
Large-Scale National Grid Data	1:1,250	1993 - 1994	16

Historical Map - Segment A13



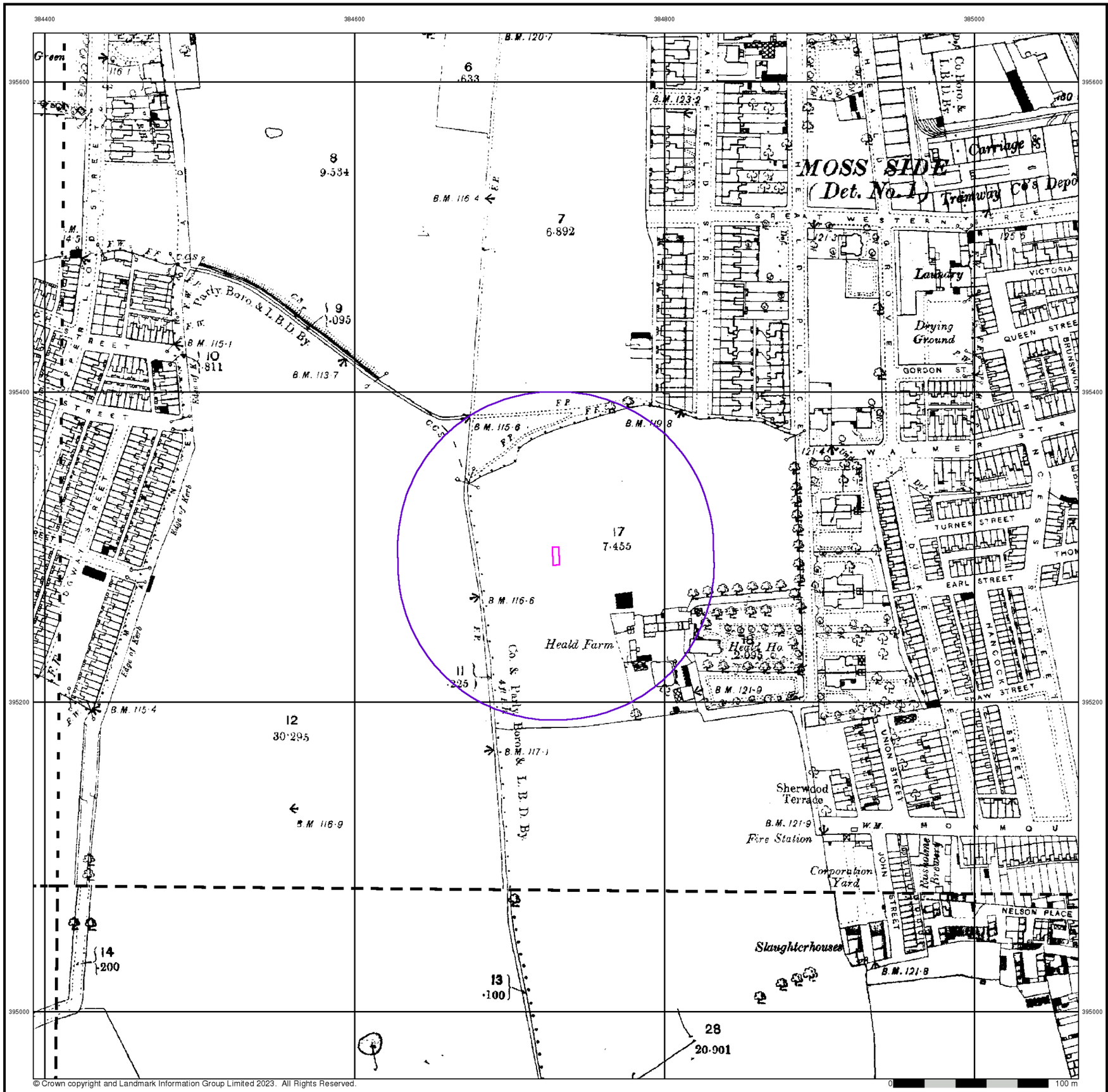
Order Details

Order Number:	327194049_1_1
Customer Ref:	ES041223
National Grid Reference:	384730, 395290
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

Site Details

64, Parkfield Street, MANCHESTER, M14 4BA

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



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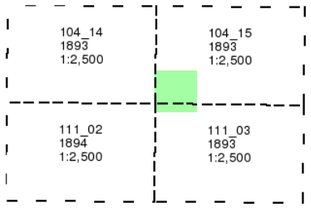
Lancashire And Furness

Published 1893 - 1894

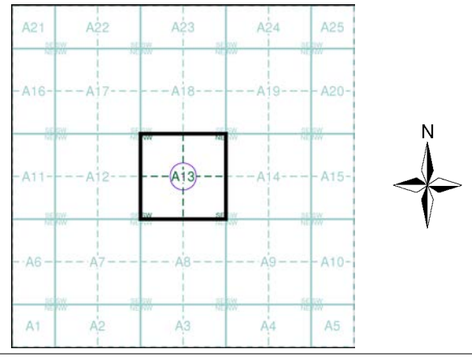
Source map scale - 1:2,500

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)



Historical Map - Segment A13



Order Details

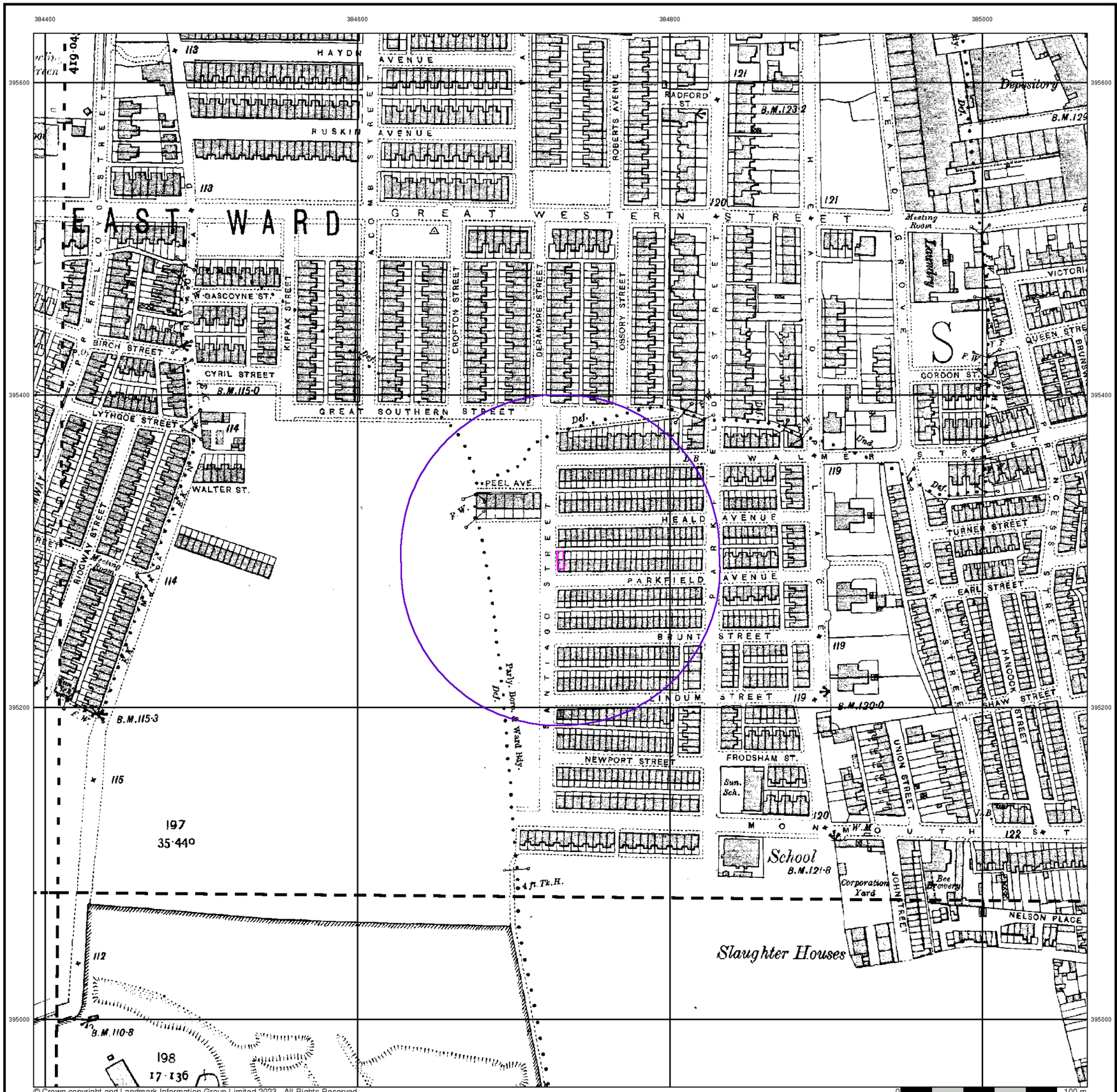
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National Grid Reference:	384730, 395290
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Search Buffer (m):	100

Site Details

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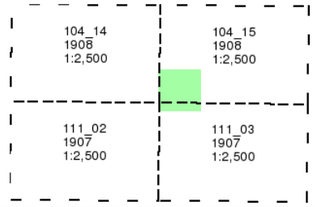
Lancashire And Furness

Published 1907 - 1908

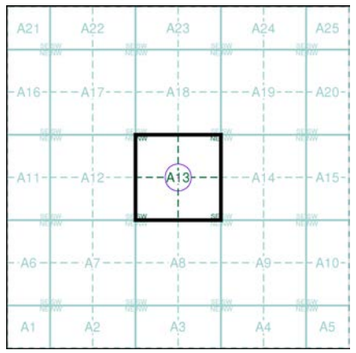
Source map scale - 1:2,500

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)



Historical Map - Segment A13

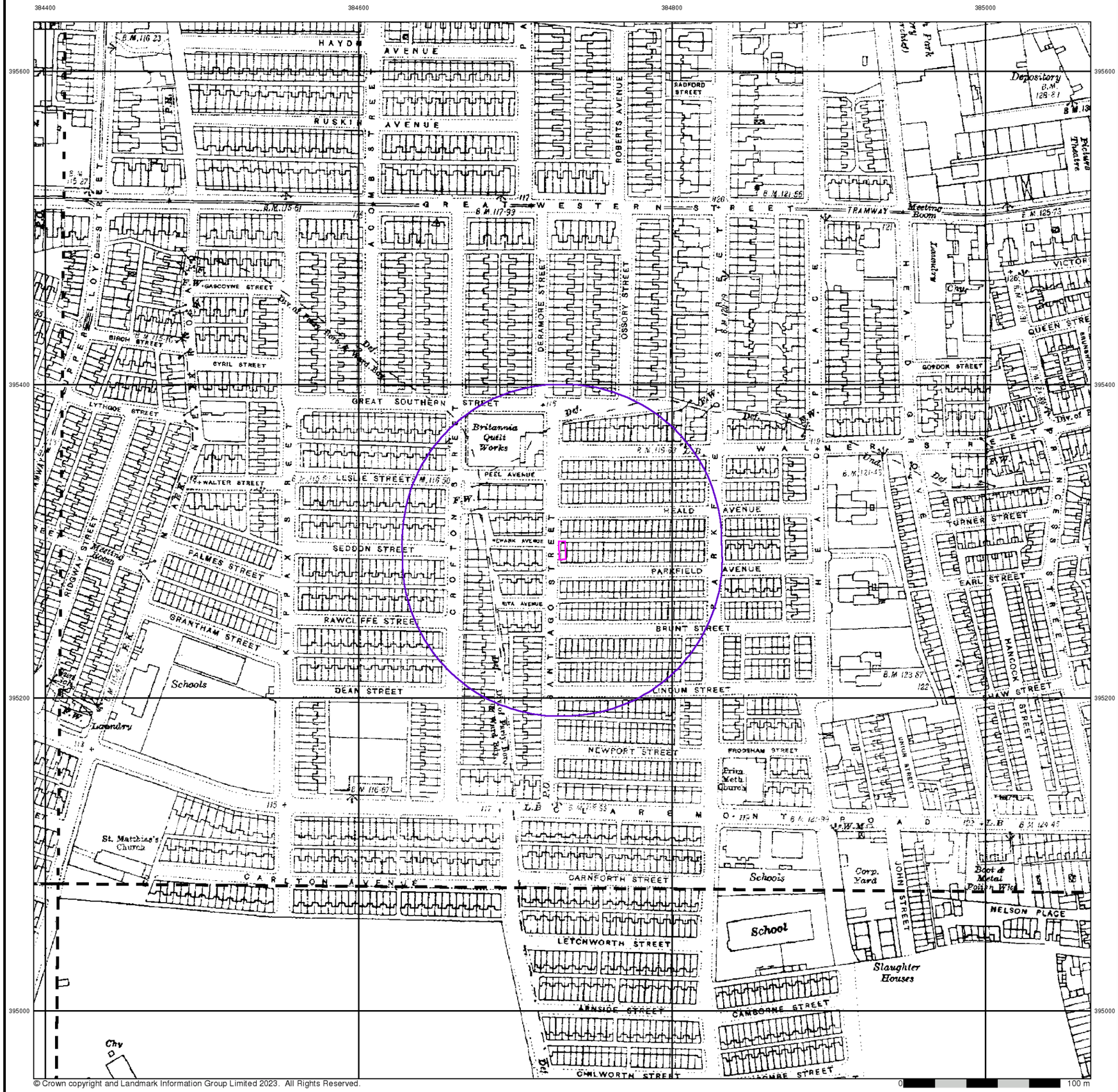


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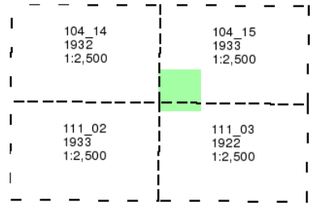
Lancashire And Furness

Published 1922 - 1933

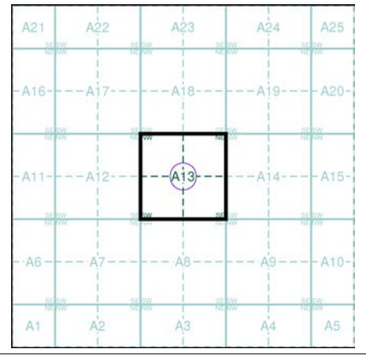
Source map scale - 1:2,500

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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

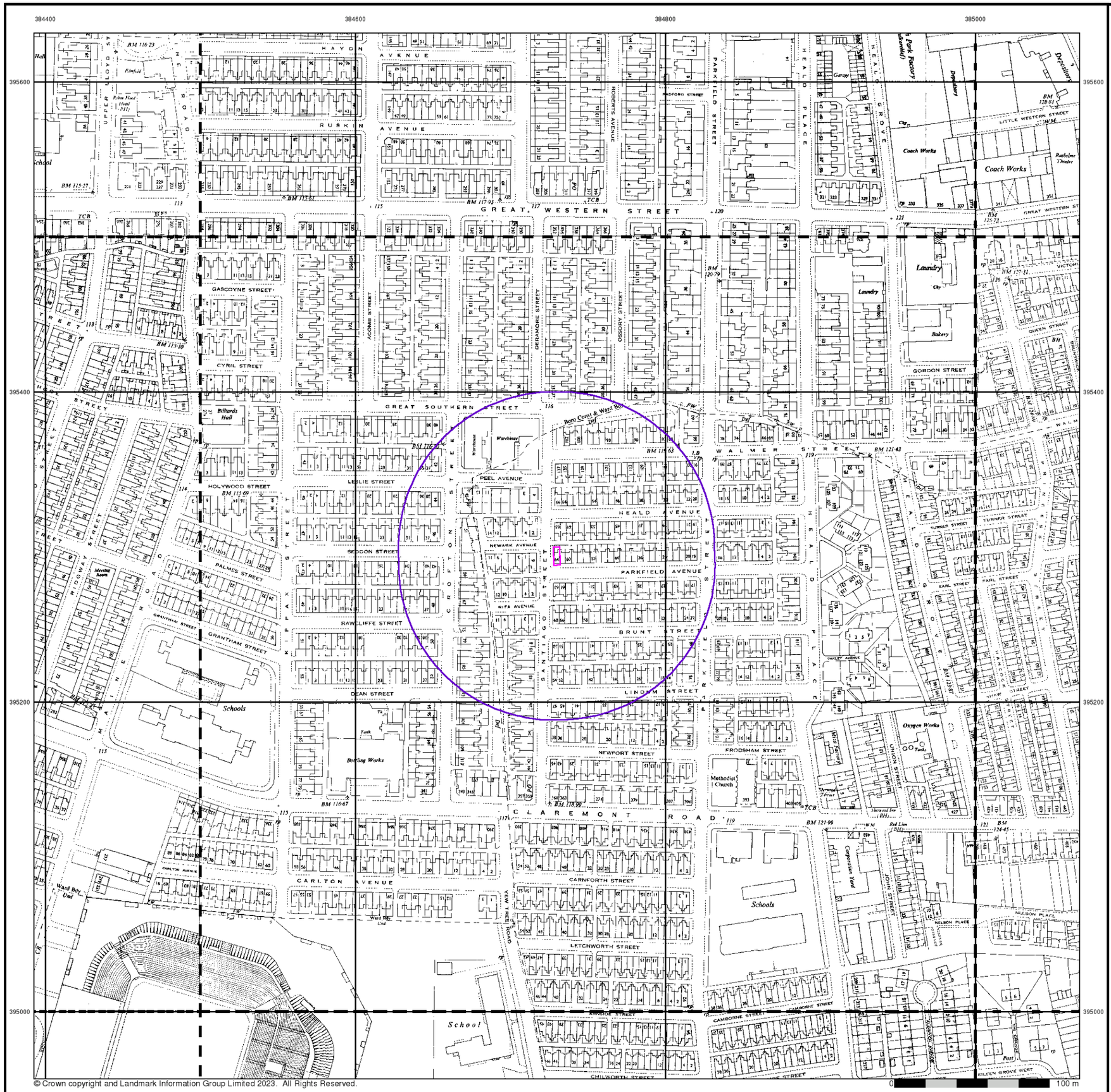
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National Grid Reference:	384730, 395290
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Site Area (Ha):	0.01
Search Buffer (m):	100

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Ordnance Survey Plan

Published 1950 - 1957

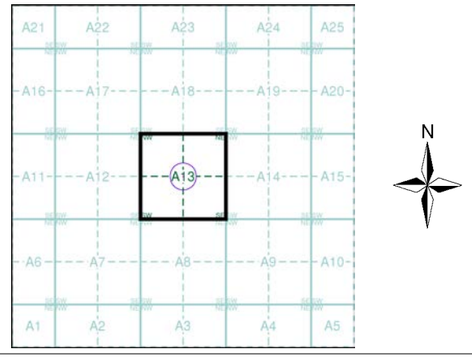
Source map scale - 1:1,250

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)

SJ8495NW 1950 1:1,250	SJ8495NE 1950 1:1,250	SJ8595NW 1951 1:1,250
SJ8495SW 1950 1:1,250	SJ8495SE 1950 1:1,250	SJ8595SW 1951 1:1,250
SJ8494NW 1951 1:1,250	SJ8494NE 1951 1:1,250	SJ8594NW 1957 1:1,250

Historical Map - Segment A13



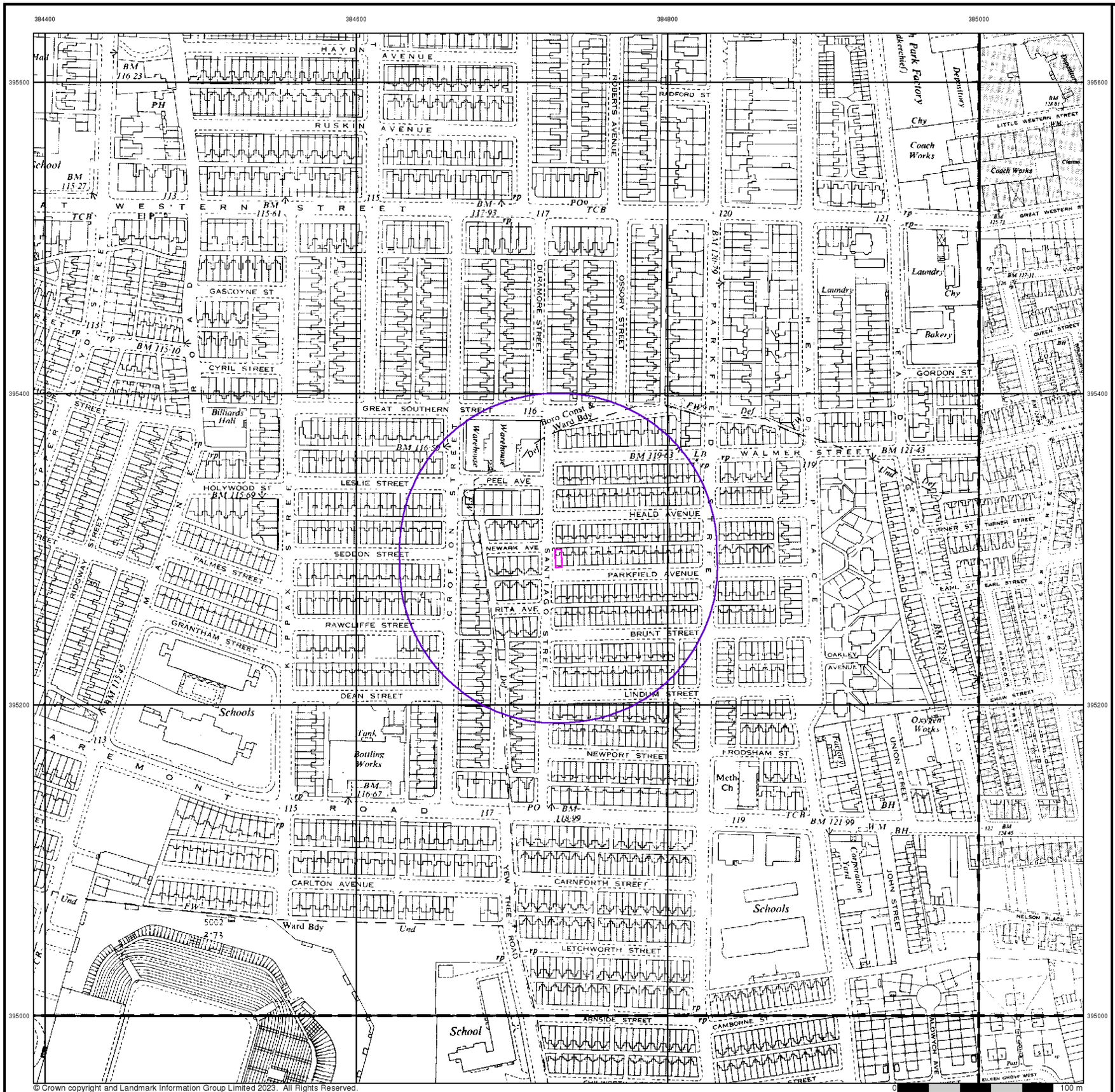
Order Details

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Site Area (Ha):	0.01
Search Buffer (m):	100

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Ordnance Survey Plan

Published 1951 - 1957

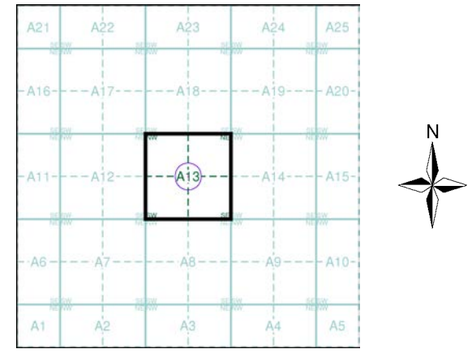
Source map scale - 1:2,500

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)

SJ8495 1951 1:2,500	SJ8595 1952 1:2,500
SJ8494 1952 1:2,500	SJ8594 1957 1:2,500

Historical Map - Segment A13



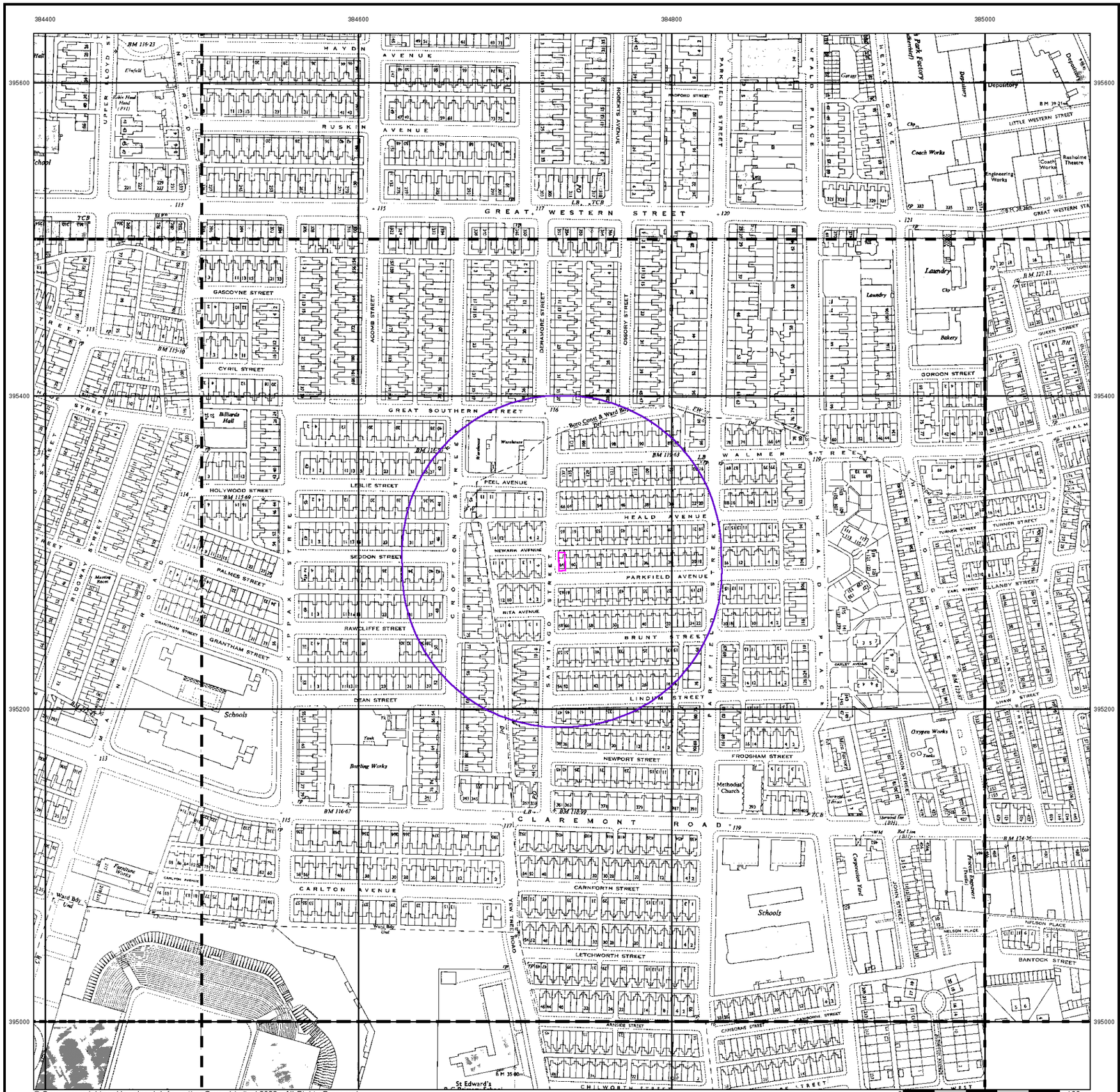
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Site Area (Ha):	0.01
Search Buffer (m):	100

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Ordnance Survey Plan

Published 1951 - 1972

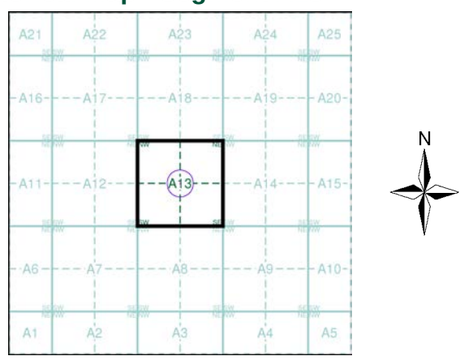
Source map scale - 1:1,250

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)

SJ8495NW 1951 1:1,250	SJ8495NE 1951 1:1,250	SJ8595NW 1970 1:1,250
SJ8495SW 1951 1:1,250	SJ8495SE 1951 1:1,250	SJ8595SW 1961 1:1,250
SJ8494NW 1972 1:1,250	SJ8494NE 1972 1:1,250	

Historical Map - Segment A13



Order Details

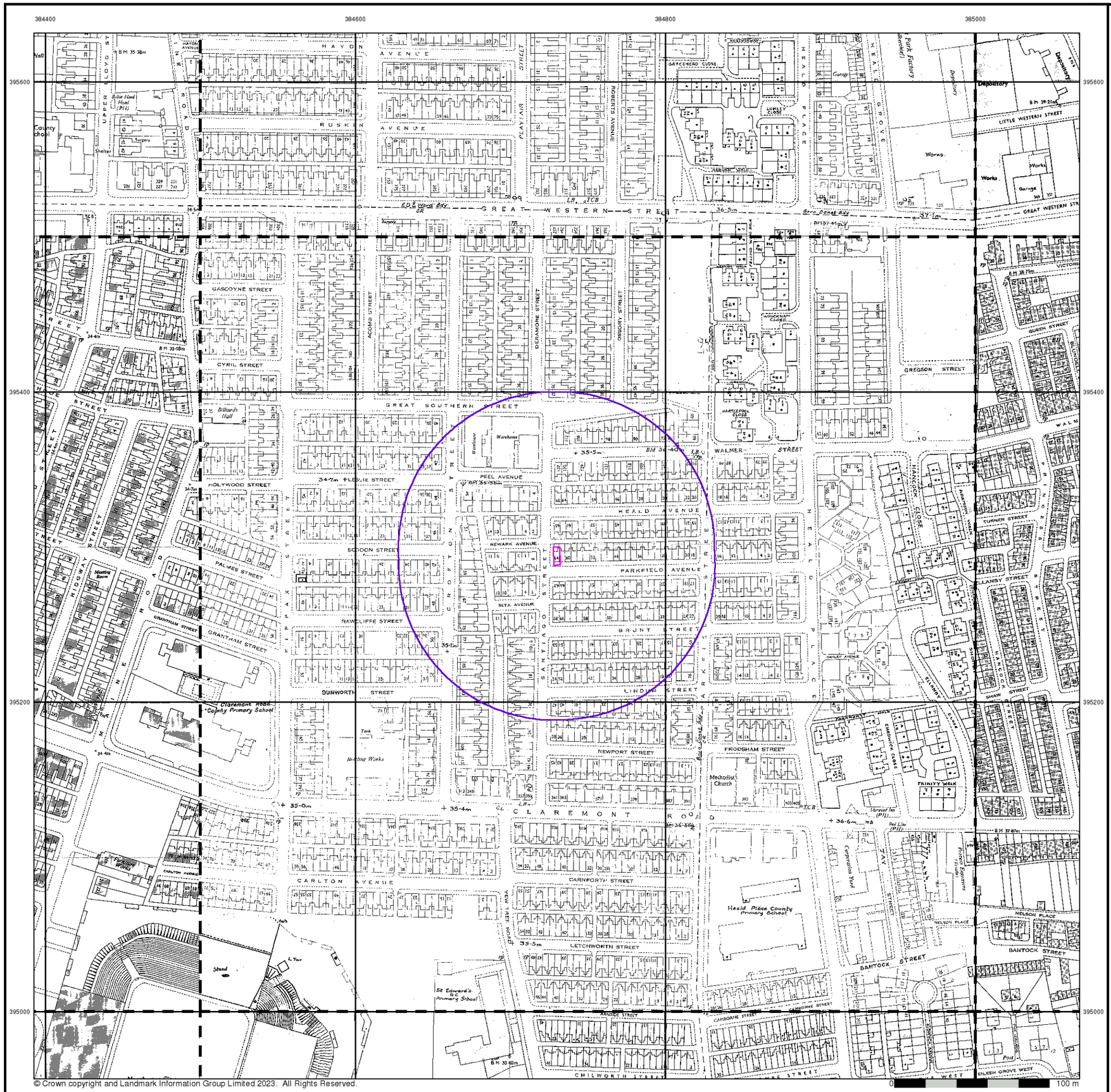
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Additional SIMs

Published 1951 - 1988

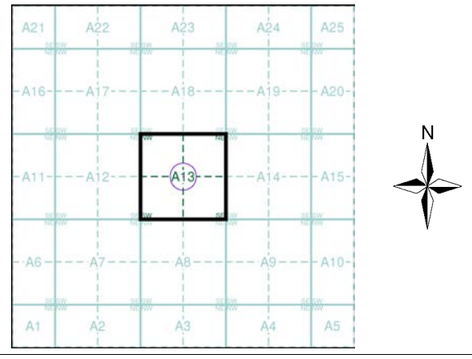
Source map scale - 1:1,250

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)



Historical Map - Segment A13



Order Details

Order Number:	327194049_1_1
Customer Ref:	ES041223
National Grid Reference:	384730, 395290
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	100

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Ordnance Survey Plan

Published 1955 - 1968

Source map scale - 1:2,500

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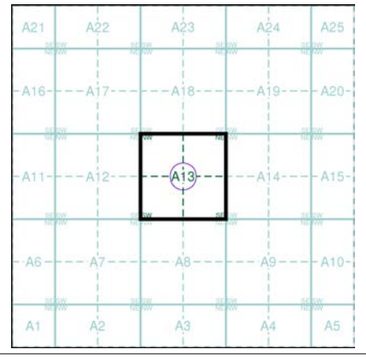
Map Name(s) and Date(s)

SJ8495
1955
1:2,500

SJ8494
1968
1:2,500

SJ8594
1968
1:2,500

Historical Map - Segment A13



Order Details

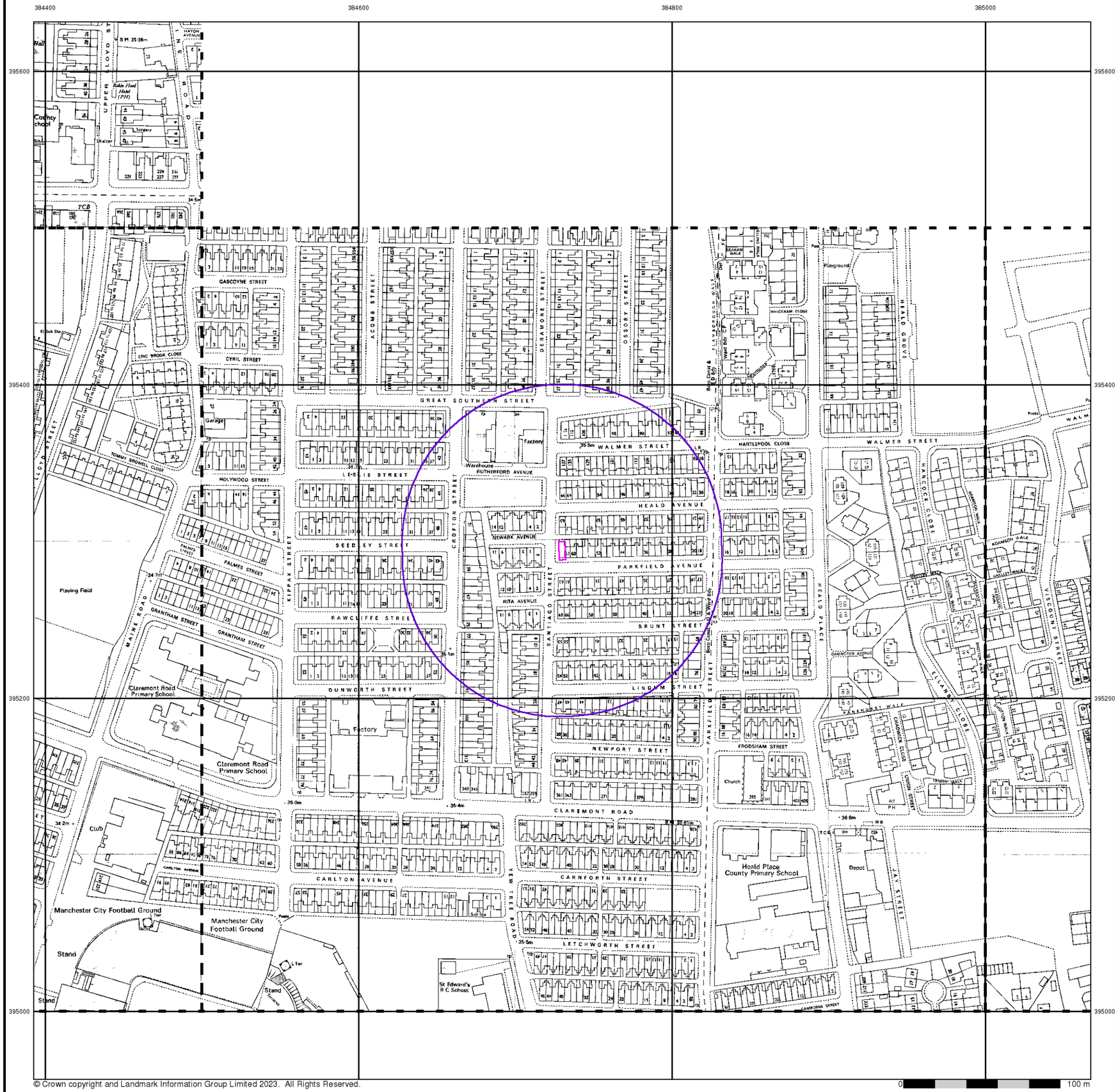
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Search Buffer (m):	100

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Ordnance Survey Plan

Published 1976 - 1983

Source map scale - 1:1,250

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Map Name(s) and Date(s)

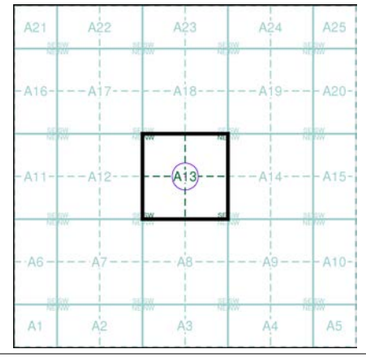
SJ8495NW
1976
1:1,250

SJ8495SW
1982
1:1,250

SJ8495SE
1982
1:1,250

SJ8595SW
1983
1:1,250

Historical Map - Segment A13



Order Details

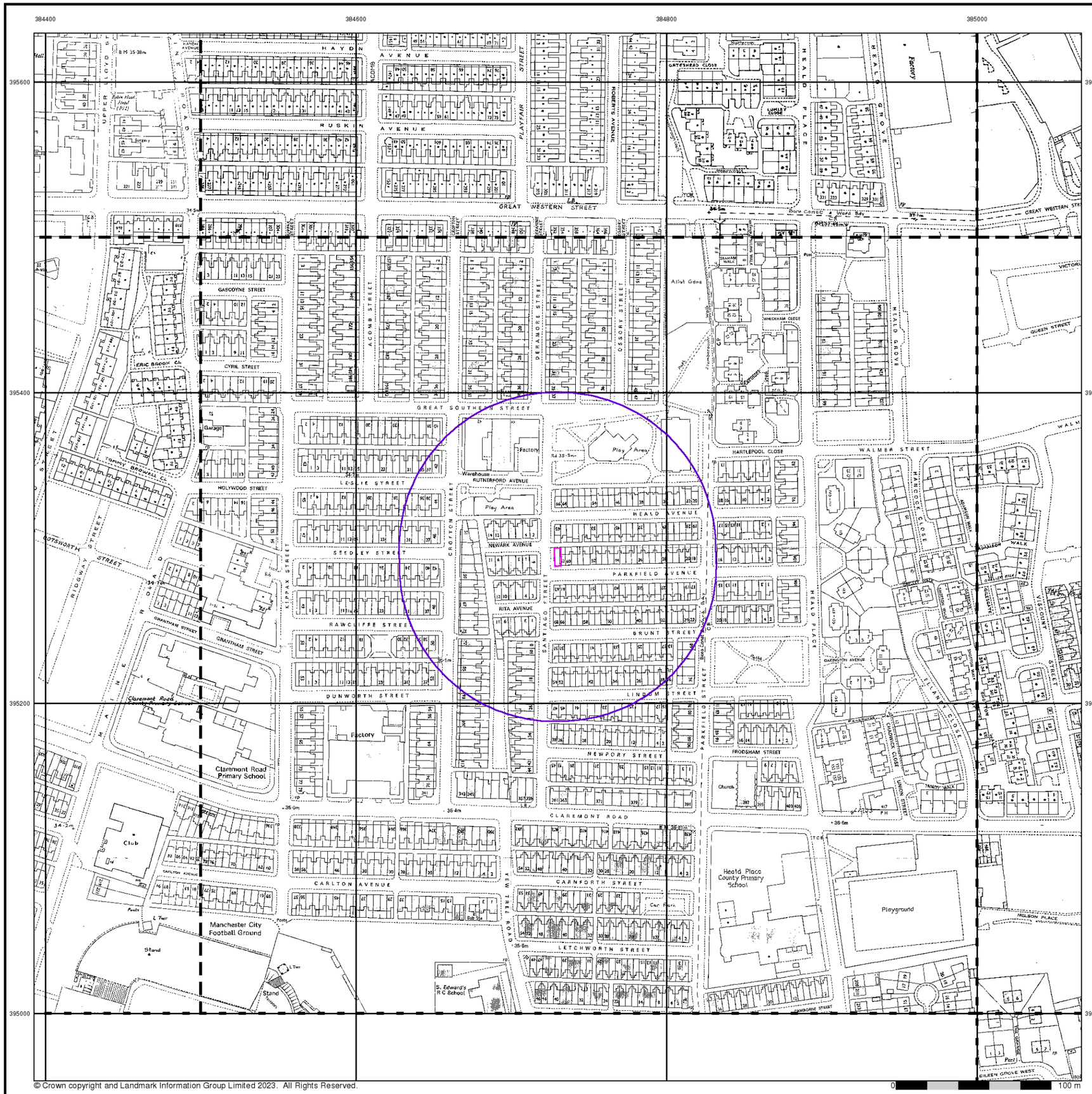
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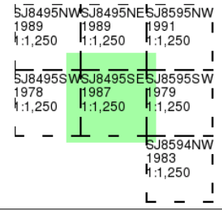
Additional SIMs

Published 1978 - 1991

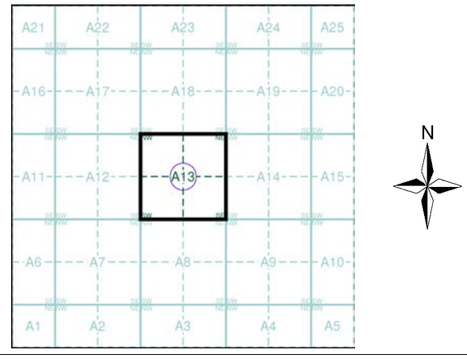
Source map scale - 1:1,250

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Map Name(s) and Date(s)



Historical Map - Segment A13



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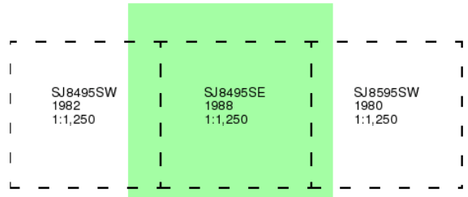
Additional SIMs

Published 1980 - 1988

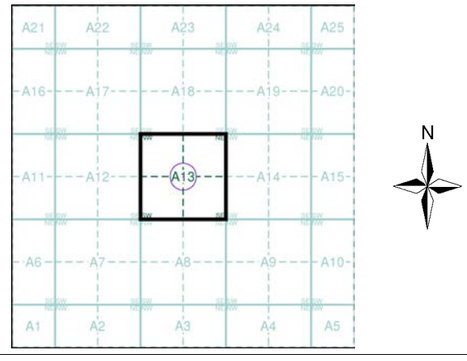
Source map scale - 1:1,250

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Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

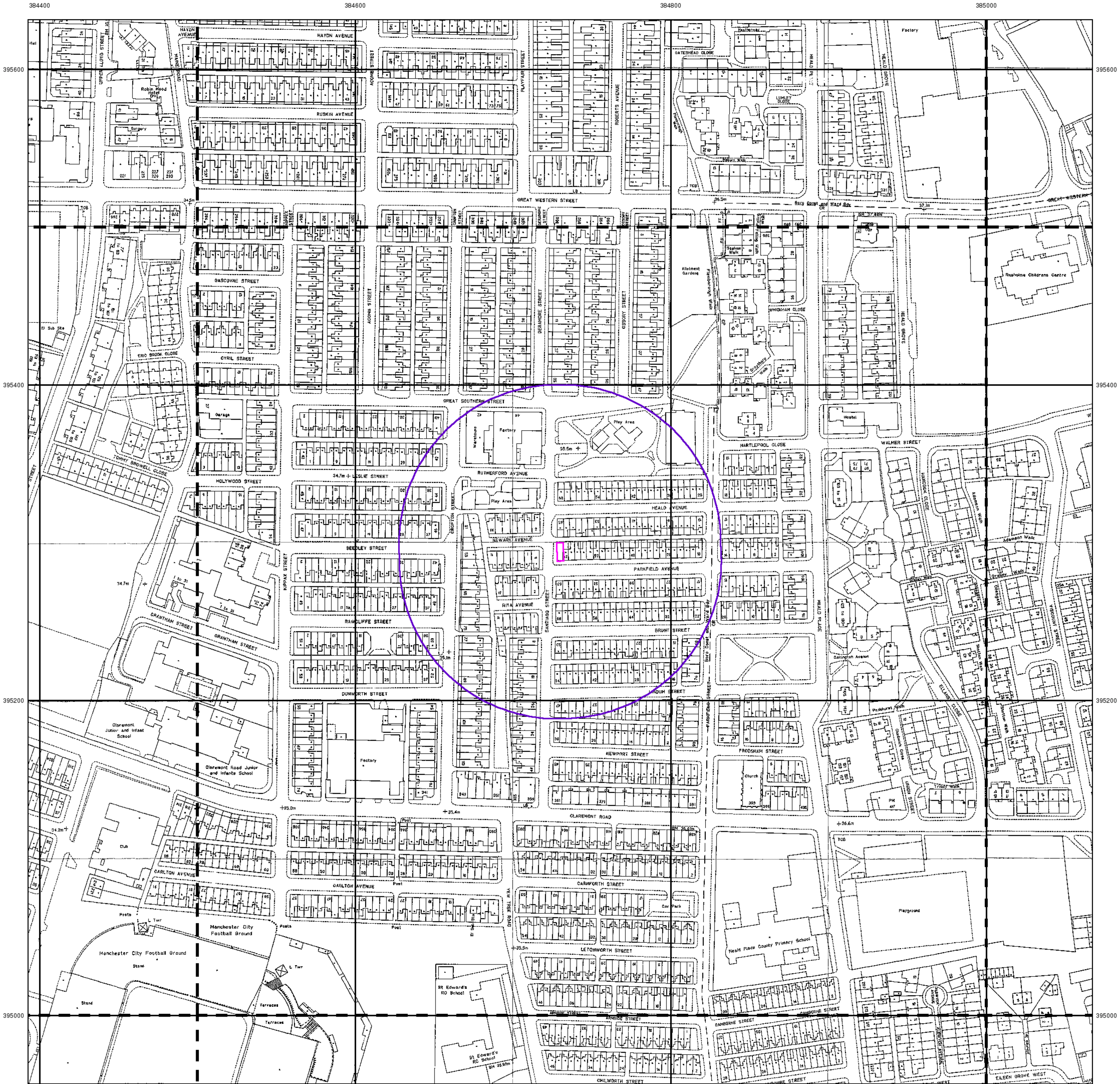
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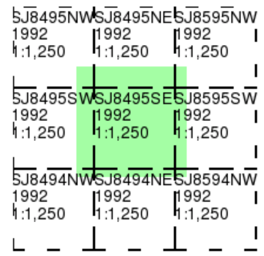
Large-Scale National Grid Data

Published 1992

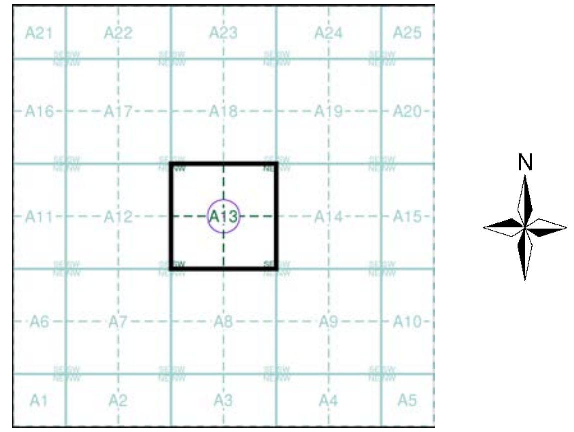
Source map scale - 1:1,250

'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)



Historical Map - Segment A13



Order Details

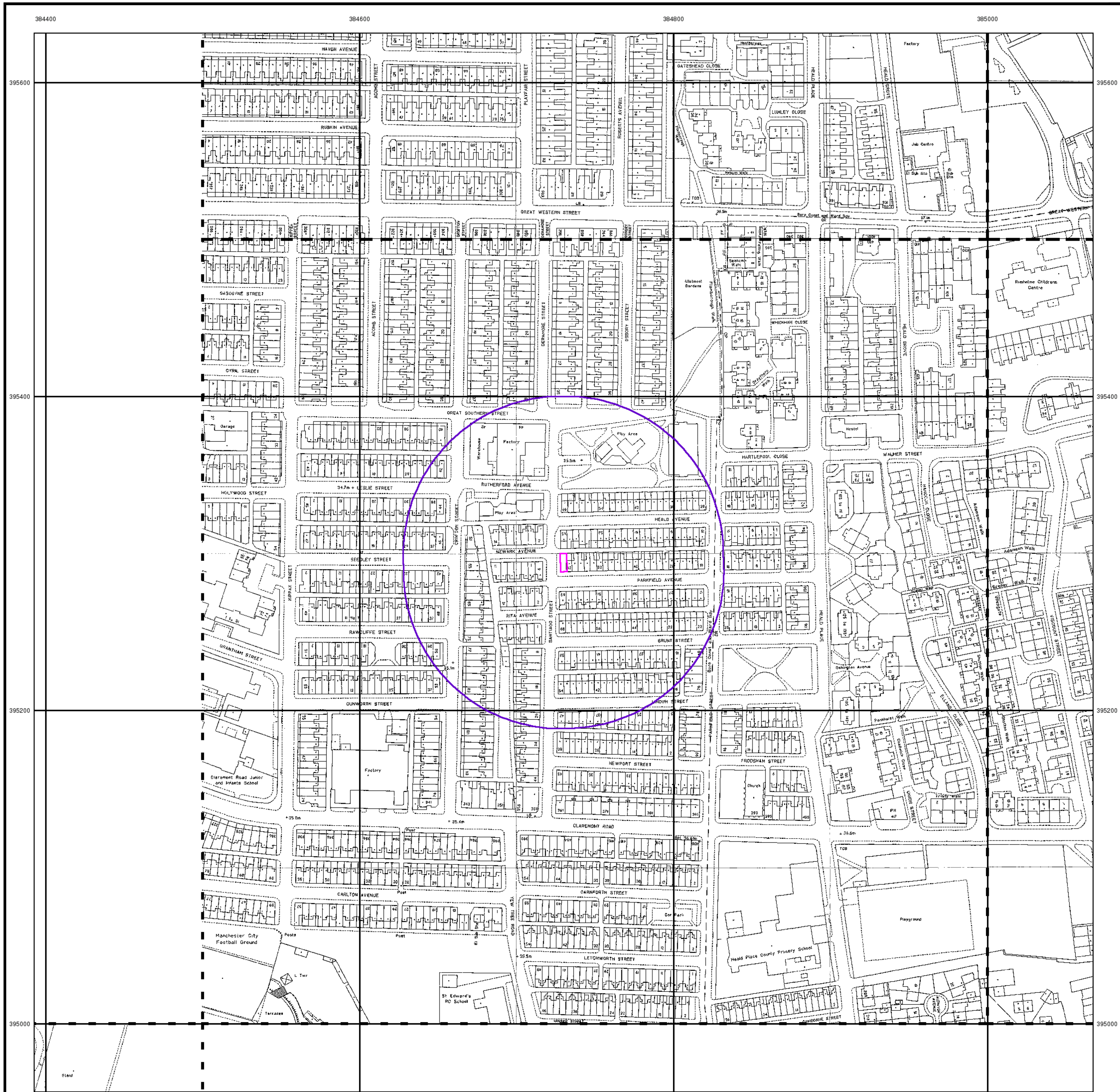
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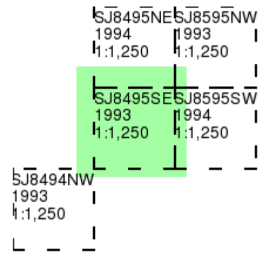
Large-Scale National Grid Data

Published 1993 - 1994

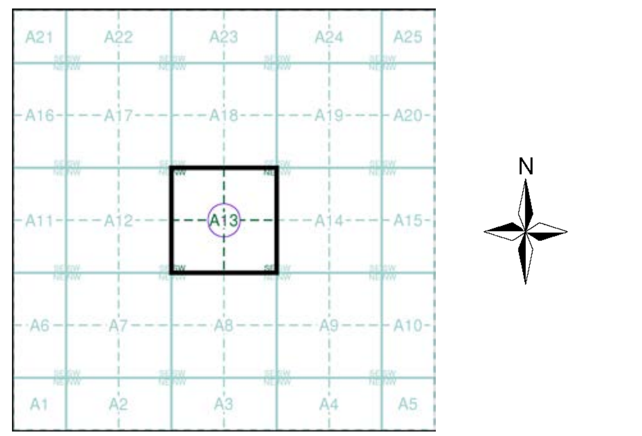
Source map scale - 1:1,250

'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



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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
·285 Surface Level
Sketched Contour
Instrumental Contour
Main Roads
Fenced
Un-Fenced
Minor Roads
Fenced
Un-Fenced
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
Co. Boro. Bdy. County Borough Boundary (England)
Co. Burgh Bdy. County Burgh Boundary (Scotland)
R.D. Bdy. 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
Coppice
Bracken
Heath
Rough Grassland
Marsh
Reeds
Saltings
Building
Direction of Flow of Water
Shingle
Sand
Glasshouse
Pylon
Pylon
Electricity Transmission Line
Sloping Masonry
Cutting
Embankment
Standard Gauge Multiple Track
Road Under
Road Over
Level Crossing
Foot Bridge
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
Shown only when not coincident with other boundaries
Civil Parish
Shown alternately when coincidence of boundaries occurs

BP, BS	Boundary Post or Stone	Pol Sta	Police Station
Ch	Church	PO	Post Office
CH	Club House	PC	Public Convenience
F E Sta	Fire Engine Station	PH	Public House
FB	Foot Bridge	SB	Signal Box
Fn	Fountain	Spr	Spring
GP	Guide Post	TCB	Telephone Call Box
MP	Mile Post	TCP	Telephone Call Post
MS	Mile Stone	W	Well

1:10,000 Raster Mapping

Gravel Pit
Refuse tip or slag heap
Rock
Rock (scattered)
Boulders
Boulders (scattered)
Shingle
Mud
Mud
Sand
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
MHW(S) Mean high water (springs)
MLW(S) Mean low water (springs)
Telephone line (where shown)
Electricity transmission line (with poles)
BM 123.45 m 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

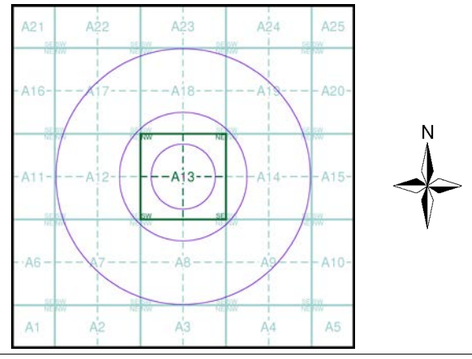
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Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:10,560	1848	2
Cheshire	1:10,560	1882	3
Lancashire And Furness	1:10,560	1894 - 1896	4
Lancashire And Furness	1:10,560	1908 - 1909	5
Lancashire And Furness	1:10,560	1923	6
Lancashire And Furness	1:10,560	1932 - 1934	7
Lancashire And Furness	1:10,560	1938	8
Ordnance Survey Plan	1:10,000	1955 - 1956	9
Ordnance Survey Plan	1:10,000	1965 - 1968	10
Ordnance Survey Plan	1:10,000	1972 - 1976	11
Ordnance Survey Plan	1:10,000	1980 - 1985	12
Ordnance Survey Plan	1:10,000	1985 - 1989	13
Ordnance Survey Plan	1:10,000	1989	14
Ordnance Survey Plan	1:10,000	1990 - 1994	15
10K Raster Mapping	1:10,000	1999	16
Street View	Variable		17

Historical Map - Slice A



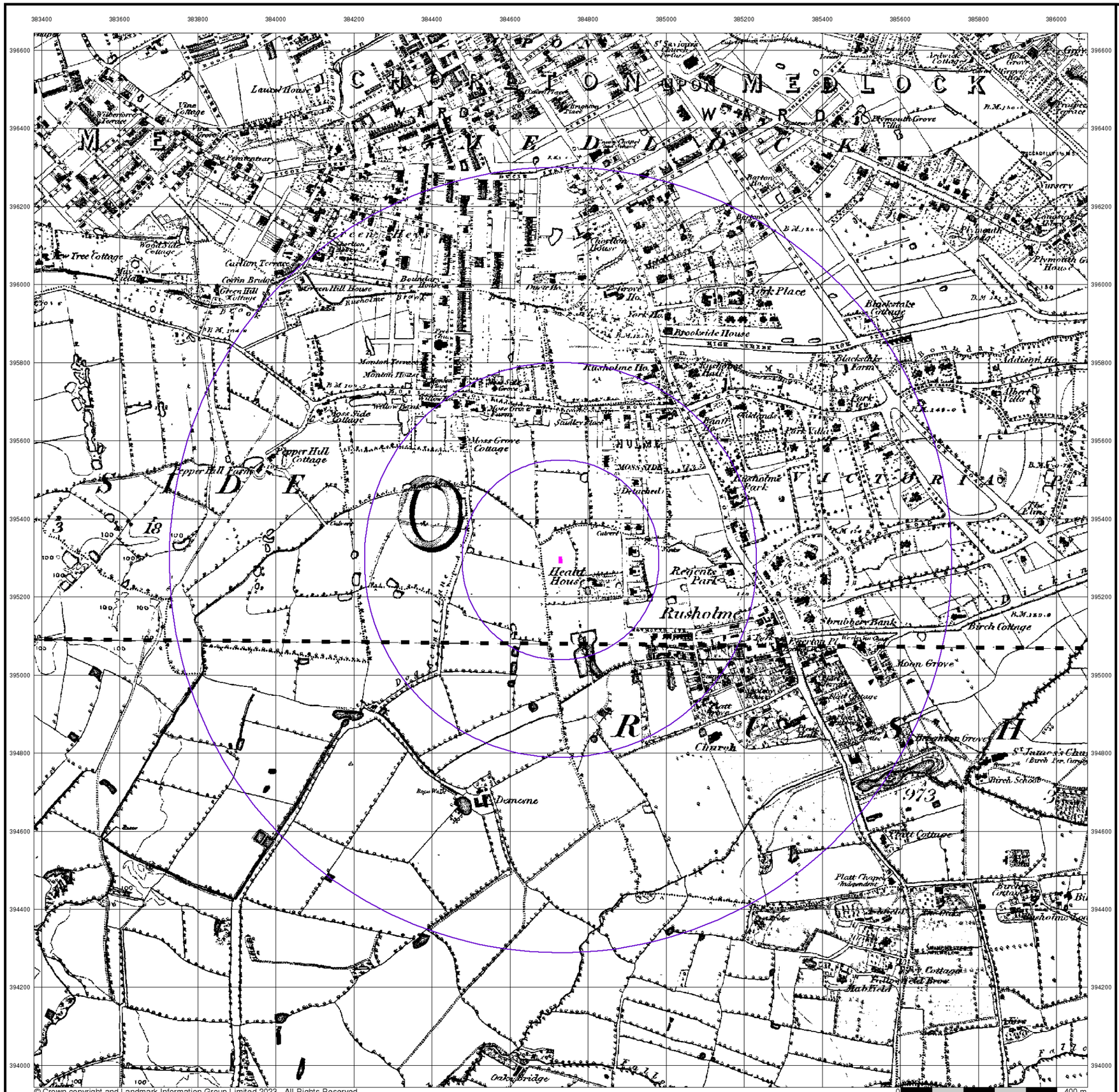
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Search Buffer (m): 1000

Site Details

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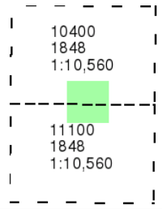
Lancashire And Furness

Published 1848

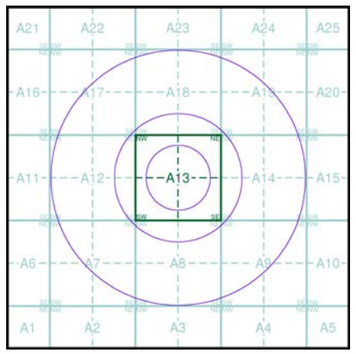
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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

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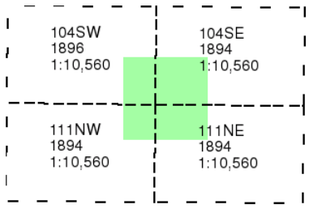
Lancashire And Furness

Published 1894 - 1896

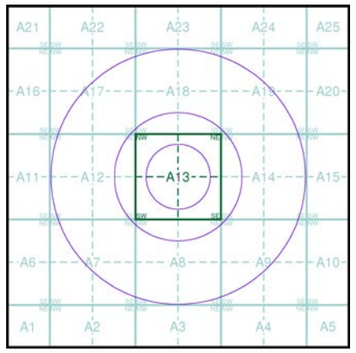
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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

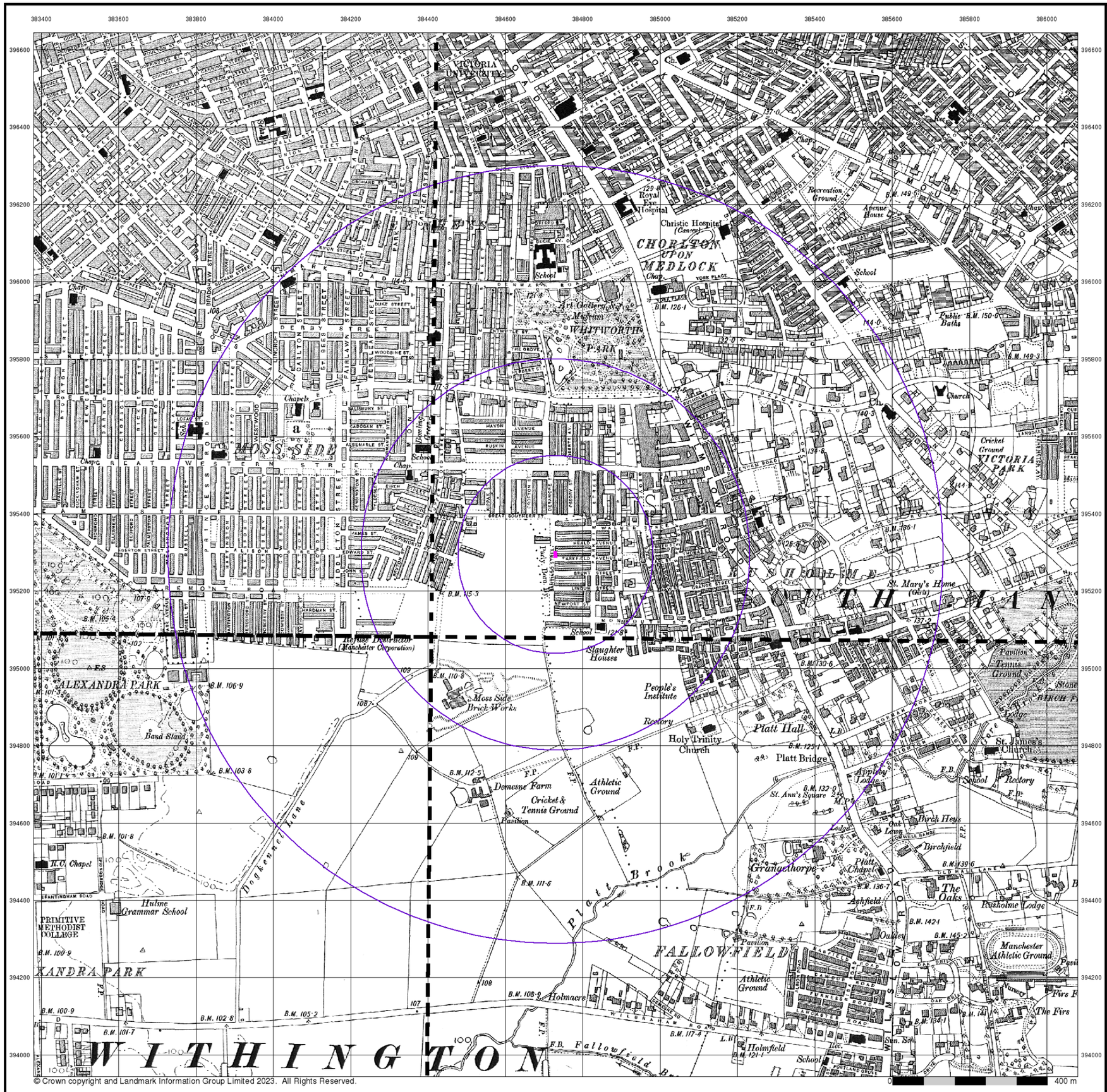
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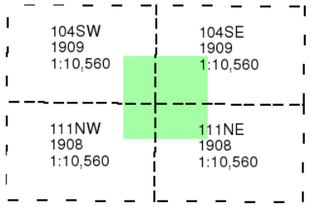
Lancashire And Furness

Published 1908 - 1909

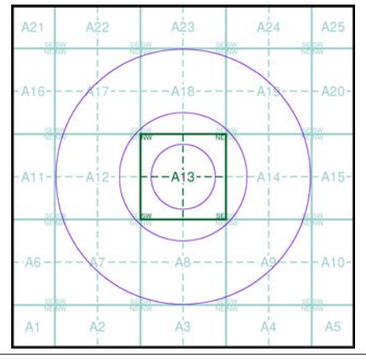
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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

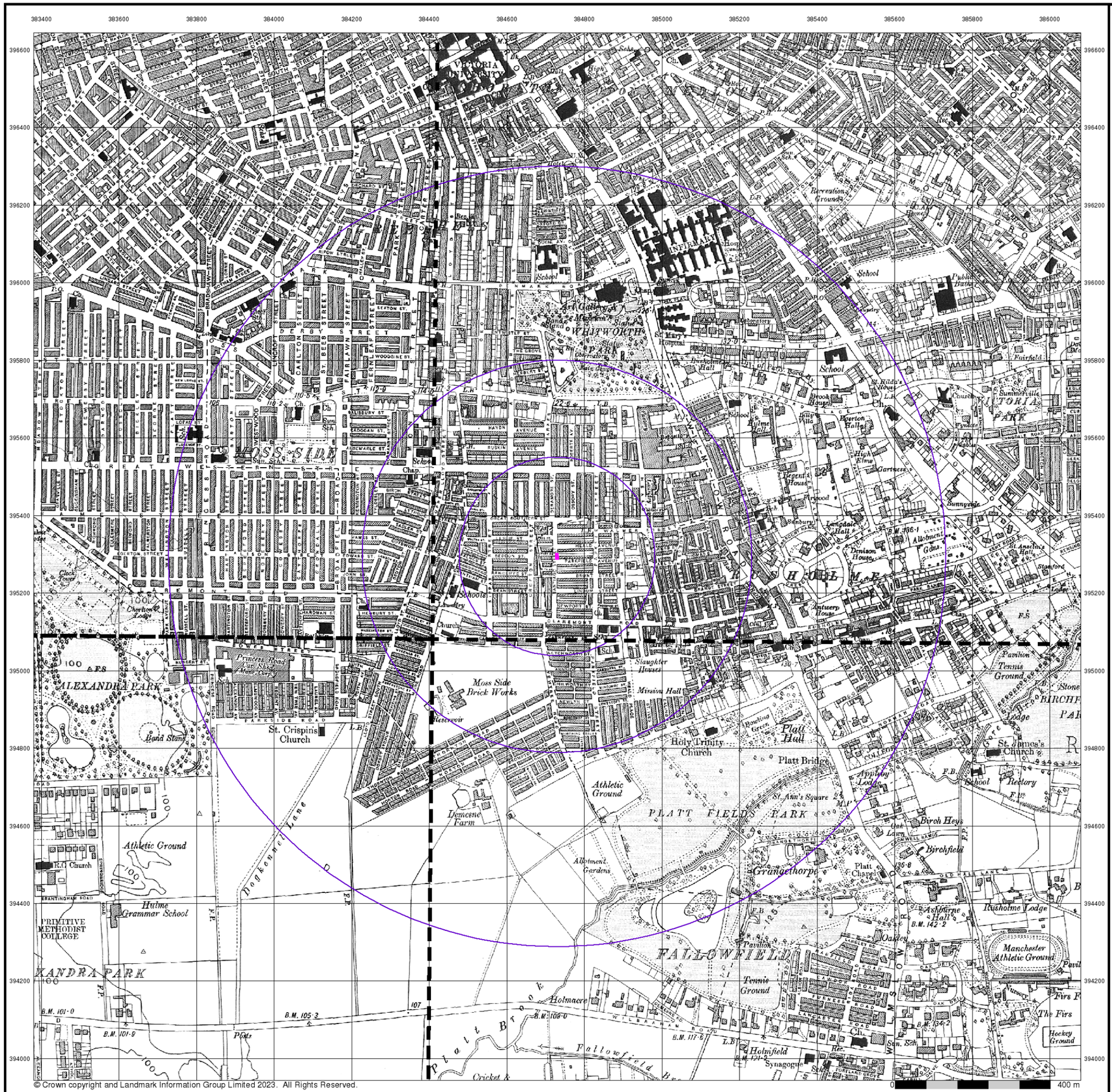
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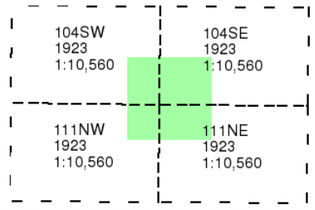
Lancashire And Furness

Published 1923

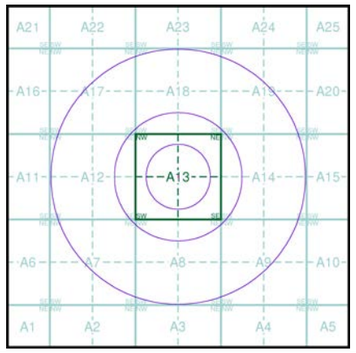
Source map scale - 1:10,560

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Map Name(s) and Date(s)



Historical Map - Slice A



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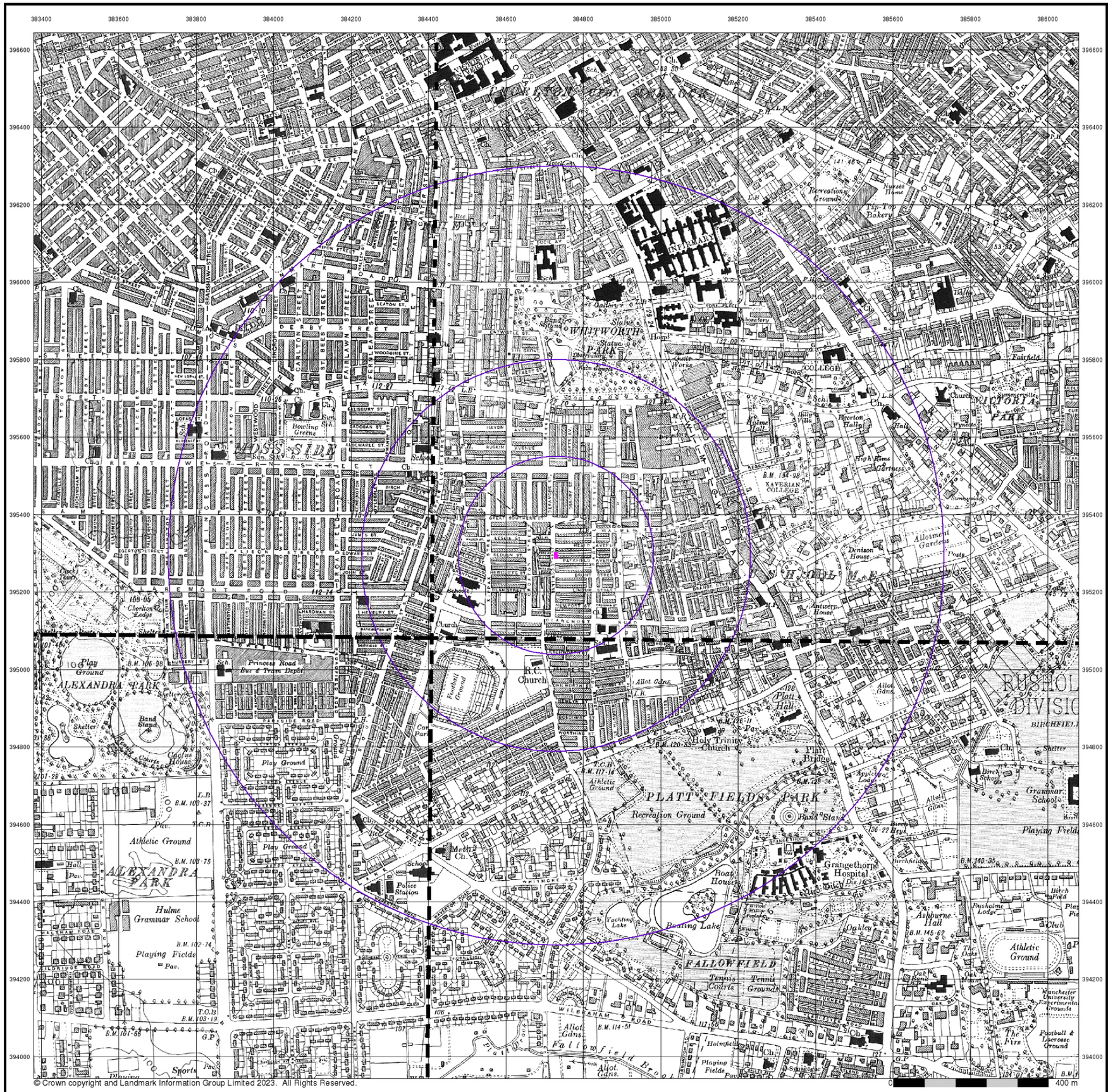
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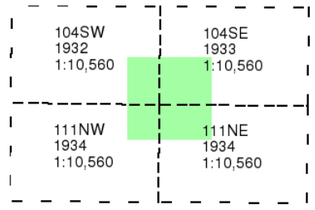
Lancashire And Furness

Published 1932 - 1934

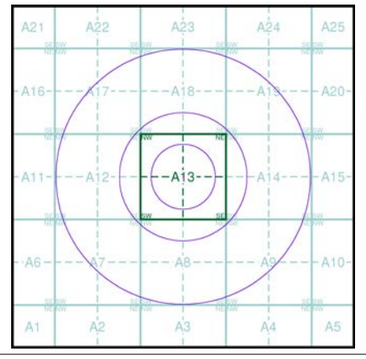
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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

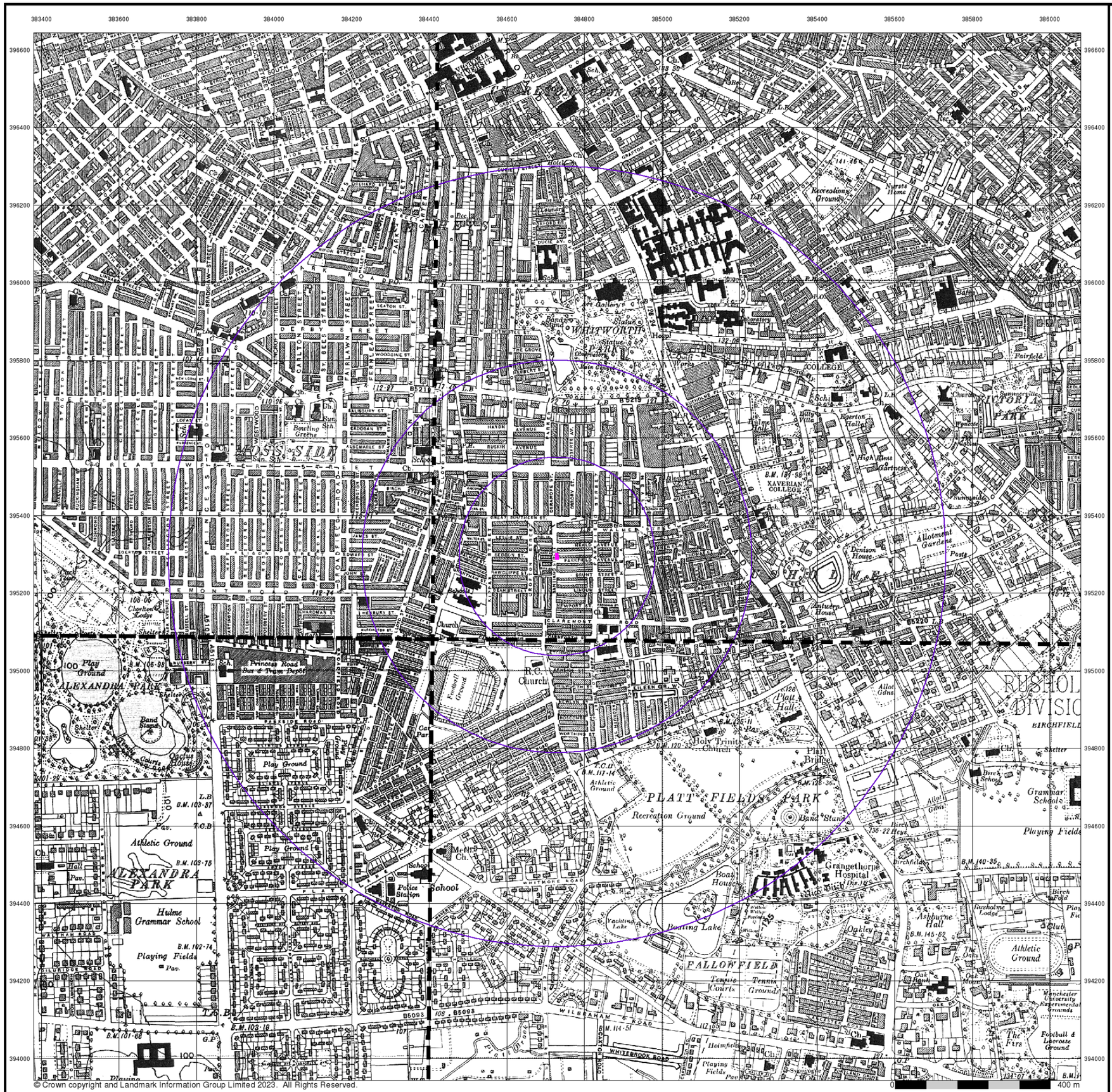
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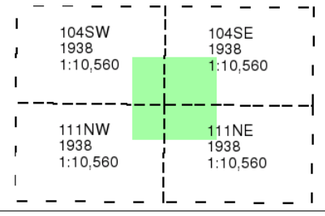
Lancashire And Furness

Published 1938

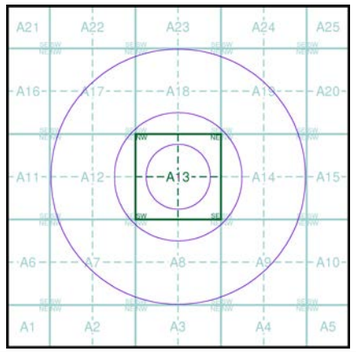
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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

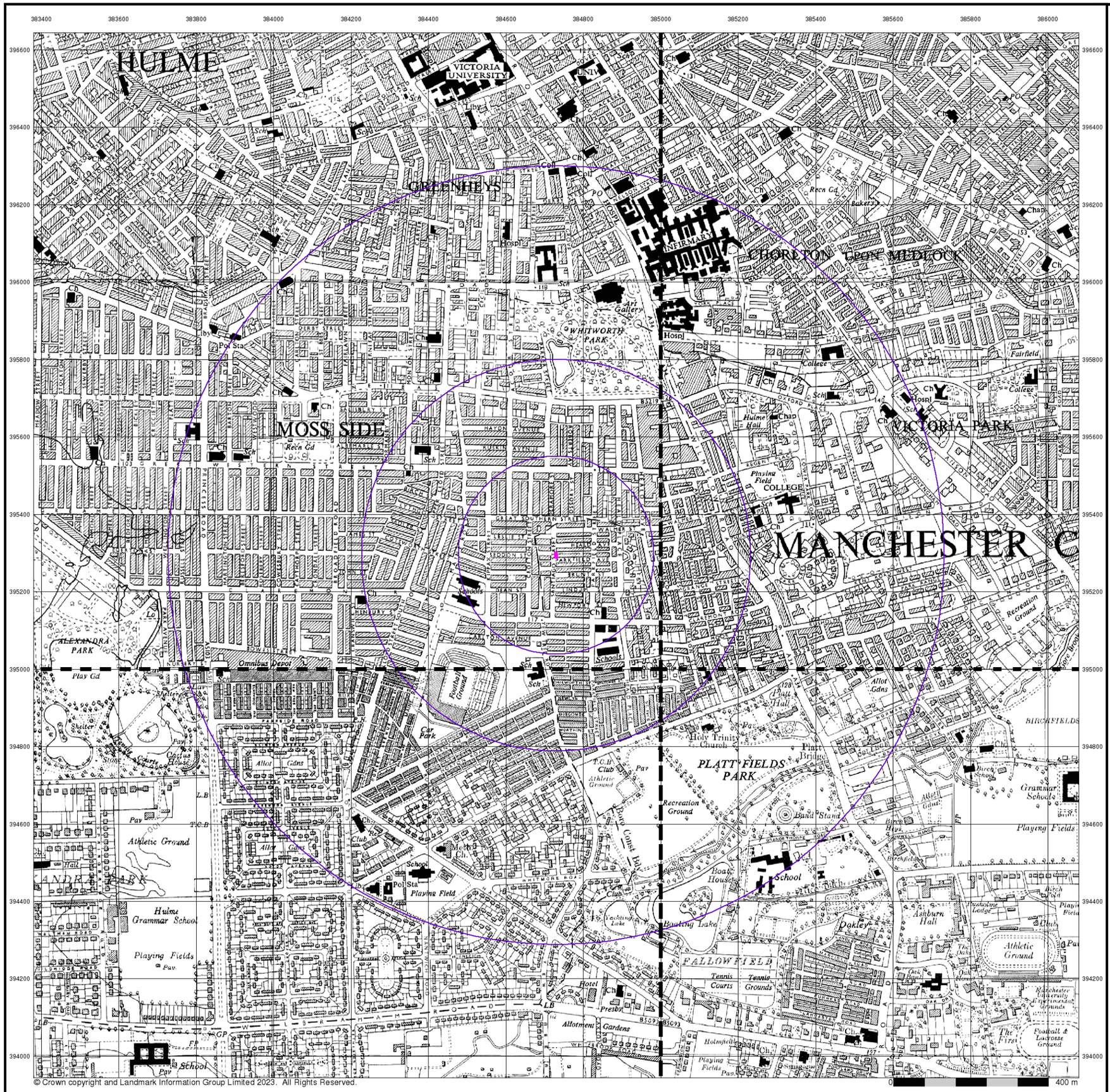
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Ordnance Survey Plan

Published 1955 - 1956

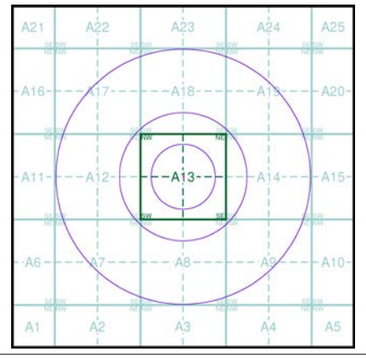
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Map Name(s) and Date(s)

SJ89NW 1956 1:10,560	SJ89NE 1956 1:10,560
SJ89SW 1955 1:10,560	SJ89SE 1955 1:10,560

Historical Map - Slice A



Order Details

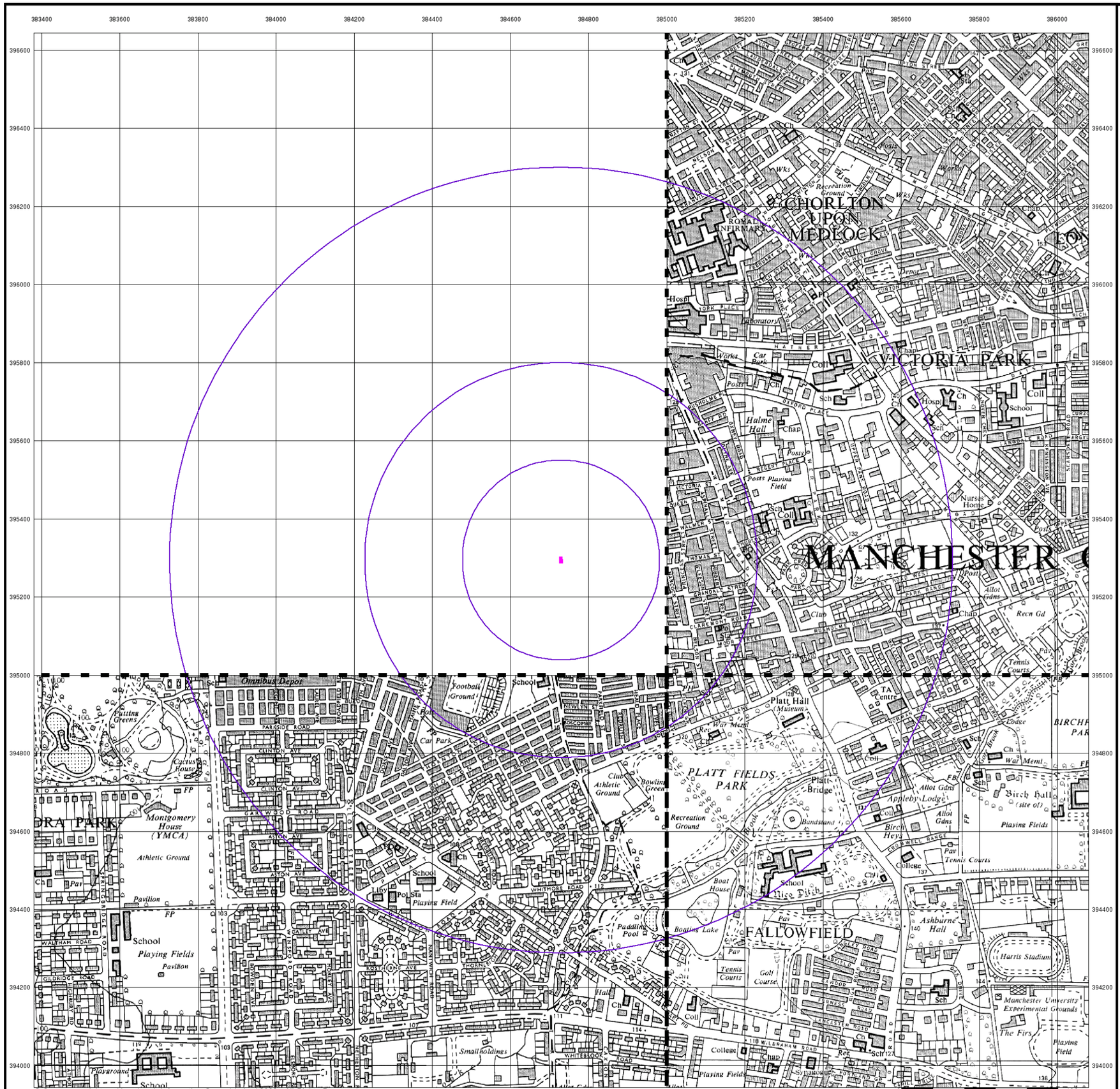
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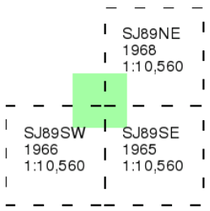
Ordnance Survey Plan

Published 1965 - 1968

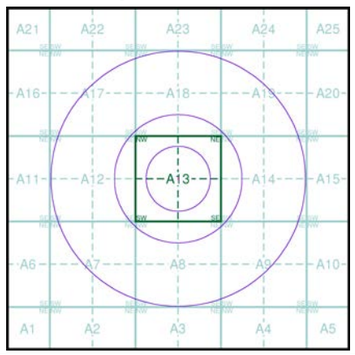
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Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

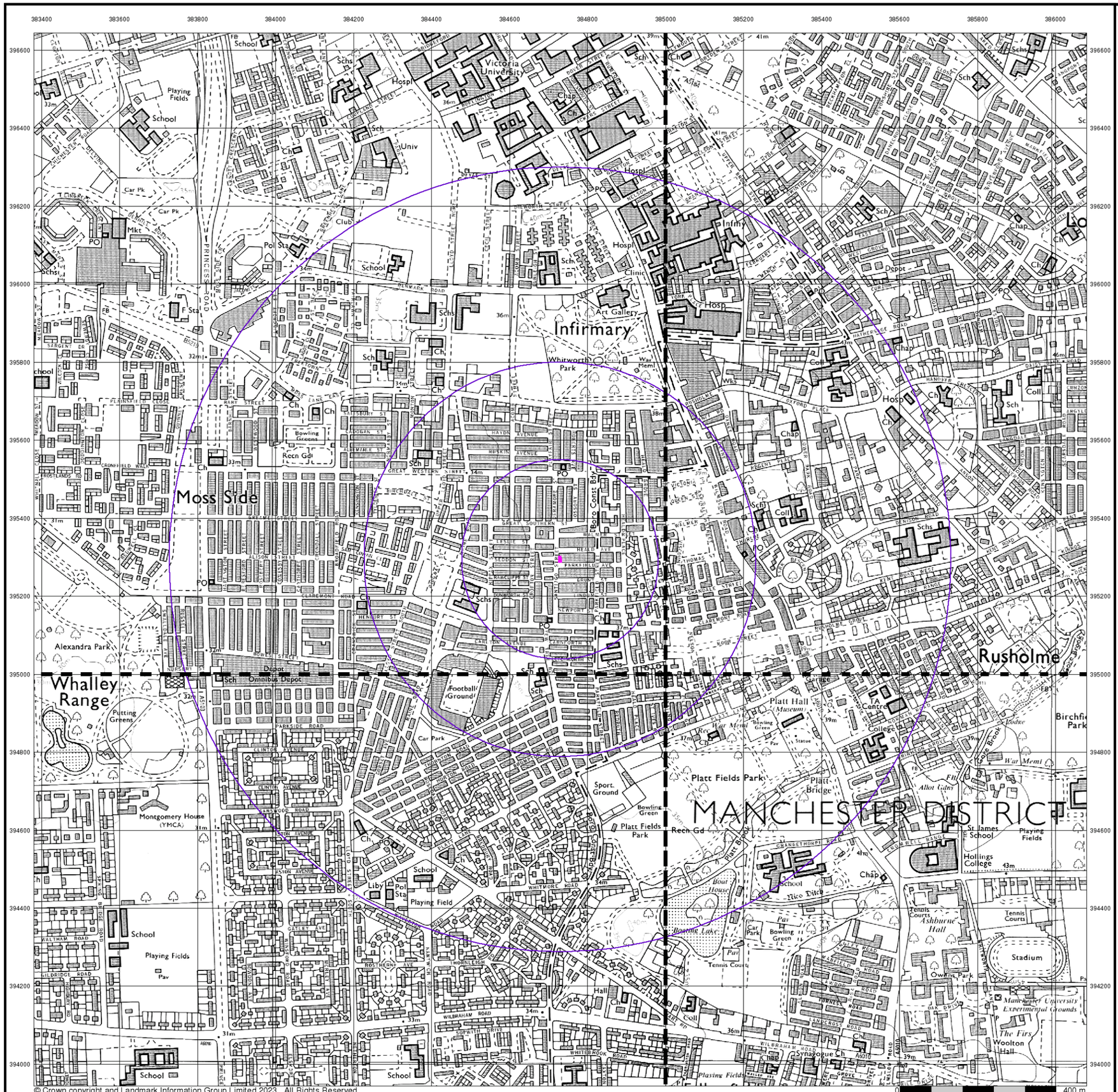
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Ordnance Survey Plan

Published 1980 - 1985

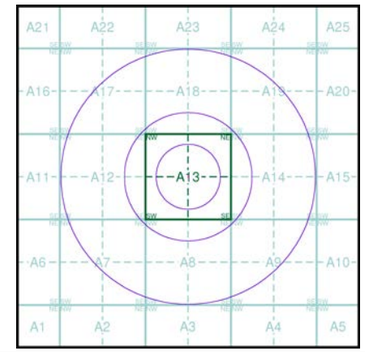
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Map Name(s) and Date(s)

SJ89NW 1980 1:10,000	SJ89NE 1981 1:10,000
SJ89SW 1981 1:10,000	SJ89SE 1985 1:10,000

Historical Map - Slice A



Order Details

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Ordnance Survey Plan

Published 1985 - 1989

Source map scale - 1:10,000

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.

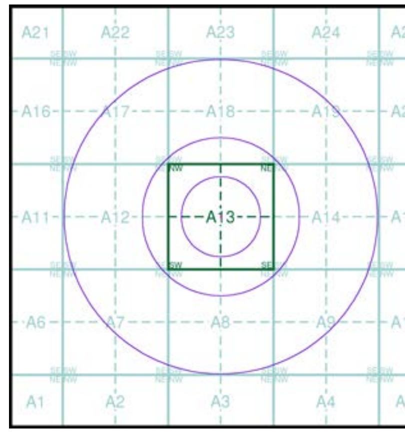
Map Name(s) and Date(s)

SJ89NW 1985 1:10,000

SJ89NE 1987 1:10,000

SJ89SW 1989 1:10,000

Historical Map - Slice A



N

Order Details

Order Number:	327194049_1_1
Customer Ref:	ES041223
National Grid Reference:	384730, 395290
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

64, Parkfield Street, MANCHESTER, M14 4BA

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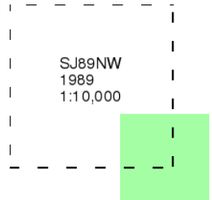
Ordnance Survey Plan

Published 1989

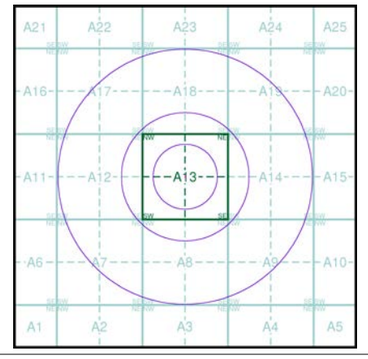
Source map scale - 1:10,000

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:	327194049_1_1
Customer Ref:	ES041223
National Grid Reference:	384730, 395290
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

64, Parkfield Street, MANCHESTER, M14 4BA

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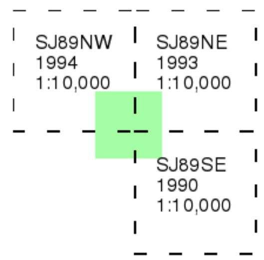
Ordnance Survey Plan

Published 1990 - 1994

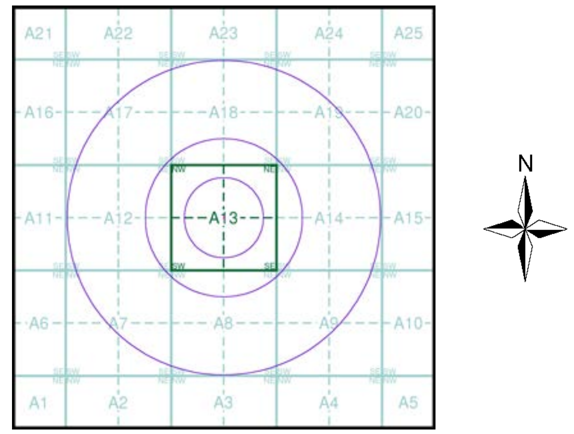
Source map scale - 1:10,000

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

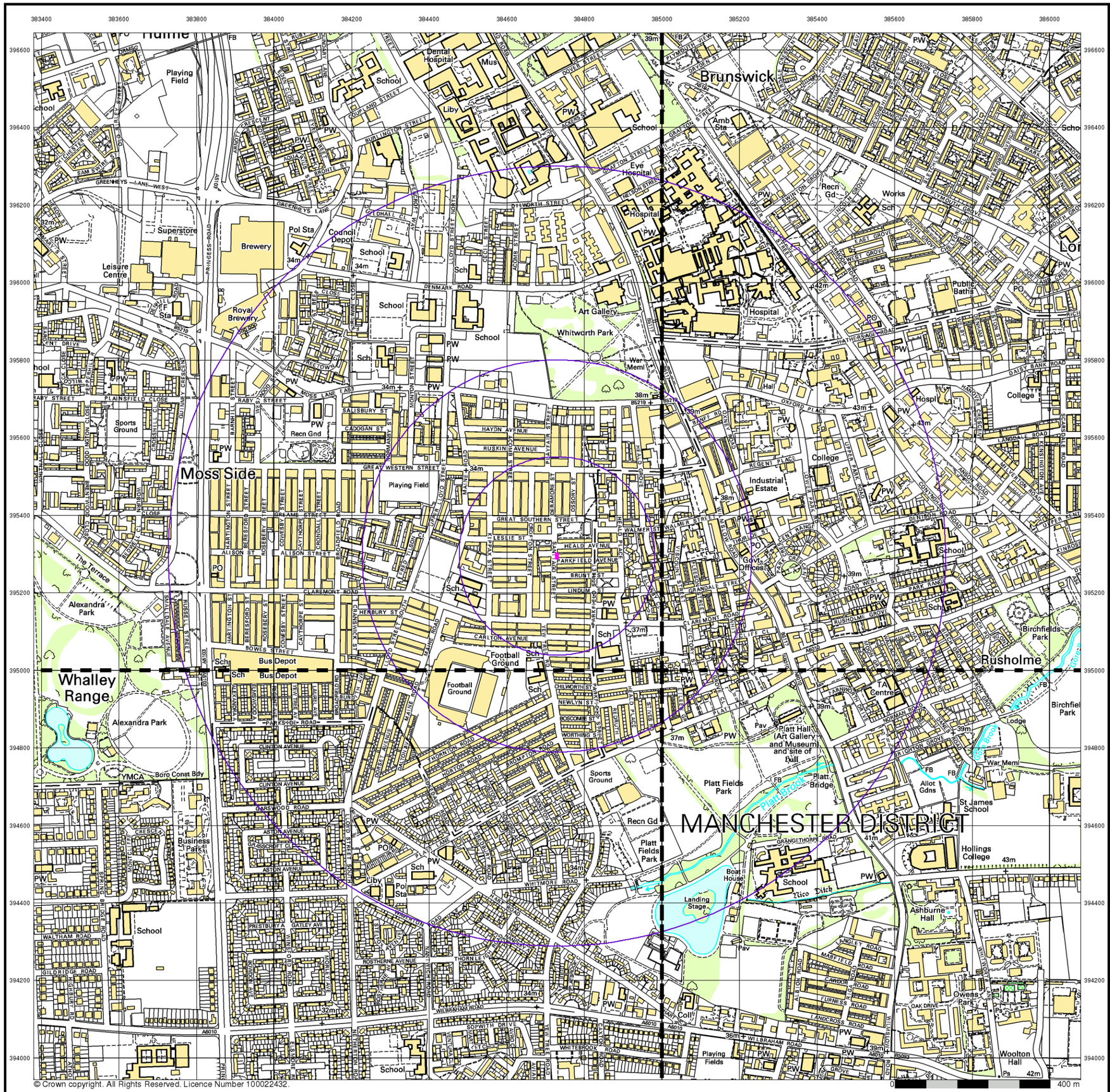
Order Number: 327194049_1_1
Customer Ref: ES041223
National Grid Reference: 384730, 395290
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 1000

Site Details

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10k Raster Mapping

Published 1999

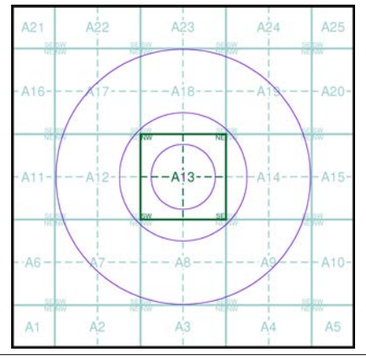
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey`s 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SJ89NW 1999 1:10,000	SJ89NE 1999 1:10,000
SJ89SW 1999 1:10,000	SJ89SE 1999 1:10,000

Historical Map - Slice A



Order Details

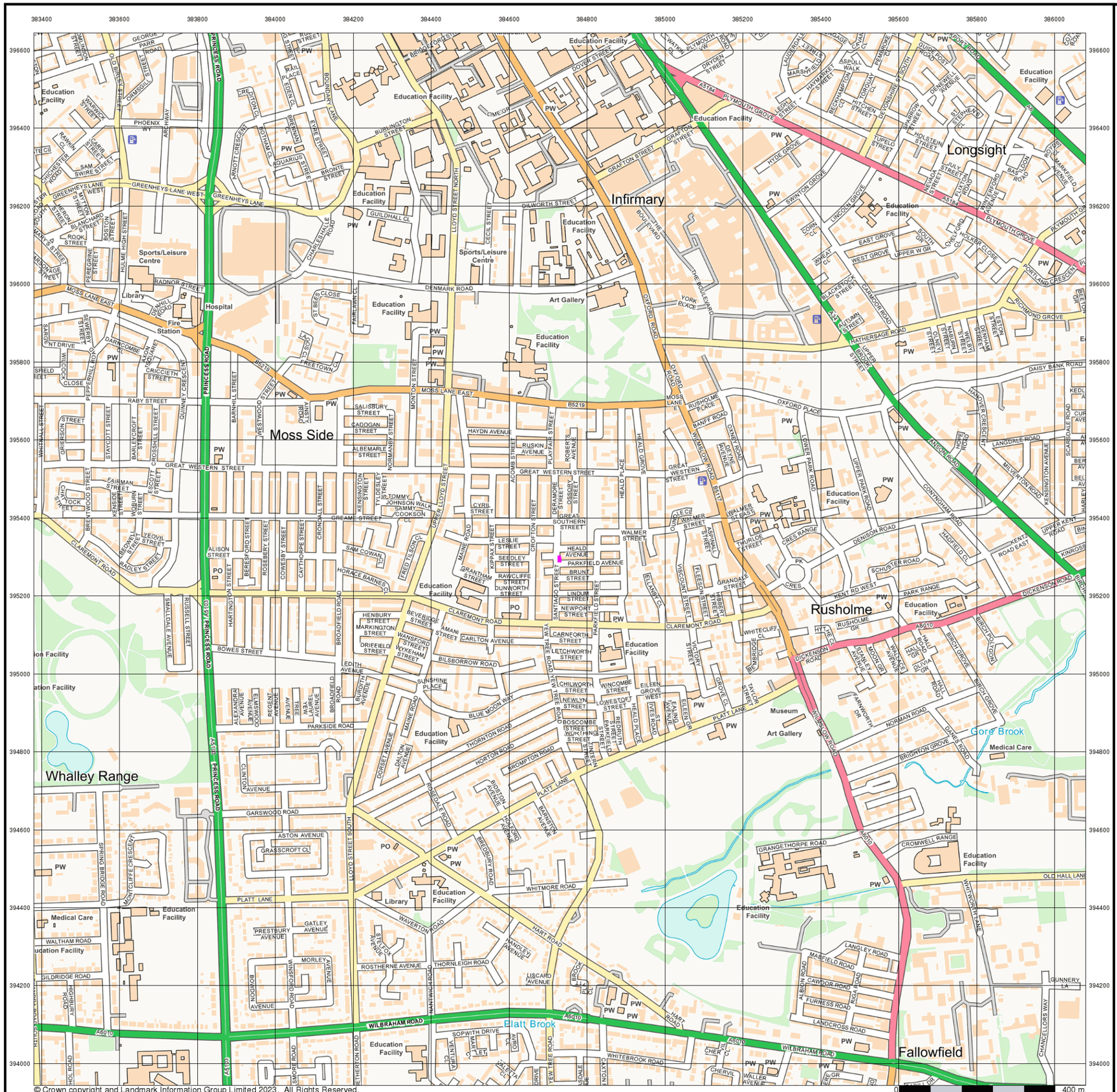
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Customer Ref:	ES041223
National Grid Reference:	384730, 395290
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

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Street View

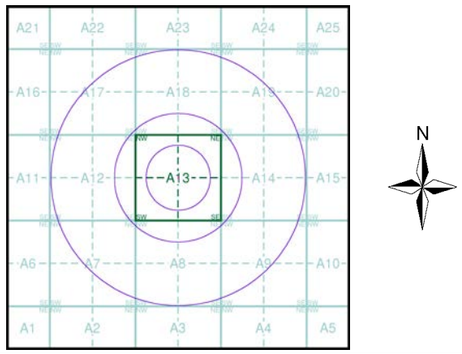
Published 2023

Source map scale - 1:10,000

Street View is a street-level map for the whole of Great Britain produced by the Ordnance Survey. These maps are provided at a nominal scale of 1:10,000

Map Name(s) and Date(s)

Street View Map - Slice A



Order Details

Order Number:	327194049_1_1
Customer Ref:	ES041223
National Grid Reference:	384730, 395290
Slice:	A
Site Area (Ha):	0.01
Search Buffer (m):	1000

Site Details

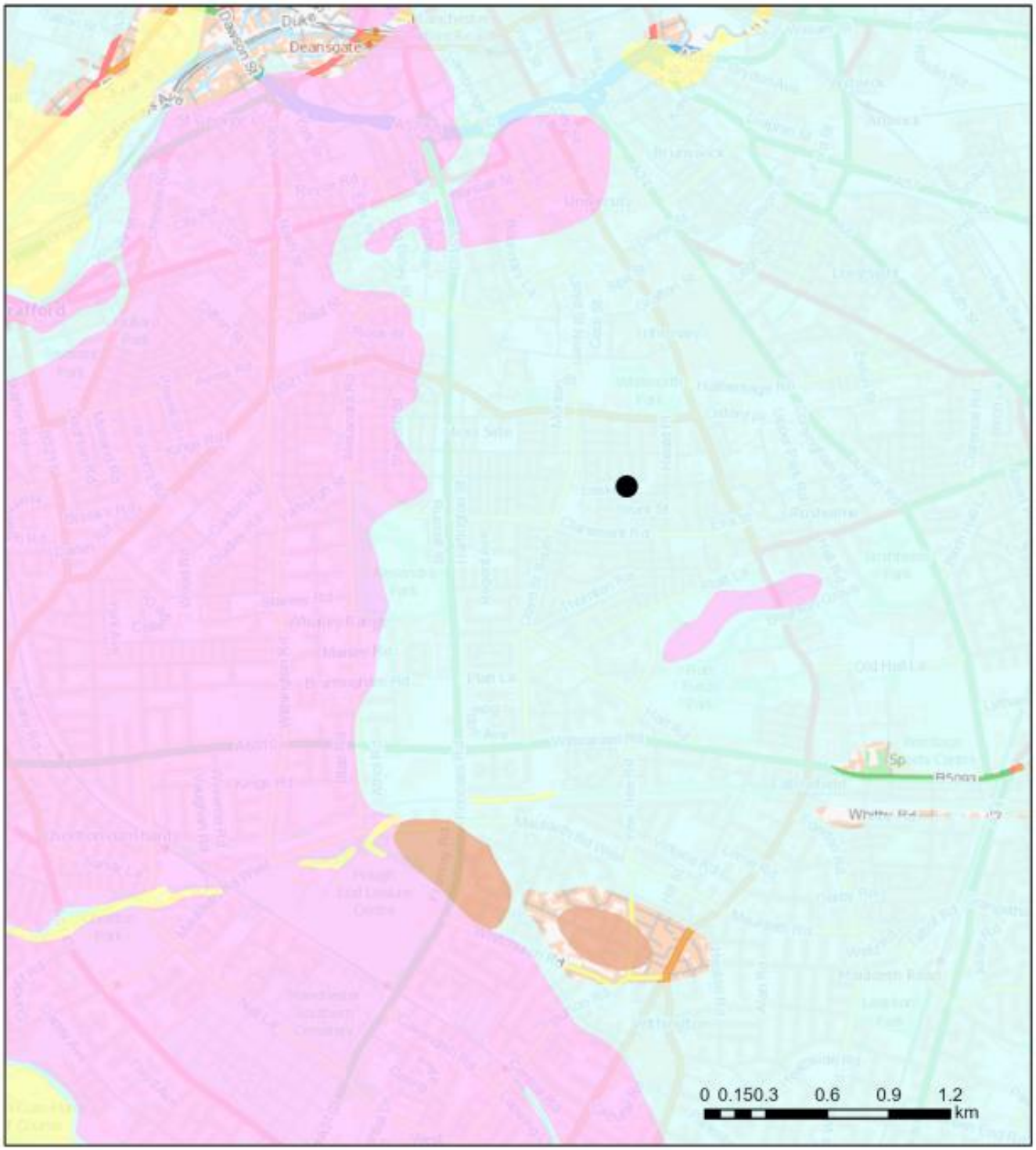
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Appendix D – Geological Maps

Superficial Geology



Superficial deposits 1:50,000 scale

- GLACIOFLUVIAL DEPOSITS, DEVENSIAN - SAND AND GRAVEL
- GLACIOFLUVIAL ICE CONTACT DEPOSITS, DEVENSIAN - SAND AND GRAVEL
- GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN - SAND AND GRAVEL
- TILL, DEVENSIAN - DIAMICTON
- TILL, DEVENSIAN - CLAY, SAND AND GRAVEL
- ALLUVIUM - CLAY, SILT, SAND AND GRAVEL
- RIVER TERRACE DEPOSITS (UNDIFFERENTIATED) - SAND AND GRAVEL
- SHIRDLEY HILL SAND FORMATION - SAND

Bedrock Geology



Bedrock geology 1:50,000 scale

- GREAT MINE LIMESTONE - LIMESTONE
- WILMSLOW SANDSTONE FORMATION - SANDSTONE
- ETRURIA FORMATION - SANDSTONE AND MUDSTONE
- HALESOWEN FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE
- TARPORLEY SILTSTONE FORMATION - SILTSTONE, MUDSTONE AND SANDSTONE
- PENNINE UPPER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE
- CHESTER FORMATION - SANDSTONE
- CHESTER FORMATION - SANDSTONE, PEBBLY (GRAVELLY)
- COLLYHURST SANDSTONE FORMATION - SANDSTONE
- HELSBY SANDSTONE FORMATION - SANDSTONE, PEBBLY (GRAVELLY)
- MANCHESTER MARLS FORMATION - MUDSTONE

MANCHESTER CITY COUNCIL

CITY ENGINEER AND SURVEYORS DEPARTMENT SJ89NE 841

SITE INVESTIGATION FOR	Main Drainage	DATE COMMENCED	22.1.86
LOCATION	Platt Lane Catchment	BORING METHOD	Shell and Auger
BOREHOLE No.	9	BORING DIAMETER	150 mm
GRID REFERENCE	8507 9506	SCALE:	1:50 approx.

DATE	CASING DEPTH (m)	WATER LEVEL MORNING & EVENING	DEPTH OF STRATA BELOW GL	Reduced Level	DESCRIPTION	No. and Type of Sample	SAMPLE DEPTH PENETRATION From	To	No. of Blows	Legend
			0.05		Bituminous surfacing					
			0.20		Setts					
			0.50		Ashes, stones, clay, roots etc.– Made Ground	D1	0.5			
			0.60		Firm grey silty CLAY					
			1.05		Stiff brown silty and sandy CLAY with grey fissures, stone and coal inclusions	U2	0.8	1.25		
					Very stiff brown sandy CLAY with grey fissures stone and coal inclusions (slightly laminated in parts)	D3	1.30			
						U4	1.5	1.95		
						D5	2.0			
						U6	2.5	2.95		
						D7	3.0			
						U8	3.5	3.95		
						D9	4.0			
						U10	4.5	4.95		
						D11	5.0			
22.1.86	1.70	Dry	5.00							

WATER OBSERVATIONS DURING BORING			
DEPTH OF WATER ENTRY (m)	ESTIMATED SEE PAGE	STANDING LEVEL (m)	DEPTH OF CASING WHEN SEALED (m)
None Observed			

WATER LEVEL IN CASED/UNCASED BOREHOLE ON COMPLETION		
DATE	WATER LEVEL	DEPTH OF CASING

REMARKS:–

SAMPLE TEST KEY: D – DISTURBED SAMPLE; B – BULK SAMPLE; U – UNDISTURBED SAMPLE; P – SPT SAMPLE; W – WATER SAMPLE

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

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

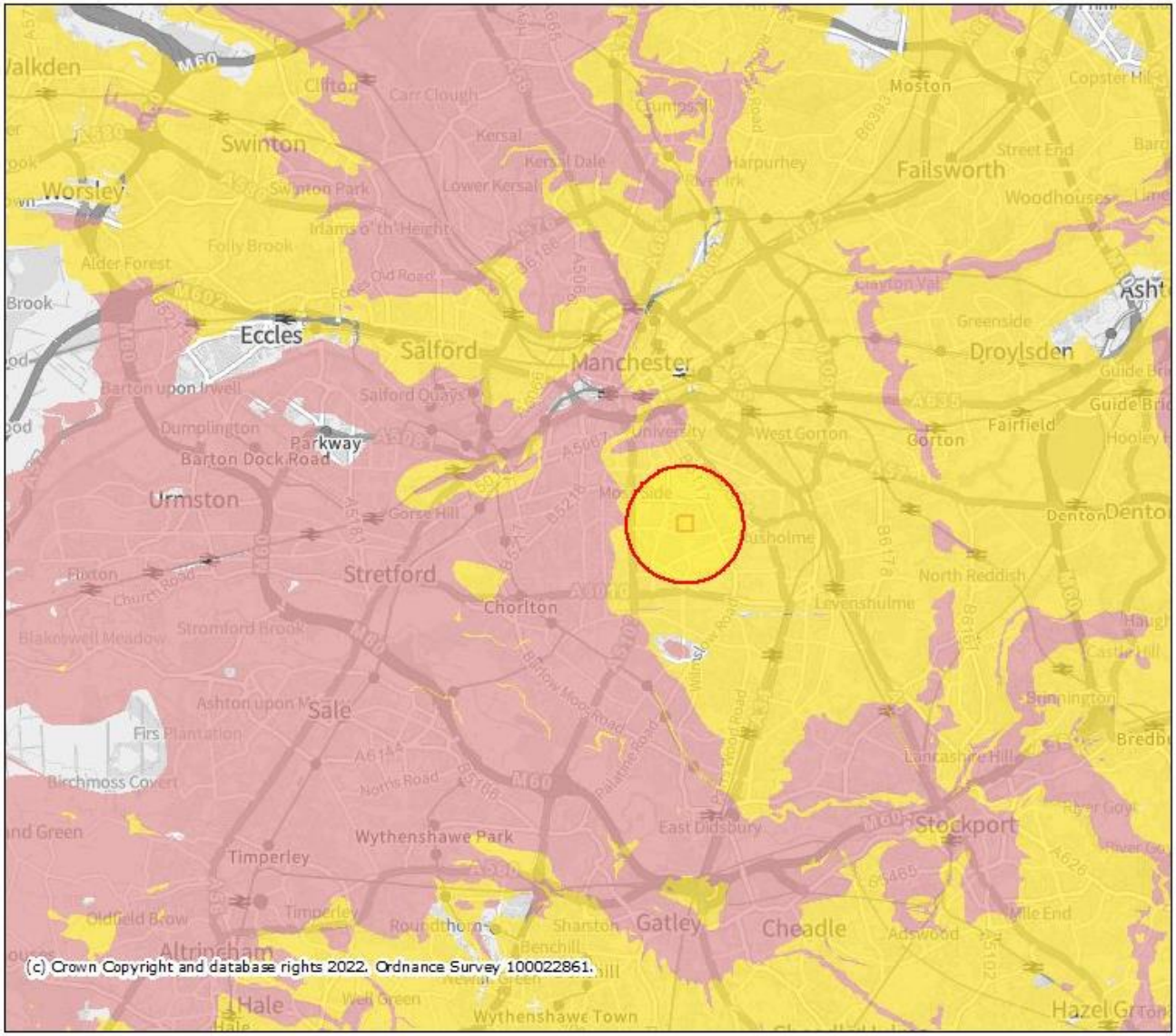
REMARKS

M/c 5931

Appendix F – Hydrogeological Maps

MAGIC

Superficial Aquifer



Legend

Aquifer Designation Map (Superficial Drift) (England)

- Principal
- Secondary A
- Secondary B
- Secondary (undifferentiated)
- Unknown (lakes+landslip)
- Unproductive

Projection = OSGB36
xmin = 361200
ymin = 383200
xmax = 404900
ymax = 407600

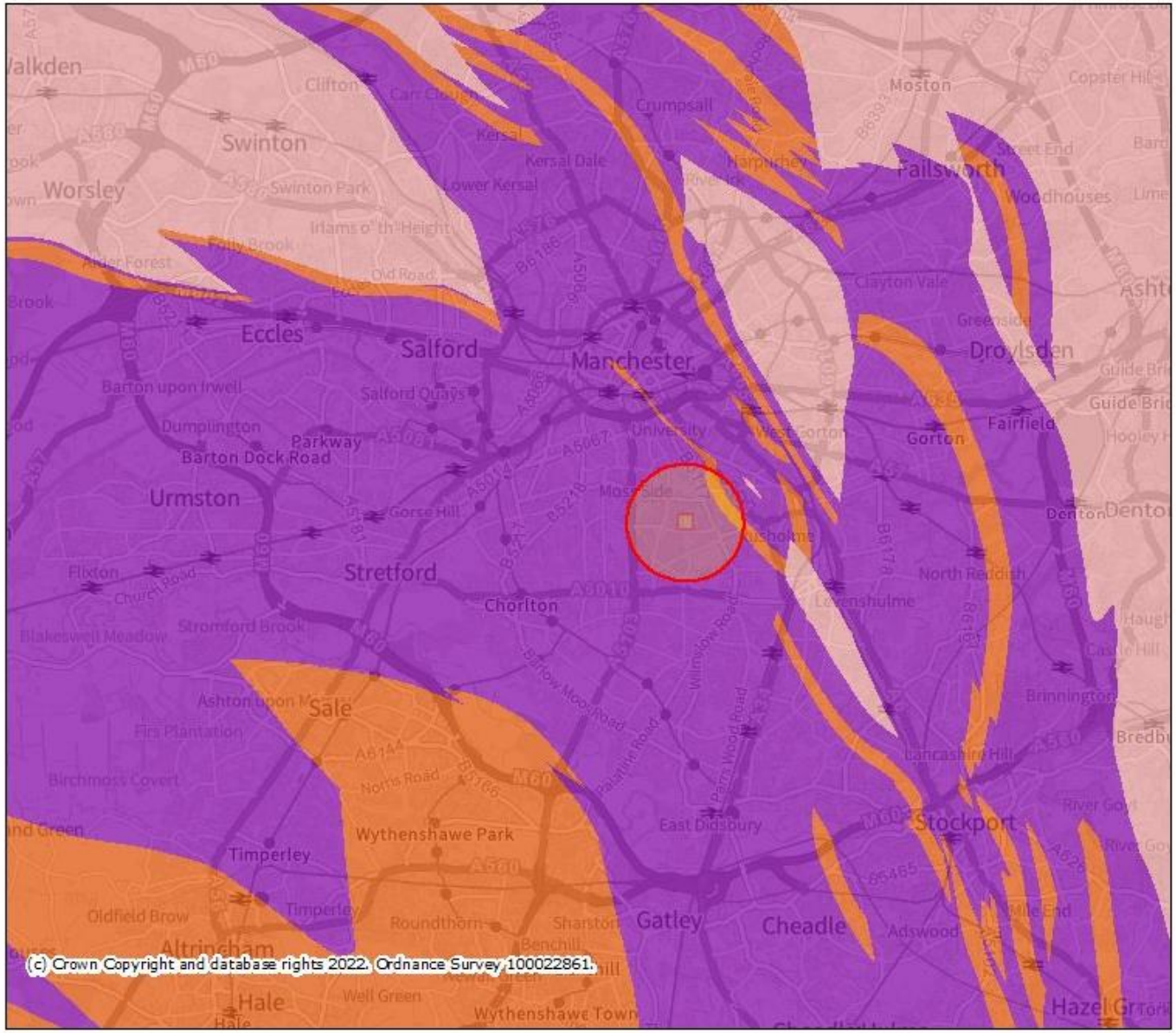
0 2 4
km

Map produced by MAGIC on 4 December, 2023.

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MAGIC

Bedrock Aquifer



Legend

Aquifer Designation Map (Bedrock) (England)

- Principal
- Secondary A
- Secondary B
- Secondary (undifferentiated)
- Unproductive

Projection = OSGB36
xmin = 361200
ymin = 383200
xmax = 404900
ymax = 407600

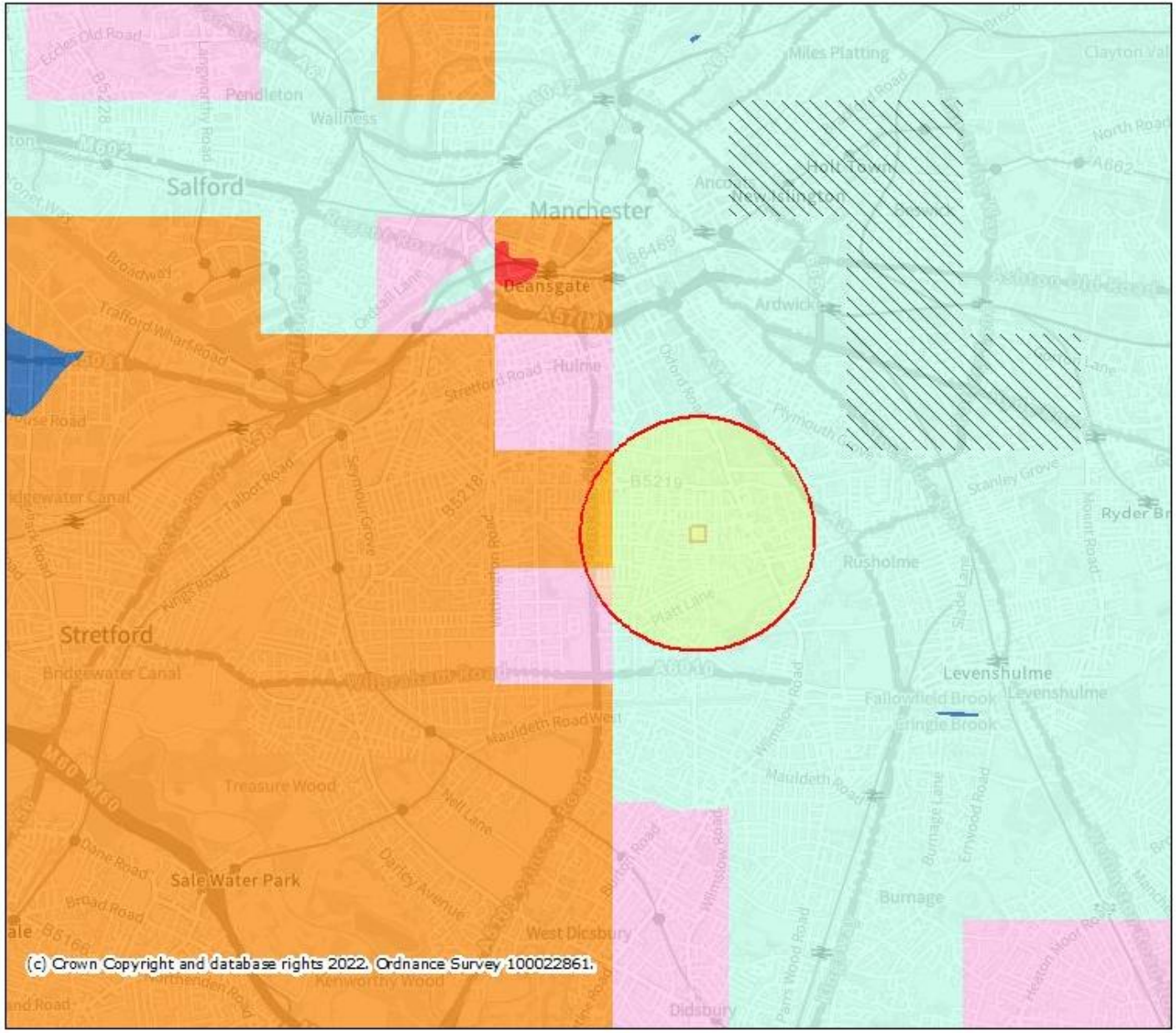
0 2 4
km

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MAGiC

Groundwater Vulnerability



Legend

Groundwater Vulnerability Map (England)

- Local Information
- Soluble Rock Risk
- High
- Medium - High
- Medium
- Medium - Low
- Low
- Unproductive

Projection = OSGB36
xmin = 372900
ymin = 389300
xmax = 394700
ymax = 401600

0 1 2
km

Map produced by MAGIC on 4 December, 2023.

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MAGiC

Source Protection Zone



Legend

Source Protection Zones merged (England)

- Zone I - Inner Protection Zone
- Zone I - Subsurface Activity
- Zone II - Outer Protection Zone
- Zone II - Subsurface Activity
- Zone III - Total Catchment
- Zone III - Subsurface Activity
- Zone of Special Interest

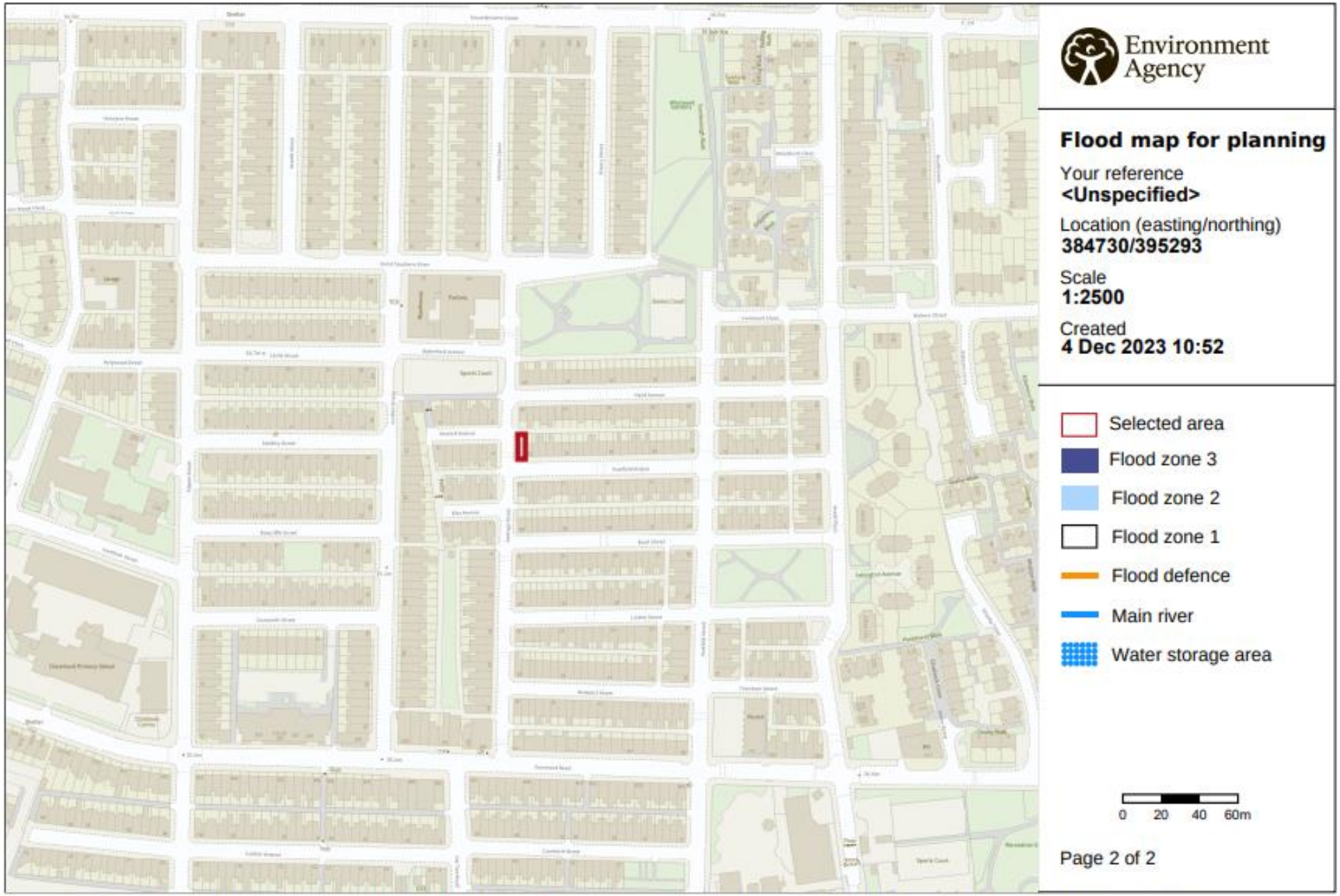
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xmin = 372800
ymin = 389300
xmax = 394700
ymax = 401500

0 1 2
km

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Appendix G – Flood Risk Map



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