

Site Details:

FLAT 1, 261, VICTORIA
AVENUE EAST, MANCHESTER,
M9 7GH

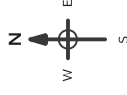
Client Ref: A3469 Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: County Series

Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1883
Revised 1893
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1883
Revised 1893
Edition N/A
Copyright N/A
Levelled N/A



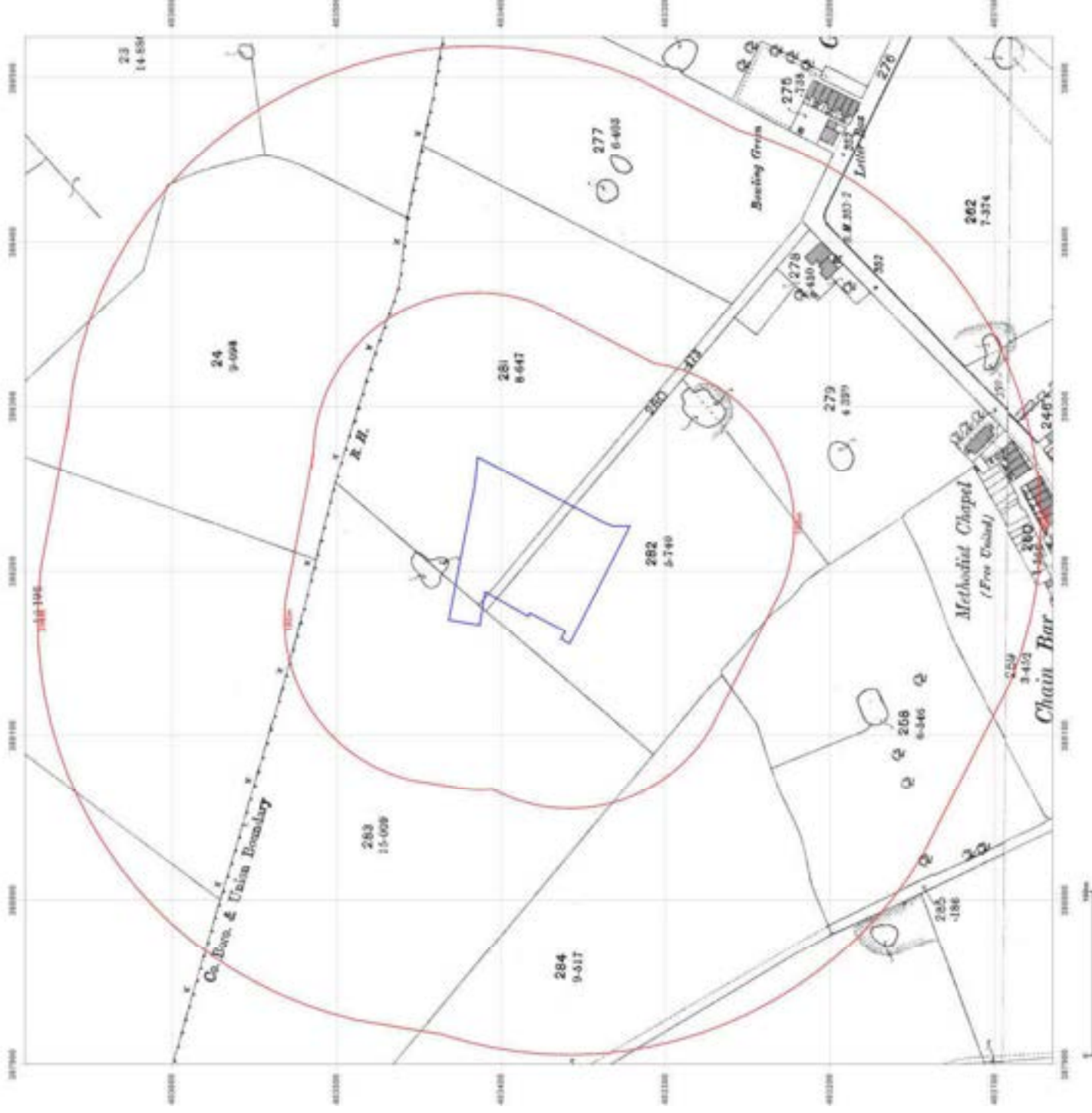
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Production date: 09 March 2020

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Site Details:

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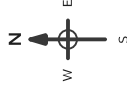
Client Ref: A3469 Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: County Series

Map date: 1909

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1909
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1909
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A



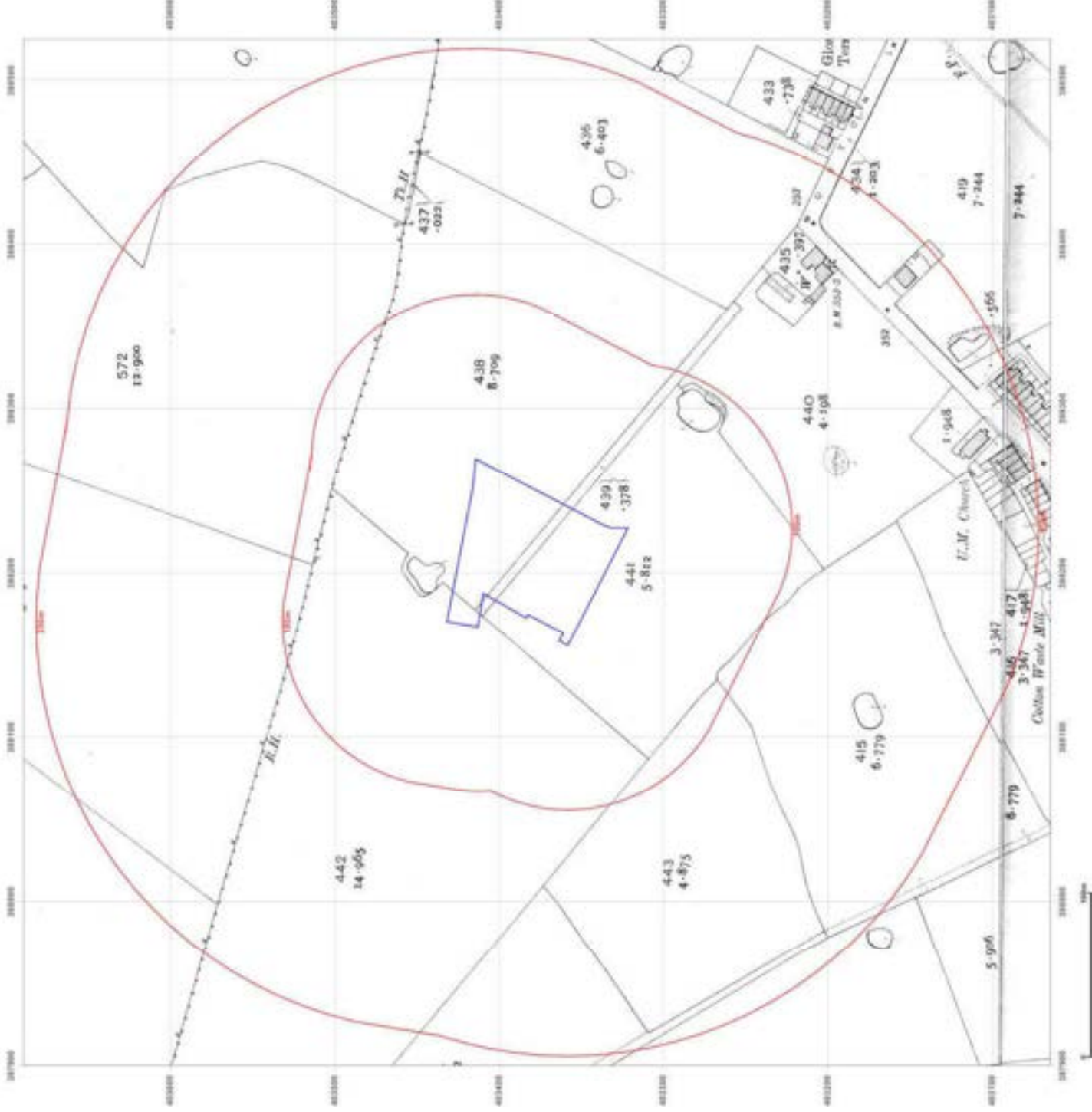
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AVENUE EAST, MANCHESTER,
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Client Ref: A3469 Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1922
Revised 1922
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1922
Revised 1922
Edition N/A
Copyright N/A
Levelled N/A



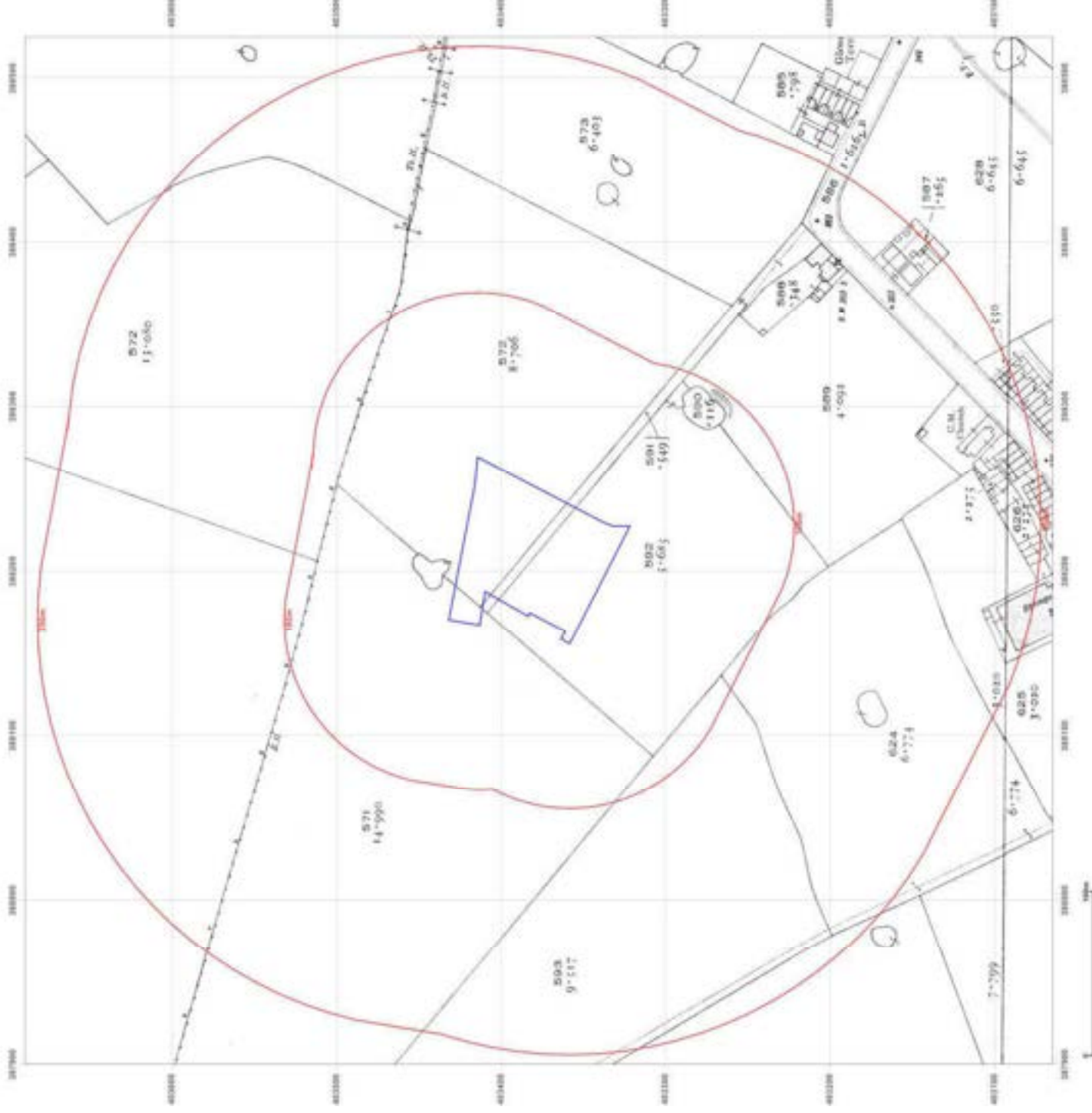
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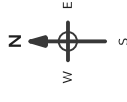
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Site Details:
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AVENUE EAST, MANCHESTER,
M9 7GH

Client Ref: A3469 Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: County Series
Map date: 1932-1933
Scale: 1:2,500
Printed at: 1:2,500



Surveyed 1932
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1933
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

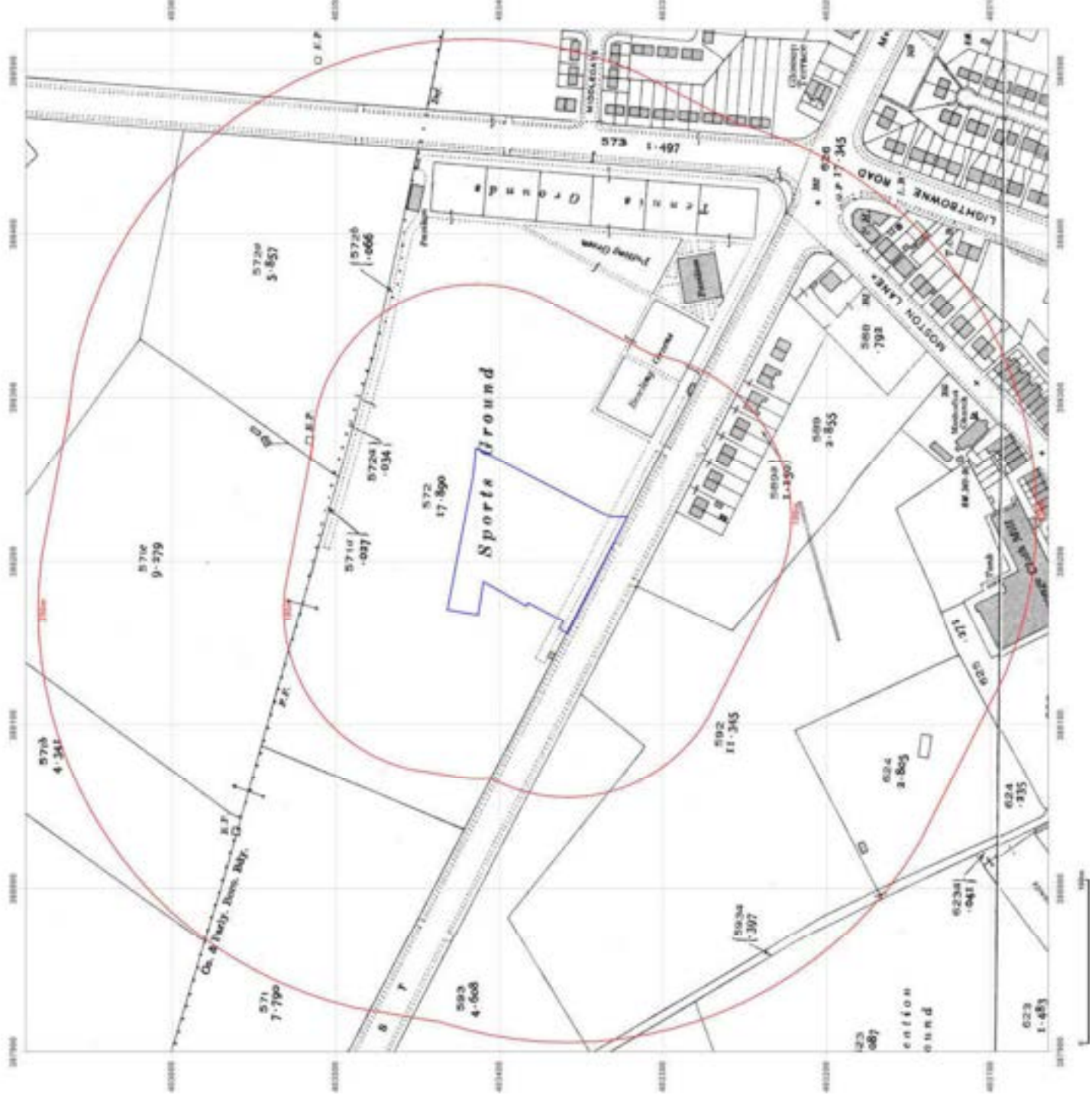


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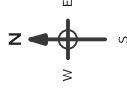
Client Ref: A3469 Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: National Grid

Map date: **1950-1951**

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1948



Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1948

Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1948



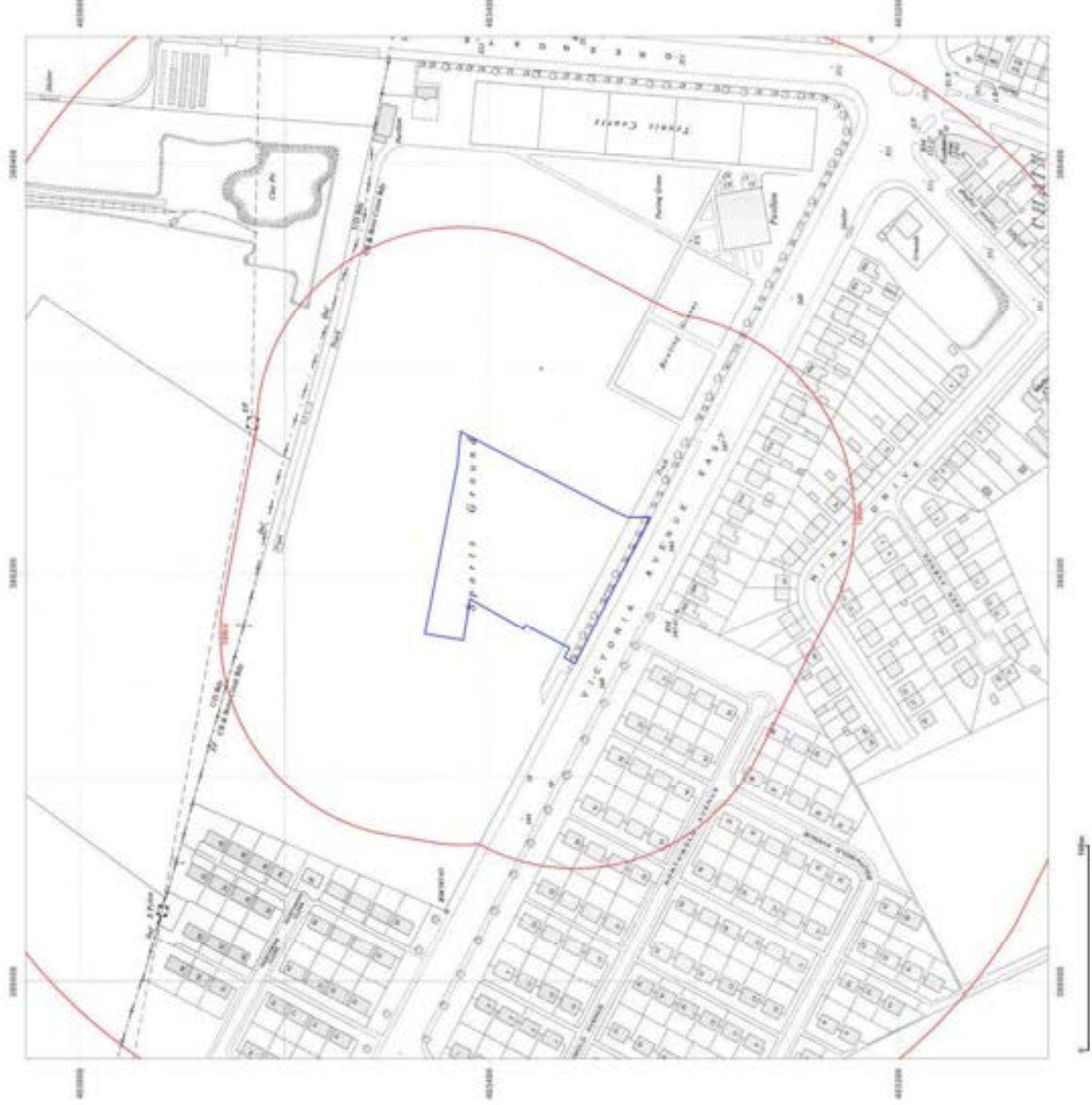
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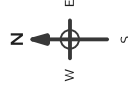
Client Ref: A3469 Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: National Grid

Map date: 1951

Scale: 1:2,500

Printed at: 1:2,500



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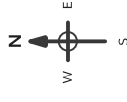
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Site Details:
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M9 7GH

Client Ref: A3469 Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: National Grid
Map date: 1952
Scale: 1:1,250
Printed at: 1:2,000



Surveyed 1950
Revised N/A
Edition N/A
Copyright 1952
Landed 1948



Surveyed 1950
Revised N/A
Edition N/A
Copyright 1952
Landed 1948

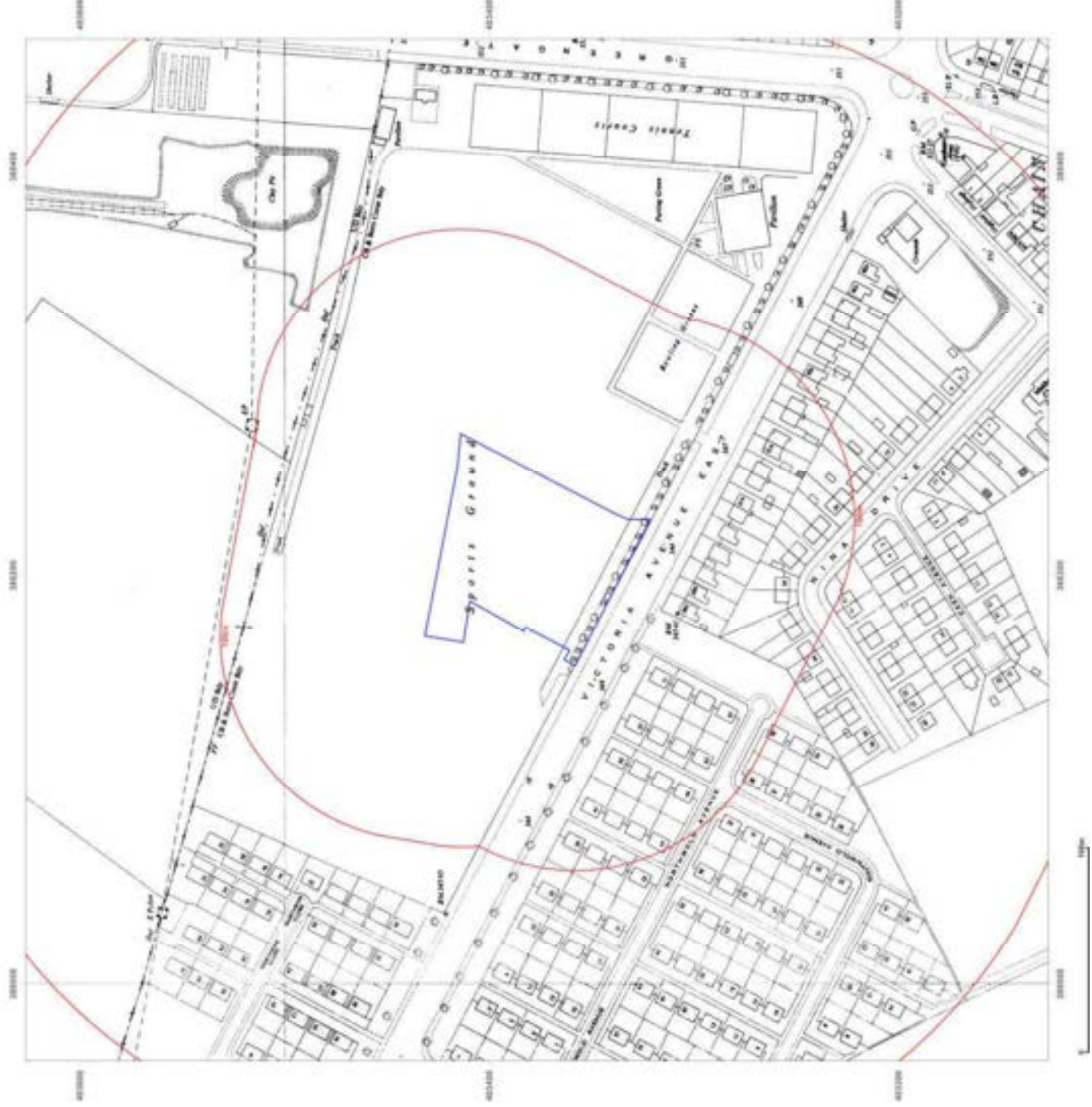


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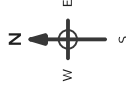
Client Ref: A3469 Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: National Grid

Map date: 1953-1958

Scale: 1:1,250

Printed at: 1:2,000



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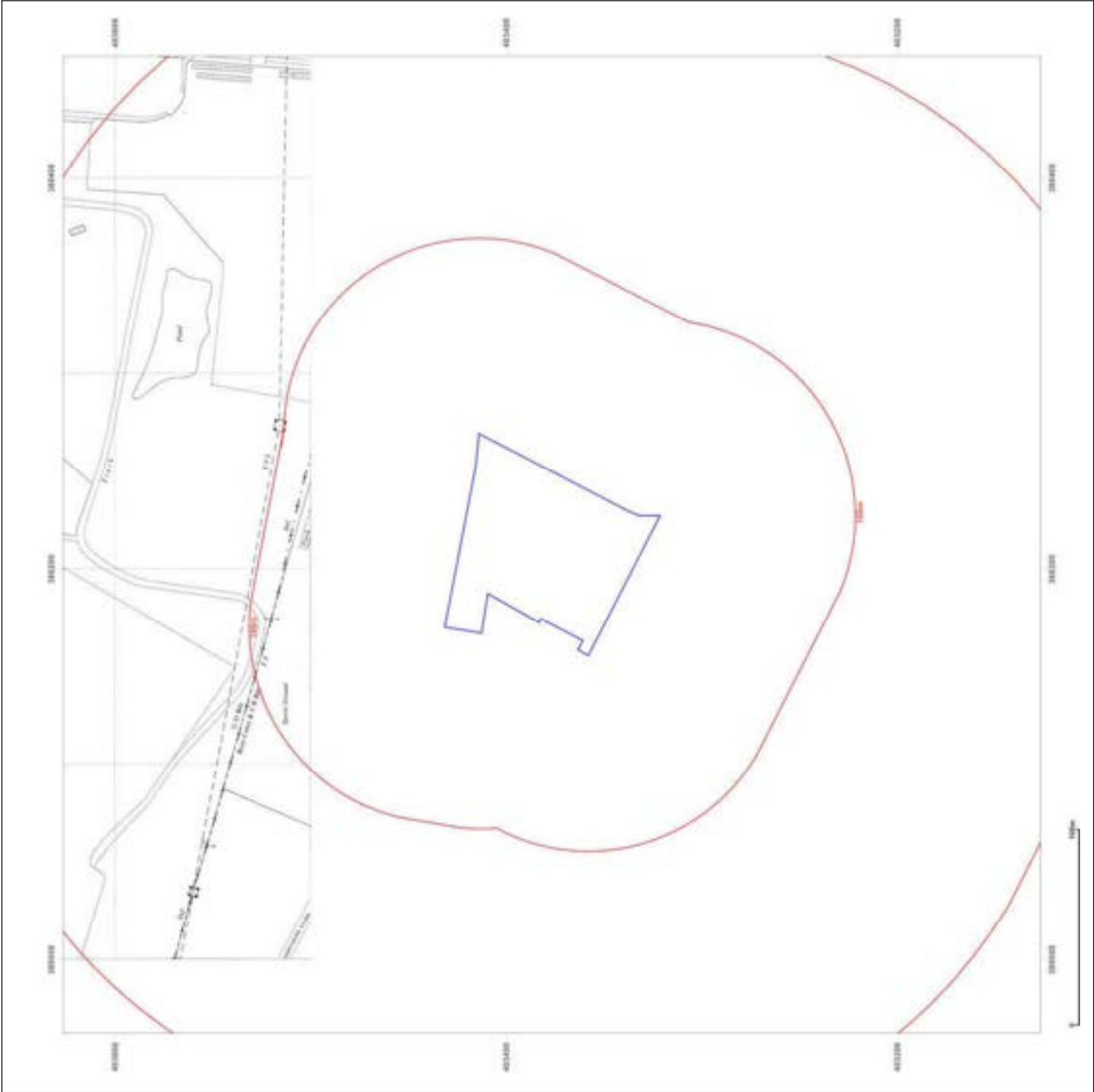
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Client Ref: A3469 Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: National Grid
Map date: 1967
Scale: 1:1,250
Printed at: 1:2,000



Surveyed 1967
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Edition N/A
Copyright 1967
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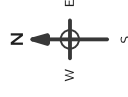
Client Ref: A3469 Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: National Grid

Map date: **1969**

Scale: 1:2,500

Printed at: 1:2,500



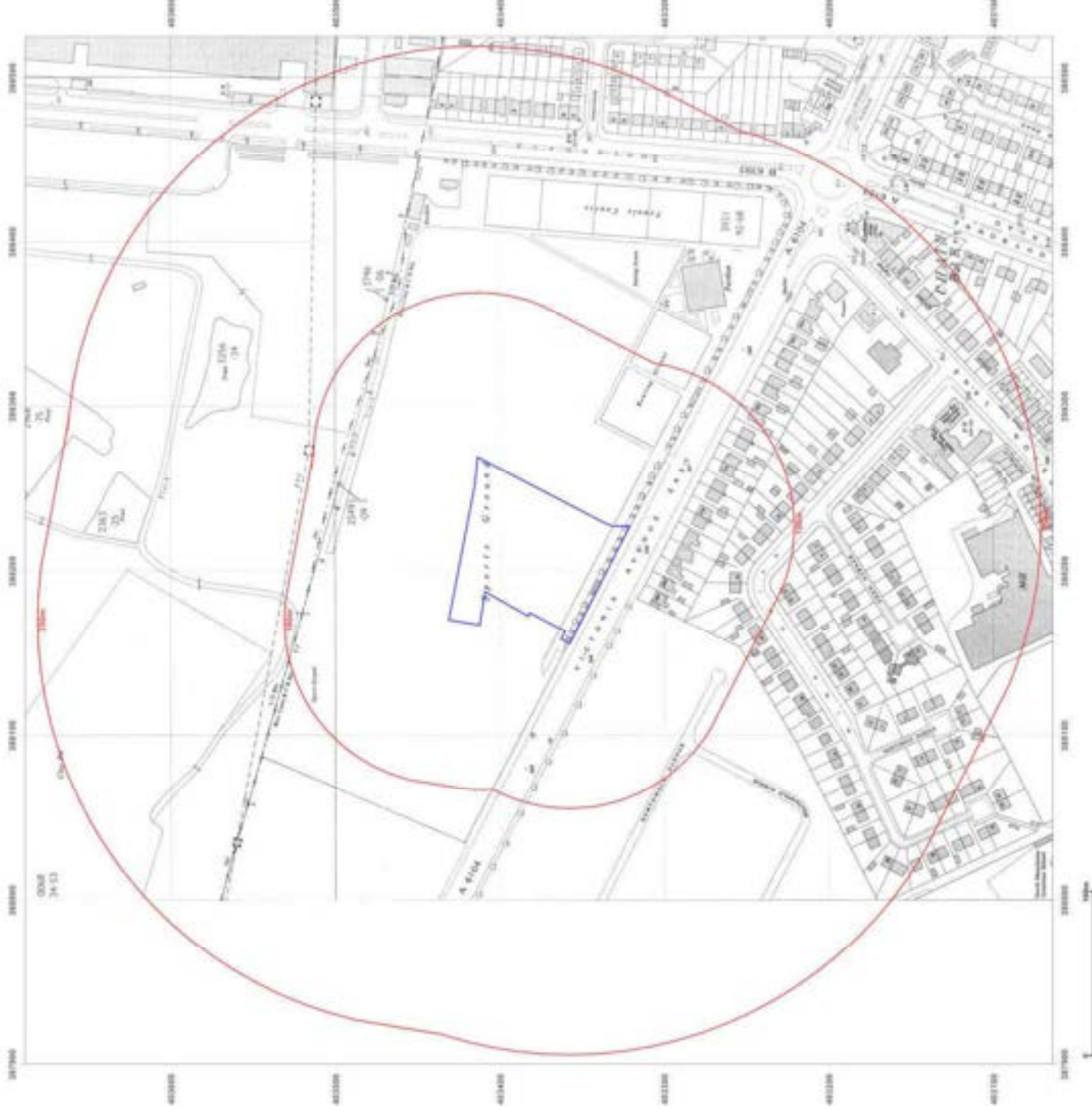
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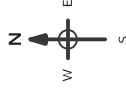
Client Ref: A3469 Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: National Grid

Map date: 1974-1975

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1974
Edition N/A
Copyright 1974
Landed 1958



Surveyed 1950
Revised 1974
Edition N/A
Copyright 1974
Landed 1958



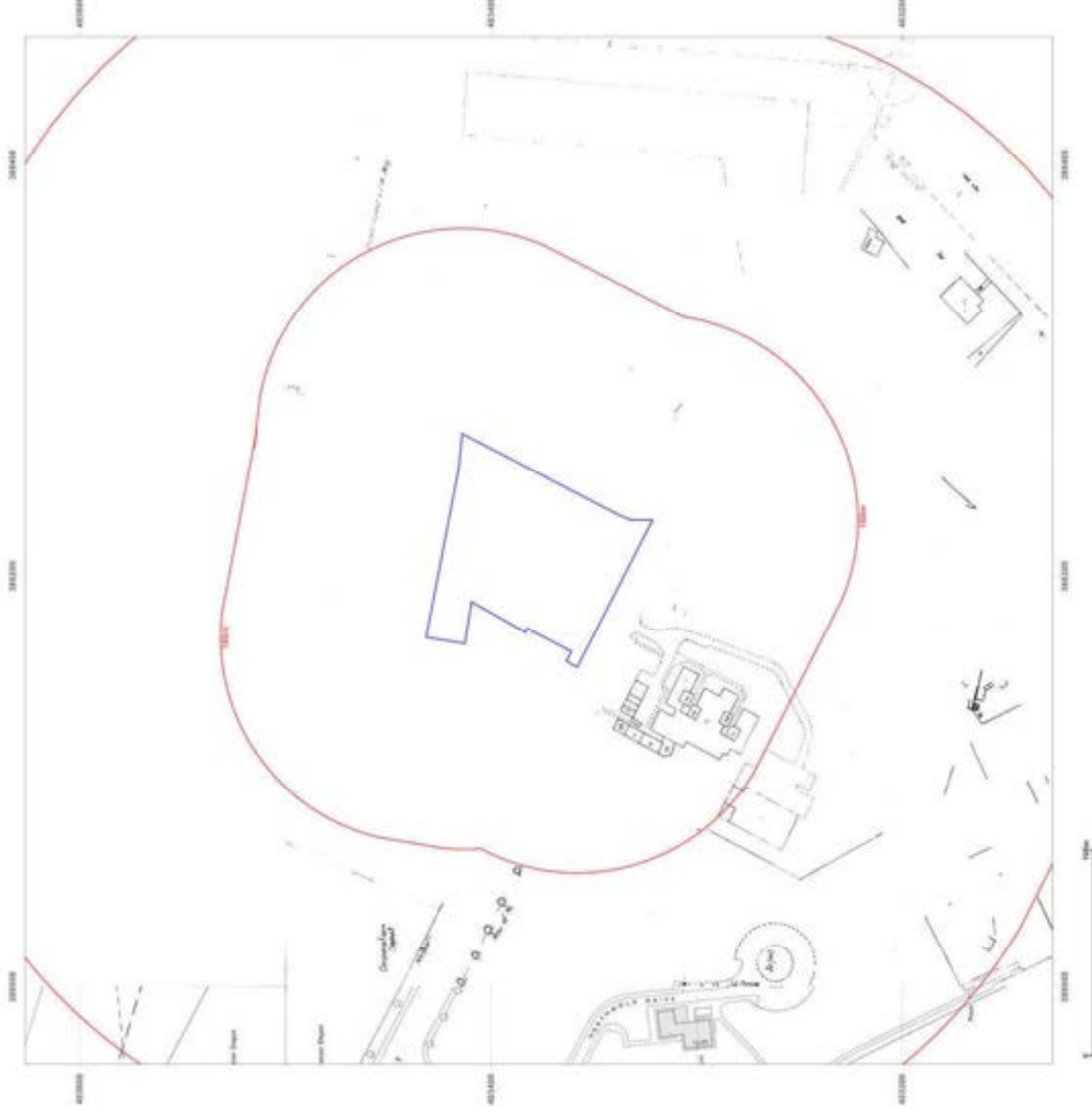
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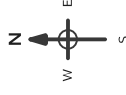
Client Ref: A3469 Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: National Grid

Map date: 1975-1976

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1901
Revised 1975
Edition N/A
Copyright 1976
Levelled 1964



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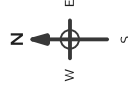
Client Ref: A3469 Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: National Grid

Map date: 1980-1985

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1958
Revised 1985
Edition N/A
Copyright 1985
Landed 1958

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1980
Landed 1984



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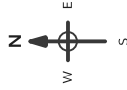
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Site Details:
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Client Ref: A3469 Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: National Grid
Map date: 1990-1992
Scale: 1:1,250
Printed at: 1:2,000



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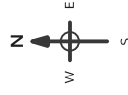
Site Details:
FLAT 1, 261, VICTORIA
AVENUE EAST, MANCHESTER,
M9 7GH

Client Ref: A3469_Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: National Grid

Map date: 1992-1993

Scale: 1:1,250

Printed at: 1:2,000
5

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



Surveyed 1993
Revised N/A
Edition N/A
Copyright 1993
Unaffiliated N/A



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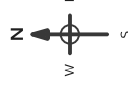
Client Ref: A3469 Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Site Details:

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M9 7GH

Client Ref: A3469 Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: County Series

Map date: 1848

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1845
Revised N/A
Edition 1848
Copyright N/A
Levelled N/A



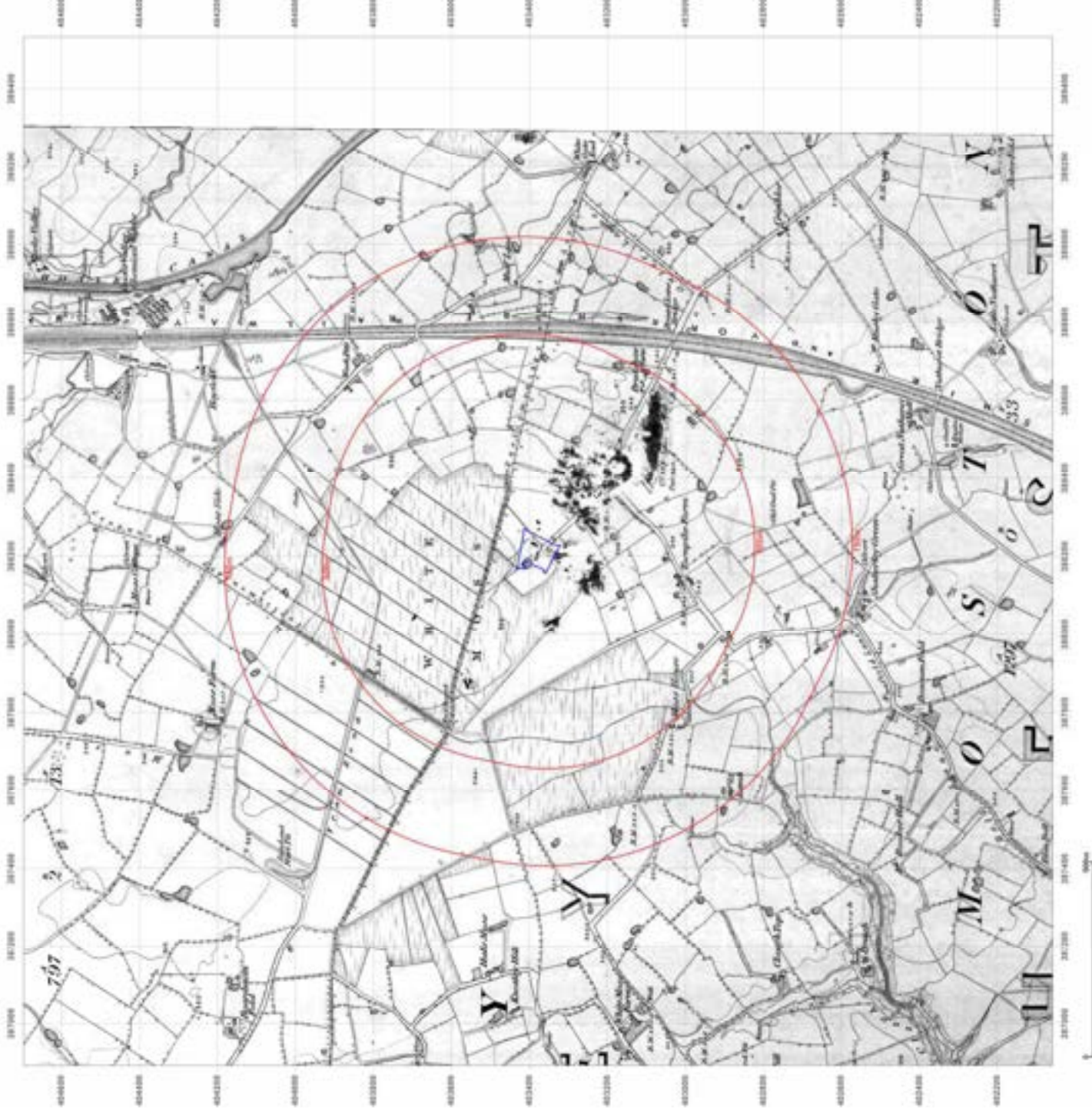
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M9 7GH

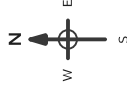
Client Ref: A3469 Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: County Series

Map date: 1891

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1881
Revised 1891
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1881
Revised 1891
Edition N/A
Copyright N/A
Levelled N/A

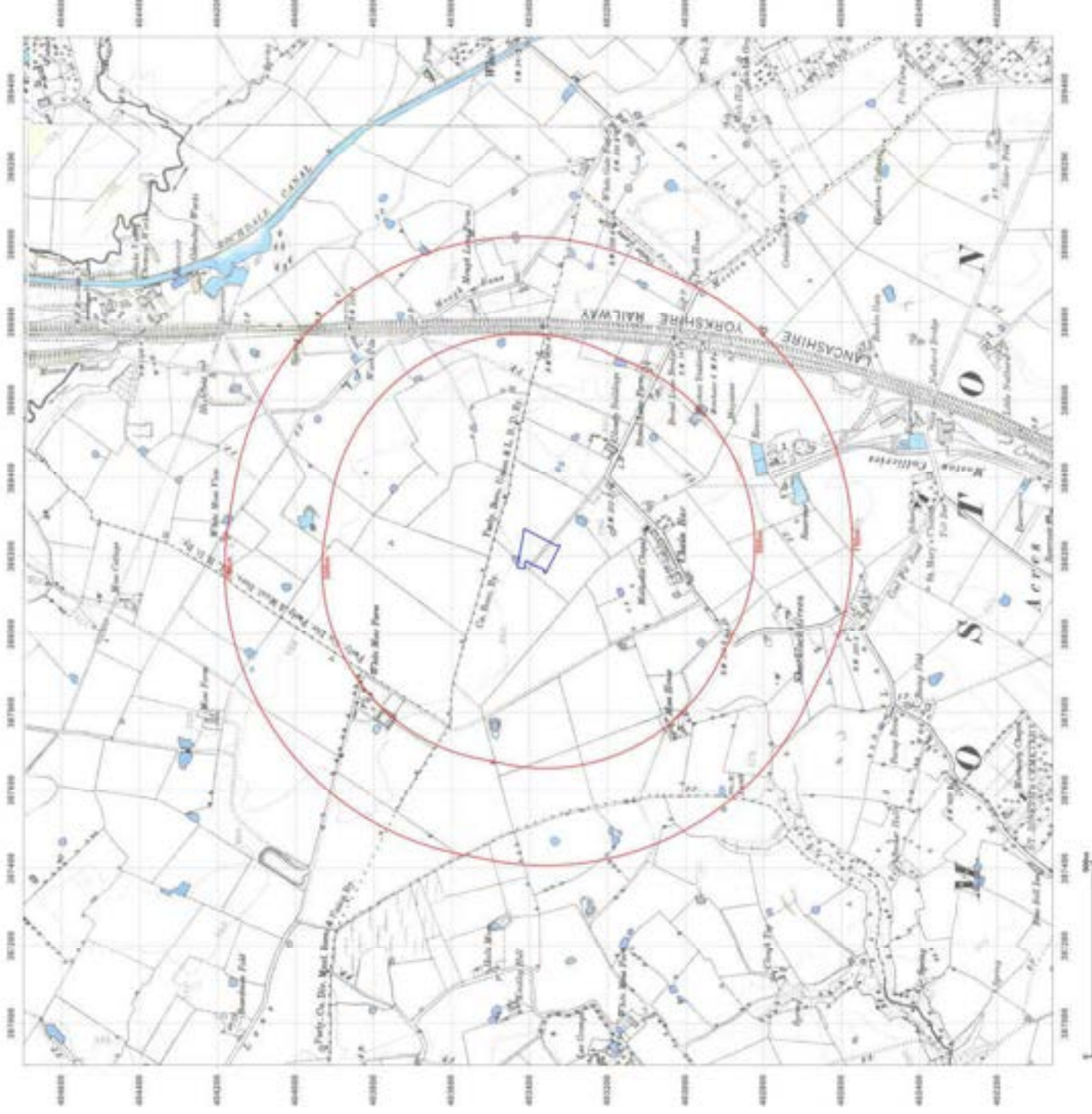


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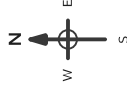
Client Ref: A3469 Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: County Series

Map date: 1906-1907

Scale: 1:10,560

Printed at: 1:10,560



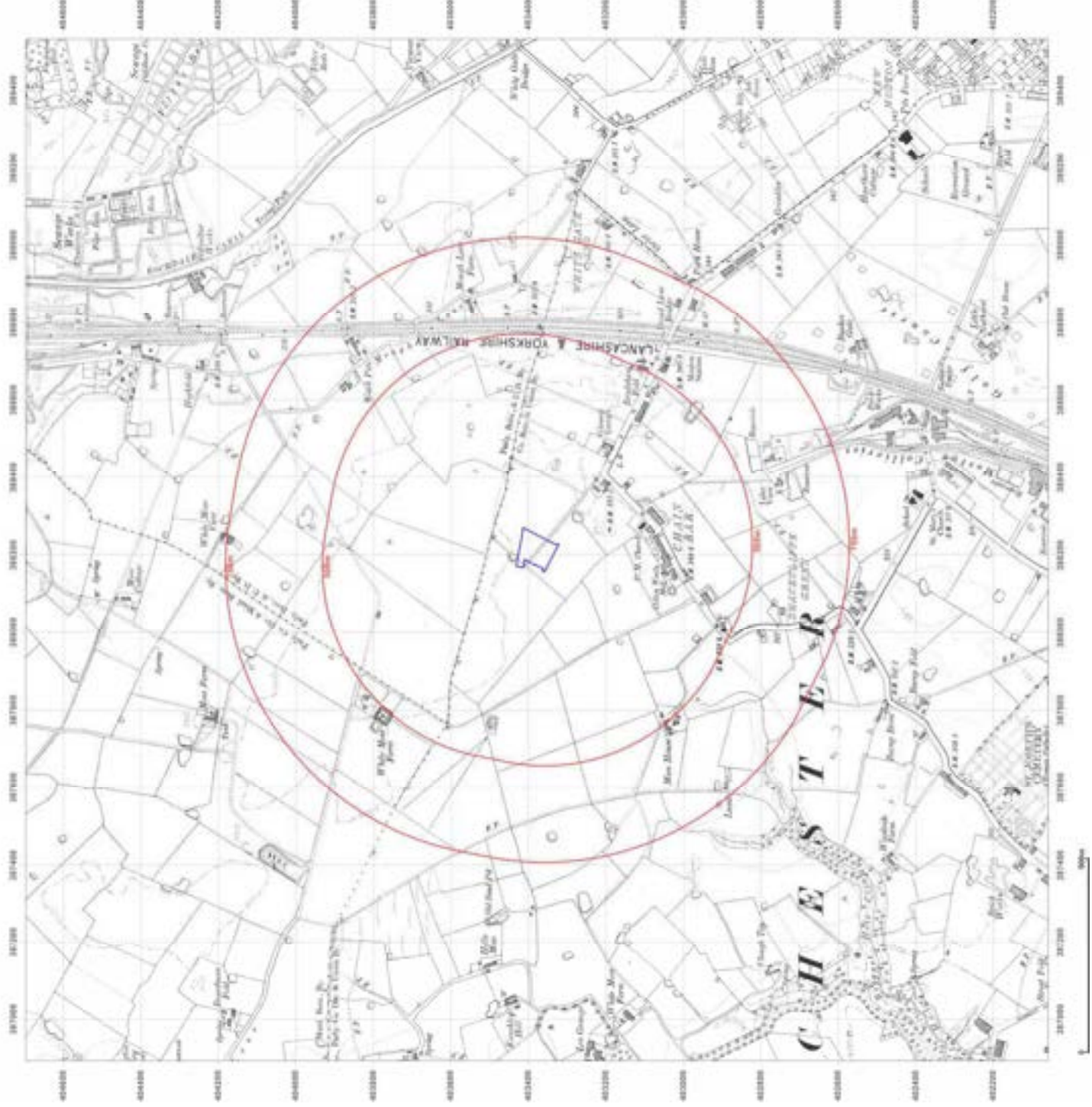
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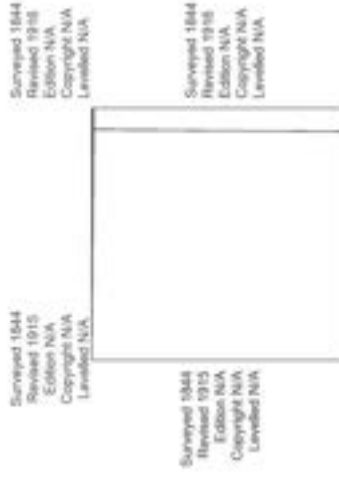
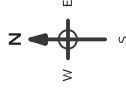
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Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: County Series

Map date: 1915-1916

Scale: 1:10,560

Printed at: 1:10,560



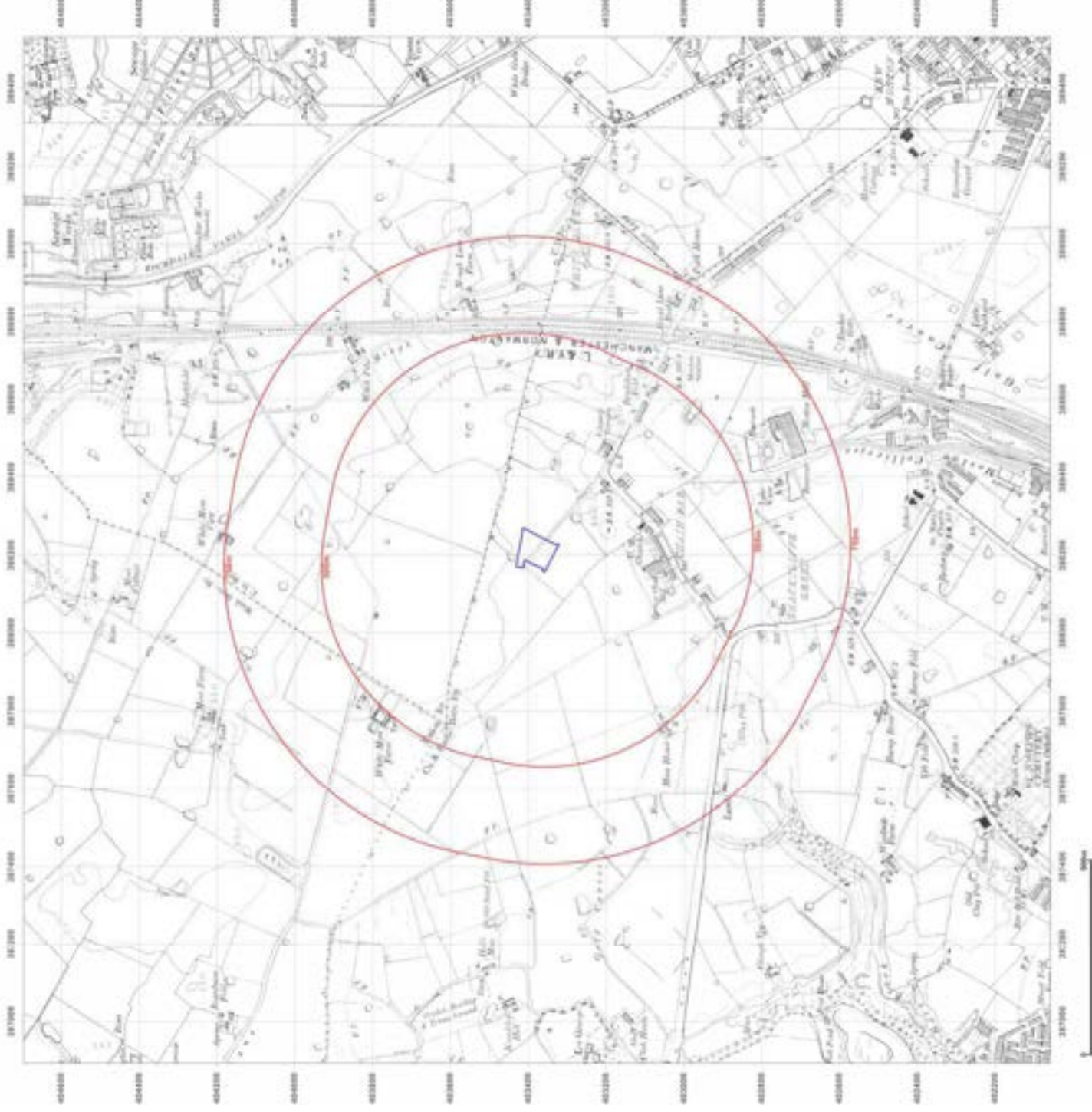
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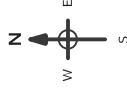
Client Ref: A3469 Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1844
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A



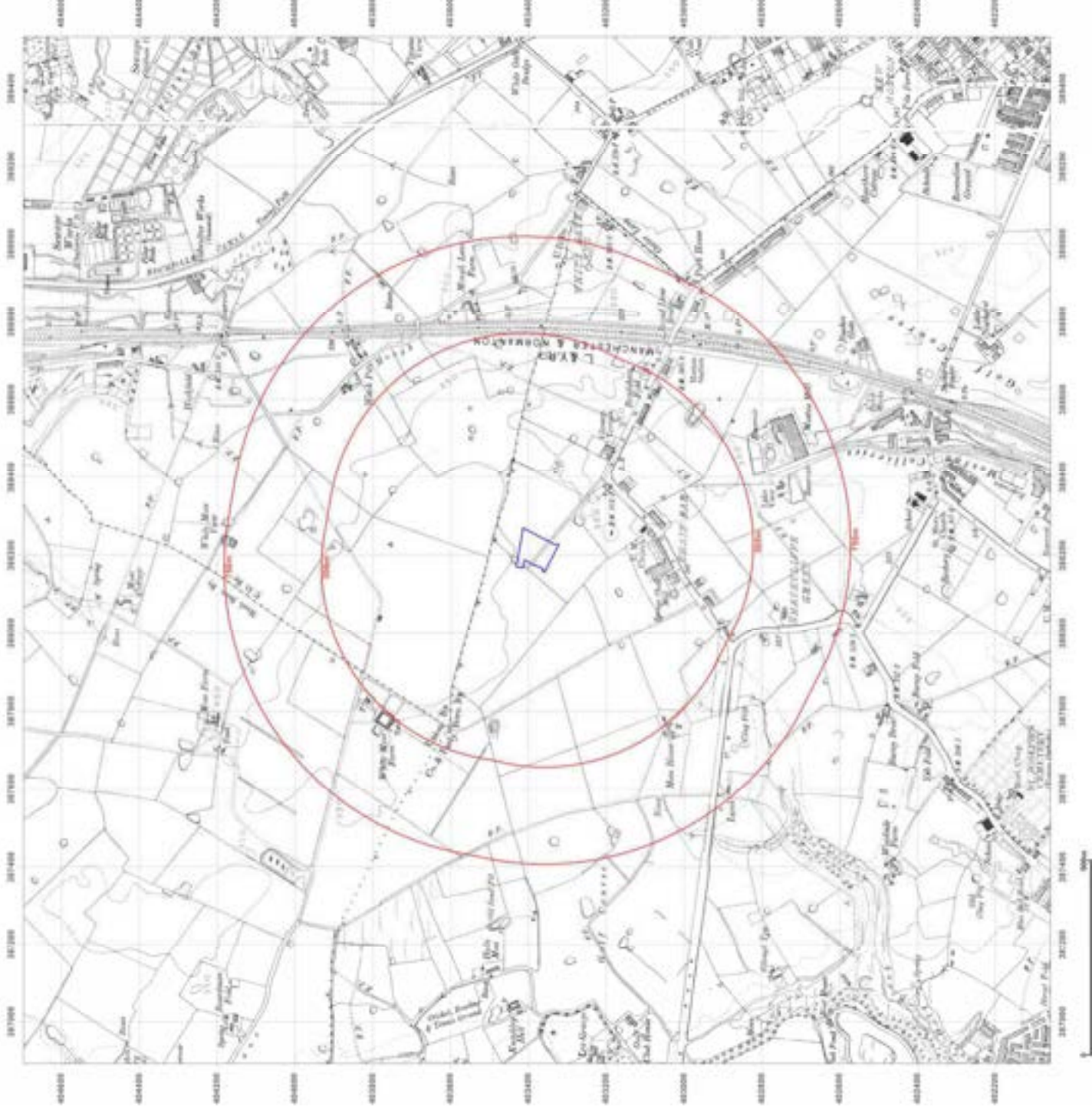
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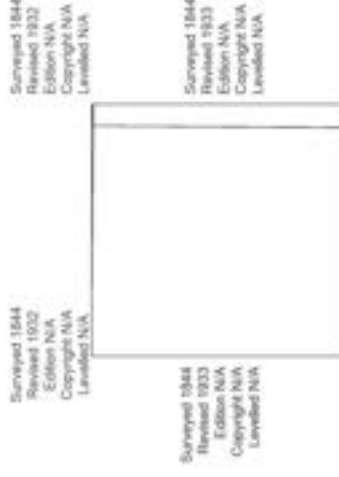
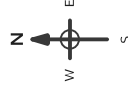
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Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: County Series

Map date: **1932-1933**

Scale: 1:10,560

Printed at: 1:10,560

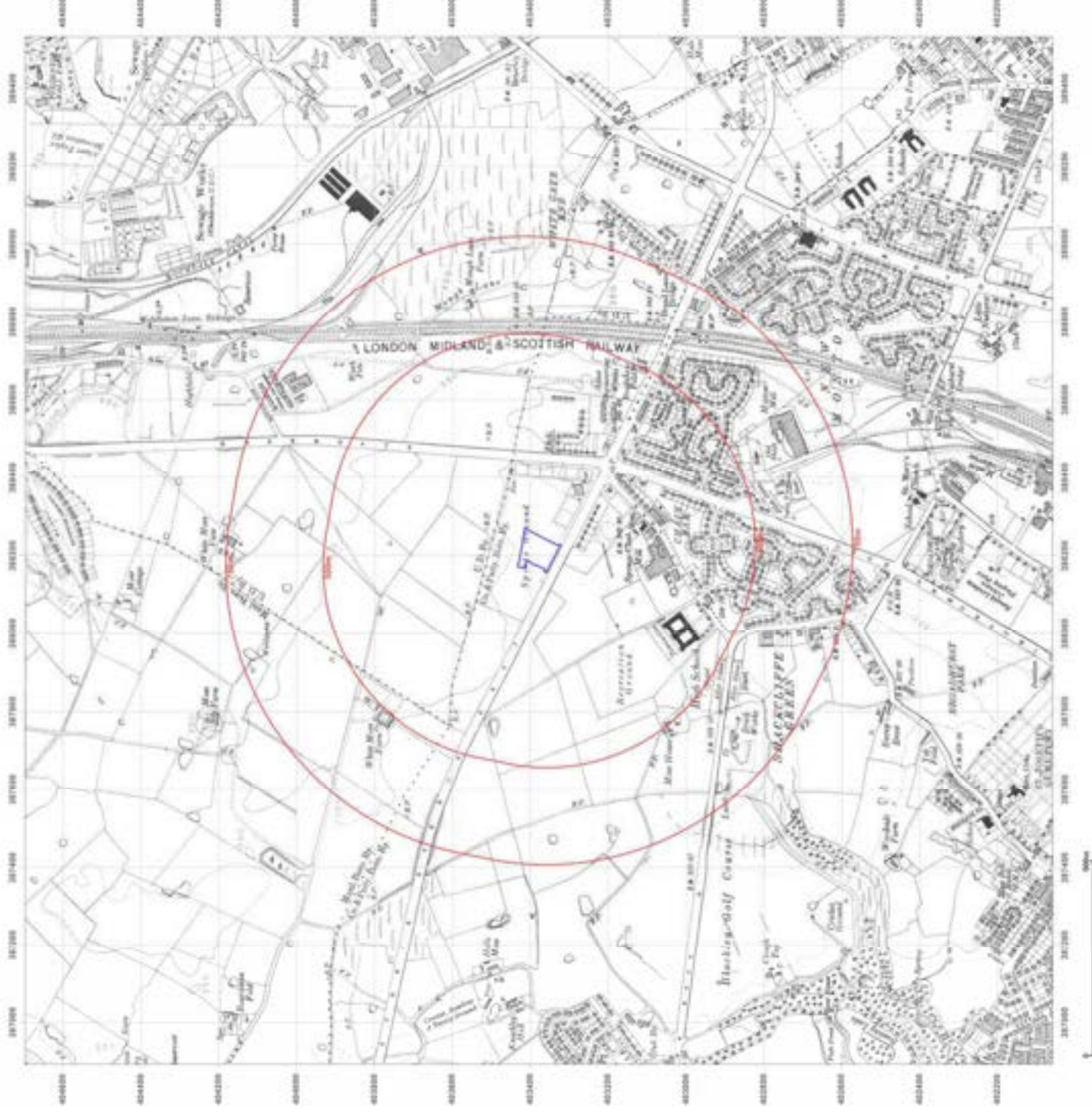


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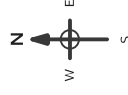
Client Ref: A3469 Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: County Series

Map date: 1938

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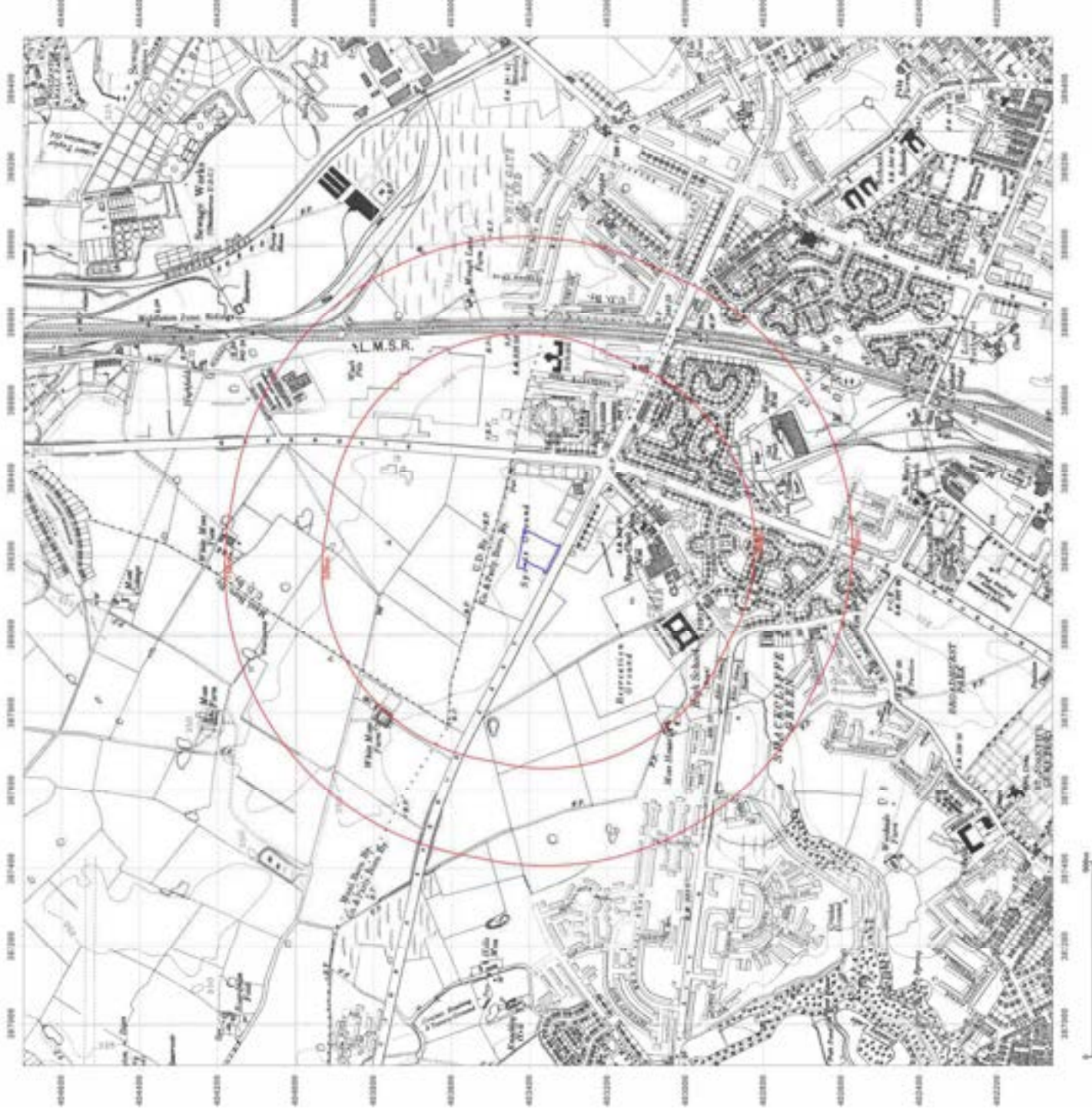
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Site Details:

FLAT 1, 261, VICTORIA
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M9 7GH

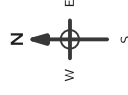
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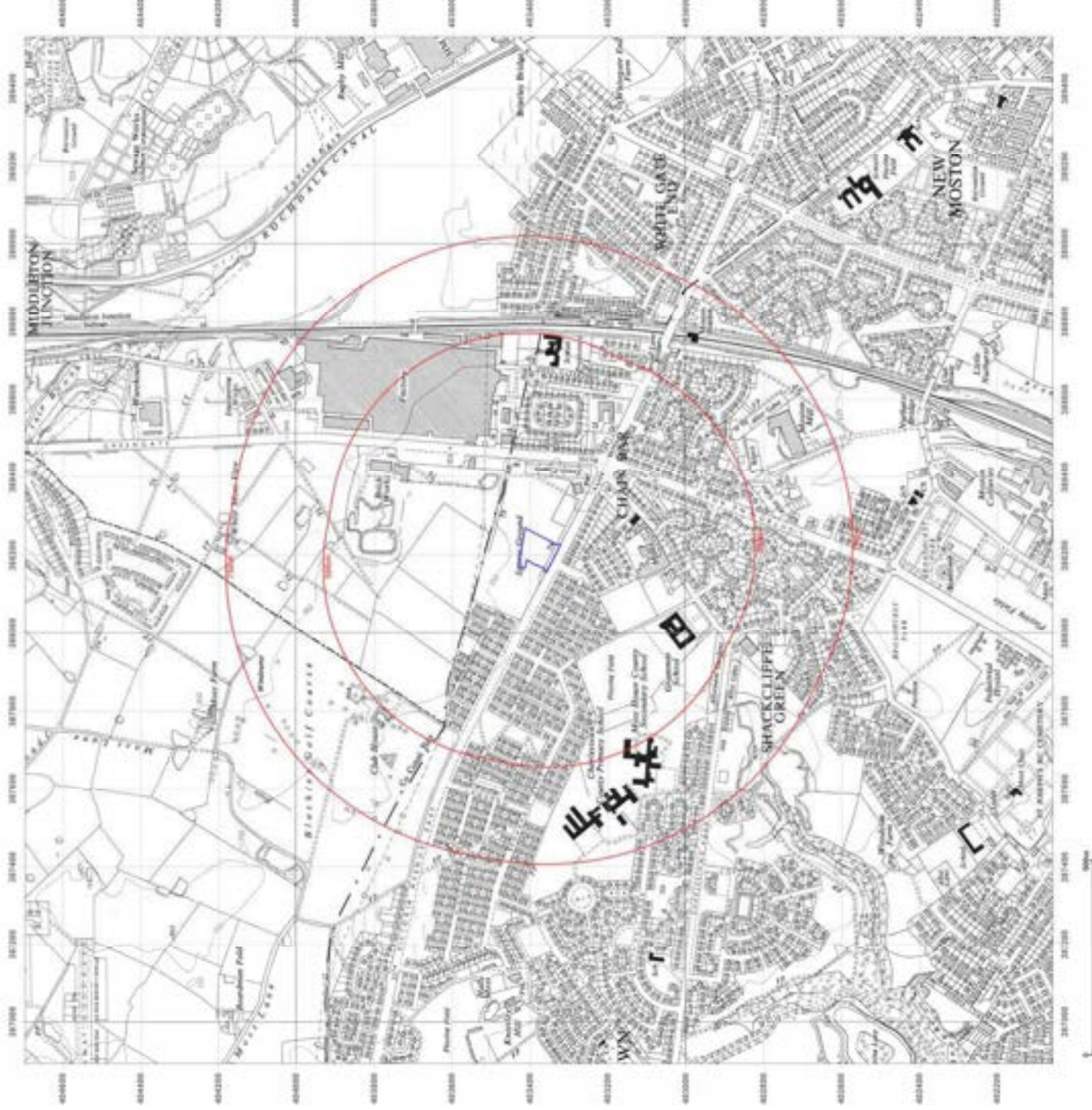
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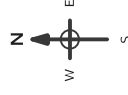
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Map Name: Provisional

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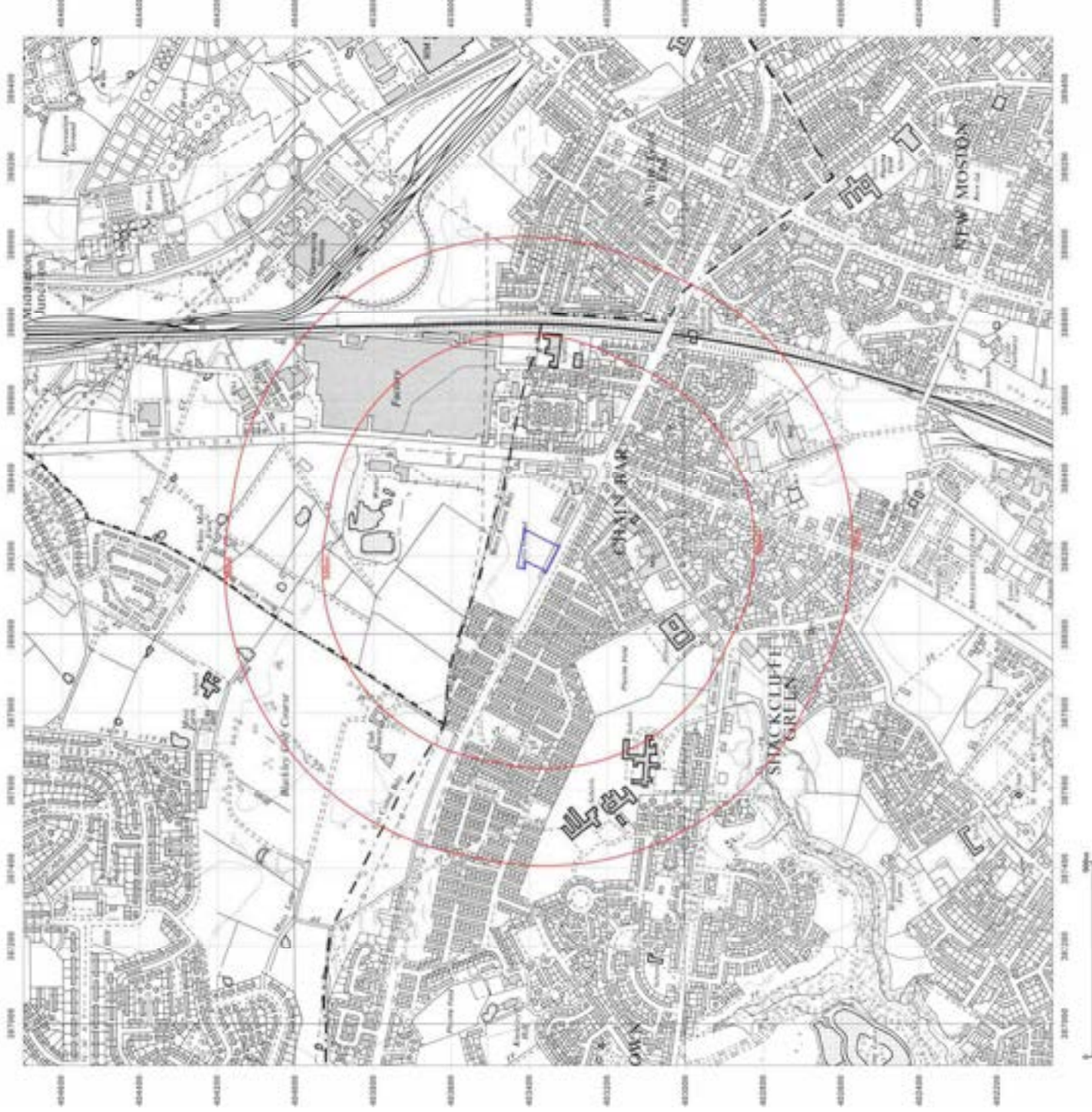
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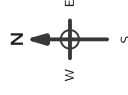
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Map Name: National Grid

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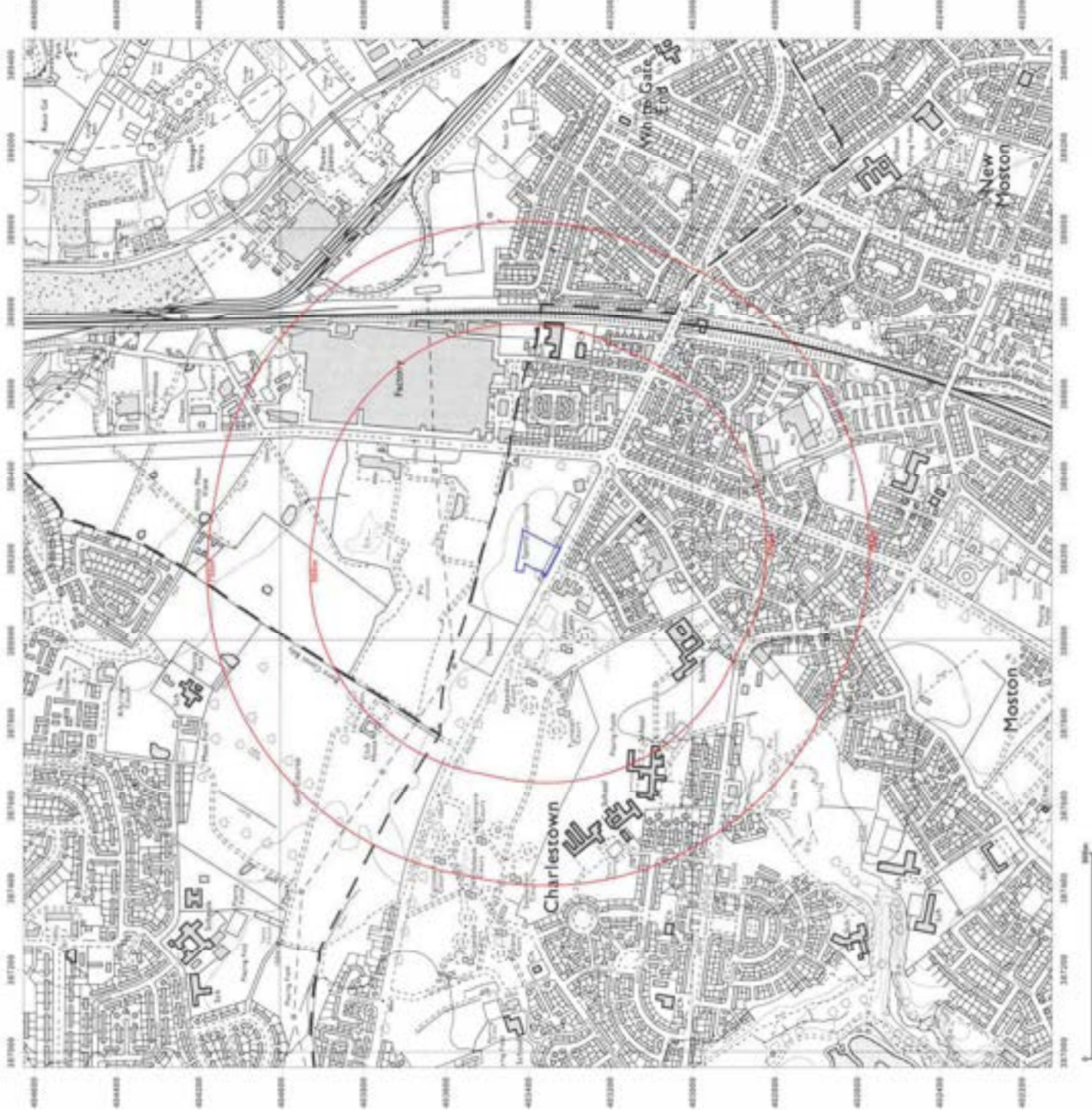
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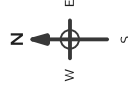
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Map Name: National Grid

Map date: 1980

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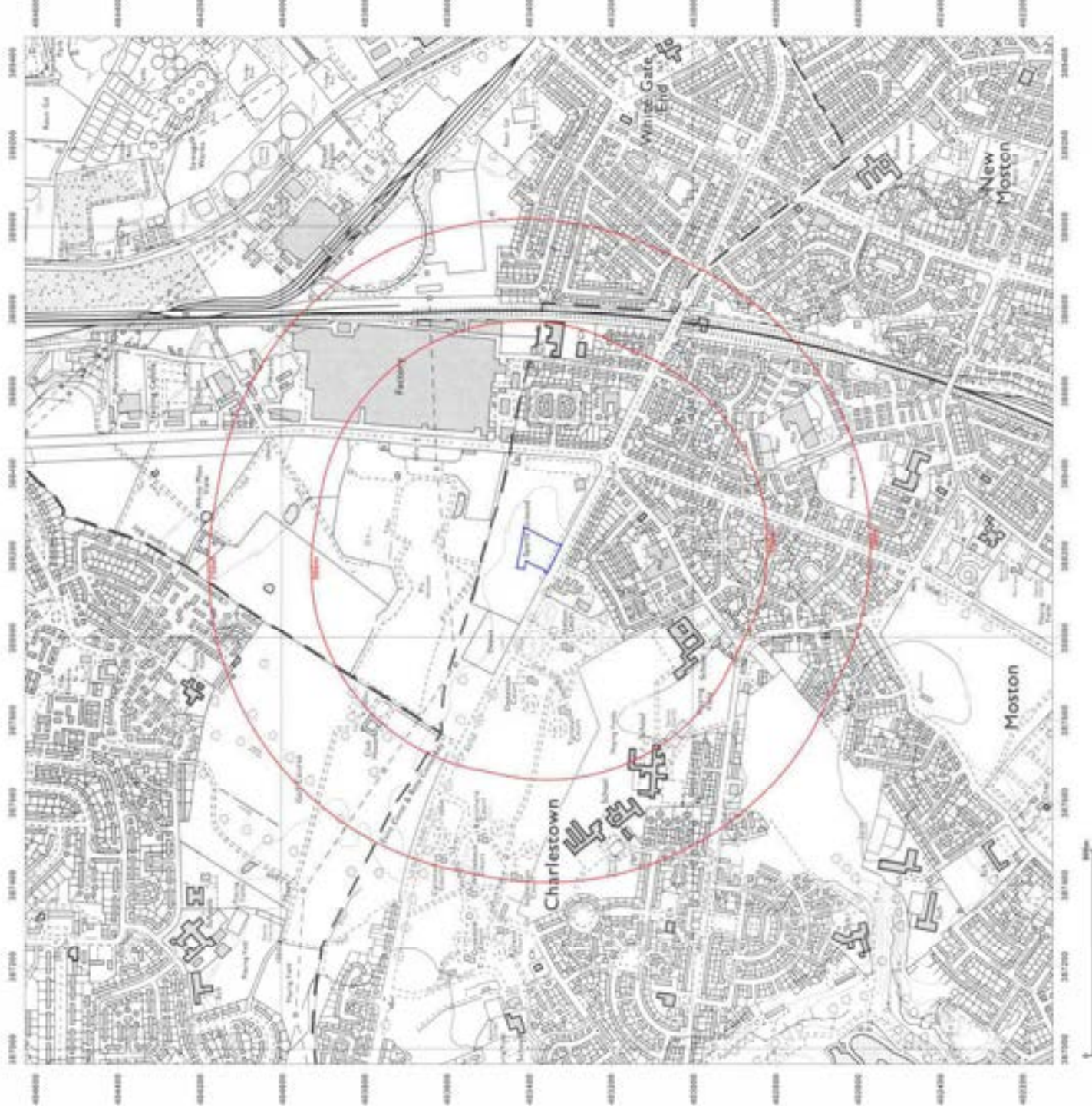
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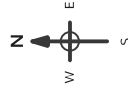
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Map Name: National Grid

Map date: 1988

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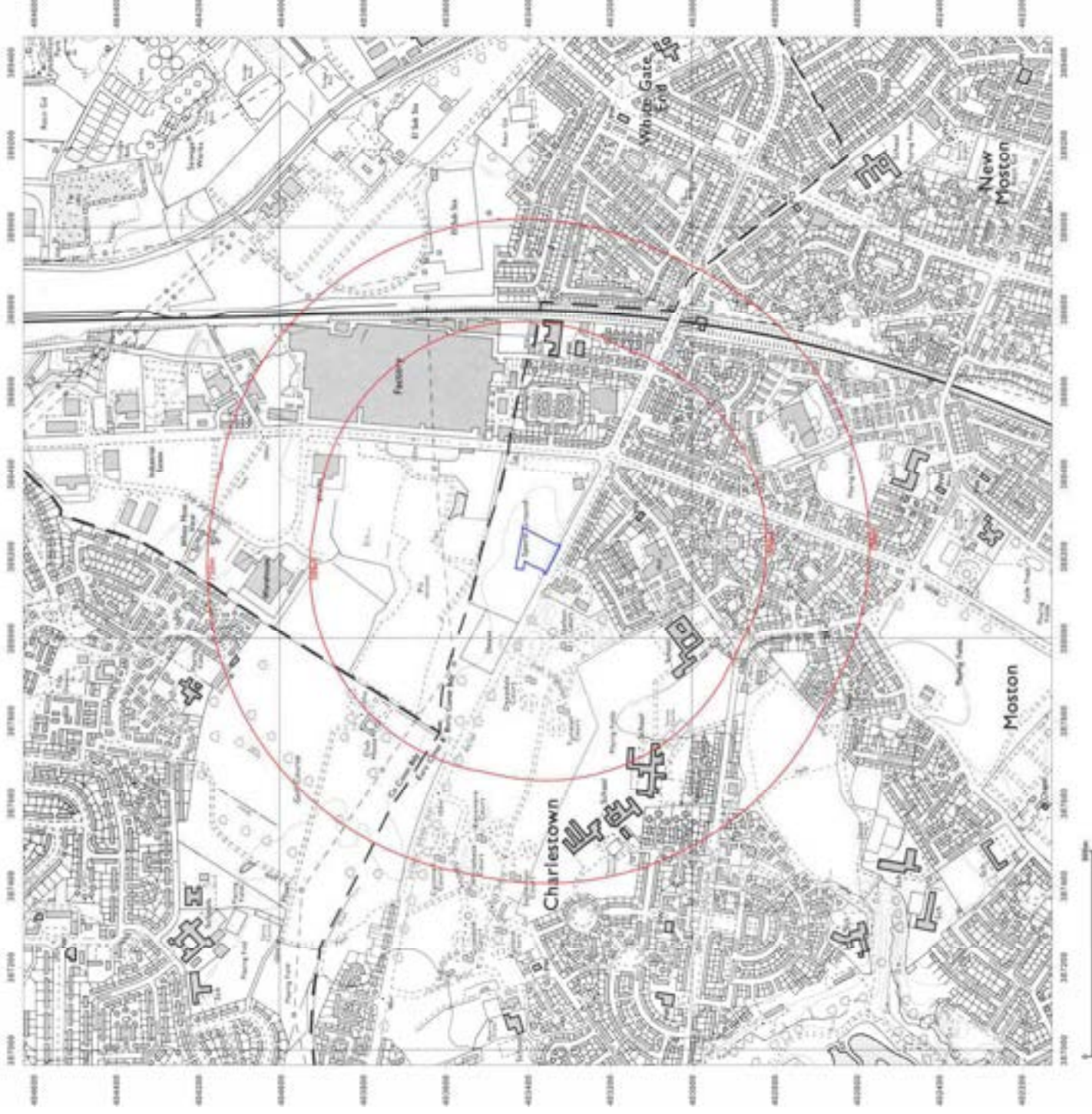
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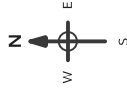
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Site Details:
 FLAT 1, 261, VICTORIA
 AVENUE EAST, MANCHESTER,
 M9 7GH

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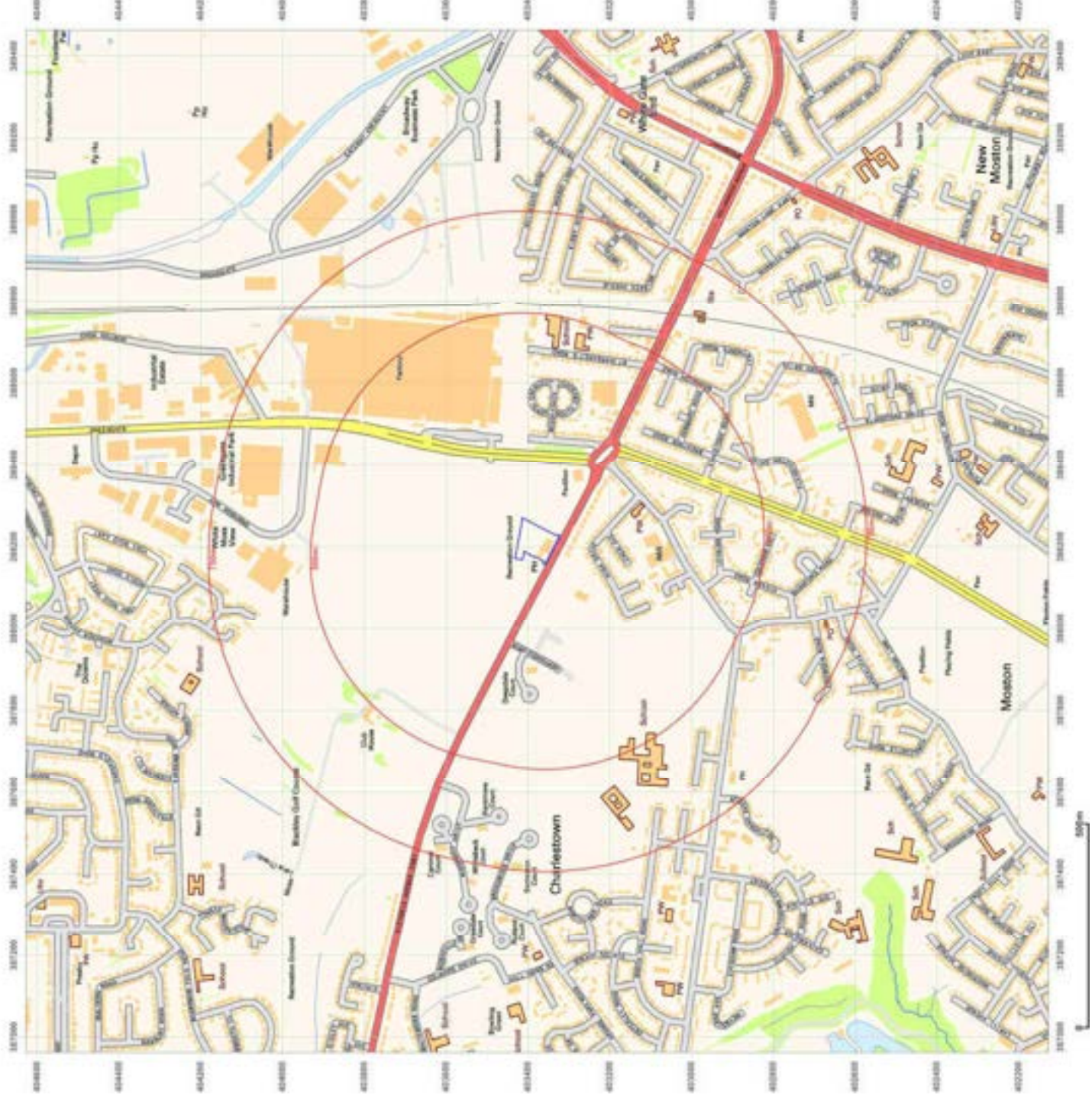


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Production date: 09 March 2020

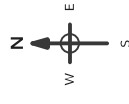
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Site Details:
FLAT 1, 261, VICTORIA
AVENUE EAST, MANCHESTER,
M9 7GH

Client Ref: A3469_Moston
Report Ref: GS-6669461
Grid Ref: 388212, 403377

Map Name: National Grid
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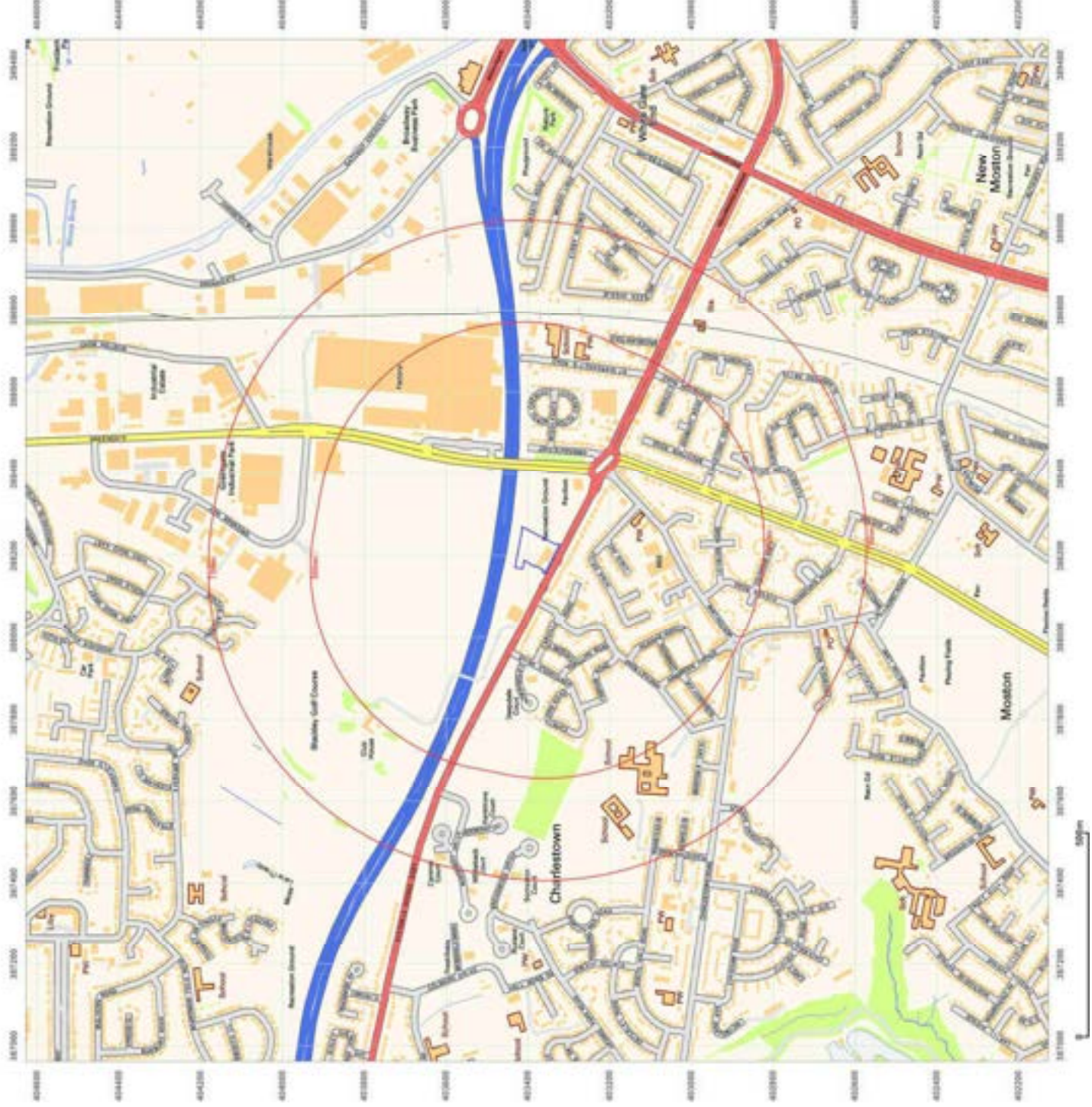


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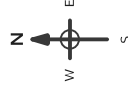
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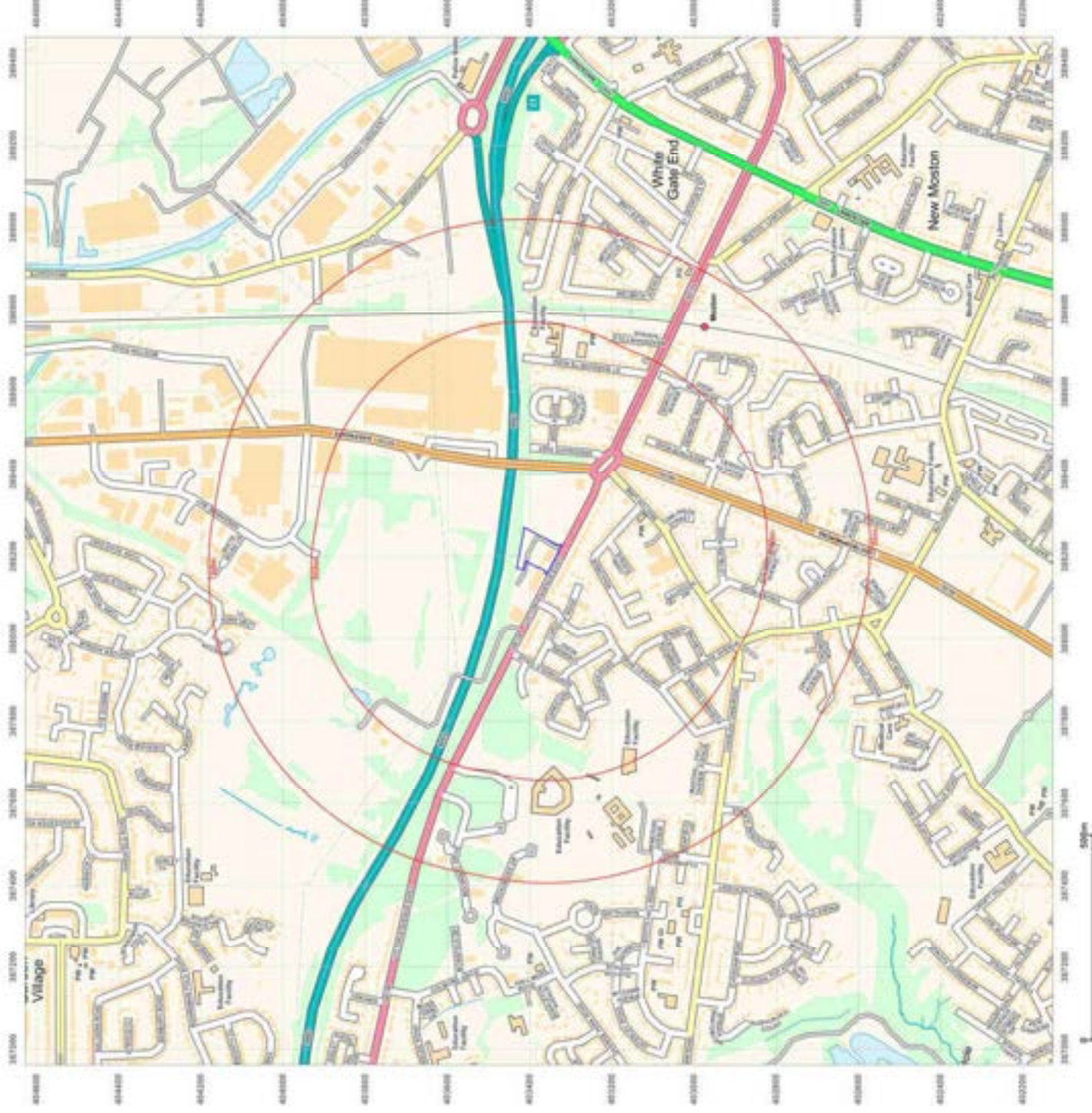
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Production date: 09 March 2020

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APPENDIX 2

SITE PHOTOGRAPHS

Earth Environmental & Geotechnical Ltd Tel: 0161 975 6088 Email: info@earthenvironmental.co.uk Web: www.earthenvironmental.co.uk	SITE PHOTOGRAPHS 
Job No.: A3469	Site: Victoria Avenue, Moston
Plate 1 View across site, looking SE	Plate 2 View across site, looking SW
	
Date: 12th March 2020	Date: 12th March 2020
Plate 3 View of southern site boundary looking E	Plate 4 View across site looking W
	
Date: 12th March 2020	Date: 12th March 2020

Figure 9 Site Walkover Photo Locations





APPENDIX 3

SITE WALKOVER NOTES



WALK OVER SURVEY REPORT

Site: Victoria Avenue, Moston

Date: 12th March 2020

Job No: A3469/20

Undertaken By: Alice Barrington

Purpose of Site Walkover:

- 1) Provide further information for the Desk Study Report;
- 2) Identify potential contamination sources, pathways and receptors;
- 3) Identify geotechnical features and potential geohazards;
- 4) Determine locations for exploratory boreholes.

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Site Setting	Description required for: Town/Country/Suburb Setting Industrial/Residential/Retail Usage Current Site use (if undertaking security and access to the site)		Suburb Residential and retail Restaurant along southern boundary. Car park in northern area
Evidence of Past Activities	Are there: Any relevant street names in area? Features or relics which indicate past history?	Yes/ ~~No~~ ~~Yes~~ /No	Victoria Avenue East runs directly south of the site. Only current use visible
Geographic Setting	Description required for: Low lying flood plain/dry valley/rolling hills etc.		Flat and level
Ground Conditions	Is there any evidence of: Mining, Mine entries Subsidence Landslip/slope erosion Former investigation works	~~Yes~~ /No ~~Yes~~ /No ~~Yes~~ /No	

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Topography	Description required for: Are there apparent differences between site and surrounding area? (If yes describe the presence of retaining walls, and slopes). Is there evidence of Made Ground / Fill on site?	~~Yes~~/No Yes/~~No~~	The area of soft cover in the north west is slightly raised – potentially fill.
Site Boundaries and Neighbours	Description required for: Type of boundary demarcation (if any) on each side of site, usage of adjacent land and name of industrial/commercial occupiers. Note any adjacent features such as water course and other potentially environmentally sensitive uses (residential, school, infirmary, SSSI etc)		Northern and eastern boundaries are made of black metal fencing. The southern boundary is made up of the building. The western boundary is made up of the building, some black metal fencing and some of it is open. To the north is the M60. East is a playing field. South and west are residential properties. Residential areas to the south and west.
Vegetation	Are there any vegetation/trees on or close to site (if yes describe locations, type, maturity, etc) Is there any evidence of poor health / distress?	Yes/~~No~~ ~~Yes~~/No	The north west corner is covered in grass and medium sized birch trees. There is grass along the northern and eastern boundaries. Some small hedges in the centre of the site.
Ground Surface	Are there areas of hardstanding and estimate the split between hard and soft cover? (If yes describe locations, types and conditions). Is there any evidence of any spillages or staining?	Yes/~~No~~ ~~Yes~~/No	95:5 hard to soft standing. The hardstanding is macadam. The soft standing is the aforementioned grassy area in the north west corner of the site.

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Site Drainage	Are there any drain covers / soakaways (if yes describe locations) Are there any outfalls/water courses on site (note the condition of water courses in open water courses, discolouration, odour, eutrophication, oily sheen, gas bubbling water, clear or cloudy) Where a watercourse runs alongside or crosses a site are there any differences in visible water quality upstream and downstream of the site?	Yes/~~No~~ ~~Yes~~/No ~~Yes~~/No	Dotted across the site. Usually found on or near paths and buildings. Lots found near the site entrance.
Electrical Equipment	Are there any electricity sub stations on or adjacent to the site? Are there any electrical transformers, capacitors, pylons etc on site?	~~Yes~~ /No	No, but lots of streetlights across the site.
Buildings	Is there any evidence of asbestos construction materials e.g. roofing, insulation materials. Do any buildings have basements? Do any buildings have a boiler room (if yes, describe fuel type and storage arrangements)?	Yes/No Yes/No Yes/No	Cannot get access to the building but is new so would assume not present. Unknown Unknown

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Landfilling	Is there any evidence of gas protection measures (gas membrane, gravel-filled trenches, venting pipes, etc)?	~~Yes~~ /No	
Process Air Emissions	Point Source: Are there any stacks / vents / cooling towers / abatement equipment?	~~Yes~~ /No	
	Fugitive Source: is there any stockpiled material / windblown dust / vapour process?	~~Yes~~ /No	
Storage of fuels & Chemicals	Are there any drums / containers (if yes, describe quantity, full /empty, stored on hard standing / soft landscaping, bunding)?	Yes/ ~~No~~	Present but only small oil and gas ones. Cannot get access to check if full. Associated with the restaurants on site.
	Are there any above ground fuel tanks (if yes, describe locations, volumes, how many, bunding, used / disused, condition?)	~~Yes~~ /No	
	Is there any evidence of underground fuel tanks (fuel pumps, covers, vent pipes, how many and how large, fill point, used / disused, and condition)?	~~Yes~~ /No	
Accidents	In the event of a large spillage would runoff affect any vulnerable watercourse/culverts?	~~Yes~~ /No	
	Are emergency procedures / equipment in place?	~~Yes~~ /No	

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Waste	Are there any waste skips present on site? Are waste storage facilities adequate? Is there any litter/fly tipped material?	~~Yes~~/No ~~Yes~~/No Yes/No	Household waste along northern boundary.
Atmospheric	Are there any fumes, odours originating from site or affecting site from neighbouring sites?	~~Yes~~ /No	
Access / Further Investigations	If a Phase 2 Investigation is likely to be required, describe any access problems including headroom where relevant, services, overhead cables, restricted access areas, confined spaces, trafficked areas, etc that are likely to affect investigation scope/techniques. Identify possible site office and storage locations. Identify possible water supply		None None Potentially from the buildings onsite.
Site Environs	Are there any local features that could have a harmful influence e.g. landfill, industrial processes, railway land? Are there any sensitive water features/courses near to the site?	~~Yes~~/No ~~Yes~~/No	There is an industrial concrete block with access hatches and vents just north of the site. Use is unknown.
Local Knowledge / Anecdotal Evidence			
Site Dimensions	Describe shape of Site in plan and measure dimensions.		



APPENDIX 4

REPORT LIMITATIONS

LIMITATIONS

This contract was completed by Earth Environmental & Geotechnical Ltd on the basis of a defined programme and scope of works and terms and conditions agreed with the client. This report was compiled with all reasonable skill, and care, bearing in mind the project objectives, the agreed scope of works, the prevailing site conditions, the budget and staff resources allocated to the project.

Other than that, expressly contained in the above paragraph, Earth Environmental & Geotechnical Ltd provides no other representation or warranty whether express or implied, is made in relation to the services. Unless otherwise agreed this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted consulting practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon, or transferred to, by any other party without the written agreement of a Director of Earth Environmental & Geotechnical Ltd.

If a third party relies on this report, it does so wholly at its own and sole risk and Earth Environmental & Geotechnical Ltd disclaims any liability to such parties.

It is Earth Environmental & Geotechnical Ltd understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was an important factor in determining the scope and level of the services. Should the purpose for which the report is used, or the proposed use of the site change, this report will no longer be valid and any further use of, or reliance upon the report in those circumstances by the client without Earth Environmental & Geotechnical Ltd review and advice shall be at the client's sole and own risk.

The report was written in 2020 and should be read in light of any subsequent changes in legislation, statutory requirements and industry best practices. Ground conditions can also change over time and further investigations or assessment should be made if there is any significant delay in acting on the findings of this report. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of Earth Environmental & Geotechnical Ltd. In the absence of such written advice of Earth Environmental & Geotechnical Ltd, reliance on the report in the future shall be at the client's own and sole risk. Should Earth Environmental & Geotechnical Ltd be requested to review the report in the future, Earth Environmental & Geotechnical Ltd shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between Earth Environmental & Geotechnical Ltd and the client.

The observations and conclusions described in this report are based solely upon the services that were provided pursuant to the agreement between the client and Earth Environmental & Geotechnical Ltd. Earth Environmental & Geotechnical Ltd has not performed any observations, investigations, studies or testing not specifically set out or mentioned within this report.

Earth Environmental & Geotechnical Ltd is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, Earth Environmental & Geotechnical Ltd did not seek to evaluate the presence on or off the site of electromagnetic fields, lead paint, radon gas or other radioactive materials.

The services are based upon Earth Environmental & Geotechnical Ltd observations of existing physical conditions at the site gained from a walkover survey of the site together with Earth Environmental & Geotechnical Ltd interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The findings and recommendations contained in this report are based in part upon information provided by third parties, and whilst Earth Environmental & Geotechnical Ltd have no reason to doubt the accuracy and that it has been provided in full from those it was requested from, the items relied on have not been verified.

No responsibility can be accepted for errors within third party items presented in this report. Further Earth Environmental & Geotechnical Ltd was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the services. Earth Environmental & Geotechnical Ltd is not liable for any inaccurate information, misrepresentation of data or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to Earth Environmental & Geotechnical Ltd and including the doing of any independent investigation of the information provided to Earth Environmental & Geotechnical Ltd save as otherwise provided in the terms of the contract between the client and Earth Environmental & Geotechnical Ltd.

Where field investigations have been carried out these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions can also be variable and as investigation excavations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered which are different to those considered in this report. The extent of the limited area depends on the soil and groundwater conditions, together with the position of any current structures and underground facilities and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters [as stipulated in the contract between the client and Earth Environmental & Geotechnical Ltd] based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

The groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The normal speed of investigation usually does not permit the recording of an equilibrium water level for any one water strike. Moreover, groundwater levels are subject to seasonal variation or changes in local drainage conditions and higher groundwater levels may occur at other times of the year than were recorded during this investigation.

Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan but is (are) used to present the general relative locations of features on, and surrounding, the site.