



Phase 1 Environmental Risk Assessment

50 Red Bank, Manchester, M4 4HF

Presented to Lesing Eastbrook Limited c/o Praxis IFM

Issued: December 2018

Delta-Simons Project No. 18-1472.01



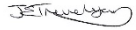
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Report Details

Client	Lesing Eastbrook Limited c/o Praxis IFM
Report Title	Phase 1 Environmental Risk Assessment
Site Address	50 Red Bank, Manchester, M4 4HF
Project No.	18-1472.01
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Quality Assurance

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Specialising in Environment, Health & Safety and Sustainability, Delta-Simons provide support and advice within the property development, asset management, corporate and industrial markets. Operating from nine locations - Lincoln, Birmingham, Dublin, Durham, Leeds, London, Manchester, Norwich and Nottingham - we employ over 75 environmental professionals, bringing experience from across the private consultancy and public sector markets.

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Executive Summary

Site Use & Surrounding Area	The Site is currently occupied by empty offices, show rooms and store rooms and was most recently Boardmans, a fashion design company. The building is considered to be a typical brick built commercial building with pitched roof from around the 1960/70s. The Site is located within an urban, predominantly commercial/light industrial area with some residential apartments to the west.
Environmental Setting	The Site is considered to be of a low to moderate environmental sensitivity given the presence of the Secondary Undifferentiated Aquifer underlain by a Principal Aquifer (however, lack of information on the specific geology underlying the Site), the absence of any ecological receptors and the commercial use of the surrounding area.
Contamination Potential	There is considered to be limited potential for current on-Site activities to result in land contamination. Historically, the Site was occupied by residential terraced housing/shops from sometime prior to the 1850s to the 1930s when the Site was cleared/demolished. The Site remained vacant until around the early 1970s when redevelopment into the current layout (commercial) occurred. The historical uses of the Site are considered to represent potential sources of contamination. Historical land uses in the surrounding area include timber yards, dye and print works, plaster of paris works, engineering works, paint works and oil works. These are considered to represent potential off-Site sources of contamination.
Contaminant Linkage Assessment & Land Contamination Conclusions	Delta-Simons has completed a risk assessment based upon available information. Significant potential sources of contamination have not been identified associated with the current land use, however, soil and groundwater contamination may be present associated with the historical use of the Site and surrounding historical and current land uses. Whilst the presence of localised contamination cannot be ruled out, it is considered that the risk of significant possible contaminant linkages in the context of the Site remaining in its current use is low. Delta-Simons considers that intrusive investigation of the Site in its current state is not required prior to acquisition.
Key Land Contamination Recommendations	No further works are considered to be required for land contamination purposes in the context of an ongoing use.
Overall Land Contamination Statement of Risk	On the basis of available information, Delta-Simons considers that with regard to potential land contamination issues and associated environmental liabilities, in its current use, the Site represents an overall investment opportunity with a Low risk.
Flood Risk Advisory	Based on the information reviewed, the Site is not located within an area considered to be of a significantly elevated risk of flooding.
Additional Advisories	Suspected Japanese Knotweed has been identified on-Site that should be assessed and advice provided on management in the future. A structural survey of the retaining structure on the eastern boundary may be prudent.
This is intended as a summary only. Further detail and limitations of the assessment is provided within the main body of the Report.	

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1.0 Introduction

1.1 Appointment

Delta-Simons Environmental Consultants Limited ("Delta-Simons") was instructed by Lambert Smith Hampton on behalf of Lesing Eastbrook Limited c/o Praxis IFM (the "Client") to carry out a Phase 1 Environmental Risk Assessment of a commercial property located at 50 Red Bank Road, Manchester, M4 4HF (the "Site").

1.2 Context & Purpose

The aim of this assessment is to consider the potential for land contamination related liabilities to be present prior to the potential investment purchase of the Site, in the context of the Site remaining in its current use and to provide commentary on the flood risk status based on available information.

1.3 Scope of Works

The scope of works undertaken for this assessment was:

- ▲ Review of the environmental setting of the Site, including the current use/ status of the Site and surrounding area, and review of the geology, hydrogeology and hydrology;
- ▲ Review of the historical activities of the Site and surrounding area;
- ▲ Review of regulatory database information relating to the Site;
- ▲ Review of the online planning records for the Site;
- ▲ Consult and review information from the Local Authority in relation to Part 2A of the Environmental Protection Act;
- ▲ Complete a Site reconnaissance by undertaking a visual inspection of the Site from accessible areas;
- ▲ Complete an interview with a Site representative;
- ▲ Develop an outline Conceptual Site Model and a qualitative assessment of the potential for land contamination related liabilities to be present; and
- ▲ Complete a review of the flood risk associated with the Site.

A list of the data sources consulted is provided in Appendix A.

1.4 Limitations

The standard limitations associated with this assessment are presented in Appendix B.

2.0 Site Context & Data Review

2.1 Site Information

 Contains OS data ©, Crown Copyright and Database Right (2018) Contains Data from, © 2018 Landmark Information Group Ltd		 Contains Data from, © 2018 Landmark Information Group Ltd	
Site Location		Site Layout	
Co-ordinates	Centred approximately at National Grid Reference 384330, 399460.	Elevation	38 m AOD
		Area	0.2 Ha
Site Location	The Site is located off Red Bank within the Green Quarter district of Manchester, approximately 1 km north of Manchester City Centre.		
Current Site Use	The Site is currently occupied by empty offices, show rooms and store rooms and was most recently Boardmans, which is a fashion design company. The building is considered to be a typical brick built commercial building with pitched roof from around the 1960/70s. External areas comprise associated hard standing for parking and unloading. Shrubs/trees are evident in the central area of hard standing between 50 Red Bank and 54 Red Bank to the north.		
Site Reconnaissance	Delta-Simons conducted a Site visit on 13th December 2018. A series of Site photographs are presented as Appendix C, and pertinent information that was observed or reported on-Site is summarised as follows: ▲ Visible evidence of Made Ground adjacent to the viaduct to the east of the Site comprising bricks, piping and rubble; ▲ The general topography of the Site is uneven and sloping towards the south with various ramps from the road to the 'loading bay' behind the main building; ▲ The Site is surrounded by walls bounding the viaduct supported by buttresses to the east with fencing adjacent to the pavements and various security gates;		

	▲ Surfacing in external areas of the Site is hardstanding and asphalt with some vegetation evident; ▲ The building comprises show rooms, loading bays and carpeted office space. Suspected asbestos containing materials (ACMs) are evident within the building; ▲ There was no evidence of any above ground storage tanks (ASTs) or below ground storage tanks (UST's); ▲ There was no evidence of any spillages or leaks; and ▲ There was evidence of suspected Japanese Knotweed in land in the north of the Site and adjacent to the viaduct in the east both within the premises and on adjacent land. <i>There were no significant contamination concerns/sources observed during the Site walkover. It would be prudent to confirm the presence of the invasive plant species at the Site by an invasive weed specialist. Also, an initial structural stability assessment of the retaining wall/slope on the eastern boundary would be prudent.</i>	
Current Surrounding Area	North	An industrial unit (54 Red Bank) with further commercial/industrial land beyond.
	East	An overgrown/wooded former railway embankments/viaduct with industrial land beyond.
	South	Car park and residential apartments.
	West	Commercial units and residential apartments, with further commercial buildings beyond.
	<i>There are no current sources of significant contamination identified in the local surrounding area.</i>	

2.2 Environmental Setting

Geology	From Geology Mapping within the Envirocheck® Report, the Site is indicated as being underlain by superficial deposits of the Devensian Till Formation. The underlying bedrock comprises the Chester Formation (Sandstone). Given the current development, Made Ground is likely to be present overlying the Devensian Till at the Site.
Specific Geology	One BGS borehole (SJ84499976 from 1918) 400 m to the north encountered geology which comprised the following generalised sequence: ▲ Made Ground comprising 'hardcore fill' or sandy, clayey gravel of flint, brick and concrete to depths of between 0.2 and 1 metre below ground level (m bgl); over ▲ Alluvial Deposits to depths of 15 m bgl; over ▲ Interbedded red clays & sandstones from 15 to 117 m bgl.
Hydrogeology	The Environment Agency (EA) classifies the superficial deposits (Devensian Till) as a Secondary Aquifer (Undifferentiated) and the bedrock (Chester Sandstone Formation) as a Principal Aquifer The EA data also indicates that the Site is not in a designated groundwater Source Protection Zone. According to the Envirocheck® Report, there are no licensed abstraction records from groundwater located within 250 m of the Site. The following abstractions have been identified within 1 km of the Site: ▲ Joseph Holt Ltd for general cooling and processing at a brewery (non-potable) 303 m north-west;

	▲ Interbrew UK Ltd for drinking, cooking, sanitary, process water and washing 490 m south-west (two borehole abstractions); ▲ Lancashire Dairies Ltd for drinking, cooking, sanitary, cooling and washing 522 m north-west; ▲ Packaging Products Ltd for general cooling (non-potable) 896 m north-east; and ▲ British Telecoms Plc for general cooling (non-potable) 952 m south west. The available BGS borehole information did not indicate the presence of any groundwater, however, groundwater may be present within the Alluvial Deposits.
Hydrology	The nearest surface water feature is the River Irk approximately 150 m to the east of the Site. According to the Envirocheck® Report, there are no licensed abstraction records from surface water located within 500 m of the Site.
Coal Mining	The Site is not located within an area that is potentially affected by coal mining activity.
Radon Gas	The Site lies within an area where less than 1% of homes are above the National Radiological Protection Board (NRPB) recommended “action level” for radon. BRE211 (2007) indicates that no radon protective measures are necessary in the construction of new buildings at the Site.
Ecological Receptors	It is understood from information provided within the Envirocheck® Report, there are no statutory ecological receptors located within 1 km of the Site.
Heritage Interest	According to Historic England, the closest area of heritage interest is located approximately 100 m to the east of the Site associated with a Grade II Listed Building (Union Bridge).
Environmental Sensitivity	<i>The Site is considered to be of a low to moderate environmental sensitivity given the presence of the Secondary Undifferentiated Aquifer underlain by a Principal Aquifer (however, lack of information on the specific geology underlying the Site), the absence of any ecological receptors and the commercial use of the surrounding area.</i>

2.3 Historical Use of the Site & Surrounding Area

Approach	The historical development of the Site and surrounding area has been assessed through a review of historical OS maps within the Envirocheck Report and online available historical satellite imagery. A summary of the key historical Site uses and developments in the surrounding area is presented below. Copies of pertinent historical maps are included as Appendix D.
Historical Features On-Site	The following historical on-Site features have been identified: ▲ In 1850, the Site appears to be residential terraced housing/shops with yards evident to the rear of the buildings; ▲ By 1938, the buildings were no longer evident and were presumed to have been demolished. The land appears to be disused; and ▲ By 1972, the Site had been redeveloped to the current layout (industrial type unit) with the main building structure evident in the centre of the Site and associated external areas.

Potentially Contaminative Historical Features Off-Site	Potential sources of contamination within 100 m of the Site include: ▲ Plaster of Paris Works approximately 50 m to the south-east of the Site in the 1850 Town Plan (later shown as part of the Red Bank Oil Works (1949 to sometime prior to 1992); ▲ Red Bank Mill (Cotton) approximately 90 m to the south of the Site from 1850 to 1949 when it became the Star Saw Mills. These mills were not evident by 1963; ▲ The Horrock Dye & Print Works approximately 60 m to the east of the Site from 1850 to 1933 when it became part of the Horrocks Railway Sidings and associated spoil. A large reservoir (approximately 1,000 m²) associated with the works is presumed to have been infilled by 1933 with unknown materials; ▲ A timber yard approximately 25 m north-east of the Site from 1850 to sometime prior to 1891; ▲ A timber yard approximately 70 m west of the Site from 1891 to 1949 when it became the Albert Oil Works. By 1978, this land is shown as presumed commercial/office buildings; ▲ A timber yard approximately 40 m to the south-east from 1949 to 1966 and remained as such to the present day; ▲ The L&YR Prestwich Branch Line Railway Viaduct adjacent to the east of the Site from 1891 until recent times when it became disused/overgrown; ▲ Red Bank Oil Works approximately 50 m south of the Site from 1891 to 1908 when it became the Union Bridge Iron Works which was demolished sometime between 1972 to 1984 and redeveloped into a car park; ▲ An engineering works approximately 50 m to the east of the Site in 1949 and is presumed to remain industrial in use to the present day; ▲ A shoe repair works approximately 15 m south-west of the Site by 1953, later a factory, and in recent time has been redeveloped into residential apartments; ▲ A works approximately 35 m to the north-west of the Site by 1958 to the present day; ▲ A works approximately 65 m north-west by 1958, identified as a Paint Works in 1978 and subsequent to this converted into offices/commercial buildings by 1989; ▲ A works to the immediate north of the Site by 1978 which remained as such to the present day; ▲ A dairy approximately 30 m north-east of the Site by 1989 which remains evident today; ▲ A builders yard approximately 25 m to the north by 1989 which remains evident today; and ▲ A scrap yard approximately 15 m to the east of the Site by 1995 that is not evident in recent aerial photographs.
Implications for Land Contamination Risk	<i>The historical uses of the Site, most notably the industrial land and potential for old backfilled cellars, are considered to represent potential sources of contamination although the risk is not considered to be significant in the context of the Sites continued commercial use. Potential sources of contamination have been identified within the surrounding area associated with various industrial uses.</i>

2.4 Environmental Database Review

Approach	The Landmark Envirocheck® Report provides a database of environmental information held by various statutory bodies including the EA, Local Authority (LA), Health & Safety Executive (HSE) and HPA amongst others. A full copy of the Envirocheck® Report is provided in Appendix E and the most relevant information is summarised below.
Features On-Site	There are no relevant entries included within the Landmark Envirocheck® Report relating to the Site.
Potentially Contaminative Features Off-Site	There are numerous contemporary trade directories within 100 m of the Site including: ▲ Soft furnishings manufacturers (24 m north-east); ▲ Commercial cleaning services (37 m south & 84 m south-west); ▲ Garage services (37 m south); ▲ Builders merchants (50 m south); ▲ Clothing manufacturers (76 m west and 56 m south-east); ▲ Tyre manufacturers (72 m north); ▲ Dairy (79 m north-east); and ▲ General engineers (84 m south-west). Within the wider area, pertinent entries include: ▲ An historical landfill (Queens Road Tip) located 360 m north-east of the Site. Inert, industrial, commercial, household, special wastes and liquid sludges were deposited between 1955 and 1970.
Implications for Land Contamination Risk	<i>Whilst there are potential sources of contamination/ground gas within the vicinity of the Site, it is not considered that these sources are significant.</i>

2.5 Planning Review

On-line Planning Portal	Manchester City Council	Date Accessed	13/12/2018
Findings	A review was undertaken of previous planning applications at the Site and surrounding area and there were no planning applications or supporting information that would be considered relevant to this Environmental Assessment.		

2.6 Local Authority Consultation

Part 2A of the Environmental Protection Act (EPA) 1990	The Site, nor any land within the surrounding area, has been determined as Contaminated Land under Part 2A of the EPA 1990. Based on the history, it is considered highly unlikely that the Site will be determined as Contaminated Land in the future. Consequently, no request for information in relation to the Contaminated Land status of the Site has been requested from Manchester City Council.
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2.7 Flood Risk Advisory

Initial Flood Risk Review	The Environment Agency's Flood Risk Map for Planning indicates that the Site is within Flood Zone 1 (Low Probability). The Environment Agency's Long-Term Flood Risk Map indicates the Site to be at very low risk from rivers or the sea. The Environment Agency's Long-Term Flood Risk Map indicates the Site to be at very low risk from surface water flooding. The Site is only located within an area considered to be at risk from groundwater for below ground property. Also, generally built up areas are considered to be of a lower risk and would only be of a higher concern for any below ground/basements should these not be appropriately tanked/waterproofed. It should be noted that all the flood maps are <u>indicative</u>. Surface water flooding is typically difficult to predict as it depends on localised heavy rainfall, localised topography and the adequacy of the local drainage network. Also, Envirocheck and BGS mapping provides only whether the Site is potentially susceptible to groundwater flooding, not the level of risk.
Implications for Flood Risk	<i>Based on the information reviewed, the Site is not located within an area considered to be of a significantly elevated risk of flooding.</i>

3.0 Land Contamination Risk

3.1 Introduction

A Conceptual Site Model (CSM) represents the relationships between contaminant sources, pathways and receptors, to support the identification and assessment of Possible Contaminant Linkages (PCL).

Where PCL are identified, a preliminary risk assessment is undertaken to assess the likelihood that each possible linkage exists and to determine whether these pose potentially unacceptable risks to identified receptors and require further assessment. Where this linkage is of a form that subsequently leads to the potential for land being identified as 'contaminated land' under the terms of Part 2A of the Environmental Protection Act 1990, the linkage is termed a significant contaminant linkage.

At the preliminary risk assessment stage, which is typically based upon desk study information and Site reconnaissance, the decision on whether a PCL poses a potentially unacceptable risk is based upon professional judgement. The significance of the PCL will also be determined dependant on the context of the land use and the purpose of the assessment.

Assessing risks from land contamination underpins the suitable for use approach adopted under Part 2A of the Environmental Protection Act 1990 and its associated regulatory regime.

3.2 Conceptual Site Model

The Site is occupied by a commercial building developed in the early 1970s. During a Site reconnaissance, no potential sources of contamination were identified. Historically, the Site appears to have been terraced residential/commercial buildings from sometime prior to 1850 until the buildings were demolished in the 1930s with the land remaining vacant until the redevelopment into commercial buildings in the 1970's. Potential sources of contamination have been identified at both the Site and in the surrounding area, which includes:

- ▲ Potential for backfilled cellars on-Site;
- ▲ Made Ground underlying the Site;
- ▲ Diffuse pollution from off-Site sources including a scrap yard, timber yards and works; and
- ▲ Potential for ground gas migration from the infilled reservoir (date of infilling prior to 1933).

The environmental sensitivity of the Site setting is considered to be low to moderate given:

- ▲ The current commercial/industrial nature of the surrounding area;
- ▲ The lack of ecological receptors in the vicinity of the Site;
- ▲ The presence of a Secondary Undifferentiated Aquifer over a Principal Aquifer underlying the Site; and
- ▲ The close proximity (150 m) to the River Irk.

3.3 Contaminant Linkage Assessment

Based on the information reviewed within this Report, the following preliminary risk assessment table has been formulated, which identifies all PCL in the context of the Site remaining in its current commercial use.

Risk definitions used for the following assessment are provided as follows:

- ▲ Low risk – Low likelihood and either no or mild severity. Negligible/unlikely contaminated land situation. Either no action recommended, or possible action during changes in conditions;
- ▲ Moderate risk – Likely probability and medium severity. Plausible contaminated land situation. Possible action recommended following further risk assessment; and
- ▲ High risk – High likelihood and severe severity. Likely or demonstrable contaminated land situation. Action (possibly urgent) recommended.

Contaminant Linkage Assessment				
Source(s)	Pathway(s)	Receptor(s)	Risk Rating	Justification & Mitigation (if required)
Potentially contaminated soils and/or groundwater located beneath the Site.	Direct contact/ ingestion and inhalation of dust and vapours.	Site users.	Low Risk	Given the potential sources of contamination identified, significant contamination is unlikely to be present. Whilst the presence of localised contamination cannot be completely discounted, given the current commercial use of the Site, which is predominantly covered by the buildings and hardstanding, the risk to Site users is considered to be low.
	Direct contact, ingestion and inhalation of dust and vapours.	Maintenance workers during any future sub-surface works at the Site.	Low Risk	Site workers may become exposed to localised contaminated soils and shallow groundwater during intrusive groundworks undertaken at the Site. Safe working practices should be undertaken and appropriate Personal Protective Equipment (PPE) should be used that will reduce the risk to low.
	Leaching of contaminants and vertical migration.	Groundwater beneath the Site.	Low Risk	Significant contamination is unlikely to be present. The Site is located within the area of moderate groundwater sensitivity. The buildings and hardstanding present across the Site and in the surrounding area will limit the infiltration of rainfall and, therefore, reduce the potential for leaching and migration of any contamination. Overall, the risk is considered to be low.
	Permeation of hydrocarbons through plastic pipe work.	Water supply pipes.	Low Risk	Hydrocarbons, especially aromatics and chlorinated solvents are known to permeate plastic pipes, particularly when encountered at high concentrations. However, it is considered unlikely that significant hydrocarbon contamination is present at the Site.
	Lateral migration through any groundwater beneath the Site.	Off-Site receptors (neighbouring properties/ users and nearby surface water).	Low Risk	Given the lack of potential significant sources of contamination on-Site, the risk to off-Site receptors is considered to be low.
Ground gas.	Vertical and lateral migration of ground gases.	Site users & the buildings on-Site.	Low Risk	Whilst ground gases could be present associated with any Made Ground, given the limited historical development, a significant thickness of Made Ground beneath the building is unlikely and given the current commercial use, which includes a warehouse/office building, the risk is considered to be low. The off-Site former infilled reservoir, whilst considered a potential source of ground gas, given the age of any suspected infilling (c.1930s), ground gas generation is considered to have ceased.
Potentially contaminated soil and groundwater from off-Site sources.	Lateral migration and subsequent inhalation.	Groundwater beneath the Site and future Site users.	Low Risk	Whilst potential off-Site sources of contamination have been identified, the Site is in a built-up area with large amounts of hardstanding, resulting in restricted infiltration of rainwater and limited leaching of contaminants. Also, the current commercial use of the Site, the risk to Site users is considered to be low.

4.0 Conclusions & Recommendations

4.1 Land Contamination

Risk Assessment Summary/ Conclusions	Delta-Simons has completed a land contamination risk assessment based upon available information. Significant potential sources of contamination have not been identified associated with the current land use, however, soil and groundwater contamination may be present associated with the historical use of the Site and the various industrial land uses in the surrounding area. Whilst the presence of localised contamination cannot be completely ruled out, it is considered that the risk of significant possible contaminant linkages to exist in the context of the Site remaining in its current use is low. Delta-Simons considers that intrusive investigation of the Site in its current state is not required prior to acquisition.
Recommendations – Ongoing Use	No further works are considered to be required for land contamination purposes in the context of an ongoing use.
Recommendations – Redevelopment	It is understood that there are aspirations to demolish these buildings to allow redevelopment of the Site into residential units. Should any future redevelopment of the Site be proposed, the regulatory bodies are likely to require additional environmental assessment of the Site, in the form of an intrusive investigation, under the planning process. Also, under this scenario, the potential for localised remediation may be required. Any ground workers who are required to perform sub-surface work at the Site should be made aware of the possibility of encountering localised contamination. Therefore, good standards of personal hygiene should be observed with appropriate levels of PPE provided and utilised and toolbox talks given to contractors prior to the commencement of works.

4.2 Statement of Risk/Land Contamination Liability Assessment

This Assessment considers both perceived and actual risks using the pollutant linkage concept, with the principal measure of risk being whether significant harm (to people, animals, property (including buildings, cattle etc.), or statutory ecological receptors) or pollution of controlled waters (surface water bodies, aquifers, coastal waters, or territorial waters) is being caused, or whether there is a significant possibility of such harm being caused.

The overall risk classification, based on the source-pathway-receptor principle, adopted for this preliminary assessment, is defined as follows:

- ▲ **Low risk** – issue unlikely to present a liability or cost;
- ▲ **Moderate risk** – issue may present a liability or cost, but these may be limited; and
- ▲ **High risk** – likely that significant liabilities and/or costs exist.

Regulatory Action under Part 2A, WRA or EDR	There is considered to be a Low risk of enforcement action by the regulatory authorities under Part 2A of the Environmental Protection Act, the Water Resources Act or the Environmental Damage Regulations, whilst the Site remains in its current commercial use.
Third Party Liability	The potential for legal action by surrounding landowners based on the potential for contamination to migrate off-Site is considered to be Low .

Investment/Asset Impact	Delta-Simons considers there to be a Low risk of impact on the value of the Site from significant contamination issues, in the context of the Site remaining in its current commercial use.
Overall Statement of Risk	On the basis of available information, Delta-Simons considers that with regard to potential soil and groundwater contamination issues and associated environmental liabilities, the Site represents an investment opportunity with a Low overall risk status in the context of its ongoing use.

4.3 Flood Risk Advisory

Conclusions	Based on the information reviewed, the Site is not located within an area considered to be of a significantly elevated risk of flooding.
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4.4 Additional Advisories

Invasive Weeds	Suspected Japanese Knotweed has been identified on-Site that should be assessed and advice provided on management in the future.
Structural	A structural survey of the retaining structure on the eastern boundary may be prudent.