



e3p

Phase I Geoenvironmental Site Assessment
Albany Road, Chorlton

Reference: 15-843-R1-2
Date: March 2023



PHASE I GEOENVIRONMENTAL SITE ASSESSMENT

Albany Road
Chorlton
Greater Manchester
M21 0AZ

Prepared for:

bowsall
developments ltd

Report Ref: 15-843-R1-2
Date Issued: March 2023

Albany Road

Phase I Geoenvironmental Site Assessment
March 2023

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EXECUTIVE SUMMARY

Site Address	Land off Albany Road, Chorlton, Greater Manchester, M21 0AZ	
Grid Reference	E 381776, N 394269	
Site Area	0.20 Ha.	
Proposed Development	Bowsall Developments Ltd intends to construct a series of apartments up to four stories, with associated adopted estate roads, landscaped areas and utility infrastructure.	
Current Site Use	The subject site is a rectangular shaped parcel of land located to the east of Albany Road, Chorlton and is currently occupied by Autometers Systems Ltd, who manufacture electricity and power monitoring systems. The site comprises a concrete carpark in the southern half of the site, with a single building occupying the northern sector. The boundaries of the site comprise metal fencing, with an area of maintained landscaping along the western boundary. A concrete flagstone pathway is present along the eastern boundary of the site.	
Site History	Earliest mapping dated 1848-1849 shows the site to be undeveloped agricultural land, where by 1881 the site comprised a railway within the east of the site with associated sidings and embankment. Mapping from 1922 showed the majority of the site to comprise a tennis ground, with the railway sidings still present in the east with an unspecified building present. Further buildings appeared on site from 1933, where the site was part of a Works, up until circa 1981-1986 where the site was cleared apart from an embankment in the east. Mapping from 1985 shows the embankment to be no longer present with a building in the west of the site which was later extended by 1992. The site has remained in this configuration until present day.	
Environmental Setting	Drift Geology	Glaciofluvial Sheet Deposits – Sand and Gravel
	Bedrock Geology	Wilmslow Sandstone Formation – SANDSTONE
	Faults	No geological faults within influencing distance of the site.
	Hydrogeology	Secondary A aquifer above a principal bedrock aquifer. There are no groundwater abstraction points recorded within 1 km of the site.
	Hydrology	An inland river is noted 164 m north of the site.
	Flood Risk	The majority of the site is unaffected by flooding from rivers however the eastern sector of the site has been noted as a Flood Risk Zone 2.
Utility Locations	A formal drainage survey has not been completed; however, during the site walkover a series of manholes were identified within the car parking area. There is considered to be electricity and BT infrastructure within the site boundary.	



Landfill Sites and Ground Gases	No landfill sites (current or historic) are located within 250 m of the site. The site has undergone some historic development and ground working, the Made Ground associated with the historic development may produce hazardous ground gases such as methane and carbon dioxide.
Radon	Less than 1% of houses above the 'Action Level' – no special precautions required.
Coal Mining/Land Stability	The site is not located within a coal mining reporting area.
Hazardous Installations	No hazardous installations that could potentially prejudice the proposed construction of highly sensitive residential dwellings have been identified within influencing distance of the subject site.



Initial Conceptual Site Model	Contaminant Sources  Former on-site developments ▪ Made Ground associated with former building and railway developments may contain heavy metals, PAHs and ACM. ▪ Substantial depths of Made Ground can present a risk of hazardous ground gases (e.g., carbon dioxide and methane). ▪ The site was historically utilised as a works which may have stored or utilised hydrocarbon compounds such as fuels or oils. ▪ The railway within the east of the site may be a source of hydrocarbons, SVOCs and VOCs.  Infilled pond ▪ A former pond is present at the north-eastern corner of the site which may contain heavy metals, inorganic compounds, PAHs, hydrocarbon compounds and ACM. ▪ Infilled features present a potential risk of hazardous ground gases (e.g., carbon dioxide and methane) due to unknown depths of Made Ground comprising potentially putrescible and degrading materials.  Potential areas of upfill ▪ The site, in particular, within the east of the site, is considered to comprise upfill materials and Made Ground utilised to create a suitable platform for the current development on site. The Made Ground is likely to contain heavy metals, PAHs and ACM. Pathways  Direct contact and ingestion  Volatilisation/indoor explosion  Vapour inhalation  Dust inhalation  Vertical/lateral migration Receptors Future site users (proposed residential end-users and construction workers) Buildings (proposed residential units) Underlying aquifer (Secondary A and Principal aquifer)
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Recommendations

A detailed Phase II intrusive Geoenvironmental Site Assessment should be undertaken to confirm the findings of the initial conceptual site model and value engineer a development solution.



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DRAWING LIST

15-846-001 - Site Location Plan
15-846-002 - Proposed Development Plan
15-846-003 - Historical Features Plan
15-846-004 - Site Features Plan



1. INTRODUCTION

1.1. BACKGROUND

E3P Ltd has been commissioned by Bowsall Developments Ltd (the client) to undertake a Phase I Geoenvironmental Site Assessment at land to the east of Albany Road, Chorlton.

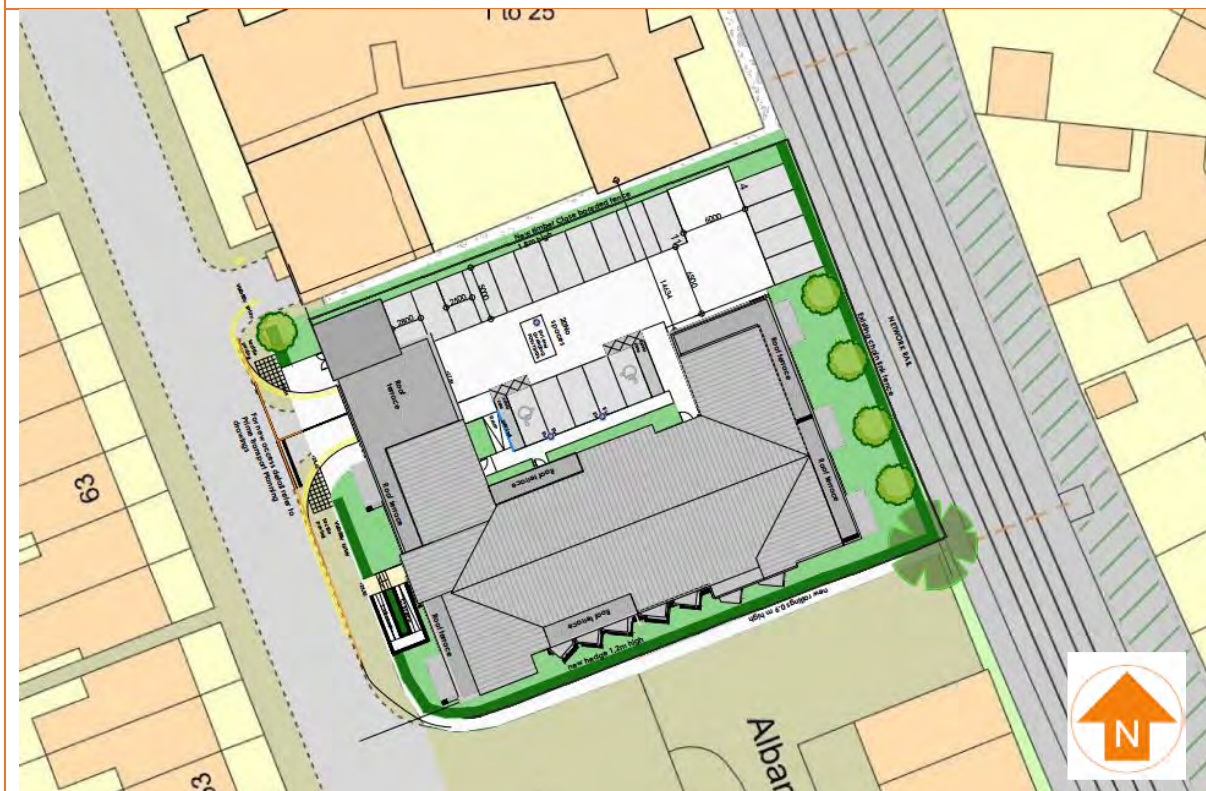
This report is required to determine potential contaminated land liabilities and geotechnical constraints as part of a proposed site redevelopment

1.2. PROPOSED DEVELOPMENT

Bowsall Developments Ltd intends to construct a series of apartments up to four stories, with associated adopted estate roads, landscaped areas and utility infrastructure. Drawing 15-843-002 (Appendix III) identifies the proposed development layout.

A snapshot of the proposed development layout is indicated in Figure 1.1.

FIGURE 1.1 SNAPSHOT OF PROPOSED DEVELOPMENT



1.3. OBJECTIVES

- ✿ The objectives of the geoenvironmental investigation are as follows:
- ✿ Review historical plans, geology, hydrogeology, site sensitivity, floodplain issues, mining records and any local authority information available in order to complete a desk study in line with Environment Agency (EA) document Land Contamination: Risk Management (LC:RM) (2019)
- ✿ Assess the implications of any potential environmental risks, liabilities and development constraints associated with the site in relation to the future use of the site and in relation to off-site receptors.
- ✿ Assess the desk-study information and, where possible, provide preliminary recommendations in relation to foundations, pavement construction and floor slabs.
- ✿ Provide recommendations regarding future works required and undertake a preliminary pre-construction cost appraisal.

1.4. SOURCES OF INFORMATION

Background information was sought from the following sources:

- ✿ Groundsure (Enviro + Geo Insight) Search;
- ✿ Historical mapping dated 1849 to 2022. A selection of historical maps are reproduced in Appendix V;
- ✿ On-line planning records held by Manchester City Council;
- ✿ Consultations with representatives of Manchester City Council;
- ✿ Magic Map Groundwater Vulnerability Map;
- ✿ Radon: Guidance on protective measures for new buildings (BRE Document BR 211, 2007);
- ✿ British Geological Survey Map;
- ✿ Groundsure IO database;
- ✿ <https://zeticauxo.com/downloads-and-resources/risk-maps/>; and,
- ✿ <https://flood-map-for-planning.service.gov.uk>.

1.5. LIMITATIONS

The limitations of this report are presented in Appendix I.



1.6. CONFIDENTIALITY

E3P has prepared this report solely for the use of the client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from E3P; a charge may be levied against such approval.

1.7. RISK CLASSIFICATION

E3P has utilised the available data to classify the site on the basis of its likely contaminated land liability and potential for geotechnical constraints in relation to the site development. The risk classification definitions are summarised in Table 1.1.

TABLE 1.1 RISK CLASSIFICATION

RISK	DEFINITION
Low	There are unlikely to be significant contaminated land liabilities/geotechnical constraints associated with the property.
Low Moderate	There are unlikely to be significant contaminated land liabilities/geotechnical constraints associated with the property with regard to the proposed use. However, minor issues may require further consideration in the event of future redevelopment of the site.
Moderate	Some potential contaminated land liabilities/geotechnical constraints are likely to affect the property as a result of historical and/or current activities. The risks identified are unlikely to pose an immediate significant issue but the purchaser/developer may wish to make further enquiries of the vendor or undertake further environmental improvements. Redevelopment of the site will likely require further site investigation.
Moderate High	Some potentially significant contaminated land liabilities/geotechnical constraints have been identified at the property that requires further assessment, including intrusive ground investigations.
High	Significant potential contaminated land liabilities/geotechnical constraints have been identified at the property. Further assessment including intrusive ground investigation will be required to determine the level of risk and associated liability.



2. SITE SETTING

2.1. SITE DETAILS

Site Address	Land off Albany Road, Chorlton, Greater Manchester, M21 0AZ
National Grid Reference	E 381776, N 394269
Site Area	0.20 Ha.

All acronyms used within this report are defined in the Glossary presented in Appendix II.

A site location map is presented in Appendix III as Drawing 15-843-001.

2.2. CURRENT SITE USE

E3P has undertaken a site walkover of the entire site and a description of the key findings is summarised in Table 2.1.

TABLE 2.1 SITE DESCRIPTION

Occupancy/Use	The subject site is a rectangular shaped parcel of land located to the east of Albany Road, Chorlton and is currently occupied by Autometers Systems Ltd, who manufacture electricity and power monitoring systems. The site comprises a concrete carpark in the southern half of the site, with a single building occupying the northern sector. The boundaries of the site comprise metal fencing, with an area of maintained landscaping along the western boundary. A concrete flagstone pathway is present along the eastern boundary of the site.	
Surface Cover (%)	Buildings	60%
	Hardstand	35%
	Soft Cover	5%
Structures	A singular building occupies the northern sector of the site which comprises a series of offices, warehouse space, testing laboratories and welfare facilities. The building is generally on one level, with a mezzanine in the centre of the building.	
Access	Vehicular and pedestrian access can be gained from the south of the site via a gate. Additional pedestrian access can be obtained via locked gate at the north-west of the site off Albany Road down a series of steps.	
Slope	The site is generally level in topography with a circa 1.00m slope from Albany Road in the west of the site towards the building. The slope comprises of maintained grassland. To the east of the site is a metro line which is noted to be at a lower elevation to the subject site. A retaining wall was not identified during the walkover and the slope appears to just comprise soil and vegetation. A small slope comprising of soil and vegetation is present along the northern boundary.	



Retaining Structures	No retaining structures have been identified.
Vegetation/Ecology	Rough scrub vegetation which appears to have recently been cut is present along the northern boundary. Suspected early growth Japanese Knotweed was identified within this area and it would be prudent to confirm if the vegetation identified is indeed an invasive species. Maintained grassland is present along the western boundary. A series of semi-mature trees were identified on the eastern boundary however these are outside of the site boundary along the metro line. A habitat survey will be required to support the planning application.
Hazardous Material Storage	No above-ground storage tanks (ASTs) or underground storage tanks (USTs) were observed at the site during the preliminary site walkover. Due to the previously undeveloped nature of the site, it is unlikely that hazardous materials storage will have occurred on the site.
Asbestos-Containing Material (ACM)	No evidence of ACM was noted across the site during the site walkover. However, the presence of ACM cannot be ruled out due to the age of the construction of the building as it was during a time in which asbestos was being banned. ACM is likely to be present within the underlying Made Ground deposits. A pre-demolition asbestos survey will be required within all existing buildings within the site boundary.
Polychlorinated Biphenyls (PCBs)	There is no equipment identified that may contain PCBs within the site boundary; however, there is an electric substation and a transformer to the south of the site in close proximity.
Waste Storage	Potentially hazardous waste streams are unlikely to be generated at the site and none were observed during the preliminary site inspection.
Drainage	A formal drainage survey has not been completed; however, during the site walkover a series of manholes were identified within the car parking area.

2.3. SURROUNDING AREA

The surrounding area land uses are summarised in Table 2.2.

TABLE 2.2 SURROUNDING LAND USES

DIRECTION	LAND USE
North	Three storey residential apartments
East	Tram line, residential properties
South	Albany Road Trading Estate (mixed industrial uses)
West	Residential properties

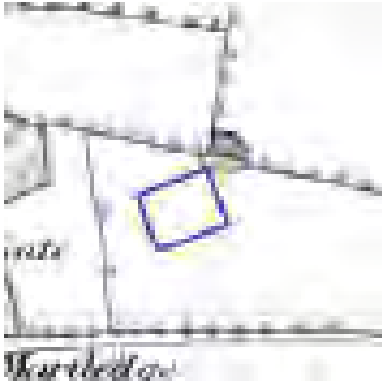
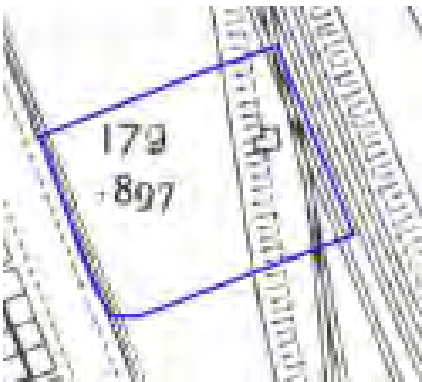


3. SITE HISTORY

3.1. ON-SITE HISTORICAL DEVELOPMENT

A review of historical mapping and historical aerial imagery pertinent to the site is summarised in Table 3.1. In addition, historical site features are presented in Drawing No 15-843-003 in Appendix III.

TABLE 3.1 HISTORICAL DEVELOPMENT

MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXCERPT
1848-1849 1:10,560	The subject site comprises undeveloped agricultural land. The northern corner of the site encroaches onto a pond.	
1881 1:2,500	The pond on the northern boundary has been infilled and is no longer recorded. The eastern sector of the site appears to have been cut forming an embankment with railway lines present on the eastern boundary of the site. A signal post is marked within the east of the site. The western sector of the site remains undeveloped.	
1907 1:2,500	A small structure has been erected in the east of the site and the signal post is no longer recorded. This building has the potential to be a replacement for the signal post following the expansion of the railway in the wider area. Albany Road now bounds the site to the west. No further changes have been identified.	



1922 1:1,250	The western sector of the site is now mapped as forming part of a Tennis Ground. No further changes have been identified.	
1933 1:2,500	The tennis grounds are no longer marked and a boundary is present bisecting the site east to west. Two further structures have been added to the northern sector of the site. No further changes have been identified.	
1950 1:1,250	The structures in the north of the site have expanded with a series of structures present along the northern boundary. The former boundary bisecting the site has moved southwards. A large L shaped building has been constructed in the south of the site. An additional small structure has been erected in the south-east of the site.	
1959 1:1,250	Several further structures have been constructed in the northern sector of the site. The L shaped building in the south has been extended and is named as a Works which is part of a wider development. No further changes have been identified.	



1981-1986 1:1,250	All structures have been removed from the site, as well as the boundary in the centre of the site and the railway in the east of the site. The embankment is still present. No further changes have been identified.	
1985 1:1,250	The eastern sector of the site appears to have been raised and the embankment no longer present. A large structure has been erected in the west of the site with what is assumed to be the embankment which is present on-site today. No further changes have been identified.	
1992 1:1,250	The building has been extended and now spans the whole of the northern sector of the site. No further changes have been identified.	
2013 1:1,250	No further changes have been identified.	



2021 Google Earth	The site remains unchanged. Concrete hardstanding can be seen in the southern sector of the site acting as a carpark for the building in the north of the site. Limited landscaping can be seen along the western boundary.	
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3.2. OFF-SITE HISTORICAL DEVELOPMENT

A review of potentially contaminative uses identified on historical Ordnance Survey maps within a 250 m radius of the site is summarised in Table 3.2.

TABLE 3.2 SURROUNDING HISTORICAL DEVELOPMENT

SURROUNDING FEATURE	DISTANCE	DATES	DIRECTION
Cheshire Lines Railway Then: Dismantled Railway Then: Manchester Metrolink	0 m	Pre 1881–Pre 2003 Pre 2003–Pre 2022 Pre 2022–Present	East
Works Then: Demolished Then: Part of Albany Road Trading Estate	0 m	Pre 1959–Pre 1980 Pre 1980–Pre 1985 Pre 1985 – Present	South
Pond Then: no longer marked	0 m	Pre 1849–Pre 1881 Pre 1881	North
Corporation Yard Then: Demolished Then: Part of Albany Road Trading Estate	30 m	Pre 1933–Pre 1981 Pre 1981–Pre 1985 Pre 1985–Present	South
Goods Shed Then: no longer marked	70 m	Pre 1881–Pre 1981 Pre 1981–Present	South East
Garage	80 m	Pre 1950–Present	North West
Electricity Substation	80 m	Pre 1950–Present	North East
Builder's Yard Then: no longer marked	95 m	Pre 1980–Pre 1985 Pre 1985–Present	North
Depot Then: no longer marked	95 m	Pe 1980–Pre 2022 Pre 2022 - Present	West
Garage Then: no longer marked	100 m	Pre 1950–Pre 1985 Pre 1985–Present	North West
Furniture Depository Then: Warehouse Then: no longer named	110 m	Pre 1950–Pre 1959 Pre 1959–Pre 1981 Pre 1981–Present	North



SURROUNDING FEATURE	DISTANCE	DATES	DIRECTION
Tramway Then: no longer marked	150 m	Pre 1922–Pre 1950 Pre 1950–Present	West
Dairy Then: Builders Yard Then: no longer marked	150 m	Pre 1950–Pre 1981 Pre 1981–Pre 1992 Pre 1992–Present	South
Marl Pits Then: no longer marked	175 m	Pre 1849–1905 Pre 1905–Present	West
Depot Then: car parking	175 m	Pe 1980–Pre 2022 Pre 2022 - Present	North
Ice Cream Factory Then: no longer marked	200 m	Pre 1950–Pre 1959 Pre 1959–Present	South
Electricity Substation	200 m	Pre 1980–Present	South West
Station Then: expanded Then: expanded Then: no longer mapped Then: Manchester Metrolink	200 m	Pre 1881–Pre 1894 Pre 1894– Pre 1907 Pre 1907–Pre 1981 Pre 1981– Pre 1992 Pre 1992–Present	South East
Garages Then: no longer marked	200 m	Pre 1950–Pre 1980 Pre 1980–Present	South East

3.3. PLANNING HISTORY

E3P has undertaken a review of online planning records held by Manchester City Council which has identified that there are several planning applications for the subject site, as summarised in Table 3.3. Several of the planning applications relate to when the site was part of the wider trading estate to the south.

TABLE 3.3 PREVIOUS ON-SITE PLANNING APPLICATIONS

PLANNING APPLICATION	DETAILS	OUTCOME
F00284	Erection of part single, part 2 storey retail store with car parking facilities for 165 cars.	Withdrawn 28/06/1974
F00042	Erection of an open structure with roof for the storage and drying of small timber sections, within the existing timber yard.	Approved 17/02/1975
F07968	Erection of 2 light industrial units and car parking after the demolition of existing buildings.	Approved 01/03/1978
F09363	S41 or S42 Renewal. Renewal of an (outline) planning permission under Section 41 or 42 of the Town and Country Planning Act 1971 for the erection of 4 light industrial units after the demolition of the existing building. (Previously approved on 5.10.77 under Ref.	Approved 06/12/1978
F07045	Erection of 4 light industrial units after the demolition of existing buildings.	Approved 05/10/1977



PLANNING APPLICATION	DETAILS	OUTCOME
F13615	Detailed plans and elevations of a wholesale and retail building for home improvements products arising out of the outline planning permission (Ref: F12474) granted on 5.3.80	Approved 22/05/1980
019749	Erection of six single-storey light industrial or warehouse units	Approved 05/10/1983

3.4. ANECDOTAL INFORMATION

A web-based search of the subject site has recovered the following photographs, courtesy of Britain From Above:

**PLATE 1 –
BRITAIN
FROM
ABOVE
1927**



The site can be seen in the rear of the 1927 aerial photograph of Chorlton-Cum-Hardy. The rail tracks that have been historically mapped in the eastern sector of the site can be seen as well as several structures across the site.

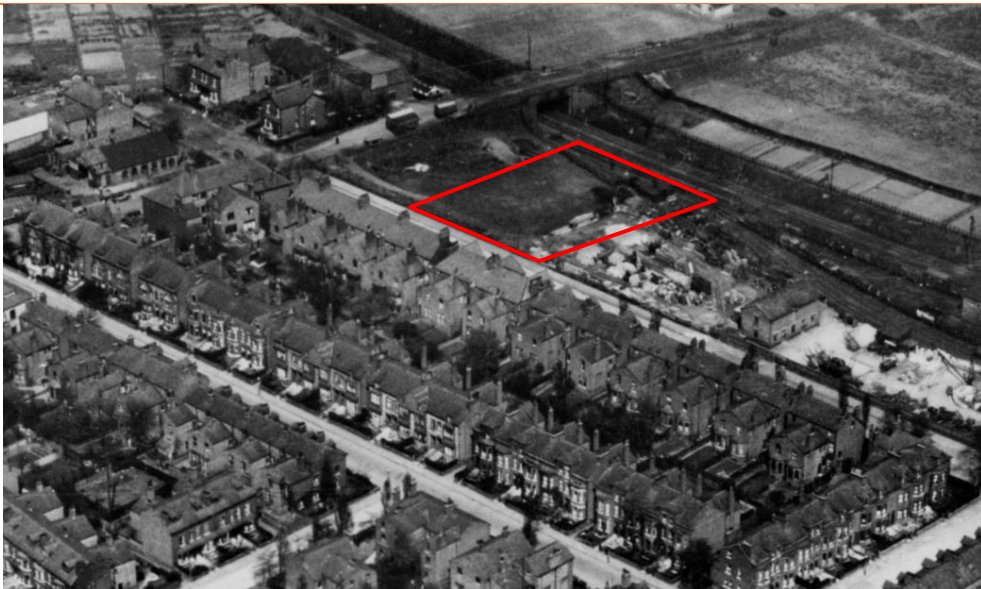


**PLATE 2 –
HISTORIC
ENGLAND
1949**



The aerial imagery identified the series of buildings in the north and south of the site along with the railway and sidings in the east of the site.

**PLATE 3 –
HISTORIC
ENGLAND
1927**



A review of the aerial imagery from 1927 shows the railway and sidings in the east of the site with what appears to have been some earth movements and areas of storage in the south of the site.



**PLATE 4 –
HISTORIC
ENGLAND
1946**



The aerial imagery shows the construction of the building in the south of the site with various buildings to the north and the railway and sidings to the east.



4. ENVIRONMENTAL SETTING

4.1. GEOLOGY AND HYDROGEOLOGY

The British Geological Survey (BGS) map (Sheet 85) for the site, (1:50,000, Solid and Drift editions) and online records indicate the site is underlain by the geological sequence presented in Table 4.1.

TABLE 4.1 SUMMARY OF UNDERLYING GEOLOGY

GEOLOGICAL UNIT	CLASSIFICATION	DESCRIPTION	AQUIFER CLASSIFICATION
Drift	Glaciofluvial Sheet Deposits	SAND and GRAVEL	Secondary A aquifer
Solid	Wilmslow Sandstone Formation	SANDSTONE	Principal aquifer

TABLE 4.2 SUMMARY OF BGS BOREHOLE RECORDS

LOCATION	DEPTH	MADE GROUND	DRIFT	SOLID
111 m NW (SJ89SW821)	5.00 m	0.90 m	SAND with CLAY inclusions 0.90-1.30 m Interbedded SAND and GRAVEL 1.30-4.50 m Firm CLAY 4.50-5.00 m	Not encountered
113 m NW (SJ89SW822)	5.00 m	0.60 m	Sandy CLAY 0.60-1.60 m SAND 1.60-2.70 m Firm CLAY 2.70-5.00 m	Not encountered
129 m N (SJ89SW45)	10.67 m	0.60 m	Firm sandy CLAY 0.60-1.40 m Interbedded SAND and GRAVEL 1.40-2.62 m Firm to stiff CLAY 2.62-10.67 m	Not encountered
129 m N (SJ89SW46)	10.97 m	0.91 m	Interbedded SAND and GRAVEL 0.91-2.32 m Firm to stiff CLAY 2.32-10.97 m	Not encountered
129 m N (SJ89SW47)	10.97 m	0.49 m	Firm CLAY 0.49-1.22 m Interbedded SAND and GRAVEL 1.22-2.74 m Stiff CLAY 2.74-10.97 m	Not encountered
129 m N (SJ89SW48)	11.28 m	1.70 m	Interbedded SAND and GRAVEL 1.70-2.93 m Stiff CLAY 2.93-11.28m	Not encountered

There are no faults or geological linear features within 500 m of the site boundary. The closest fault to the site is circa 628 m to the southeast.



The Groundsure report indicates that the site is not located within a groundwater source protection zone. Furthermore, there are no groundwater/potable abstractions within 1 km of the site.

4.2. NATURAL LANDFORM AND GEOMORPHOLOGY

Based on the initial geological assessment, a review of available topographic data and pertinent mapping, E3P has undertaken a preliminary geomorphological assessment of the landform and its possible mechanism for formation.

Historical mapping identified an embankment in the east of the site associated with former railway lines and railway sidings. The site has subsequently been levelled to provide a level development platform to construct the current building on site. There are considered likely to be substantial depths of Made Ground in the east of the site as part of these level raising works.

4.3. GEOTECHNICAL DATA

Geotechnical data presented within a commercially available environmental database is summarised in Table 4.3.

TABLE 4.3 SUMMARY OF GEOTECHNICAL DATA

HAZARD	DESIGNATION
Shrink-Swell Clay	Negligible risk
Landslides	Very low risk
Ground Dissolution	Negligible risk
Compressible Ground	Negligible risk
Collapsible Deposits	Very low risk
Running Sand	Very low risk

Two records of surface ground workings have been identified on-site associated with cuttings dated 1892 and 1978.

4.4. COAL MINING

The Groundsure report states the site is not within an area that may be affected by past, current or future coal mining. The site is not located within a Coal Authority coal mining reporting area and no further works are required.

4.5. RADON RISK POTENTIAL

The Groundsure report indicates the site is situated in an area where less than 1% of homes are above the "Action Level" and that the BGS reports that radon protective measures are not necessary in the construction of new dwellings or extensions.



4.6. PRELIMINARY GEOTECHNICAL ASSESSMENT

Based on the desk-study information, the following geotechnical assessment has been made:

- ✚ Given the historical development of the site including the levelling of the site in order for the current development to be constructed, it is likely there will be Made Ground fill deposits and obstructions. Existing buildings will require demolition, with all relict foundations grubbing out, prior to the construction of the proposed development.
- ✚ A historically infilled pond was identified on the north-eastern corner of the site, and dependent on the extent may have encroached onto the site. If present this presents a potential source of alluvial deposits, silts and possible organic peat deposits in addition to potential depths of Made Ground. Investigation will be required in order to assess these and undertake in-situ geotechnical testing to determine the likely foundation solution for plots in these areas.
- ✚ The eastern boundary of the site is adjacent to the Manchester Metrolink, and during the construction of the site consideration of this will be necessary and a retaining wall may be required.

4.7. HYDROLOGY

Surface water features within 250 m of the subject site are summarised in Table 4.4.

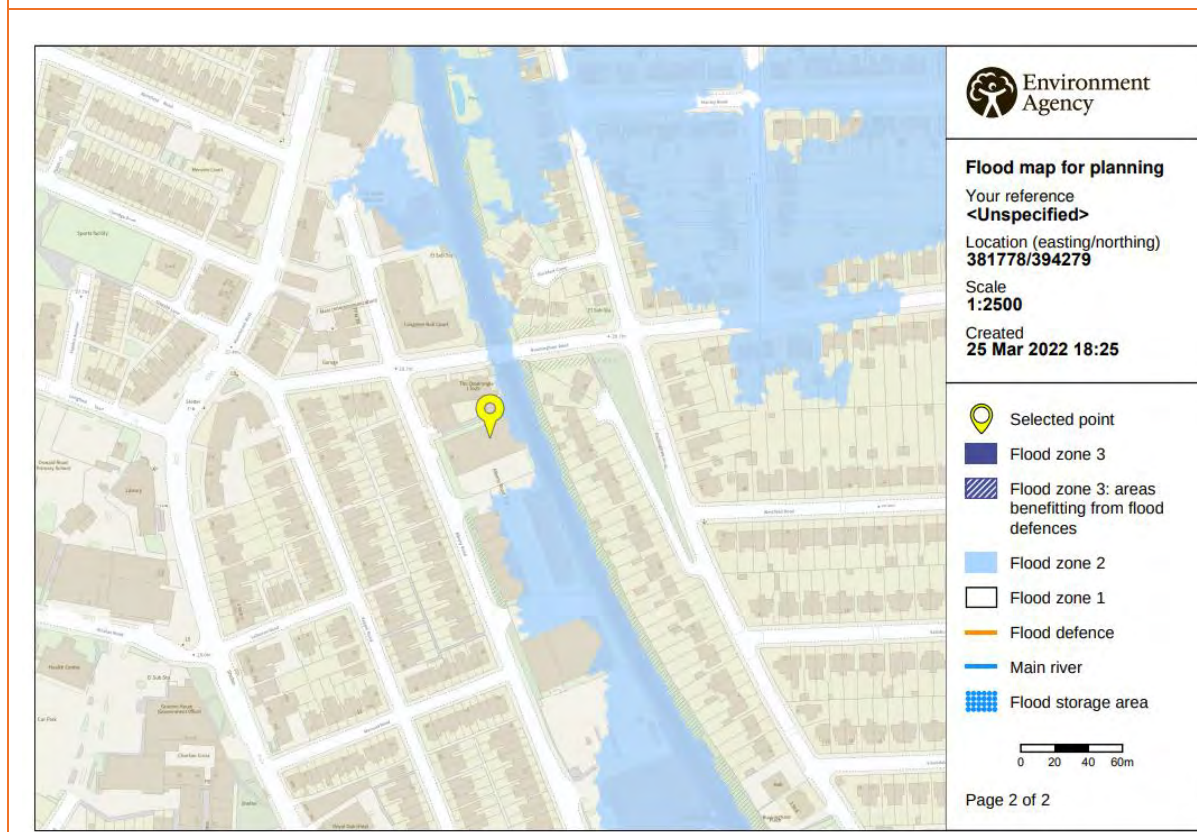
TABLE 4.4 SURFACE WATER FEATURES

SURFACE WATER FEATURE	QUALITY	DISTANCE (m)	DIRECTION
Surface Water Canal Feeder – Historically mapped (Inland river not influenced by normal tidal action – on ground surface)	N/A	164 m	North

The site is predominantly located within a currently defined “Flood Risk Zone 1”; defined as land assessed as having less than 1 in 1,000 annual probability of river or sea flooding (< 0.1%), and as such is considered to be unaffected by river flooding. However, the eastern sector of the site, on the boundary of the railway is noted as being within “Flood Risk Zone 2”; meaning this sector of the site at medium risk of being affected by river flooding events. The area of the site that is indicated to be situated within flood risk zone 2 corresponds to the portion of the site that was historically cut. In addition, the Groundsure report states there is a moderate to high potential for groundwater flooding to occur at the site. The Environment Agency (EA) Flood Risk Map for the site is presented in Figure 4.1.



FIGURE 4.1 EA FLOOD RISK MAP



Source - <https://flood-map-for-planning.service.gov.uk/>

4.8. INDUSTRIAL LAND USES

There are 19 current industrial land uses within 250m of the subject site. The closest within 50m of the site are listed within Table 4.5.

TABLE 4.5 CURRENT INDUSTRIAL LAND USES

LOCATION	COMPANY	ACTIVITY
On Site	Autometers Systems	Electronic Equipment
16m South	Manchester Microwave	Electronic Equipment
18m South	Airtight Productions	Recording Studios and Record Companies
22m South	Chorlton Cars	Vehicle Repair, Testing and Servicing
36m South	Starco Auto Electrics	Vehicle Repair, Testing and Servicing
47m South	Forest Foods	Catering and Non-Specific Food Products

4.9. SENSITIVE LAND USES

The closest residential properties are located adjacent to the northern boundary and on the opposite side of Albany Road.

The site is located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone where types of development requiring consultation include:



- ☛ Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 4000m²;
- ☛ Combustion - General combustion processes >50mw energy input. Including energy from waste incineration, Other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

No other environmentally sensitive land uses have been identified within 250m of the subject site.

4.10. SITE SENSITIVITY ASSESSMENT

The site is assessed to be located within a “Moderate” sensitivity setting as discussed within Table 4.6.

TABLE 4.6 SITE SENSITIVITY ASSESSMENT

SENSITIVITY PROFILE	DISCUSSION	RATING
Groundwater Source Protection Zone or Drinking Water Safeguard Zone	The site is not located within a groundwater source protection zone.	Low
Distance to the Closest Groundwater Abstraction Point	There are no groundwater or potable abstractions located within 1 km of the subject site.	Low
Aquifer Classification in Superficial Drift Deposits	Secondary A aquifer	Moderate
Aquifer Classification in Bedrock	Principal Aquifer	High
Is the Site Underlain by Low-Permeability Drift to Depths in Excess of 10 m?	The site is likely to be underlain with interbedded SANDs and GRAVELs which may facilitate the downward migration of mobile determinants to the underlying aquifer. However, it is considered that granular drift deposits may be overlying low permeability cohesive drift deposits as identified within near-by BGS boreholes, which would reduce the potential for mobile phase contaminants to migrate towards the underlying bedrock aquifer.	Moderate
Is the Site Located Within 50 m of a Surface Watercourse?	The risk to surface watercourses is negligible given the absence of a viable receptor within influencing distance of the site.	Low
Sensitive Land Uses	Residential properties are located to the north and west of the subject site. The site is located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone however the proposed development is not considered to be affected.	Low
OVERALL SITE ENVIRONMENTAL SENSITIVITY		Moderate



5. REGULATORY DATA

5.1. CONTAMINATED LAND OFFICER

E3P contacted the environmental health department at Manchester City Council who have confirmed the below:

- The council have not identified the site or surrounding area as being contaminated land as defined under the Environmental Protection Act 1990, Part 2A.
- The council have not assigned a risk rating to the site, and have no current proposals to investigate the site or surrounding area under the Environmental Protection Act 1990, Part 2A.

5.2. LANDFILL SITES AND WASTE TREATMENT SITES

There are no landfills or waste treatment sites located within 500 m of the site boundary.

5.3. REGULATORY DATABASE

The information summarised in Table 5.1 has been obtained from a commercially available environmental database. The summary table only includes records from within 250 m of the subject site and not otherwise detailed in the report.

TABLE 5.1 SUMMARY OF ENVIRONMENTAL DATA

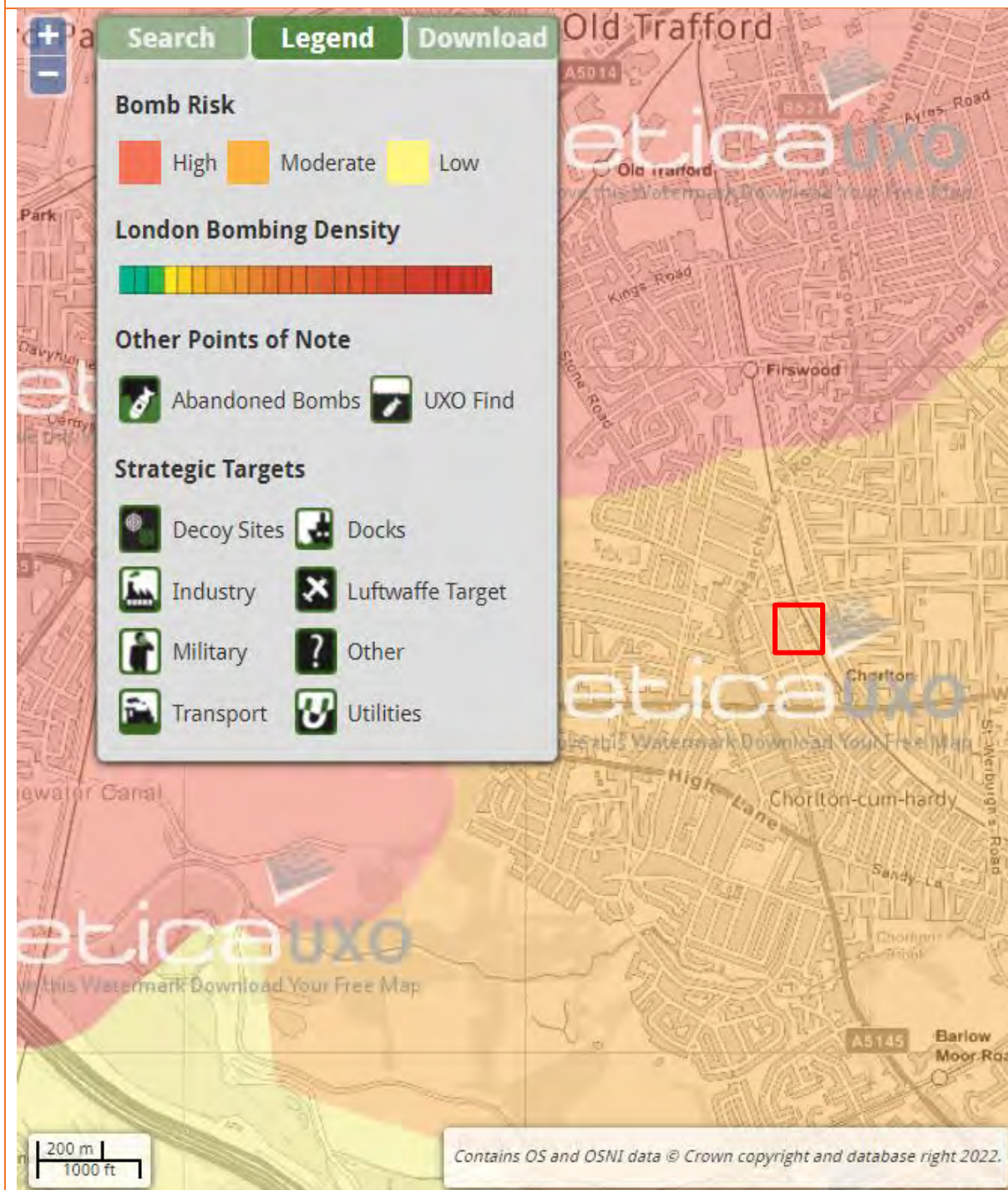
RECORD	ENTRIES WITHIN 250 m	DETAILS
Contaminated Land Register Entries and Notices	0	None Identified
Authorised Industrial Processes (IPC/IPPC/LAPPC)	2	Two Part B installations have been identified within 250 m of the subject site. These are located 121m North West and 139m West associated with Tesco Chorlton Service Station and Village Dry Cleaners Respectively.
Fuel Stations Entries	1	111 m North West – ESSO Service Station
Licensed Radioactive Substances	0	None Identified
Enforcements, Prohibitions or Prosecutions	0	None Identified
Discharge Consents	0	None Identified
Pollution Incidents	0	None Identified
Consents Issued Under the Planning (Hazardous Substances) Act 1990	0	None Identified
Control of Major Accident Hazard (COMAH) Sites	0	None Identified



5.1. UNEXPLODED ORDNANCE

The regional unexploded bomb risk map from Zetica (2014) indicates that the site is in an area of moderate risk from possible unexploded ordnance (UXO) resulting from the Second World War. The Zetica UXO Risk Map is presented as Figure 5.1.

FIGURE 5.1 ZETICA UXO RISK MAP



Source - <https://zeticauxo.com/downloads-and-resources/risk-maps/>



5.2. INITIAL CONCEPTUAL SITE MODEL

In accordance with EA LCRM (2019) and BSI 10175 (Code of Practice for Investigation of Potentially Contaminated Land), E3P has developed an initial conceptual site model (CSM) to identify potential contamination sources, migration pathways and receptors within the study area. This is summarised within Table 5.2.

ON-SITE SOURCES OF CONTAMINATION

The following potential on-site sources of contamination have been identified:

- 📍 Former on-site developments
 - Made Ground associated with former building and railway developments may contain heavy metals, PAHs and ACM.
 - Substantial depths of Made Ground can present a risk of hazardous ground gases (e.g., carbon dioxide and methane).
 - The site was historically utilised as a works which may have stored or utilised hydrocarbon compounds such as fuels or oils.
 - The railway within the east of the site may be a source of hydrocarbons, SVOCs and VOCs.
- 📍 Infilled pond
 - A former pond is present at the north-eastern corner of the site which may contain heavy metals, inorganic compounds, PAHs, hydrocarbon compounds and ACM.
 - Infilled features present a potential risk of hazardous ground gases (e.g., carbon dioxide and methane) due to unknown depths of Made Ground comprising potentially putrescible and degrading materials.
- 📍 Potential areas of upfill
 - The site, in particular, within the east of the site, is considered to comprise upfill materials and Made Ground utilised to create a suitable platform for the current development on site. The Made Ground is likely to contain heavy metals, PAHs and ACM.

OFF-SITE SOURCES OF CONTAMINATION

The following potential off-site source of contamination have been identified:

- 📍 Former works may be a source of localised hydrocarbons or fuel spillages, heavy metals or PAHs.
- 📍 Railway line and sidings are considered a source of hydrocarbons, heavy metals and PAHs.



5.3. CONCEPTUAL SITE MODEL

Following the completion of the intrusive site investigation, chemical analysis and risk assessment, the conceptual model shown in Table 5.2 has been prepared for the site.

TABLE 5.2 CONCEPTUAL MODEL

POLLUTANT LINKAGE	CONTAMINANT (SOURCE)	PATHWAY	RECEPTOR	PROBABILITY	CURRENT RISK	RESIDUAL RISK AFTER MITIGATION
PL1 PL2	Heavy Metals, non-volatile PAH (Made Ground, railway, works)	Dermal contact. Dermal contact and ingestion.	Future site users. Off-site receptors.	Likely	High	LOW
Discussion: Potential for the presence of heavy metals and non-volatile PAHs in Made Ground associated with infilling of the pond on the north-eastern corner of the site and within the eastern sector of the site in the vicinity of the former railway and embankment. Historical demolition and construction works will also provide a potential source of Made Ground which may contain heavy metals and non-volatile PAHs. Heavy metals and PAHs may pose a short-term risk to construction workers, who may come into contact with impacted soils during earthworks. All construction works must be undertaken using the appropriate Personal Protective Equipment (PPE) to remove this potential risk. Future end users may be exposed to impacted soils within landscaped areas. Recommendation: Intrusive site investigation works to confirm the conceptual site model. Construction works completed with PPE and provision of welfare.						
PL3	ACM in Made Ground	Inhalation of dust.	Future site users. Buildings. Off-site land users.	Likely	High	LOW
Assessment: Due to the age of the building there is a likelihood that ACM is present within the building fabric however, it was constructed around the time in which asbestos was banned in the UK. A survey is likely to be required to be confirmed.						



POLLUTANT LINKAGE	CONTAMINANT (SOURCE)	PATHWAY	RECEPTOR	PROBABILITY	CURRENT RISK	RESIDUAL RISK AFTER MITIGATION
ACM is potentially present within the underlying Made Ground due to the former construction and demolition of buildings on site. This may pose a risk to on-site and off-site future users who may come into contact with ACM. These risks can be mitigated through the development of a detailed enabling works strategy following guidance and protocol specified within the Control of Asbestos Regulations (2012) and industry best practice as detailed in CIRIA733 (Asbestos in Soil and Made Ground: A guide to understanding risk). Recommendation: A demolition survey will be required for all existing buildings. An intrusive investigation will be required with chemical analysis to determine the presence and extent of asbestos.						
PL4	Volatile contaminants such as hydrocarbons, solvents (Made Ground, railway, works)	Inhalation of vapours. Migration through permeable strata and preferential pathways.	Future site users. Off-site receptors.	Likely	Moderate	To be determined
Assessment: Volatile hydrocarbon compounds, SVOCs and VOCs may be present in the soils associated with former railway in the east and works on site. Volatile hydrocarbon compounds may pose a risk to construction workers if they come into contact with impacted soils during further earthworks. Construction works should be undertaken using the appropriate Personal Protective Equipment (PPE) to remove this risk. Proposed end users may be exposed to vapour via inhalation and accumulation of vapours in indoor space, representing a long-term risk. Recommendation: An intrusive investigation will be required with chemical analysis to assess the potential contaminants.						



POLLUTANT LINKAGE	CONTAMINANT (SOURCE)	PATHWAY	RECEPTOR	PROBABILITY	CURRENT RISK	RESIDUAL RISK AFTER MITIGATION
PL4	Methane, carbon dioxide (potentially infilled features on and within 250 m of the site)	Inhalation of gas. Migration through permeable strata and preferential pathways. Explosion in confined spaces.	Future site users. Buildings. Off-site land users.	Low likelihood	Moderate	To be determined

Assessment:

Made Ground on site, and materials utilised for former infilling in the east and of the pond at the north-east corner of the site, may be a source of carbon dioxide and methane ground gas.

Carbon dioxide and methane have asphyxiation and explosive risks, respectively, and should the underlying Made Ground soils be actively gassing the risk to construction workers can be mitigated through appropriate management of confined space entry, whereas the risk to future end users can be mitigated through the adoption of appropriate gas protection measures in accordance with BS8485 (Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (2015+A1:2019)).

Recommendation:

A phase of ground gas monitoring should be completed to determine the level of risk.



POLLUTANT LINKAGE	CONTAMINANT (SOURCE)	PATHWAY	RECEPTOR	PROBABILITY	CURRENT RISK	RESIDUAL RISK AFTER MITIGATION
PL5	Mobile contaminants such as metals, PAHs, hydrocarbons, volatile compounds (Made Ground, works, railway, and infill)	Migration through permeable strata and preferential pathways. Perched waters migration.	Groundwater (Secondary A / Principal aquifer).	Likely	Moderate	To be determined
Assessment: Spillages/leakages of Total Petroleum Hydrocarbons (TPH), Volatile Organic Compounds (VOCs) and BTEX compounds associated with the former railway within the east of the site and former works are potential sources of mobile contamination. The anticipated granular nature of the underlying drift deposits may facilitate the downward migration of contaminants, if present, to the underlying bedrock aquifer. However cohesive drift deposits have been identified within nearby BGS boreholes which would likely reduce downward migration into the underlying aquifer. The site is not within a source protection zone and there are no groundwater abstractions within close proximity of the site, therefore the sensitivity is reduced. Recommendation: Sampling of groundwater required.						
PL6	Sulphate (potential ash within Made Ground)	Sulphate attack on concrete.	Building structure.	Likely	Moderate/Low	To be determined
Assessment: Presence of pH and sulphate within Made Ground deposits may result in corrosion of buried concrete within the proposed development. Assessment must be undertaken to confirm the levels of pH and sulphate within the underlying strata and in particular any Made Ground deposits so that a concrete classification can be determine. Recommendation: Assessment must be undertaken to confirm the levels of pH and sulphate within the underlying strata and in particular any Made Ground deposits so that a concrete classification can be determined.						



POLLUTANT LINKAGE	CONTAMINANT (SOURCE)	PATHWAY	RECEPTOR	PROBABILITY	CURRENT RISK	RESIDUAL RISK AFTER MITIGATION
PL7	Organic contaminants such as hydrocarbons (Made Ground, railway and works)	Ingestion of tainted water supply.	Future site users. Water pipes.	Likely	Moderate	To be determined
Assessment: Organic contaminants may be present at the proposed pipeline depth (0.75 m – 1.35 m) associated with the former railway and historical industrial land use. Recommendation: Sampling of the soils is required to assess the current conditions. The pipeline selection will need to be confirmed with a UKWIR risk assessment post-remediation.						
PL8	Phytotoxic contaminants (Made Ground)	Direct Contact (plant uptake).	Flora	Likely	Low	To be determined
Assessment: Likely probability as contamination considered possible, which may be taken up by flora in soft landscaping/gardens. Recommendation: Inclusion of suitable growing medium within garden and landscaping areas.						

Main exposure pathways:

PL1 = soil ingestion, PL2 = dermal contact and ingestion, PL3 = dust inhalation; PL4 = Vapour/Gas Inhalation; PL5 = Vertical / Lateral Migration; PL6 = Corrosion of concrete; PL7=Tainting of water supply; PL8 = Uptake by plants;



6. CONCLUSIONS AND RECOMMENDATIONS

6.1. SITE SUMMARY

Current Site Use	The subject site is a rectangular shaped parcel of land located to the east of Albany Road, Chorlton and is currently occupied by Autometers Systems Ltd, who manufacture electricity and power monitoring systems. The site comprises a concrete carpark in the southern half of the site, with a single building occupying the northern sector. The boundaries of the site comprise metal fencing, with an area of maintained landscaping along the western boundary. A concrete flagstone pathway is present along the eastern boundary of the site.
Historical Site Use	Earliest mapping dated 1848-1849 shows the site to be undeveloped agricultural land, where by 1881 the site comprised a railway within the east of the site with associated sidings and embankment. Mapping from 1922 showed the majority of the site to comprise a tennis ground, with the railway sidings still present in the east with an unspecified building present. Further buildings appeared on site from 1933, where the site was part of a Works, up until circa 1981-1986 where the site was cleared apart from an embankment in the east. Mapping from 1985 shows the embankment to be no longer present with a building in the west of the site which was later extended by 1992. The site has remained in this configuration until present day.
Site Sensitivity	The site is considered to be in a moderate sensitivity area due to the site being underlain by a principal aquifer and the presence of residential properties adjacent to the site.

6.2. CONTAMINATED LAND ASSESSMENT

Human Health	The site has been subject to extensive past industrial development that may have resulted in gross contamination. Anticipated Made Ground underlying the site is a potential source of heavy metals, PAHs, SVOC/VOC and hydrocarbon compounds related to the former railway, works and construction and demolition on site. Existing buildings may have asbestos present within the building fabric due to the age of construction; however, this will require confirmation as the building was constructed as a time when the use of asbestos was being banned. Specialist removal prior to demolition if present will be required. Asbestos may be present within Made Ground soils, due to demolition of former structures.
---------------------	---



Human Health Cont.	Given the former uses on-site such as former works and railway there is a potential for volatile contaminants to be present in the subsurface associated with fuel leaks and chemical spills.
Controlled Waters	The underlying bedrock geology has been classified as a Principal Aquifer. Additionally, the superficial aquifer has been classified as Secondary A. Given the industrial nature of the site, and the potential for mobile contaminants such as hydrocarbons, SVOCs and VOCs, however, given the absence of a potable groundwater abstraction point within 1 km of the site the risk is reduced. Granular drift deposits may permit the vertical and lateral migration of mobile contaminants, whilst the underlying CLAY drift deposits will mitigate the migration of determinants to the underlying principal aquifer. A controlled waters risk assessment should be completed as part of future site investigation works.
Ground Gas	It is likely that significant thicknesses of Made Ground exist below the proposed development area additionally, an infilled pond has been noted at the boundary in the north-east of the site. Should these infill deposits have a high organic content, it is possible that they could generate hazardous ground gases.
Potable Water	Elevated concentrations of hydrocarbons are likely to be underlying the subject site which may have a detrimental effect on potable water supplies.

6.3. GEOTECHNICAL ASSESSMENT

Geological	The site has been noted to be underlain by glaciofluvial sheet deposits with boreholes in close proximity to identify CLAY drift deposits underlying granular deposits.
Civil and Structural	The site is a currently active site with foundations to be present beneath the current structures on site. The site is relatively flat in topography due to historical infilling, however further earthworks for the proposed development are considered to be minimal. No retaining structures were identified during the site walkover however consideration for a retaining structure against the eastern boundary and the Metrolink will be required.
Abnormal Foundations	Further assessment will be required to determine an appropriate foundation solution. However it is likely that given the depth of Made Ground anticipated on-site an engineered foundation will be required. Consideration of the adjacent railway and services within the adjacent Albany Road will be required to determine if the use of vibro stone columns will be suitable due to vibrations. A driven piled foundation solution may be required.

END OF REPORT



APPENDIX I

LIMITATIONS

1. This report and its findings should be considered in relation to the terms of reference and objectives agreed between E3P and the client as indicated in Section 1.3.
2. For the work, reliance has been placed on publicly available data obtained from the sources identified. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. When using the information it has been assumed it is correct. No attempt has been made to verify the information.
3. This report has been produced in accordance with current UK policy and legislative requirements for land and groundwater contamination which are enforced by the local authority and the Environment Agency. Liabilities associated with land contamination are complex and requires advice from legal professionals.
4. During the site walkover, reasonable effort has been made to obtain an overview of the site conditions. However, during the site walkover, no attempt has been made to enter areas of the site that are unsafe or present a risk to health and safety, are locked, barricaded, overgrown, or the location of the area has not been made known or accessible.
5. Access considerations, the presence of services and the activities being carried out on the site limited the locations where sampling locations could be installed and the techniques that could be used.
6. Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities.
7. Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials, this is for indicative purposes only and do not constitute or replace full and proper surveys.
8. The executive summary, conclusions and recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.
9. E3P cannot be held responsible for any use of the report or its contents for any purpose other than that for which it was prepared. The copyright in this report and other plans and documents prepared by E3P is owned by them and no such plans or documents may be reproduced, published or adapted without written consent. Complete copies of this may, however, be made and distributed by the client as is expected in dealing with matters related to its commission. Should the client pass copies of the report to other parties for information, the whole report should be copied, but no professional liability or warranties shall be extended to other parties by E3P in this connection without their explicit written agreement there to by E3P.
10. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.



APPENDIX II

GLOSSARY

TERMS

ACM	Asbestos-containing material	MMP	Materials management plan
ADS	Acoustic design statement	ND	Not detected
AST	Above-ground storage tank	NDP	Nuclear density probe
BGS	British Geological Survey	NMP	Noise management plan
BSI	British Standards Institute	NPSE	Noise policy statement for England
BTEX	Benzene, toluene, ethylbenzene, xylenes	NR	Not recorded
CA	Coal Authority	PAH	Polycyclic aromatic hydrocarbon
CBR	California bearing ratio	PCB	Polychlorinated biphenyl
CIEH	Chartered Institute of Environmental Health	PI	Plasticity index
CIRIA	Construction Industry Research Association	PID	Photo ionisation detector
CLEA	Contaminated land exposure assessment	POS	Public open space
CML	Council of Mortgage Lenders	PPE	Personnel protective equipment
CoC	Contaminants of concern	ProPG	Professional practice guidance
CSM	Conceptual site model	QA	Quality assurance
DNAPL	Dense non-aqueous phase liquid (chlorinated solvents, PCB)	SGV	Soil guideline value
DWS	Drinking water standard	SPH	Separate-phase hydrocarbon
EA	Environment Agency	SPT	Standard penetration test
EQS	Environmental quality standard	SVOC	Semi-volatile organic compound
FFL	Finished floor level	TPH	Total and speciated petroleum hydrocarbon
GAC	General assessment criteria	TPH CWG	Total Petroleum Hydrocarbon (Criteria Working Group)
GL	Ground level	UKWIR	United Kingdom Water Infrastructure Risk
GSV	Gas screening value	UST	Underground storage tank
HCV	Health criteria value	VCC	Vibro-concrete column
ICSM	Initial conceptual site model	VOC	Volatile organic compound
LEL	Lower explosive limit	VRSC	Vibro-replacement stone columns
LMRL	Lower method reporting limit	VSC	Vibro-stone columns
LNAPL	Light non-aqueous phase liquid (petrol, diesel, kerosene)	WHO	World Health Organisation
MCV	Moisture condition value	WRAP	Waste and Resources Action Programme



Albany Road

Phase I Geoenvironmental Site Assessment
March 2023

MIBK	Methyl isobutyl ketone	WTE	Water table elevation
m	Metres	ppm	Parts per million
km	Kilometres	mg/m³	Milligram per metre cubed
% v/v	Percent volume in air	m bgl bgl	Metres below ground level
mb	Millibars (atmospheric pressure)	m bcl	Metre below cover level
l/hr	Litres per hour	mAOD	Metres above ordnance datum (sea level)
µg/l	Micrograms per litre (parts per billion)	kN/m²	Kilonewtons per metre squared
ppb	Parts per billion	µm	Micrometre
mg/kg	Milligrams per kilogram (parts per million)	SSRT	Site Specific Remediation Target
PSD	Particle Size Distribution	DD	Dry Density
CL:AIRE	Contaminated Land: Applications in Real Environments	Mc	Moisture Content
ρ	Bulk Density	GPR	Ground Penetrating Radar
NDP	Nuclear Density Probe	FFL	Finished Floor Level
LEL	Lower Explosive Limit	UKWIR	UK Water Industry Research
CIRIA	Construction Industry Research and Information Association	LOD	Limit of Detection



APPENDIX III

DRAWINGS

DRAWING 15-843-001 – SITE LOCATION PLAN





Notes:				
P1	REVB	27.03.2023	EB	BH
P1	REVA	08.04.2022	CB	BH
Phase	Issue	Date	Drawn	Checked

Client:	Boswall Development Ltd
Job Title:	4B Albany Road, Chorlton

Job No:	15-843
Drawing No:	002

Date:	27.03.2023
Scale:	NTS @ A3



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- Historical Features**
- Railway Sidings
 - Embankment
 - Tennis Ground
 - Field Boundary
 - Works Buildings/Unspecified Buildings
 - Works Buildings
 - Pond

Notes:				
P1	REVA	08.04.2022	CB	BH
Phase	Issue	Date	Drawn	Checked

Client:	Boswall Development Ltd
Job Title:	4B Albany Road, Chorlton

Job No:	15-843
Drawing No:	003

Date:	08.04.2022
Scale:	NTS @ A3



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APPENDIX IV

PHOTOGRAPHS

PLATE 1 LABORATORY WITHIN BUILDING



PLATE 2 MEZZANINE

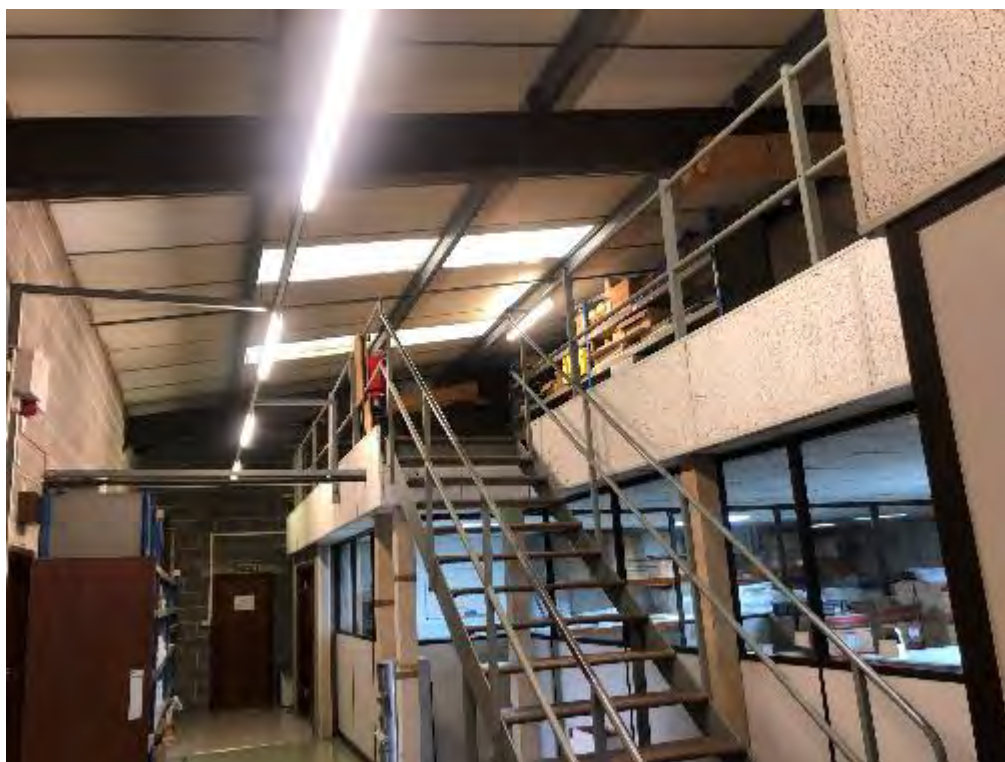


PLATE 3 WAREHOUSING AREA



PLATE 4 EMBANKMENT ON WESTERN BOUNDARY



PLATE 5 CAR PARKING IN SOUTH OF SITE



PLATE 6 EASTERN BOUNDARY AGAINST METROLINK



PLATE 7 EASTERN BOUNDARY AGAINST METROLINK



PLATE 8 NORTHERN BOUNDARY OF SITE



PLATE 9 CAR PARKING AND BUILDING IN SOUTH OF SITE



APPENDIX V

HISTORICAL MAPS

Site Details:

ALBANY ROAD TRADING
ESTATE, ALBANY ROAD,
MANCHESTER, M21 0AZ

Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: County Series

Map date: 1848-1849

Scale: 1:10,560

Printed at: 1:10,560



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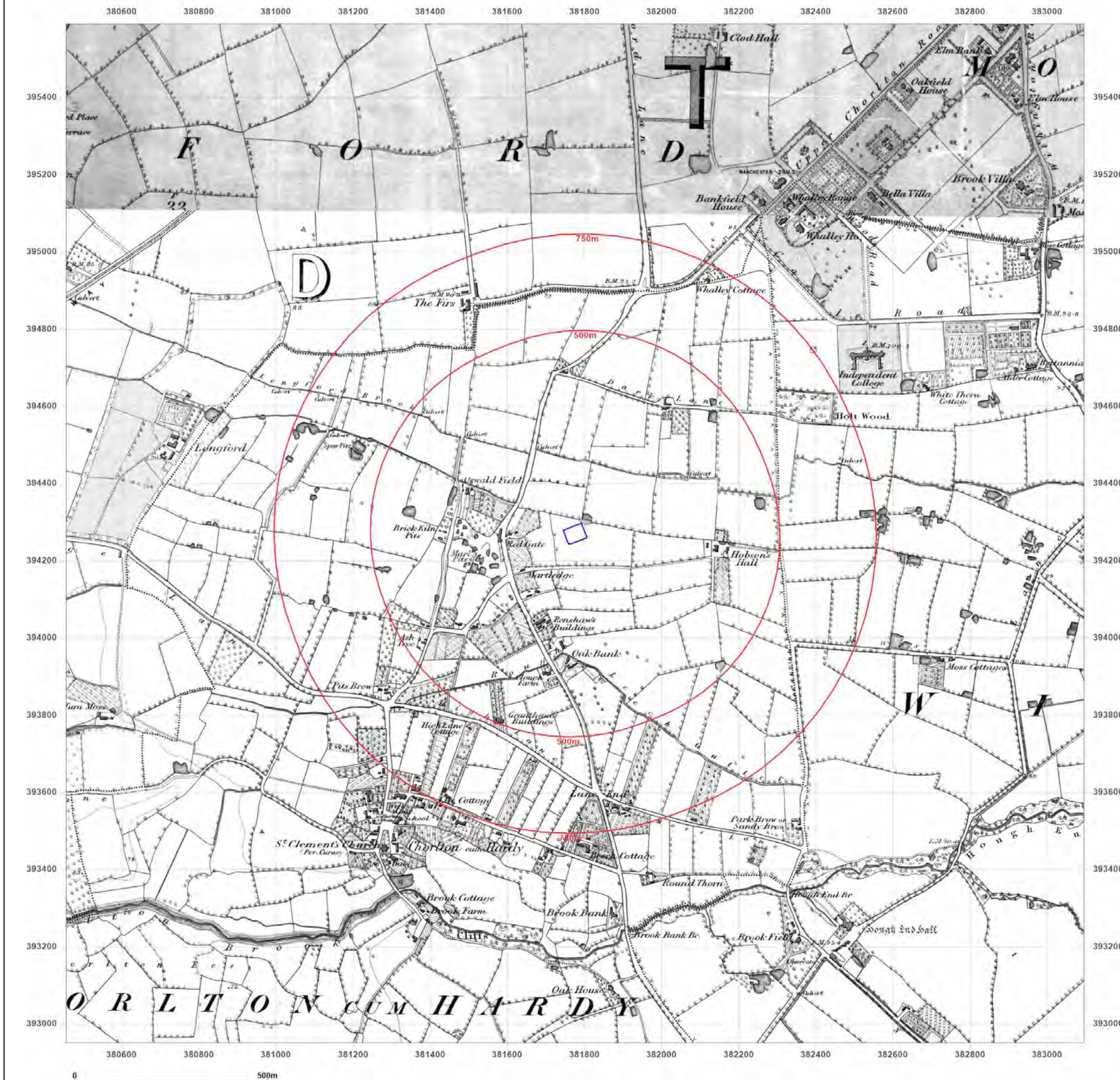


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W: www.groundsure.com

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Production date: 22 March 2022

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

ALBANY ROAD TRADING
ESTATE, ALBANY ROAD,
MANCHESTER, M21 0AZ

Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: County Series

Map date: 1897

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1897
Edition N/A
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Surveyed 1876
Revised 1897
Edition 1897
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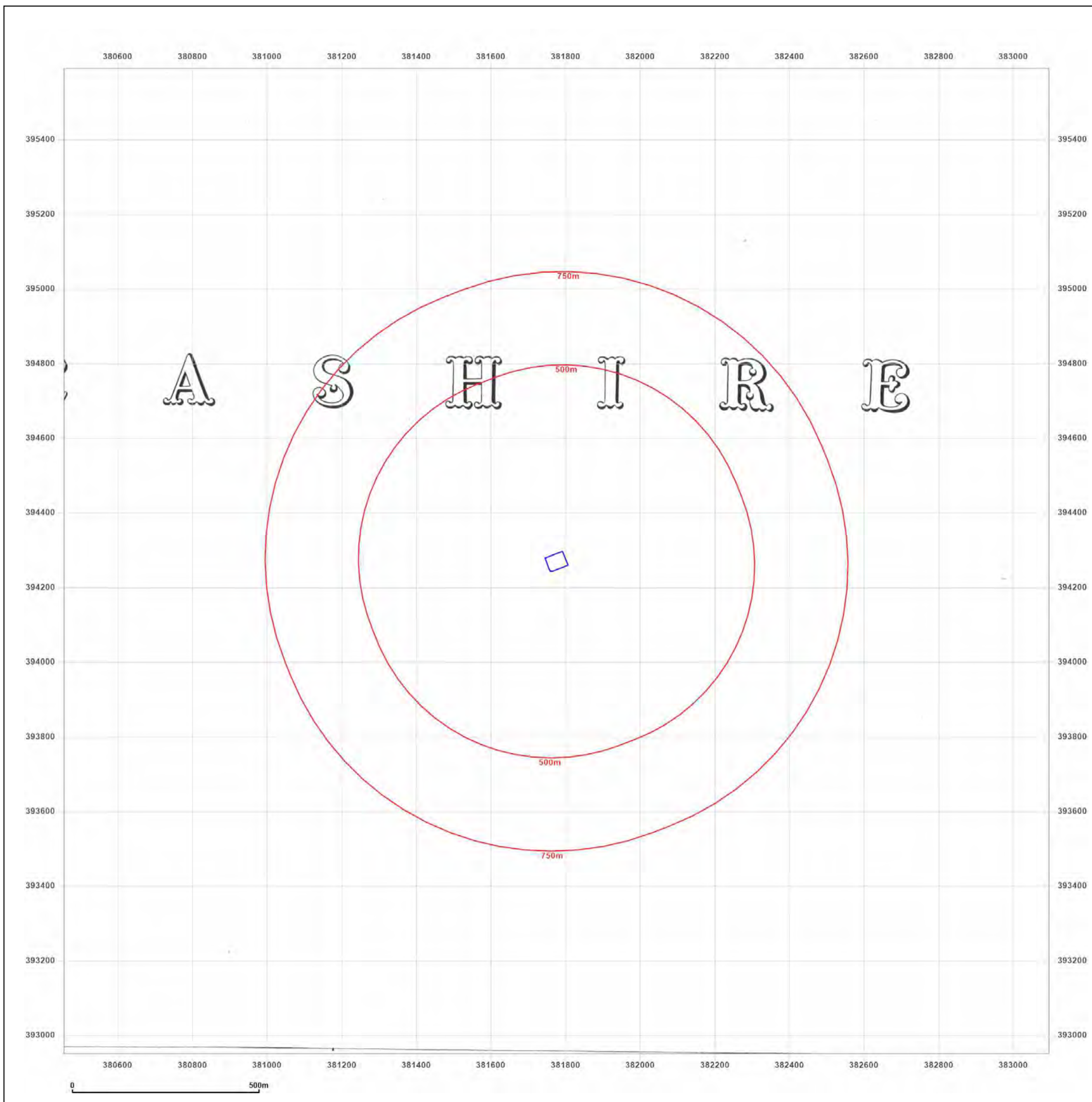


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Site Details:

ALBANY ROAD TRADING
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MANCHESTER, M21 0AZ

Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: County Series

Map date: 1905

Scale: 1:10,560

Printed at: 1:10,560



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Site Details:

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ESTATE, ALBANY ROAD,
MANCHESTER, M21 0AZ

Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: County Series

Map date: 1908-1911

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1911
Edition 1911
Copyright N/A
Levelled N/A

Surveyed 1873
Revised 1908
Edition 1908
Copyright N/A
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Site Details:

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MANCHESTER, M21 0AZ

Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1916
Edition 1923
Copyright N/A
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Surveyed 1844
Revised 1916
Edition 1923
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Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1916
Edition 1923
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Levelled 1915

Surveyed 1844
Revised 1916
Edition 1923
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Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: County Series

Map date: 1932-1934

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1932
Edition 1932
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1934
Edition 1934
Copyright N/A
Levelled 1927

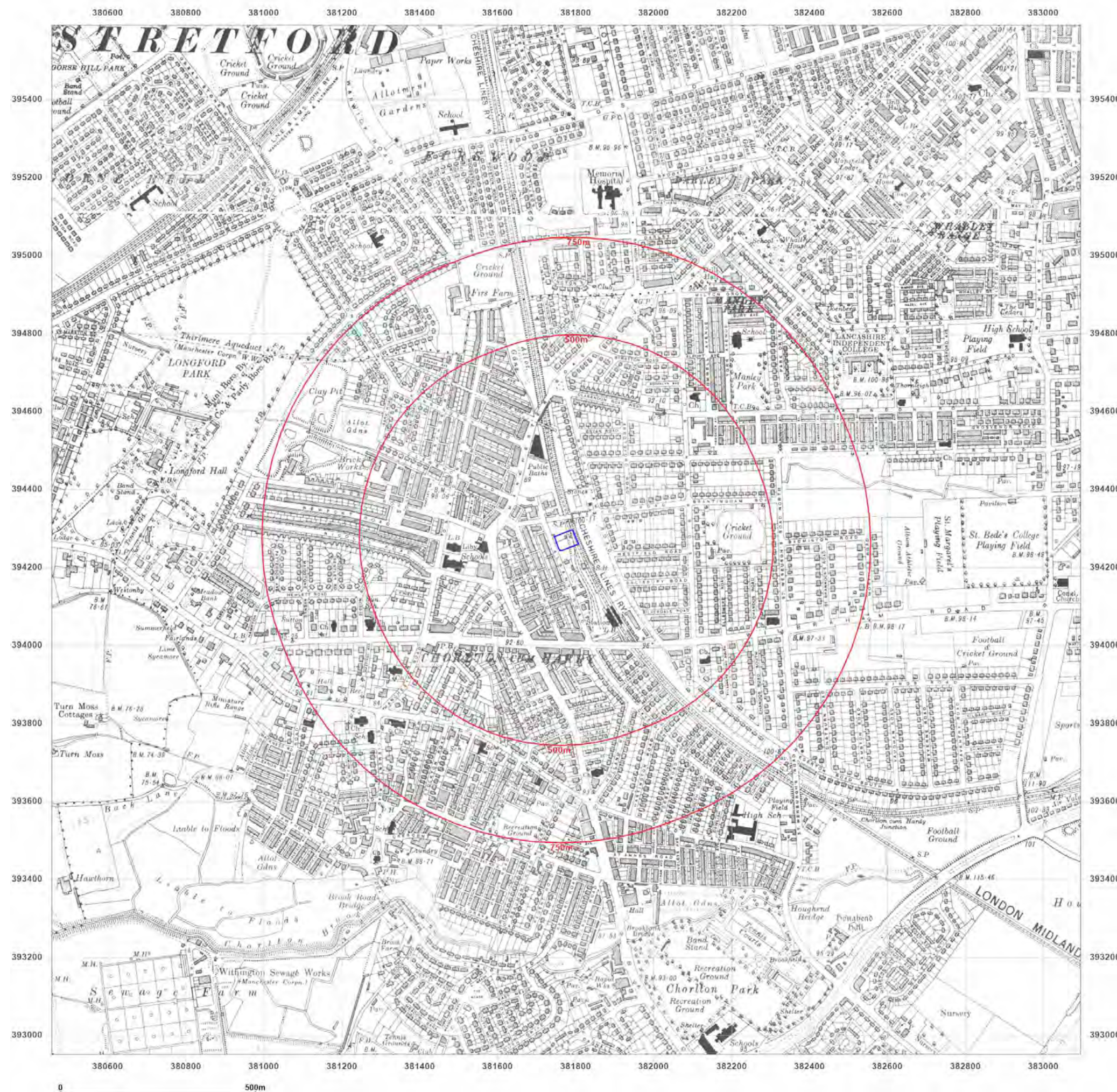


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Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1938
Edition 1938
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1938
Edition 1938
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Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1873
Revised 1938
Edition 1938
Copyright N/A
Levelled N/A

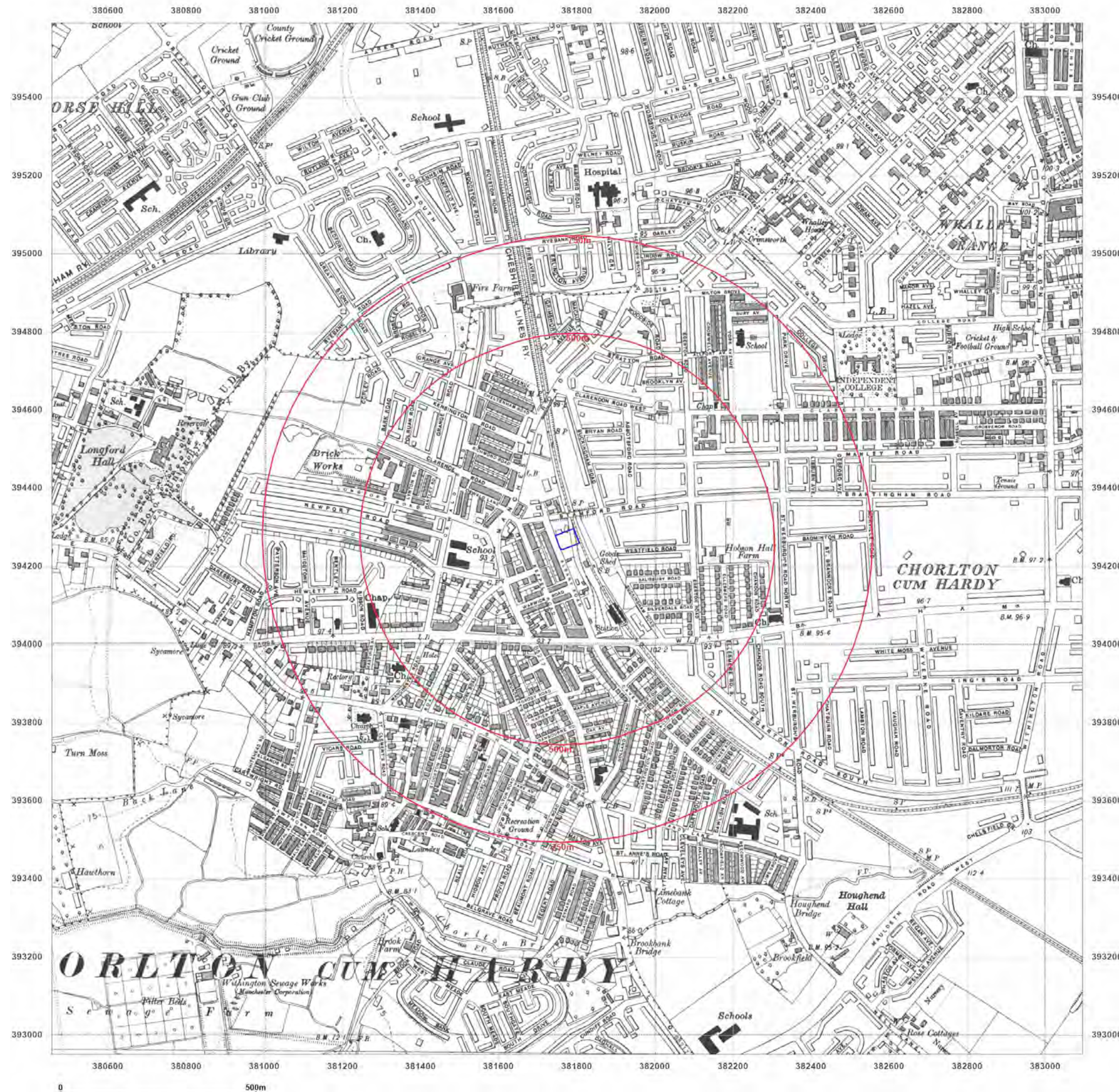


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Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: Provisional

Map date: 1955-1956

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1956
Revised 1956
Edition N/A
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Surveyed N/A
Revised 1955
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Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: Provisional

Map date: 1966

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1986
Revised 1966
Edition N/A
Copyright 1966
Levelled N/A

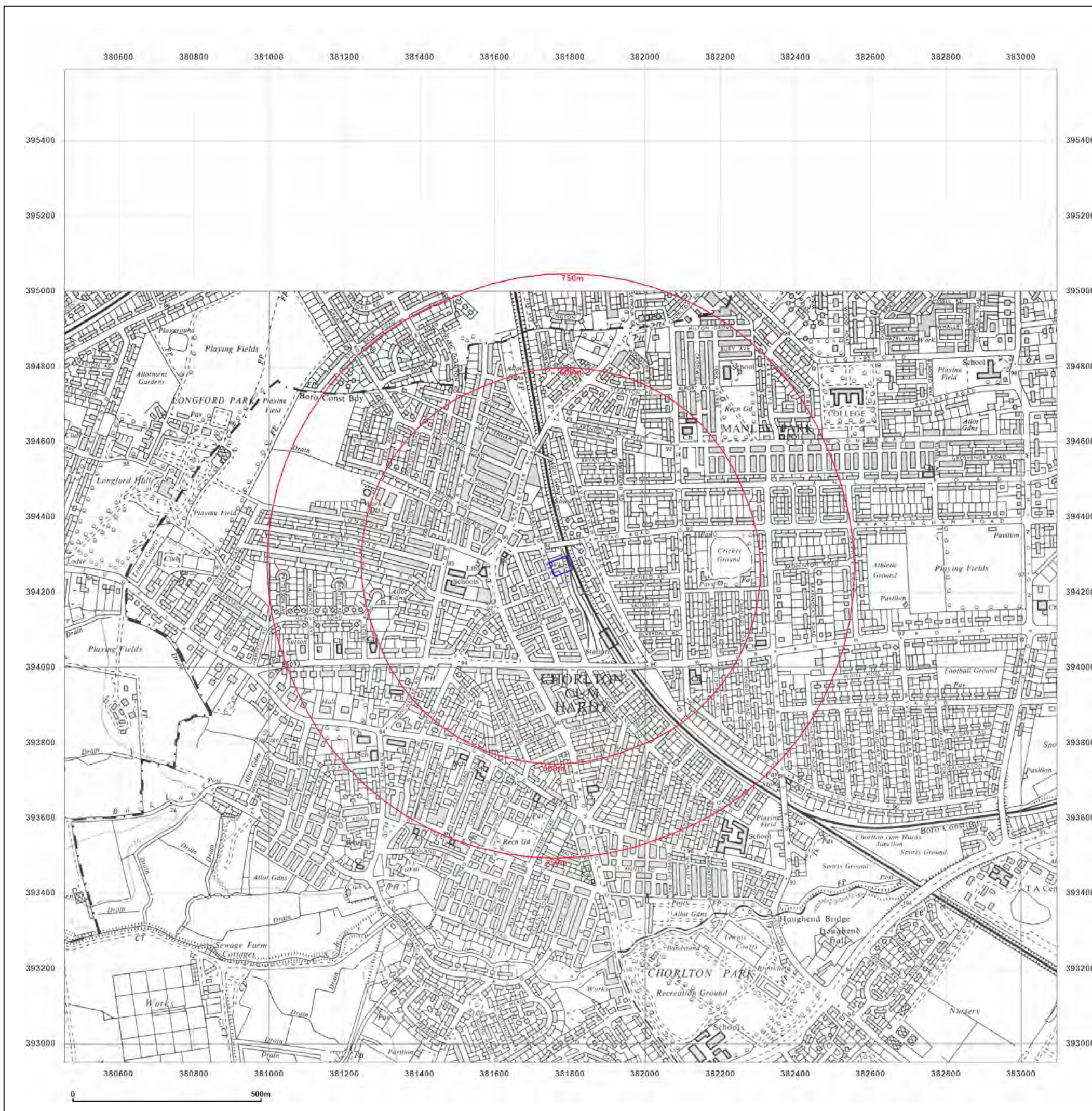


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Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: National Grid

Map date: 1980-1981

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1976
Revised 1980
Edition N/A
Copyright 1980
Levelled 1976

Surveyed 1977
Revised 1981
Edition N/A
Copyright 1981
Levelled 1976

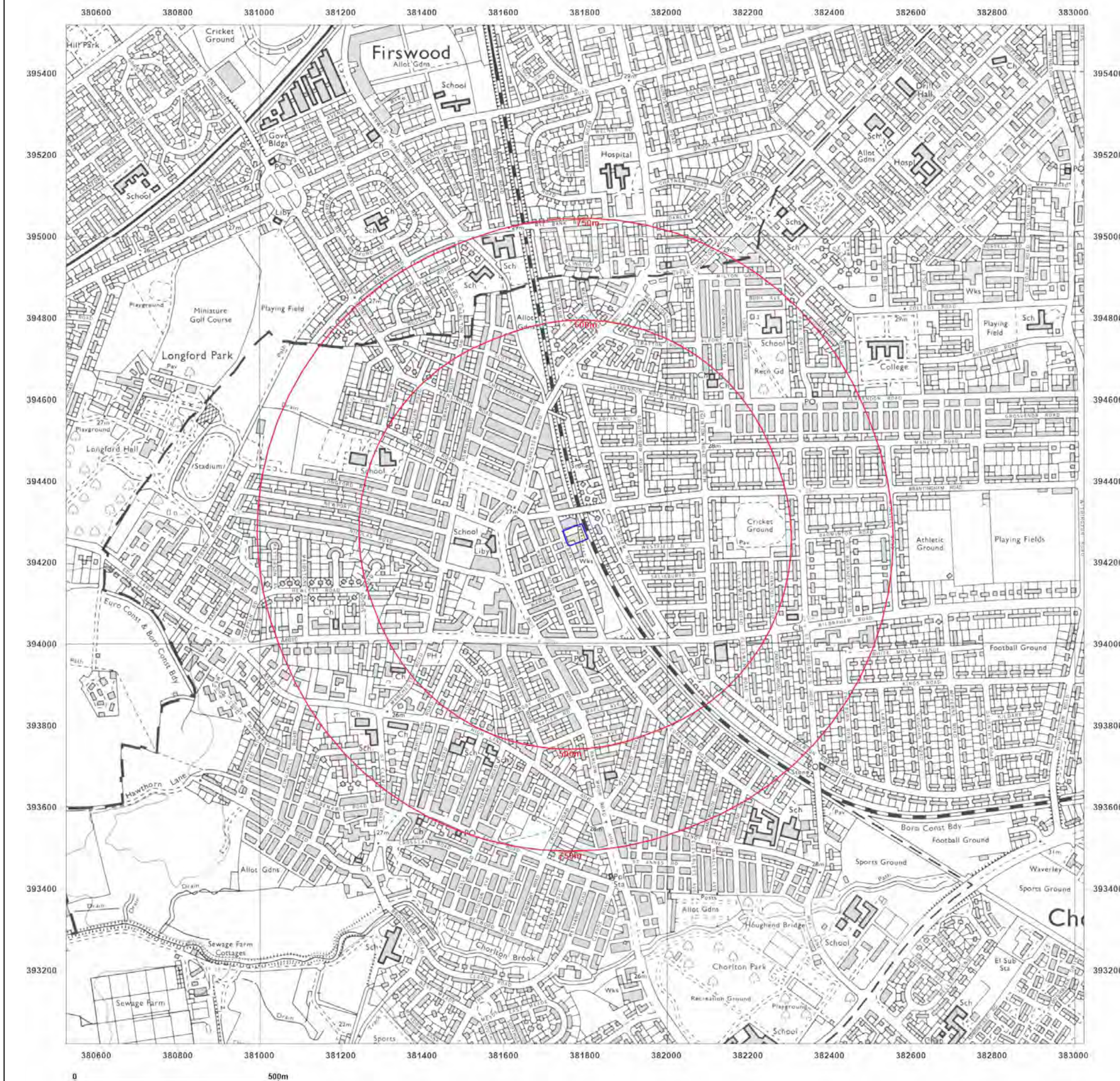


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MANCHESTER, M21 0AZ

Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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MANCHESTER, M21 0AZ

Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

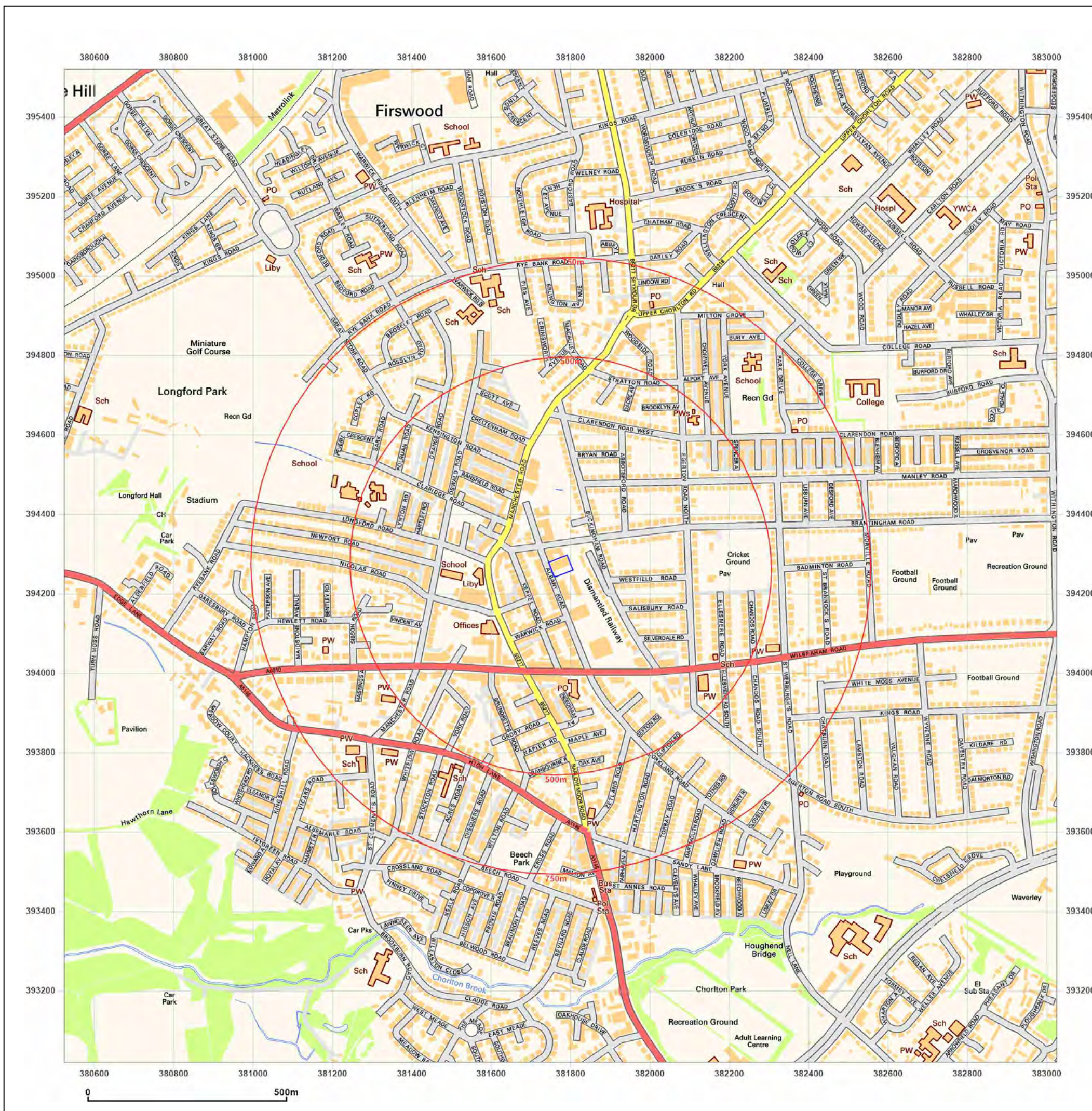


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Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: National Grid

Map date: 2022

Scale: 1:10,000

Printed at: 1:10,000

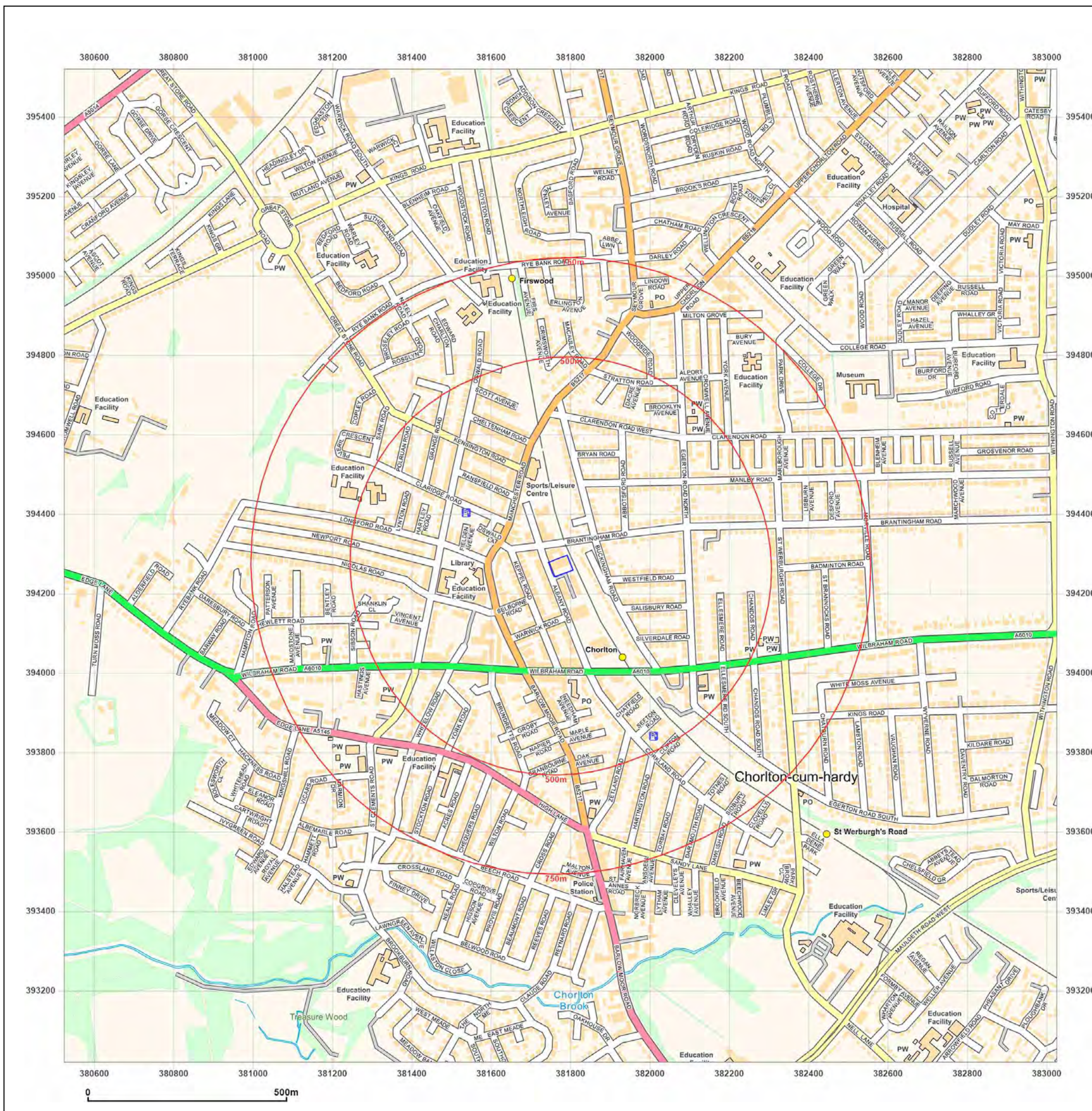


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Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: County Series

Map date: 1881

Scale: 1:2,500

Printed at: 1:2,500



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

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

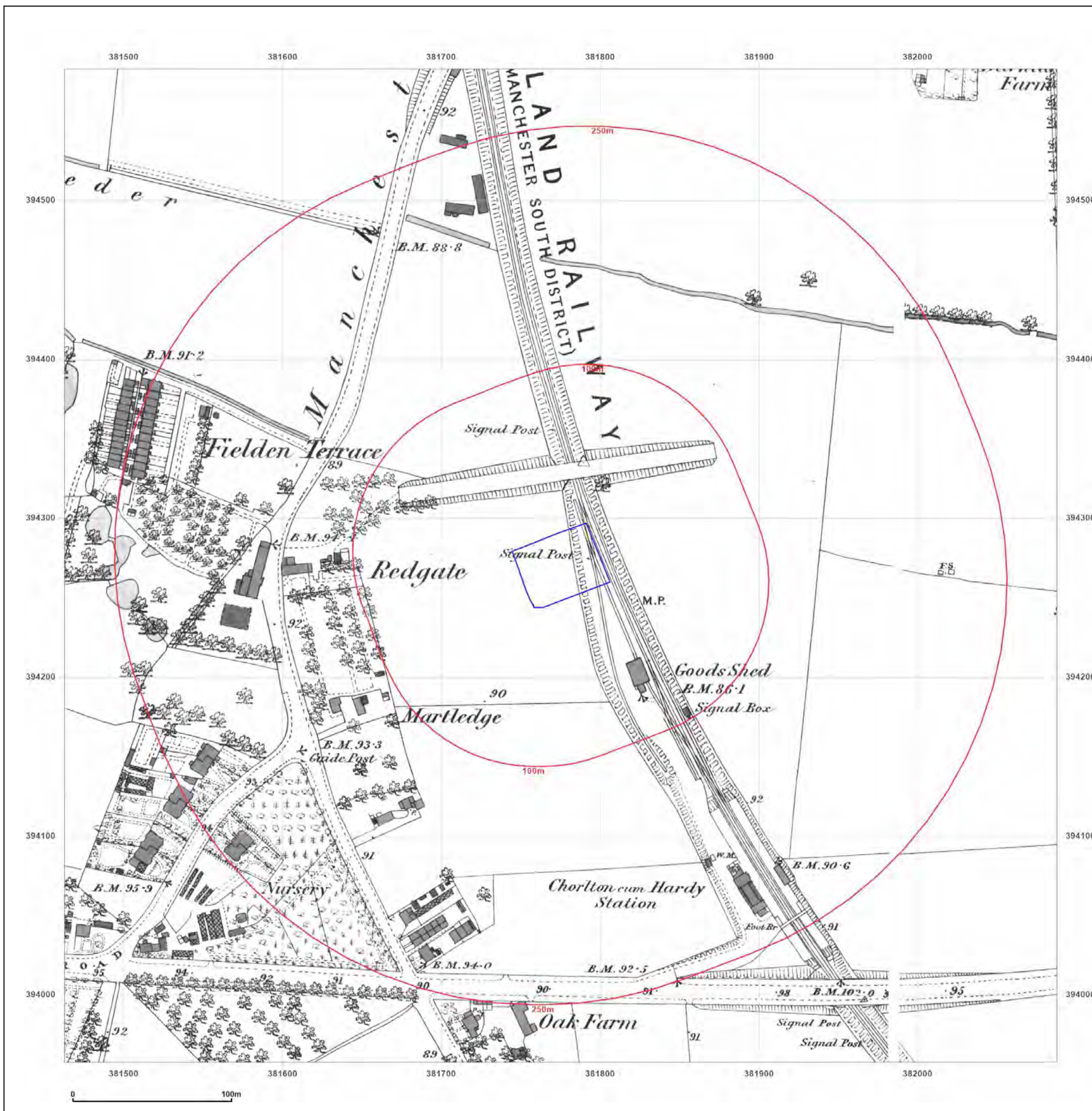


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Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: County Series

Map date: 1894

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1894
Revised 1894
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1894
Revised N/A
Edition 1894
Copyright N/A
Levelled N/A

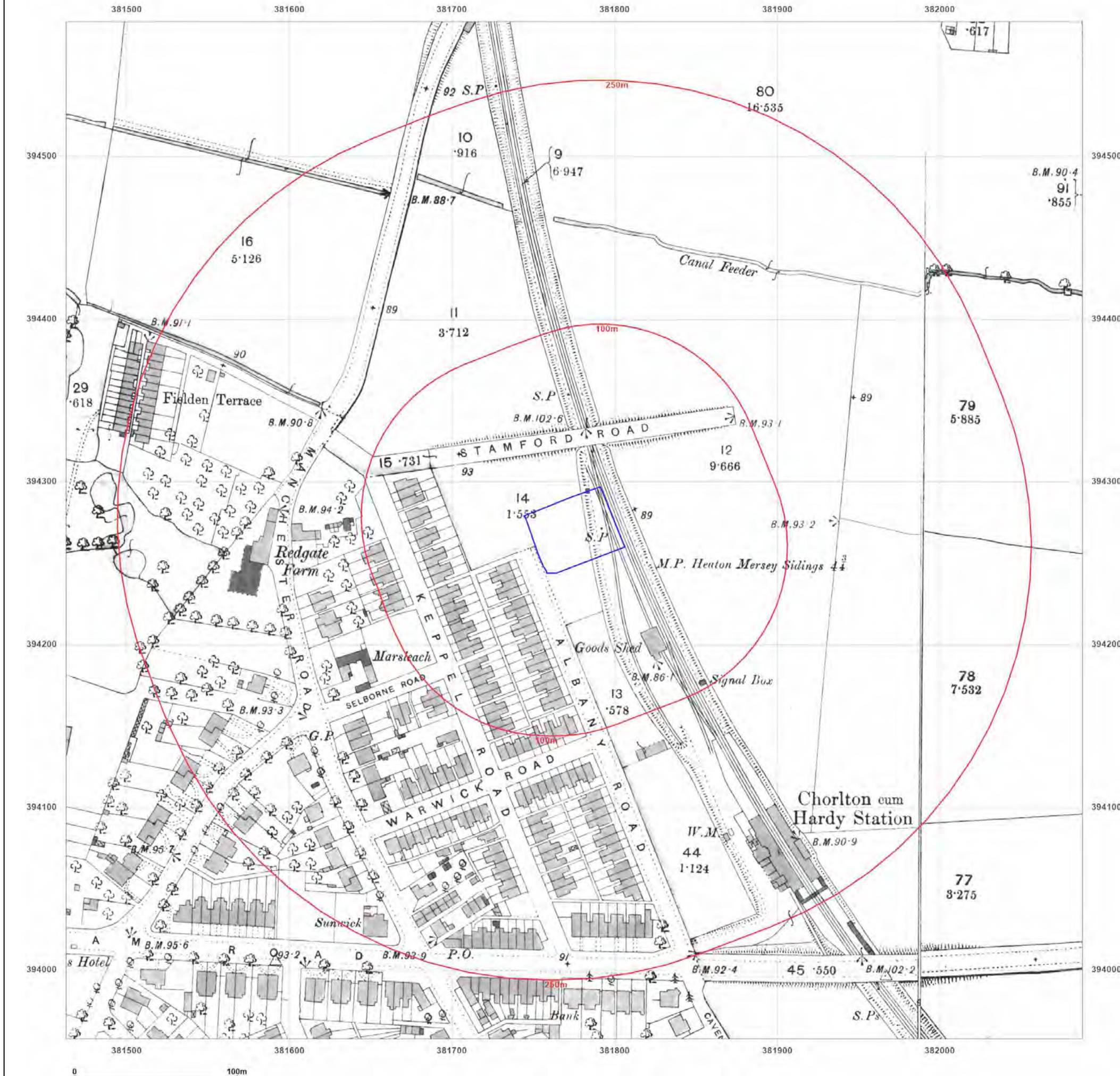


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Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: County Series

Map date: 1907

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1907
Revised 1907
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1891
Revised 1905
Edition 1907
Copyright N/A
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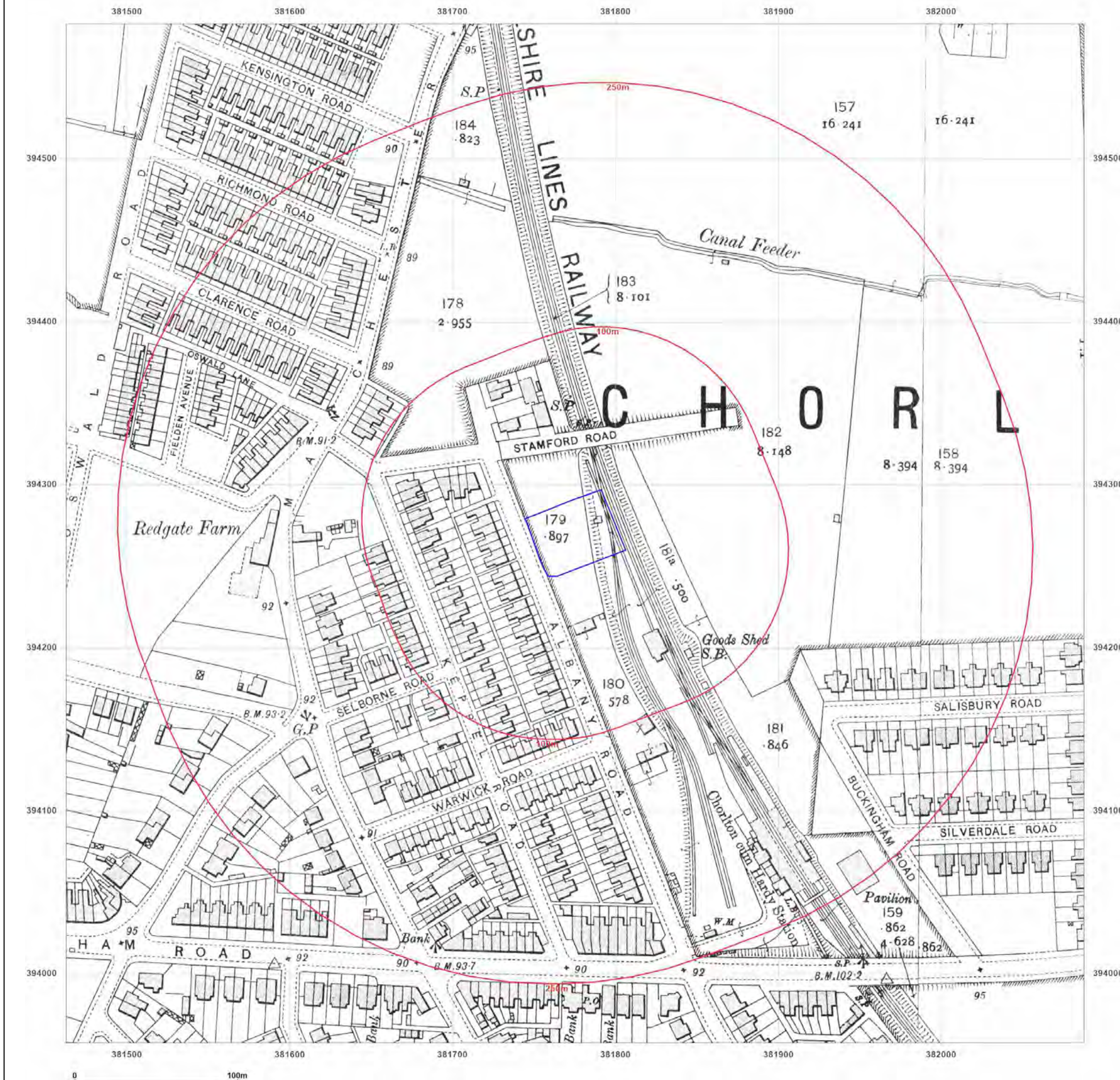


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Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

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 1916
Edition 1922
Copyright N/A
Levelled 1915

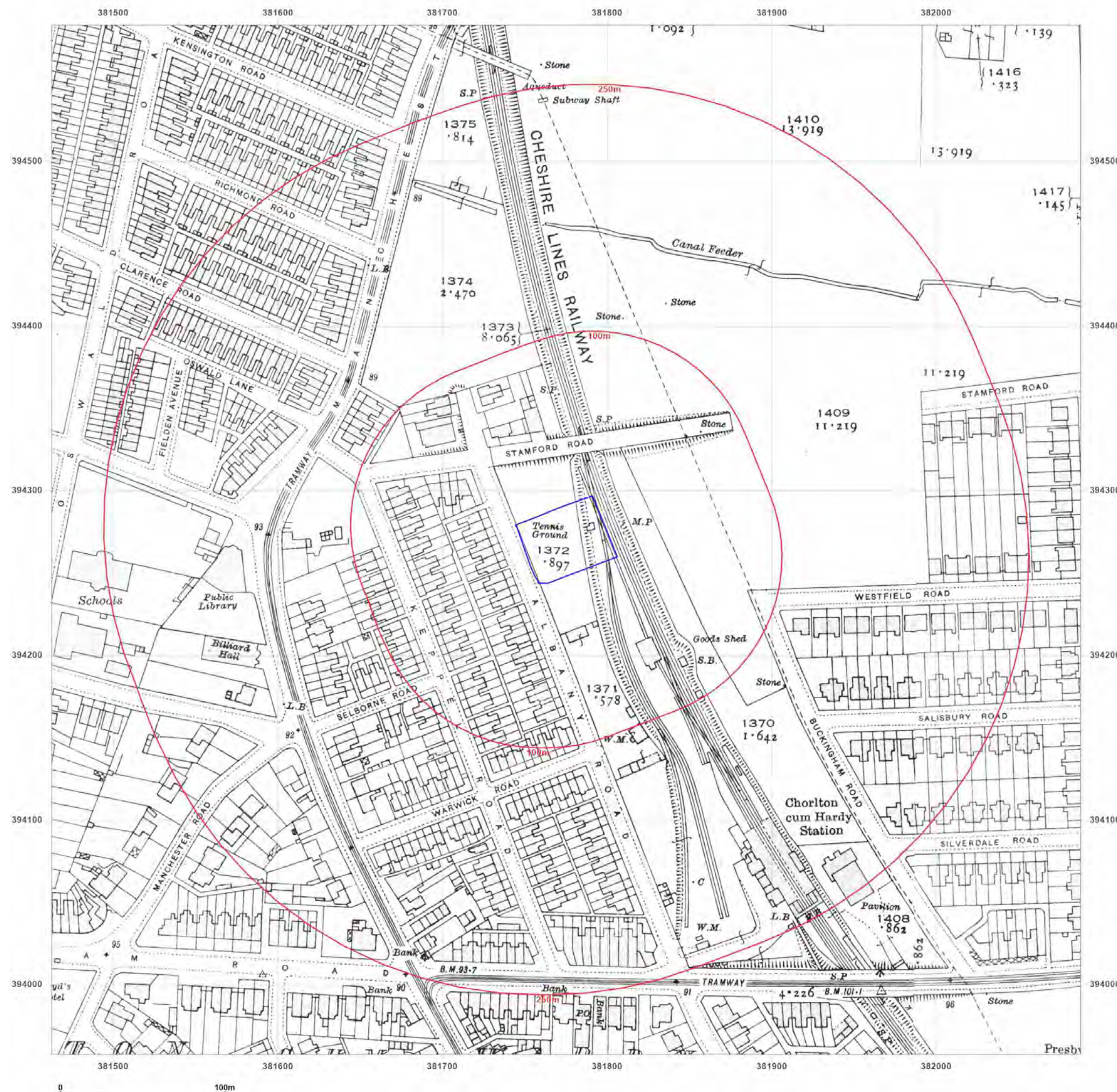


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Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: County Series

Map date: 1933

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1933
Revised 1933
Edition N/A
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Surveyed 1873
Revised 1933
Edition N/A
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Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: National Grid

Map date: 1950

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1927

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

Surveyed 1950
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MANCHESTER, M21 0AZ

Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: National Grid

Map date: 1951

Scale: 1:1,250

Printed at: 1:2,000



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

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Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: National Grid

Map date: 1950-1955

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1954
Revised 1954
Edition 1955
Copyright N/A
Levelled 1948

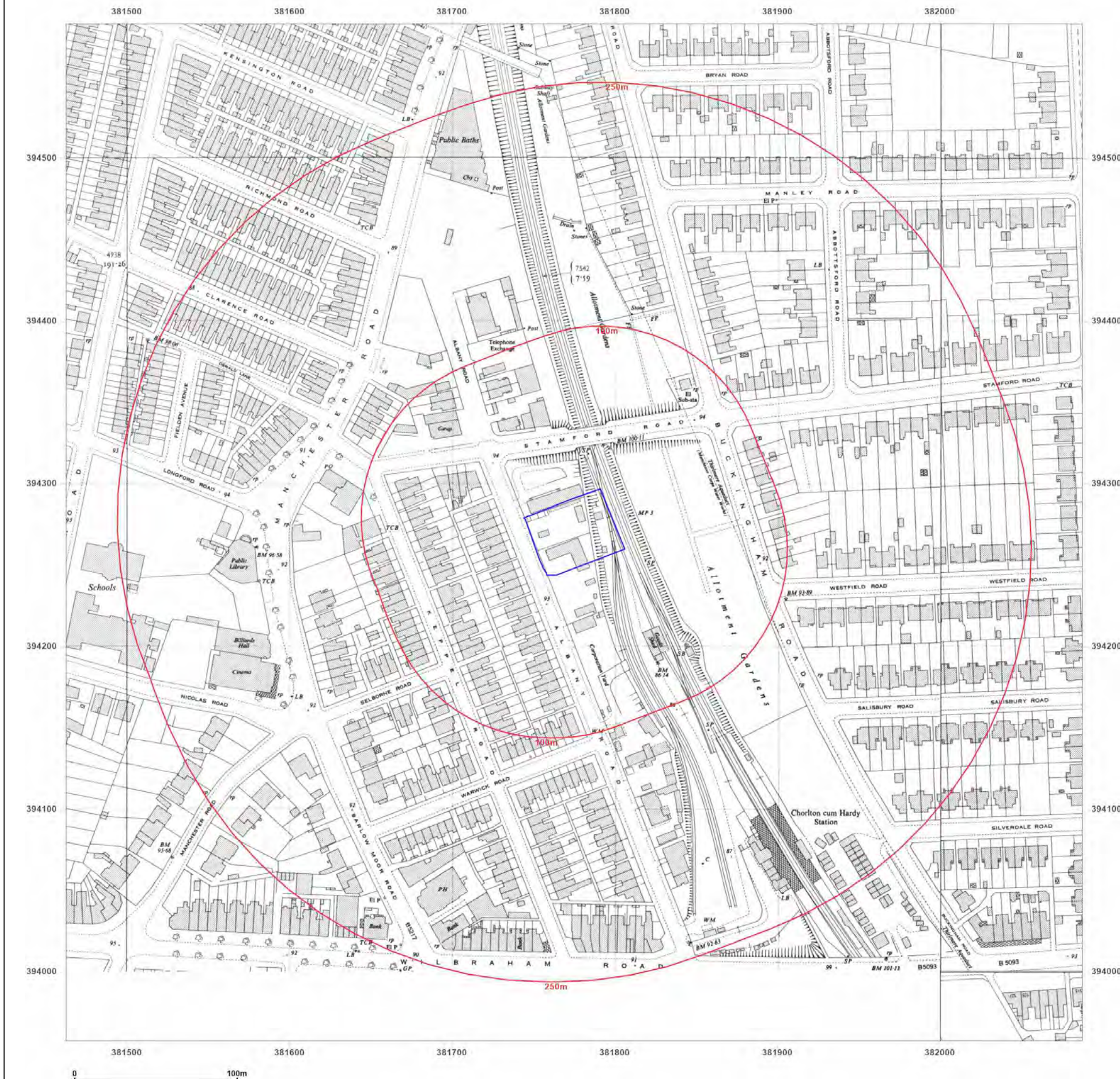


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Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: National Grid

Map date: 1959

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1950
Revised 1958
Edition N/A
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Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: National Grid

Map date: 1981-1986

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1958
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Surveyed 1950
Revised 1980
Edition N/A
Copyright 1981
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Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: National Grid

Map date: 1985-1989

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1958
Revised 1989
Edition N/A
Copyright 1989
Levelled 1958

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

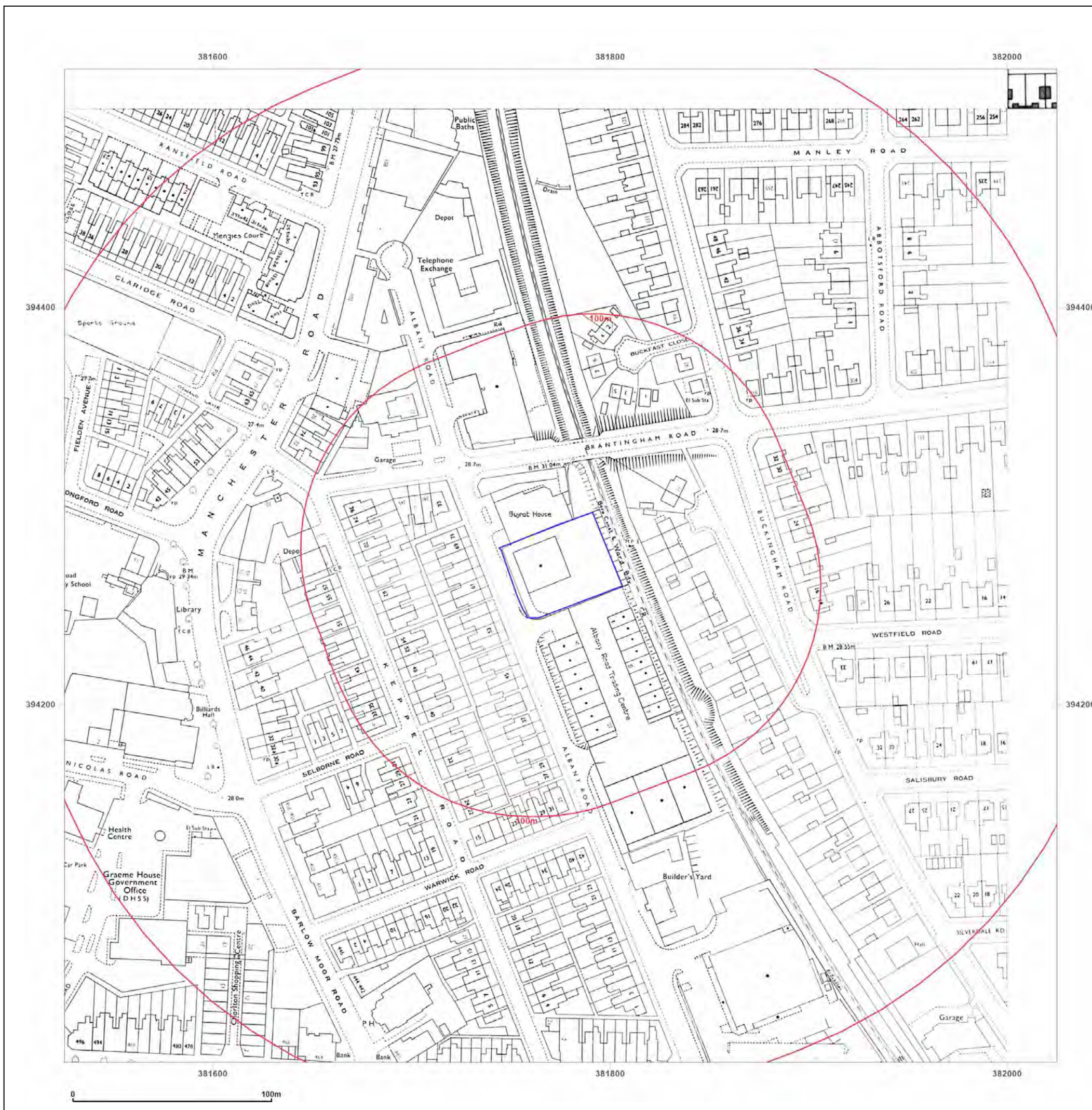


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Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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

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

Surveyed N/A
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Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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

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

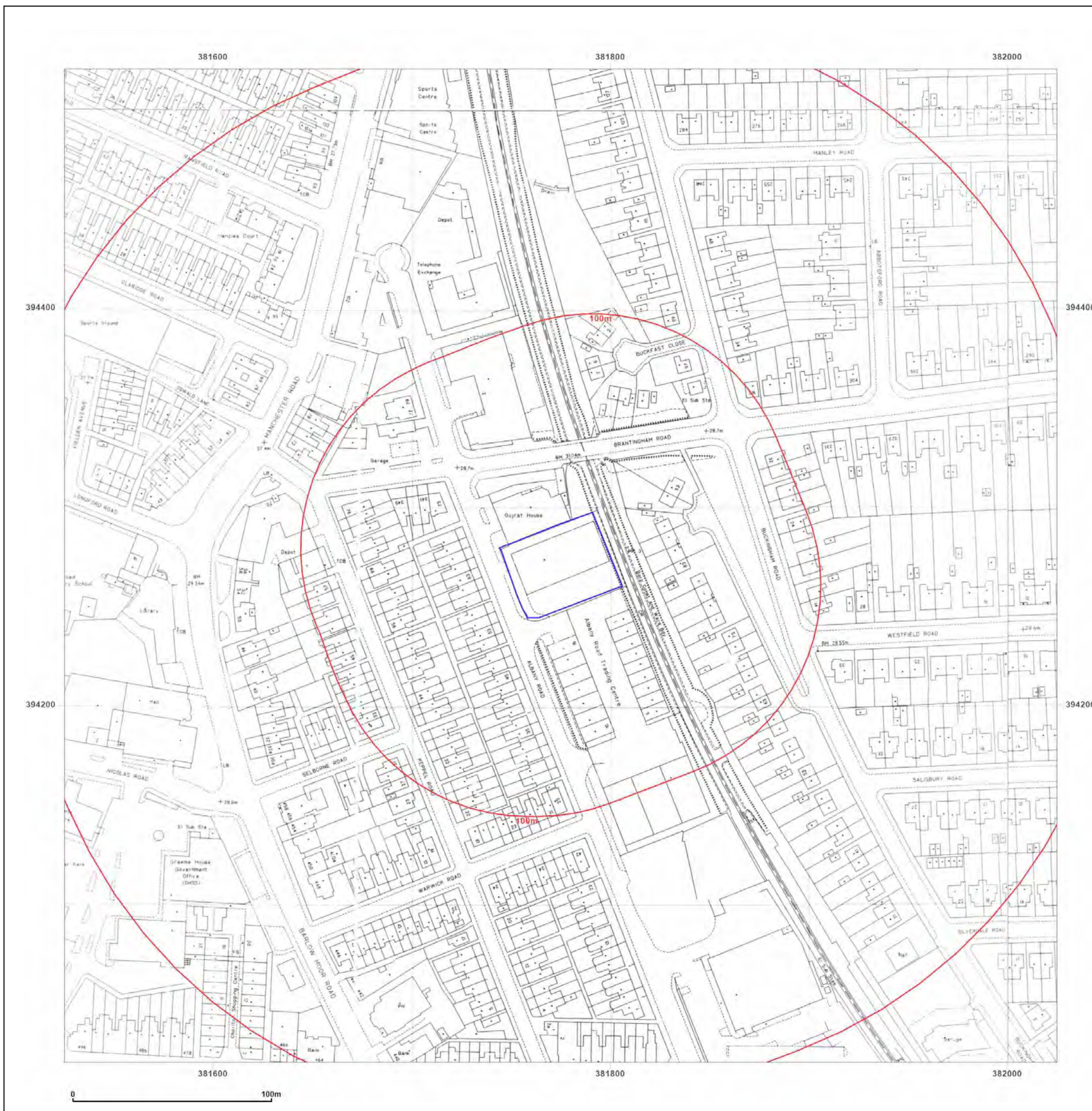


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MANCHESTER, M21 0AZ

Client Ref: 001033
Report Ref: GS-8614491
Grid Ref: 381775, 394270

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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