

CONTAMINATED LAND RISK ASSESSMENT

Phase 1 Desk Study Report

Site Address

1 Farrington Avenue,
Withington,
Manchester,
M20 1ER

Client

Zak Rees Barrington

Report Reference

PH1-2022-000099

Prepared by

STM Environmental Consultants Ltd

Date

07/11/2022



**CONSULTING GEO-ENVIRONMENTAL
ENGINEERS AND SCIENTISTS**

Phase 1 Contaminated Land Desk Studies, Geo-Environmental Site Investigations, Environmental Due Diligence, Flood Risk Assessments, Surface Water Management Strategies (SuDS), Ecology, Noise and Air Quality Assessments, Environmental Management Systems, GIS & Data Management Systems

1	CONTENTS	
1	Contents	2
2	Document Control.....	5
3	Disclaimer.....	6
4	Executive Summary.....	7
5	Introduction.....	8
5.1	Development Proposal.....	8
6	Context and Objectives for the Risk Assessment	8
6.1	Legislative Context.....	8
6.1.1	Part IIA.....	8
6.1.2	National Planning Policy Framework.....	9
6.1.3	Environmental Damage Regulations.....	9
6.2	Objectives.....	9
6.3	Summary of Research Undertaken	9
7	Site Description.....	10
7.1	Site Location and Size	10
7.2	Current Site Use	10
7.3	Surrounding Land Uses	10
8	Site History.....	12
8.1	Analysis of Historical Ordnance Survey Mapping	12
9	Environmental Characteristics	14
9.1	Geology	14
9.1.1	Published Geology.....	14
9.1.2	Unpublished Geology.....	14
9.2	Hydrogeology.....	14
9.3	Water Abstractions.....	14
9.4	Groundwater Level.....	14
9.5	Hydrology.....	14
9.6	Flood Risk.....	14
9.6.1	River and Tidal (Fluvial and Tidal) Flooding	14
9.6.2	Surface Water (Pluvial) Flooding.....	14
9.6.3	Groundwater Flooding	14
9.7	Environmentally Sensitive Sites and Ecological Protection Zones.....	15
9.8	Conservation Areas, Designated Protected Buildings and Monuments	15
9.9	Topography.....	15
9.10	Waste Disposal Activities & Landfill Sites.....	15
9.11	Petrol and Fuel Sites.....	15
9.12	Sites Determined as Contaminated Land under Part 2A EPA 1990	15

9.13	Dangerous or Hazardous Sites	15
9.14	Hazardous Substance Storage/Usage	15
9.15	IPC Authorisations	15
9.16	Part A(1) and IPPC Authorised Activities	15
9.17	Part A(2) and Part B Activities and Enforcements	15
9.18	Category 3 or 4 Radioactive Substance Authorisations	16
9.19	Discharge Consents.....	16
9.20	List 1 and List 2 Dangerous Substance Inventory Sites.....	16
9.21	Pollution Incidents.....	16
9.22	Coal Mining.....	16
9.23	Non-Coal Mining	16
9.24	Radon	16
9.25	Asbestos within Buildings.....	16
10	Relevant Planning History.....	16
10.1	Planning Applications for Adjacent Sites	16
11	Site Walkover	17
12	Preliminary Conceptual Site Risk Model (CSM).....	17
12.1	Potential Sources.....	17
12.2	Potential Receptors.....	18
12.2.1	Potential Human Health receptors	18
12.2.2	Potential Groundwater Receptors	18
12.2.3	Potential Surface Water Receptors	18
12.2.4	Potential Ecological Receptors	18
12.2.5	Potential Property Receptors	18
12.3	Potential Pathways	18
12.3.1	Potential Pathways for Human Receptors.....	18
12.3.2	Potential Pathways for Groundwater Receptors.....	19
12.3.3	Potential Pathways for Surface Water Receptors.....	19
12.3.4	Potential Pathways for Ecological Receptors	19
12.3.5	Potential Pathways for Property Receptors	19
12.4	Potential Pollutant Linkages.....	19
13	Qualitative Risk Assessment	20
13.1	Assessment of Potential Significance of Potential Pollutant Linkages	22
13.1.1	Potential Risks to On-Site Human Health Receptors.....	22
13.1.2	Potential Risks to Off-Site Human Health Receptors.....	22
13.1.3	Potential Risks to Groundwater Receptors.....	22
13.1.4	Potential Risks to Surface Water Receptors.....	22
13.1.5	Potential Risks to Ecological Receptors	23

13.1.6	Potential Risks to Property Receptors.....	23
14	Conclusions	23
15	Recommendations.....	24
15.1	Intrusive Site Investigation	24
15.2	Watching Brief and Discovery Strategy	24
15.3	Health and Safety	24
15.4	Services.....	25
16	Information Gaps and Uncertainties.....	25
17	Appendix 1 – Decision Notice	26
18	Appendix 2 – Proposed Development Plans.....	27
19	Appendix 3 – Historical Maps	28
20	Appendix 4 – Environmental Screening Report.....	29
21	Appendix 5 – Site Photography	30
22	Appendix 6 - Risk Assessment Methodology	32
23	Abbreviations	34

List of Tables

Table 1:	Summary of surrounding land uses	10
Table 2:	Summary of historical land use identified from historical maps	12
Table 3:	Part A(2) and Part B Activities and Enforcements identified within 250m of the site	16
Table 4:	Summary of planning applications for adjacent sites	17
Table 5:	Summary of potential contamination sources, period of operation and distance from site.	18
Table 6:	Conceptual Site Risk Model - Potential Sources, Pathways and Receptors identified on the site.	21
Table 7:	Summary of qualitative risk assessment.....	23
Table 8:	Contamination Risk Matrix.....	32
Table 9:	Assessment description for risk scores.....	32
Table 10:	Risk Classification System	33

2 DOCUMENT CONTROL



CONTAMINATED LAND RISK ASSESSMENT Phase 1 Desk Study Report



Site Address:	1 Farrington Avenue, Withington, Manchester, M20 1ER
Site Coordinates:	384404, 393040
Prepared for:	Zak Rees Barrington
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3 DISCLAIMER

This report and any information or advice which it contains, is provided by STM Environmental Consultants Ltd (STM) and can only be used and relied upon by Zak Rees Barrington (Client).

STM has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. However, STM gives no warranty, representation or assurance as to the accuracy or completeness of any information, assessments or evaluations presented within this report. Furthermore, STM accepts no liability whatsoever for any loss or damage arising from the interpretation or use of the information contained within this report. Any party other than the Client using or placing reliance upon any information contained in this report, do so at their own risk.

It is noted that some of the findings presented in this report are based on information obtained from third parties (i.e. Environmental Search Report). Whilst we assume that all information is representative of the site and of present conditions, we can offer no guarantee as to its validity regarding the short term or long-term history of the Site.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

It should be noted that this report has been produced for environmental purposes only. It should not in any way be construed to be or used to replace a geotechnical survey, structural survey, asbestos survey, buried services survey, unexploded ordnance survey or Invasive Plant Survey.

4 EXECUTIVE SUMMARY

SECTION	SUMMARY
Site Location And Size	The site is located at 1 Farrington Avenue, Withington, Manchester, M20 1ER and is centred at national grid reference 384404, 393040. The site has an area of approximately 0.05 ha.
Current Site Use	The site currently comprises a residential dwelling with associated gardens and a Small Domestic Garage. The main current uses in the immediate surrounding area include residential dwellings and an educational facility.
Proposed Development	The development proposal is for the erection of a two storey dwellinghouse with accommodation within the roof space, together with landscaping and associated car parking within the existing garden of 1 Farrington Avenue. It is understood that there are proposals to include soft landscaping in the development.
Site History	Examination of Ordnance Survey historic maps revealed that the site comprised of a wooded area in c.1849, until the site was cleared in c.1881. The site remained as open undeveloped land until c.1933-38, when the site comprised 1no. residential dwelling. The surrounding area was open undeveloped land until residential development occurred in c.1894, c.1922 and c.1933-38.
Geology	According to BGS, the bedrock geology beneath the site consists of Chester Formation comprising Sandstone, Pebbly (Gravelly) while no superficial deposits were identified during the search.
Topography	The site is at an elevation of approximately 32mAOD (above Ordnance Datum).
Hydrogeology	The site is underlain by a Principal Bedrock Aquifer.
Hydrology	There are no surface water bodies located on or within 250m of the site.
Ecology	There are no ecological receptors located on or within 250m of the site.
Contamination Assessment	On site potentially contaminative land uses (PCLUs) include a Small Domestic Garage while no off site PCLUs were identified in the search. A conceptual site risk model was developed and a qualitative risk assessment carried out. Potentially significant potential pollutant linkages were identified in respect of:  Human Health Receptors (i.e. Future Occupiers/Users, Neighbours and Construction Workers) via ingestion, dermal absorption and inhalation (indoors and outdoors);  Property Receptors – i.e. Buildings & Services. The identified risks are considered to be Low-Moderate.
Recommendations	Given that potentially significant potential pollutant linkages were identified, it is recommended that a limited intrusive site investigation is undertaken with the objective of determining the presence and extent of any soil contamination at the site.
This table is intended as a summary of the desk study findings and should be read in conjunction with the main report.	

5 INTRODUCTION

STM Environmental Consultants Ltd (STM) were commissioned by Zak Rees Barrington (Client) to undertake a Phase 1 Contaminated Land Risk Assessment (CLRA) at a site located at 1 Farrington Avenue, Withington, Manchester, M20 1ER.

The study is required to support the partial discharge of Condition 5(a) attached to planning permission 129341/FO/2021 (Refer to [Appendix 1](#) for the Decision Notice).

5.1 Development Proposal

The development proposal is for the erection of a two storey dwellinghouse with accommodation within the roof space, together with landscaping and associated car parking within the existing garden of 1 Farrington Avenue. It is understood that there are proposals to include soft landscaping in the development.

The proposed development plans are contained in [Appendix 2](#).

6 CONTEXT AND OBJECTIVES FOR THE RISK ASSESSMENT

6.1 Legislative Context

6.1.1 Part IIA

Part IIA of the Environmental Protection Act 1990, which came into force in England in April 2000 and in Wales in July 2001, introduced a new statutory regime for the identification and remediation of contaminated land in the United Kingdom.

The legislation considers risks from contaminated land to human beings, controlled waters (surface and ground water), protected ecological systems and property. Under the legislation "contaminated land" is defined as:

"Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that: -

(a) Significant harm is being caused or there is significant possibility of such harm being caused: or

(b) Pollution of controlled waters is being caused, or is likely to be, caused."

In order for land to be considered contaminated, there must be a contaminant, a receptor and a pathway (via which the contaminant can reach the receptor) present at the site. When these three components are identified at a site, a *pollutant linkage* is said to exist.

Pollutant Linkage = Contaminant → Pathway → Receptor

In order for a local authority to determine that a site is contaminated land, it must be satisfied that the pollutant linkage is a *significant pollutant linkage* and that the land in question is causing, or that there is a significant possibility that it will cause significant harm (SPOSH) to humans, habitats, buildings or livestock and crops if remedial work is not carried out.

6.1.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the government's policy on dealing with land contamination through the planning process. It states that planning policies and decisions should ensure that:

- a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- adequate site investigation information, prepared by a competent person, is presented.

6.1.3 Environmental Damage Regulations

The Environmental Damage (Protections and Remediation) Regulations 2015 transpose the provisions of the EU Environmental Liability Directive into law in England and Wales.

The Regulations require action in response to the most significant cases of environmental damage. They cover specific types of:

- damage to species and habitats;
- damage to water; or
- risks to human health from contamination of land.

The Regulations apply to both imminent threats and actual cases of damage. Where these arise, those responsible must take immediate action to prevent damage occurring or remediate damage where it does occur.

The Regulations are based on the polluter pays principle 'requiring those responsible to meet the cost of preventive and remedial measures.

6.2 Objectives

This Desk Study has been written so as to provide an initial overview of the nature and extent of contamination hazards that may exist at the site. It has been undertaken in accordance with the specifications outlined in the British Standard BS 10175:2011+A2:2017 Code of Practice for the Investigation of potentially contaminated sites and the Environment Agency Document, LCRM: Stage 1 Risk Assessment.

The main objectives of the study were to:

- Enable a conceptual site risk model to be constructed;
- Provide sufficient information for a preliminary qualitative risk assessment to be undertaken;
- Inform the need for and scope of any intrusive investigations that may be required.

6.3 Summary of Research Undertaken

Details of information sources researched in order to compile this desk study are given below.

-  Environment Agency Open Data (GIS)
-  English Nature Open Data (GIS)
-  English Heritage Open Data (GIS)
-  British Geological Survey GeoIndex Web Map Service
-  Coal Authority Open Data and Web Map Service.
-  Historical Ordnance Survey Maps
-  Local Authority Planning Application Portal
-  Groundsure Enviro Insight Report & Historical Maps
-  Bomb Sight Web Map Service for UXO

7 SITE DESCRIPTION

7.1 Site Location and Size

The site is located at 1 Farrington Avenue, Withington, Manchester, M20 1ER at grid reference is 384404, 393040. The site has an area of approximately 0.05 ha.

The site lies within the jurisdiction of Manchester City Council in terms of the planning process. See Figure 1 below for the Site Location and Aerial Map.

7.2 Current Site Use

The site currently comprises a residential dwelling with associated gardens and a Small Domestic Garage.

7.3 Surrounding Land Uses

A description of current land uses surrounding the boundaries of the site is given below in Table 1.

Table 1: Summary of surrounding land uses

Boundary	Land Use Description
Northern	Residential/Old Moat Primary School
Eastern	Farrington Avenue/Residential
Southern	Residential
Western	Residential

Figure 1: Site Location and Aerial Map



8 SITE HISTORY

8.1 Analysis of Historical Ordnance Survey Mapping

Historical maps published by the Ordnance Survey dating back to the late 1800's were reviewed in order to ascertain any previous industrial use at the site. The Groundsure Historical Maps are presented in [Appendix 3](#). A summary of the historic map analysis is provided in Table 2.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1849 1:10,560	The site comprises a wooded area.	The surrounding area is predominantly open undeveloped land, potentially Agricultural.
1881 1:2,500	The site comprises open undeveloped land.	Hough Farm with associated Orchards 180m E.
1892 1:10,560	No significant changes.	Partial mapping only; no significant changes.
1894 1:2,500	No significant changes.	Minor residential development to the SW.
1897 1:10,560	Blank map.	Blank map.
1905 1:10,560	No significant changes.	No significant changes.
1907 1:2,500	No significant changes.	Orchard associated with Hough Farm 180m E no longer present. Nursery 240m SE.
1908-11 1:2,500 1:10,560	Blank maps.	Partial mapping only; no significant changes.
1922 1:2,500	No significant changes.	Residential development to the NE.
1923 1:10,560	No significant changes.	No significant changes.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1933-38 1:2,500 1:10,560	The site now comprises 1no. residential building.	Large scale residential development in all directions.
1955 1:10,560	No significant changes.	Hough Farm 180m E no longer present. Nursery 240m SE no longer present.
1956-58 1:1,250 1:2,500	No significant changes.	No significant changes.
1965-66 1:10,560	No significant changes.	No significant changes.
1974 1:1,250	Blank map.	Partial mapping only; no significant changes.
1976 1:10,000	Blank map.	Partial mapping over 500m radius away only.
1981-86 1:1,250 1:10,000	No significant changes.	No significant changes.
1987-93 1:1,250 1:10,000	No significant changes.	Electricity Substation 175m SE.
2001 1:10,000	No significant changes.	No significant changes.
2003 1:1,250	No significant changes.	No significant changes.
2010 1:10,000	No significant changes.	No significant changes.
2022 1:10,000	No significant changes.	No significant changes.
Current Use	The site currently comprises a residential dwelling with associated gardens and a Small Domestic Garage.	The main current uses in the immediate surrounding area include residential dwellings and an educational facility.

9 ENVIRONMENTAL CHARACTERISTICS

A variety of Environmental datasets provided by the Environment Agency, British Geological Society, English Heritage and English Nature and others were screened in order to assess the environmental sensitivity of the site. The Groundsure Environmental Screen Report is presented in [Appendix 4](#). The results are summarised below.

9.1 Geology

9.1.1 Published Geology

According to the BGS Geoindex, the site is located on bedrock of Chester Formation comprising Sandstone, Pebbly (Gravelly). No superficial deposits were identified during the search.

9.1.2 Unpublished Geology

BGS borehole records for the immediate surrounding area were reviewed in order to obtain further information on the ground conditions beneath the site. No relevant information was identified.

9.2 Hydrogeology

The Environment Agency classifies the bedrock as a Principal Aquifer. There are no groundwater Source Protection Zones on or within 250m of the site.

9.3 Water Abstractions

No Groundwater, Surface Water or Potable Water Abstraction Licenses were identified on or within 2000m of the site.

9.4 Groundwater Level

According to BGS, the groundwater is likely to be less than 3.0 metres below the ground surface for at least part of the year.

9.5 Hydrology

No surface water bodies were identified on or within 250m of the site.

9.6 Flood Risk

9.6.1 River and Tidal (Fluvial and Tidal) Flooding

The risk of fluvial and tidal flooding is considered to be low. The site is located within Flood Zone 1, which is defined as land having less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

9.6.2 Surface Water (Pluvial) Flooding

The Environment Agency (EA) long term flooding maps indicate that the site is at Very Low risk of surface water flooding. Very Low risk means that each year this area has a chance of flooding of less than 0.1%.

9.6.3 Groundwater Flooding

The BGS groundwater flood maps indicate that the risk of groundwater flooding at the site is Moderate.

9.7 Environmentally Sensitive Sites and Ecological Protection Zones

No Environmentally Sensitive Sites (e.g. Green Belt Land, Ancient Woodlands) or Ecological Protection Zones (e.g. Special Scientific Interest (SSSI), Ramsar Sites, Special Areas of Conservation (SAC)) were identified on or within 250m of the proposed development.

9.8 Conservation Areas, Designated Protected Buildings and Monuments

No Conservation Areas, Listed Buildings or Scheduled Ancient Monuments were identified on or within 50m of the proposed development.

9.9 Topography

According to [Google Earth](#), the general site level is at 32mAOD.

9.10 Waste Disposal Activities & Landfill Sites

No evidence of Waste Disposal Activities or Landfill Sites were identified on or within 250m of the site.

9.11 Petrol and Fuel Sites

No Petrol or Fuel Sites were identified on or within 500m of the site.

9.12 Sites Determined as Contaminated Land under Part 2A EPA 1990

No Sites Determined as Contaminated Land were identified on or within 500m of the site.

9.13 Dangerous or Hazardous Sites

No Control of Major Accident Hazards (COMAH) or Notification of Installations Handling Hazardous Substances (NIHHS) Sites were identified on or within 500m of the site.

9.14 Hazardous Substance Storage/Usage

No consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015 were identified on or within 500m of the site.

9.15 IPC Authorisations

No Integrated Pollution Control (IPC) Authorisations were identified on or within 500m of the site.

9.16 Part A(1) and IPPC Authorised Activities

No Part A(1) or Integrated Pollution Prevention Control (IPPC) Authorised Activities were identified on or within 500m of the site.

9.17 Part A(2) and Part B Activities and Enforcements

The following Part A(2) and Part B Activities and Enforcement was identified within 250m of the site:

Table 3: Part A(2) and Part B Activities and Enforcements identified within 250m of the site

Site Address	Process	Permit Type	Status	Distance/Direction
LMS Cleaners, 4 Withington Road, Withington, Manchester, M20 1FX	Dry Cleaning	Part B	Current Permit	225m SE

9.18 Category 3 or 4 Radioactive Substance Authorisations

No Category 3 or 4 Radioactive Substance Authorisations were identified on or within 500m of the site.

9.19 Discharge Consents

No Red List or Licensed Discharge Consents were identified on or within 500m of the site.

9.20 List 1 and List 2 Dangerous Substance Inventory Sites

No List 1 and List 2 Dangerous Substances Inventory Sites were identified on or within 500m of the site.

9.21 Pollution Incidents

No Pollution Incidents occurred on or within 50m of the site.

9.22 Coal Mining

The site is not located in an area potentially affected by Coal Mining.

9.23 Non-Coal Mining

No Non-Coal Mining Areas were identified on or within 50m of the site.

9.24 Radon

A search of the BGS Radon dataset indicates that the property lies in an area with less than 1% chance of being affected by naturally occurring Radon gas. Therefore, it is unlikely to be affected by Radon.

9.25 Asbestos within Buildings

The information available indicates that the building on the site were developed prior to 2010. It is therefore considered possible that Asbestos may exist within them and that an Asbestos survey may be required in line with The Control of Asbestos Regulations 2012. This is outside the scope of this assessment. An Asbestos survey is recommended.

10 RELEVANT PLANNING HISTORY

Manchester City Council's online planning portal was searched in an effort to identify any relevant planning applications. No relevant documents were identified for the site.

10.1 Planning Applications for Adjacent Sites

Table 4 below provides a summary of the previously submitted planning applications identified for nearby sites. Although other planning applications were identified on adjacent sites; they were not deemed relevant to this report.

Table 4: Summary of planning applications for adjacent sites

Application Reference	Date	Description of Proposal	Status
123739/FH/2019	2019	Erection of a single storey side and rear extension and extension to porch (59 Whitchurch Road Manchester M20 1EZ – 65m SW)	Granted (without a Contaminated Land Condition)
129379/FH/2021	2021	Erection of a two storey side extension together with front canopy roof to form additional living accommodation (19 Elmstead Avenue Manchester M20 1EW – 210m W)	Granted (without a Contaminated Land Condition)
132148/FH/2021	2021	Erection of a two storey rear extension with single storey side extension to form additional living accommodation (30 Thursby Avenue Manchester M20 1FT – 129m SE)	Granted (without a Contaminated Land Condition)
134312/LP/2022	2022	Erection of single storey rear extension (17 Farrington Avenue Manchester M20 1ER – 27m NE)	Granted (without a Contaminated Land Condition)

11 SITE WALKOVER

A site walkover was not undertaken as part of the initial scope of works. Photographs of the site, which have been provided by the Client, are presented in [Appendix 5](#).

12 PRELIMINARY CONCEPTUAL SITE RISK MODEL (CSM)

A conceptual site risk model (CSM) aims to summarise all the potential pollutant linkages or risk that may be associated with a site. It considers the potential pollution sources, receptors and pathways by which receptors can be impacted.

12.1 Potential Sources

Potentially contaminative land uses (PCLUs) of concern were identified based on their proximity to the site and whether they had the potential to generate significant quantities of ground gases, vapours and/or mobile volatile contamination (i.e. high pollution migration potential).

Any PCLUs within a 50m radius of the site as well as any PCLUs with high pollution migration potential within 250m of the site were considered to be of concern and were included within the assessment.

A summary is provided in Table 5 below.

Table 5: Summary of potential contamination sources, period of operation and distance from site.

Site Name	Industrial Profile	Approx. Year Use Established	Approx. Year Use Ended	Direction	Approx. Distance from Site (m)
Small Domestic Garage	-	Unknown	Current (2022)	Onsite	0

Typical contaminants associated with the above PCLUs are:

-  Acids & Alkalis
-  Asbestos
-  Chlorinated & Non-Chlorinated Solvents
-  Fuels & Fuel Oils
-  Heavy Metals
-  Gases: Methane & Carbon Dioxide
-  Organic & Inorganic Compounds
-  Polycyclic Aromatic Hydrocarbons (PAHs)
-  Total Petroleum Hydrocarbons (TPHs)
-  Volatile Organic Compounds (VOCs)

Please note, this list is not exhaustive of all contaminants that may be present on or off site.

12.2 Potential Receptors

The potential receptors include human, water, ecological and infrastructure receptors.

12.2.1 Potential Human Health receptors

Potential human health receptors include construction workers, future occupants or users of the site and the proposed development and neighbours of the site.

12.2.2 Potential Groundwater Receptors

Potential groundwater receptors include the Principal Bedrock Aquifer.

12.2.3 Potential Surface Water Receptors

There are no potential surface water receptors in the vicinity of the site.

12.2.4 Potential Ecological Receptors

There are no potential ecological receptors in the vicinity of the site.

12.2.5 Potential Property Receptors

Potential property receptors include the proposed development as well as neighbouring properties and associated services.

12.3 Potential Pathways

12.3.1 Potential Pathways for Human Receptors

The main pathways via which on and off-site human receptors are likely to come into contact with, or be affected by any contamination present on the site can be summarised as follows:

- Dermal contact with contaminated soil (i.e. absorption through the skin) – through garden activities such as children playing, gardening etc.
- Ingestion of contaminated soil (either directly or via soil adhering to vegetables grown on the site)
- Inhalation of contaminated soil, fugitive dust and vapours.
- Explosion of landfill gases leading to death/injury

12.3.2 Potential Pathways for Groundwater Receptors

The principal means by which contaminants can reach the groundwater is by leaching (i.e. downward movement through the soil pores with percolating and infiltrating water).

12.3.3 Potential Pathways for Surface Water Receptors

Routes by which contaminants from the site could reach surface water include via overland run-off, drainage and groundwater entering nearby rivers as base flow.

12.3.4 Potential Pathways for Ecological Receptors

The exposure pathways for terrestrial ecological receptors will be similar to those for humans. Pathways for aquatic receptors are via uptake of contaminated sediments and water.

12.3.5 Potential Pathways for Property Receptors

Pathways by which property receptors are exposed to potential contaminants include ground gas and vapour migration through the unsaturated zone and absorption of water containing dissolved contaminants (i.e. as in the case of sulphate attack).

12.4 Potential Pollutant Linkages

The Potential Pollutant Linkages (PPLs) were identified as part of the CSM. These were concerned with the following:

- Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors including future occupiers and site visitors (PPL1a)
- Risk of injury/death to future occupiers and visitors as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings. (PPL1b)
- Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors such as Construction Workers (PPL1c)
- Risk of injury/death to construction workers as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings. (PPL1d)
- Risk of direct contact with (ingestion and absorption) and inhalation of contaminants to off-site human health receptors as a result of on-site contaminants migrating off-site (PPL2a)
- Risk of injury/death to off-site human health receptors as a result of explosion due to migration of on-site ground gas and subsequent accumulation in confined spaces in off-site buildings. (PPL2b)
- Risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer (PPL3)
- Risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into the surface water receptor (PPL4)

- Risk of deterioration of ecological quality resulting from the migration and entry of on-site contaminants to the ecological receptor during development and after completion (PPL5);
- Risk of damage to buildings and services from on and off-site contaminants (PPL6a)
- Risk of damage to property as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within buildings (PPL6b).

13 QUALITATIVE RISK ASSESSMENT

For land to be considered 'contaminated land' under Part IIA, the potential contamination source must be causing or have the significant possibility of causing harm to designated receptors. It is therefore necessary to focus on pollutant linkages that have the potential to be significant (i.e. those that are most likely to lead to a determination).

The identified PPLs were therefore individually qualitatively assessed using a basic risk assessment methodology which considers "Likelihood" and "Severity" to assess the magnitude of the potential risk. The methodology is summarised in [Appendix 6](#).

Table 6 below summarises the conceptual site risk model (CSM) including the identified PPLs and the results of the qualitative risk assessment.

Table 6: Conceptual Site Risk Model - Potential Sources, Pathways and Receptors identified on the site.

Source/ Potential Contaminants	Potential Contaminants Associated with Site Use as a Small Domestic Garage: i.e. Acids & Alkalis, Asbestos, Chlorinated & Non-Chlorinated Solvents, Fuels & Fuel Oils, Heavy Metals, Gases: Methane & Carbon Dioxide, Organic & Inorganic Compounds, PAHs, TPHs, VOCs										
	On and Off-Site Contaminants				On Site Contaminants		On Site Contaminants			On and Off-Site Contaminants	
Potential Pathways	• Ingestion of soils, garden vegetables and dust • Ingestion of contaminated drinking water • Dermal absorption • Inhalation of dusts and vapours indoors and outdoors • Migration of ground gases and vapours into properties						Leaching in the unsaturated zone & diffusion in the saturated zone	• Overland run-off • Drainage channels • Base flow	• Direct contact via absorption and ingestion; • Inhalation	• Migration of ground gases and vapours through the unsaturated zone • Attack on water supply service pipes	
Potential Receptors	ON SITE HUMANS (AFTER COMPLETION) Future Occupiers & Visitors		ON SITE HUMANS (DURING DEVELOPMENT) Construction Workers		OFF SITE HUMANS Neighbours		GROUND WATER Principal Bedrock Aquifer	SURFACE WATER None	ECOLOGICAL None	ON SITE PROPERTY Buildings and Services	
Potential Hazards	• Adverse health effects • Injury/ • Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ • Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ • Death	Explosion/ Methane build-up in confined spaces	Deterioration of groundwater quality	• Deterioration of surface water quality • Ecological impacts	Deterioration of ecological receptor quality	Damage to property and services	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces
Plausible?	Yes	No	Yes	No	No	No	No	No	No	Yes	No
PPL ID	PPL1a	PPL1b	PPL1c	PPL1d	PPL2a	PPL2b	PPL3	PPL4	PPL5	PPL6a	PPL6b
SEVERITY	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)
LIKELIHOOD	Remote (2)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Remote (2)	Improbable (1)
UPDATED RISK	Low to Moderate (8)	Low (4)	Low (4)	Low (4)	Low (4)	Low (4)	Very Low (3)	Very Low (3)	Very Low (3)	Low to Moderate (6)	Very Low (3)
POTENTIALLY SIGNIFICANT?	YES	NO	NO	NO	NO	NO	NO	NO	NO	YES	NO

13.1 Assessment of Potential Significance of Potential Pollutant Linkages

13.1.1 Potential Risks to On-Site Human Health Receptors

PPL1a is concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by on site human health receptors. PPL1a is considered to have the potential to be significant as a potentially contaminative land use (i.e. Small Domestic Garage) was identified on site.

As the proposal is to introduce a residential dwelling with soft landscaping, it is possible that human health receptors (i.e. future occupiers of the dwellings) could be exposed to any potential contamination via direct contact and ground gases and vapours via indoor inhalation after completion.

PPL1c is concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by construction workers. PPL1c is considered unlikely to have the potential to be significant. Although potentially contaminative land uses were identified on site, it is considered that any potential risks can be satisfactorily reduced so long as Construction Workers implement standard health and safety measures as described in [Sections 16.3](#).

PPL1b and PPL1d are concerned with the risk of injury/death of future occupiers and site visitors as a result of explosion due to the potential accumulation of ground gases and vapours from on and off-site sources. PPL1b and PPL1d are considered unlikely to have the potential to be significant as no potential sources of explosive ground gases (i.e. Landfills, Movable Coal, Petrol Stations etc.) were identified on or within the vicinity of the site.

13.1.2 Potential Risks to Off-Site Human Health Receptors

PPL2a is concerned with the risk of direct contact and inhalation of contaminants emanating from the site by off-site human health receptors. PPL2a is considered unlikely to have the potential to be significant. Although a potentially contaminative land use (i.e. Small Domestic Garage) was identified on the site, it is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact off-site human receptors.

PPL2b is concerned with the risk of injury/death of off-site human health receptors as a result of explosion due to accumulation of ground gases from on-site sources. PPL2b is considered unlikely to have the potential to be significant as no potential sources of explosive ground gases and/or vapours (i.e. Landfills, Movable Coal, Petrol Stations etc.) were identified on the site.

13.1.3 Potential Risks to Groundwater Receptors

PPL3 is concerned with the risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer. PPL3 is considered unlikely to have the potential to be significant. Although the site is underlain by a Principal Aquifer, it is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact groundwater receptors. Additionally, no abstractions or Source Protection Zones were identified.

13.1.4 Potential Risks to Surface Water Receptors

PPL4 is concerned with the risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into surface water receptors. PPL4 is considered

unlikely to have the potential to be significant as no surface water bodies were identified on or within 250m of the site.

13.1.5 Potential Risks to Ecological Receptors

PPL5 is concerned with the risk of deterioration of ecological receptors resulting from potential on-site contaminants. PPL5 is considered unlikely to have the potential to be significant as no designated ecological receptors were identified on or within 250m of the site.

13.1.6 Potential Risks to Property Receptors

PPL6a is concerned with the risk of damage to on site buildings and services from on and off-site contaminants. If contaminated, the soil may contain aggressive chemicals (i.e. Sulphates, VOCs) that can attack building materials and services. PPL6a is considered to have the potential to be significant as a potentially contaminative land use (i.e. Small Domestic Garage) was identified on site.

PPL6b is concerned with the risk of damage to property as a result of explosion due to migration of on and off-site ground gases and vapours and their subsequent accumulation in confined spaces in on-site buildings. PPL6b is considered unlikely to have the potential to be significant as no potential sources of explosive ground gases (i.e. Landfills, Movable Coal, Petrol Stations etc.) were identified on or within the vicinity of the site.

14 CONCLUSIONS

This Phase 1 Desk Study was carried out to support a planning application seeking to erect a two storey dwellinghouse with accommodation within the roof space, together with landscaping and associated car parking within the existing garden of 1 Farrington Avenue.

A review of historical maps and planning records suggests that the site and surrounding land have been subject to previous potentially contaminative land uses (PCLUs). On site PCLUs have included a Small Domestic Garage, while no off site PCLUs were identified.

A conceptual site risk model was developed and a qualitative risk assessment undertaken. The conclusions of the risk assessment are presented in Table 7 below.

Table 7: Summary of qualitative risk assessment

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
On-Site Human Health (Future Occupiers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	Yes	Low to Moderate
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
On-Site Human Health (Construction Workers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
Off-Site Human Health	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
Groundwater	Percolation/Leaching	Adverse groundwater quality	No	Very Low
Surface Water	Lateral Migration Groundwater baseflow	Adverse Surface water quality	No	Very Low
Ecology	Ingestion/Absorption	Adverse health Injury/Death	No	Very Low
Property	Physical Contact/Absorption	Damage to building and services	Yes	Low to Moderate
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Damage to building	No	Very Low

15 RECOMMENDATIONS

15.1 Intrusive Site Investigation

Given that potentially significant potential pollutant linkages (PSPPLs) were identified, it is recommended that a limited intrusive site investigation is undertaken with the objective of determining the presence and extent of any soil contamination at the site.

15.2 Watching Brief and Discovery Strategy

Therefore, it is recommended that a “watching brief” is kept at all times during the development. Should any unexpected contamination be encountered then the discovery strategy outlined below should be followed.

- Works should be halted if any suspicious ground conditions are identified by groundworkers;
- The Contractor should assess the need for any immediate health and safety or environmental management control measures. If control measures are considered to be required, they should be implemented;
- The Contractor should notify the Client's Environmental Consultant and the Local Planning Authority;
- The Environmental Consultant should attend the site to record the extent of 'contamination' and if necessary, to collect samples;
- If remedial action is considered necessary then the proposed works should be agreed with the Local Planning Authority prior to implementation;
- Once remediation is complete, the Environmental Consultant should collate evidence of work carried out for inclusion in a Remediation Verification Report which should be submitted to the Local Planning Authority.

15.3 Health and Safety

All site works should be carried out in accordance with Health and Safety Executive regulations and guidelines, the Contractor's Construction Health and Safety Plan and the Construction (Design and Management) Regulations 2015.

Precautions should be taken to minimise exposure of site workers during ground works through the implementation of site safety. Such precautions should include, but not be limited to:

-  Provision of appropriate Personal Protective Equipment (PPE);
-  Availability of site welfare;
-  Good personal hygiene, washing and changing procedures;
-  Daily safety briefings.

15.4 Services

The local Statutory Water Undertaker should be contacted in the event that new services are proposed as part of the redevelopment in order to determine their specification for the type of pipework which should be used on this site.

Further information can be found within the published guidance for the '*Selection of Water Supply Pipes to be used in Brownfield Sites*', issued in January 2011 by the UK Water Industry Research.

16 INFORMATION GAPS AND UNCERTAINTIES

Assumptions have been made regarding the nature and scale of the activities that took place on the site and the types of potential contaminants that may have resulted. These assumptions will need to be reviewed along with the Conceptual Site Model should further information come to light.

17 APPENDIX 1 – DECISION NOTICE

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Zak Rees Barrington
1 Farrington Avenue
Manchester
M20 1ER

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Erection of two storey dwellinghouse with accommodation within the roof space, together with landscaping, associated car parking within existing garden of 1 Farrington Avenue

Location: 1 Farrington Avenue, Manchester, M20 1ER

Date of application: 16 February 2021

Application number: 129341/FO/2021

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Proposed elevations received 16 February 2021

Proposed floor plans received 16 February 2021

Proposed street scene received 16 February 2021

Site layout drawing received 18 March 2021

Waste Management Proforma received 18 March 2021.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The Weinerberger Sunset Red Multi brick is acceptable and should be used in the construction of the walls and porch. A sample of the tiles or slates to be used for the roof shall be submitted to and approved in writing by the City Council before the tiles are installed.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The refuse storage scheme as detailed in the waste Management Proforma and on the approved drawings shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To ensure that there are satisfactory arrangements for the storage of refuse pursuant to Core Strategy policy DM1.

5) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

6) No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
- (iii) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to Core Strategy policies EN14, EN17 and DM1

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

8) Before first occupation the windows in the north and west elevations shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

9) The parking shown on the approved plans shall be surfaced and available for use before the development hereby approved is first occupied.

Reason to ensure that there are satisfactory arrangements for the storage of refuse pursuant to Core Strategy policy DM1

10) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no garages or extensions or dormers or ancillary buildings shall be erected other than those expressly authorised by this permission.

Reason - To enable the City Council as local planning authority to assess the impact of any alterations to the property on adjoining residents pursuant to Core Strategy policy DM1.

11) The boundary treatment shown on the approved drawings shall be completed before first occupation of the dwelling hereby approved and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

12) This condition relates to the tree on the Whitchurch Road frontage of the site and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with British Standard 5387 before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

13) Before the dwelling hereby approved is first occupied the detailed design of the enclosure for the storage of refuse shall be submitted to and approved in writing by the City Council. The approved scheme shall be implement in full as part of the development and retained in perpetuity.

Reason To ensure that there are satisfactory arrangements for the storage of refuse. pursuant to Core Strategy policy DM1.

14) Before the development hereby approved is first occupied details of the Cycle storage facilities shall be submitted to and approved in writing by the City Council. The

approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Core Strategy.

15) No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- o 24 hour emergency contact number;
- o Hours of operation;
- o Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- o Routes for construction traffic;
- o Locations for loading/unloading and storage of plant, waste and construction materials;
- o Method of preventing mud being carried onto the highway;
- o Measures to protect vulnerable road users (cyclists and pedestrians) o Any necessary temporary traffic management measures;
- o Arrangements for turning vehicles;
- o Arrangements to receive abnormal loads or unusually large vehicles;
- o Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development. Pursuant to Core Strategy policy DM1

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Date: 13 April 2021

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

18 APPENDIX 2 – PROPOSED DEVELOPMENT PLANS



30M

1 FARRINGTON AVE

ECO Lighting
with 2-way
Sensors

drainage

2m high wooden fence 1 Farr.

46
Garage

46 WHITCHURCH RD.

1 Farr. Ave
Garage

1A
FARRINGTON AVE
Proposed
dwelling

2m high wooden fence 1A

23M

Lighting with outdoor
charging point 240v/15A

1A
Parking
Space

1
Parking
Space

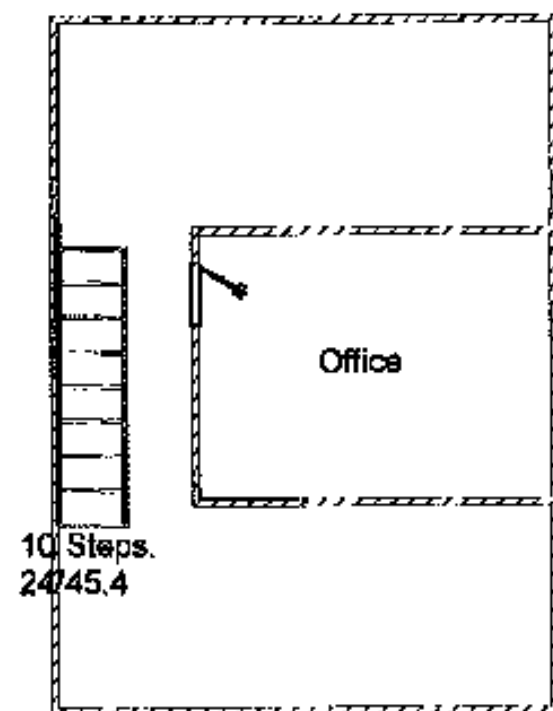
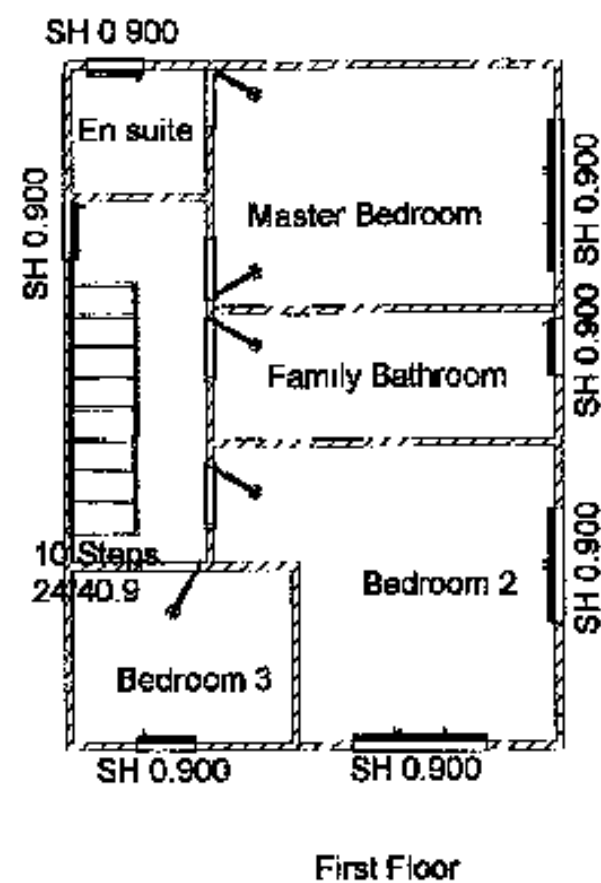
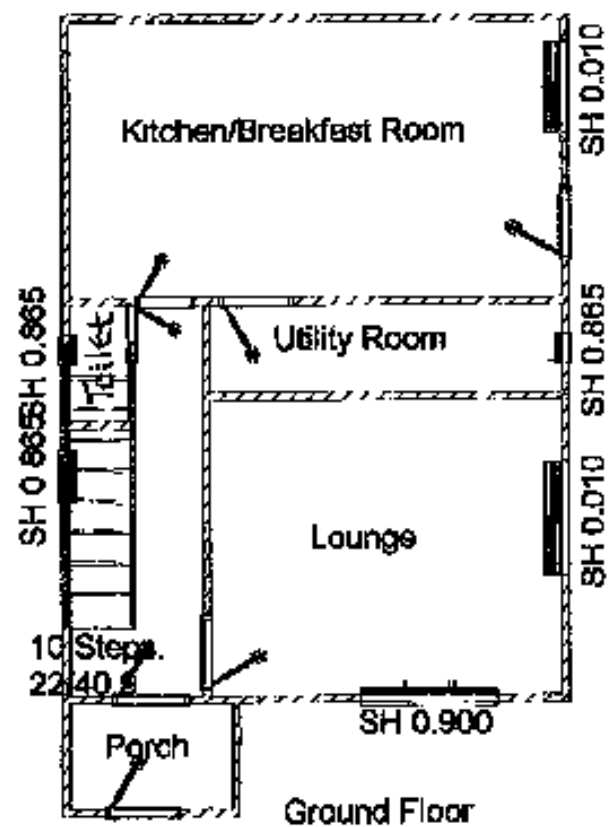
Proposed
Gate

Public Footpath/way

Proposed Pavement
drop crossing

1:100

WHITCHURCH ROAD



Zak Barrington BSc(Hons), M/ET, M/IEEE
Proposed 1A Farmington Ave
Floor Plans

1 : 100

19 APPENDIX 3 – HISTORICAL MAPS

Site Details:

1 FARRINGTON AVENUE,
MANCHESTER, M20 1ER

Client Ref: PH1-2022-000099
Report Ref: GS-9150952
Grid Ref: 384405, 393041

Map Name: County Series

Map date: 1881

Scale: 1:2,500

Printed at: 1:2,500



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

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

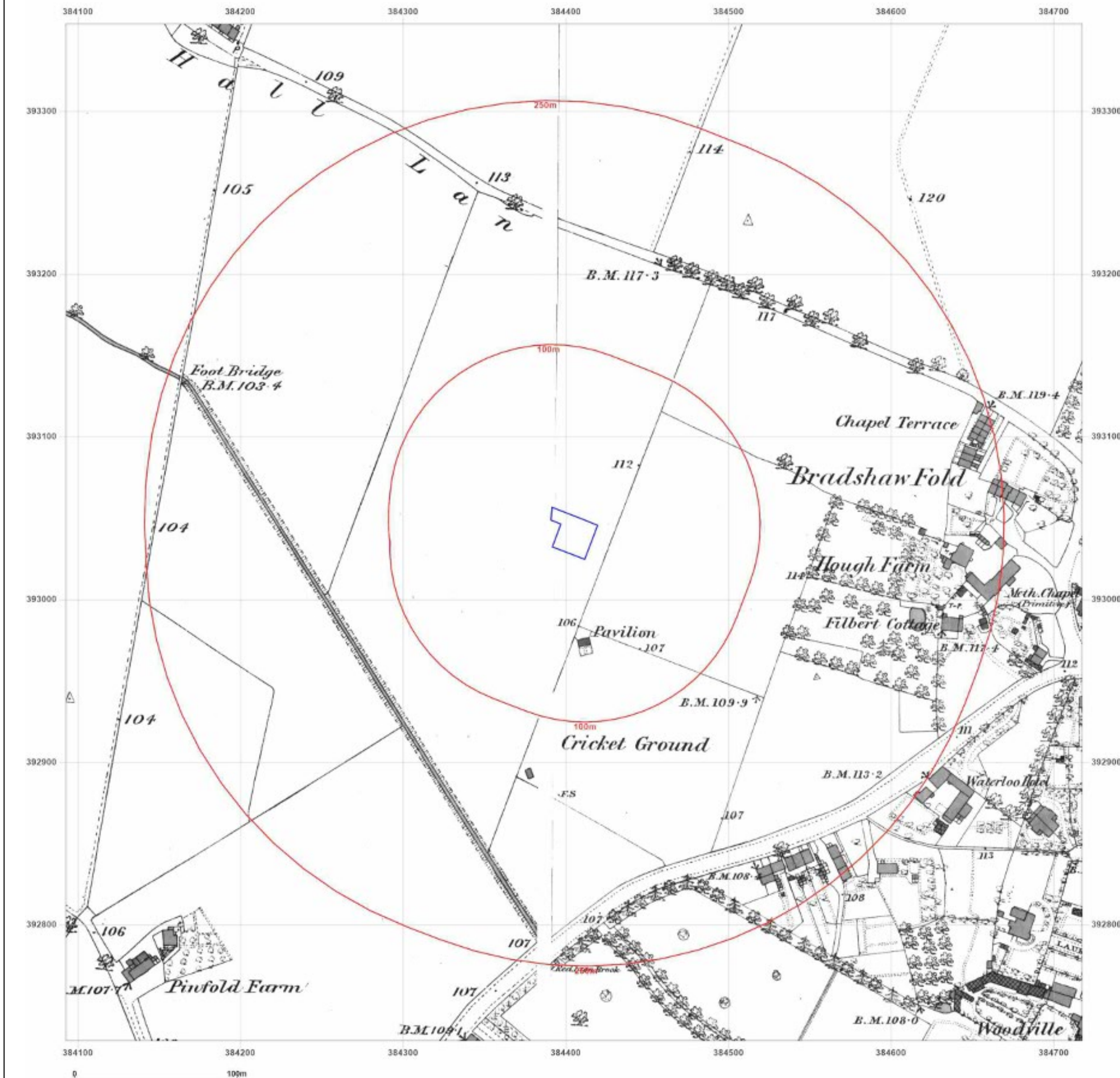


Produced by
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Production date: 24 October 2022

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



Site Details:

1 FARRINGTON AVENUE,
MANCHESTER, M20 1ER

Client Ref: PH1-2022-000099
Report Ref: GS-9150952
Grid Ref: 384405, 393041

Map Name: County Series

Map date: 1894

Scale: 1:2,500

Printed at: 1:2,500



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

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

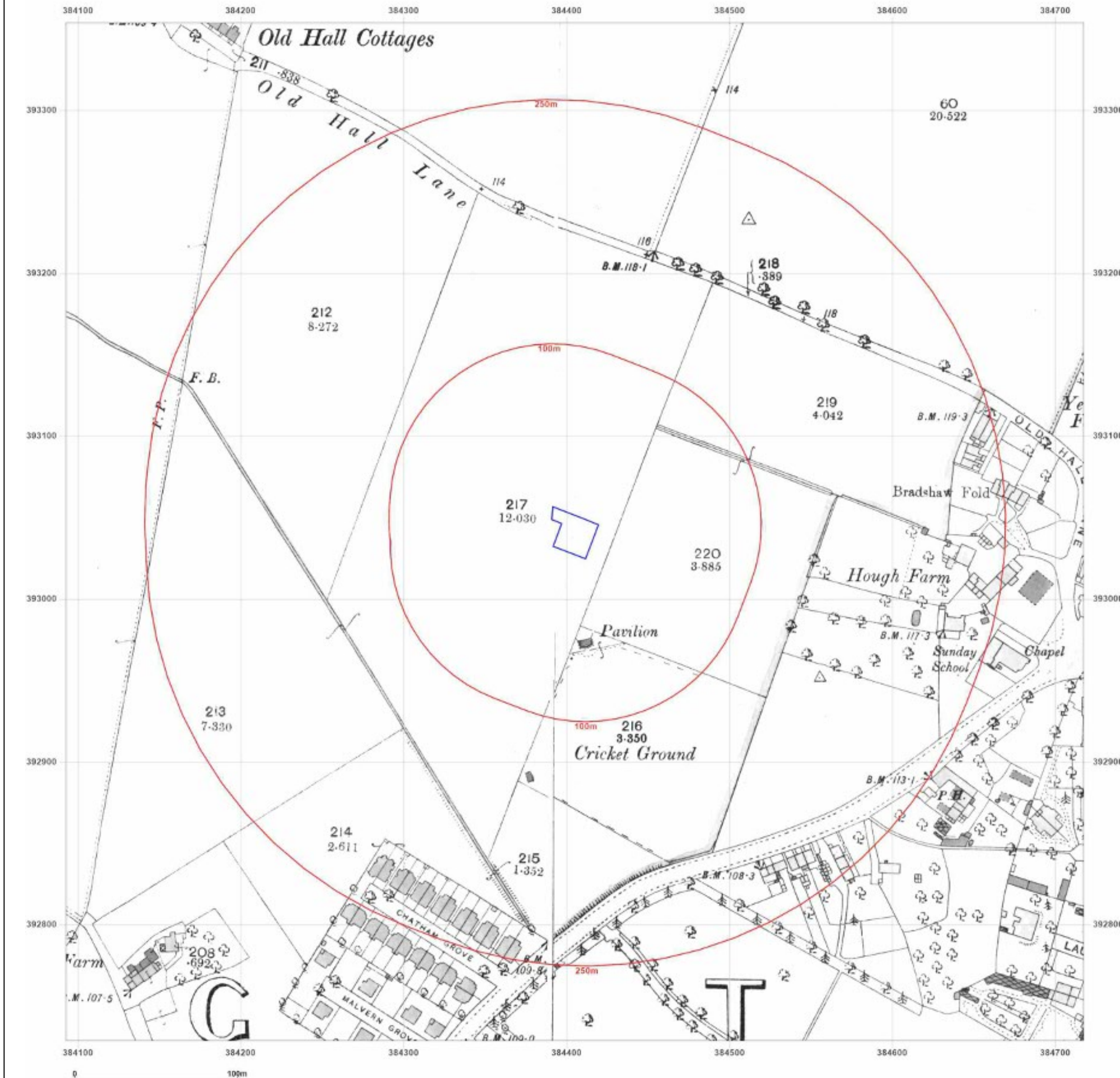


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W: www.groundsure.com

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Production date: 24 October 2022

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



Site Details:

1 FARRINGTON AVENUE,
MANCHESTER, M20 1ER

Client Ref: PH1-2022-000099
Report Ref: GS-9150952
Grid Ref: 384405, 393041

Map Name: County Series

Map date: 1907

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1891
Revised 1905
Edition 1907
Copyright N/A
Levelled N/A

Surveyed 1891
Revised 1905
Edition 1907
Copyright N/A
Levelled N/A



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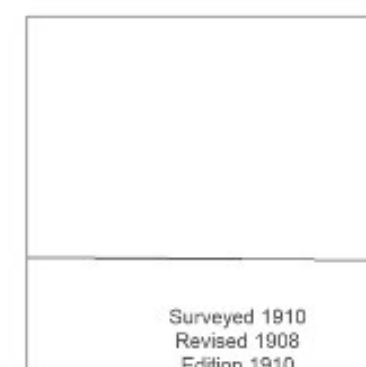
Client Ref: PH1-2022-000099
Report Ref: GS-9150952
Grid Ref: 384405, 393041

Map Name: County Series

Map date: 1910

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1910
Revised 1908
Edition 1910
Copyright N/A
Levelled N/A

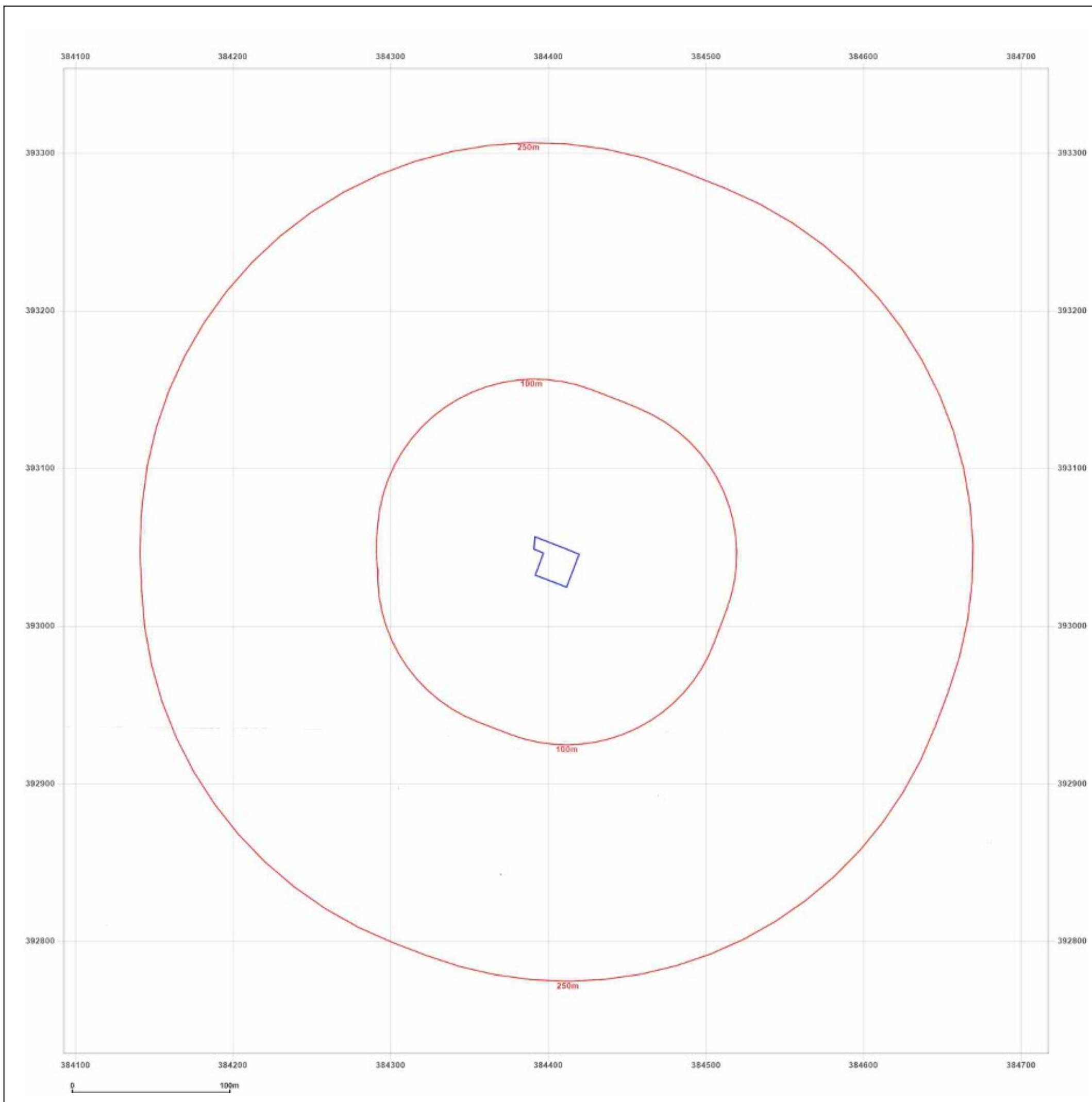


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Client Ref: PH1-2022-000099
Report Ref: GS-9150952
Grid Ref: 384405, 393041

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1922
Revised 1916
Edition 1922
Copyright N/A
Levelled 1915

Surveyed 1922
Revised 1916
Edition 1922
Copyright N/A
Levelled 1915

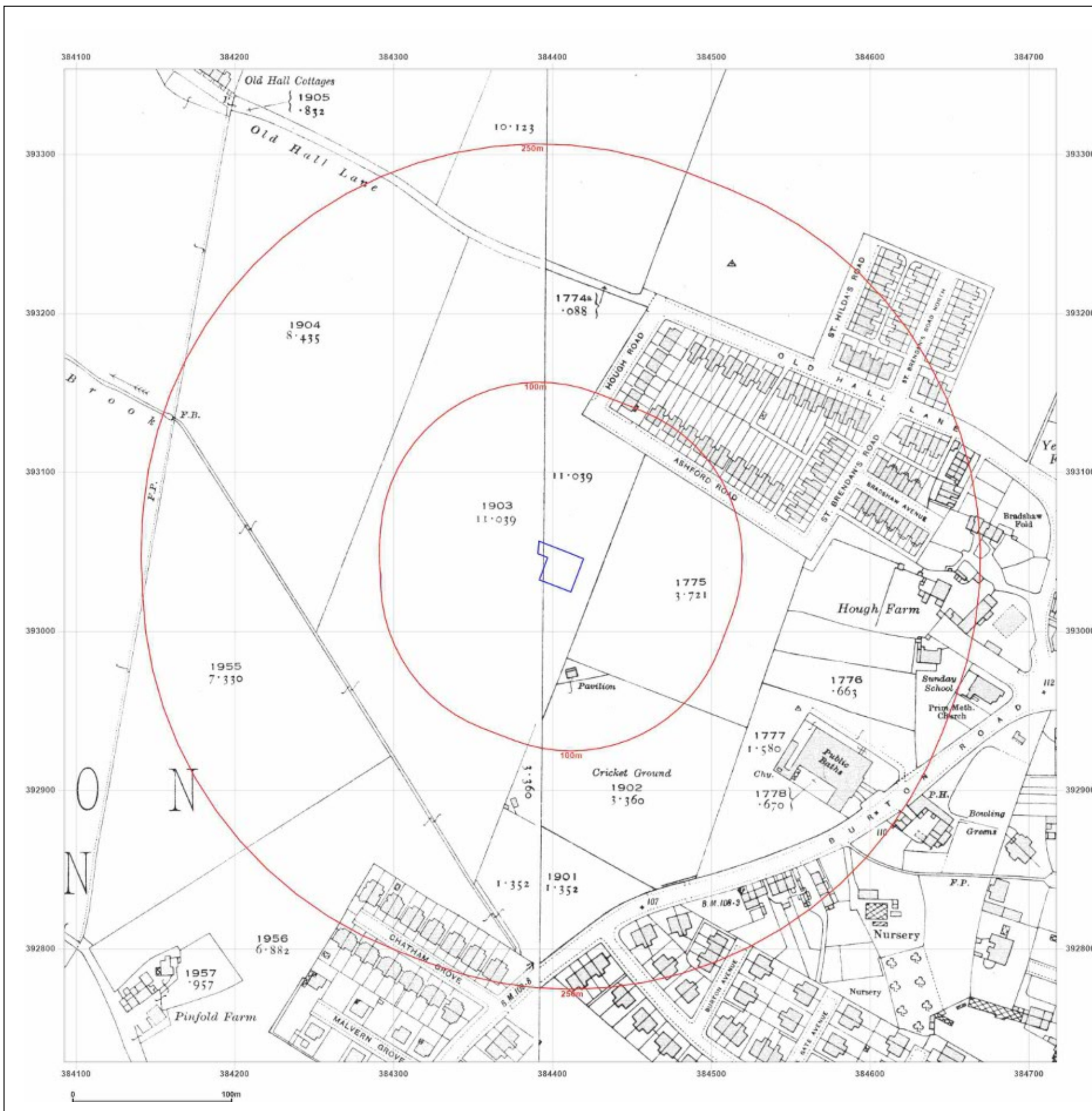


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Site Details:

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Client Ref: PH1-2022-000099
Report Ref: GS-9150952
Grid Ref: 384405, 393041

Map Name: County Series

Map date: 1933-1934

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1873
Revised 1933
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1873
Revised 1934
Edition N/A
Copyright N/A
Levelled 1927

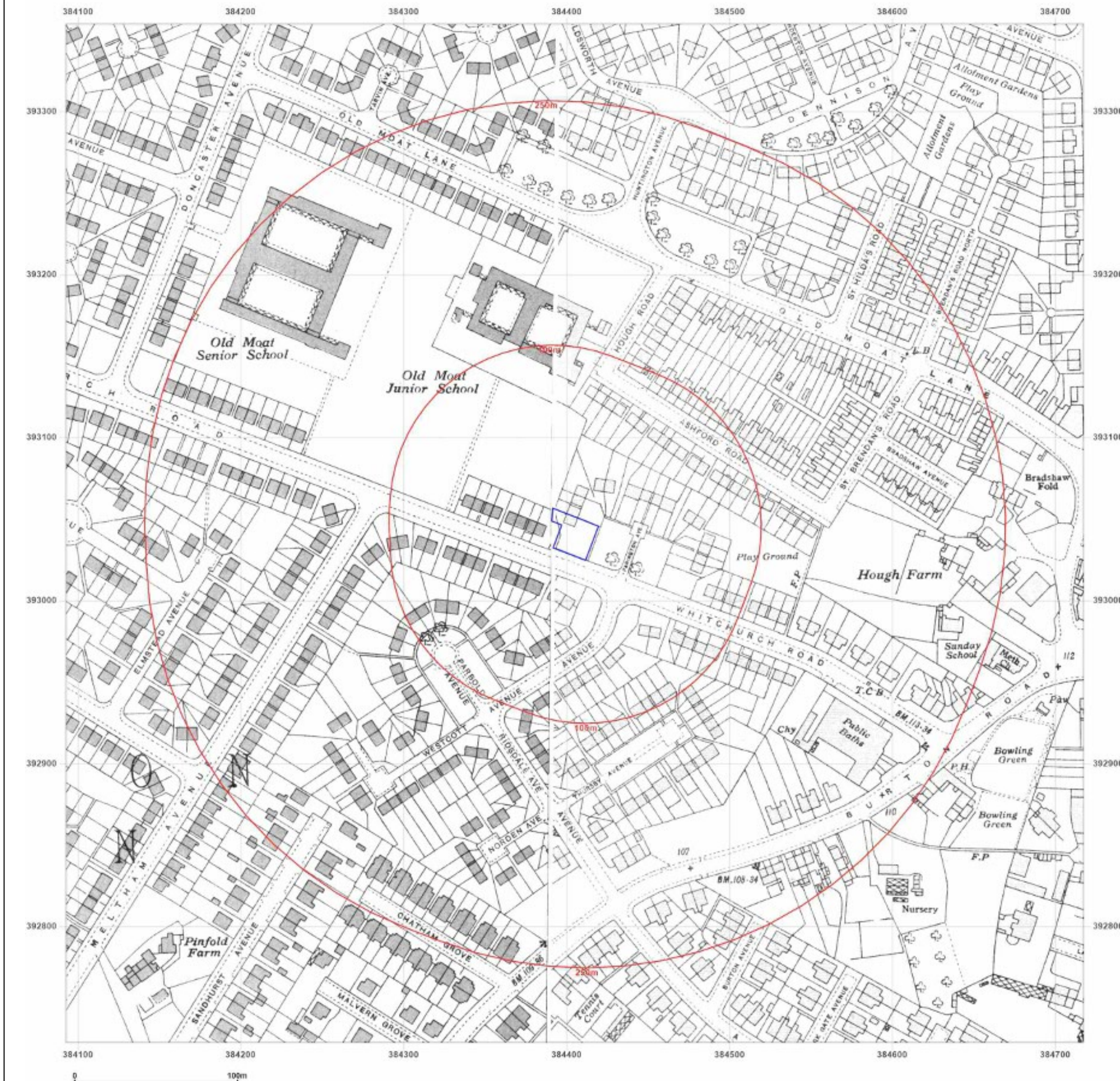


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Site Details:

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Client Ref: PH1-2022-000099
Report Ref: GS-9150952
Grid Ref: 384405, 393041

Map Name: National Grid

Map date: 1956-1957

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1956
Revised 1956
Edition N/A
Copyright 1956
Levelled 1948

Surveyed 1956
Revised 1956
Edition N/A
Copyright 1956
Levelled 1948

Surveyed 1957
Revised 1957
Edition N/A
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Site Details:

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MANCHESTER, M20 1ER

Client Ref: PH1-2022-000099
Report Ref: GS-9150952
Grid Ref: 384405, 393041

Map Name: National Grid

Map date: 1958

Scale: 1:1,250

Printed at: 1:2,000



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

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

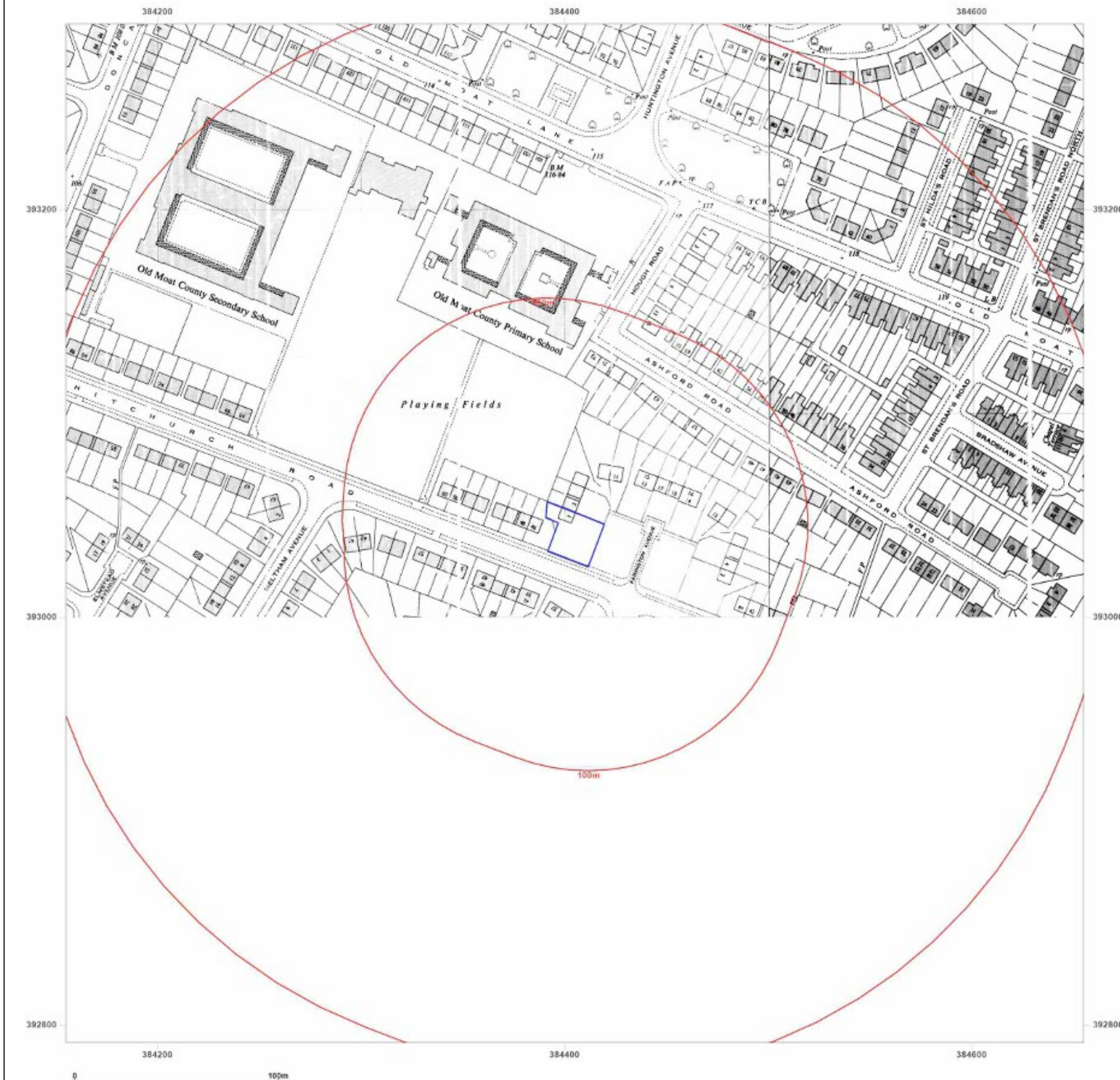


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Site Details:

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Client Ref: PH1-2022-000099
Report Ref: GS-9150952
Grid Ref: 384405, 393041

Map Name: National Grid

Map date: 1957-1958

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1956
Revised 1956
Edition N/A
Copyright 1957
Levelled 1948

Surveyed 1957
Revised 1957
Edition N/A
Copyright 1958
Levelled 1948

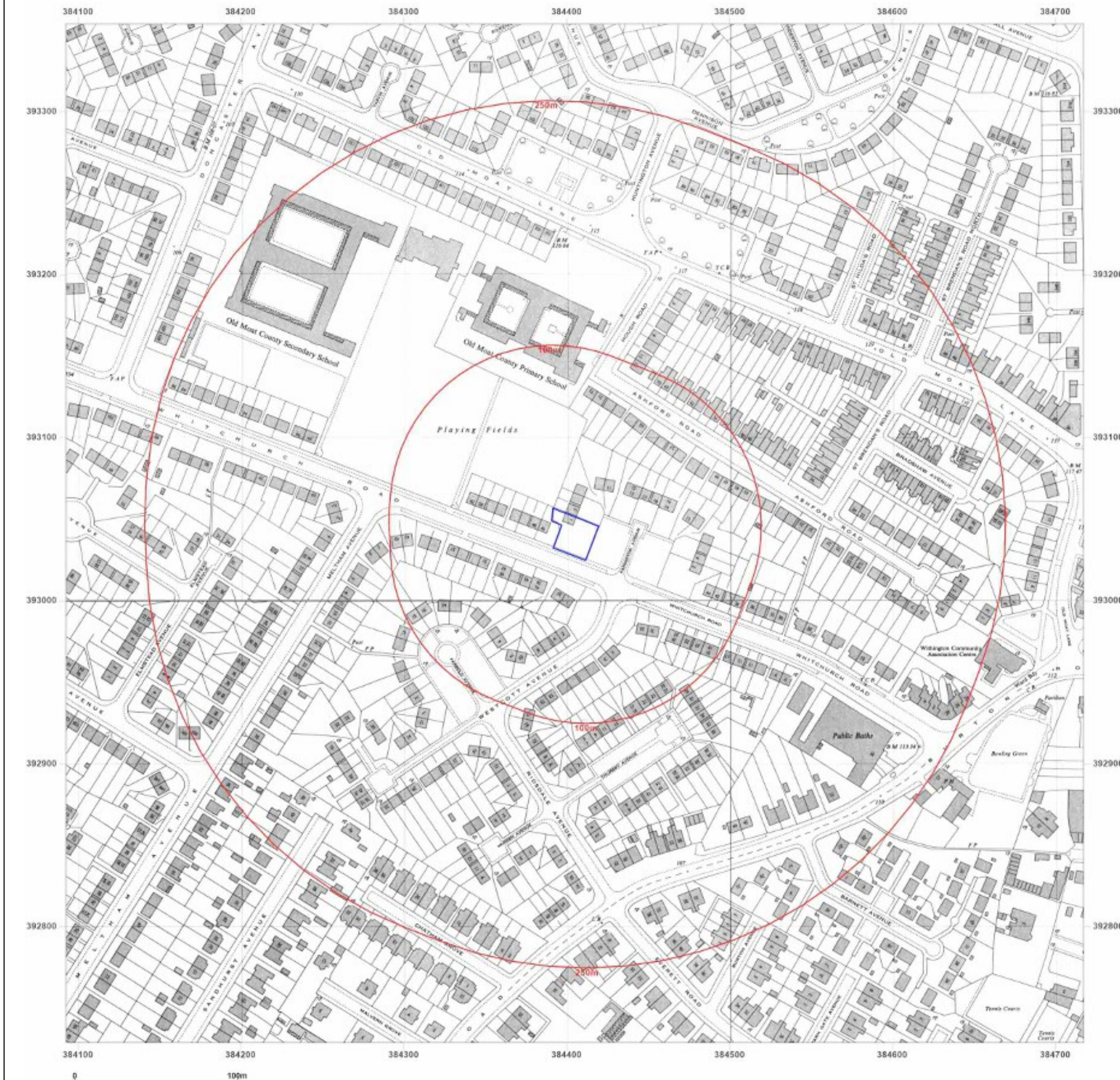


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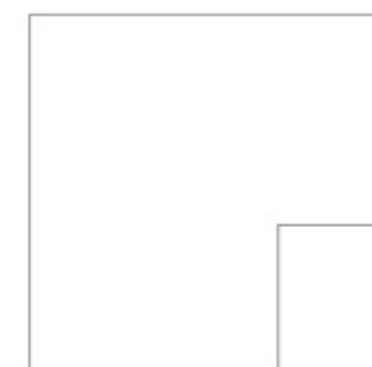
Client Ref: PH1-2022-000099
Report Ref: GS-9150952
Grid Ref: 384405, 393041

Map Name: National Grid

Map date: 1974

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1957
Revised 1973
Edition N/A
Copyright 1974
Levelled 1958

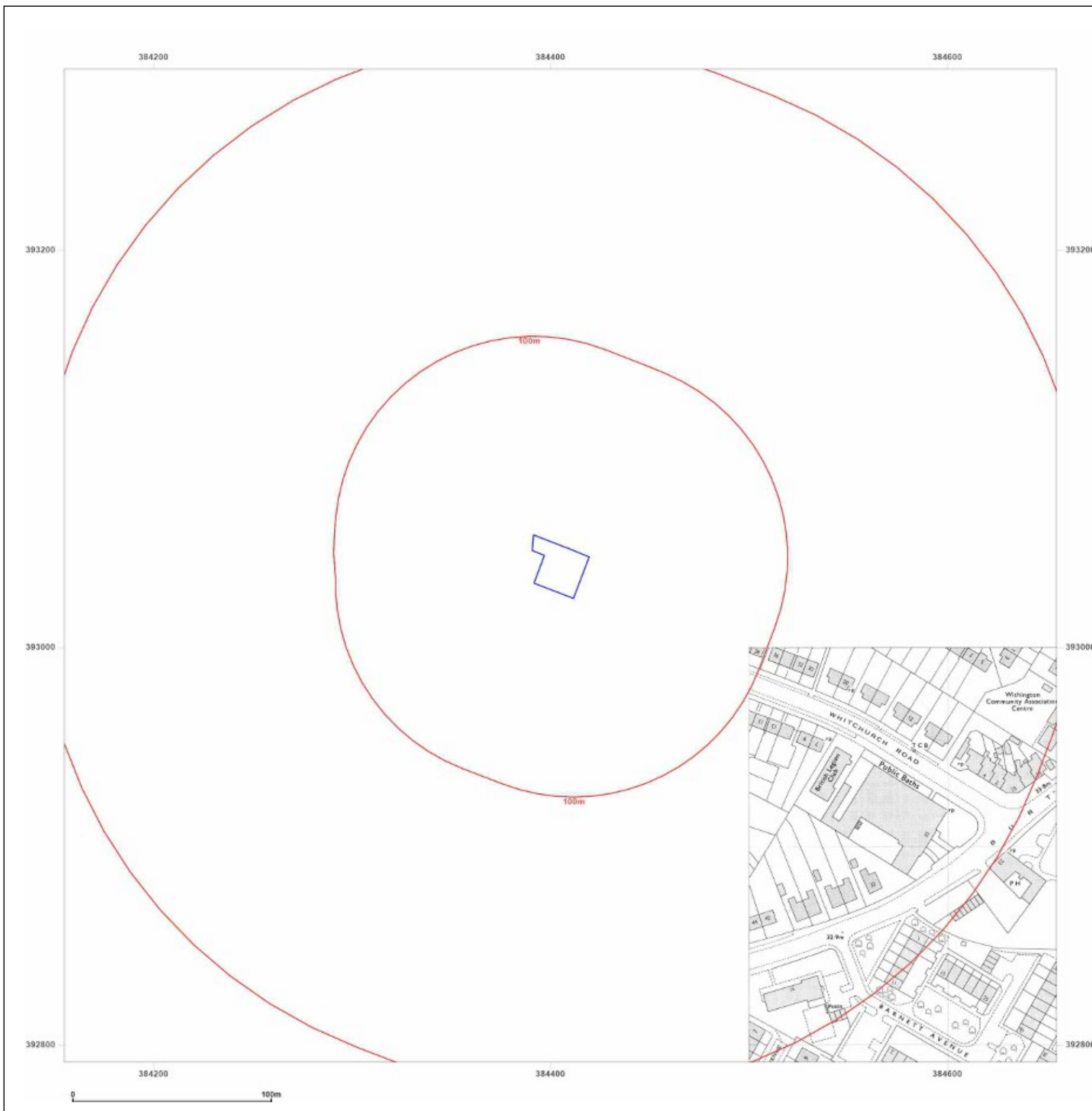


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Site Details:

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Client Ref: PH1-2022-000099
Report Ref: GS-9150952
Grid Ref: 384405, 393041

Map Name: National Grid

Map date: 1982-1986

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1958
Revised 1986
Edition N/A
Copyright 1986
Levelled 1958

Surveyed 1958
Revised 1982
Edition N/A
Copyright 1982
Levelled 1958

Surveyed 1958
Revised 1984
Edition N/A
Copyright 1984
Levelled 1958

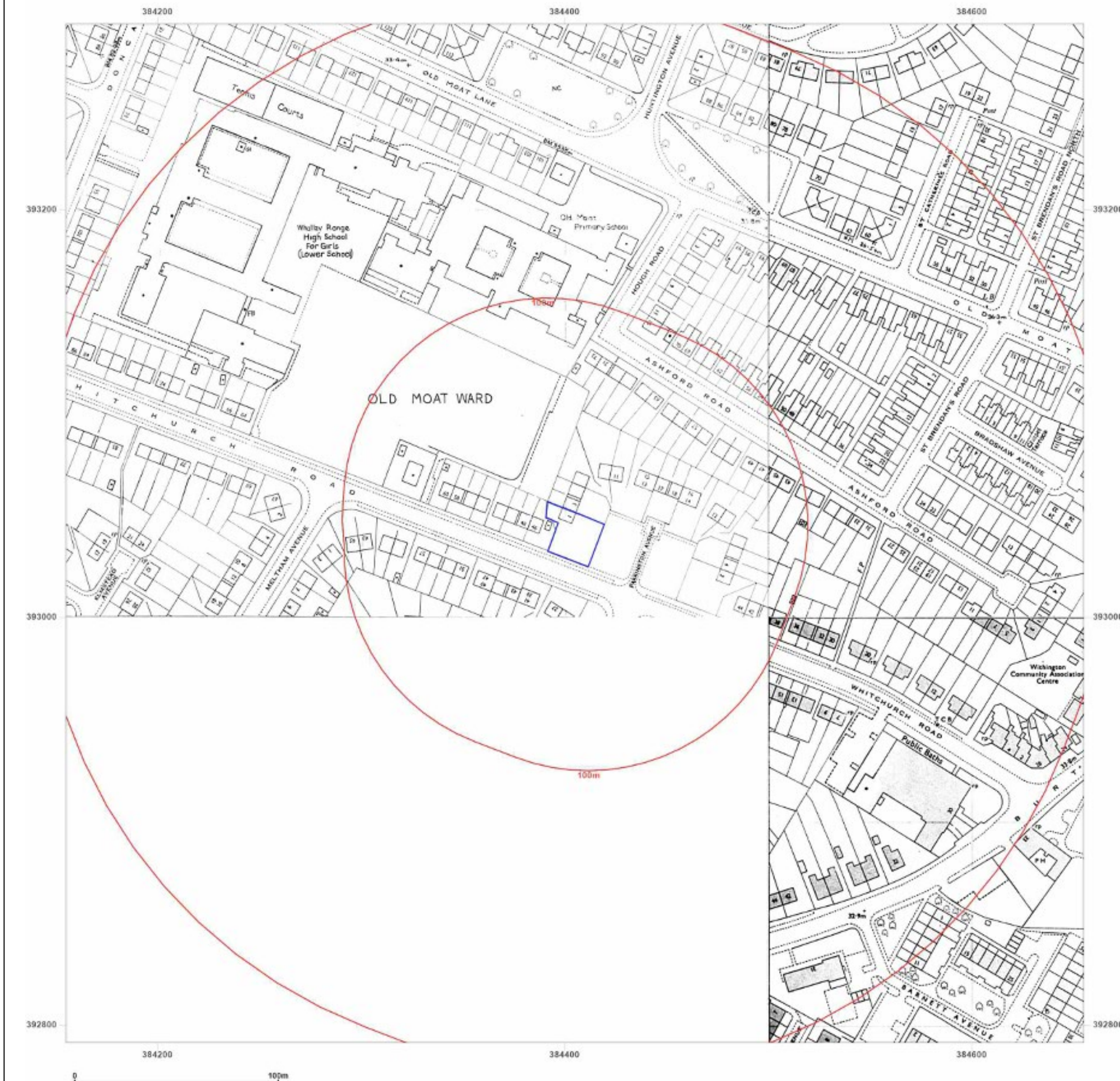


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Client Ref: PH1-2022-000099
Report Ref: GS-9150952
Grid Ref: 384405, 393041

Map Name: National Grid

Map date: 1987-1992

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1956
Revised 1985
Edition N/A
Copyright 1987
Levelled 1958

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

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

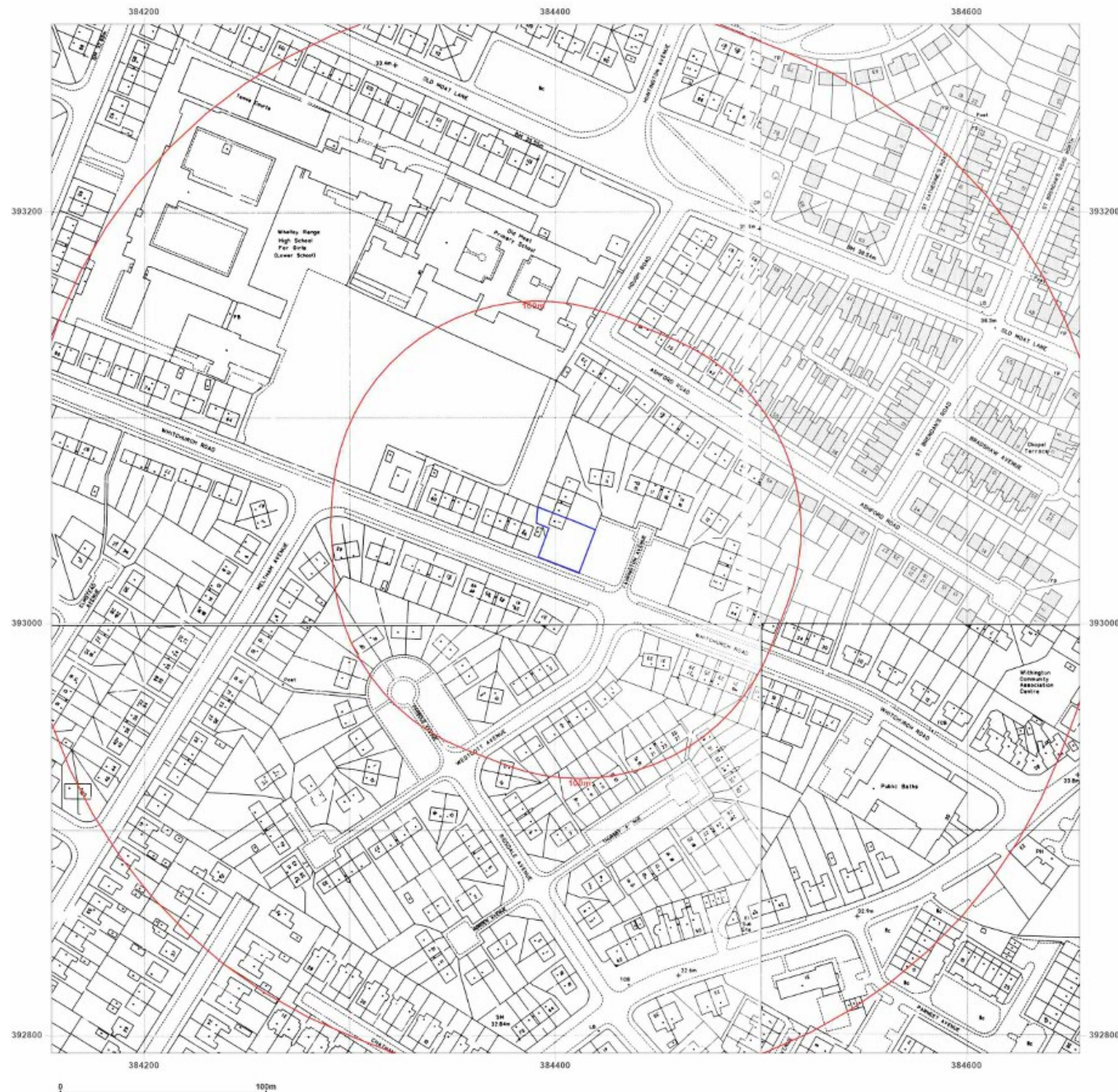


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Client Ref: PH1-2022-000099
Report Ref: GS-9150952
Grid Ref: 384405, 393041

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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

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

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

Surveyed 1957
Revised 1973
Edition N/A
Copyright 1992
Levelled N/A

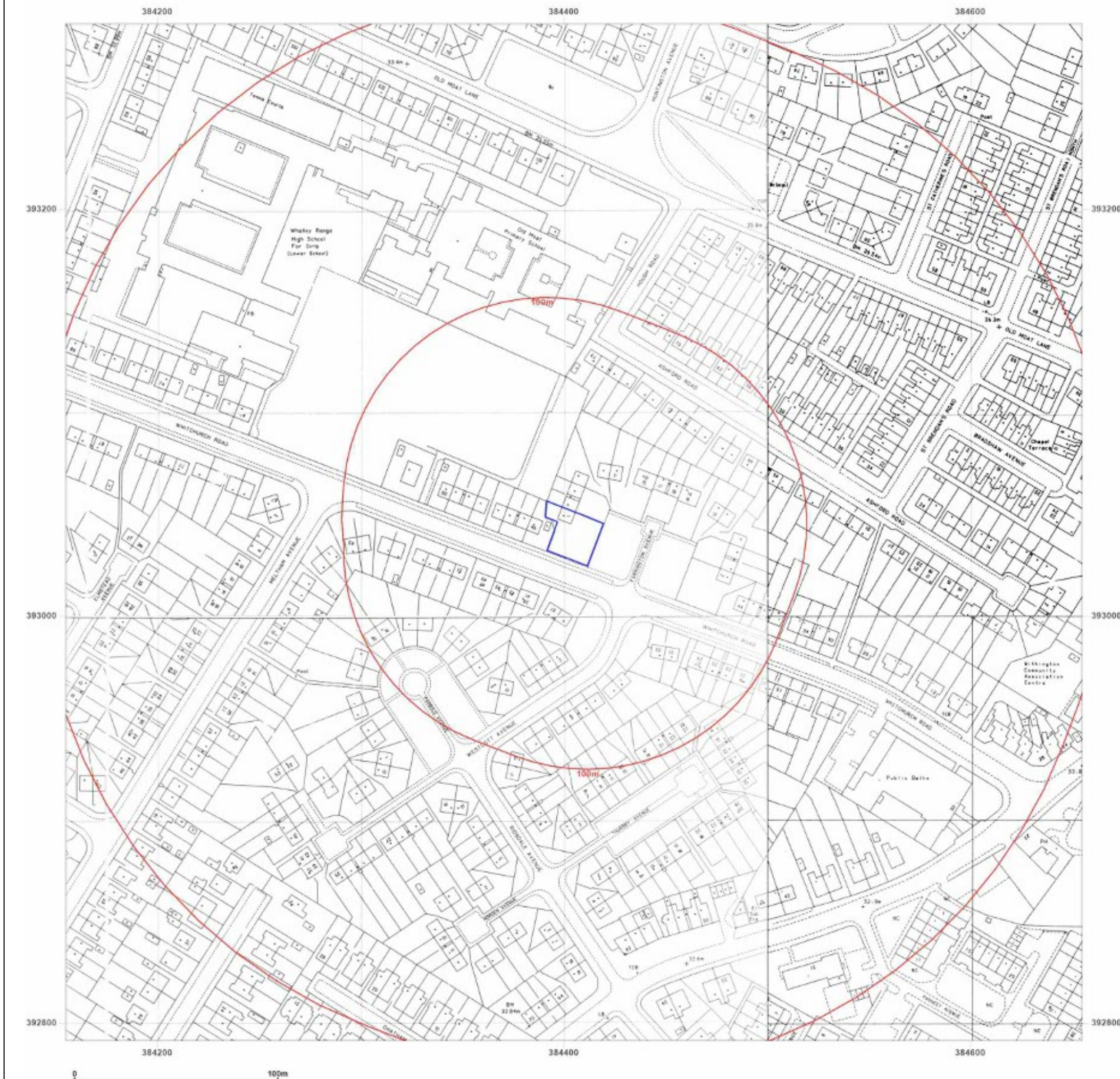


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Client Ref: PH1-2022-000099
Report Ref: GS-9150952
Grid Ref: 384405, 393041

Map Name: National Grid

Map date: 1992-1993

Scale: 1:1,250

Printed at: 1:2,000



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

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

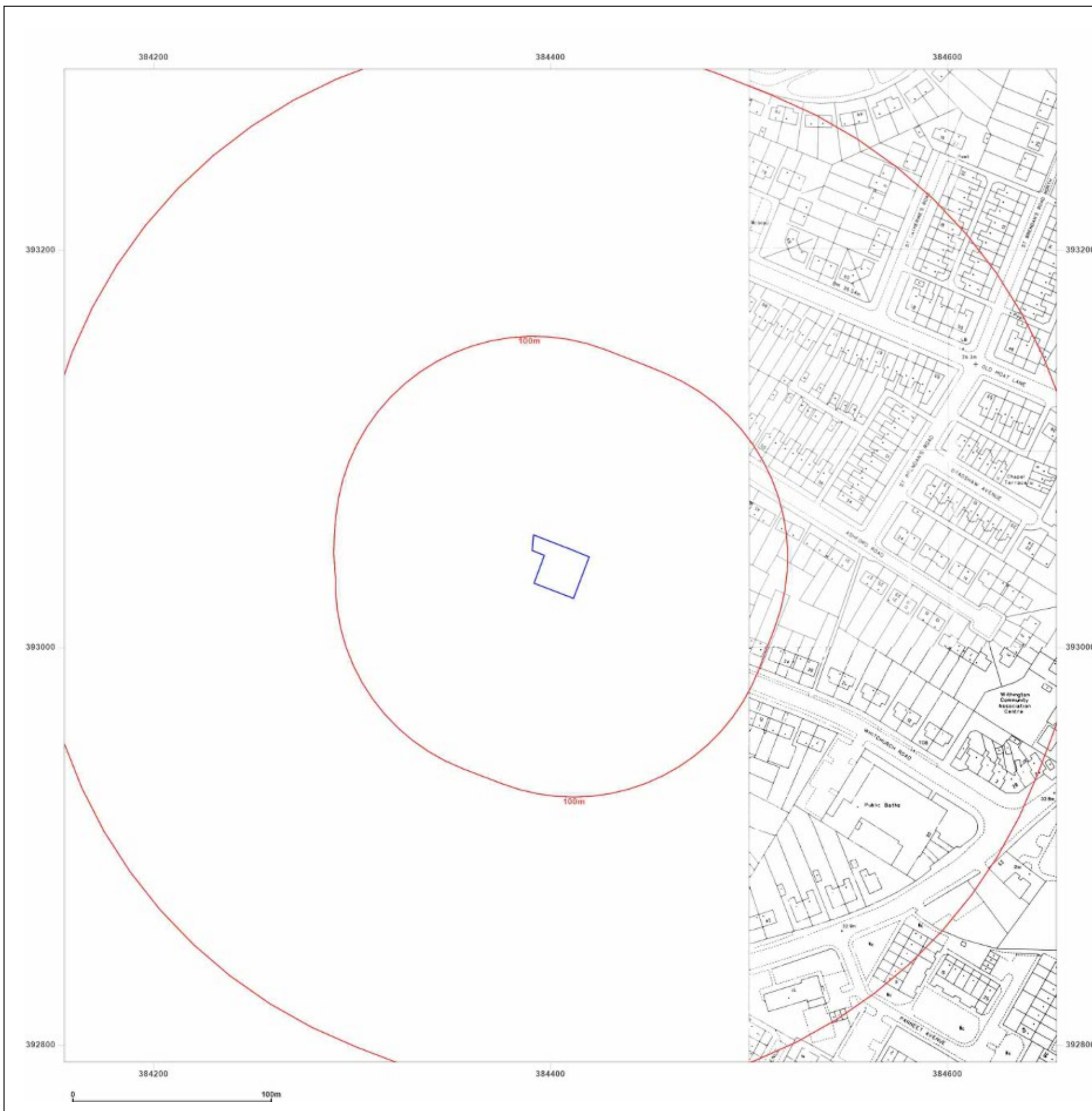


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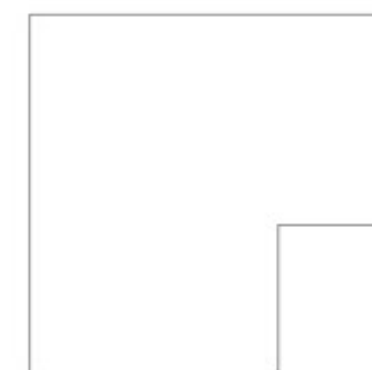
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Report Ref: GS-9150952
Grid Ref: 384405, 393041

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



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

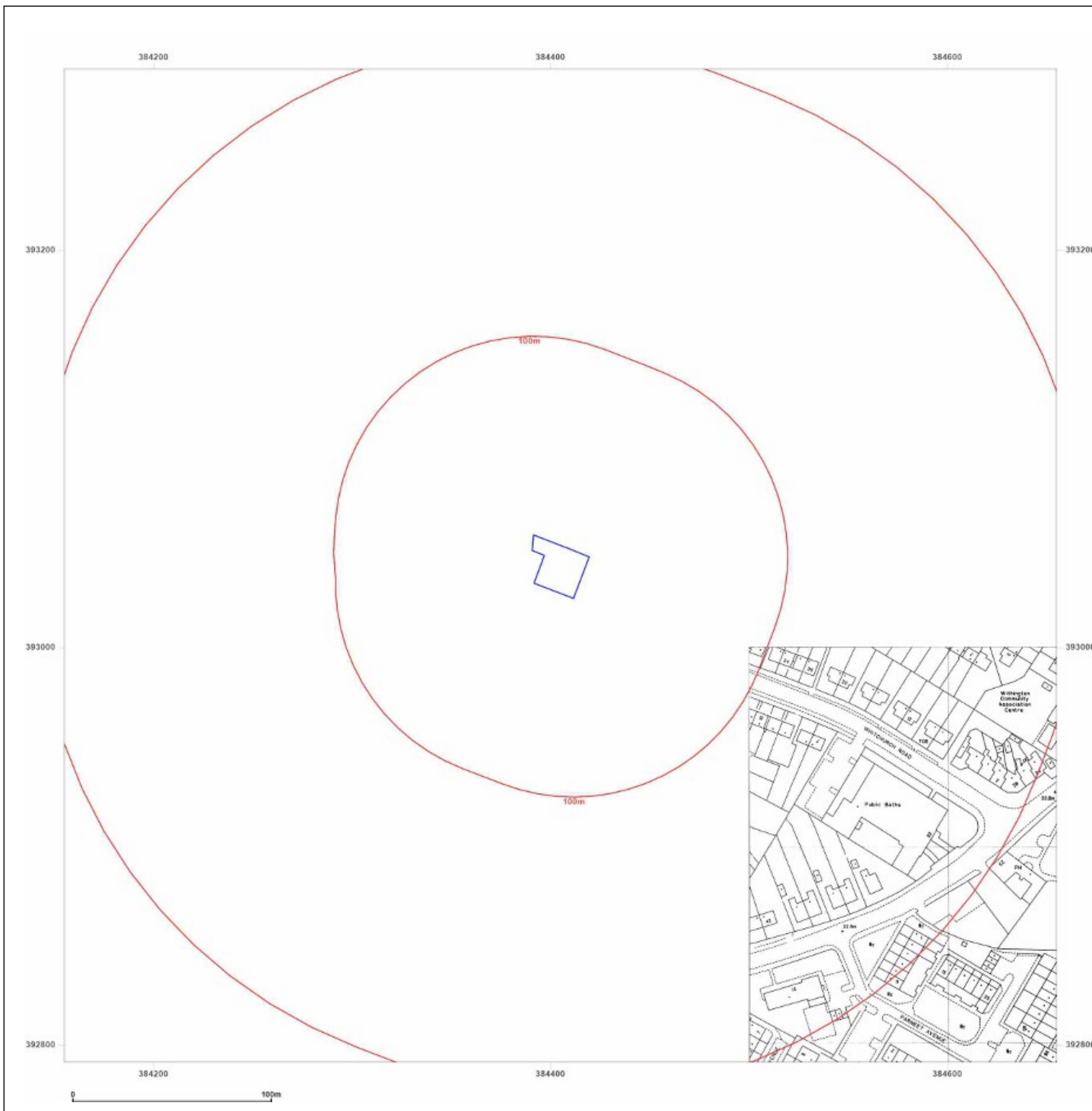


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Client Ref: PH1-2022-000099
Report Ref: GS-9150952
Grid Ref: 384405, 393041

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Site Details:

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Client Ref: PH1-2022-000099
Report Ref: GS-9150952
Grid Ref: 384405, 393041

Map Name: County Series

Map date: 1849

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1845
Revised 1849
Edition 1849
Copyright N/A
Levelled N/A

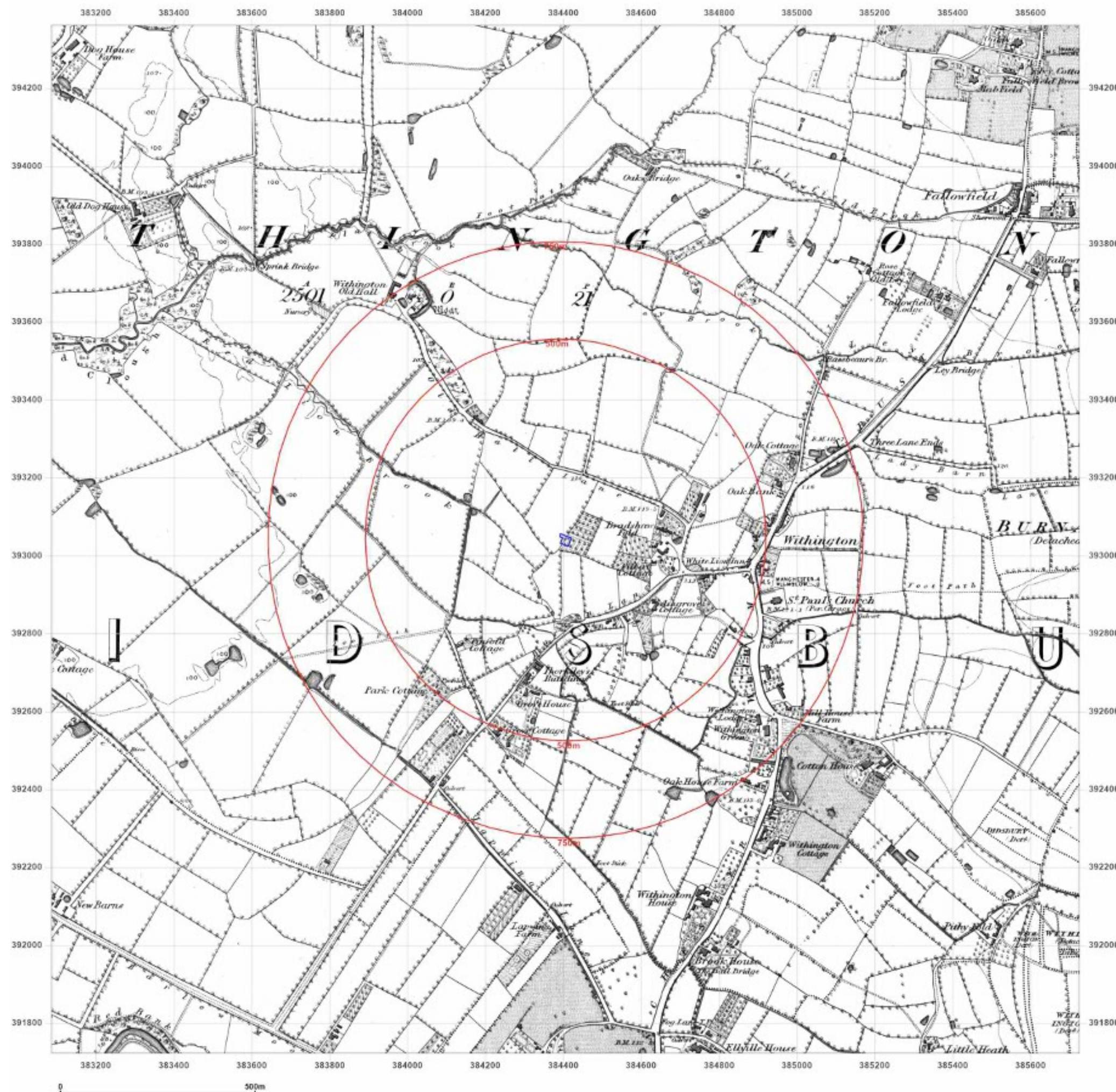


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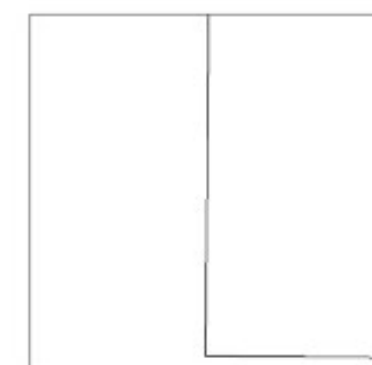
Client Ref: PH1-2022-000099
Report Ref: GS-9150952
Grid Ref: 384405, 393041

Map Name: County Series

Map date: 1892

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1892
Revised 1892
Edition 1892
Copyright N/A
Levelled N/A

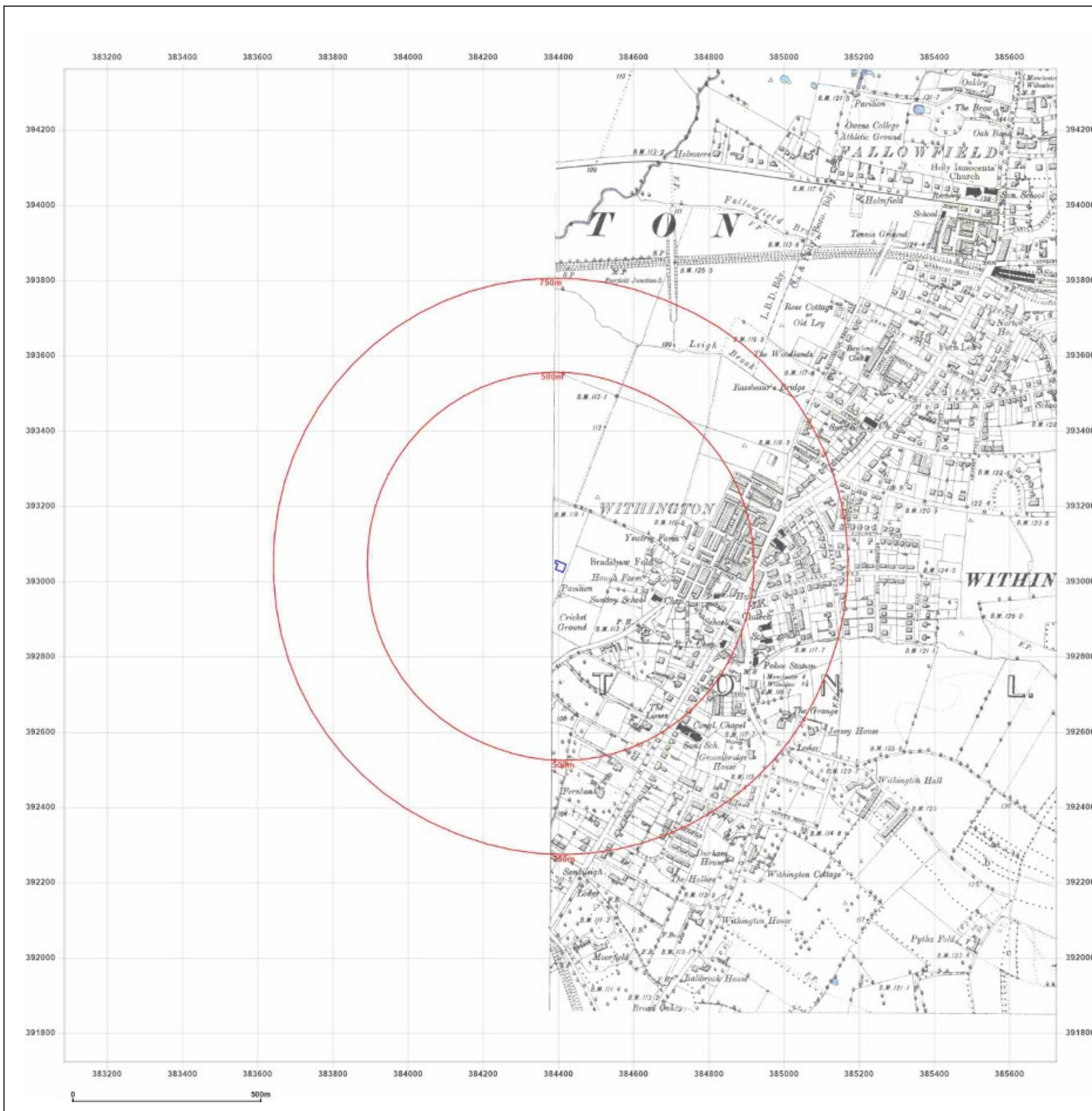


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Client Ref: PH1-2022-000099
Report Ref: GS-9150952
Grid Ref: 384405, 393041

Map Name: County Series

Map date: 1897

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1897
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1876
Revised 1897
Edition 1897
Copyright N/A
Levelled N/A

Surveyed 1872
Revised 1897
Edition 1897
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Levelled N/A



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