

EnviroSmart



Phase 1 Contaminated Land Assessment

Site address

Land off Swallow Street
Levenshulme
Manchester
M12 4GD

Date issued

April 2022

Date updated

July 2022

Grid Reference

387260, 394810

Report status

Final

Report prepared for

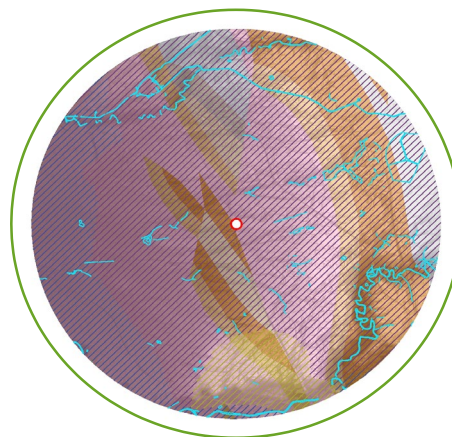
Pinnacle Estates
1009 Stockport Road
Manchester
M19 2TB

Site Area

0.04 ha

Report reference

76555R1



Risk – Moderate/low

It is noted that whilst a limited intrusive site investigation (including appropriate laboratory testing of soil samples) could be adopted in order to validate the preliminary risk assessment conclusions, a watching brief during all proposed redevelopment activities and associated ground works (which would include a thorough inspection of any exposed sub surface soils/Made Ground) would likely be sufficient.

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Executive Summary



The purpose of this EnviroSmart report is to provide clear and pragmatic advice regarding the nature and potential significance of contaminated land hazards which may be present at the study site. GeoSmart are providing consultancy and professional opinion based upon our collation, interpretation and assessment of information contained within an Envirocheck report, and other sources where expressly stated (i.e. site visits, photographs, and anecdotal evidence). It is acknowledged that the risk assessment findings are based on documentary sources of information alone.

Site analysis

1. Probability/likelihood of a contaminant hazard at the Site	High likelihood	
	Likely	
	Low likelihood	
	Unlikely	
2. Potential severity/consequence of any impacts	Severe	
	Medium	
	Mild	
	Minor	
3. Overall land quality risks posed by the Site	Very high	
	High	
	Moderate	
	Moderate/low	
	Low	
	Very low	

Summary of existing and proposed development

The Site is occupied by a commercial unit which most recently comprised a builder's yard and storage. The Site is currently disused although some stored materials remain on-Site. Development proposals comprise a vertical and side extension to the existing building as well as an internal conversion to mixed use with office space on the lower ground floor and residential apartments.

Environmental Setting

The underlying superficial geology consists of Devensian Till which is classified as a Secondary (undifferentiated) Aquifer and the bedrock geology consists of the Chester Formation which is classified as a Principal Aquifer.

There are no significant surface water features within 250 m of the Site.

There are no environmentally sensitive land uses within 500 m of the Site.

Site History

The Site was first developed by 1887 with the on-Site structures remaining largely unchanged since this time. On-Site land uses have included a general works, hosiery manufacture, warehousing and a builders yard. Historical off-Site land uses within 250 m of the Site have included railway land, garages, public houses, a coal yard, electrical works, electricity sub stations, warehouses and storage yards.

Radon

The Site lies in an area where <1% of homes are at or above the UK radon action level (200 Bq/m³).

Coal Mining

The Site does not lie within an identified coal mining area and is therefore unlikely to be affected by related ground stability or mine gas issues.

Summary of Conceptual Site Model (CSM)

Given the known history of the Site it is considered possible that localised contamination may be present within the sub-surface. However, given that the proposed development comprises building cover across the entire Site this will limit the potential for future Site users to come into contact with any contaminants within sub-surface soils.

Preliminary Risk Assessment

Overall, the preliminary risk classification of the Site in relation to the proposed redevelopment is considered to be Low/Moderate.

Recommendations / Next Steps

No immediate action but observe a watching brief

It is noted that whilst a limited intrusive site investigation (including appropriate laboratory testing of soil samples) could be adopted in order to validate the preliminary risk assessment conclusions, a watching brief during all proposed redevelopment activities and associated ground works (which would include a thorough inspection of any exposed sub surface soils/Made Ground) would likely be sufficient.

1. Introduction



1.1 Background

The study site (from herein known as 'the Site') is situated at Land off Swallow Street in Levenshulme, Manchester. A location plan of the Site is shown in Section 1.5. A proposed development plan of the Site is shown in Section 1.6.

GeoSmart was commissioned by Pinnacle Estates in March 2022 to undertake a Phase 1 Land Quality Assessment for the Site. The report was updated in July 2022 following minor amendments to the lower ground floor plan.

The proposed development is for a vertical and side extension to the existing building as well as an internal conversion to mixed use with office space on the lower ground floor and residential apartments.

The EnviroSmart report has been undertaken by firstly compiling information concerning the Site and the surrounding area, including current and historical land uses, geological records and registered pollution incidents. The information which is gathered is then used to construct a 'conceptual site model', including an understanding of likely contaminant sources, pathways and receptors. Finally, a preliminary assessment of risks posed to identified receptors (i.e., people, buildings or the natural environment) from the anticipated land quality at the Site is performed. The risk assessment methodology is consistent with CIRIA C552 (2001); see Section 3.4 for details.

1.2 Purpose of this report

The purpose of this EnviroSmart report is to provide clear and pragmatic advice regarding the nature and potential significance of contamination hazards which may be present at the Site.

1.3 Report contents

This report is divided into two sections, as described below:

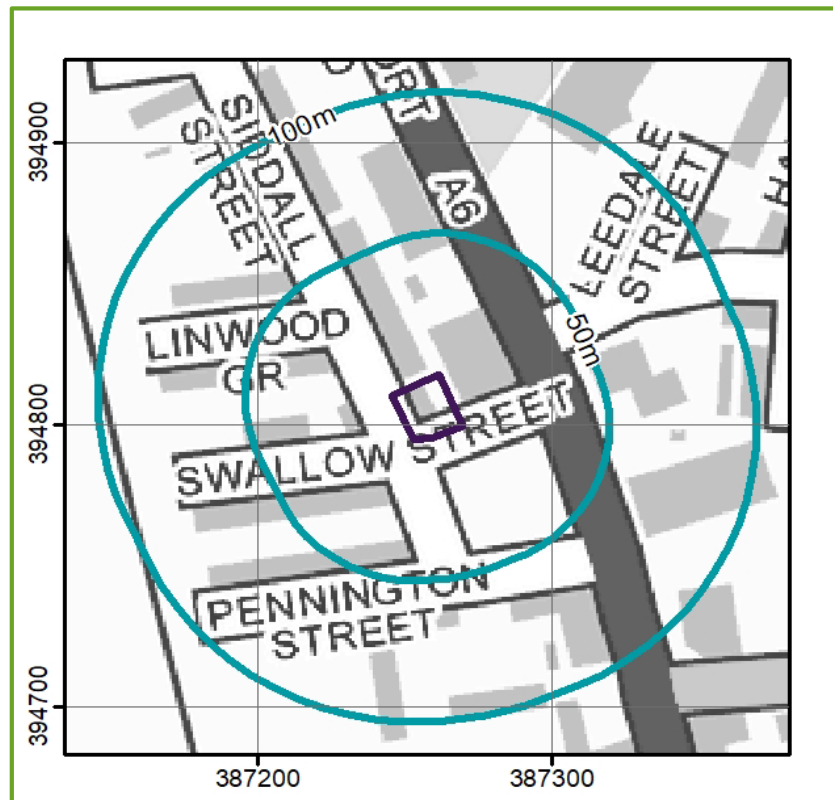
Section	Content	Purpose
Section 2: LAND QUALITY ASSESSMENT	A summary of the site history and environmental setting, the findings of the preliminary risk assessment and associated recommendations	To present a clear and concise overview of the land quality issues facing the Site, including recommendations of how to manage any land contamination which may be present
Section 3: SUPPORTING INFORMATION	A collection of site specific information on which the land quality assessment is based	To provide detailed information in support of the risk assessment; this section also represents a source of reference data for use in any subsequent site works/assessments

1.4 Report limitations

It is noted that the findings presented in this report are largely based on information supplied by third parties. Whilst we assume that all information is representative of past and present conditions we can offer no guarantee as to its validity.

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.

1.5 Site location plan

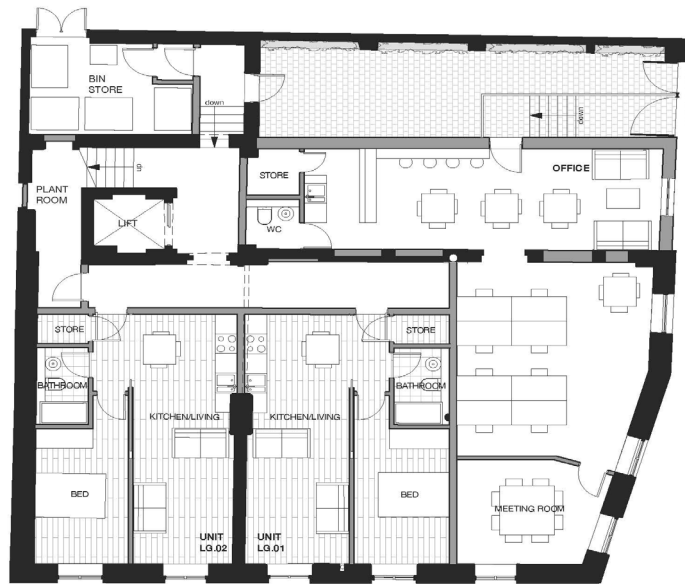


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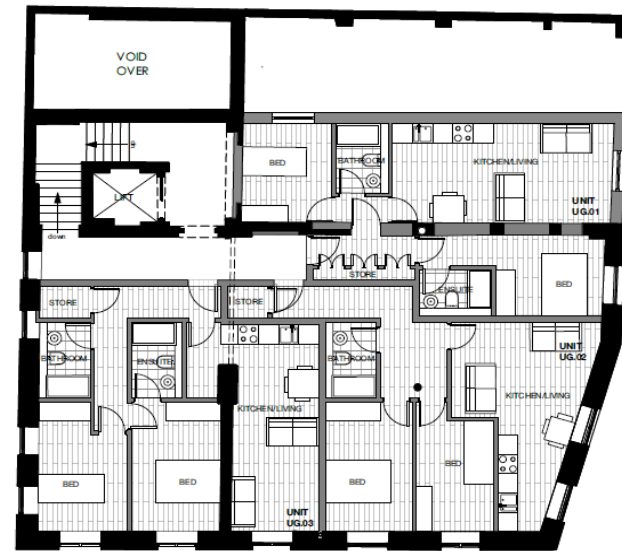


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1.6 Proposed Site development plan

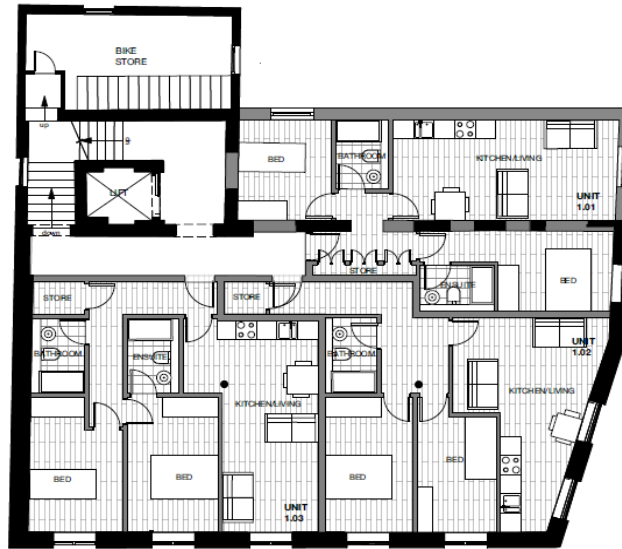


LOWER GROUND FLOOR



UPPER GROUND FLOOR

1.6 Proposed Site development plan

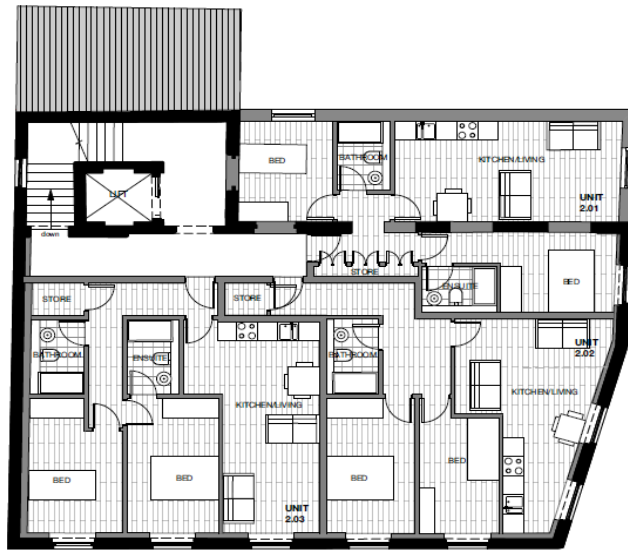


FIRST FLOOR

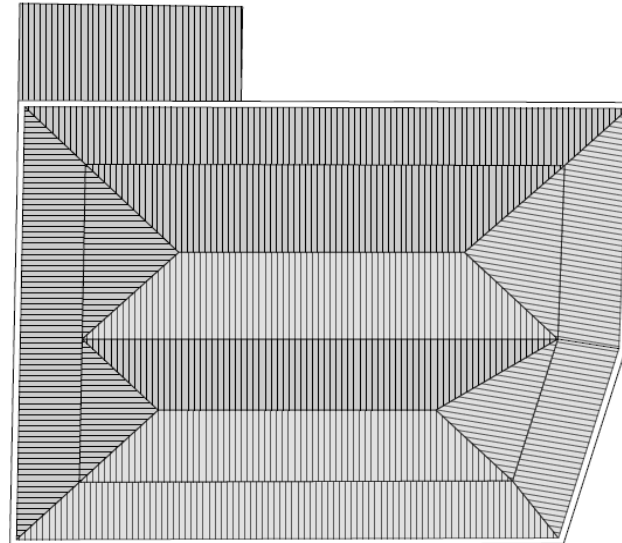


SECOND FLOOR

1.6 Proposed Site development plan



THIRD FLOOR



ROOF PLAN

2. Land quality assessment



2.1 Site details

Site name:	Land off Swallow Street	Current land cover:	Commercial buildings (c. 70%) and associated hard standing (c. 30%)
Current use:	Derelict commercial/industrial development		
Proposed use:	Mixed residential / commercial	Site area:	0.04 ha

2.2 Conceptual understanding (potential sources of contamination)

 Site history (historical land use taken within 250m radius of the Site boundary)	Date	Description of land use		POTENTIAL SOURCES OF CONTAMINATION	Source description	LOW LIKELIHOOD	PROBABILITY OF CONTAMINATION
		On-Site	Off-Site				
	1848	The Site is undeveloped and comprises agricultural land.	The Crewe and Manchester railway line and associated embankment is located c. 100 m to the west and runs north-south.		The land use history suggests that there is the potential for contamination to have occurred <u>on-Site</u> relating to the following: <u>Works / builder's yard / electrical wholesaler / hosiery manufacture</u> - Potential for bulk storage of fuels and/or miscellaneous chemicals. - Miscellaneous small scale fuel and oil spills relating to the presence of vehicles/parking associated with the yard area. - Potential for localised/historical deposition of construction / process waste materials / effluents on-Site. - Made Ground associated with former development activities. Note that no demolition activities have been identified. - Asbestos containing materials (ACM) may have been incorporated within the built structures in the past; the disturbance of any such materials may have resulted in asbestos being present within the sub surface surrounding the buildings.		
	1894	The Site may be included within a neighbouring residential plot but is otherwise undeveloped.	Residential development is present close to the southern and eastern Site boundaries. A public house is c. 70 m south-east. A mechanics' institute is located c. 240 m south-east.				
	1907-1908	The Site comprises adjoining buildings in the north and south-west. The south eastern part of the Site appears largely unoccupied by building cover with the exception of a modest structure in the south-east corner.	Residential development is located to the east and south of the Site. Chapels are located c. 200 m south and c. 250 m south-east. A railway branch is under construction c. 200 m west of the Site.				
	1923	No change.	The railway branch c. 200 m west of the Site has now been constructed, with associated embankment.				
	1933-1934		A tramway is located c. 40 m east of the Site (running north-south).				
	1938		The tramway c. 40 m east is no longer mapped.				

2.2 Conceptual understanding (potential sources of contamination)

 Site history <i>(historical land use taken within 250m radius of the Site boundary)</i>	Date	Description of land use		POTENTIAL SOURCES OF CONTAMINATION	Source description	LOW LIKELIHOOD	PROBABILITY OF CONTAMINATION
		On-Site	Off-Site				
	1955-1956	No change.	An area of lowered ground associated with Levenshulme Cricket Ground is c. 100 m west.				
	1957-1958	The Site is marked as a neon sign works. The building in the south-east corner is no longer present.	Garages are located c. 70 m east and c. 220 m west of the Site. A coal yard is c. 110 m south. A pie factory is c. 250 m north-west. An electricity sub station is c. 150 m north-west.				
	1965	No change.	Three public houses are located within 250 m of the Site, the closest of which is c. 70 m south.				
	1974-1976	The Site is marked as a works.	Electricity sub station are c. 90 m east and c. 150 m west. The pie factory c. 250 m north-west is now marked as an electrical works.				
	1983	No change.	Areas of former residential development c. 10 m west, 50 m north-west and c. 30 m south are no longer present. A works is located c. 120 m south.				
	1985-1990		No change.				
	1992		The coal yard c. 110 m south of the Site is no longer present. The nearest public house is now c. 100 m south.				
	1994-1995		A supermarket is present c. 70 m south-east.				
	1999		No change.				
	2000	According to aerial imagery, the Site comprises a building in the west and yard in the east containing vehicles and storage of materials.	Warehouses are located c. 60 m north. There may be an industrial development c. 10 m east of the Site, although this is not specified on historical mapping.				

The land use history suggests that there is the potential for contamination to have occurred off-Site relating to the following:

Repair garage

- Miscellaneous fuel or chemical spills/leaks (i.e. fuels used for refilling and storage in UST's, oils, lubricants, greases, antifreeze residues etc.).
- Potential for underground tanks or other buried infrastructure including former waste oil pits, inspection pits, grease pits, drainage interceptors, etc.

Public house

- Miscellaneous small scale fuel or chemical spills associated with ad hoc commercial activities.
- Potential for localised/historical deposition of domestic/commercial wastes.

Railway land

- Herbicide residues (possibly including atrazine and simazine from historical vegetation control).
- Fuel and engine oil spills /leakage from train engines. Lubricant residues from associated rolling stock/carriages.
- Coal residues associated with the former material stores (in the case of sidings).

Warehouses / general works

- Some fuels, oils and/or miscellaneous chemicals may have been stored within the surrounding warehouses, storage yards, etc.
- Long term vehicle storage may have resulted in leakage of small quantities of engine oil, fuel, antifreeze, etc.

Electricity sub stations

- Potential for Polychlorinated Biphenyls (PCB) contamination to have occurred.

2.2 Conceptual understanding (potential sources of contamination)

 Site history <i>(historical land use taken within 250m radius of the Site boundary)</i>	Date	Description of land use		POTENTIAL SOURCES OF CONTAMINATION	Source description	LOW LIKELIHOOD	PROBABILITY OF CONTAMINATION
		On-Site	Off-Site				
	2003	No change.	An industrial yard is present c. 120 m west.				
	2005-2021	No change. It is noted that contemporary trade directory entries for the Site (see Section 3.3) include the following: - H & K Distributors (electrical goods sales, manufacturers and wholesalers) - inactive. - Swallow Hosiery (lingerie and hosiery manufacturers and wholesalers) - inactive. The Site owner has also indicated that the Site has recently been used as a builder's yard and for general storage.	No change.				

2.2 Conceptual understanding (potential sources of contamination)

 Current land use	The Site is occupied by a part three-storey, part two-storey commercial unit which most recently comprised a builder's yard and storage. The Site is currently disused although some stored materials remain on-Site. There are no known buried storage tanks at the Site. There is no known bulk fuel or chemical storage on Site. Two industrial land uses have been recorded at the Site	POTENTIAL SOURCES OF CONTAMINATION	The Site's current use is unlikely to give rise to significant contamination.	UNLIKELY																																																						
 Neighbouring industrial land uses (see environmental data report in Section 3.3 for full listing)	No potentially contaminative land uses are located within 250m of the Site. <table><tr><th>Distance from Site</th><th>Number of active industrial land uses</th><th>Number of inactive industrial land uses</th></tr><tr><td>1 - 50 m</td><td>0</td><td>1</td></tr><tr><td>51 - 100m</td><td>0</td><td>3</td></tr><tr><td>101 - 250 m</td><td>7</td><td>8</td></tr></table> <table><tr><th>Nr</th><th>Nearest distance</th><th>Land use / permitted activity / authorisation</th></tr><tr><td>1</td><td>65 m E</td><td>Fuel station entries</td></tr><tr><td>0</td><td>NA</td><td>Gas pipelines</td></tr><tr><td>0</td><td>NA</td><td>Underground electrical cables</td></tr><tr><td>0</td><td>NA</td><td>Control of major accident hazards sites (COMAH)</td></tr><tr><td>0</td><td>NA</td><td>Notification of installations handling hazardous substances (NIHHS)</td></tr><tr><td>0</td><td>NA</td><td>Explosives sites</td></tr><tr><td>0</td><td>NA</td><td>Planning hazardous substance consents</td></tr><tr><td>0</td><td>NA</td><td>Planning hazardous substance enforcements</td></tr><tr><td>0</td><td>NA</td><td>Sites determined as Contaminated Land under Part IIA of the Environmental Protection Act 1990</td></tr><tr><td>0</td><td>NA</td><td>Records of Licensed Discharge Consents.</td></tr><tr><td>1</td><td>65 m E</td><td>Local Authority pollution prevention and control sites</td></tr><tr><td>0</td><td>NA</td><td>Local Authority pollution prevention and control enforcements</td></tr><tr><td>0</td><td>NA</td><td>Records of Category 3 or 4 Radioactive Substance Licences</td></tr></table>		Distance from Site	Number of active industrial land uses	Number of inactive industrial land uses	1 - 50 m	0	1	51 - 100m	0	3	101 - 250 m	7	8	Nr	Nearest distance	Land use / permitted activity / authorisation	1	65 m E	Fuel station entries	0	NA	Gas pipelines	0	NA	Underground electrical cables	0	NA	Control of major accident hazards sites (COMAH)	0	NA	Notification of installations handling hazardous substances (NIHHS)	0	NA	Explosives sites	0	NA	Planning hazardous substance consents	0	NA	Planning hazardous substance enforcements	0	NA	Sites determined as Contaminated Land under Part IIA of the Environmental Protection Act 1990	0	NA	Records of Licensed Discharge Consents.	1	65 m E	Local Authority pollution prevention and control sites	0	NA	Local Authority pollution prevention and control enforcements	0	NA	Records of Category 3 or 4 Radioactive Substance Licences	The potentially contaminative land uses/activities identified in close vicinity of the Site may pose a contamination hazard to the Site should relevant contaminant pathways exist. Contemporary trade directory entries include: - Manchester Garages and Buildings (garage services), c. 25 m north - inactive - Tyreworx Tyres (tyre dealers), c. 70 m east - inactive - Crowcroft Service Station (petrol filling stations), c. 70 m east - inactive - Khans Motors (used car dealers), c. 75 m southeast - inactive - 816 Garage (garage services), c. 115 m southeast - active - Lda Transmission Engineering Ltd (power transmission equipment), c. 125 m south - inactive - Power Star (sports equipment manufacturers and distributors), c. 135 m southeast - inactive - Kam Auto Spares and Diagnostics (garage services), c. 135 m southeast - active - Corshire Ltd (paper and cardboard products and packaging manufacturers), c. 145 m east - inactive - United Tyres and Autos (garage services), c. 150 m east - inactive - S & R Auto Repair Centre (garage services), c. 175 m south-east - active - Cafron Technical Services (mechanical engineers), c. 190 m northeast - active - The Vac Centre (vacuum cleaners - sales and service), c. 200 m south-east - inactive - Any Reclaim Ltd (reclamation centres), c. 205 m southeast - active - S & M Auto Repairs (garage services), c. 226 m west - inactive - Driveway Motors Ltd (garage services), c. 225 m west - inactive - A1 Tyres (tyre dealers), c. 225 m west - active	LOW LIKELIHOOD
Distance from Site	Number of active industrial land uses		Number of inactive industrial land uses																																																							
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2.2 Conceptual understanding (potential sources of contamination)

 Neighbouring industrial land uses (see environmental data report in Section 3.3 for full listing)		POTENTIAL SOURCES OF CONTAMINATION	Contemporary trade directory entries include: - Fast Autos (garage services), c. 225 m west - active - Crowcroft (wrought ironwork), c. 245 m north-west - inactive Local Authority Pollution Prevention and Controls include: - Crowcroft Service Station (PFS), c. 65 m east.	LOW LIKELIHOOD	PROBABILITY OF CONTAMINATION
 EA recorded pollution incidents (see environmental data report in Section 3.3 for full listing)	One or more Environment Agency pollution incidents have been recorded within 250 m of the Site. These include: A pollution incident occurred in 1996 c. 165 m southeast of the Site. The pollutant was fire water and foam caused by a fire and the incident was classified as minor.		Given the scale, timing, location and nature of the recorded incidents these past events do not appear to pose a significant contamination hazard to the Site.	UNLIKELY	

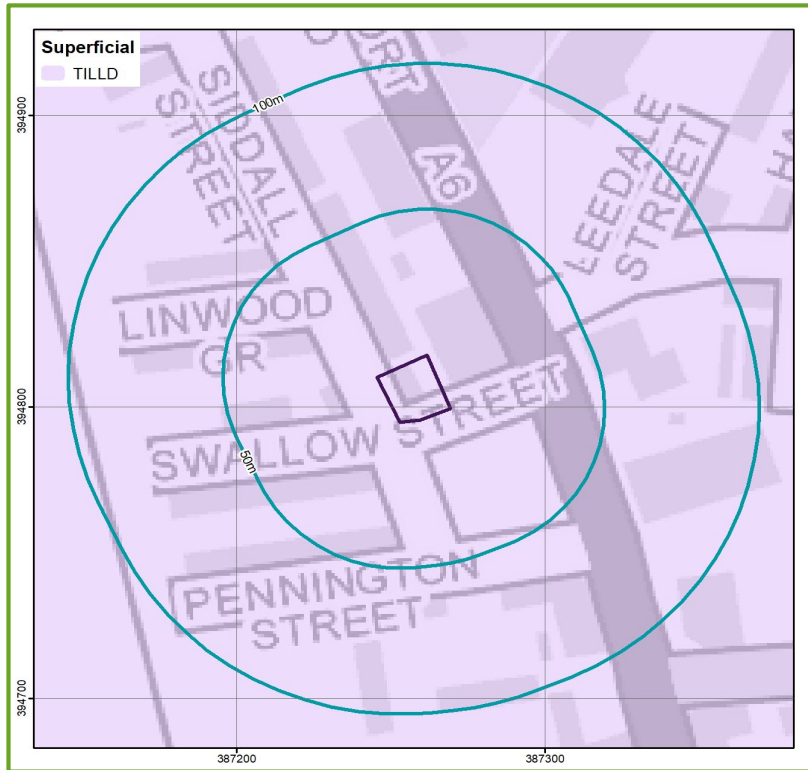
2.2 Conceptual understanding (potential sources of contamination)

 Landfills / waste sites <i>(taken within 500m radius of the Site boundary, see environmental data report in Section 3.3 for full listing)</i>	There are no Environment Agency listed historical landfills located within 500 m of the Site. There are no registered landfills located within 500 m of the Site. There are one or more Local Authority listed historical landfills located within 500 m of the Site. These include: Matthews Lane landfill, which was active between 1969 and 1978, is located c. 455 m east of the Site. The landfilled wastes included inert, industrial, commercial, household and special waste. The following other waste sites are registered within 500 m of the Site: 0 Records of registered waste transfer sites. 0 Records of registered waste treatment or disposal sites. 0 Records of licenced waste management facilities.	POTENTIAL SOURCES OF CONTAMINATION	Despite the presence of potential contaminative land uses/activities in the area surrounding the Site, since none of these occur within close proximity (i.e., within a 250 m radius of the Site) they are unlikely to pose a significant contamination hazard in relation to the Site. Given the absence of any waste treatment, transfer or disposal sites within close proximity of the Site no associated contamination hazards have been identified.	UNLIKELY	PROBABILITY OF CONTAMINATION
 Radon <i>(see environmental data report in Section 3.3 for full listing)</i>	According to current UK radon mapping the Site lies in an area where <1% of homes are at or above the UK radon action level (200 Bq/m³).		<1% of homes are at or above the UK radon action level (200 Bq/m³).	UNLIKELY	

2.3 Conceptual understanding (environmental sensitivity / potential severity of impacts)

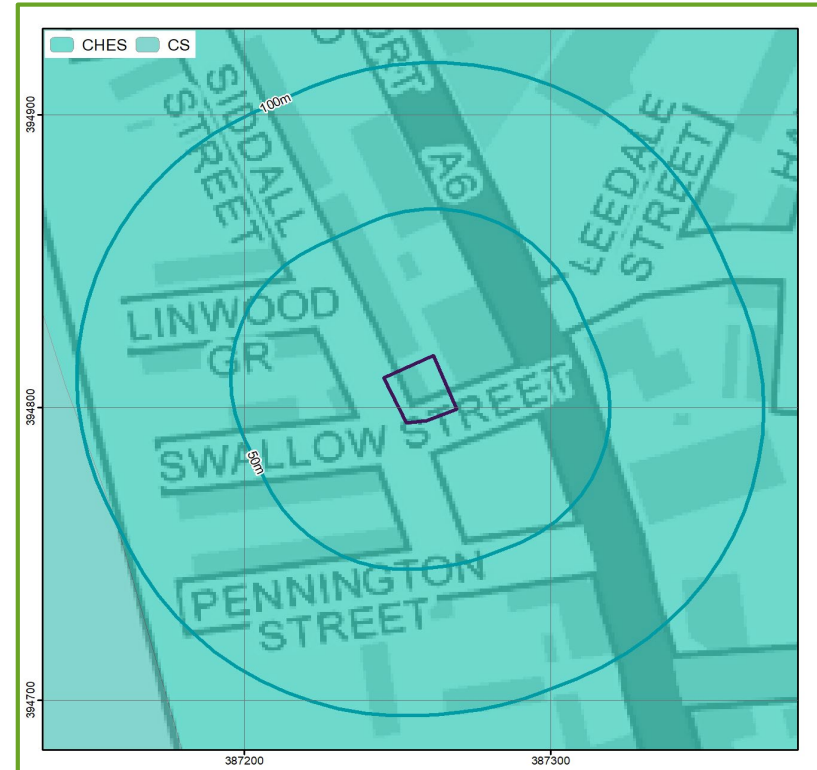
 Geology and Groundwater <i>(see the environmental data report in Section 3.3 for full details)</i>	British Geological Survey mapping indicates that the underlying superficial geology consists of Devensian Till (TILLD) which comprises diamicton and is classified as a Secondary (undifferentiated) Aquifer. British Geological Survey mapping indicates that the bedrock geology consists of Chester Formation (CHES) which comprises of sandstone and is classified as a Principal Aquifer. According to the GeoSmart Groundwater Flood Risk (GW5) Map (GeoSmart, 2021). The risk of groundwater flooding at the Site is 'negligible'. The Site does not lie within a groundwater Source Protection Zone (SPZ). There are no groundwater abstraction licences within 1 km of the Site.	POTENTIAL RECEPTORS A Secondary (Undifferentiated) Aquifer is assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type. A Principal Aquifer comprises rock or drift deposits that have high permeability - meaning they usually provide a high level of water storage. They may support strategic water supply and/or river base flow. Based on the susceptibility of the Site to groundwater flooding, a groundwater flood risk assessment is not considered necessary for the Site. The depth to groundwater beneath the Site is unknown. The absence of any groundwater abstractions does not necessarily indicate a low resource potential. Small scale abstractions, such as for private water supplies, may not be listed.	SEVERE POTENTIAL SEVERITY OF IMPACT
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Superficial Geology (BGS, 2022)



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Bedrock Geology (BGS, 2022)



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2.3 Conceptual understanding (environmental sensitivity / potential severity of impacts)

 Geohazards <i>(see the environmental data report in Section 3.3 for full details)</i>	The Site does not lie within a 'Coal Mining Reporting Area'. There are no brine affected areas within 75 m of the Site. No or limited artificial ground / Made Ground is anticipated on Site. There are no natural hazards (with a hazard rating of moderate or above) at or within 50 m of the Site.	POTENTIAL RECEPTORS	The Site does not lie within an identified coal mining area and is therefore unlikely to be affected by related ground stability or mine gas issues. The Site does not lie within an area of former brine working and is therefore unlikely to be affected by related ground stability issues. BGS GeoIndex Onshore mapping does not have any artificial deposits recorded at the Site. However, it is noted that demolition is likely to have occurred previously on-Site which could give rise to made ground.	MILD	POTENTIAL SEVERITY OF IMPACT
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2.3 Conceptual understanding (environmental sensitivity / potential severity of impacts)

 Surface water <i>(see the environmental data report in Section 3.3 for full details)</i>	There are no significant surface water features within 250 m of the Site. The Site lies within a Flood Zone 1 (low probability). There are no surface water abstraction licences within 1 km of the Site.	POTENTIAL RECEPTORS	No relevant surface water receptors have been identified.	NEGLIGIBLE	POTENTIAL SEVERITY OF IMPACT
 Environmental designations <i>(see the environmental data report in Section 3.3 for full details)</i>	There are no environmentally sensitive land uses within 500 m of the Site.		No relevant environmentally designated sites/receptors have been identified.	NEGLIGIBLE	
 Human receptors	Proposed residents/users of the Site plus neighbouring residences.		Human receptors are proposed to be present on Site.	SEVERE	

2.4 Regulator perspective

Consultation date	20th April 2022	Manchester City Council
GeoSmart consultant	Jessica Bayliff	Robert Willcock
Consultation outcome	The Council is aware that there are land quality issues in relation to the Site's immediate surroundings. These include: - one Contaminated Land Section record (post-2006) within 25 m of the Site; - one Contaminated Land Section record (pre-2006) within 25 m of the Site; - one Environmental Protection Act 1990 Notice within 100 m of the Site; and - one Part B Permitted Processes within 250 m of the Site.	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
On-Site sources								
1	Potential for inorganic and low volatility organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	MEDIUM	UNLIKELY	LOW RISK	Given the proposed presence of hard standing / building cover across the entire Site, no routine exposure to any subsurface contamination is considered likely.
2		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	Given the potential presence of Made Ground beneath the Site, it is possible that contaminants may be present which could impact water supply pipework. It is recommended that any new water supply is installed in clean fill trenches utilising barrier pipework as a precaution.
3		Building materials in direct contact with aggressive ground	PROP	Future Site buildings	MILD	LOW LIKELIHOOD	LOW RISK	Given the potential presence of Made Ground beneath the Site, it is possible that aggressive ground conditions are present. Therefore it would be considered prudent to verify the underlying ground condition prior to foundation design of the proposed extension.
4		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Devensian Till (a Secondary (undifferentiated) Aquifer)	MILD	LOW LIKELIHOOD	LOW RISK	The potential presence of sub surface contaminants could impact groundwater quality within the superficial and bedrock aquifers. However, any such risks are likely to be constrained by the modest Site area, the presence of hard standing across the Site and the anticipated low permeability of the superficial Till. It is further noted that there are no licensed abstractions or SPZs within the vicinity of the Site.
5		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Chester Formation (a Principal Aquifer)	MEDIUM	UNLIKELY	LOW RISK	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
6	Potential for volatile organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	MEDIUM	UNLIKELY	LOW RISK	Given the proposed presence of hard standing / building cover across the entire Site, no routine exposure to any subsurface contamination is considered likely.
7		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	UNLIKELY	LOW RISK	Given the potential presence of Made Ground beneath the Site, it is possible that contaminants may be present which could impact water supply pipework. It is recommended that any new water supply is installed in clean fill trenches utilising barrier pipework as a precaution.
8		Migration of vapours to surface; inhalation indoors	HH		MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	Given the long industrial history of the Site, it is considered possible that there has been previous bulk storage of fuels (including possible underground storage), which in the event of any leaks or spills could have given rise to the presence of localised volatile contaminants.
9		Migration of vapours to surface; inhalation outdoors	HH		MEDIUM	UNLIKELY	LOW RISK	
10		Building materials in direct contact with aggressive ground	PROP	Future Site buildings	MILD	LOW LIKELIHOOD	LOW RISK	Given the potential presence of Made Ground beneath the Site, it is possible that aggressive ground conditions are present. Therefore it would be considered prudent to verify the underlying ground condition prior to foundation design of the proposed extension.
11		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Devensian Till (a Secondary (undifferentiated) Aquifer)	MILD	LOW LIKELIHOOD	LOW RISK	The potential presence of sub surface contaminants could impact groundwater quality within the superficial and bedrock aquifers. However, any such risks are likely to be constrained by the modest Site area, the presence of hard standing across the Site and the anticipated low permeability of the superficial Till. It is further noted that there are no licensed abstractions or SPZs within the vicinity of the Site.
12		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Chester Formation (a Principal Aquifer)	MEDIUM	UNLIKELY	LOW RISK	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
13	Potential for asbestos containing materials within the subsurface soils	Liberation of sub surface ACMs and inhalation of asbestos fibres	HH	Future Site occupants	MEDIUM	UNLIKELY	LOW RISK	Given the age of the existing building structures asbestos-containing material may be present within the building fabric. The long standing presence of hard standing across the Site (which will be retained post-development) will constrain both the likely presence of asbestos in soils and any associated exposure risks.
14	Potential for dissolved phase contaminants to be present within shallow groundwater	Lateral and vertical groundwater movement via natural or artificial flow paths	CW	Devensian Till (a Secondary (undifferentiated) Aquifer)	MILD	LOW LIKELIHOOD	LOW RISK	The potential presence of sub surface contaminants could impact groundwater quality within the superficial and bedrock aquifers. However, any such risks are likely to be constrained by the modest Site area, the presence of hard standing across the Site and the anticipated low permeability of the superficial Till. It is further noted that there are no licensed abstractions or SPZs within the vicinity of the Site.
15		Lateral and vertical groundwater movement via natural or artificial flow paths	CW	Chester Formation (a Principal Aquifer)	MEDIUM	UNLIKELY	LOW RISK	
16	Potential for elevated methane to be present within the sub-surface soils	Lateral and vertical migration into on-Site buildings; potential to cause an explosion	HH	On-Site properties and their occupants	SEVERE	UNLIKELY	MODERATE/LOW RISK	Based on the prevailing conceptual understanding an appreciable gas source is considered unlikely. The risk classification is a reflection of the severity of consequences rather than the likelihood of occurrence.
17		Lateral migration towards off-Site buildings; potential to cause an explosion	HH	Off-Site properties and their occupants	SEVERE	UNLIKELY	MODERATE/LOW RISK	
18	Potential for elevated carbon dioxide to be present within the subsurface soils	Lateral and vertical migration into on-Site buildings; potential to cause asphyxiation	HH	Occupants of on-Site buildings	SEVERE	UNLIKELY	MODERATE/LOW RISK	
19		Lateral migration towards off-Site buildings; potential to cause asphyxiation	HH	Occupants of off-Site buildings	SEVERE	UNLIKELY	MODERATE/LOW RISK	
20	Potential for radon within the subsurface	Lateral migration towards on-Site buildings; potential to cause long term health effects	HH	Occupants of on-Site buildings	MEDIUM	UNLIKELY	LOW RISK	The Site lies in an area where <1% of homes are at or above the UK radon action level (200 Bq/m3).
OVERALL RISK RATING							MODERATE/LOW RISK	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
Off-Site sources - Pie factory / electricity works, c. 250 m northwest (1957 to present) - Storage yard, c. 120 m west (2003 to present) - Coalyard, c. 110 m south (1957 to 1992)								
21	Potential for both inorganic and volatile organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	MEDIUM	UNLIKELY	LOW RISK	Given the distance between the various works and the Site, it is considered unlikely that migration onto Site of any contaminants from off-Site sources will have occurred.
22		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	UNLIKELY	LOW RISK	
Off-Site sources - Public houses, the closest of which is c. 70 m southeast (1894 to present)								
23	Potential for both inorganic and volatile organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	MEDIUM	UNLIKELY	LOW RISK	Given the distance between the public houses and the Site and the expected lack of significant contaminants at the public houses, it is considered unlikely that migration onto Site of any contaminants from off-Site sources will have occurred.
24		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	UNLIKELY	LOW RISK	
Off-Site sources - Warehouses, c. 60 m north (2000 to present)								
25	Potential for both inorganic and volatile organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	MEDIUM	UNLIKELY	LOW RISK	According to LiDAR topographic data (Section 3.6), the Site is at a higher elevation compared to the warehouses, and therefore any contamination associated with the warehouses is unlikely to preferentially migrate onto the Site.
26		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	UNLIKELY	LOW RISK	

2.5 Preliminary Risk Assessment

Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
Off-Site sources - Railway land, c. 100 m west (1848 to present) - Garage, the closest of which is c. 70 m east (1957 to present)								
27	Potential for both inorganic and volatile organic contaminants to be present within the subsurface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	MEDIUM	UNLIKELY	LOW RISK	The Site is at a lower elevation compared to the railway land and garage (see Section 3.6) and is within 100 m of these potential sources; as such, migration of any potential contaminants towards the Site is possible. However, due to the presence of Glacial Till across the local area significant contaminant migration is considered unlikely.
28		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	UNLIKELY	LOW RISK	
Off-Site sources - Electricity sub station, the closest of which is c. 90 m east (1974 to present)								
29	Potential contaminant: polychlorinated biphenyls (PCBs)	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Future Site occupants	MEDIUM	UNLIKELY	LOW RISK	Given the location of the sub station and the relatively low mobility of PCB contaminants, it is unlikely that future Site occupants would be impacted.
30		Ingress into water supply pipework and subsequent water ingestion	HH		MEDIUM	UNLIKELY	LOW RISK	
31		Migration of vapours to surface; inhalation indoors	HH		MEDIUM	UNLIKELY	LOW RISK	
32		Migration of vapours to surface; inhalation outdoors	HH		MEDIUM	UNLIKELY	LOW RISK	
	OVERALL RISK RATING						LOW RISK	

2.6 Next Steps

✓	No immediate action but observe a watching brief		Given the known history of the Site it is considered possible that localised contamination may be present within the sub-surface. However, given that the proposed development comprises building cover across the entire Site, the preliminary risk assessment suggests that the risks posed by in situ land quality to human health are generally likely to be low. A low to moderate risk has been identified in relation to possible contaminant ingress to drinking water pipework, subject to the routing / location of water pipes and the presence of any contamination within the surrounding soils. A low to moderate risk has also been identified in relation to possible inhalation of soil vapours resulting from any residual volatile contaminants within the sub surface. It is noted that whilst a limited intrusive site investigation (including appropriate laboratory testing of soil samples) could be adopted in order to validate the preliminary risk assessment conclusions, a watching brief during all proposed redevelopment activities will likely be sufficient. The watching brief should be maintained throughout the entire development phase of works and any possible evidence of contamination encountered during the redevelopment works should be alerted to the Local Authority. Appropriate actions would then be required to further inspect, sample and analyse any suspect materials, and formulate an appropriate remediation plan, as necessary.
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3. Supporting Information



The following supporting information is contained in this section:

Section	Content
3.1	Referenced materials used in the EnviroSmart reporting
3.2	Site photographs
3.3	Published environmental data records (Landmark Envirocheck report Stockport Road, Manchester. REF: 293468700_1_1) including: • Aerial photographs and site map • Environmental permits, incidents and registers • Landfill and other waste sites • Current land use information • Geology • Hydrogeology and hydrology • Flooding • Designated environmentally sensitive sites • Other environmental factors
3.4	Risk assessment methodology
3.5	Historical land use maps
3.6	Topography maps
3.7	Environmental Information Data (Manchester City Council, 2022)

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The advice and opinions in this report should be read and relied on only in the context of the report as a whole, taking account of the terms of reference agreed with the client. The findings are based on the information made available to GeoSmart at the date of the report (and will have been assumed to be correct) and on current UK standards, codes, technology and practices as at that time. They do not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which will change the conclusions presented here.

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Tel: 01743 298100

Email: info@geosmartinfo.co.uk

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- sets out minimum standards which firms compiling and selling search reports have to meet
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TPOs contact details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP
Tel: 01722 333306
Fax: 01722 332296
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk

Please ask your search provider if you would like a copy of the search code

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GeoSmart Information Limited is registered with the Property Codes Compliance Board as a subscriber to the Search Code. A key commitment under the Code is that firms will handle any complaints both speedily and fairly. If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision. Complaints should be sent to:

Martin Lucass
Commercial Director
GeoSmart Information Limited
Suite 9-11, 1st Floor
Old Bank Buildings, Bellstone
Shrewsbury
SY1 1HU

Tel: 01743 298100
martinlucass@geosmartinfo.co.uk

3.1 References

The following references were used to inform the conceptual site model and preliminary risk assessment:

British Geological Survey, 2022a. Geology of Britain viewer (<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>)

British Geological Survey, 2022b. GeoIndex Onshore (<http://mapapps2.bgs.ac.uk/geoindex/home.html>)

British Standards Institute, 2011. Investigation of potentially contaminated sites – code of practice. BS10175:2011+A1:2013.

CIRIA, 2001. Contaminated land risk assessment. A guide to good practice. Publication C552. CIRIA London. ISBN 0-86017-552 9

Environment Agency, 2020. Land Contamination Risk Management (LCRM)

Manchester City Council, 2022. Environmental Information Data.

GeoSmart Information Limited, 2022. National Groundwater Flood Risk Map (GW5)

Health Protection Agency, 2000. Spring 2000 Newsletter featuring; Radon: Guidance on Protective Measures for New Dwellings (BR 211).

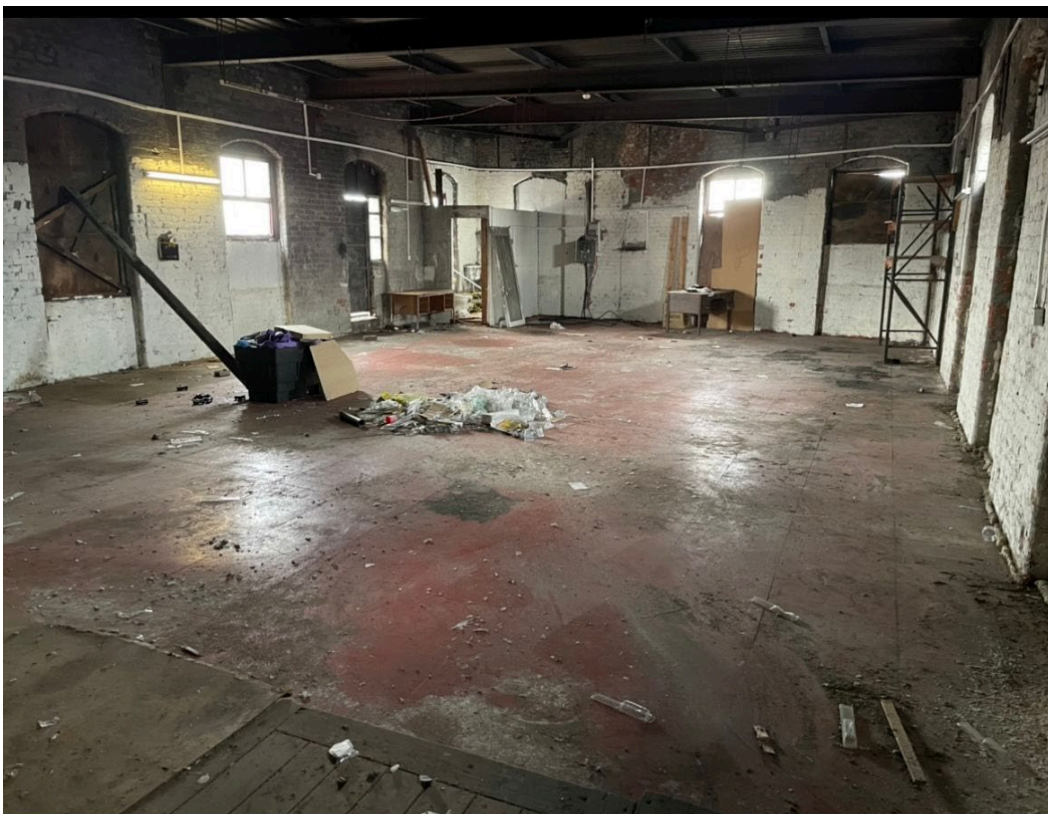
Landmark, 2022. Landmark Envirocheck report Stockport Road, Manchester. REF: 293468700_1_1

3.2 Site photographs

Photograph 1: second floor of existing building (currently empty)



Photograph 2: second floor of existing building (currently empty)



3.2 Site photographs

Photograph 3: Site yard as observed from Swallow Street (facing north)



Photograph 4: ground floor of existing building



3.2 Site photographs

Photograph 5: Site, as observed from the corner between Siddall Street and Swallow Street (facing north-east)



3.3 Environmental data report

Readily available environmental information relating to the Site and its surrounding area has been provided by Landmark.

3.4 Risk assessment methodology

The method of risk evaluation adopted in this document is consistent with CIRIA C552 (2001). Hence, risk is considered to be a function of both the probability (likelihood) of contamination occurring at the study site and also the potential severity (consequence) of the environmental impacts associated with this contamination.

The classification system used to define contaminant probability, consequence and risk is described in the following tables.

Table A: Classification of probability

Classification	Definition
High likelihood	There is a contaminant linkage and an event that appears either very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
Likely	There is a contaminant linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term, and likely over the long term.
Low likelihood	There is a contaminant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is contaminant linkage but circumstances are such that it is improbable that an event would occur even in the long term.

Table B: Classification of consequence

Classification	Receptor	Definition	Examples
Severe	Humans	Short-term (acute) risk to human health likely to result in "significant harm" as defined in the CTL Statutory Guidance	High concentrations of cyanide on the surface of an informal recreation area
	Controlled waters	Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource	Major spillage of contaminants from site into controlled water
	Property	Catastrophic damage to buildings/property	Explosion, causing building collapse (can also equate to an acute human health risk if buildings are occupied)
	Ecology	A short-term risk to a particular ecosystem, or organism forming part of such eco-system	Potentially long term derogation of a designated site or protected species
Medium	Humans	Chronic damage to human health ("significant harm" as defined in the CTL Statutory Guidance)	Concentrations of a contaminant from a residential site exceed the site-specific assessment criteria
	Controlled waters	Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution)	Leaching of contaminants from a site to a principal or secondary aquifer
	Property	Significant damage to crops, buildings, structures and services	Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability)
	Ecology	A significant change in a particular ecosystem	Death of a species within a designated nature reserve

Table B: Classification of consequence (continued)

Classification	Receptor	Definition	Examples
Mild	Humans	Contamination present although unlikely to constitute a significant chronic health risk	Concentrations of a contaminant from a public access site moderately exceed the generic assessment criteria
	Controlled waters	Pollution of non-water resources	Pollution of non-classified groundwater
	Property	Damage to sensitive buildings/structures/services	Aggressive ground conditions leading to potential for long term degradation of buried concrete
	Ecology	Damage to the environment	Localised damage to aquatic habitat causing temporary relocation of certain species
Minor	Humans	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing, etc.)	The presence of contaminants at such concentrations that protective equipment is required during site works
	Controlled waters	Potential minor release of contamination to local water features	Short term or low volume release of potentially polluting material to a secondary surface water course of low existing quality
	Property	Easily reparable effects of damage to buildings, structures and services. Harm which may result in a financial loss, or expenditure to resolve	The loss of plants in a landscaping scheme. Discolouration of concrete
	Ecology	Short term, localised damage may occur; consequences are spatially and temporally limited	Short term or localised disruption to in situ flora or fauna; no lasting effects

Table C: Risk classification (comparison of consequence and probability)

		Consequence (severity)			
		Severe	Medium	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Moderate risk	Low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

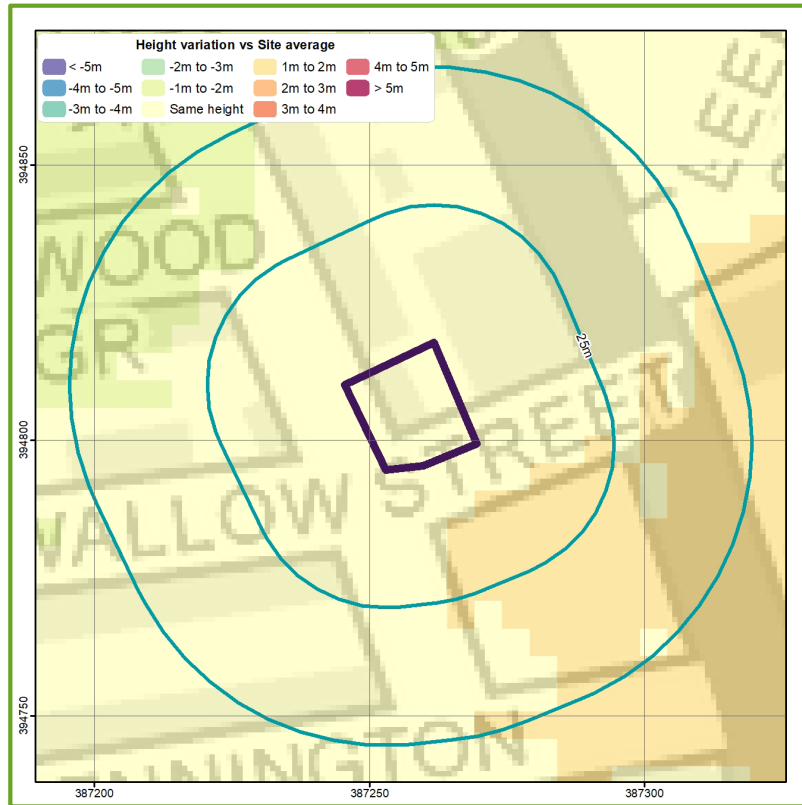
Risk Key

Very High	High	Moderate	Moderate/Low	Low	Very Low
There is a high probability that severe harm could arise to a designated receptor from an identified hazard without appropriate remediation action	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remediation action	It is possible that without appropriate remediation action harm could arise to a designated receptor. It is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that such harm would be relatively mild	It is possible that harm could arise to a designated receptor from an identified hazard. It is likely any harm would be mild	It is possible that harm could arise to a designated receptor from an identified hazard. It is likely that, at worst if any harm was realised any effects would be mild	The presence of an identified hazard does not give rise to the potential to cause harm to a receptor

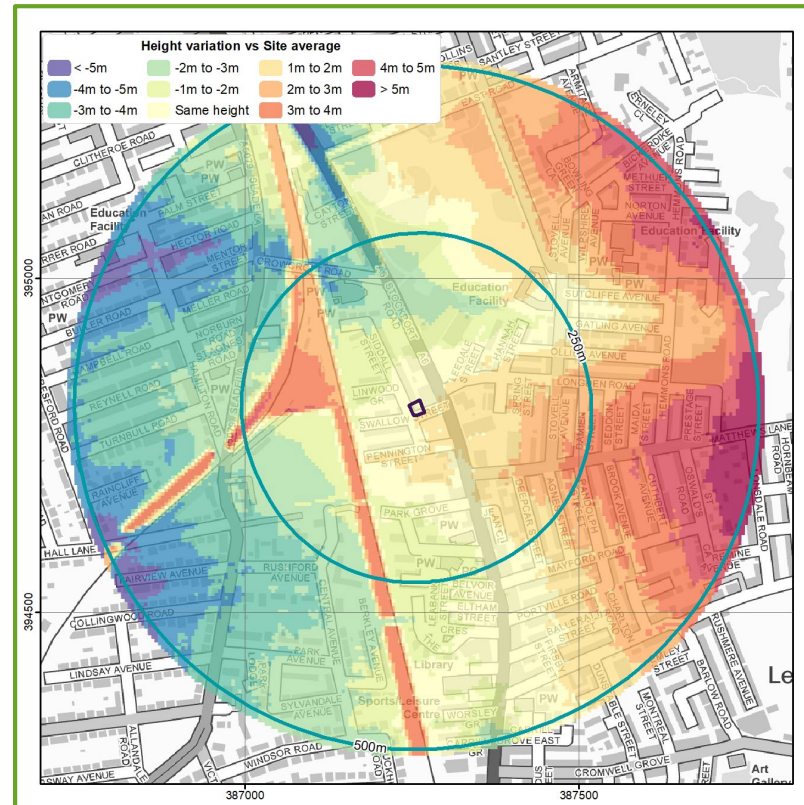
3.5 Historical land use maps

Historical Ordnance Survey maps relating to the site and its surrounding area have been provided by Landmark.

3.6 Topography Maps



Contains Ordnance Survey data © Crown copyright and database right 2022
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3.7 Environmental Information Data (Manchester City Council, 2022)

1. Environmental Information Data

DATE: 20 April 2022 TIME: 11:35

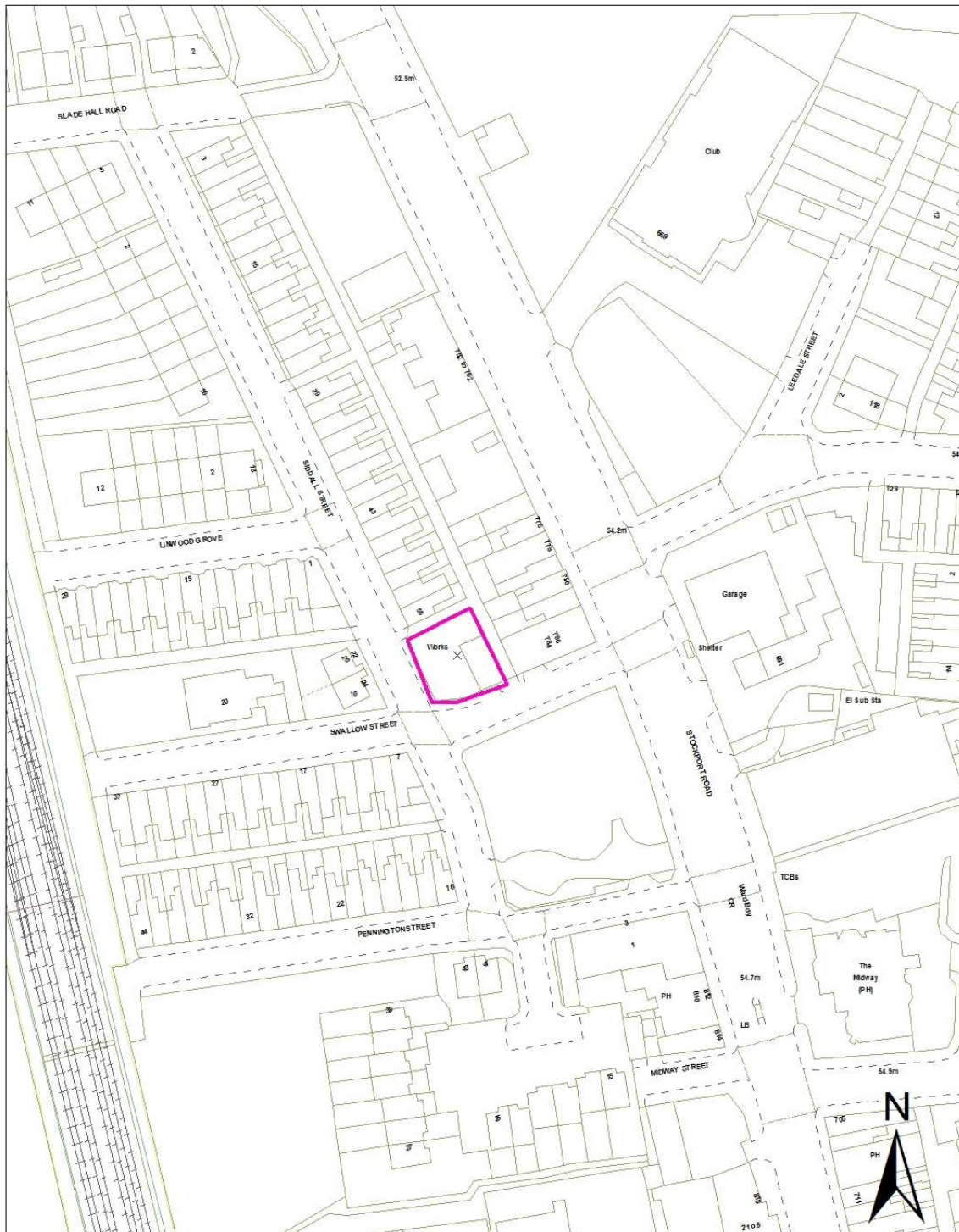
Buffer Search Radius: 25, 100, 250, 2000 metres

Site Centre Coordinates (British National Grid): 387258, 394805

Approx. area of search feature: 311m²

Polygon buffer search

2. Site Location Map



THE
MANCHESTER
CITY COUNCIL

0.263 meters
1



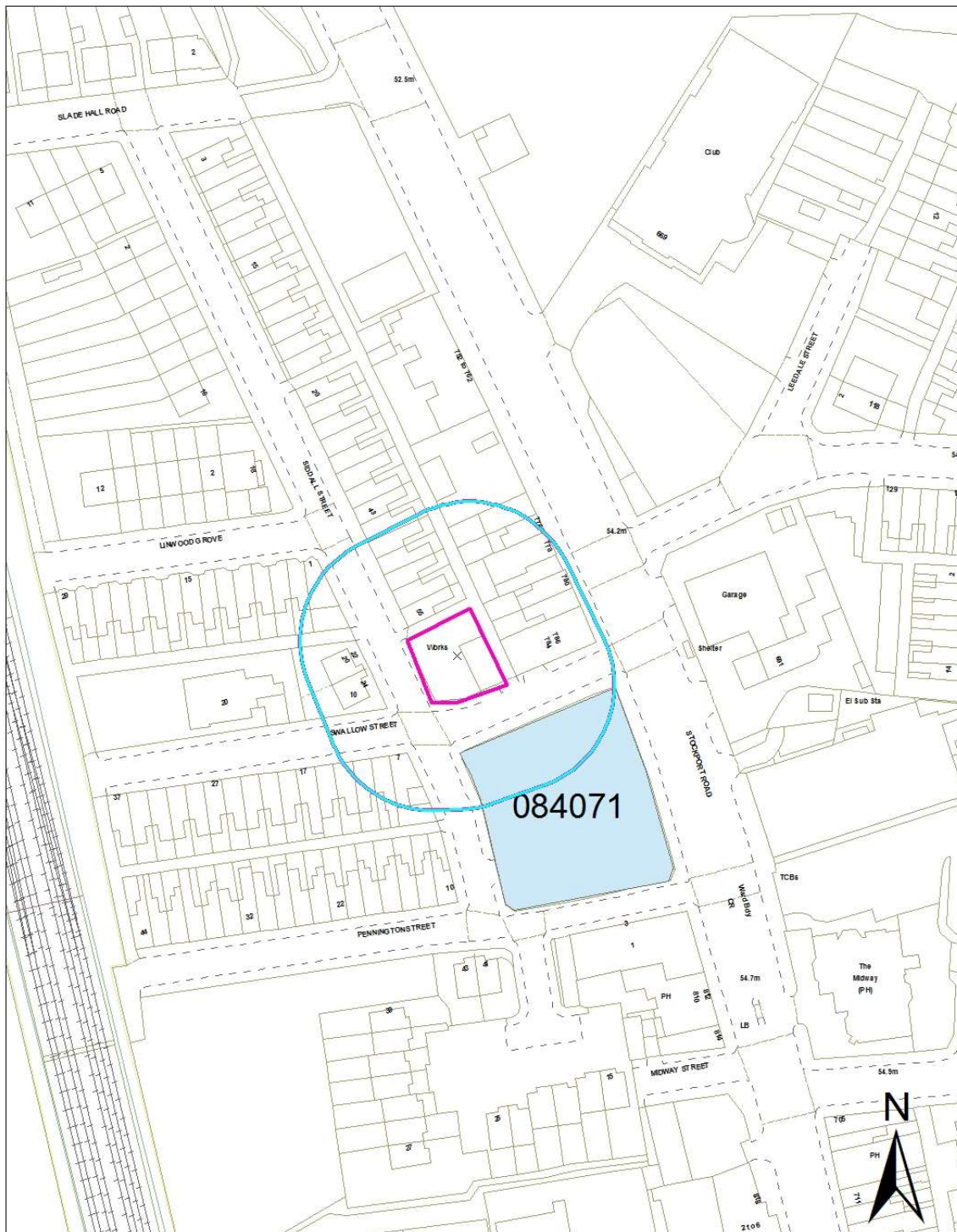
**MANCHESTER
CITY COUNCIL**

Contaminated Land Section

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Ordnance Survey 100019568.

3. CLS Records (2006-present)

Contaminated Land Section records of contamination issues at the site and land adjacent to the site (2006-present):



3.1 GIS Attribute Data for CLS Records (2006-present)

Selection Summary for layer

0 feature(s) identified on site.

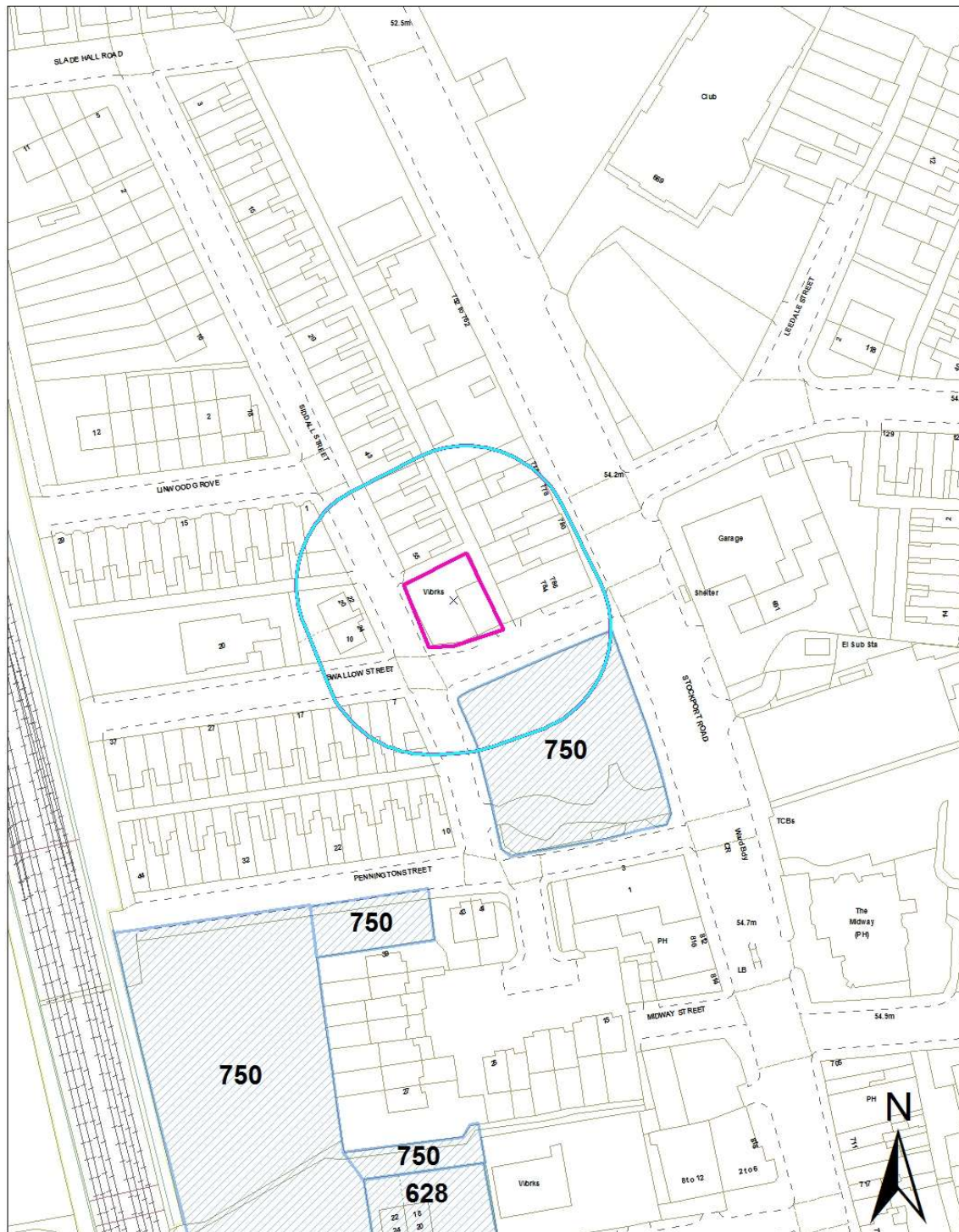
1 feature(s) identified off site within 25 metres

PLANNING	Status	Address	DD_MM_YYYY	Reports	Grid Ref.
On Site					
None					
Identified Off-site - Within 25m					
084071	Pending	Land between Pennington Street and Swallow Street at the junction with Stockport Road, Levenshulme, Manchester.			387284, 394771

The search has identified that the Contaminated Land Section may hold some information pertaining to ground conditions at or adjacent to this site, as shown on the above plan. Please contact us to arrange access to any available reports.

4. CLS Records (pre-2006)

Contaminated Land Section records of contamination issues at the site and land adjacent to the site (pre-2006):



4.1 GIS Attribute Data for CLS Records (pre-2006)

Selection Summary for layer

0 feature(s) identified on site.

1 feature(s) identified off site within 25 metres

SITE_REF	Address	Reports	Grid Ref.	Comments
On Site				
None				
Identified Off-site - Within 25m				
750	Ark Street, Park Grove.			Area C (5 in total). Boundary from information request.

The search has identified that the Contaminated Land Section may hold some information pertaining to ground conditions at or adjacent to this site, as shown on the above plan. Please contact us to arrange access to any available reports.

5. MCC Landfill

Landfill sites within 250 metres.

No records were identified within 250M

6. Part 2A Determined Land

Environmental Protection Act 1990 Part 2A, sites determined to be statutory contaminated land within 250 metres:

No records were identified within 250M

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.

Manchester City Councils contaminated land inspection strategy can be found at the following link.

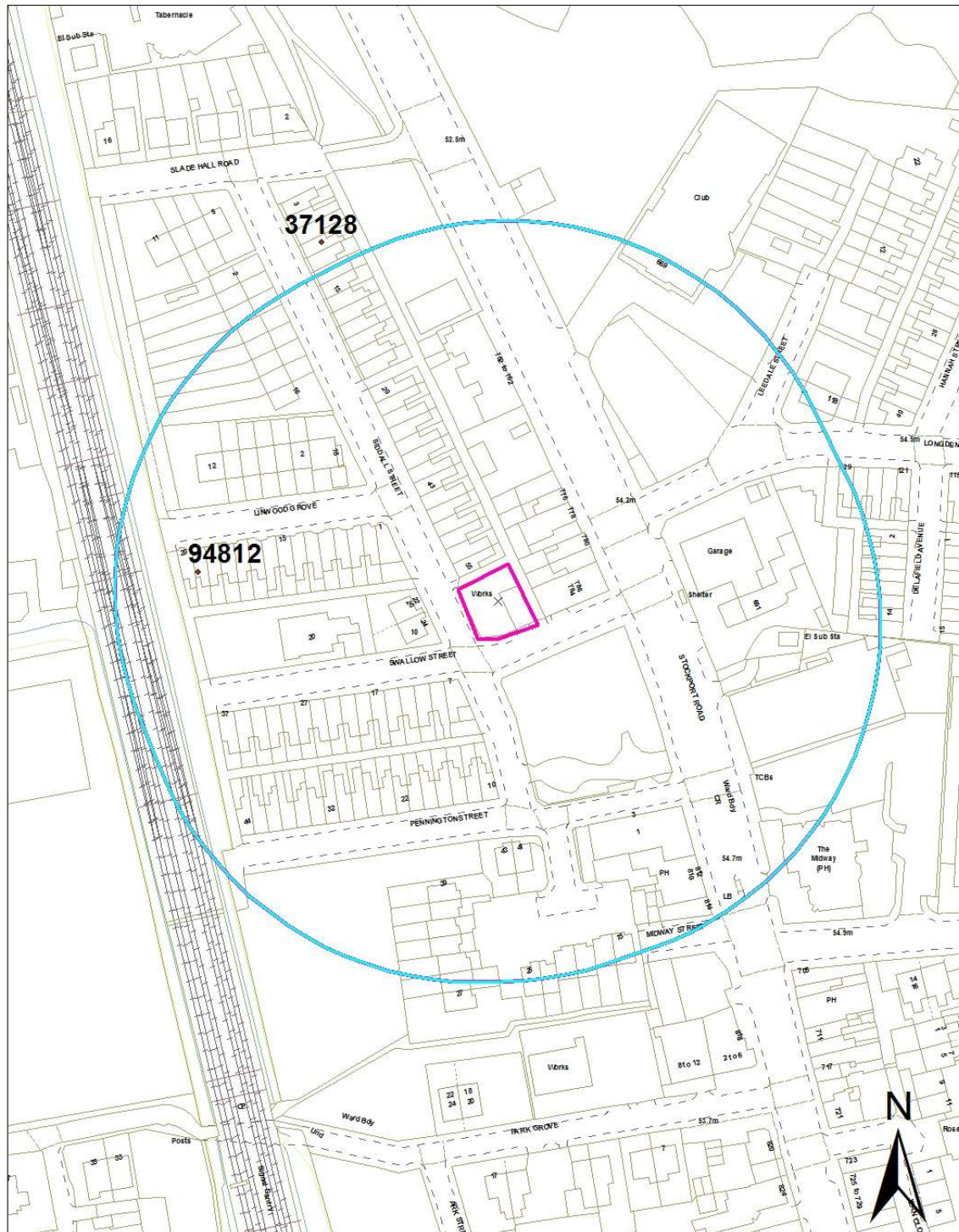
https://secure.manchester.gov.uk/info/100006/environmental_problems/2366/contaminated_land_and_environmental_searches/5

Manchester City Council contaminated land public register can be found at the following

https://www.manchester.gov.uk/directories/500217/licence-public_registers

7. Notices

Environmental Protection Act 1990 Notices



7.1 GIS Attribute Data for Notices

Selection Summary for layer

0 feature(s) identified on site.

1 feature(s) identified off site within 100 metres

llpg_upm	type	status	Sv date	edate	address	ward	Grid Ref.
On site							
None							
Identified Off site – Within 0 -100M							
94812	E4 EPA 1990 Section 80 (Nuisance)	CPN COMPLIED WITH	12/12/2016		Linwood Grove Stockport Road, Levenshulme, Manchester, M19 3BS	Longsight	

8. Waste Management Licences

Environmental Permitting (England & Wales) Regulations 2010, Waste Management Licences within 250 metres (MCC current and historic):
No records were identified within 250M

9. Waste Management Licences

Environmental Permitting (England & Wales) Regulations 2016, Waste Management Licences within 250 metres (EA current):
No records were identified within 250M

10. Part A(1) Permitted Processes

Environmental Permitting (England & Wales) Regulation 2016, Part A(1) Permitted Processes within 250 metres (MCC current and historic):
No records were identified within 250m

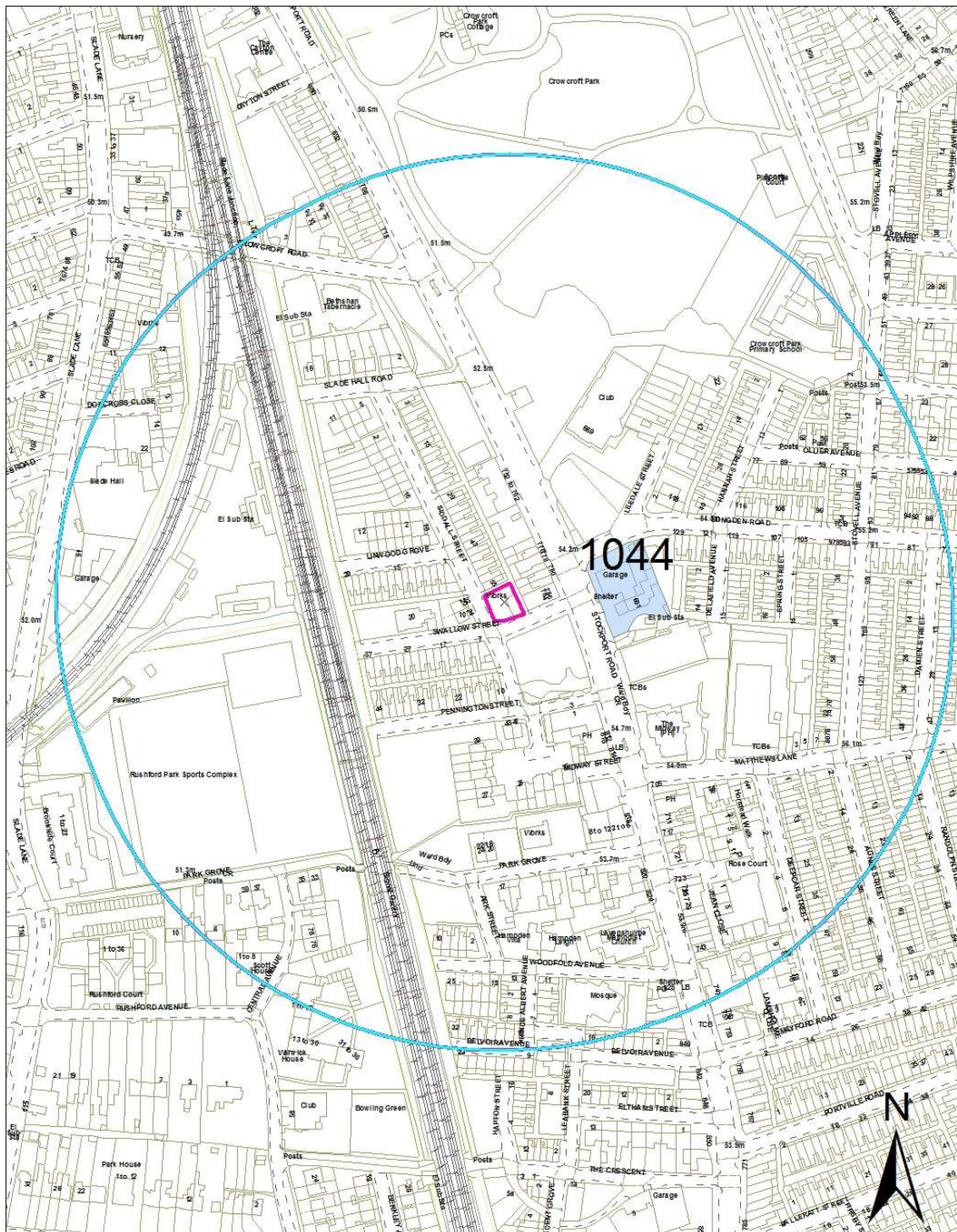
11. Part A(1) Permitted Processes

Environmental Permitting (England & Wales) Regulations 2016, Part A(1) Permitted Process within 250 metres (EA Current):
No records were identified within 250m

12. Part A(2) Permitted Processes

Environmental Permitting (England & Wales) Regulations 2016, Part A2 Permitted Processes within 250 metres:
No records were identified within 250m

Environmental Permitting (England & Wales) Regulations 2016, Part B Permitted Processes within 250 metres of the site:



13.1 GIS Attribute Data for Part B Permitted Processes

Selection Summary for layer

0 feature(s) identified on site.

1 feature(s) identified off site within 250 metres

Site Number	BUSINESS	ADDRESS	Permit Number	Status	Grid Ref.
On Site					
None					
Identified Off-site - Within 0-250m					
1044	Crowcroft Service Station.	691 Stockport Road, Longsight, M13 4QN.	PFS/42/98-99	Revoked	387331, 394815

14. Private Water Supplies

Private Water Supplies Regulations 2016, registered abstractions within 2000 metres:
No records were identified within 2000M

Manchester City Council currently have 4 Private water supplies that come under the Private Water Supplies Regulation 2016. However, only one of these is currently online.

If you require further information on these private water supplies, then please contact us.

15. Radioactive Substances Registrations

Radioactive Substances Act 1993, current registrations at or adjacent to the site:
No records were identified within 25m

End of Report.