

PHASE 3 REMEDIATION STATEMENT

Report 1406A: Rev 0

9th September 2022

PROPOSED DEVELOPMENT:

**NEW MOSTON PRIMARY SCHOOL, MOSTON LANE EAST
MANCHESTER M40 3QJ**



Client: CONLON CONSTRUCTION LTD Charnley Fold Lane Bamber Bridge Preston PR5 6BE On behalf of MANCHESTER CITY COUNCIL	Architect: CASSIDY + ASHTON 7, East Cliff Preston PR1 3JE
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G7 Geotech Ltd
49, Church Rd
Leyland
Lancashire PR25 3AA

t : 01772 435206
e : alan.w@g7geotech.co.uk
w : www.g7geotech.co.uk



G7 Geotech Ltd
23, Romilly Road
Cardiff
CF5 1FH

t : 02920 215865
e : keith.g@g7geotech.co.uk
w : www.g7geotech.co.uk

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G7 Geotech reports are independently checked

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1.0 INTRODUCTION

A new kitchen extension and car park extension are proposed at New Moston Primary School, Moston Lane East, Manchester M40 3QJ.

G7 Geotech Ltd have been instructed by Conlon Construction Ltd, to provide a Remediation Strategy with the aim of addressing the third part of a proposed pre-commencement Planning Condition dated 15th July 2022 attached to Application 133828/VO/2022; the Planning Authority being Manchester City Council.

G7 Geotech Ltd have also concurrently been instructed by Conlon Construction Ltd, to undertake a Preliminary Risk Assessment (Phase 1 Desk Study) with the aim of addressing the first part of the proposed pre-commencement Planning Condition.

We have been provided with an existing Letter Report on Ground Investigation by Amey and WYG Environment, dated 21st July 2015. This existing report describes intrusive ground investigations undertaken including ground contamination laboratory testing.

We have made enquiries with Manchester City Council Environmental Protection Officer and would propose that the 2015 report should be considered sufficient to satisfy the pre-commencement requirement for a Site Investigation Report.

This Remediation Strategy is based on the existing Letter Report on Ground Investigation and our Phase 1 Desk Study / PRA (1406/AW dated 8th September 2022).

This report presents a review of the existing ground investigation report and then sets out required remedial actions and validation proposals.

2.0 SITE DESCRIPTION

New Moston Primary School is situated on the south west side of Moston Lane East, Manchester M40 3QJ. National grid reference 389189E 402539N is presented on the appended databases and maps and has been derived within the irregular 'L' shaped site which has maximum dimensions of about 63m [NW-SE] by 50m [SW-NE]. The site area is about 0.25 hectares.

The majority of the site comprises tarmac surfaced playground and car park. The existing school forms the north west and western boundaries, where the proposed kitchen extension will be situated. The north eastern boundary is defined by a steel post and wire mesh fence and low height retaining wall and there is a row of mature / semi-mature trees along the boundary, including Birch and Oak plus other unknown species. The fence continues inside the site delineating the existing tarmac surfaced car park which is accessed via a tarmac surfaced access ramp off Moston Lane East. The car park extension will be along the south eastern side of the site where the boundary is open to the adjacent playing fields.

The surrounding natural topography is generally relatively flat and the site area itself is sensibly level apart from the gentle ramp into the car park off Moston Lane East.

The current site features are shown on the appended plans and photographs. The aerial photograph on the front cover was captured in April 2019, since when there have been no significant changes.

3.0 REVIEW OF EXISTING GROUND INVESTIGATION REPORT

The published geological mapping from BGS indicates Devensian Till overlying Pennine Middle Coal Measures. Our desk study has indicated a Low Risk in relation to coal mining activity, which was at great depth prior to 1900. Made Ground is not shown on the published mapping however, we know from the existing ground investigation report that Made Ground has been encountered to depths of up to 2.00m BGL in the vicinity of the proposed kitchen extension.

3.1 Made Ground

Beneath tarmac surfacing, the boreholes have described Made Ground comprising an upper layer within which elevated contaminants have been recorded in the laboratory. This upper layer is described as greyish black locally mottled grey sandy angular to subangular fine to coarse brick, roadstone, macadam and clinker gravel with low cobble content. Cobbles are brick and macadam. This layer is underlain by variable strength brown locally mottled grey slightly sandy gravelly silty clay (with some sand of ash in WS01) and low cobble content. Gravel is subangular to subrounded fine to coarse mudstone, coal, clinker, granite, brick, limestone and sandstone extending to depths of between 1.80m and 2.00m BGL. Cobbles are granite and roadstone.

3.2 Devensian Till

The Made Ground is underlain by natural Devensian Till comprising brown slightly gravelly slightly sandy clay. Gravel is subangular to subrounded fine to coarse coal, mudstone and sandstone.

3.3 Groundwater

Groundwater was not encountered within any of the boreholes during drilling. The 2No standpipes recorded groundwater at depths of between 2.27m and 3.10m BGL in June and July 2015.

Groundwater levels can vary due to seasonal and other effects.

3.4 Environmental observations

Manmade fragments of tarmac, clinker, ash and brick were noted within the Made Ground but otherwise obvious olfactory or visual signs of soil contamination were not encountered.

3.5 Laboratory analysis results

Amey compared laboratory results with the S4ULs for public open space and C4SLs and identified elevated levels of the polyaromatic hydrocarbons benzo(a)anthracene, benzo(a)pyrene, dibenzo(ah)anthracene, benzo(b)fluoranthene and chrysene.

The Amey report commented that the elevated levels of polyaromatic hydrocarbons are likely to be due to the macadam fragments within the Made Ground. Amey concluded that the Made Ground containing macadam could remain in situ beneath hard standing which would break the pollutant linkage. However, in the case of soft landscape, Amey advised that a clean capping layer is likely to be required.

3.6 Ground gas

Ground gas monitoring was undertaken on 10th June, 24th June and 10th July 2015. Carbon dioxide concentrations of between 3.2% and 5.8% were recorded along with slightly depleted oxygen.

Low / negligible concentrations of CH₄, CO & H₂S and low / negligible flow rates of 0.00l/hr to 0.10l/hr were recorded.

Taking the worst-case combination of flow rate 0.10l/hr and CO₂ of 5.80% results in a Gas Screening Value (GSV) of 0.0058l/hr. On this basis Characteristic Situation No 1 would be applicable and ground gas protection should not be required.

4.0 REMEDIATION AND VALIDATION PROPOSALS

This section sets out remedial actions to deal with ground contamination and validation proposals. The intrusive ground investigation identified the following Significant Pollutant Linkage:

SPL1: Polyaromatic hydrocarbons in soils beneath soft surfacing: elevated concentrations of benzo(a)anthracene, benzo(a)pyrene, dibenzo(ah)anthracene, benzo(b)fluoranthene and chrysene were measured in two samples of Made Ground at depths of 0.40m in WS02 & WS03, when compared to the S4ULs and C4SL threshold levels.

(refer to Amey Report for summary of elevated values).

4.1 Options Appraisal

We have considered the following options for remediation.

Breaking the Exposure Pathway(s)

In terms of protecting human health (end users, ground workers and landscape planting), one potential option would be to break the pathway of potential exposure. As an example, this could involve placing a cover layer above any Made Ground/soil remaining in-situ in areas sensitive end use (e.g. soft landscaping etc.). This example would break the relevant exposure pathway to the receptor without removing the actual source of contamination.

Source Removal

Removal of the source(s) of contamination (e.g. near surface soil/made ground etc.) coinciding with areas of sensitive end use (e.g. areas of soft landscaping etc.) would break long-term SPL by removal of the actual source of contamination.

Option Selection

Based on the scope of the proposed development, the proposed strategy should incorporate both source removal (i.e. remove surface layers and Made Ground in soft landscape) and placement of cover to break exposure pathways.

4.2 Removal of Made Ground in soft landscape areas

To remediate the elevated values of PAHs in the soils we recommend that in proposed soft landscape areas the existing surface layers and Made Ground are removed to a depth of 0.45m BGL.

Boreholes or trial pits were not undertaken to specifically target the area of proposed soft landscape so we recommend that groundworkers should excavate to 0.45m depth and stockpile the arisings to enable validation sampling and laboratory testing of the arisings and the base of the excavation. The aim would be to assess if the Made Ground removed is similar in composition to that described in the existing 2015 boreholes.

In the event that Made Ground similar to 2015 containing macadam is encountered in the soft landscape area then we note that Amey concluded that this soil may be classified as 'Hazardous' and should be safely disposed of accordingly. Alternatively, the Made Ground could be placed beneath the proposed hard surfacing for the car park extension because the pollutant linkage would be broken.

During site clearance standard good practices should be adopted and the usual caution and vigilance should be applied so that unexpected contamination can be identified. If soil or groundwater contamination is suspected then specialist advice must be sought.

4.3 Validation plan

Boreholes or trial pits were not undertaken to specifically target the area of proposed soft landscape so we recommend that groundworkers should excavate to 0.45m depth and stockpile the arisings to enable validation sampling and laboratory testing of the arisings and the base of the excavation. The aim would be to assess if the Made Ground removed is similar in composition to that described in the existing 2015 boreholes.

In the event that Made Ground similar to 2015 containing macadam is encountered in the soft landscape area then we note that Amey concluded that this soil may be classified as 'Hazardous' and should be safely disposed of accordingly. Alternatively, the Made Ground could be placed beneath the proposed hard surfacing for the car park extension because the pollutant linkage would be broken.

Photographs, measured thicknesses and surveyed levels of the reduced formation prior to clean topsoil placement and finished ground levels are useful data for validation purposes and should be undertaken by the Main Contractor during the development, as necessary, which would be incorporated into the validation report to be produced on completion of the ground works. Waste transfer certificates related to spoil disposal should also be collated and presented as part of this work.

4.4 Replacement with certified clean topsoil

Following confirmation that the Made Ground has been removed to 0.45m depth, certified clean topsoil / subsoil should then be placed in proposed landscape areas to finished levels.

For any soils (topsoil/subsoil) imported as part of the development (e.g. soft landscaping etc.), the Main Contractor should assess suppliers and once the supplier(s) has been selected, then a sampling regime should be implemented as follows:

- a) One sample of imported soil (topsoil/subsoil) per source will be sampled and tested for independent source validation from the first load(s) delivered to the site.
- b) In addition, for each source, after placement, one sample per 50m³ or one sample per landscaped area (including any soils placed in paved landscaped areas) will be sampled and tested for routine monitoring purposes of the source(s).
- c) The testing regime and imported soil criteria set out a minimum requirement to be achieved. Depending on the nature of the source(s) selected it may be necessary to increase the rate of sampling and/or the scope of testing required. If deemed necessary, this will be set out in the validation report.

The imported soil testing results will be compared against the GAC for open space scenarios. The contractor should provide documentation (e.g. delivery notes) indicating the volume and/or number of loads delivered and should record the location and depth of placement achieved (e.g. photographic records with scale demonstrating the depth of placement).

4.5 Disposal of excavated soils

In the event that Made Ground similar to 2015 containing macadam is encountered in the soft landscape area then we note that Amey concluded that this soil may be classified as 'Hazardous' and should be safely disposed of accordingly. Alternatively, the Made Ground could be placed beneath the proposed hard surfacing for the car park extension because the pollutant linkage would be broken.

A rigorous hazard assessment of the results was not within our scope, but our preliminary conclusion from the contamination testing (where PAHs are elevated in two samples) is that some of the Made Ground containing macadam may classify as 'Hazardous'. Other Made Ground derived from solely natural soils may classify as 'Non-Hazardous and Inert' as would any natural soils.

Early consultations should be made with appropriate waste facilities or regulators to confirm the off-site disposal requirements.

It is noted that the samples were recovered from relatively widely spaced boreholes and, whilst representative of the soils encountered, additional testing may be required prior to or during construction to confirm the classifications.

The Local Authority may request Waste Transfer Notes for all soils taken off site so that all surplus spoil disposal is recorded in accordance with regulatory requirements.

The Main Contractor must keep records and photographs of soil that is taken off site. Waste transfer tickets should be obtained along with a record of the waste disposal site location, all to be retained in the project file for incorporation in the validation report.

4.6 Water supply pipes

Elevated PAHs were recorded in WS02 & WS03 so as a precaution we recommend that protective barrier pipe is used for water supply pipes.

4.7 Construction workers

Construction workers should wear standard PPE including protective gloves and overalls. Normal hygiene precautions should be observed.

4.8 Final Validation Report

A final validation report would be required at the end of the construction phase for the purposes of the final part of the Planning Condition. The final validation report shall be submitted to the Local Authority for approval and would comprise

- ❖ photographic records of the validation inspections to show:
 - stockpiles
 - depth of inert cover installed
 - quality of the material to be used as inert cover
 - method of placement and different layers if appropriate
 - geographic background features which will aid locating the photographs
 - the completed project
- ❖ all validation sample descriptions and laboratory analysis results
- ❖ existing site soils for removal / safe disposal will require Waste Transfer Notes
- ❖ source details of imported soils and delivery tickets
- ❖ confirmation of clean topsoil cover thickness
- ❖ laboratory analysis results for all imported subsoil and topsoil
- ❖ an updated assessment including for any new unexpected ground contamination
- ❖ additional remedial measures required
- ❖ an updated final conceptual model
- ❖ confirmation of the assessed effectiveness of the remediation as appropriate

5.0 CONCLUSIONS AND RECOMMENDATIONS

Our Remediation Strategy is based on the following conclusions with regard to ground contamination.

- a) There is Made Ground on site which contains macadam, clinker, ash and brick and is a potential source of ground contamination.
- b) Soil sampling and laboratory analysis has indicated elevated levels of PAHs.
- c) Made Ground should be removed from soft landscape areas to a depth of 0.45m BGL and clean topsoil should be provided to ensure the site is suitable for the proposed end use. Imported subsoil and topsoil will require laboratory analysis to verify that it is 'clean' and suitable.
- d) There may be surplus spoil to be removed from site. The waste regulators will require laboratory chemical analysis of the spoil, including standard suites and Waste Acceptance Criteria (WAC) tests in order to accept / classify the soils for disposal.
- e) Amey concluded in their 2015 report that ground gas protection is not required for the kitchen extension and our retrospective Phase 1 Desk Study concurs with this conclusion.
- f) A validation report will be required summarising the remedial actions undertaken and validation sampling and laboratory test results.
- g) The existing buildings should be checked for asbestos containing materials (ACMs), as buildings constructed before the year 2000 are a potential risk. An asbestos specialist should be consulted and an asbestos survey may be required, unless one is already available, so that risks can be assessed and safely managed. If ACMs are present then an asbestos specialist should provide a separate asbestos remediation plan as this is outside our scope.

Based upon the information reviewed, our assessment is that ground contamination risks to potential receptors should be considered **LOW** for the proposed development subject to the stated mitigation measures. A careful watching brief will be required during groundworks, remediation and construction. If unexpected or previously undetected ground contamination is found or is suspected then specialist advice should be sought.

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## GENERAL INFORMATION, LIMITATIONS AND EXCEPTIONS

Unless otherwise stated, our Report is a Ground Investigation Report [GIR] as defined in BS EN1997-2. Our Report is not intended to be and should not be viewed or treated as a Geotechnical Design Report [GDR] as defined in EN1997-2. If 'design' recommendations are provided, they are for guidance only and are intended to allow the designer to assess the results and implications of our investigation/testing and to permit preliminary design of relevant elements of the proposed scheme. When the title of the report is 'Factual Report on Ground Investigation' this means that geotechnical design recommendations are not provided.

The scope and methods of investigation used have been chosen taking into account project and site constraints including but not limited to access and space limitations. Where it has not been possible to reasonably undertake an EC7 compliant scope or investigation technique we have adopted a practical and economic scope and technique(s) to obtain indicative soil parameters and any interpretation is based upon our engineering experience and relevant published information.

The Report is issued on the condition that G7 Geotech Ltd will under no circumstances be liable for any loss arising directly or indirectly from ground conditions between the exploratory points which differ from those identified during our investigation. In addition G7 Geotech Ltd will not be liable for any loss arising directly or indirectly from any opinion given on the possible configuration of strata both between the exploratory points and/or below the maximum depth of the investigation; such opinions, where given, are for guidance only and no liability can be accepted as to their accuracy. The results of any measurements taken may vary spatially or with time and further confirmatory measurements should be made after any significant delay in using this Report.

Comments made relating to ground-water or ground-gas are based upon observations made during our investigation unless otherwise stated. Ground-water and ground-gas conditions may vary with time from those reported due to factors such as seasonal effects, atmospheric effects and and/or tidal conditions. We recommend that if monitoring installations have been included as part of our investigation, continued monitoring should be carried out to maximise the information gained.

Specific geotechnical features/hazards such as [but not limited to] areas of root-related desiccation and dissolution features in chalk/soluble rock can exist in discrete localised areas - there can be no certainty that any or all of such features/hazards have been located, sampled or identified. Where a risk is identified the designer should provide appropriate contingencies to mitigate the risk through additional exploratory work and/or an engineered solution.

Where spread foundations are used, we recommend that all excavations are inspected and approved by suitably experienced personnel; appropriate inspection records should be kept. This should also apply to any structures which are in direct contact with the soil where the soil could have a detrimental effect on performance or integrity of the structure.

Ground contamination often exists in small discrete areas - there can be no certainty that any or all such areas have been located, sampled or identified.

The findings and opinions conveyed in this Report may be based on information from a variety of third party sources such as commercially available desk based geological and environmental searches, historical maps, mining reports, radon reports, geotechnical laboratory testing and contamination laboratory analyses. G7 Geotech Ltd cannot and does not provide any guarantee as to the authenticity, accuracy or reliability of such information from third parties; such information has not been independently verified unless stated in our Report.

Our Report is written in the context of an agreed scope of work between G7 Geotech Ltd and the Client and should not be used in any different context. In light of additional information becoming available, improved practices and changes in legislation, amendment or re-interpretation of the assessment or the Report in part or in whole may be necessary after its original publication.

Unless otherwise stated our investigation does not include an arboricultural survey, asbestos survey, ecological survey or flood risk assessment and these should be deemed to be outside the scope of our investigation.

Issue 04 : 3<sup>rd</sup> August 2020

G7 Geotech Ltd  
49, Church Rd  
Leyland  
Lancashire PR25 3AA

t : 01772 435206  
m: 07752 197426  
e : [alan.w@g7geotech.co.uk](mailto:alan.w@g7geotech.co.uk)



G7 Geotech Ltd  
23, Romilly Road  
Cardiff  
CF5 1FH

t : 02920 215865  
m: 07778 782963  
e : [keith.g@g7geotech.co.uk](mailto:keith.g@g7geotech.co.uk)

## **APPENDIX A**

PLANS AND MAPS

EXISTING SITE PLAN

AERIAL PHOTOGRAPH WITH SITE FEATURES

PROPOSED DEVELOPMENT PLAN

LOCATION PLANS

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**Health & Safety Notes**

- Contractor must ensure that all work on site is carried out in a safe & satisfactory manner, in accordance with Health & Safety At Work Act 1974, COSHH Regulations 2002 & requirements of C.D.M

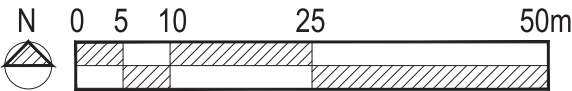


Locator Plan  
1:5000 @ A3

**KEY**

- APPLICATION BOUNDARY
- OWNERSHIP BOUNDARY

**SCALE**



|      |                |            |
|------|----------------|------------|
| P1   | PLANNING Issue | 21.04.2022 |
| Rev. | Description    | Date       |

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www.cassidyashton.co.uk

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7 East Cliff, Preston, Lancashire, PR1 3JE 01772 258 356  
10 Hunters Walk, Canal Street, Chester, CH1 4EB 01244 402 900

|         |                                                                   |
|---------|-------------------------------------------------------------------|
| Client  | Manchester City Council                                           |
| Project | New Moston Primary School<br>New Kitchen & Internal Refurbishment |

|                                     |                                 |            |                     |
|-------------------------------------|---------------------------------|------------|---------------------|
| Drawing Title<br>Existing Site Plan |                                 |            |                     |
| Drawn by                            | SB                              | Checked by | LMB Date 21.04.2022 |
| Status                              | S4                              | Scale @ A3 | 1:500               |
| Job no.<br>11343                    | Dwg.no.<br>CAA-B01-XX-DR-A-1002 | Rev.<br>P1 |                     |



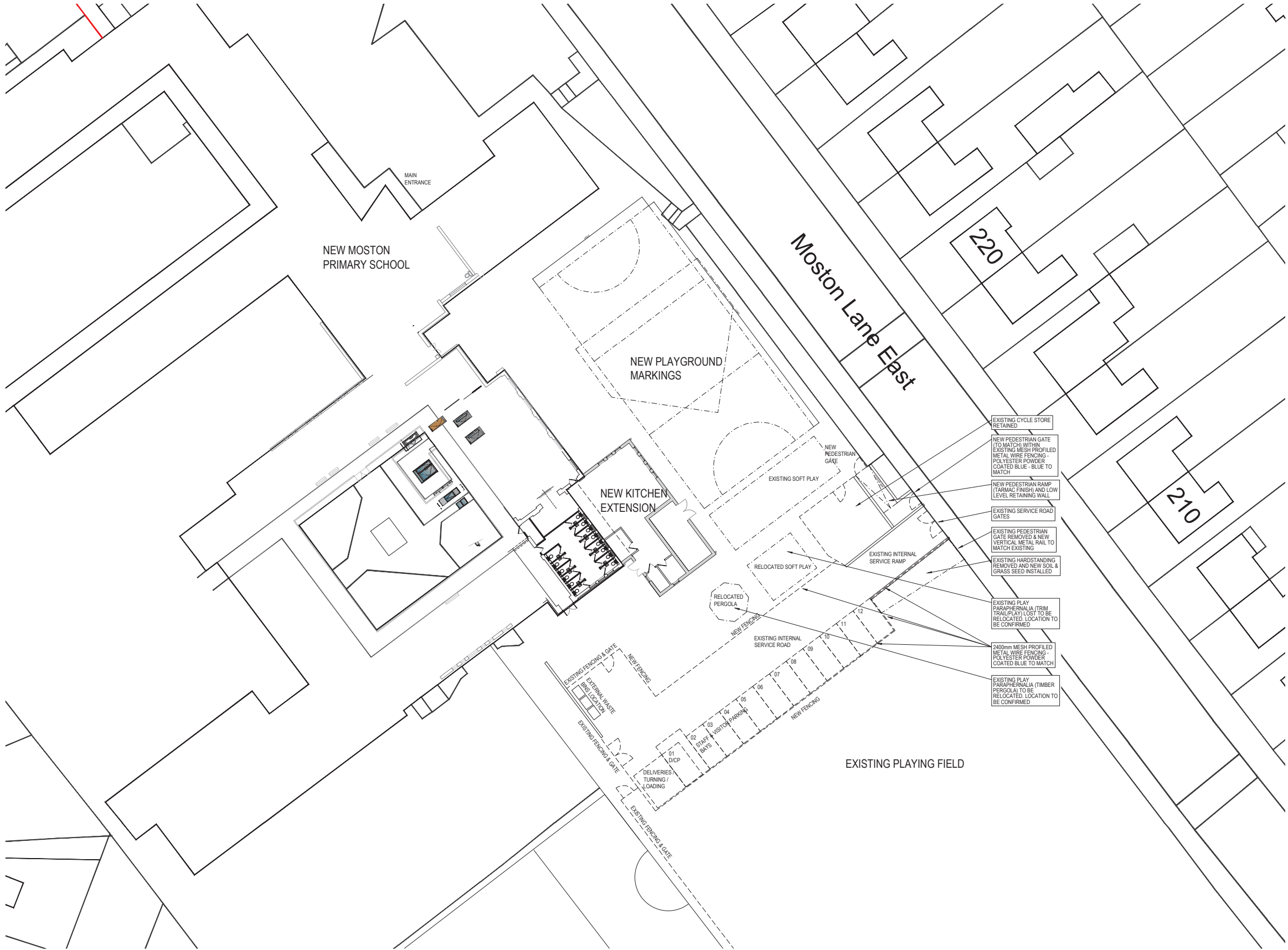
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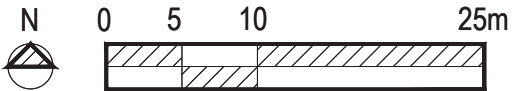
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Locator Plan  
1:5000 @ A3



SCALE



|      |                                              |            |
|------|----------------------------------------------|------------|
| P6   | Stage 4 Tender Issue                         | 06.06.2022 |
| P4   | Amended Footprint for Planning               | 27.05.2022 |
| P3   | Updated to reflect changes to WCs, & Servery | 20.05.2022 |
| P2   | Updated PLANNING ISSUE                       | 13.05.2022 |
| P1   | PLANNING Issue                               | 21.04.2022 |
| Rev. | Description                                  | Date       |

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|                                                                                          |                                        |                                            |                     |                    |
|------------------------------------------------------------------------------------------|----------------------------------------|--------------------------------------------|---------------------|--------------------|
| Client<br><b>Manchester City Council</b>                                                 |                                        | Drawing Title<br><b>Proposed Site Plan</b> |                     |                    |
| Project<br><b>New Moston Primary School<br/>New Kitchen &amp; Internal Refurbishment</b> |                                        | Drawn by<br>SB                             | Checked by<br>IW    | Date<br>21.04.2022 |
|                                                                                          |                                        | Status<br><b>D2</b>                        | Scale @ A3<br>1:500 |                    |
| Job no.<br><b>11343</b>                                                                  | Dwg.no.<br><b>CAA-B01-XX-DR-A-1003</b> | Rev.<br><b>P5</b>                          |                     |                    |



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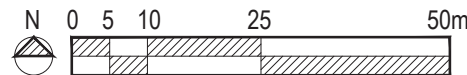
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**KEY**

-  APPLICATION BOUNDARY
-  OWNERSHIP BOUNDARY

**SCALE**



|      |                |            |
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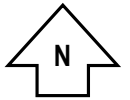
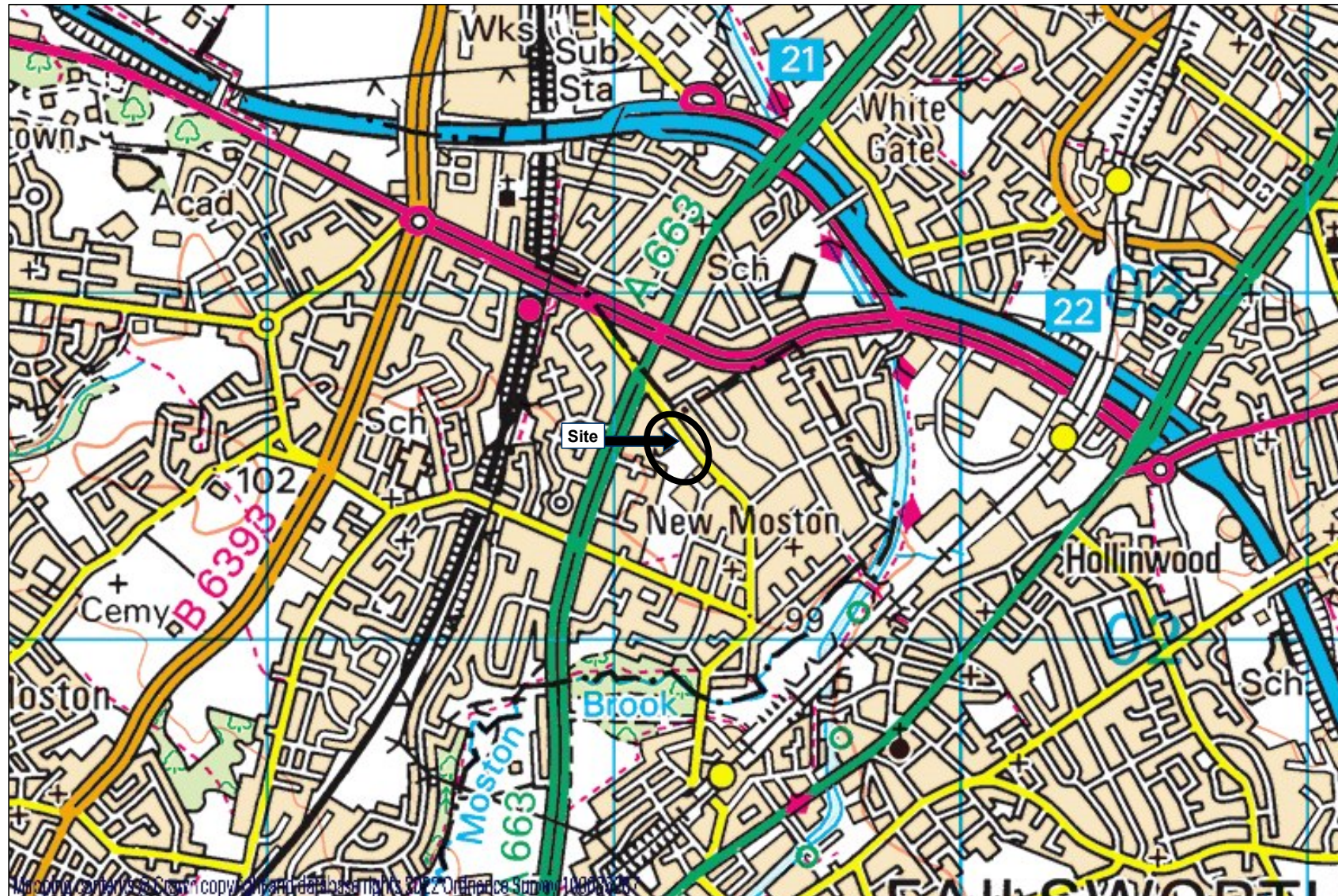
Client  
**Manchester City Council**

Project  
**New Moston Primary School  
New Kitchen & Internal Refurbishment**

Drawing Title  
**Location Plan**

|                         |                                        |            |     |                   |            |
|-------------------------|----------------------------------------|------------|-----|-------------------|------------|
| Drawn by                | SB                                     | Checked by | LMB | Date              | 21.04.2022 |
| Status                  | <b>S4</b>                              |            |     | Scale @ A3        | 1:1000     |
| Job no.<br><b>11343</b> | Dwg.no.<br><b>CAA-B01-XX-DR-A-1001</b> |            |     | Rev.<br><b>P1</b> |            |

SITE LOCATION PLAN



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