



**GEO-ENVIRONMENTAL
APPRAISAL REPORT**

**2 Didsbury Point
The Boulevard
Didsbury
Manchester
M20 2EY**

April 2016

Report Ref: 10/0867/001

Prepared on Behalf of:

Southway Housing Trust

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EXECUTIVE SUMMARY

Client	Southway Housing Trust
Location	2 Didsbury Point, The Boulevard, Didsbury M20 2EY OS grid reference 383540, 392560
Description	The site comprises an area of approximately 0.35ha and is currently occupied by undeveloped open land, however the remains of buried floor slabs are exposed in various locations.
Development	The site is planned to be re-developed for a commercial end use, with two storey office buildings, car parking and soft landscaping.
Site History	In summary the site has been developed as part of Withington Hospital in two separate phases, between the 1920's and 1930's and more recently between the 1970's and the 2000's. In 2006 the site was cleared of all above ground structures. The development of the surrounding land mirrored that of the site with much being either initially a workhouse, then a hospital to the south, which expanded over time (most significantly in the late 1960's – 1970's) to surround the site.
Geology	Geological maps indicate that the superficial drift deposits beneath the site comprise Glacio Fluvial Sheet Deposits (clay or sand and gravel), with solid strata comprising Sherwood Sandstone. Boreholes located on site during previous investigations however show predominantly cohesive deposits with bands of sand to depths of around 23m where sandstone bedrock was recorded.
Mining	The site is not located in an area which has been affected by historical mining activities.
Environmental Setting	The nearest identified environmental receptors are the drift strata which are classified as a Secondary 'A' Aquifer with the bedrock classified as a Principal Aquifer. There are however no groundwater abstraction points recorded within 500m and the site is not located within a Groundwater Source Protection Zone. The nearest surface water feature is the River Mersey approximately 800m to the south. A second river (Red Lion Brook) is present a similar distance to the north.
Flood Risk	According to Environment Agency records the site is not within an area liable to flooding (or extreme flooding) from rivers or sea without defences.
Ground Conditions	Obstructions (possible floorslabs) were encountered in a number of locations between 0.15m bgl to 0.8m bgl in all of the above cases the obstructions encountered prevented the boreholes being advanced any further. Made Ground was encountered in all of the remaining exploratory locations to depths of 4.0m. The Made Ground was found to be generally granular in nature, consisting of a slightly silty gravelly fine to coarse sand / gravel of brick, sandstone and concrete with fragments of wood, metal, plastic and glass. Beneath this is a dark grey medium to coarse sand with occasional fine to medium sub-rounded gravel of quartz and sandstone with occasional coal and brick fragments. None of the boreholes succeeded in reaching natural soils, all were terminated within Made Ground deposits at depths ranging from 0.15m to 4.0m bgl. Groundwater was encountered at depths of between 0.1m bgl and 2.7m bgl.

	Previous investigations encountered firm clay from 3.5m bgl, stiffening with depth, becoming stiff / very stiff at 10.5m bgl, with sandstone bedrock encountered at 23.5m bgl.
Contamination	Chemical testing carried out on the Made Ground beneath the proposed development site did not identify any elevated inorganic or organic contaminants when compared to SSVs for a commercial end use. In addition, no asbestos was encountered in any of the samples tested
Hazardous Gas	The investigations show in-excess of 4.0m thickness of Made Ground and whilst typically granular in nature does contain fragments of wood / timber. The local graveyards / burial grounds located close to the western part of the site, along with possible infilled ponds to the north and west should also be considered possible sources of ground gas. Previous investigations undertaken by GRM Development Solutions on an adjacent site in September 2010 encountered methane concentrations up to 0.5%v/v, and carbon dioxide concentrations of up to 5.1% v/v, with maximum flow rates of 0.9l/hr. The gas concentrations would be borderline CS1 to CS2 conditions and some form of gas protection may be required.
Foundations	Based on the findings of the investigation (granular Made Ground up to 4.0m bgl overlying firm to stiff clay), a piled foundation solution is likely to be the most appropriate option for the development. Previous investigation encountered very stiff clay at around 10.5m bgl. However given the granular nature of the Made Ground deposits consideration should be given to the possibility of ground improvement or a vibro-pile solution. However, care should be taken due to the high ground water table and an allowance for dewatering of excavations should be made.
Further Works / Considerations	In summary, based on the findings of this initial investigation we would make the following recommendations for additional works: Drilling of 4No. Cable Percussion boreholes to confirm foundation design. Installation of ground gas monitoring wells and gas monitoring carried out including 4 visits over a 1 month period. Potential provision of gas prevention measures, at present thought to include a carbon dioxide resistant membrane and ventilated void spaces. Provision of a piled foundation solution or possibly vibro ground improvement, though advice should be sought from a specialist vibro contractor regarding suitability of soils. Shoring and dewatering of excavations during construction phase. Grubbing up and removal of relic foundations and floorslabs.

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1.0 INTRODUCTION

1.1 Background

Clancy Consulting Limited has been instructed by Southway Housing Trust to carry out a Geo-environmental Appraisal at 2 Didsbury Point, The Boulevard in Didsbury to provide pre-acquisition information relating to potential development constraints. A site location plan is presented in Appendix I.

The site currently comprises part of the former Withington Hospital site which we understand is being proposed for re-development with two storey office buildings, car parking spaces and soft landscaped areas. A copy of the proposed development layout plan is included in Appendix I

1.2 Objectives

The objectives of this investigation are summarized below:

- Assess the environmental setting, historical development, geology, hydrology, hydrogeology, mining and subsidence history of the site and surrounding area.
- Review existing information from previous investigations on the site and surrounding area.
- Carry out a Preliminary Risk Assessment and develop a detailed 'conceptual site model' with regard to potential contamination sources, pathways and receptors.
- Undertake a ground investigation comprising the drilling of window sample boreholes to assess the ground conditions at the site.
- Carry out chemical testing to establish whether any contamination risk exists to the environment and / or human health.
- Perform a desk based gas risk assessment to determine the ground gas risk and provide preliminary recommendations for gas protective measures and monitoring, if necessary.
- Provide recommendations regarding the requirement for further investigations, if required, to satisfy the Local Planning Authority.

1.3 Limitations of the Study

Clancy Consulting Limited cannot be held responsible for any omissions, misrepresentation, errors or inaccuracies with the supplied third party report information. The report is written in the context of an agreed scope of work and budget and should not be used in a different context. New information or improved practices and changes in legislation may require a reinterpretation of the report in whole or in part.

Clancy Consulting Limited reserves the right to amend either conclusions or recommendations in light of any further information that may become available. The report is provided for the sole use of Southway Housing Trust for the objectives discussed previously only, and is confidential to them.

The report may not be relied upon by any other party without prior written consent of Clancy Consulting Limited. Those using this information in subsequent assessments or evaluations do so at their own risk.

2.0 DESK STUDY

2.1 General

Background information was sought from the following sources:

- Ordnance Survey historical maps (selected copies included in Appendix II).
- British Geological Survey (BGS) sheets (Appendix III).
- Environment Agency groundwater vulnerability and sensitivity maps (Appendix IV).
- Environmental datasheets (Appendix V).

In addition to the above Clancy Consulting have been provided with the following reports, relevant sections of which have been used in the production of this current study:

- Report on Ground Investigation at Site of Proposed Development at Didsbury Point Manchester for Silverswood Properties Ltd. February 2003. Sub Soil Surveys Ltd Report No 2002/234.
- Didsbury Hospital Manchester. GRM Development Solutions Report No GRM/P5281/F1, September 2010.

2.2 Site Setting and Description

The site is located at No 2, Didsbury Point, The Avenue in Didsbury, at OS grid reference 383540, 392560. The site is a square shaped parcel of land, comprising an area of approximately 0.35ha, currently occupied by an area of rough ground / undeveloped land. However, signs of previous development (floor slabs) are evident in certain areas of the site. A small electricity sub-station and water tap are present in the north east corner of the site.

The site is surrounded by a mixture of residential properties, apartment blocks and commercial properties, the majority of which would appear to have been relatively recently been constructed.

A photographic record of site conditions is presented in Appendix I.

2.3 Site History

In order to investigate the development history and previous land uses at the site and surrounding area, historical Ordnance Survey (OS) maps were examined. Selected copies of the maps are presented in Appendix II.

The Table below is not intended to provide a comprehensive review of all the changes which have occurred at the site and instead provides a summary of the most salient points, the most significant of which are highlighted in bold text for ease of reference.

Table 1- Development History

Date(s)	Site	Surrounding Land
1848	The site is shown as an area of Open Undeveloped Land .	The site is located within a rural area. A number of potential small ponds / areas of extraction are shown within 100m to the north and west of the site. The River Mersey is located approximately 700m to the south of the site.

Date(s)	Site	Surrounding Land
1894 - 95	No significant changes.	The town of Withington is shown to the west of the site. A number of buildings belonging to Chorlton Union Workhouse (Hospital) feature along the southern boundary of the site. A fever hospital, mortuary and cemetery feature approximately 100 – 150m south west of the site. A railway line is located 240m north of the site. A second cemetery (Manchester Southern Cemetery) features approximately 260m to the west of the site.
1907-1911	No significant changes.	The Workhouse Hospital, is now a hospital , which has undergone some expansion, with a second mortuary and tanks featured.
1922 - 1923	The hospital has expanded onto the eastern side of the site , with one wing of a larger building located on the site.	No significant changes.
1934	The above mentioned building no longer features on the site and has likely been demolished.	Princess Road features running north / south approximately 110m west of the site.
1955 - 1956	No significant changes.	The cemetery is now annotated as being an “old burial ground” .
1966	No significant changes.	No significant changes.
1971 - 1975	The site is now part of the much larger Withington Hospital , with parts of two larger buildings present covering much of the east and west of the site.	Significant expansion has occurred to the hospital (Withington Hospital), which now surrounds the site on all sides.
1980 - 1989	No significant changes.	No significant changes.
1992	No significant changes.	No significant changes.
2006	The site is now clear of all buildings which appear to have been demolished.	The hospital has reduced significantly in size, much of the land directly to the south and west of the site is undeveloped. Residential and commercial properties feature to the east and north.
2016	No significant changes.	Additional commercial development has occurred to the north and west of the site.

Evidence obtained during the site investigation revealed that although the hospital buildings have been demolished, there is evidence of floor slabs and roadways remaining beneath the ground surface.

2.4 Geology

The 1:50,000 British Geological Survey (BGS) map for the area (Sheet 98, Stockport) indicates that superficial deposits are present beneath the site comprising a Glacio Fluvial Sheet Deposits (sand and gravel) of the Devensian period.

Solid strata comprise sandstone of the Triassic Wilmslow Sandstone Formation.

Sub Soil Surveys drilled one cable percussion borehole (BH8) on the site, the results of which show that Made Ground soils of around 4.0m bgl, overlay firm to stiff clays with occasional sand horizons to depths approaching 22.0m bgl, where very dense sands grade into weathered sandstone at approximately 23.3m bgl.

Copies of the geological maps are presented in Appendix III.

2.5 Soil Geochemistry

According to the BGS National Geoscience Information Service no elevated background concentrations of arsenic, cadmium, chromium, lead or nickel are anticipated in the natural soils beneath the site.

2.6 Mining & Ground Stability

According to Coal Authority records the site is located in an area that 'might not be affected by coal mining'.

There are no BGS recorded mineral sites located within 500m of the site.

2.7 Hydrogeology

According to the Environment Agency Groundwater Vulnerability Map (Sheet 17 Manchester) the sandstone bedrock is classified as a Principal Aquifer, and the overlying superficial deposits are a Secondary 'A' Aquifer.

The site is not indicated to be within a Groundwater Source Protection Zone.

There are no recorded groundwater abstraction points or any recorded groundwater pollution incidents within 500km of the site.

Copies of the hydrological site sensitivity maps are included in Appendix IV.

2.8 Hydrology

The nearest surface water feature is the River Mersey, approximately 800m south of the site, and Red Lion Brook located a similar distance to the north of the site.

There are no discharge consents recorded within 500m of the site.

There is one recorded surface water pollution incidents within 500m of the site, classified as a Category 3 – Minor Incident and is not thought to have had a significant impact on the site.

2.9 Flood Risk

According to Environment Agency records the site is not within an area liable to flooding (or extreme flooding) from rivers or sea without defenses.

2.10 Radon Risk Potential

The Radon Guidance on protective measures for new dwellings indicates that the site is not in an area affected by radon. Basic radon gas protective measures are therefore not required.

2.11 Landfill Sites

There are no historic or BGS recorded landfill sites identified within 500m of the site. The nearest historical landfill is located 874m north west of the site.

There no registered waste transfer sites or licenced waste management sites recorded within 500m of the site, the nearest being 966m west of the site.

2.12 Industrial Land Uses

A number of light industrial contemporary trade directory entries are located within 500m including, hospitals, laboratories, and automotive systems. The nearest fuel filling station is located 191m north west from the site.

A comprehensive list of the waste management and industrial sites located within 1km of the site are presented in the Environmental Datasheets in Appendix V.

2.13 Sensitive Land Uses

The site is not within 500m of any areas of sensitive land use.

3.0 PHASE 1 RISK ASSESSMENT

3.1 General

The “suitable for use” approach is adopted for the assessment of contaminated land and remedial measures are only undertaken where unacceptable risk to human health or the environment can be proven when taking into account the proposed use of the site and environmental setting.

A risk assessment process should be carried out to determine potential hazards to human health and the environment and be based on the “source” “pathway” “receptor” principal. For a potential risk to be present there must be a viable pollutant linkage whereby a contamination source may impact upon a receptor. The absence of one or more of these key components (source, pathway or receptor) prohibits a viable pollution linkage being formed.

3.2 Preliminary Conceptual Site Model

In accordance with CLR11 “Model Procedures for the Management of Land Contamination” (2004) and BSI 10175 “Code of Practice for Investigation of Potentially Contaminated Land” (2011), a Preliminary Conceptual Site Model was developed to identify potential contamination sources, migration pathways and receptors within the study area.

The following potential contamination sources have been identified:

- Possible Made Ground associated with historical buildings located on site, most notably parts of the hospital. Significant thicknesses of Made Ground are anticipated, however significant ground contamination is unlikely but could include localised heavy metals, hydrocarbons and asbestos associated with the demolition works. Any Made Ground on site is also considered a possible source of hazardous ground gas.
- Migrating ground gases from deep Made Ground on-site, the near-by graveyards and burial grounds and historical infilled ponds.

Potential pollutant pathways include:

- Dermal contact.
- Inhalation of particulates.
- Migration of leachable contaminants.
- Migration of hazardous ground gases into new structures.
- Acidic ground conditions affecting building infrastructure.

The following contamination receptors have been identified:

- Future site users.
- Construction workers.
- Controlled waters (Principal Aquifer and Secondary 'A' Aquifer).
- Buildings and infrastructure.

A preliminary risk assessment can be carried out using guidance outlined in Section 6.3 of CIRIA Document C552 "Contaminated Land Risk Assessment – A Guide to Good Practice" (2001).

For a risk to be present there must be a viable pollutant linkage whereby a contamination source can impact on a receptor via a pathway. To carry out the risk assessment an estimate must be made of the potential severity of the risk and the likelihood of the risk occurring. The following Tables set out the criteria for this principal.

Table 2 - Severity of Risk

Severity	Description
Severe	Acute risk to human health likely to result in 'significant harm' i.e. very high concentrations of contamination or ground gases. Catastrophic damage to building i.e. by explosion from high gassing sites or VOC concentrations. Major pollution of controlled waters i.e. surface watercourses and Principal aquifers, source protection zones. Short term damage to ecosystems.
Medium	Long term risk to human health likely to result in 'significant harm' i.e. elevated concentrations of contaminants or ground gases. Pollution of sensitive controlled watercourses i.e. Principal or Secondary Aquifers. Significant effects on sensitive ecosystems or species.
Mild	Pollution of non-sensitive waters i.e. smaller surface watercourses or unproductive strata. Significant damage to crops, buildings, structures or services i.e. by explosion from sites with medium gassing potential, elevated concentrations of contaminants.
Minor	Non-permanent human health effects i.e. requirement for protective equipment during site works to mitigate health effects. Damage to non-sensitive ecosystems or species. Minor damage to buildings, structures or services.

Table 3 - Probability of Risk Occurring

Probability	Description
High Likelihood	Pollutant linkage may be present that appears very likely in the short term and risk is almost certain to occur in long term or evidence of harm to receptor exists.
Likely	Pollutant linkage may be present and is likely that the risk will occur over the long term.
Low Likelihood	Pollutant linkage may be present and there is a possibility of the risk occurring although no certainty that it will do so.
Unlikely	Pollutant linkage may be present but the circumstances under which harm would occur even in the long term are improbable.

Table 4 - Comparison of Risk & Probability

Probability	Severity			
	Severe	Medium	Mild	Minor
High Likelihood	Very High	High	Moderate	Moderate/Low
Likely	High	Moderate	Moderate/Low	Low
Low Likelihood	Moderate	Moderate/Low	Low	Very Low
Unlikely	Moderate/Low	Low	Very Low	Very Low

A summary of potential pollutant linkages and perceived risks for this site are outlined in the Table below:

Table 5 - Pollutant Linkages & Perceived Risk

Sources of Contamination	Pathways	Receptors	Risk
Inorganic and organic contaminants from possible localised Made Ground on site derived from previous construction, on-site operations and demolition activities. Potential generation of hazardous gas from Made Ground on site, local graveyard / burial pits and infilled ponds.	Inhalation and dermal contact of soil particles during site construction works and by future end users.	Current site users	Very Low
		Future site users	Low
		Construction workers during development	Low / Moderate
	Potential movement of mobile contaminants through underlying strata to controlled waters receptors.	Principal (Sandstone) Aquifers	Very Low
		Secondary (Superficial) Aquifer	Low / Moderate
		Future Site Users	Low
		Construction Workers During Development	Low
	Migration of ground gases into proposed new structures at the site.	Building Infrastructure	Very Low / Low

In summary the site has been developed as part of Withington Hospital in two separate phases, between the 1920's and 1930's and more recently between the 1970's and the 2000's. By 2006 however, the site was demolished and cleared of all above ground structures. The development of the surrounding land mirrored that of the site with much being either initially a workhouse, then a hospital to the south, which expanded over time (most significantly in the late 1960's – 1970's) to surround the site, before being demolished. Two cemeteries, (burial grounds) feature within 200m of the site boundary.

Given the history of the site and surrounding area it is considered unlikely that significant ground contamination exists, however due to parts of the site being most recently a part of a much larger hospital a degree of localised contamination cannot be ruled out and may include heavy metals, hydrocarbons and asbestos derived from the demolition of historical structures. Evidence from previous investigations at the site indicate that deep Made Ground deposits (up to 4.0m bgl) are present at the site.

Any such Made Ground deposits beneath the site should also be considered a source of hazardous ground gas. In addition due to the presence of cemeteries, burial grounds and possible infilled ponds in the local area we consider that a gas risk assessment will be required prior to development.

Geological maps indicate that the superficial drift deposits beneath the site comprise Glacio Fluvial Sheet Deposits (clay or sand and gravel), with solid strata comprising Sherwood Sandstone. Previous investigations show predominantly cohesive deposits interbedded with sand to roughly 23m bgl where sandstone bedrock is recorded.

The site is not located in an area affected by coal mining or any other forms of mineral extraction which may give rise to ground stability issues.

The granular drift strata are classified as a Secondary 'A' Aquifer with the bedrock classified as a Principal Aquifer. There are however no groundwater abstraction points recorded within 500m and the site is not located within a Groundwater Source Protection Zone.

The nearest surface water feature is the River Mersey approximately 800m to the south. A second river (Red Lion Brook) is present a similar distance to the north.

Given the presence of the Principal and the Secondary 'A' Aquifers beneath the site, we would consider the environmental setting of the site to be of "low to moderate" sensitivity, though this may be reassessed if the site investigation confirms the presence of low permeability drift strata.

The proposed development will comprise a commercial development and can be considered a "Low" risk in terms of human health.

4.0 SITE INVESTIGATION

4.1 Investigation Design & Objectives

The Preliminary Conceptual Site Model was used to design an appropriate site investigation. The design approach was based on guidance provided in BS 10175 Code of Practice for Investigation of Potentially Contaminated Land (2011).

The aim of the investigation was to position window sample boreholes so as to provide a general spatial coverage in available areas in order to characterise the general ground conditions, refine the Conceptual Site Model and carry out contamination and geotechnical assessments in order to identify potential development constraints and inform likely abnormal development costs.

4.2 Exploratory Fieldwork

The ground investigation works were carried out on 17th March 2016 and comprised the drilling of nine window sample boreholes (WS1 to WS7A) to depths of between 0.15m and 4.0m.

Soil samples for chemical laboratory testing were collected at regular intervals from each exploratory hole location and sealed in appropriate plastic and glass containers provided by the laboratory.

An exploratory hole location plan is presented in Appendix I.

4.3 Ground Conditions

Details of the ground conditions encountered beneath the proposed development site, along with records of the soil samples taken are presented on the exploratory hole records in Appendix VI with a summary of the ground conditions provided below.

4.3.1 Made Ground

Obstructions were encountered in WS5 at 0.8m, WS5A at 0.6m, WS6 at 0.65m, WS6A at 0.2m, WS7 at 0.5m and WS7A at 0.15m. In all of the above cases the obstructions encountered prevented the boreholes being advanced any further and were subsequently terminated at shallow depth.

Made Ground was encountered in all of the remaining exploratory locations to depths of up to 4.0m. None of the boreholes succeeded in reaching natural soils, all were terminated within Made Ground deposits. The Made Ground was found to be generally granular in nature,

consisting of a slightly silty gravelly fine to coarse sand / gravel of brick, sandstone and concrete with fragments of wood, metal, plastic and glass. Beneath this is a dark grey medium to coarse sand with occasional fine to medium sub-rounded gravel of quartz and sandstone with occasional coal and brick fragments.

In all boreholes (other than those which hit obstructions) the presence of shallow ground water caused the sidewalls of the holes to collapse preventing deeper penetration into natural strata.

4.3.2 Natural Strata

Natural deposits were not encountered during this investigation.

4.4 Groundwater

Groundwater was encountered in WS1 at 0.1m, WS2 at 2.7m, WS3 at 1.0m and 2.7m, and WS4 at 1.25m. Having not installed groundwater monitoring wells at this stage we are uncertain of the exact nature of the groundwater regime, however, it is clear that significant volumes of groundwater are present at shallow depth.

4.5 Laboratory Testing

Given the development history of the site and surrounding area it is considered possible that ground contamination exists locally beneath the site. Made Ground was encountered to a depth in excess of 4.0m. Selected soil samples were recovered at regular intervals and submitted to a UKAS/MCerts accredited laboratory for a general suite of analyses which included the following:

In total eight soil samples from the Made Ground were tested for a range of contaminants including *pH, arsenic, beryllium, cadmium, copper, hexavalent chromium, lead, mercury, nickel, selenium, zinc, and speciated PAH.*

In addition to the above, selected samples were also tested for *water soluble sulphate* and *asbestos identification.*

Copies of the laboratory test certificates and statistical analysis worksheets are presented in Appendix VII.

5.0 TIER 1 CONTAMINATION ANALYSIS

5.1 Soil Guidelines

At a Tier 1 stage the long term human health toxicity of the soil has been assessed with reference to the LQM/CIEH S4ULs for Human Health Risk Assessment, 2015. As the proposed development will comprise a 2 storey commercial property, the results have been compared against SSVs for a commercial development.

In the case of lead the SSV has recently been withdrawn following an appraisal of the toxicological basis for the value and due to the publication of the Category 4 Screening Levels (C4SLs) by DEFRA in March 2014. Given the proposed end use we have used the most conservative C4SL of 2,330mg/kg for the assessment of lead in this report.

The statistical significance of the chemical test results has been assessed by reference to the CIEH & CL:AIRE publication "Guidance on Comparing Soil Contamination Data with a Critical Concentration" (2008).

For the purpose of this report we have used a 'planning scenario' which aims to demonstrate that there is a 95% probability that the true population mean falls below the critical concentration (soil screening value).

5.2 Inorganic Contamination

Eight samples of the Made Ground were submitted for chemical testing.

The test results for the inorganic determinants tested in all of the Made Ground and natural soils, fall below their respective SSVs when compared to the conservative values generated for a commercial end use.

5.3 Organic Contamination

In addition eight samples of the Made Ground were analysed for a range of 16 PAH compounds. No elevated concentrations were recorded for any of the 16 PAH compounds tested. Given that no visual or olfactory evidence of petroleum hydrocarbon was observed, none of the samples were tested for speciated TPH or BTEX analyses.

5.4 Asbestos Contamination

Although no visual evidence of asbestos contamination was encountered in the soils during the investigation four near surface samples of Made Ground soils were tested for asbestos identification due to the recent demolition activities.

None of the samples tested contained any traces of asbestos.

6.0 CONTAMINATION ASSESSMENT

6.1 General

Based on the information obtained during the ground investigation and laboratory testing, the 'Preliminary Conceptual Site Model' has been amended accordingly. The Conceptual Site Model is used as a basis to identify contamination sources, pathways and receptors and is subject to constant refinement as more information becomes available.

6.2 Environmental Setting & End Use

The ground investigation has identified in excess of 4.0m of granular Made Ground beneath the site. The Made Ground was found to be generally granular in nature, consisting of a slightly silty gravelly fine to coarse sand / gravel of brick, sandstone and concrete with fragments of wood, metal, plastic and glass. Beneath this is a dark grey medium to coarse sand with occasional fine to medium sub-rounded gravel of quartz and sandstone with occasional coal and brick fragments.

Natural deposits were not encountered during this investigation. However previous investigations encountered firm becoming very stiff brown clay soils to 22.0m bgl, with occasional sand lenses from 15m bgl. Sandstone bedrock is at approximately 23.3m bgl.

Groundwater was encountered at a variety of depths from 0.1m to 2.7m, within the Made Ground soils.

The information gathered during the intrusive investigation has not altered significantly from that previously discussed during the Preliminary Risk Assessment in Section 3 of this report. The drift strata are classified as a Secondary 'A' Aquifer with the sandstone bedrock classified as a

Principal Aquifer. There are however no groundwater abstraction points recorded within 500m and the site is not located within a Groundwater Source Protection Zone.

Although not finalised it is proposed that the site will be redeveloped into an area of commercial offices, with associated landscaping and car parking areas, therefore it can be considered a "Low" risk in terms of human health.

6.3 Revised Conceptual Site Model

As outlined in Section 3.1, the "suitable for use" approach is adopted for the assessment of contaminated land and remedial measures are only undertaken where unacceptable risk exists to human health or the environment. For a potential risk to be present there must be a viable pollutant linkage whereby a contamination source may impact upon a receptor.

Whilst construction workers, end users of the site, the underlying Secondary Aquifer and bedrock Principal Aquifer could be considered contamination receptors, the site investigation has not identified any contamination sources. As such, no pollutant linkage can be established and no risk therefore exists to human health or the environment and no remediation works will be necessary.

Site workers involved in excavations for foundations, roads, sewers etc. may however come into direct contact with the shallow Made Ground soils. Although no contamination has been identified during the investigation works, the Made Ground does represent a potential risk. We would therefore recommend that simple precautionary measures be adopted during the construction phase i.e. good personal hygiene, provision of welfare facilities and basic personal protective equipment i.e. gloves and safety glasses etc.

7.0 HAZARDOUS GAS ASSESSMENT

7.1 General

The only potential source of ground gas identified at the site relates to the presence of deep Made Ground which has been proven to a depth of up to 4.0m bgl, and whilst typically granular in nature does contain fragments of wood / timber. The local graveyards / burial grounds located close to the western part of the site, along with possible infilled ponds to the north and west should also be considered possible sources of ground gas.

It is noteworthy that investigations undertaken by GRM Development Solutions on an adjacent site in September 2010 encountered methane concentrations up to 0.5%v/v, and carbon dioxide concentrations of up to 5.1% v/v, with maximum flow rates of 0.9l/hr (it should be noted that the preliminary results only have been provided to Clancy Consulting). The gas concentrations would be borderline CS1 to CS2 conditions and some form of gas protection may be required.

8.0 GEOTECHNICAL ASSESSMENT

8.1 General

It should be noted that this Section does not comprise or represent a Geotechnical Design Report (GDR) but instead provides preliminary information and recommendations based on the findings of the Ground Investigation.

The geotechnical section of the ground investigation was designed in general accordance with guidance presented in BS EN 1997-2:2007. The objective of the investigation was to obtain

preliminary information in order to assess the geotechnical properties of the ground and provide recommendations for foundation and infrastructure design.

8.2 In Situ Geotechnical Testing

In-situ standard penetration tests (SPTs) were carried out in all of the window sample boreholes during drilling at approximately 1.0m centres in order to determine the soil strength / density.

In-situ testing of the Made Ground deposits at 1.0m bgl recorded SPT 'N' values of between 3 and 16 indicating materials of a variable nature and compaction.

SPT 'N' values within the previous investigation undertaken by Sub Soil Surveys recorded values of 10 at the top of the clay (3.5m bgl), indicating soils of a firm nature. A sand horizon at 15.5m recorded SPT 'N' values of 112, indicating materials of a very dense nature. Further SPTs undertaken at greater depths provided values of 108 (very stiff clay) at 19m bgl, and 77 (very dense sand) at 22m bgl.

8.3 Foundation Recommendations

The following foundation recommendations assume that the proposed development will comprise two storey commercial (office) properties.

The ground investigation has identified generally granular Made Ground to depths of in excess of 4.0m bgl, locally overlain by concrete (probable floorslabs).

Natural deposits were not encountered during this investigation due to the presence of obstructions and collapse ground, but previous investigations encountered firm clays from 3.5m bgl, stiffening with depth, becoming stiff / very stiff at 10.5m bgl.

Significant volumes of groundwater were encountered between 0.1m bgl and 2.7m bgl.

Based on the findings of the investigation (granular Made Ground up to 4.0m bgl overlying firm to stiff clay), a piled foundation solution is likely to be the most appropriate option for the development with piles taken into the stiff clay soils which are thought to exist at depths of roughly 10m bgl.

However given the granular nature of the Made Ground deposits consideration should be given to the possibility of ground improvement or a vibro-pile solution. Consultations should be undertaken with ground improvement specialists before considering a vibro-improvement option in order to ascertain if this method is in fact suitable.

It is therefore considered that further investigations involving the installation of at least four cable percussive boreholes are undertaken to confirm the depth to competent soils and aid in selecting most appropriate foundation design.

8.4 Concrete Classification

In accordance with BRE Special Digest 1, the site has been classified as "brownfield" with a mobile groundwater regime.

Foundations will be extended through any Made Ground into the underlying natural strata. Accordingly, six soil samples were taken from the Made Ground soils at depths ranging from 0.30m to 3.10m and submitted for pH and water soluble sulphate testing.

The concentrations of sulphate in aqueous extractions in natural soils were determined using the gravimetric method, with samples of Made Ground tested using ion chromatography. The pH value of each sample was determined using the electrometric method.

BRE SD1 states that where a data set contains five to nine sample results, the mean of the two highest concentrations should be taken as the characteristic value. As such, the characteristic water soluble sulphate value is 0.15 g/l with the lowest recorded pH of 7.83.

Therefore, in accordance with Table C2 of SD1, sub-surface concrete should be Design Sulphate Class DS-1 with an ACEC classification of AC-1.

8.5 Waste Management

Arisings generated from excavations for foundations and service trenches etc. may be classified as waste and it is the responsibility of the holder of such material to form a view as to whether or not it constitutes waste.

Guidance on how this can be achieved is set out in the Development Industry Code of Practice (CoP) (CL:AIRE, March 2011).

The handling, re-use or disposal of waste materials is regulated by the Environment Agency, who take account of the CoP in determining if materials are classified as waste. If materials are dealt with in accordance with the CoP it is considered that they are unlikely to be waste at the point when they are used during development. This might be because the materials were never discarded or because they have been processed as part of a 'recovery' operation and therefore ceased to be waste.

Should site won material be intended for re-use on site, a Materials Management Plan will be required from a suitably qualified environmental consultant.

8.6 Excavations

Based on the results of the investigation, significant groundwater ingress is likely to be encountered during excavations for foundations and services etc. and an allowance for dewatering should be made. Excavations in the Made Ground are unlikely to remain stable particularly given the shallow groundwater regime, an allowance should also be made for shoring.

8.7 CBR Testing

In order to assist with highway design, in-situ DCP tests (Dynamic Cone Penetrometer) were carried out in six locations to depths of 0.8m in DCP1, 0.3m in DCP2, 0.8m in DCP3, 0.76m in DCP4, 0.16m in DCP5 and 0.78m in DCP6 to determine the soil strength / density to assist with pavement design. The CBR locations are shown on the exploratory hole location plan presented in Appendix I with the test results included in Appendix VIII.

- DCP1 consistently produced results in excess of 10% from 0.08m to a depth of 0.7m bgl.
- DCP2 and DCP5 produced results above 10% from 0.1m to approximately 0.15m and 0.25m whereupon obstructions / large cobble prevented advancing further.
- DCP3 recorded variable results, which were consistently above 10% from 0.3m, to the final depth of the test at 0.8m.
- DCP 4 recorded variable results, which were consistently above 10% from 0.5m, to the final depth of the test at 0.76m.
- DCP6 consistently produced results in excess of 10% from 0.16m to the final depth of the test at 0.78m.

It should be noted that the values obtained are likely to be 'higher' than expected due to the presence of cobbles and larger particles within the Made Ground soils.

In view of the above a preliminary CBR value of 5% could be assumed at this stage based on a 'conservative' estimate. These results should however be treated with caution and it is recommended that Plate Load Tests are carried out to confirm this value.

9.0 CONCLUSIONS AND RECOMMENDATIONS

The proposed development although not finalised is understood to be two storey commercial offices with associated, landscaping and roadways.

In summary the site has been developed as part of Withington Hospital in two separate phases, between the 1920's and 1930's and more recently between the 1970's and the 2000's. When by 2006 the site was cleared of all above ground structures. The development of the surrounding land mirrored that of the site with much being either initially a workhouse, then a hospital to the south, which expanded over time (most significantly in the late 1960's – 1970's) to surround the site. Most significantly two cemeteries, (burial ground) feature within 200m of the site boundary

The nearest identified environmental receptors are the underlying drift strata which are classified as a Secondary 'A' Aquifer with the sandstone bedrock classified as a Principal Aquifer. There are however no groundwater abstraction points recorded within 500m and the site is not located within a Groundwater Source Protection Zone.

Site investigation works have been carried out comprising the drilling of nine window sample boreholes up to 4.00m depth.

The ground investigation has identified generally granular Made Ground to depths of in excess of 4.0m bgl, locally overlain in a number of locations by concrete (probable floorslabs).

Natural deposits were not encountered during this investigation due to the presence of obstructions and collapsing Made Ground deposits, but previous investigations show predominantly cohesive deposits interbedded with sand to roughly 23m bgl where sandstone bedrock is recorded.

Groundwater was encountered at depths of between 0.1m bgl and 2.7m bgl during the investigation. Having not installed groundwater monitoring wells at this stage we are uncertain of the exact nature of the groundwater regime, however, it is clear that significant volumes of groundwater are present at shallow depth.

Chemical testing carried out on the Made Ground soils beneath the proposed development site did not identify any elevated inorganic or organic contaminants when compared to SSVs for a commercial end use. In addition, no asbestos was encountered in any of the samples tested.

The investigations show in-excess of 4.0m thickness of Made Ground and whilst typically granular in nature does contain fragments of wood / timber. The local graveyards / burial grounds located close to the western part of the site, along with possible infilled ponds to the north and west should also be considered possible sources of ground gas.

Previous investigations undertaken by GRM Development Solutions on an adjacent site in September 2010 encountered methane concentrations up to 0.5%v/v, and carbon dioxide concentrations of up to 5.1% v/v, with maximum flow rates of 0.9l/hr. The gas concentrations would be borderline CS1 to CS2 conditions and some form of gas protection may be required.

Based on the findings of the investigation (Made Ground to depths approaching 4.0m), a piled foundation solution is likely to be the most appropriate option for the development. Previous investigation encountered very stiff clay at around 10.5m bgl. However given the granular nature of the Made Ground deposits consideration should be given to the possibility of ground improvement or a vibro-pile solution, consultations should be undertaken with a ground improvement specialist in order to ascertain if this method is suitable.

Laboratory testing indicates that sub-surface concrete should be prepared as Design Sulphate Class DS-1 with an ACEC classification of AC-1.

Based on the information provided in this report we consider that further investigation will be required in order to satisfy local authority planning conditions and to obtain the information required to finalise foundation design.

In summary, based on the findings of this initial investigation we would make the following recommendations for additional works:

- Drilling of 4No. Cable Percussion boreholes to confirm foundation design.
- Installation of ground gas monitoring wells and gas monitoring carried out including 4 visits over a 1 month period.
- Potential provision of gas prevention measures, at present thought to include a carbon dioxide resistant membrane and ventilated void spaces.
- Provision of a piled foundation solution or possibly vibro ground improvement, although advice should be sought from a specialist vibro contractor regarding suitability of soils.
- Shoring and dewatering of excavations during construction phase.
- Grubbing up and removal of relic foundations and floorslabs.

The above conclusions and recommendations are based on the sites proposed redevelopment as two storey commercial (office) buildings with associated landscaping and car parking. Should the proposed end use change it may be necessary to amend the conclusions accordingly. The report also assumed that the final site levels will not be significantly altered.

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APPENDIX I
DRAWINGS

Client Southway Housing Trust

Project 2 Didsbury Point

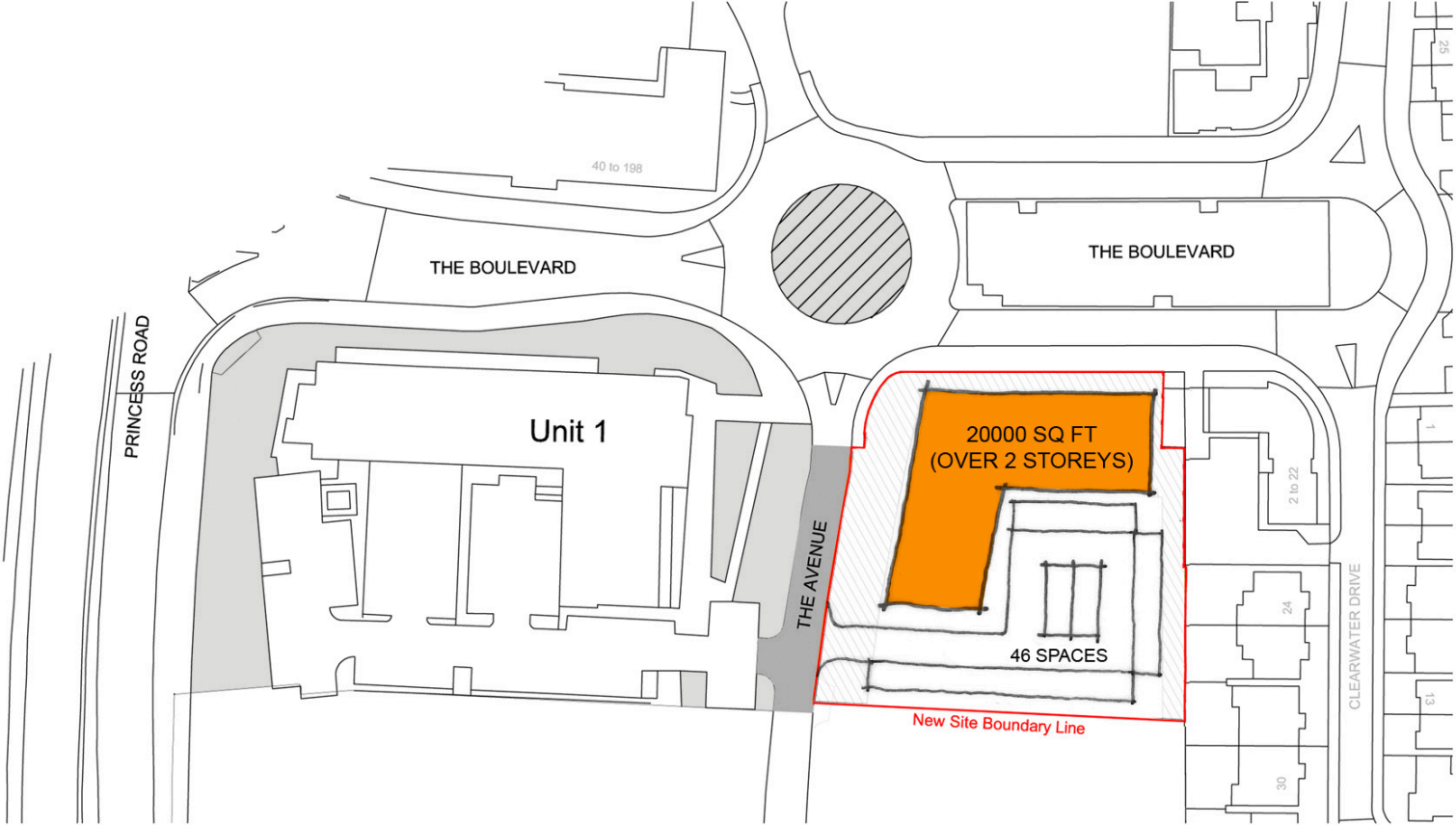
Title Site Location Plan

Office Altrincham

Discipline Geo-Environmental



REV	DATE	DESCRIPTION	BY	CHK	APP	Drawn	Date	COPYRIGHT: THE COPYRIGHT OF THIS DRAWING IS VESTED IN CLANCY CONSULTING. IT SHALL NOT BE USED WITHOUT PERMISSION BY ANYONE FOR ANY PURPOSE. DO NOT SCALE THIS DRAWING ELECTRONICALLY OR MANUALLY. WORK TO FIGURED DIMENSIONS ONLY. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE. DO NOT TURN ON LAYERS THAT HAVE BEEN TURNED OFF. DO NOT THAW LAYERS THAT HAVE BEEN FROZEN.	Job number	Drawing number	Revision
	Rev					Checked	Scale @ A4				
	Date					Approved	Status				
						SHP	March 2016				
						PH	NTS		10/0867	001	A
						NR					





1) Electricity sub station north west corner of the site.



2) Area of soft ground in north west corner of the site.



3) Buried slab, view looking north east



4) Second buried slab



5) View looking west towards site entrance.



6) View looking south west showing elevated road.



7) View looking north.



8) View looking north.

APPENDIX II
HISTORICAL MAPS

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



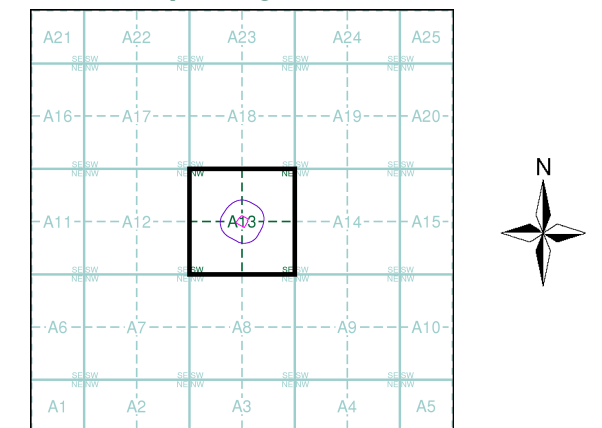
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Cheshire	1:2,500	1872 - 1877	2
Lancashire And Furness	1:2,500	1894	3
Cheshire	1:2,500	1898	4
Lancashire And Furness	1:2,500	1907	5
Cheshire	1:2,500	1910	6
Lancashire And Furness	1:2,500	1922	7
Ordnance Survey Plan	1:2,500	1956	8
Ordnance Survey Plan	1:1,250	1956	9
Ordnance Survey Plan	1:1,250	1971 - 1975	10
Additional SIMs	1:1,250	1980 - 1983	11
Additional SIMs	1:1,250	1982 - 1989	12
Ordnance Survey Plan	1:1,250	1990	13
Additional SIMs	1:1,250	1991	14
Large-Scale National Grid Data	1:1,250	1992	15
Large-Scale National Grid Data	1:1,250	1994	16

Historical Map - Segment A13



Order Details

Order Number: 82568524_1_1
Customer Ref: 10/0867
National Grid Reference: 383540, 392560
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Site Area (Ha): 0.35
Search Buffer (m): 100

Site Details

2, One Didsbury Point, The Avenue, Didsbury, Manchester, M20 2EY



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

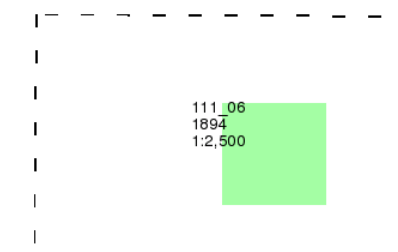
Lancashire And Furness

Published 1894

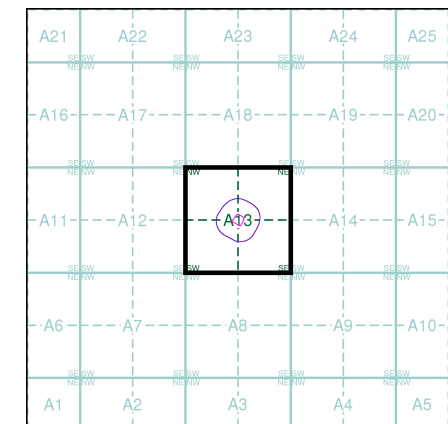
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Map Name(s) and Date(s)



Historical Map - Segment A13

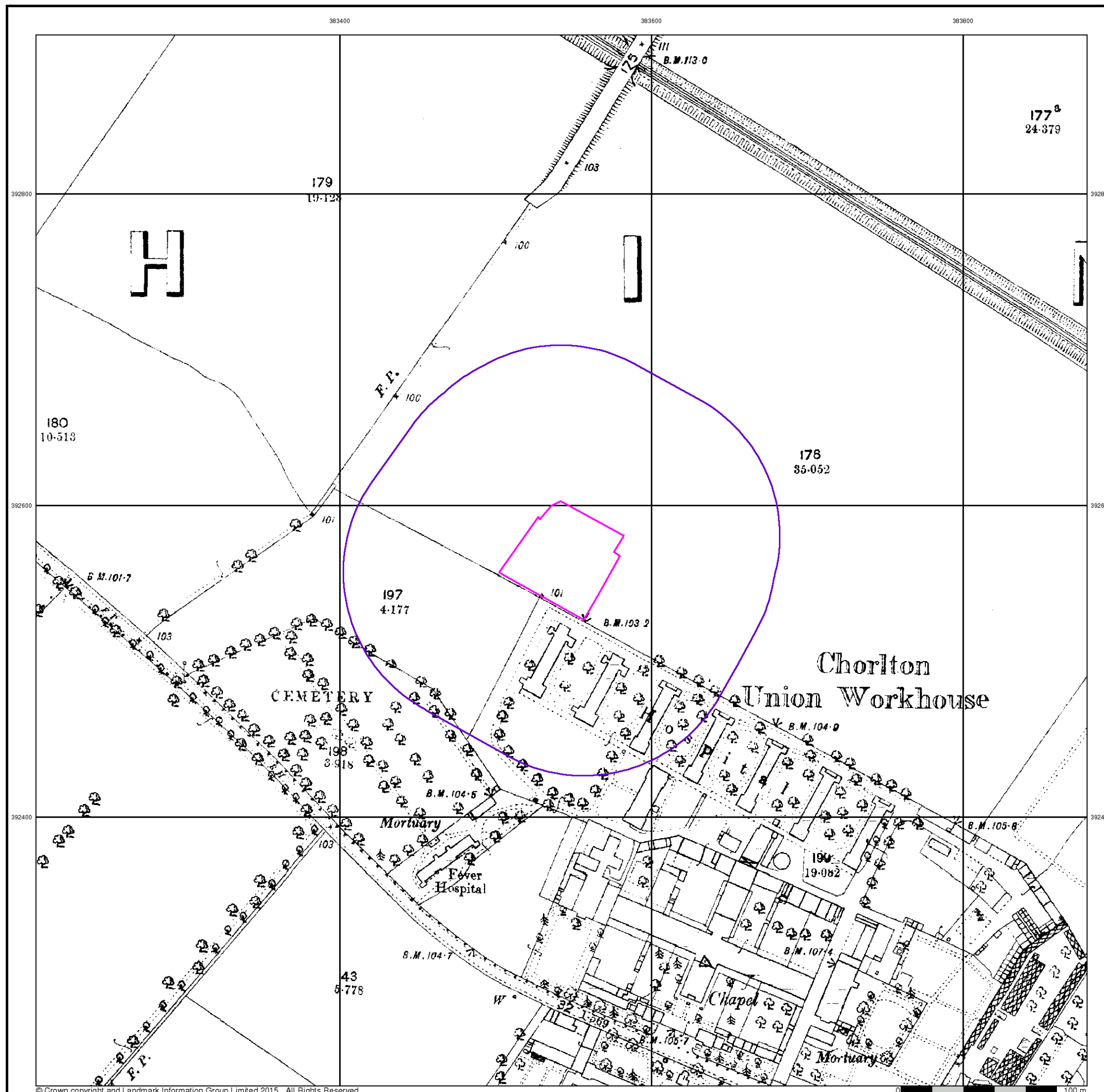


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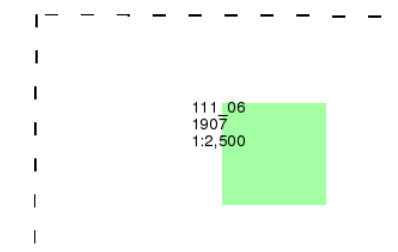
Lancashire And Furness

Published 1907

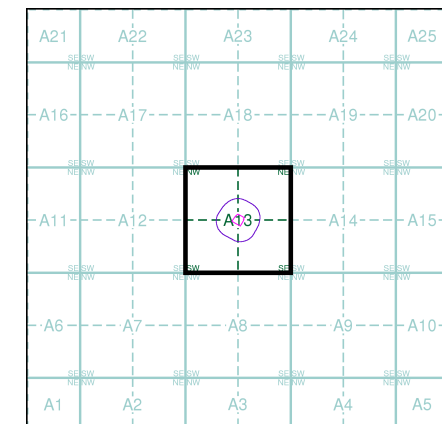
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Map Name(s) and Date(s)



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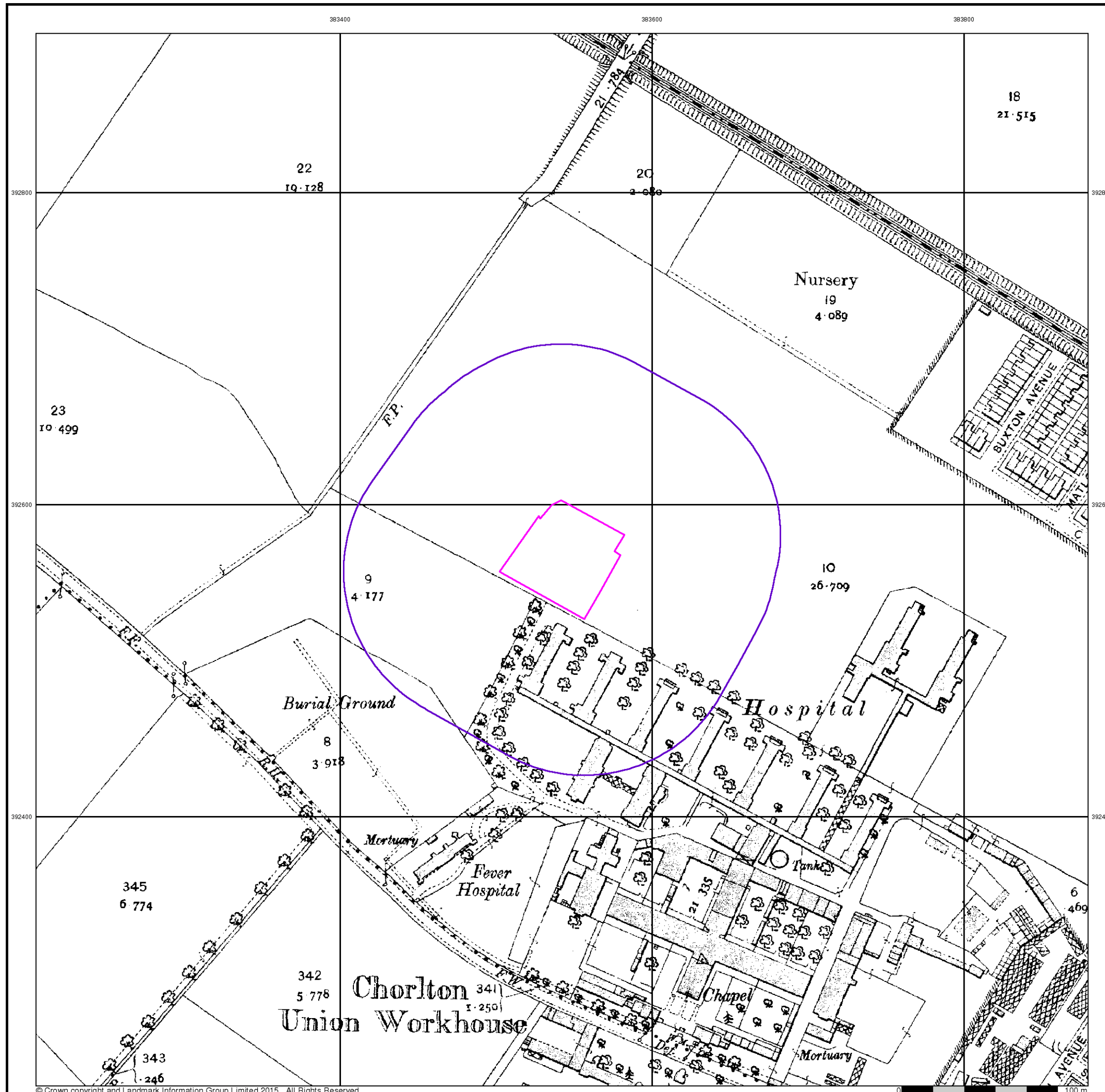


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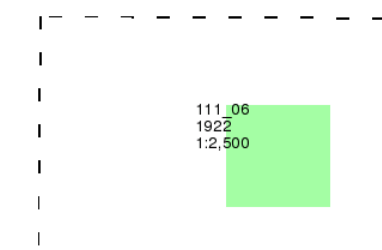
Lancashire And Furness

Published 1922

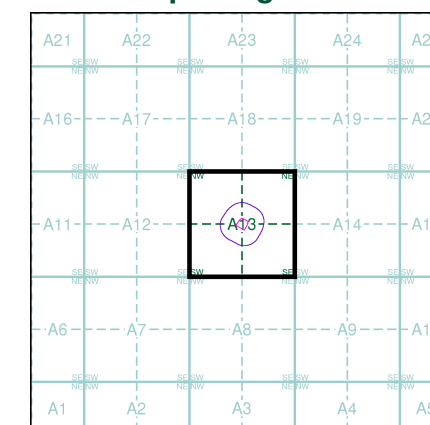
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Map Name(s) and Date(s)



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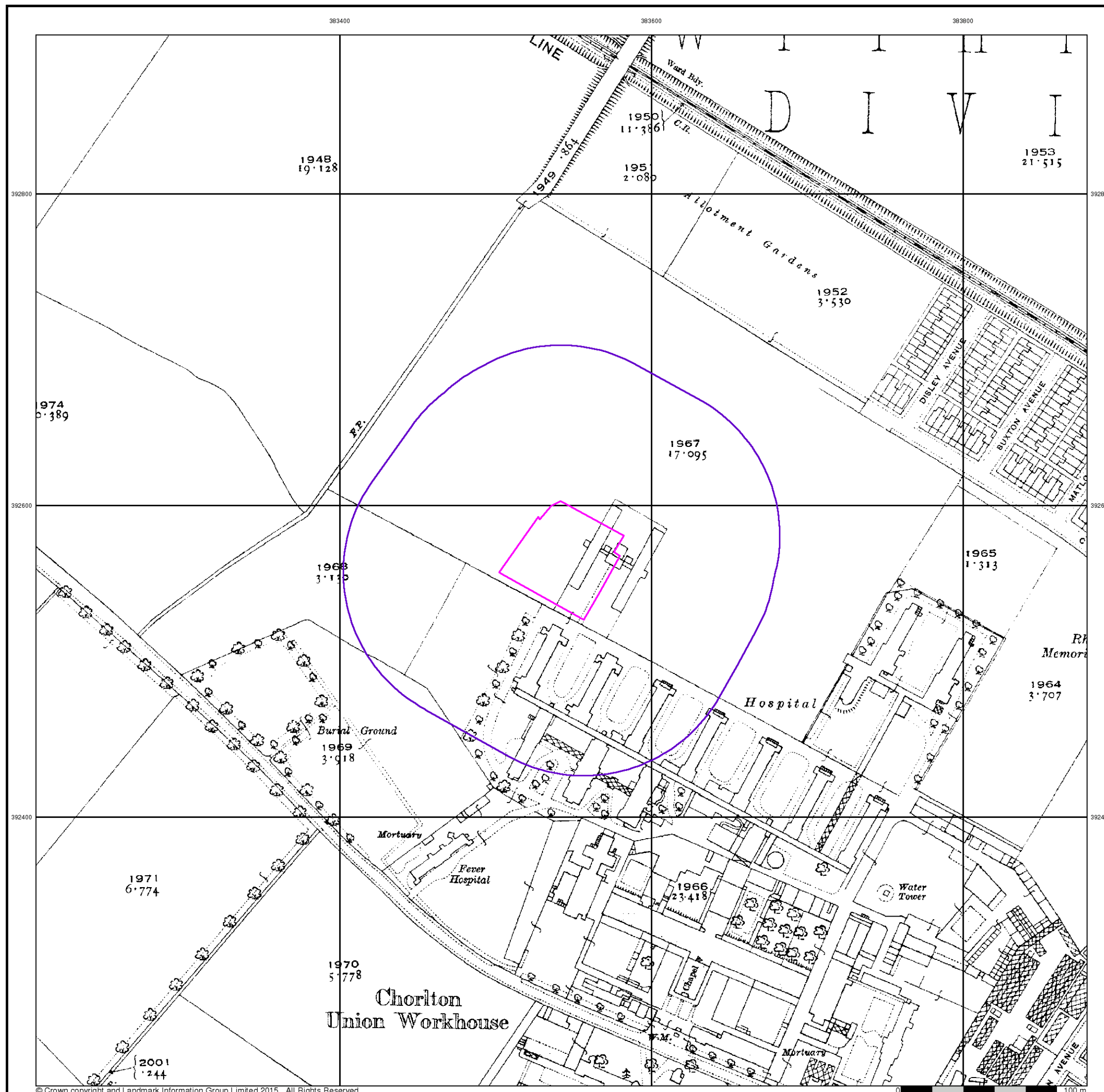


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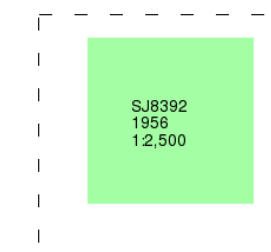
Ordnance Survey Plan

Published 1956

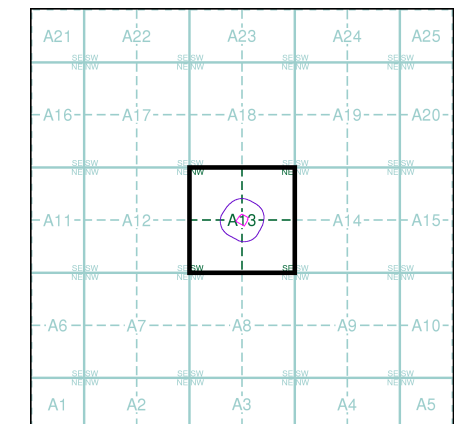
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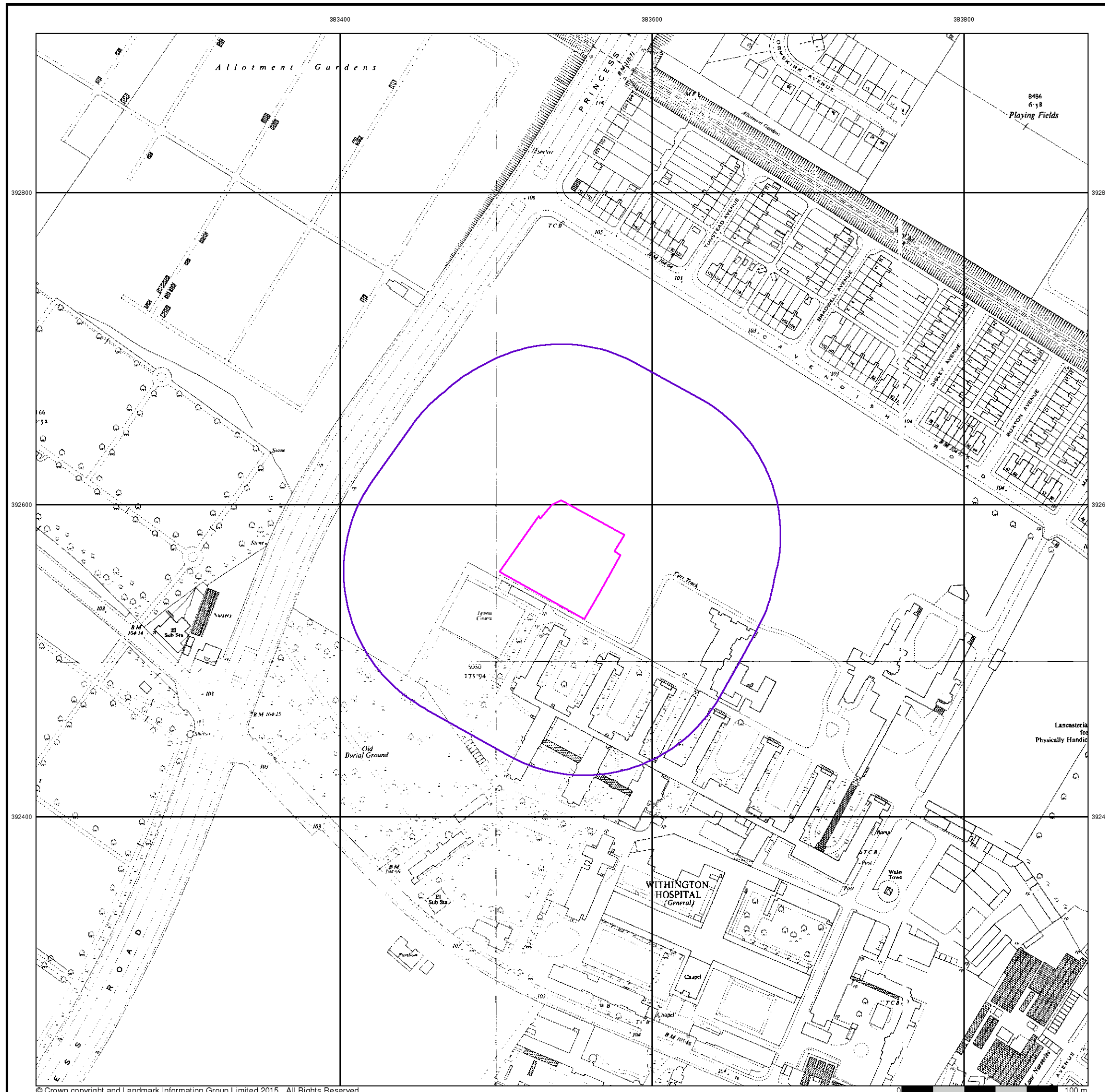


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Ordnance Survey Plan

Published 1956

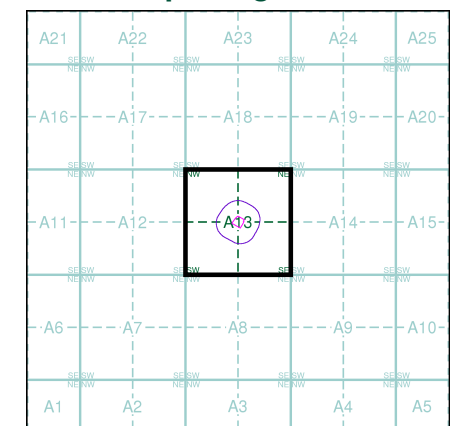
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Map Name(s) and Date(s)

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SJ8392SW 1956 1:1,250	SJ8392SE 1956 1:1,250

Historical Map - Segment A13

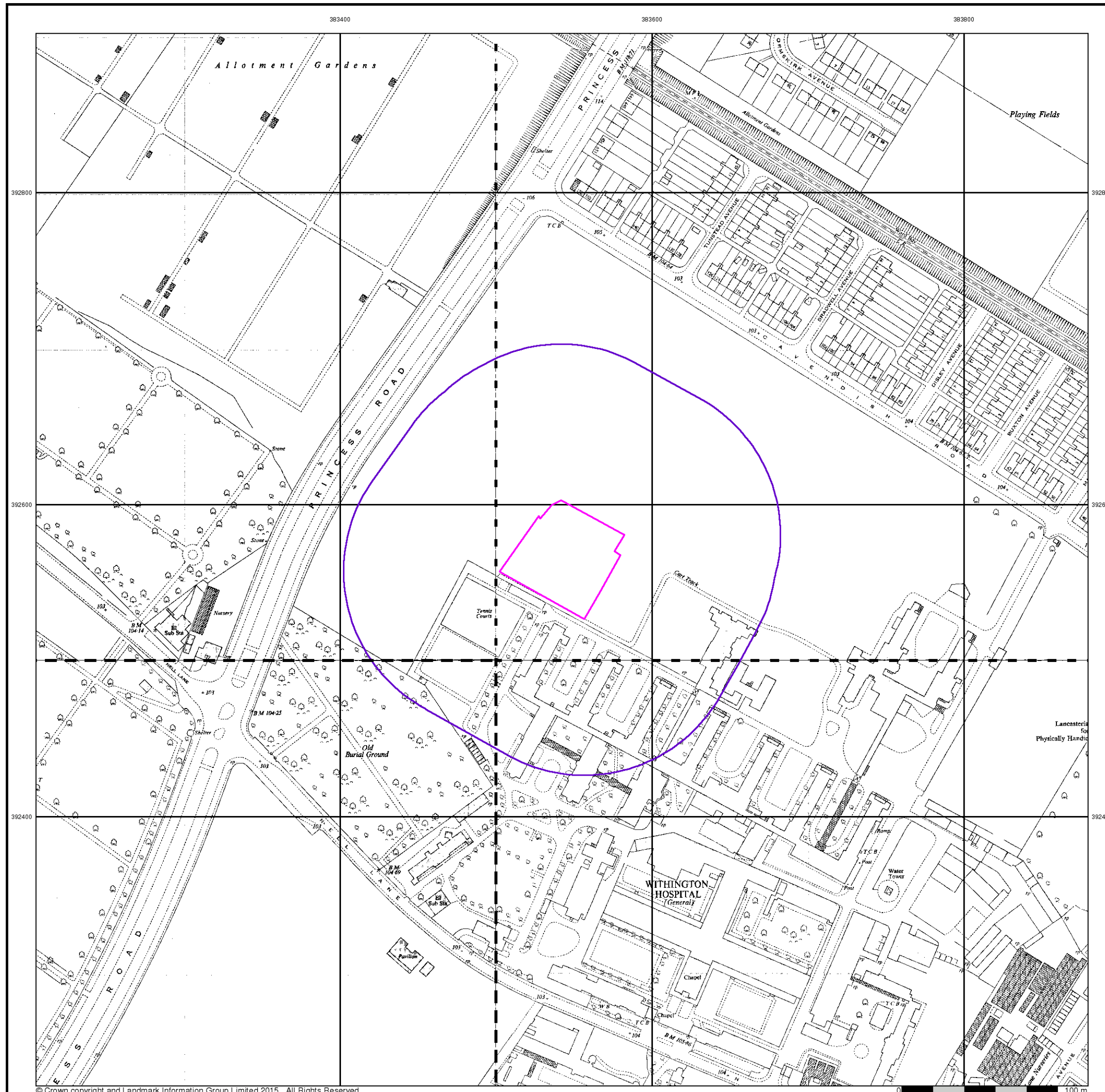


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Ordnance Survey Plan

Published 1971 - 1975

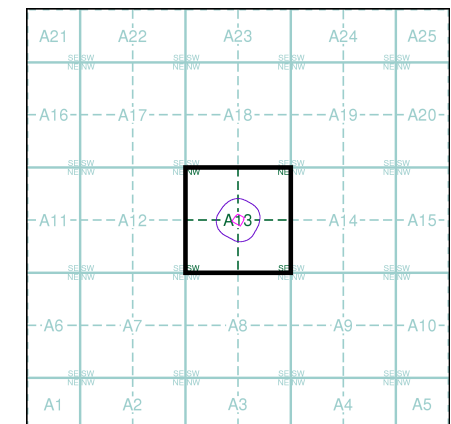
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Historical Map - Segment A13

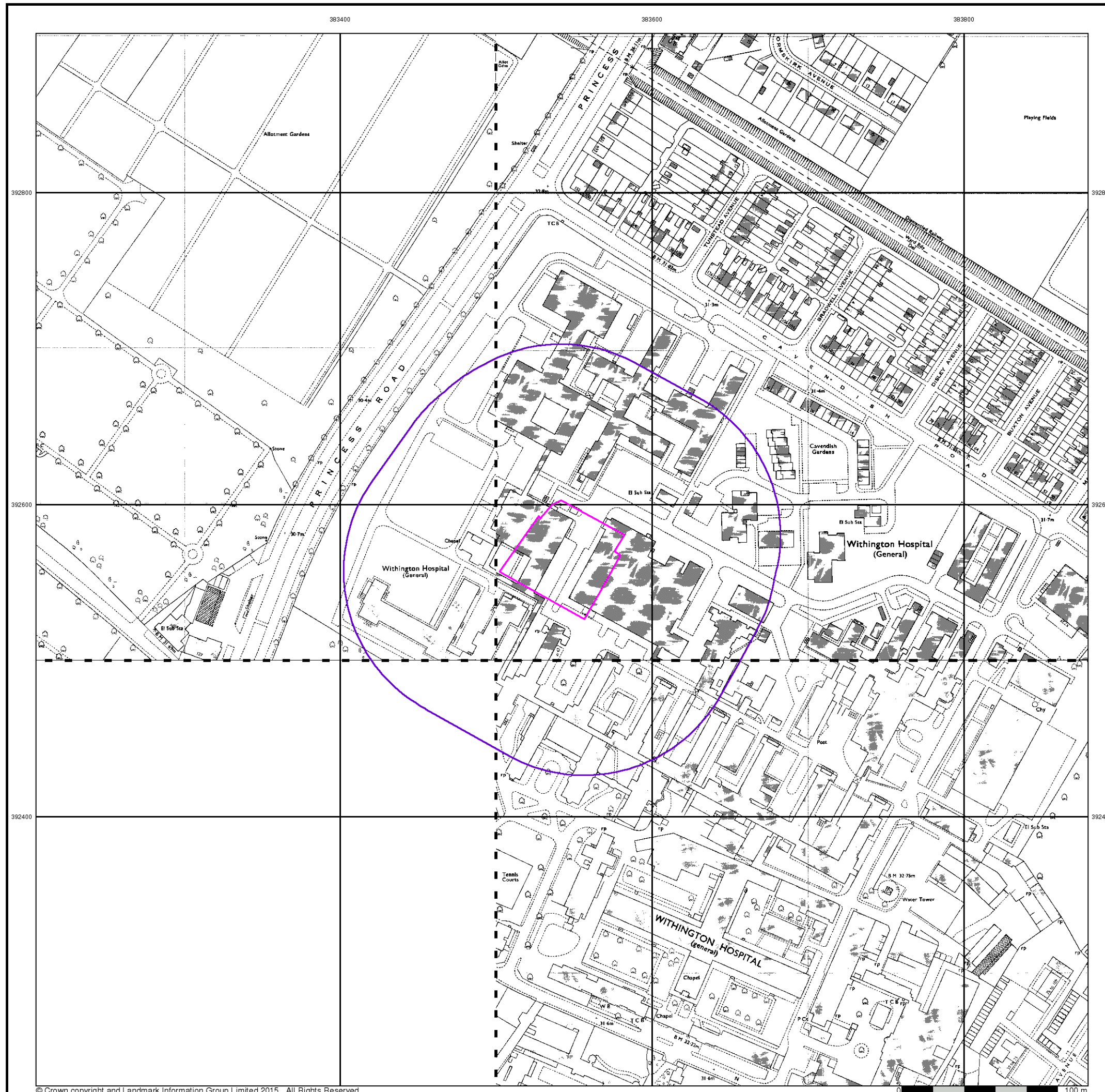


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Site Details

2, One Didsbury Point, The Avenue, Didsbury, Manchester, M20 2EY



Additional SIMs

Published 1980 - 1983

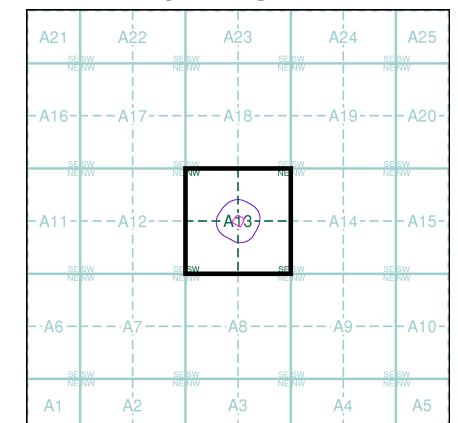
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The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

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Historical Map - Segment A13

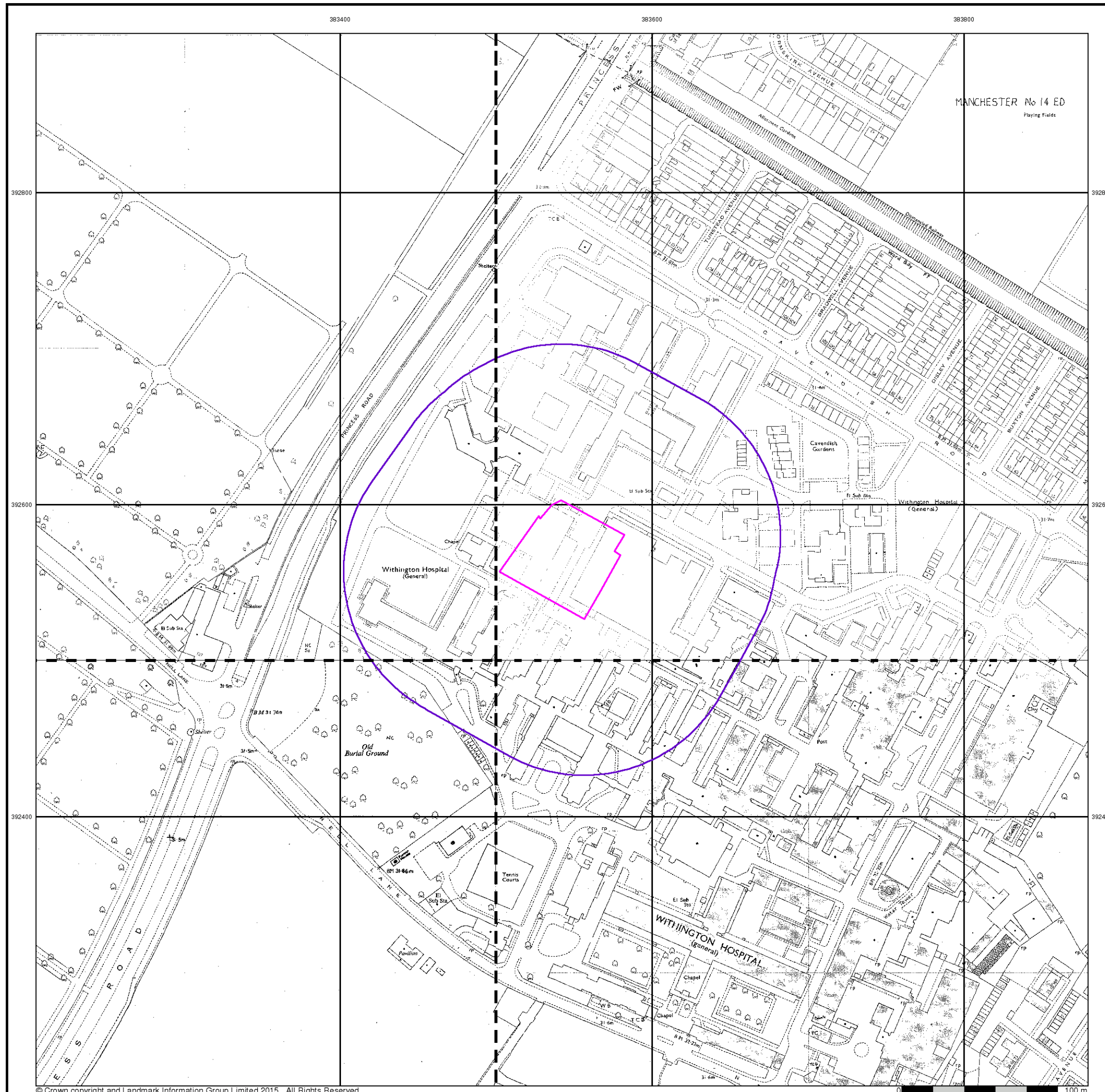


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Additional SIMs

Published 1982 - 1989

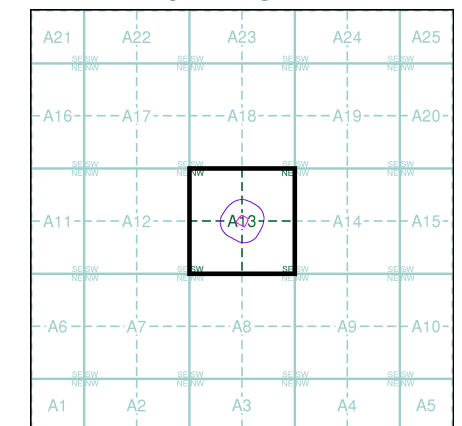
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Map Name(s) and Date(s)

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1982	1987
1:1,250	1:1,250

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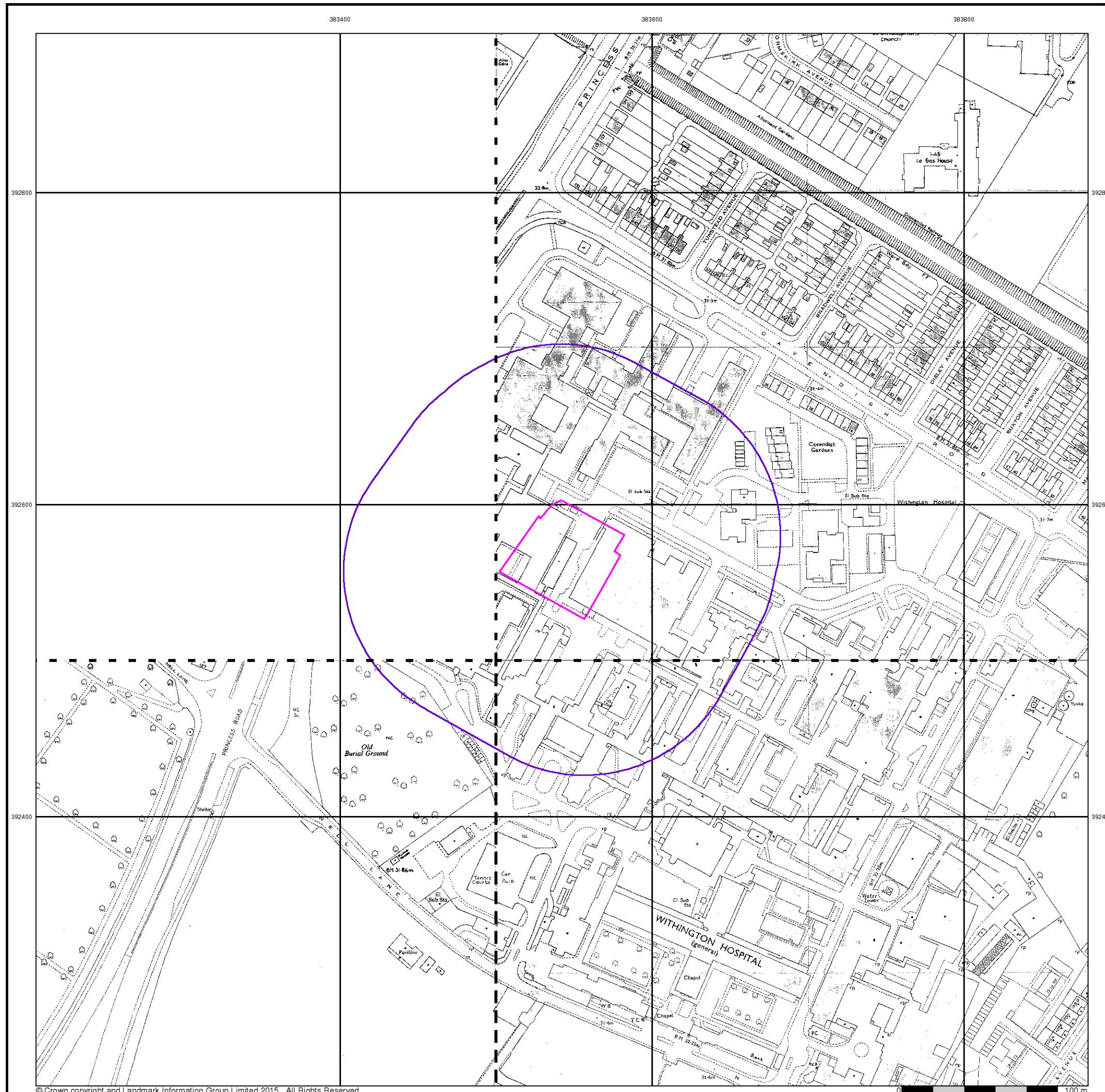


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Large-Scale National Grid Data

Published 1992

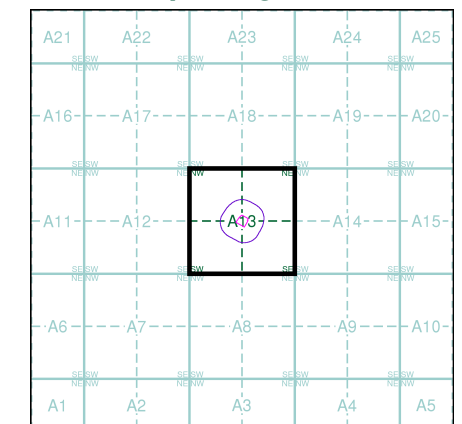
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SJ8392NW 1992 1:1,250	SJ8392NE 1992 1:1,250
SJ8392SW 1992 1:1,250	SJ8392SE 1992 1:1,250

Historical Map - Segment A13

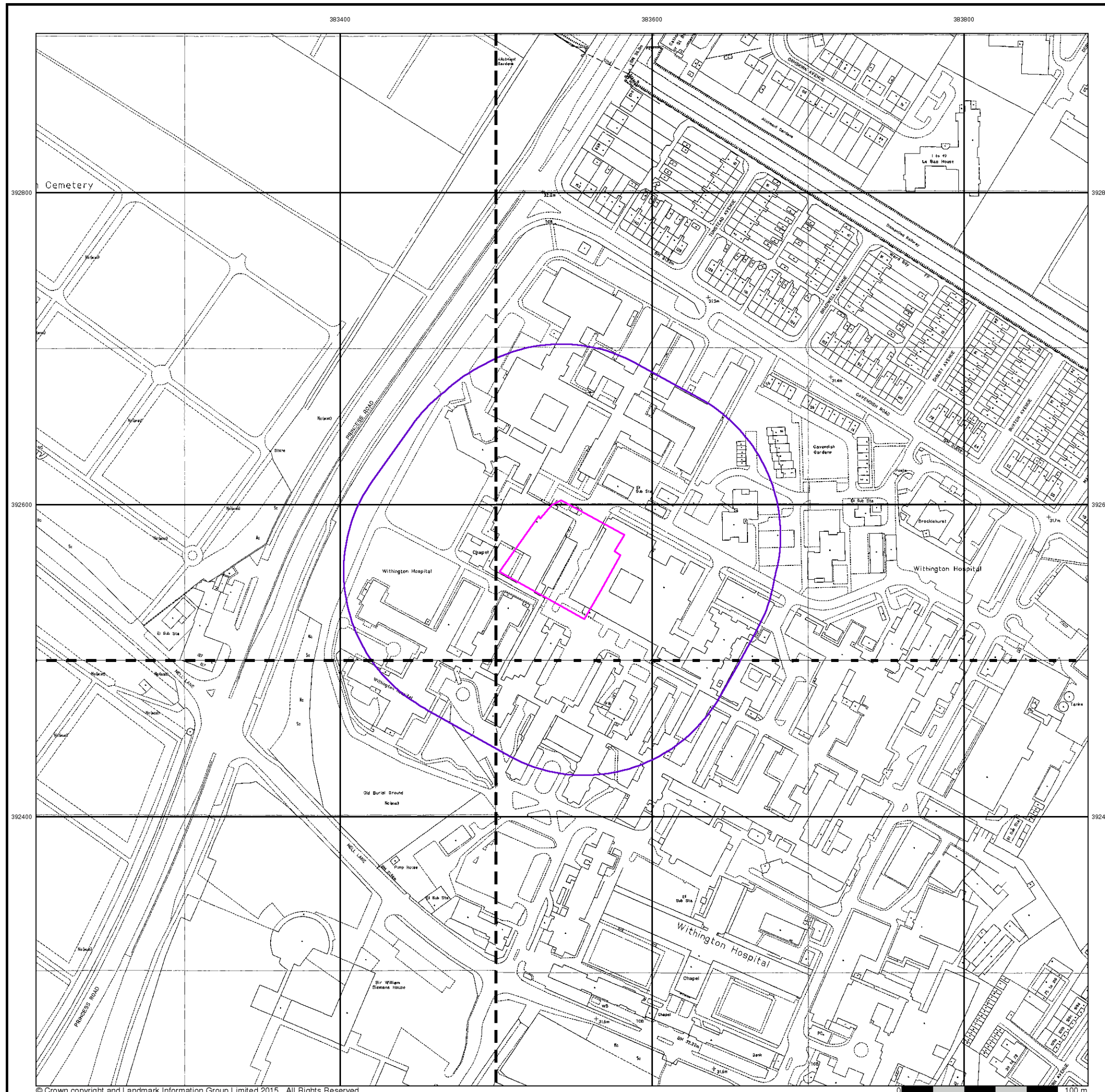


Order Details

Order Number: 82568524_1_1
 Customer Ref: 10/0867
 National Grid Reference: 383540, 392560
 Slice: A
 Site Area (Ha): 0.35
 Search Buffer (m): 100

Site Details

2, One Didsbury Point, The Avenue, Didsbury, Manchester, M20 2EY



Historical Mapping Legends

Ordnance Survey County Series 1:10,560

	Gravel Pit		Sand Pit		Other Pits
	Quarry		Shingle		Orchard
	Osiers		Reeds		Marsh
	Mixed Wood		Deciduous		Brushwood
	Fir		Furze		Rough Pasture
	Arrow denotes flow of water		Trigonometrical Station		
	Site of Antiquities		Bench Mark		
	Pump, Guide Post, Signal Post		Well, Spring, Boundary Post		
	Surface Level				
	Sketched Contour		Instrumental Contour		
	Main Roads		Minor Roads		
	Sunken Road		Raised Road		
	Road over Railway		Railway over River		
	Railway over Road		Level Crossing		
	Road over River or Canal		Road over Stream		
	Road over Stream				
	County Boundary (Geographical)				
	County & Civil Parish Boundary				
	Administrative County & Civil Parish Boundary				
	County Borough Boundary (England)				
	County Burgh Boundary (Scotland)				
	Rural District Boundary				
	Civil Parish Boundary				

Ordnance Survey Plan 1:10,000

	Chalk Pit, Clay Pit or Quarry		Gravel Pit
	Sand Pit		Disused Pit or Quarry
	Refuse or Slag Heap		Lake, Loch or Pond
	Dunes		Boulders
	Coniferous Trees		Non-Coniferous Trees
	Orchard		Scrub
	Bracken		Heath
	Marsh		Reeds
	Building		Glasshouse
	Sloping Masonry		Pylon
	Cutting		Embankment
	Road Under		Road Over
	Level Crossing		Foot Bridge
	Standard Gauge Multiple Track		Standard Gauge Single Track
	Siding, Tramway or Mineral Line		Narrow Gauge
	Geographical County		Administrative County, County Borough or County of City
	Municipal Borough, Urban or Rural District, Burgh or District Council		Borough, Burgh or County Constituency
	Civil Parish		
	Boundary Post or Stone		Police Station
	Church		Post Office
	Club House		Public Convenience
	Fire Engine Station		Public House
	Foot Bridge		Signal Box
	Fountain		Spring
	Guide Post		Telephone Call Box
	Mile Post		Telephone Call Post
	Mile Stone		Well

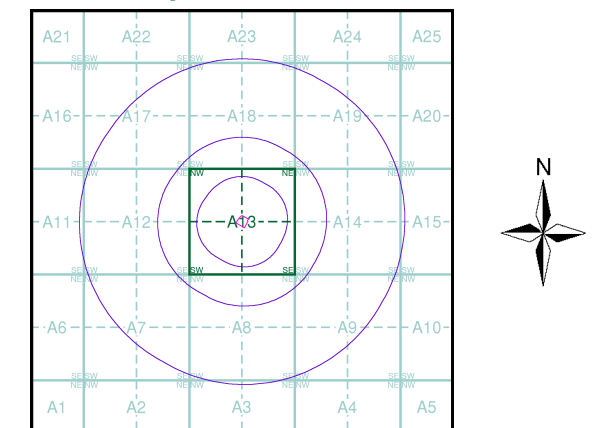
1:10,000 Raster Mapping

	Gravel Pit		Refuse tip or slag heap
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Shingle		Mud
	Sand		Sand Pit
	Slopes		Top of cliff
	General detail		Underground detail
	Overhead detail		Narrow gauge railway
	Multi-track railway		Single track railway
	County boundary (England only)		Civil, parish or community boundary
	District, Unitary, Metropolitan, London Borough boundary		Constituency boundary
	Area of wooded vegetation		Non-coniferous trees
	Non-coniferous trees (scattered)		Coniferous trees
	Coniferous trees (scattered)		Positioned tree
	Orchard		Coppice or Osiers
	Rough Grassland		Heath
	Scrub		Marsh, Salt Marsh or Reeds
	Water feature		Flow arrows
	Mean high water (springs)		Mean low water (springs)
	Telephone line (where shown)		Electricity transmission line (with poles)
	Bench mark (where shown)		Triangulation station
	Point feature (e.g. Guide Post or Mile Stone)		Pylon, flare stack or lighting tower
	Site of (antiquity)		Glasshouse
	General Building		Important Building

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:10,560	1848	3
Cheshire	1:10,560	1882	4
Lancashire And Furness	1:10,560	1894 - 1895	5
Cheshire	1:10,560	1899	6
Lancashire And Furness	1:10,560	1908 - 1911	7
Cheshire	1:10,560	1911	8
Cheshire	1:10,560	1911	9
Lancashire And Furness	1:10,560	1923	10
Lancashire And Furness	1:10,560	1934	11
Lancashire And Furness	1:10,560	1938	12
Cheshire	1:10,560	1938	13
Ordnance Survey Plan	1:10,000	1955	14
Ordnance Survey Plan	1:10,000	1966	15
Manchester	1:25,000	1975	16
Ordnance Survey Plan	1:10,000	1981	17
Ordnance Survey Plan	1:10,000	1989	18
10K Raster Mapping	1:10,000	2006	19
VectorMap Local	1:10,000	2016	20

Historical Map - Slice A



Order Details

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Russian Military Mapping Legends

1:5,000 and 1:10,000 mapping

a. Not drawn to scale b. Drawn to scale

Government and Administrative Buildings Military and Industrial Buildings

Military and Communication Areas Subway Entrance

Fireproof Building Prominent Fireproof Building

Non-fireproof Building Non-fireproof Building (non-dwelling)

Factory, mill, and flour mill, with chimneys Factory, mill, and flour mill, without chimneys

Power Station, drawn to scale Hydroelectric Power Station

Radio Station, drawn to scale Telephone Station, drawn to scale

Abandoned Open-pit Mine or Quarry Open-pit Salt Mine

Pit Oil Deposit or Well Oil Seepage

Tailings Pile Fuel Storage Tanks Natural Gas Tank

Bench Mark Drill Hole Burial Mound Triangulation Point on Burial Mound

Single-track Railroad Small Bridge Double-track Railroad and Station Building

Coniferous Forest Deciduous Forest Mixed Forest

Lawns Citrus Orchard Wet Ground Scattered Vegetation

243.8 Values for prominent elevations

186.0 Numbers for spot elevations, depth soundings, contour lines, etc.

0.2 Velocity of the current, width of river bed, depth of river

180/12 Fractional terms: length and capacity of bridges; depth of fords and condition of the river bottom; height of forest and the diameter of trees

Russian Alphabet (For reference and phonetic interpretation of map text)

А а (A)	З з (Z)	П п (P)	Ч ч (CH)
Б б (B)	И и (I)	Р р (R)	Ш ш (SH)
В в (V)	Й й (Y)	С с (S)	Щ щ (SHCH)
Г г (G)	К к (K)	Т т (T)	Ъ (-)
Д д (D)	Л л (L)	У у (U)	Ы (Y)
Е е (E)	М м (M)	Ф ф (F)	Ь (')
Ё ё (YO)	Н н (N)	Х х (KH)	Э э (E)
Ж ж (ZH)	О о (O)	Ц ц (TS)	Ю ю (YU or IU)
			Я я (YA or IA)

1:25,000 mapping

a. Not drawn to scale b. Drawn to scale

Government and Administrative Buildings Military and Industrial Buildings

Military and Communication Areas Subway Entrance

Partly Demolished Buildings Demolished Buildings

Built-Up Area with Fireproof Buildings Predominant Built-Up Area with Non-Fireproof Buildings Predominant

Individual Fireproof Building Prominent Industrial Building

Individual Dwelling, Fireproof Ruins of an Individual Dwelling

Factory or Mill Chimney Factory or Mill with Chimney Factory or Mill without Chimney Mine or Open Pit Mine

Operating Shaft or Mine Non-Operating Shaft or Mine Salt Mine Tailings Pile

Pit Stone Quarry Gas Pump or Service Station Fuel Storage or Natural Gas Tank

Oil or Natural Gas Derrick Small Hydroelectric Power Station Power Station Transformer Station

Cemetery Burial Mound (height in metres) Triangulation Point on Burial Mound Triangulation Point

Bench Mark Bench Mark (monumented) Telegraph Office Telephone Station

Radio Station Radio Tower Airfield or Seaplane Base Landing Strip

Telegraph/Telephone Lines Main Highway Highway under Construction Improved Dirt Road (former truck road)

Double-track Railroad with First Class Station Dismantled Railroad Railroad Under Construction

Shore Embankment River or Ditch with Embankment Direction and velocity of current Water Gauge Water Level Mark

Well Water Reservoir or Rain Water Pit Spring Isobath with value

Heavy (Index) Contour Line Contour Line and Value Half Contour Line Spot Elevation Value

Coniferous Deciduous Mixed Scrub

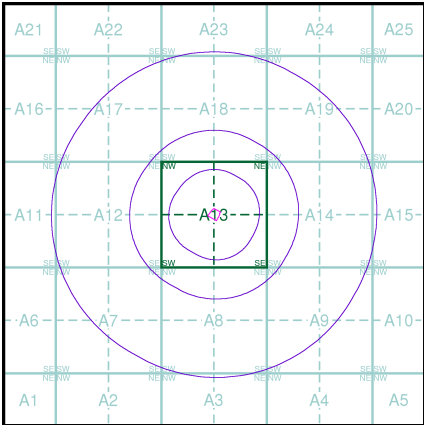
Key to Numbers on Mapping



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:10,560	1848	3
Cheshire	1:10,560	1882	4
Lancashire And Furness	1:10,560	1894 - 1895	5
Cheshire	1:10,560	1899	6
Lancashire And Furness	1:10,560	1908 - 1911	7
Cheshire	1:10,560	1911	8
Cheshire	1:10,560	1911	9
Lancashire And Furness	1:10,560	1923	10
Lancashire And Furness	1:10,560	1934	11
Lancashire And Furness	1:10,560	1938	12
Cheshire	1:10,560	1938	13
Ordnance Survey Plan	1:10,000	1955	14
Ordnance Survey Plan	1:10,000	1966	15
Manchester	1:25,000	1975	16
Ordnance Survey Plan	1:10,000	1981	17
Ordnance Survey Plan	1:10,000	1989	18
10K Raster Mapping	1:10,000	2006	19
VectorMap Local	1:10,000	2016	20

Russian Map - Slice A



Order Details

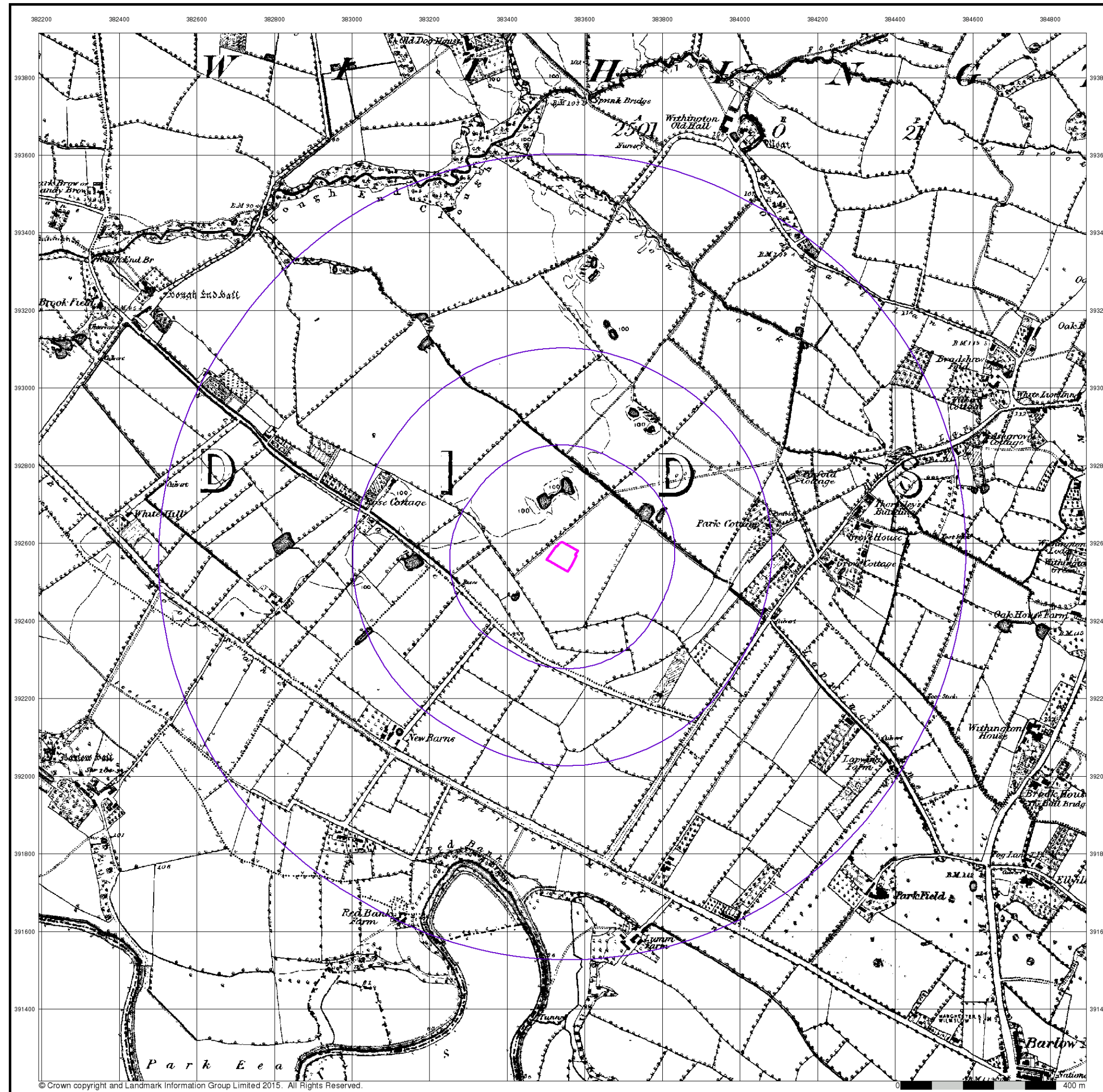
Order Number: 82568524_1_1
Customer Ref: 10/0867
National Grid Reference: 383540, 392560
Slice: A
Site Area (Ha): 0.35
Search Buffer (m): 1000

Site Details

2, One Didsbury Point, The Avenue, Didsbury, Manchester, M20 2EY



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



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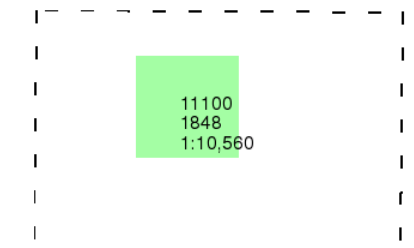
Lancashire And Furness

Published 1848

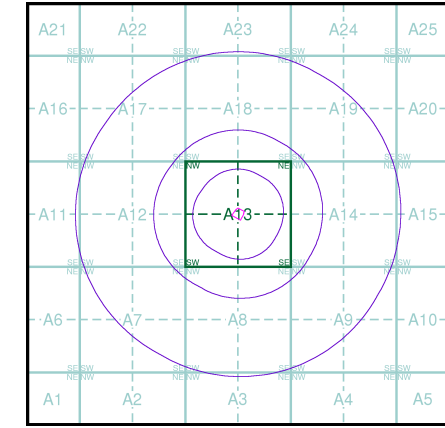
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



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Fax: 0844 844 9951
Web: www.envirocheck.co.uk

Lancashire And Furness

Published 1894 - 1895

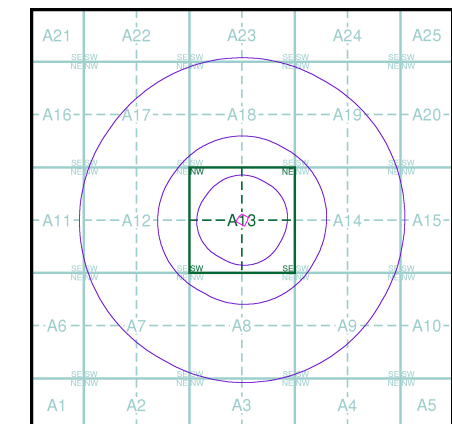
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

111NW 1894 1:10,560	111NE 1894 1:10,560
111SW 1894 1:10,560	111SE 1895 1:10,560

Historical Map - Slice A

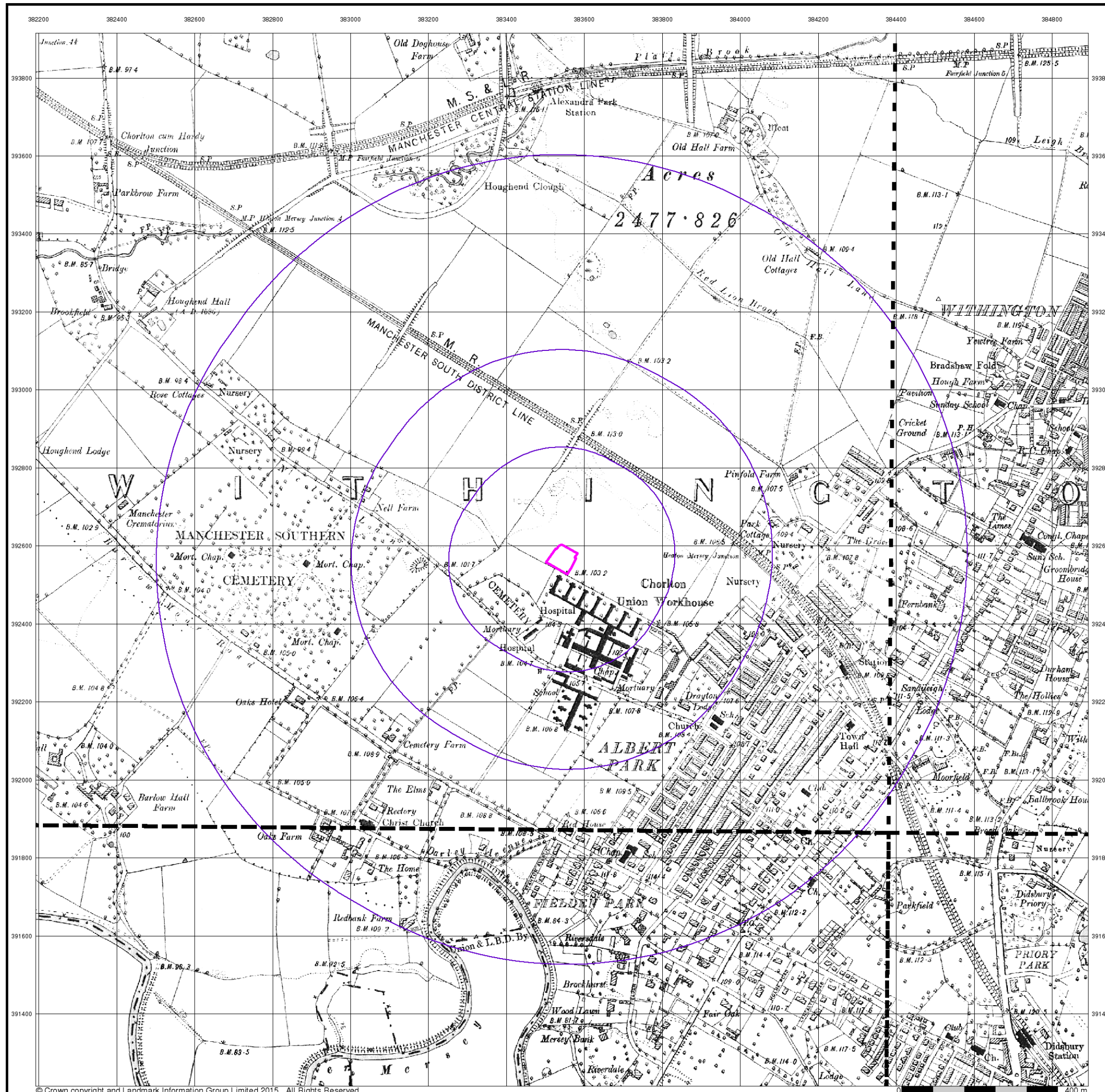


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 Search Buffer (m): 1000

Site Details

2, One Didsbury Point, The Avenue, Didsbury, Manchester, M20 2EY



Lancashire And Furness

Published 1908 - 1911

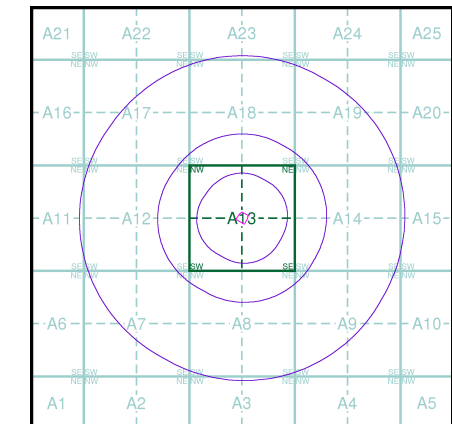
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

111NW 1908 1:10,560	111NE 1908 1:10,560
111SW 1911 1:10,560	111SE 1911 1:10,560

Historical Map - Slice A

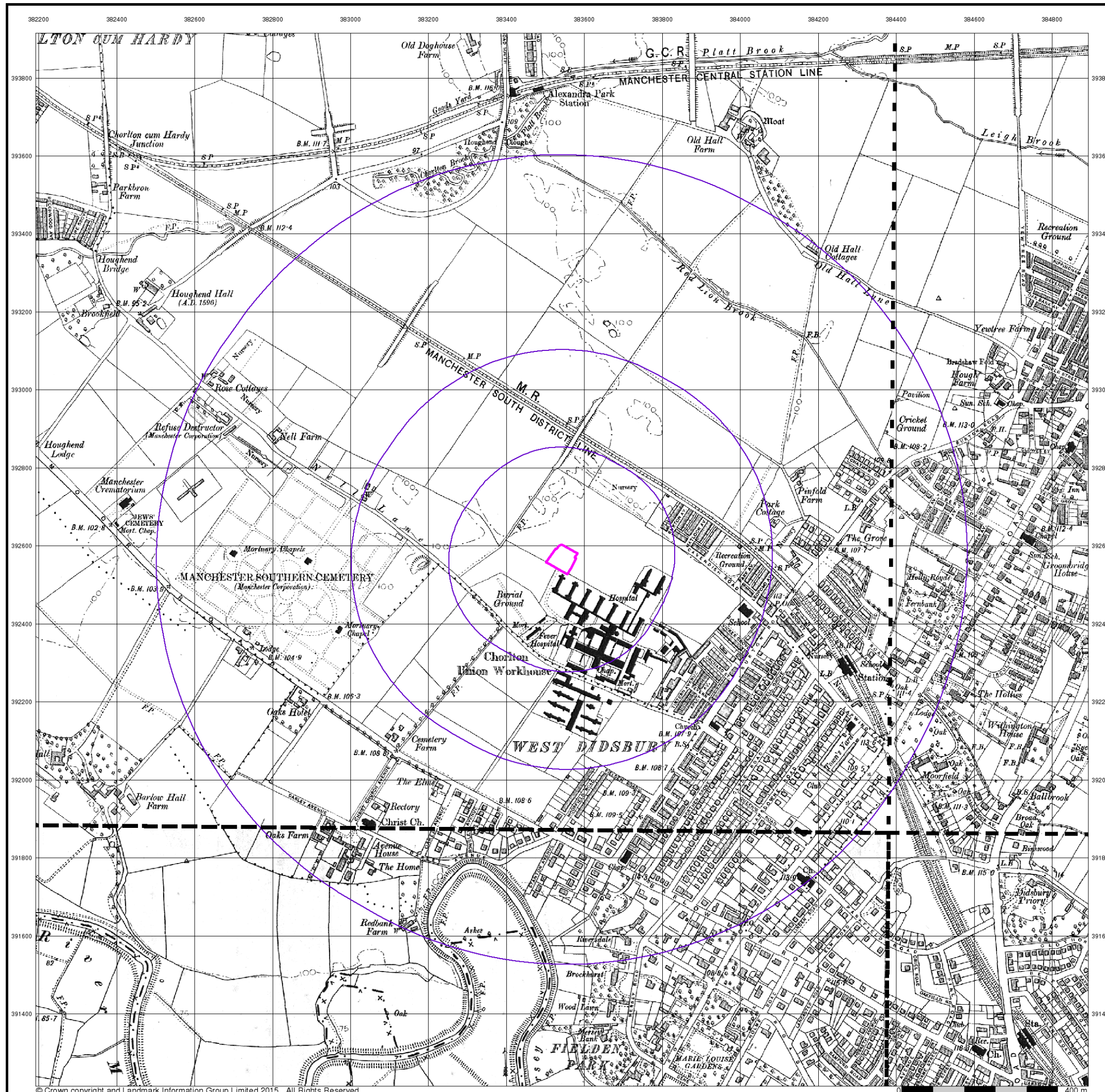


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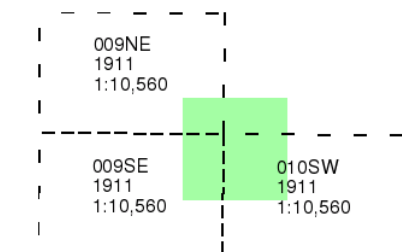
Cheshire

Published 1911

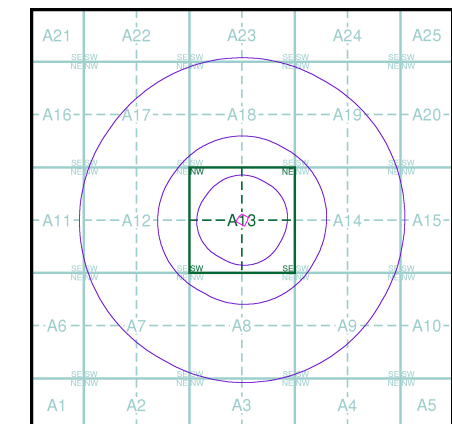
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

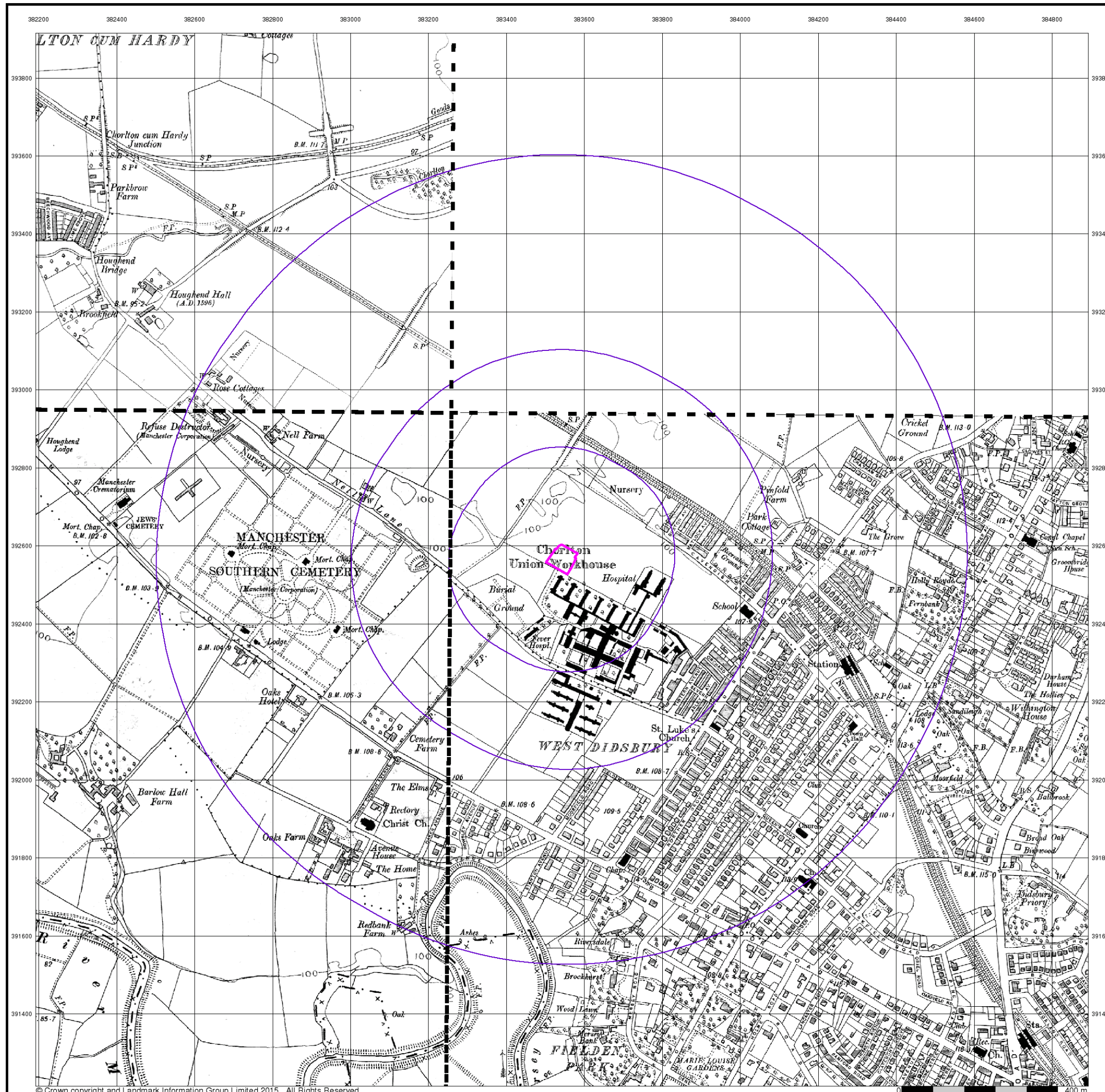


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Lancashire And Furness

Published 1923

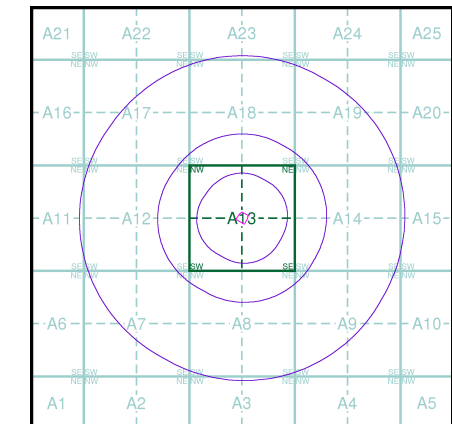
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

111NW 1923 1:10,560	111NE 1923 1:10,560
111SW 1923 1:10,560	111SE 1923 1:10,560

Historical Map - Slice A

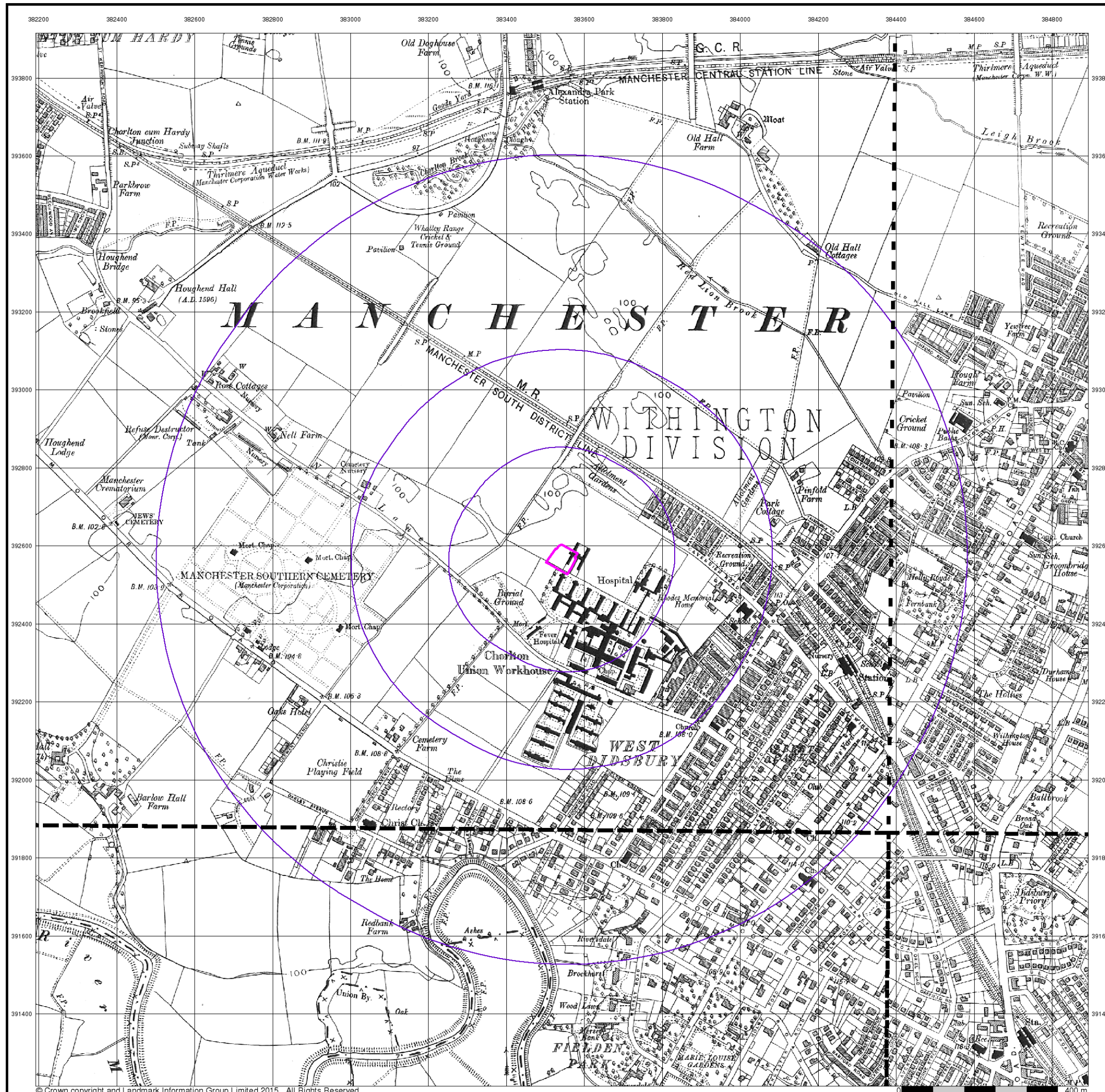


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2, One Didsbury Point, The Avenue, Didsbury, Manchester, M20 2EY



Lancashire And Furness

Published 1934

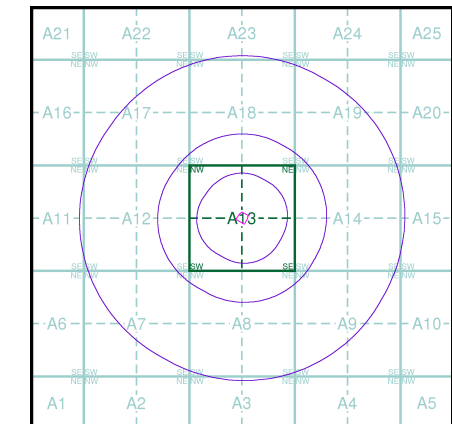
Source map scale - 1:10,560

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Map Name(s) and Date(s)

111NW 1934 1:10,560	111NE 1934 1:10,560
	111SE 1934 1:10,560

Historical Map - Slice A



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Site Details

2, One Didsbury Point, The Avenue, Didsbury, Manchester, M20 2EY



Lancashire And Furness

Published 1938

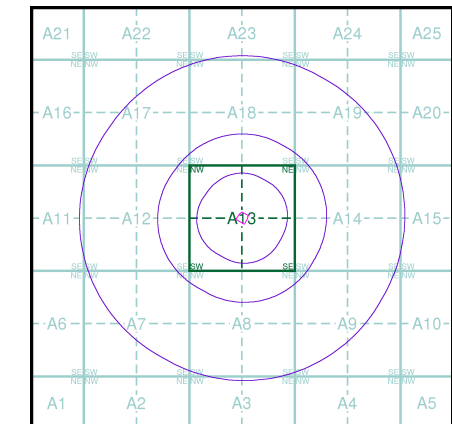
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Map Name(s) and Date(s)

111NW 1938 1:10,560	111NE 1938 1:10,560
111SW 1938 1:10,560	111SE 1938 1:10,560

Historical Map - Slice A



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Cheshire

Published 1938

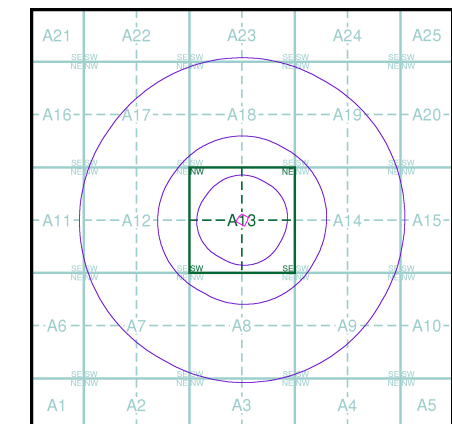
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

009NE 1938 1:10,560	
009SE 1938 1:10,560	010SW 1938 1:10,560

Historical Map - Slice A

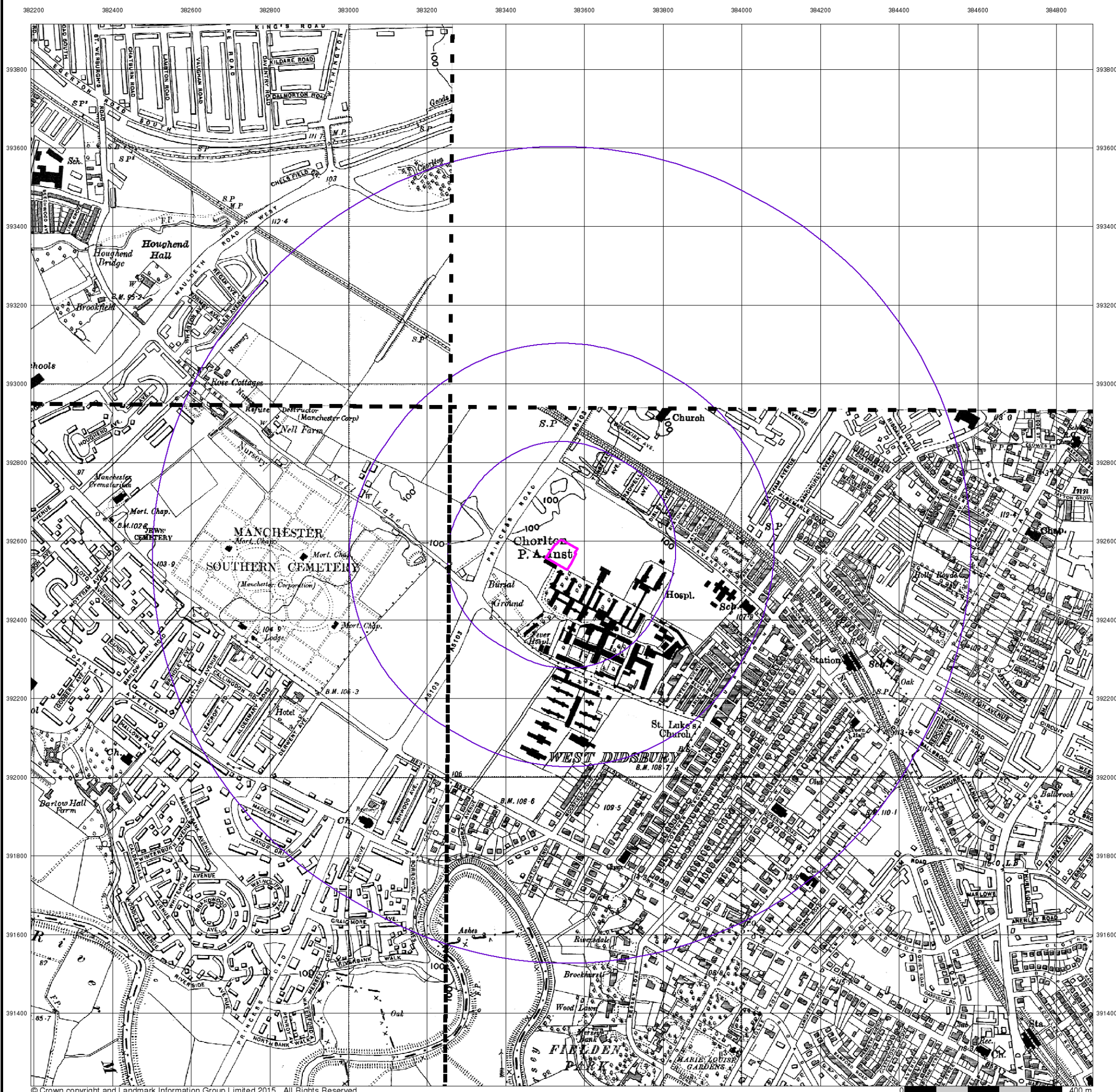


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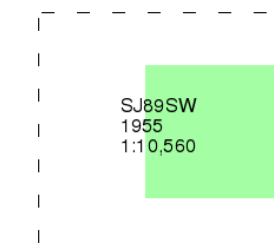
Ordnance Survey Plan

Published 1955

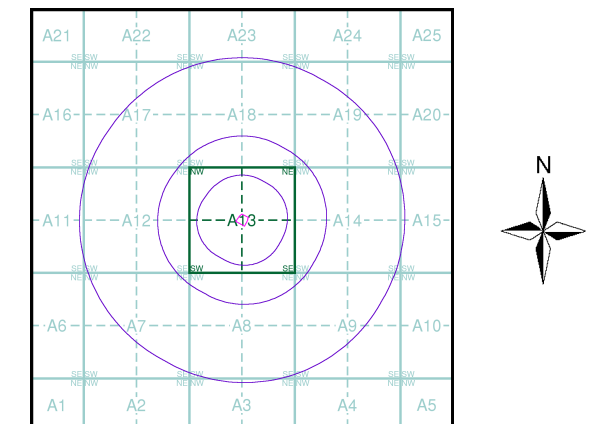
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



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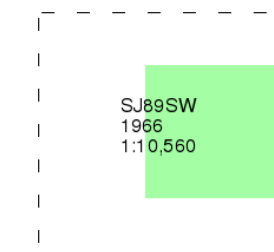
Ordnance Survey Plan

Published 1966

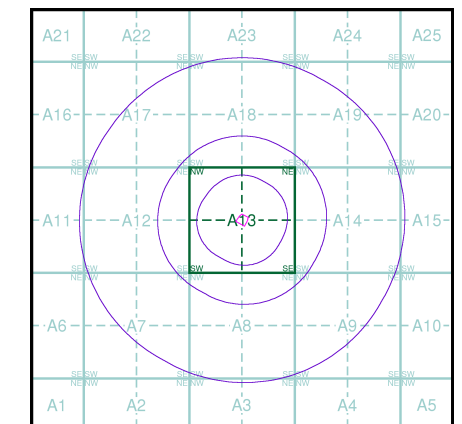
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

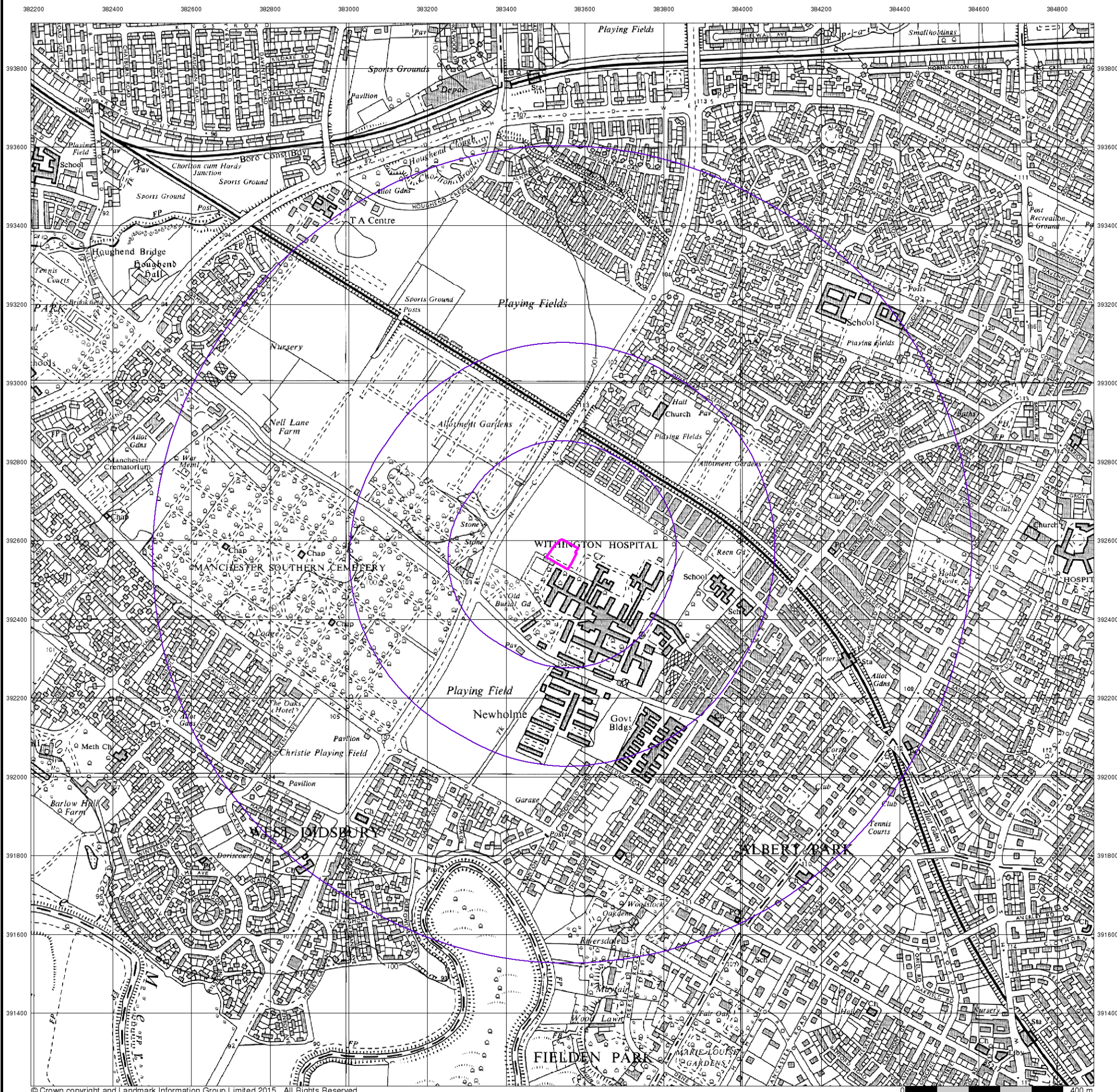


Order Details

Order Number: 82568524_1_1
Customer Ref: 10/0867
National Grid Reference: 383540, 392560
Slice: A
Site Area (Ha): 0.35
Search Buffer (m): 1000

Site Details

2, One Didsbury Point, The Avenue, Didsbury, Manchester, M20 2EY





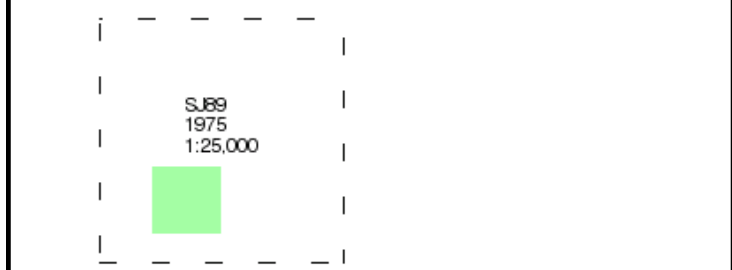
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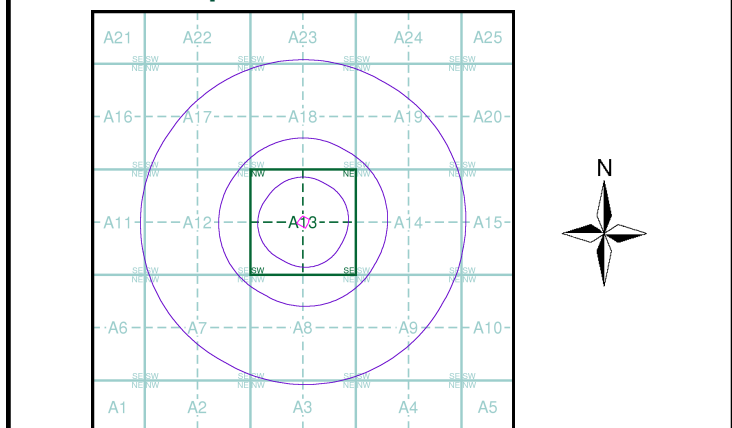
Manchester
Published 1975
Source map scale - 1:25,000

These maps were produced by the Russian military during the Cold War between 1950 and 1997, and cover 103 towns and cities throughout the U.K. The maps are produced at 1:25,000, 1:10,000 and 1:5,000 scale, and show detailed land use, with colour-coded areas for development, green areas, and non-developed areas. Buildings are coloured black and important building uses (such as hospitals, post offices, factories etc.) are numbered, with a numbered key describing their use. They were produced by the Russians for the benefit of navigation, as well as strategic military sites and transport hubs, for use if they were to have invaded the U.K. The detailed information provided indicates that the areas were surveyed using land-based personnel, on the ground, in the cities that are mapped.

Map Name(s) and Date(s)



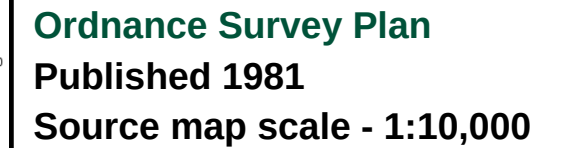
Russian Map - Slice A



Order Details
Order Number: 82568524_1_1
Customer Ref: 10/0867
National Grid Reference: 383540, 392560
Slice: A
Site Area (Ha): 0.35
Search Buffer (m): 1000

Site Details
2, One Didsbury Point, The Avenue, Didsbury, Manchester, M20 2EY





Map Name(s) and Date(s)

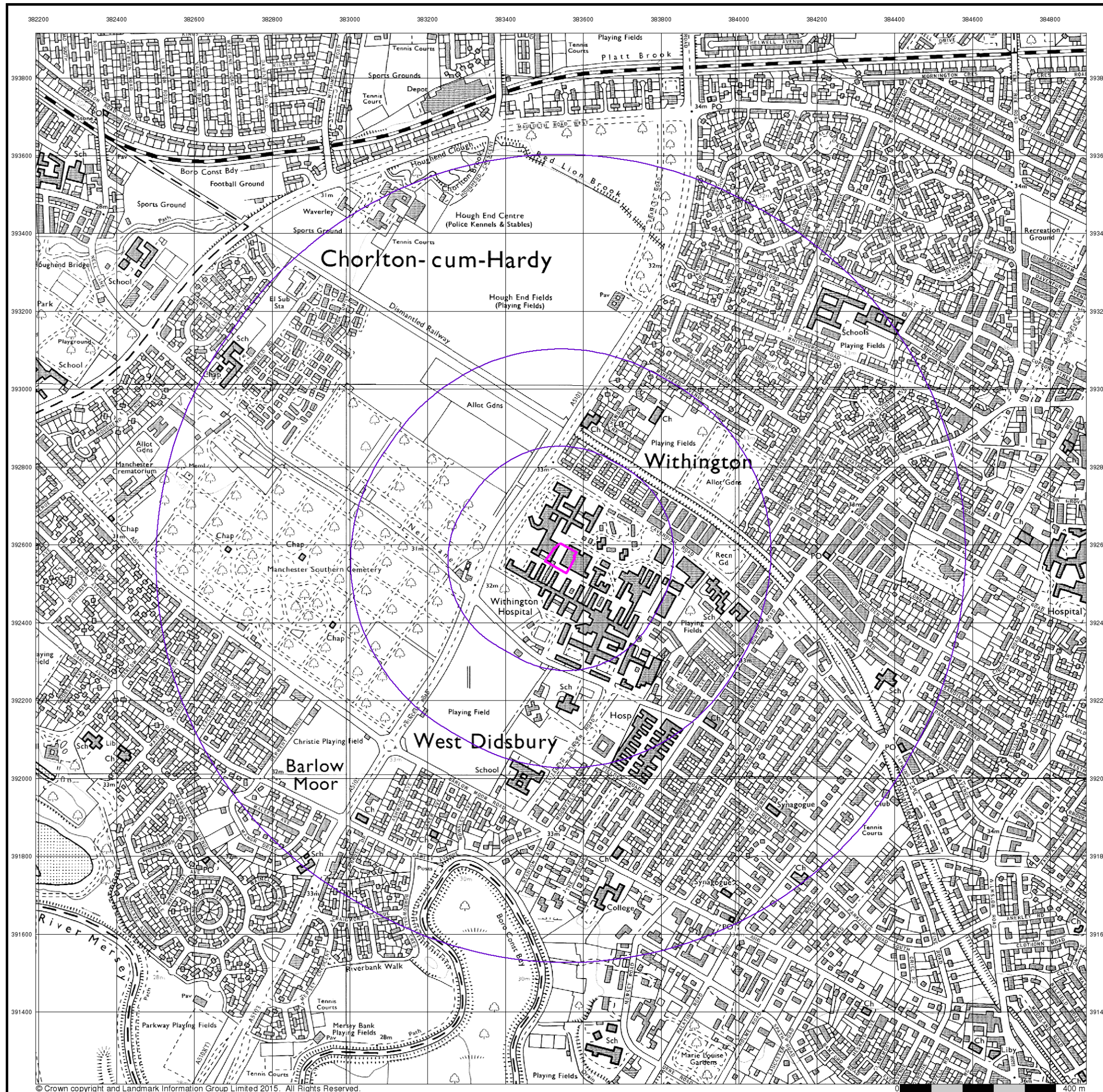


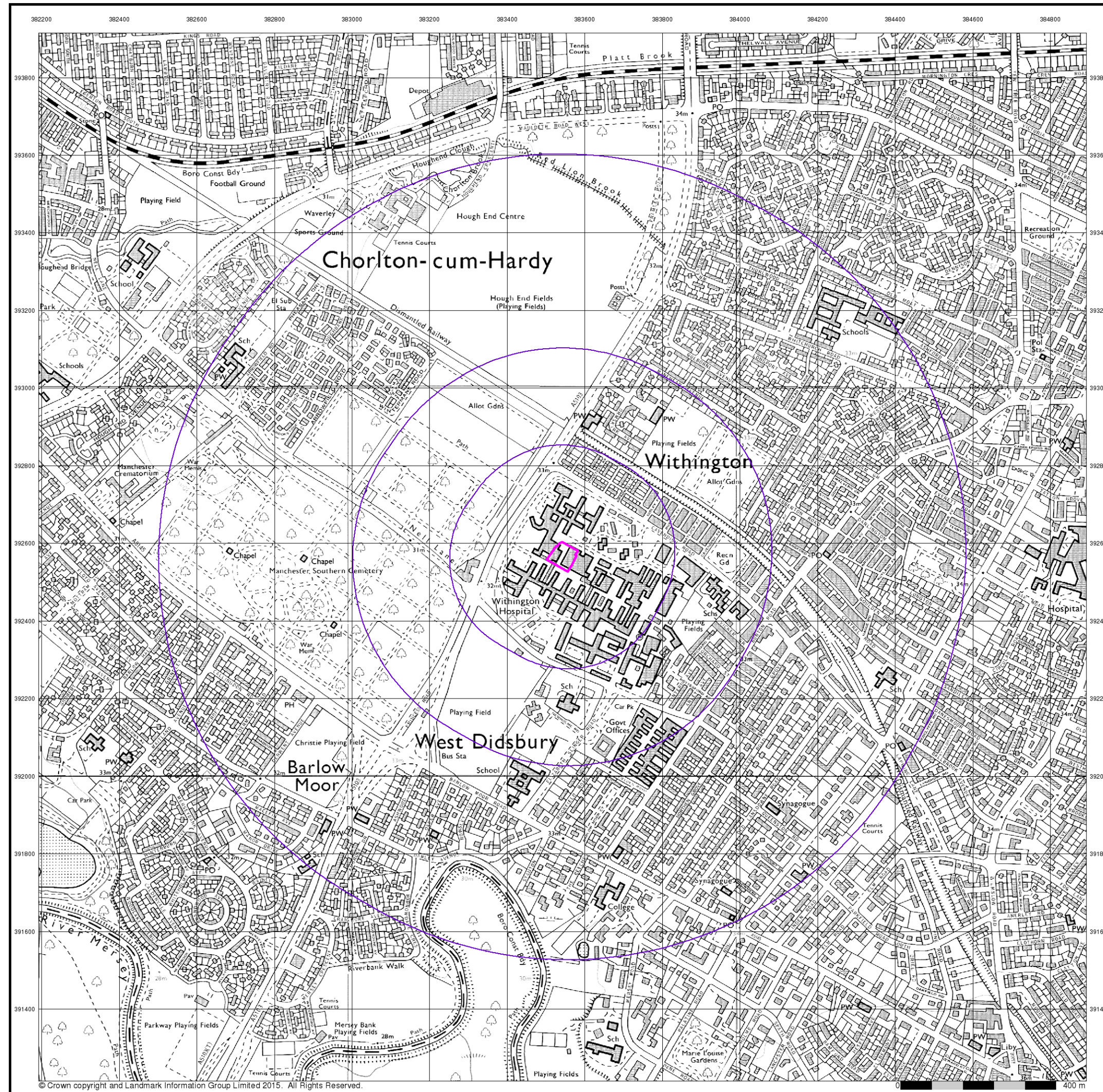
Site Details



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Information Group

A Landmark Information Group Service v47.0 15-Mar-2016 Page 17 of 20





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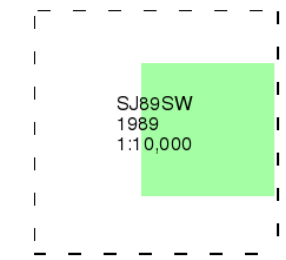
Ordnance Survey Plan

Published 1989

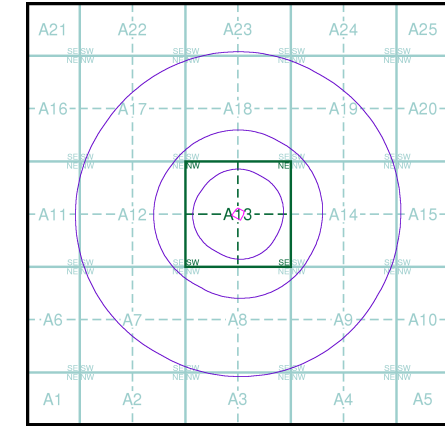
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 82568524_1_1
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Search Buffer (m): 1000

Site Details

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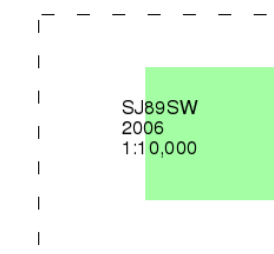
10k Raster Mapping

Published 2006

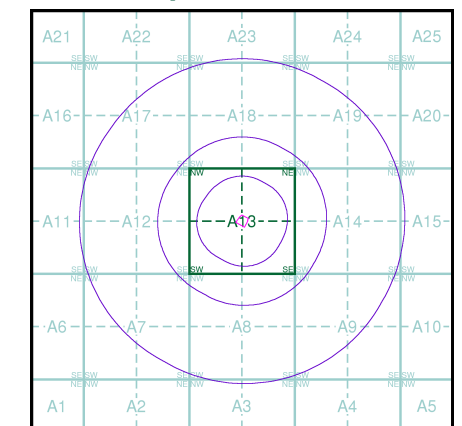
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A

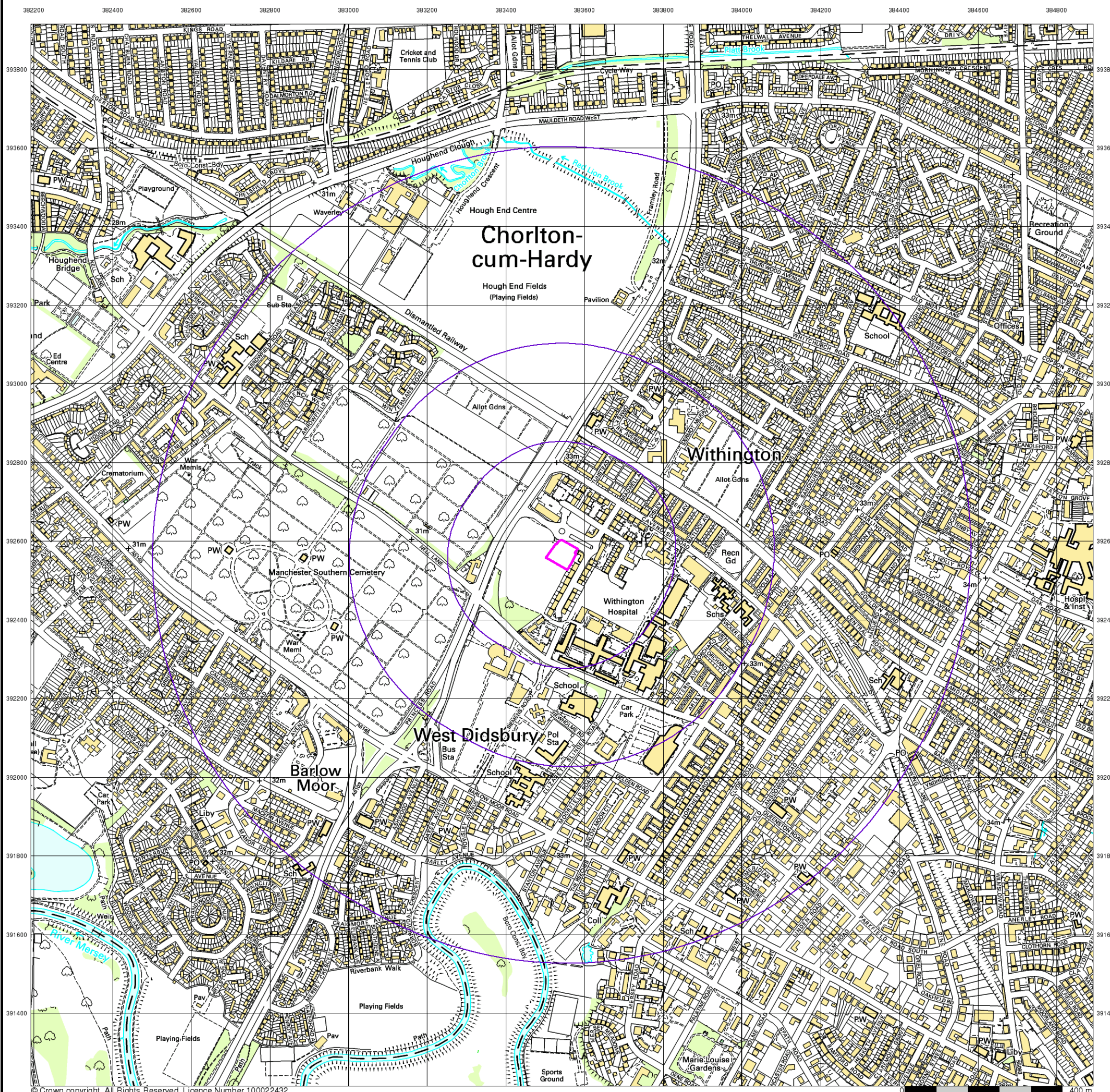


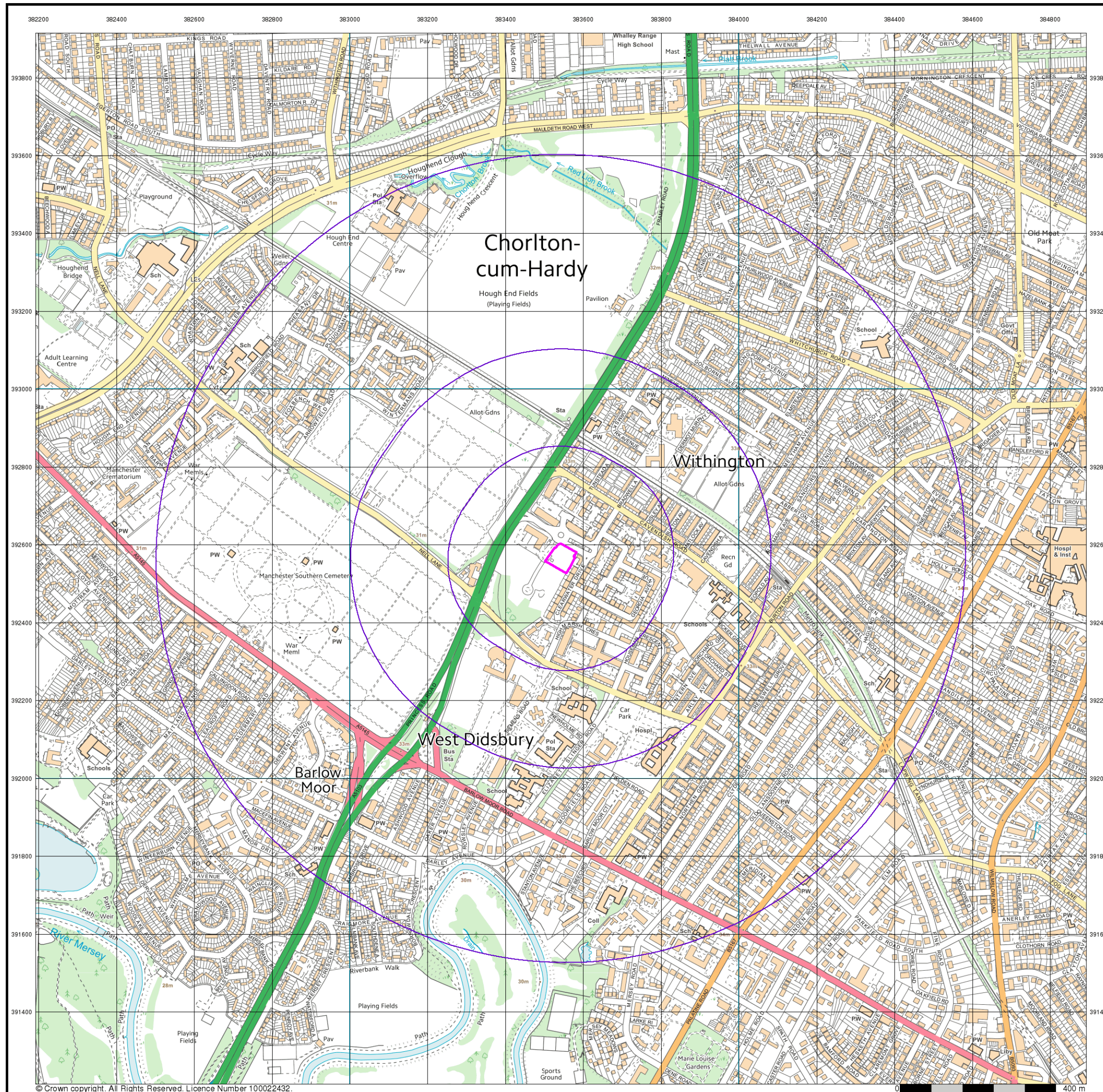
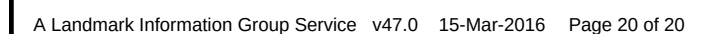
Order Details

Order Number: 82568524_1_1
Customer Ref: 10/0867
National Grid Reference: 383540, 392560
Slice: A
Site Area (Ha): 0.35
Search Buffer (m): 1000

Site Details

2, One Didsbury Point, The Avenue, Didsbury, Manchester, M20 2EY





APPENDIX III
GEOLOGICAL MAPS

Geology 1:50,000 Maps Legends

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Flandrian - Flandrian
	GFSD	Glaciofluvial Sheet Deposits, Devensian	Sand and Gravel	Devensian - Devensian
	TILLD	Till, Devensian	Diamicton	Devensian - Devensian
	SSA	Shirdley Hill Sand Formation	Sand	Flandrian - Devensian
	GFDUD	Glaciofluvial Deposits, Devensian	Sand and Gravel	Devensian - Devensian
	GFICD	Glaciofluvial Ice Contact Deposits, Devensian	Sand and Gravel	Devensian - Devensian
	RTDU	River Terrace Deposits (Undifferentiated)	Sand and Gravel	Quaternary - Quaternary

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	TPSF	Tarporley Siltstone Formation	Siltstone, Mudstone and Sandstone	Anisian - Olenekian
	WLSF	Wilmslow Sandstone Formation	Sandstone	Early Triassic - Early Triassic
	HEY	Helsby Sandstone Formation	Sandstone, Pebbly (Gravelly)	Anisian - Early Triassic
	CPB	Chester Pebble Beds Formation	Sandstone, Pebbly (Gravelly)	Early Triassic - Early Triassic
	CPB	Chester Pebble Beds Formation	Sandstone	Early Triassic - Early Triassic
		Faults		



Geology 1:50,000 Maps

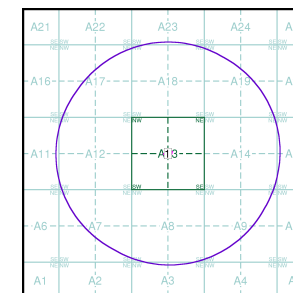
This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:50,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around the site. This mapping may be more up to date than previously published paper maps.

The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page. Not all layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

Geology 1:50,000 Maps Coverage

Map ID:	1
Map Sheet No:	098
Map Name:	Stockport
Map Date:	1977
Bedrock Geology:	Available
Superficial Geology:	Available
Artificial Geology:	Not Available
Faults:	Not Supplied
Landslip:	Available
Rock Segments:	Not Supplied

Geology 1:50,000 Maps - Slice A



Order Details:

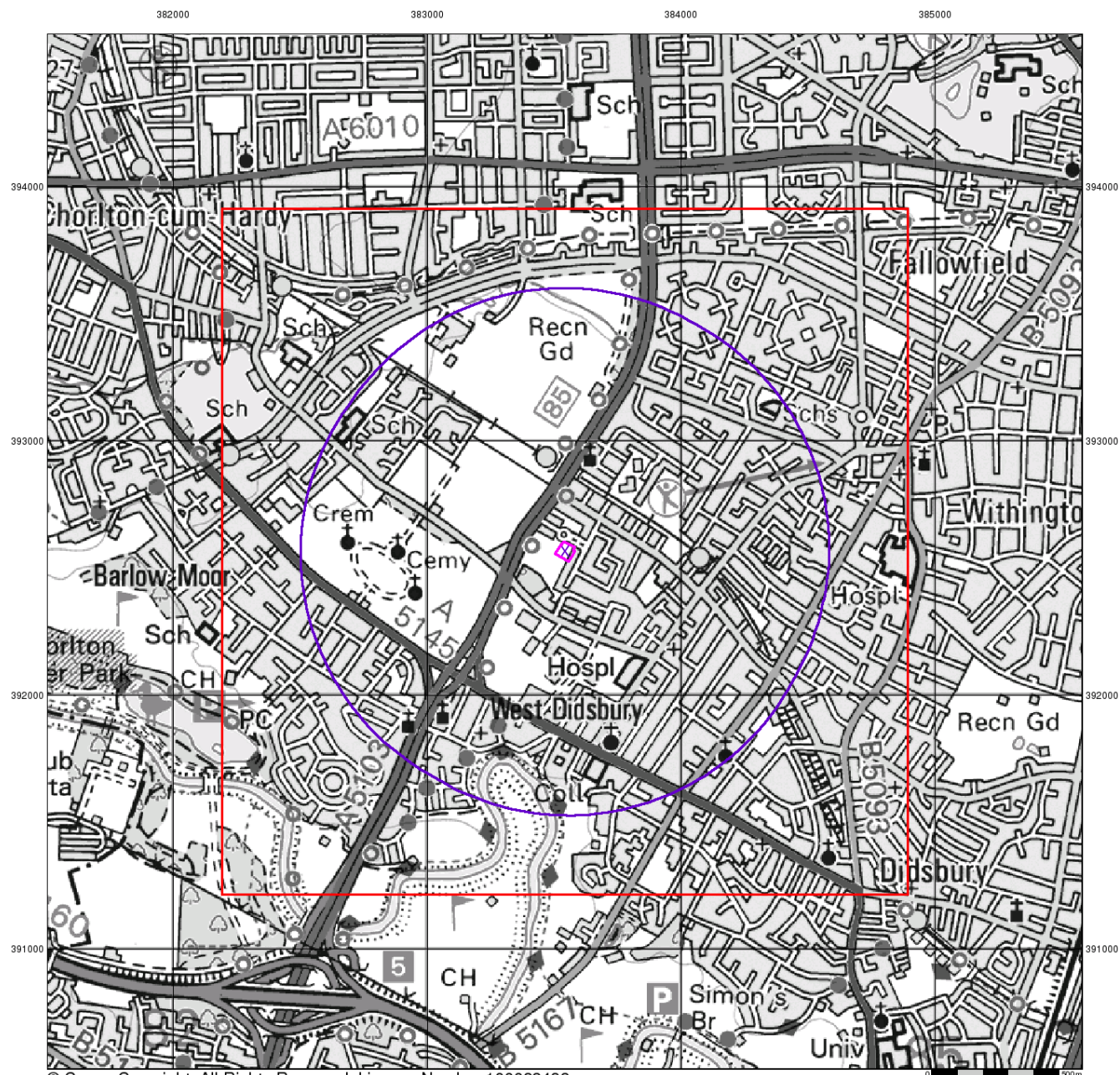
Order Number:	82568524_1_1
Customer Reference:	10/0867
National Grid Reference:	383540, 392560
Slice:	A
Site Area (Ha):	0.35
Search Buffer (m):	1000

Site Details:

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Artificial Ground and Landslip

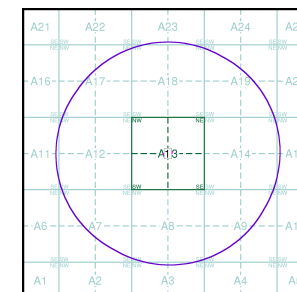
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions and unstable ground.

Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- Infilled ground - areas where the ground has been cut away then wholly or partially backfilled.
- Landscaped ground - areas where the surface has been reshaped.
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

Mass movement (landslip) deposits on BGS geological maps are primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground. The dataset also includes foundered strata, where the ground has collapsed due to subsidence.

Artificial Ground and Landslip Map - Slice A



Order Details:

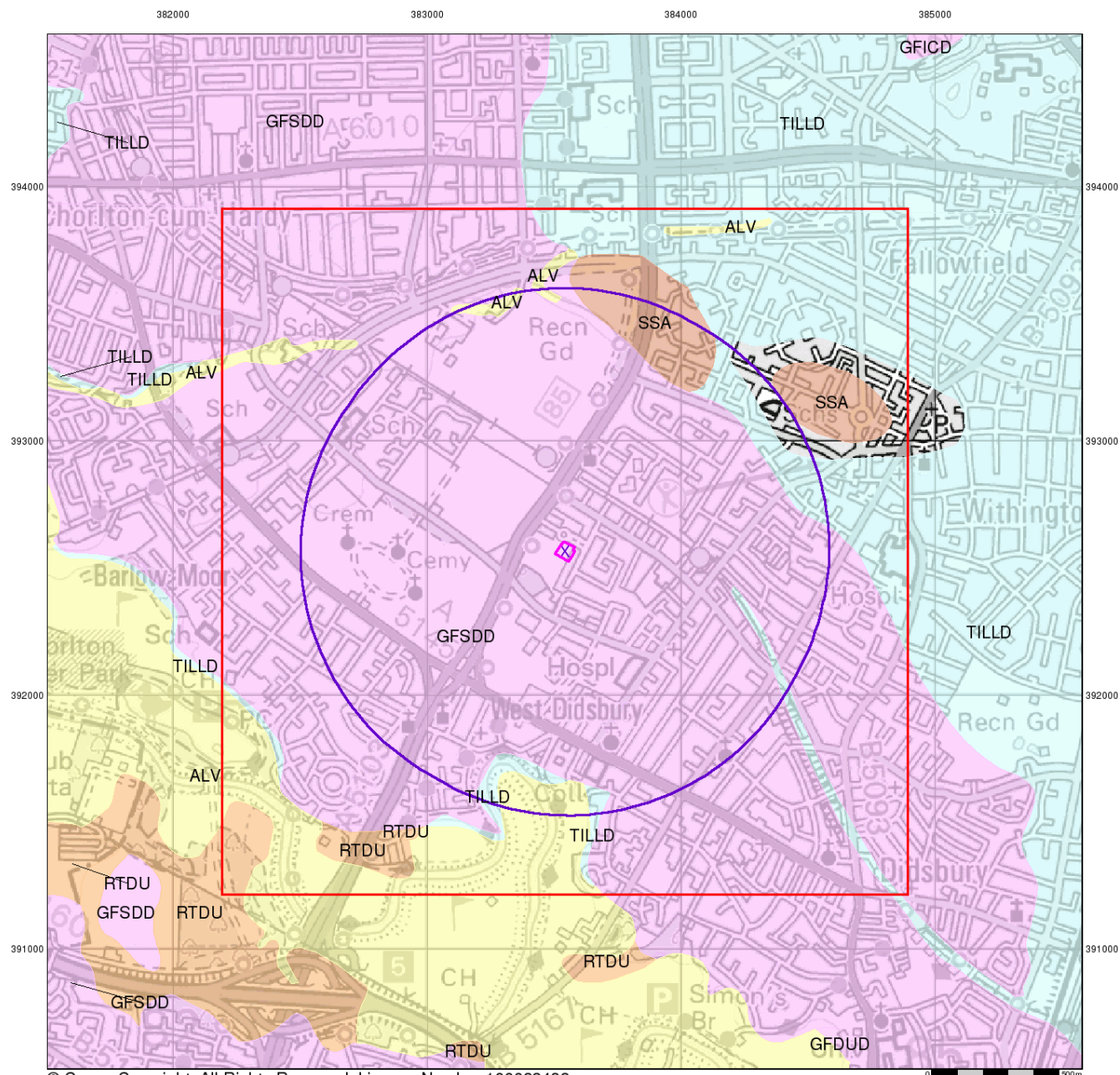
Order Number: 82568524_1_1
 Customer Reference: 10/0867
 National Grid Reference: 383540, 392560
 Slice: A
 Site Area (Ha): 0.35
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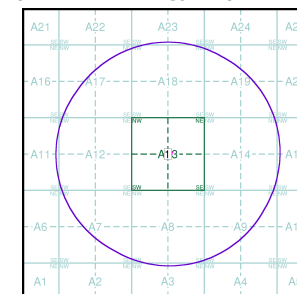
Superficial Geology

Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, the Quaternary, which extends back about 1.8 million years from the present.

They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and 'in place'. Other superficial strata may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made origin.

Most of these Superficial deposits are unconsolidated sediments such as gravel, sand, silt and clay, and onshore they form relatively thin, often discontinuous patches or larger spreads.

Superficial Geology Map - Slice A



Order Details:

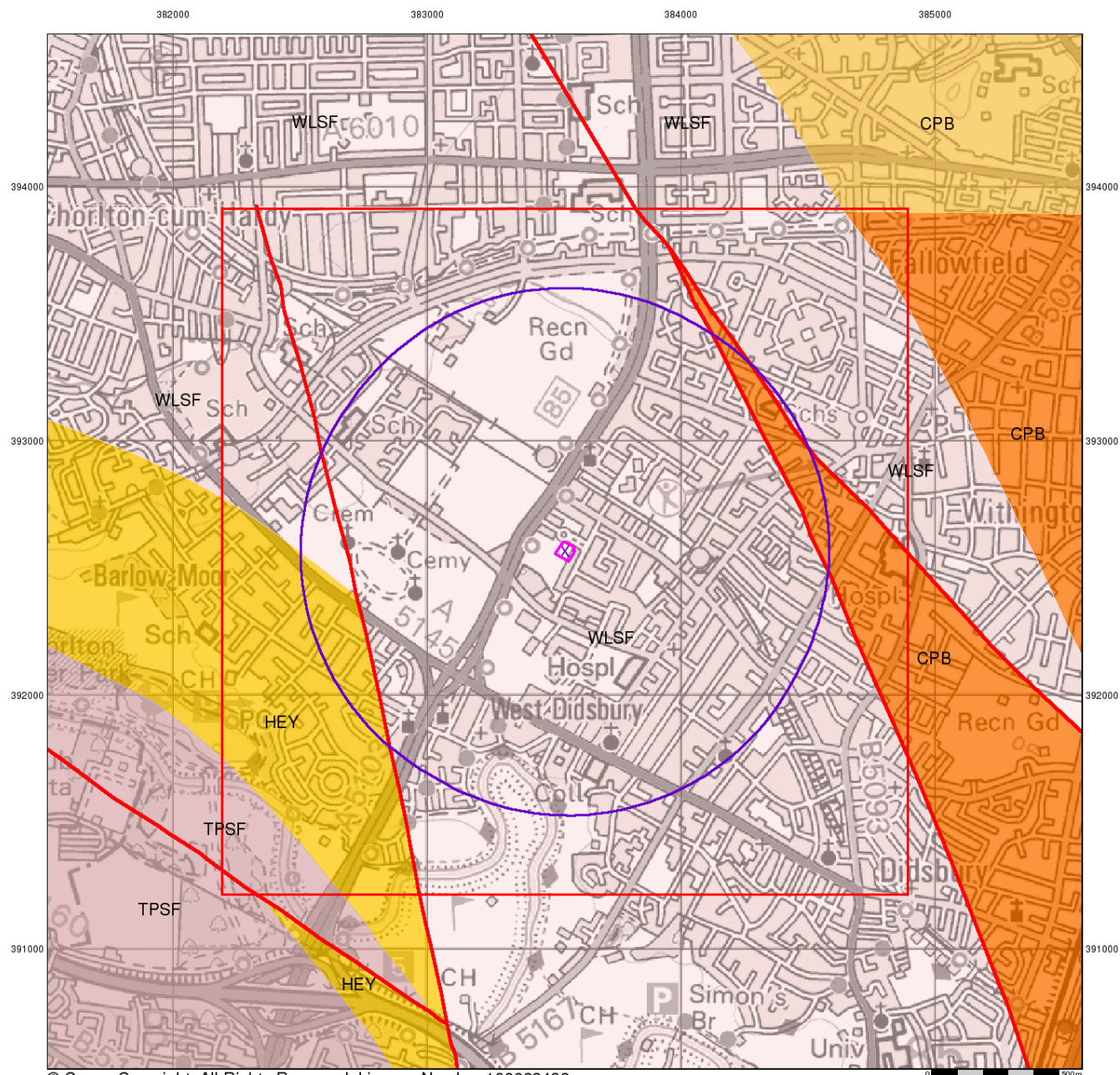
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 Customer Reference: 10/0867
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 Slice: A
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Bedrock and Faults

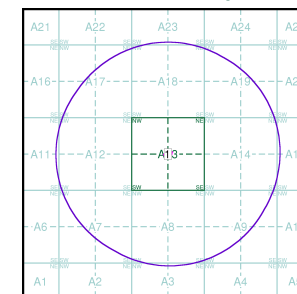
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

The bedrock has formed over vast lengths of geological time ranging from ancient and highly altered rocks of the Proterozoic, some 2500 million years ago, or older, up to the relatively young Pliocene, 1.8 million years ago.

The bedrock geology includes many lithologies, often classified into three types based on origin: igneous, metamorphic and sedimentary.

The BGS Faults and Rock Segments dataset includes geological faults (e.g. normal, thrust), and thin beds mapped as lines (e.g. coal seam, gypsum bed). Some of these are linked to other particular 1:50,000 Geology datasets, for example, coal seams are part of the bedrock sequence, most faults and mineral veins primarily affect the bedrock but cut across the strata and post date its deposition.

Bedrock and Faults Map - Slice A



Order Details:

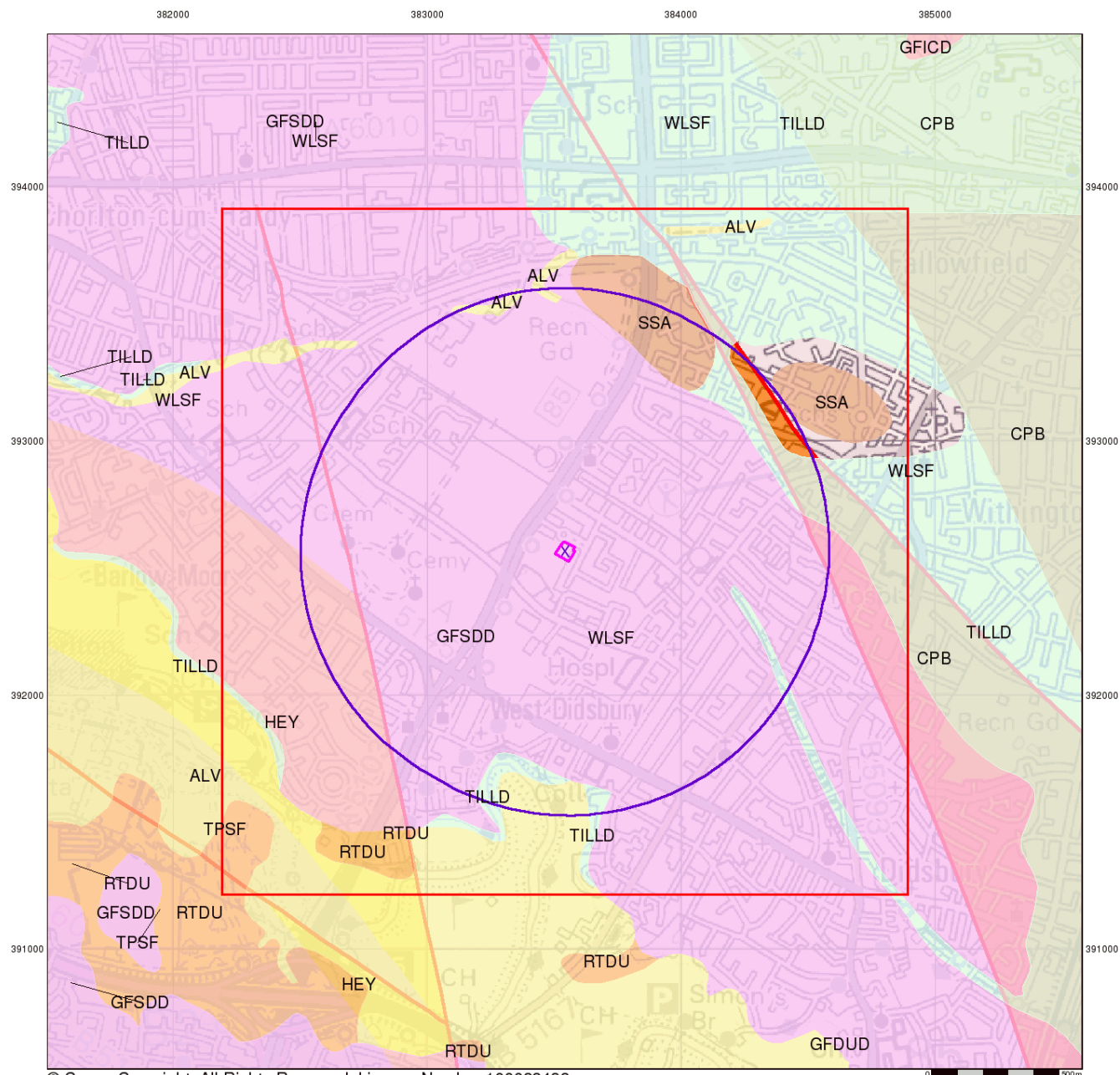
Order Number: 82568524_1_1
 Customer Reference: 10/0867
 National Grid Reference: 383540, 392560
 Slice: A
 Site Area (Ha): 0.35
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Site Details:

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Combined Surface Geology

The Combined Surface Geology map combines all the previous maps into one combined geological overview of your site.

Please consult the legends to the previous maps to interpret the Combined "Surface Geology" map.

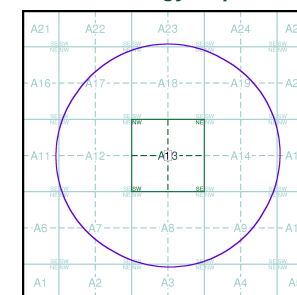
Additional Information

More information on 1:50,000 Geological mapping and explanations of rock classifications can be found on the BGS website. Using the LEX Codes in this report, further descriptions of rock types can be obtained by interrogating the 'BGS Lexicon of Named Rock Units'. This database can be accessed by following the 'Information and Data' link on the BGS website.

Contact

British Geological Survey
Kingsley Dunham Centre
Keyworth
Nottingham
NG12 5GG
Telephone: 0115 936 3143
Fax: 0115 936 3276
email: enquiries@bgs.ac.uk
website: www.bgs.ac.uk

Combined Geology Map - Slice A



Order Details:

Order Number: 82568524_1_1
Customer Reference: 10/0867
National Grid Reference: 383540, 392560
Slice: A
Site Area (Ha): 0.35
Search Buffer (m): 1000

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APPENDIX IV
SITE SENSITIVITY MAPS

General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point
-  Map ID
-  Several of Type at Location

Agency and Hydrological

-  Contaminated Land Register Entry or Notice (Location)
-  Contaminated Land Register Entry or Notice
-  Discharge Consent
-  Enforcement or Prohibition Notice
-  Integrated Pollution Control
-  Integrated Pollution Prevention Control
-  Local Authority Integrated Pollution Prevention and Control
-  Local Authority Pollution Prevention and Control
-  Local Authority Pollution Prevention and Control Enforcement
-  Pollution Incident to Controlled Waters
-  Prosecution Relating to Authorised Processes
-  Prosecution Relating to Controlled Waters
-  Registered Radioactive Substance
-  River Network or Water Feature
-  River Quality Sampling Point
-  Substantiated Pollution Incident Register
-  Water Abstraction
-  Water Industry Act Referral
-  BGS Recorded Mineral Site

Waste

-  BGS Recorded Landfill Site (Location)
-  BGS Recorded Landfill Site
-  EA Historic Landfill (Buffered Point)
-  EA Historic Landfill (Polygon)
-  Integrated Pollution Control Registered Waste Site
-  Licensed Waste Management Facility (Landfill Boundary)
-  Licensed Waste Management Facility (Location)
-  Local Authority Recorded Landfill Site (Location)
-  Local Authority Recorded Landfill Site
-  Registered Landfill Site
-  Registered Landfill Site (Location)
-  Registered Landfill Site (Point Buffered to 100m)
-  Registered Landfill Site (Point Buffered to 250m)
-  Registered Waste Transfer Site (Location)
-  Registered Waste Transfer Site
-  Registered Waste Treatment or Disposal Site (Location)
-  Registered Waste Treatment or Disposal Site

Hazardous Substances

-  COMAH Site
-  Explosive Site
-  NIHS Site
-  Planning Hazardous Substance Consent
-  Planning Hazardous Substance Enforcement

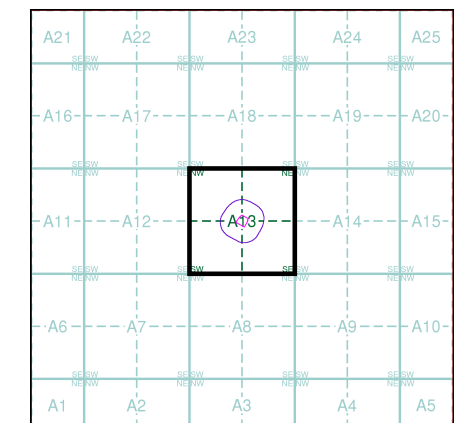
Geological

-  BGS Recorded Mineral Site

Industrial Land Use

-  Contemporary Trade Directory Entry
-  Fuel Station Entry

Site Sensitivity Map - Segment A13

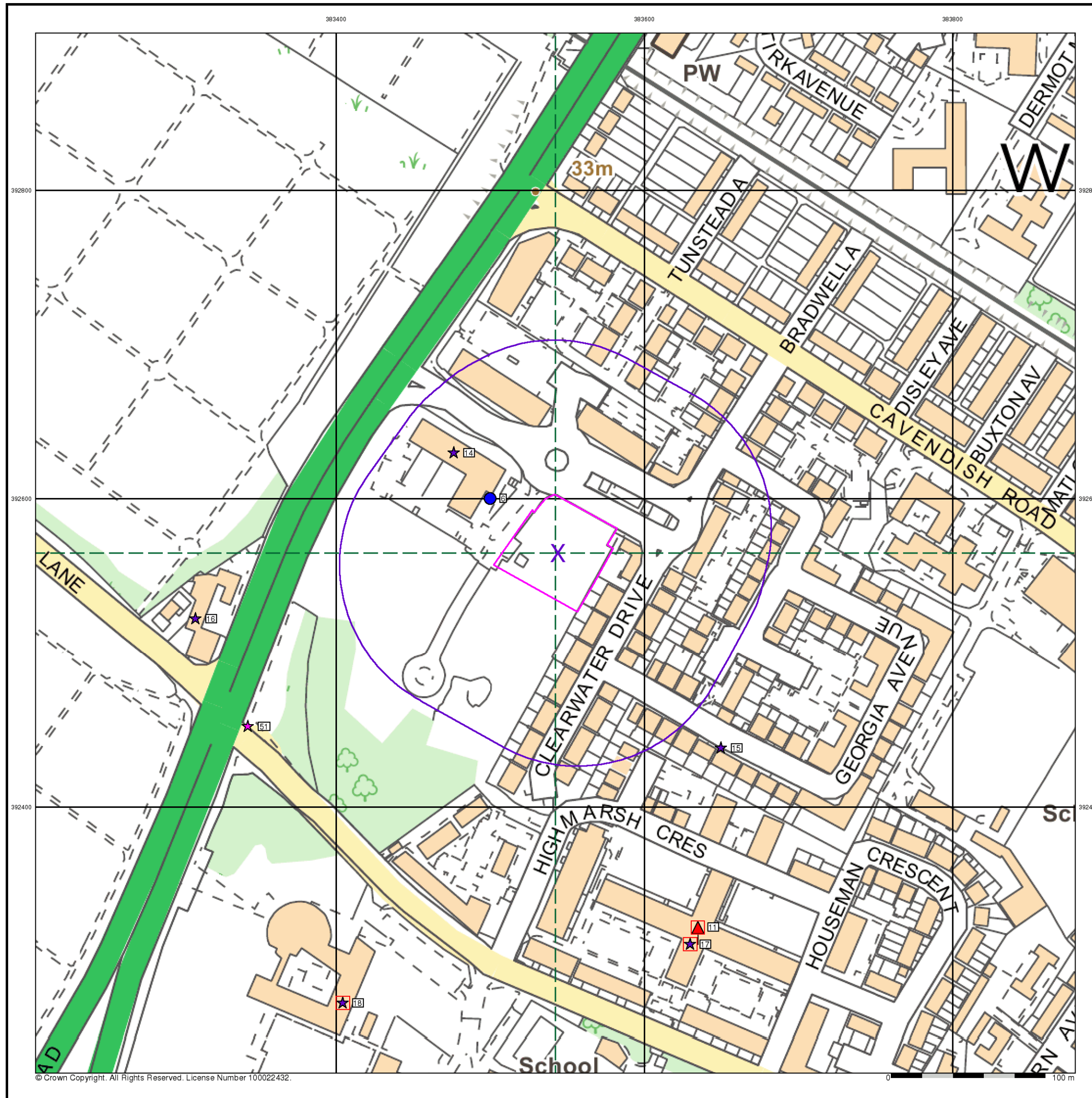


Order Details

Order Number: 82568524_1_1
Customer Ref: 10/0867
National Grid Reference: 383540, 392560
Slice: A
Site Area (Ha): 0.35

Site Details

2, One Didsbury Point, The Avenue, Didsbury, Manchester, M20 2EY



General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Waste

- BGS Recorded Landfill Site (Location)
- BGS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

Hazardous Substances

- COMAH Site
- Explosive Site
- NIHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

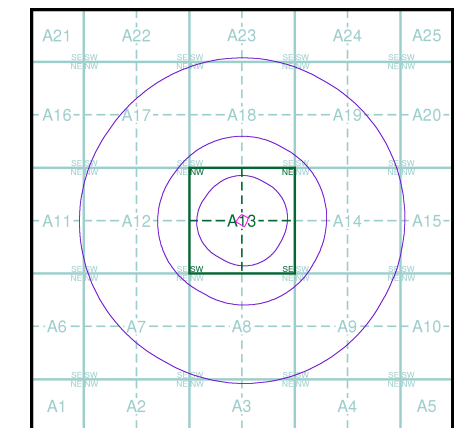
Geological

- BGS Recorded Mineral Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry

Site Sensitivity Map - Slice A

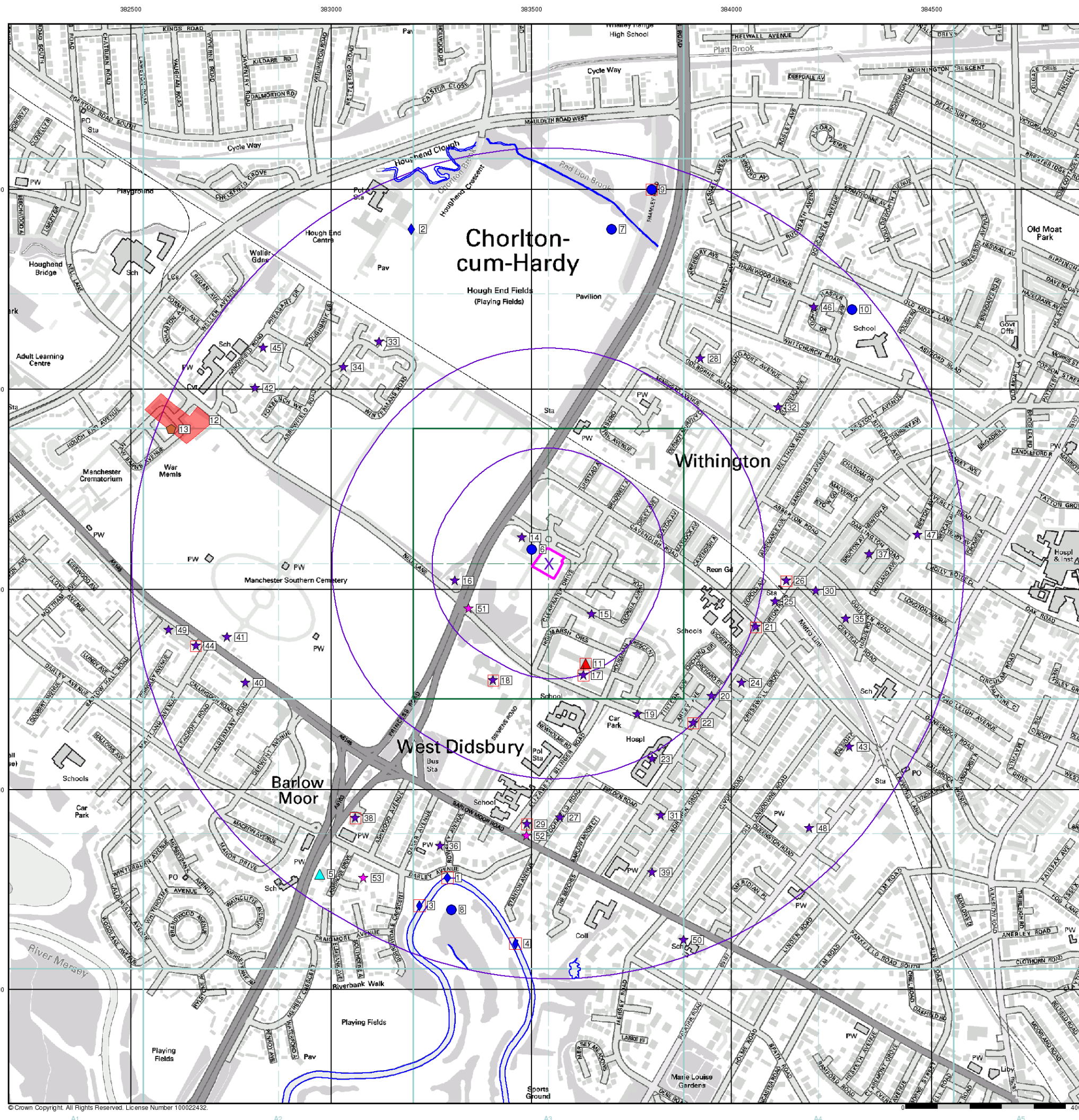


Order Details

Order Number: 82568524_1_1
 Customer Ref: 10/0867
 National Grid Reference: 383540, 392560
 Slice: A
 Site Area (Ha): 0.35
 Search Buffer (m): 1000

Site Details

2, One Didsbury Point, The Avenue, Didsbury, Manchester, M20 2EY



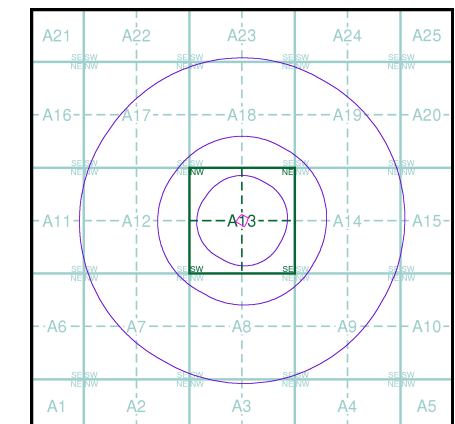
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A

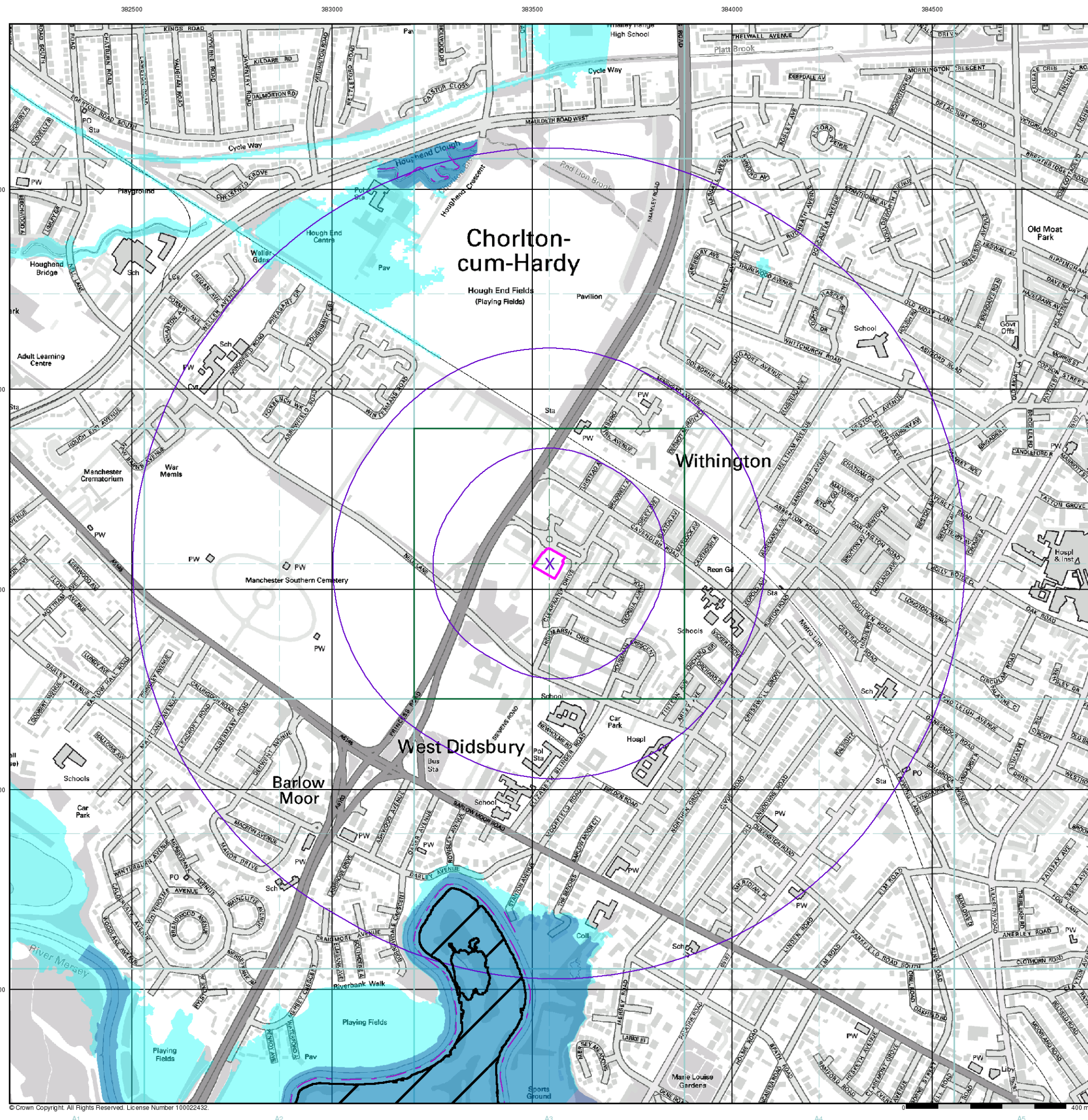


Order Details

Order Number: 82568524_1_1
 Customer Ref: 10/0867
 National Grid Reference: 383540, 392560
 Slice: A
 Site Area (Ha): 0.35
 Search Buffer (m): 1000

Site Details

2, One Didsbury Point, The Avenue, Didsbury, Manchester, M20 2EY



General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point
-  Map ID
-  Several of Type at Location

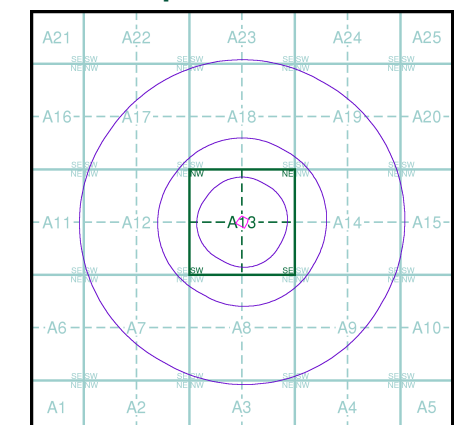
Agency and Hydrological (Boreholes)

-  BGS Borehole Depth 0 - 10m
-  BGS Borehole Depth 10 - 30m
-  BGS Borehole Depth 30m +
-  Confidential
-  Other

For Borehole information please refer to the Borehole datasheet which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A

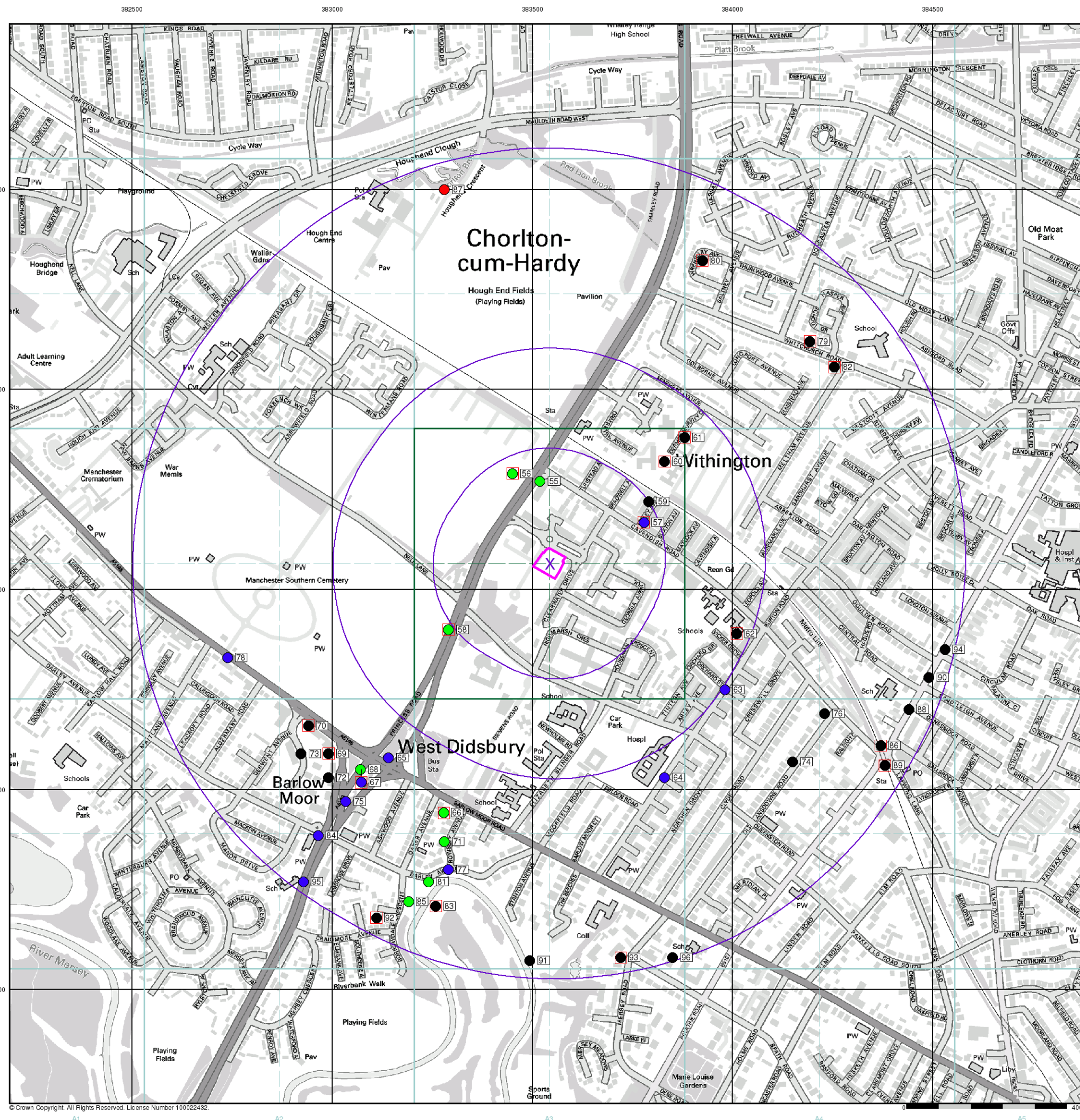


Order Details

Order Number: 82568524_1_1
 Customer Ref: 10/0867
 National Grid Reference: 383540, 392560
 Slice: A
 Site Area (Ha): 0.35
 Search Buffer (m): 1000

Site Details

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General

-  Specified Site
-  Specified Buffer(s)
-  Bearing Reference Point
-  Map ID

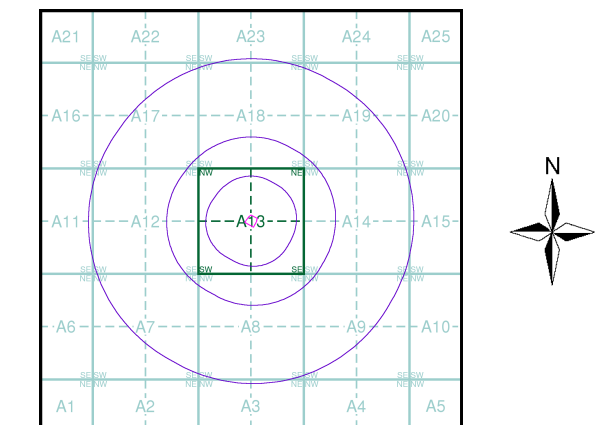
Detailed River Network Data

- | | |
|--|---|
|  Primary River |  Extended Culvert (greater than 50m) |
|  Secondary River |  Underground River (inferred) |
|  Tertiary River |  Underground River (local knowledge) |
|  Canal |  Downstream of High Water Mark |
|  Canal Tunnel |  Downstream of Seaward Extension |
|  Undefined River |  Not assigned River feature |
|  Lake/Reservoir | |
|  Offline Drainage Feature | |

Contours (height in metres)

- Standard Contour  105  MLW Mean Low Water
- Master Contour  100  MHW Mean High Water
- Spot Height  167.3

E/NRW Detailed River Network Map - Slice A

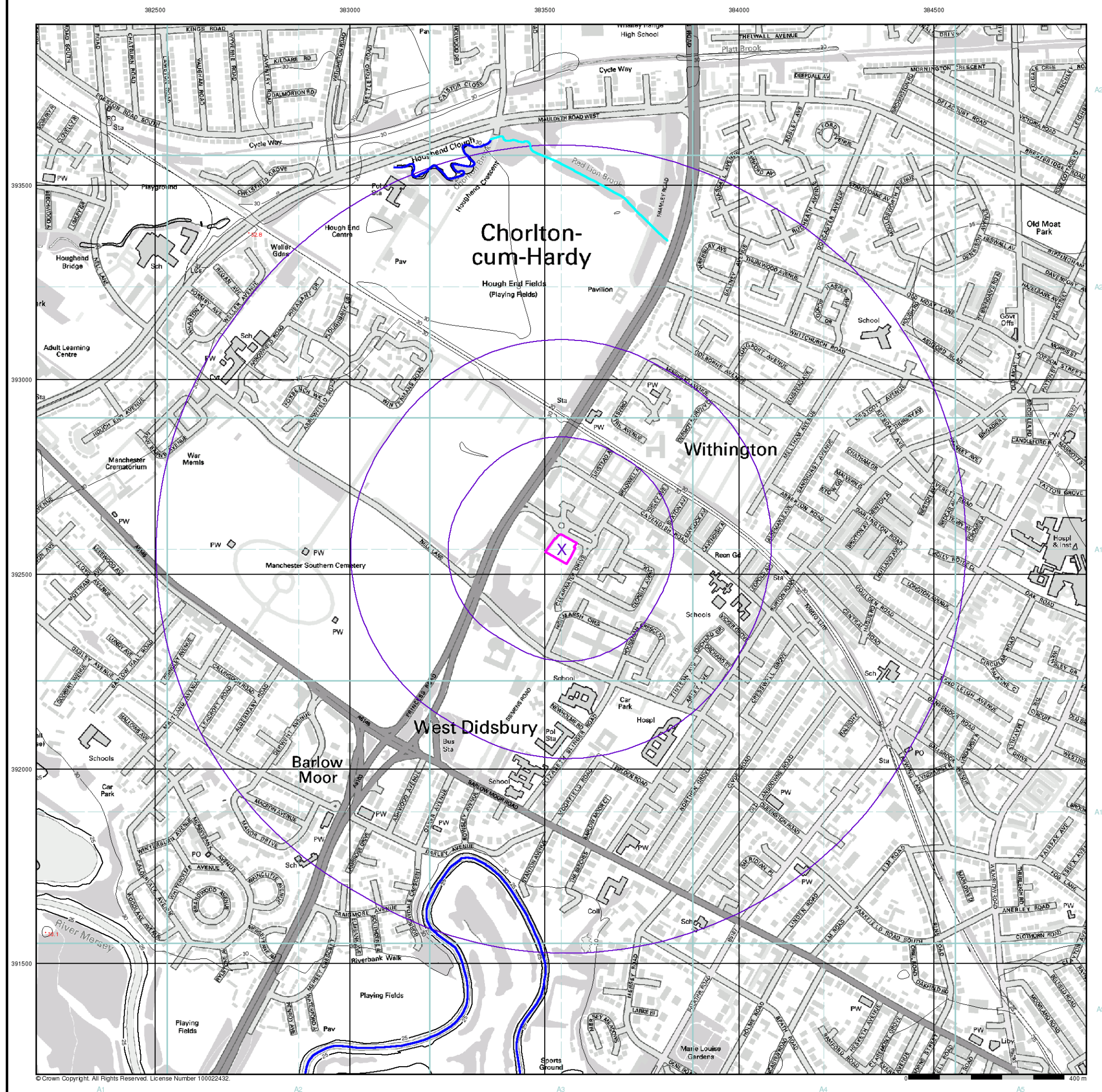


Order Details

Order Number: 82568524_1_1
 Customer Ref: 10/0867
 National Grid Reference: 383540, 392560
 Slice: A
 Site Area (Ha): 0.35
 Search Buffer (m): 1000

Site Details

2, One Didsbury Point, The Avenue, Didsbury, Manchester, M20 2EY



General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Risk of Flooding from Surface Water

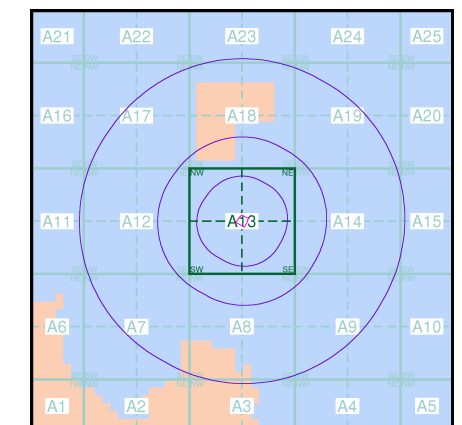
- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

E/NRW Suitability Map - Slice A

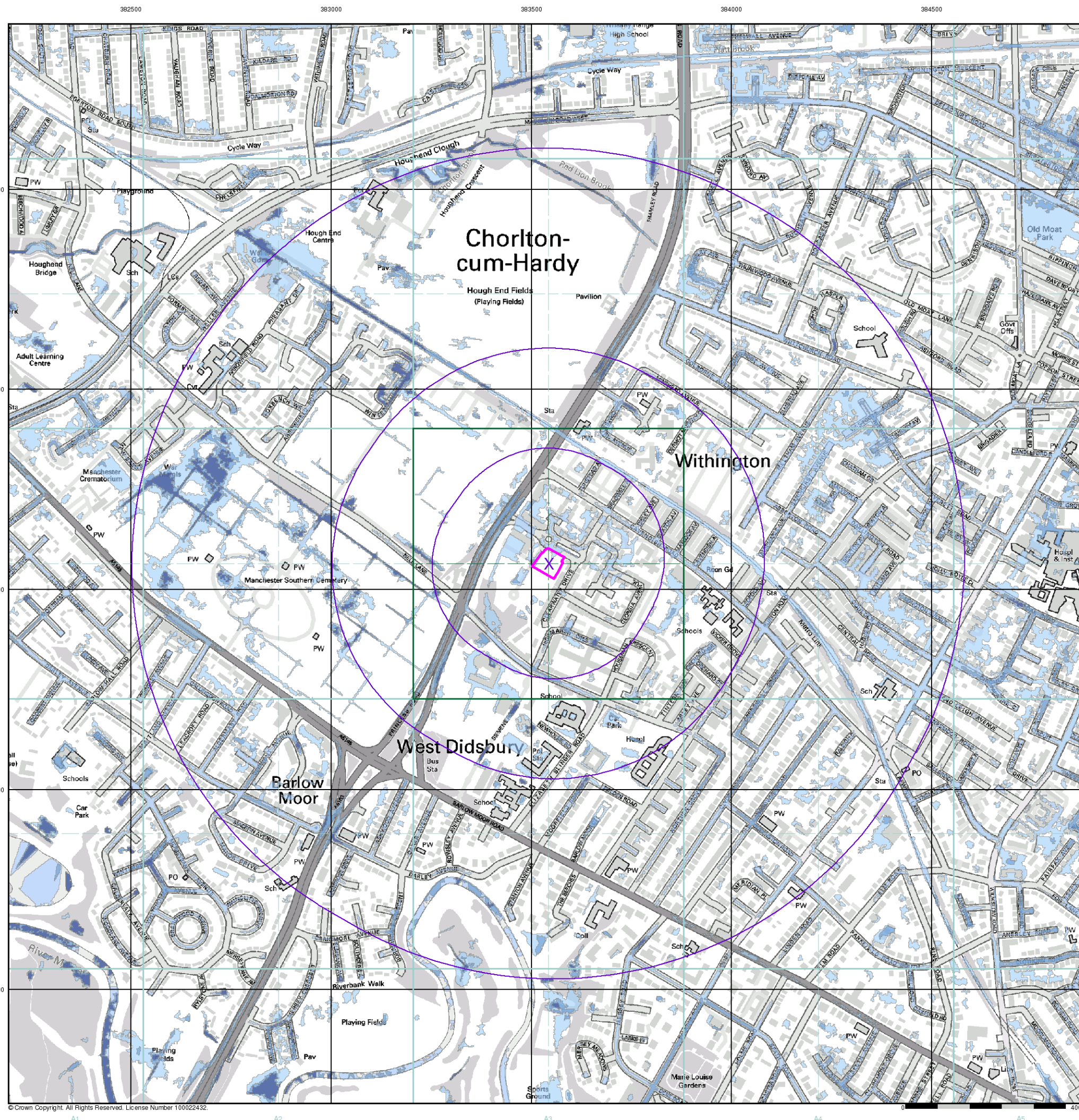


Order Details

Order Number: 82568524_1_1
 Customer Ref: 10/0867
 National Grid Reference: 383540, 392560
 Slice: A
 Site Area (Ha): 0.35
 Search Buffer (m): 1000

Site Details

2, One Didsbury Point, The Avenue, Didsbury, Manchester, M20 2EY

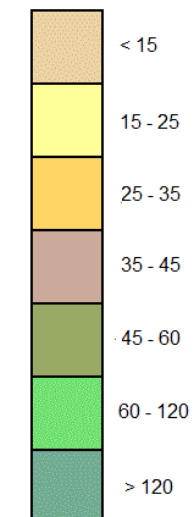


General

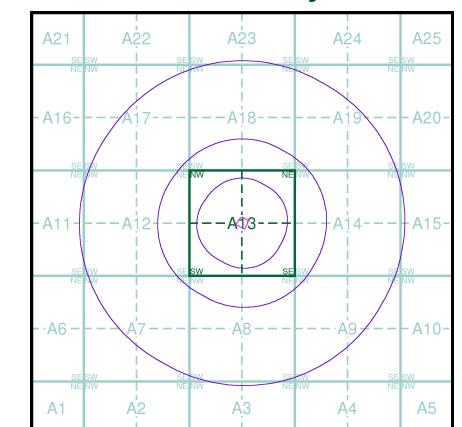
 Specified Site
  Specified Buffer(s)
  Bearing Reference Point

Estimated Soil Chemistry Arsenic

Arsenic Concentrations mg/kg



Estimated Soil Chemistry Arsenic - Slice A

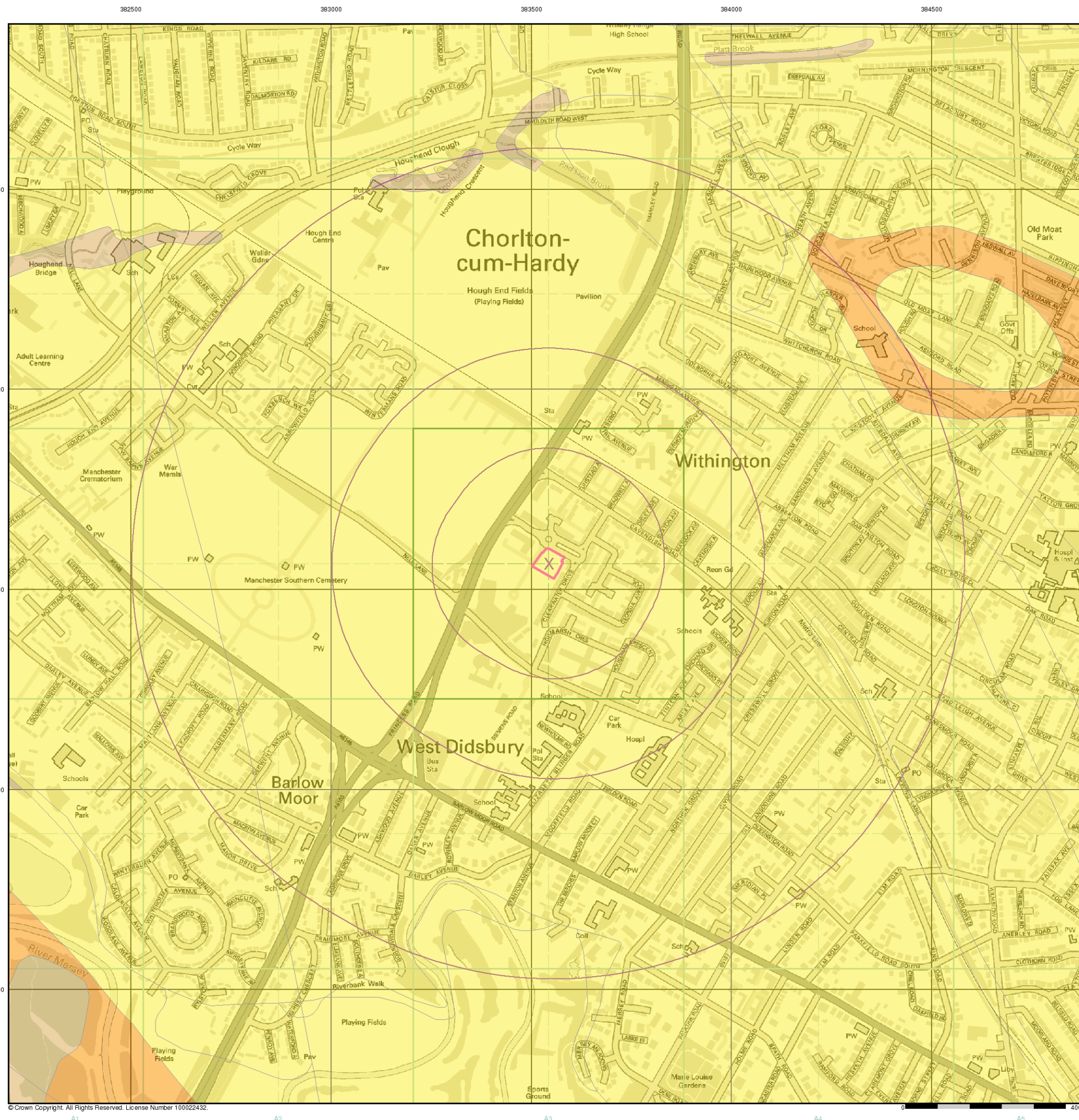


Order Details

Order Details: 82568524_1_1
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2, One Didsbury Point, The Avenue, Didsbury, Manchester, M20 2EY

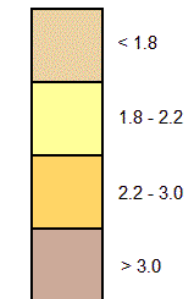


General

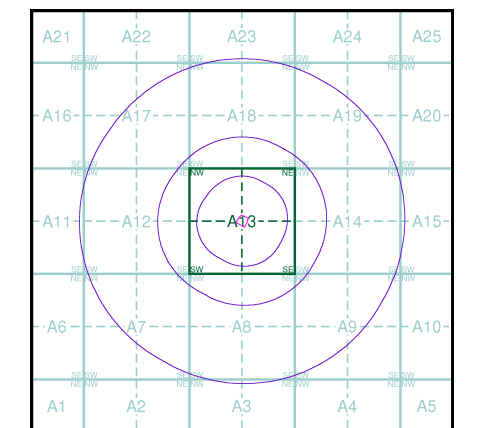
 Specified Site
  Specified Buffer(s)
  Bearing Reference Point

Estimated Soil Chemistry Cadmium

Cadmium Concentrations mg/kg



Estimated Soil Chemistry Cadmium - Slice A

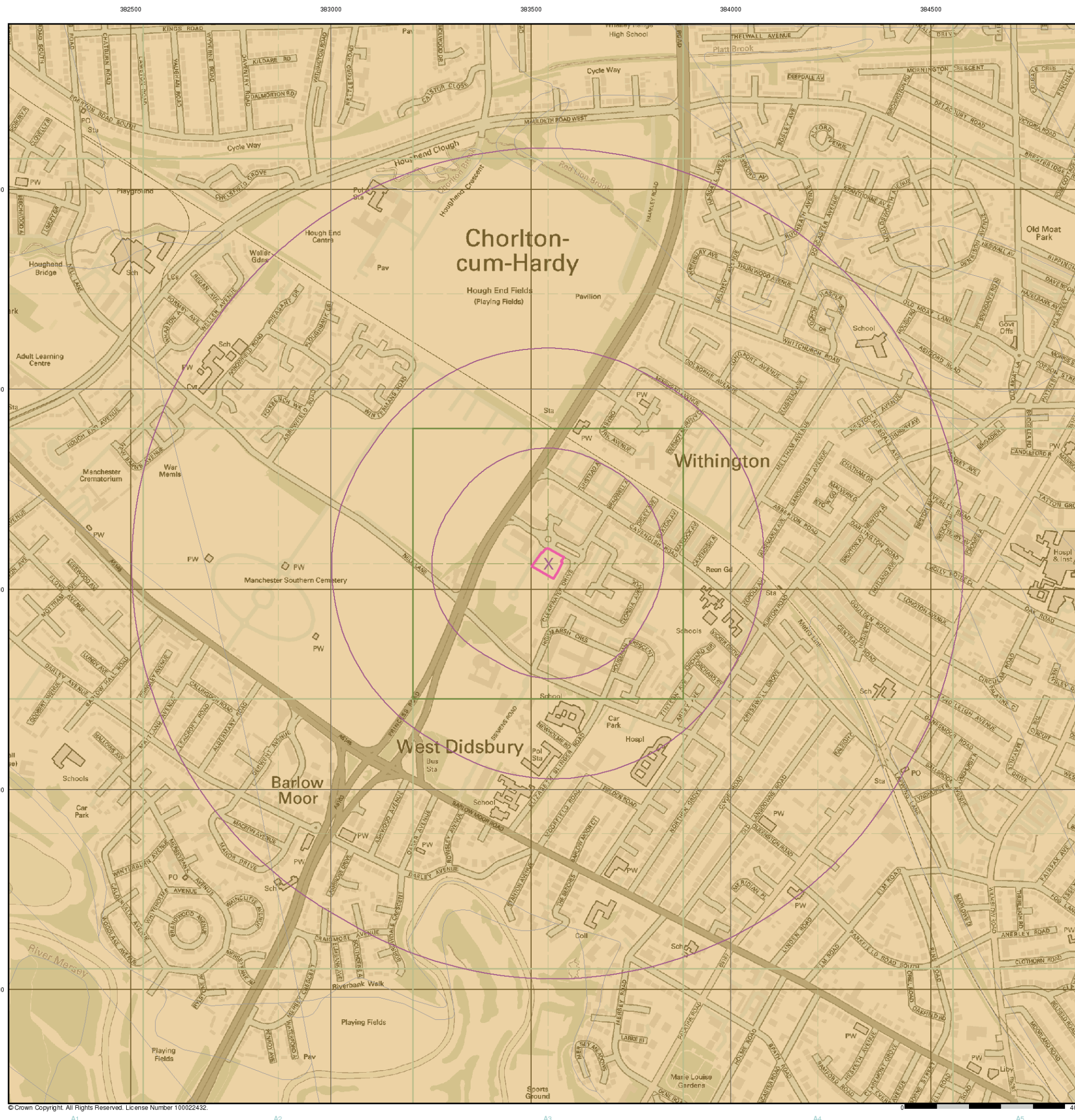


Order Details

Order Details: 82568524_1_1
 Customer Ref: 10/0867
 National Grid Reference: 383540, 392560
 Slice: A
 Site Area (Ha): 0.35
 Search Buffer (m): 1000

Site Details

2, One Didsbury Point, The Avenue, Didsbury, Manchester, M20 2EY

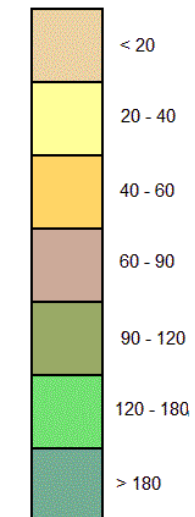


General

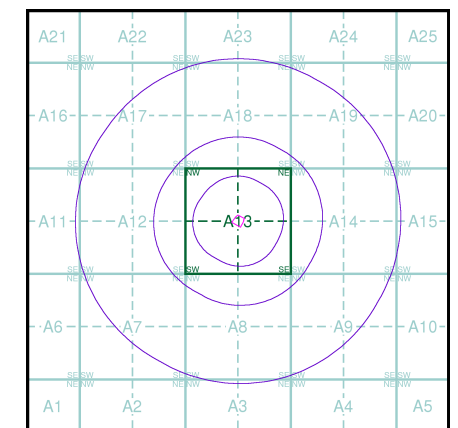
 Specified Site
  Specified Buffer(s)
  Bearing Reference Point

Estimated Soil Chemistry Chromium

Chromium Concentrations mg/kg



Estimated Soil Chemistry Chromium - Slice A

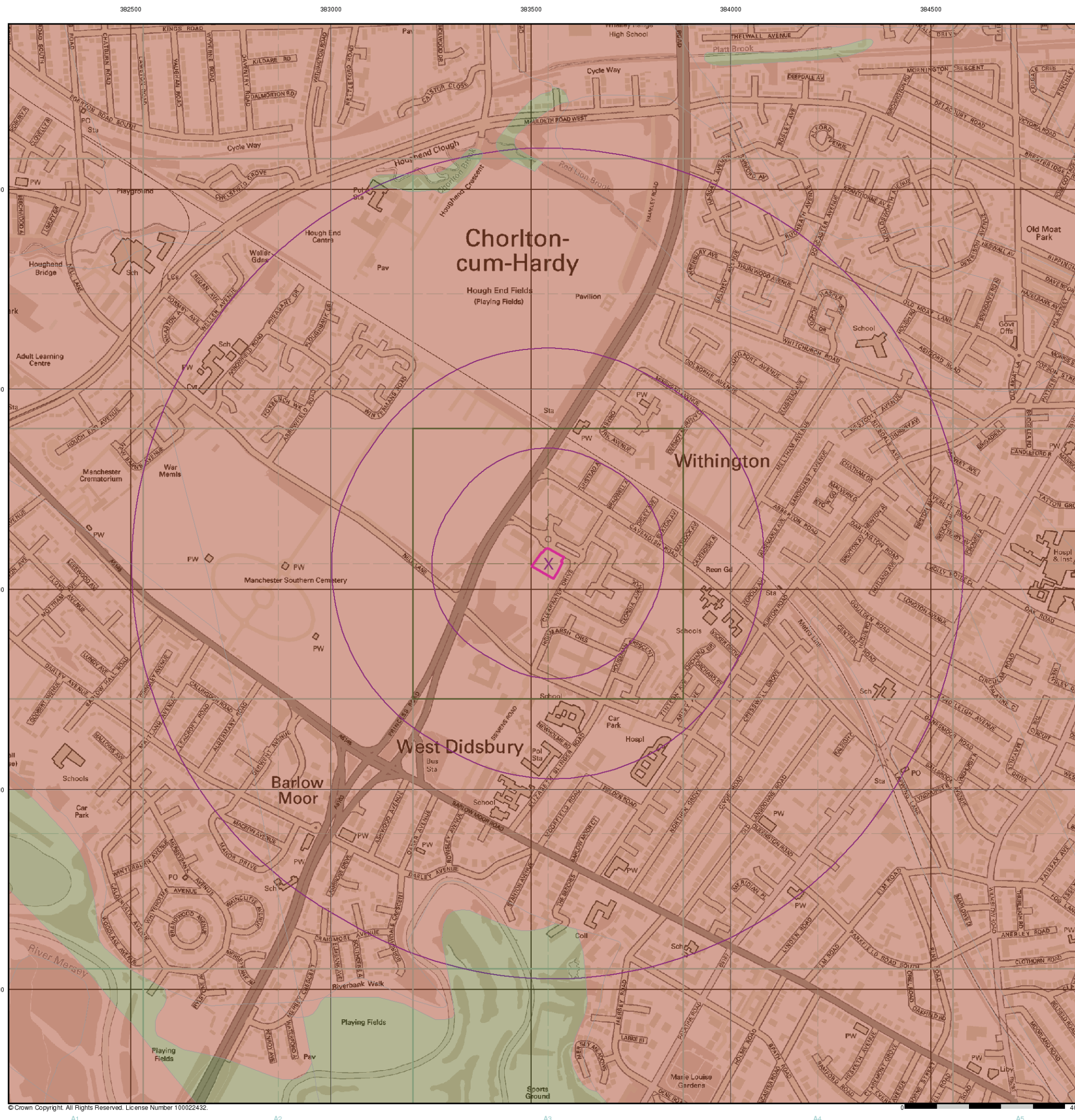


Order Details

Order Details: 82568524_1_1
 Customer Ref: 10/0867
 National Grid Reference: 383540, 392560
 Slice: A
 Site Area (Ha): 0.35
 Search Buffer (m): 1000

Site Details

2, One Didsbury Point, The Avenue, Didsbury, Manchester, M20 2EY

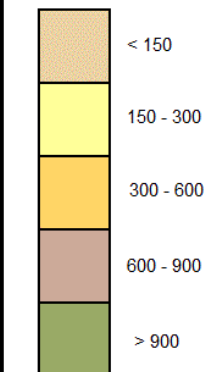


General

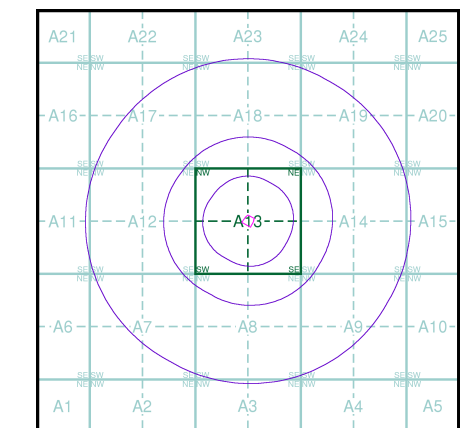
 Specified Site
  Specified Buffer(s)
  Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg



Estimated Soil Chemistry Lead - Slice A

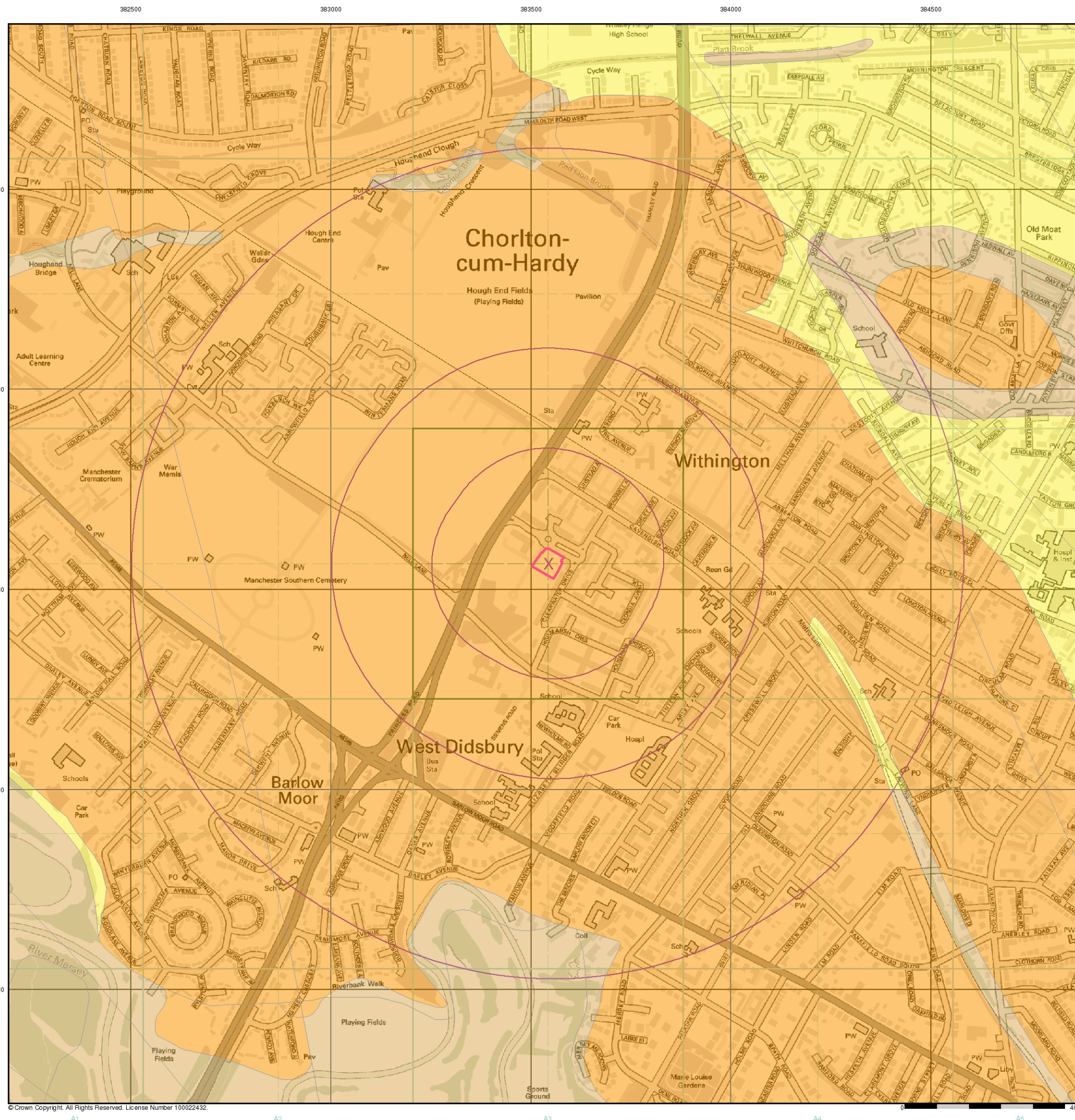


Order Details

Order Details: 82568524_1_1
 Customer Ref: 10/0867
 National Grid Reference: 383540, 392560
 Slice: A
 Site Area (Ha): 0.35
 Search Buffer (m): 1000

Site Details

2, One Didsbury Point, The Avenue, Didsbury, Manchester, M20 2EY

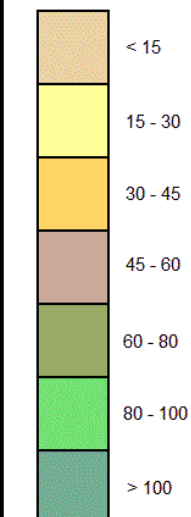


General

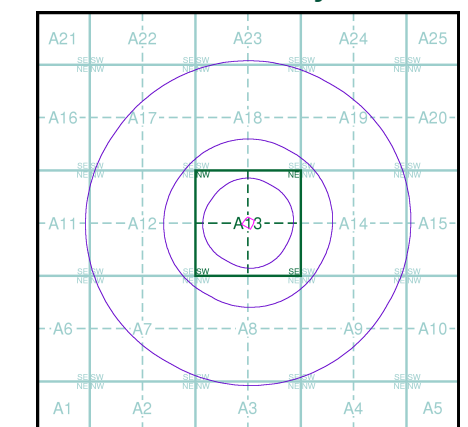
 Specified Site
  Specified Buffer(s)
  Bearing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg



Estimated Soil Chemistry Nickel - Slice A

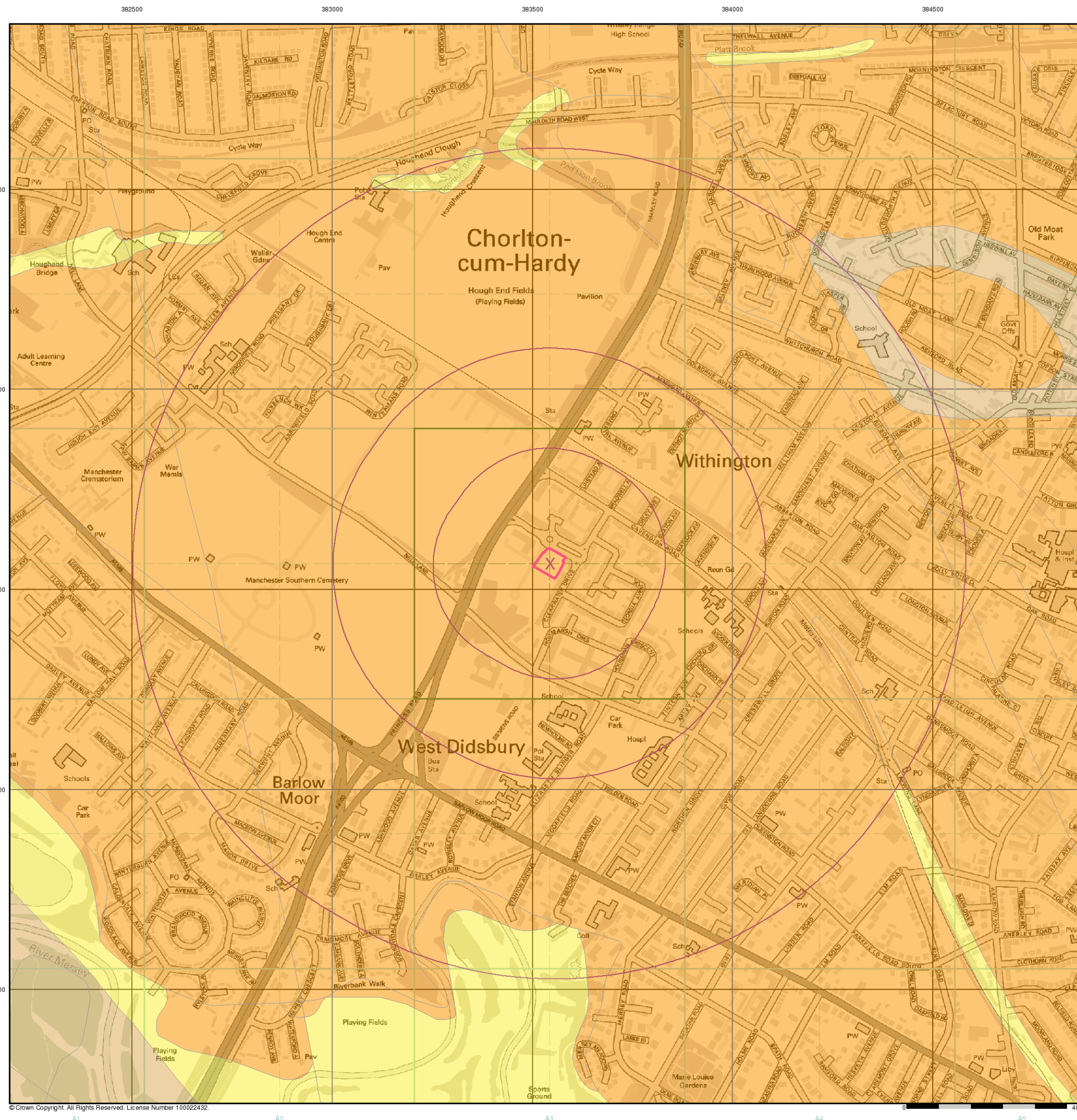


Order Details

Order Details: 82568524_1_1
 Customer Ref: 10/0867
 National Grid Reference: 383540, 392560
 Slice: A
 Site Area (Ha): 0.35
 Search Buffer (m): 1000

Site Details

2, One Didsbury Point, The Avenue, Didsbury, Manchester, M20 2EY



APPENDIX V
ENVIRONMENTAL DATASHEETS

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

82568524_1_1

Customer Reference:

10/0867

National Grid Reference:

383540, 392560

Slice:

A

Site Area (Ha):

0.35

Search Buffer (m):

1000

Site Details:

2, One Didsbury Point
The Avenue
Didsbury
Manchester
M20 2EY

Client Details:

Mr N Riding
Clancy Consulting
2 Dunham Court
Dunham Road
Altrincham
Cheshire
WA14 4NX

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	8
Hazardous Substances	-
Geological	9
Industrial Land Use	15
Sensitive Land Use	20
Data Currency	21
Data Suppliers	26
Useful Contacts	27

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client.

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Report Version v50.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1				12
Enforcement and Prohibition Notices					
Integrated Pollution Controls					
Integrated Pollution Prevention And Control					
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 3				1
Local Authority Pollution Prevention and Control Enforcements					
Nearest Surface Water Feature	pg 4				Yes
Pollution Incidents to Controlled Waters	pg 4		1		6
Prosecutions Relating to Authorised Processes					
Prosecutions Relating to Controlled Waters					
Registered Radioactive Substances	pg 5		4		
River Quality	pg 6				2
River Quality Biology Sampling Points					
River Quality Chemistry Sampling Points					
Substantiated Pollution Incident Register					
Water Abstractions	pg 6				(*4)
Water Industry Act Referrals					
Groundwater Vulnerability	pg 7	Yes	n/a	n/a	n/a
Bedrock Aquifer Designations	pg 7	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 7	Yes	n/a	n/a	n/a
Source Protection Zones					
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
Detailed River Network Lines					n/a
Detailed River Network Offline Drainage					n/a

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites	pg 8				1
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)					
Local Authority Recorded Landfill Sites					
Registered Landfill Sites					
Registered Waste Transfer Sites	pg 8				1
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)					
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)					
Planning Hazardous Substance Consents					
Planning Hazardous Substance Enforcements					
Geological					
BGS 1:625,000 Solid Geology	pg 9	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 9	Yes		Yes	Yes
BGS Recorded Mineral Sites					
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
Brine Compensation Area			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 14	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards				n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 14	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 14	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards				n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Industrial Land Use					
Contemporary Trade Directory Entries	pg 15		7	8	41
Fuel Station Entries	pg 19		1		2
Sensitive Land Use					
Areas of Adopted Green Belt	pg 20				1
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves					
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones					
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	Discharge Consents Operator: United Utilities Water Plc (?) Property Type: Sewerage Network - Sewers - Water Company Location: Barlow Moor Rd/Rowsley, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: River Mersey (Etherow) Reference: 01man0244 Permit Version: 2 Effective Date: 31st March 2007 Issued Date: 16th February 2005 Revocation Date: 24th March 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: River Mersey Status: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8SW (S)	793	2	383290 391780
1	Discharge Consents Operator: United Utilities Water Limited Property Type: Sewerage Network - Sewers - Water Company Location: Barlow Moor Rd/Rowsley, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: River Mersey (Etherow) Reference: 01MAN0244 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: 1st January 1995 Revocation Date: 30th March 2007 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: River Mersey Status: Not Supplied Positional Accuracy: Located by supplier to within 100m	A8SW (S)	793	2	383290 391780
2	Discharge Consents Operator: A F Hipkins Property Type: Not Given Location: The Summer House, Long Common, Bridgnorth Road, BOBBINGTON Authority: Environment Agency, Midlands Region Catchment Area: Not Given Reference: WQ/72/1887 /1 Permit Version: Not Supplied Effective Date: Not Supplied Issued Date: 21st June 1978 Revocation Date: Not Supplied Discharge Type: Sewage Effluent Discharge: Groundwater Environment: Receiving Water: Not Supplied Status: Not Supplied Positional Accuracy: Located by supplier to within 100m	A17NE (N)	868	2	383200 393400
3	Discharge Consents Operator: United Utilities Water Plc (?) Property Type: Sewerage Network - Sewers - Water Company Location: Barlow Moor Rd/Rowsley, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: River Mersey (Etherow) Reference: 01man0244 Permit Version: 3 Effective Date: 25th March 2010 Issued Date: 25th March 2010 Revocation Date: 30th September 2011 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: River Mersey Status: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8SW (S)	884	2	383220 391710

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
3	Discharge Consents Operator: United Utilities Water Plc (?) Property Type: Sewerage Network - Sewers - Water Company Location: Barlow Moor Rd/Rowsley, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: River Mersey (Etherow) Reference: 01man0244 Permit Version: 4 Effective Date: 1st October 2011 Issued Date: 25th March 2010 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: River Mersey Status: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8SW (S)	884	2	383220 391710
4	Discharge Consents Operator: United Utilities Water Plc (?) Property Type: Sewerage Network - Sewers - Water Company Location: Burton Rd/Lapwing Lane, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0237 Permit Version: 3 Effective Date: 25th March 2010 Issued Date: 25th March 2010 Revocation Date: 31st March 2012 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: River Mersey Status: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8SW (S)	912	2	383460 391620
4	Discharge Consents Operator: United Utilities Water Plc (?) Property Type: Sewerage Network - Sewers - Water Company Location: Burton Rd/Lapwing Lane, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0237 Permit Version: 4 Effective Date: 1st April 2012 Issued Date: 25th March 2010 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: River Mersey Status: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8SW (S)	912	2	383460 391620
4	Discharge Consents Operator: United Utilities Water Plc (?) Property Type: Sewerage Network - Sewers - Water Company Location: Barlow Moor Rd/Palatine Rd Cso, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0236 Permit Version: 3 Effective Date: 15th October 2008 Issued Date: 15th October 2008 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: River Mersey Status: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8SW (S)	912	2	383460 391620

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
4	Discharge Consents Operator: United Utilities Water Plc (?) Property Type: Sewerage Network - Sewers - Water Company Location: Barlow Moor Rd/Palatine Rd Cso, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0236 Permit Version: 2 Effective Date: 31st March 2007 Issued Date: 16th February 2005 Revocation Date: 14th October 2008 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: River Mersey Status: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8SW (S)	912	2	383460 391620
4	Discharge Consents Operator: United Utilities Water Plc (?) Property Type: Sewerage Network - Sewers - Water Company Location: Burton Rd/Lapwing Lane, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01man0237 Permit Version: 2 Effective Date: 31st March 2007 Issued Date: 16th February 2005 Revocation Date: 24th March 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: River Mersey Status: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8SW (S)	912	2	383460 391620
4	Discharge Consents Operator: United Utilities Water Limited Property Type: Sewerage Network - Sewers - Water Company Location: Burton Rd/Lapwing Lane, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0237 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 30th March 2007 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: River Mersey Status: Not Supplied Positional Accuracy: Located by supplier to within 10m	A8SW (S)	912	2	383460 391620
4	Discharge Consents Operator: United Utilities Water Limited Property Type: Sewerage Network - Sewers - Water Company Location: Barlow Moor Rd/Palatine Rd Cso, Manchester, Greater Manchester Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01MAN0236 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 30th March 2007 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: River Mersey Status: Not Supplied Positional Accuracy: Located by supplier to within 100m	A8SW (S)	917	2	383460 391615
5	Local Authority Pollution Prevention and Controls Name: Parkway Service Station Location: Princess Parkway, West Didsbury, MANCHESTER, Lancashire, M20 1HD Authority: Manchester City Council, Environmental Health Department Permit Reference: Pfs/61/98 Dated: 12th January 1999 Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station Status: Authorisation revoked Positional Accuracy: Located by supplier to within 10m	A7SE (SW)	938	3	382971 391785

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Nearest Surface Water Feature	A8SW (S)	786	-	383321 391777
6	Pollution Incidents to Controlled Waters Property Type: Private Sewage (Non-PLC): Sewerage Systems Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Crude Sewage Note: Tributary Bollin Incident Date: 18th September 1995 Incident Reference: 95512356 Catchment Area: Bollin Receiving Water: Not Given Cause of Incident: Blocked Sewer Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NW (NW)	27	2	383500 392600
7	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Chorlton Brook, Near Houghend Playing Fields, CHORLTON Authority: Environment Agency, North West Region Pollutant: Chemicals - Other Organic Note: Not Supplied Incident Date: 20th August 1998 Incident Reference: SO981520 Catchment Area: Mersey - Non-Tidal Receiving Water: Freshwater Stream/River Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A18NE (N)	813	2	383700 393400
8	Pollution Incidents to Controlled Waters Property Type: Natural Sources Location: River Mersey, Darley Avenue, WEST DIDSBURY, Greater Manchester Authority: Environment Agency, North West Region Pollutant: General Biodegradable : Natural Organic Material Note: Not Supplied Incident Date: 17th July 1999 Incident Reference: 30248 Catchment Area: River Mersey (Etherow) Receiving Water: River Stretch (Freshwater) Cause of Incident: Unauthorised Activity : Flytipping: MOU Response D Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 10m	A8SW (S)	866	2	383300 391700
9	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Chorlton Brook , CHORLTON Authority: Environment Agency, North West Region Pollutant: Oils - Unknown Note: Oil Pollution; Chorlton Brook; Oil Incident Date: 20th March 1997 Incident Reference: 97640462 Catchment Area: Mersey - Non-Tidal Receiving Water: Freshwater Stream/River Cause of Incident: Unknown Incident Severity: Category 2 - Significant Incident Positional Accuracy: Located by supplier to within 100m	A18NE (N)	929	2	383800 393495
9	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Hough End Brook, Up Stream Of Chorlton Brook Authority: Environment Agency, North West Region Pollutant: Surcharged Sewage Note: Smell Incident Date: 3rd September 1998 Incident Reference: SO981604 Catchment Area: Mersey - Non-Tidal Receiving Water: Freshwater Stream/River Cause of Incident: Blocked Sewer Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A18NE (N)	930	2	383805 393495

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
9	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Natural Note: Chorlton Brook; Algae Incident Date: 20th April 1996 Incident Reference: 96640858 Catchment Area: Mersey - Non-Tidal Receiving Water: Not Given Cause of Incident: Algal Bloom Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A18NE (N)	934	2	383800 393500
10	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Oils - Other Fuel Oil Note: Chorlton Brook Incident Date: 16th February 1995 Incident Reference: 95640308 Catchment Area: Mersey - Non-Tidal Receiving Water: Not Given Cause of Incident: Fire Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A19SE (NE)	948	2	384300 393200
11	Registered Radioactive Substances Name: University Hospital Of South Manchester Nhs Foundation Trust Location: Withington Hospital, Nell Lane, West Didsbury, MANCHESTER, Greater Manchester, M20 2LR Authority: Environment Agency, North West Region Permit Reference: AO3562 Dated: 29th September 1994 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Minor variation to a registration under the Act of an open source which is not the subject of an authorisation, or an application for an authorisation Status: Authorisation either revoked or cancelledCancelled Positional Accuracy: Unknown	A13SE (S)	225	2	383635 392316
11	Registered Radioactive Substances Name: South Manchester University Hospitals Nhs Trust Location: Withington Hospital, Nell Lane, West Didsbury, MANCHESTER, M20 8LR Authority: Environment Agency, North West Region Permit Reference: AB2262 Dated: 14th September 1991 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under the Act of multiple open sources which are also the subject of authorisations Status: Authorisation superseded by a substantial or non substantial variationSuperseded Positional Accuracy: Automatically positioned to the address	A13SE (S)	228	2	383630 392311
11	Registered Radioactive Substances Name: University Hospital Of South Manchester Nhs Foundation Trust Location: Withington Hospital, Nell Lane, West Didsbury, MANCHESTER, M20 8LR Authority: Environment Agency, North West Region Permit Reference: AB9763 Dated: 31st March 1991 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Authorisation under RSA Status: Authorisation superseded by a substantial or non substantial variationSuperseded Positional Accuracy: Automatically positioned to the address	A13SE (S)	228	2	383630 392311
11	Registered Radioactive Substances Name: University Hospital Of South Manchester Nhs Foundation Trust Location: Withington Hospital, Nell Lane, West Didsbury, MANCHESTER, Greater Manchester, M20 2LR Authority: Environment Agency, North West Region Permit Reference: AO3589 Dated: 30th September 1994 Process Type: Authorisation under S13 RSA for the disposal of Radioactive waste (was RSA60 S7) Description: Minor variation to authorisation under RSA Status: Authorisation either revoked or cancelledCancelled Positional Accuracy: Unknown	A13SE (S)	230	2	383635 392311

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	River Quality Name: Chorlton Bk GQA Grade: River Quality B Reach: Cringle Bk To Mersey Estimated Distance (km): 4.5 Flow Rate: Flow less than 0.31 cumecs Flow Type: River Year: 2000	A18SW (NW)	651	2	383277 393198
	River Quality Name: Mersey GQA Grade: River Quality D Reach: Stockport Stw To Princess Parkway Estimated Distance (km): 8.9 Flow Rate: Flow less than 20 cumecs Flow Type: River Year: 2000	A8SW (S)	865	2	383402 391676
	Water Abstractions Operator: Chorlton Cum Hardy Golf Co Ltd Licence Number: 2569015015 Permit Version: 101 Location: Borehole At Chorlton-Cum-Hardy Golf Club Authority: Environment Agency, North West Region Abstraction: Golf Courses: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Land At Chorlton-Cum-Hardy Golf Club Authorised Start: 01 March Authorised End: 31 October Permit Start Date: 1st April 2008 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A6NE (W)	1352	2	382230 392100
	Water Abstractions Operator: The Secretary Licence Number: 2569015015 Permit Version: 100 Location: Borehole At Chorlton-Cum-Hardy Golf Club Authority: Environment Agency, North West Region Abstraction: Golf Courses: Spray Irrigation - Direct Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 70 Yearly Rate (m3): 8500 Details: Land At Chorlton-Cum-Hardy Golf Club Authorised Start: 01 March Authorised End: 31 October Permit Start Date: 4th September 1998 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A6NE (W)	1352	2	382230 392100
	Water Abstractions Operator: Amec / Alfred Mcalpine Jv Licence Number: 2569015016 Permit Version: 1 Location: River Mersey At Trafford, Manchester Authority: Environment Agency, North West Region Abstraction: Construction: General Washing/Process Washing Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: M60 Corridor Between Junctions 5 To 8 Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 28th November 2003 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A2SW (SW)	1758	2	382650 391020

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Amec / Alfred Mcalpine Jv Licence Number: 2569015016 Permit Version: 1 Location: River Mersey At Trafford, Manchester Authority: Environment Agency, North West Region Abstraction: Construction: Dust Suppression Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: M60 Corridor Between Junctions 5 To 8 Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 28th November 2003 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A2SW (SW)	1758	2	382650 391020
	Groundwater Vulnerability Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise Map Sheet: Sheet 17 Derbyshire & North Staffordshire Scale: 1:100,000	A13NE (N)	0	2	383544 392565
	Drift Deposits None				
	Bedrock Aquifer Designations Aquifer Designation: Principal Aquifer	A13NE (N)	0	4	383544 392565
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13NE (N)	0	4	383544 392565
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
	Detailed River Network Lines None				
	Detailed River Network Offline Drainage None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
12	Historical Landfill Sites Licence Holder: Not Supplied Location: Manchester Name: Nell Lane Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD16721 First Input Date: Not Supplied Last Input Date: Not Supplied Specified Waste: Not Supplied Type: EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: Not Supplied BGS Ref: Not Supplied Other Ref: F042	A17SW (NW)	874	2	382709 392923
	Local Authority Landfill Coverage Name: Manchester City Council - Had landfill data but passed it to the relevant environment agency		0	9	383544 392565
13	Registered Waste Transfer Sites Licence Holder: Greater Manchester Waste Ltd Licence Reference: 00884 Site Location: Nell Lane C.A.Site, Chorlton Cum Hardy, Manchester, Greater Manchester Operator Location: PO Box 151, Higher Swan Lane, BOLTON, Lancashire, BL3 3WW Authority: Environment Agency - North West Region, South Area Site Category: Civic Amenity Max Input Rate: Medium (Equal to or greater than 25,000 and less than 75,000 tonnes per year) Waste Source: No known restriction on source of waste Restrictions: Licence Status: Licence has completion certificateSurrendered Dated: 1st February 1995 Preceded By: Not Given Licence: Superseded By: Not Given Licence: Positional Accuracy: Manually positioned to the road within the address or location Boundary Quality: Not Supplied Authorised Waste: Asbestos Gmwda Group 1 - Non/V.Slow Decomp.Wast Gmwda Group 2 - Slow Decomp./Slight So Gmwda Group 3 - Decomp./Sol.Waste = No Gmwda Group 5 - Chemical/Toxic Waste Max.Waste Permitted By Licence Prohibited Waste: Acid Tars Clinical - Grp A As In Hse '92 Distillation Residues Dyestuffs Waste Foundry Sand Incinerator Residues Industrial Effluent Treatment Sludge Interceptor Pit Wastes Laboratory Chemicals Pharmaceuticals Polymeric Material, Products/Scrap Printing Industry Wastes/Ink Prod'Ts Of Incomplete Polymerisation Sewage Tank Cleaning Sludge Used Filter Mat'ls/Cake/Screenings	A12NW (W)	966	2	382600 392900

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Triassic Rocks (Undifferentiated)	A13NE (N)	0	4	383544 392565
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 300 - 600 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13NE (N)	0	4	383544 392565
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 300 - 600 mg/kg Nickel Concentration: 30 - 45 mg/kg	A18SE (N)	397	4	383544 393000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 300 - 600 mg/kg Nickel Concentration: 30 - 45 mg/kg	A14NW (E)	418	4	384000 392565
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 300 - 600 mg/kg Nickel Concentration: 30 - 45 mg/kg	A12NE (W)	503	4	383000 392565
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 300 - 600 mg/kg Nickel Concentration: 30 - 45 mg/kg	A8NE (S)	527	4	383544 392000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 300 - 600 mg/kg Nickel Concentration: 30 - 45 mg/kg	A19SW (NE)	592	4	384000 393000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: 150 - 300 mg/kg Nickel 30 - 45 mg/kg Concentration:	A14SW (E)	636	4	384195 392407
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: 300 - 600 mg/kg Nickel 30 - 45 mg/kg Concentration:	A17SE (NW)	667	4	383000 393000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: 300 - 600 mg/kg Nickel 30 - 45 mg/kg Concentration:	A9NW (SE)	689	4	384000 392000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: 300 - 600 mg/kg Nickel 30 - 45 mg/kg Concentration:	A7NE (SW)	751	4	383000 392000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: 300 - 600 mg/kg Nickel 30 - 45 mg/kg Concentration:	A19SW (NE)	751	4	383958 393230
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: 300 - 600 mg/kg Nickel 30 - 45 mg/kg Concentration:	A19SW (NE)	755	4	384000 393209

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: 150 - 300 mg/kg Nickel 30 - 45 mg/kg Concentration:	A19SW (NE)	760	4	384030 393194
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 30 - 45 mg/kg Concentration:	A8SW (S)	792	4	383339 391766
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: 300 - 600 mg/kg Nickel 30 - 45 mg/kg Concentration:	A12SW (W)	797	4	382736 392338
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: 300 - 600 mg/kg Nickel 30 - 45 mg/kg Concentration:	A12SW (W)	798	4	382718 392410
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: 150 - 300 mg/kg Nickel 30 - 45 mg/kg Concentration:	A19SE (NE)	812	4	384278 392997
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 90 - 120 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel 15 - 30 mg/kg Concentration:	A8SW (S)	854	4	383346 391699

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: 150 - 300 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A19SE (NE)	862	4	384347 392978
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: 150 - 300 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A19SE (NE)	863	4	384336 393000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A8SE (S)	878	4	383614 391651
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: 300 - 600 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A7NW (SW)	886	4	382814 392000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 25 - 35 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel: <15 mg/kg Concentration:	A19SE (NE)	906	4	384367 393032
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 25 - 35 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel: <15 mg/kg Concentration:	A19SE (NE)	909	4	384388 393000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: 300 - 600 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A14NE (E)	910	4	384482 392711
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: <15 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 90 - 120 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel: 15 - 30 mg/kg Concentration:	A18NW (N)	925	4	383290 393493
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: <15 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 90 - 120 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel: 15 - 30 mg/kg Concentration:	A18NW (N)	943	4	383509 393545
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 25 - 35 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel: <15 mg/kg Concentration:	A19SE (NE)	977	4	384401 393114
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 25 - 35 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel: <15 mg/kg Concentration:	A19SE (NE)	992	4	384481 393000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: <150 mg/kg Nickel: 15 - 30 mg/kg Concentration:	A9NE (SE)	992	4	384397 392000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Rural Soil Arsenic 15 - 25 mg/kg Concentration: Cadmium <1.8 mg/kg Concentration: Chromium 60 - 90 mg/kg Concentration: Lead Concentration: 300 - 600 mg/kg Nickel 30 - 45 mg/kg Concentration:	A19SE (NE)	997	4	384391 393163
	BGS Measured Urban Soil Chemistry No data available				
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas In an area that might not be affected by coal mining				
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	0	4	383544 392565
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	0	4	383544 392565
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	0	4	383544 392565
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	0	4	383544 392565
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	0	4	383544 392565
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	0	4	383544 392565
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	0	4	383544 392565
	Radon Potential - Radon Affected Areas Affected Area: The property is in a lower probability radon area, as less than 1% of homes are above the action level Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	0	4	383544 392565

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
14	Contemporary Trade Directory Entries Name: Optegra Location: One Didsbury Point, 2, The Avenue, Didsbury, MANCHESTER, M20 2EY Classification: Hospitals Status: Active Positional Accuracy: Automatically positioned to the address	A13NW (NW)	63	-	383477 392630
15	Contemporary Trade Directory Entries Name: Disablement Services Centre Location: Cavendish Rd, Manchester, M20 1LB Classification: Hospitals Status: Inactive Positional Accuracy: Manually positioned to the address or location	A13SE (SE)	129	-	383650 392438
16	Contemporary Trade Directory Entries Name: Cool Tints Location: Units 5 To 6, Nelrose, Princess Road, Manchester, M20 8LT Classification: Window Tinting Status: Active Positional Accuracy: Automatically positioned to the address	A13SW (W)	197	-	383309 392522
17	Contemporary Trade Directory Entries Name: Withenshaw Hospital Location: Nell Lane, Manchester, Lancashire, M20 2LR Classification: Hospitals Status: Active Positional Accuracy: Manually positioned within the geographical locality	A13SE (S)	228	-	383630 392311
17	Contemporary Trade Directory Entries Name: Withington Hospital Location: Nell Lane, Manchester, M20 2LR Classification: Hospitals Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (S)	228	-	383630 392311
17	Contemporary Trade Directory Entries Name: Public Health Laboratory Service Location: Nell Lane, Manchester, M20 2LR Classification: Laboratories Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (S)	228	-	383630 392311
17	Contemporary Trade Directory Entries Name: Duchess Of York Hospital Location: Nell Lane, Manchester, M20 2LR Classification: Hospitals Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (S)	228	-	383630 392311
18	Contemporary Trade Directory Entries Name: Siemens Automation Location: Sir William Siemens House, Princess Road, Manchester, M20 2UR Classification: Automation Systems & Equipment Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	296	-	383404 392273
18	Contemporary Trade Directory Entries Name: Siemens Communication Systems Ltd Location: Sir William Siemens House, Princess Road, Manchester, M20 2UR Classification: Telecommunications Equipment & Systems Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	296	-	383404 392273
18	Contemporary Trade Directory Entries Name: Power Transmission & Distribution Location: Sir William Siemens House, Princess Road, Manchester, M20 2UR Classification: Electrical Engineers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	296	-	383404 392273
18	Contemporary Trade Directory Entries Name: Siemens Location: Sir William Siemens House, Princess Road, MANCHESTER, M20 2UR Classification: Automation Systems & Equipment Status: Active Positional Accuracy: Automatically positioned to the address	A13SW (SW)	296	-	383404 392273
18	Contemporary Trade Directory Entries Name: Siemens Transmission & Distribution Ltd Location: Sir William Siemens House, Princess Road, Manchester, M20 2UR Classification: Power Transmission Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	296	-	383404 392273

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
19	Contemporary Trade Directory Entries Name: Appliance Care Ltd Location: Nell La, Manchester, M20 2NE Classification: Domestic Appliances - Servicing, Repairs & Parts Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A8NE (SE)	398	-	383764 392187
20	Contemporary Trade Directory Entries Name: The Stove Room Location: 212, Burton Road, Manchester, M20 2LW Classification: Woodburning Stoves Status: Active Positional Accuracy: Automatically positioned to the address	A14SW (SE)	492	-	383951 392233
21	Contemporary Trade Directory Entries Name: Gudrun Service Launderette Location: 162, Burton Road, Manchester, M20 1LH Classification: Laundries & Launderettes Status: Inactive Positional Accuracy: Automatically positioned to the address	A14SW (E)	496	-	384033 392368
21	Contemporary Trade Directory Entries Name: G T Blagg Location: 146-148, Burton Road, Manchester, M20 1LH Classification: Gas Suppliers Status: Inactive Positional Accuracy: Automatically positioned to the address	A14SW (E)	508	-	384061 392406
22	Contemporary Trade Directory Entries Name: Wired World Location: 238 Burton Rd, Manchester, Lancashire, M20 2LW Classification: Electrical Goods Sales, Manufacturers & Wholesalers Status: Inactive Positional Accuracy: Manually positioned to the address or location	A9NW (SE)	501	-	383904 392166
22	Contemporary Trade Directory Entries Name: Wired World Location: 238, Burton Road, Manchester, M20 2LW Classification: Electrical Goods Sales, Manufacturers & Wholesalers Status: Inactive Positional Accuracy: Automatically positioned to the address	A9NW (SE)	501	-	383905 392167
23	Contemporary Trade Directory Entries Name: Withington Community Hospital Location: Nell Lane, MANCHESTER, M20 2LR Classification: Hospitals Status: Active Positional Accuracy: Automatically positioned to the address	A8NE (SE)	514	-	383802 392075
24	Contemporary Trade Directory Entries Name: Pro Cleaners Didsbury West Location: 6, Beaufort Avenue, Manchester, M20 1LL Classification: Cleaning Services - Domestic Status: Active Positional Accuracy: Automatically positioned to the address	A14SW (SE)	536	-	384026 392267
25	Contemporary Trade Directory Entries Name: W R S Wrought Iron Location: 126, Burton Road, Manchester, M20 1JQ Classification: Gate Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A14SW (E)	538	-	384109 392470
26	Contemporary Trade Directory Entries Name: The Bridge Motor Co (Withington) Ltd Location: 122, Burton Road, Manchester, M20 1LP Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A14SW (E)	558	-	384137 392521
26	Contemporary Trade Directory Entries Name: Rp Hygiene Location: 122, Burton Road, Manchester, M20 1LP Classification: Commercial Cleaning Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A14SW (E)	558	-	384137 392521
27	Contemporary Trade Directory Entries Name: Easy Wheels Location: 20, Moorfield Road, Manchester, M20 2UY Classification: Tyre Dealers Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	A8NE (S)	597	-	383571 391930

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
28	Contemporary Trade Directory Entries Name: Kingsway Domestics Location: 2, Halebank Avenue, Manchester, M20 1EG Classification: Washing Machines - Servicing & Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	A19SW (NE)	602	-	383923 393077
29	Contemporary Trade Directory Entries Name: Barlow Moor Filling Station Location: Barlow Moor Road, MANCHESTER, M20 2XQ Classification: Petrol Filling Stations Status: Active Positional Accuracy: Automatically positioned to the address	A8NW (S)	617	-	383489 391914
29	Contemporary Trade Directory Entries Name: K Klass Motors Ltd Location: 156, Barlow Moor Road, Manchester, M20 2XQ Classification: Car Dealers - Used Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NW (S)	617	-	383489 391914
29	Contemporary Trade Directory Entries Name: Parkway Autos Location: 156, Barlow Moor Road, Manchester, M20 2XQ Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NW (S)	617	-	383489 391914
29	Contemporary Trade Directory Entries Name: Cars Of Didsbury Ltd Location: Barlow Moor Road, Manchester, M20 2XQ Classification: Car Dealers - Used Status: Active Positional Accuracy: Automatically positioned to the address	A8NW (S)	617	-	383489 391914
29	Contemporary Trade Directory Entries Name: Best Cleaning Location: Flat 1, 156, Barlow Moor Road, Manchester, Lancashire, M20 2XQ Classification: Commercial Cleaning Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NW (S)	617	-	383489 391914
30	Contemporary Trade Directory Entries Name: Fuji Seal Europe Ltd Location: Flat 1, 11, Central Road, Manchester, Lancashire, M20 4YE Classification: Packaging & Wrapping Equipment & Supplies Status: Inactive Positional Accuracy: Manually positioned to the address or location	A14SW (E)	635	-	384211 392496
31	Contemporary Trade Directory Entries Name: Mrs Mop Location: 8, Warwick Avenue, Manchester, M20 2LL Classification: Laundry & Dry Cleaning Supplies Status: Inactive Positional Accuracy: Automatically positioned to the address	A8NE (SE)	649	-	383822 391935
32	Contemporary Trade Directory Entries Name: Sovereign Cleaning Services Ltd Location: 1, Elmstead Avenue, Manchester, M20 1EW Classification: Carpet, Curtain & Upholstery Cleaners Status: Inactive Positional Accuracy: Automatically positioned to the address	A19SW (NE)	653	-	384117 392955
33	Contemporary Trade Directory Entries Name: Gleam Cleaning Services Location: 20, Wintermans Road, Manchester, M21 7UF Classification: Commercial Cleaning Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A17SE (NW)	666	-	383119 393119
34	Contemporary Trade Directory Entries Name: Shipshape Location: 37, Wishaw Square, Manchester, Lancashire, M21 7GF Classification: Cleaning Services - Domestic Status: Inactive Positional Accuracy: Automatically positioned to the address	A17SE (NW)	679	-	383030 393055
35	Contemporary Trade Directory Entries Name: Sugar Soap Clean Location: Flat 1 & 3-5, 39, Central Road, Manchester, M20 4YE Classification: Cleaning Services - Domestic Status: Active Positional Accuracy: Automatically positioned to the address	A14SE (E)	720	-	384285 392426

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
36	Contemporary Trade Directory Entries Name: Silhouette Location: 8, Rowsley Avenue, Manchester, M20 2XD Classification: Lingerie Manufacturers & Wholesalers Status: Inactive Positional Accuracy: Automatically positioned to the address	A8SW (S)	726	-	383271 391859
37	Contemporary Trade Directory Entries Name: M J Stevenson Services Location: 4, Brooklands Avenue, Manchester, M20 1JE Classification: Domestic Appliances - Servicing, Repairs & Parts Status: Inactive Positional Accuracy: Automatically positioned to the address	A14NE (E)	761	-	384343 392588
38	Contemporary Trade Directory Entries Name: Magic Balloons Location: Princess Road, Manchester, Lancashire, M20 2LT Classification: Office Furniture & Equipment Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A7NE (SW)	769	-	383060 391929
38	Contemporary Trade Directory Entries Name: Dreenway Ltd Location: Nelrose, Princess Road, Manchester, Lancashire, M20 2LT Classification: Control Panels Status: Inactive Positional Accuracy: Manually positioned within the geographical locality	A7NE (SW)	769	-	383060 391929
38	Contemporary Trade Directory Entries Name: Cars 4 People Location: 729, Princess Road, Manchester, Lancashire, M20 2LT Classification: Car Dealers Status: Inactive Positional Accuracy: Manually positioned to the address or location	A7NE (SW)	769	-	383060 391929
39	Contemporary Trade Directory Entries Name: Nissi Engineering Ltd Location: Flat 7-12, 99-101, Northen Grove, Manchester, M20 2JL Classification: Electrical Engineers Status: Inactive Positional Accuracy: Automatically positioned to the address	A8SE (S)	774	-	383802 391793
40	Contemporary Trade Directory Entries Name: A P Hynes & Co Location: 245, Barlow Moor Road, Manchester, M21 7QL Classification: Car Dealers Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	774	-	382786 392267
41	Contemporary Trade Directory Entries Name: Southern Cemetery Location: 212, Barlow Moor Road, Manchester, M21 7GL Classification: Cemeteries & Crematoria Status: Active Positional Accuracy: Automatically positioned to the address	A12SW (W)	784	-	382739 392381
42	Contemporary Trade Directory Entries Name: Majestix Ltd Location: 9, Pinetop Close, Manchester, M21 7RN Classification: Laboratory Equipment, Instruments & Supplies Status: Active Positional Accuracy: Automatically positioned to the address	A17SW (NW)	825	-	382809 393003
43	Contemporary Trade Directory Entries Name: Comiskey Location: 3, Raleigh Close, Manchester, M20 2BY Classification: Electronic Engineers Status: Inactive Positional Accuracy: Automatically positioned to the address	A9NE (SE)	850	-	384294 392106
44	Contemporary Trade Directory Entries Name: All Appliance Repairs Location: 247a, Barlow Moor Road, Manchester, M21 7GJ Classification: Domestic Appliances - Servicing, Repairs & Parts Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	864	-	382662 392359
44	Contemporary Trade Directory Entries Name: Elite Cleaning & Environmental Services Location: 247, Barlow Moor Road, MANCHESTER, M21 7GJ Classification: Commercial Cleaning Services Status: Active Positional Accuracy: Automatically positioned to the address	A12SW (W)	864	-	382662 392359

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
44	Contemporary Trade Directory Entries Name: A & S Group Location: 257-259, Barlow Moor Road, Manchester, M21 7GJ Classification: Electrical Goods Sales, Manufacturers & Wholesalers Status: Active Positional Accuracy: Automatically positioned to the address	A12SW (W)	894	-	382627 392378
44	Contemporary Trade Directory Entries Name: Cooling World Location: 257-259, Barlow Moor Road, Manchester, M21 7GJ Classification: Air Conditioning & Refrigeration Contractors Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	894	-	382627 392378
45	Contemporary Trade Directory Entries Name: Urecovery Location: 18, Arrowfield Road, Manchester, M21 7UP Classification: Breakdown and Recovery Status: Inactive Positional Accuracy: Automatically positioned to the address	A17SW (NW)	865	-	382829 393103
46	Contemporary Trade Directory Entries Name: We Sell Any Car 4 U Location: 37, Hasper Avenue, Manchester, M20 1AX Classification: Car Dealers - Used Status: Inactive Positional Accuracy: Automatically positioned to the address	A19SW (NE)	883	-	384205 393206
47	Contemporary Trade Directory Entries Name: 1st Call Location: Albany Ct, Redcar Av, Manchester, M20 3DY Classification: Carpet, Curtain & Upholstery Cleaners Status: Inactive Positional Accuracy: Manually positioned to the address or location	A14NE (E)	884	-	384464 392636
48	Contemporary Trade Directory Entries Name: Jigsaw Independent Hospital Location: 134, Palatine Road, Manchester, M20 3ZA Classification: Hospitals Status: Active Positional Accuracy: Automatically positioned to the address	A9NW (SE)	892	-	384194 391903
49	Contemporary Trade Directory Entries Name: A & S Group Location: 265, Barlow Moor Road, MANCHESTER, M21 7GJ Classification: Electrical Goods Sales, Manufacturers & Wholesalers Status: Inactive Positional Accuracy: Automatically positioned to the address	A12SW (W)	923	-	382594 392398
50	Contemporary Trade Directory Entries Name: Absolute Gas Services Location: 1 Woodsend Barlow Moor Road, Manchester, Greater Manchester, M20 2PW Classification: Boilers - Servicing, Replacements & Repairs Status: Active Positional Accuracy: Manually positioned within the geographical locality	A9SW (S)	959	-	383880 391624
51	Fuel Station Entries Name: Southern Self Serve Location: Princess Road, Withington, Manchester, M20 2LT Brand: Obsolete Premises Type: Not Applicable Status: Obsolete Positional Accuracy: Located by supplier to within 100m	A13SW (SW)	191	-	383343 392452
52	Fuel Station Entries Name: Barlow Moor Filling Station Location: 156, Barlow Moor Road, Manchester, M20 2XQ Brand: Unbranded Premises Type: Petrol Station Status: Open Positional Accuracy: Manually positioned to the address or location	A8NW (S)	627	-	383488 391904
53	Fuel Station Entries Name: West Didsbury Filling Station Location: Princess Parkway, West Didsbury, Manchester, M20 2LT Brand: Obsolete Premises Type: Not Applicable Status: Obsolete Positional Accuracy: Approximate location provided by supplier	A7SE (SW)	887	-	383080 391778

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
54	Areas of Adopted Green Belt Authority: Manchester City Council Plan Name: Proposals Map Status: Adopted Plan Date: 11th July 2012	A8SW (S)	769	5	383311 391799

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Stockport Metropolitan Borough Council - Environment Team (Land & Water) Salford City Council - Environmental Health Department Trafford Metropolitan Borough Council - Renewal and Environmental Protection Manchester City Council - Environmental Health Department	December 2014 November 2013 November 2013 September 2014	Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update
Discharge Consents Environment Agency - Midlands Region Environment Agency - North West Region	January 2016 January 2016	Quarterly Quarterly
Enforcement and Prohibition Notices Environment Agency - North West Region	March 2013	As notified
Integrated Pollution Controls Environment Agency - North West Region	October 2008	Not Applicable
Integrated Pollution Prevention And Control Environment Agency - North West Region	January 2016	Quarterly
Local Authority Integrated Pollution Prevention And Control Salford City Council - Environmental Health Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Trafford Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	March 2015 October 2014 October 2014 September 2014	Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Controls Trafford Metropolitan Borough Council - Environmental Health Department Salford City Council - Environmental Health Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Manchester City Council - Environmental Health Department	July 2015 March 2015 October 2014 September 2014	Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Salford City Council - Environmental Health Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Trafford Metropolitan Borough Council - Environmental Health Department Manchester City Council - Environmental Health Department	March 2015 October 2014 October 2014 September 2014	Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update
Nearest Surface Water Feature Ordnance Survey	July 2012	Quarterly
Pollution Incidents to Controlled Waters Environment Agency - North West Region	January 2000	Not Applicable
Prosecutions Relating to Authorised Processes Environment Agency - North West Region	March 2013	As notified
Prosecutions Relating to Controlled Waters Environment Agency - North West Region	March 2013	As notified
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register Environment Agency - North West Region - South Area	January 2016	Quarterly
Water Abstractions Environment Agency - North West Region	January 2016	Quarterly
Water Industry Act Referrals Environment Agency - North West Region	January 2016	Quarterly
Groundwater Vulnerability Environment Agency - Head Office	April 2015	Not Applicable

Agency & Hydrological	Version	Update Cycle
Drift Deposits Environment Agency - Head Office	January 1999	Not Applicable
Bedrock Aquifer Designations British Geological Survey - National Geoscience Information Service	October 2012	As notified
Superficial Aquifer Designations British Geological Survey - National Geoscience Information Service	January 2015	As notified
Source Protection Zones Environment Agency - Head Office	January 2016	Quarterly
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	February 2016	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	February 2016	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2016	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	February 2016	Quarterly
Flood Defences Environment Agency - Head Office	February 2016	Quarterly
Detailed River Network Lines Environment Agency - Head Office	March 2012	Annually
Detailed River Network Offline Drainage Environment Agency - Head Office	March 2012	Annually
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	October 2013	As notified
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	October 2013	As notified
Surface Water Suitability Environment Agency - Head Office	October 2013	As notified

Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites Environment Agency - Head Office	March 2016	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - North West Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - North West Region - South Area	October 2015	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North West Region - South Area	January 2016	Quarterly
Local Authority Landfill Coverage Manchester City Council - Planning Department Salford City Council - Environmental Health Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Trafford Metropolitan Borough Council - Environmental Health Department	May 2000 May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Manchester City Council - Planning Department Salford City Council - Environmental Health Department Stockport Metropolitan Borough Council - Environmental Health Department, EEDD Trafford Metropolitan Borough Council - Environmental Health Department	May 2000 May 2000 May 2000 May 2000	Not Applicable Not Applicable Not Applicable Not Applicable
Registered Landfill Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Transfer Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable
Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	February 2016	Bi-Annually
Explosive Sites Health and Safety Executive	February 2016	Bi-Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements Manchester City Council - Planning Department Stockport Metropolitan Borough Council - Environment and Economic Development Trafford Metropolitan Borough Council Salford City Council	February 2016 February 2016 February 2016 October 2015	Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update
Planning Hazardous Substance Consents Manchester City Council - Planning Department Stockport Metropolitan Borough Council - Environment and Economic Development Trafford Metropolitan Borough Council Salford City Council	February 2016 February 2016 February 2016 October 2015	Annual Rolling Update Annual Rolling Update Annual Rolling Update Annual Rolling Update

Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	January 2010	Annually
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	November 2015	Bi-Annually
Brine Compensation Area Cheshire Brine Subsidence Compensation Board	August 2011	Not Applicable
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	As notified
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	As notified
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	As notified
Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	November 2015	Quarterly
Fuel Station Entries Catalist Ltd - Experian	November 2015	Quarterly

Sensitive Land Use	Version	Update Cycle
Areas of Adopted Green Belt Manchester City Council Salford City Council Stockport Metropolitan Borough Council Trafford Metropolitan Borough Council	January 2016 January 2016 January 2016 January 2016	As notified As notified As notified As notified
Areas of Unadopted Green Belt Manchester City Council Salford City Council Stockport Metropolitan Borough Council Trafford Metropolitan Borough Council	November 201 November 201 November 201 November 201	As notified As notified As notified As notified
Areas of Outstanding Natural Beauty Natural England	October 2015	Bi-Annually
Environmentally Sensitive Areas Natural England	October 2015	Annually
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	October 2015	Bi-Annually
Marine Nature Reserves Natural England	October 2015	Bi-Annually
National Nature Reserves Natural England	October 2015	Bi-Annually
National Parks Natural England	March 2016	Bi-Annually
Nitrate Sensitive Areas Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	October 2015	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	October 2015	Annually
Ramsar Sites Natural England	October 2015	Bi-Annually
Sites of Special Scientific Interest Natural England	October 2015	Bi-Annually
Special Areas of Conservation Natural England	October 2015	Bi-Annually
Special Protection Areas Natural England	October 2015	Bi-Annually

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	
Centre for Ecology and Hydrology	
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Peter Brett Associates	

Contact	Name and Address	Contact Details
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	Manchester City Council - Environmental Health Department PO Box 463, Town Hall Extension, Albert Square, Manchester, Greater Manchester, M60 3NY	Telephone: 0161 234 4884 / 234 4873. Fax: 0161 234 4508 Website: www.manchester.gov.uk
4	British Geological Survey - Enquiry Service British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
5	Manchester City Council Town Hall, Albert Square, Manchester, Greater Manchester, M60 2JT	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
6	Trafford Metropolitan Borough Council P O Box 14, Trafford Town Hall, Talbot Road, Stretford, Greater Manchester, M32 0YZ	Telephone: 0161 912 1212 Fax: 0161 873 7783 Website: www.trafford.gov.uk
7	Natural England Suite D, Unex House, Bourges Boulevard, Peterborough, Cambridgeshire, PE1 1NG	Telephone: 0845 600 3078 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
8	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
9	Manchester City Council - Planning Department Town Hall, Manchester, Greater Manchester, M60 2LA	Telephone: 0161 234 5000 Fax: 0161 234 4508 Website: www.manchester.gov.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.

APPENDIX VI
EXPLORATORY HOLE LOGS

		Project Title: Unit 2, Didsbury				WS1	
		Project Number: 10/0867		Client: Southway Housing			
		GL (mAOD):		N Coord: 0		E Coord: 0	
Date: 17/03/2016		Method: Window Sampler		Driller: PB Drilling		Logged By: SHP	

Depth (m)	Type	Test Result	Level	Legend	Depth (m)	Description	Water	Standpipe
0.30	D				0.10	MADE GROUND: Moss.	▼	
1.20 - 1.65	SPT	N=7			1.00			
1.60	D				1.30			
2.00 - 2.45	SPT	N=11			2.00			
3.00 - 3.45	SPT	N=11			3.00	End Of Borehole At 4.00 m		
3.10	D			4.00				
				5.00				
				6.00				
				7.00				
					8.00			

KEY D - Disturbed Sample B - Bulk Sample U - Undisturbed W - Water Sample S - Standard Penetration Test C - Cone Penetration Test N - Penetration Test 'N' Value V - Hand Shear Vane kPa ▼ - Groundwater Strike ▼ - Groundwater Level	REMARKS Borehole terminated in Made Ground. Borehole collapsing in from 2.0m. Borehole backfilled with arisings. Scale: 1:50	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="6">Water Strikes</th> </tr> <tr> <th>Date</th> <th>Strike</th> <th>Level</th> <th>Minutes</th> <th>Casing</th> <th>Sealed</th> </tr> <tr> <td>17/03/2016</td> <td>0.1</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="3">Daily Log Of Depths</th> <th colspan="3">Chiselling</th> </tr> <tr> <th>Date</th> <th>Casing</th> <th>Water</th> <th>From</th> <th>To</th> <th>Hours</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	Water Strikes						Date	Strike	Level	Minutes	Casing	Sealed	17/03/2016	0.1																	Daily Log Of Depths			Chiselling			Date	Casing	Water	From	To	Hours												
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17/03/2016	0.1																																																							
Daily Log Of Depths			Chiselling																																																					
Date	Casing	Water	From	To	Hours																																																			

		Project Title: Unit 2, Didsbury				WS2	
		Project Number: 10/0867		Client: Southway Housing			
		GL (mAOD):		N Coord: 0		E Coord: 0	
Date: 17/03/2016		Method: Window Sampler		Driller: PB Drilling		Logged By: SHP	

Depth (m)	Type	Test Result	Level	Legend	Depth (m)	Description	Water	Standpipe
0.40	D					MADE GROUND: Dark grey silty fine to coarse sand with abundant rootlets and fragments of brick (topsoil). MADE GROUND: Brown slightly clayey silty fine to coarse sand and gravel of brick, sandstone and concrete with fragments of metal, wood, plastic and marble.		
1.20 - 1.65	SPT	N=10			1.00			
2.00 - 2.45	SPT	N=8			1.60			
2.10	D				2.00			
3.00 - 3.45	SPT	N=5			3.00			
					3.45	End Of Borehole At 3.45 m		
					4.00			
					5.00			
					6.00			
					7.00			
					8.00			

KEY D - Disturbed Sample B - Bulk Sample U - Undisturbed W - Water Sample S - Standard Penetration Test C - Cone Penetration Test N - Penetration Test 'N' Value V - Hand Shear Vane kPa  - Groundwater Strike  - Groundwater Level		REMARKS Borehole terminated in Made Ground. Borehole abandoned due to running sand at 2.7m. Borehole backfilled with arisings.	Water Strikes <table border="1"> <thead> <tr> <th>Date</th> <th>Strike</th> <th>Level</th> <th>Minutes</th> <th>Casing</th> <th>Sealed</th> </tr> </thead> <tbody> <tr> <td>18/03/2016</td> <td>2.7</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Date	Strike	Level	Minutes	Casing	Sealed	18/03/2016	2.7																
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		Scale: 1:50	Daily Log Of Depths <table border="1"> <thead> <tr> <th>Date</th> <th>Casing</th> <th>Water</th> <th>From</th> <th>To</th> <th>Hours</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Date	Casing	Water	From	To	Hours																		
Date	Casing	Water	From	To	Hours																						

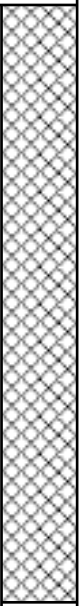
		Project Title: Unit 2, Didsbury				WS3	
		Project Number: 10/0867		Client: Southway Housing			
		GL (mAOD):		N Coord: 0		E Coord: 0	
Date: 17/03/2016		Method: Window Sampler		Driller: PB Drilling		Logged By: SHP	

Depth (m)	Type	Test Result	Level	Legend	Depth (m)	Description	Water	Standpipe
0.50	D					MADE GROUND: Brown fine to coarse sand and gravel of brick, concrete and sandstone. Frequent rootlets towards the top of the unit (topsoil).		
1.10 1.20 - 1.65	D SPT	N=8			1.00	MADE GROUND: Brown fine to coarse sand.	▼	
					1.30 1.40	MADE GROUND: Brown very clayey fine to coarse sand.		
2.00 - 2.45	SPT	N=3			2.00 2.10	MADE GROUND: Greyish brown sand with occasional fine to medium gravel of quartz and sandstone.		
2.40	D				2.50	MADE GROUND: Dark grey sand with cobbles of brick.	▼	
3.00 - 3.45	SPT	N=4			3.00	MADE GROUND: Grey fine to coarse sand.		
					3.45	End Of Borehole At 3.45 m		
					4.00			
					5.00			
					6.00			
				7.00				
				8.00				

KEY D - Disturbed Sample B - Bulk Sample U - Undisturbed W - Water Sample S - Standard Penetration Test C - Cone Penetration Test N - Penetration Test 'N' Value V - Hand Shear Vane kPa ▽ - Groundwater Strike ▼ - Groundwater Level	REMARKS Borehole terminated in Made Ground. Borehole abandoned due to blowing sands at 3.0m. Borehole backfilled with arisings.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="6">Water Strikes</th> </tr> <tr> <th>Date</th> <th>Strike</th> <th>Level</th> <th>Minutes</th> <th>Casing</th> <th>Sealed</th> </tr> <tr> <td>17/03/2016</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3/17/2016</td> <td>2.7</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="3">Daily Log Of Depths</th> <th colspan="3">Chiselling</th> </tr> <tr> <th>Date</th> <th>Casing</th> <th>Water</th> <th>From</th> <th>To</th> <th>Hours</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	Water Strikes						Date	Strike	Level	Minutes	Casing	Sealed	17/03/2016	1					3/17/2016	2.7											Daily Log Of Depths			Chiselling			Date	Casing	Water	From	To	Hours												
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Scale: 1:50

		Project Title: Unit 2, Didsbury				WS4	
		Project Number: 10/0867		Client: Southway Housing			
		GL (mAOD):		N Coord: 0		E Coord: 0	
Date: 17/03/2016		Method: Window Sampler		Driller: PB Drilling		Logged By: SHP	

Depth (m)	Type	Test Result	Level	Legend	Depth (m)	Description	Water	Standpipe
0.20	D					MADE GROUND: Dark brown sandy silt with abundant rootlets and roots. Frequent fragments of brick and concrete (topsoil).		
1.20 - 1.65	SPT	N=9			0.80	MADE GROUND: Brown gravelly fine to coarse sand with fragments of brick, sandstone, concrete, quartz and occasional cobbles of metal and brick. Slightly clayey towards the bottom of the unit.		
1.50	D				1.00			
2.00 - 2.45	SPT	N=11			1.80	MADE GROUND: Brownish grey medium to coarse sand. Occasional fine to medium gravel of sandstone and quartz. Rare fragments of brick.		
2.50	D				2.00			
3.00 - 3.45	SPT	N=9			3.00			
3.50 - 3.95	SPT	N=16			4.00	End Of Borehole At 3.95 m		
					5.00			
					6.00			
					7.00			
					8.00			

KEY D - Disturbed Sample B - Bulk Sample U - Undisturbed W - Water Sample S - Standard Penetration Test C - Cone Penetration Test N - Penetration Test 'N' Value V - Hand Shear Vane kPa  - Groundwater Strike  - Groundwater Level		REMARKS Borehole terminated in Made Ground. Borehole abandoned due to blowing sands at 2.9m. Borehole backfilled with arisings.	Water Strikes <table border="1"> <thead> <tr> <th>Date</th> <th>Strike</th> <th>Level</th> <th>Minutes</th> <th>Casing</th> <th>Sealed</th> </tr> </thead> <tbody> <tr> <td>17/03/2016</td> <td>1.25</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Date	Strike	Level	Minutes	Casing	Sealed	17/03/2016	1.25																
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Date	Casing	Water	From	To	Hours																						

			Project Title: Unit 2, Didsbury				WS5																																																	
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0.40	D				0.70 0.75 0.80 1.00	MADE GROUND: Brown fine to coarse sub-angular gravel of limestone, concrete brick and rare clinker. MADE GROUND: Brown gravelly fine to coarse sand. Gravel is fine to coarse sub-rounded of sandstone and occasionally brick. MADE GROUND: Brown sandy clay. MADE GROUND: Dark brownish grey sandy gravel of brick and pottery. End Of Borehole At 0.80 m																																																		
					2.00 3.00 4.00 5.00 6.00 7.00 8.00																																																			
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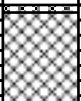
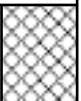
		Project Title: Unit 2, Didsbury				WS5A	
		Project Number: 10/0867		Client: Southway Housing			
		GL (mAOD):		N Coord: 0		E Coord: 0	
Date: 17/03/2016		Method: Window Sampler		Driller: PB Drilling		Logged By: SHP	

Depth (m)	Type	Test Result	Level	Legend	Depth (m)	Description	Water	Standpipe
0.30	D				0.10	MADE GROUND: Brown silty sand with frequent rootlets and fragments of brick and concrete (topsoil). MADE GROUND: Brown gravelly sand with cobbles of brick and concrete. Occasional fragments of metal. End Of Borehole At 0.60 m		
				0.60				
					1.00			
					2.00			
					3.00			
					4.00			
					5.00			
					6.00			
					7.00			
					8.00			

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Scale: 1:50

		Project Title: Unit 2, Didsbury				WS6	
		Project Number: 10/0867		Client: Southway Housing			
		GL (mAOD):		N Coord: 0		E Coord: 0	
Date: 17/03/2016		Method: Window Sampler		Driller: PB Drilling		Logged By: SHP	

Depth (m)	Type	Test Result	Level	Legend	Depth (m)	Description	Water	Standpipe
0.50	D				0.65	MADE GROUND: Brown silty sand with frequent rootlets and fragments of brick and concrete (topsoil). MADE GROUND: Brown sandy fine to coarse gravel and cobbles of concrete and brick. Fragments of wood and metal.		
					1.00	End Of Borehole At 0.65 m		
					2.00			
					3.00			
					4.00			
					5.00			
					6.00			
					7.00			
					8.00			

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		Project Title: Unit 2, Didsbury				WS6A	
		Project Number: 10/0867		Client: Southway Housing			
		GL (mAOD):		N Coord: 0		E Coord: 0	
Date: 17/03/2016		Method:		Driller: PB Drilling		Logged By: SHP	

Depth (m)	Type	Test Result	Level	Legend	Depth (m)	Description	Water	Standpipe
0.10	D				0.20	MADE GROUND: Brown silty sand with frequent fine to coarse angular to sub-angular gravel of brick and concrete. Frequent rootlets (topsoil). MADE GROUND: Brown very sandy gravel and cobbles of brick and concrete with occasional fragments of wood, metal and plastic. End Of Borehole At 0.20 m		
					1.00			
					2.00			
					3.00			
					4.00			
					5.00			
					6.00			
					7.00			
					8.00			

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		Project Title: Unit 2, Didsbury				WS7	
		Project Number: 10/0867		Client: Southway Housing			
		GL (mAOD):		N Coord: 0		E Coord: 0	
Date: 17/03/2016		Method: Window Sampler		Driller: PB Drilling		Logged By: SHP	

Depth (m)	Type	Test Result	Level	Legend	Depth (m)	Description	Water	Standpipe
0.40	D				0.50	MADE GROUND: Brown sitly sand with frequent rootlets (topsoil). MADE GROUND: Dark brown gravelly fine to coarse sand. Gravel is fine to coarse angular to sub-angular of brick and concrete with occasional cobbles of brick and concrete. Frequent fragments of metal and wood. End Of Borehole At 0.50 m		
					1.00			
					2.00			
					3.00			
					4.00			
					5.00			
					6.00			
					7.00			
					8.00			

KEY D - Disturbed Sample B - Bulk Sample U - Undisturbed W - Water Sample S - Standard Penetration Test C - Cone Penetration Test N - Penetration Test 'N' Value V - Hand Shear Vane kPa  - Groundwater Strike  - Groundwater Level	REMARKS No Groundwater Encountered Borehole terminated in Made Ground due to obstruction. Borehole backfilled with arisings.  Scale: 1:50	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="6">Water Strikes</th> </tr> <tr> <th>Date</th> <th>Strike</th> <th>Level</th> <th>Minutes</th> <th>Casing</th> <th>Sealed</th> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="3">Daily Log Of Depths</th> <th colspan="3">Chiselling</th> </tr> <tr> <th>Date</th> <th>Casing</th> <th>Water</th> <th>From</th> <th>To</th> <th>Hours</th> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>	Water Strikes						Date	Strike	Level	Minutes	Casing	Sealed																			Daily Log Of Depths			Chiselling			Date	Casing	Water	From	To	Hours												
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		Project Title: Unit 2, Didsbury				WS7A	
		Project Number: 10/0867		Client: Southway Housing		Sheet 1 Of 1	
		GL (mAOD):		N Coord: 0		E Coord: 0	
Date: 17/03/2016		Method: Window Sampler		Driller: PB Drilling		Logged By: SHP	

Depth (m)	Type	Test Result	Level	Legend	Depth (m)	Description	Water	Standpipe
					0.15	MADE GROUND: Brown sitly sand with frequent rootlets (topsoil). MADE GROUND: Grey sandy cobbles of concrete. End Of Borehole At 0.15 m		
					1.00			
					2.00			
					3.00			
					4.00			
					5.00			
					6.00			
					7.00			
					8.00			

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SUB SOIL

MANCHESTER
Surveys Ltd
M29 7LD
0942 883565

Ground Level

Site Reference

Borehole No.

8

1 of 4

2002/234

Boring Method
Light Cable Percussion

CASING
200mm to depth of 5.5m
150mm to depth of 16.0m

Site
Withington

Client
Waterman Environmental

Date	Depth of Casing Below G.L.	Water Level Morning & Evening	Depth of Strata Below G.L.	Description of Strata (all depths given in metres)	Inst. Details	No. & Type of Sample	Penetration of Sampler From To	Number of Blows	Symbolic Log
06.12.02				Brick, concrete, wood, sand and stone (MADE GROUND)		1D 0.50			
						2X 1.35	1.65	2	NR
						3D 1.70			
						4X 2.05	2.35	6	
						5X 2.60	2.68	50	SP NR
						6D 2.80			
			3.50	Firm brown laminated CLAY		7X 3.65	3.95	10	
						8D 4.20			
						9U 4.40	4.80		NR
						10U 5.00	5.40		NR
06.12.02	5.50	Dry	5.50	Firm brown laminated CLAY with silty sand lenses and bands of firm/stiff brown sandy clay in the upper zone		11D 5.50			
09.12.02						12U 6.00	6.45		
						13D 6.55			
						14U 7.50	7.95		
			8.00						

Sample Key: B.Bulk D.Disturbed U.Open Tube V.Vane W.Water X.Standard Penetration Test

Water Level Observations during boring depths below ground level

Estimated
Seepage

Depth of Casing
when sealed
N.S. - Not Sealed

Water level in Cased/Uncased Borehole on Completion depth below ground level

depth observed	after 5 mins.	after 10 mins.	after 15 mins.	after 20 mins.	Estimated Seepage	Depth of Casing when sealed N.S. - Not Sealed
2.50	2.50	2.50	2.50	2.50	Very slow	4.00
15.00	11.20	9.70	9.00	8.30	Very fast	N.S.

Date	Water Level	Depth of Casing

Water Added to Assist Boring at:

REMARKS

Standpipe inserted to 5.0m - gravel response zone 1.0-5.0m
Time spent chiselling - 1 hrs. Time spent excavating by hand - 15 minutes
Waiting water level rise - 40 minutes.

SUB SOIL	MANCHESTER Surveys Ltd M29 7LD 0942 883565	Ground Level	Site Reference 2002/234	Borehole No. 8	2 of 4

Boring Method Light Cable Percussion	CASING 200mm to depth of 5.5m 150mm to depth of 16.0m	Site Withington
Client Waterman Environmental		

Date	Depth of Casing Below G.L.	Water Level Morning & Evening	Depth of Strata Below G.L.	Description of Strata (all depths given in metres)	Inst. Details	No. & Type of Sample	Penetration of Sampler		Number of Blows	Symbolic Log
							From	To		
				Firm brown laminated CLAY with silty sand lenses		15D	8.05			
						16U	9.00	9.45		
						17D	9.55			
			10.50	Stiff and very stiff reddish brown sandy CLAY with a little gravel		18U	10.50	10.95		
						19D	11.05			
			12.00	Very stiff brown sandy CLAY with a little gravel and occasional sand lenses		20U	12.00	12.45		
						21D	12.55			
						22U	13.50	13.95		
						23D	14.05			
			15.00	Brown silty SAND		24D	15.00	15.45		
						25W	15.00			
			15.70			26X	15.65	15.95	112	
			16.00	Very stiff brown sandy CLAY with a little gravel and lenses of fine sand						

Sample Key:
B.Bulk
D.Disturbed
U.Open Tube
V.Vane
W.Water
X.Standard Penetration Test

Water Level Observations during boring depths below ground level					Estimated Seepage	Depth of Casing when sealed N.S. - Not Sealed	Water level in Cased/Uncased Borehole on Completion depth below ground level		
depth observed	after 5 mins.	after 10 mins.	after 15 mins.	after 20 mins.			Date	Water Level	Depth of Casing

Water Added to Assist Boring at:

REMARKS

SUB SOIL

MANCHESTER
Surveys Ltd M29 7LD
0942 883565

Ground Level

Site Reference

2002/234

Borehole No.

8

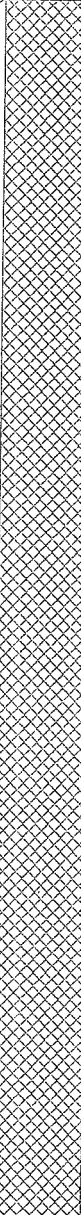
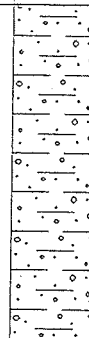
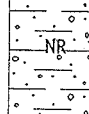
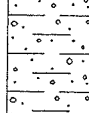
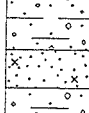
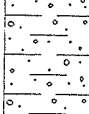
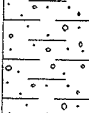
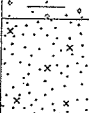
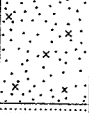
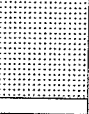
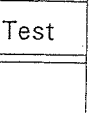
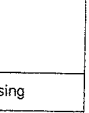
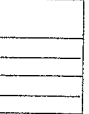
3 of 4

Boring Method
Light Cable Percussion

CASING
200mm to depth of 5.5m
150mm to depth of 16.0m

Site Withington

Client Waterman Environmental

Date	Depth of Casing Below G.L.	Water Level Morning & Evening	Depth of Strata Below G.L.	Description of Strata (all depths given in metres)	Inst. Details	No. & Type of Sample	Penetration of Sampler From To		Number of Blows	Symbolic Log
09.12.02 10.12.02	17.0	15.9	17.55	Very stiff brown sandy CLAY with a little gravel and sand lenses		27U	17.00	17.45	108	
						28D	17.55			
						29U	18.50	18.90		
						30X	19.15	19.45		
										
			20.00						77	
			20.25	Brown silty SAND		31U	20.00	20.45		
				Very stiff brown sandy CLAY with a little gravel and sand lenses		32D	20.55			
						33U	21.50	21.95		
			22.00			34X	22.15	22.45		
				Very dense brown SAND with clay lenses					86	
			23.30			35X	23.45	23.60		
			24.00	Reddish brown SANDSTONE, very weak						

Sample Key: B.Bulk D.Disturbed U.Open Tube V.Vane W.Water X.Standard Penetration Test

Water Level Observations during boring depths below ground level

Estimated Seepage

Depth of Casing when sealed
N.S. - Not Sealed

Water level in Cased/Uncased Borehole on Completion depth below ground level

depth observed	after 5 mins.	after 10 mins.	after 15 mins.	after 20 mins.	Estimated Seepage	Depth of Casing when sealed N.S. - Not Sealed

Date	Water Level	Depth of Casing

Water Added to Assist Boring at:

REMARKS

[illegible][illegible][illegible][illegible][illegible][illegible]

SUB SOIL						MANCHESTER Surveys Ltd M29 7LD 0942 883565		Ground Level		Site Reference 2002/234		Borehole No. 8	
Boring Method Light Cable Percussion						CASING 200mm to depth of 5.5m 150mm to depth of 16.0m				Site Withington			
						Client Waterman Environmental							
Date	Depth of Casing Below G.L.	Water Level Morning & Evening	Depth of Strata Below G.L.	Description of Strata (all depths given in metres)	Inst. Details	No. & Type of Sample	Penetration of Sampler FromTo		Number of Blows	Symbolic Log			
10.12.02	24.0		24.45	Reddish brown SANDSTONE, moderately weak or stronger		36X	24.30	24.45	75	SP			
Sample Key: B.Bulk D.Disturbed U.Open Tube V.Vane W.Water X.Standard Penetration Test													
Water Level Observations during boring depths below ground level					Estimated Seepage	Depth of Casing when sealed N.S. - Not Sealed	Water level in Cased/Uncased Borehole on Completion depth below ground level						
depth observed	after 5 mins.	after 10 mins.	after 15 mins.	after 20 mins.			Date	Water Level	Depth of Casing				
Water Added to Assist Boring at:													
REMARKS													

SUB SOIL		MANCHESTER Surveys Ltd M29 7LD 0942 883565	Ground Level	Site Reference 2002/234	Borehole No. 8	4 of 4			
Boring Method Light Cable Percussion		CASING 200mm to depth of 5.5m 150mm to depth of 16.0m		Site Withington					
				Client Waterman Environmental					
Date	Depth of Casing Below G.L.	Water Level Morning & Evening	Depth of Strata Below G.L.	Description of Strata (all depths given in metres)	Inst. Details	No. & Type of Sample	Penetration of Sampler From To	Number of Blows	Symbolic Log
10.12.02	24.0		24.45	Reddish brown SANDSTONE, moderately weak or stronger		36X	24.30 24.45	75	SP
Sample Key: B.Bulk D.Disturbed U.Open Tube V.Vane W.Water X.Standard Penetration Test									
Water Level Observations during boring depths below ground level					Estimated Seepage	Depth of Casing when sealed N.S. - Not Sealed	Water level in Cased/Uncased Borehole on Completion depth below ground level		
depth observed	after 5 mins.	after 10 mins.	after 15 mins.	after 20 mins.			Date	Water Level	Depth of Casing
Water Added to Assist Boring at:									
REMARKS									

[illegible]

SUB SOIL						MANCHESTER Surveys Ltd M29 7LD 0942 883565		Ground Level		Site Reference 2002/234		Borehole No. 8	
Boring Method Light Cable Percussion						CASING 200mm to depth of 5.5m 150mm to depth of 16.0m				Site Withington			
										Client Waterman Environmental			
Date	Depth of Casing Below G.L.	Water Level Morning & Evening	Depth of Strata Below G.L.	Description of Strata (all depths given in metres)	Inst. Details	No. & Type of Sample	Penetration of Sampler From To		Number of Blows	Symbolic Log			
10.12.02	24.0		24.45	Reddish brown SANDSTONE, moderately weak or stronger		36X	24.30	24.45	75	SP			
Sample Key: B.Bulk D.Disturbed U.Open Tube V.Vane W.Water X.Standard Penetration Test													
Water Level Observations during boring depths below ground level					Estimated Seepage	Depth of Casing when sealed N.S. - Not Sealed	Water level in Cased/Uncased Borehole on Completion depth below ground level						
depth observed	after 5 mins.	after 10 mins.	after 15 mins.	after 20 mins.			Date	Water Level	Depth of Casing				
Water Added to Assist Boring at:													
REMARKS													

SUB SOIL		MANCHESTER Surveys Ltd M29 7LD 0942 883565	Ground Level	Site Reference 2002/234	Borehole No. 8					
Boring Method Light Cable Percussion		CASING 200mm to depth of 5.5m 150mm to depth of 16.0m	Site Withington							
			Client Waterman Environmental							
Date	Depth of Casing Below G.L.	Water Level Morning & Evening	Depth of Strata Below G.L.	Description of Strata (all depths given in metres)	Inst. Details	No. & Type of Sample	Penetration of Sampler From To		Number of Blows	Symbolic Log
10.12.02	24.0		24.45	Reddish brown SANDSTONE, moderately weak or stronger		36X	24.30	24.45	75	SP
Sample Key: B.Bulk D.Disturbed U.Open Tube V.Vane W.Water X.Standard Penetration Test										
Water Level Observations during boring depths below ground level					Estimated Seepage	Depth of Casing when sealed N.S. - Not Sealed	Water level in Cased/Uncased Borehole on Completion depth below ground level			
depth observed	after 5 mins.	after 10 mins.	after 15 mins.	after 20 mins.			Date	Water Level	Depth of Casing	
Water Added to Assist Boring at:										
REMARKS										

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APPENDIX VII
CHEMICAL LABORATORY RESULTS

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 16/01640
Issue Number: 1

Date: 23 March, 2016

Client: Clancy Consulting
Dunham Court
2 Dunham Road
Altrincham
Cheshire
UK
WA14 4NX

Project Manager: Desy Korai/Sophie Harper-Pryce
Project Name: Unit 2, Didsbury
Project Ref: 10/0867
Order No: 18320
Date Samples Received: 18/03/16
Date Instructions Received: 21/03/16
Date Analysis Completed: 23/03/16

Prepared by:


Melanie Marshall
Laboratory Coordinator

Approved by:


Iain Haslock
Analytical Consultant

Envirolab Job Number: 16/01640

Client Project Name: Unit 2, Didsbury

Client Project Ref: 10/0867

Lab Sample ID	16/01640/1	16/01640/2	16/01640/3	16/01640/4	16/01640/5	16/01640/6	16/01640/7	16/01640/8	Units	Method ref
Client Sample No										
Client Sample ID	WS1	WS1	WS1	WS2	WS2	WS3	WS3	WS3		
Depth to Top	0.30	1.60	3.10	0.40	2.10	0.50	1.10	2.40		
Depth To Bottom										
Date Sampled	17-Mar-16	17-Mar-16	17-Mar-16	17-Mar-16	17-Mar-16	17-Mar-16	17-Mar-16	17-Mar-16		
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil		
Sample Matrix Code	4A	4A	1A	4AB	1A	4A	1A	4A		
% Stones >10mm _A [#]	21.0	11.4	20.4	9.2	<0.1	8.0	10.0	3.4	% w/w	A-T-044
pH _D ^{M#}	9.98	8.96	9.16	8.52	8.71	8.42	8.40	8.27	pH	A-T-031s
Sulphate (water sol 2:1) _D ^{M#}	0.18	0.12	0.10	-	0.01	-	0.02	-	g/l	A-T-026s
Arsenic _D ^{M#}	2	2	-	4	-	4	-	4	mg/kg	A-T-024s
Beryllium _D [#]	<1	<1	-	<1	-	1	-	<1	mg/kg	A-T-024s
Boron (water soluble) _D ^{M#}	1.7	<1.0	-	<1.0	-	<1.0	-	<1.0	mg/kg	A-T-027s
Cadmium _D ^{M#}	<0.5	<0.5	-	0.7	-	0.6	-	0.6	mg/kg	A-T-024s
Copper _D ^{M#}	6	8	-	9	-	17	-	26	mg/kg	A-T-024s
Chromium (hexavalent) _D	<1	<1	-	<1	-	<1	-	<1	mg/kg	A-T-040s
Lead _D ^{M#}	24	17	-	35	-	57	-	33	mg/kg	A-T-024s
Mercury _D	<0.17	<0.17	-	<0.17	-	<0.17	-	<0.17	mg/kg	A-T-024s
Nickel _D ^{M#}	7	7	-	10	-	12	-	7	mg/kg	A-T-024s
Selenium _D	<1	<1	-	<1	-	<1	-	<1	mg/kg	A-T-024s
Vanadium _D ^{M#}	8	6	-	12	-	12	-	11	mg/kg	A-T-024s
Zinc _D ^{M#}	30	25	-	37	-	52	-	48	mg/kg	A-T-024s

Envirolab Job Number: 16/01640

Client Project Name: Unit 2, Didsbury

Client Project Ref: 10/0867

Lab Sample ID	16/01640/1	16/01640/2	16/01640/3	16/01640/4	16/01640/5	16/01640/6	16/01640/7	16/01640/8	Units	Method ref
Client Sample No										
Client Sample ID	WS1	WS1	WS1	WS2	WS2	WS3	WS3	WS3		
Depth to Top	0.30	1.60	3.10	0.40	2.10	0.50	1.10	2.40		
Depth To Bottom										
Date Sampled	17-Mar-16	17-Mar-16	17-Mar-16	17-Mar-16	17-Mar-16	17-Mar-16	17-Mar-16	17-Mar-16		
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil		
Sample Matrix Code	4A	4A	1A	4AB	1A	4A	1A	4A		
Asbestos in Soil (inc. matrix)										
Asbestos in soil _A [#]	NAD	-	-	NAD	-	-	-	-		A-T-045
Asbestos ACM - Suitable for Water Absorption Test? _D	N/A	-	-	N/A	-	-	-	-		Gravimetry

Envirolab Job Number: 16/01640

Client Project Name: Unit 2, Didsbury

Client Project Ref: 10/0867

Lab Sample ID	16/01640/1	16/01640/2	16/01640/3	16/01640/4	16/01640/5	16/01640/6	16/01640/7	16/01640/8	Units	Method ref
Client Sample No										
Client Sample ID	WS1	WS1	WS1	WS2	WS2	WS3	WS3	WS3		
Depth to Top	0.30	1.60	3.10	0.40	2.10	0.50	1.10	2.40		
Depth To Bottom										
Date Sampled	17-Mar-16	17-Mar-16	17-Mar-16	17-Mar-16	17-Mar-16	17-Mar-16	17-Mar-16	17-Mar-16		
Sample Type	Soil	Soil	Soil	Soil	Soil	Soil	Soil	Soil		
Sample Matrix Code	4A	4A	1A	4AB	1A	4A	1A	4A		
PAH 16										
Acenaphthene _A ^{M#}	0.17	0.22	-	0.24	-	0.04	-	0.01	mg/kg	A-T-019s
Acenaphthylene _A ^{M#}	<0.01	<0.01	-	0.02	-	<0.01	-	<0.01	mg/kg	A-T-019s
Anthracene _A ^{M#}	0.45	0.42	-	0.71	-	0.09	-	<0.02	mg/kg	A-T-019s
Benzo(a)anthracene _A ^{M#}	0.77	1.08	-	1.69	-	0.46	-	0.08	mg/kg	A-T-019s
Benzo(a)pyrene _A ^{M#}	0.61	0.90	-	1.69	-	0.46	-	0.08	mg/kg	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	0.79	1.17	-	2.18	-	0.57	-	0.10	mg/kg	A-T-019s
Benzo(ghi)perylene _A ^{M#}	0.35	0.55	-	1.01	-	0.29	-	0.06	mg/kg	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	0.30	0.48	-	0.65	-	0.22	-	<0.07	mg/kg	A-T-019s
Chrysene _A ^{M#}	0.75	1.04	-	1.60	-	0.45	-	0.12	mg/kg	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	0.06	0.12	-	0.24	-	0.05	-	<0.04	mg/kg	A-T-019s
Fluoranthene _A ^{M#}	2.20	3.09	-	3.66	-	0.86	-	0.21	mg/kg	A-T-019s
Fluorene _A ^{M#}	0.10	0.26	-	0.23	-	0.02	-	0.01	mg/kg	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	0.39	0.64	-	1.17	-	0.32	-	0.06	mg/kg	A-T-019s
Naphthalene _A ^{M#}	<0.03	<0.03	-	<0.03	-	<0.03	-	<0.03	mg/kg	A-T-019s
Phenanthrene _A ^{M#}	1.55	1.08	-	2.01	-	0.37	-	0.09	mg/kg	A-T-019s
Pyrene _A ^{M#}	1.88	2.85	-	3.36	-	0.81	-	0.20	mg/kg	A-T-019s
PAH (total 16) _A ^{M#}	10.4	13.9	-	20.5	-	5.03	-	1.01	mg/kg	A-T-019s

Envirolab Job Number: 16/01640

Client Project Name: Unit 2, Didsbury

Client Project Ref: 10/0867

Lab Sample ID	16/01640/9	16/01640/10	16/01640/11						Units	Method ref
Client Sample No										
Client Sample ID	WS4	WS5	WS6							
Depth to Top	0.20	0.40	0.50							
Depth To Bottom										
Date Sampled	17-Mar-16	17-Mar-16	17-Mar-16							
Sample Type	Soil	Soil	Soil							
Sample Matrix Code	4AE	4AE	4ABE							
% Stones >10mm _A [#]	18.2	10.6	24.6						% w/w	A-T-044
pH _D ^{M#}	7.83	8.93	9.44						pH	A-T-031s
Sulphate (water sol 2:1) _D ^{M#}	-	0.07	-						g/l	A-T-026s
Arsenic _D ^{M#}	5	4	5						mg/kg	A-T-024s
Beryllium _D [#]	1	<1	1						mg/kg	A-T-024s
Boron (water soluble) _D ^{M#}	<1.0	<1.0	2.1						mg/kg	A-T-027s
Cadmium _D ^{M#}	0.7	0.7	0.6						mg/kg	A-T-024s
Copper _D ^{M#}	15	22	20						mg/kg	A-T-024s
Chromium (hexavalent) _D	<1	<1	<1						mg/kg	A-T-040s
Lead _D ^{M#}	78	73	235						mg/kg	A-T-024s
Mercury _D	<0.17	0.37	0.41						mg/kg	A-T-024s
Nickel _D ^{M#}	8	19	8						mg/kg	A-T-024s
Selenium _D	<1	<1	<1						mg/kg	A-T-024s
Vanadium _D ^{M#}	10	19	14						mg/kg	A-T-024s
Zinc _D ^{M#}	43	68	50						mg/kg	A-T-024s

Envirolab Job Number: 16/01640

Client Project Name: Unit 2, Didsbury

Client Project Ref: 10/0867

Lab Sample ID	16/01640/9	16/01640/10	16/01640/11						Units	Method ref
Client Sample No										
Client Sample ID	WS4	WS5	WS6							
Depth to Top	0.20	0.40	0.50							
Depth To Bottom										
Date Sampled	17-Mar-16	17-Mar-16	17-Mar-16							
Sample Type	Soil	Soil	Soil							
Sample Matrix Code	4AE	4AE	4ABE							
Asbestos in Soil (inc. matrix)										
Asbestos in soil _A [#]	NAD	-	NAD							A-T-045
Asbestos ACM - Suitable for Water Absorption Test? _D	N/A	-	N/A							Gravimetry

Envirolab Job Number: 16/01640

Client Project Name: Unit 2, Didsbury

Client Project Ref: 10/0867

Lab Sample ID	16/01640/9	16/01640/10	16/01640/11						Units	Method ref
Client Sample No										
Client Sample ID	WS4	WS5	WS6							
Depth to Top	0.20	0.40	0.50							
Depth To Bottom										
Date Sampled	17-Mar-16	17-Mar-16	17-Mar-16							
Sample Type	Soil	Soil	Soil							
Sample Matrix Code	4AE	4AE	4ABE							
PAH 16										
Acenaphthene _A ^{M#}	0.05	0.02	0.09						mg/kg	A-T-019s
Acenaphthylene _A ^{M#}	0.02	<0.01	<0.01						mg/kg	A-T-019s
Anthracene _A ^{M#}	0.14	0.05	0.10						mg/kg	A-T-019s
Benzo(a)anthracene _A ^{M#}	0.47	0.18	0.28						mg/kg	A-T-019s
Benzo(a)pyrene _A ^{M#}	0.43	0.30	0.29						mg/kg	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	0.55	0.41	0.39						mg/kg	A-T-019s
Benzo(ghi)perylene _A ^{M#}	0.27	0.34	0.23						mg/kg	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	0.23	0.11	0.11						mg/kg	A-T-019s
Chrysene _A ^{M#}	0.51	0.45	0.32						mg/kg	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	0.06	0.09	0.04						mg/kg	A-T-019s
Fluoranthene _A ^{M#}	0.96	0.40	0.53						mg/kg	A-T-019s
Fluorene _A ^{M#}	0.05	<0.01	0.07						mg/kg	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	0.26	0.25	0.22						mg/kg	A-T-019s
Naphthalene _A ^{M#}	<0.03	<0.03	0.06						mg/kg	A-T-019s
Phenanthrene _A ^{M#}	0.56	0.18	0.39						mg/kg	A-T-019s
Pyrene _A ^{M#}	0.97	0.41	0.53						mg/kg	A-T-019s
PAH (total 16) _A ^{M#}	5.54	3.20	3.67						mg/kg	A-T-019s

REPORT NOTES

Notes - Soil chemical analysis

All results are reported as dry weight (<40 °C).

For samples with Matrix Codes 1 - 6 natural stones and brick and concrete fragments >10mm are removed or excluded from the sample prior to analysis and reported results corrected to a whole sample basis. For samples with Matrix Code 7 the whole sample is dried and crushed prior to analysis.

Notes - General

This report shall not be reproduced, except in full, without written approval from Envirolab.

Subscript "A" indicates analysis performed on the sample as received. "D" indicates analysis performed on the dried sample, crushed to pass a 2mm sieve, unless asbestos is found to be present in which case all analysis is performed on the sample as received.

All analysis is performed on the dried and crushed sample for samples with Matrix Code 7 and this supersedes any "A" subscripts.

All analysis is performed on the sample as received for soil samples which are positive for asbestos and/or if they are from outside the European Union and this supercedes any "D" subscripts.

Superscript "M" indicates method accredited to MCERTS.

If results are in italic font they are associated with an AQC failure. These are not accredited and are unreliable.

A deviating samples report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.

TPH analysis of water by method A-T-007

Free and visible oils are excluded from the sample used for analysis so that the reported result represents the dissolved phase only.

Asbestos in soil

Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if present as discrete fibres/fragments. Stones etc. are not removed from the sample prior to analysis.

Quantification of asbestos is a 3 stage process including visual identification, hand picking and weighing and fibre counting by sedimentation/phase contrast optical microscopy if required. If asbestos is identified as being present but is not in a form that is suitable for analysis by hand picking and weighing (normally if the asbestos is present as free fibres) quantification by sedimentation is performed. Where ACMs are found a percentage asbestos is assigned to each with reference to 'HSG264, Asbestos: The survey guide' and the calculated asbestos content is expressed as a percentage of the dried soil sample aliquot used.

Predominant Matrix Codes:

1 = SAND, 2 = LOAM, 3 = CLAY, 4 = LOAM/SAND, 5 = SAND/CLAY, 6 = CLAY/LOAM, 7 = OTHER, 8 = Asbestos bulk ID sample. Samples with Matrix Code 7 are not predominantly a SAND/LOAM/CLAY mix and are not covered by our BSEN 17025 or MCERTS accreditations.

Secondary Matrix Codes:

A = contains stones, B = contains construction rubble, C = contains visible hydrocarbons, D = contains glass/metal, E = contains roots/twigs.

IS indicates Insufficient sample for analysis.

NDP indicates No Determination Possible.

NAD indicates No Asbestos Detected.

N/A indicates Not Applicable.

Superscript # indicates method accredited to ISO 17025.

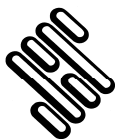
Analytical results reflect the quality of the sample at the time of analysis only. Opinions and interpretations expressed are outside the scope of our accreditation.

Please contact us if you need any further information.

Client/client ref: Clancy Consulting Ltd
Project ref: 10/0867
Site ref: Unit 2 Didsbury Point
Data description: Made Ground
Contaminant(s):
Test scenario: Planning
Date: 29th March 2016
User details: Phil Hill

[illegible]

APPENDIX VIII
GEOTECHNICAL LABORATORY RESULTS



STRUCTURAL SOILS LTD

INSITU TESTING REPORT

Report No. 746365R.01(00)

Date 29-March-2016 Contract 2 Didsbury Point, The Boulevard

Client Clancy Consulting
Address Dunham Court
2 Dunham Road
Altrincham
Cheshire
WA14 4NX

For the Attention of Desy Korai

Order received	16-March-2016
Testing Started	23-March-2016
Testing Completed	23-March-2016

Client Reference	None
Client Order No.	18300
Instruction Type	Written

Test(s) undertaken (Not UKAS Accredited)

6no. Insitu DCP tests carried out at locations specified by the client.

Testing undertaken in the Laboratory

Environmental conditions (if relevant)

The results represent the ground conditions at the specified locations and depths at the time of testing.

Please Note: Remaining samples will be retained for a period of one month from today and will then be disposed of .

Test were undertaken on samples 'as received' unless otherwise stated.

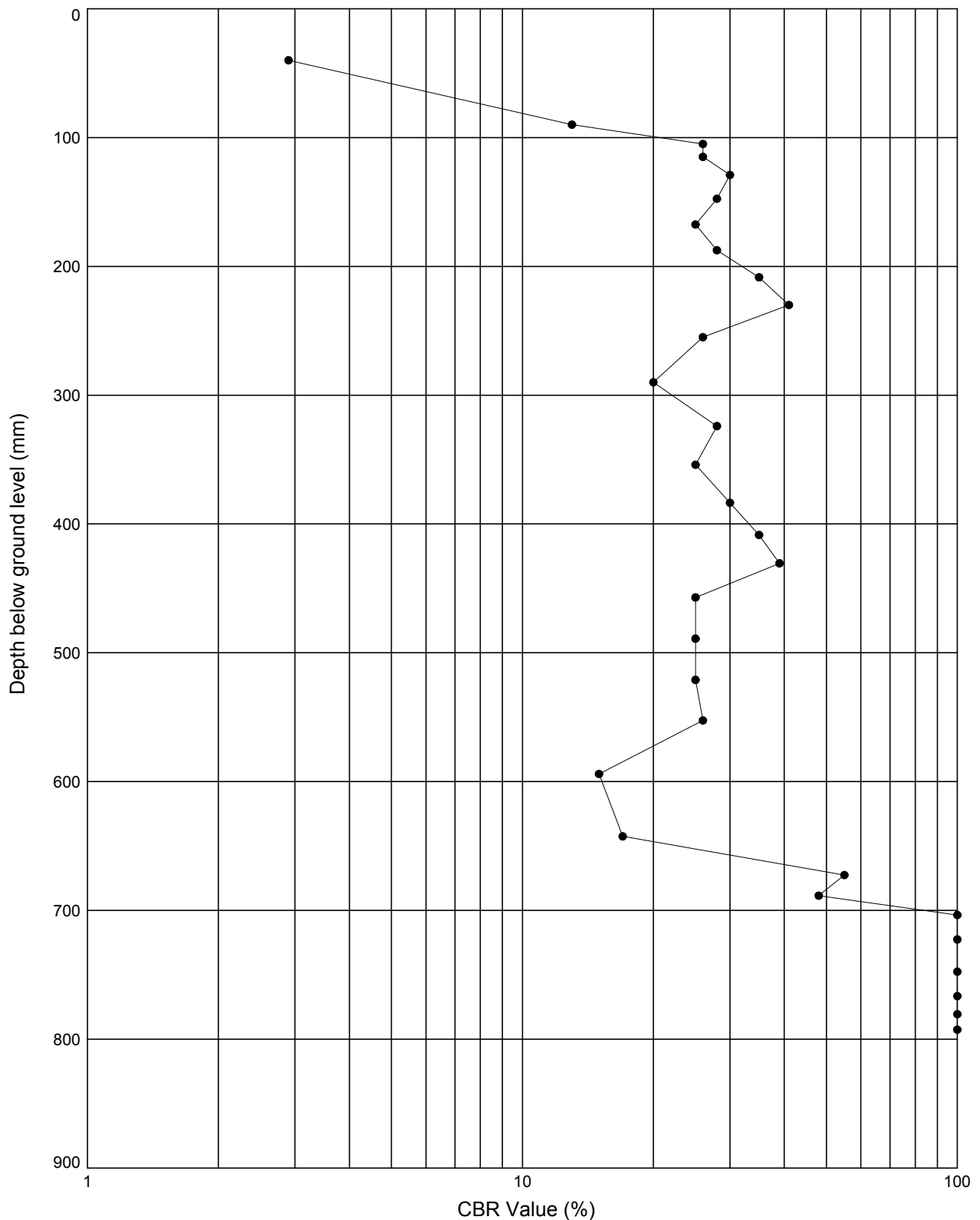
Opinions and interpretations expressed in this report are outside the scope of accreditation for this laboratory.

Page 1 of 13

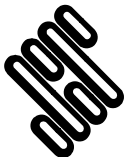
DCP TEST RESULTS - DEPTH vs CBR VALUE

Position Ref : **DCP1**

Test Date : **22.03.16**



Notes: CBR values calculated after TRRL Road Note 8 method. Values over 100% are plotted on the 100% line.



STRUCTURAL SOILS
1a Princess Street
Bedminster
Bristol
BS3 4AG

Compiled By

Date

Checked By

Date

Major

29/03/16

S. H. H.

29/03/16

Contract

Contract Ref:

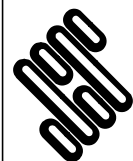
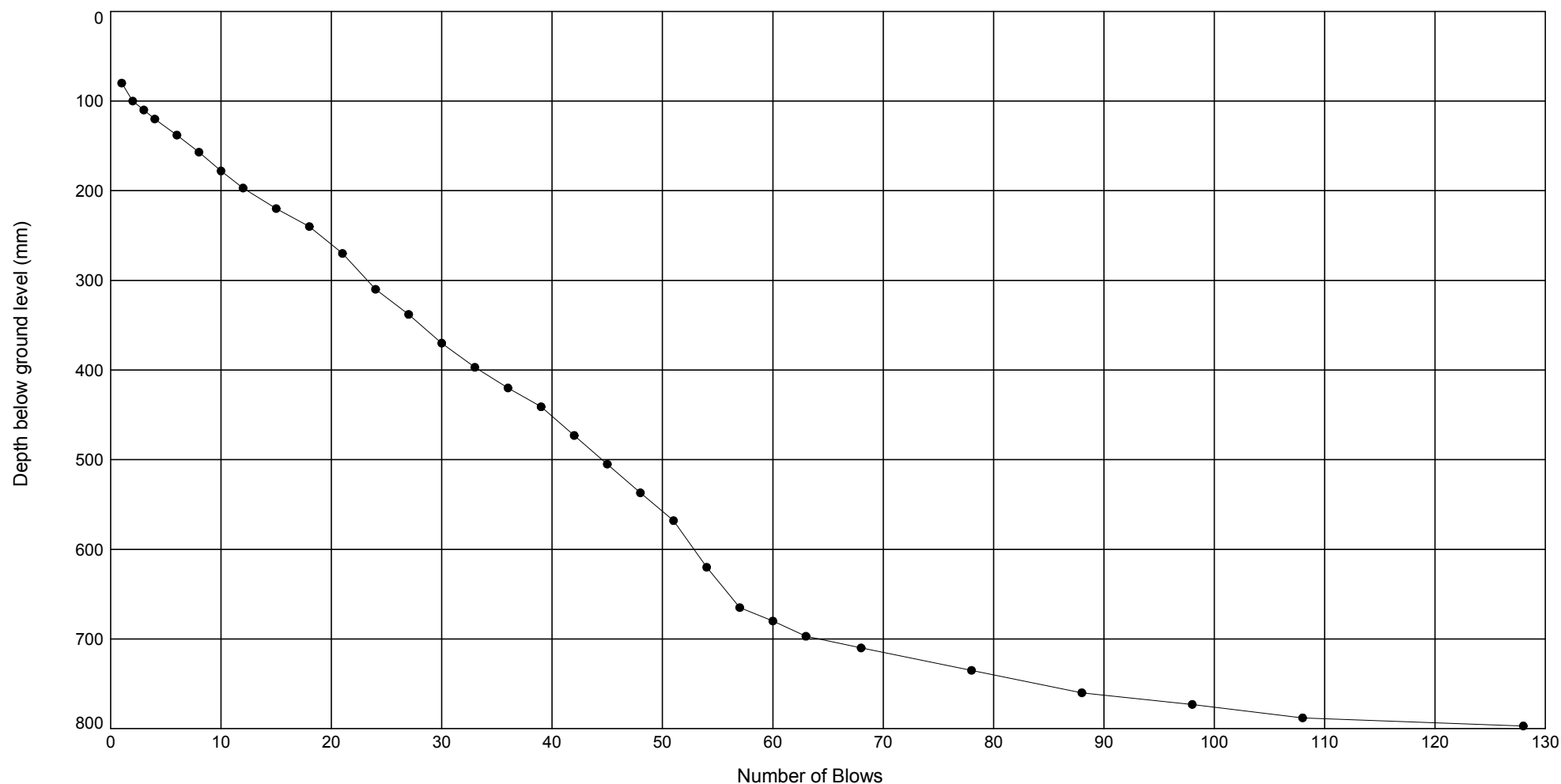
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DCP TEST RESULTS - DEPTH vs NUMBER OF BLOWS

Position Ref : **DCP1**

Test Date : **22.03.16**



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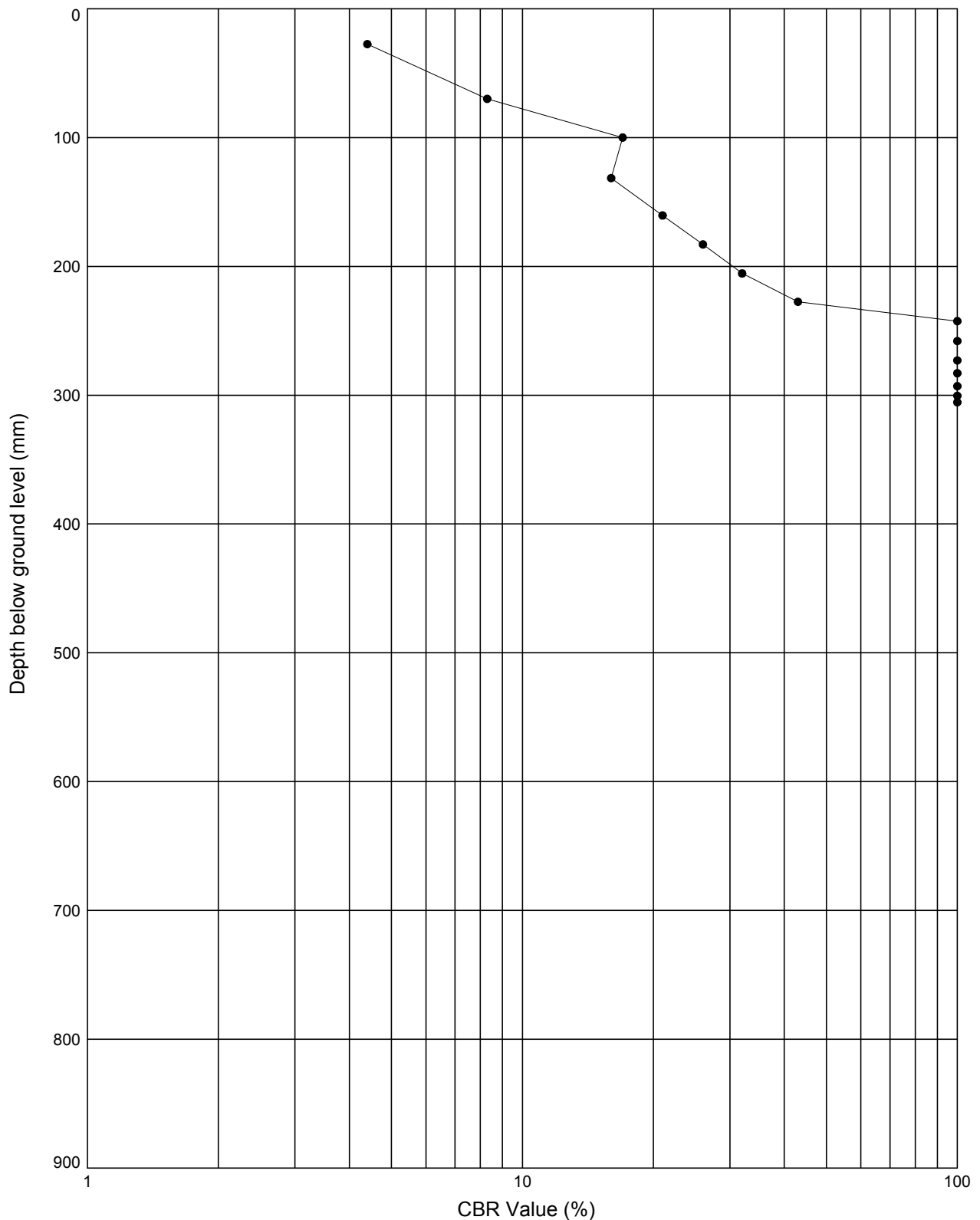
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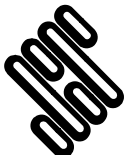
DCP TEST RESULTS - DEPTH vs CBR VALUE

Position Ref : **DCP2**

Test Date : **22.03.16**



Notes: CBR values calculated after TRRL Road Note 8 method. Values over 100% are plotted on the 100% line.



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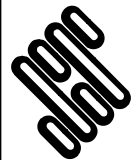
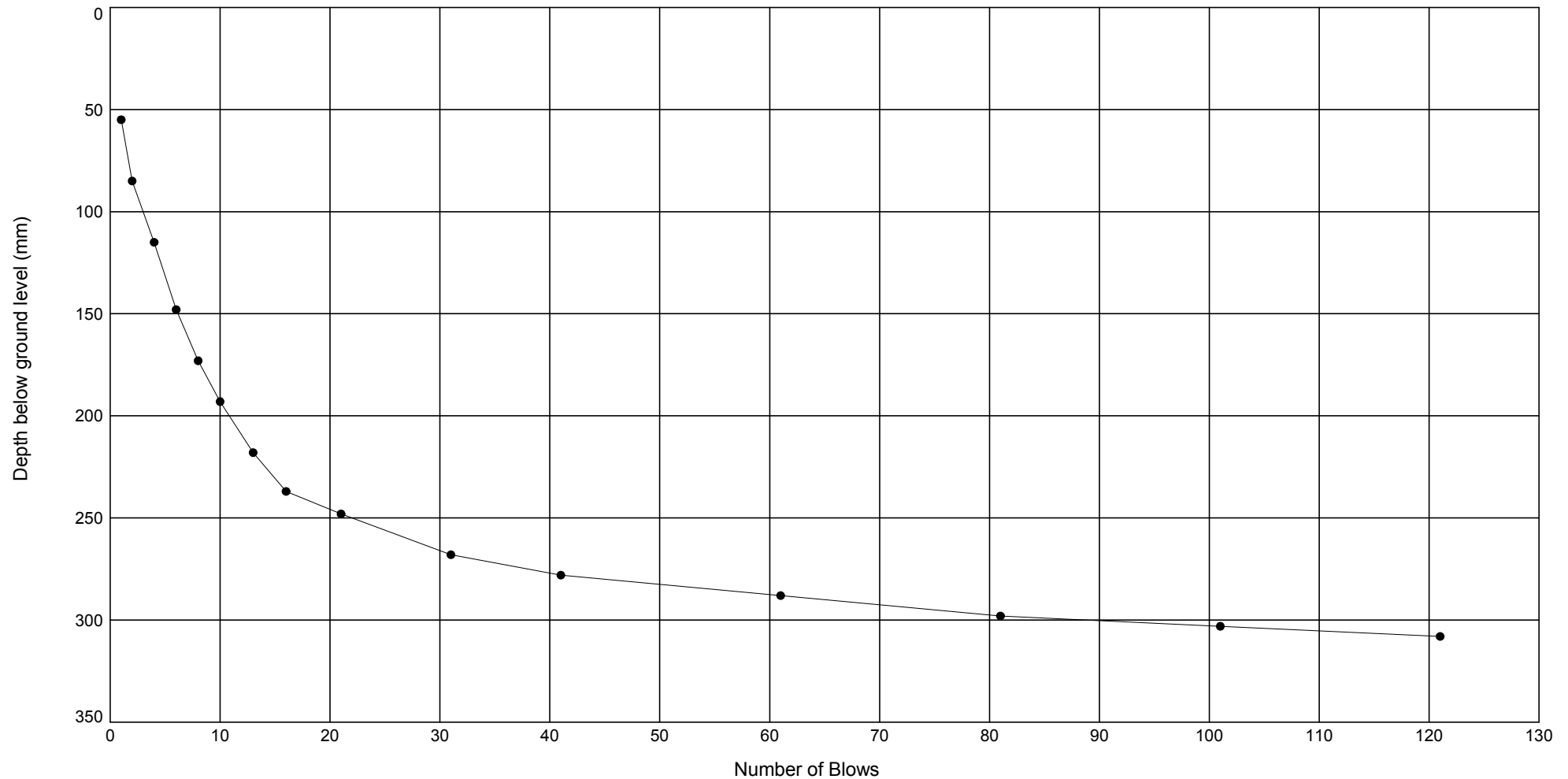
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DCP TEST RESULTS - DEPTH vs NUMBER OF BLOWS

Position Ref : **DCP2**

Test Date : **22.03.16**



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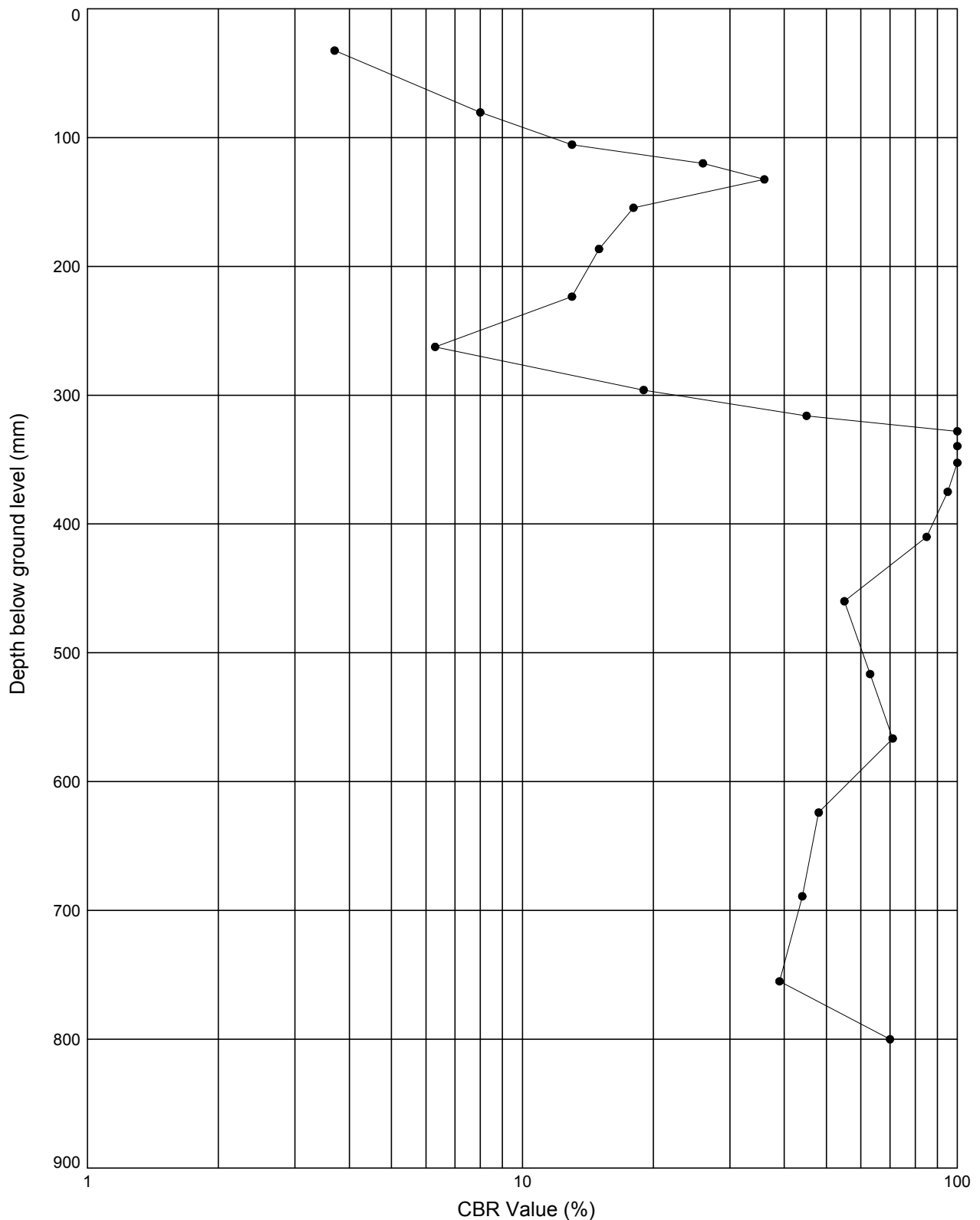
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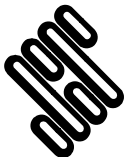
DCP TEST RESULTS - DEPTH vs CBR VALUE

Position Ref : **DCP3**

Test Date : **22.03.16**



Notes: CBR values calculated after TRRL Road Note 8 method. Values over 100% are plotted on the 100% line.



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Contract Ref:

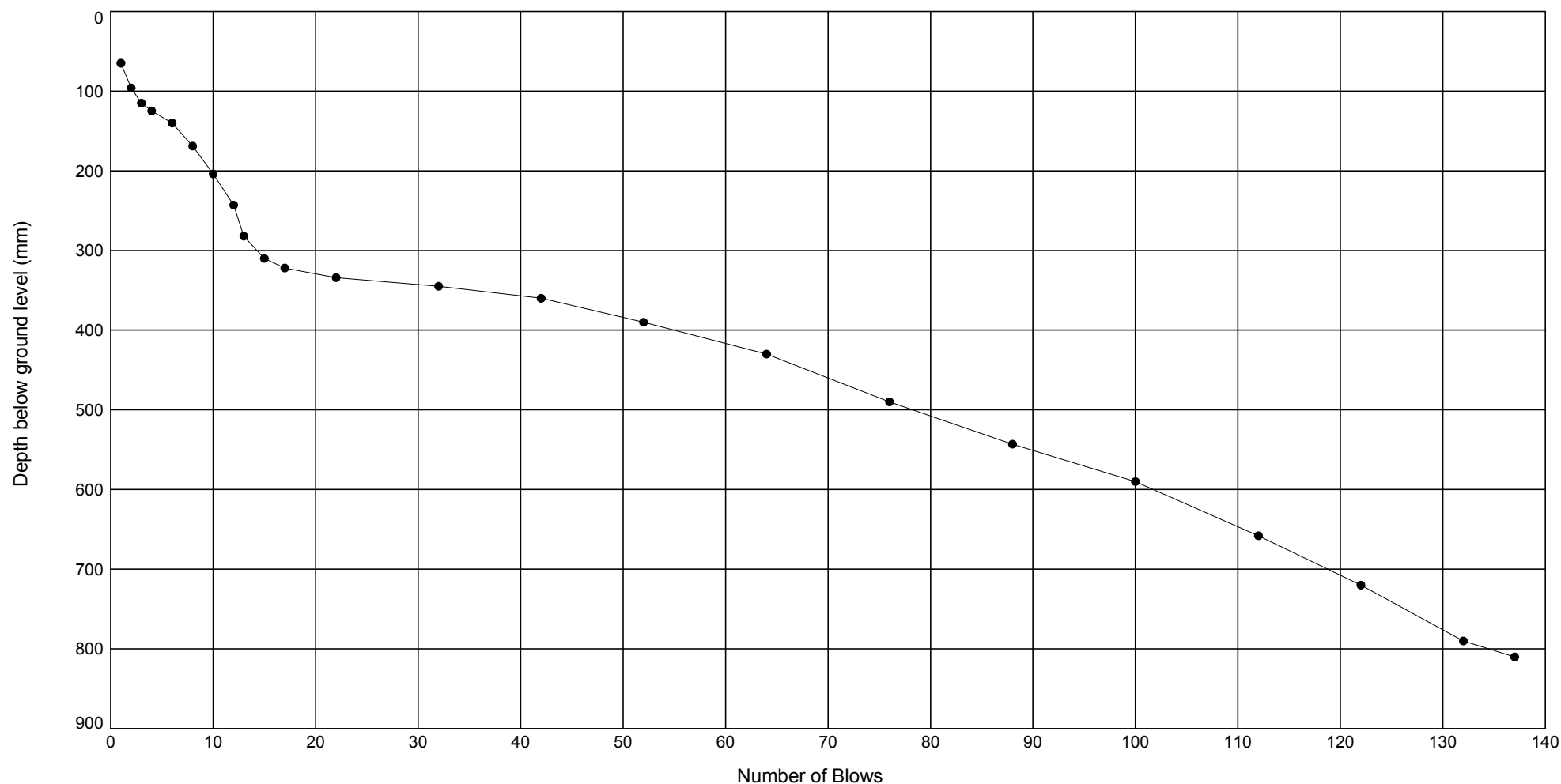
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DCP TEST RESULTS - DEPTH vs NUMBER OF BLOWS

Position Ref : **DCP3**

Test Date : **22.03.16**



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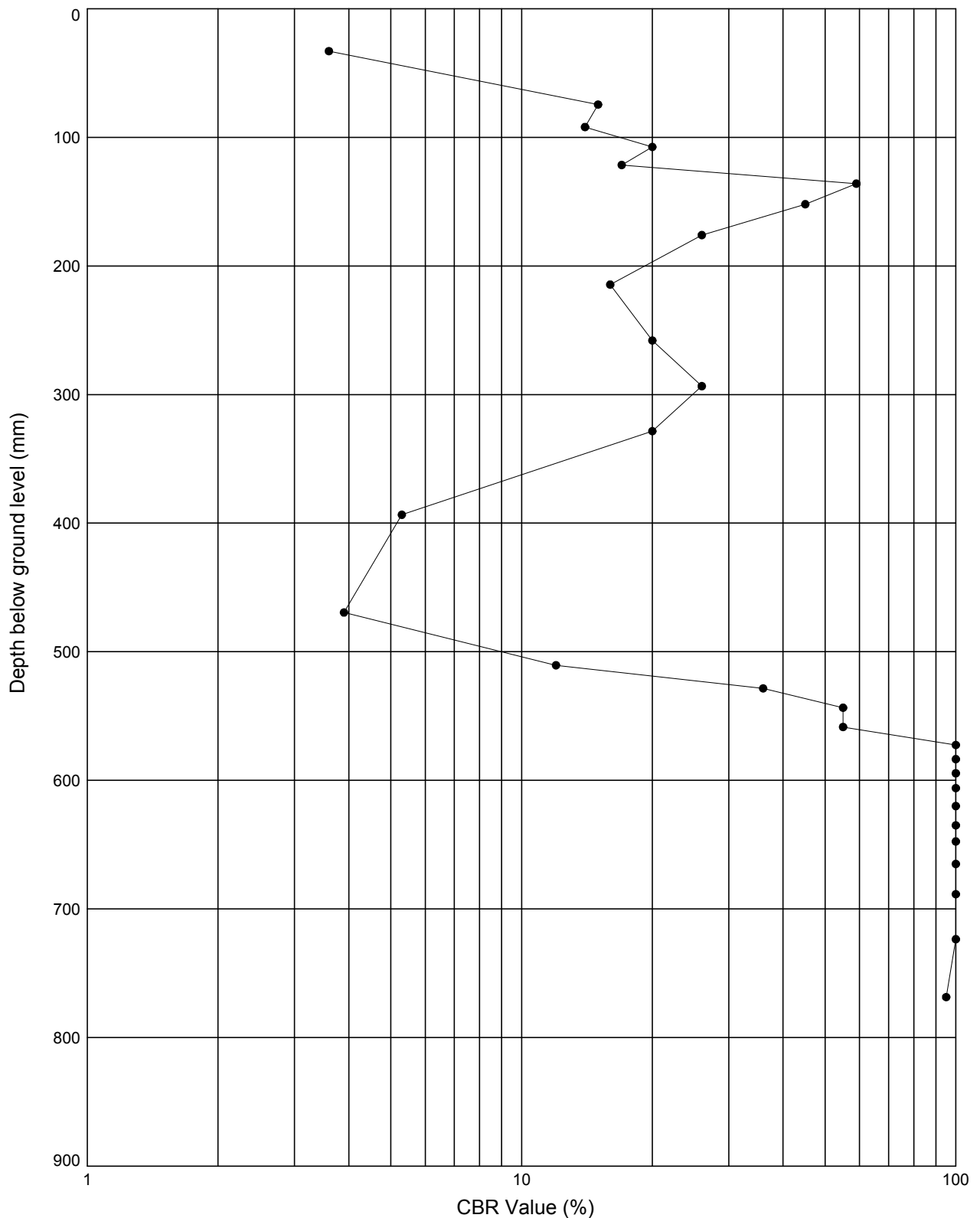
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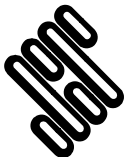
DCP TEST RESULTS - DEPTH vs CBR VALUE

Position Ref : **DCP4**

Test Date : **22.03.16**



Notes: CBR values calculated after TRRL Road Note 8 method. Values over 100% are plotted on the 100% line.



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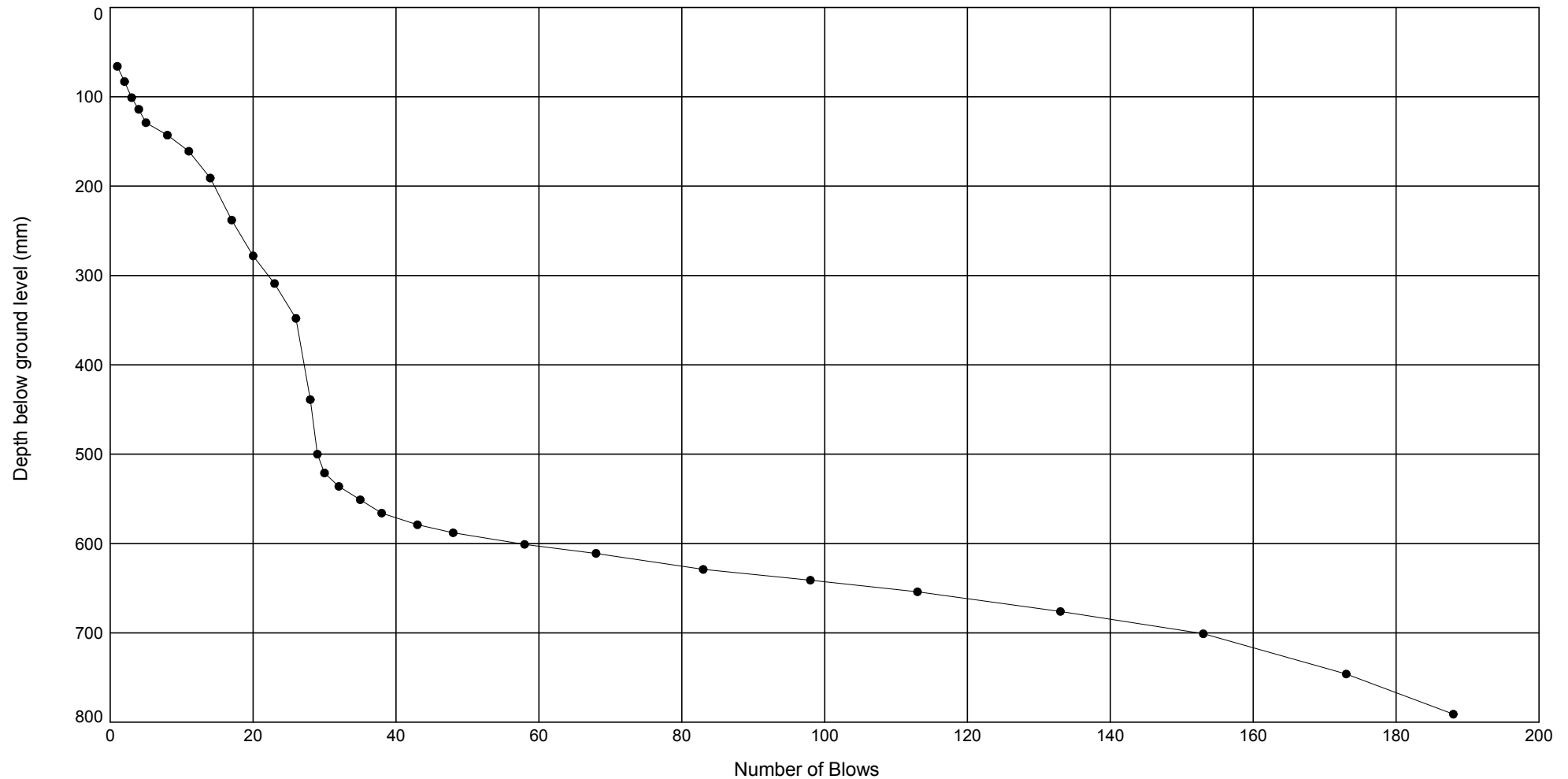
Contract Ref:

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DCP TEST RESULTS - DEPTH vs NUMBER OF BLOWS

Position Ref : **DCP4**

Test Date : **22.03.16**



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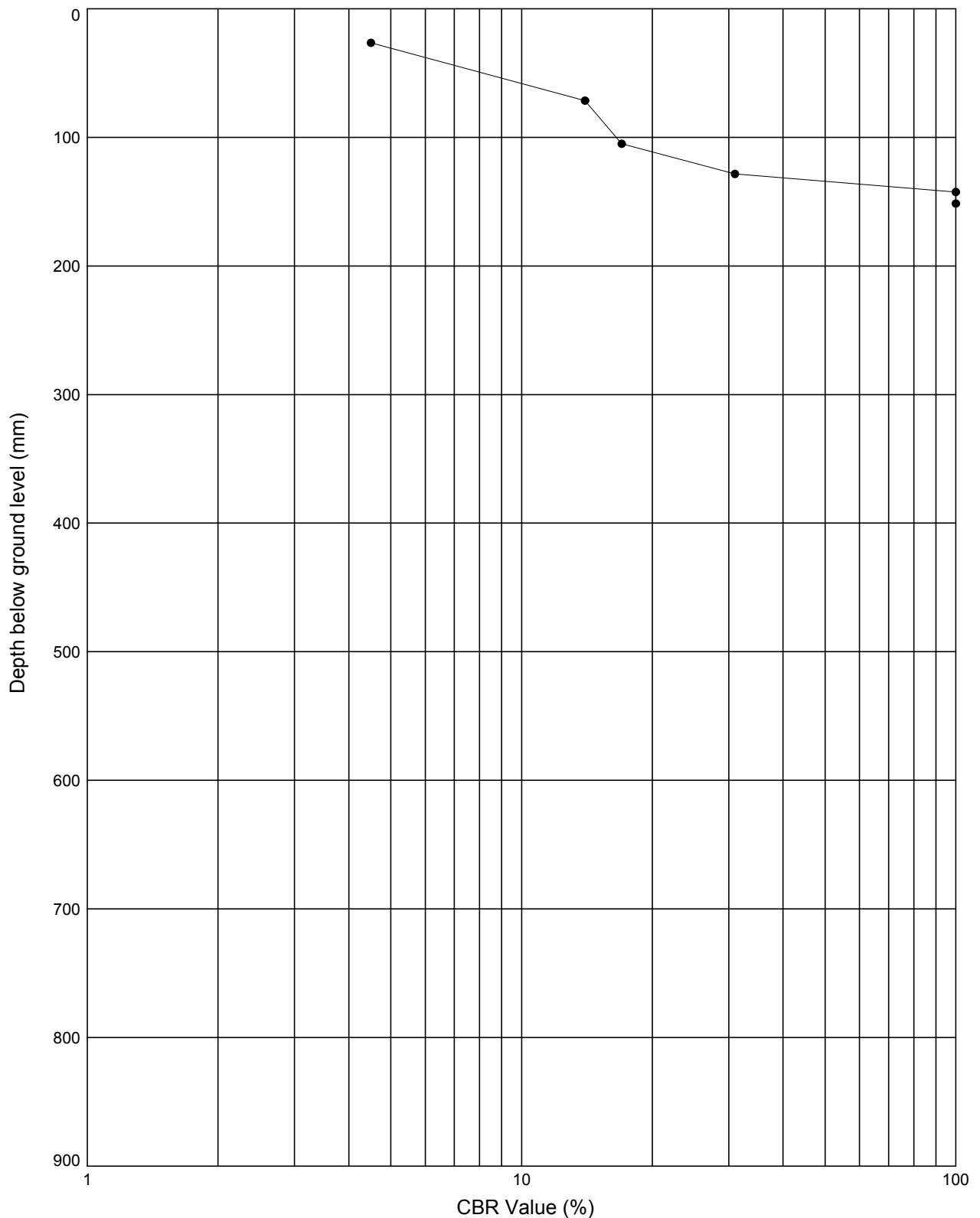
Contract

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DCP TEST RESULTS - DEPTH vs CBR VALUE

Position Ref : **DCP5**

Test Date : **22.03.16**



Notes: CBR values calculated after TRRL Road Note 8 method. Values over 100% are plotted on the 100% line.



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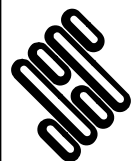
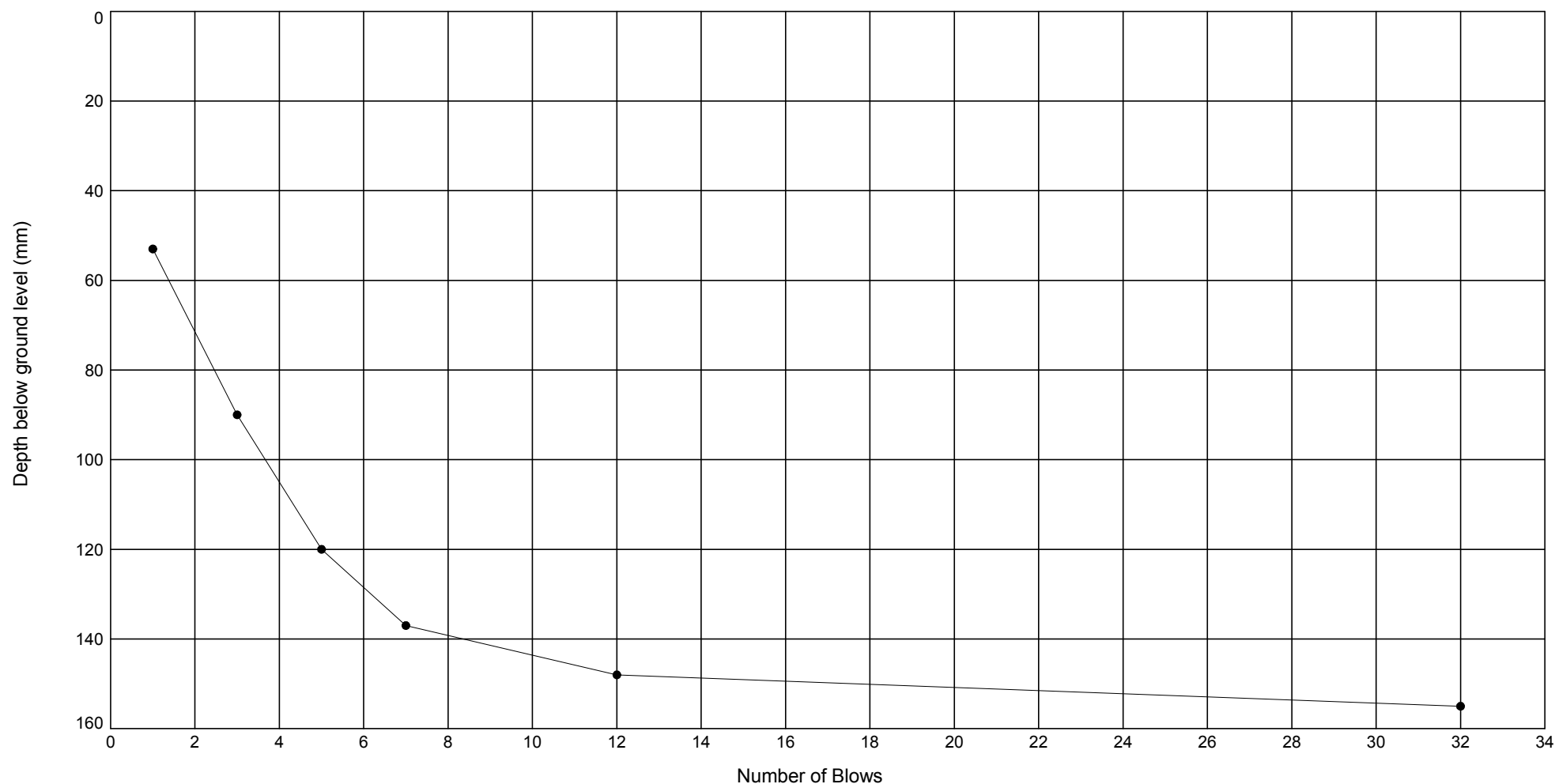
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DCP TEST RESULTS - DEPTH vs NUMBER OF BLOWS

Position Ref : **DCP5**

Test Date : **22.03.16**



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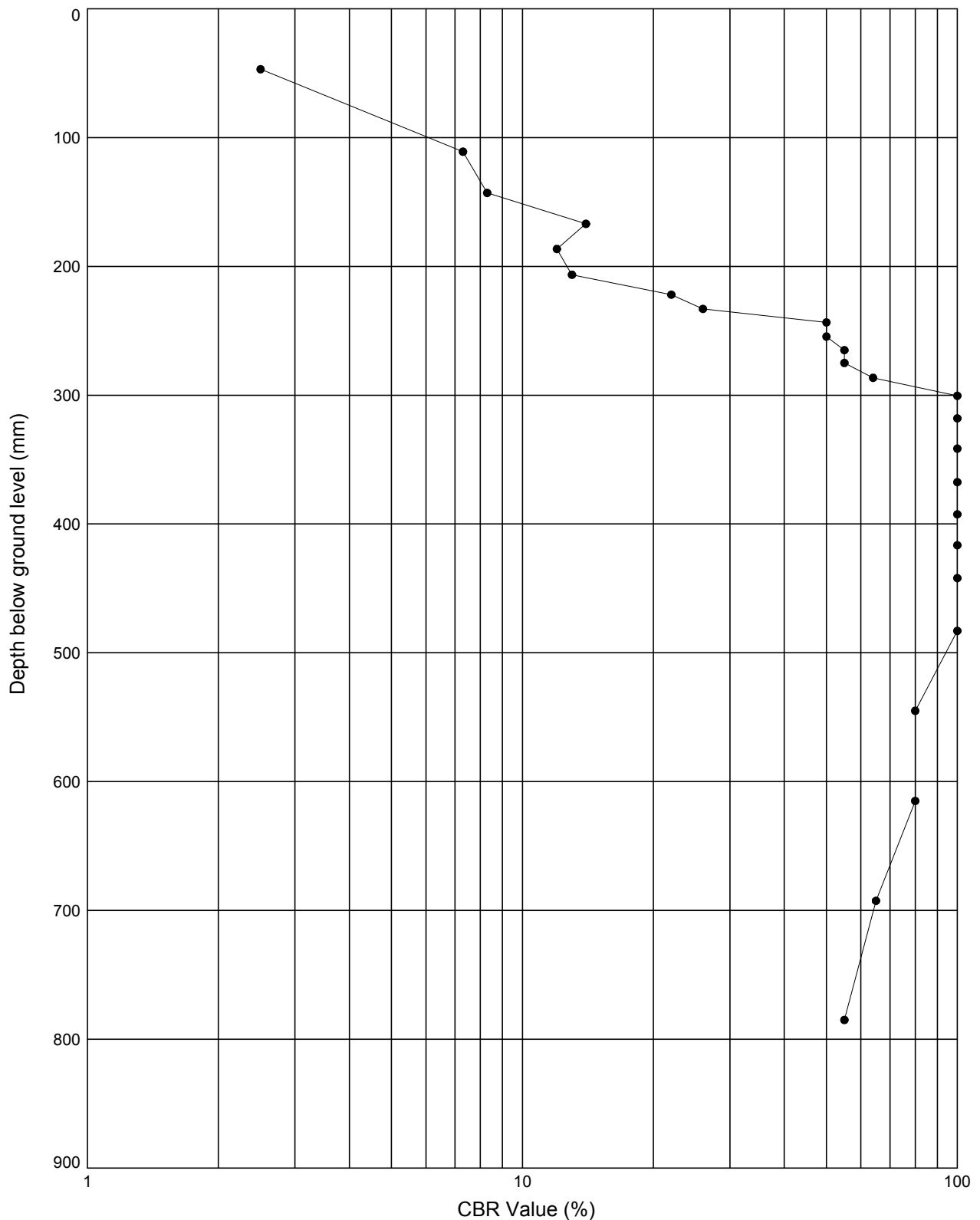
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DCP TEST RESULTS - DEPTH vs CBR VALUE

Position Ref : **DCP6**

Test Date : **22.03.16**



Notes: CBR values calculated after TRRL Road Note 8 method. Values over 100% are plotted on the 100% line.



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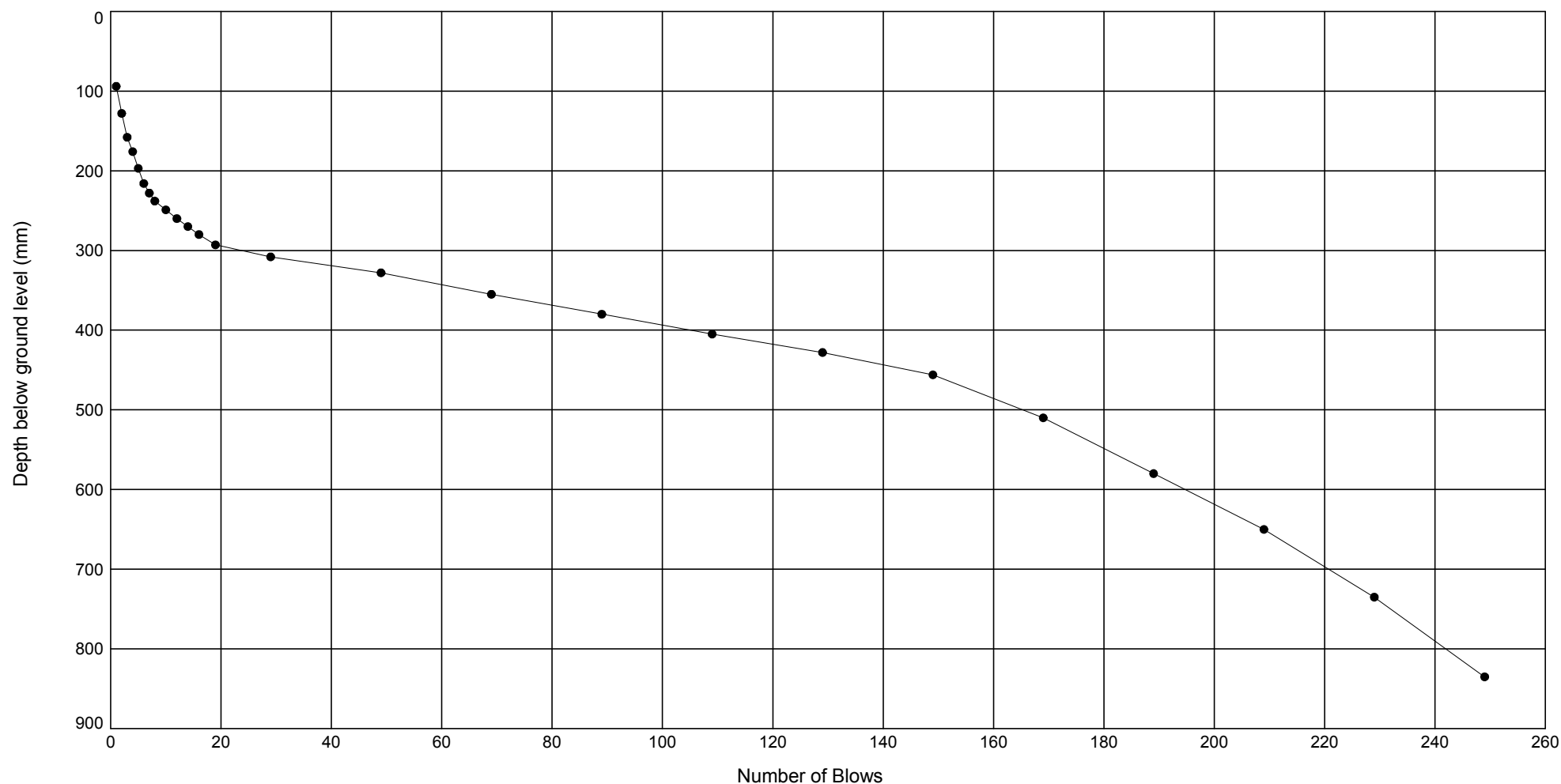
Contract Ref:

746365

DCP TEST RESULTS - DEPTH vs NUMBER OF BLOWS

Position Ref : **DCP6**

Test Date : **22.03.16**



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