

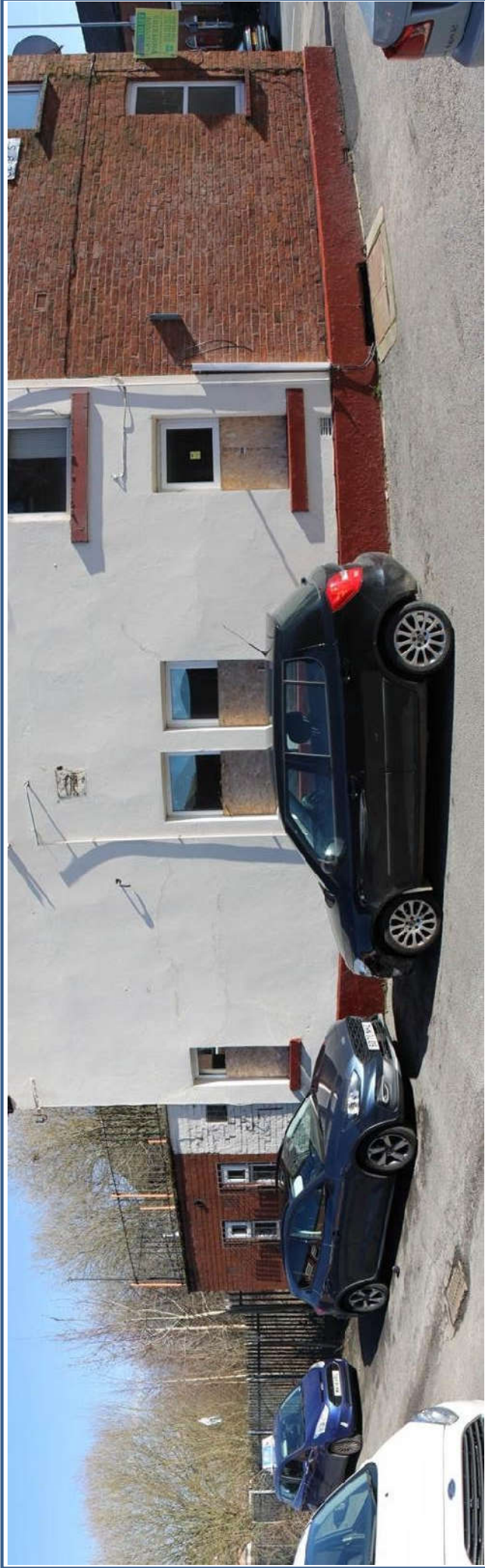


Photo 3: Looking east across Club Street at the western elevation of The Grove



Photo 4: Looking south down Club Street towards The Grove on the left

	Site: The Former Grove Public House, 1515 Ashton Old Road, Manchester M11 1GR Project: 42210R1	Beechfield, Ninelands Road, Hathersage Derbyshire, S32 1BJ Tel: 01433 659071 www.peakenvironmentalsolutions.com
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Photo 5: Former beer garden area in the north-east of the site looking south-west

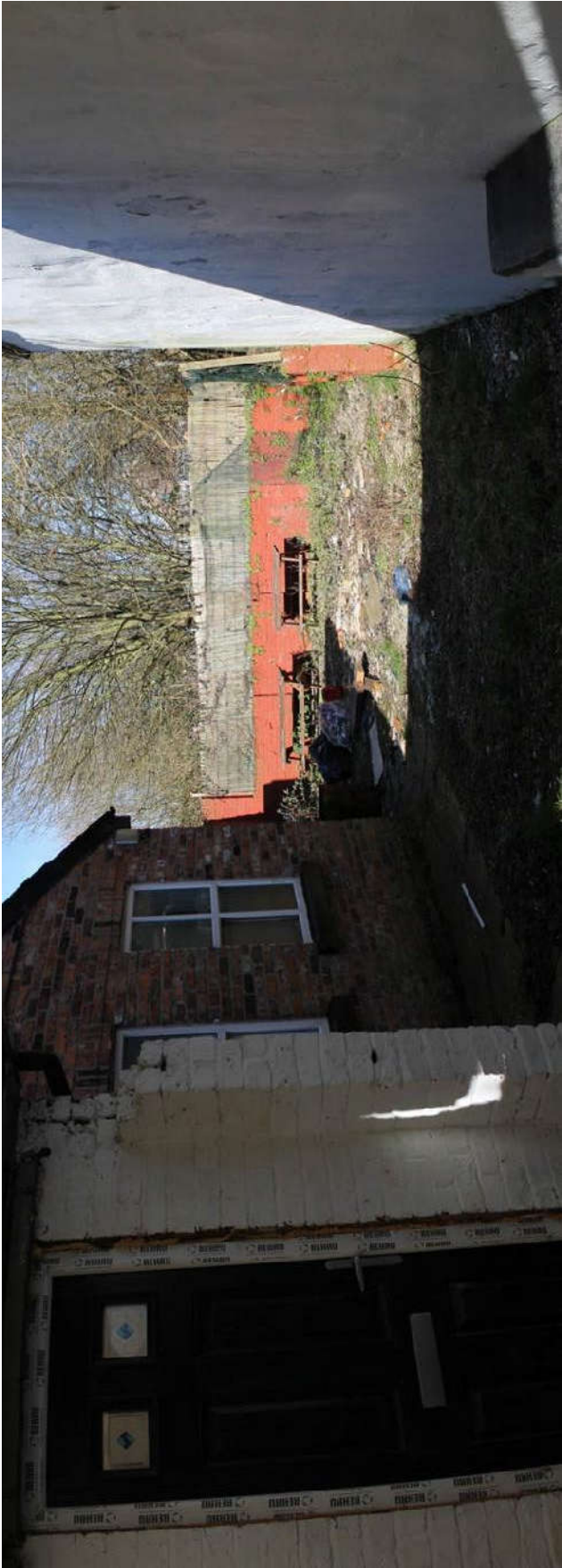


Photo 6: Former beer garden area in the north-east of the site looking north up the eastern site boundary

		Site: The Former Grove Public House, 1515 Ashton Old Road, Manchester M11 1GR Project: 42210R1	Beechfield, Ninelands Road, Hathersage Derbyshire, S32 1BJ Tel: 01433 659071 www. peakenvironmentalsolutions.com
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Photo 7: Inside The Grove, ground floor bar area



Photo 8: Inside The Grove – cellar area

APPENDIX C

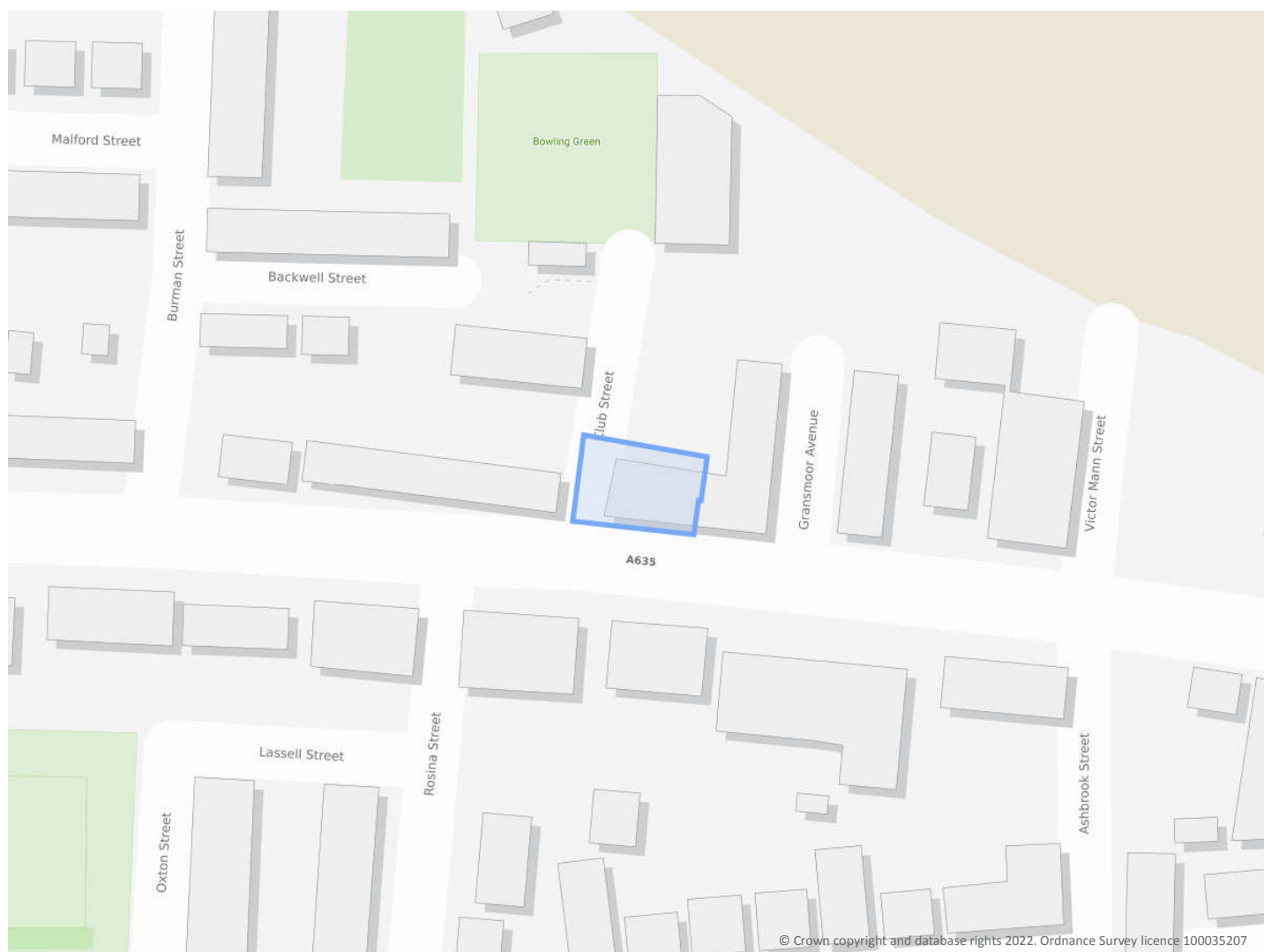
1515, ASHTON OLD ROAD, MANCHESTER, M11 1GR

Order Details

Date: 07/03/2022
Your ref: 42210
Our Ref: HMD-8570732

Site Details

Location: 389921 397353
Area: 0.05 ha
Authority: [Manchester City Council](#)



Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

p.12

groundsure.com/insightuserguide

Contact us with any questions at:

info@groundsure.com

08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
<u>13</u>	<u>1.1</u>	<u>Historical industrial land uses</u>	0	0	9	60	-
<u>16</u>	<u>1.2</u>	<u>Historical tanks</u>	0	0	4	29	-
<u>18</u>	<u>1.3</u>	<u>Historical energy features</u>	0	0	3	9	-
18	1.4	Historical petrol stations	0	0	0	0	-
<u>19</u>	<u>1.5</u>	<u>Historical garages</u>	0	0	2	7	-
19	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped	On site	0-50m	50-250m	250-500m	500-2000m
<u>20</u>	<u>2.1</u>	<u>Historical industrial land uses</u>	0	0	19	98	-
<u>25</u>	<u>2.2</u>	<u>Historical tanks</u>	0	0	4	43	-
<u>27</u>	<u>2.3</u>	<u>Historical energy features</u>	0	0	6	19	-
28	2.4	Historical petrol stations	0	0	0	0	-
<u>28</u>	<u>2.5</u>	<u>Historical garages</u>	0	0	4	11	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
30	3.1	Active or recent landfill	0	0	0	0	-
30	3.2	Historical landfill (BGS records)	0	0	0	0	-
31	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
<u>31</u>	<u>3.4</u>	<u>Historical landfill (EA/NRW records)</u>	0	0	0	2	-
<u>31</u>	<u>3.5</u>	<u>Historical waste sites</u>	0	0	0	2	-
<u>32</u>	<u>3.6</u>	<u>Licensed waste sites</u>	0	0	0	3	-
<u>33</u>	<u>3.7</u>	<u>Waste exemptions</u>	0	0	0	1	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
<u>34</u>	<u>4.1</u>	<u>Recent industrial land uses</u>	0	0	4	-	-
<u>35</u>	<u>4.2</u>	<u>Current or recent petrol stations</u>	0	0	1	0	-
35	4.3	Electricity cables	0	0	0	0	-
35	4.4	Gas pipelines	0	0	0	0	-
35	4.5	Sites determined as Contaminated Land	0	0	0	0	-



36	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
36	4.7	Regulated explosive sites	0	0	0	0	-
36	4.8	Hazardous substance storage/usage	0	0	0	0	-
36	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
36	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
37	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	0	1	0	-
37	4.12	Radioactive Substance Authorisations	0	0	0	0	-
37	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	8	4	-
39	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
39	4.15	Pollutant release to public sewer	0	0	0	0	-
39	4.16	List 1 Dangerous Substances	0	0	0	0	-
40	4.17	List 2 Dangerous Substances	0	0	0	0	-
40	4.18	<u>Pollution Incidents (EA/NRW)</u>	0	0	1	3	-
41	4.19	Pollution inventory substances	0	0	0	0	-
41	4.20	Pollution inventory waste transfers	0	0	0	0	-
41	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
42	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
44	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
46	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
47	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
47	5.5	Groundwater vulnerability- local information	None (within 0m)				
48	5.6	<u>Groundwater abstractions</u>	0	0	0	0	4
49	5.7	<u>Surface water abstractions</u>	0	0	0	0	2
50	5.8	Potable abstractions	0	0	0	0	0
50	5.9	Source Protection Zones	0	0	0	0	-
51	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
52	6.1	Water Network (OS MasterMap)	0	0	0	-	-



52	6.2	Surface water features	0	0	0	-	-
53	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
53	6.4	<u>WFD Surface water bodies</u>	0	0	0	-	-
54	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
55	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
55	7.2	Historical Flood Events	0	0	0	-	-
55	7.3	Flood Defences	0	0	0	-	-
56	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
56	7.5	Flood Storage Areas	0	0	0	-	-
57	7.6	Flood Zone 2	None (within 50m)				
57	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
58	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding					
60	9.1	<u>Groundwater flooding</u>	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
61	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
62	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
62	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
62	10.4	Special Protection Areas (SPA)	0	0	0	0	0
62	10.5	National Nature Reserves (NNR)	0	0	0	0	0
63	10.6	<u>Local Nature Reserves (LNR)</u>	0	0	0	0	1
63	10.7	Designated Ancient Woodland	0	0	0	0	0
63	10.8	Biosphere Reserves	0	0	0	0	0
63	10.9	Forest Parks	0	0	0	0	0
64	10.10	Marine Conservation Zones	0	0	0	0	0
64	10.11	<u>Green Belt</u>	0	0	0	0	2
64	10.12	Proposed Ramsar sites	0	0	0	0	0



64	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
65	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
65	10.15	Nitrate Sensitive Areas	0	0	0	0	0
65	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
66	10.17	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
67	10.18	SSSI Units	0	0	0	0	0

Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
68	11.1	World Heritage Sites	0	0	0	-	-
69	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
69	11.3	National Parks	0	0	0	-	-
69	11.4	Listed Buildings	0	0	0	-	-
69	11.5	<u>Conservation Areas</u>	0	0	1	-	-
70	11.6	Scheduled Ancient Monuments	0	0	0	-	-
70	11.7	Registered Parks and Gardens	0	0	0	-	-

Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
71	12.1	<u>Agricultural Land Classification</u>	Urban (within 250m)				
72	12.2	Open Access Land	0	0	0	-	-
72	12.3	Tree Felling Licences	0	0	0	-	-
72	12.4	Environmental Stewardship Schemes	0	0	0	-	-
72	12.5	Countryside Stewardship Schemes	0	0	0	-	-

Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
73	13.1	<u>Priority Habitat Inventory</u>	0	0	2	-	-
74	13.2	Habitat Networks	0	0	0	-	-
74	13.3	Open Mosaic Habitat	0	0	0	-	-
74	13.4	Limestone Pavement Orders	0	0	0	-	-

Page	Section	Geology 1:10,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
75	14.1	<u>10k Availability</u>	Identified (within 500m)				
76	14.2	<u>Artificial and made ground (10k)</u>	0	0	2	3	-
78	14.3	<u>Superficial geology (10k)</u>	1	0	1	0	-



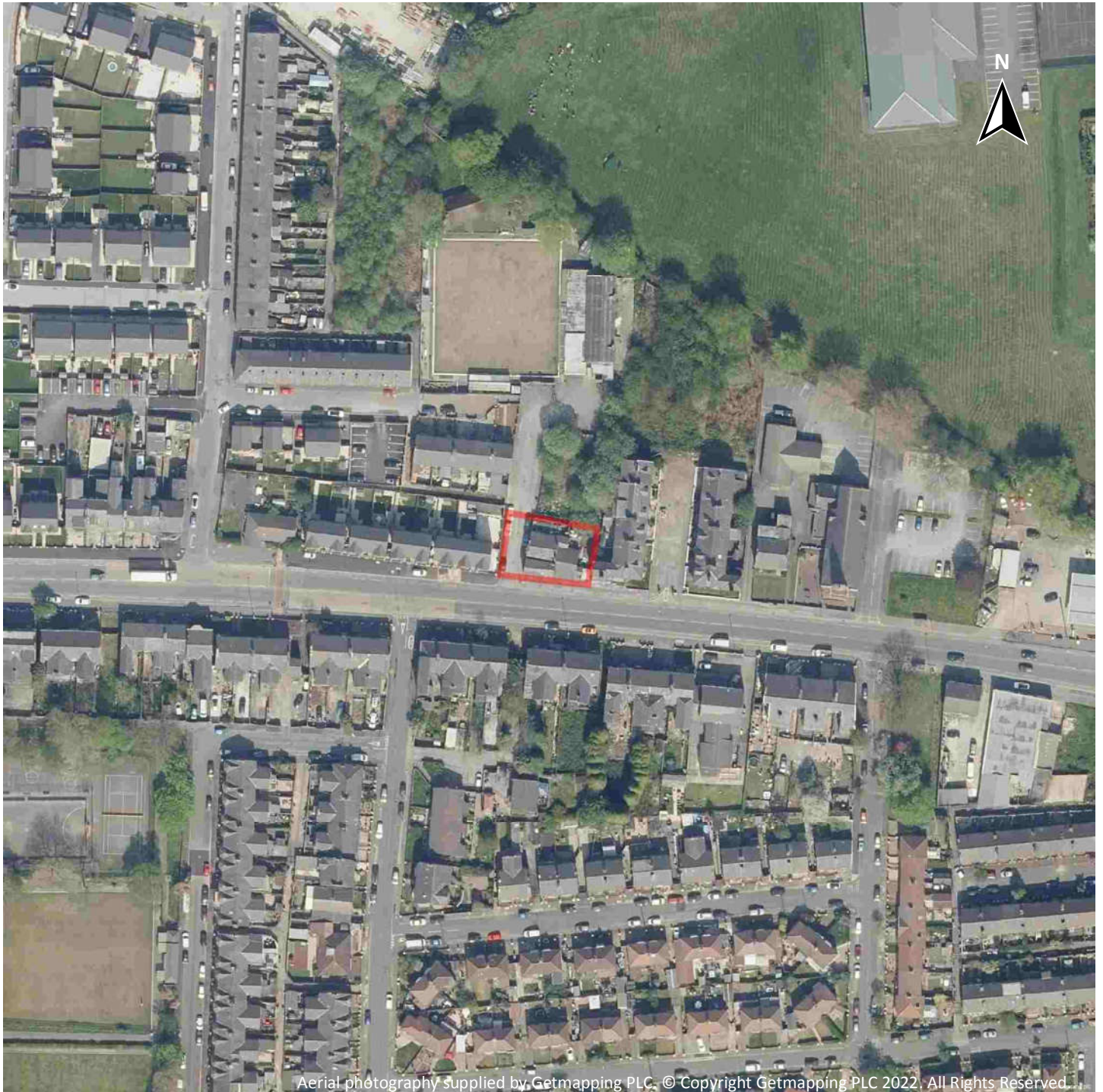
79	14.4	Landslip (10k)	0	0	0	0	-
80	14.5	<u>Bedrock geology (10k)</u>	1	0	1	1	-
81	14.6	Bedrock faults and other linear features (10k)	0	0	0	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
82	15.1	<u>50k Availability</u>	Identified (within 500m)				
83	15.2	Artificial and made ground (50k)	0	0	0	0	-
83	15.3	Artificial ground permeability (50k)	0	0	-	-	-
84	15.4	<u>Superficial geology (50k)</u>	1	0	0	0	-
85	15.5	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
85	15.6	Landslip (50k)	0	0	0	0	-
85	15.7	Landslip permeability (50k)	None (within 50m)				
86	15.8	<u>Bedrock geology (50k)</u>	1	0	0	1	-
87	15.9	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
87	15.10	Bedrock faults and other linear features (50k)	0	0	0	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
88	16.1	<u>BGS Boreholes</u>	0	0	5	-	-
Page	Section	Natural ground subsidence					
90	17.1	<u>Shrink swell clays</u>	Very low (within 50m)				
91	17.2	<u>Running sands</u>	Very low (within 50m)				
92	17.3	<u>Compressible deposits</u>	Negligible (within 50m)				
93	17.4	<u>Collapsible deposits</u>	Very low (within 50m)				
94	17.5	<u>Landslides</u>	Very low (within 50m)				
95	17.6	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
96	18.1	Natural cavities	0	0	0	0	-
97	18.2	BritPits	0	0	0	0	-
97	18.3	<u>Surface ground workings</u>	0	0	15	-	-
98	18.4	Underground workings	0	0	0	0	0
98	18.5	Historical Mineral Planning Areas	0	0	0	0	-



98	18.6	<u>Non-coal mining</u>	0	0	0	0	1
98	18.7	Mining cavities	0	0	0	0	0
99	18.8	<u>JPB mining areas</u>	Identified (within 0m)				
99	18.9	<u>Coal mining</u>	Identified (within 0m)				
99	18.10	Brine areas	None (within 0m)				
100	18.11	Gypsum areas	None (within 0m)				
100	18.12	Tin mining	None (within 0m)				
100	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
101	19.1	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
102	20.1	<u>BGS Estimated Background Soil Chemistry</u>	1	0	-	-	-
102	20.2	<u>BGS Estimated Urban Soil Chemistry</u>	1	5	-	-	-
103	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
104	21.1	Underground railways (London)	0	0	0	-	-
104	21.2	Underground railways (Non-London)	0	0	0	-	-
105	21.3	Railway tunnels	0	0	0	-	-
105	21.4	<u>Historical railway and tunnel features</u>	0	0	2	-	-
105	21.5	Royal Mail tunnels	0	0	0	-	-
105	21.6	Historical railways	0	0	0	-	-
106	21.7	<u>Railways</u>	0	0	3	-	-
106	21.8	Crossrail 1	0	0	0	0	-
106	21.9	Crossrail 2	0	0	0	0	-
106	21.10	HS2	0	0	0	0	-



Recent aerial photograph



Capture Date: 22/04/2019

Site Area: 0.05ha



Recent site history - 2015 aerial photograph



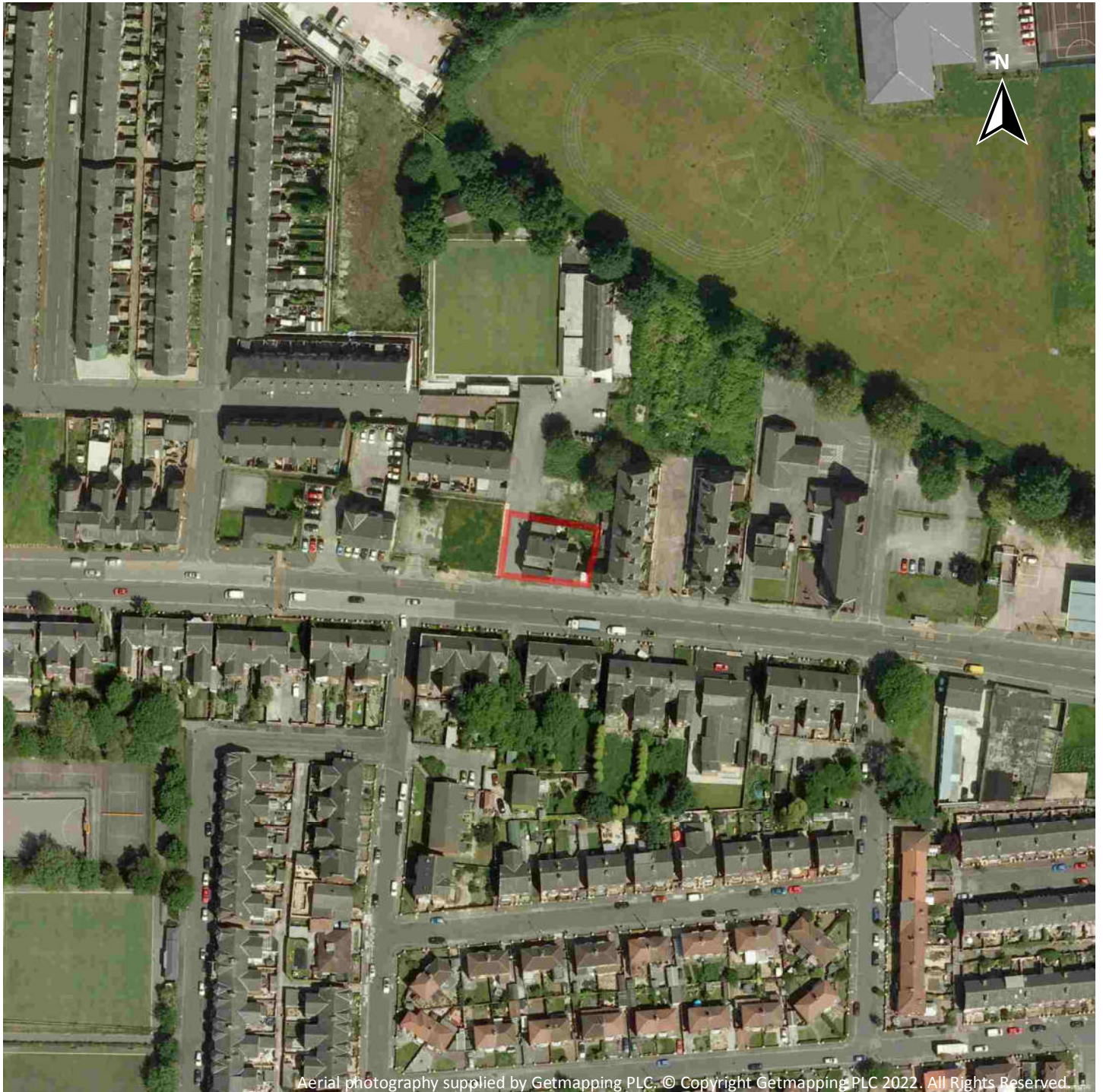
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping

Capture Date: 11/06/2015

Site Area: 0.05ha



Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.05ha



Recent site history - 2000 aerial photograph



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Capture Date: 19/06/2000

Site Area: 0.05ha



101

18

25

12.5

1503

1507

PH

1515

1525

7

1

2

1496

1504

1508

1516

Shelter

CLUB STREET

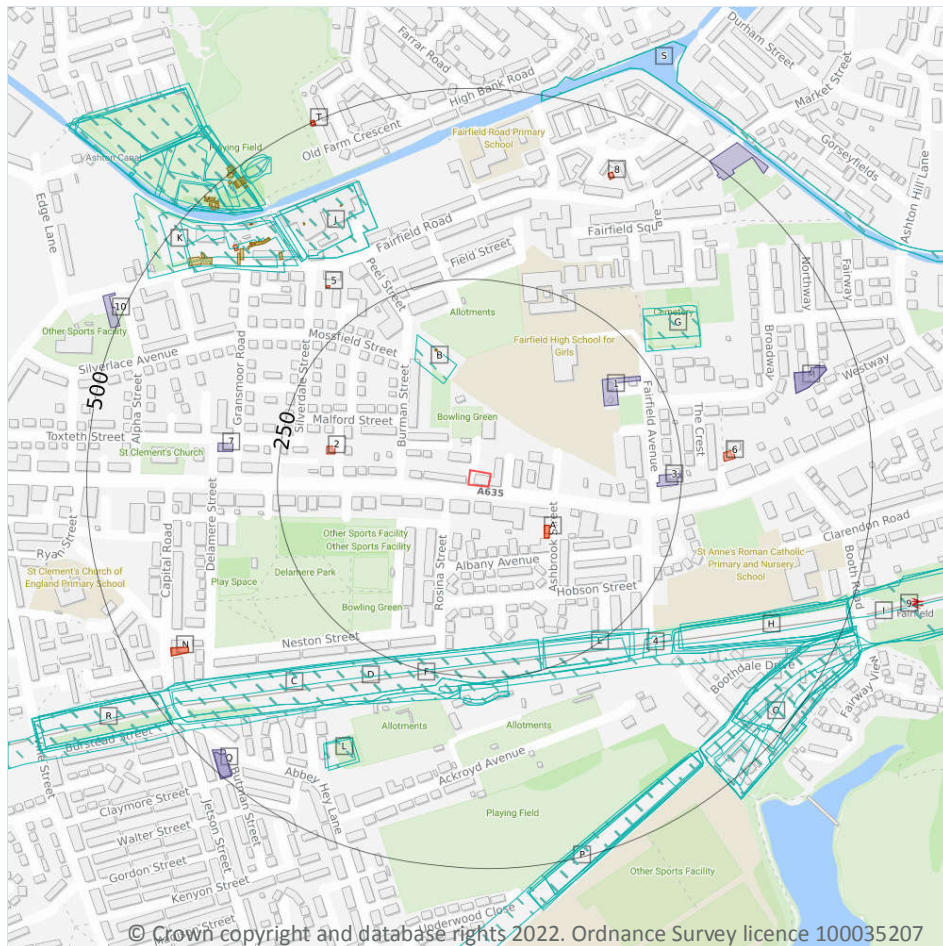
GRANSMOOR AVENUE

87.9m

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1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features
- Historical garages

1.1 Historical industrial land uses

Records within 500m

69

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
B	118m N	Laundry	1906 - 1923	986544



ID	Location	Land use	Dates present	Group ID
C	207m S	Cuttings	1956 - 1978	865848
C	207m S	Cuttings	1985 - 1991	939147
D	208m S	Cuttings	1906 - 1938	924154
E	211m S	Cuttings	1979	881059
F	211m S	Railway Sidings	1906	947546
E	215m S	Cuttings	1954	883532
D	216m S	Cuttings	1892	914246
F	228m S	Cuttings	1845	932876
F	256m S	Unspecified Heap	1906 - 1923	938605
G	259m NE	Burial Ground	1918 - 1923	987213
F	264m S	Unspecified Heap	1991	804164
G	267m NE	Burial Ground	1845	912069
F	269m S	Unspecified Ground Workings	1934 - 1938	863473
F	269m S	Unspecified Ground Workings	1892	926168
4	286m SE	Disused Railway Station	1892	810858
H	306m SE	Cuttings	1934	909667
I	309m SE	Cuttings	1989	974387
H	310m SE	Cuttings	1892	956777
H	310m SE	Cuttings	1906 - 1938	978838
I	312m SE	Cutting Works	1954	811500
I	312m SE	Cuttings	1965	876751
I	312m SE	Cuttings	1979	947112
J	321m NW	Unspecified Works	1968 - 1978	938652
J	321m NW	Unspecified Works	1985 - 1991	960351
J	343m NW	Dye Works	1906	833972
J	343m NW	Chemical Works	1918 - 1923	954275
K	350m NW	Unspecified Commercial/Industrial	1923	849213
K	355m NW	Copperas Works	1845	843590



ID	Location	Land use	Dates present	Group ID
K	357m NW	Unspecified Works	1968	830498
L	365m SW	Unspecified Works	1934	952556
L	365m SW	Unspecified Works	1906 - 1938	921946
K	366m NW	Refuse Heap	1906	829159
O	433m SE	Railway Sidings	1923 - 1965	900719
O	433m SE	Railway Sidings	1918	857612
O	435m SE	Railway Sidings	1892	844831
K	435m NW	Unspecified Works	1918 - 1923	873761
K	436m NW	Unspecified Works	1923	904028
K	436m NW	Unspecified Works	1892	909157
K	436m NW	Unspecified Works	1906	950574
K	436m NW	Chemical Works	1934 - 1938	976028
P	438m SE	Cuttings	1934	975910
O	439m SE	Cuttings	1906 - 1938	858972
O	439m SE	Cuttings	1892	905950
K	439m NW	Unspecified Works	1968 - 1978	904471
P	440m SE	Cuttings	1965 - 1979	866975
P	440m SE	Cuttings	1954	945698
P	440m SE	Cuttings	1989	973369
K	441m NW	Chemical Works	1934	882364
P	441m SE	Cuttings	1934 - 1938	907405
P	441m SE	Cuttings	1892	932615
P	444m SE	Cuttings	1906 - 1923	863590
O	447m SE	Railway Sidings	1934	923130
O	458m SE	Unspecified Depot	1989	818433
K	458m NW	Railway Sidings	1923	875471
K	461m NW	Railway Sidings	1918	849896
K	468m NW	Refuse Heap	1906 - 1923	945380

