

LAND OFF 1292 ASHTON OLD ROAD, MANCHESTER

PHASE 1: PRELIMINARY RISK ASSESSMENT

Job Number: LKC 22 1066
Date: 16th May 2022
Client: Sterling Investment Projects Ltd



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1 Introduction

LK Consult Ltd (LKC) has been commissioned to carry out a Phase 1 Preliminary Risk Assessment (PRA) for Land off 1292 Ashton Old Road, Manchester.

In accordance with current guidance (including LCRM¹ and the National Planning Policy Framework (NPPF)²), the PRA will include a site reconnaissance, site history, geology, hydrogeology, hydrology, mineral search and a landfill search. Information gathered from the desk study and site reconnaissance will be used to develop a contamination conceptual model for the site.

In addition, the information gathered will be used to identify potential geotechnical constraints associated with the redevelopment of the site.

Based on the findings of this report, an appropriate site investigation can be derived, if required.

Site details are provided in Table 1-1. Figure 1 shows the site location and boundary. Figure 2 shows the proposed development plan.

Site Location	Area of land bordering Stanley Street, Ogden Lane and 1292 Ashton Old Rd, Openshaw, Manchester. Centred at approximate National Grid Reference 389235E, 397330N.
Approximate Area	1045m ² .
Topography	88 metres Above Ordnance Datum (AOD). Site is approximately level.
Current Site Use	Area of demolition rubble across the north of the site. To the south of the site are several derelict one storey buildings, part of which was a former market area and butchers.
Purpose of Report	Pre-planning.
Proposed Development	Proposed development includes a 7 storey building, including a basement for vehicle storage, commercial land use at ground level, the remaining 4 floors containing apartments. A rooftop garden style area is also present at the top of the building.

Table 1-1: Summary of site details

¹ Land Contamination Risk Management (LCRM) <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>.

² "National Planning Policy Framework." The Ministry of Housing, Communities and Local Government. Published March 2012, Updated July 2021.

2 Historical Review

In compiling the site history, LKC consulted Envirocheck historical mapping (Appendix A).

Table 2-1 summarises features on site. Table 2-2 summarises potentially contaminative land uses within approximately 50m and potentially infilled features within approximate 250m.

Site Features	Location on Site	Dates Present		Comments
		From	To	
Public House	N	1890	2020	Building covers the majority of the site with the exception of a strip along the western edge and the northeast corner. Extended to the northwest by the 1950s mapping.
Unnamed buildings	Centre	1893	1951	No longer present from 1950 mapping, potentially knocked down and merged with the existing market.
Market	Centre and S	1950	1999	No longer present from 2000 mapping as annotated market.

Table 2-1: Summary of site features. Dates based on available historical map editions.

Surrounding Area Features	Distance (m)	Direction	Dates Present		Comments
			From	To	
Tram line	9	N	1893	1933	No longer present by 1934 mapping.
Car Park	9	S	1987	2000	No longer present by 2003 mapping.
Smithy	38	E	1909	1933	No longer present by 1934 mapping.
Electricity substation	39	E	1981	Present	
Reservoir	69	NW	1848	1893	Labelled reservoir on 1893 mapping. No longer present by 1908 mapping.
Pond	104	N	1848	Only	
Pond	161	SW	1848	Only	
Pond	192	SW	1848	1893	No longer present by 1894 mapping.
Pond	193	N	1893	1894	No longer present by 1908 mapping, presumed infilled.
Possible Pond	217	SE	1893	1894	Unclear whether pond on mapping. Built over by large housing development by 1910 mapping.
Pond	220	W	1848	Only	No longer present by 1934 mapping.

Table 2-2: Summary of potentially contaminative features within 50m and potentially infilled features with 250m. Dates are based on available historical map editions.

Plate 2-1 shows the features noted in Table 2-1 and 2-2.

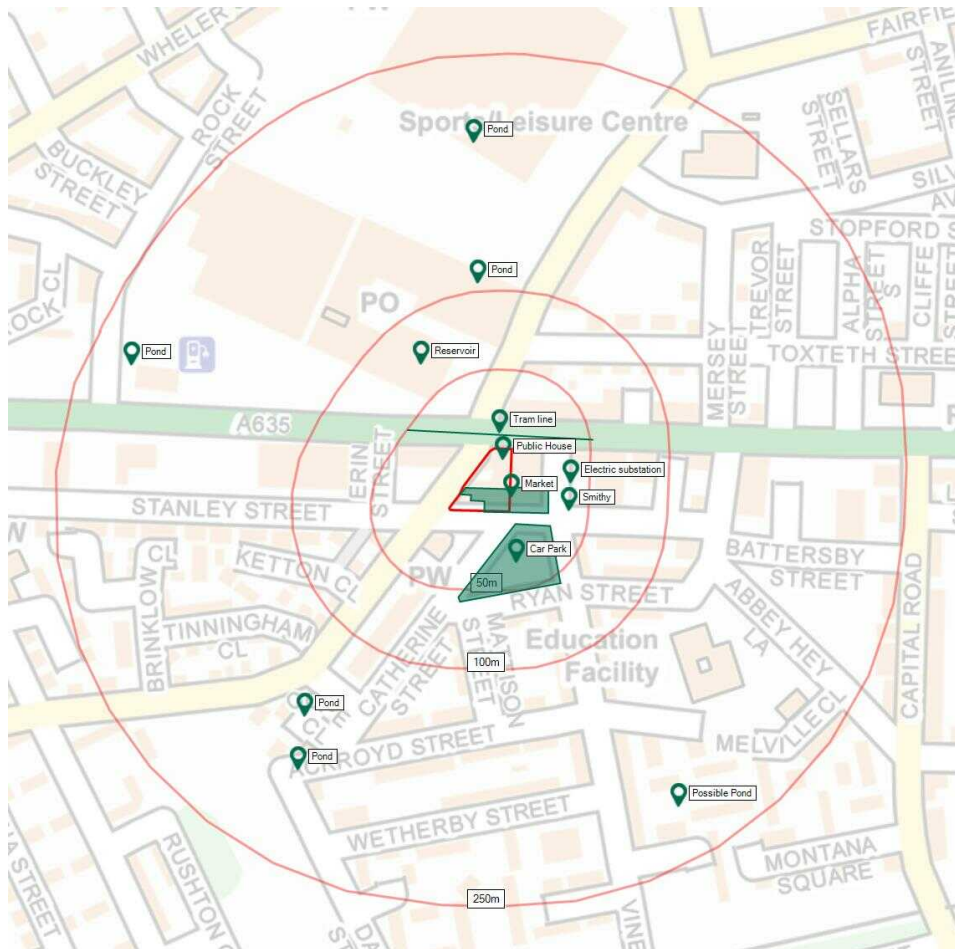


Plate 2-1: Historical features.

3 Environmental Setting

A summary of environmental settings is presented in Table 3-1, based on a review of available environmental data.

Categories ^(data sources)		Details
Geology ¹	Artificial	- No BGS recorded artificial.
	Superficial	- Till (diamicton).
	Bedrock	- Manchester Marls Formation (mudstone).
	BGS Logs (<50m)	- BH Ref: SJ89NE1849 6m W, SJ89NE1850 6m W, SJ89NE1846 42m N, SJ89NE1847 42m N, SJ89NE1848 42m N: summarised below. - Fill to approximately 1.10m comprised of topsoil, clay and sand with stone, hardcore, brick and ash. - Firm to very stiff clay to 5.10mbgl with some gravel present in some strata. Soft clay present 42m N at 3.60-4.10mbgl.
Hydro-geology ¹	Aquifer Designation	- Superficial
		- Bedrock
	Source Protection Zone (SPZ)	- Site not within an SPZ.
	Groundwater Abstractions (100m)	- None.
Hydrology ¹	Surface Water Courses (100m)	- None.
	Flooding risk	- Flood Zone 1.
	Surface Water Abstractions (100m)	- None.
	Discharge Consents (onsite)	- None.
	Pollution Incidents (onsite)	- None.
Minerals & Mining ^{1,2}	Coal Mining	- Within a Coal Reporting Area. - Not within a Development High Risk Area.
	Surface Mineral Extractions (250m)	- None.
	Cheshire Brine Compensation District	- Not within Compensation District. - Not within Consultation Area.
	Non-Coal Mining Area	- No Hazard.
Ground Stability ¹	Collapsible Ground	- Very low hazard.
	Compressible Ground	- No hazard.
	Ground Dissolution	- No hazard.
	Landslide	- Very low hazard.
	Running Sand	- Very low hazard.
	Shrinking / Swelling Clay	- Very low hazard.
Landfill Sites (250m) ¹	Known / Registered	- None.
	Potentially Infilled Land (non-water and water), based on Envirocheck Report	- 5no. features: 104m N, 158m SW, 190m SW, 196m N, 217m W.
	Potentially infilled sites, based on LKC historical review	- 8no. features: See Table 2-2.

Table 3-1: Summary of the environmental setting.

Notes: Distance in brackets is the distance from site that features are included. Where no distance given, features relate to on site only.

Data Sources:

1 Envirocheck Report (Appendix A & B).

2 The Coal Authority Web Mapping Services (WMS) /

Interactive Map Viewer <http://coal.decc.gov.uk/en/coal/cms/publications/data/map/map.aspx>.

Categories ^(data sources)		Details
Radon Potential ¹		- <1% of homes above Action Level. No protective measures are necessary in the construction of new dwellings or extensions.
Designated Sites (50m) ¹		- None.
Contemporary Trade Directory (50m) ¹		- None.
Fuel Station Entries (50m) ¹		- None.
Unexploded Ordnance Risk (UXO) – Zetica Risk Map	Zetica Risk Map ³	- Bomb Risk: Moderate. - Strategic Targets: Identified within 100m (see below): Luftwaffe Target SW.
	Pre-Desk Study Assessment (PDSA) ³	- A detailed desk study, whilst always prudent, is not considered essential in this instance.

Table 3-1 (Continued): Summary of the environmental setting.

Notes: Distance in brackets is the distance from site that features are included. Where no distance given, features relate to on site only.

Data Sources:

1 Envirocheck Report (Appendix A & B).

3 Zetica UXO Unexploded Bomb Risk Map and Pre-Desk Assessment (Appendix D).

4 Site Reconnaissance

A site reconnaissance was carried out on 06th May 2022. Hand dug trial holes were undertaken in accessible areas to confirm the shallow ground conditions.

Relevant features identified on site are summarised below:

- Site is secure. The area to the north is fenced off with wooden panels. with access via a gap in the western boundary. Several doors in the eastern boundary provide access to the building in the north of the site, with locked metal shutters covering each door.
- Site is generally flat with several one storey buildings constructed of brick, breezeblock and metal in the southern area of the site, which were former commercial buildings including a market and butchers. Pidgeon excrement was noted in central metal building. In the building located in the southwest of the site, a cellar (inaccessible) of unknown size is present.
- The north of the site was open with groundcover consisting of demolition rubble (brick, concrete, ceramic tiles, plastic). No asbestos was noted in the made ground, however it is possible that some could be present.
- Access with a JCB or drilling rig would be possible in the north of the site if one of the fencing panels is removed. Access to the buildings may be possible with a drilling rig in some areas where space allows and with the removal of some of the debris and materials within the buildings.
- The only visual contamination noted were several empty metal drums of fuel additive, identified along the site boundary in the northwest of the site.
- No services were noted on site however were noted in surrounding pavement. Several service drains and scars were noted, with one scar leading into the building in the southwest.

The surrounding area comprises:

- Church and associated grounds to the south
- Car park to the south
- Commercial buildings to the west, north and east
- A road borders the site to the north, west and south.

Relevant photographs are provided in Plate 4-1.



Photograph 1: View of N section of site, looking NE. Metal drums present.



Photograph 2: View of N section of site, looking E.

Plate 4-1: Site photographs.

	
Photograph 3: View of N of site and central building, from N, looking S.	Photograph 4: Inside central building.
	
Photograph 5: Inside disused market area in S area of site.	Photograph 6: Inside entranceway into disused market area in S area of site.
	
Photograph 7: Access into disused market area in S area of site, on the W of the site.	Photograph 8: Access into disused market area in S area of site, on the S of the site.

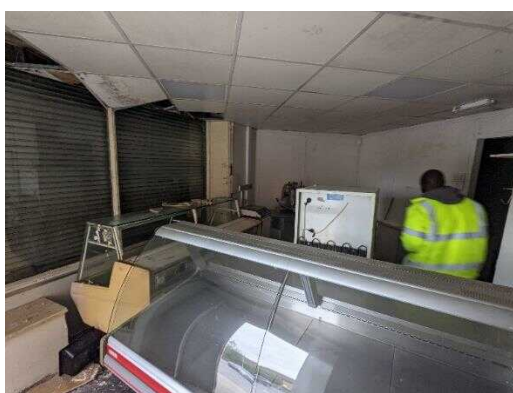
Plate 4-1 (Continued): Site photographs.



Photograph 9: Groundcover in N of site.



Photograph 10: Access to the N of the site through the fence on the W boundary.



Photograph 11: Building in SW of site.



Photograph 12: Entrance to cellar area in SW of site.

Plate 4-1 (Continued): Site photographs.

Relevant features are also shown on Plate 4-2.



Plate 4-2: Plan showing relevant site walkover features.

5 Preliminary Conceptual Model

5.1 Introduction

The aim of the conceptual model is to provide a preliminary assessment of the likelihood of a pollutant linkage for each potential combination of contaminant, pathway and receptor. A conceptual model can be used to make an informed decision on the contamination risks associated with the site and whether further site investigation work is required.

The Sections below are therefore divided into potential contaminant, potential pathway and potential receptor as described in LCRM³, on the premise that, if there is no pollutant linkage, then there will be no risk to the receptor. The final Section provides an assessment of the potential pollutant linkages that may still be present on the site if redevelopment were to occur.

5.2 Potential Contaminants

Potential viable contamination sources are detailed in Table 5-1. These are split into onsite sources, offsite sources and underlying geology.

Potential Source	Contaminants
On Site	
Made Ground below some or all of the site (demolition rubble as groundcover in N of site).	- Demolition rubble, ash and clinker: Asbestos, heavy metals, sulphates, PAHs⁴. - Other fill material sources: Unknown organic / inorganic compounds. - If organic / putrescible material: Hazardous gas (principally carbon dioxide and methane).
Drums of fuel additive noted in site walkover	- Solvent based fuel additive.
Cellar	- Cellar is not infilled and therefore doesn't provide a significant source of contamination.
Commercial / public building	- Assuming a boiler house is / has been present: Petroleum hydrocarbons (fuel / oils) and heavy metals, sulphates, PAHs⁵ (waste ash and clinker). - Demolished buildings: ACM.
Surrounding Area	
Surrounding land uses (smithy, tramline, electrical substation)	- Not expected to be a significant source due to age and distance from site.
Landfills / offsite potentially infilled features within 250m	- Given size, distance and age of features, there is not considered to be a significant source of hazardous gas.
Underlying Geology	
Radon Affected Area	- <1% of homes above Action Level. No protective measures are necessary in the construction of new dwellings or extensions.
Superficial / Bedrock	- Till (diamicton) over Manchester Marls Formation (mudstone). - No significant contamination sources identified. - Although not identified as sulphate / sulphide bearing strata⁶ there could be some localised raised concentrations. This is considered further in the geotechnical assessment.

Table 5-1: Potential contamination sources.

³ Land Contamination Risk Management (LCRM) <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

⁴ Defra (2002). "Potential Contaminants for the Assessment of Land". R&D Publication CLR 8.

⁵ Defra (2002). "Potential Contaminants for the Assessment of Land". R&D Publication CLR 8.

⁶ BRE (2005). "Concrete in Aggressive Ground". SD1.

5.3 Potential Receptors

Potential receptors are detailed in Table 5-2.

Receptors	
Human Health	- Future site users (including residents, visitors and site workers). - Offsite land users.
Controlled Waters	- Secondary Undifferentiated Superficial Aquifer. - Secondary B Bedrock Aquifer. - No surface water within influencing distance.
Buildings.	
Potable water pipes.	

Table 5-2: Potential receptors.

5.4 Potential Pathways

Potential pathways are detailed in Table 5-3.

Pathways		
Soil	Human Health ⁷ (residential apartments and commercial land use, no proposed landscaping at ground level).	- Inhalation of soil-derived outdoor dust. - Inhalation of soil-derived indoor dust. - Inhalation of vapours outside. - Inhalation of vapours inside. - Omitted as no gardens: ingestion of contaminated vegetables and ingestion of soil attached to vegetables.
	- Windblown dust and fibres to adjacent receptors.	
	- Direct contact with receptors (services).	
Water	- Surface run-off over impermeable surface.	
	- Demolition rubble present in north of the site causing infiltration into the ground, through potentially contaminated material (contamination possibly going into solution).	
	- South of site is predominantly hardstood; therefore, infiltration is likely to be limited.	
Water and Gas	- Migration through potentially permeable strata and preferential pathways. - Superficial (Till) likely to be low permeability. - Bedrock (mudstone) likely to be low permeability. - Preferential pathways: services.	
Gas	- Migration into buildings (e.g. via services) and accumulation of gases in confined spaces (potentially causing explosion if methane is present).	

Table 5-3: Potential pathways.

⁷ EA (2008). "Updated Technical Background to the CLEA Model". Science Report – SC050021/SR3.

5.5 Preliminary Contamination Conceptual Model

The Preliminary Contamination Conceptual Model is illustrated in Table 5-4 and has identified five generic potential pollutant linkages.

Each linkage is described along with an assessment of the risk based upon guidance on probabilities and consequences outlined in CIRIA C552⁸.

In order to assess the potential risk for each pollutant linkage, an assessment of the magnitude of the potential consequence (severity) of the risk occurring and the magnitude of the probability (likelihood) of the risk occurring has been considered and classified. This is based on the guidance provided in CIRIA C552 and further details including a risk matrix is provided in Appendix E.

Where LKC identified a low to very low risk, targeted or low density intrusive investigation work, a watching brief (during construction work) or no investigation work will be recommended. This will be dependent on the nature of the site and the proposed development.

Where the risk falls into the moderate/low risk, LKC will undertake an assessment to establish what category the pollutant linkage will fall into (i.e. moderate or low risk will be chosen).

Where LKC identifies a moderate or higher risk, intrusive investigation work or precautionary remedial measures will be recommended.

Due to the minor consequence associated with the phytotoxic effect to flora (i.e. loss of plants in a landscaping scheme), the overall risk for the majority of sites will be very low to low. Where soils contain significant concentrations of heavy metals, in general there will other pollutant linkages (i.e. the risk to human health) that will trigger the requirement for remediation (e.g. a clean environmental cover system). As such the risk to flora associated with phytotoxic contaminants will not be considered further.

The risk to buildings associated with elevated sulphate will be considered as part of the geotechnical assessment and will not be included in the contamination risk assessment.

It should be noted that there may be risk from short term exposure from contaminated soil to site workers. The Preliminary Contamination Conceptual Model deals with long term exposure to key receptors. Acute risks can be easily mitigated by good environmental management of the site during site works. Standard health and safety precautions (as per HSE guidance⁹) should be adopted by all workers involved with site enabling and construction works. Therefore, this receptor is not considered in the contamination conceptual model.

⁸ CIRIA (2001). "Contaminated Land Risk Assessment: A Guide to Good Practice". C552.

⁹ HSE (1991). "Protection of Workers and the General Public During Development of Contaminated Land". London HMSO.

PL	Pathway	Receptor	Contaminants of Concern (CoC)	Probability	Consequence	Risk	Recommendations
1	- No viable pathways (dermal inhalation, ingestion).	- Future site users. - Offsite receptors.	- ACMs, heavy metals, PAHs, hydrocarbons.	-	-	-	No viable human health pathways as no soft landscaping. No pollutant linkage therefore no further assessment required.
2	- Inhalation of vapours. - Migration via permeable strata and preferential pathways.	- Future site users. - Offsite receptors.	- Volatile contaminants (TPHCWG, SVOC, VOCs).	Unlikely (given site history, site conditions and proposed end use)	Medium	Low	Low density intrusive investigation required, to include PID testing. Soil analysis of CoC, subject to ground conditions encountered and PID testing.
3	- Inhalation of gas. - Migration via permeable strata and preferential pathways. - Explosion in confined spaces.	- Future site users. - Buildings. - Offsite land users.	- Ground / hazardous gas (carbon dioxide, methane).	Low Likelihood (although viable gas source, there is limited potential viable pathway)	Severe	Moderate	Intrusive investigation to confirm ground conditions. If significant gas source and pathway identified, gas monitoring required.
4	- Surface run-off. - Migration via permeable strata and preferential pathways. - Perched waters migration.	- Groundwater - Secondary Undifferentiated and secondary B Aquifers	- Mobile contaminants such as metals, PAHs, hydrocarbons, volatile compounds.	Low Likelihood (only minimal mobile contamination anticipated with limited pathway)	Medium	Moderate / Low (moderate assumed until ground conditions confirmed)	Low density intrusive investigation required. Groundwater sampling, subject to ground conditions encountered. Analysis of CoC.
5	- Ingestion of tainted water supply.	- Future site users. - Water pipes.	- Organic contaminants such as petroleum hydrocarbons, naphthalene, volatile compounds.	Low Likelihood (although some contamination may be present, significant contamination not expected at pipeline depth)	Medium	Moderate / Low (moderate risk assumed until ground conditions confirmed)	Low density intrusive investigation required. Soil analysis of CoC, subject to ground conditions encountered.

Table 5-4: Preliminary Contamination Conceptual Model.

Notes: PL = Pollutant Linkage. Contaminant of Concern (CoC) - See Table 5-1 for contamination sources. Site conditions based on observations during site reconnaissance.

6 Preliminary Geotechnical Risk Assessment

Table 6-1 summarises the possible geotechnical constraints of the site, based on the site history, environmental settings and site reconnaissance. Investigation work will be required to confirm the risks and provide a detailed geotechnical assessment and foundation design.

Coal Mining	Site is not within a Development High Risk Area. No further assessment required.
Slope Stability	Site is relatively flat. No significant slope stability risk anticipated. No further assessment required.
Envirocheck Ground Stability Hazards	No to low hazard identified. No further action required.
Made Ground	Unknown depth and constituent of made ground across the site. Possible in-ground structures from previous developments, including current cellars. Unlikely to be a suitable founding strata unless engineering work is undertaken.
Superficial	Unknown strength of soils for foundation design. Glacial till anticipated below the site. Strata may be variable giving differential settlement.
Bedrock	Unknown depth to bedrock.
Groundwater	Unknown depth and variability of groundwater. Shallow / fluctuating groundwater can affect the strength of the soil, particularly in granular ground. Shallow groundwater can also affect construction works.
Plasticity	Plasticity of clay deposits should be confirmed, to identify the shrink / swell risk. Clay recorded on site.
Sulphate	Unknown sulphate content of the made ground and natural.
Road / Pavement Design	Unknown CBR values for footpath and road design.

Table 6-1: Summary of geotechnical constraints.

7 Summary Conclusions and Recommendations

7.1 Summary Conclusions

Table 7-1 summarises the site details, historical review, environmental settings and site reconnaissance.

Current Site Use	Area of demolition rubble to the north of the site. To the south of the site are several derelict one storey buildings, part of which was a former marker area and butchers.
Proposed Development	Proposed development includes a 7 storey building, including a basement for vehicle storage, commercial land use at ground level, the remaining 4 floors containing apartments. A rooftop garden style area is also present at the top of the building.
Main Historical Features	Onsite: Public House and Market. Surrounding Area: Tram Line, Smithy, Electricity Substation, Reservoir and Ponds.
Geology / Hydrogeology	Artificial: No BGS recorded artificial. Superficial: Till (Diamiction), Secondary Undifferentiated Aquifer. Bedrock: Manchester Marls Formation (mudstone). Secondary B Aquifer.
Landfills / Infilled ground	Potentially infilled ground identified.
Site walkover	Site comprises demolition rubble in the north, old derelict building in the south, enclosed with wooden fencing.

Table 7-1: Summary of site details, historical review, environmental settings and site reconnaissance.

A preliminary contamination conceptual model has been produced by LKC, which is summarised in Table 7-2.

Pollutant Linkage		Risk	Recommendations
PL1: Contaminants posing a risk to future site users via dermal contact, ingestion and inhalation (of soil, dust, fibres and vegetables).	ACM, heavy metals, PAHs	-	No viable human health pathways as no soft landscaping. No pollutant linkage therefore no further assessment required.
PL2: Volatile contaminants posing a risk to future site users via the inhalation of vapours.		Low	Low density intrusive investigation required, to include PID testing. Soil analysis of CoC, subject to ground conditions encountered and PID testing.
PL3: Gas (carbon dioxide and methane) posing a risk to buildings and future site users via the migration of gas into building causing explosion and asphyxiation.		Moderate	Intrusive investigation to confirm ground conditions. If significant gas source and pathway identified, gas monitoring required.
PL4: Mobile contamination posing a risk to controlled waters via the migration through permeable strata.		Moderate / Low	Low density intrusive investigation required. Groundwater sampling, subject to ground conditions encountered. Analysis of CoC.
PL5: Organic contaminants posing a risk to water pipes.		Moderate / Low	Low density intrusive investigation required. Soil analysis of CoC, subject to ground conditions encountered.

Table 7-2: Summary risk table.

Where moderate / low risk had been identified, the assumed risk is shown in bold.

A preliminary geotechnical assessment has been carried out by LKC. Table 7-3 summarises the geotechnical constraints.

Coal Mining	A coal mining risk assessment is not required for this site.
Slope Stability	Further assessment is not required.
Made Ground	Unknown depth and constituent of made ground across the site.
Superficial	Unknown strength of soils for foundation design.
Bedrock	Possible shallow bedrock below the site.
Groundwater	Unknown depth and variability of groundwater.
Plasticity	Plasticity of clay deposits should be confirmed.
Sulphate	Unknown sulphate content of the made ground and natural.
Road / Pavement Design	Unknown CBR values for footpath and road design should be calculated.

Table 7-3: Summary of geotechnical constraints.

7.2 Recommendations

Recommendations are provided in Table 7-4.

Contamination status	There is sufficient information on the potential contaminative status of the site to allow conditional approval of a planning application, based on the proposed end use detailed in the PRA.
Further assessment recommendations	Phase 2 intrusive investigation required. Phase 2 investigation to be carried out in line with current guidance, including BS10175 ¹⁰ , BS5930 ¹¹ CIRIA C665 ¹² , RB17 ¹³ and BS8485 ¹⁴ . exploratory investigation: 1 sample per 25-50m square centres. Plus targeted investigation locations in areas of concern (contamination and geotechnical). To be agreed with the local authority.
Type of investigation work	Boreholes and / or trial pits.
PL 2 & 5	Intrusive investigation work recommended to confirm ground conditions across the site. Testing of contaminants of concern based on preliminary conceptual model and field observations (PID tests and visual / olfactory evidence).
PL 3	Intrusive investigation to confirm ground conditions. If significant gas source and pathway identified, gas monitoring or precautionary protection measures required. Gas monitoring: monitoring wells to be installed in boreholes, monitoring frequency and period subject to anticipated risk. Protection measures to be approved with local authorities.
PL 4	Groundwater sampling, subject to ground conditions encountered. Groundwater samples to be collected from monitoring wells and tested for contaminants of concern based on preliminary conceptual model and ground conditions encountered.
Reporting	Information from the above can be used to carry out a contamination and geotechnical assessment and provide a remediation strategy for the site.

Table 7-4: Recommendations.

¹⁰ British Standard (2017). "Investigation of Potentially Contaminated Sites – Code of Practice". BS10175:2017.

¹¹ British Standard (2015). "Code of Practice for Ground Investigations". BS5930:2015.

¹² CIRIA (2007). "Assessing Risks Posed by Hazardous Ground Gases to Buildings". CIRIA C665.

¹³ CL:AIRE Research Bulletin RB17 (November 2012) "A Pragmatic Approach to Ground Gas Risk Assessment".

¹⁴ BSI (2015). "Code of Practice for the Design of Protective Measures for Methane and Carbon Dioxide Ground Gases for New Buildings". BS8485:2015.

7.3 Further Considerations

Further considerations are summarised in Table 7-5.

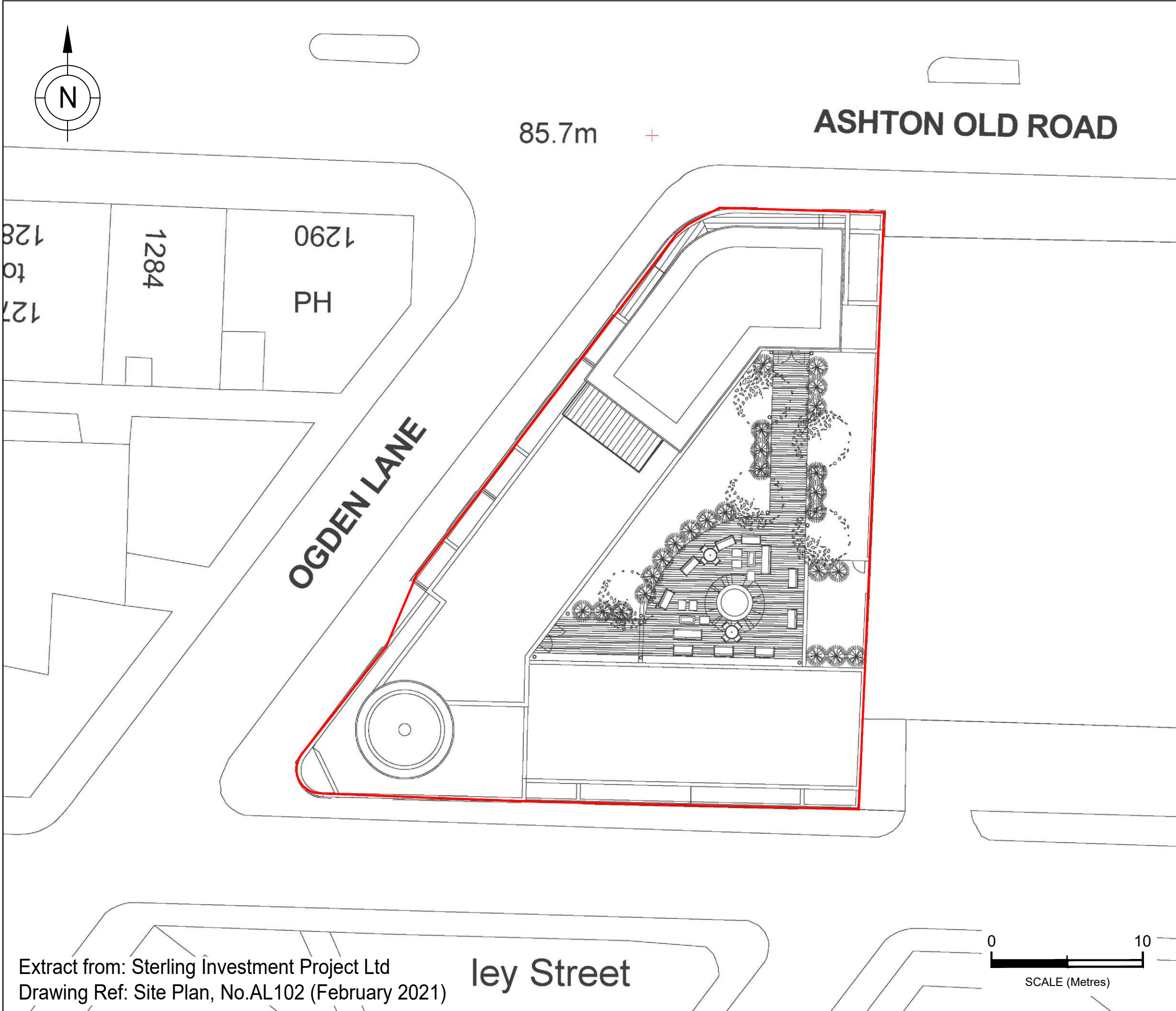
Unexploded Ordnance	A moderate risk from unexploded ordnance (UXO) has been identified. A PDSA has been carried out and concludes a detailed desk study, whilst always prudent, is not considered essential in this instance.
Asbestos	Even though no asbestos was identified externally on the existing buildings, given the age, there may be areas inside that have Asbestos Containing Materials (ACMs). Therefore, we would advise that a Pre-Demolition and Major Refurbishment Asbestos Survey is undertaken prior to demolition by a professional contractor. The LK Group have a designated Asbestos Department who can advise on the appropriate steps to take in order to have the building suitably surveyed.

Table 7-5: Further considerations.

Figures



Client: Sterling Investment Projects Ltd				Title: Site Location & Boundary Plan					
Site: Land off 1292 Ashton Old Road, Manchester									
Job No.: LKC 22 1066				Scale (see scale bar): 1:25,000 & 1:1,000 @ A4		Figure: 1			Revision:
Drawn By: JW		Checked By: EK		Drawn: May 2022					



KEY
 Site Boundary

Sampling Locations and features annotated by LK Consult Ltd are approximate and are based upon observed measurements unless otherwise stated. Do not scale from this drawing and work from marked dimensions only. All dimensions and features should be confirmed on site by the Contractor. Where this drawing includes information provided to LK Consult Ltd by others, LK Consult Ltd gives no warranty, representation or assurance as to the accuracy of such information.

**LK**
CONSULT LIMITED

Client: Sterling Investment Projects Ltd			
Site: Land off 1292 Ashton Old Road, Manchester			
Title: Proposed Development Plan			
Job No.: LKC 22 1066	Scale (See Scale Bar): 1:250 @ A3	Figure: 2	Revision:
Drawn By: AC	Checked By: JW	Drawn: May 2022	

Extract from: Sterling Investment Project Ltd
Drawing Ref: Site Plan, No.AL102 (February 2021)

Iley Street