PHASE I GEOENVIRONMENTAL SITE ASSESSMENT

Site:	14 Wilton Road, Crumpsall
References:	18-425-R1
Date:	02 September 2025
Client:	MIALEX



e3p

e3p

Taylor Road | Trafford Park | Urmston | Manchester | M41 7JQ
Registered in England | CRN: 08725262

+ 44 (0) 161 707 9612 | e3p.co.uk

QUALITY ASSURANCE

Report references	18-425-R1-01

REV REF	DESCRIPTION	DATE
01	First issue	September 2025

WRITTEN BY	QUALIFICATION	POSITION
Ellie Pugh	MSci (Hons)	Graduate

REVIEWED BY	QUALIFICATION	POSITION
Harriet Mason	BSc (Hons), FGS	Project Manager

AUTHORISED BY	QUALIFICATION	POSITION
Alex Smith	BSc (Hons), FGS, MIEnvSc, CEnv	Associate Director

EXECUTIVE SUMMARY

SITE DESCRIPTION AND HISTORY

Site Address	14 Wilton Road, Crumpsall, Manchester, M8 4WQ
Grid Reference	E 383722, N 402827
Site Area	0.7 Ha
Proposed Development	The proposed development involves the demolition of the existing residential unit and the construction of two semi-detached residential units.
Current Site Use	The subject site is a rectangular-shaped parcel of land located in the west of Crumpsall and is currently occupied by a semi-detached residential bungalow. Two soft-standing garden areas are present, one to the north and one to the south of the dwelling. The site hosts a hard-standing driveway along the eastern boundary and a detached single-storey garage in the southeastern corner of the site. There are two hard-standing footpaths on-site, leading from pedestrian access points on the northern and western boundaries respectively, across the soft-standing area to the dwelling.
Site History	Historical mapping and aerial imagery indicate that the site was originally undeveloped agricultural land (c.1848–1893), with roads along the northern and western boundaries, though the western road later disappeared. By c.1932, a single dwelling and a smaller outbuilding had been constructed, accessed via a driveway and path from the west. Aerial imagery from 2000 shows the central dwelling still present, with a garage in the southwest corner, garden areas to the north and south, and vegetation along the site boundaries. A hardstand driveway and central path from Wilton Road were also established. Since then, the site has remained largely unchanged.

ENVIRONMENTAL SETTING

Geology	**Superficial Geology**	Glacial Till – CLAY, SILT, SAND and GRAVEL
	Solid Geology	Chester Formation - SANDSTONE
	Faults	The nearest geological fault is an inferred bedrock fault located 238m southwest of the site. The fault runs in a north-westerly to south-easterly direction.
Hydrogeology	The subject site is not within a groundwater source protection zone. There is groundwater abstraction point 894 m east of the site utilised for general cooling purposes for British Cables Company Limited. There are no potable/surface water abstractions within 1 km of the site.	
Hydrology	The are no watercourses within 100m of the subject site. The site is situated in Flood Zone 1 and is such at a very low risk of fluvial flooding each year. In addition, the site is at a very low risk of groundwater flooding.	
Utility Locations	A formal utility survey has not yet been completed; however, it is likely that private electrical, gas, clean water, and sewage services are present throughout the site, connecting to the dwelling. Multiple service indicators including ground scarring, a water meter, surface water drains, manhole covers, and a lamppost have been noted either on-site or directly outside the site boundary. There are overhead cables crossing the site from a pylon northwest of the site boundary. These cables connect to the dwellings to the east of the subject site.	
Landfill Sites and Waste Sites	No active or historical landfill sites are recorded within close proximity to the site. The nearest recorded historic landfill is located circa 450m northeast of the site. No active or historical waste management sites have been identified within 250m of the site boundary. There are no waste exemptions or environmental permits registered to the site.	
Radon	The site is situated within an area where less than 1% of homes are affected by Radon. Therefore, the site is considered to be at a very low risk and requires no further assessment.	
Unexploded Ordnance	The site is within an area deemed to be at moderate risk from UXO. A preliminary risk assessment is recommended prior to any intrusive ground works.	
Hazardous Installations	No hazardous instillations recorded which may prejudice the redevelopment of the site for residential end use.	

PRELIMINARY CONTAMINATED LAND ASSESSMENT

Human Health Risk Assessment	No significant sources of contamination have been identified. Made Ground deposits are likely to be present within the vicinity of the existing building which may present low-level contaminants such as heavy metals, non-volatile PAH. Asbestos may be present within the building fabric and a pre-demolition asbestos survey is recommended.
Controlled Waters Risk Assessment	In the absence of any potential sources of mobile contaminants or a viable pollutant linkage, the site is considered to pose a very low risk to controlled waters.
Ground Gas Risk Assessment	No potentially significant sources of ground gas have been identified and the site is considered to pose a very low risk of hazardous ground gases.
Potable Water Infrastructure	Elevated determinants are not anticipated at the proposed pipeline depth and therefore, it is likely that PE pipe will be suitable for the proposed residential development. However, this will need to be confirmed by a UKWIR assessment.

PRELIMINARY COAL MINING ASSESSMENT

Preliminary Assessment	**Seams and Workings**	None recorded in the vicinity of the subject site.
	Shafts and Adits	None recorded in the vicinity of the subject site.
	Risk	Very Low

PRELIMINARY GEOTECHNICAL ASSESSMENT

Initial Geotechnical Assessment	The presence of deeper Made Ground is not anticipated, however, existing foundations will need to be grubbed out.
Civil And Structural Constraints	Any foundations associated with the dwelling and garage will require grubbing out prior to the redevelopment of the site. No other civil or structural constraints anticipated.
Abnormal Foundations	Abnormal foundations may be required if soft clay or loose sand deposits are encountered. When determining suitable foundation options, trees within influencing distance of the proposed plots should be considered and foundations may require locally deepening.

RECOMMENDATIONS

Based on the findings of the Geoenvironmental site assessment and the various conclusions drawn, the following additional works are recommended to be completed in due course.

- A pre-demolition Asbestos Survey will be required for all existing buildings on-site.
- Limited ground investigation to understand geotechnical limitations, determine foundation options and undertake chemical testing (if required).
- A preliminary UXO assessment is recommended prior to any intrusive ground investigations.

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DRAWING LIST

18-425-001 Site Location Plan
18-425-002 Proposed Development Plan
18-425-003 Site Features Plan
18-425-004 Historical Features Plan

1. INTRODUCTION

1.1. BACKGROUND

MIALEX have commissioned E3P on behalf of their client to undertake a Phase I Geoenvironmental Site Assessment at 14 Wilton Road, Crumpsall, Manchester, M8 4WQ.

This report is required to determine potential contaminated land and geotechnical liabilities for the proposed site redevelopment.

1.2. PROPOSED DEVELOPMENT

The proposed development involves the demolition of the existing residential unit and the construction of two semi-detached residential units.

A snapshot of the Proposed Development Plan is indicated in Figure 1.1 below and Drawing 18-425-002 (APPENDIX IV)

Figure 1.1 Proposed Development Plan



1.3. SCOPE OF WORKS AND OBJECTIVES

The objectives of the geoenvironmental investigation are as follows:

- Review historical plans, geology, hydrogeology, site sensitivity, floodplain issues, mining records and any local authority information available to complete a desk study in line with Environment Agency (EA) document Land Contamination: Risk Management (LCRM) (updated June 2025).

- Assess the implications of any potential environmental risks, liabilities and development constraints associated with the site concerning the site's future use and in relation to off-site receptors.
- Assess the desk study information and, where possible, provide preliminary recommendations concerning foundations, pavement construction, general geotechnical issues, floor slabs and coal mining-related issues.
- Provide recommendations regarding future works required.

1.4. LIMITATIONS

The limitations of this report are presented in APPENDIX I.

1.5. RISK CLASSIFICATION

The description of risk classification and the likely action required as set out in CIRIA C552 are included in APPENDIX III.

1.6. CONFIDENTIALITY

E3P has prepared this report solely for the use of the client and those parties with whom a warranty agreement has been executed or with whom an assignment has been agreed. Should any third party wish to use or rely upon the report's contents, written approval must be sought from E3P; a charge may be levied against such consent.

2. SITE DESCRIPTION

2.1. SITE DETAILS

Table 2.1 Site Details

Site Address	14 Wilton Road, Crumpsall, Manchester, M8 4WQ
Grid Reference	E 383722, N 402827
Site Area	0.7 Ha.

The Glossary presented in APPENDIX II defines all acronyms used within the report.

A site location map is presented in APPENDIX IV as Drawing 18-425-001.

2.2. CURRENT SITE USE

A desk-based assessment was completed with the full details included in Table 2.2.

Table 2.2 Site Description

FEATURE	DESCRIPTION	PHOTOGRAPHIC RECORD
Occupancy/Use	The subject site is a rectangular-shaped parcel of land located in the west of Crumpsall and is currently occupied by a semi-detached residential bungalow. Two soft-standing garden areas are present, one to the north and one to the south of the dwelling. The site hosts a hard-standing driveway along the eastern boundary and a detached single-storey garage in the southeastern corner of the site. There are two hard-standing footpaths on-site, leading from pedestrian access points on the northern and western boundaries respectively, across the soft-standing area to the dwelling.	

FEATURE	DESCRIPTION	PHOTOGRAPHIC RECORD
Structures	Two building structures are present. The residential dwelling comprising a single storey building constructed of brick is situated in the centre of the site. A single detached brick garage is also present in the southeast of the site. The site is bounded by a small brick wall with fencing above.	 
Retaining Structures	No retaining structures have been identified.	

FEATURE	DESCRIPTION	PHOTOGRAPHIC RECORD
Access	The site is accessible to both pedestrians and vehicles. Main access to the site can be gained from the northern boundary off Wilton Road. There is a second pedestrian access point situated along the western boundary off Holland Road.	
Slope	The site appears uniform in topography with no identifiable slopes, depressions, or variances.	
Vegetation/Ecology	Two soft-standing garden areas are present in the north and the south of the site. In the north of the site, there are several bushes and semi-mature trees along the northern boundary. An area of denser grasses and wildflowers are present in the northwestern corner. In the south of the site, shrubs and bushes are present along the southern boundary, as well as semi-mature trees situated in the southwestern corner. Behind the garage, there is one tree located in the southeastern corner.	

FEATURE	DESCRIPTION	PHOTOGRAPHIC RECORD
Hazardous Material and Storage	No above ground storage tanks (ASTs) or underground storage tanks (USTs) have been identified. Due to the continued residential use of the site, it is unlikely that hazardous materials storage will have occurred there.	
Asbestos-Containing Material (ACM)	Historical mapping indicates the dwelling was constructed circa 1922-1932 Due to the age of the building it is possible that ACM could be contained within the building structures. A pre-demolition asbestos survey will be required within all existing buildings within the site boundary.	
Waste Storage	No hazardous materials storage was observed during the site walkover.	
Utilities	A formal utility survey has not been completed; however, multiple service indicators including overhead cables, manhole covers, water meter covers, surface water drains, ground scarring, and lampposts, were noted across the site, or near the site boundaries.	

2.3. SURROUNDING LAND USE

The immediate surrounding area land uses are summarised in Table 2.3.

Table 2.3 Surrounding Land Uses

DIRECTION	DESCRIPTION
North	Residential, Electricity Sub Station
East	Residential
South	Residential, Electricity Sub Station
West	Residential

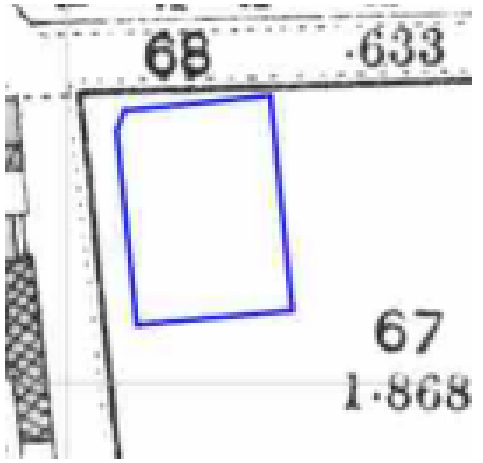
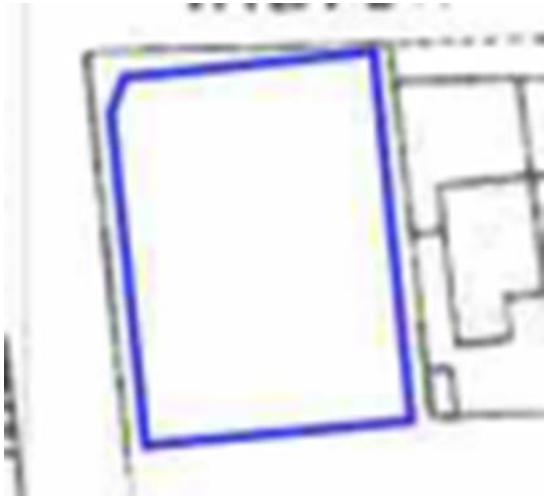
3. SITE HISTORY

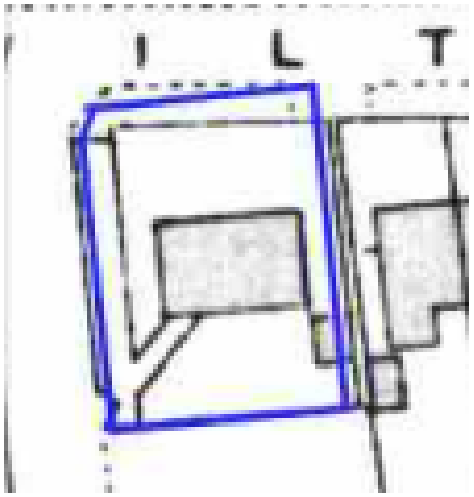
3.1. ON-SITE HISTORICAL DEVELOPMENT

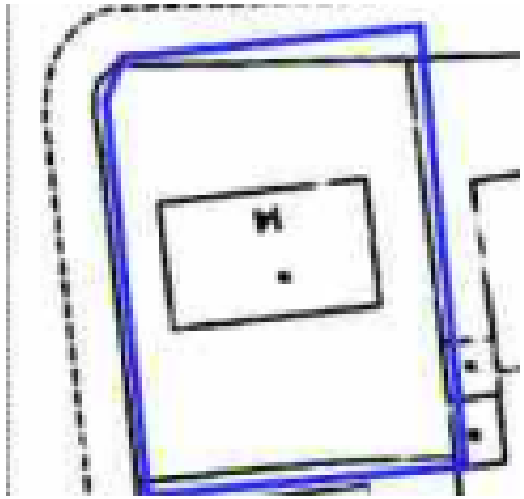
A review of historical mapping and historical aerial imagery pertinent to the site is summarised in Table 3.1. In addition, historical site features are presented in Drawing No 18-425-004 in APPENDIX IV.

Table 3.1 Historical Development

MAP EDITION	DISCUSSION	MAP EXCERPT
1848 1:10,560	The majority of the site appears to be a part of a larger undeveloped agricultural field. A road is present across the northern and eastern boundaries of the site.	

MAP EDITION	DISCUSSION	MAP EXCERPT
1893 1:2,500	The site now is now a part of a larger agricultural field. Roads are now marked along the northern and western boundary. The road/track along the eastern boundary is no longer marked.	
1922 1:2,500	The site appears to remain unchanged. Developments of new residential dwellings have been noted along Wilton Road, directly to the east of the site	

MAP EDITION	DISCUSSION	MAP EXCERPT
1932 1:2,500	A single building is now present in the centre of the site. There is a driveway situated along the western site boundary and trends north to south with an associated pathway to the building. There is a smaller building marked in the southeastern corner of the site.	
1951 1:1.250	The associated driveway is no longer marked. A new boundary has been marked transecting from the northwestern corner of the building to the western site boundary.	

MAP EDITION	DISCUSSION	MAP EXCERPT
1967 – 1970 1:2,500	The outbuilding in the southeastern corner is no longer marked.	
1992 – 1994 1:1,250	The site appears to remain unchanged.	

MAP EDITION	DISCUSSION	MAP EXCERPT
2000 Aerial Imagery (Google Earth)	The aerial imagery shows a singular dwelling in the centre of the subject site. A second smaller building is present in the southwest corner of the site which is utilise as a garage. Soft stand cover is present to the north and the south of the building and is likely utilised as garden space. Further areas of vegetation are present along the boundaries of the site comprising trees and bushes A hardstand driveway is present along the western boundary of the site from Wilton Road. A path is also present from Wilton Road through the centre of the site to the house.	
2022 Aerial Imagery (Google Earth)	No significant changes have been identified. The site remains in this configuration until the present day.	

3.2. OFF-SITE HISTORICAL DEVELOPMENT

A review of potentially contaminative uses identified on historical Ordnance Survey maps within a 250m radius of the site is summarised in Table 3.2.

Table 3.2 Surrounding Historical Development

SURROUNDING FEATURE	DISTANCE	DATES	DIRECTION
Allotments *Then: no longer recorded*	100 m	Pre-1932 – Pre-1967 Pre-1967 – Present	Northeast
Railway *Then: Metrolink*	150 m	Pre-1893 – Pre-1992 Pre-1992 – Present	Northeast
Electric Substation	120 m	Pre-1967 – Present	Southwest
Electric Substation	190 m	Pre-1967 – Present	Northwest
Allotments *Then: no longer recorded*	210 m	Pre-1951 – Pre-1967 Pre-1967 – Present	Northeast
Reservoir	240 m	Pre-1893 – Present	Northeast

3.3. PLANNING HISTORY

E3P has reviewed online planning records held by Manchester City Council, and no environmentally pertinent information has been obtained for the site.

3.4. ANECDOTAL INFORMATION

A web-based search of the subject site has recovered the following photograph, courtesy of Britain from Above. The photo, as shown in Table 3.3 (below) shows the residential dwelling on the corner of Wilton Road and Holland Road.

Table 3.3 Summary of Anecdotal Information

EPW046175
ENGLAND (1934)

The Whitefield Branch Railway passing through the Wilton Road housing estate, Crumpsall, 1934



3.5. PREVIOUS REPORTS

No previous site investigation reports have been provided to E3P for review.

4. ENVIRONMENTAL SETTING

4.1. GEOLOGY

The British Geological Survey (BGS) map (Sheet 085) for the Site (1:50,000, Solid and Drift editions) and online records indicate the area is underlain by the geological sequence presented in Table 4.1.

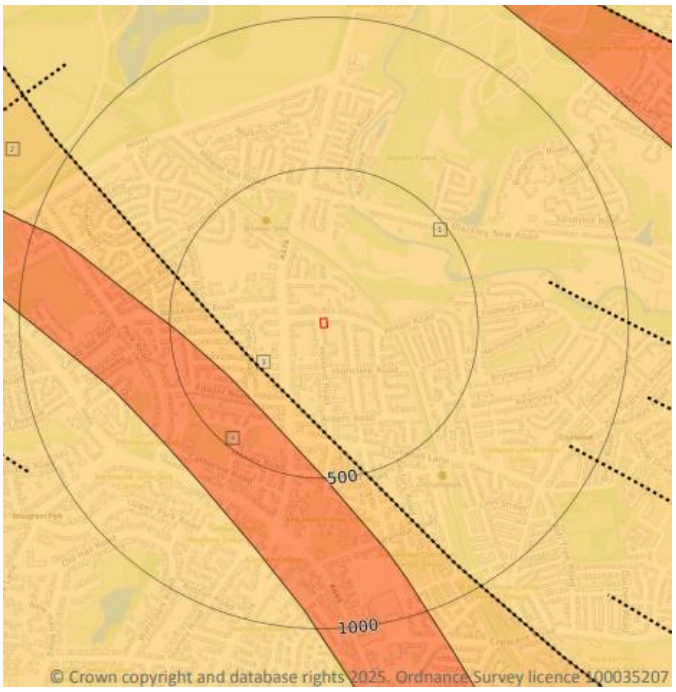
Table 4.1 Summary of Underlying Geology

GEOLOGICAL UNIT	CLASSIFICATION	DESCRIPTION	AQUIFER CLASSIFICATION
Superficial	Glacial Till	CLAY, SILT, SAND and GRAVEL	Secondary Undifferentiated
Solid	Chester Formation	SANDSTONE	Principal

E3P has reviewed the BGS database, which identified no recorded boreholes within proximity to the site.

BGS mapping has identified one fault located approximately 250m southwest of the site, which is presented in Table 4.2.

Table 4.2 Faulting

DESCRIPTION	GEOLOGICAL MAP EXCERPT
Bedrock Fault – Inferred Located 238m SW. Trending Northwest to Southeast	

4.2. HYDROGEOLOGY

The Groundsure report indicates that the site is not located within a Groundwater Source Protection Zone.

A groundwater abstraction point has been identified within 1km of the site, which has been detailed in Table 4.3.

Table 4.3 Groundwater Abstraction Sites

NAME AND DESCRIPTION	STATUS	DATES	DISTANCE	DIRECTION
British Cables Company Limited Two boreholes at Blackley Manchester used for general cooling	Active	1966 - Present	894m	East

There are no potable/surface water abstractions within 1 km of the site.

4.3. HYDROLOGY

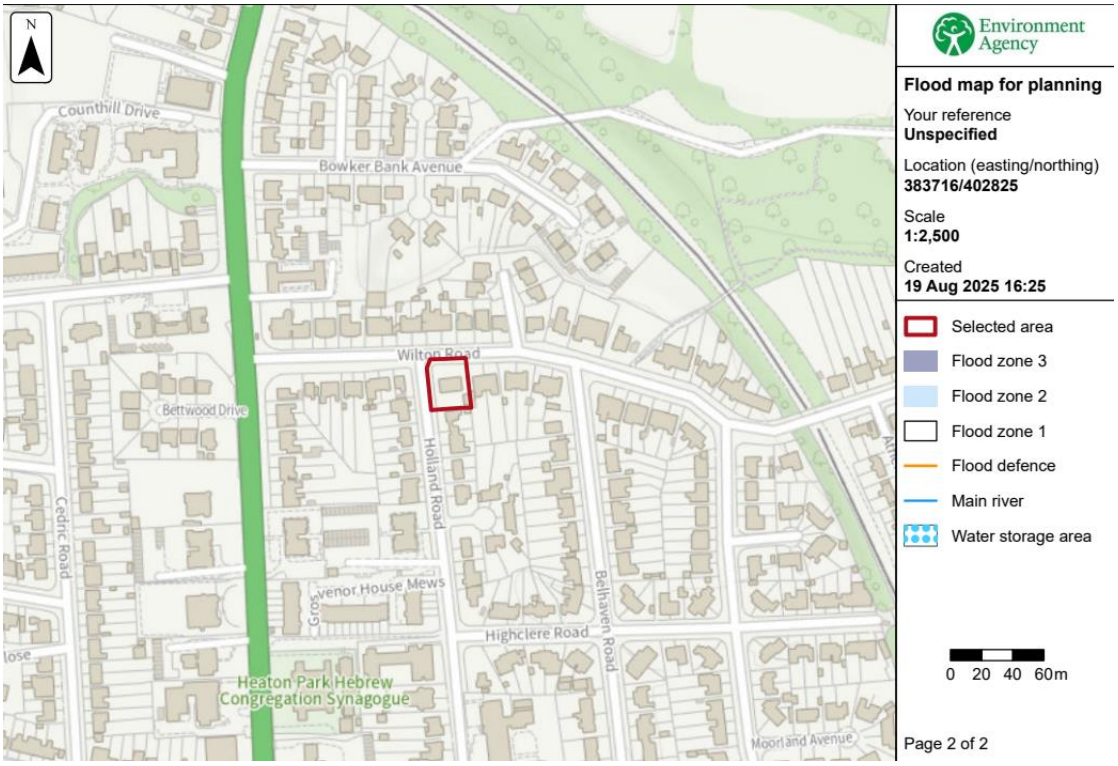
No surface water features have been identified within 100 m of the subject site.

The site is located within a currently defined "Flood Risk Zone 1", defined as land assessed as having less than 1 in 1,000 annual exceedance probability of river or sea flooding (<0.1%) and, as such, is considered to be unaffected by fluvial flooding.

In addition, the Groundsure report states there is a limited risk of groundwater flooding at the site.

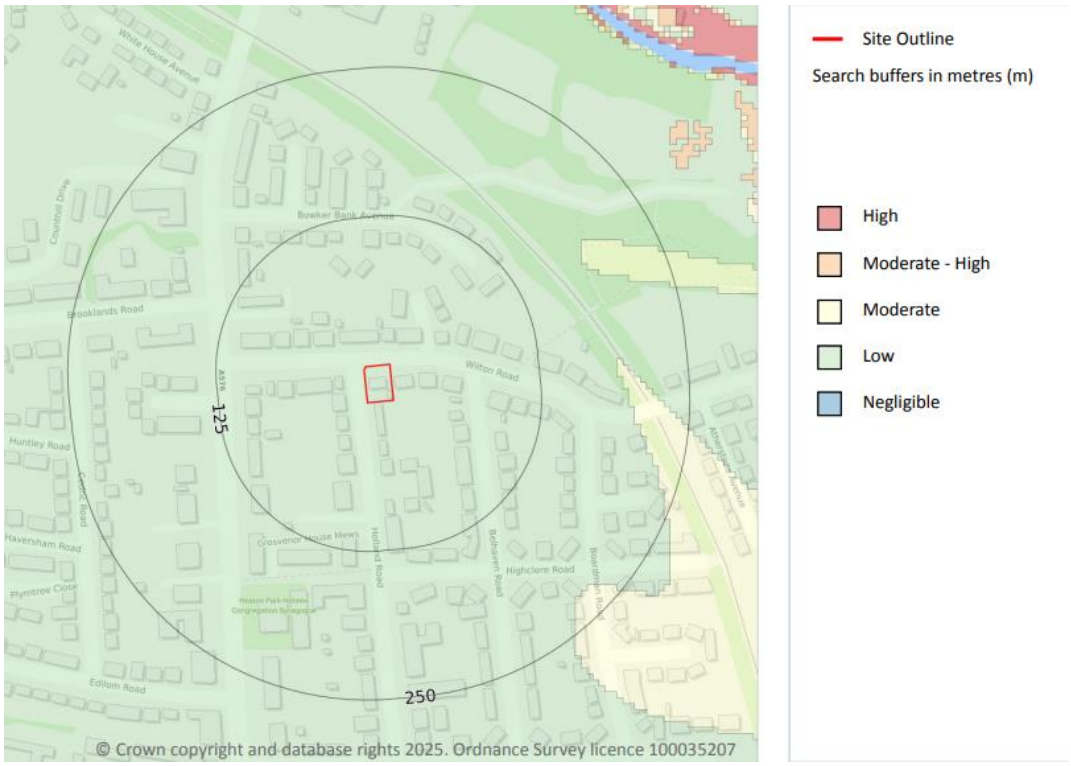
The Environment Agency (EA) Flood Risk Maps for the site and Ambiental Risk Analytics Groundwater Flood Risk Map are presented in Figure 4.1 and Figure 4.2.

Figure 4.1 EA Fluvial Flood Risk Map



Source – https://flood-map-for-planning.service.gov.uk

Figure 4.2 Groundwater Flood Risk Map



Source – Ambiental Risk Analytics

4.4. RADON RISK

The Groundsure report indicates the site is situated in an area where less than 1% of homes are above the "Action Level" and the BGS reports that radon protective measures are not necessary for the construction of new dwellings or extensions.

4.5. LANDFILL SITES

The Groundsure report has not identified any active or historical landfill sites within 250m of the site boundary.

4.6. WASTE MANAGEMENT LICENSES AND ENVIRONMENTAL PERMITS

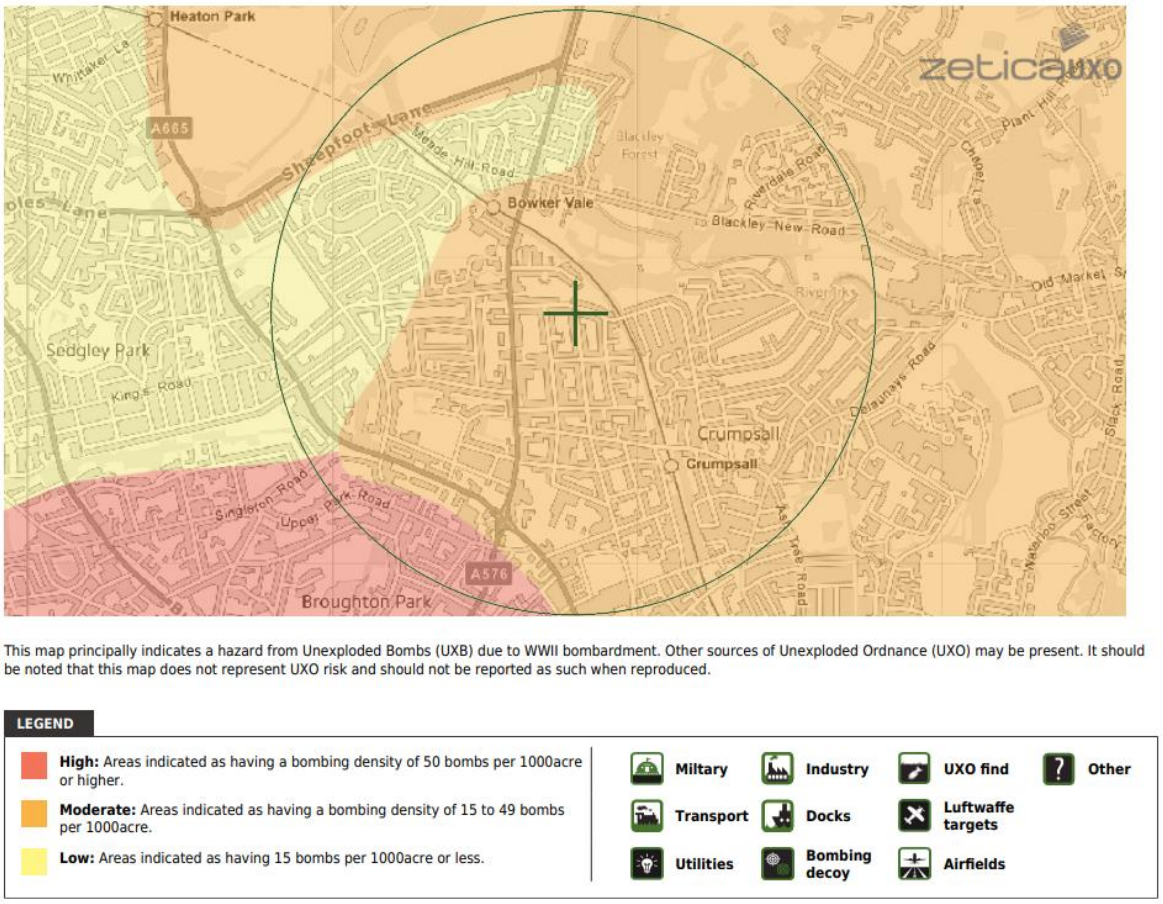
No Waste Management Licenses or Environmental Permits have been identified in the environmental database for the site and surrounding area.

4.7. UNEXPLODED ORDNANCE

The regional unexploded bomb risk map from Zetica (2014) indicates that the site is in an area of Manchester at moderate risk from possible unexploded ordnance (UXO) resulting from the Second World War.

The Zetica UXO Risk Map is presented in Figure 4.3 (overleaf).

Figure 4.3 Zetica UXO Risk Map



Source - https://zeticauxo.com/downloads-and-resources/risk-maps/

4.8. INDUSTRIAL LAND USES

The site is located within a predominantly residential area, however, there are two electrical sub stations built pre-1980s within 200m of the site boundary. The industrial land uses are summarised in Table 4.4.

Table 4.4 Industrial Land Uses

INDUSTRIAL LAND USE	DISTANCE	DIRECTION	STATUS
Electrical Sub Station	121m	Southwest	Active
Electrical Sub Station	191m	Northwest	Active

4.9. SITE SENSITIVITY ASSESSMENT

The site is assessed to be located within a low sensitivity setting, as discussed in Table 4.5.

Table 4.5 Site Sensitivity Assessment

SENSITIVITY PROFILE	DISCUSSION	RATING
Groundwater Source Protection Zone or Drinking Water Safeguarding Zone	The site is not situated within a Groundwater Source Protection Zone or Drinking Water Safeguard Zone.	Low
Distance to the closest groundwater abstraction point	The closest active groundwater abstraction point Is situated 894m east pertaining to British Cables Company Limited for general cooling purposes.	Low
Aquifer classification in superficial drift deposits	A secondary undifferentiated aquifer is recorded in the superficial geology.	Low
Aquifer classification in bedrock	A principal aquifer is recorded in the bedrock geology.	High
In the site underlain by low-permeability drift to depths in excess of 10 m?	BGS identifies superficial deposits of Glacial Till, comprising CLAY, SILT, SAND and GRAVEL. There are no BGS boreholes in the vicinity of the site. Site investigation is required to confirm the underlying ground conditions.	Moderate
Is the site located within 50 m of a surface watercourse?	The site is not located within 50m of any surface watercourse.	Low
Sensitive land uses	The site is located within a residential area. The site is situated within an SSSI Impact Risk Zone; however, the proposed development does not require consultation.	Low
Sensitive ecological receptors	None identified.	Low
	Overall Site Environmental Sensitivity	**LOW**

4.10. REGULATORY DATABASE

The information summarised in Table 4.6 has been obtained from a commercially available environmental database.

The summary table only includes records from within 250m of the subject site and is not otherwise detailed in the report.

Table 4.6 Summary of Environmental Data

RECORD	ENTRIES WITHIN 250m	DETAILS
Contaminated Land Register Entries and Notices	0	None recorded.
Authorised Industrial Processes (Part A, A1 and Part B Permits)	0	None recorded.
Fuel Stations Entries	0	None recorded.
Licensed Radioactive Substances	0	None recorded.
Enforcements, Prohibitions or Prosecutions	0	None recorded.
Discharge Consents	1	Rexmore Leasing Ltd, Bowker Banks Works – discharge to sewer 93m NE of the site.
Pollution Incidents	0	None recorded.
Consents Issued Under the Planning (Hazardous Substances Act 1990)	0	None recorded.
Control Of Major Accident Hazard (COMAH) Sites	0	None recorded.

4.11. REGULATORY CONSULTATION

E3P has contacted the local authority Environmental Health Officer to request any available information relating to contaminated land.

However, no response has been received within the reporting timescales. Should any relevant information be provided at a later date, this report will be updated accordingly.

5. PRELIMINARY MINING ASSESSMENT

5.1. COAL MINING

The Mining Remediation Authority (MRA) mapping and records indicate that the site is in an area that may be affected by coal mining.

The MRA operates a risk-based approach to assessing potential instability issues associated with future land development located within the predefined MRA consultation areas. This risk-based approach subdivides the potential risk into "low" and "high" risk categories.

The risk categories can be defined as:

Low-Risk Sites – Deemed to be land where coal mining has taken place, however, it was at such depth not to pose a risk to new development, and it, therefore, contains no known recorded risks and as such, no further assessment is required.

For low-risk site, the MRA categorically states:

*If your proposed development is within the Development Low Risk Area**, there is no need for you to submit any coal mining information with your planning application** and The Mining Remediation Authority will not be consulted by the LPA. The LPA will include our Standing Advice as an informative note within the decision notice.*

High-Risk Sites – Deemed to be landholdings located within an area known to contain legacy risks that include:

- Mine entries (shaft or adit);
- Shallow coal working (recorded and probably);
- Workable coal seam outcrops;
- Mine gas sites and areas;
- Recorded coal-mining -related hazards;
- Geological features (fissures and break lines); and
- Former surface mining sites (sometimes using historic opencast extraction methods).

5.2. COAL MINING INFORMATION

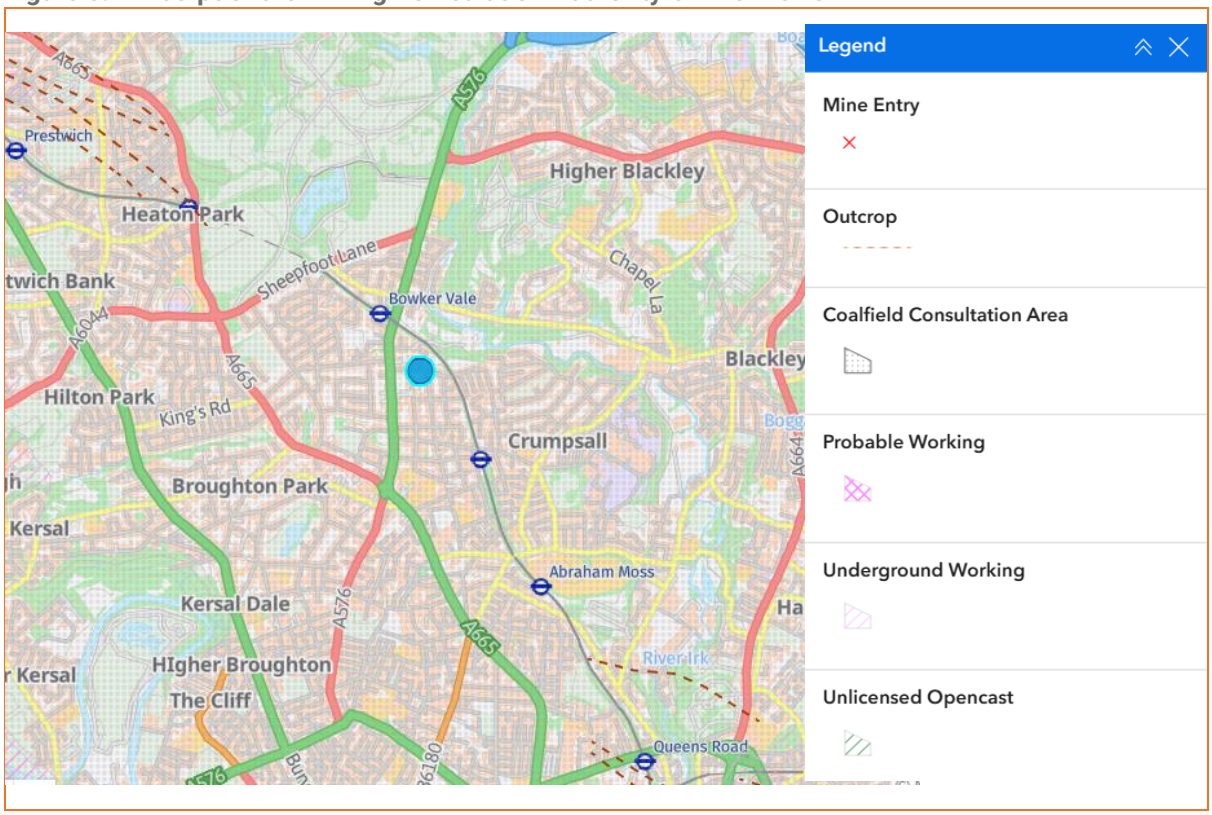
Prior to the enactment of the Coal Mines Regulation Act (1872), which came into force on the 1st of January 1883, there was no statutory requirement to record the extent of abandoned mine workings and as such the MRA has no knowledge of extensive workings throughout the UK Coal Fields where shallow workings are present at a depth that could result in a subsidence event in the future (through successive cavitation) associated with failure of support mechanism.

Determining if a site may have unrecorded or recorded coal mine workings requires the consideration of a wide range of information, and E3P has completed a review of relevant information in relation to potential coal mining activities.

E3P has reviewed the Mining Remediation Authority Online Viewer, and an excerpt of this is presented in Figure 5.1.

This map shows that the site is not situated within a high-risk development area. Furthermore, there are no mine entries, coal outcrops, probable workings, underground workings, or unlicensed opencast mines within the vicinity of the subject site. Therefore, a site specific MRA report is not required for the site and the site is at a low risk of being affected by mining.

Figure 5.1 Excerpt of the Mining Remediation Authority Online Viewer



5.3. PRELIMINARY BRINE WORKINGS ASSESSMENT

The site is not situated within the Cheshire Salt Field or Chesire Brine Compensation District.

6. PRELIMINARY GEOTECHNICAL ASSESSMENT

6.1. GEOTECHNICAL DATA

Geotechnical data presented within a commercially available environmental database is summarised in Table 6.1.

Table 6.1 Summary of Geotechnical Data

HAZARD	DESIGNATION
Shrink-Swell Clay	Very Low
Landslides	Very Low
Ground Dissolution	Negligible
Compressible Ground	Negligible
Collapsible Deposits	Very Low
Running Sand	Very Low
Anthropogenic Cavities	None Recorded
Sinkhole and Natural Cavities	Very Low

6.2. ARTIFICIAL LANDFORM AND GEOMORPHOLOGY

Based on the initial geological assessment, a review of available topographic data and pertinent mapping, E3P has undertaken a preliminary geomorphological evaluation of the landform and its possible mechanism for formation.

The wider setting surrounding the site has undergone notable historical development in within the last 100 years. The site topography appears relatively uniform with no major variances.

6.3. GEOTECHNICAL RISK ASSESSMENT

Based on the desk-study information, the following geotechnical assessment has been made:

- Existing buildings will require demolition, with all relict foundations grubbing out before the proposed development's construction.
- As there are no previous borehole logs to compare the published geology, intrusive investigation will be required to determine potential civil and structural constraints such as shallow groundwater, loose or soft superficial deposits, and shallow bedrock.
- Existing services and drainage may need to be re-routed prior to any development.
- The presence of Glacial Till recorded on BGS mapping is unlikely to provide adequate drainage properties therefore soakaway drainage will not likely be suitable.
- It is likely that shallow foundations will be suitable for the proposed buildings, however, this will need to be confirmed by site investigation.

7. INITIAL CONCEPTUAL SITE MODEL

Under EA LCRM (updated July 2025) and BSI 10175 (Code of Practice for Investigation of Potentially Contaminated Land), and BS EN ISO 21365:2021 (Soil Quality – Conceptual models for potentially contaminated sites), E3P has developed a Tier 1 risk assessment comprising an initial conceptual site model (CSM) to identify potential contamination sources, migration pathways and receptors within the study area.

An initial screening of the on and potential off-site sources of contamination has been undertaken in Table 7.1, with the more detailed initial CSM included overleaf in Table 7.2.

Table 7.1 Initial Contaminant Source Screening

SOURCE	SOIL	GROUNDWATER	GROUND GAS/VAPOUR
ON-SITE			
Made Ground *Historical Development*	Heavy Metals, ACMs, TPHs, Non-Volatile PAHs	Unlikely	Unlikely
Existing Buildings	ACMs	N/A	N/A
OFF-SITE			
Historical Railway	Heavy Metals, TPHs, PAHs, PCBs, Sulphates, Ash (Unlikely due to distance)	Unlikely	Unlikely

After reviewing all environmentally pertinent information and the potential contaminant sources, the following initial conceptual site model has been developed for the site.

Table 7.2 Initial Conceptual Model

CONTAMINANT SOURCE	MIGRATION PATHWAY	RECEPTOR
HUMAN HEALTH		
Made Ground *Heavy Metals, TPHs, PAHs*	Accidental ingestion and/or dermal contact with contaminated soil and/or leachate. **PL1/PL2** Inhalation of contaminated dust **PL3**	Human Health – construction workers Human Health – end users

Discussion
No significant sources of contamination have been identified on site or within proximity to the site. Localised Made Ground is likely to be present associated with historical development of the existing residential unit, which may be a source of low-level heavy metals, PAH and TPH. Due to the residential nature of the site, it is unlikely that significant contamination will be present in the underlying soils.

Probability: Low Likelihood	Consequence: Minor	Level of Risk: Very Low
Made Ground *Hydrocarbons, SVOCs, TPHs, Volatile PAHs*	Inhalation of vapours **PL4** Migration through permeable strata and preferential pathways **PL5**	Human Health – end users Human Health – Off-site receptors

Discussion
No significant sources of hydrocarbons or volatile contamination have been identified on-site.

Probability: Unlikely	Consequence: Minor	Level of Risk: Very Low
Made Ground and On-Site Structures *Asbestos (ACM and loose fibres)*	Inhalation (of fibres) Construction works disturbing bound material and releasing fibres. **PL3**	Human Health – construction workers, end land users, and users of adjacent sites

Discussion
Due to the age of the structure ACM may be present within the fabric of the structure itself. ACM may also be present within Made Ground deposits on-site although this is deemed to be unlikely due to the history of the site. An asbestos survey is recommended on all buildings before demolition works occur.

Probability: Unlikely	Consequence: Medium	Level of Risk: Low

CONTAMINANT SOURCE	MIGRATION PATHWAY	RECEPTOR
Made Ground *Organic contaminants such as hydrocarbons*	Ingestion of tainted water supply. **PL7**	Human Health – End users
Discussion In the absence of any likely hydrocarbon impact to shallow soils, the site is considered to pose a low risk to future site users through the ingestion of tainted water supply due to the residential nature of the site and no sources of contamination.		
Probability: Unlikely	**Consequence: Minor**	**Level of Risk: Very Low Risk**
CONTROLLED WATERS		
Groundwater *Mobilisation of contaminants from Made Ground*	Contact with contaminated groundwater **PL2** Migration to the principal aquifer **PL5**	Human Health – site personnel Human Health – Consumer Principal Bedrock Aquifer
Discussion The presence of mobile contaminants is not anticipated. There are no surface watercourses in influencing distance. The Principal Aquifer is a sensitive receptor, however the site is underlain by cohesive soils which will serve to prevent downward migration. Furthermore, the absence of any potable abstraction from the aquifer indicate the overall sensitivity is reduced and not utilised as a strategic water resource; the overall risk very low.		
Probability: Unlikely	**Consequence: Minor**	**Level of Risk: Very Low**
GROUND GAS		
Made Ground *Methane, Carbon Dioxide*	Inhalation of ground gas **PL4** Accumulation of ground gas in confined spaces (asphyxiation or explosion) **PL4**	Human Health – site personnel Human Health – end users Infrastructure and services
Discussion No potentially significant sources of ground gas have been identified within the site boundary.		
Probability: Low Likelihood	**Consequence: Minor**	**Level of Risk: Low**

CONTAMINANT SOURCE	MIGRATION PATHWAY	RECEPTOR
Radon	Inhalation of ground gas **PL4** Accumulation of ground gas in confined spaces (carcinogenic)	Human Health – site personnel Human Health – end users
Discussion The Groundsure report indicates that the site is an area where less than 1% of houses are above the "action level" and therefore radon protective measures are not necessary for the construction of new dwellings or extensions.		
Probability: Unlikely	**Consequence: Minor**	**Likelihood: Very Low**
INFRASTRUCTURE AND DEVELOPMENT		
Made Ground Sulphate from potential ash within the Made Ground	Sulphate attack on **PL6**	Building concrete
Discussion Based on the former land uses the potential for sulphates which may impact the proposed building concrete is considered to be very low.		
Probability: Unlikely	**Consequence: Minor**	**Likelihood: Very Low**
Made Ground Phytotoxic contaminants	Direct contact (plant uptake) **PL8**	Flora
Discussion Significant contamination is not considered likely.		
Probability: Unlikely	**Consequence: Minor**	**Likelihood: Very Low**

Main Exposure Pathways
PL1 = Soil Ingestion, PL2 = Dermal Contact and Ingestion, PL3 = Dust Inhalation, PL4 = Vapour/Gas Inhalation, PL5 = Vertical/Lateral Migration, PL6 = Corrosion of Concrete, PL7 = Tainting of Water Supply, PL8 = Uptake by Plants

FROM CIRA 552 (2001)

		RISK ASSESSMENT MATRIX			
		Consequence			
		SEVERE	MEDIUM	MILD	MINOR
Probability	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

END OF REPORT

Appendix I: Limitations



GENERAL

This report and any associated works (together comprising the "Services") were compiled and carried out by E3P for the client (as present in Section 1) under the E3P “Terms of Business” or with those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed and outlined in the body of the report.

Unless explicitly agreed otherwise, in writing, this report has been prepared under E3P Standard Terms and Business as included within our proposal to the Client.

Project-specific appointment documents may be agreed upon at our discretion and a charge may be levied for both the time to review and finalise appointment documents and also for associated changes to the appointment terms. E3P reserves the right to amend the fee should any changes to the appointment terms create an increased risk to E3P.

The report needs to be considered in light of the proposal and associated limitations of scope. The report needs to be read in full and isolated sections cannot be used without full reference to other elements of the report and any previous works referenced within the report.

PHASE 1 GEOENVIRONMENTAL AND PRELIMINARY RISK ASSESSMENTS

Coverage: This section covers reports with the following titles or combination of titles: Phase 1; Desktop Study; Geoenvironmental Assessment; Development Appraisal; Preliminary Environmental Risk Assessment; Constraints Report; Due Diligence Report; Geotechnical Development Review; Environmental Statement; Environmental Chapter; Baseline Environmental Assessment; Project Scope Summary Report (PSSR), Program Environmental Impact Report (PEIR), Geotechnical Development Risk Register; Agricultural Land Assessment; Mineral Safeguarding Assessment; Desk Top Coal Mining Risk Assessment; Hydrogeological Appraisal; Construction Environmental Management Plan; and Site Water Management Plan.

The works undertaken to prepare this report comprised a study of available and easily documented information from a variety of sources (including the Client), together with (where appropriate) a brief walkover inspection of the Site and correspondence with relevant authorities and other interested parties. Due to the short timescales associated with these projects’ responses may not have been received from all parties. E3P cannot be held responsible for any disclosures that are provided post-production of our report and will not automatically update our report.

The opinions given in this report have been dictated by the finite data on which they are based and are relevant only for the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in this report, E3P reserves the right to review such information and, if warranted, to modify the opinions accordingly.

It should be noted that any risks identified in this report are perceived risks based on the information reviewed. Actual risks can only be assessed following intrusive investigations of the site.

Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials, this is for indicative purposes only and does not constitute or replace full and proper surveys completed by suitably qualified and experienced specialists in these fields.

E3P does not warrant work/data undertaken/provided by others.

Appendix II: Glossary



ACM	Asbestos-containing material	MMP	Materials management plan
ADS	Acoustic design statement	ND	Not detected
AST	Above-ground storage tank	NDP	Nuclear density probe
BGS	British Geological Survey	NMP	Noise management plan
BSI	British Standards Institute	NPSE	Noise policy statement for England
BTEX	Benzene, toluene, ethylbenzene, xylenes	NR	Not recorded
MRA	Mining Remediation Authority	PAH	Polycyclic aromatic hydrocarbon
CBR	California bearing ratio	PCB	Polychlorinated biphenyl
CIEH	Chartered Institute of Environmental Health	PI	Plasticity index
CIRIA	Construction Industry Research Association	PID	Photo ionisation detector
CLEA	Contaminated land exposure assessment	POS	Public open space
CML	Council of Mortgage Lenders	PPE	Personnel protective equipment
CoC	Contaminants of concern	ProPG	Professional practice guidance
CSM	Conceptual site model	QA	Quality assurance
DNAPL	Dense non-aqueous phase liquid (chlorinated solvents, PCB)	SGV	Soil guideline value
DWS	Drinking water standard	SPH	Separate-phase hydrocarbon
EA	Environment Agency	SPT	Standard penetration test
EQS	Environmental quality standard	SVOC	Semi-volatile organic compound
FFL	Finished floor level	TPH	Total and speciated petroleum hydrocarbon
GAC	General assessment criteria	TPH CWG	Total Petroleum Hydrocarbon (Criteria Working Group)
GL	Ground level	UKWIR	United Kingdom Water Infrastructure Risk
GSV	Gas screening value	UST	Underground storage tank
HCV	Health criteria value	VCC	Vibro-concrete column
ICSM	Initial conceptual site model	VOC	Volatile organic compound
LEL	Lower explosive limit	VRSC	Vibro-replacement stone columns

LMRL	Lower method reporting limit	VSC	Vibro-stone columns
LNAPL	Light non-aqueous phase liquid (petrol, diesel, kerosene)	WHO	World Health Organisation
MCV	Moisture condition value	WRAP	Waste and Resources Action Programme
MIBK	Methyl isobutyl ketone	WTE	Water table elevation
m	Metres	ppm	Parts per million
km	Kilometres	mg/m^3	Milligram per metre cubed
% v/v	Percent volume in air	m bgl	Metres below ground level
mb	Millibars (atmospheric pressure)	m bcl	Metre below cover level
l/hr	Litres per hour	mAOD	Metres above ordnance datum (sea level)
µg/l	Micrograms per litre (parts per billion)	kN/m^2	Kilonewtons per metre squared
ppb	Parts per billion	µm	Micrometre
mg/kg	Milligrams per kilogram (parts per million)	SSRT	Site Specific Remediation Target
PSD	Particle Size Distribution	DD	Dry Density
CL:AIRE	Contaminated Land: Applications in Real Environments	Mc	Moisture Content
ρ	Bulk Density	GPR	Ground Penetrating Radar
NDP	Nuclear Density Probe	FFL	Finished Floor Level
LEL	Lower Explosive Limit	UKWIR	UK Water Industry Research
CIRIA	Construction Industry Research and Information Association	LOD	Limit of Detection
PFAS	Per- and Poly-Fluorinated Substances	PFOA	Perfluorooctanoic Acid

Appendix III: CIRIA 552 Risk Classification



CIRIA C552;2001 – Classification of Consequence

CLASSIFICATION	CATEGORY	DEFINITION
SEVERE	Humans	Short-term (acute) risk to human health likely to result in "significant harm" as defined by the Environmental Protection Act 1990, Part 2a
	Controlled Water	Short-term risk of pollution of sensitive water resource
	Property	Catastrophic damage to buildings/property
	Ecology	Short-term risk to a particular ecosystem or organism forming part of such ecosystem
MEDIUM	Humans	Chronic damage to human health ("significant harm" as defined in DEFRA, 2006)
	Controlled Waters	Pollution of sensitive water resources
	Ecological Systems	Significant change in a particular ecosystem or organism forming part of such ecosystem
	Humans	Chronic damage to human health ("significant harm" as defined in DEFRA, 2006)
MILD	Controlled Waters	Pollution of non-sensitive water resources
	Property	Significant damage to buildings, structures, crops and services ("significant harm" as defined in DEFRA, 2006) and damage to sensitive buildings / structures and services
	Ecological Systems	Damage to the environment
MINOR	Humans	Non-permanent health effects to human health that are easily prevented by the use of PPE
	Property	Easily repairable effects of damage to buildings, structures and services
	Financial / Project	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve

CIRIA 552:2001 Classification of Probability

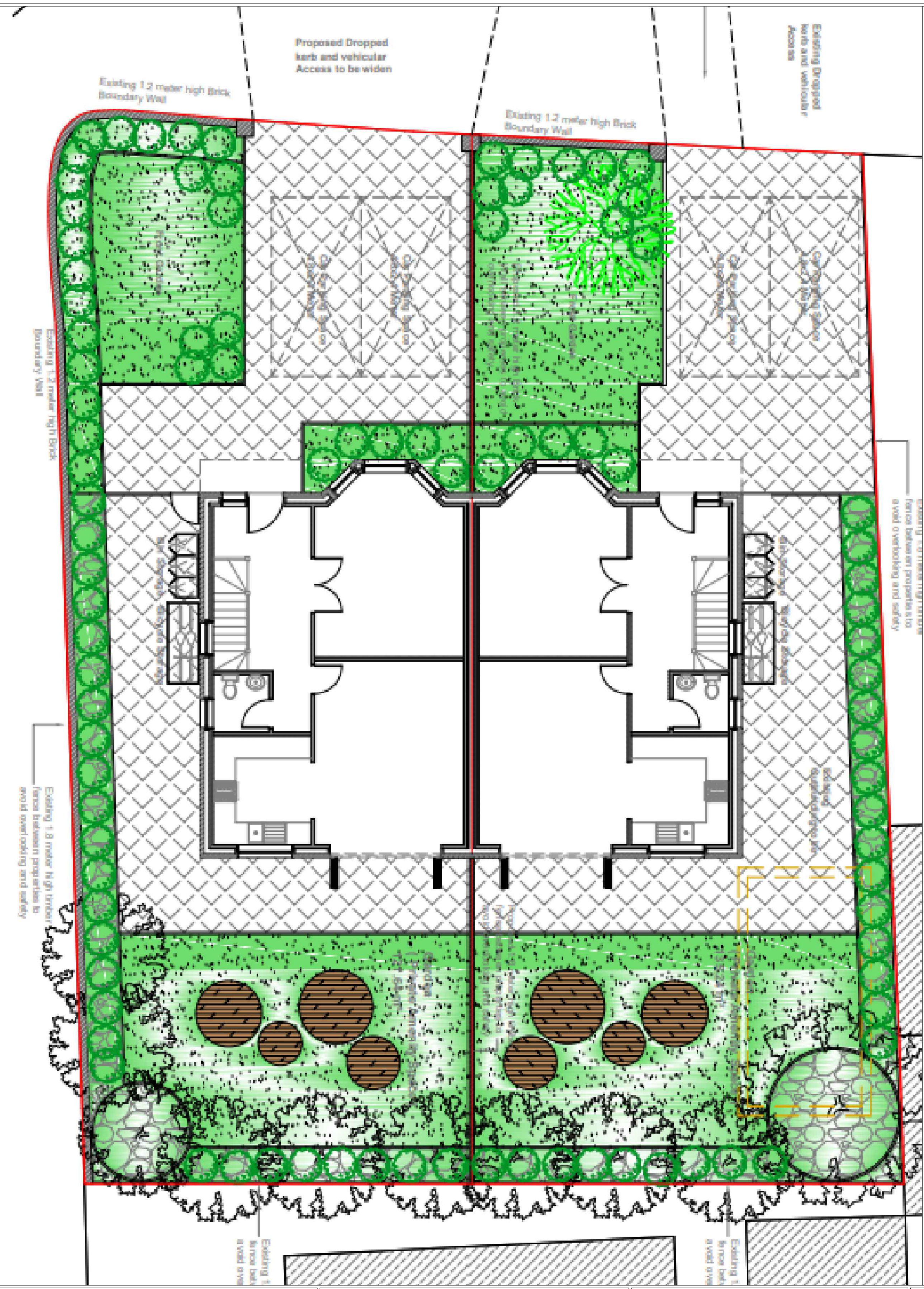
RISK	DEFINITION
LOW	There are unlikely to be significant contaminated land liabilities/geotechnical constraints associated with the property.
LOW MODERATE	There are unlikely to be significant contaminated land liabilities/geotechnical constraints associated with the property with regard to the proposed use. However, minor issues may require further consideration in the event of future redevelopment of the Site.
MODERATE	Some potential contaminated land liabilities/geotechnical constraints are likely to affect the property as a result of historical and/or current activities. The risks identified are unlikely to pose an immediate significant issue, but the purchaser/developer may wish to make further enquiries of the vendor or undertake further environmental improvements. Redevelopment of the Site will likely require further site investigation.
MODERATE HIGH	Some potentially significant contaminated land liabilities/geotechnical constraints have been identified at the property that requires further assessment, including intrusive ground investigations.
HIGH	Significant potential contaminated land liabilities/geotechnical constraints have been identified at the property. Further assessment including intrusive ground investigation will be required to determine the level of risk and associated liability.

Appendix IV: Drawings



DRAWING 18-425-001 – SITE LOCATION MAP





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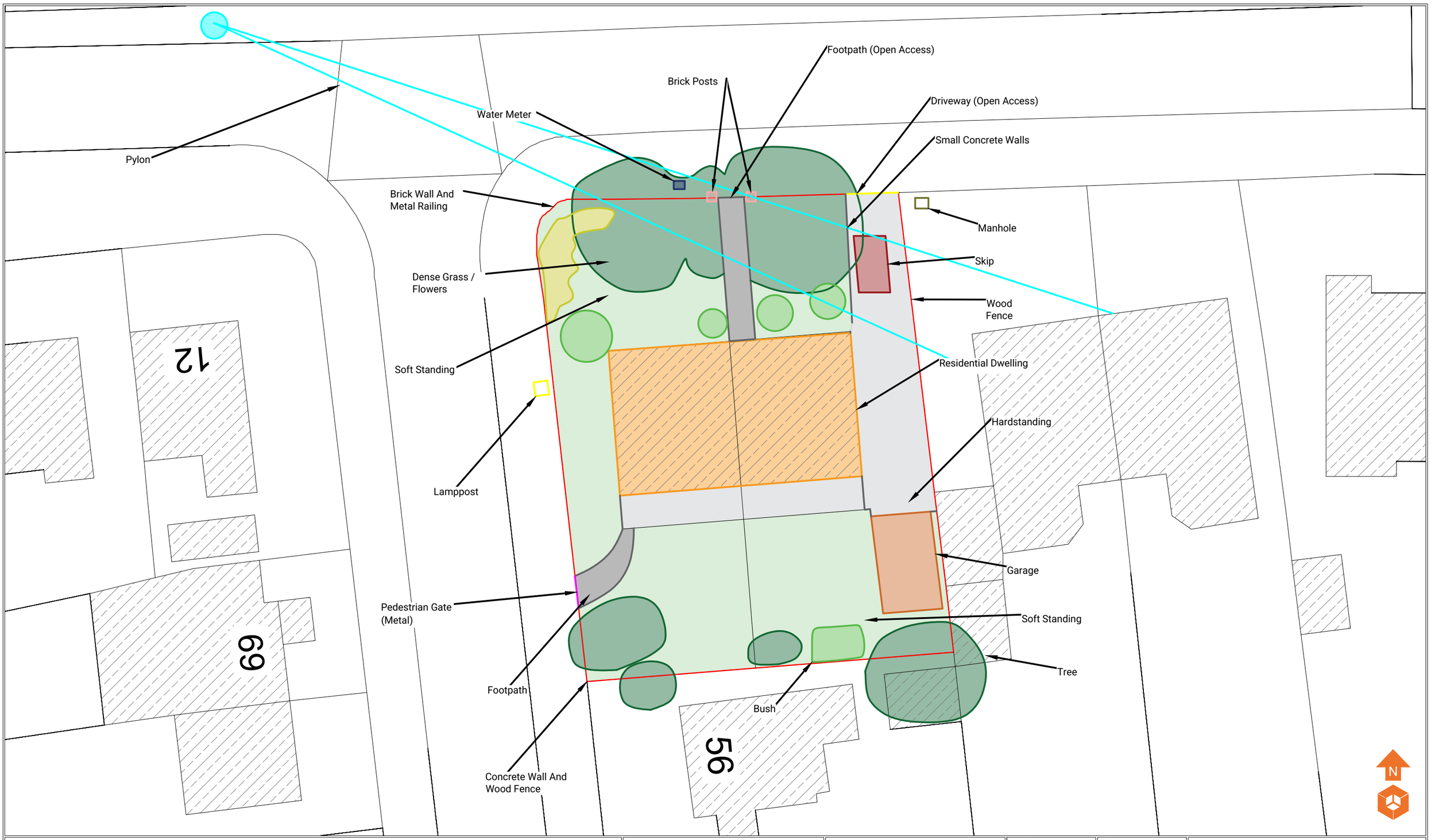
P1	REVA	26.08.2025	TG	EP	ND
Phase	Issue	Date	Drawn	Checked	PM

Job Title: 14 Wilton Road, Crumpsall

Drawing Title: Proposed Development Plan

e3p
Environmental Engineering Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
Tel: 0161 707 9612
E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

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Site Features

- Trees
- Soft Standing
- Hard Standing
- Footpath
- Dense Grass / Flowers
- Bush
- Skip
- Residential Dwelling
- Garage
- Brick Posts
- Water Meters
- Manholes
- Lamppost
- Driveway (Open Access)
- Pedestrian Gate (Metal)
- Small Concrete Walls
- Pylons

Notes:

Phase	Issue	Date	Drawn	Checked	PM
P1	REVA	29.08.2025	TG	EP	ND

Client: MIALEX

Job No: 18-425

Date: 29.08.2025

Drawing No: 003

Scale: NTS

Job Title: 14 Wilton Road, Crumpsall

Drawing Title: Site Features Plan

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Environmental Engineering Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
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Historical Features

- Residential Dwelling
- Garage

Notes:

P1	REVA	26.08.2025	TG	EP	ND
Phase	Issue	Date	Drawn	Checked	PM

Client: MIALEX

Job No: 18-425

Date: 26.08.2025

Drawing No: 004

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Job Title: 14 Wilton Road, Crumpsall

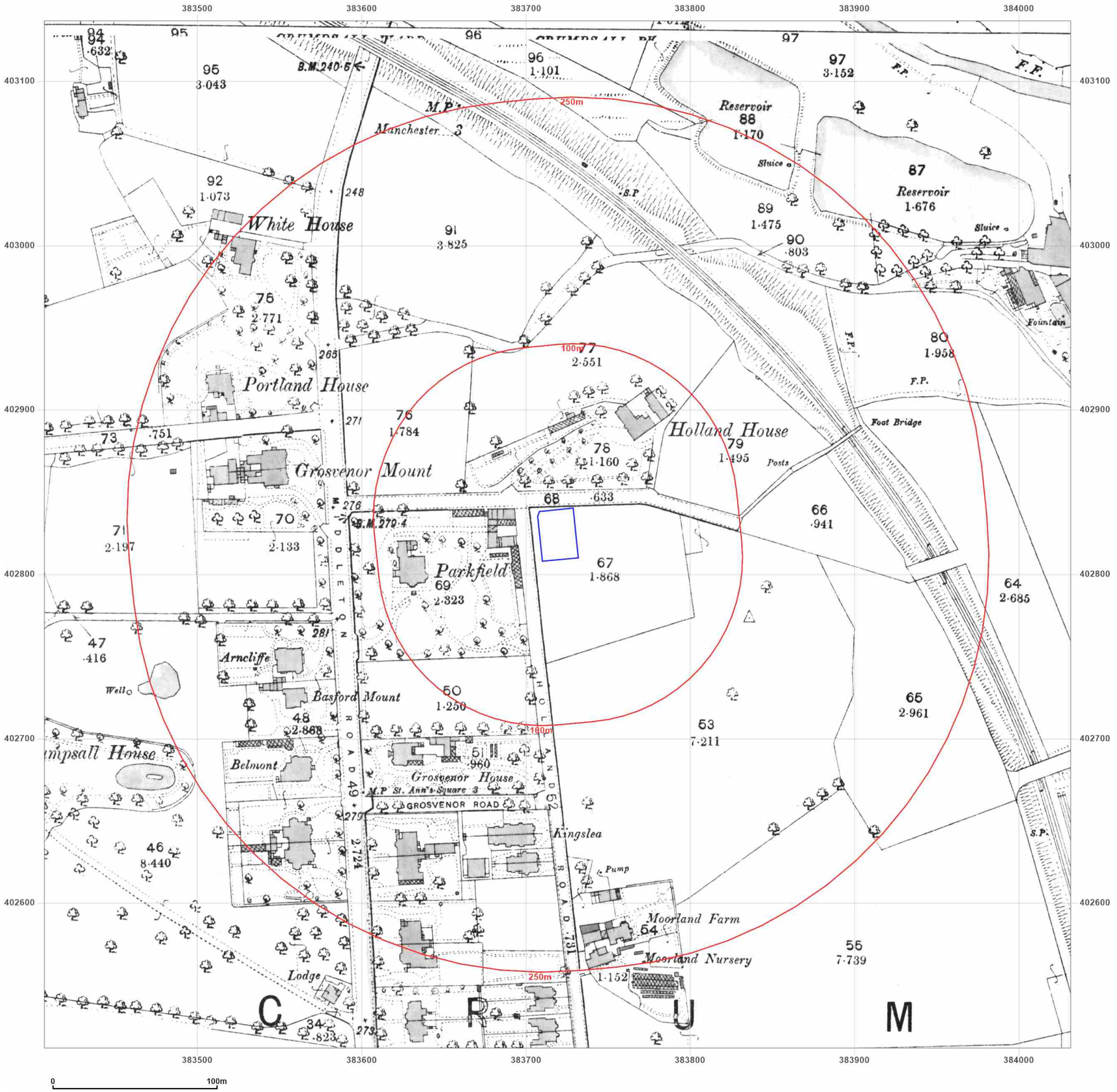
Drawing Title: Historical Features Plan

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Appendix V: Historical Maps





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Site Details:

14, WILTON ROAD,
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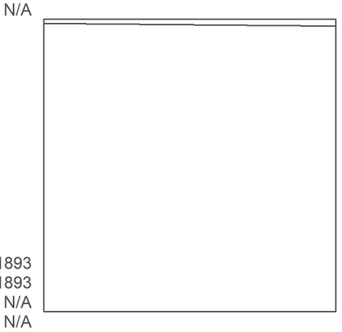
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Edition N/A
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Levelled N/A



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Revised 1893
Edition N/A
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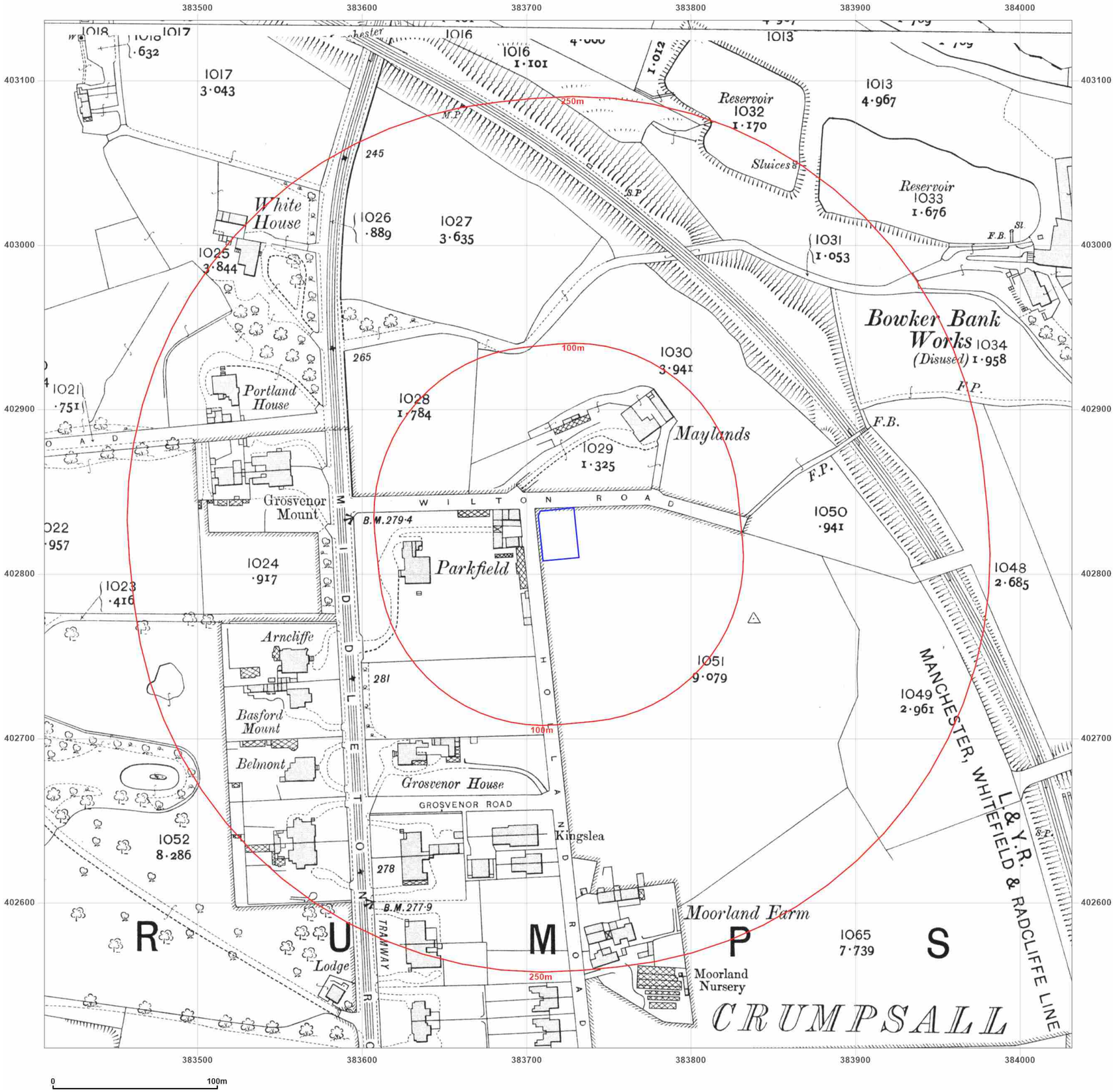
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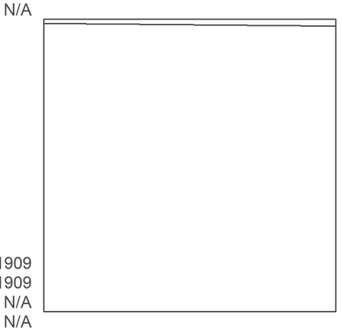
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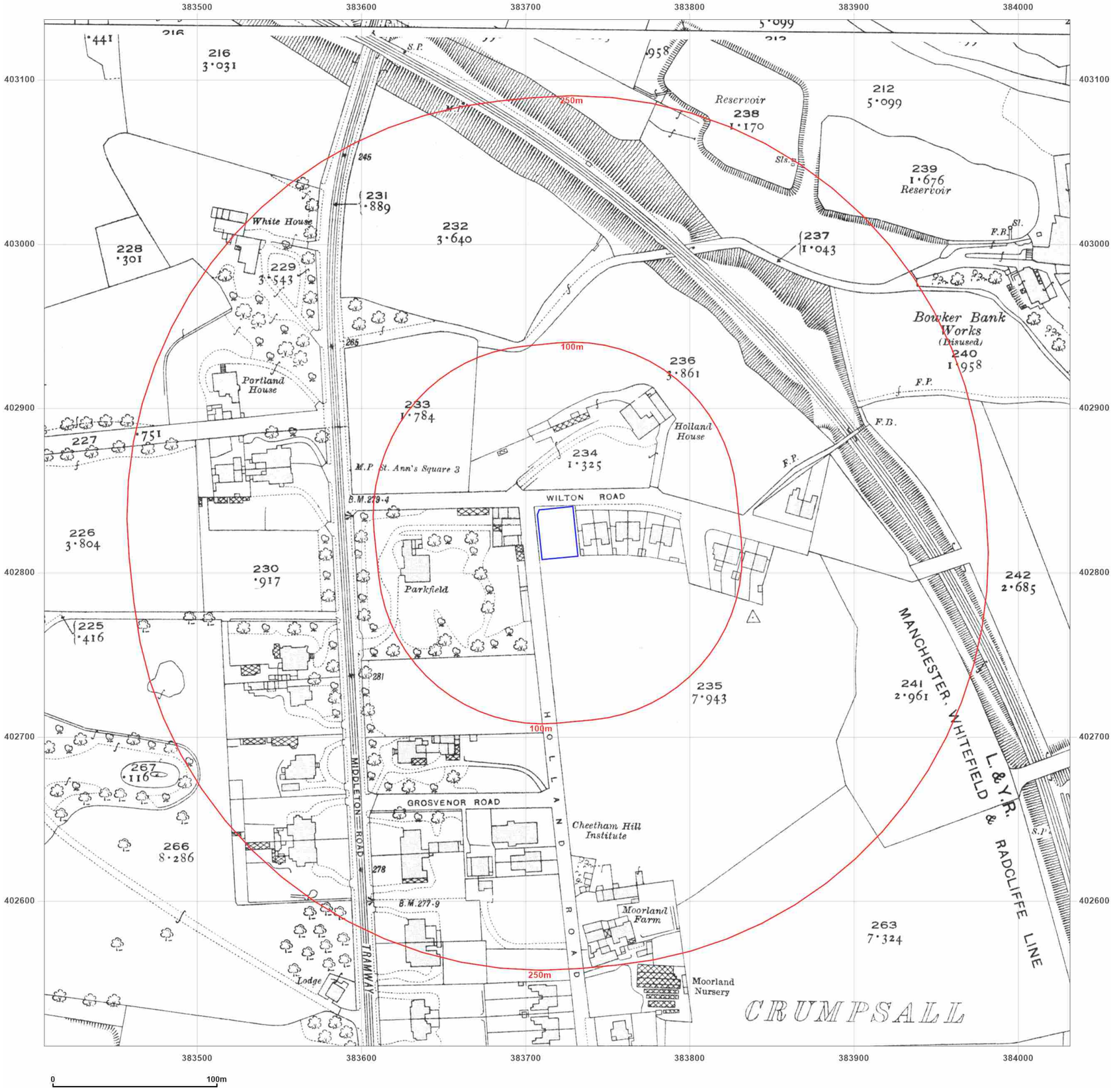
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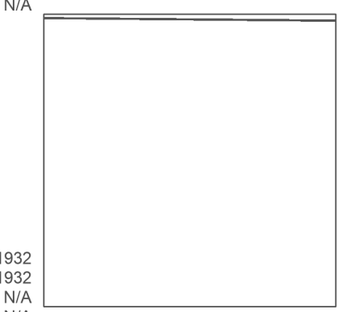
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Map date: **1951**

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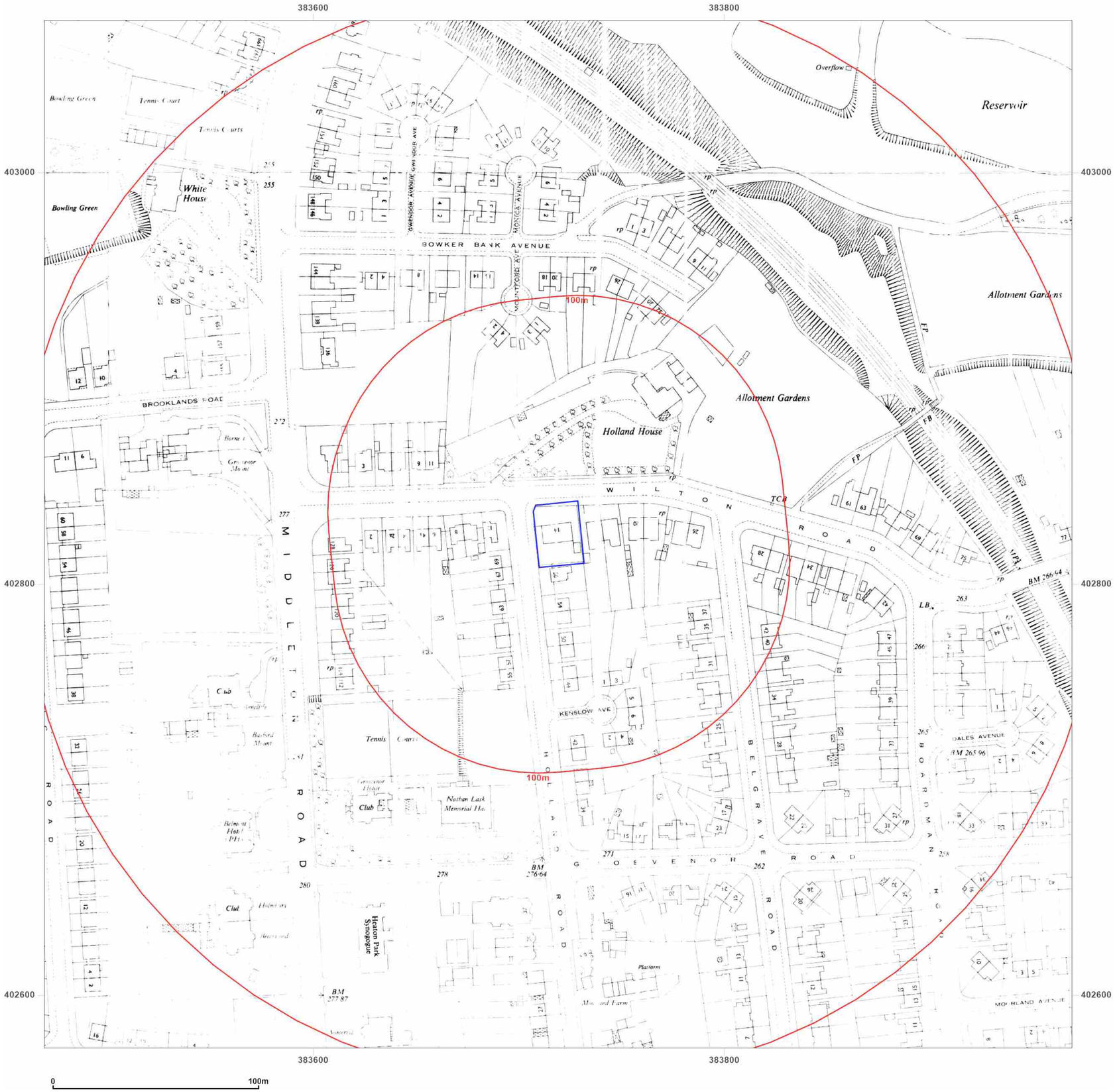
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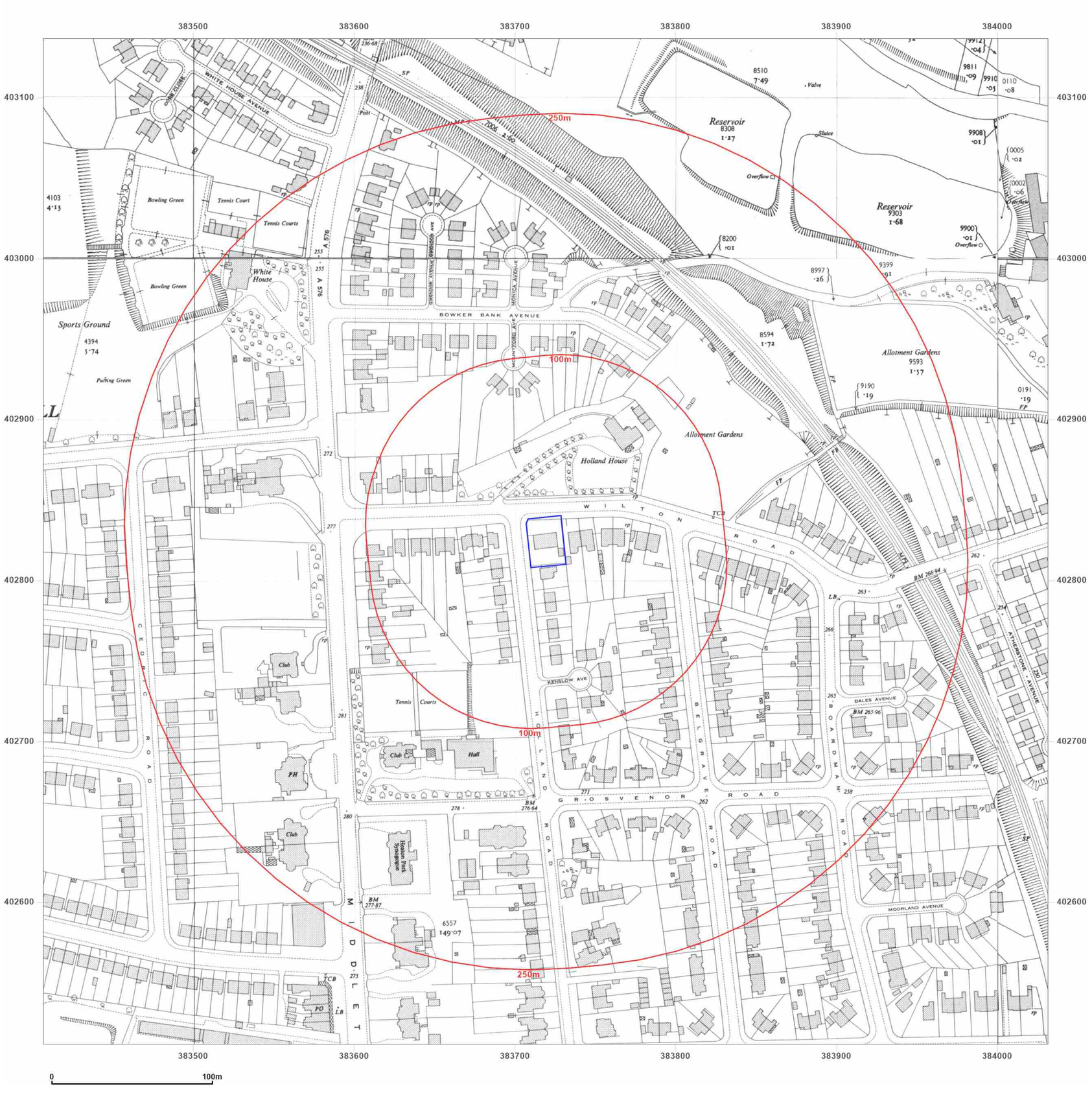
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e3p

Site Details:

14, WILTON ROAD,
CRUMPSALL, MANCHESTER, M8
4WQ

Client Ref: 012041
Report Ref: E3P-KSK-2P4-KZD-NO2
Grid Ref: 383719, 402824

Map Name: National Grid

Map date: **1951-1956**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1948

Surveyed 1955
Revised 1955
Edition 1956
Copyright N/A
Levelled 1948

Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1948

Surveyed 1951
Revised 1951
Edition N/A
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Site Details:

14, WILTON ROAD,
CRUMPSALL, MANCHESTER, M8
4WQ

Client Ref: 012041
Report Ref: E3P-KSK-2P4-KZD-NO2
Grid Ref: 383719, 402824

Map Name: National Grid

Map date: **1967-1970**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1964
Revised 1964
Edition N/A
Copyright 1967
Levelled 1964

Surveyed 1967
Revised 1968
Edition N/A
Copyright 1968
Levelled 1964

Surveyed 1968
Revised 1968
Edition N/A
Copyright 1970
Levelled 1964

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Site Details:

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Client Ref: 012041
Report Ref: E3P-KSK-2P4-KZD-NO2
Grid Ref: 383719, 402824

Map Name: National Grid

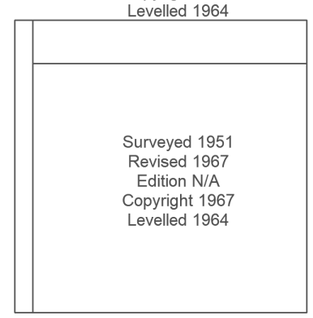
Map date: **1967-1971**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
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Surveyed 1951
Revised 1970
Edition N/A
Copyright 1971
Levelled 1964



Surveyed 1951
Revised 1967
Edition N/A
Copyright 1967
Levelled 1964

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4WQ

Client Ref: 012041
Report Ref: E3P-KSK-2P4-KZD-NO2
Grid Ref: 383719, 402824

Map Name: National Grid

Map date: **1974-1979**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1979
Levelled 1963

Surveyed 1951
Revised 1974
Edition N/A
Copyright 1974
Levelled 1963

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1978
Levelled 1964

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4WQ

Client Ref: 012041
Report Ref: E3P-KSK-2P4-KZD-NO2
Grid Ref: 383719, 402824

Map Name: National Grid

Map date: **1987-1992**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1992 Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1987 Levelled 1964
Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright 1991 Levelled 1964

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Client Ref: 012041
Report Ref: E3P-KSK-2P4-KZD-NO2
Grid Ref: 383719, 402824

Map Name: National Grid

Map date: **1992-1994**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A	Surveyed 1992 Revised N/A Edition N/A Copyright 1992 Levelled N/A
Surveyed 1992 Revised 1992 Edition N/A Copyright N/A Levelled N/A	Surveyed N/A Revised 1991 Edition N/A Copyright 1992 Levelled N/A

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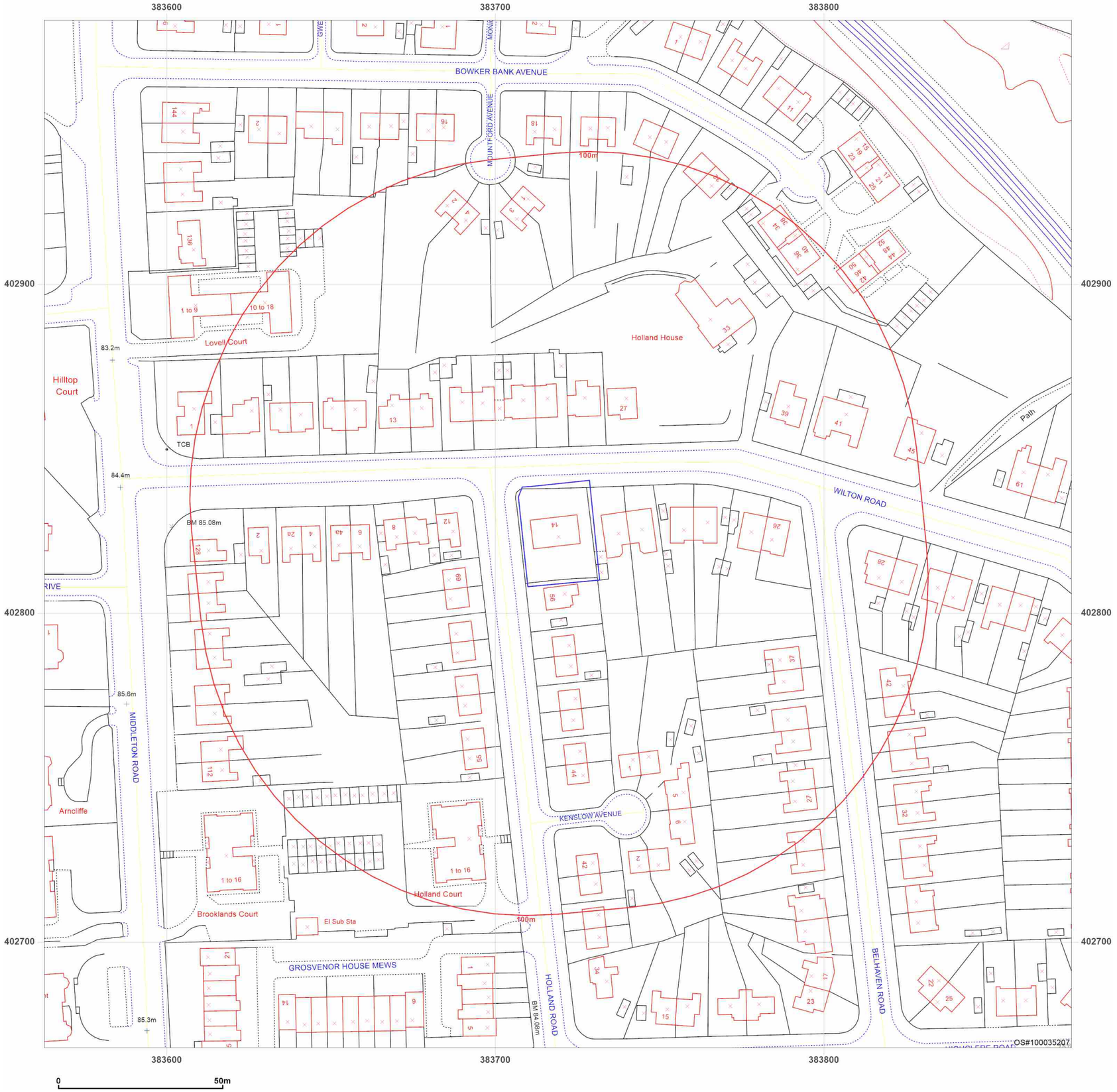
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4WQ

Client Ref: 012041
Report Ref: E3P-KSK-2P4-KZD-NO2
Grid Ref: 383719, 402824

Map Name: LandLine

Map date: **2003**

Scale: 1:1,250

Printed at: 1:1,250

N
W E
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2003

Groundsure INSIGHTS

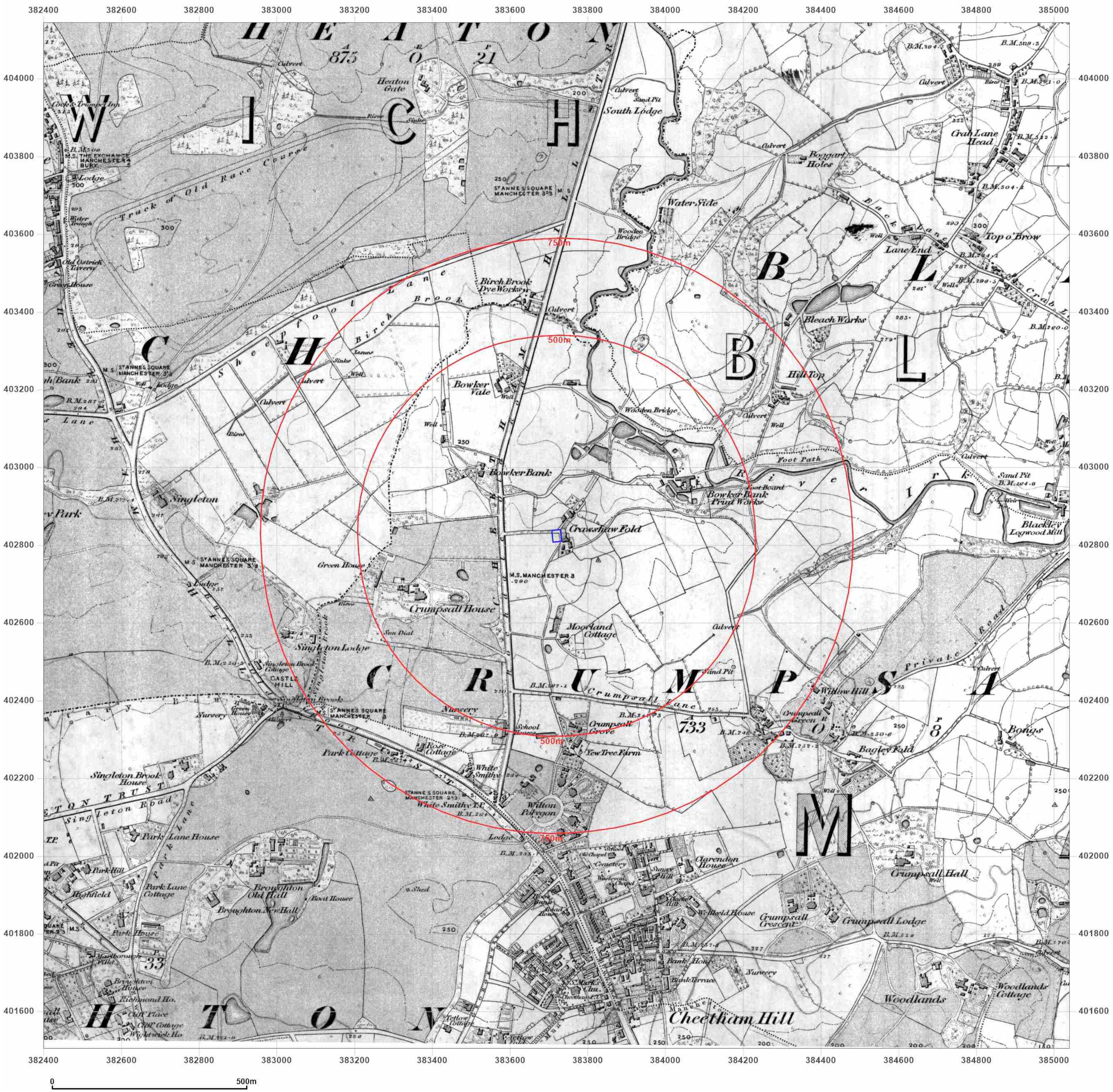
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Site Details:

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4WQ

Client Ref: 012041
Report Ref: E3P-KSK-2P4-KZD-NO2
Grid Ref: 383719, 402824

Map Name: County Series

Map date: **1848**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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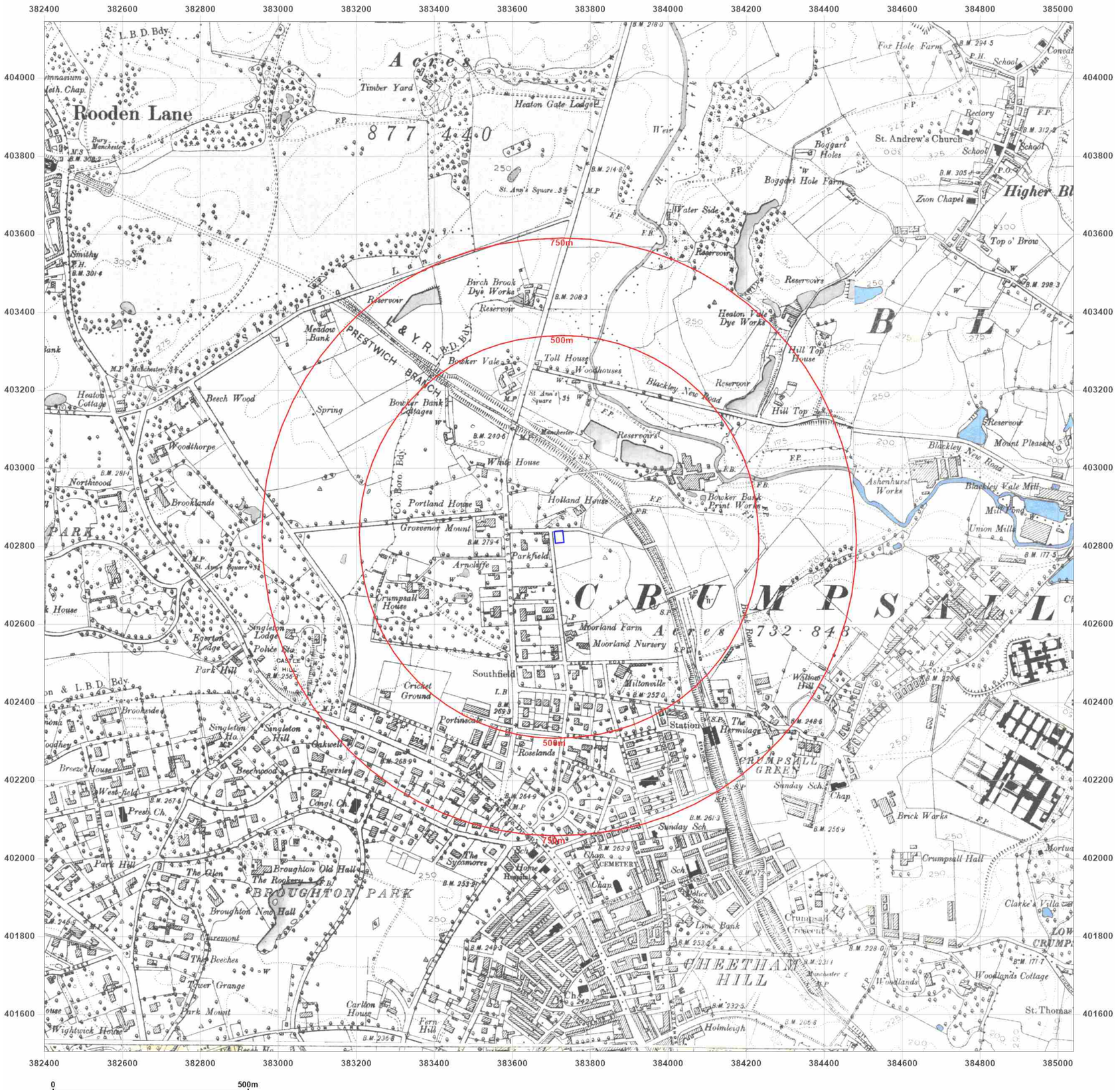
Surveyed 1845
Revised N/A
Edition 1848
Copyright N/A
Levelled N/A

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4WQ

Client Ref: 012041
Report Ref: E3P-KSK-2P4-KZD-NO2
Grid Ref: 383719, 402824

Map Name: County Series

Map date: **1891-1894**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1891
Revised 1891
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1891
Revised 1891
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1889
Revised 1889
Edition 1894
Copyright N/A
Levelled N/A

Surveyed 1891
Revised 1891
Edition N/A
Copyright N/A
Levelled N/A

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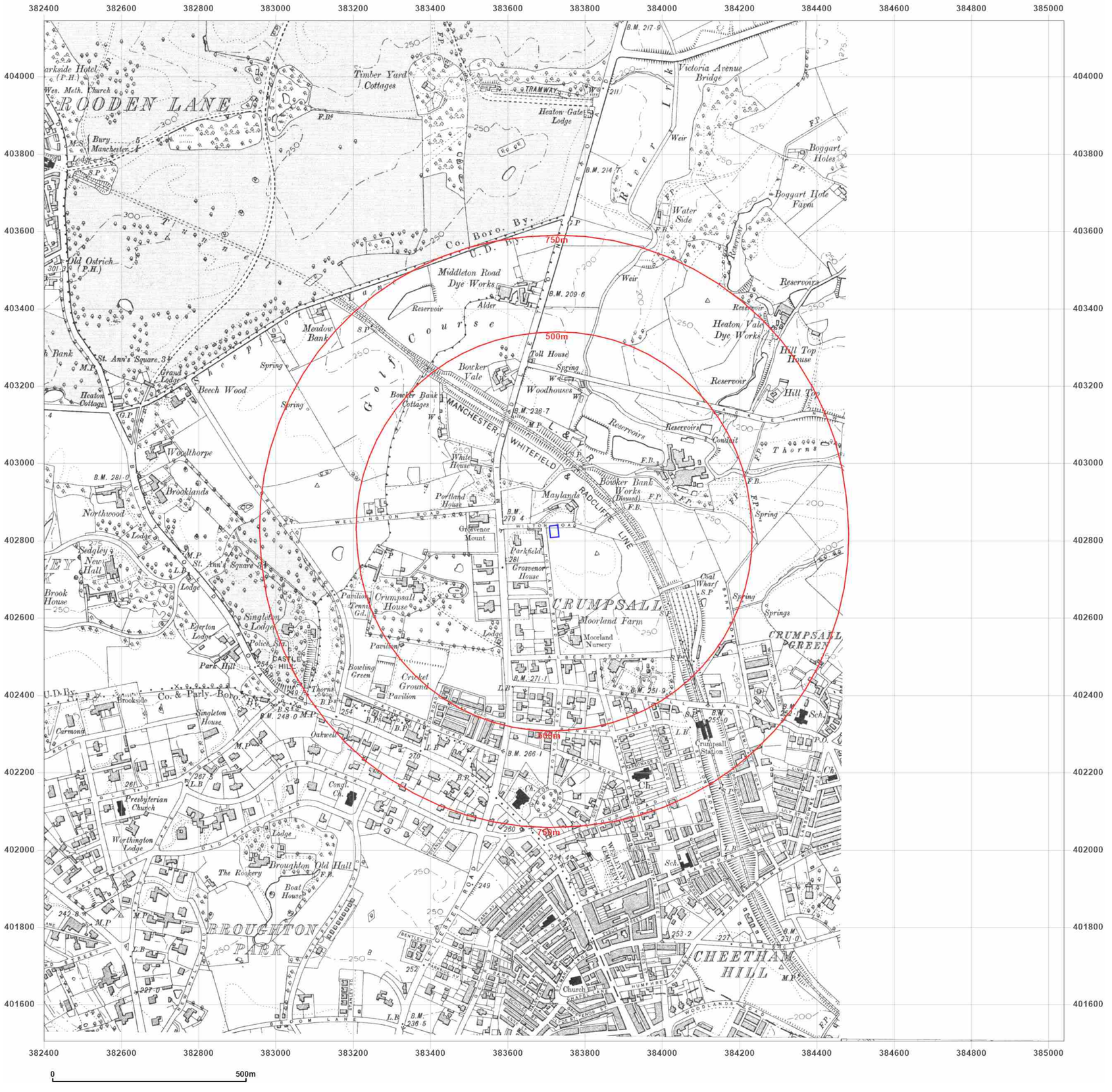
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Client Ref: 012041
Report Ref: E3P-KSK-2P4-KZD-NO2
Grid Ref: 383719, 402824

Map Name: County Series

Map date: **1906-1907**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1844
Revised 1907
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1906
Edition N/A
Copyright N/A
Levelled N/A

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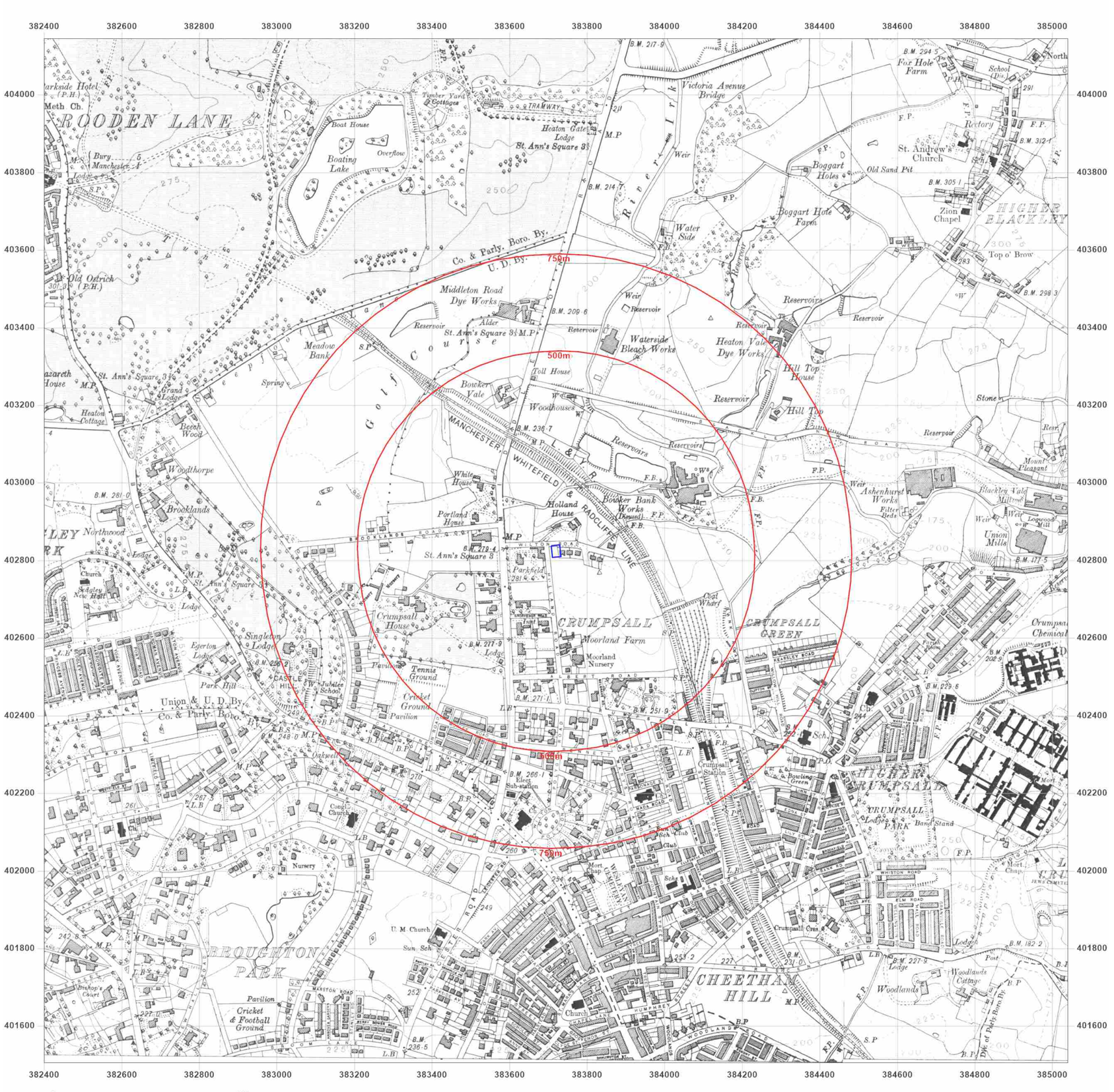
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Client Ref: 012041
Report Ref: E3P-KSK-2P4-KZD-NO2
Grid Ref: 383719, 402824

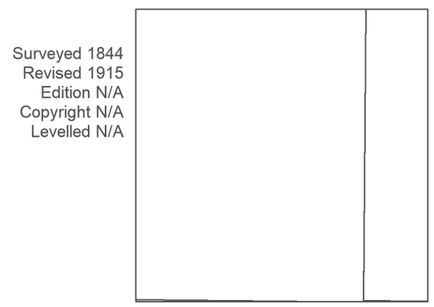
Map Name: County Series

Map date: **1915**

Scale: 1:10,560

Printed at: 1:10,560

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4WQ

Client Ref: 012041
Report Ref: E3P-KSK-2P4-KZD-NO2
Grid Ref: 383719, 402824

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1844
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1923
Edition N/A
Copyright N/A
Levelled N/A

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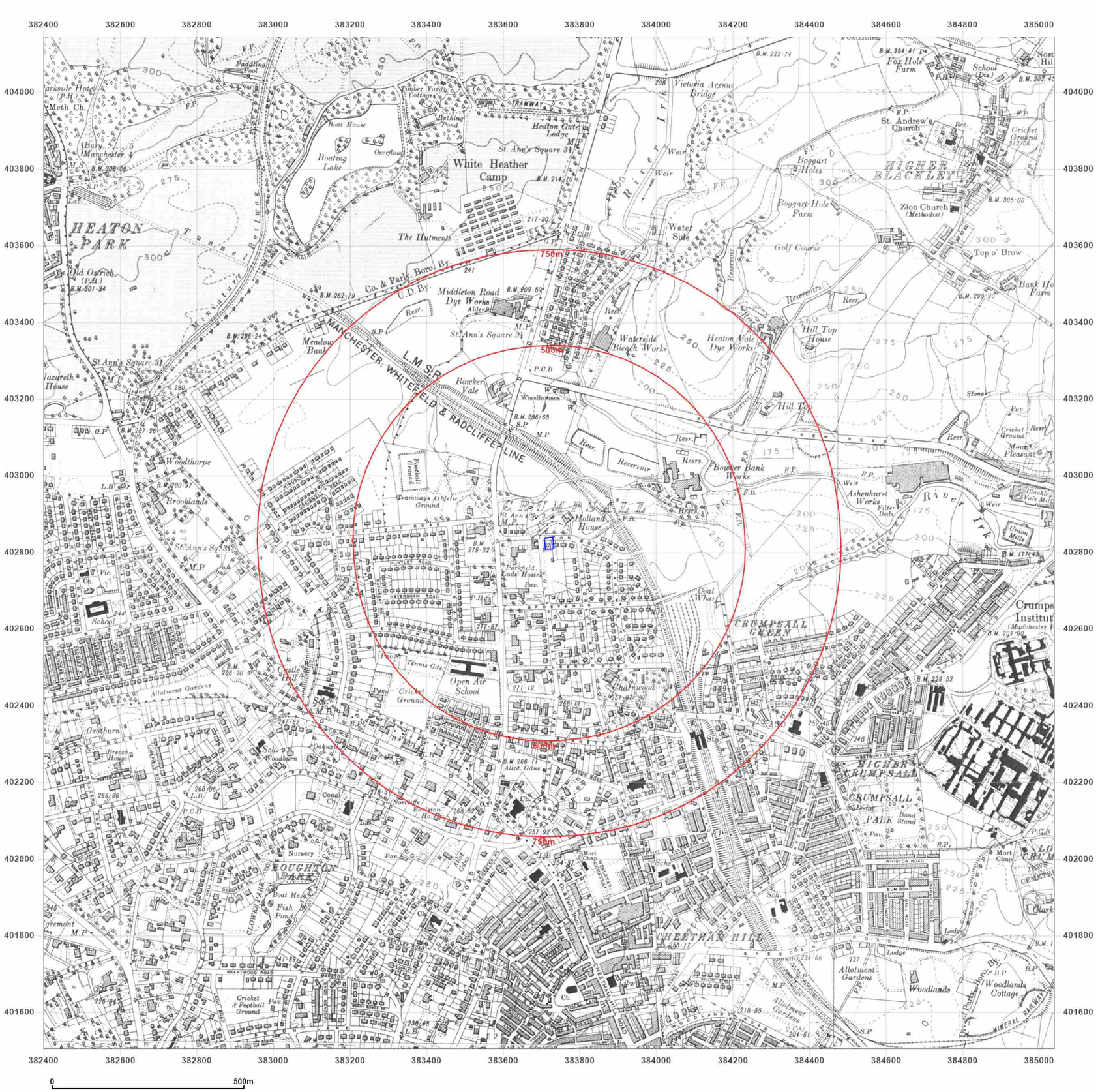
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Client Ref: 012041
Report Ref: E3P-KSK-2P4-KZD-NO2
Grid Ref: 383719, 402824

Map Name: County Series

Map date: **1931-1933**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1844
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1933
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1931
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1933
Edition N/A
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CRUMPSALL, MANCHESTER, M8 4WQ

Client Ref: 012041
Report Ref: E3P-KSK-2P4-KZD-NO2
Grid Ref: 383719, 402824

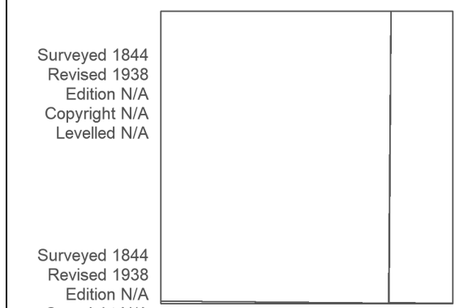
Map Name: County Series

Map date: **1938**

Scale: 1:10,560

Printed at: 1:10,560

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4WQ

Client Ref: 012041
Report Ref: E3P-KSK-2P4-KZD-NO2
Grid Ref: 383719, 402824

Map Name: Provisional

Map date: **1956**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
Levelled N/A

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4WQ

Client Ref: 012041
Report Ref: E3P-KSK-2P4-KZD-NO2
Grid Ref: 383719, 402824

Map Name: Provisional

Map date: **1966-1968**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1968
Revised 1968
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1966
Revised 1966
Edition N/A
Copyright N/A
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4WQ

Client Ref: 012041
Report Ref: E3P-KSK-2P4-KZD-NO2
Grid Ref: 383719, 402824

Map Name: National Grid

Map date: **1977**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1975
Revised 1977
Edition N/A
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4WQ

Client Ref: 012041
Report Ref: E3P-KSK-2P4-KZD-NO2
Grid Ref: 383719, 402824

Map Name: National Grid

Map date: **1985**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1985
Revised 1985
Edition N/A
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CRUMPSALL, MANCHESTER, M8
4WQ

Client Ref: 012041
Report Ref: E3P-KSK-2P4-KZD-NO2
Grid Ref: 383719, 402824

Map Name: National Grid

Map date: **2001**

Scale: 1:10,000

Printed at: 1:10,000

N
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2001

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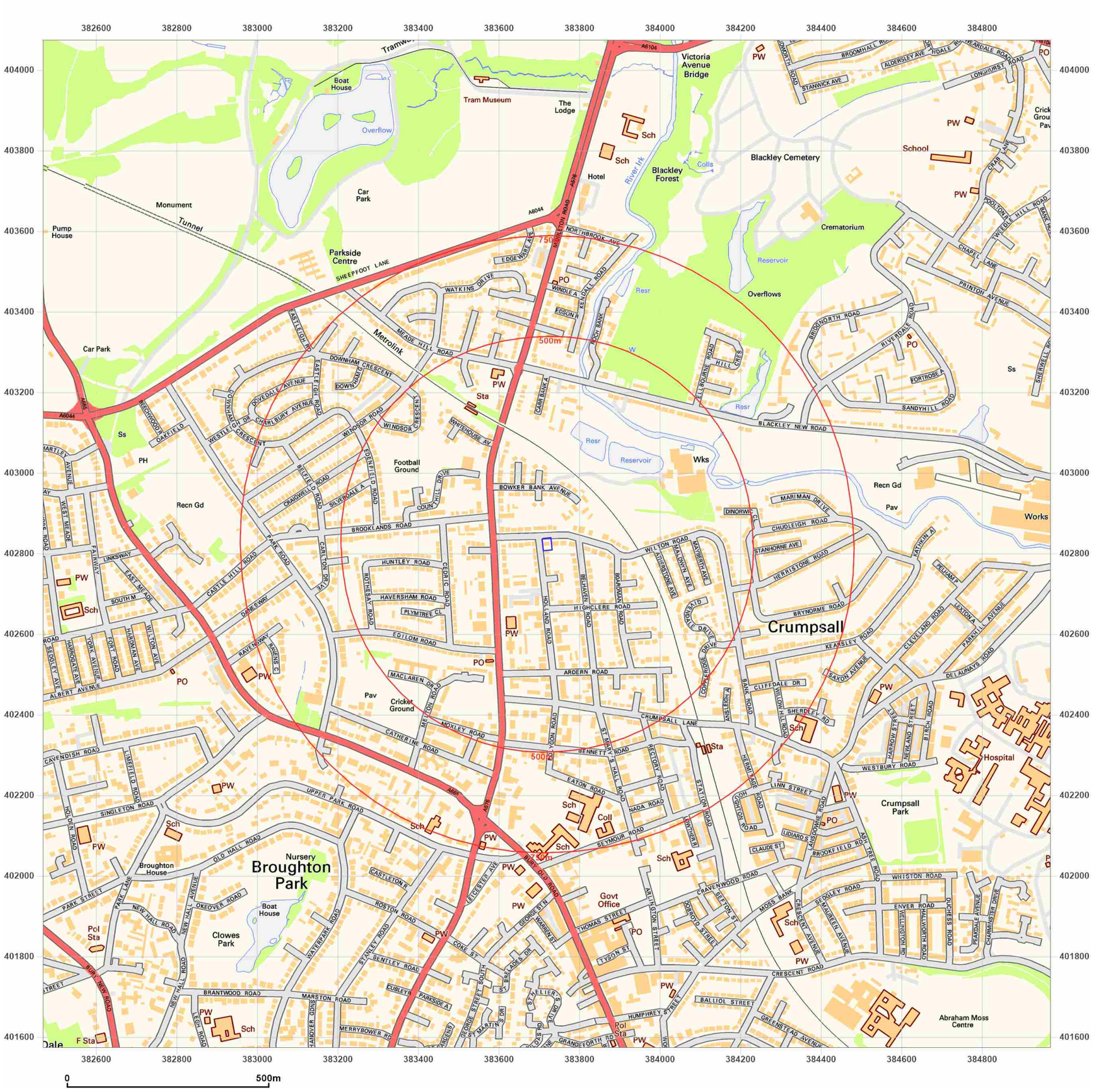
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Site Details:

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CRUMPSALL, MANCHESTER, M8
4WQ

Client Ref: 012041
Report Ref: E3P-KSK-2P4-KZD-NO2
Grid Ref: 383719, 402824

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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2010

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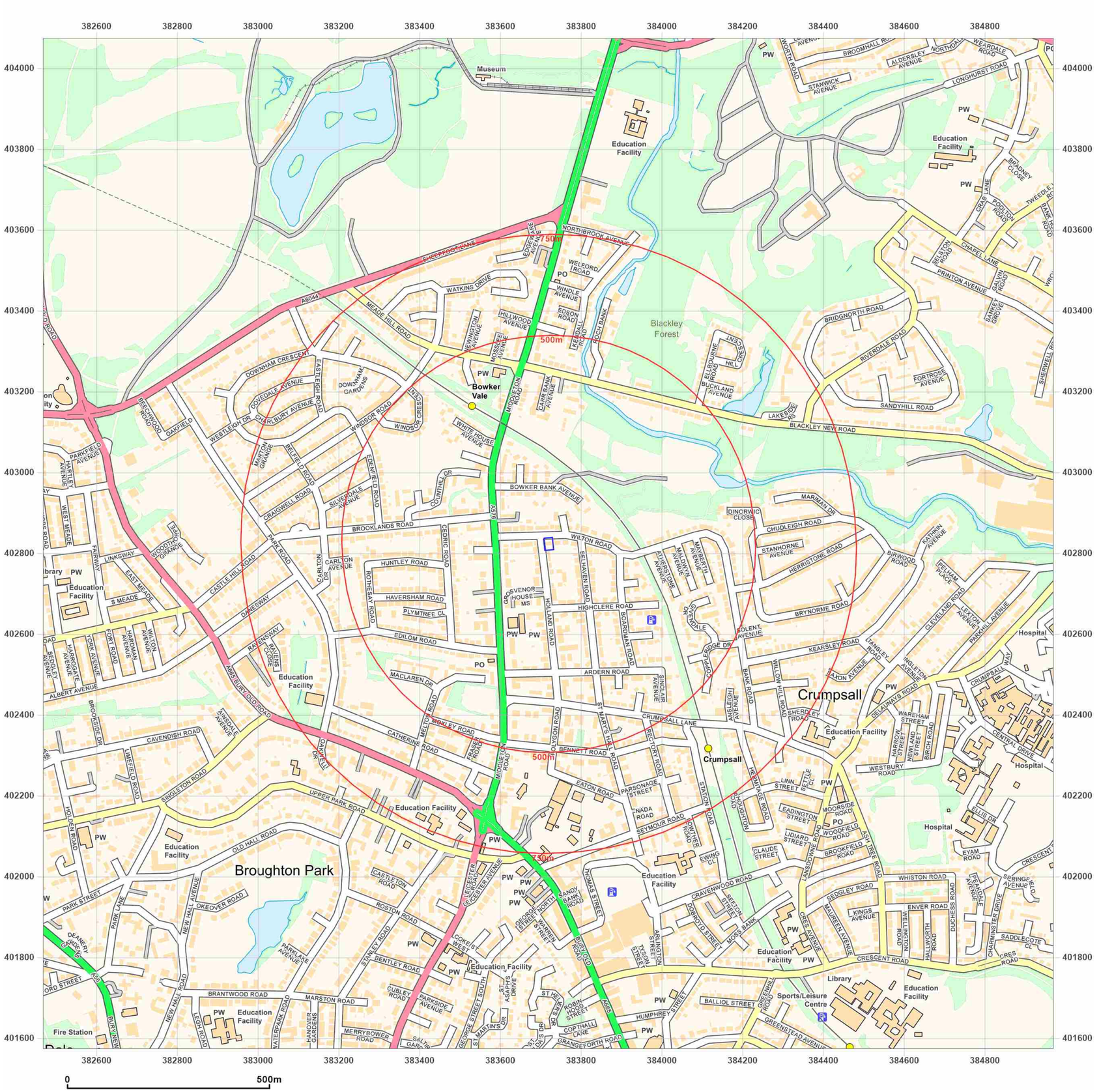
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Site Details:

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4WQ

Client Ref: 012041
Report Ref: E3P-KSK-2P4-KZD-NO2
Grid Ref: 383719, 402824

Map Name: National Grid

Map date: **2025**

Scale: 1:10,000

Printed at: 1:10,000

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