







EARTH ENVIRONMENTAL
& GEOTECHNICAL
A Technics Group Company

Phase 1 GeoEnvironmental Desk Study

Cheetham Hill

Manchester

On behalf of

World Metal Recycling Ltd

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Client:	**World Metal Recycling Ltd**
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1.0 INTRODUCTION

Appointment

1.1 Earth Environmental & Geotechnical Ltd has been commissioned by World Metal Recycling Ltd (the Client) to undertake a Phase I Environmental Desk Study for a proposed commercial development on land to the east of Sherborne Street, Manchester.

1.2 It is understood that the client intends to develop a commercial storage facility.

1.3 A proposed site layout plan has been provided and is presented in Figure 1, overleaf

Objective

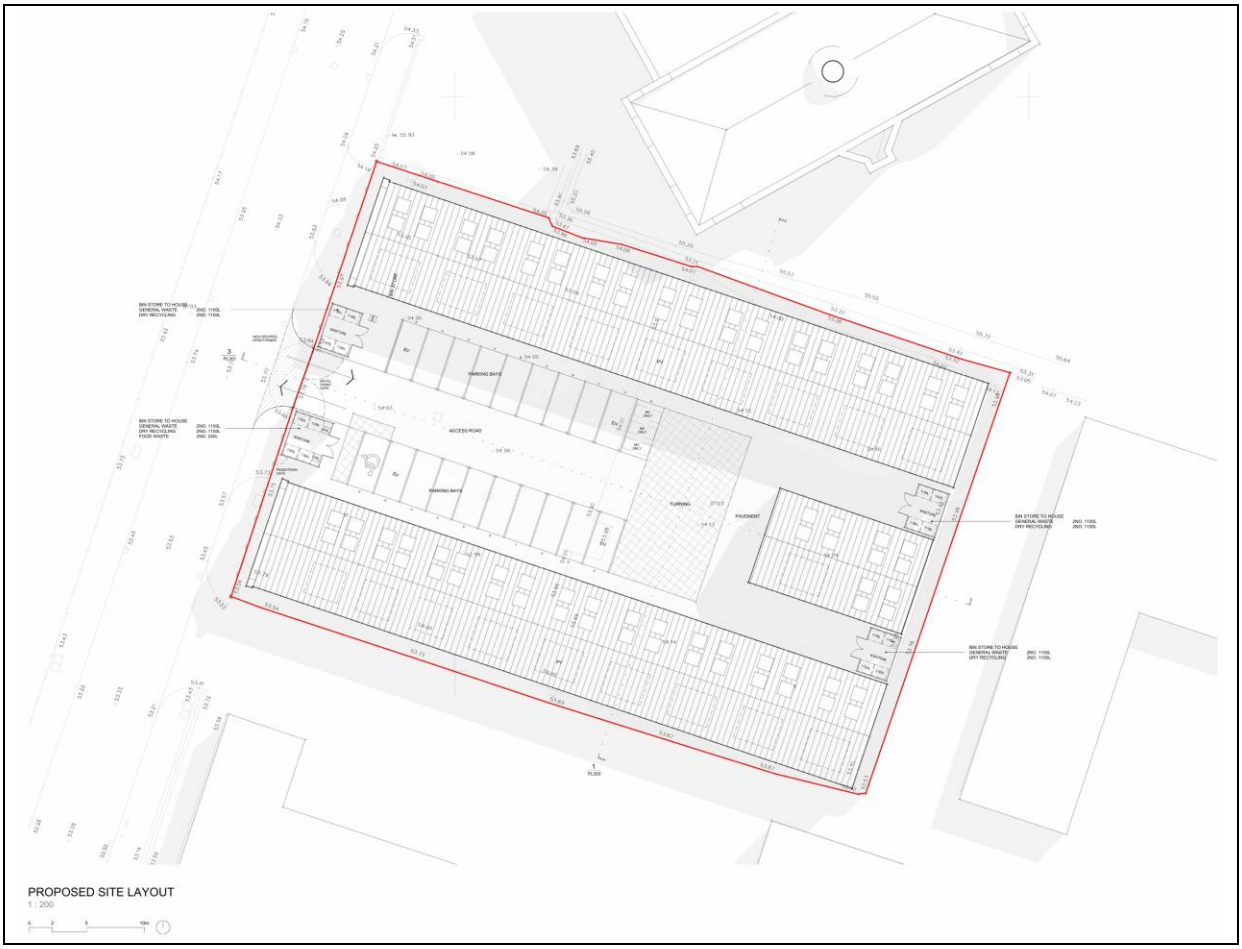
1.4 The purpose of the Desk Study is to collate available geological and environmental data for the site (and its environment) and provide a preliminary geotechnical and geo-environmental appraisal, with a site-specific conceptual model.

Scope

1.5 The Phase I Environmental Desk Study comprises a site reconnaissance visit and a review of the following information sources, some of which were provided by the client.

- British Geological Survey online maps.
- Google Earth imagery.
- Environment Agency online mapping data.
- Historical Ordnance Survey maps.
- The site and surrounding areas' environmental, geological, and mining data are presented in the site-specific GroundSure Reports (Appendix 1).
- Mining Remediation Authority Interactive Viewer.
- Zetica UXO Online Interactive Viewer
- Manchester City Council planning portal.

Figure 1: Proposed Site Layout Plan



2.0 SITE LOCATION AND DESCRIPTION

2.1 The site (0.23 hectares) is vacant land to the east of Sherborne Street, Manchester, approximately 1.1km north of Manchester Victoria Train Station.

2.2 The approximate National Grid Reference for the centre of the site is SD 84016 00219 (X: 384014, Y: 400216) and the nearest postcode is M8 8LR.

2.3 The site's topography is relatively flat and appears to have been levelled.

2.4 There are no trees on the site.

2.5 The site is an unoccupied parcel of land with hard-surfaced concrete covering the western half of the site. The eastern half of the site consists of a soft landscaped area. There are no trees located on-site.

2.6 Access to the site is gained via an entrance to the west of the site, which opens onto Sherborne Street.

2.7 The site is bound by a metal fence at the western site boundary, a wooden and concrete wall bounds the eastern and southern site boundaries, and the northern site boundary is bound by some cuttings - located between the site and a neighbouring disused mosque.

2.8 The site is surrounded by a public road to the west (Sherborne Street), a disused mosque to the north, a breakdown recovery service to the east, and a food store and textiles manufacturer to the south.

2.9 A location plan is shown below as Figure 2, together with a recent site photograph as Figure 3 (overleaf).

Site Utility Services

2.10 Site service plans have not been obtained for the site on behalf of the client. The status of all services should be checked before any development (including site investigation) commencing.

Figure 2: Site Location Plan

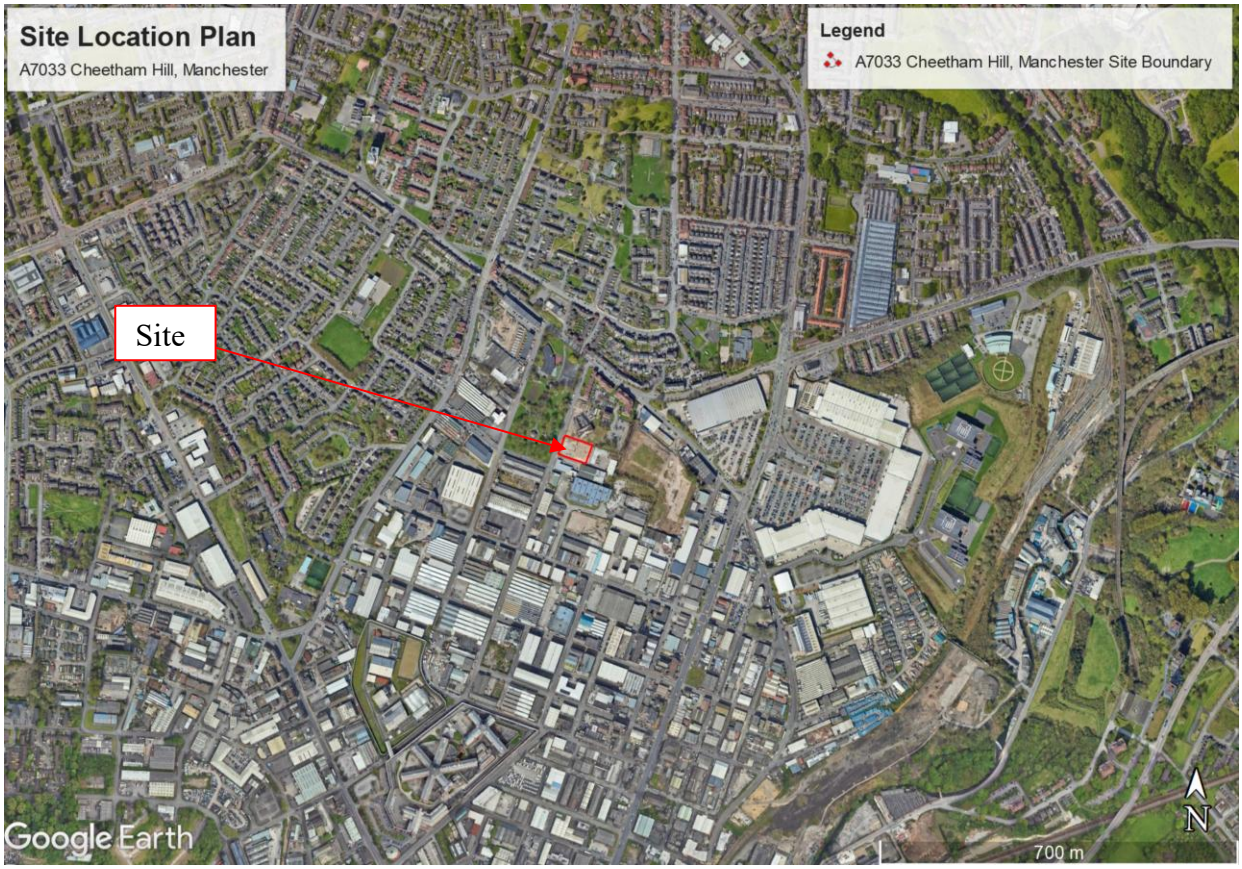


Figure 3: Site Photograph



3.0 ENVIRONMENTAL SETTING

3.1 The geology of the site is covered by British Geological Survey (BGS) online data and the site-specific GroundSure Enviro+Geo Insight report (Appendix 1).

3.2 Environmental conditions are covered by the Environment Agency (EA) and British Geological Survey (BGS) online data, and the site-specific GroundSure Enviro+Geo Insight report (Appendix 1).

Geology

3.3 The BGS states that artificial infilled ground deposits underlie the site.

3.4 The site is recorded to be underlain by superficial Devensian Till deposits.

3.5 The bedrock geology beneath the site is shown to be the Triassic Chester Pebble Bed Formation, generally comprising sandstone.

3.6 There are 2no. records of linear features, within 500m of the site boundary. The closest record refers to a fault located 325m southwest of the site.

3.7 There are no records of landslips within 500m of the site.

3.8 There are 13no. BGS borehole records identified within 250m of the site. The closest publicly available record is located 192m northeast of the site and shows made ground to 0.76m bgl, followed by Light brown sandy clay to 1.06m bgl, followed by stiff red/brown boulder clay to 7.62m bgl.

3.9 The following hazard ratings apply to the site and land within 50m and are presented in the Enviro + Geo Insight Report

- Shrink / swell clays: Very Low
- Running sands: Very Low
- Compressible deposits: Moderate
- Collapsible deposits: Very Low
- Landslides: Very Low
- Ground dissolution of soluble rocks: Negligible

Hydrogeology and Hydrology

3.10 The site is underlain by superficial Devensian Till deposits, which are classified by the Environment Agency (EA) as a Secondary Undifferentiated Aquifer, with a mixed flow type and a High to low permeability. The BGS states the following:

Secondary Undifferentiated *'Assigned where it is not possible to attribute either category A or B to a rock type. In general, these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.'*

3.11 The Chester Pebble Beds Formation is classified by the Environment Agency (EA) as a Principal Aquifer with a mixed flow type and a high to moderate permeability. The BGS states the following:

Principal *'Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally, principal aquifers were previously major aquifers.'*

3.12 The groundwater vulnerability of the site has been classified as low for the superficial aquifer and low for the bedrock aquifer. The soil leaching potential of the site is classified as low. The BGS states:

*'**Low**' Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.'*

3.13 There are 30no. records of groundwater abstraction licence records within 2km of the site. The closest record refers to a historical licence for "Drinking, Cooking, Sanitary, Washing," located 412m south of the site. The nearest active abstraction licence record is for "process Water," located 493m south of the site.

3.14 There are no records of surface water abstraction licence records within 2km of the site.

3.15 There are 10no. potable water abstraction licence records within 2km of the site. The nearest record refers to a historical licence located 412m south of the site for "Cooking, Sanitary, Washing".

3.16 The site is not located within a Source Protection Zone.

3.17 The site is not located within 500m of a Source Protection Zone within a confined aquifer.

3.18 There are no water network entries within 250m of the site.

3.19 There are no surface water features identified within 250m of the site.

3.20 There is 1no. record of a Water Framework Directive (WFD) surface water bodies located 1047m southwest of the site. The record refers to River Irwell from Croal to Irk. The EA assigned a fail chemical and moderate ecological rating in 2019.

3.21 There is 1no. record of a water Framework Directive (WFD) groundwater body located on site. The record refers to the Manchester and East Cheshire Permo-Triassic Sandstone Aquifers, which had a poor chemical rating in 2019.

Ground Workings, Mining and Other Underground Workings

3.22 There are 50no. records of historical working features, identified within 250m of the site boundary. There are 11no onsite records, 20no offsite records within 100m of the site listed in Table 1 below.

Table 1: Summary of Surface Ground Working within 100m of the site

Location and Distance	Land use	Date
Onsite	Unspecified Pit	1956
Onsite	Brickworks	1923
Onsite	Brickworks	1931
Onsite	Brickworks	1916
Onsite	Brickworks	1906
Onsite	Brickworks	1956
Onsite	Refuse Heap	1923
Onsite	Unspecified Pit	1923
Onsite	Unspecified Ground Workings	1894
Onsite	Refuse Heap	1916
Onsite	Pond	1916
15m North	Unspecified Pit	1894
31m North	Mortuary	1956
36m Southeast	Unspecified Ground Workings	1956
44m Southeast	Brick Works	1938
44m Southeast	Unspecified Ground Workings	1931
46m Southeast	Unspecified Ground Workings	1931
52m Southeast	Pond	1906
54m East	Unspecified Ground Workings	1938
56m Southeast	Pond	1938
58m Southwest	Unspecified Ground Workings	1906
60m Southeast	Unspecified Ground Workings	1931
62m Southwest	Brick works	1906
63m Southwest	Clay Pit	1916
64m Southwest	Clay Pit	1923
74m Southwest	Unspecified Pit	1894
74m East	Pond	1906
76m East	Pond	1894
76m Southwest	Ponds	1923
91m SW	Unspecified Pit	1931
94m South	Ponds	1916

3.23 The records beyond 100m include unspecified pits, pond, unspecified heap, unspecified ground workings, and unspecified pit.

3.24 According to the BGS, there are 4no. records of British Pits within 500m of the site. The nearest record refers to Broughton Street Brickworks, located 115m southeast of the site. Extraction is recorded to have ceased.

Mining and Other Underground Workings

3.25 The site is not located within a Mining Remediation Authority, Development High Risk Area.

3.26 There are 4no. records of historical mineral planning areas within 500m of the site. The nearest record refers to a clay brick surface mineral working located onsite.

3.27 There are no records of historical underground working features identified within 1km of the site.

3.28 There is 1no. record of researched mining located within 500m of the site. This record refers to the mining of stone and is located 362m south of the site.

3.29 There are no records of brine areas, gypsum extraction, tin mining, or clay mining on the site.

3.30 There are no records of natural cavities within 500m of the site.

3.31 There are no records for mining cavities within 1km of the site.

Radon Potential

3.32 The site is located in a Radon Affected Area, where less than 1% of properties are above the Action Level. Therefore, no radon protection measures are required in any new structures.

Landfill & Waste Management Activity

3.33 There are no records for the current Environment Agency landfill records within 500m of the site, see Figure 4.

3.34 There are no records of BGS/DoE non-operational landfill sites within 500m of the site.

3.35 There are no records of a historical landfill from the Local Authority and Historical Mapping records within 500m of the site.

3.36 There are 3no. records of historic Environment Agency landfill sites within 500m of the site. The nearest record refers to a waste licence, located 61m east of the site.

3.37 There are 7no. records of historical waste sites within 500m of the site. The nearest record refers to a car breakers yard located 61m east of the site.

3.38 There are 2no. records of current Environment Agency licensed waste sites within 500m of the site. The nearest record refers to Kains Steel Drums located 319m southwest of the site.

3.39 There are 8no. records of waste treatment, transfer, or disposal site, within 500m of the site. The closest record refers to a “Storing waste exemption,” located 142m southwest of the site.

Figure 4: Waste and Landfill Map



Industrial Land Use Information

3.40 There are 228no. records of potentially contaminative historical land uses identified within 500m of the site. The closest 6no. records are located onsite and refers to Unspecified Ground Workings, dated 1894, Refuse Heap, dated 1916 – 1923, Unspecified Pits, dated 1923 and 1956, Brick works, dated 1894 – 1956 and a hospital dated 1968-1985.

3.41 There are 50no. records of historical tanks identified within 500m of the site. The closest record refers to an unspecified tank located 89m south of the site, dated 1922.

3.42 There are 66no. records of historical energy features identified within 500m of the site. The closest record refers to "Electricity Board Headquarters" located 41m southwest of the site, dated 1973.

3.43 There are no records of historical petrol stations located within 500m of the site.

3.44 There are 2no. records for current petrol or fuel sites within 500m of the site. The nearest record refers to an unbranded, obsolete fuel site, located 341m south of the site.

3.45 There are 49no. records of historical garage and motor vehicle repair sites identified within 500m of the site. The closest record refers to a "Car Breakers Yard" located 61m east of the site, dated 1975-1982.

3.46 There are no historical military land use records within 500m of the site.

3.47 There are 27no. records of recent industrial land uses identified within 250m of the site. The closest record refers to Ceiling Expert Ltd Building and Component Suppliers located 23m south of the site.

3.48 There are no National Grid high voltage underground electricity transmission cables within 500m of the site.

3.49 There are no National Grid high-pressure gas transmission pipelines within 500m of the site.

3.50 There are 37no. historical railway and tunnel features identified within 250m of the site. The nearest feature refers to a railway siding located 24m south of the site.

3.51 There are no records of historical railway lines identified within 250m of the site.

3.52 There are no current active railway line records identified within 250m of the site.

3.53 There are no underground railway lines or tunnels identified within 250m of the site.

3.54 The site is not within 500m of the route of the High Speed 2 rail project.

3.55 The site is not within 500m of the route of the Crossrail 2 rail project.

Environmental Permits, Incidents, and Registers

The Groundsure Report includes records of environmental permits, incidents, and registers within 500m of the site, which are summarised in Table 2 below.

Table 2: Environmental Permits, Incidents, and Registers within 500m of the Site

Permit/Incident/Register	Number	Nearest Record
Sites determined as Contaminated Land (Part 2a Register)	0	N/A
Control of Major Accident Hazards (COMAH)	0	N/A
Regulated explosive sites	0	N/A
Hazardous substance storage/usage	0	N/A
Historical Licensed Industrial Activities (IPC)	0	N/A
Licensed industrial activities (Part A(1)	0	N/A
Licensed pollutant release (Part A(2)/B)	1	343m NW
Radioactive Substance Authorisation	0	N/A
Licensed Discharges to controlled waters	0	N/A
Pollutant release to surface waters (Red List)	0	N/A
Pollutant release to the public sewer	0	N/A
List 1 Dangerous Substances (European Directive E 2006/11/EC)	0	N/A
List 2 Dangerous Substances (European Directive E 2006/11/EC)	0	N/A

Pollution Incidents (EA/NRW)	11	182m S
Pollution inventory substances	0	N/A
Pollution inventory waste transfers	0	N/A
Pollution inventory radioactive waste	0	N/A

3.56 There is 1no. record of Licensed Pollutant Release (Part A (2)/B) located within 500m of the site. The record refers to a Part B historical permit for the Respraying of Road Vehicles, located 343m northwest of the site.

3.57 There are 11no. records of Pollution Incidents (EA/NRW) located within 500m of the site. The closest record refers to household waste materials situated 182m south of the site. The incident has a category 4 (No Impact) water impact, category 3 (Minor) land impact, and a category 4 (No Impact) air impact.

Environmentally Sensitive Sites

3.58 There are no records of a Site of Specific Scientific Interest (SSSI) located within 2km of the site.

3.59 There is no record of Conserved wetland sites (Ramsar Sites) within 2km of the site.

3.60 There are no records of Special Areas of Conservation (SAC) within 2km of the site.

3.61 There are 2no. records of Local Natural Reserves within 2km of the site. The nearest record refers to The Cliff / Kersal Dale, located 1699m northwest of the site.

3.62 There are no records of Designated Ancient Woodland within 2km of the site.

3.63 There are no records of green belts within 2km of the site.

3.64 There are 5no. records of Nitrate Vulnerable Zones (NVZ) within 2km of the site. The nearest record refers to Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ, located onsite.

Ecology

3.65 An ecological assessment of the site falls outside the brief of this report. Where considered necessary, advice should be sought from an ecological specialist in this respect.

3.66 The land on the site is classified as urban non-agricultural land.

3.67 There are 5no. records for Priority Habitat Inventory recorded within 250m of the site. The record refers to a deciduous woodland located 13m west of the site.

Archaeology

3.68 An archaeological assessment falls outside the scope of this report. Where considered necessary, advice should be sought from an archaeological specialist in this respect.

3.69 There are no world heritage sites, areas of outstanding natural beauty, conservation areas, national parks, scheduled monuments or registered parks and gardens within 250m of the site.

3.70 There are 2no. records of listed buildings located within 250m of the site. The nearest record refers to Bandstand, located 60m west of the site.

Potential Flood Risks

3.71 Detailed assessment of flood risks is outside the scope of this report. However, the site does not lie within an Environment Agency Zone 2 and Zone 3 flood zone.

3.72 There are no records of risk of flooding from rivers and sea (RoFRaS) within 50m of the site.

3.73 There are no records of historical flood events within 250m of the site.

3.74 There are no records of flood defences within 250m of the site.

3.75 There are no records for areas benefiting from flood defences within 250m of the site.

3.76 There are no flood storage areas within 250m of the site.

3.77 The highest risk of surface water flooding occurring on-site for a 1 in 30-year return event is 0.1m to 0.3m.

3.78 The highest risk of groundwater flooding occurring on-site is moderate.

Unexploded Ordnance

3.79 The online Zetica UXO map shows the site within a moderate-risk zone.

4.0 SITE HISTORY

4.1 The historical development of the site has been determined by reference to historical plans and Google Earth imagery. Information in the historical mapping study has been predominantly limited to the site or within 100m of the site to focus on the most directly relevant information. Beyond this radius, only information deemed relevant will be referenced. Each map or photograph represents a snapshot of the site and its environment at the date of the survey. Any changes that occur at other times may not have been recorded on the maps and could represent an unidentified hazard to the site.

4.2 Only selected maps with a clear view of the site and surrounding area have been used; the information reported might not represent all pertinent information that could be obtained. The interpretation of the maps and/or other data commented on in this report is subjective.

4.3 The earliest available historical mapping covering the site dates back to 1848. The site history is summarised in Tables 3 and 4, below, followed by selected extracts from maps and aerial photographs in Figures 5 to 8.

Table 3: Summary of Site History

Date	Scale	On-Site History	Surrounding Land Use History
1848	1:10,560	The site is located at the edge of a residential estate. A public road runs across the western side of the site from southwest towards the northeast. Residential gardens are located at the southwestern end of the site, and a pond is located at the northwestern end of the site.	The land directly north, east, and south of the site appears to be open land. A river is located approximately 40m east of the site. Residential developments are located directly west of the site.
1850	1:1,056	There is no significant change compared to the previous map.	There is no significant change compared to the previous map.
1890-1891	1:500	Cuttings run across the central and northern areas of the site, associated with onsite clay pits.	Residential developments to the west of the site have been removed. A public road is located directly west of the site (Sherbourne Street). Cheetham Park is located approximately 20m west of the site. Clay pits are located across the site and to the immediate north, east and south of the site. Residential houses are located approximately 80m northeast of the site. Ponds are located approximately 25m south and 60m east of the site.
1891-1894	1:10,560	There is no significant change compared to the previous map.	Brickworks are located approximately 90m south of the site.

Date	Scale	On-Site History	Surrounding Land Use History
			A tramway is located approximately 50m southwest of the site.
1906- 1907	1:10,560	The entire site is located within a clay pit.	An additional tramway is located approximately 40m southeast of the site. A Jews hospital is located approximately 90m north of the site.
1908	1:2,500	There is no significant change compared to the previous map.	There is no significant change compared to the previous map.
1915-1916	1:10,560	Some backfilled materials have been deposited across the site. Particularly in the eastern area of the site.	Land directly east of the site has been backfilled and levelled.
1922	1:2,500	There is no significant change compared to the previous map.	There is no significant change compared to the previous map.
1923	1:10,560	There is no significant change compared to the previous map.	There is no significant change compared to the previous map.
1933	1:2,500	Most of the site has been backfilled and levelled. Cuttings are still present in the southwestern area of the site.	A garment waterproofing works is located approximately 30m north of the site. A pond is located approximately 60m south of the site.
1938	1:10,560	There is no significant change compared to the previous map.	There is no significant change compared to the previous map.
1949-1951	1:1,250	There is no significant change compared to the previous map.	The North Western Electricity Board is located approximately 40m southwest of the site. A mortuary, PO engineering works, nurses home and tennis courts are located from approximately 40m north / northeast of the site.
1956	1:10,560	There is no significant change compared to the previous map.	There is no significant change compared to the previous map.
1958-1963	1:1,250	The entire site has been backfilled, and a depot is located in the northeastern end of the site.	Manchester Victoria Memorial Jewish Hospital occupies the land directly north of the site and has redeveloped a building located approximately 20m north of the site. A warehouse is located approximately 5m southeast of the site.
1972-1977	1:10,000	A warehouse covers the eastern, central, and northwestern ends of the site.	Warehouses are located approximately 10m east and 30m southeast of the site. A car park is located approximately 30m south of the site.

Date	Scale	On-Site History	Surrounding Land Use History
			Printing works are located approximately 90m southeast of the site.
1980-1985	1:10,000	There is no significant change compared to the previous map.	There is no significant change compared to the previous map.
1988-1992	1:1,250	A small structure is present in the southwestern end of the site.	A car breakers yard is located approximately 50m east of the site.
1992-1994	1:1,250	There is no significant change compared to the previous map.	Developments directly north of the site have been removed. A lodge is located approximately 90m north of the site.
2001	1:10,000	There is no significant change compared to the previous map.	The estate directly east of the site has been renamed to Sherborne Trading Estate.
2003	1:1,250	There is no significant change compared to the previous map.	A substation is located approximately 80m northeast of the site. A small development and road are located approximately 50m northeast of the site.
2010	1:10,000	All onsite structures have been removed. The land appears to be unoccupied.	New developments (assumed commercial) are located approximately 5m north and 60m east of the site.
2025	1:10,000	There is no significant change compared to the previous map.	The building located approximately 5m north of the site has been redeveloped.

Table 4: Summary of Site History from Aerial Photographs

Date	On-Site History	Surrounding Land Use History
2000	The photograph is unclear but appears to show commercial buildings occupying the eastern, central, and northwestern areas of the site. A smaller structure appears to be in the southwestern end of the site and hard surfacing appears to cover the entire site.	The site appears to be surrounded by commercial developments to the east and south of the site. A public road is located directly west of the site. A park is located approximately 20m west of the site. Undeveloped / Unoccupied land is located directly north of the site.
2009	All onsite structures have been removed. The land appears to be unoccupied. Hard surfacing is still present across the entire site with some overgrown vegetation appearing in gaps between the hard surfacing.	There is no significant change compared to the previous photograph.
2015	There is no significant change compared to the previous photograph.	There is no significant change compared to the previous photograph.
2022	Overgrown vegetation appears to be cleared.	The building located approximately 5m north of the site has been redeveloped.

Date	On-Site History	Surrounding Land Use History
2023	There is no significant change compared to the previous photograph.	There is no significant change compared to the previous photograph.

Figure 5 OS Map Extract 1850

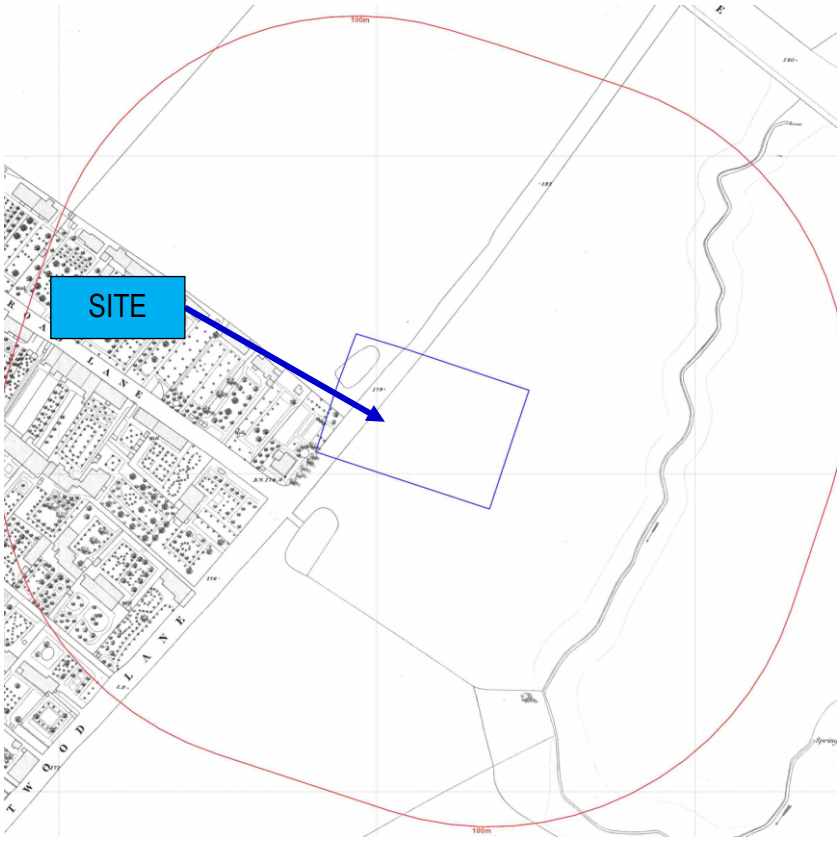


Figure 6 OS Map Extract 1922

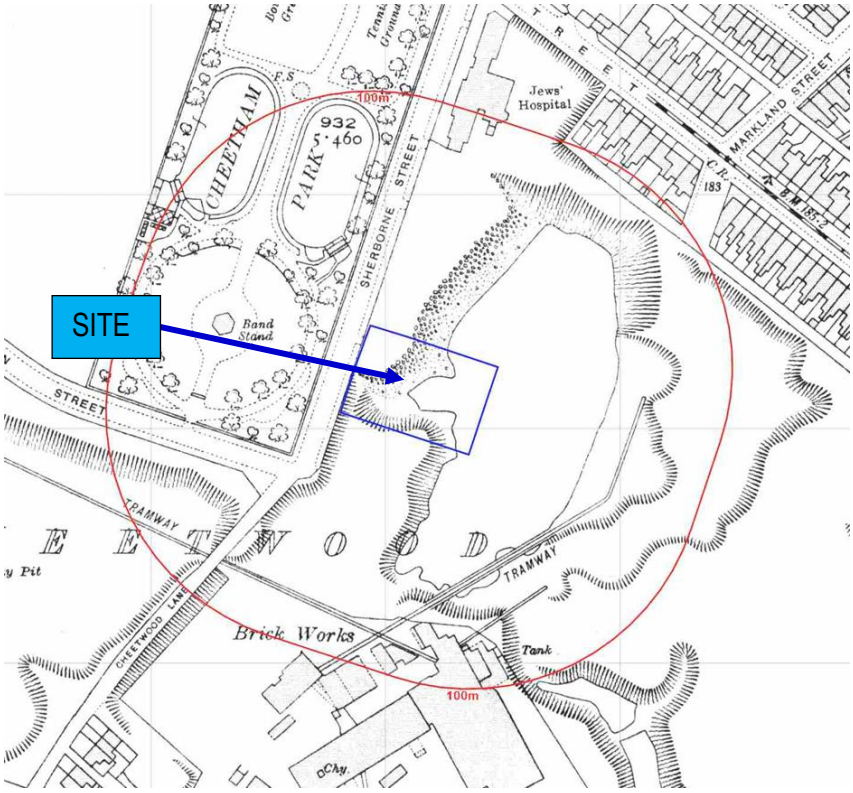


Figure 7 OS Map Extract 1992-1994

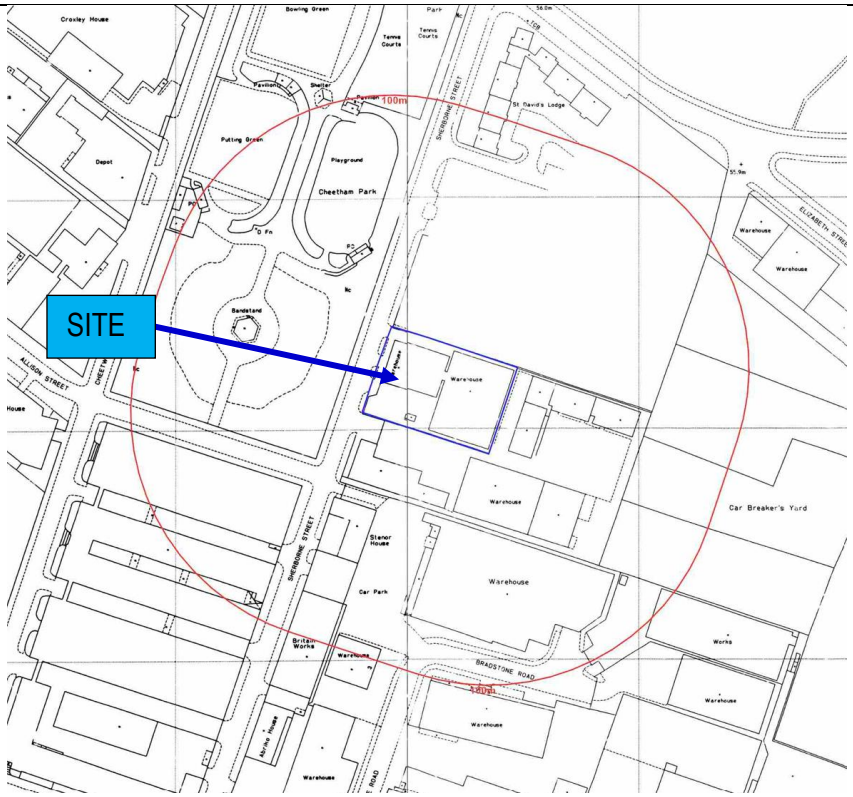
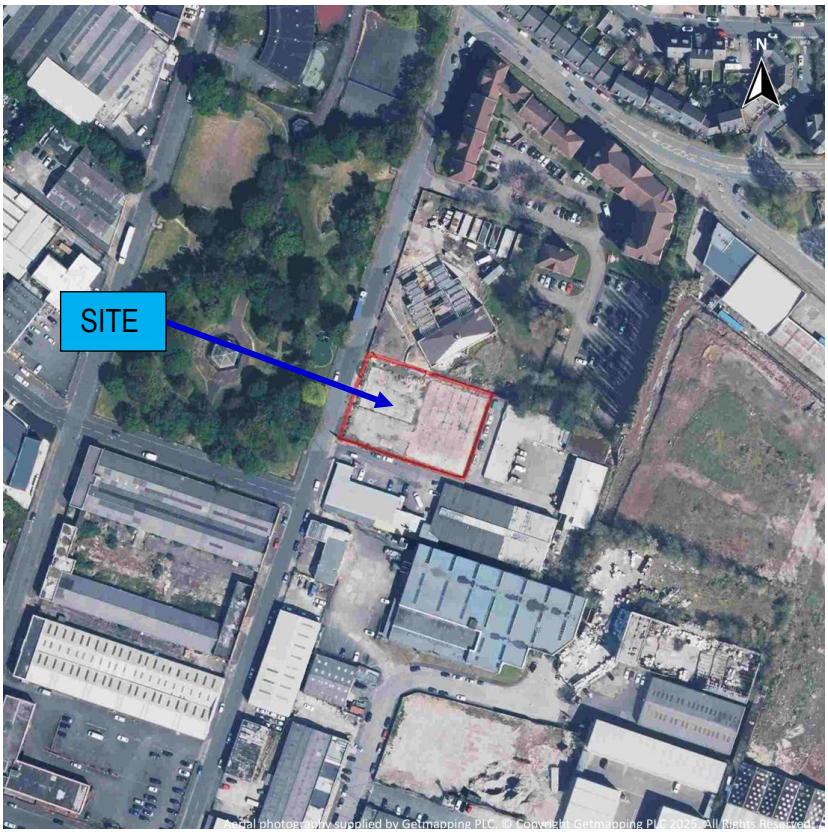


Figure 8 Aerial Photograph 2023



5.0 SITE WALKOVER SURVEY

5.1 A walkover survey was completed on 26th August 2025.

5.2 The photographs and notes from this survey are appended to this report as Appendix 2 and Appendix 3, respectively.

5.3 The surface topography of the site is generally flat.

5.4 The site is bound by a metal fence at the western site boundary, a wooden and concrete fence bounds the eastern and southern site boundaries, and the northern site boundary is bound by some cuttings - located between the site and a neighbouring disused mosque.

5.5 Overgrown vegetation can be found throughout the site. There are no trees onsite.

5.6 Access to the site is gained via an entrance to the west of the site, which opens onto Sherborne Street.

5.7 The site is surrounded by a public road to the west (Sherborne Street), a disused mosque to the north, a breakdown recovery service to the east and a food store and textiles manufacturer to the south.

6.0 PRELIMINARY CONTAMINATION RISK ASSESSMENT

Introduction

6.1 The following paragraphs outline a Preliminary Risk Assessment (PRA) for the site based on the above desk study information as defined by Land Contamination Risk Management Environment Agency, July 2023.

6.2 Table 7 provides a Preliminary Conceptual Model (PCM) which considers the source-pathway-receptor linkages present alongside the likelihood, severity, and risk level as defined within Tables 5 and 6 below. The assessment of probability, a modified risk table, and certain consequence definitions are based on CIRIA C552 and Land Contamination Risk Management Environment Agency, July 2023.

6.3 Table 7 considers whether a pollution linkage is potentially present and provides a preliminary qualitative assessment of risk based on the information currently available. Where a possible linkage is identified, it does not necessarily mean that a significant risk exists but indicates that further information is required through appropriate site investigation to substantiate the conceptual model.

6.4 The PCM/PRA is based on a commercial end use.

Table 5: Consequence, Probability and Risk

Probability	Consequence,	Risk
High Likelihood- There is a pollution linkage and an event either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution	Very High – acute risk to the human health likely to result in significant harm. Risk of severe or irreversible effect on ground/surface water quality. Catastrophic damage to buildings / property.	Very High – there is a high potential that the source-pathway-receptor scenarios may give rise to harm to human health, or the environment and remedial action is likely to be required.
Likely – there is a pollution linkage, and all the elements are present, which means that it is probable an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.	High – Severe or irreversible effect on human health. Temporary severe or irreversible effect on ground/surface water quality. Reduction of water quality rendering groundwater or surface water unfit to drink and/or substantial adverse impact on groundwater dependant environmental receptors.	High – it is likely that the source-pathway-receptor scenarios may give rise to an impact on human health or the environment, which may require remediation and/or control measures to mitigate risks
Low likelihood– there is a pollutant linkage, and circumstances are possible for an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term	Moderate – Long term or short-term moderate effect on human health. Moderate effect on ground/surface water quality, reversible with time. Reduced reliability of a supply at a groundwater or surface water abstraction source	Moderate – it is possible that the source-pathway-receptor scenarios may give rise to an impact on human health or the environment, however it is either relatively unlikely that such would be severe, or if any harm were to occur it is more likely that harm would be mild.
Unlikely – there is a pollution linkage, but circumstances are such that it is doubtful that an event would occur even in the very long term.	Low – Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc.) Slight effect on ground/surface water quality, reversible with time. Marginal reduced reliability of a supply at a groundwater or surface water abstraction source.	Low – it is possible that harm could arise at the source, however it is likely that this would at worst be mild.
		Very Low – it is unlikely that the source-pathway-receptor scenarios will give rise to an impact on human health or the environment.

Table 6: Estimation of Level of Risk by Comparison of Consequence and Probability

		Consequence			
		High	**Moderate**	**Low**	**Very low**
Probability	**High Likelihood**	Very High	High risk	Moderate risk	Moderate to low risk
	Likely	High risk	Moderate risk	Moderate to low risk	Low risk
	Low Likelihood	Moderate risk	Moderate to low risk	Low risk	Very low risk
	Unlikely	Moderate to low risk	Low risk	Very low risk	Very low risk

Potential Sources

6.5 The site was located at the edge of a residential estate from the start of historical mapping in 1848 . A public road ran across the western side of the site from southwest towards the northeast.

6.6 Residential gardens were located at the southwestern end of the site, and a pond was located at the northwestern end of the site. Since then, clay pits were located at the site from 1890 to 1963 where the pit has been backfilled.

6.7 Proceeding this, a depot was located in the northeastern end of the site up until 1972, after which, a warehouse covered the eastern, central, and northwestern areas of the site. In 2009, all onsite structures were removed.

6.8 Hard surfaced areas were still present throughout the site. The site has remained unoccupied until present.

6.9 Surrounding the site, clay pits were present directly north, east, and south of the site from 1890 to 1972. A river was located approximately 40m east of the site from 1848 to 1890. Cheetham Park is located approximately 20m west of the site from 1890 to present. Ponds were located approximately 25m south (1890-1908), 60m east (1890-1922) and 60m south (1933-1966) of the site. Brickworks were located approximately 90m south of the site from 1891 to 1972. Tramways were located approximately 50m southwest (1891-1923) and 40m southeast (1906-1972) of the site. A hospital (1906-1992) and a mortuary (1949-1992) was located approximately 40m north of the site. The hospital occupied the land directly north of the site from 1958 to 1992. A car breakers yard was located approximately 50m east of the site from 1988 to 2003 and an electrical substation was located approximately 80m northeast of the site from 2003.

6.10 To summarise due, there is potential for the presence of contamination associated with the following:

- Made ground and Ground gases associated with the onsite historical uses in particular the backfilling of the clay pit and ponds.
- Asbestos containing material associated with previous onsite developments and backfilled materials.

Potential Receptors

6.11 The following receptors have been considered for the construction and operational stages of the proposed redevelopment.

- Current site users;
- Adjacent land users;
- Future land users;
- Construction workers during site development works;

Potential Pathways

6.12 The following pathways have been considered for the construction and operational stages of the proposed redevelopment.

- Dermal contact, ingestion, inhalation pathways of potentially contaminated soils.
- Downward vertical migration of leachate to shallow groundwater.
- Vertical or lateral migration of ground gas.

Table 7: Preliminary Conceptual Model

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
Made Ground (Heavy Metals, PAH, TPH, BTEX,)	Dermal contact, ingestion, and inhalation of soils dust	Current Site Users	Low Likelihood	Low	Low	Deep made ground is anticipated onsite due to previous clay pits and former developments. The site is currently unoccupied, and half of the site is covered in hard surfacing. There is, therefore, limited potential for direct contact between contaminated soils and receptors. The risk is therefore considered to be **LOW.**
		Adjacent land users	Low Likelihood	Low	Low	Commercial developments border the site to the east and south. Land to the north is unoccupied and to the west, lies a public road. Given the likely source of onsite made ground, the risk to offsite land users is considered to be **LOW.** Usual dust control measures should be implemented as part of good site working practices during construction to reduce dust generation.
		Future land users	Low Likelihood	Low	Low	The site is underlain by artificial deposits, low-permeability superficial deposits, and low-vulnerability aquifers. There is a historical development and clay pits on the site. Given the commercial end use and proposed hard surfacing covering the entire site, direct contact with soil will be limited, making the risk to future site users via dermal contact, ingestion, or inhalation of soil dust **LOW.**
		Construction Workers	Likely	Low	Low to Moderate	Due to former developments and clay pits onsite, made ground is anticipated onsite. Given the likely backfilled materials and assuming appropriate health and safety measures are adopted (in line with CDM and other relevant health and safety guidance) a **LOW TO MODERATE** risk to construction workers is anticipated.
	Downward vertical migration of leachate to shallow groundwater	Groundwater within the Underlying Aquifer	Low Likelihood	Moderate	Low to Moderate	The site has low groundwater vulnerability and is underlain by Secondary Undifferentiated Aquifer, which has a high to low permeability. There 30no. groundwater abstraction licenses within 2km with the closest active groundwater abstraction license being located 493m south. Considering the age and likely source of contaminants onsite, the risk to groundwater is considered to be **LOW TO MODERATE.**
	Lateral migration in surface waters	Nearby Surface water features	Unlikely	Moderate	Low	There are no surface water features within 250m and no Water Framework Directive surface water bodies within 1km of the site. The site has low soil leaching potential, reducing pollutant transport. Therefore, the risk to surface waters is considered **LOW.**

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
	Vertical or lateral migration of ground gas	Current Site Users	Unlikely	Moderate	Low	The site is currently undeveloped and there are no enclosed structures onsite. The risk to current site users from ground gas is therefore considered to be **LOW.**
		Adjacent land users	Low	High	Moderate	Potentially ground gas generating sources are anticipated to be present on-site. Commercial developments border the site to the east and south. Land to the north is unoccupied and to the west, lies a public road. Given the source and age of backfilled materials onsite, the risk to adjacent site users from ground gas is considered to be **MODERATE.**
		Future land users	Low	High	Moderate	The site is underlain by Devensian Till deposits, which have a high to low permeability. Additionally, the Chester Pebble Beds Formation has a high permeability. Given the age and likely source of ground gasses, as well as the proposed land use, the risk to future land users from ground gas is considered to be **MODERATE.**
		Construction Workers	Low	High	Moderate	Construction workers may be exposed to ground gas/depleted oxygen conditions in confined spaces and excavations; however, the duration will be short term. The risk to construction workers from ground gas is considered to be **MODERATE.**
Asbestos Containing Material (ACM)		Current Site Users	Unlikely	Moderate	Low	Given site history, there is potential for asbestos to be present within the soils on site. Asbestos is only harmful when disturbed. The site is currently unoccupied, and half of the site is hard surfaced. The risk to current site users is considered to be **LOW**.
		Adjacent land users	Low	Moderate	Low to Moderate	Commercial developments border the site to the east and south. Land to the north is unoccupied and to the west, lies a public road. ACM may potentially be present on-site due to previous land use. Dust control measures (dampening down) should be implemented as part of good site working practices in order to reduce the risk to **LOW**.
		Future land users	Unlikely	Moderate	Low	ACM may be present on-site based on historical land use records. The site is underlain by high to low-permeability superficial deposits and low soil leaching potential. Additionally, there are 3no. historical landfill or waste disposal sites within 500m of the site. Given the commercial future end use, with majority hardstanding, direct exposure to soil is expected to be minimal. As a result, the risk to future land users from ACM is considered to be **LOW.**

Source	Pathway	Receptor	Probability	Consequence	Risk	Comment
		Construction Workers	Low Likelihood	Moderate	Low to Moderate	ACM may be present on-site based on historical land use records. if present, construction workers may be exposed to potential asbestos in soils during the construction phase. The risk is considered to be **LOW TO MODERATE**.

7.0 GEOTECHNICAL HAZARDS ASSOCIATED WITH THE DEVELOPMENT

7.1 In addition to the environmental hazards there are also geotechnical hazards associated with the stability of the ground including load bearing capacity, slope stability, and effects of ground mining activities. Local Authorities follow NPPF (2012) which requires that a site be suitable for its new use taking into account of ground conditions and land instability, including from natural hazards to former activities such as mining. A summary of the geotechnical considerations is provided below in Table 9.

7.2 In addition to the environmental hazards there are also geotechnical hazards associated with the stability of the ground including load bearing capacity, slope stability, and effects of ground mining activities. Local Authorities follow NPPF (2021) which requires that a site be suitable for its new use taking into account of ground conditions and land instability, including from natural hazards to former activities such as mining. A summary of the geotechnical hazards and geotechnical considerations is provided below Table 8 and Table 9, respectively.

Table 8: Summary of Geotechnical Hazards

Geohazards:	
Highly Compressible Ground	Moderate
Collapsible Soils	Very Low
Swelling Clay	Very Low
Running Sand	Very Low
Ground Dissolution	Negligible
Landslip	Very low
Mining & Quarrying	Clay pits are recorded on site. The site is not located within a Mining Remediation Authority, Development High Risk Area.

Table 9: Summary of Geotechnical Considerations

Geotechnical Design Considerations	
Site Clearance	No site clearance will be required.
Trees	There are no trees recorded onsite.
Existing Buildings/Obstructions	There are no existing buildings within the development area. Historical Buildings were across most of the site.
Foundations	The depth and type of proposed foundations would depend on the ground conditions present on site. There are artificial deposits recorded to be underlying the site. The site is recorded to be underlain by superficial Devensian Till deposits and the Chester Pebble Beds Formation bedrock deposits. Therefore, a piled solution is likely to be required for the proposed development. An intrusive ground investigation will be recommended to be carried out prior to any construction.
Floor Slabs	A ground-bearing floor slab is not anticipated to be suitable on the prepared formation level. However, verification of the ground would be required.
Groundwater	Groundwater conditions are not known at this stage. For more detailed knowledge of the groundwater regime, an intrusive geotechnical investigation would be needed. However, it is recorded that the site is underlain by a Secondary Undifferentiated aquifer within superficial deposits and A Principal aquifer within the bedrock deposits. The highest risk of groundwater flooding on site is recorded as moderate.
Soakaways	Due to the potential presence of deep made ground, soakaways are unlikely to be feasible. Further investigations are required to confirm their suitability.
Earthworks	Earthworks are unlikely to be required.
Slopes	The site is relatively flat.
Retaining Walls	It is unlikely that retaining walls will be required onsite due to the gentle slope of the site. A retaining wall may be required at the northern site boundary due to cuttings between the site and a neighbouring site.
Chemically aggressive ground conditions	Chemically aggressive ground conditions are not expected at this site. However, an intrusive geotechnical investigation would be necessary to confirm this at the specified development location.

8.0 CONCLUSIONS AND RECOMMENDATIONS

Conclusions

8.1 The site was located at the edge of a residential estate from the start of historical mapping in 1848. A public road ran across the western side of the site from southwest towards the northeast. Residential gardens were located at the southwestern end of the site, and a pond was located at the northwestern end of the site. Since then, clay pits were located at the site from 1890 to 1963. Proceeding this, a depot was located in the northeastern end of the site up until 1972, after which, a warehouse covered the eastern, central, and northwestern areas of the site. In 2009, all onsite structures were removed. Hard surfaced areas were still present throughout the site. The site has remained unoccupied until present.

8.2 Surrounding the site, clay pits were present directly north, east, and south of the site from 1890 to 1972. A river was located approximately 40m east of the site from 1848 to 1890. Cheetham Park is located approximately 20m west of the site from 1890 to present. Ponds were located approximately 25m south (1890-1908), 60m east (1890-1922) and 60m south (1933-1966) of the site. Brickworks were located approximately 90m south of the site from 1891 to 1972. Tramways were located approximately 50m southwest (1891-1923) and 40m southeast (1906-1972) of the site. A hospital (1906-1992) and a mortuary (1949-1992) was located approximately 40m north of the site. The hospital occupied the land directly north of the site from 1958 to 1992. A car breakers yard was located approximately 50m east of the site from 1988 to 2003 and an electrical substation was located approximately 80m northeast of the site from 2003.

8.3 The BGS states that the site is underlain by artificial deposits.

8.4 The BGS records indicate that the site is underlain by superficial deposits of Devensian Till, which generally comprises of sand and clay with or without boulders.

8.5 The bedrock geology beneath the site is shown to be the Chester Pebble Beds Formation, generally comprising sandstone.

8.6 The overall risk to future commercial end users and construction workers from soil contamination is concluded to be **LOW** due to the age and likely source of backfilled materials onsite.

8.7 The risk to controlled waters is concluded to be **LOW TO MODERATE** based on the age and source of onsite materials.

8.8 The risk from ground gas to end users is **MODERATE** due to the historical site usages in particular the backfilled clay pit on the site**.**

8.9 The site is located in a Radon Affected Area, where less than 1% of properties are above the Action Level. Therefore, no radon protection measures are required in any new structures.

8.10 The site lies within an area of **MODERATE RISK** of UXO's.

8.11 Due to the potential presence of deep made ground, soakaways are unlikely to be feasible. Further investigations are required to confirm their suitability.

Recommendations

8.12 A further intrusive investigation should be undertaken to establish geotechnical parameters for the design of foundations, floor slabs and pavement construction for the proposed new structures and surrounding area.

8.13 As part of the geotechnical investigation, it is recommended that samples of soil are recovered for contamination testing and to confirm whether there are any potential risks. The risk from ground gas will also need to be considered, it is recommended that ground gas installations and a monitoring regime is undertaken to assess the risk for future site users.

APPENDIX 1

GROUNDSURE REPORTS

APPENDIX 2

SITE PHOTOGRAPHS

Earth Environmental & Geotechnical Ltd

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Web: www.earthenvironmental.co.uk

SITE PHOTOGRAPHS

EARTH ENVIRONMENTAL & GEOTECHNICAL

Job No.: A7033

Site: Cheetham Hill, Manchester

Photo 1 – Site access to the west of the site.



Date: 26th August 2025

Photo 2 – View of general site conditions facing northwest.



Date: 26th August 2025

Photo 3 – View of cutting at the northeastern site boundary facing northwest.



Date: 26th August 2025

Photo 4 – View of an onsite trail pit showing made ground to approximately 2.0m+ bgl.



Date: 26th August 2025

APPENDIX 3

SITE WALKOVER NOTES

EARTH ENVIRONMENTAL & GEOTECHNICAL
A Technics Group Company

WALK OVER SURVEY REPORT

Site: Cheetham Hill, Manchester **Date:** 26/08/2025

Job No: A7033 **Undertaken By:** Craig Low

Purpose of Site Walkover:
1) Provide further information for the Desk Study Report;
2) Identify potential contamination sources, pathways, and receptors;
3) Identify geotechnical features and potential geohazards;
4) Determine locations for exploratory boreholes.

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Site Setting	Description required for: ~~Town/Country/Suburb~~/City Setting Industrial/~~Residential/Retail Usage~~ Current Site use (if undertaking security and access to the site)		The site is in an industrial zone, located within the city of Manchester. The site is currently vacant land.
Evidence of Past Activities	Are there: Any relevant street names in area? Features or relics which indicate past history?	 ~~Yes~~/No ~~Yes~~/No	
Geographic Setting	Description required for: Low lying flood plain/dry valley/rolling hills etc.		Industrial zone, located within a city.
Ground Conditions	Is there any evidence of: Mining, Mine entries Subsidence Landslip/slope erosion Former investigation works	 ~~Yes~~/No Yes/~~No~~ Yes/~~No~~	 Evidence of slope erosion was observed at the northern / northeastern site boundary (cuttings). Two trail pits were identified in the central and western areas of the site. The client (World Metal Recycling Ltd) mentioned that these were used to monitor water levels.

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Topography	Description required for: Are there apparent differences between site and surrounding area? (If yes describe the presence of retaining walls, and slopes). Is there evidence of Made Ground / Fill on site?	Yes/~~No~~ Yes/~~No~~	The site has been levelled. Cuttings are present in the northern area of the site. There were no retaining walls onsite. Excavated pits in the central and western areas of the site showed evidence of at least 2.0+ metres of made ground deposits onsite.
Site Boundaries and Neighbours	Description required for: Type of boundary demarcation (if any) on each side of site, usage of adjacent land and name of industrial/commercial occupiers. Note any adjacent features such as water course and other potentially environmentally sensitive uses (residential, school, infirmary, SSSI etc)		The site is bound by a metal fence at the western site boundary, a wooden and concrete fence bounds the eastern and southern site boundaries, and the northern site boundary is bound by some cuttings - located between the site and a neighbouring disused mosque. The site is surrounded by a public road to the west (Sherborne Street), a disused mosque to the north, a breakdown recovery service to the east and a food store and textiles manufacturer to the south.
Vegetation	Are there any vegetation/trees on or close to site (if yes describe locations, type, maturity, etc) Is there any evidence of poor health / distress?	Yes/~~No~~ ~~Yes~~/No	Overgrown vegetation can be found across the site. There are no trees onsite. The vegetation is healthy.
Ground Surface	Are there areas of hardstanding and estimate the split between hard and soft cover? (If yes describe locations, types, and conditions). Is the any evidence of any spillages or staining?	Yes/~~No~~ ~~Yes~~/No	The site consists of approximately 50% soft landscaped areas and 50% hard surfaced, concreted areas.

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Site Drainage	Are there any drain covers / soakaways (if yes describe locations) Are there any outfalls/water courses on site (note the condition of water courses in open water courses. discolouration, odour, eutrophication, oily sheen, gas bubbling water, clear or cloudy) Where a watercourse runs alongside or crosses a site are there any differences in visible water quality upstream and downstream of the site?	Yes~~/No~~ ~~Yes~~/No ~~Yes~~/No	Drainage / drain covers are located in the central and western areas of the site.
Electrical Equipment	Are there any electricity sub stations on or adjacent to the site? Are there any electrical transformers, capacitors, pylons etc on site?	~~Yes~~/No	The nearest electricity substation is located 88m northeast of the site.
Buildings	Is there any evidence of asbestos construction materials e.g. roofing, insulation materials. Do any buildings have basements? Do any buildings have a boiler room (if yes, describe fuel type and storage arrangements)?	~~Yes~~/No ~~Yes~~/No Yes/No	

Desk Study features checked during site visit	Feature and Information required	Present	Description / Comments
Landfilling	Is there any evidence of gas protection measures (gas membrane, gravel-filled trenches, venting pipes, etc)?	~~Yes~~/No	
Process Air Emissions	Point Source: Are there any stacks / vents / cooling towers / abatement equipment? Fugitive Source: is there any stockpiled material / windblown dust / vapour process?	~~Yes~~/No ~~Yes~~/No	
Storage of fuels & Chemicals	Are there any drums / containers (if yes, describe quantity, full /empty, stored on hard standing / soft landscaping, bunding)? Are there any above ground fuel tanks (if yes, describe locations, volumes, how many, bunding, used / disused, condition?) Is there any evidence of underground fuel tanks (fuel pumps, covers, vent pipes, how many and how large, fill point, used / disused, and condition)?	~~Yes~~/No ~~Yes~~/No ~~Yes~~/No	
Accidents	In the event of a large spillage would runoff affect any vulnerable watercourse/culverts? Are emergency procedures / equipment in place?	~~Yes~~/No ~~Yes~~/No	

Desk Study features checked during site visit	**Feature and Information required**	**Present**	**Description / Comments**
Waste	Are there any waste skips present on site? Are waste storage facilities adequate? Is there any litter/fly tipped material?	~~Yes~~/No ~~Yes~~/No Yes/~~No~~	Some litter scattered throughout the site. Fly tipped ash located in the northeastern end of the site.
Atmospheric	Are there any fumes, odours originating from site or affecting site from neighbouring sites?	~~Yes~~/No	
Access / Further Investigations	If a Phase 2 Investigation is likely to be required, describe any access problems including headroom where relevant, services, overhead cables, restricted access areas, confined spaces, trafficked areas, etc that are likely to affect investigation scope/techniques. Identify possible site office and storage locations. Identify possible water supply		There is vehicle access to the site, window sample plant / Cable Percussive would be suitable. There are no obvious storage locations or water supplies.
Site Environs	Are there any local features that could have a harmful influence e.g. landfill, industrial processes, railway land? Are there any sensitive water features/courses near to the site?	~~Yes~~/No ~~Yes~~/No	
Local Knowledge / Anecdotal Evidence			
Site Dimensions	Describe shape of Site in plan and measure dimensions.		The site is roughly rectangular in shape and is approximately 58m in length (west to east) and 39m in width (north to south).

APPENDIX 5

REPORT LIMITATIONS

EARTH ENVIRONMENTAL & GEOTECHNICAL
A Technics Group Company

LIMITATIONS

This contract was completed by Earth Environmental & Geotechnical Ltd on the basis of a defined programme and scope of works and terms and conditions agreed with the client. This report was compiled with all reasonable skill, and care, bearing in mind the project objectives, the agreed scope of works, the prevailing site conditions, the budget, and staff resources allocated to the project.

Other than that, expressly contained in the above paragraph, Earth Environmental & Geotechnical Ltd provides no other representation or warranty whether express or implied, is made in relation to the services. Unless otherwise agreed this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted consulting practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon, or transferred to, by any other party without the written agreement of a Director of Earth Environmental & Geotechnical Ltd.

If a third party relies on this report, it does so wholly at its own and sole risk and Earth Environmental & Geotechnical Ltd disclaims any liability to such parties.

It is Earth Environmental & Geotechnical Ltd understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was an important factor in determining the scope and level of the services. Should the purpose for which the report is used, or the proposed use of the site change, this report will no longer be valid and any further use of, or reliance upon the report in those circumstances by the client without Earth Environmental & Geotechnical Ltd review and advice shall be at the client's sole and own risk.

The report was written in 2025 and should be read in light of any subsequent changes in legislation, statutory requirements, and industry best practices. Ground conditions can also change over time and further investigations, or assessment should be made if there is any significant delay in acting on the findings of this report. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of Earth Environmental & Geotechnical Ltd. In the absence of such written advice of Earth Environmental & Geotechnical Ltd, reliance on the report in the future shall be at the client's own and sole risk. Should Earth Environmental & Geotechnical Ltd be requested to review the report in the future, Earth Environmental & Geotechnical Ltd shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between Earth Environmental & Geotechnical Ltd and the client.

The observations and conclusions described in this report are based solely upon the services that were provided pursuant to the agreement between the client and Earth Environmental & Geotechnical Ltd. Earth Environmental & Geotechnical Ltd has not performed any observations, investigations, studies or testing not specifically set out or mentioned within this report.

Earth Environmental & Geotechnical Ltd is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, Earth Environmental & Geotechnical Ltd did not seek to evaluate the presence on or off the site of electromagnetic fields, lead paint, radon gas, or other radioactive materials.

The services are based upon Earth Environmental & Geotechnical Ltd observations of existing physical conditions at the site gained from a walkover survey of the site together with Earth Environmental & Geotechnical Ltd interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The findings and recommendations contained in this report are based in part upon information provided by third parties, and whilst Earth Environmental & Geotechnical Ltd have no reason to doubt the accuracy and that it has been provided in full from those it was requested from, the items relied on have not been verified.

No responsibility can be accepted for errors within third party items presented in this report. Further Earth Environmental & Geotechnical Ltd was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the services. Earth Environmental & Geotechnical Ltd is not liable for any inaccurate information, misrepresentation of data or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to Earth Environmental & Geotechnical Ltd and including the doing of any independent investigation of the information provided to Earth Environmental & Geotechnical Ltd save as otherwise provided in the terms of the contract between the client and Earth Environmental & Geotechnical Ltd.

Where field investigations have been carried out these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions can also be variable and as investigation excavations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered which are different to those considered in this report. The extent of the limited area depends on the soil and groundwater conditions, together with the position of any current structures and underground facilities and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters [as stipulated in the contract between the client and Earth Environmental & Geotechnical Ltd] based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

The groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The normal speed of investigation usually does not permit the recording of an equilibrium water level for any one water strike. Moreover, groundwater levels are subject to seasonal variation or changes in local drainage conditions and higher groundwater levels may occur at other times of the year than were recorded during this investigation.

Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan but is (are) used to present the general relative locations of features on, and surrounding, the site.