Phase I Geoenvironmental Site Assessment
Land off Barnhill Street/Raby Street, Moss Side, Manchester

Reference: 18-145-R1-5
Date: July 2025

PHASE I GEOENVIRONMENTAL SITE ASSESSMENT

Land off Barnhill Street/Raby Street
Moss Side
Manchester
M14 4SS

Prepared for:

Caddick Construction Ltd / Mosscare St Vincent's Housing Group Ltd

Report Ref: 18-145-R1-5
Date Issued: July 2025

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EXECUTIVE SUMMARY

Site Address	Land off Barnhill Street/Raby Street, Moss Side, Manchester M14 4SS
Grid Reference	383934, 395772
Site Area	0.55 Ha
Proposed Development	The client intends to construct a residential development of around 212 units comprising a mixture of 1, 2, 3 and 4 bed flats, and 7 town houses in buildings from 3 to 10 stories.
Current Site Use	The site comprises a generally rectangular parcel of open land with grassed open space to the north, with scrubland to the south and southwest, and terraced residential properties in the southeast. Site topography is comprised primarily of even terrain, except for two mounds noted at the northwestern boundary adjacent to an advertisement billboard. However, due to the existing vegetation, full topographical variances could not be identified within the southern eastern and southwestern parcels.
Site History	Historical mapping from circa 1840 shows the site to comprise residential units in the south with the remaining site marked as open land. By 1891 residential housing is marked across the central section of the site. A picture theatre is also present in the east, north of the residential properties. The structures remain marked on mapping from until 1985-1990, and aerial images from 2000 show the picture theatre and majority of residential houses in the north and west to have been demolished, some residential units remain in the south that are later demolished by 2015. Imagery from 2022 show the site to be overgrown with self-seeded vegetation and semi mature – matures trees, as well as an advertisement billboard present in the northwest of the site. .

ENVIRONMENTAL SETTING

Geology	**Drift Geology**	Glacial Till – CLAY, SAND and GRAVEL
	Bedrock Geology	Chester Pebble Beds Formation – SANDSTONE.
	Faults	No faults are located within 250 m of the site.
Hydrogeology	Deposits beneath the site are classified as a principal bedrock aquifer with secondary (undifferentiated) superficial aquifer. The Groundsure report indicates that the subject site is located within a groundwater source protection zone, with the northern section of the site recorded within the inner catchment (SPZ 1). The majority of the site is located in the outer catchment in the south of the site (SPZ 2). As a result, it is likely that groundwater on site will recharge the underlying aquifer and thus increasing the sensitivity of the aquifer. Two groundwater abstraction points are located circa 70 m north of the site and are used for industrial process water and general cooling. Based on the local topography and location of surface watercourses it is considered likely that shallow groundwater, if present, will flow in a northerly direction.	
Hydrology	The nearest surface water feature is Corn Brook, which is culverted beneath the bridgewater Wellness Clinic, located 68m to the northwest. The site is predominately located in a Flood Zone 2 for surface water flooding, with a section in the middle of the site not located in an identified flood zone.	

	A record associated with surface water flooding may relate to drains unable to cope in an extreme rainfall event. It is recommended that any drains at the site be subject to regular maintenance.
Utility Locations	The site has previously undergone development and consequently, utilities may be present on the site.
Landfill Sites and Ground Gases	One historical landfill is located circa 161 m northwest of the site at Moss Side Shopping Centre, Hulme, with the waste type indicated as inert and industrial. Four waste exemptions are located within 250 m of the site.
Radon	The Envirocheck report indicates that the site is situated in an area where less than 1% of homes are above the "Action Level" and that the BGS reports that full protective measures are not necessary for the construction of new dwellings or extensions.
Unexploded Ordnance	The regional unexploded bomb risk at the site is anticipated to be Moderate, and consequently a UXO Specialist will be required during intrusive investigations.
Hazardous Installations	No hazardous installations that could potentially prejudice the proposed construction of highly sensitive residential dwellings have been identified within influencing distance of the subject site.

PRELIMINARY CONTAMINATED LAND ASSESSMENT

Human Health	The site has been subject to phases of historical development including terraced housing, and a picture house which may have resulted in contamination. Made Ground underlying the site are a potential source of heavy metals, PAHs, asbestos, ground gas and harmful vapours Although it is unlikely impacted soils may be present underlying the site given the limited scale of development. Any remaining footprints from the former buildings on the site are likely to have asbestos containing materials present within the building fabric due to the age of construction. These will require identification and specialist removal prior to demolition. Asbestos may be present within any of the Made Ground soils, due to demolition of the former structures. The risk to future residential end users from contaminated soils is considered to be low to moderate.
Controlled Waters	The risk to controlled waters is considered to be Moderate given the presence of a Principal Aquifer below the site, it's classification within an SPZ and the proximity of Corn Brook. The risk is anticipated as low to moderate given the presence of low permeability superficial deposits.
Ground Gas	Significant thicknesses of Made Ground associated with the former development and demolition activities are anticipated across the site.

PRELIMINARY COAL MINING ASSESSMENT

Coal Mining/Land Stability	The site is not affected by shallow coal mining therefore no assessment is required.

PRELIMINARY GEOTECHNICAL ASSESSMENT

Initial Geotechnical Assessment	A historical borehole located on-site indicates bedrock was encountered at 6.95 m bgl. Cohesive deposits are likely to be present on site, therefore heave precautions may be required. Soakaways are unlikely to be effective in areas where low permeability cohesive deposits are present or where contaminated soil/groundwater may be present.
Civil and Structural	Given the previously developed nature of the site, it is likely there will be Made Ground fill deposits and obstructions, which are not expected to exceed 2.0m bgl. All hardstanding and relict foundations will require grubbing out, prior to the construction of the proposed development. Consequently, if deposits are not found to exceed the current expected levels, trench fill foundations would be suitable for low-rise developments, with larger developments requiring driven piles due to greater loading.
Abnormal Foundations	Given the anticipated presence of underground obstructions and depths of Made Ground, and in consideration of the proposed development, it is considered an engineered foundation solution is likely to be required for the development. As shallow bedrock is anticipated on site, piled foundations or foundations set on bedrock may be utilised.

CONCLUSIONS AND RECOMMENDATIONS

Should the site be redeveloped in the future intrusive site investigation will be required to confirm these findings and to determine a suitable foundation solution.

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Drawing List

18-145-R1-001 - Site Location Plan
18-145-R1-002 - Proposed Development Plan
18-145-R1-003 - Historical Features Plan

1. INTRODUCTION

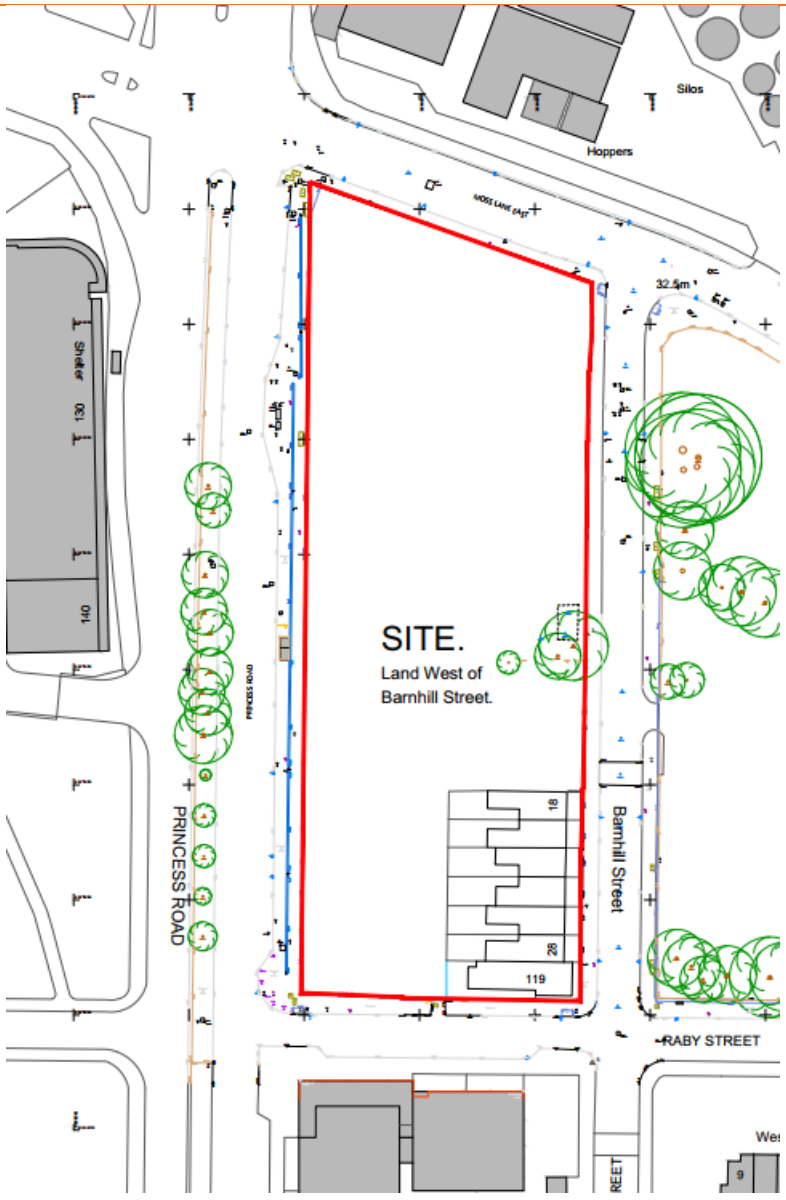
1.1. BACKGROUND

E3P has been commissioned by SGI Consulting Engineers on behalf of their joint clients, Caddick Construction Ltd and Mosscare St Vincent's Housing Group Ltd, (the client) to undertake a detailed Phase I Geoenvironmental Site Assessment of a parcel of land off Barnhill Street, Manchester herein referred to as the site.

This report is required to determine potential contaminated land and geotechnical liabilities to support a planning application for the proposed residential redevelopment.

A Snapshot of the site is presented as Figure 1.1 and shows in Drawing 18-145-001 presented in Appendix VI.

FIGURE 1.1 SNAPSHOT OF SITE LOCATION



1.2. PROPOSED DEVELOPMENT

The client intends to construct a residential development of around 212 units comprising a mixture of 1, 2, 3 and 4 bed flats, and 7 town houses from between 3 to 10 storys.

A snapshot of the Proposed Development Layout is indicated in Figure 1.2.

FIGURE 1.2 SNAPSHOT OF PROPOSED DEVELOPMENT



1.3. OBJECTIVES

The objectives of the geoenvironmental site assessment are as follows:

- Review historical plans, geology, hydrogeology, site sensitivity, floodplain issues, mining records and any local authority information available in order to complete a desk study in line with Environment Agency (EA) document *Land Contamination: Risk Management (LCRM) (2021b).*
- 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. SOURCES OF INFORMATION

- Groundsure Enviro+Geo Insight Report (Ref: GS-D4G-BCL-JKA-PCN).
- Historical mapping dated 1848-2023. A selection of historical maps is reproduced in Appendix VI;
- Online planning records held by Manchester City Council;
- Consultations with representatives of Manchester City Council;
- Magic Map Groundwater Vulnerability Map;
- Radon: Guidance on protective measures for new buildings (BRE Document BR 211, 2007) and updated Radon Mapping from December 2022;
- British Geological Survey Map and Borehole Records;
- UXO - https://zeticauxo.com/downloads-and-resources/risk-maps/; and,
- Flood Risk - https://map.sepa.org.uk/floodmap/map.htm.

1.5. LIMITATIONS

The limitations of this report are presented in Appendix I.

1.6. RISK CLASSIFICATION

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

1.7. 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 contents of the report, written approval must be sought from E3P; a charge may be levied against such consent.

2. SITE SETTING

2.1. SITE DETAILS

Site Address	Land off Barnhill Street Manchester M14 4SS
National Grid Reference	N 383922, E 395751.
Site Area	0.55 ha

The Glossary presented in Appendix II defines all acronyms used within this report.

A site location map is presented in Appendix IV as Drawing 18-145-001.

2.2. CURRENT SITE USE

A site walkover was completed by an E3P representative on 19th July 2023, with the full details included in Table 2.1.

TABLE 2.1 SITE DESCRIPTION

Occupancy/Use	The site comprises a generally rectangular parcel of land, with terraced houses in the southeast corner. Surface coverage of the site comprises open grassed land within the northern sector of the site with localised areas of hardstanding at the northeastern boundary, with scrub vegetation and mature trees and shrubs to the southeast and southwestern parcels respectively. Site topography comprises primarily of even terrain, with the exception of two mounds noted at the northwestern boundary adjacent to an advertising sign. However, due to the existing vegetation, full topographical variances could not be identified within the southern eastern and southwestern parcels.	
Surface Cover (%)	**Buildings**	10%
	Hardstand	10%
	Soft Cover	80%
Structures	An advertising board is located in the northwest of the site. Fencing is present surrounding an enclosed parcel at the southeast of the site. Three story terraced houses are present in the southeastern corner comprised of masonry with slate roofs. Some of these are vacant and in notable disrepair.	
Retaining Structures	No retaining structures are present within the site boundary.	
Access	Vehicular and pedestrian access to the site can be gained via Barnhill Street to the east.	
Slope	The site is generally flat, with the exception of two small mounds at the northwestern boundary.	
Vegetation/Ecology	Kept grass is present across the northern sector of the site. Some scrub vegetation is present at the enclosed parcel to the southeast of the site, with vegetation and some trees across the centre and southern section.	
Hazardous Material Storage	No above-ground storage tanks (ASTs) or underground storage tanks (USTs) were observed at the site during the preliminary site walkover. It is unlikely that hazardous materials storage will have occurred on the site.	

Asbestos-Containing Material (ACM)	The buildings present on-site, and the former buildings were constructed prior to 1992 and therefore ACMs may have been used within the building fabric. Historic demolition activities may have resulted in cross-contamination with the shallow Made Ground, as such, ACMs cannot be entirely discounted, it is recommended that copies of any asbestos surveys / registers are requested from the vendor.
Polychlorinated Biphenyls (PCBs)	No equipment that may contain PCBs, such as transformers or electric substations, have been identified on the site.
PFAS/PFOA	No potential sources of PFAS/PFOA have been identified on site.
Waste Storage	None known within the site boundary and no licenced waste activities are identified within data searches on-site. Given the open nature of the site, it is likely that fly-tipped materials will be present.
Drainage	A drainage survey has not been complete, however given the nature of the site it is likely that drainage is present within the site boundary connecting with the infrastructure present within the adjacent highway.

2.3. SURROUNDING AREA

The surrounding area land uses are summarised in Table 2.2.

TABLE 2.2 SURROUNDING LAND USES

DIRECTION	LAND USE
North	Heineken UK factory.
East	Open brownfield land, sports and social club.
South	Playing fields, library, residential housing
West	Princess Road, Apex Self Storage, residential housing

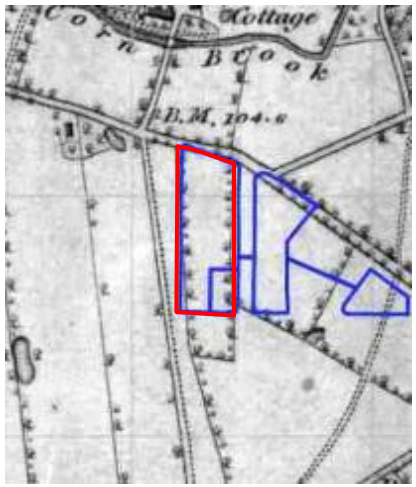
3. SITE HISTORY

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 on Drawing 18-145-003 in Appendix IV.

The information summarised in Table 3.1 is relevant to the site off Barnhill Street0, outlined in red within Figure 1.1.

TABLE 3.1 HISTORICAL DEVELOPMENT

MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXCERPT
1848 1:10,00	The site is recorded as agricultural land with associated field boundaries.	

MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXCERPT
1899 **1:2,500**	Terraced housing recorded in the south of the site. The remainder of the site is vacant.	
1908 **1:2,500**	Residential housing extended along the western boundary. Commercial/residential buildings present in the northwest and an industrial yard with associated structures in the central eastern sectors of the site. A road is now present, entering the site in the northwest and running north-south through the centre of the site.	

MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXCERPT
1922 **1:2,500**	A picture theatre is recorded in the northwest of the site. The residential housing remains in the same configuration as 1908 mapping.	
1932 **1:2,500**	The picture theatre has been extended to the east. No other significant changes to the subject site.	

MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXCERPT
1949-1950 1:1,250	The picture theatre is now marked as Wycliffe Cinema.	
1974-1978 1:1,250	The residential housing in the east of the site has been demolished and is no longer marked.	

MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXCERPT
1984-1988 1:1,250	The residential housing in the central western area of the site has been demolished and is no longer marked.	
1985-1990 1:1,250	The commercial/residential housing in the northwest of the site is no longer marked assumed demolished.	

MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXCERPT
1992-1995 **1:1,250**	The cinema in the north of the site has been demolished and is no longer marked. The majority of the site is vacant with the exception of terrace residential housing in the south of the site.	
2003 **1:1,250**	An unmarked building (interpreted as storage sheds from google earth images) is marked in the eastern sector of the site.	

MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXCERPT
2017 Google Earth	The unmarked building on the site and the residential housing in the southwest of the site have been demolished. A billboard is present in the northwest. The site is covered in soft standing with a small area of hardstand noted in the northeast. The south of the site is split into two paddocks, separated by fence lines.	
2021 Google Earth	No significant changes to the subject site.	

3.1.1. SUMMARY OF ON-SITE HISTORICAL DEVELOPMENT

The following summary points have been highlighted after a detailed review of the historical mapping series.

Potential Historical Contamination Issues:

- Due to development and demolition of former buildings on site there is the potential for significant and likely variable thickness of Made Ground beneath the site. Made Ground is a potential source of asbestos, heavy metals, PAHs, TPHs and hazardous ground gas.
- Infilled features (field boundaries) are a potential source of hazardous ground gas.

3.2. OFF-SITE HISTORICAL DEVELOPMENT

A review of potentially contaminative uses identified on historical Ordnance Survey maps within a 150 m radius of the site is summarised in Table 3.2.

TABLE 3.2 SURROUNDING HISTORICAL DEVELOPMENT

SURROUNDING FEATURE	DISTANCE	DATES	DIRECTION
Ancillary Fire Station (holding of Albert Brewery) …then outbuilding for brewery with tank …then removed with new outbuilding and hoppers	25m	Pre 1908 – Pre 1978 Pre 1978 – Pre 1990 Pre 1990 – Present	North
Albert Brewery …then Royal Brewery (with tanks) …then Heineken Factory (with tanks)	60 m	Pre 1899 – Pre 1974 Pre 1974 – Pre 2015 Pre 2015 – Present	North
Corporation Yard ….then brewery	65m	Pre 1932 – Pre 1978 Pre 1978 - Present	North
Abattoir …then no longer marked …then brewery	110m	Pre1932 – Pre 1950 Pre1950 – Pre 1978 Pre 1978 – Present	North
Electricity substation …then no longer marked	110m	Pre 1908 – Pre 1974 Pre 1974 – Present	Northeast
Pond …then infilled	125m	Pre 1849- Pre 1896 Pre 18896 – Present	South
Pepperhill Farm …then residential housing	150m	Pre 1849 – Pre 1905 Pre 1905 - Present	South

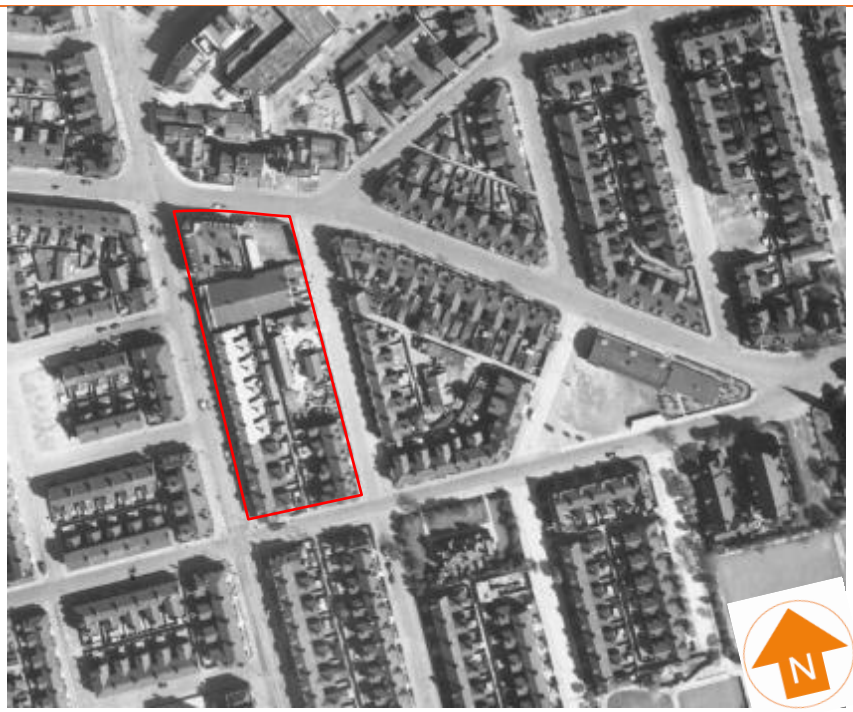
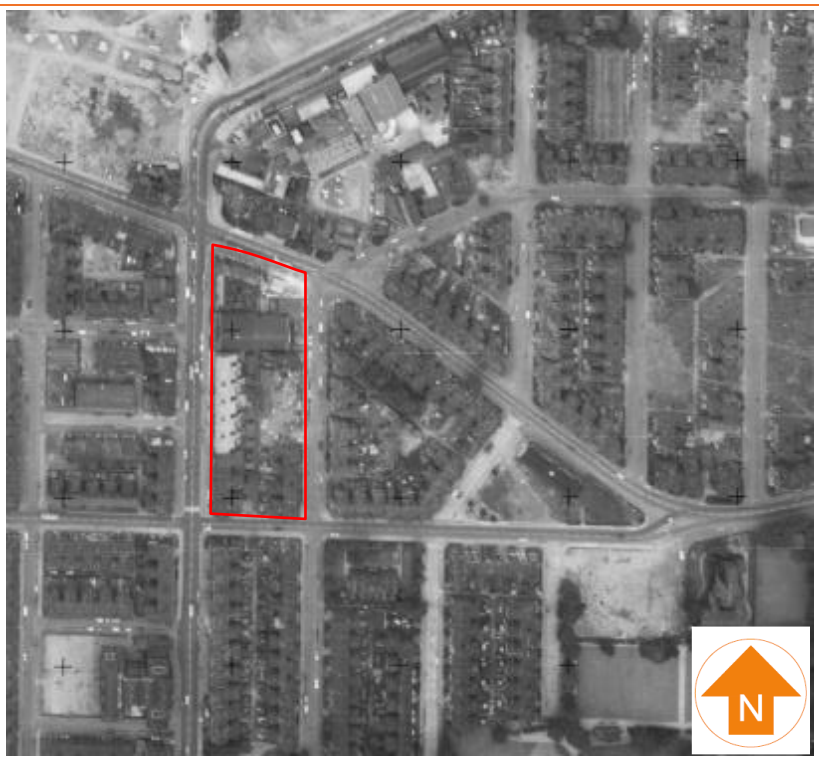
3.3. PLANNING HISTORY

E3P has undertaken a review of Manchester City Council planning website, and no environmentally pertinent information has been found.

3.4. ANECDOTAL INFORMATION

A web-based search of the subject site has recovered the following photographs, courtesy of Historic England:

TABLE 3.3 SUMMARY OF ANECDOTAL INFORMATION

PLATE 1 – Historic England 1946 Residential housing extended along the western boundary with the picture house and potential commercial buildings in the north. Potential industrial yard with associated structures in the central eastern sector.	
PLATE 2 – Historic England 1969 Residential housing extended along the western boundary with picture house and commercial buildings in the north. Industrial yard with associated structures in the central eastern sector (layout change in east compared to 1946 imagery; with suspected demolition and alteration to former structures present).	

3.5. PREVIOUS REPORTS

No previous reports for the site have been made available to E3P.

4. ENVIRONMENTAL SETTING

4.1. GEOLOGY AND HYDROGEOLOGY

The British Geological Survey (BGS) map for the site, (Sheet 85) and online records indicate the site is underlain by the geological sequence presented in Table 4.1.

TABLE 4.1 SUMMARY OF UNDERLYING GEOLOGY

GEOLOGICAL UNIT	CLASSIFICATION	DESCRIPTION	AQUIFER CLASSIFICATION
Drift	Glacial Till	CLAY, SAND and GRAVEL	Secondary Aquifer - Undifferentiated
Solid	Chester Formation	SANDSTONE	Principal Aquifer

E3P has reviewed the BGS database, which identified a borehole on site from which to compare the published geology above.

The borehole logs are summarised in Table 4.2 below.

TABLE 4.2 SUMMARY OF BGS BOREHOLE RECORDS

LOCATION	DEPTH	MADE GROUND	DRIFT	SOLID
On site (ref: SJ89NW1443)	15.41 m	0.00–1.52 m	Gravelly sandy CLAY 1.52–6.85 m	Very dense becoming hard completely weathered red medium grained SANDSTONE 6.85–15.41 m

No faults are located within 250 m of the site.

4.2. HYDROGEOLOGY

The site is classified as a principal bedrock aquifer with secondary (undifferentiated) superficial aquifer.

The Groundsure report indicates that the subject site is located within a groundwater source protection zone. The majority of the site is located in the outer catchment in the south of the site (SPZ 2). Whilst the northern section of the site is recorded within the inner catchment (SPZ 1). As a result, it is likely that groundwater on site will recharge the underlying aquifer and thus increase the sensitivity of the aquifer. Furthermore, two groundwater abstraction points are located circa 70 m north of the site and are used for industrial process water and general cooling.

Based on the local topography and location of surface watercourses it is considered likely that shallow groundwater, if present, will flow in a northerly direction.

4.3. NATURAL 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 site, and wider area, is recorded to be underlain by Glacial Till that was deposited through glacial action, creating a relatively flat topographical landform. Melting of the ice sheets lead to the deposition of fine-grained clays across the area. Given the multiple phases of historical development both on site, and in the wider area, it is likely that artificial levelling has been completed for the development platform for the former and existing site structures, as such, Made Ground is anticipated overlying the natural strata.

4.4. RADON RISK POTENTIAL

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

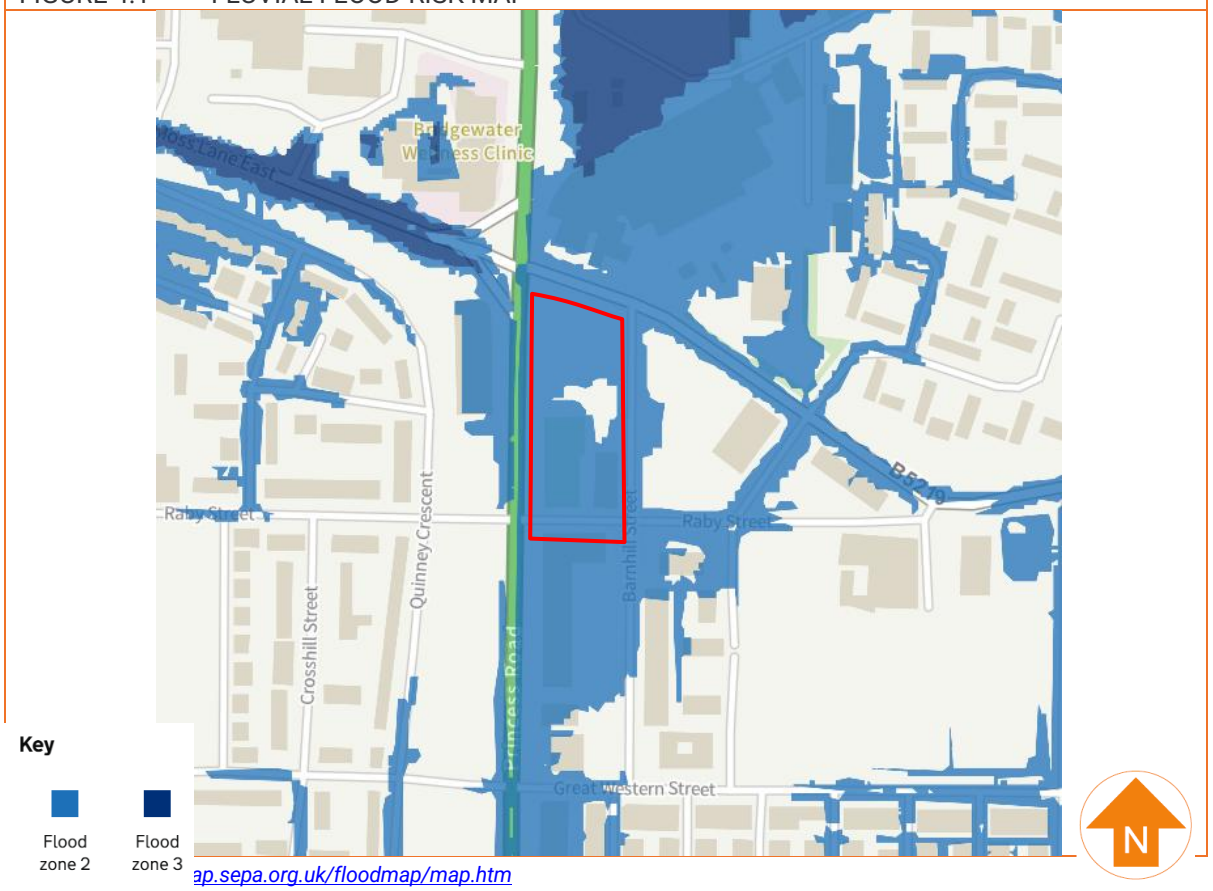
4.5. HYDROLOGY

No surface water features are located within 250 m of the site. However, Corn Brook is culverted approximately 68m north, beneath the Bridgewater Wellness Clinic.

The site is predominately located in Flood Zone 2, with a section in the middle of the site not located in an identified flood zone. A record associated with surface water flooding may relate to drains not be able to cope of an extreme rainfall event. It is recommended that any drains at the site be subject to regular maintenance.

The Fluvial Flood Risk Map is presented in Figure 4.1.

FIGURE 4.1 FLUVIAL FLOOD RISK MAP



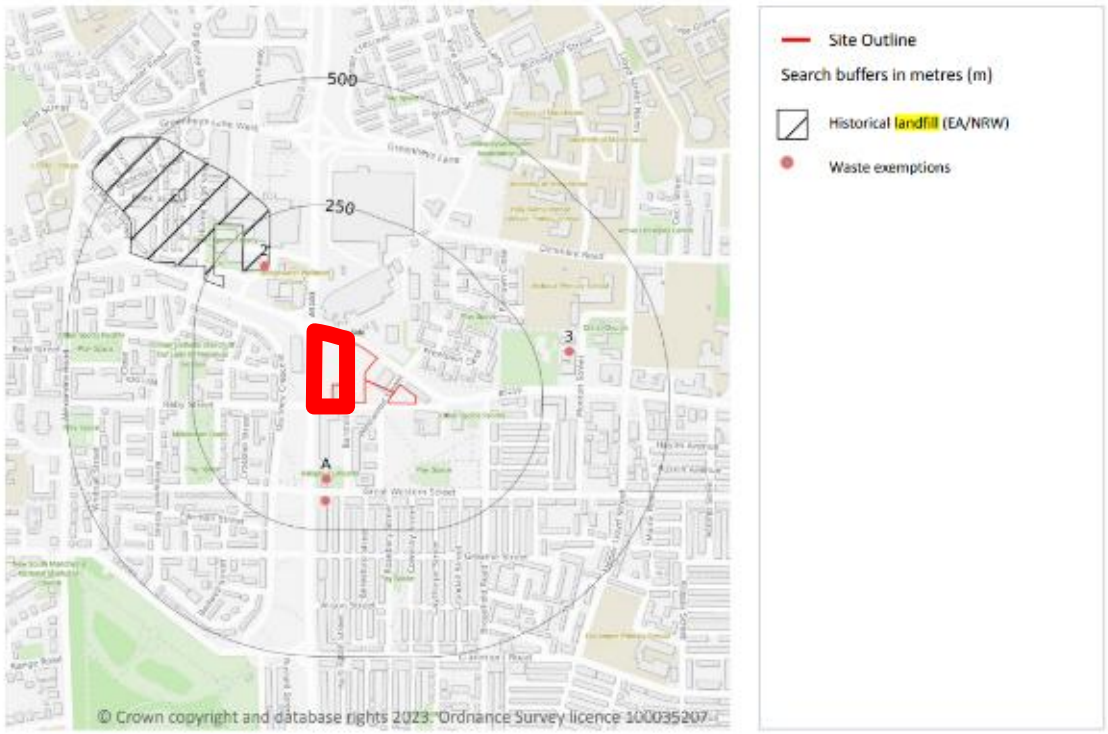
ap.sepa.org.uk/floodmap/map.htm

4.6. LANDFILL SITES AND WASTE TREATMENT SITES

One historical landfill is located circa 161 m northwest of the site at Moss Side Shopping Centre, Hulme. Waste type is indicated as inert industrial.

A screenshot of the mapping showing landfill locations within 250m radius of the site is included in Figure 4.2.

FIGURE 4.2 LANDFILL MAPPING



4.6.1. WASTE MANAGEMENT LICENSES & ENVIRONMENTAL PERMITS

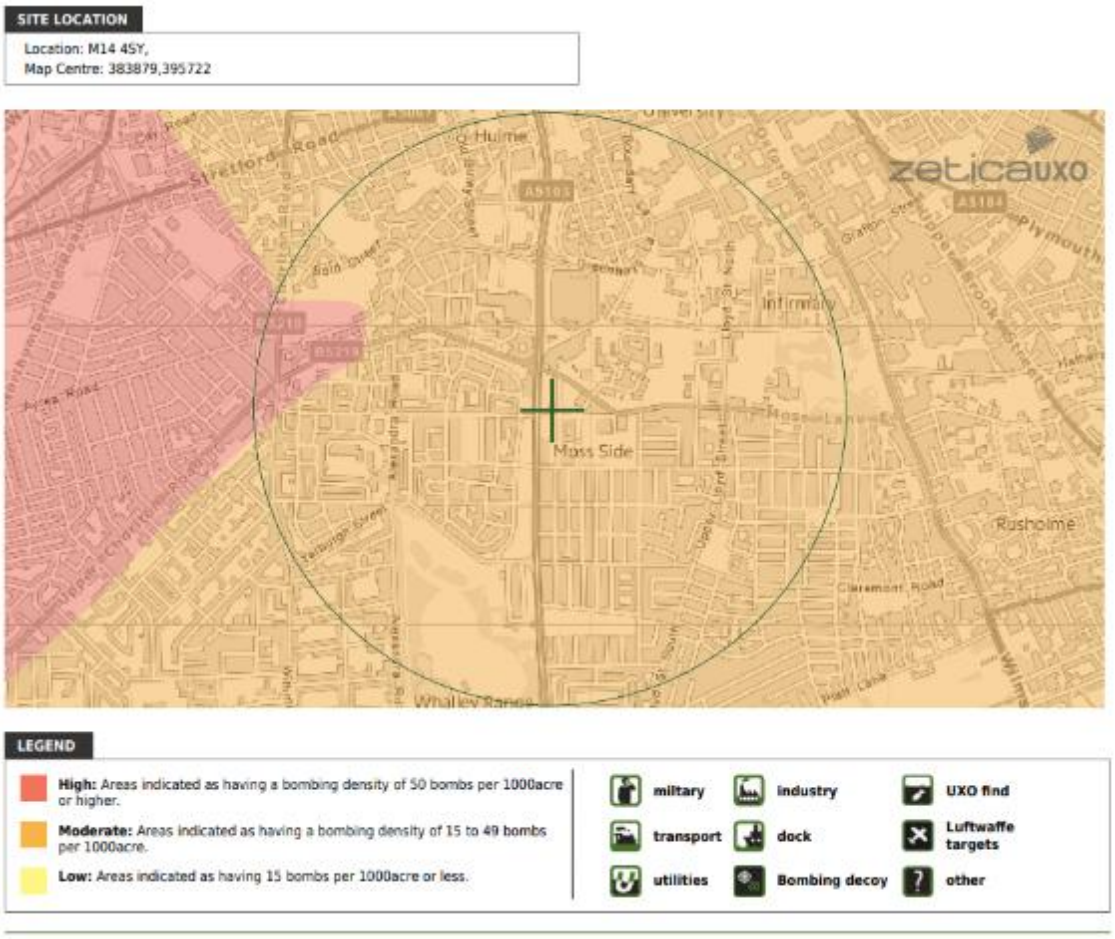
Four waste exemptions are located within 250 m of the site (shown in Figure 4.2), it should be noted that these operations did not likely involve the burial of waste.

4.7. UNEXPLODED ORDNANCE

The regional unexploded bomb risk map from Zetica (2014) indicates that the Site is in an area 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.

FIGURE 4.3 ZETICA UXO RISK MAP



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

4.8. INDUSTRIAL LAND USES

Relevant industrial land uses within 250 m of the site are summarised in Table 4.3.

TABLE 4.3 INDUSTRIAL LAND USES

COMPANY	ACTIVITY	DISTANCE (m)	DIRECTION
Heineken	Alcoholic drinks factory and associated tanks and silos	38–103m	North
Electricity Substation	Electric Features	38m	South
Apex Self Storage	Container and Storage	46m	West
Bridgewater Wellness Clinic	Hospitals	86m	Northwest
Moss Side Fire Station	Fire Bigrade Station	141m	Northwest

4.9. SITE SENSITIVITY ASSESSMENT

The site is assessed to be located within a "Moderate" sensitivity setting as discussed within Table 4.4.

TABLE 4.4 SITE SENSITIVITY ASSESSMENT

SENSITIVITY PROFILE	DISCUSSION	RATING
Groundwater Source Protection Zone or Drinking Water Safeguard Zone	Site located within groundwater source protection zones 1 and 2. The site is not located within a drinking water protection zone.	**Moderate/High**
Distance to the Closest Groundwater Abstraction Point	Two groundwater abstraction points are located circa 70 m north of the site. Sensitivity reduced due to water used as process water and general cooling.	**Moderate/High**
Aquifer Classification in Superficial Drift Deposits	Secondary (Undifferentiated) aquifer.	**Low**
Aquifer Classification in Bedrock	Principal Aquifer.	**High**
Is the Site Underlain by Low-Permeability Drift to Depths in Excess of 10 m?	BGS records indicate that drift strata, comprising predominantly clay, is present to approximately 5.00 m bgl.	**Moderate**
Is the Site Located Within 50 m of a Surface Watercourse?	No surface water features are located within 50m of the site boundary.	**Low**
Sensitive Land Uses Within Close Proximity (e.g. Residential, School, Nursery, Local Nature Reserves)	The closest residential properties are located approximately 10 m to southwest of the site	**Moderate**
OVERALL SITE ENVIRONMENTAL SENSITIVITY		**Moderate**

4.10. REGULATORY DATABASE

The information summarised in Table 4.5 has been obtained from a commercially available environmental database. The summary table only includes records from within 250 m of the subject site and not otherwise detailed in the report.

TABLE 4.5 SUMMARY OF ENVIRONMENTAL DATA

RECORD	ENTRIES WITHIN 250 m	DETAILS
Contaminated Land Register Entries and Notices	0	None Identified.
Authorised Industrial Processes (IPC/IPPC/LAPPC)	29	All of the industrial process recorded are associated with Heineken Factory circa 73 m north of the site. Industrial processes include: • Treating vegetable raw materials for food. • Disposal of non-hazardous waste.
Fuel Stations Entries	1	Obsolete. Located 216 m south of the site.
Licensed Radioactive Substances	0	None Identified.
Enforcements, Prohibitions or Prosecutions	0	None Identified.
Discharge Consents	0	None identified.
Pollution Incidents	0	Category 3 minor incident to waters. Incident date 13/05/2003. Pollutant: Acids. Located 203m north of the site.
Consents Issued Under the Planning (Hazardous Substances) Act 1990	0	None Identified.
Control of Major Accident Hazard (COMAH) Sites	0	None Identified.

5. PRELIMINARY GEOTECHNICAL ASSESSMENT

5.1. GEOTECHNICAL DATA

Geotechnical data presented within a commercially available environmental database is summarised in Table 5.1.

TABLE 5.1 SUMMARY OF GEOTECHNICAL DATA

HAZARD	DESIGNATION
Shrink-Swell Clay	Very Low Risk
Landslides	Very Low Risk
Ground Dissolution	Negligible
Compressible Ground	Negligible
Collapsible Deposits	Very Low Risk
Running Sand	Very Low Risk
Anthropogenic Cavities	Low Risk

5.2. PRELIMINARY GEOTECHNICAL ASSESSMENT

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

- Given the predominantly previously developed nature of the site, it is likely there will be significant Made Ground fill deposits and obstructions. Existing buildings will require demolition, with all relict foundations grubbing out before the proposed development's construction.
- The site is not hugely undulating, with little topographical variances. Substantial earthworks will not be required to create a level developable platform to construct low-rise residential development.

5.3. COAL MINING

The site is not located in a coal mining reporting area and is not located within an area at risk from ground instability arising from historic coal mining activities.

No further assessment is required in relation to coal mining.

5.4. PRELIMINARY GEOTECHNICAL RISK REGISTER

POTENTIAL ABNORMAL CONSTRAINT	LOCATION ON SITE	ESTIMATED AREA OF SITE AT RISK (%)	ASSESSMENT AND MITIGATION
Remediation of contaminated soils	TBC	TBC	Made Ground will require processing to remove any deleterious materials considered to be unsuitable for re-use as part of the proposed development. Hotspot removal may be required if elevated concentrations of contaminants are identified.
Obstructions	TBC	TBC	Underground obstructions will require removal in their entirety in order to provide a development platform.
Artificially levelled and filled platforms	TBC	TBC	The site is considered to have undergone phases of cut/fill works previously in order to create the current platform. Additionally, given the historical use of the site basement structures may remain in situ and require subsequent removal and backfill.
Trench collapse	TBC	TBC	Where significant depts of Made Ground are present trench collapse is likely therefore mitigation measures such as benching back the sides or use of support systems in accordance with CIRIA R97 should be utilised.
Mature trees	South	TBC	Trees are present on the site and consequently, an arboriculture survey is required to determine areas of potential tree influence.
Volume change potential clay	TBC	TBC	Cohesive soils are anticipated to be underlying the site.
Running sands	TBC	TBC	Data searches indicate very low risk.
Ground dissolution	TBC	TBC	Data searches indicate no hazard.
Concrete design	TBC	TBC	Should elevated sulphates be identified concrete should be designed accordingly.
Low-permeability ground	TBC	TBC	Cohesive deposits are anticipated across the site and therefore it is unlikely that soakaway drainage will be suitable.
Services/sensitive structures	TBC	TBC	Piling may not be possible within close proximity to any sensitive infrastructure. It is considered likely service infrastructure currently within the site boundary will be terminated and removed as part of enabling works.
Abnormal foundation solutions	TBC	TBC	Made Ground is likely variable in nature and therefore is not considered a suitable founding stratum. Should Made Ground be significantly deep (>2.00 m) there may be a requirement for the use of piled foundations or ground improvement through Vibro Stone Columns (VSC).



6. INITIAL CONCEPTUAL SITE MODEL

Under EA LCRM (2021b) 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 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 6.1, with the more detailed initial CSM included overleaf as Table 6.2.

TABLE 6.1 INITIAL CONTAMINANT SOURCE SCREENING

SOURCE	SOIL	GROUNDWATER	GROUND GAS
ON-SITE			
Made Ground	Heavy Metals, PAHs, TPHs, ACM	TPHs, VOCs	Volatile vapours
OFF-SITE			
Brewery	TPHs, ACM	TPHs, VOCs	Unlikely
Electricity sub station	PCBs	Unlikely	Unlikely

6.1. INITIAL CONCEPTUAL SITE MODEL

Upon assessment of the information collated for the Phase 1 desk study, the initial conceptual site model shown in Table 6.2 has been prepared for the Site.

TABLE 6.2 INITIAL CONCEPTUAL MODEL

CONTAMINANT LINKAGE			PLAUSIBLE LINKAGE?	COMMENTARY AND PROPOSED RESPONSE
SOURCES	**MIGRATION PATHWAYS**	**RECEPTORS**		
SOIL				
Made Ground Development and demolition of former buildings on the site may have resulted in a significant thickness of Made Ground soils across the site. Made Ground may contain Heavy Metals, non-volatile PAHs	Accidental ingestion and/or dermal contact with contaminated soil and/or leachate. **PL1/PL2** Inhalation of contaminated dust. **PL3**	Human Health – site personnel	Yes	Made Ground associated with construction of the historic building and infilling of former field boundaries is a potential source of heavy metals and non-volatile PAHs. **Recommendation:** Further investigation is required to confirm if the Made Ground across the site is impacted by heavy metals and non-volatile PAHs. If identified, a suitable clean cover system for areas of landscaping will prevent exposure to future site users. Construction works should be completed with PPE and the provision of welfare.
Made Ground VOCs, hydrocarbons, volatile PAHs (naphthalene)	Inhalation of vapours. **PL4** Migration through permeable strata and preferential pathways.	Human Health – end users Human Health – Off-site receptors	Yes	Although deemed to be unlikely, there is a potential for low-level volatile hydrocarbon impact in localised areas of Made Ground and infilled field boundaries due to the unknown source of the fill material. Future site users may be exposed to volatile contaminants via inhalation and accumulation of vapours in indoor space, representing a long-term risk. Volatile contamination may pose a short-term risk to construction workers, particularly in confined spaces. **Recommendation:** Further investigation is required to confirm if the Made Ground soils are impacted by volatile contaminants. Should potentially volatile contamination be identified during the intrusive phase of works, appropriate mitigation measures will be required.

CONTAMINANT LINKAGE			PLAUSIBLE LINKAGE?	COMMENTARY AND PROPOSED RESPONSE
SOURCES	**MIGRATION PATHWAYS**	**RECEPTORS**		
Made Ground Asbestos -Asbestos containing materials (ACM) and loose fibres	Inhalation (of fibres). Construction works disturbing bound material and releasing fibres. **PL3**	Human Health - Site personnel, end land users, and users of adjacent sites	Yes	Former and current buildings on site may contain ACM due to their construction prior to 1992. Potential for ACM to be present in Made Ground associated with the demolition of former buildings. Risk of inhalation of fibres during Ground Investigation and construction works. Disturbance of ACMs and dust derivatives from construction would increase risk to adjacent sites. **Recommendation:** Intrusive investigation will be required to determine presence of ACMs and develop appropriate mitigation measures. Construction works to be completed with appropriate PPE and welfare facilities.
Made Ground Sulphate from potential ash within the Made Ground.	Sulphate attack on concrete. **PL6**	Building concrete	Yes	Due to the presence of Made Ground on the Site, the potential for sulphate in any ash deposits is high which may impact the proposed building concrete. **Recommendation:** Intrusive investigation will be required to assess the concrete classification. Construction works to be completed with appropriate PPE and welfare facilities.
Made Ground Organic contaminants - hydrocarbons, solvents	Ingestion of tainted water supply. **PL7**	Human Health – End Users Water pipeline	Yes	Low likelihood as significant contamination not anticipated at pipeline depth across the west of the Site (0.75–1.35 m). **Recommendation:** Intrusive investigation required to confirm.
Made Ground Phytotoxic contaminants	Direct contact (plant uptake). **PL8**	Flora	Yes	Likely probability as contamination considered possible, which may be taken up by flora in soft landscaping/gardens. **Recommendation:** Intrusive investigation required.

CONTAMINANT LINKAGE			PLAUSIBLE LINKAGE?	COMMENTARY AND PROPOSED RESPONSE
SOURCES	**MIGRATION PATHWAYS**	**RECEPTORS**		
CONTROLLED WATERS				
Mobile Contaminants associated with Made Ground	Leaching of contaminants from Made Ground through infiltration and percolation of rainwater. **PL5**	Controlled waters, underlying Principal aquifer	Yes (limited)	No significant sources of mobile contamination have been identified, however contaminants associated with Made Ground and infilled features across the site cannot be discounted, albeit minor. The presence of clay drift deposits will likely inhibit downward migration the principal aquifer. The sensitivity of the aquifer is increased due to the location within a source protection zone and the presence of two groundwater abstractions within circa 70 m of the site. However, no potable abstractions are recorded so this would suggest a lesser sensitivity. **Recommendation:** Sampling of groundwater is required to inform a controlled water risk assessment.
		Infrastructure and services	Yes (limited)	The development of the proposed road (hardstanding and drainage) will reduce the leachate produced from contaminated soils. Infrastructure and services shall be designed to resist chemical attack and ingress.
Mobile Contaminants associated with Made Ground	Contact with contaminated groundwater. **PL2**	Human Health – site personnel	Yes (limited)	Groundwater level is currently unknown. If contaminated groundwater were to be above development levels, there is potential for impact to site personnel. **Recommendation:** Intrusive ground investigation to determine groundwater level.
	Contaminants leached from the Made Ground and from off-site sources may be mobilised to greater distances through advective flow. **PL5**	Human Health – end users	Yes (limited)	Impacted groundwater could transport contaminants vertically and horizontally through permeable strata. However, the site works will not exacerbate this, and site work will be undertaken above the water table. Groundwater will need to be considered for surrounding developments.

CONTAMINANT LINKAGE			PLAUSIBLE LINKAGE?	COMMENTARY AND PROPOSED RESPONSE
SOURCES	**MIGRATION PATHWAYS**	**RECEPTORS**		
GROUND GAS				
Ground gases (methane and carbon dioxide in Made Ground)	Inhalation of ground gas. **PL4** Accumulation of ground gas in confined spaces (asphyxiation or explosion)	Human Health – site personnel	Yes (limited)	Made Ground anticipated to be underlying the site and surrounding the site is a potential source of hazardous ground gas. Carbon dioxide and methane have asphyxiation and explosive risks, respectively and should the underlying Made Ground soils be actively gassing the risk to construction workers can be mitigated through appropriate management of confined space entry, whereas the risk to future end users can be mitigated through the adoption of appropriate gas protection measures in accordance with BS8485 *(Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings (2015+A1:2019)* **Recommendation:** A phase of ground gas monitoring is required.
		Human Health – end users	No	The highways design does not include confined spaces with the exception of service conduits.
		Infrastructure and services	No	Service conduits have been designed with passive venting systems.

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.

END OF REPORT

APPENDIX I
LIMITATIONS

1. This report and its findings should be considered in relation to the terms of reference and objectives agreed between E3P and the client as indicated in Section 1.2.

2. For the work, reliance has been placed on publicly available data obtained from the sources identified. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. When using the information, it has been assumed it is correct. No attempt has been made to verify the information.

3. This report has been produced in accordance with current UK policy and legislative requirements for land and groundwater contamination which are enforced by the local authority and the Environment Agency. Liabilities associated with land contamination are complex and requires advice from legal professionals.

4. During the site walkover, reasonable effort has been made to obtain an overview of the site conditions. However, during the site walkover, no attempt has been made to enter areas of the site that are unsafe or present a risk to health and safety, are locked, barricaded, overgrown, or the location of the area has not been made known or accessible.

5. Access considerations, the presence of services and the activities being carried out on the site limited the locations where sampling locations could be installed and the techniques that could be used.

6. Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities.

7. 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 do not constitute or replace full and proper surveys.

8. The executive summary, conclusions and recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.

9. E3P cannot be held responsible for any use of the report or its contents for any purpose other than that for which it was prepared. The copyright in this report and other plans and documents prepared by E3P is owned by them and no such plans or documents may be reproduced, published or adapted without written consent. Complete copies of this may, however, be made and distributed by the client as is expected in dealing with matters related to its commission. Should the client pass copies of the report to other parties for information, the whole report should be copied, but no professional liability or warranties shall be extended to other parties by E3P in this connection without their explicit written agreement there to by E3P.

10. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.

APPENDIX II
GLOSSARY

TERMS

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
CA	Coal 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

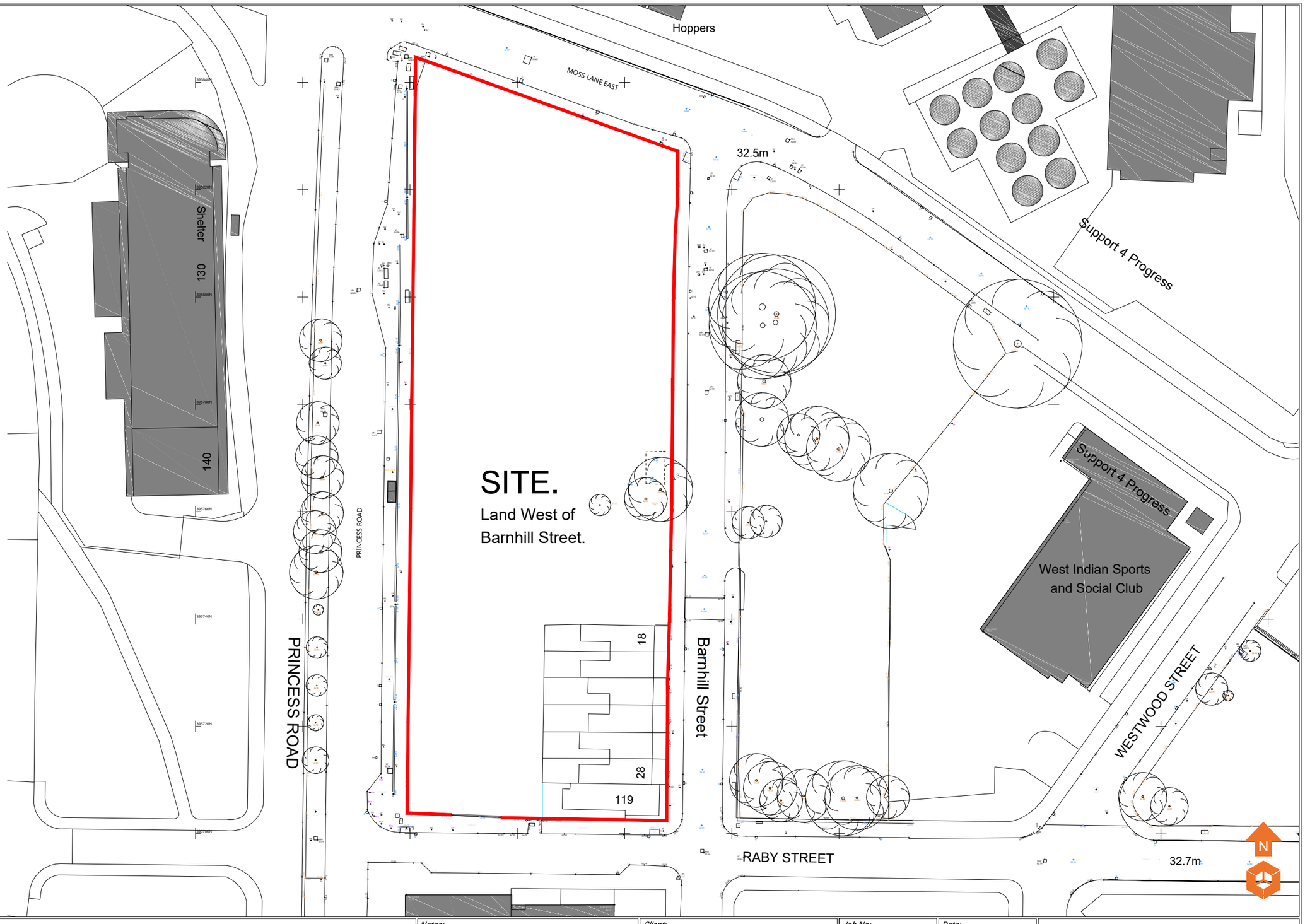
MIBK	Methyl isobutyl ketone	**WTE**	Water table elevation
m	Metres	**ppm**	Parts per million
km	Kilometres	**mg/m^3**	Milligram per metre cubed
% v/v	Percent volume in air	**m bgl**	Metres below ground level
mb	Millibars (atmospheric pressure)	**m bcl**	Metre below cover level
l/hr	Litres per hour	**mAOD**	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)		

APPENDIX III
RISK CLASSIFICATION

RISK CLASSIFICATION

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



Key

Site Boundary

Notes:

P1	REVA	23.07.2025	TG	CO	CO
Phase	Issue	Date	Drawn	Checked	PM

Client: SGI

Job No: 18-145

Date: 23.07.2025

Drawing No: 001

Scale: NTS

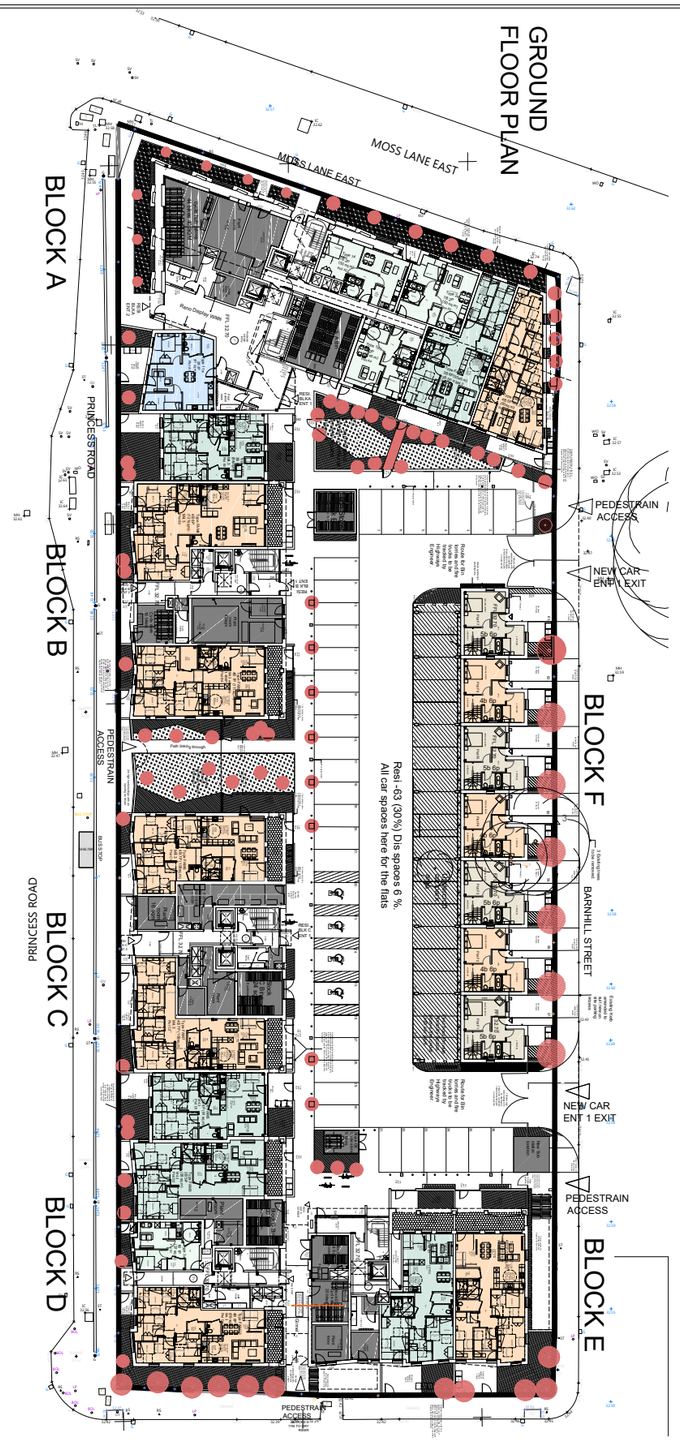
Job Title: Barnhill Street, Moss Side

Drawing Title: Site Location Plan

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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GROUND FLOOR PLAN



N

P1	REVA	23.07.2025	TG	CO	CO
Phase	Issue	Date	Drawn	Checked	PM

Notes:

Client: SGI

Job No: 18-145

Date: 23.07.2025

Drawing No: 002

Scale: NTS

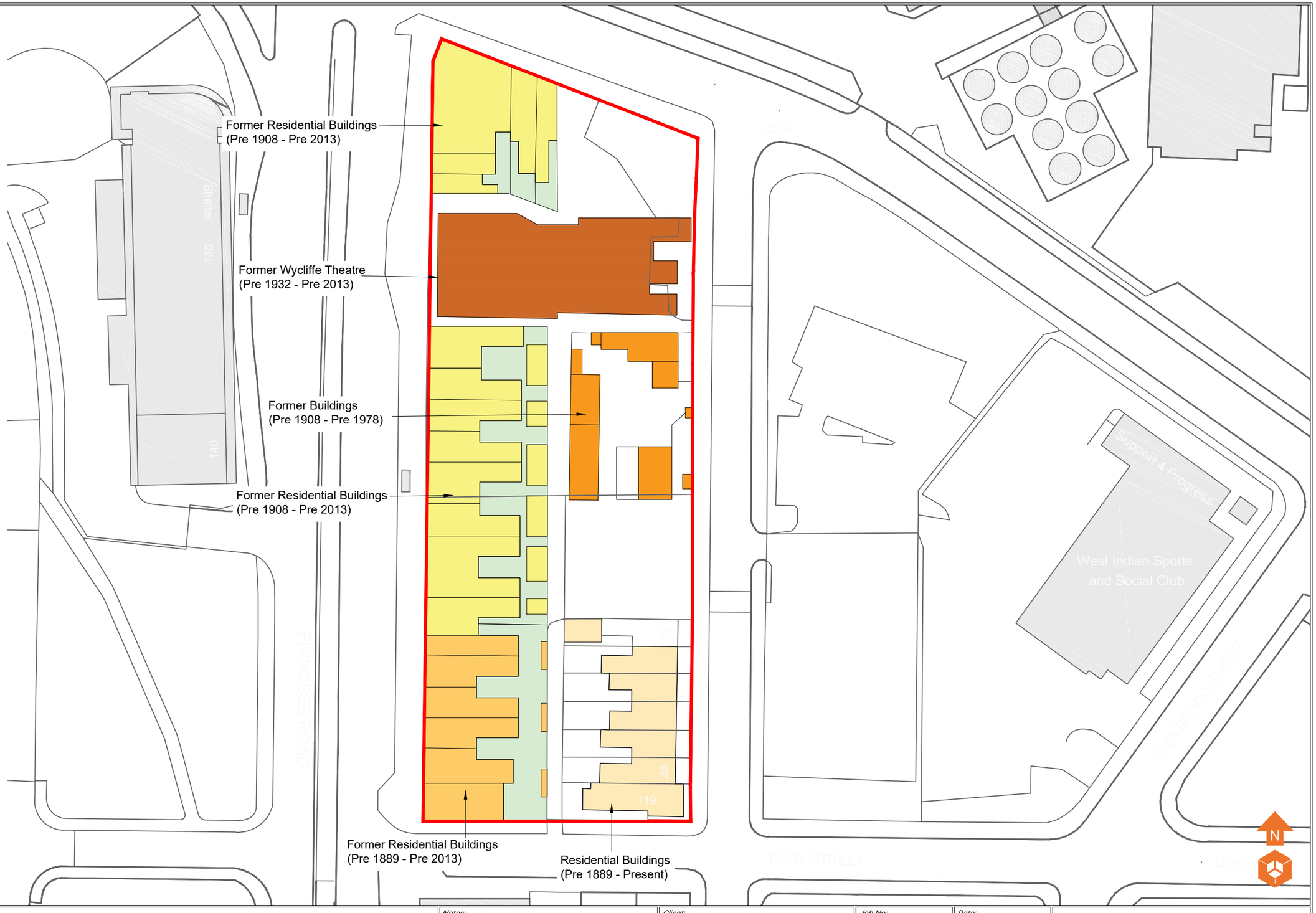
Job Title: Barnhill Street, Moss Side

Drawing Title: Proposed Development Plan

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Historical Features

- Former Residential Buildings (Pre 1889 - Pre 2013)
- Former Residential Buildings (Pre 1908 - Pre 2013)
- Residential Buildings (Pre 1889 - Present)
- Former Buildings (Pre 1908 - Pre 1978)
- Former Wycliffe Theatre (Pre 1932 - Pre 2013)

Notes:

Phase	Issue	Date	Drawn	Checked	PM
P1	REVA	23.07.2025	TG	CO	CO

Client: SGI

Job No: 18-145

Date: 23.07.2025

Drawing No: 003

Scale: NTS

Job Title: Barnhill Street, Moss Side

Drawing Title: Historical Features Plan

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APPENDIX V
PHOTOGRAPHS

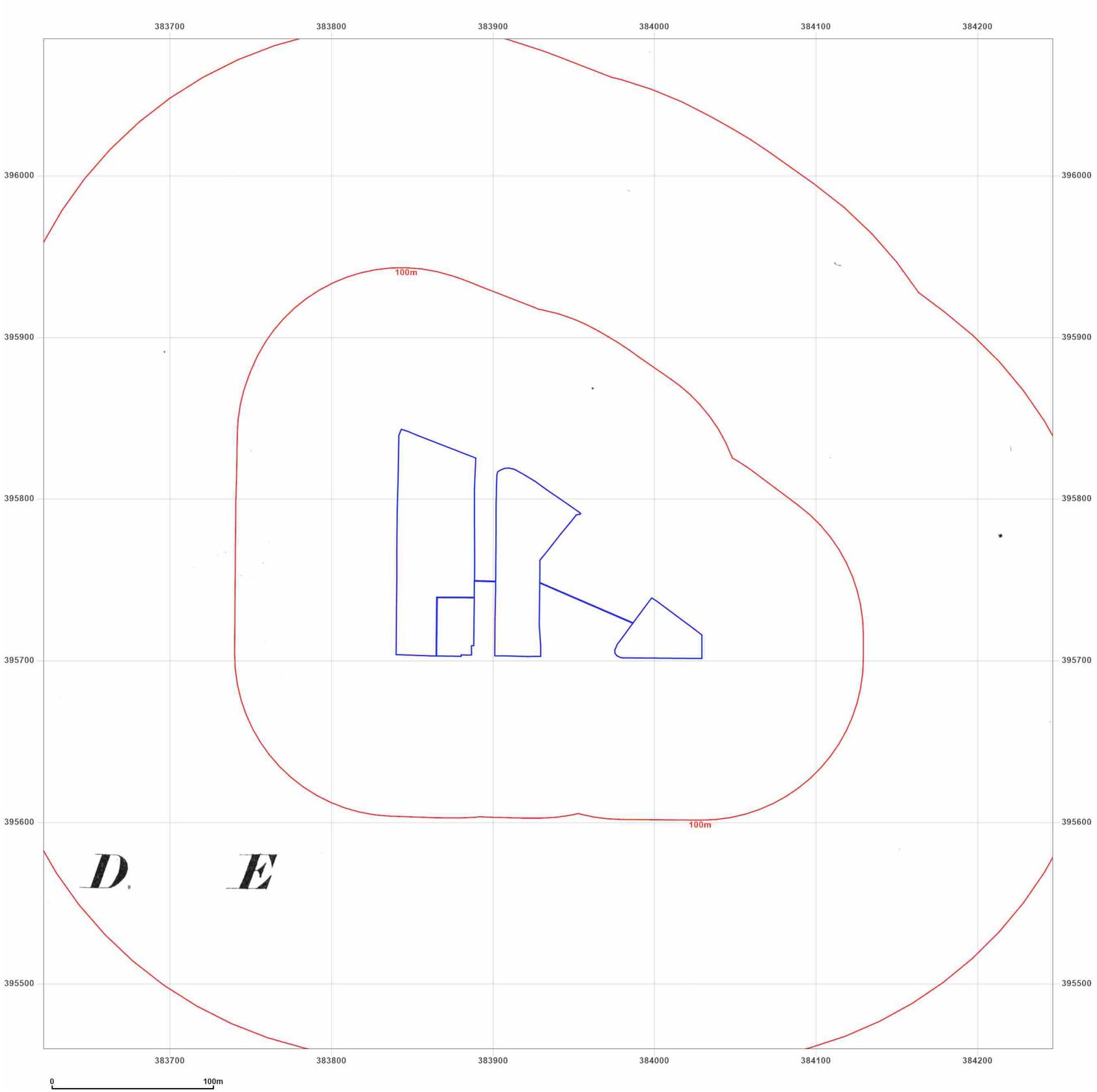
PLATE 1 LOCALISED HARDSTANDING AT NORTH EASTERN BOUNDARY



PLATE 2 VIEW OF SOUTH EASTEN PARCEL



APPENDIX VI
HISTORICAL MAPS



Groundsure INSIGHTS

Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: County Series

Map date: **1881**

Scale: 1:2,500

Printed at: 1:2,500

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Surveyed 1881
Revised N/A
Edition 1881
Copyright N/A
Levelled N/A

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Production date: 12 May 2023

Map legend available at:
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Groundsure INSIGHTS

Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: County Series

Map date: **1889**

Scale: 1:2,500

Printed at: 1:2,500

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

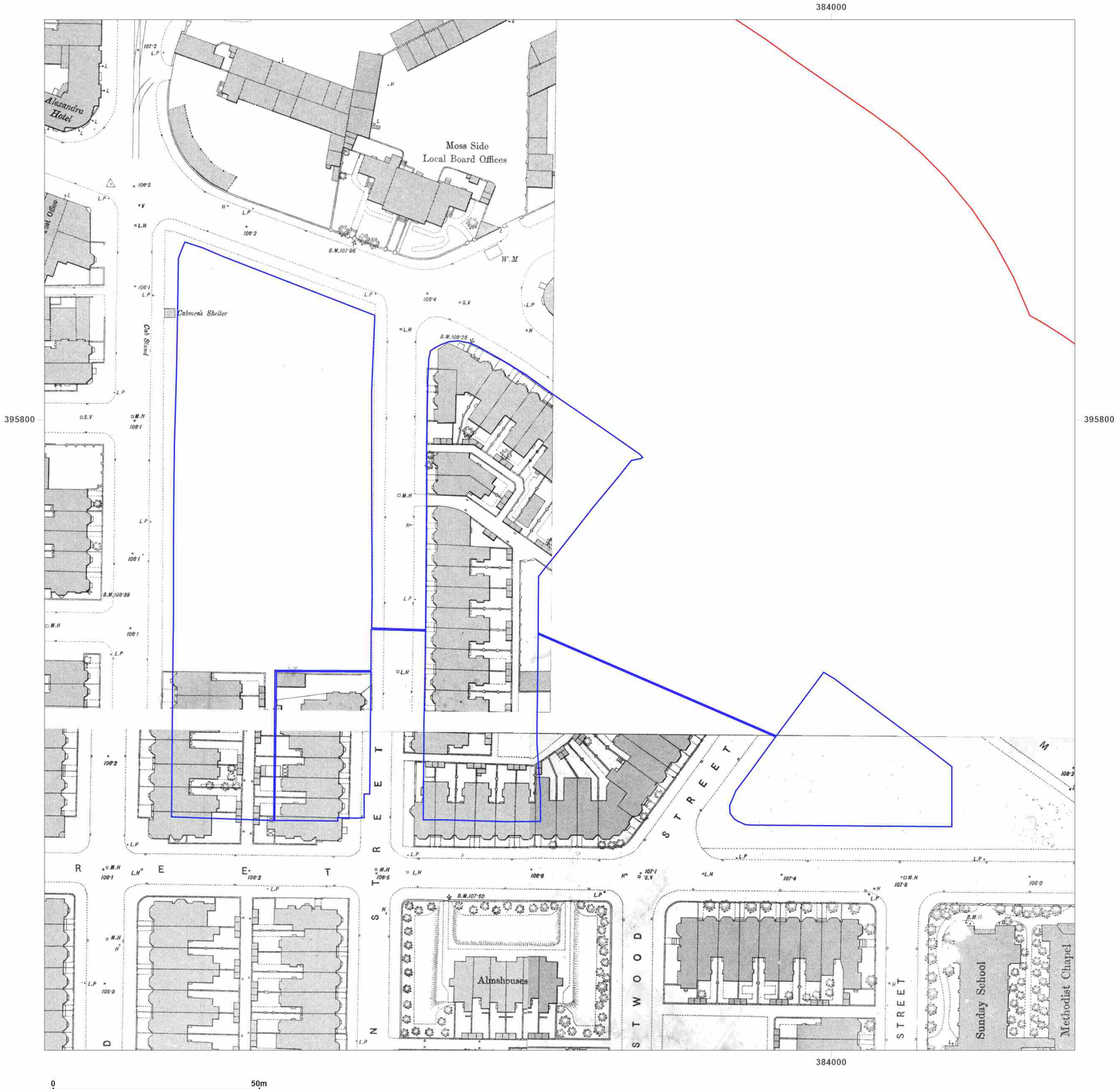
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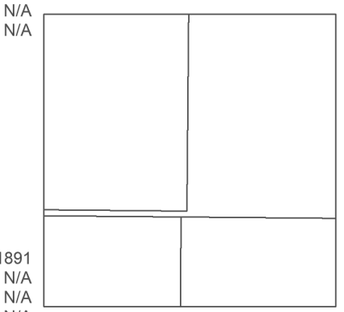
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MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: County Series Town Plan
Map date: **1891**
Scale: 1:500
Printed at: 1:1,000

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Revised N/A
Edition N/A
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Levelled N/A



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Groundsure INSIGHTS

Site Details:

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Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: County Series

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Printed at: 1:2,500

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Surveyed 1891
Revised 1905
Edition 1908
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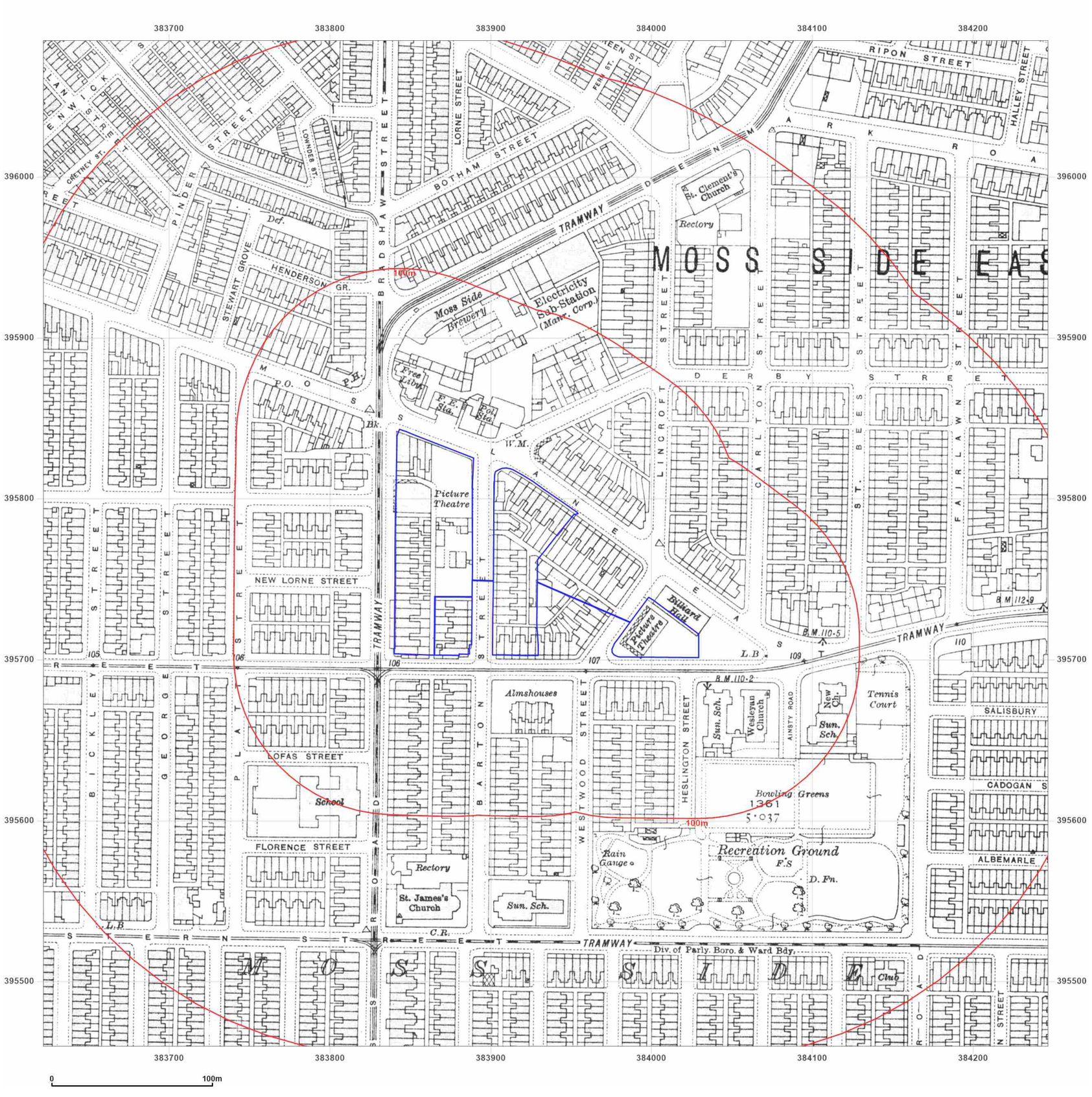
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Groundsure INSIGHTS

Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
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Surveyed 1922
Revised 1916
Edition 1922
Copyright N/A
Levelled 1915

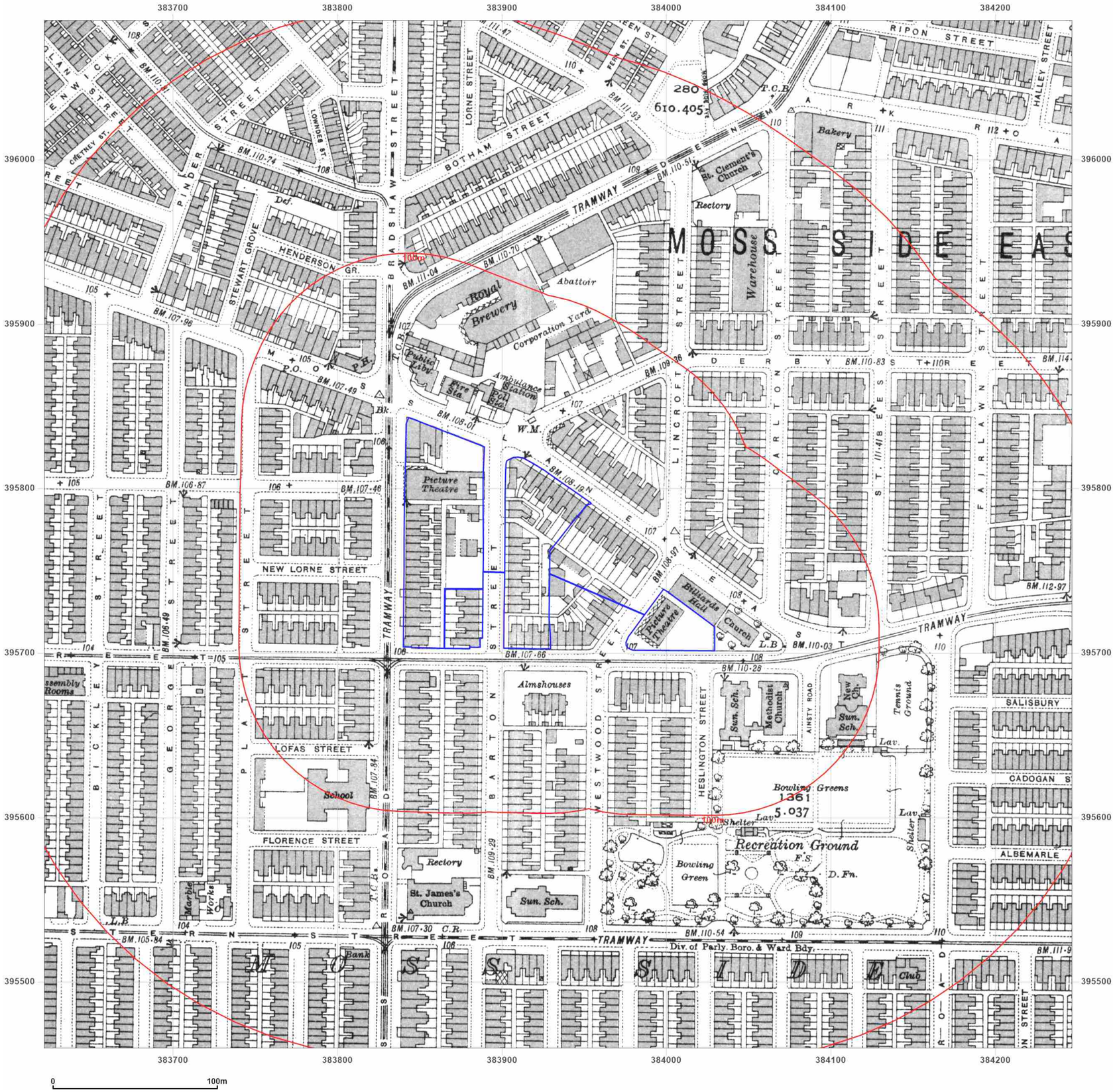
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Groundsure INSIGHTS

Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: County Series

Map date: **1932**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
S

Surveyed 1873
Revised 1932
Edition N/A
Copyright N/A
Levelled 1927

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Groundsure INSIGHTS

Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: National Grid

Map date: **1949-1950**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
S

Surveyed 1949
Revised 1949
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1949
Revised 1949
Edition N/A
Copyright 1949
Levelled 1928

Surveyed 1949
Revised 1949
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1927

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Groundsure INSIGHTS

Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: National Grid

Map date: **1951**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
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Surveyed 1951
Revised 1951
Edition N/A
Copyright 1951
Levelled 1928

Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1927

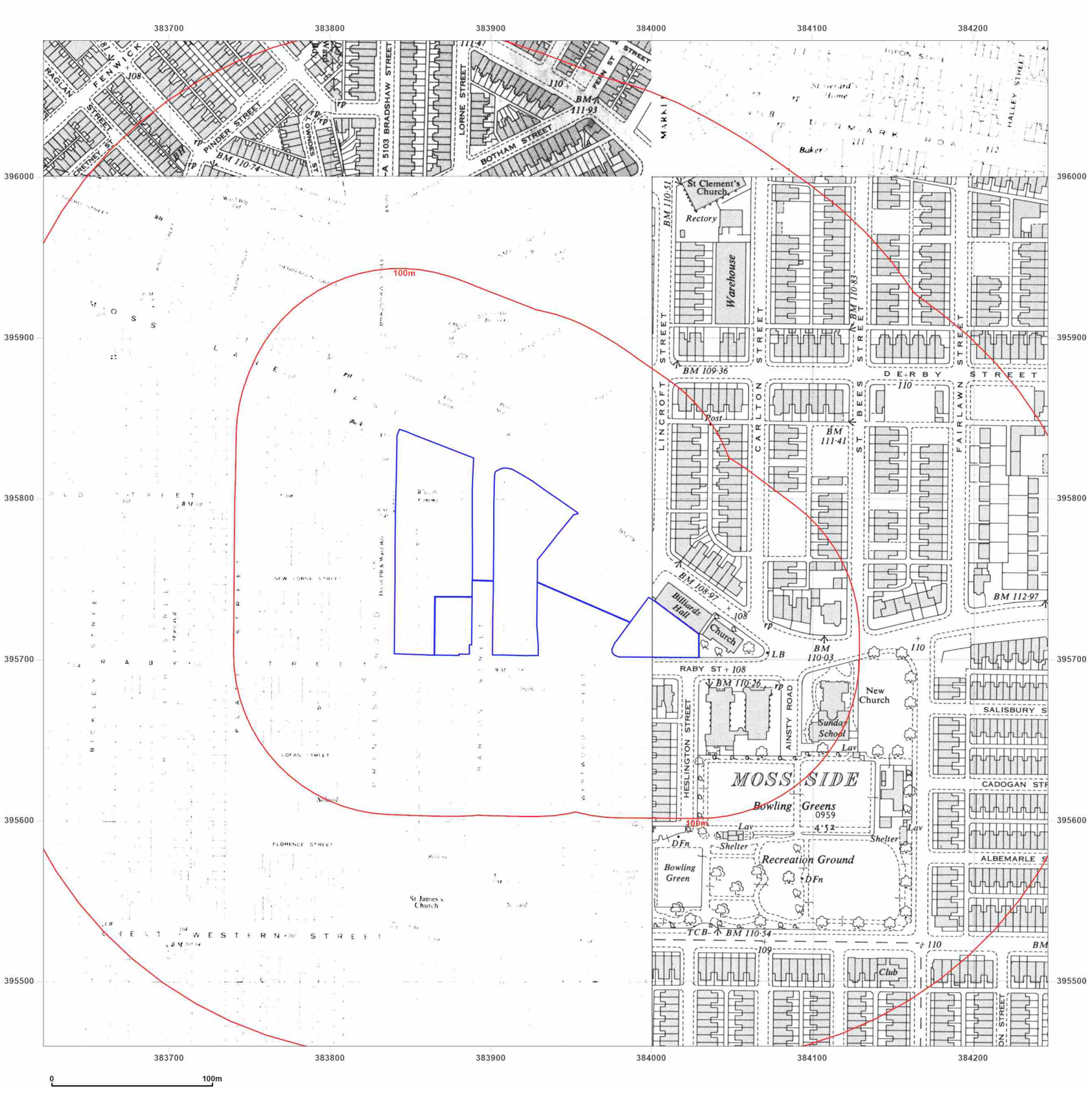
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Groundsure INSIGHTS

Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: National Grid
Map date: **1950-1951**
Scale: 1:2,500
Printed at: 1:2,500

N
W E
S

Surveyed 1949
Revised 1949
Edition N/A
Copyright 1950
Levelled 1927

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

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

Surveyed 1950
Revised 1950
Edition N/A
Copyright N/A
Levelled 1928

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Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: National Grid

Map date: **1950-1955**

Scale: 1:2,500

Printed at: 1:2,500

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

Surveyed 1949
Revised 1949
Edition N/A
Copyright 1950
Levelled 1929

Surveyed 1951
Revised 1951
Edition 1955
Copyright N/A
Levelled 1928

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Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

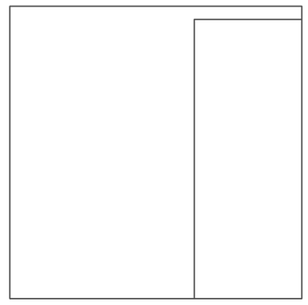
Map Name: National Grid

Map date: **1976**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
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Surveyed 1950
Revised 1975
Edition N/A
Copyright 1976
Levelled 1958

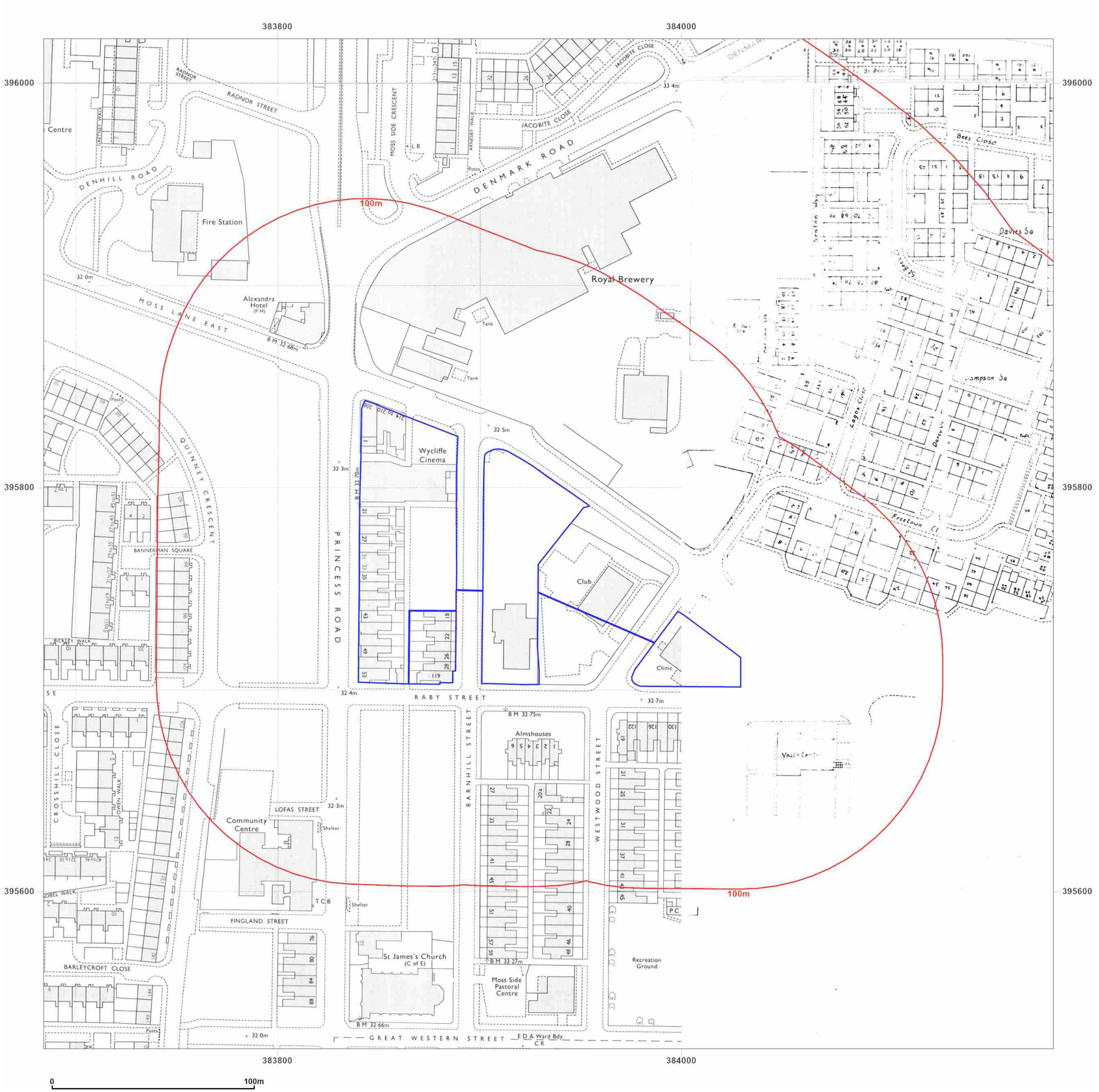
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Groundsure INSIGHTS

Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: National Grid

Map date: **1974-1978**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
S

Surveyed 1949 Revised 1977 Edition N/A Copyright 1978 Levelled 1958	Surveyed N/A Revised N/A Edition N/A Copyright 1977 Levelled 1963
Surveyed 1949 Revised 1976 Edition N/A Copyright 1977 Levelled 1958	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A

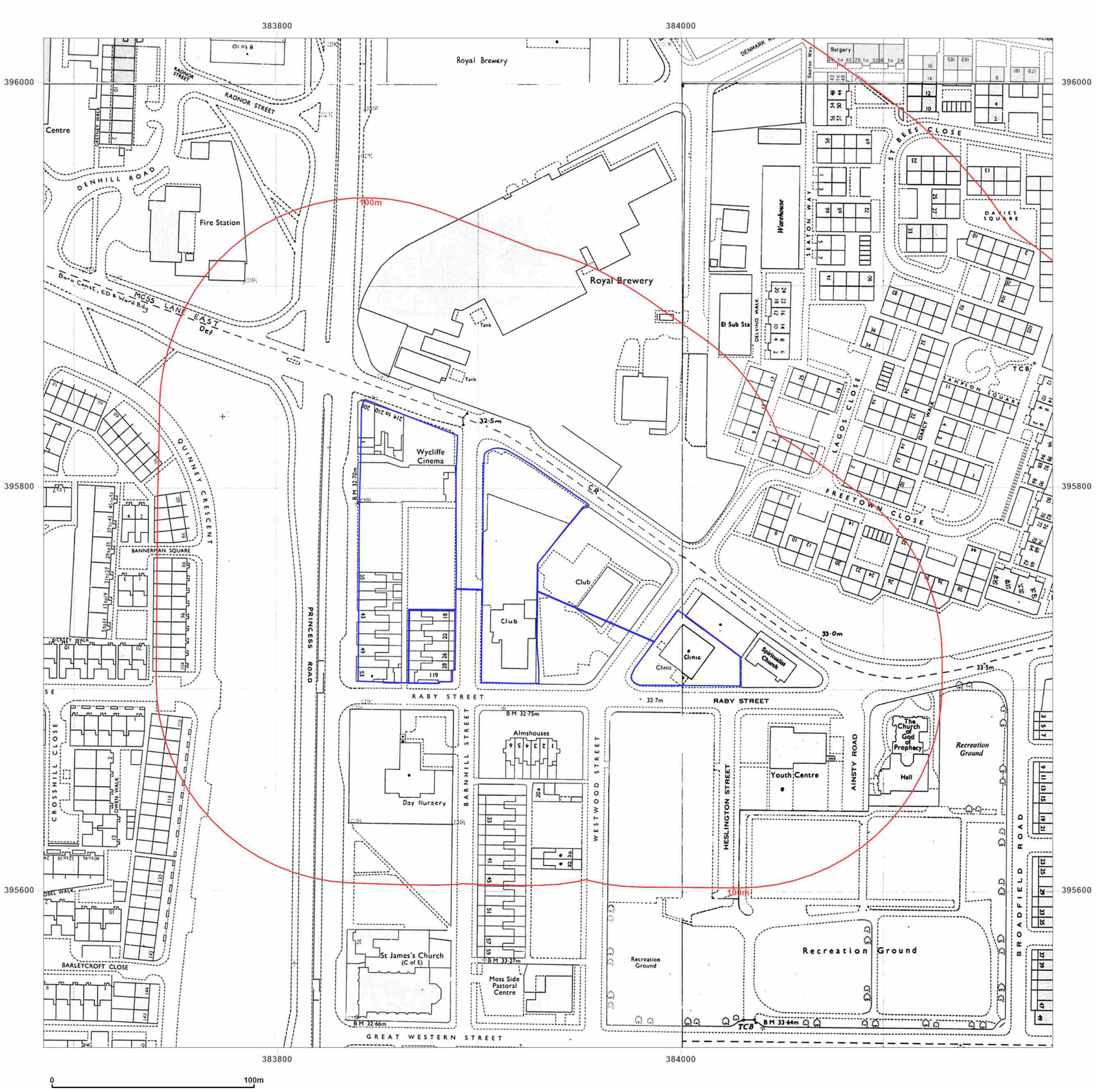
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Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: National Grid
Map date: **1984-1988**
Scale: 1:1,250
Printed at: 1:2,000

N
W E
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Surveyed 1958
Revised 1988
Edition N/A
Copyright 1988
Levelled 1958

Surveyed 1949
Revised 1984
Edition N/A
Copyright 1985
Levelled 1963

Surveyed 1958
Revised 1985
Edition N/A
Copyright 1985
Levelled 1958

Surveyed 1958
Revised 1984
Edition N/A
Copyright 1984
Levelled 1958

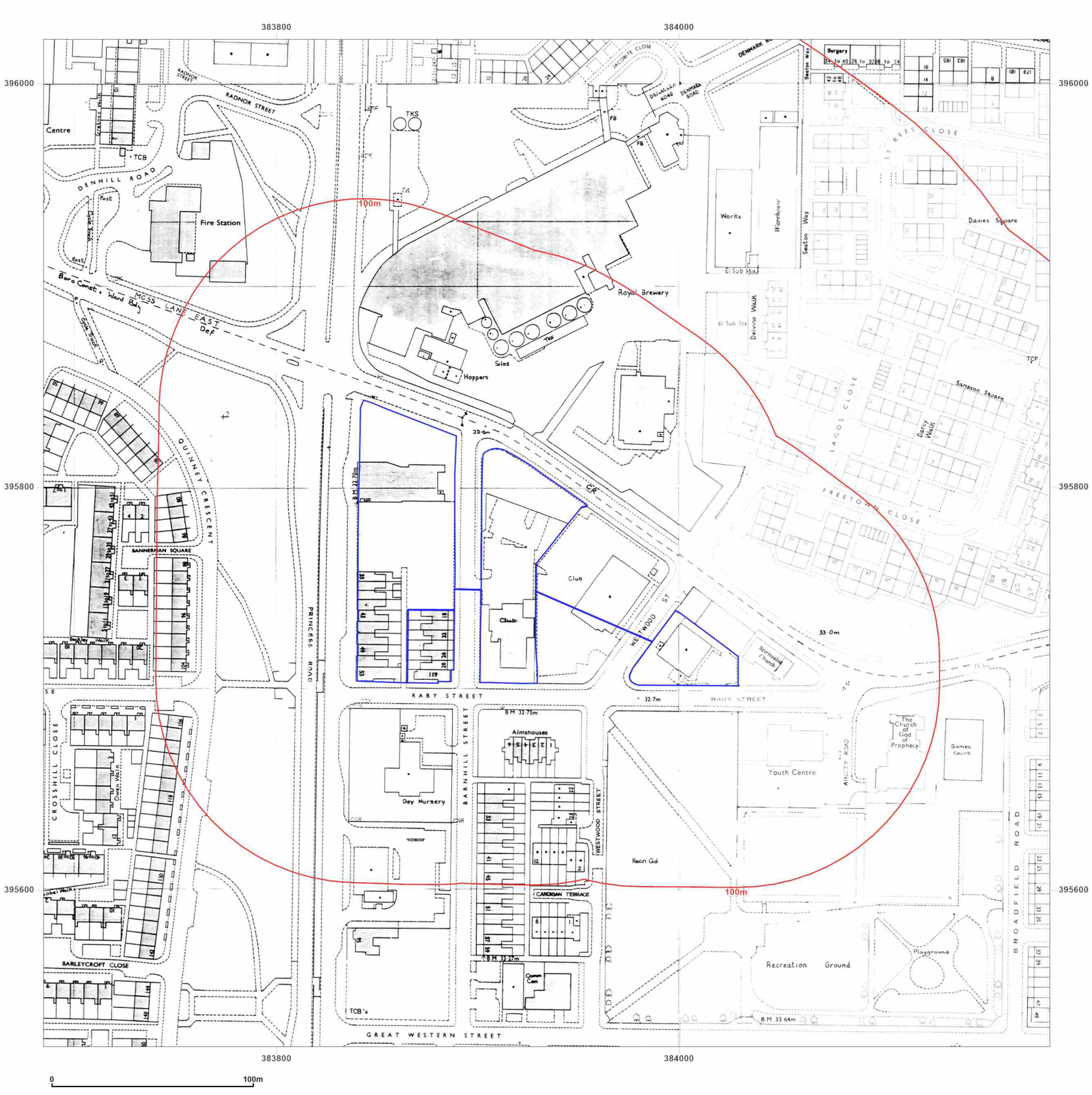
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Site Details:

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MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: National Grid
Map date: **1985-1990**
Scale: 1:1,250
Printed at: 1:2,000

N
W E
S

Surveyed 1958
Revised 1990
Edition N/A
Copyright 1990
Levelled 1958

Surveyed 1948
Revised 1984
Edition N/A
Copyright 1985
Levelled 1963

Surveyed 1958
Revised 1989
Edition N/A
Copyright 1989
Levelled 1958

Surveyed 1989
Revised 1989
Edition N/A
Copyright 1989
Levelled N/A

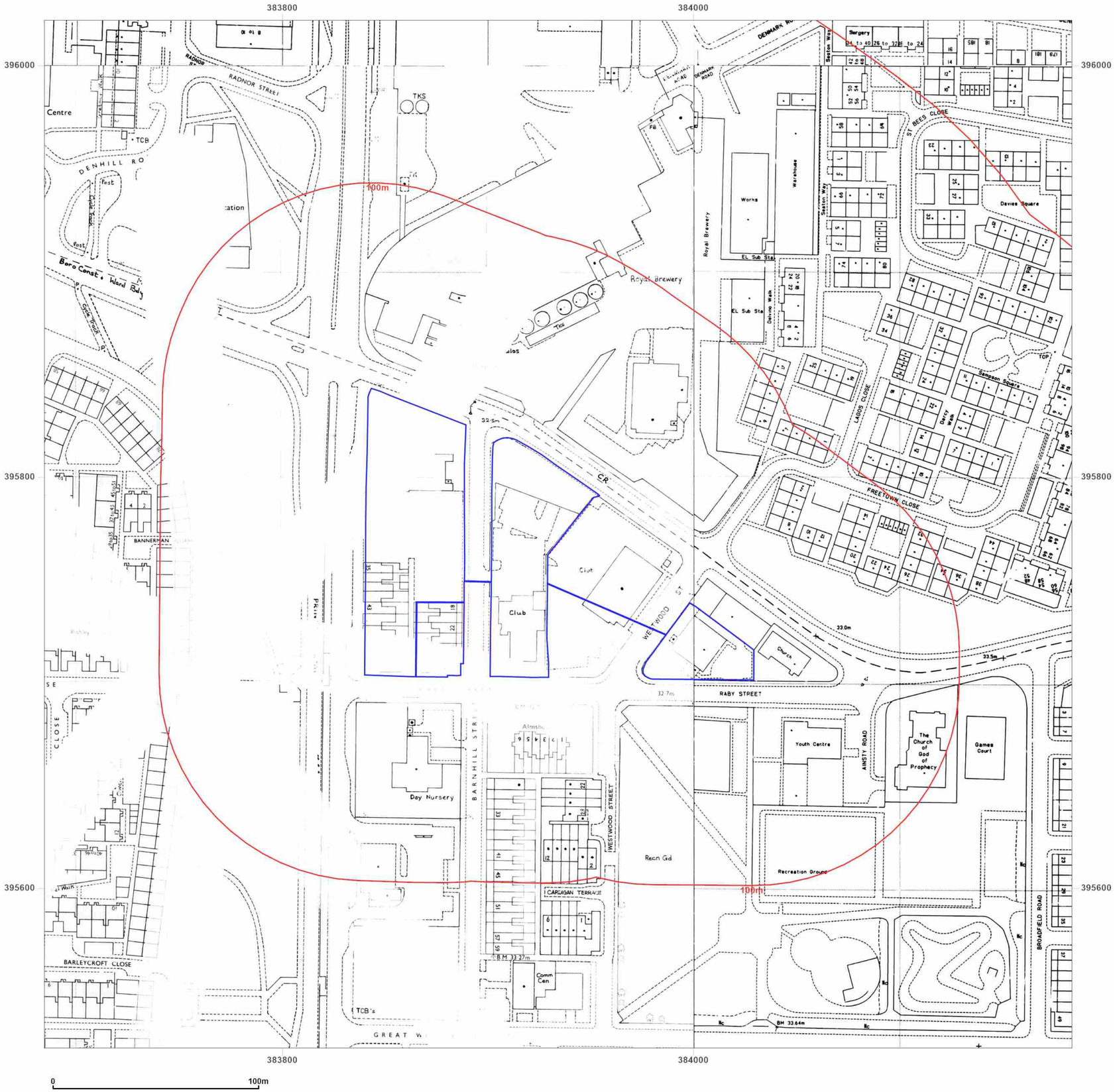
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Site Details:

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MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: National Grid
Map date: **1989-1992**
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 1992
Levelled N/A

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

Surveyed 1958
Revised 1989
Edition N/A
Copyright 1989
Levelled 1958

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

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Site Details:

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MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: National Grid
Map date: **1993-1995**
Scale: 1:1,250
Printed at: 1:2,000

N
W E
S

Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A

Surveyed 1993
Revised 1993
Edition N/A
Copyright 1993
Levelled N/A

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1995
Levelled N/A

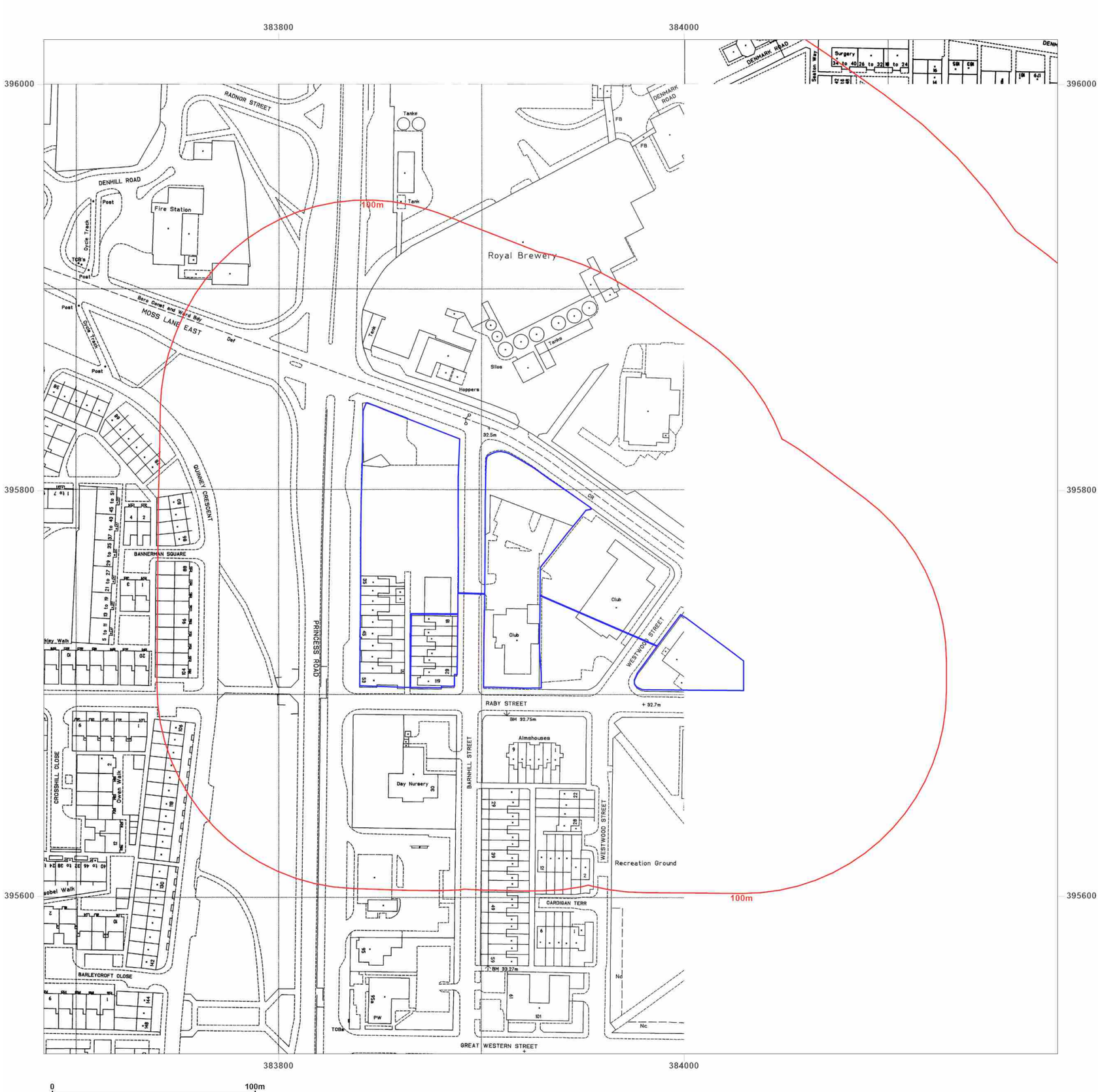
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Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: National Grid

Map date: **1993-1995**

Scale: 1:1,250

Printed at: 1:2,000

N
W E
S

Surveyed 1993
Revised 1993
Edition N/A
Copyright 1993
Levelled N/A

Surveyed 1995
Revised 1995
Edition N/A
Copyright 1995
Levelled N/A

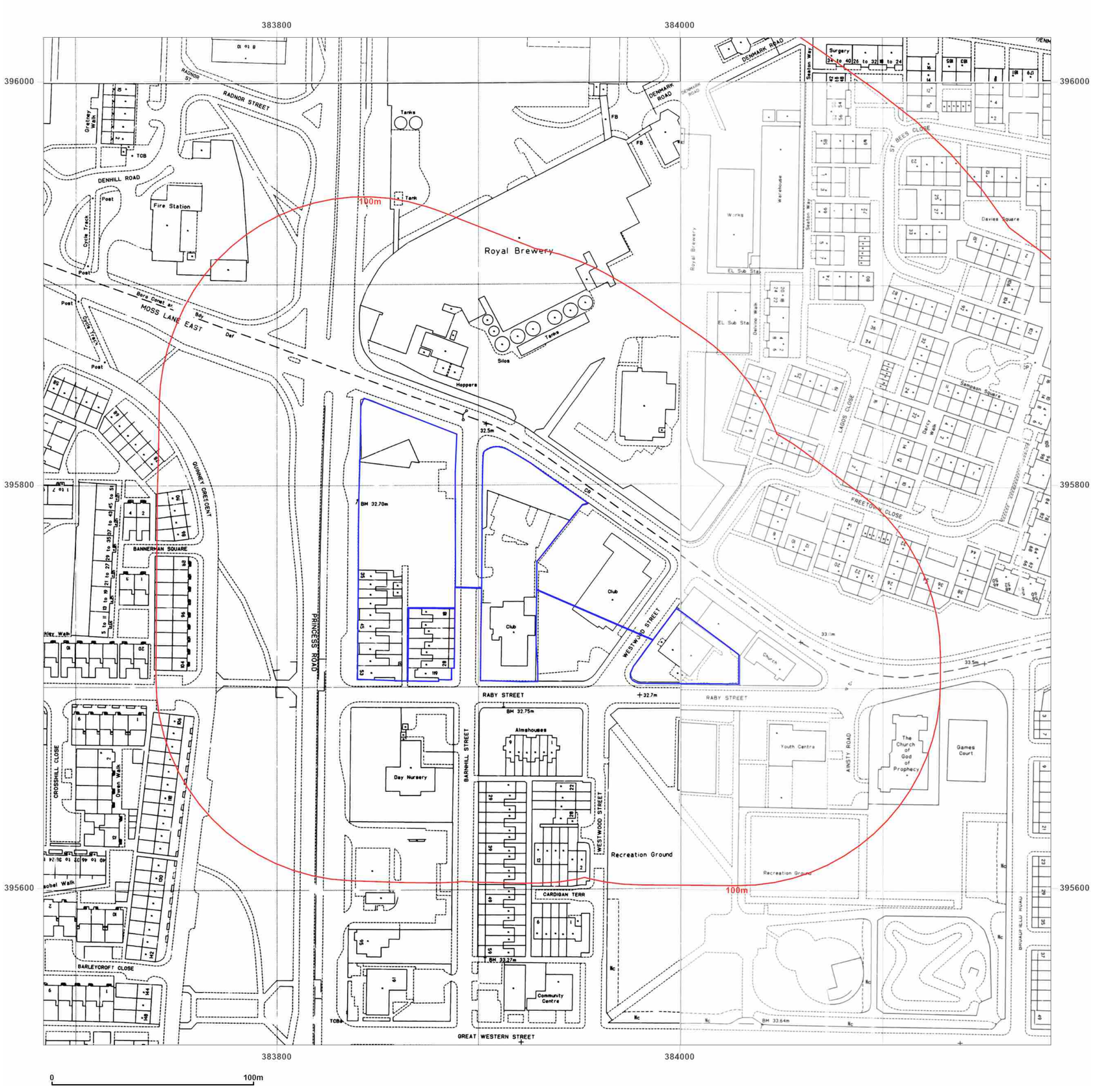
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Groundsure INSIGHTS

Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: National Grid

Map date: **1992-1995**

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 1995 Levelled N/A	Surveyed 1992 Revised 1992 Edition N/A Copyright 1992 Levelled N/A
Surveyed N/A Revised N/A Edition N/A Copyright 1992 Levelled N/A	Surveyed 1992 Revised 1992 Edition N/A Copyright N/A Levelled N/A

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Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

N
W E
S

2003

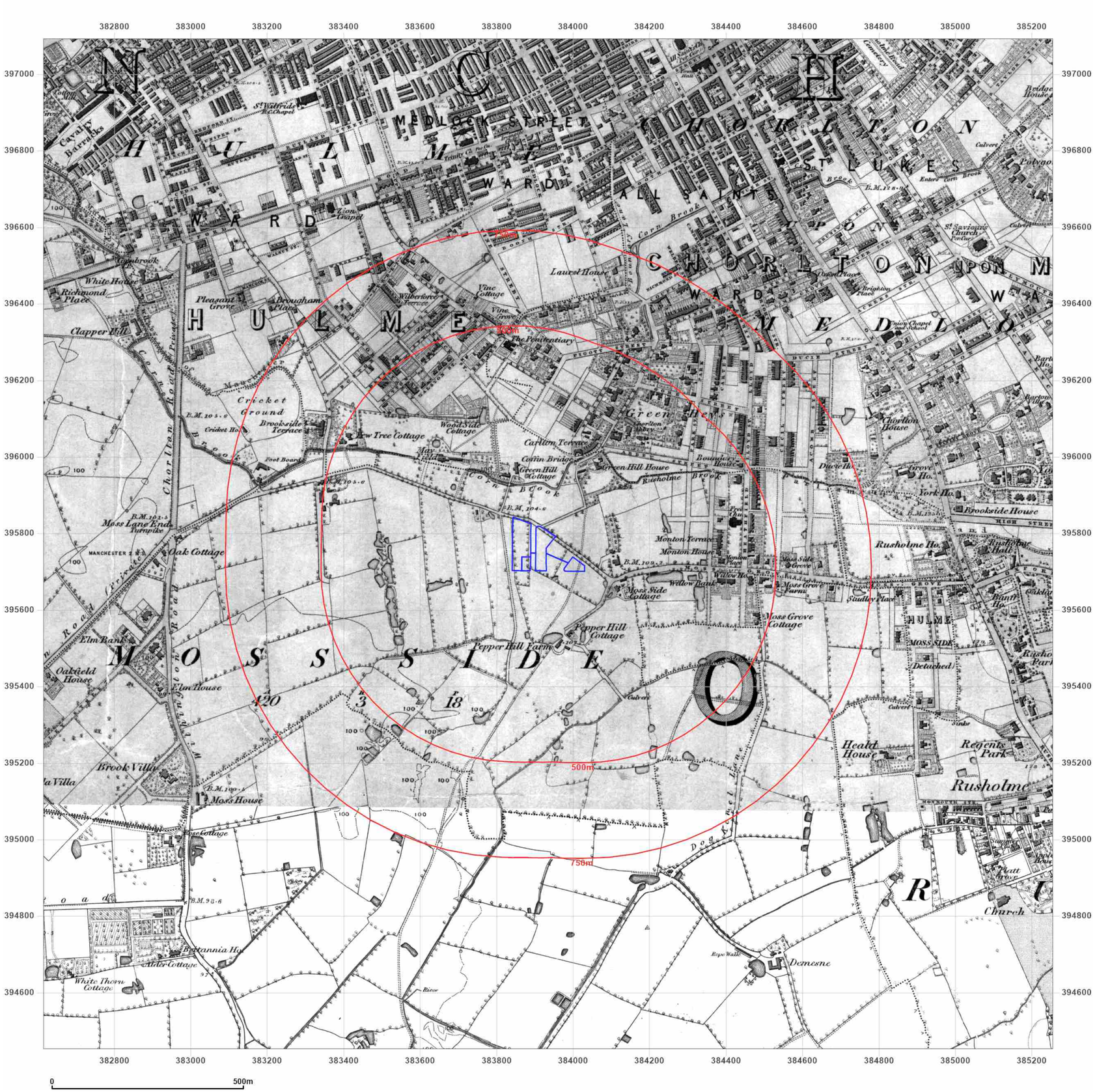
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Groundsure INSIGHTS

Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: County Series

Map date: **1848-1849**

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

Surveyed 1845
Revised 1849
Edition 1849
Copyright N/A
Levelled N/A

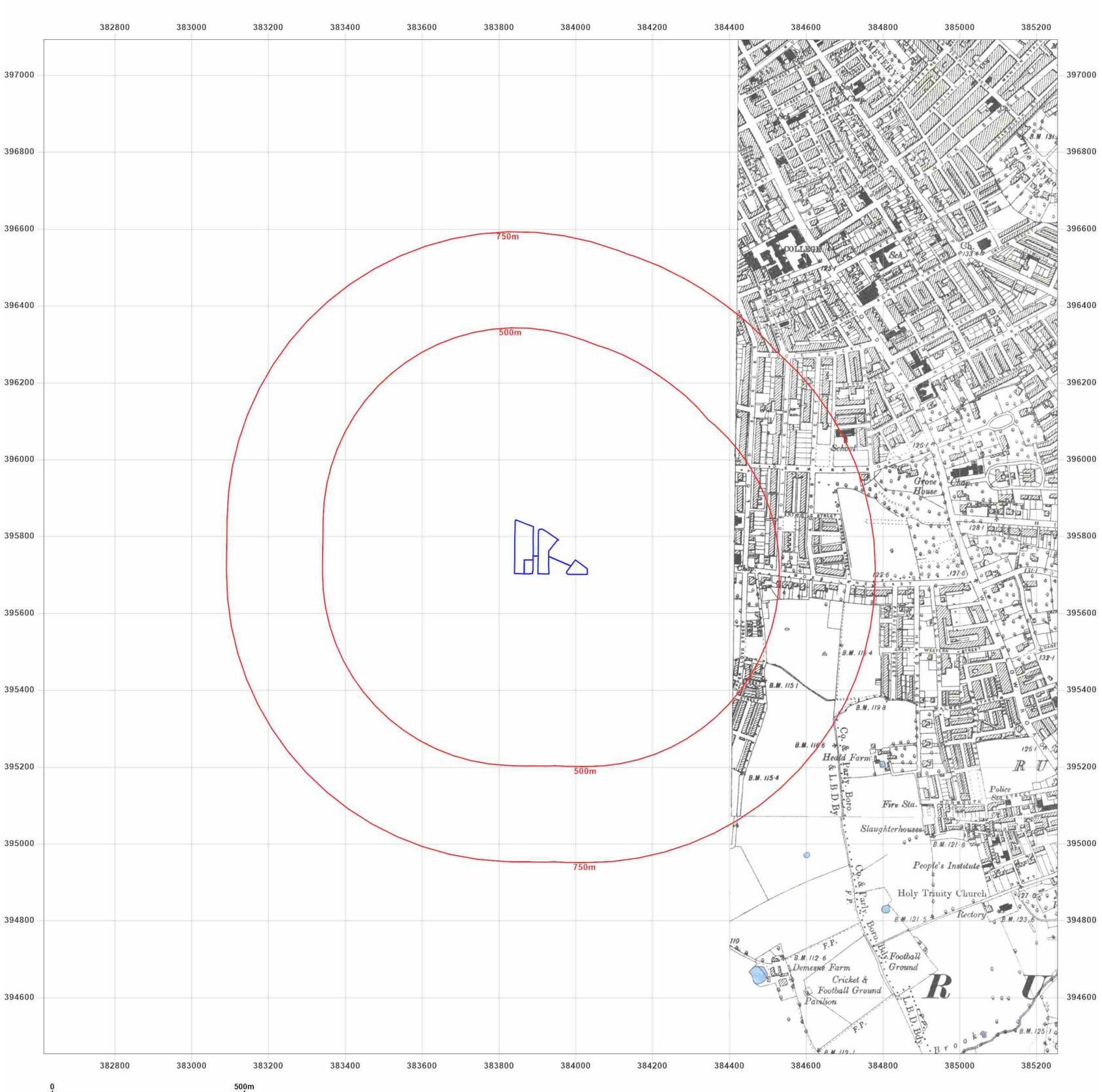
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Groundsure INSIGHTS

Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

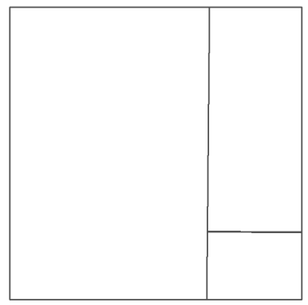
Map Name: County Series

Map date: **1890-1892**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1890
Revised 1890
Edition 1890
Copyright N/A
Levelled N/A

Surveyed 1892
Revised 1892
Edition 1892
Copyright N/A
Levelled N/A

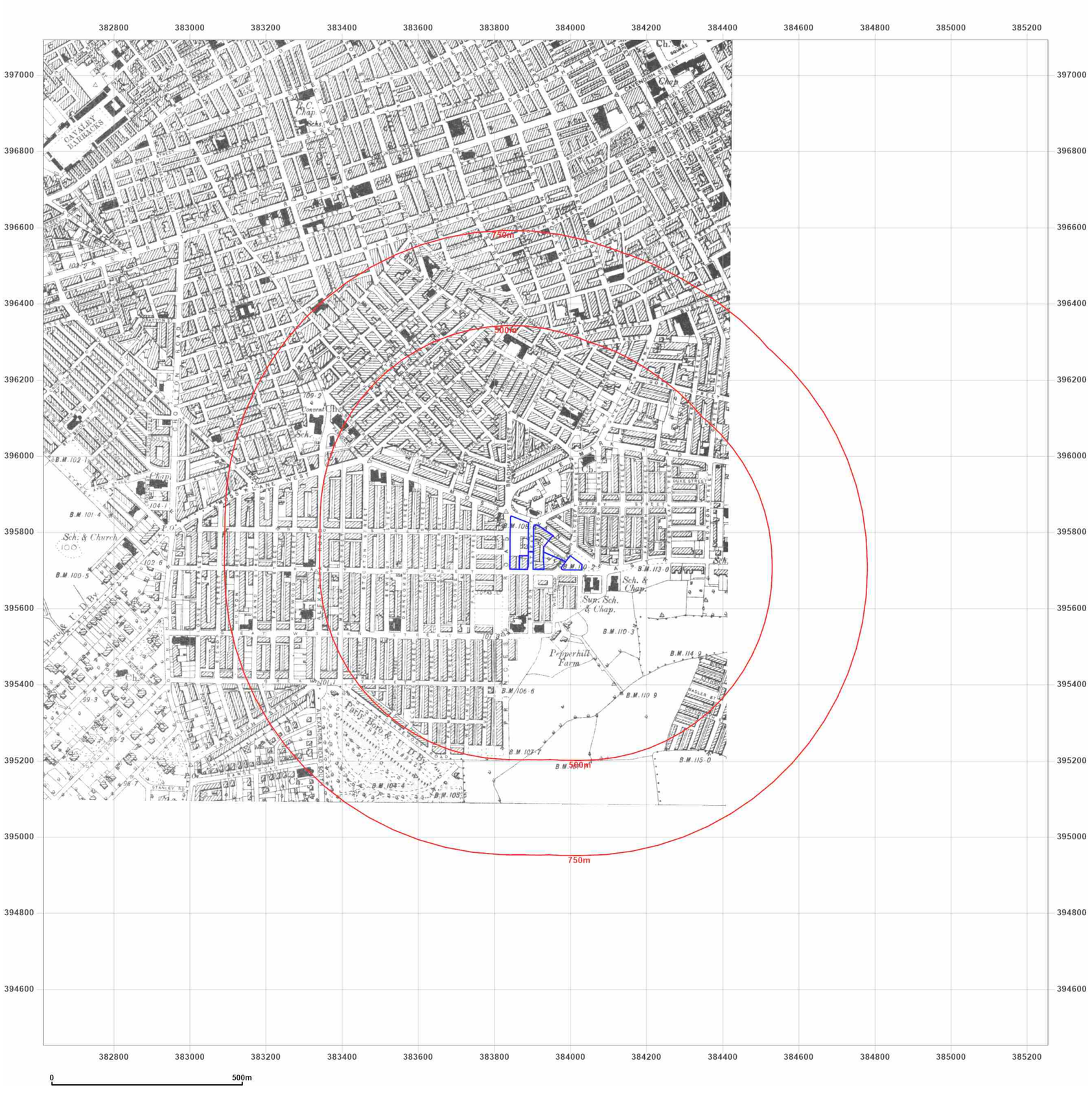
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Groundsure INSIGHTS

Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: County Series

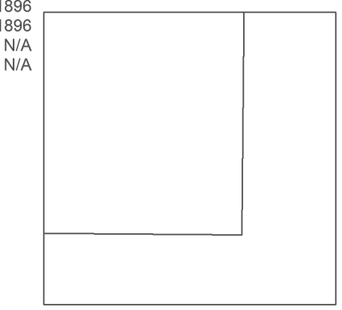
Map date: **1896**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1894
Revised 1896
Edition 1896
Copyright N/A
Levelled N/A



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Site Details:

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MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

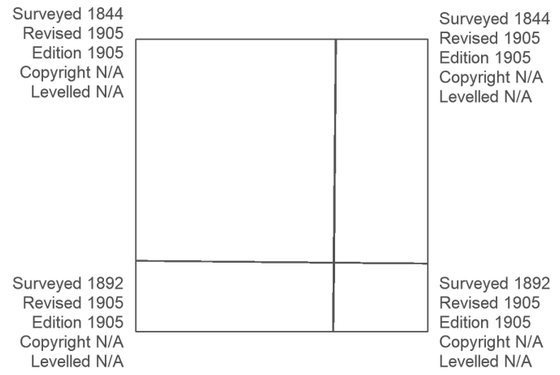
Map Name: County Series

Map date: **1905**

Scale: 1:10,560

Printed at: 1:10,560

N
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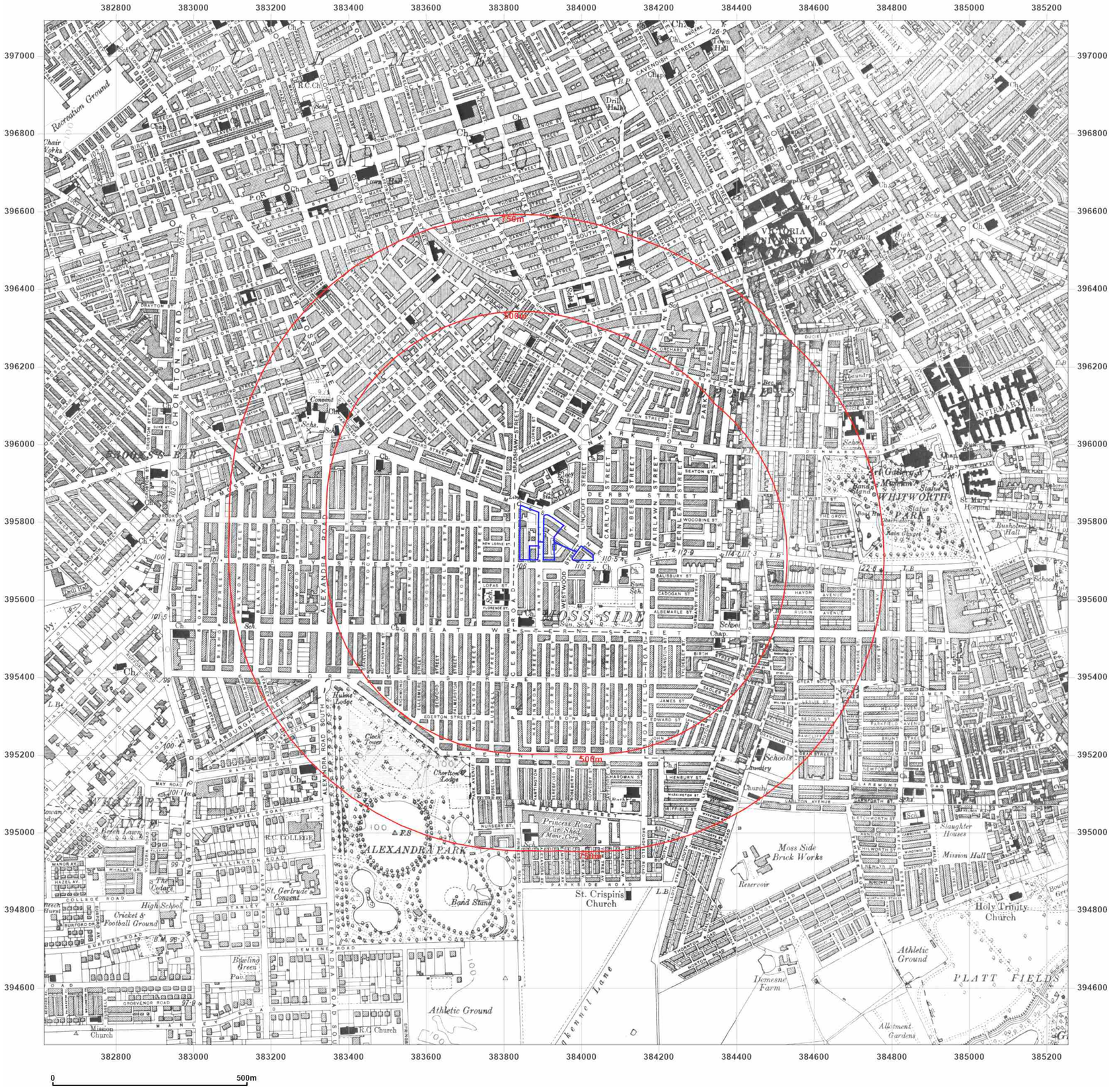
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Groundsure INSIGHTS

Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

N
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Surveyed 1844
Revised 1916
Edition 1923
Copyright N/A
Levelled 1915

Surveyed 1844
Revised 1915
Edition 1923
Copyright N/A
Levelled 1915

Surveyed 1844
Revised 1916
Edition 1923
Copyright N/A
Levelled 1915

Surveyed 1844
Revised 1916
Edition 1923
Copyright N/A
Levelled 1915

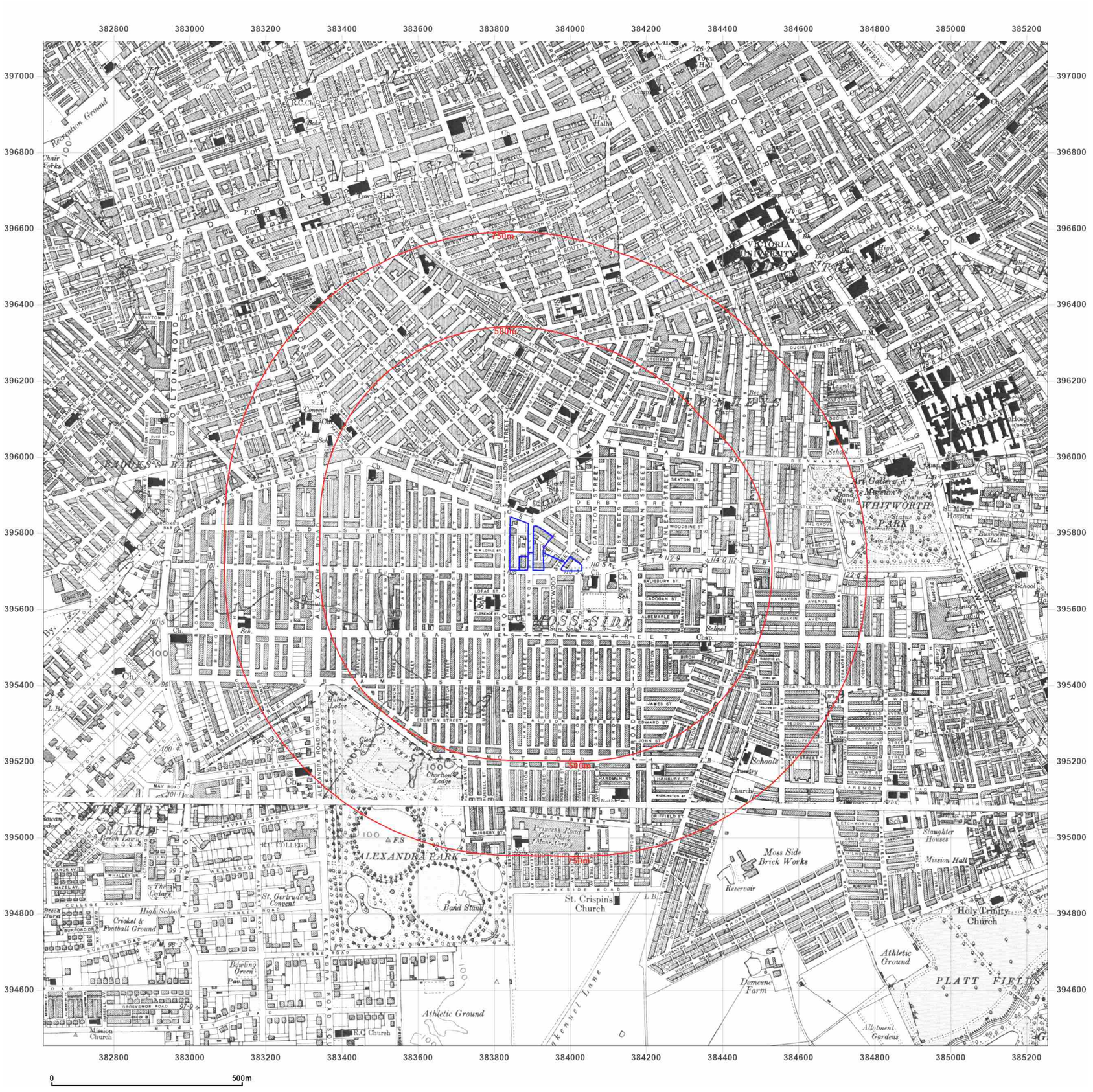
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Groundsure INSIGHTS

Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: County Series

Map date: **1923**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1844
Revised 1916
Edition 1923
Copyright N/A
Levelled 1915

Surveyed 1844
Revised 1916
Edition 1923
Copyright N/A
Levelled 1915

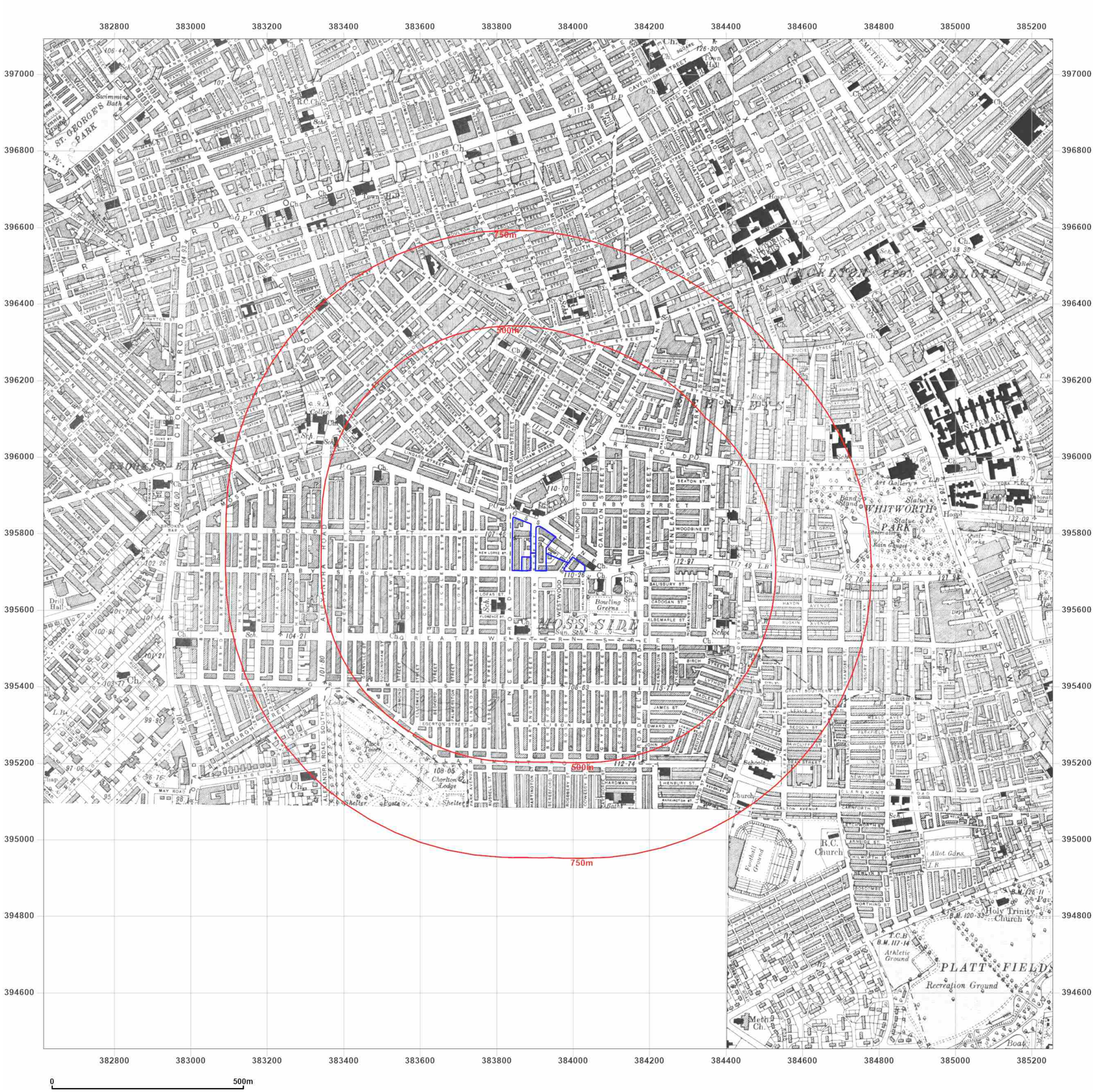
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Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

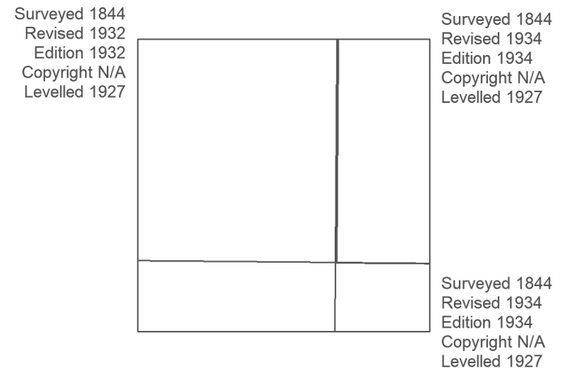
Map Name: County Series

Map date: **1932-1934**

Scale: 1:10,560

Printed at: 1:10,560

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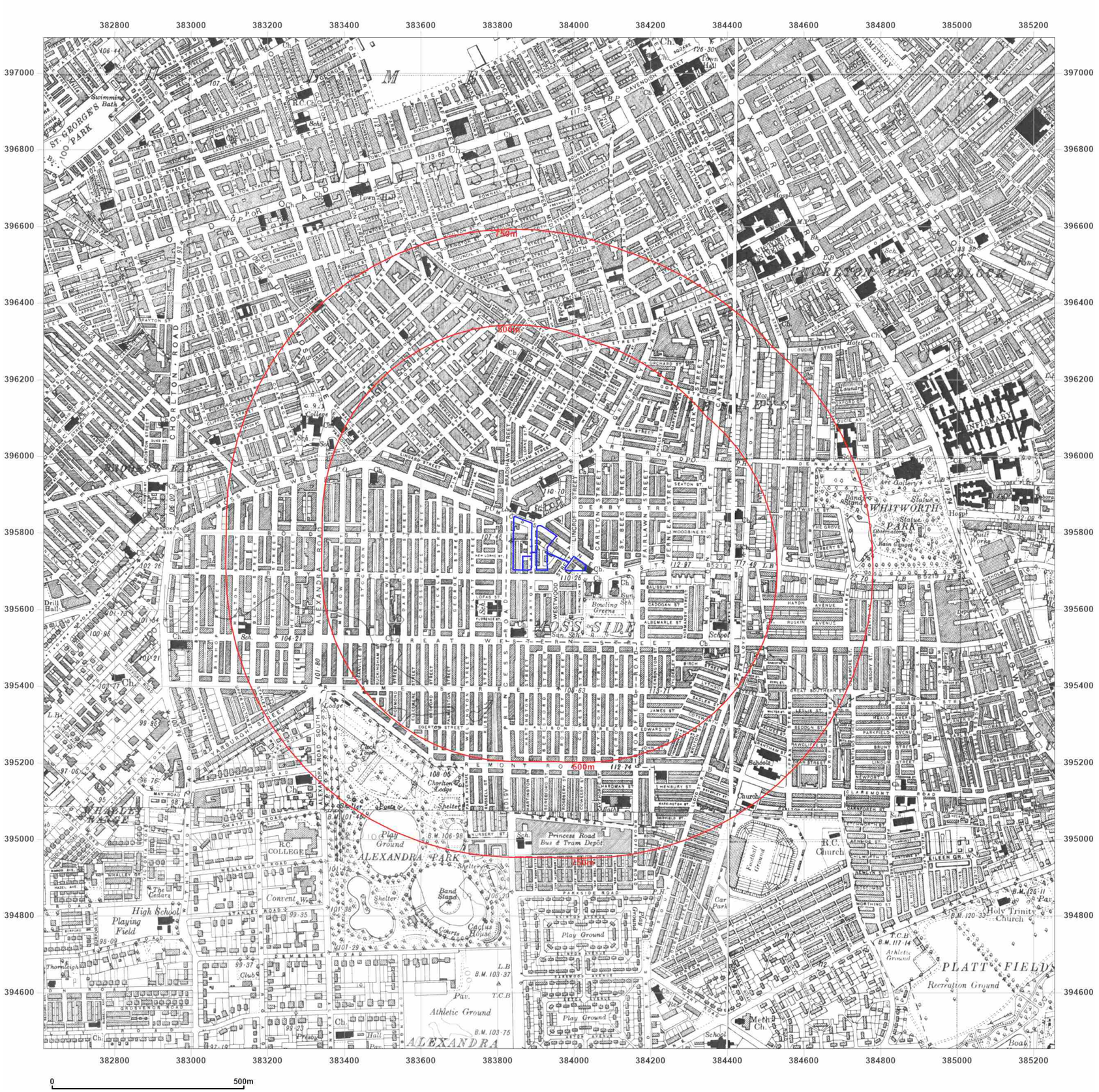
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Groundsure INSIGHTS

Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: County Series

Map date: **1934-1938**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
S

Surveyed 1844
Revised 1938
Edition 1938
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1938
Edition 1938
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1934
Edition 1934
Copyright N/A
Levelled 1927

Surveyed 1844
Revised 1938
Edition 1938
Copyright N/A
Levelled 1927

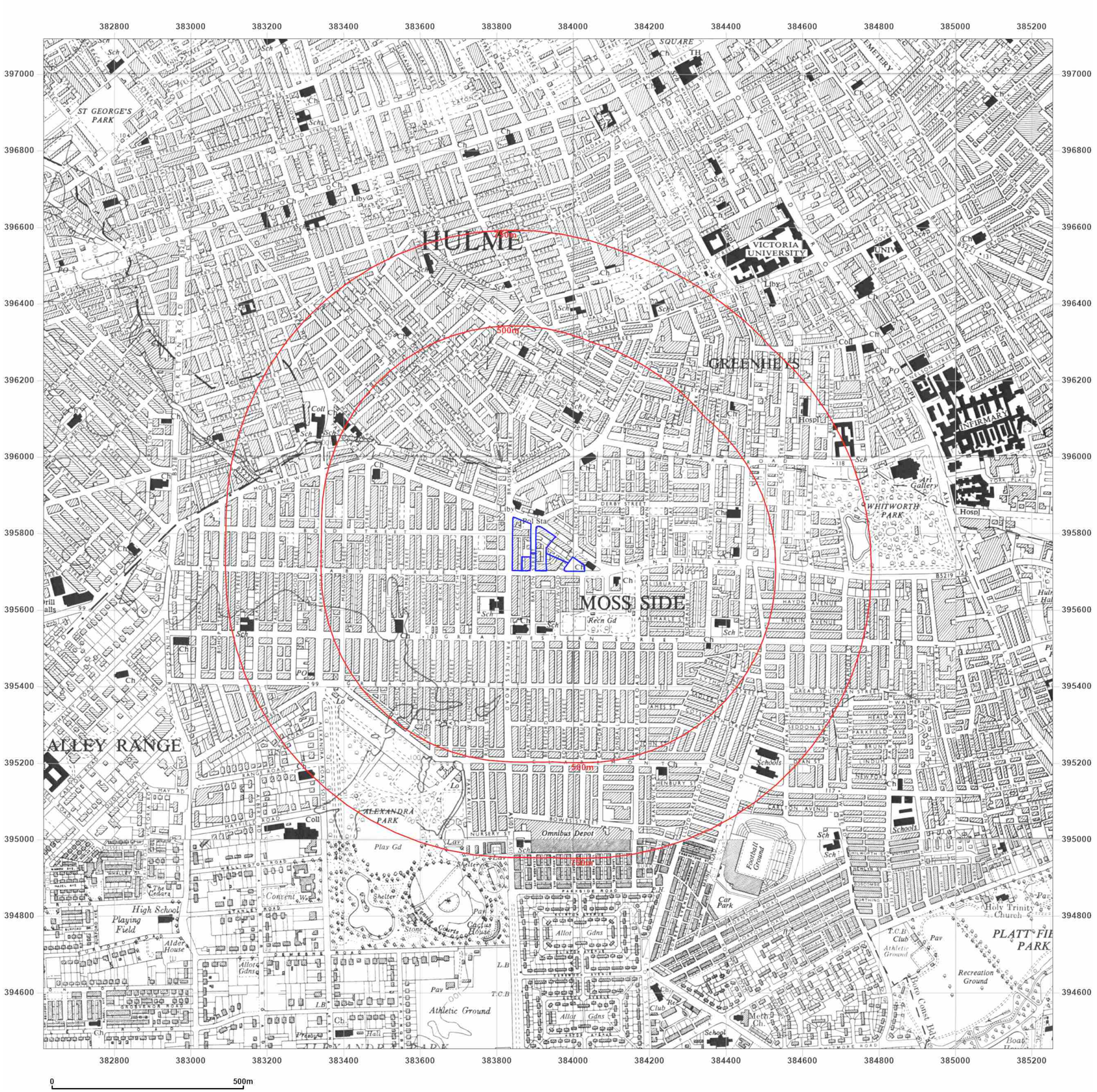
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Groundsure INSIGHTS

Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: Provisional
Map date: **1955-1956**
Scale: 1:10,560
Printed at: 1:10,560

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

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

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

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

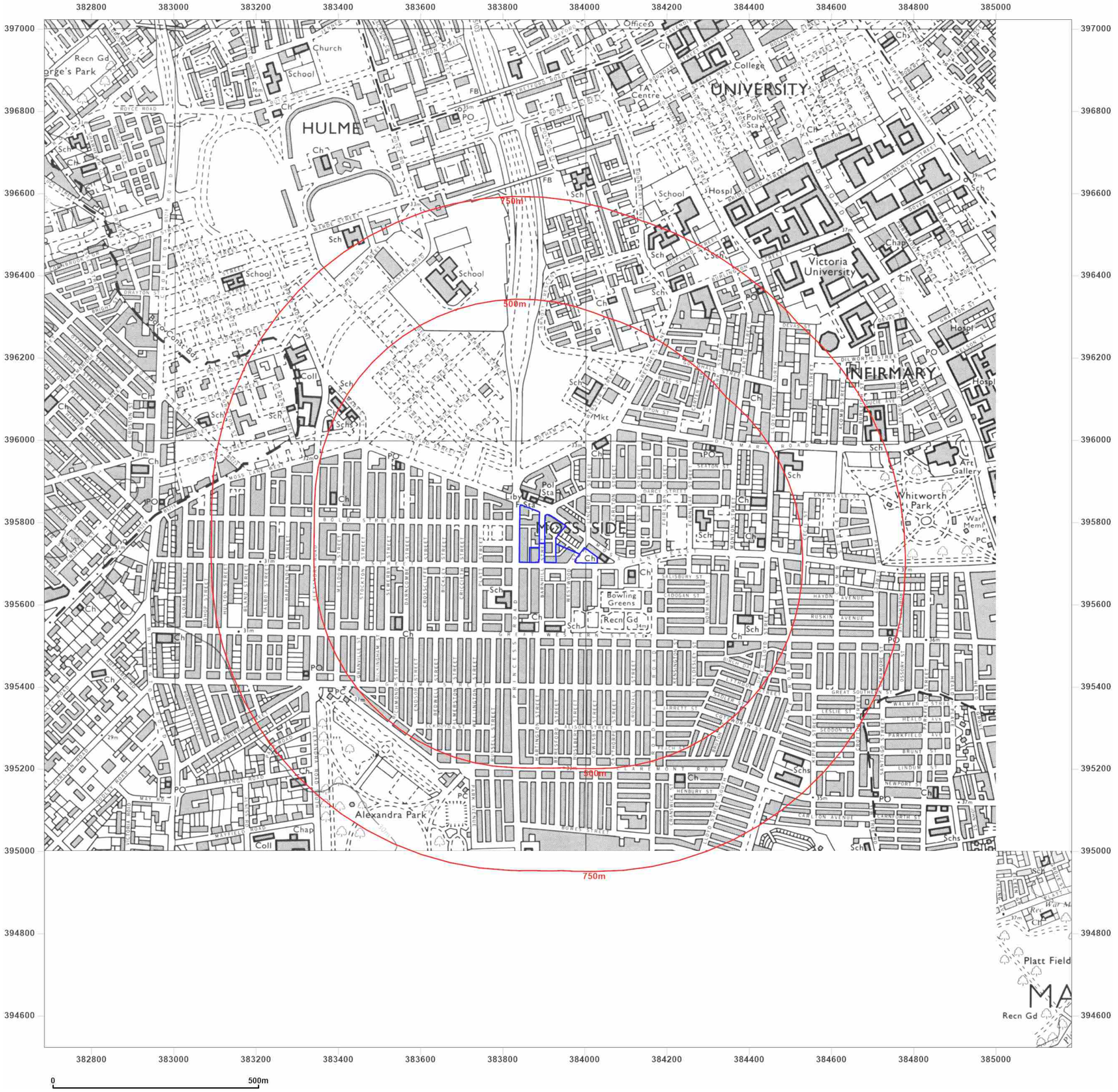
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Groundsure INSIGHTS

Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: National Grid

Map date: **1972-1976**

Scale: 1:10,000

Printed at: 1:10,000

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Surveyed 1971
Revised 1972
Edition N/A
Copyright 1972
Levelled 1972

Surveyed 1974
Revised 1975
Edition N/A
Copyright 1976
Levelled 1964

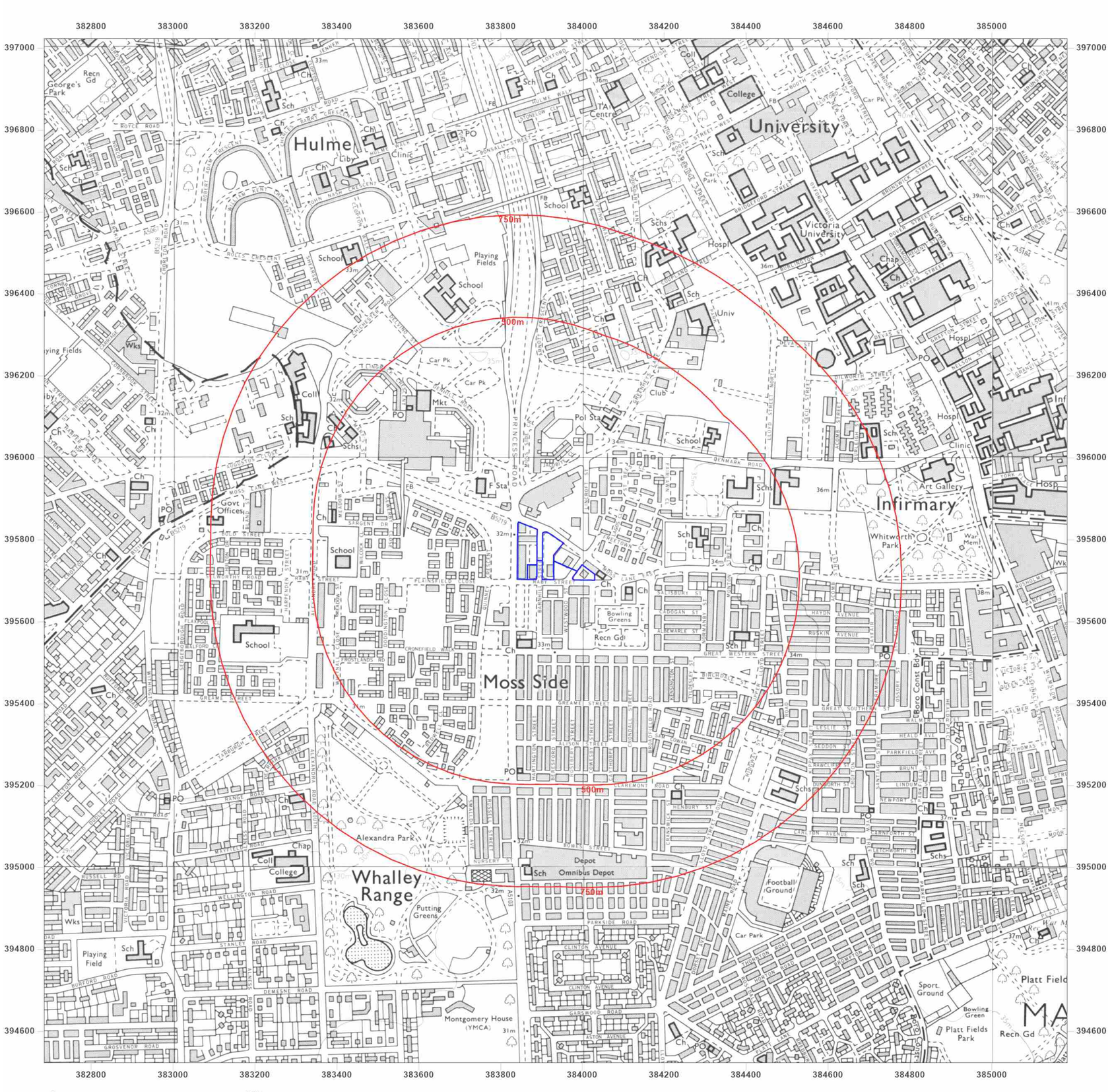
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Site Details:

MOSS LANE EAST,
MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: National Grid

Map date: **1980-1983**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1976
Revised 1980
Edition N/A
Copyright 1980
Levelled 1976

Surveyed 1976
Revised 1980
Edition N/A
Copyright 1981
Levelled 1976

Surveyed 1977
Revised 1981
Edition N/A
Copyright 1981
Levelled 1976

Surveyed 1981
Revised 1983
Edition N/A
Copyright 1983
Levelled 1981

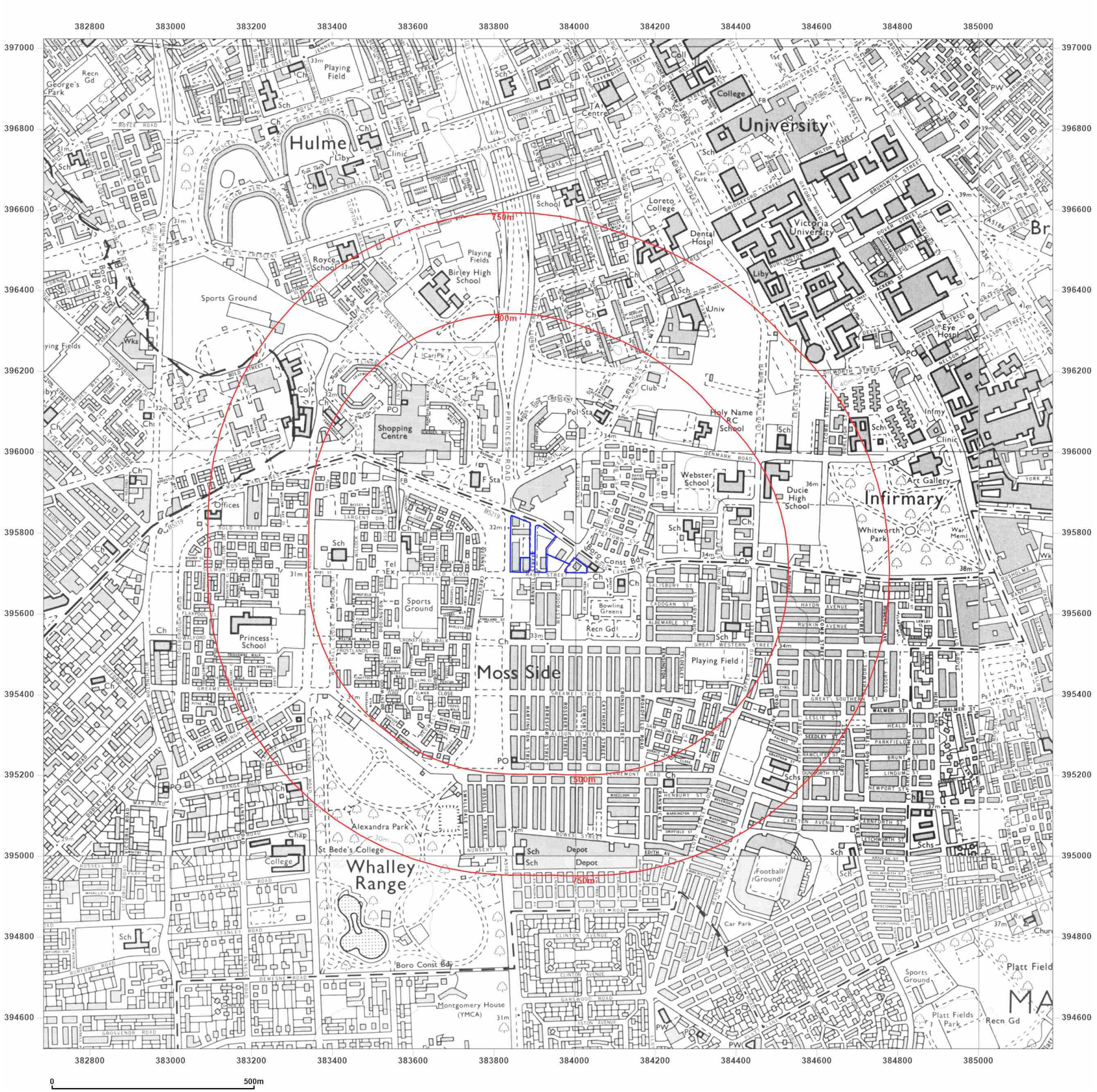
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Site Details:

MOSS LANE EAST,
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Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: National Grid

Map date: **1985-1989**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1983
Revised 1985
Edition N/A
Copyright 1985
Levelled 1981

Surveyed 1985
Revised 1985
Edition N/A
Copyright 1985
Levelled 1981

Surveyed 1985
Revised 1988
Edition N/A
Copyright 1988
Levelled 1981

Surveyed 1986
Revised 1989
Edition N/A
Copyright 1989
Levelled 1981

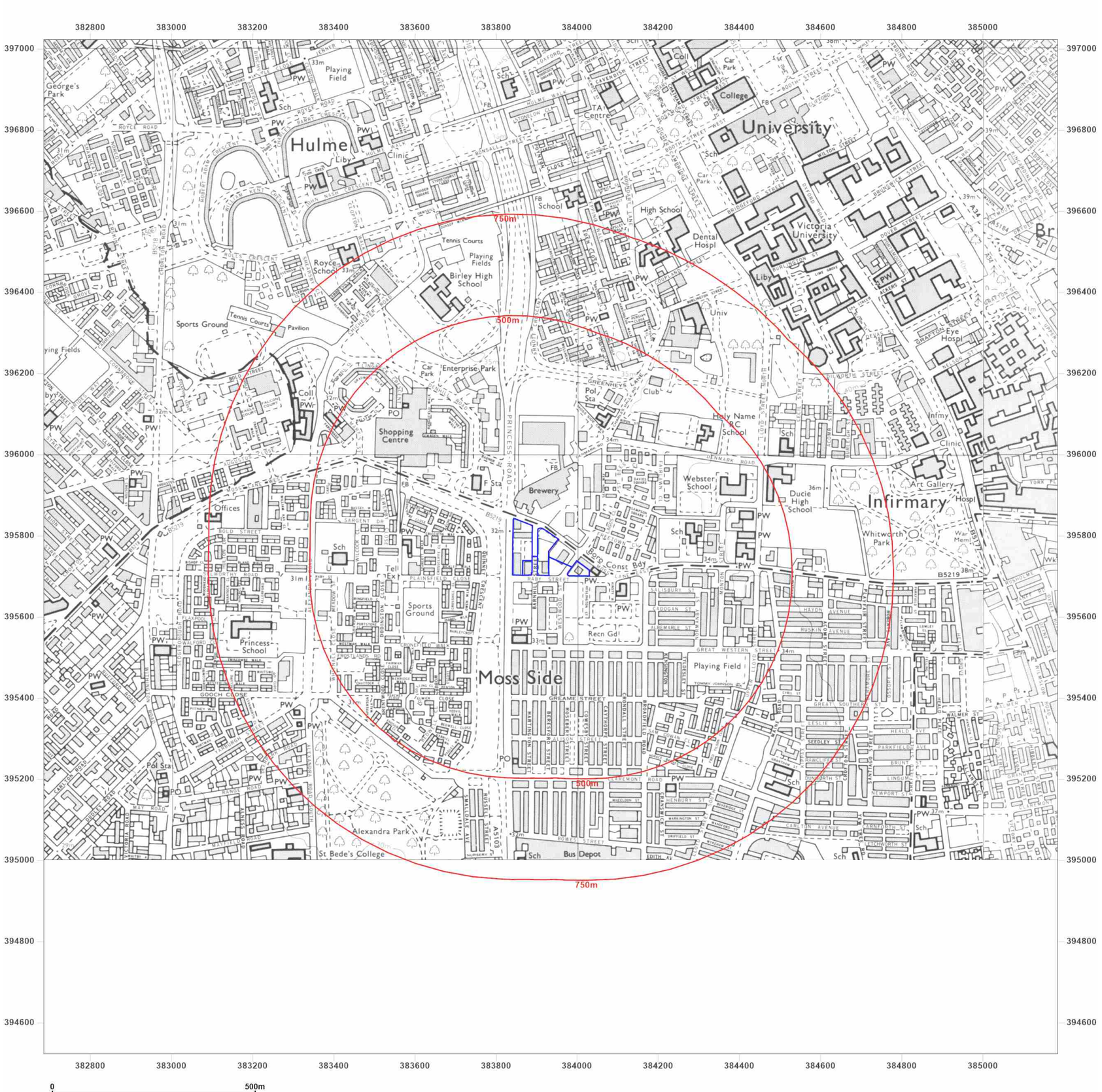
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Site Details:

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MANCHESTER, M14 4SS

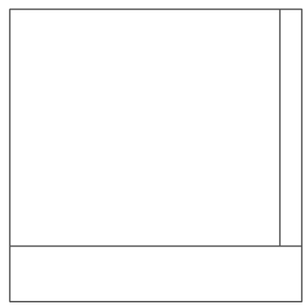
Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: National Grid
Map date: **1988-1991**
Scale: 1:10,000
Printed at: 1:10,000

N
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Surveyed 1986
Revised 1988
Edition N/A
Copyright 1988
Levelled 1981

Surveyed 1985
Revised 1991
Edition N/A
Copyright 1991
Levelled 1981



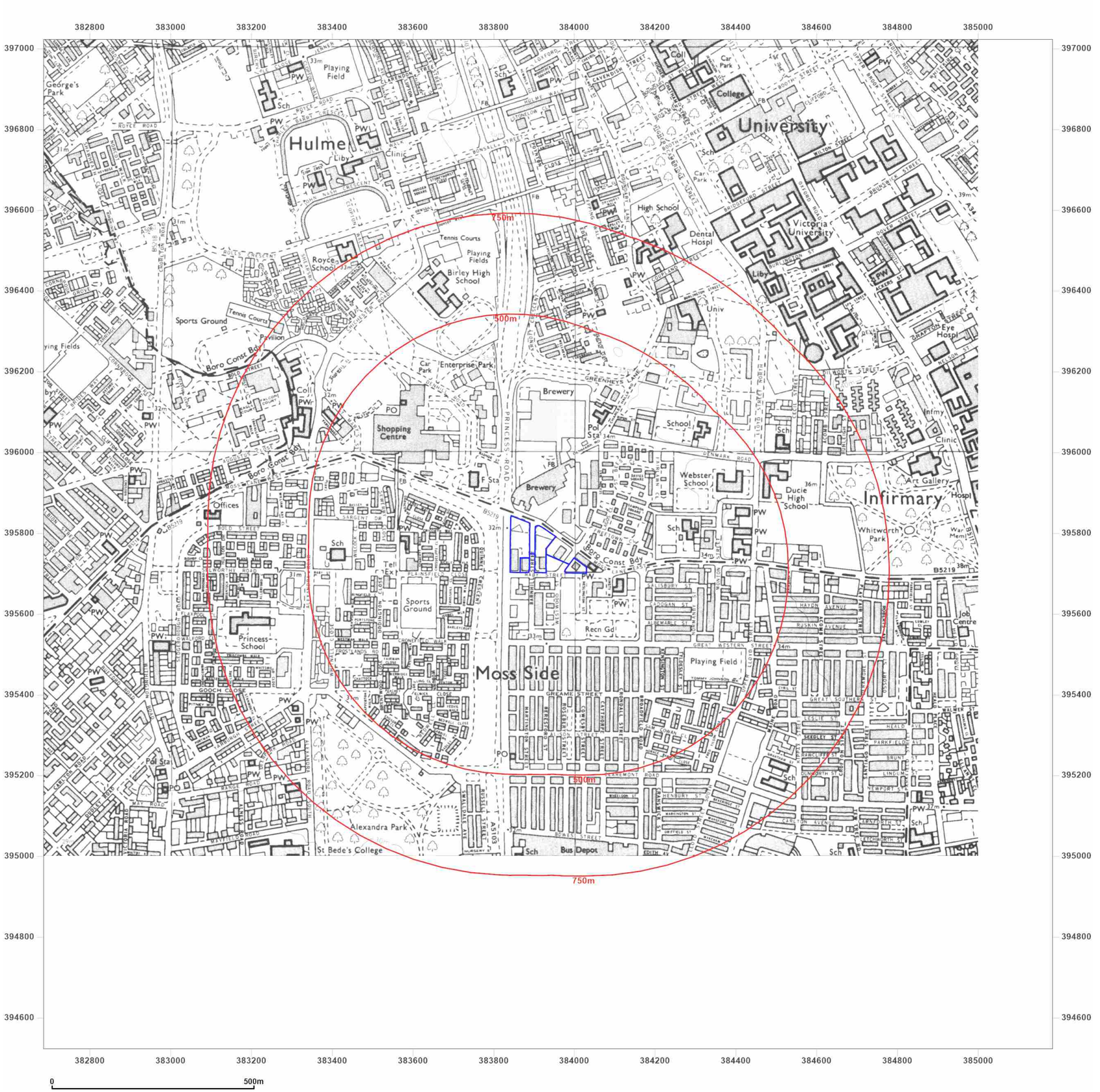
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Site Details:

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MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: National Grid

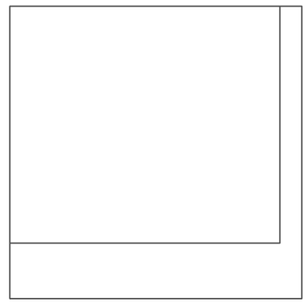
Map date: **1994**

Scale: 1:10,000

Printed at: 1:10,000

N
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Surveyed 1986
Revised 1994
Edition N/A
Copyright 1994
Levelled 1981



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Site Details:

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MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

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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Site Details:

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Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: National Grid

Map date: **2010**

Scale: 1:10,000

Printed at: 1:10,000

N
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2010

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Site Details:

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MANCHESTER, M14 4SS

Client Ref: 004822
Report Ref: GS-GL5-E5R-9LS-OK3
Grid Ref: 383934, 395772

Map Name: National Grid
Map date: **2023**
Scale: 1:10,000
Printed at: 1:10,000

N
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2023

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