Appendix B – Photographic Log

Site Walkover Photographs



Plate 1: View of the site from Oldham Road



Plate 2: Metal fencing along Collyhurst Street



Site 3: View of the site and fencing from Oldham Road



Site 4: Access gates on Collyhurst Street



Site 5: View looking towards the east of the site.



Site 6: View looking towards the south of the site.

Appendix C – Linesearch & Services

Enquiry Confirmation

LSBUD Ref: 38161441

Date of enquiry: 29/07/2025
Time of enquiry: 12:14

Enquirer

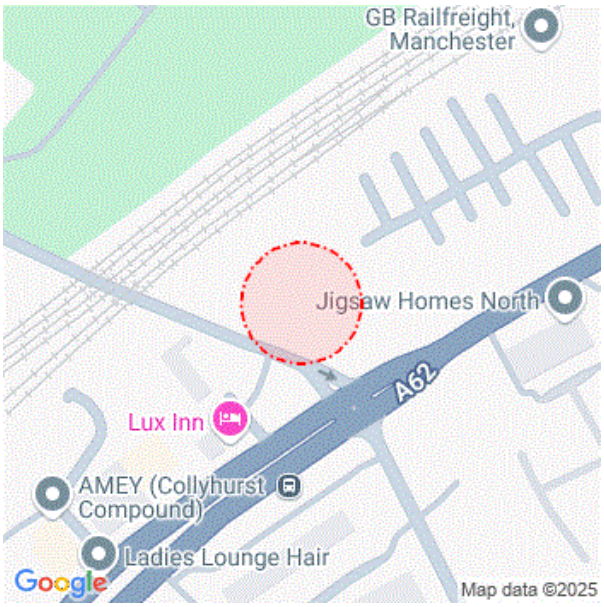
Name	Mrs Sara Hale	Phone	0151 227 3155
Company	Sutcliffe Projects	Mobile	Not Supplied
Address	18-20 Harrington Street Liverpool MSY L2 9QA		
Email	sara.hale@sutcliffe.co.uk		

Enquiry Details

Enquiry type	Planned Works
Work category	Development Projects
Work type	Housing
Work type buffer*	25 metres
Start date	04/08/2025
End date	08/08/2025
Scheme/Reference	34901LG
Search location	XY= 385760, 399770
Confirmed location	385760 399770
Site size	50 metres diameter
Site Contact Name	Sutcliffe
Site Phone No.	01512273155
Description of Works	Potential SI

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map



Please note that the above map only displays the location of the proposed work site and will not display any of the Members' pipes and cables. It is imperative that this area accurately reflects the proposed work site.

Affected LSBUD members

(LSBUD Members who have assets registered on LSBUD within the vicinity of your search area.)

Do not proceed until all Members listed below have confirmed that your works can continue.

Asset Owner	Phone/Email	Emergency Only	Status
Cadent Gas	0800688588	0800111999	Await response
Electricity North West Limited	08001954141	08001954141	Await response
EUNetworks Fiber UK Limited	01992257688	01992257688	Await response
Neos Networks	03453053337	03453053337	Await response
Zayo Group UK Ltd c/o JSM Group Ltd	01992257688	08001691646	Await response

Status explanation

Await Response means that the asset owner will contact you. This is typically by sending the plan response but they may ask for further information before being able to do so, particularly if any payments or authorisations are required.

Email Additional Info means that the asset owner needs further information about your works to assess your enquiry before providing a response. Please provide any details you have available including plans, method statements etc. if available.

Enquiry Confirmation
LSBUD Ref: 38161441

Date of enquiry: 29/07/2025
Time of enquiry: 12:14

Important notices

It is very important that you correctly understand what the service does and the procedures in order for you to work safely. Please refer to the LSBUD Support Page (www.lsbud.co.uk/linesearchbeforeudig-support) for further guidance.
This information includes how to provide additional information to the LSBUD Members who request it to provide a response to your enquiry.
Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date and time of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LinesearchbeforeUdig (LSBUD) accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.
Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lsbud.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

List of not affected LSBUD members
(LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)

Advanced Electricity Networks	Air Products PLC	AllPoints Fibre
Angus Energy	AWE Pipeline	B & D Energy Limited
Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)	Box Broadband
BP Exploration Operating Company Limited	BPA	Burwell 11 Solar Limited
Cambridge Water	Cambridgeshire County Council Climate Change and Energy Services	CATS Pipeline c/o Wood Group PSN
Cemex	Centrica Storage Ltd	CNG Services Ltd
Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd	D.S.Smith
Diamond Transmission Corporation	DIO (MOD Live Pipelines)	Drax Power Limited
Eden Estuary Energy Limited	EDF Energy Renewables Ltd	EET Fuels
EirGrid	Eleclink Limited	Energy Assets Networks
ENI & Himor c/o Penspen Ltd	EnQuest Heather Ltd	EP Langage Limited
ESB CCGT Power station (Carrington Gas Pipeline)	ESP Utilities Group	Esso Petroleum Company Limited
EXA Infrastructure	Exolum Pipeline System	Fulcrum Electricity Assets Limited
Fulcrum Pipelines Limited	G.Network Communication Ltd c/o JSM Group Ltd	Gamma
Gas Networks Ireland (UK)	Gateshead Energy Company	Gigaclear Ltd
Greenlink Interconnector Ltd	Harbour Energy	Heathrow Airport LTD
Humbly Grove Energy	IGas Energy	Impala Terminals Infrastructure Ltd
INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited
INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)	Kensa Utilities
Last Mile	Liverpool City Region Connect	Mainline Pipelines Limited
Manchester Jetline Limited	Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)
Melbourn Solar Limited	MUA Group Limited	Mutual Energy
National Gas Transmission	National Grid Electricity Distribution	National Grid Electricity Transmission
National Grid Ventures	Northern Gas Networks Limited	Northumbrian Water Group
NPower CHP Pipelines	NTT Global Data Centers EMEA UK Ltd	NYnet Ltd
Ogi	Oikos Storage Limited	Ørsted
Palm Paper Ltd	Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos
Phillips 66	Portsmouth Water	Redundant Pipelines - LPDA
RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)	SABIC UK Petrochemicals
SAS Utility Services Ltd	Scottish and Southern Electricity Networks	Scottish Power Generation
Seabank Power Ltd	SES Water	SGN

Enquiry Confirmation
LSBUD Ref: 38161441

Date of enquiry: 29/07/2025
Time of enquiry: 12:14

Shell	Shell NOP	South Staffs Water
SP Energy Networks	Spring Fibre Limited	Squire Energy Networks
SSE Generation Ltd	SSE Transmission	SSE Utility Solutions Limited
Storengy	Sutton Bridge Power Generation	Tata Communications (c/o JSM Construction Ltd)
TfL – London Underground HV Cables (Road & Track Side Cables)	toob Limited	Total (Colnbrook) c/o Penspen
Total Finaline Pipelines	Transmission Capital	Trojan Energy Limited
UK Power Distribution	UK Power Networks	Uniper UK Ltd
University of Cambridge Granta Backbone Network	Vattenfall	Veolia ES SELCHP Limited
Veolia ES Sheffield Ltd	Virgin Media O2	Voneus Limited
VPI Power Limited	Wales and West Utilities	Welsh Power
West of Duddon Sands Transmission Ltd	West Sussex OpenNetwork (Cooperative National Infrastructure)	Westminster City Council
Winnington CHP Ltd		

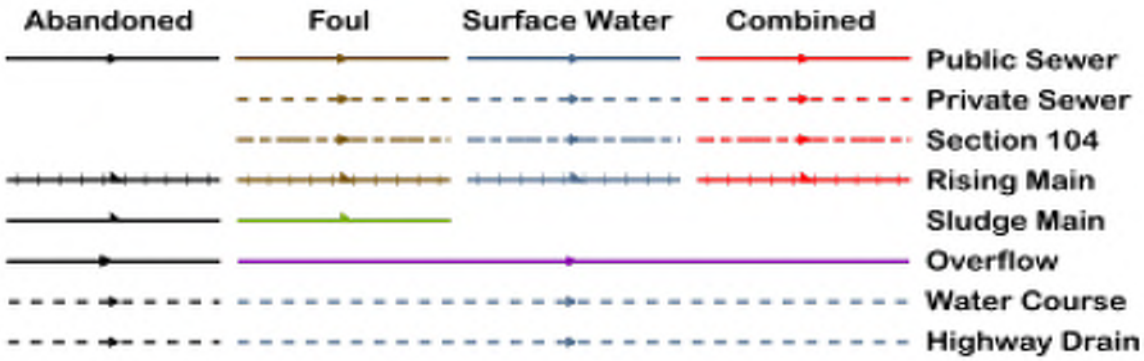
Non-LSBUD members (Asset owners not registered on LSBUD)
(The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding.
Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.)

Asset Owner	Preferred contact method	Phone	Status
Arelion UK Ltd	check-network@arelion.com		Not Notified
Bring Energy	nrswa@bringenergy.com	0800 130 3600	Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Lumen Technologies	plantenquiries@ocugroup.com	02087314613	Not Notified
Manchester City Council	https://www.manchester.gov.uk		Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Sky UK Limited	nrswa@sky.uk	02070323234	Not Notified
Sota	sota.plantenquiries@ocugroup.com		Not Notified
United Utilities	WastewaterDeveloperServices@uuplc.co.uk	08707510101	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified

Disclaimer
Please refer to LSBUD's Terms of Use for full terms of use available at www.lsbud.co.uk
The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LSBUD will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LSBUD, including but not exclusively those set out above. Therefore, LSBUD cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LSBUD and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.

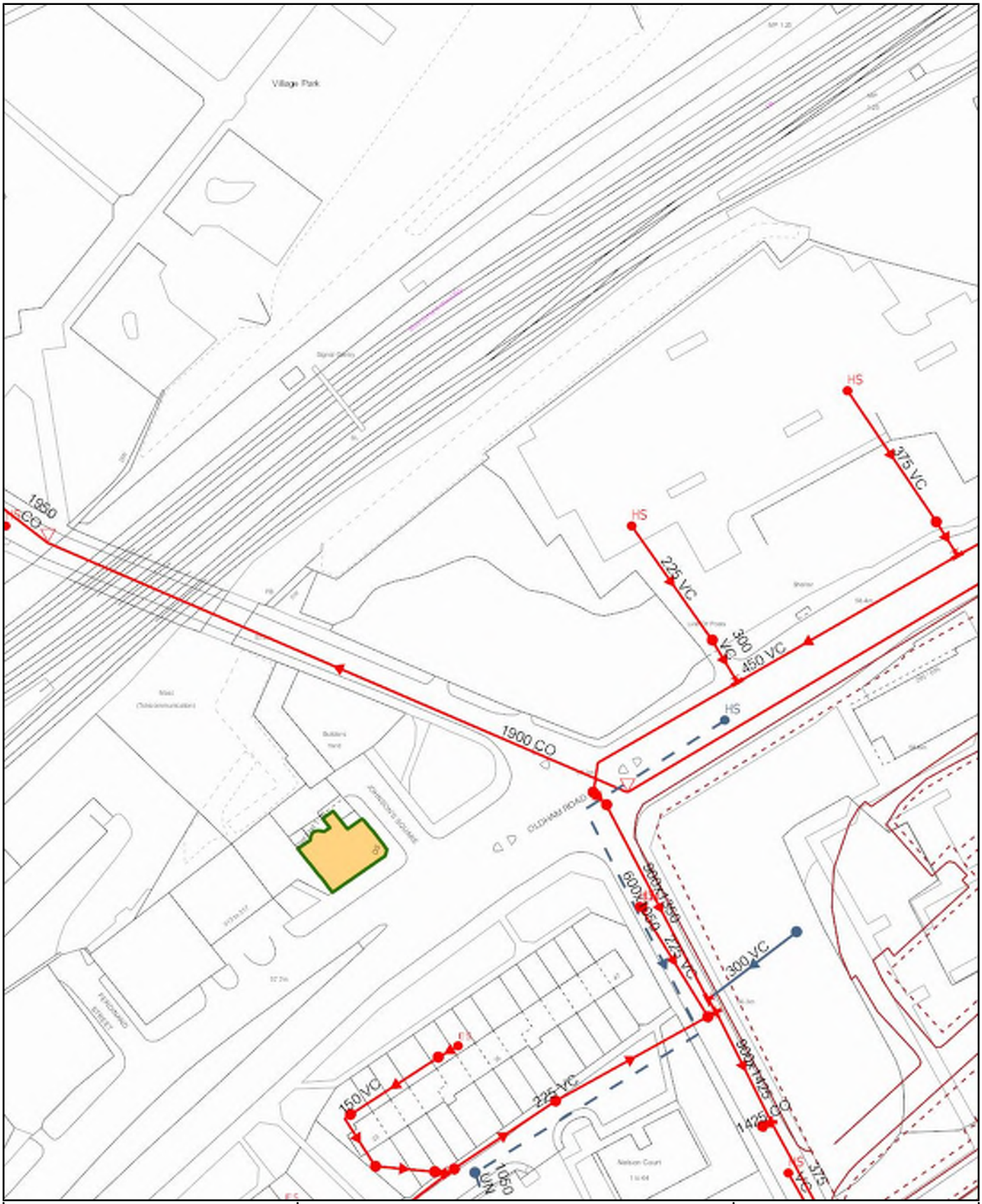
United Utilities
Water for the North West

Wastewater Symbology



All point assets follow the standard colour convention: red – combined, brown - foul, blue – surface water, purple - overflow

- Manhole
- HS Head of System
- ES Extent of Survey
- RE Rodding Eye
- IN Inlet
- DP Discharge Point
- HY Vortex
- PE Penstock
- WO Washout Chamber
- VA Valve
- AV Air Valve
- NRV Non Return Valve
- SO Soakaway
- GU Gully
- CA Cascade
- FM Flow Meter
- HA Hatch Box
- OI Oil Interceptor
- SM Summit
- DS Drop Shaft
- OP Orifice Plate
- Side Entry Manhole
- Outfall
- Screen Chamber
- IC Inspection Chamber
- Bifurcation Chamber
- LH Lamp Hole
- T Junction / Saddle
- CA Catchpit
- VC Valve Chamber
- Vent Column
- Vortex Chamber
- Penstock Chamber
- T Network Storage Tank
- V Sewer Overflow
- WwTW Ww Treatment Works
- Ww Pumping Station
- Septic Tank
- CK Control Kiosk
- DNM Network Monitoring Point
- Change of Characteristic



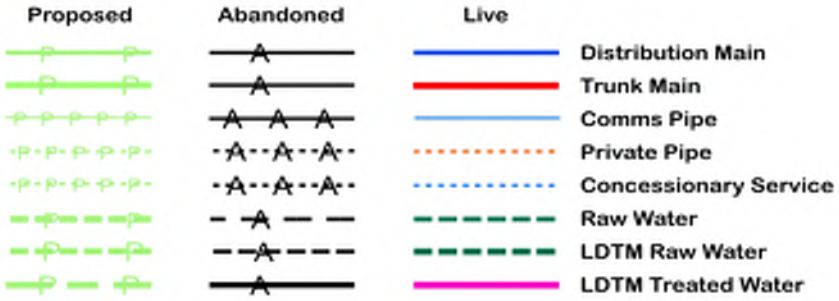
Scale:	1:1250	**SEWER RECORDS**	United Utilities Water for the North West
Date:	03/08/2025		
Address or Site Reference:	231 OLDHAM ROAD, MANCHESTER, M40 7PT		
Printed by:	Property Searches		

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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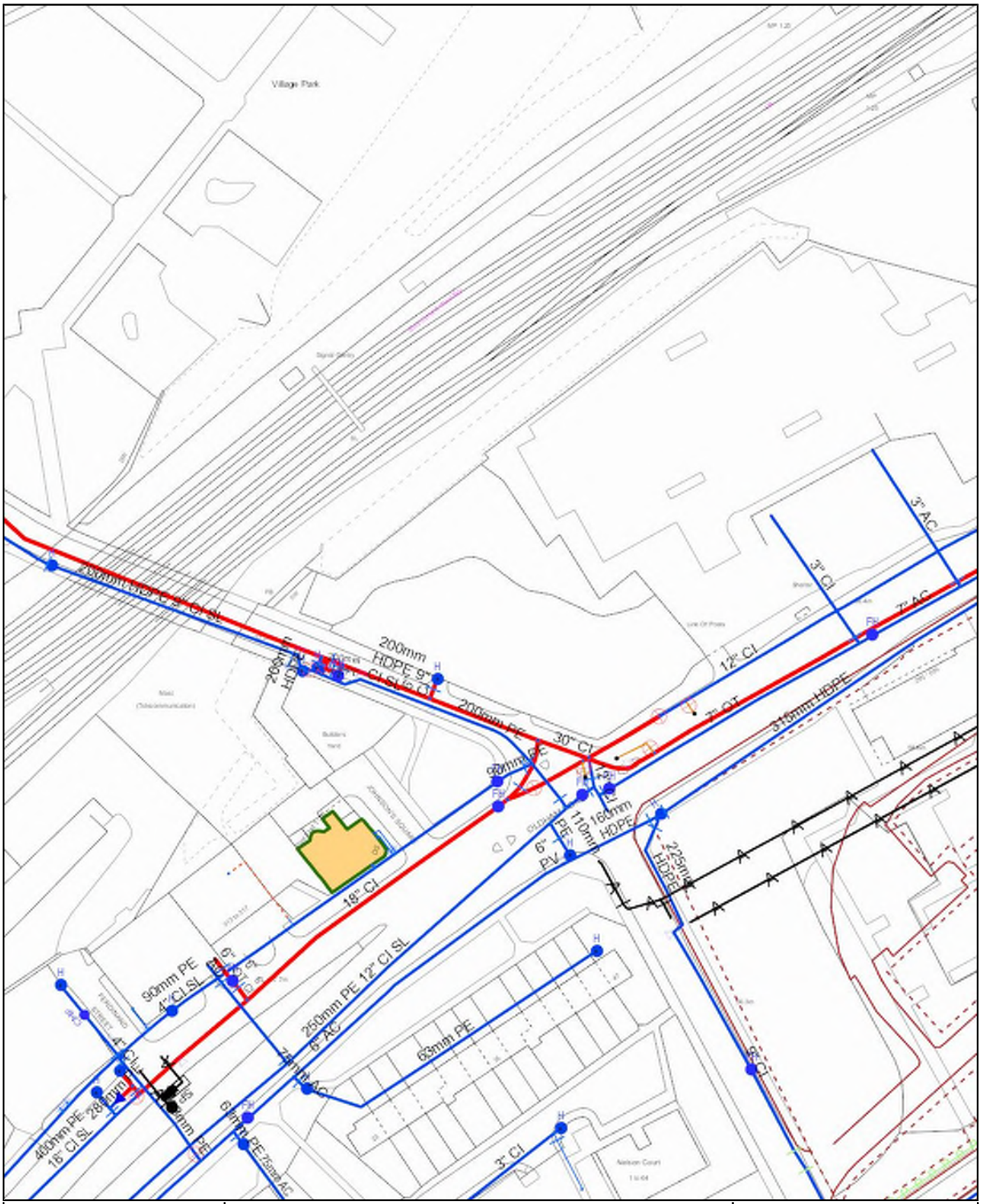
United Utilities
Water for the North West

Clean Water Symbology





Symbology for proposed assets is the same as above, but shown in green
Symbology for abandoned assets is the same as above, but shown in black



Scale:	1:1250
Date:	03/08/2025

WATER MAINS RECORDS

United Utilities
Water for the North West

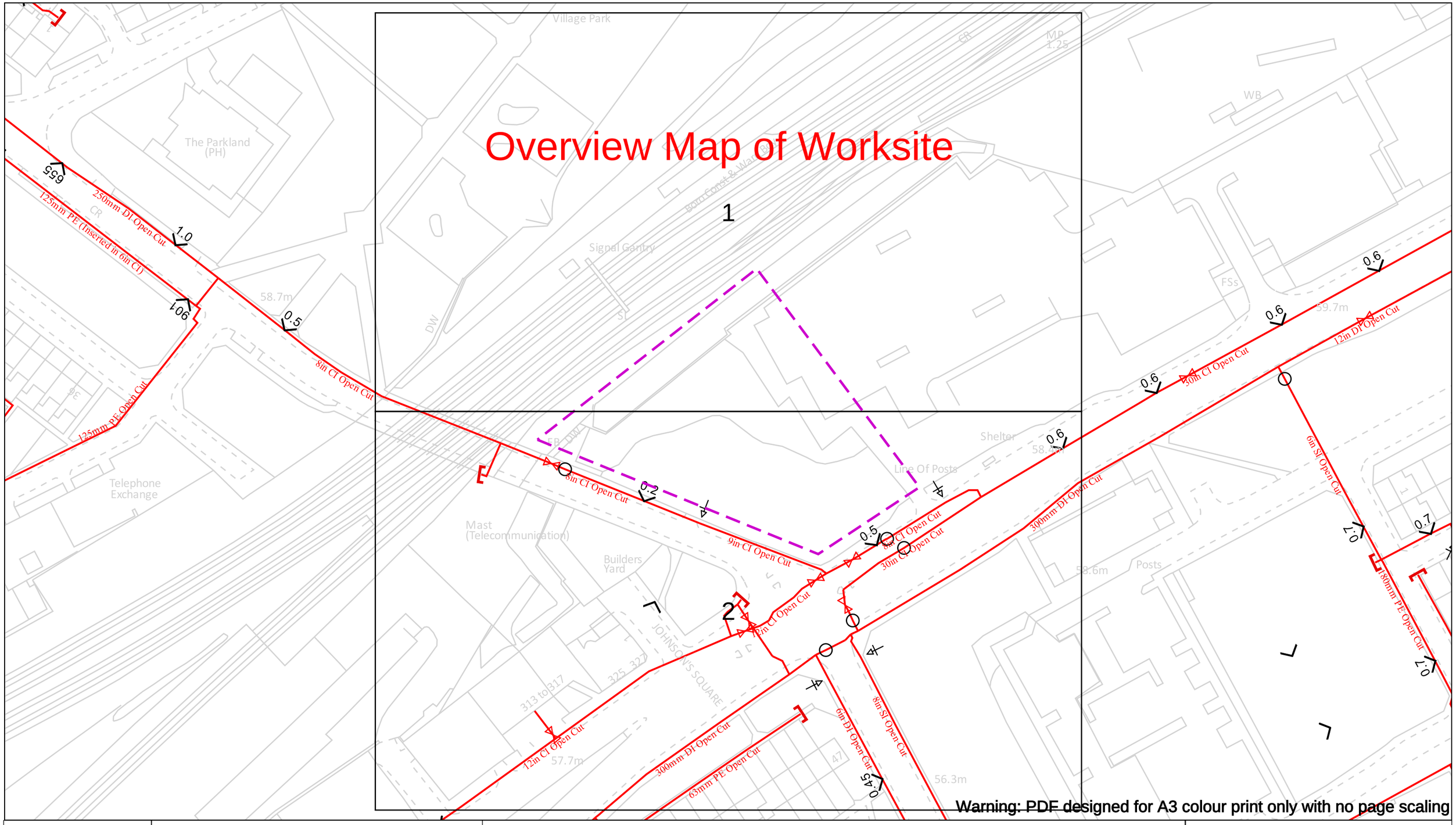
Address or Site Reference: 231 OLDHAM ROAD, MANCHESTER, M40 7PT

Printed by: Property Searches

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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Overview Map of Worksite



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Date Requested: 01/08/2025
Job Reference: 38207000
Site Location: 385759 399799
Requested by:
Mr Arun Woods
Your Scheme/Reference:
34901LG

Scale: 1:1025 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of an emergency call 0800 111 999

Dig Sites

Area:

Line:

- LP Mains
- MP Mains
- IP Mains
- LHP Mains
- Valve
- Depth of cover
- Syphon
- Diameter Change
- Material Change
- Out of Standard Service

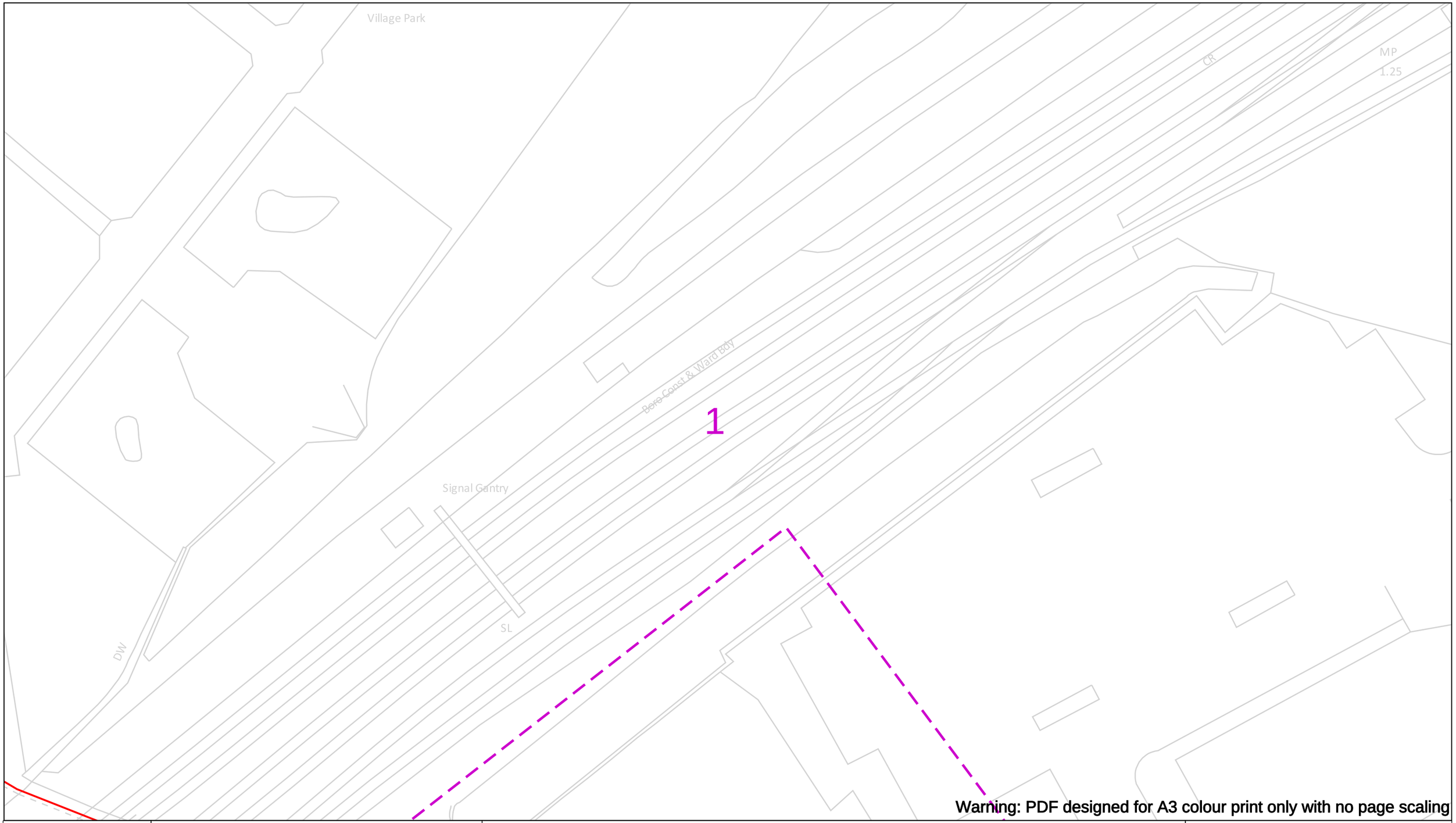
Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Cadent
Your Gas Network

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Date Requested: 01/08/2025
Job Reference: 38207000
Site Location: 385759 399799
Requested by:
Mr Arun Woods
Your Scheme/Reference: 34901LG

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of an emergency call 0800 111 999

50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

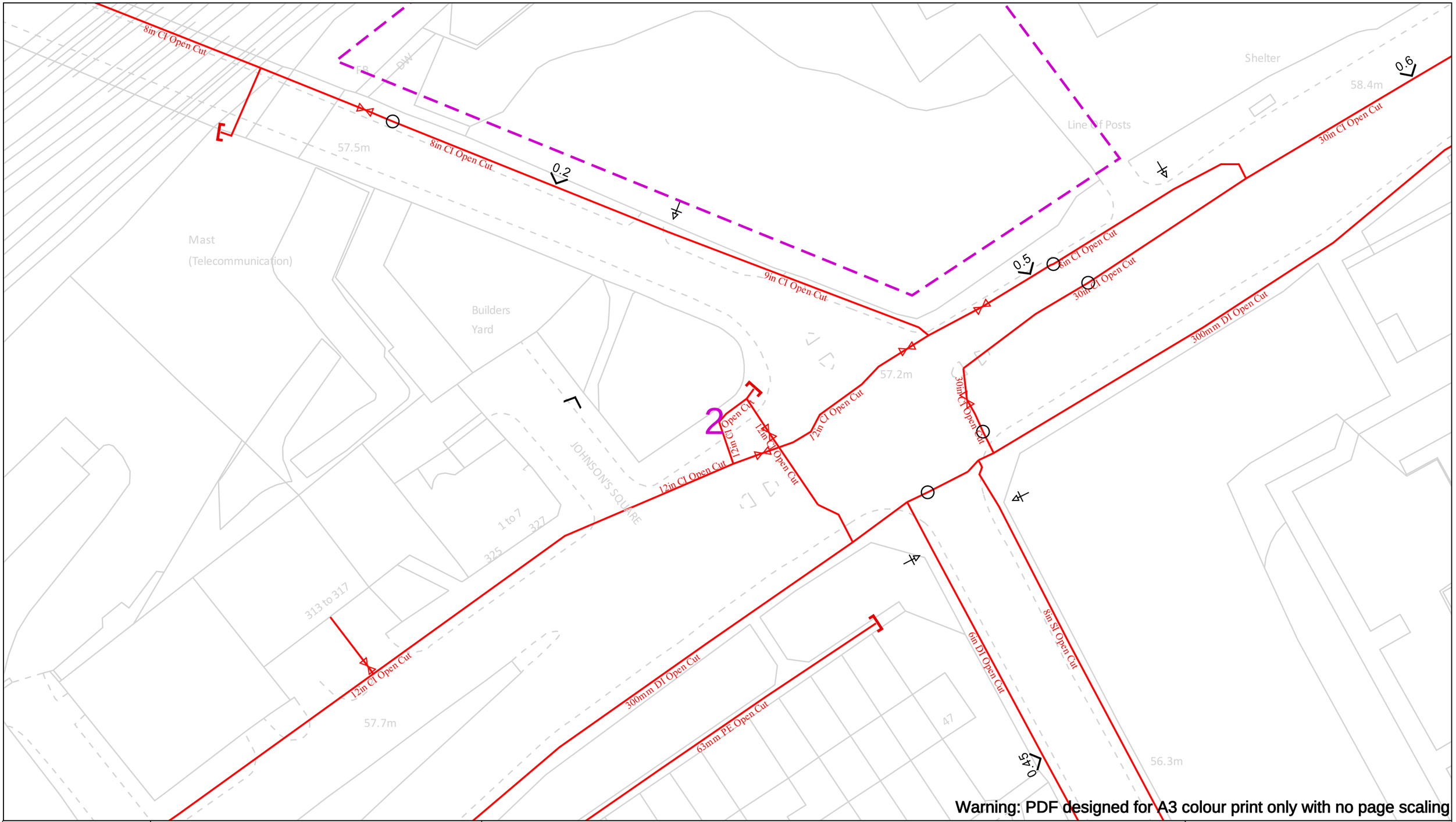
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- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Cadent
Your Gas Network

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Date Requested: 01/08/2025
Job Reference: 38207000
Site Location: 385759 399799
Requested by:
Mr Arun Woods
Your Scheme/Reference: 34901LG

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of an emergency call 0800 111 999

50m

Dig Sites

Area: Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:

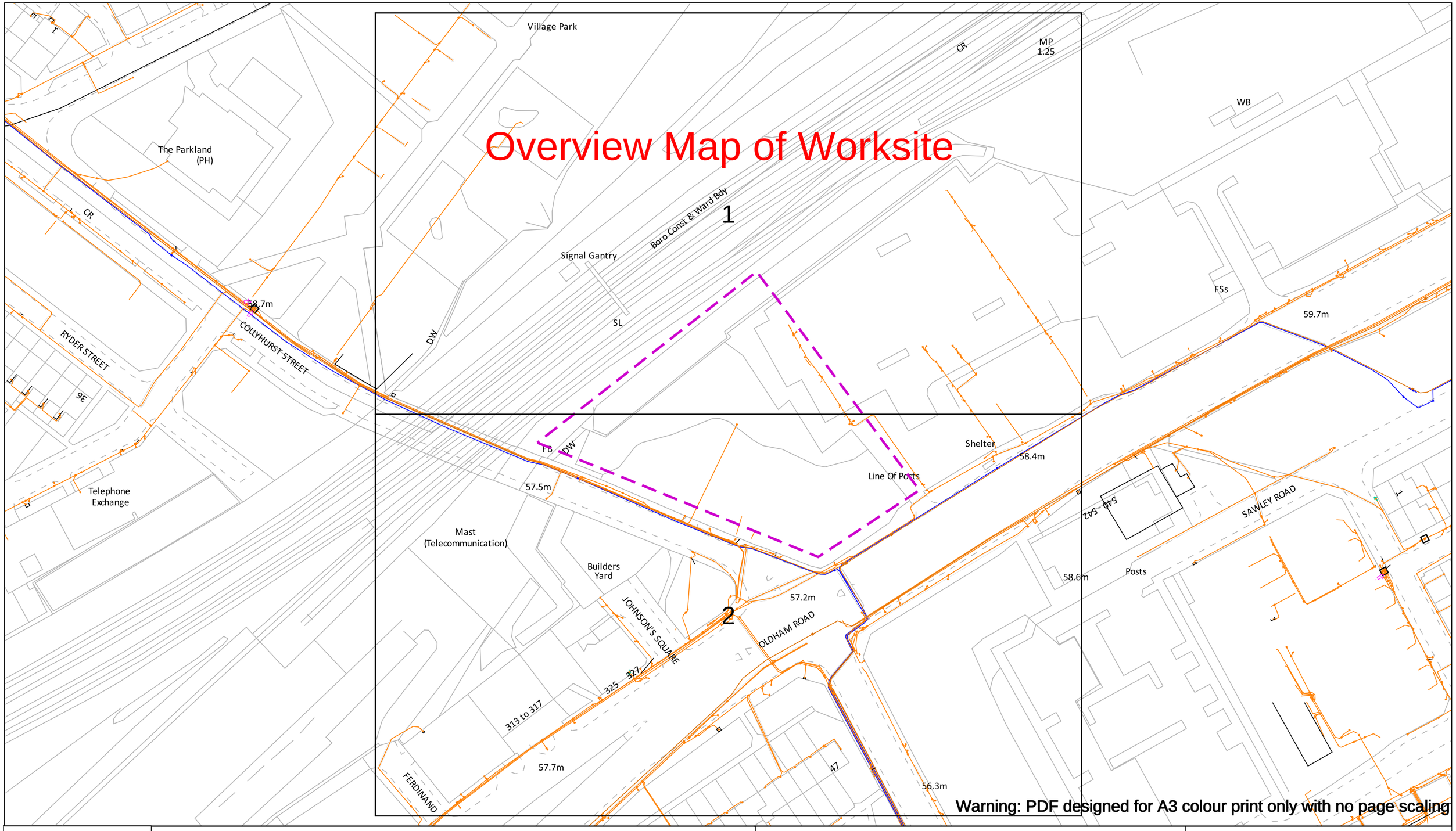
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- Recording of non-perpendicular services

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Cadent
Your Gas Network

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Overview Map of Worksite



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In an emergency call 105,
24 hours a day

Date Requested: 01/08/2025
Job Reference: 38207000
Site Location: 385759 399799
Requested by:
Mr Arun Woods
Your Scheme/Reference:
34901LG

Scale: 1:1025 (When plotted at A3)

IMPORTANT INFO

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoiding Danger from Overhead Power Lines". Electricity North West Limited, Borron Street, Portwood, Stockport, Cheshire, SK1 2JD Registered in England and Wales. Registered No 02366949

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

Dig Sites

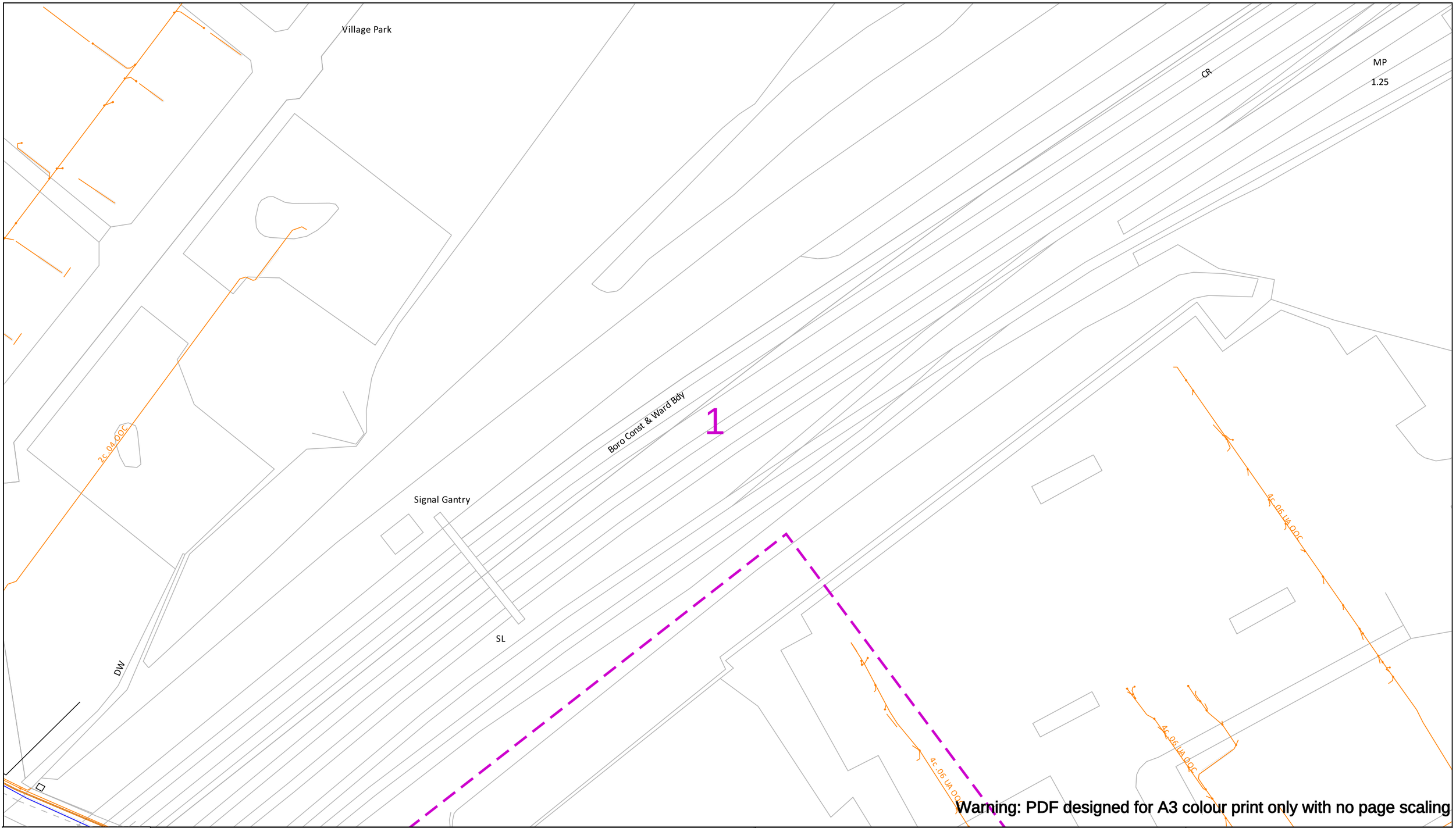
Area:

Line:

electricity north west
Bringing energy to your door

Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

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In an emergency call 105, 24 hours a day

Date Requested: 01/08/2025
Job Reference: 38207000
Site Location: 385759 399799
Requested by:
Mr Arun Woods
Your Scheme/Reference:
34901LG

Scale: 1:500 (When plotted at A3)

IMPORTANT INFO

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

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Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

Dig Sites

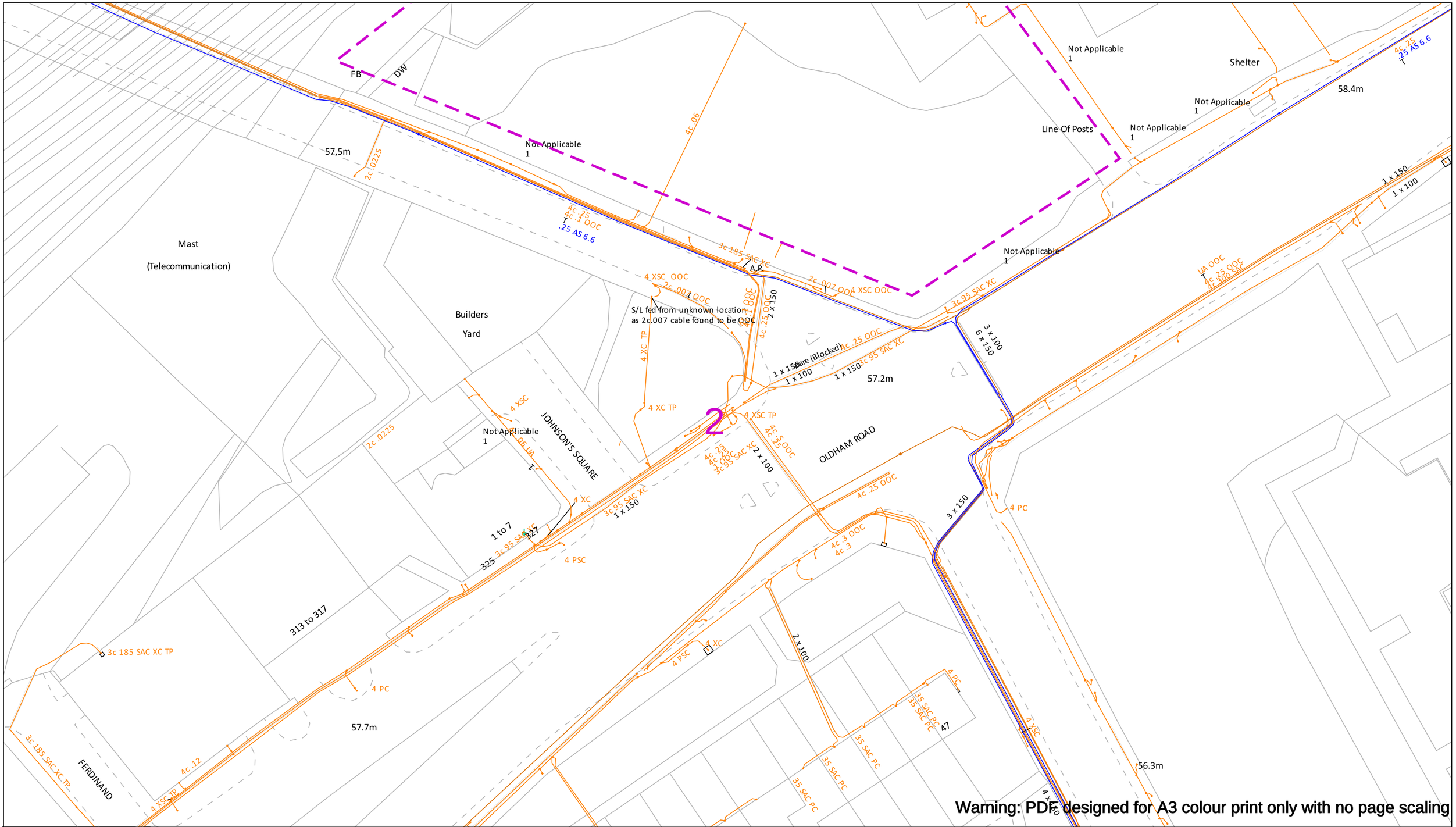
Area:

Line:

electricity north west
Bringing energy to your door

Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

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In an emergency call 105,
24 hours a day

Date Requested: 01/08/2025
Job Reference: 38207000
Site Location: 385759 399799
Requested by:
Mr Arun Woods
Your Scheme/Reference:
34901LG

Scale: 1:500 (When plotted at A3)

IMPORTANT INFO

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoiding Danger from Overhead Power Lines". Electricity North West Limited, Borron Street, Portwood, Stockport, Cheshire, SK1 2JD Registered in England and Wales. Registered No 02366949

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

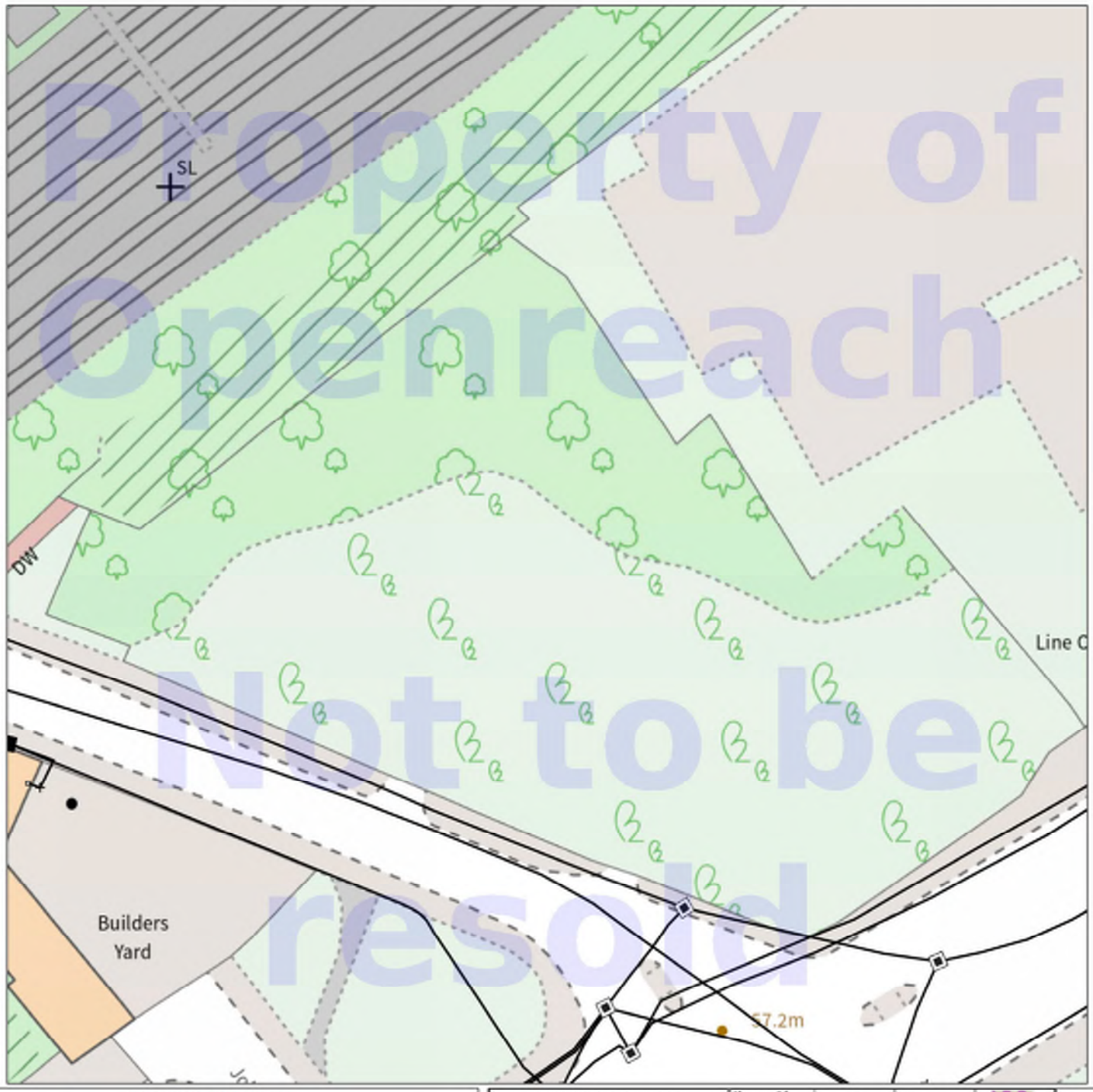
Dig Sites
Area:
Line:

electricity north west
Bringing energy to your door

Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

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Maps on Demand Plant Information Reply



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IMPORTANT WARNING

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openreach

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KEY TO BT SYMBOLS

	Planned	Live
PCP		
Pole		
Box		
Manhole		
Cabinet		

Change Of State	+	Hatchings	
Split Coupling	X	Built	
Duct Tee	▲	Planned	
Building		Inferred	
Kiosk	K	Duct	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.

	Pending Add	In Place	Pending Remove	Not In Use
Power Cable				
Power Duct				N/A

BT Ref : XKC11509D
Map Reference : (centre) SJ8575999775
Easting/Northing : (centre) 385759,399775
Scale : 1:100
Issued : 01/08/2025 11:50:56

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

Appendix D – Detailed Site Historical Review

Appendix D- Detailed Historical Maps Review		
Date/Scale	Features On-site	Features Off-site
1848 1:10,560	**BUILDINGS** are present on site however the purpose of these buildings is unclear due to the scale and age of the map.	A **RAILWAY LINE** is noted approximately 10m north of the site. A **BRICKFIELD** is noted approximately 120m north-west of the site with a **COLLIERY** and **COAL PIT** noted approximately 320m west. An **ENGINE SHED** is noted approximately 210m south-west of the site. Potential **RESIDENTIAL PROPERTIES** were noted immediately east and west of the site. A **BROOK** is noted approximately 250m south of the site. A **CHEMICAL WORKS** is noted approximately 420m south and a **COAL PIT** 315m south-east of the site. **MANCHESTER STEEL WORKS** is noted approximately 530m south-east of the site.
1850 1:1,056	**PLATTING COTTON MILL** is noted to encroach onto the western portion of the site and other onsite buildings could be associated with this mill.	No significant change is noted in the surrounding areas of the site.
1891 1:500	A **HOTEL** is noted on the south-western corner of the site.	Much of the immediate surrounding area is now built up with **RESIDENTIAL PROPERTIES** and **INDUSTRIAL PREMISES**.
1893 1:2,500 1894 1:10,560	The Mill is noted as disused. Potential **RESIDNETIAL PROPERITES** are noted to encroach onto the southern portion of the site.	A **CHAPEL** is noted approximately 55m north-east of the site. A **GLASS BOTTLE WORKS and MILL** is noted approximately 110m west of the site, a **MACHINE WORKS** is noted approximately 200m west and an **IRON WORKS** is noted approximately 344m west. A **WAGON WORKS** is noted approximately 200m north-east of the site. **OLD QUARRIES** are noted between 500 and 800m south-west of the site. A **GAS WORKS** and **DYE WORKS** are noted approximately 780m east of the site. A **BRICK WORKS** and **COAL YARD** is noted approximately 845m south-east of the site. **MANCHESTER FLOOR CLOTH MANUFACTORY** is noted approximately 160m south of the site, beyond which a **GLASS WORKS** is noted.
1908 1:2,500 1909 1;10,560	The hotel is now noted as a **PUBLIC HOUSE.**	The Wagon Factory is no longer evident but is noted as a **TANK YARD** and the glass works to the south of the site is now a **SCHOOL.** There has been a slight increase in **RESIDENTIAL PROPERTIES** particularly between 500-900m south-east of the site.

Appendix D- Detailed Historical Maps Review		
Date/Scale	Features On-site	Features Off-site
1922-1931 1:2,500 1923 1:10,560	No change is evident on site.	Other than a slight increase in **RESIDENTIAL PROPERTIES** in the surrounding area little further change is of note.
1931-1932 1:10,560	No change is evident on site.	Little change is noted in the surrounding areas of the site.
1938 1:10,560	No change is evident on site.	Large areas of **DEMOLITION** are noted approximately 80m north and 560m south of the site.
1948-1949 1:1,250	Most of the buildings associated with the mill have been **DEMOLISHED.** Two blocks of **RESIDENTIAL PROPERTIES** are noted next to the public house. The remainder of the site is **UNDEVELOPED,** with the residential properties on the southern border no longer noted.	Buildings have been **DEMOLISHED** approximately 24m east of the site and houses have been **DEMOLISHED** approximately 71m north-west of the site. This demolition could be a result of **WW2 BOMBING**. The configuration of houses has changed between 170-400m north-east of the site.
1951 1:2,500 1956 1:10,000	No change is evident on site.	**HOUSES** are again noted in the area that was demolished 560m south of the site in 1938. The **ROCHDALE CANAL** is noted approximately 500m south of the site.
1952-1962 1:1,250 1966-1968 1:10,000	**BUILDINGS** are noted on the northern portion of the site (1965). The purpose of this building is unclear.	Little change is noted in the surrounding areas of the site.
1970-1989 1:10,000 1981-1991 1:1,250	The residential properties noted between 1948-1949 are no longer evident by 1970.	**HOUSES** noted between 20-130m south of the site are no longer evident. An **APARTMENT BLOCK** is noted approximately 90m south of the site replacing a works. The area between 130-250m south-east of the site has become built up with a **SCHOOL**, **CHURCH** and **HALL**, to the west of which is also a **CARE HOME** and **HEALTH CENTRE**.
1999 1:10,000	The public house is now noted as the only building on site.	The area between 400-1000m east of the site is still largely **INDUSTRIAL**, with the remainder of the surrounding areas largely **RESIDENTIAL** and **LOCAL AMENITIES.**
2006 - 2025 1:10,000	The public house is no longer noted (2006).	Little change is noted in the surrounding areas of the site.

Appendix E – Coal Mining Report (Report Reference: 51003514717001)

The Coal Authority

Consultants

Coal Mining Report

Oldham Road
Manchester
Greater Manchester

Date of enquiry:	**29 July 2025**
Date enquiry received:	**29 July 2025**
Issue date:	**29 July 2025**
Our reference:	**51003514717001**
Your reference:	**382261253_3**



Consultants
Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

NLIS Hub

Enquiry address

Oldham Road
Manchester
Greater Manchester



Approximate position of property

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Mansfield
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NG18 4RG

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/company/the-coal-authority
/thecoalauthority
/thecoalauthority

Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	PARKER	Coal	35BK	259	North	17.9	South-West	80	1935
unnamed	PARKER	Coal	35BJ	330	North	17.9	South-West	80	1935
unnamed	PARKER	Coal	35BL	355	North-East	18.0	South-West	80	1935
unnamed	PARKER	Coal	35BR	372	Beneath Property	7.8	South-West	80	1935
unnamed	CROMBOUKE	Coal	3597	445	North	14.3	South-West	120	1936
unnamed	ROGER	Coal	35AM	617	North-East	16.2	South	180	1964
unnamed	ROGER	Coal	35AY	621	North-East	16.1	South-West	180	1961
unnamed	ROGER	Coal	35AN	623	North-East	17.2	South-West	180	1964
unnamed	ROGER	Coal	35AL	650	North	17.4	South	180	1967
unnamed	CROMBOUKE	Coal	359F	674	Beneath Property	21.0	South-West	120	1924
unnamed	ROGER	Coal	35AZ	683	Beneath Property	20.8	South-West	180	1963
unnamed	ROGER	Coal	35B2	709	West	21.6	South	180	1965

Probable unrecorded shallow workings

Yes.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

Entry type	Reference	Grid reference	Treatment description	Mineral	Conveyancing details
Shaft	385399-006	385634 399762	Treatment details unknown.*	Coal	
Shaft	385399-007	385675 399820	Treatment details unknown.*	Coal	
Shaft	385399-008	385808 399682	Treatment details unknown.*	Coal	

*For your information, before the coal industry was nationalised in 1947, there was no requirement for a mine operator to record mine entry treatment details when a mine was abandoned. Therefore, it is not unusual for us to have no treatment details for many of the 176,000 recorded

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mine entries on our database. Despite this lack of information, please be assured that the fact we have no treatment recorded does not necessarily mean that the mine entries were left untreated when abandoned.

Abandoned mine plan catalogue numbers

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

2655	NW1171	NW645
PO0	11471	0
NW1172	NW644	

Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
YARD	Coal	Yes	Within	N/A	109

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

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Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

Distance to site investigation (m)	Direction
40.6	East
34.5	South-East

See Section 4 for further information.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

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Section 3 – Licensing and future mining activity

Future underground mining
None recorded.

Coal mining licensing
None recorded within 200 metres of the enquiry boundary.

Court orders
None recorded.

Section 46 notices
No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Withdrawal of support notices
The property is in an area where notices to withdraw support were given in 1943 and 1955.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Payments to owners of former copyhold land
The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

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Section 4 – Further information

The following potential risks have been identified and as part of your risk assessment should be investigated further.

Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

Site investigations

The site is within an area of previous interest. It is close to where the Coal Authority has received information relating to past site investigations.

The site requires further investigation and may influence how you approach your risk assessment.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please call us on 0345 762 6848 or email us at groundstability@coal.gov.uk.

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Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk.**

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

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Opencast mines
Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips
Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations
Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites
Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence
Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas
Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

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Mine water treatment schemes
Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining
Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing
Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders
Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices
Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices
Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land
Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

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The Coal Authority

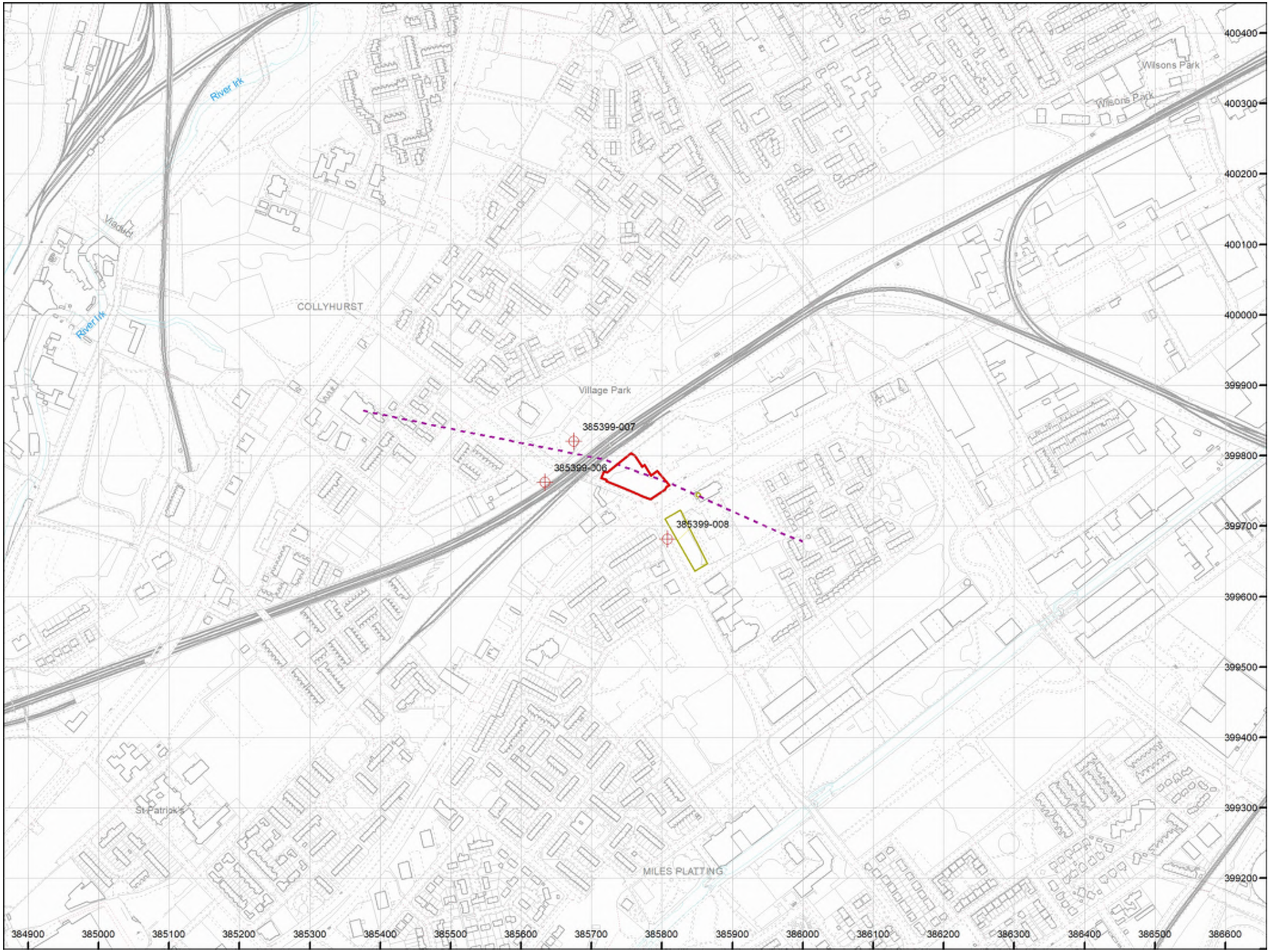
Summary of findings

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The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

- Approximate position of the enquiry boundary shown
- Disused mine shaft
- Outcrop (Conjectured)
- Site investigations



How to contact us
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+44 (0)1623 637 000 (International)
www.groundstability.com

Appendix F – Detailed Unexploded Ordnance (UXO)

Landmark Information

6 alpha ASSOCIATES



Oldham Road

Landmark Order No: 382261253_2

Client Reference: 34901LG

Detailed Unexploded Ordnance (UXO) Threat and Risk Assessment with Risk Mitigation Strategy

Meeting the requirements of the United Kingdom's
Construction Industry Research and Information Association's
Unexploded Ordnance Risk Management Framework:
"Unexploded Ordnance (UXO) – A Guide for the Construction Industry" (C681)
and in compliance with the Construction (Design and Management) Regulations 2015

Landmark Information Group in partnership with 6 Alpha Associates Ltd

Project No.: 12076

6th August 2025

V1.0

Achilles UVDB VERIFIED | BUILDER'S PROFILE | Constructionline Verified Member | Institute of Explosives Engineers | ISO 9001, ISO 14001, ISO 45001

Certificate Number 25680

Using This Report

This Detailed UXO Threat and Risk Assessment with Risk Mitigation Strategy is designed to inform the reader whether military related Unexploded Ordnance (UXO) is likely to pose a hazard at the Study Site and if so, to calculate the level of risk generated by proposed or likely ground intrusive operations at the Site. The assessment is intended to meet with the requirement of Stages 2 and 3 of the *Health and Safety Executive* endorsed *CIRIA C681 UXO Risk Management Framework* – for which *6 Alpha* were the lead technical author.

There are two prospective outcomes of this report; either the risk level requires a Risk Mitigation Strategy (Stage 3 of the *CIRIA C681* framework) aimed at reducing UXO risks As Low As Reasonably Practicable (ALARP) in accordance with the Project's minimum legal responsibility; or that no further action is required. In the former instance *6 Alpha* will provide a Risk Mitigation Strategy consisting of proactive and/or reactive risk mitigation measures aimed at reducing the identified risks to ALARP.

Document Control

Version	Author(s)	Reviewed By	Client Reference
1.0	Dominic Barrett	Leo Hayes	34901LG

Landmark Information Group

Imperium, Imperial Way

Reading, Berkshire

RG2 0TD

Tel: +44 (0) 330 036 6618

Web: www.envirocheck.co.uk

Executive Summary

Document Scope

6 Alpha Associates Limited (6 Alpha) has been commissioned in partnership with the *Landmark Information Group* to provide a UXO Threat and Risk Assessment with Risk Mitigation Strategy, for the Site described as "Oldham Road, Manchester, M40 8RR". The Study Site is centred on *British National Grid Reference* 385763, 399769.

UXO Threat Assessment Summary

The output of *6 Alpha*'s UXO Threat Assessment is summarised at Table I:

UXO Threat Assessment Summary			
Threat Source		**Result**	**Comments**
	Was the Site or its vicinity considered a primary bombing target during WWII?	✔	*Luftwaffe* aerial photography and mapping identified eight primary bombing targets within 1,000m, with the closest being a *Railway Works* (10m to the north-west).
	Was the Site or its vicinity bombed during WWII?	✔	*ARP* records identified five HE bomb strikes within 260m of the Study Site boundary, with the closest 80m to the north-north-east
	Was the Site or its vicinity damaged by bombing during WWII?	✔	Official bomb damage mapping recorded *"Blitzed Areas and Sites of Demolished Property"* on-site.
	Has any *British* military activity been identified in the area?	✘	No evidence of military activity and/or munitions production or storage was documented on-site or nearby.
	Has ordnance been manufactured and/or stored at the Site or its vicinity?	✘	
	Does UXO contamination pose a potential hazard at the Study Site?	✔	Given the bomb damage recorded on-site, with bomb strikes in the wider area, it is considered possible that UXO might be encountered.

Table I: UXO Threat Assessment Summary

UXO Threat Items

Given the evidence presented at Table I, *6 Alpha* consider it reasonably foreseeable that a UXO encounter could occur at this Site. The most probable UXO threat items are *German* HE bombs and IBs. *British* AAA projectiles may also pose a residual threat.

Potential UXO Burial Depth

Given the likely ground conditions at the Study Site, the average WWII bomb penetration depth has been calculated as 6m below WWII ground level at this Study Site. Although larger UXBs could be present below this depth (potentially up to 13m), they were deployed infrequently during WWII and are highly unlikely to be encountered.

UXO Risk Pathways

The Study Site has undergone significant post-WWII development in certain areas, specifically concerning the development of a structures in the northern sector by 1965, although all features on-site had been demolished by 2000. Consequently, it is considered unlikely for a UXO risk pathway to be generated by proposed works within ground that has been disturbed since WWII.

Nonetheless, given the depths of the proposed intrusive works below ground level, a potential UXO risk pathway could be generated by intrusive works within any remaining area(s) of ground that has not been disturbed **since the time it might have been contaminated with UXO**.

UXO Risk Assessment

A Semi-Quantitative UXO Risk Assessment has been undertaken and the UXO risk rating is assessed to be:

HIGH

Such risks may pose harm to human health and damage any equipment involved in intrusive activities; the former is intolerable. Therefore, such risks will require mitigating in accordance with the ALARP principle, through the implementation of a risk mitigation strategy (see below, and Part III of the report).

Risk Mitigation Strategy

6 Alpha recommends that the UXO risk to the proposed intrusive works is reduced ALARP, through the implementation of both proactive and reactive UXO risk mitigation measures.

Recommended UXO Risk Mitigation Measures

There following risk mitigation measures summarised at Table II, are recommended as a minimum in order to reduce risks ALARP during intrusive works in **all previously undisturbed ground**.

UXO Risk Mitigation Measures Overview							
Proposed Intrusive Works		Emergency Response Plan	Safety and Awareness Briefings	On-Call EOD Engineer	UXO Watching Brief	Non-Intrusive UXO Survey	Intrusive UXO Survey
Open Works	Trial Pits	✔	✔	✘	✔	✔	✘
	Excavations	✔	✔	✘	✔	✔	✘
Blind Works	Boreholes	✔	✔	✘	✘	✘	✔
Residual UXO Risk Rating		**ALARP**					

Table II: UXO Risk Mitigation Measures Overview

Recommended Next Steps

We recommend that the Client's next steps are focused upon phase four of the UXO Risk Management Framework namely, the detailed designs of the recommended UXO risk mitigation measures as outlined above.

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Acronyms and Abbreviations

AAA	Anti-Aircraft Artillery	**m^2**	Square Metres
ALARP	As Low As Reasonably Practicable	**NEQ**	Net Explosive Quantity
ARP	Air Raid Precaution	**NGR**	National Grid Reference
AXO	Abandoned Explosive Ordnance	**OS**	Ordnance Survey
BDO	Bomb Disposal Officer	**PoW**	Prisoner of War
bgl	Below Ground Level	**RAF**	Royal Air Force
BGS	British Geological Survey	**RMS**	Risk Mitigation Strategy
BH	Borehole	**RN**	Royal Navy
BPD	Bomb Penetration Depth	**SAA**	Small Arms Ammunition
CIRIA	Construction Industry Research and Information Association	**SQRA**	Semi-Quantitative Risk Assessment
CS	County Series	**TA**	Territorial Army
EOD	Explosive Ordnance Disposal	**TARA**	Threat and Risk Assessment
HE	High Explosive	**TNT**	Trinitrotoluene
HDD	Horizontal Directional Drilling	**UK**	United Kingdom
HSE	Health and Safety Executive	**UN**	United Nations
IB	Incendiary Bomb	**USAAF**	United States Army Air Force
kg	Kilogram	**UXB**	Unexploded Bomb
km	Kilometre	**UXO**	Unexploded Ordnance
LCC	London County Council	**V Weapons**	*Vergeltungswaffen* – Vengeance Weapons
LSA	Land Service Ammunition	**WWI**	World War One
m	Metre	**WWII**	World War Two

Part I: Introduction

1 Document Overview

1.1 Scope of Work

6 Alpha Associates Limited (6 Alpha) has been commissioned in partnership with the *Landmark Information Group* to provide an Unexploded Ordnance (UXO) Threat and Risk Assessment with Risk Mitigation Strategy, for the Site described as "Oldham Road, Manchester, M40 8RR".

1.2 Study Site Location

The Study Site is situated within the *City of Manchester* and totals an area of 0.31ha. The Study Site is centred on *British National Grid Reference* 385763, 399769 and consists of undeveloped ground.

The Site's Location and Site Boundary is depicted at Appendices 1 and 2, with aerial photography of the Study Site presented at Appendix 3.

1.3 Aims and Objectives

This document has the following aims and objectives:

1.3.1 Aims

The document aims to assess and evidence the nature and scope of the UXO risks to people, plant, equipment and/or the environment at this Study Site. In the event that an intolerable UXO risk is identified, a recommended UXO risk mitigation strategy will also be articulated.

1.3.2 Objectives

The document has the following objectives:

- To assess the nature and scope of potential UXO contamination at the Study Site;
- To assess whether any UXO contamination generated at the Site is likely to remain extant;
- To consider whether the proposed intrusive works will generate a viable UXO risk pathway;
- To identify those sensitive receptors likely to be impacted by an inadvertent UXO encounter during the proposed intrusive works;
- To assess the UXO risk to those sensitive risk receptors during intrusive works;
- To outline proportional risk mitigation measures that are consistent with a coherent overarching risk mitigation strategy, in order to effectively manage the UXO risk ALARP.

2 Introduction to UXO Risk Management

2.1 Definition of UXO

For the purposes of this risk assessment, *6 Alpha* have adopted the definition of UXO outlined in the undermentioned *CIRIA C681* guide, as follows:

"Explosive ordnance that has been primed, fuzed, armed, or otherwise prepared for use and used in an armed conflict. It may have been fired, dropped, launched or projected and should have exploded but failed to do so…UXO also refers to explosive ordnance that has not been used during an armed conflict, that has been left behind or dumped by a party to an armed conflict, and which is no longer under control of the party that left it behind or dumped it..."

2.2 Generic UXO Threats

There are multiple factors which may have contributed to the UXO contamination of a construction site in the *UK* but generally, UXO contamination is likely to result from the warfighting activity associated with WWI and WWII, the military occupation and use of land such as airfields, camps and training areas, and/or the manufacture of munitions to support the armed forces.

For example, *WWII Bomb Census* data compiled by the *Ministry of Home Security* calculated that approximately 10% of bombs dropped on *Britain* during WWII failed to function as designed. If the bomb did not detonate when it was dropped, the force of impact enabled the Unexploded Bomb (UXB) to penetrate the ground. Whilst efforts were made to locate and render safe those UXBs that were observed entering the ground (or left behind clear evidence of having done so) during WWII, evidence of such UXBs was readily obscured by bomb damage debris, vegetation and a lack of footfall in some settings – thus, ensuring that an unquantifiable number of UXBs were left *in situ* below the surface of the ground.

Additionally, it has been estimated that at least 20% of the *UK's* land surface area has been used for military training activities or has otherwise been requisitioned for military use historically. Therefore, *British* Abandoned Explosive Ordnance (AXO), Land Service Ammunition (LSA), Small Arms Ammunition (SAA) and aerially delivered ordnance is also commonly encountered in areas that were formerly occupied by military forces (such as *Royal Air Force* (RAF) airfields, military camps and/or military training areas). Conventional and chemical munitions dumping was also prevalent in these periods with little consideration given to future safety implications. There was also widespread unrecorded dumping of LSA and SAA below the ground that was rarely recorded because the activity was often perceived to be inconsequential.

2.3 Generic UXO Risks

The explosive or chemical fill within UXO rarely becomes inert or loses its effectiveness with age, but the explosive fill may change or crystallise over time – increasing the high explosive's sensitivity to a physical shock or an impact. Trigger mechanisms and fuses, which may have failed, may corrode and deteriorate over time, becoming more sensitive to detonation. It is therefore possible that a significant impact on the UXO case, and the resultant effect upon the fuse, may cause its inadvertent detonation.

2.4 UXO Industry Best Practice

In the absence of specific legislation concerning the management of UXO risks during construction projects, the *UK*'s *Construction Industry Research and Information Association* (CIRIA) has published a best practice guide for the assessment and management of UXO risk in the construction industry (*CIRIA* document reference C681). The *CIRIA C681* guide has been judged and recognised by the *Health and Safety Executive* (HSE) as a minimum standard of good practice, that satisfies the law when applied in an appropriate manner.

6 Alpha were *CIRIA's* lead technical author for their *C681* publication and as such, are in a unique position to ensure that Clients manage UXO risk in a safe, cost-effective and time-efficient manner.

2.5 UXO Risk Management Strategic Framework

At Section 5 of *CIRIA's* C681 guide, a framework for the management of UXO risk is articulated and consists of four key stages. These correspond with the framework employed by *6 Alpha*, as presented at Table 1.

6 Alpha Risk Management Framework	UXO Risk Management Phase	CIRIA C681 Risk Management Framework	Delivered within Report? (✔/✘)
UXO Threat Assessment	**STAGE ONE**	Preliminary Risk Assessment	✔
UXO Risk Assessment	**STAGE TWO**	Detailed Risk Assessment	✔
Risk Mitigation Strategy	**STAGE THREE**	Risk Mitigation	✔
Implementation	**STAGE FOUR**	Implementation	✘

Table 1: 6 Alpha and CIRIA UXO Risk Management Frameworks

3 UXO Threat and Risk Assessment Methodology

3.1 Source – Pathway – Receptor Risk Model

The source-pathway-receptor model is a conceptual risk model employed by *6 Alpha* across all projects and it informs how UXO risks are assessed. The model also helps to explain the link between the separate sections of this report and the UXO risk assessment at Section 7. The components of the model are as follows:

3.1.1 UXO Sources

The nature and scope of the UXO threat is summarised in the UXO threat assessment (at Section 4) and it forms the source element of the source-pathway-receptor model.

3.1.2 UXO Pathways

The UXO pathways are the routes by which the sources can reach the receptors. UXO pathways are likely to be either by contact and/or through soil energy transfer, through which the resulting shock wave (generated by a UXO source, or sources) may reach potential receptors. Nonetheless, surface events may also generate a through-air risk pathway in which blast and fragmentation from the UXO sources may also reach the receptors.

UXO risk pathways may be generated by a variety of operations that interact with the ground. Therefore, likely operations have been assessed and summarised (at Section 6), to demonstrate the potential risk pathway elements of the model.

3.1.3 UXO Receptors

Receptors are defined as anything which might be adversely affected by the consequences of an inadvertent detonation of any UXO source through an identified pathway. The proximity, robustness, and sensitivity of such receptors is essential in determining their capacity to withstand such high explosive effects and defining what degree of UXO risk might be tolerated (if any).

3.2 Semi-Quantitative Risk Assessment Methodology

The assessment of UXO risk is a semi-quantitative measure of the probability of UXO encounter and initiation and the consequence of an inadvertent UXO initiation; the former being a function of the identified hazard and proposed development methodology and the latter being a function of the type of hazard and the proximity of personnel (and/or other sensitive receptors) to the hazard.

UXO risk is calculated using the following formula:

Risk **(R)** = Probability **(P)** x Consequence **(C)**

3.3 Information Sources

Significant archive research associated with the Study Site has been undertaken to corroborate and to highlight, any and all potential sources of UXO contamination as well as to assess their likelihood of encounter. For the production of this report, *6 Alpha* have reviewed information from the following sources:

- Information gathered from the *National Archives* at *Kew*, including but not limited to:
  - *Ministry of Home Security WWII Bomb Census* statistics;
  - *Air Raid Precaution* (ARP) written records and associated bomb strike mapping;
  - *Ministry of Home Security Daily Intelligence Reports*;
  - Official WWII bomb damage mapping;
- *Ministry of Defence* (MoD) *Abandoned Bomb Register*;
- *Former 33 Engineer Regiment* (Explosive Ordnance Disposal) records at *Carver Barracks, Wimbish*;
- Post-WWII *RAF* aerial photography;
- *County Series* (CS) and *Ordnance Survey* (OS) mapping.

3.3.1 Azimuth© UXO Threat Database

The above list is not exhaustive, and *6 Alpha's Azimuth*© database has also been heavily drawn upon to deliver the UXO threat assessment element of this report. The *Azimuth*© database contains digitised historic charts, aerial photographs and other extensive analogue records from an exhaustive range of additional national, regional and global archives and/or data sets that have been digitised.

3.4 Constraints

This UXO threat and risk assessment is constrained and limited by that information which is reasonably available to *6 Alpha* at the time of writing, as well as that UXO information that is reasonably accessible in a variety of archives, which *6 Alpha* have digitised and georeferenced or have otherwise summarised in written form.

This document may require updates and changes, especially wherever and whenever the circumstances and factors associated with assessing UXO risk change. For example, if UXO threats are subsequently discovered and they are different from those that have been anticipated, and/or if the proposed intrusive operations are significantly changed.

In such circumstances, risks may require re-evaluation, and any such changes are to be made by *6 Alpha*, to ensure the continued technical veracity and risk management efficacy of this document.

Part II: UXO Threat & Risk Assessment

4 UXO Threat Assessment

4.1 WWII Aerial Bombing

Manchester's importance to the *British* war economy as an inland port, industrial centre, and aircraft manufacturer, meant the city and surrounding area represented a significant bombing target for the *Luftwaffe*. The first air raids occurred during August 1940 and continued until 1942. Many of these small-scale raids were across the city's suburbs causing damage to properties and minimal casualties.

The *Luftwaffe* bombing campaign of *Manchester* peaked between the 22nd and the 24th December 1940 (the *Manchester,* or *Christmas, Blitz* as it was known) and involved over 400 enemy aircraft deploying more than 460 tons of HE bombs and 37,000 IBs. Following this raid, approximately 65 warehouses, 200 business premises and 150 offices were destroyed or damaged with the *Manchester Cathedral*, the *Royal Exchange,* and the *Free Trade Hall* among the significant buildings damaged. An estimated 684 people were killed, and a further 2,364 people were injured.

Manchester continued to be bombed throughout the war and on the 24th December 1944 *V1* rockets were launched towards the city. The rockets failed to meet their intended targets with one stray bomb impacting *Oldham*, killing 27 civilians.

4.1.1 WWII HE Bomb Density

The Study Site was located within *Manchester County Borough,* as presented at Appendix 4. This region recorded six HE bomb strikes per 100 hectares, a "very low" level of bombing. However, further site-specific data has been considered regarding the potential bombing of the Site during WWII.

4.1.2 WWII Luftwaffe Bombing Targets

Luftwaffe aerial reconnaissance photography did not identify the Study Site as a primary bombing target. Nonetheless, a *Railway Works* (10m to the north-west), an *Iron Works* (475m to the east-south-east), a *Factory* (590m to the south-east), a *Gas Works* (715m to the east-north-east), *Oldham Road Station* (820m to the south-west), an *Iron & Steel Works* (880m to the east), *Philips Park Gas Works* (880m to the south-east) and *Manchester Works* (910m to the south-south-east) were documented as primary bombing targets.

The locations of *Luftwaffe* bombing targets, in relation to the Study Site, are presented at Appendix 5.

4.1.3 WWII Bomb Strikes

During WWII, *ARP* wardens and other local officials compiled detailed logs of bomb strikes across their respective districts that were then often consolidated and mapped at the end of WWII. These records did not note any HE bomb strikes within the Study Site. Nonetheless, 29 HE bomb strikes were

recorded within 1,000m of the Study Site boundary, with five documented in the vicinity; 80m to the north-north-east, 95m to the north-west, 120m to the south-east, 170m to the north-west and 260m to the north-west. However, analysis of undermentioned official *Miles Platting* bomb damage mapping indicates that extensive bomb damage was recorded on-site, and consequently it is likely additional bombing was also documented on-site or in the immediate vicinity. Furthermore, whilst IBs may have fallen within the Study Site, they were dropped in large clusters and accurate record keeping was often either non-existent or perfunctory. Nonetheless, six IB strikes were noted in the wider vicinity, with the closest documented 740m to the north-west and 780m to the north-east. Further research also documented one parachute mine detonation at *Reather Street* 620m to the south-west.

In addition to IBs and HE bomb strikes, during the latter stage of WWII, when more conventional aerial bombardment of the *UK* had significantly declined, the main threat came from *V* type weapons. *V1* and *V2* rockets were thin-skinned, unmanned and inaccurate weapons and generally exploded upon impact and thus, are less likely to pose a UXO threat. There is also no evidence to suggest that the Study Site (or its immediate vicinity) was subjected to rockets strikes during WWII.

The locations of WWII-era bomb strikes, in relation to the Study Site, are presented at Appendix 6.

4.1.4 WWII Bomb Damage

Official *Miles Platting* bomb damage mapping associated with the Study Site identified *"Blitzed Area and Site of Demolished Property"* in the western sector of the Study Site, 65m to the south-west and 110m to the south-east. Moreover, *Manchester Corporation* bomb damage mapping also noted *"Damaged Buildings"* 60m to the south-south-east and 80m to the south-south-east, and *"Demolished Buildings"* 110m to the south-east and 115m to the south-east. Finally, an analysis of post-war mapping noted a *"Ruin"* along *Collyhurst Street* 70m to the north-west to the west-north-west, which may be indicative of bomb damage given the concentration of bombing in the wider area.

4.1.5 UXB Entry Holes

The CS mapping prior to WWII (1923) and aerial photography (1944) shows that the Study Site was located within a densely developed urban area during WWII, with the Study Site itself consisting of multiple structures and areas of undeveloped ground. Therefore, it is likely that the Study Site would have been accessed frequently during WWII. Despite this, as significant bomb damage was recorded on-site, it is possible that bomb damage debris may have concealed a UXB entry hole causing it to have gone unnoticed.

4.2 *British* Military Activity

There is no evidence to suggest that the Study Site or its immediate vicinity has previously been occupied by military personnel. Therefore, it is considered unlikely that munitions were previously stored, located and/or fired from this Study Site.

4.3 Previous UXO Encounters

An analysis of historic records noted several UXO encounters within the vicinity of the Study Site, as follows:

4.3.1 Abandoned Bombs

The Abandoned Bomb register was compiled from wartime records and was published in the form of a written answer to the *House of Commons* in 1996. The list initially only covered abandoned bombs in *London* but has since been released for the rest of the UK.

An examination of the *MoD*'s official abandoned bomb records has not identified any abandoned bombs on-site or within 1,000m of the Study Site boundary.

4.3.2 WWII UXO Disposal Tasks

An examination of pertinent historical records associated with the Study Site has identified two wartime UXBs in the vicinity of the Study Site: 350m to the north-west and 690m to the north-west.

4.3.3 Post-WWII UXO Encounters

The following UXO encounters have been recorded at the Study Site and/or in its immediate vicinity since the end of WWII:

- One WWII-era grenade was encountered during magnet fishing in the canal, *Shawhill Walk, Ashton Canal* (located 960m to the south-east), on 10th July 2024;
- One inert shell was encountered during magnet fishing in *Rochdale Canal*, *Grimshaw Lane, Newton Heath* (located 990m to the east-north-east), on 2nd February 2020.

4.4 UXO Threat Summary

Given the evidence presented above, *6 Alpha* consider it reasonably foreseeable that a UXO encounter could occur at this Site. The most probable UXO threat items are *German* HE bombs and IBs. *British* AAA projectiles may also pose a residual threat as they were likely fired in defence of the local area during WWII bombing raids.

5 UXO Burial Depths

5.1 Overview

It is important to establish the likely burial depth for threat spectrum UXO at the Study Site. The potential penetration depth of an UXB was dependent on a number of factors including but not restricted to those prior to striking the ground (e.g. velocity and orientation of the UXB), which in turn will be influenced on factors such as the release altitude from the aircraft and encounters with infrastructure during its fall, those encountered at the point of impact (i.e. was the impact on concrete, grass, water etc.) and finally, the below ground level conditions (e.g. infrastructure/services, basements, foundations, and geology).

Accordingly, the ground conditions at the Study Site must be understood in order to determine the average and maximum *German* UXB penetration depths, as well as the potential for other types of munitions to be buried. The provenance of made ground must also be considered in order to accurately determine the ground levels at the time when UXO contamination may have occurred (so as to accurately determine the average/maximum bomb penetration depths) and subsequently to inform any further recommendations.

5.2 Ground Conditions

The Client has described the ground conditions as follows:

- "*Ground Conditions: Likely to find Made Ground, bit of sand, mostly clay and mudstone*"

BGS borehole log "*SJ89NE15 – Manchester Corp. Off Oldham Road*" (located on-site), recorded the following strata:

Depth bgl (m)	Strata
0.00m to 0.60m	**Soil**
0.60m to 1.20m	**Clay**
1.20m to 8.20m	**Sand**
8.20m to 9.10m	**Clay**

Depth bgl (m)	Strata
9.10m to 11.90m	Clay
11.90m to 12.50m	Clay
12.50m to 15.90m	Clay

Table 2: Ground Conditions Summary

In addition, an analysis of *BGS* mapping associated with the Study Site suggests that the Site is likely to be underlain by a bedrock of "*Pennine Upper Coal Measures Formation - Mudstone, siltstone and sandstone*".

5.3 UXB Burial Depths

Based on the ground conditions described above, the average BPD for a 250kg *German* HE bomb is assessed to be approximately 6m bgl, with the maximum BPD considered to be approximately 13m bgl.

Although it is possible that the *Luftwaffe* deployed larger bombs in the area, an analysis of WWII bomb census data clearly evidences that their deployment was infrequent. Therefore, to use such larger bombs for BPD calculations **is not justifiable under the ALARP principle and thus, CIRIA C681 guidance**.

WWII *German* bombs have a greater penetration depth when compared to IBs and AAA projectiles, which are unlikely to be encountered at depths greater than 1m bgl.

5.3.1 The J-Curve Effect

As a UXB penetrated the ground, it's velocity naturally slowed where it either came to an abrupt stop (e.g., against foundations) or would continue along a route of least resistance – which often resulted in a curving of the trajectory back towards the surface. This is known as the "J Curve" effect and often resulted in a considerable horizontal off-set from the point of entry. This explains why UXBs have been discovered against or under the foundations of buildings which were present during WWII, or many meters from their entry holes. A diagrammatical representation of the "J Curve" effect is presented at Figure 1.

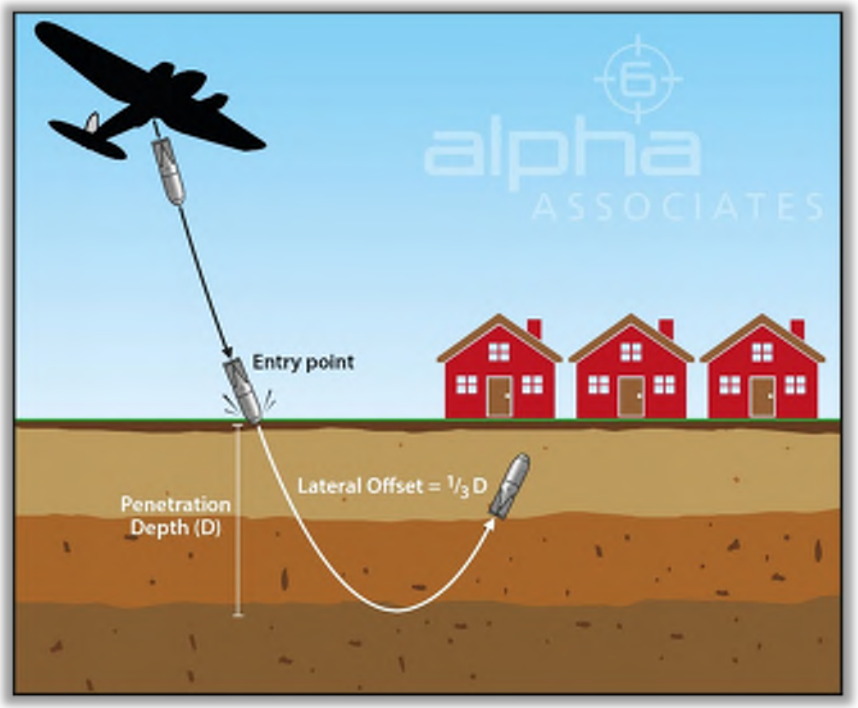


Figure 1: The J-Curve Effect

6 UXO Risk Pathways

6.1 Overview

In order to assess whether a viable UXO risk pathway might exist at the Study Site, potential UXO contamination sources must be assessed (and have been at Section 4 of the report) and the likely depth of UXO contamination ought to be established (as per Section 5 of the report). Additionally, the Site's construction history ought to be considered to assess whether any previous intrusive works will have encountered and removed any UXO contamination previously generated at the Site.

6.2 Study Site Construction History

From an analysis of CS and OS mapping, together with aerial photography, the following site history can be deduced:

Year	Development History
1923 CS Map	The Study Site was situated in a densely developed urban area and comprised several structures and areas of undeveloped ground.
1944 Aerial Photography	Several structures on-site had been demolished.
1965 OS Map	Several small structures had been developed in the northern sector.
1984 OS Map	Several structures in the northern and southern sector had been demolished.
2000 Aerial Photography	All structures on-site had been demolished.
2016 OS Map	Changes were not recorded at the Study Site.
2025 OS Map	Changes were not recorded at the Study Site.

Table 3: Study Site Development History

As per Table 3, it is apparent that the Study Site has undergone significant post-WWII development in certain areas, specifically concerning the development of a structures in the northern sector by 1965, although all features on-site had been demolished by 2000. Consequently, it is considered likely that any UXO contamination within ground that has been disturbed since WWII would likely have been discovered and removed. Nonetheless, it is apparent that the previous intrusive works are unlikely to

have mitigated the UXO risk in all areas of the Study Site down to the likely average UXO burial depth of 6m bgl.

6.3 Proposed Works

An outline of the proposed intrusive works is also presented in order to evidence the potential UXO risk pathways that may be generated, should such work encounter those threat spectrum UXO that have been identified in Section 4.

A general overview of the scope of works for the project has been communicated to *6 Alpha* and consists of:

- "*Ground Investigations: Medium Trial Pit between 1m and 5m below ground level, Window Sampling up to 1m below ground level;*
- *Borehole Depth: Window Sampling-approx 6m Cable Percussion-approx 18m Rotary - approx 30m;*
- *Intrusive Work: Window Sampling, Cable Percussion, Rotary;*
- *Excavation Depth: Window Sampling-approx 6m Cable Percussion-approx 18m Rotary - approx 30m".*

Consequently, it is apparent that the proposed works might generate a UXO risk pathway in ground that has not been previously disturbed (including any ground below post-WWII intrusive work) to a depth of 6m bgl.

If the planned methods are changed, then the risk assessment is to be reviewed and updated if necessary.

7 UXO Risk Assessment

7.1 Threat Items

The most probable sources of UXO risk at this Study Site are *German* HE bombs, whilst IBs and *British* AAA projectiles pose a residual threat. The consequences of initiating *German* HE bombs are generally more severe than initiating IBs or AAA projectiles, and thus they pose the greatest prospective risk to intrusive works.

7.2 Risk Pathways

Given the nature and scope of the prospective UXO hazard at the Study Site, all types of aggressive intrusive activities (i.e., investigative groundworks and construction methodologies) into previously undisturbed ground (including ground below any post-WWII redevelopment) to a depth of 6m bgl may generate a significant risk pathway.

7.3 Risk Receptors

The likely risk receptors include:

- Site personnel;
- Plant and equipment;
- Third-party infrastructure (utilities/services) and buildings;
- The natural environment.

The consequences of a UXO initiation may include:

- Injuries and/or fatalities to personnel;
- Damage to plant and equipment, nearby buildings and/or infrastructure;
- Rupture and damage underground utilities/services and the natural environment.

The consequences of an unexpected and unplanned UXO discovery might include:

- Incurring delays and additional costs through the expenditure of additional risk mitigation resources and EOD clearance;
- Disruption to local community;
- Negative publicity.

7.4 Semi-Quantitative Risk Assessment

A semi-quantitative risk assessment has been undertaken and the results of the SQRA are presented at Table 4.

Activity	UXO Threat Item	Probability (SH+EM=P)	Consequence (D+PSR=C)	Risk (PxC=R)
Trial Pits	Aerial Bombs	2+2=4	3+3=6	**4x6=24**
	AXO/LSA/SAA	0+2=2	3+2=5	**2x5=10**
	AAA Projectiles	1+2=3	3+1=4	**3x4=12**
Boreholes	Aerial Bombs	2+3=5	3+2=5	**5x5=25**
	AXO/LSA/SAA	0+3=3	3+2=5	**3x5=15**
	AAA Projectiles	1+3=4	3+1=4	**4x4=16**
Excavations	Aerial Bombs	2+2=4	3+3=6	**4x6=24**
	AXO/LSA/SAA	0+2=2	3+2=5	**2x5=10**
	AAA Projectiles	1+2=3	3+1=4	**3x4=12**

Table 4: UXO SQRA Results

7.4.1 SQRA Conclusions

The SRQA has determined that the proposed intrusive works may generate, as a reasonable worst-case scenario, a ***HIGH*** level of risk at the Study Site. Such risks may pose harm to human health and damage any equipment involved in intrusive activities; the former are intolerable. Therefore, such risks will require mitigating in accordance with the ALARP principle, as per Part III of this report.

Part III: UXO Risk Mitigation Strategy

8 UXO Risk Mitigation Strategy

8.1 Strategic Overview

As per *CIRIA* C681 guidance, *6 Alpha* recommended that the identified UXO risks are reduced ALARP. Crucially, the ALARP principle states that if the cost of reducing a risk significantly outweighs the benefit, then the risk may be considered tolerable. This does not mean that there is never a requirement for UXO risk mitigation, but that any mitigation must demonstrate that it is beneficial. Any additional mitigation that delivers diminishing benefits and that consumes disproportionate time, money and effort are considered *de minimis* and thus unnecessary. Because of this principle, UXO risks will rarely be reduced to zero (nor need they be).

Consequently, the following proactive and reactive UXO risk mitigation measures ought to be implemented ahead of proposed intrusive operations at the Study Site in order to reduce the identified UXO risks to ALARP.

8.2 Proactive UXO Risk Mitigation Measures

The following proactive risk mitigation measures should be undertaken prior to the commencement of intrusive works:

8.2.1 Non-Intrusive UXO Survey and/or EOD Engineer in the Watching Brief Role

Where "open" intrusive works into previously undisturbed ground are proposed and where the extent is likely to be within the effective capabilities of survey equipment, a non-intrusive geophysical UXO survey should be trialed.

If the trial proves successful, a non-intrusive geophysical UXO survey should be employed either site-wide, or in specific areas where intrusive works are proposed, to identify for signs of sub-surface anomalies which may model as the threat spectrum UXO in advance of said works.

If the survey proves partially or wholly ineffective, an EOD Engineer should be present in the UXO Watching Brief role to monitor ongoing "open" intrusive works to identify any suspicious items that may be UXO related.

8.2.2 Intrusive Magnetometer Survey

Where "blind" intrusive works into previously undisturbed ground are proposed, an intrusive UXO survey (employing down-hole magnetometer or *MagCone* techniques) is strongly recommended. Such a survey should extend to the **assessed average bomb penetration depth of 6m bgl** or to the maximum depth of the works, whichever is encountered first, or until geology is encountered through

which it is assessed a UXB would not penetrate, to identify for signs of sub-surface anomalies which may model as threat spectrum UXO in advance of said works.

8.2.3 Geophysical UXO Survey Efficacy

Certain ground conditions may constrain geophysical UXO surveys, as magnetometer surveys are adversely affected by mineralised and made ground. Nonetheless, *6 Alpha* can advise the likely efficacy of such survey work in advance of their trial and implementation as and when required.

8.3 Reactive UXO Risk Mitigation Measures

The following reactive risk mitigation measures should also be undertaken for all activities in all areas:

8.3.1 Operational UXO Emergency Response Plan

A UXO-specific Emergency Response Plan should be held on-site to guide and plan for the actions which should be undertaken in the event of a suspected or real UXO discovery (this plan can be supplied by *6 Alpha*).

8.3.2 UXO Safety and Awareness Briefings

A UXO Safety and Awareness Briefing is recommended and is essential when there is a possibility of an explosive ordnance encounter; these briefings are a vital part of the general safety requirement. All personnel working on the Site should receive a briefing on the following:

- The identification of threat spectrum UXO;
- What actions they should take to keep people and equipment away from such a hazard and to alert site management.

Information concerning the nature of the UXO threat should also be held in the site office and displayed for general information on noticeboards - both for reference and as a reminder for ground workers.

The safety awareness briefing is an essential part of the *Health & Safety Plan* for the site and helps to evidence conformity with the appropriate health and safety standards and legislation.

8.4 ALARP Safety Sign Off Certification

ALARP safety sign-off certification provides an independent source of evidence that a Client has followed industry best practice and has successfully managed and reduced UXO risks to ALARP. Following the execution of *6 Alpha's* UXO risk mitigation measures, we can deliver ALARP safety sign-off certification, in advance of the proposed operations.

In such circumstances the project will be able to certify for the benefit of all of its stakeholders, that all reasonably practicable measures have been taken to protect contractors from UXO hazards and

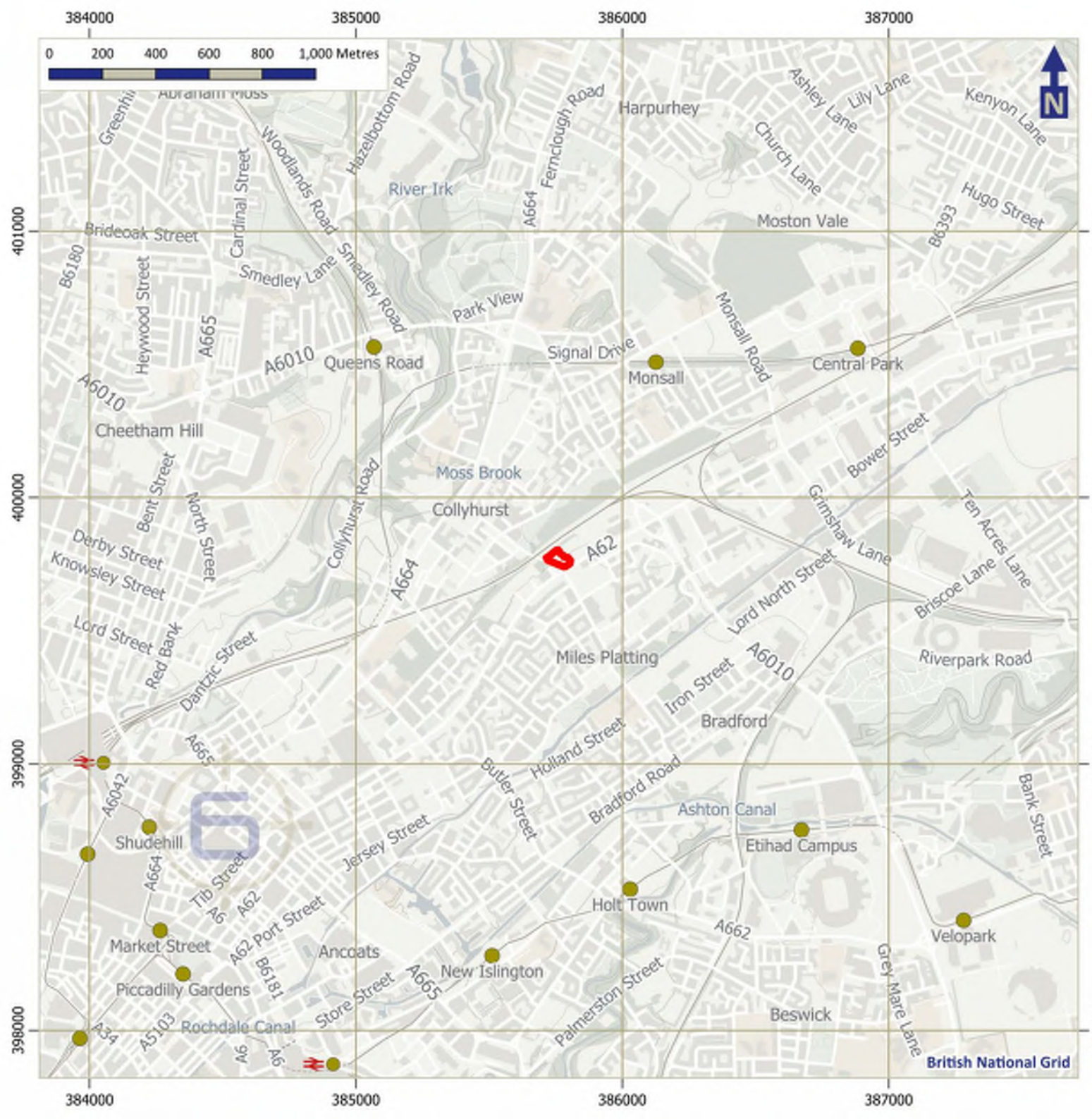
that the commissioning Client will have acted in compliance with industry best practice as well as the national safety legislation.

In accordance with best practice therefore, *6 Alpha* ALARP safety sign-off certification does not imply that any site is free from UXO, rather, that the necessary and appropriate UXO risk mitigation measures have been appropriately applied to evidence that UXO risks have been reduced ALARP.

8.5 Recommended Next Steps

We recommend that the Client's next steps are focused upon phase four of the UXO Risk Management Framework namely, the detailed designs of the recommended UXO risk mitigation measures as outlined above.

Appendices



Site Location

BOMB SEARCH

LEGEND

Site Boundary



British National Grid

Address

Oldham Road, Manchester, M40 8RR

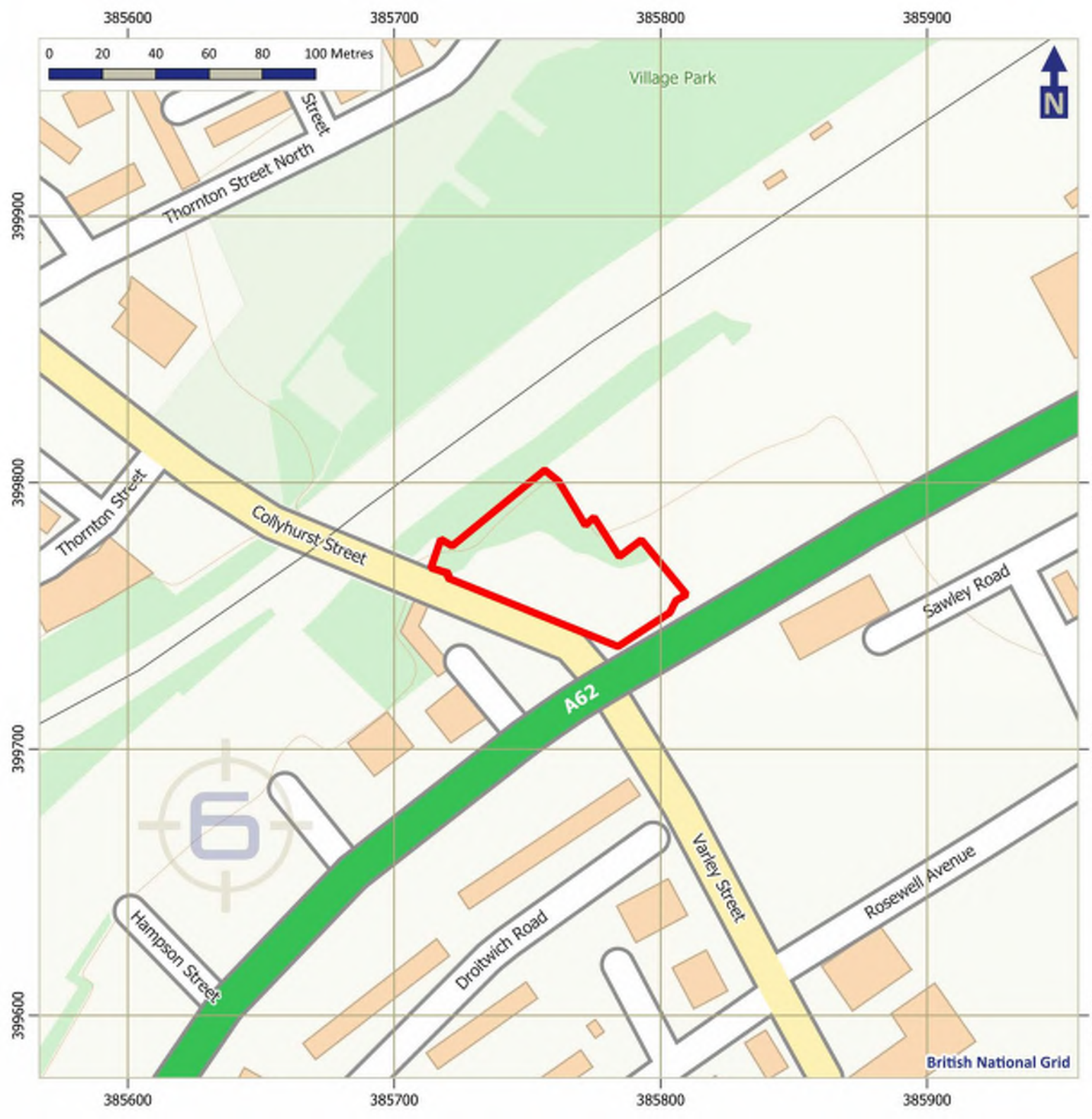
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Site Boundary

BOMB SEARCH

LEGEND

Site Boundary



British National Grid

Address

Oldham Road, Manchester, M40 8RR

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Modern Aerial Photography

BOMB SEARCH

LEGEND

Site Boundary



British National Grid

Address

Oldham Road, Manchester, M40 8RR

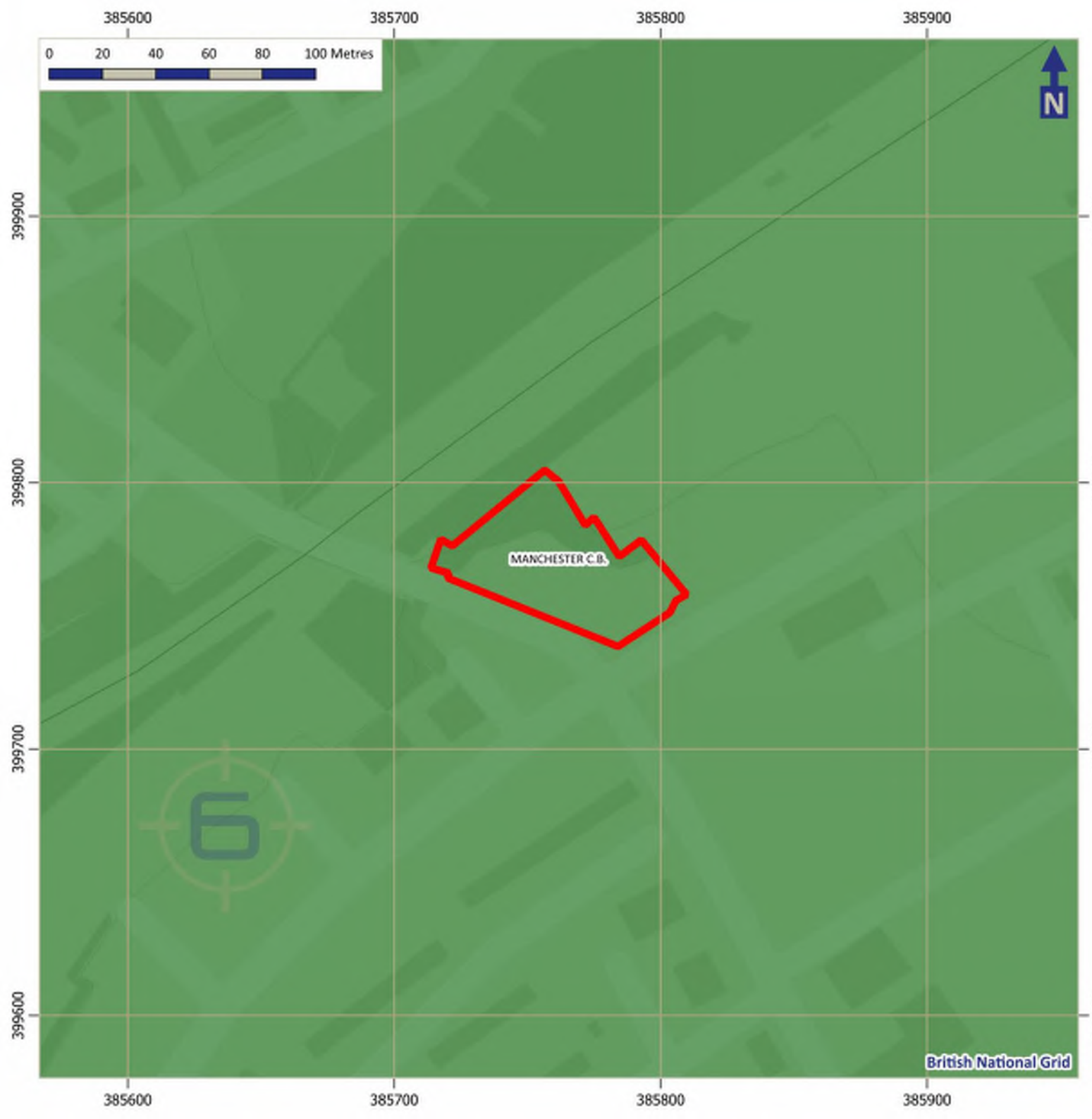
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WWII High Explosive Bomb Density

BOMB SEARCH

LEGEND

Site Boundary

High Explosive Bomb Density

- Less than 15 bombs per 100 hectares
- 16-25 bombs per 100 hectares
- 26-35 bombs per 100 hectares
- 36-45 bombs per 100 hectares
- Over 46 bombs per 100 hectares



British National Grid

Address

Oldham Road, Manchester, M40 8RR

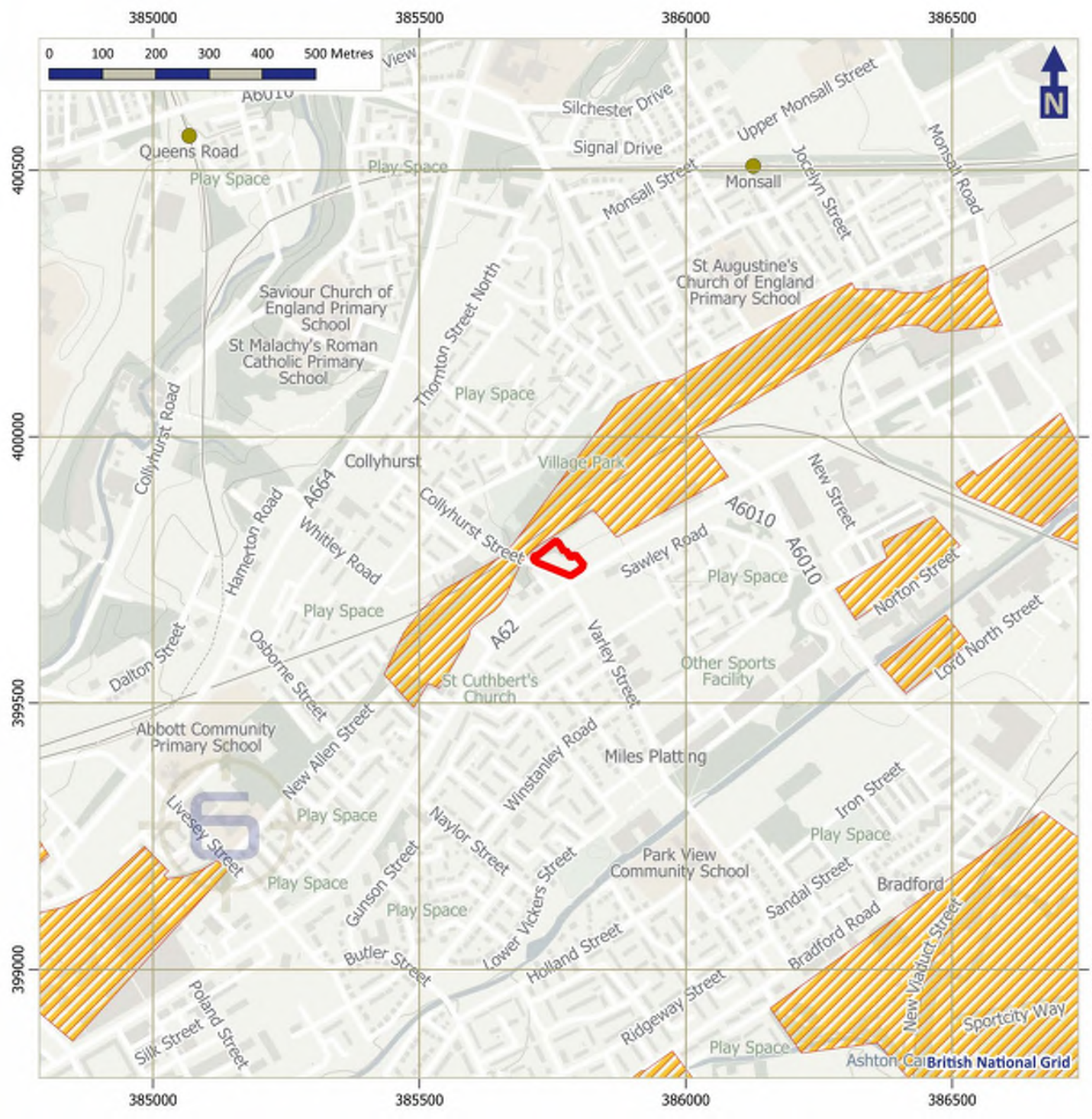
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WWII Luftwaffe Bombing Targets

BOMB SEARCH

LEGEND

- Site Boundary
- Luftwaffe Target



British National Grid

Address

Oldham Road, Manchester, M40 8RR

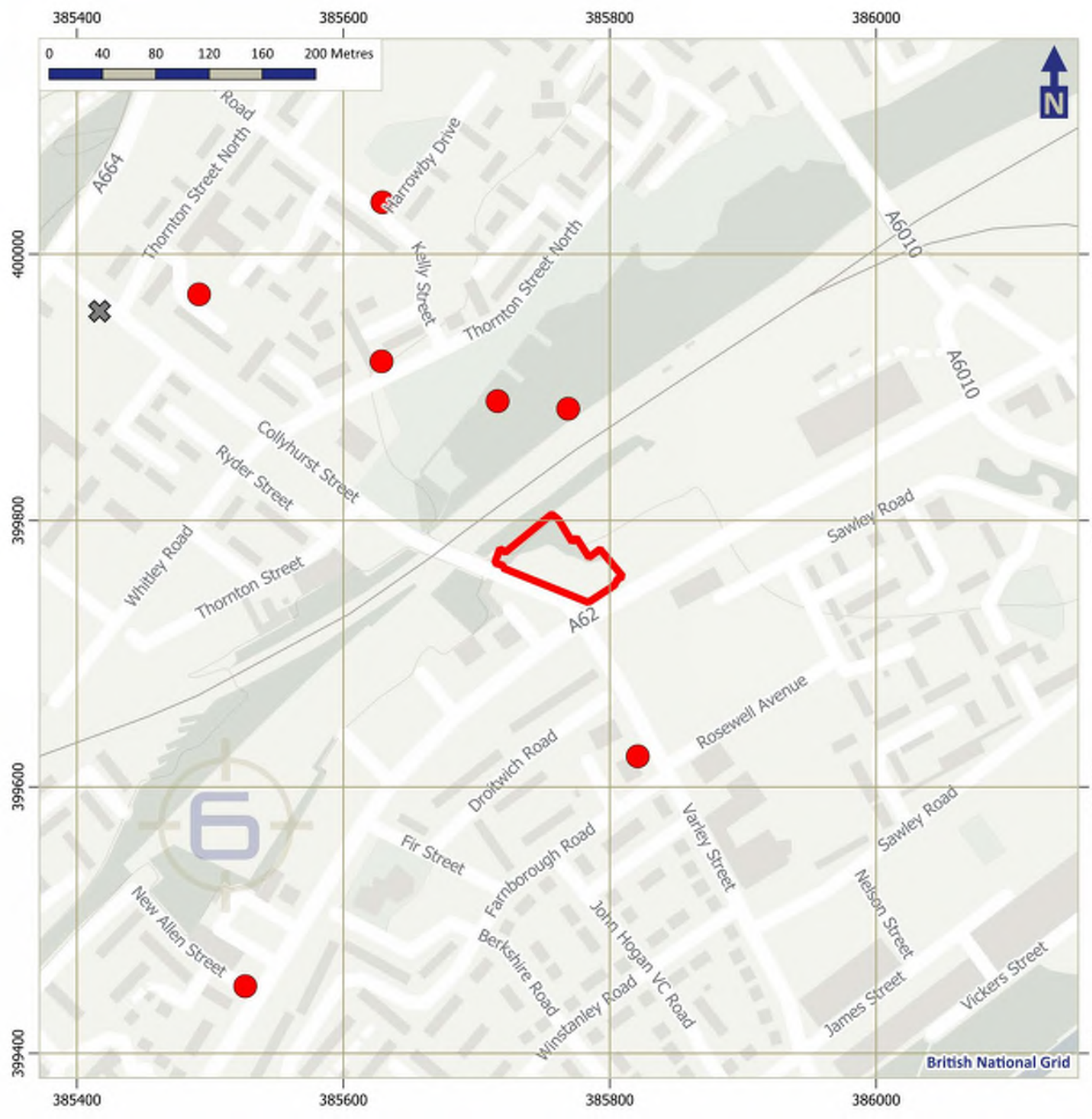
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WWII Bomb Strikes

BOMB SEARCH

LEGEND

Site Boundary

Consolidated Bomb Strikes

High Explosive Bomb

Unexploded Bomb



British National Grid

Address

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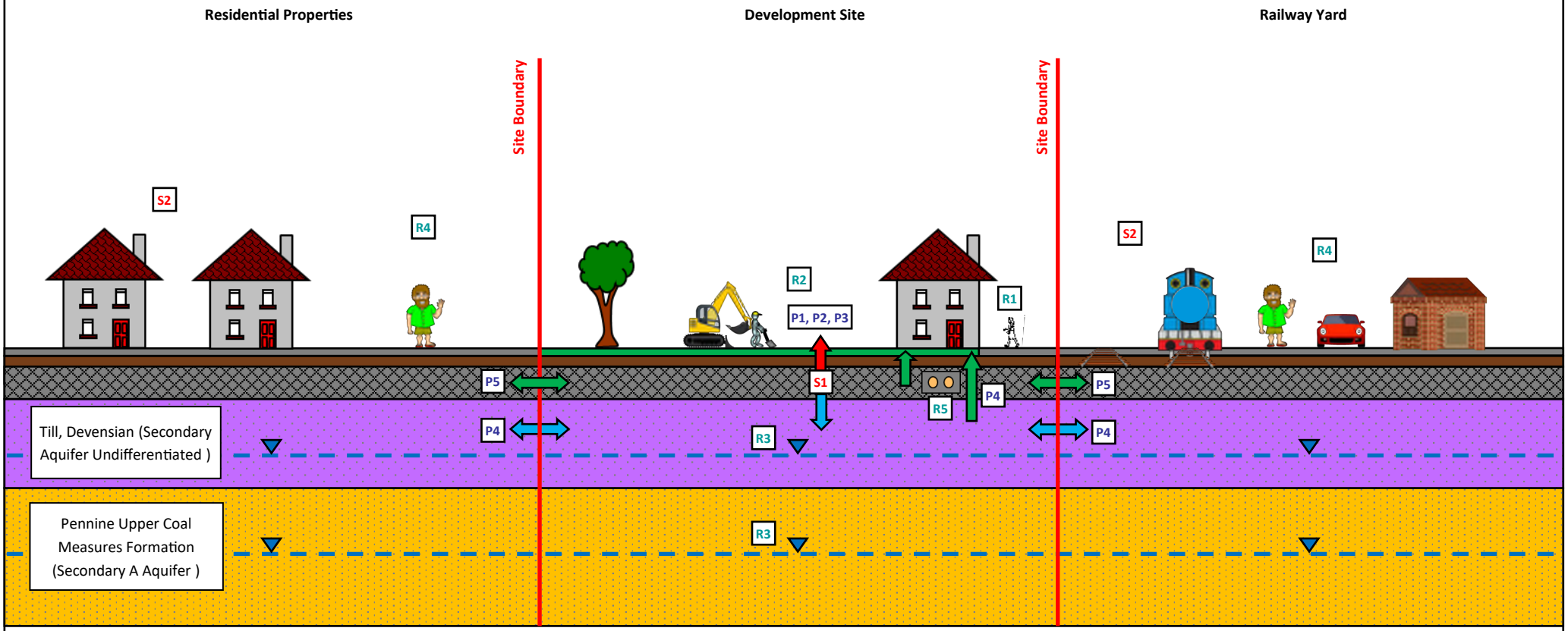
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Figure 4 – Preliminary Conceptual Site Model

Preliminary Conceptual Site Model (CSM)



Contamination Source	
S1	Made Ground / Peat — Onsite
S2	Offsite Sources

Legend	
	Infilled / Made Ground
	Underground Services
	Inferred Water Table

Receptor	
R1	Future Site Users
R2	Construction Workers
R3	Controlled Waters
R4	Adjacent Site Users
R5	Infrastructure & Buried Services

Pathway	
	Direct Contact / Ingestion
	Leachate Migration
	Ground Gas Migration
P1	Direct Contact
P2	Ingestion
P3	Inhalation
P4	Leaching & Migration
P5	Vertical & Lateral migration of Ground Gas

Sutcliffe

Client: Jigsaw

Project: 34901-SUT-ZZ-00-RP-G-7101

Site: Varley Street Master Plan — Oldham Road

Preliminary Conceptual Site Model (CSM)	Draft	1	Scale (at A3): Not to scale
	Issue	1	
Issuing Office: Liverpool	Drawing number: Figure 3		Version: A
Telephone: 0151 227 3155			

Drawing Ref. – 1355 – Site – 102 – (Proposed Site Plan)