# PHASE I GEOENVIRONMENTAL SITE ASSESSMENT

| | |
|---|---|
| **Site:** | 1 Castlefield, Ellesmere Street, Manchester |
| **References:** | 18-451-R1-1 |
| **Date:** | 29 May 2026 |
| **Client:** | Allied London Properties Ltd |



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# QUALITY ASSURANCE

| Report references | 18-451-R1-1 |
|---|---|

| REV REF | DESCRIPTION | DATE |
|---|---|---|
| 01 | First Issue | May 2026 |
| 02 | | |

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# EXECUTIVE SUMMARY

## SITE DESCRIPTION AND HISTORY

| | |
|---|---|
| **Site Address** | 1 Castlefield, Ellesmere Street, Manchester, M15 4EX. |
| **Grid Reference** | E 382477, N 397134. |
| **Site Area** | 0.7 ha. |
| **Proposed Development** | Allied London Properties Ltd intends to construct a high-rise apartment complex. |
| **Current Site Use** | The subject site is an irregular-shaped parcel of land located southwest of Manchester and currently vacant and capped by hardstand. |
| **Site History** | The site was most recently a trading estate, however, historically it has been occupied by a brewery, mills and associated tanks, amongst other unspecified works and warehouses. |

## ENVIRONMENTAL SETTING

| | | |
|---|---|---|
| **Geology** | **Superficial Geology** | Glaciofluvial sheet deposits, Devensian - Sand and gravel. |
| | **Solid Geology** | Chester Formation – Sandstone. |
| | **Faults** | No faults identified within 250 m of the site. |
| **Geomorphology** | Due to the site's proximity to the River Irwell, it is considered likely that, prior to the channelisation of the watercourse, the site formed part of the wider floodplain.<br><br>As such, it is possible that historical upfilling and levelling works were undertaken to establish a development platform for the former industrial works. | |
| **Hydrogeology** | Glaciofluvial Sheet Deposits - Secondary A Aquifer<br>Chester Formation - Principal Aquifer<br><br>The Site is not located within a Groundwater Source Protection Zone. Furthermore, there are no groundwater or potable abstractions recorded within 500m. | |
| **Hydrology** | The Bridgewater Canal is located <10m to the north of the site boundary, however shallow groundwater may not be in hydraulic continuity with this watercourse. | |
| **Utility Locations** | A formal utility survey has not been completed to date, however the presence of service infrastructure is anticipated. | |
| **Landfill Sites and Waste Sites** | The presence of deeper Made Ground associated with local infilling is anticipated.<br><br>Furthermore, a former landfill is located to the west of the site. | |
| **Radon** | The site is recorded to be at a low risk from Radon, as less than 1% of properties are below the "Action Level". | |
| **Unexploded Ordnance** | The site is recorded to be at a moderate to high risk from unexploded ordnance and further assessment and/or clearance may be required. | |
| **Hazardous Installations** | No hazardous installations that could potentially prejudice the construction of highly sensitive residential dwellings have been identified. | |

## PRELIMINARY CONTAMINATED LAND ASSESSMENT

| | |
|---|---|
| **Human Health Risk Assessment** | The site is considered to pose a moderate risk to human health. |
| **Controlled Waters Risk Assessment** | The site is considered to pose a low risk to controlled water receptors. |
| **Ground Gas Risk Assessment** | The potential for gas generation at volumes which could cause a risk to human health is considered to be moderate. |
| **Potable Water Infrastructure** | Given the presence of significant contaminant sources, there is a moderate risk to potable water infrastructure. This should be confirmed following a UKWIR assessment prior to the installation of water supply infrastructure. |

## PRELIMINARY MINING ASSESSMENT

| | |
|---|---|
| **Coal Mining** | The site is not located within a 'Development High Risk' area and in the absence of any coal mining features in the locality, the risk from historic coal mining is considered to be very low. |
| **Brine Workings** | The site is not situated within the Cheshire Brine Field and is therefore deemed not to be at risk from brine workings. |

## PRELIMINARY GEOTECHNICAL ASSESSMENT

| | |
|---|---|
| **Initial Geotechnical Assessment** | The site is likely underlain by deeper and variable Made Ground. |
| **Civil And Structural Constraints** | The site is likely underlain by significant obstructions and relict foundations, these features will require grubbing out to facilitate the installation of new foundations. |
| **Abnormal Foundations** | An abnormal foundation solution is likely to be required, comprising piling through the Made Ground and secured within the bedrock stratum. |

# RECOMMENDATION

Based on the findings of the Geoenvironmental site assessment and the various conclusions drawn, a further detailed intrusive ground investigation is recommended to confirm the findings of the initial Conceptual Site Model and provide data for foundation design.

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## DRAWING LIST

18-451-R1-001 - Site Location Plan
18-451-R1-002 - Proposed Development Plan
18-451-R1-003 - Site Features Plan
18-451-R1-004 - Historical Features Plan

# 1. INTRODUCTION

## 1.1. BACKGROUND

Allied London Properties Ltd (the client) commissioned E3P to undertake a Phase I Geoenvironmental Site Assessment at 1 Castlefield, Ellesmere Street, Manchester, M15 4EX; herein referred to as the site.

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

## 1.2. PROPOSED DEVELOPMENT

Allied London Properties Ltd intends to construct a high-rise apartment complex with associated car parking, landscaping and adopted utility infrastructure.

A snapshot of the Proposed Development Layout is indicated in Figure 1.1 below and within Drawing 18-451-R1-002 (APPENDIX IV)

**Figure 1.1 Proposed Development Layout**



## 1.3. OBJECTIVES

The objectives of the geoenvironmental investigation are as follows:

- Review historical plans, geology, hydrogeology, site sensitivity, floodplain issues, mining records and any local authority information available to complete a desk study in line with Environment Agency (EA) document Land Contamination: Risk Management (LCRM) (updated June 2025).
- Assess the implications of any potential environmental risks, liabilities and development constraints associated with the site concerning the site's future use and in relation to off-site receptors.
- Assess the desk study information and, where possible, provide preliminary recommendations concerning foundations, pavement construction, general geotechnical issues, floor slabs and coal mining-related issues.
- Provide recommendations regarding future works required.

## 1.4. SCOPE OF WORKS

The scope of works includes the elements included in Table 1.1.

**Table 1.1 Scope of Works**

| | |
|---|---|
| **Preliminary Reporting** | • Phase 1 Geoenvironmental Assessment |
| **Assessment and Reporting** | • Factual and interpretative reporting<br>• Contamination risk assessment and conceptual site model<br>• Geotechnical assessment and interpretation |

## 1.5. LIMITATIONS

The limitations of this report are presented in APPENDIX I.

## 1.6. RISK CLASSIFICATION

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

## 1.7. CONFIDENTIALITY

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

# 2. SITE DESCRIPTION

## 2.1. SITE DETAILS

Table 2.1 Site Details

| | |
|---|---|
| **Site Address** | 1 Castlefield, Ellesmere Street, Manchester, M15 4EX. |
| **National Grid Reference** | E382477, N397134. |
| **Site Area** | 0.70 ha |

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

A site location map is presented in APPENDIX IV as Drawing (18-451-R1-001).

## 2.2. CURRENT SITE USE

A full site walkover was not completed for the purpose of this report.

However, the site setting has been reviewed based on readily available information and google imagery; a summary of which is included in Table 2.2 overleaf.

Table 2.2 Site Description

| FEATURE | DESCRIPTION | PHOTOGRAPHIC RECORD |
|---|---|---|
| Occupancy/Use | The subject site is an irregular-shaped parcel of land located to the southwest of Manchester City Centre.<br><br>The site is currently vacant and largely capped by concrete hardstand.<br><br>The site was most recently occupied by a trading estate. |  |
| Structures | An electricity substation is situated along the south-eastern boundary of the site.<br><br>No other structures are observed within the site boundary. |  |

| FEATURE | DESCRIPTION | PHOTOGRAPHIC RECORD |
|---|---|---|
| **Retaining Structures** | No retaining structures have been identified on site. | |
| **Access** | Vehicle and pedestrian access can be gained of Ellesmere Street to the southeast of the site. |  |
| **Slope** | The Site is generally flat in topography. There is the shallow slope to the west towards the River Irwell. | |
| **Vegetation/Ecology** | The site is predominantly hardstanding with sporadic scrub vegetation and overgrown patches across the Site. |  |

| FEATURE | DESCRIPTION | PHOTOGRAPHIC RECORD |
|---|---|---|
| Hazardous Material and Storage | No above ground storage tanks (ASTs) or underground storage tanks (USTs) were observed from google imagery. | |
| Asbestos-Containing Material (ACM) | No evidence of ACM was observed. However, the presence of ACM within the subsurface cannot be discounted. | |
| Waste Storage | No hazardous materials storage was observed through google imagery. However, there are stockpiles of material present in the southwest and northeast of the site, which warrant further consideration. | |
| Drainage | A formal drainage survey has not been completed, however the presence of drainage infrastructure is anticipated. | |

## 2.3. SURROUNDING LAND USE

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

Table 2.3 Surrounding Land Uses

| DIRECTION | DESCRIPTION |
|---|---|
| North | Railway sidings and Bridgewater Canal. |
| East | Commercial buildings and apartments. |
| South | Ellesmere St, Insitu Manchester and Bridgewater Way. |
| West | Trentham St and Vox apartments. |

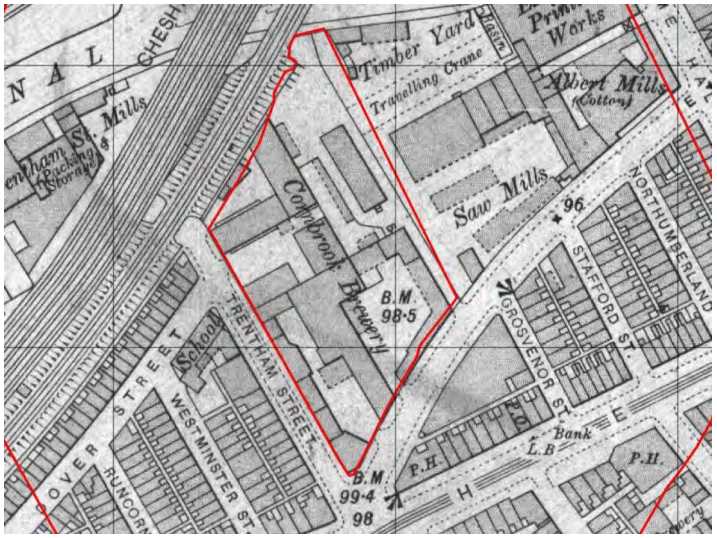
# 3. SITE HISTORY

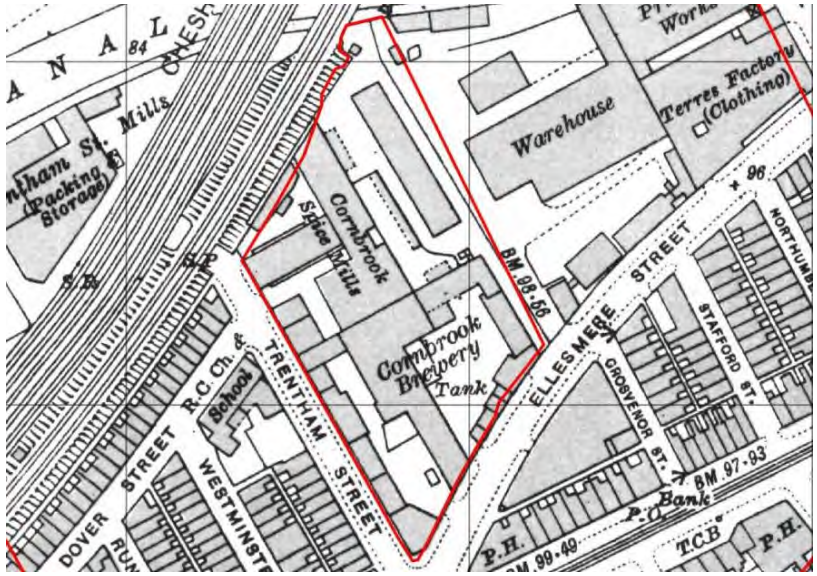
## 3.1. ON-SITE HISTORICAL DEVELOPMENT

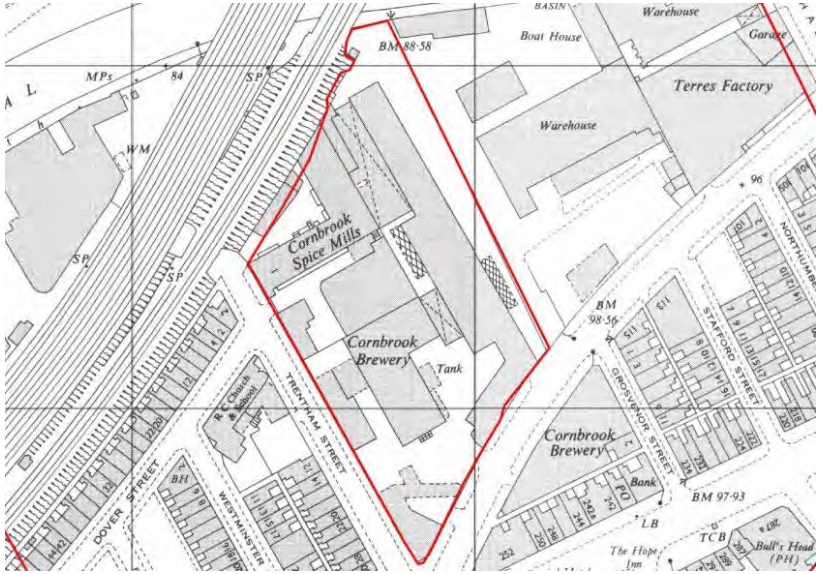
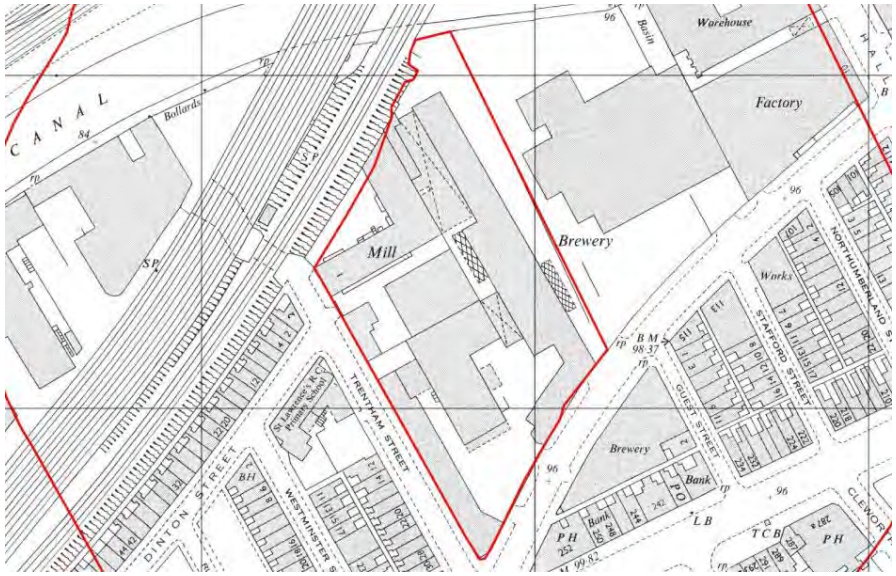
A review of historical mapping and historical aerial imagery pertinent to the site is summarised in Table 3.1. In addition, historical site features are presented in Drawing No 18-451-R1-004 in APPENDIX IV.

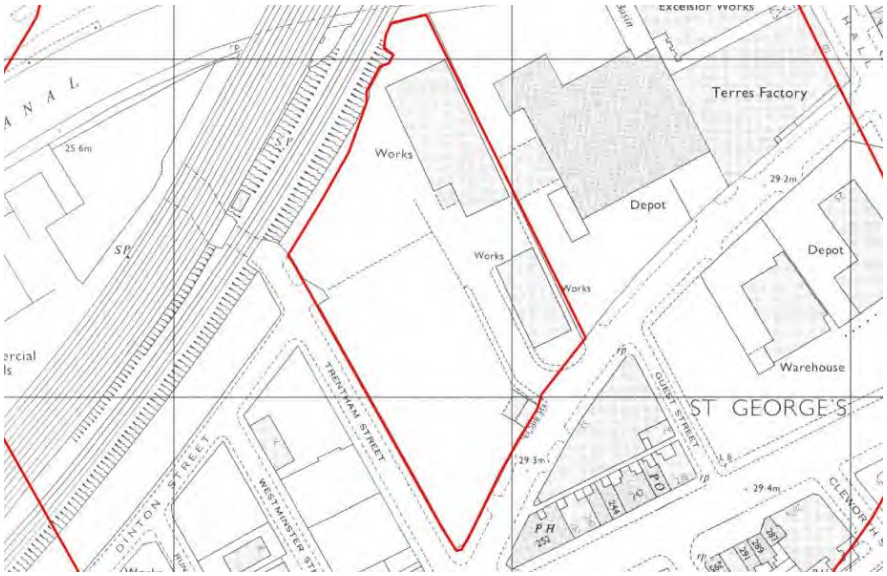
Table 3.1 Historical Development

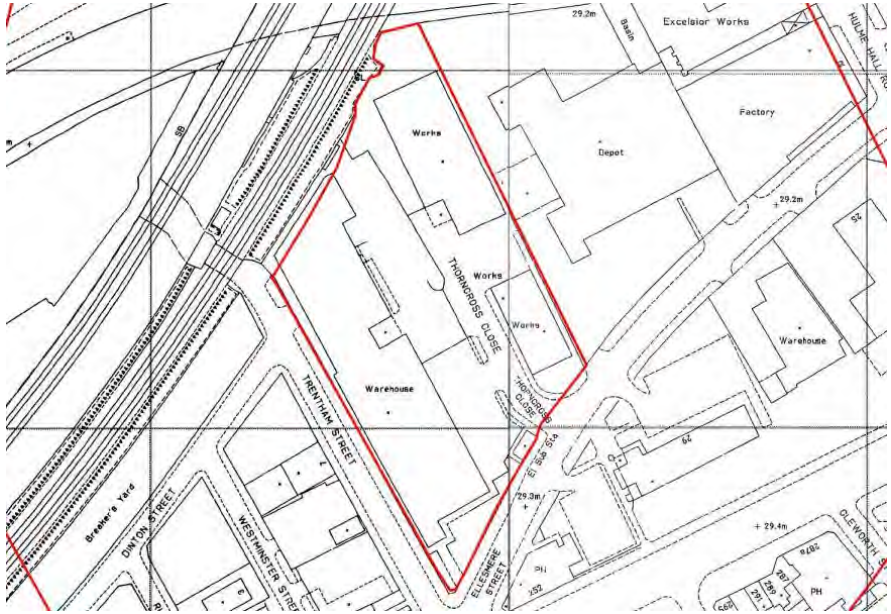
| MAP EDITION | DISCUSSION | MAP EXCERPT |
|---|---|---|
| 1848<br>1:10,560 | The site comprises of agricultural land. A footpath crosses the southern sector of the site in an east to southwest direction.<br><br>A stream and culvert are also recorded on the site. |  |

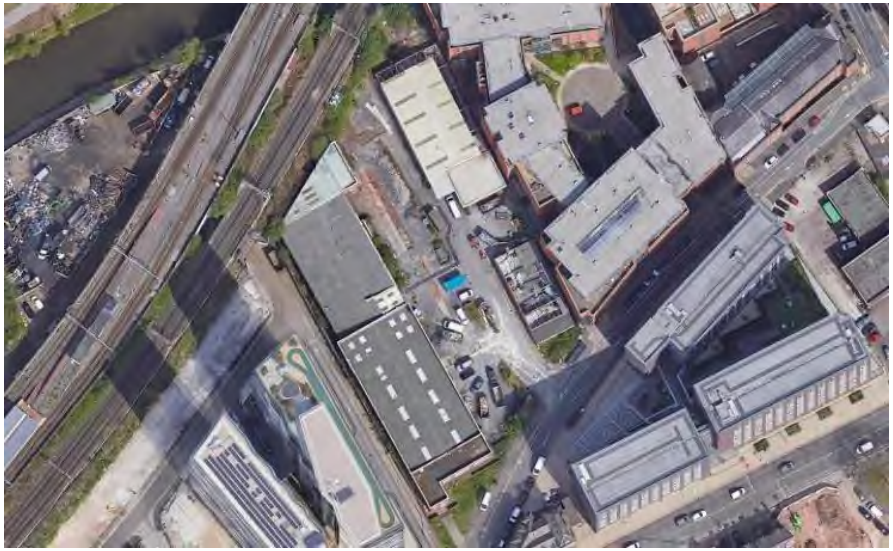
| MAP EDITION | DISCUSSION | MAP EXCERPT |
|---|---|---|
| 1891<br>1:1,500 | Spread Eagle Mills is recorded in the western sector of the site.<br><br>Cornbrook Brewery is recorded in the southwest of the site.<br><br>A pump is marked in the north of the site.<br><br>A rectangular structure is present along the southern east boundary of the site. |  |
| 1908<br>1:2,500 | Cornbrook Brewery covers the majority of the site.<br><br>Spread Eagle Mills, the pump in the north of the site and the rectangular structure along the southern east boundary of the site are no longer recorded on site. |  |

| | | |
|---|---|---|
| **1922**<br>**1:2,500** | A structure in the eastern sector has been extended into the NE sector of the site.<br><br>A tank is marked in the southeast sector of the site. |  |
| **1932**<br>**1:2,500** | Cornbrook Spice Mills is recorded in the northern sector of the site. |  |

| | | |
|---|---|---|
| **1948**<br>**1:1,250** | Both Cornbrook Spice Mills and Cornbrook Brewery appear to have expanded. |  |
| **1963**<br>**1:1,250** | The tank is no longer recorded on site. |  |

| | | |
|---|---|---|
| **1976**<br>**1:1,250** | Both Cornbrook Spice Mills and Cornbrook Brewery have been demolished.<br><br>A works is situated in the northeast and southeast of the site.<br><br>An electrical substation is situated at the southern boundary of the site. |  |
| **1977**<br>**1:1,250** | A warehouse is recorded in the west of the site.<br><br>Thorncross Close is marked in the south of the site leading from Ellesmere St. |  |

| | | |
|---|---|---|
| **1993 - 1995 1:1,250** | No significant changes are recorded on site. |  |
| **2000 Google imagery** | No significant changes are recorded on site. |  |

| | | |
|---|---|---|
| **2021 Google imagery** | The works building in the southeast of the site is visible degrading with some areas of the roof missing. |  |
| **2025 Google imagery** | No significant changes recorded. |  |

## 3.2. OFF-SITE HISTORICAL DEVELOPMENT

A review of potentially significant contaminative uses identified on historical Ordnance Survey maps within a 50m radius of the Site is summarised in Table 3.2.

Table 3.2 Surrounding Historical Development

| SURROUNDING FEATURE | DISTANCE | DATES | DIRECTION |
|---|---|---|---|
| **Cheshire Line Railway**<br>Then Viaducts Track<br>Then Dismantled Railway | <5m | Pre 1980 - Pre 1940<br>Pre 1950 - Pre 1980<br>Pre 1985 - Present | N/NW |
| **Timber Yard**<br>Then Boat House with Basin<br>Then Brewery with Basin<br>Then Depot | <5m | Pre 1908 - Pre 1930<br>Pre 1950 - Pre 1955<br>Pre 1960 - Pre 1965<br>Pre 1975 - Pre 1995 | E |
| **Hulme Hall Saw Mills**<br>Then Unspecified Warehouse<br>Then Demolished<br>Then Brewery<br>Then Depot | <5m | Pre 1908 - Pre 1930<br>Pre 1950 - Pre 1955<br>Pre 1955 - Pre1960<br>Pre 1960 - Pre 1965<br>Pre 1975 - Pre 1995 | E |
| **Trentham Street Mills**<br>Then Demolished | ~50 | Pre 1908 - Pre 1984<br>Pre 1984 - Present | W |

It should be noted that the above list is not exhaustive and various other unspecified works, warehouses, depots, garages, coal yards and mills are recorded in the immediate locality and within the wider area (<50m from the site boundary).

However, it should be noted that the plots to the east, south, and west have all been redeveloped recently for apartment buildings and, as such, are likely to have been remediated in accordance with the conditions attached to their respective planning permissions.

## 3.3. PLANNING HISTORY

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

## 3.4. PREVIOUS REPORTS

E3P has previously completed a Phase 1 Desk Study (Ref: 11-200-R2) for the site in September 2016.

## 3.5. ANECDOTAL INFORMATION

An online search regarding the historical development referred to as 'Cornbrook Brewery' found the following information:

*Cornbrook Brewery Co Ltd was operated by Lawrence O'Neill & Co in 1884 and registered in 1885 to acquire H Weld, Blundell & Co.*

*The reconstructed company registered in November 1896. Mottram's Brewery Ltd of Salford was acquired in 1897 along with the Lancashire properties of Boardman's United Breweries Ltd (Harpurhey) in 1899. Phoenix Brewery Co. Ltd of Heywood was acquired in 1937 with 127 houses.*

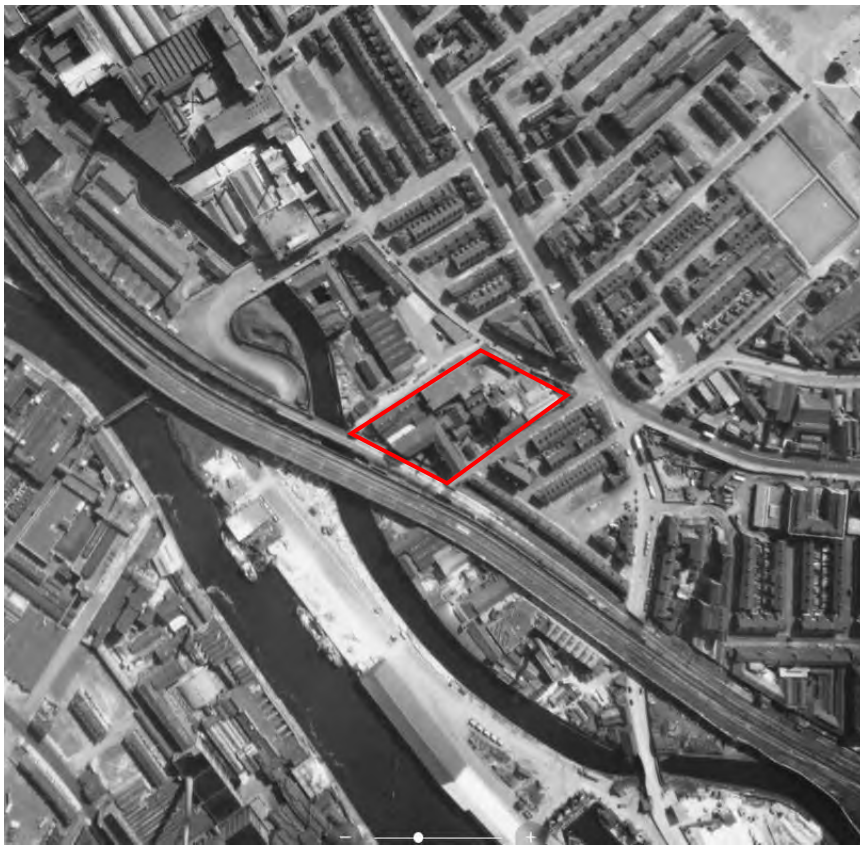
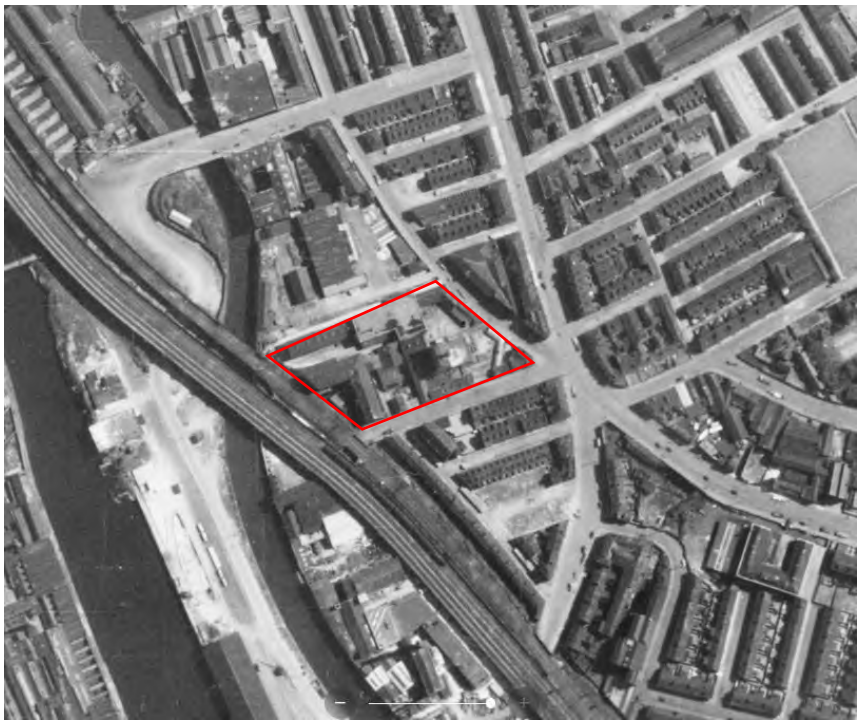
*Cornbrook Brewery was acquired by Northern Breweries of Great Britain Ltd with 270 houses in 1961 and brewing ceased in 1973.*

The accompanying photograph was also provided in the article:



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

**Table 3.3 Summary of Anecdotal Information**

| | |
|---|---|
| RAF (1953)<br>raf_82_784_vp1_0028 |  |
| RAF (1945)<br>raf_106g_uk_622_rs_4376 |  |

# 4. ENVIRONMENTAL SETTING

## 4.1. GEOLOGY

The British Geological Survey (BGS) map (Sheet 85) for the Site (1:50,000, Solid and Drift editions) and online records indicate the area is underlain by the geological sequence presented in Table 4.1.

Table 4.1 Summary of Underlying Geology

| GEOLOGICAL UNIT | CLASSIFICATION | DESCRIPTION | AQUIFER CLASSIFICATION |
|---|---|---|---|
| Superficial | Glaciofluvial Sheet Deposits | SAND and GRAVEL | Secondary A Aquifer |
| Solid | Chester Formation | SANDSTONE | Principal Aquifer |

E3P has reviewed the BGS database, which identified three boreholes on site, from which to compare the published geology above. The borehole logs are summarised in Table 4.2 below.

Table 4.2 Summary of BGS Borehole Records

| LOCATION | DEPTH | MADE GROUND | DRIFT | SOLID |
|---|---|---|---|---|
| Site (SJ89NW3633) | 89.18 m | N/A | ALLUVIUM 0.00 - 7.92 m | SANDSTONE 7.92 m to 89.18 m |
| Site (SJ89NW3634) | 78.64 m | N/A | N/A | SANDSTONE & MARL 10.97 – 78.64 m |
| Site (SJ89NW3635) | 89.15 | N/A | ALLUVIUM 0.00 – 7.92 m | SANDSTONE 7.92 - 89.15 m |

BGS records suggest there are no geological faults recorded within 250m of the application site.

## 4.2. HYDROGEOLOGY

The Groundsure report indicates that the site is not located within a Groundwater Source Protection Zone. Furthermore, there are no groundwater/potable abstractions within 500m of the site.

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

## 4.3. HYDROLOGY

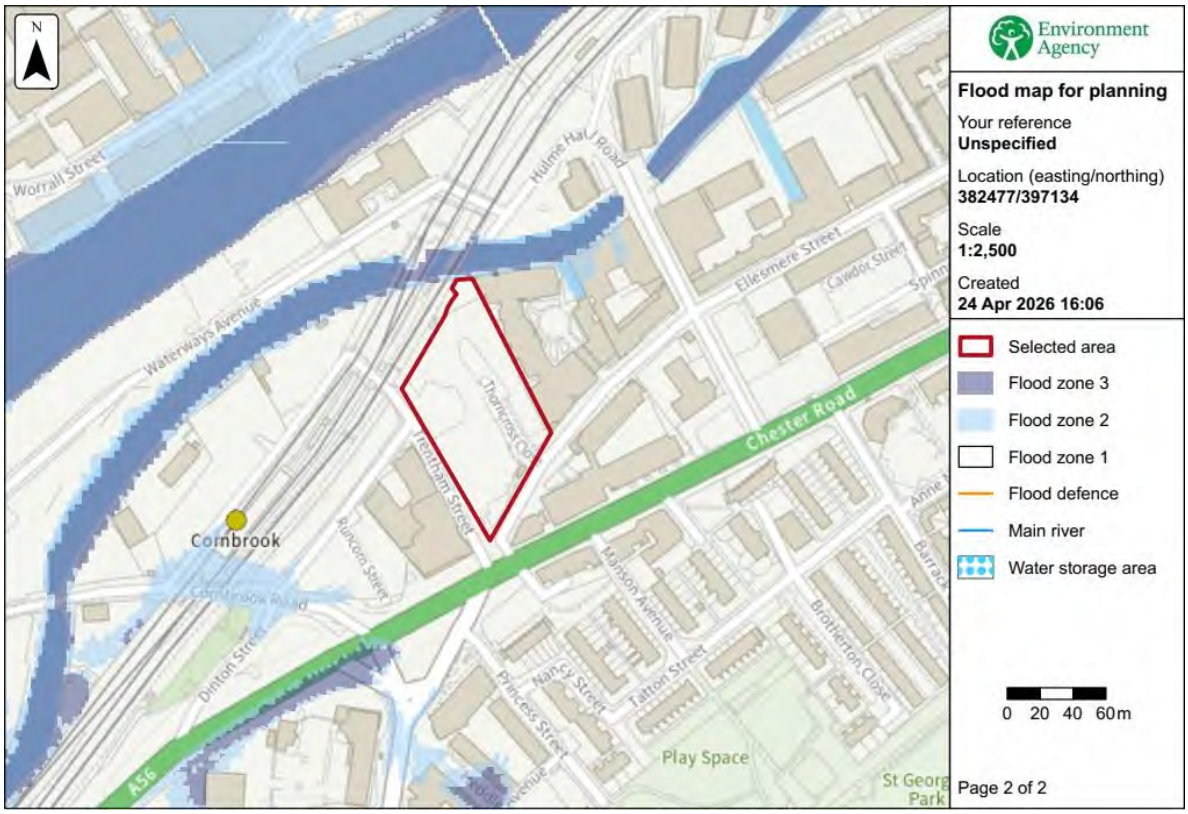
The Bridgewater Canal is located at the northern boundary of the site.

Furthermore, the Manchester Ship Canal (MSC) is located c. 105m north of the site boundary.

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

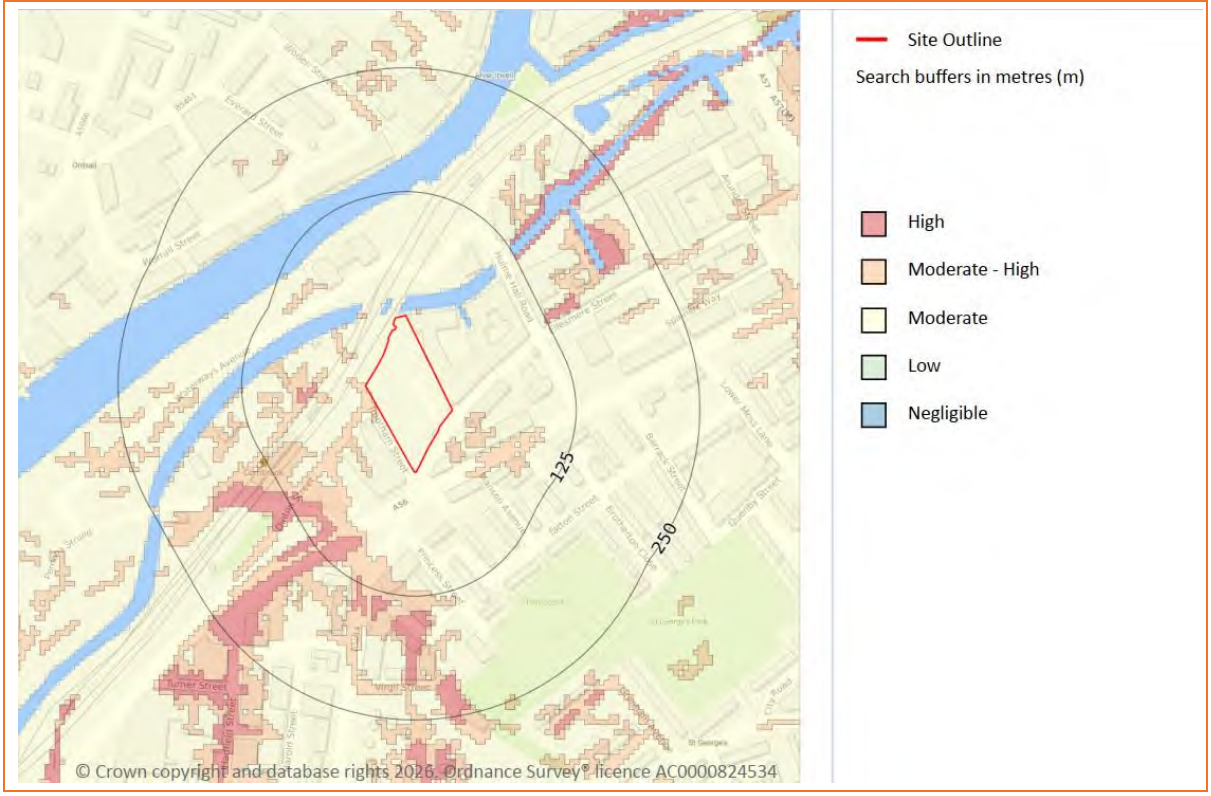
In addition, the Groundsure report states there is a moderate potential for groundwater flooding at the Site. The Environment Agency (EA) Flood Risk Maps for the site and Ambiental Risk Analytics Groundwater Flood Risk Map are presented in Figure 4.1 and Figure 4.2.

**Figure 4.1 EA Fluvial Flood Risk Map**




*Source – https://floodmap-for-planning .service.gov.uk*

**Figure 4.2 EA Flood Risk Map – Groundwater**




*Source – Ambiental Risk Analytics*

## 4.4. RADON RISK

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

## 4.5. LANDFILL SITES

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

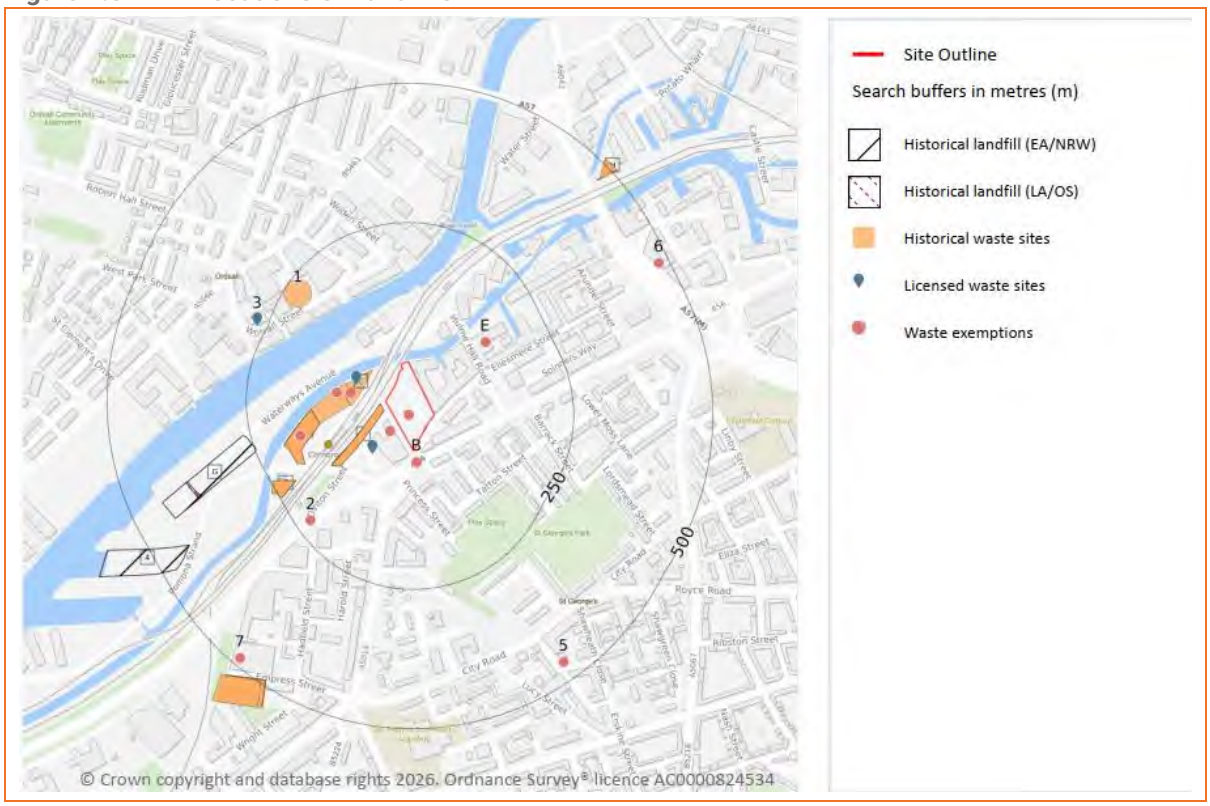
However, there is one historical landfill EA/NRW records, the details of these are shown in Table 4.3.

Table 4.3 Historical Landfills (EA/NRW)

| LANDFILL NAME | OPERATING DATES | ACCEPTED WASTE | DISTANCE | DIRECTION |
|---|---|---|---|---|
| Pomona Dock No 1 | License issued: 21/03/1978. Last recorded: unknown | Inert, Household | 248 | W |

A screenshot of the mapping showing landfill locations within 250m radius of the site is included in Figure 4.3 below.

Figure 4.3 Locations of Landfills



## 4.6. WASTE MANAGEMENT LICENSES AND ENVIRONMENTAL PERMITS

There are five waste sites recorded within 250m of the site, summarised in Table 4.4 overleaf.

Table 4.4 Waste Sites

| REFERENCE | TYPE OF SITE | DATES | DISTANCE | DIRECTION |
|---|---|---|---|---|
| N/A | Breakers Yard | 1982 - 1992 | 10 | SW |
| N/A | Breakers Yard | 1982 | 45 | NW |
| N/A | Breakers Yard | 1990 - 1998 | 124 | W |
| Unit 9, Worrall Street (94/32143/TPDC) | Waste Transfer Station | 17th January 1994 | 201 | NW |
| N/A | Breakers Yard | 1989 - 1995 | 209 | SW |

There are four licensed waste sites recorded within 250m of the site, summarised in Table 4.5 below.

Table 4.5 Waste Sites

| REFERENCE | TYPE OF SITE | LICENSE | DISTANCE | DIRECTION |
|---|---|---|---|---|
| Afos Car Dismantlers (EA/EPR/TP3994CZ/A001) | ELV Facility | Waste Management licence No: 50325 Issue Date: 19/05/2005 | 61 | SW |
| Afos Car Dismantlers (EA/EPR/TP3994CZ) | Vehicle Depollution Facility | Waste Management licence No: 656138 Issue Date: 19/05/2005 | 61 | SW |
| Bennett Bros (metals) Recycling (EA/EPR/LP3294CE) | Metal Recycling Site (Vehicle Dismantler) | Waste Management licence No: 650245 Issue Date: 16/07/2004 | 68 | NW |
| Bennett Bros (metals) Recycling (EA/EPR/LB3700TY) | ELV Facility | Waste Management licence No: 664893 Issue Date: 16/07/2004 | 68 | NW |

Thirty-three waste exemptions are recorded within 100m of the site, these include exemptions for the storage of waste, recovery of scrap metal, use of waste in construction and preparatory treatments (baling, sorting, shredding etc).

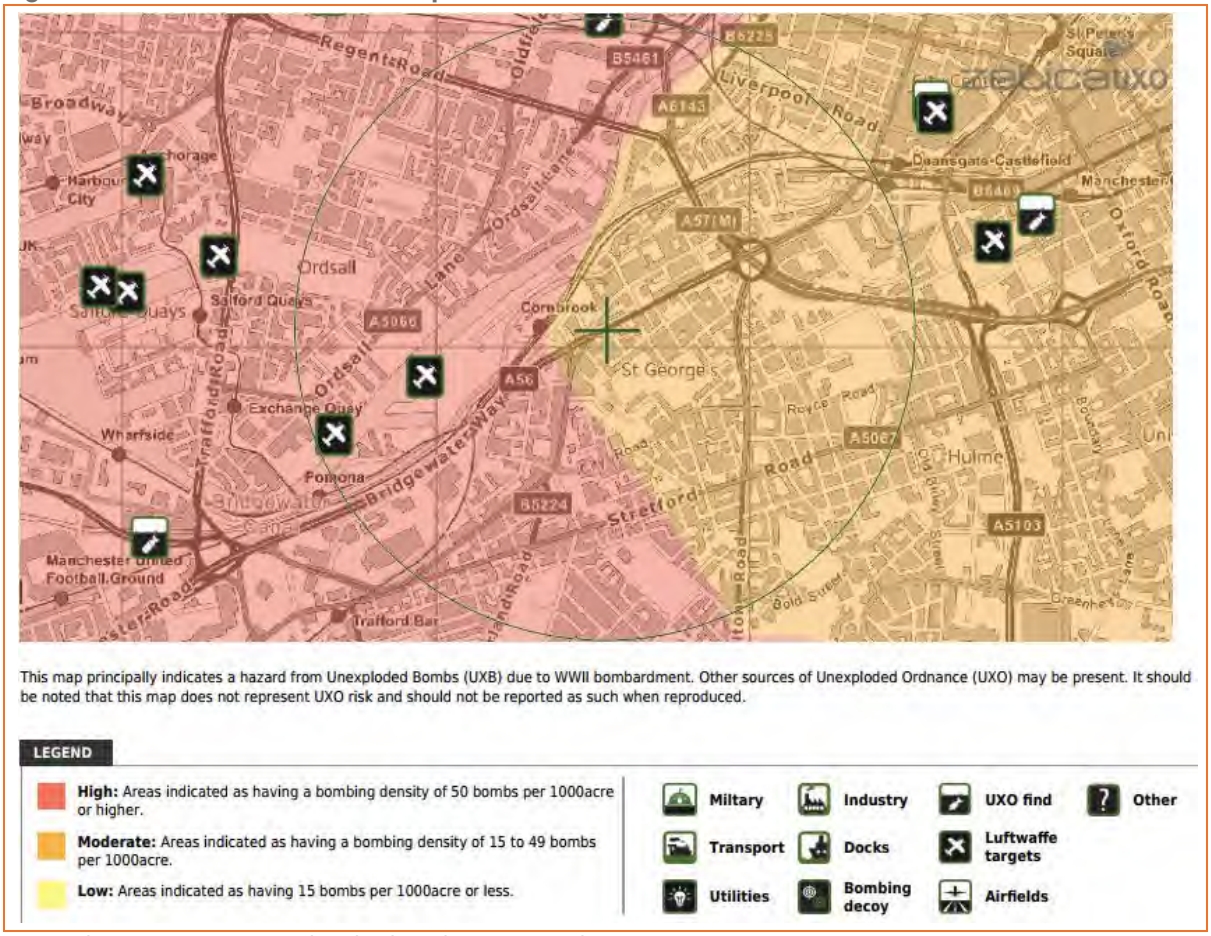
However, it should be noted that the above exemptions are not considered to have involved the burial of any waste.

## 4.7. UNEXPLODED ORDNANCE

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

The Zetica UXO Risk Map is presented in Figure 4.4.

**Figure 4.4 Zetica UXO Risk Map**




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

However, a review of historical mapping following the Second World War indicates the site has been redeveloped in its entirety and as such, any UXO (if present) would likely have been identified and remediated as part of the redevelopment process.

E3P would therefore suggest that the site poses a low potential UXO risk.

A Detailed UXO Threat Assessment is recommended to confirm the above.

## 4.8. INDUSTRIAL LAND USES

The site is located within a formerly industrial area and more recently residential area, therefore several industrial land uses have been identified within a 50m radius of the site, summarised in Table 4.6.

Table 4.6 Industrial Land Uses

| INDUSTRIAL LAND USE | DISTANCE (m) | DIRECTION | STATUS |
|---|---|---|---|
| Unspecified Commercial/Industrial | Site | N/A | Historical |
| Unspecified Mills | Site | N/A | Historical |
| Unspecified Tank | Site | N/A | Historical |
| Electricity Substation | Site | N/A | Historical / Recent |
| M D Motors | 17 | W | Recent |
| Docks | 41 | NW | Historical |
| Railway Sidings | 41 | NW | Historical |
| Insitu Architectural Salvage | 20 | SE | Recent |
| Fustian Mills | 45 | SW | Historical |
| Unspecified Mills | 47 | NW | Historical |
| Unspecified Commercial/Industrial | 47 | NW | Historical |
| Electricity Substation | 48 | NW | Recent |

## 4.9. SITE SENSITIVITY ASSESSMENT

The site is assessed to be located within a Moderate sensitivity setting, as discussed in Table 4.7.

Table 4.7 Site Sensitivity Assessment

| SENSITIVITY PROFILE | DISCUSSION | RATING |
|---|---|---|
| Groundwater Source Protection Zone or Drinking Water Safeguarding Zone | The site is not located within a GSPZ or drinking water safeguarding zone. | **Low** |
| Distance to the closest groundwater abstraction point | None recorded within 500m the site. | **Low** |
| Aquifer classification in superficial drift deposits | Secondary A Aquifer. | **Low/Moderate** |
| Aquifer classification in bedrock | Principal Aquifer | **High** |
| In the site underlain by low-permeability drift to depths in excess of 10 m? | No, boreholes within the site boundary suggest bedrock at depth of <8.00m bgl. | **Low/Moderate** |
| Is the site located within 50 m of a surface watercourse? | Bridgewater Canal is located ~10m north of the site. | **Moderate** |
| Sensitive land uses | The site is located within an SSSI Impact Zone. | **Moderate** |
| Sensitive ecological receptors | None recorded within 100m. | **Low** |
| **Overall Site Environmental Sensitivity** | | **Moderate** |

## 4.10. REGULATORY DATABASE

The information summarised in Table 4.8 has been obtained from a commercially available environmental database.

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

Table 4.8 Summary of Environmental Data

| RECORD | ENTRIES WITHIN 250 m | DETAILS |
|---|---|---|
| Contaminated Land Register Entries And Notices | 0 | Not Applicable (N/A). |
| Authorised Industrial Processes (Part A, A1 and Part B Permits) | 0 | N/A |
| Fuel Stations Entries | 0 | N/A |
| Licensed Radioactive Substances | 0 | N/A |
| Enforcements, Prohibitions Or Prosecutions | 0 | N/A |
| Discharge Consents | 14 | All of which relate to sewerage discharge. |
| Pollution Incidents | 6 | ▪ 85m NE – Other pollutant on 22/01/2003, identification: 132648. Minor impact to land, no impact to water or air.<br>▪ 121m NE - Specific Waste Materials of tyres on 03/08/2001, identification: 21600. Minor impact to land, no impact to water or air.<br>▪ 121m NE - Specific Waste Materials of vehicles and vehicle parts on 03/08/2001, identification: 21600. Minor impact to land, no impact to air or water.<br>▪ 121m NE - Specific Waste Materials of vehicles and vehicle parts on 03/08/2001, identification: 21600. Minor impact to land, no impact to air or water.<br>▪ 138m NE - Sewage Materials of process effluent on 06/06/2001, identification: 7808. Minor impact to water, no impact to land or air.<br>▪ 201m NE – Oils and fuels on 06/06/2001, identification: 7808. Minor impact to water, no impact to air or land. |
| Consents Issued Under The Planning (Hazardous Substances Act 1990 | 0 | N/A |
| Control Of Major Accident Hazard (COMAH) Sites | 0 | N/A |

# 5. PRELIMINARY MINING ASSESSMENT

## 5.1. COAL MINING

The Mining Remediation Authority (MRA) mapping and records indicate the site is not located within an MRA defined 'Development High Risk' area and no further assessment is required.

## 5.2. PRELIMINARY BRINE WORKINGS ASSESSMENT

The site is not situated within the Cheshire Brine Compensation District and is therefore unlikely to be affected by brine workings. Therefore, no further assessment is required.

# 6. PRELIMINARY GEOTECHNICAL ASSESSMENT

## 6.1. GEOTECHNICAL DATA

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

Table 6.1 Summary of Geotechnical Data

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

## 6.2. ARTIFICIAL LANDFORM AND GEOMORPHOLOGY

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

Due to the site's proximity to the River Irwell, it is considered likely that, prior to the channelisation of the watercourse, the site likely formed part of the wider floodplain.

As such, it is possible that historical upfilling and levelling works were undertaken to establish a development platform for the former industrial works.

Figure 6.1 Surface Lidar Data



## 6.3. GEOTECHNICAL RISK ASSESSMENT

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

- Given the predominantly developed nature of the site, it is likely underlain by substantial and variable depth of Made Ground.
- Existing foundations, below ground obstruction and areas of hardstanding associated with the former buildings are anticipated and will need to be removed as part of the enabling works.
- Existing services and drainage may need to be re-routed prior to any development.
- Due to the likely loadings, an abnormal foundation solution is likely to be required, comprising piling through the Made Ground and secured within the superficial deposits or bedrock stratum.

The design and construction of a piled foundation will need to be completed by suitably qualified structural engineer and certified contractors.

# 7. INITIAL CONCEPTUAL SITE MODEL

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

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

**Table 7.1 Initial Contaminant Source Screening**

| SOURCE | SOIL | GROUNDWATER | GROUND GAS/VAPOUR |
|---|---|---|---|
| **Site** | | | |
| **Made Ground** *Upfilling and/or Historical Development* | Heavy Metals, Non-Volatile Polycyclic Aromatic Hydrocarbons (PAHs), | Heavy Metals, PAHs | Carbon Dioxide, Methane |
| | Asbestos | N/A | N/A |
| **Industrial Works** *Mills, Cornbrook Brewery, Unspecified Works, Depots, and Warehouses* | Heavy Metals, TPHs, PAHs, VOCs, Inorganic compounds | Heavy Metals, TPHs, PAHs, VOCs, Inorganic compounds | Potentially elevated CO2 and CH4 gases and volatile vapours |
| | Asbestos | N/A | N/A |
| **Tanks** | PAHs, TPHs, Heavy Metals | PAHs, TPHs, Heavy Metals | Volatile Vapours |
| **Electricity Substation** | PCBs | N/A | N/A |

Potential contaminant sources located off-site are considered likely to be comparable in nature to those identified within the site boundary, albeit to a lesser extent.

Furthermore, as the surrounding off-site areas have since been redeveloped, it is anticipated that any residual contamination risks have been appropriately addressed through remediation undertaken as part of the redevelopment process. Accordingly, the residual risk posed by off-site sources is considered negligible, and these sources have therefore been discounted from the Conceptual Site Model (CSM) developed in Table 7.2 overleaf.

Table 7.2 Initial Conceptual Model

| CONTAMINANT SOURCE | MIGRATION PATHWAY | RECEPTOR |
|---|---|---|
| **HUMAN HEALTH** | | |
| **Made Ground**<br>**Brewery, Warehouses, Works, Tank and Mills**<br>*Heavy Metals, non-volatile PAHs, heavy-end TPHs*<br><br>**Electricity Substation - PCBs** | Accidental ingestion and/or dermal contact with contaminated soil and/or leachate. **PL1/PL2**<br><br>Inhalation of contaminated dust **PL3** | Human Health – Construction Workers<br><br>Human Health – End Users |
| **Discussion**<br>Due to the site industrial legacy, the presence of deep and variable Made Ground deposits is anticipated. The composition of this material is unknown and may be a potential source of heavy metals, semi-volatile Polycyclic Aromatic Hydrocarbons (PAH) and hydrocarbon compounds which may pose a short-term risk to construction workers who may come into contact with impacted soils during earthworks.<br><br>An electrical substation is located at the southern boundary. Historical mapping indicates this substation feature to have been present prior to c. 1976 (when the use of PCBs was banned) and as such, may potentially have contained PCBs and pose a risk to human health.<br><br>Intrusive investigation is recommended to investigate the shallow Made Ground. However, in consideration of the proposed development the site will be covered by buildings, hardstanding and likely a cover system (to soft landscaping) thereby removing the exposure pathway and mitigating the risk to human health for future residential site users. | | |
| **Probability: Likely** | **Consequence: Medium** | **Level of Risk: Moderate** |
| **Made Ground, Tanks, Industrial Works**<br>TPHs, volatile PAHs (Naphthalene), VOCs, SVOCs | Inhalation of vapours **PL4**<br><br>Migration through permeable strata and preferential pathways **PL5** | Human Health – End Users<br><br>Human Health – Off-Site Receptors |
| **Discussion**<br>A historic above ground storage tank (AST) associated with the Cornbrook Brewery may give rise to contaminants including volatile PAHs (such as naphthalene) and hydrocarbon compounds.<br><br>Volatile compounds pose a potential risk of volatilisation and accumulation to indoor air spaces and, if encountered, will require localised remediation to remove the risk to future commercial site users.<br><br>Intrusive investigation is required to confirm the presence of volatile contaminants within underlying deposits. | | |
| **Probability: Likely** | **Consequence: Medium** | **Level of Risk: Moderate** |

| CONTAMINANT SOURCE | MIGRATION PATHWAY | RECEPTOR |
|---|---|---|
| **Made Ground)**<br>*Asbestos (Asbestos containing materials (ACM) and loose fibres)* | Inhalation (of fibres) Construction works disturbing bound material and releasing fibres. **PL3** | Human Health – construction workers, end land users, and users of adjacent sites |

**Discussion**
The presence of ACM within the underlying Made Ground cannot be discounted. ACM poses a risk through fibre and dust inhalation and if present may pose a risk to construction workers during any future earthworks / demolition and to adjacent third-party property should dust be generated during those works.

Intrusive Investigation is required to confirm the presence of ACM within the underlying Made Ground.

| Probability: Likely | Consequence: Medium | Level of Risk: Moderate |
|---|---|---|
| **Made Ground, Tanks, Industrial Works**<br>*Organic contaminants such as hydrocarbons, solvents* | Ingestion of tainted water supply. **PL7** | Human Health – End Users<br><br>Water Pipeline |

**Discussion**
The presence of hydrocarbon compounds within the shallow Made Ground cannot be discounted.

Intrusive Investigation is required to confirm the presence of organic contamination at proposed pipeline depths.

| Probability: Likely | Consequence: Medium | Level of Risk: Moderate |
|---|---|---|
| **CONTROLLED WATERS** | | |
| **Made Ground, Tanks, Industrial Works**<br>*Heavy Metals, PAHs, TPHs, S/VOCs* | Contact with contaminated groundwater **PL2**<br>Migration to the principal aquifer **PL5** | Human Health – Site Personnel<br>Human Health – Consumer<br>Aquatic Ecosystems |

**Discussion**
The Made Ground beneath the site may contain residual hydrocarbon and volatile organic compound impact associated with the historical works and associated tank historically located within the site boundary.

However, the underlying Principal Aquifer is unlikely to be considered a sensitive receptor given the historical industrial nature of the locality and its limited potential to support water abstractions. Furthermore, the site is recorded to be underlain by c. >5m of cohesive soils, which will serve as an aquitard to prevent the downward migration of any shallow mobile contaminants towards the underlying bedrock.

| CONTAMINANT SOURCE | MIGRATION PATHWAY | RECEPTOR |
|---|---|---|
| The Bridgewater Canal which forms the north-eastern boundary is considered the most sensitive receptor, however given the construction methods adopted for such watercourses the channel will likely be clay lined and is unlikely to be in hydraulic continuity with shallow groundwater and as such the site is considered to pose a low risk to surface water and the wider environ.<br><br>Intrusive investigation is required to confirm the presence and extent of mobile contamination within the underlying deposits. | | |
| **Probability: Low Likelihood** | **Consequence: Mild** | **Level of Risk: Low** |

## GROUND GAS

| | | |
|---|---|---|
| **Made Ground, Tanks, Industrial Works**<br>*Hazardous Ground Gases/Volatile Vapours* | Inhalation of ground gas **PL4**<br><br>Accumulation of ground gas in confined spaces (asphyxiation or explosion) **PL4** | Human Health – site personnel<br>Human Health – end users<br>Infrastructure and services |
| **Discussion**<br>The presence of deep Made Ground and potential hydrocarbon impact to shallow soils may be sources of hazardous ground gas (such as carbon dioxide & methane) which may pose a risk to construction workers and commercial end users.<br><br>Carbon dioxide and methane have associated asphyxiation and explosive risks, respectively.<br><br>Intrusive Investigation is required to confirm the potential for ground gas generation and associated risk to human health. | | |
| **Probability: Likely** | **Consequence: Medium** | **Level of Risk: Moderate** |
| **Radon** | Inhalation of ground gas **PL4**<br><br>Accumulation of ground gas in confined spaces (carcinogenic) | Human Health – site personnel<br><br>Human Health – end users |
| **Discussion**<br>The site is located within an area where 1% of homes are above the Radon Action Level and therefore, radon protective measures are not required within the construction of new dwellings or extensions across the site.<br><br>No further assessment is required in relation to Radon Gas. | | |
| **Probability: Unlikely** | **Consequence: Minor** | **Level of Risk: Very Low** |

| CONTAMINANT SOURCE | MIGRATION PATHWAY | RECEPTOR |
|---|---|---|
| **INFRASTRUCTURE AND DEVELOPMENT** | | |
| **Made Ground, Tanks, Industrial Works**<br>*Sulphate from ash within the Made Ground* | Sulphate attack on **PL6** | Building concrete |
| **Discussion**<br>Ashy Made Ground deposits containing elevated levels of sulphate are anticipated, given the sites historical land uses. Intrusive Investigation is required to confirm the concrete classification on-site. | | |
| **Probability: Likely** | **Consequence: Medium** | **Level of Risk: Moderate** |
| **Made Ground, Tanks, Industrial Works**<br>*Phytotoxic contaminants* | Direct contact (plant uptake) **PL8** | Flora |
| **Discussion**<br>Made Ground is a potential source of phytotoxic contaminants, which may be taken up by flora in any proposed soft landscaping. Intrusive investigation is required to confirm the presence of phytotoxic contaminants on the site. | | |
| **Probability: Likely** | **Consequence: Medium** | **Level of Risk: Moderate** |

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

**FROM CIRA 552 (2001)**

| | | RISK ASSESSMENT MATRIX | | | |
|---|---|---|---|---|---|
| | | Consequence | | | |
| | | SEVERE | MEDIUM | MILD | MINOR |
| Probability | HIGH LIKELIHOOD | Very High | High | Moderate | Moderate / Low |
| | LIKELY | High | Moderate | Moderate / Low | Low |
| | LOW LIKELIHOOD | Moderate | Moderate/ Low | Low | Very Low |
| | UNLIKELY | Moderate / Low | Low | Very Low | Very Low |

## END OF REPORT

# Appendix I: Limitations



## GENERAL

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

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

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

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

## PHASE 1 GEOENVIRONMENTAL AND PRELIMINARY RISK ASSESSMENTS

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

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

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

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

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

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

# Appendix II: Glossary



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

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

# Appendix III: CIRIA 552 Risk Classification



CIRIA C552;2001 – Classification of Consequence

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

CIRIA 552:2001 Classification of Probability

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

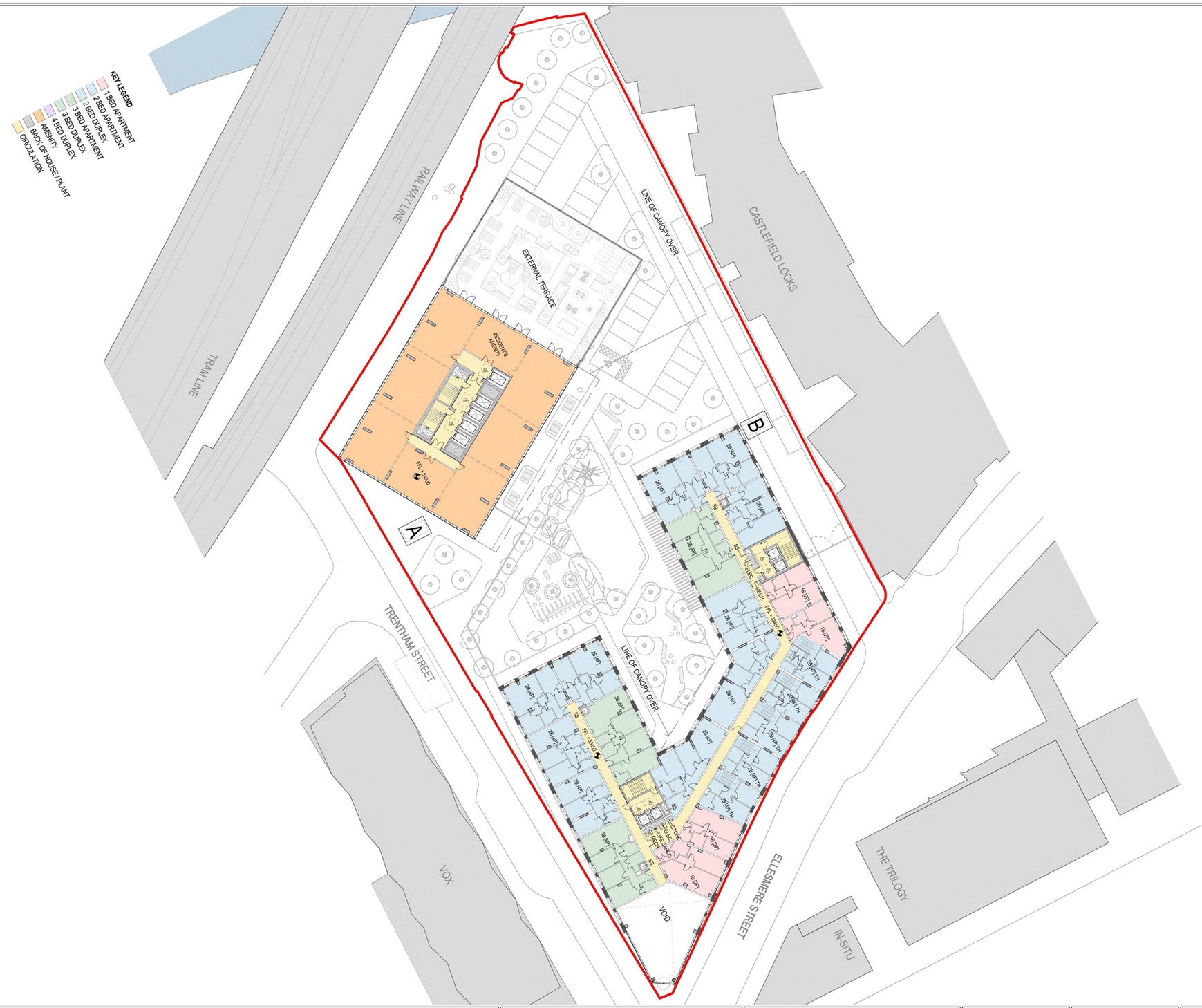
# Appendix IV: Drawings



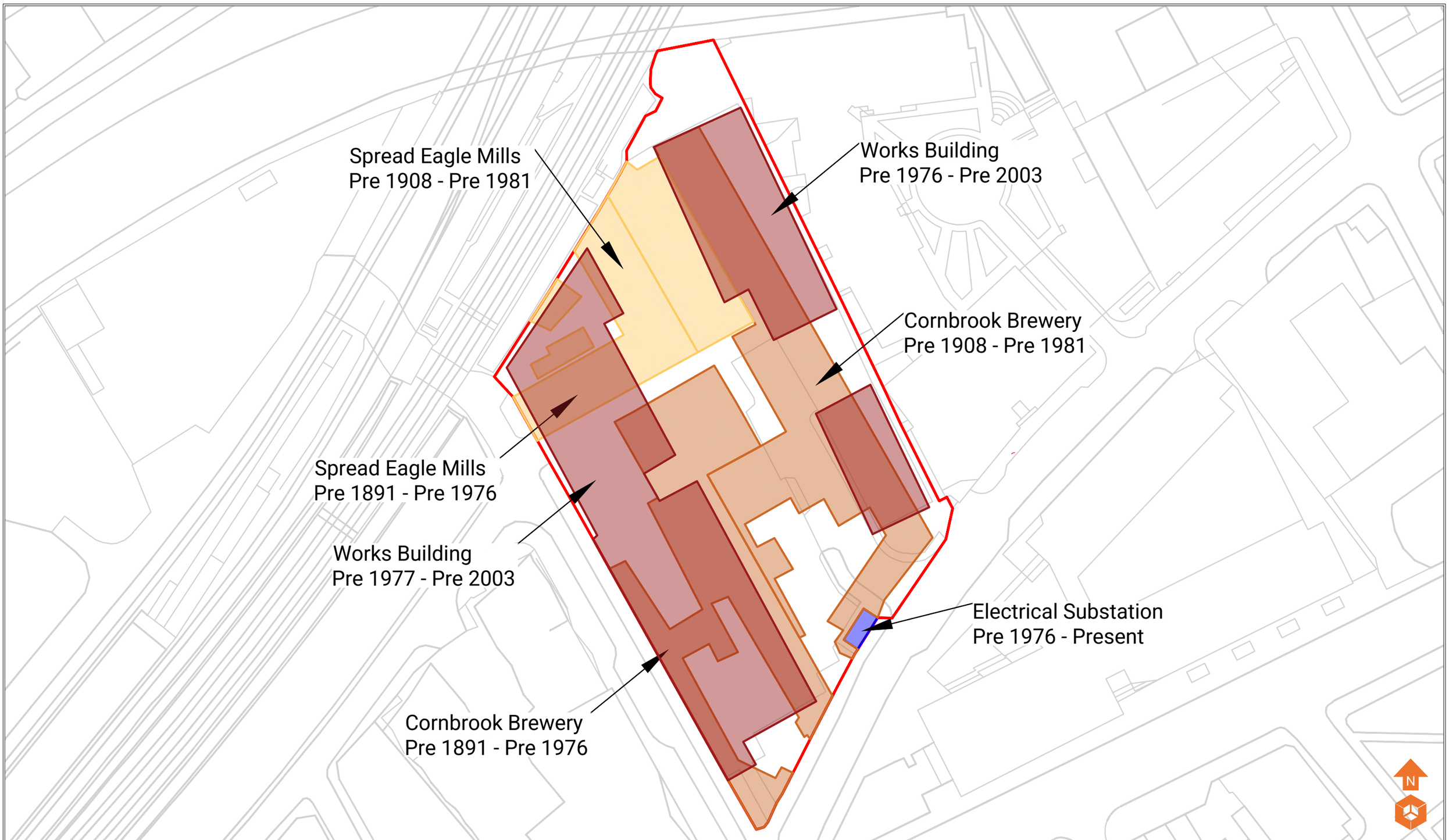
## DRAWING 18-451-R1-1 – SITE LOCATION MAP




*Source – Ordnance Survey*




| | | | | | | |
|---|---|---|---|---|---|---|
| | Notes: | | Client: Allied London Properties Ltd | Job No: 18-451 | Date: 01.05.2026 | Environmental Engineering Partnership Ltd<br>Taylor Road, Trafford Park<br>Urmston, Manchester, M41 7JQ<br>Tel: 0161 707 9612<br>E-mail: info@e3p.co.uk<br>Website: www.e3p.co.uk |
| | | | | Drawing No: 002 | Scale: NTS | |
| | P1 / Phase | REVA / Issue | 01.05.2026 / Date | TG / Drawn | HT / Checked | AS / PM |
| | | | *Job Title:* 1 Castlefield, Ellesmere Street, Manchester | Drawing Title: Proposed Development Plan | | The client must not amend any drawing, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any amendments being made. In the event that such written permission is not obtained in advance of the amendments being made, E3P Ltd shall not be liable for any damage and/or losses occurring as a result of the amended drawing, design or intellectual property. |




Historical Features

- Cornbrook Brewery
- Spread Eagle Mills
- Electrical Substation
- Works Building

Notes:

| Phase | Issue | Date | Drawn | Checked | PM |
|---|---|---|---|---|---|
| P1 | REVA | 29.05.2026 | TG | HT | AS |

Client: Allied London Properties Ltd

Job No: 18-451

Date: 29.05.2026

Drawing No: 003

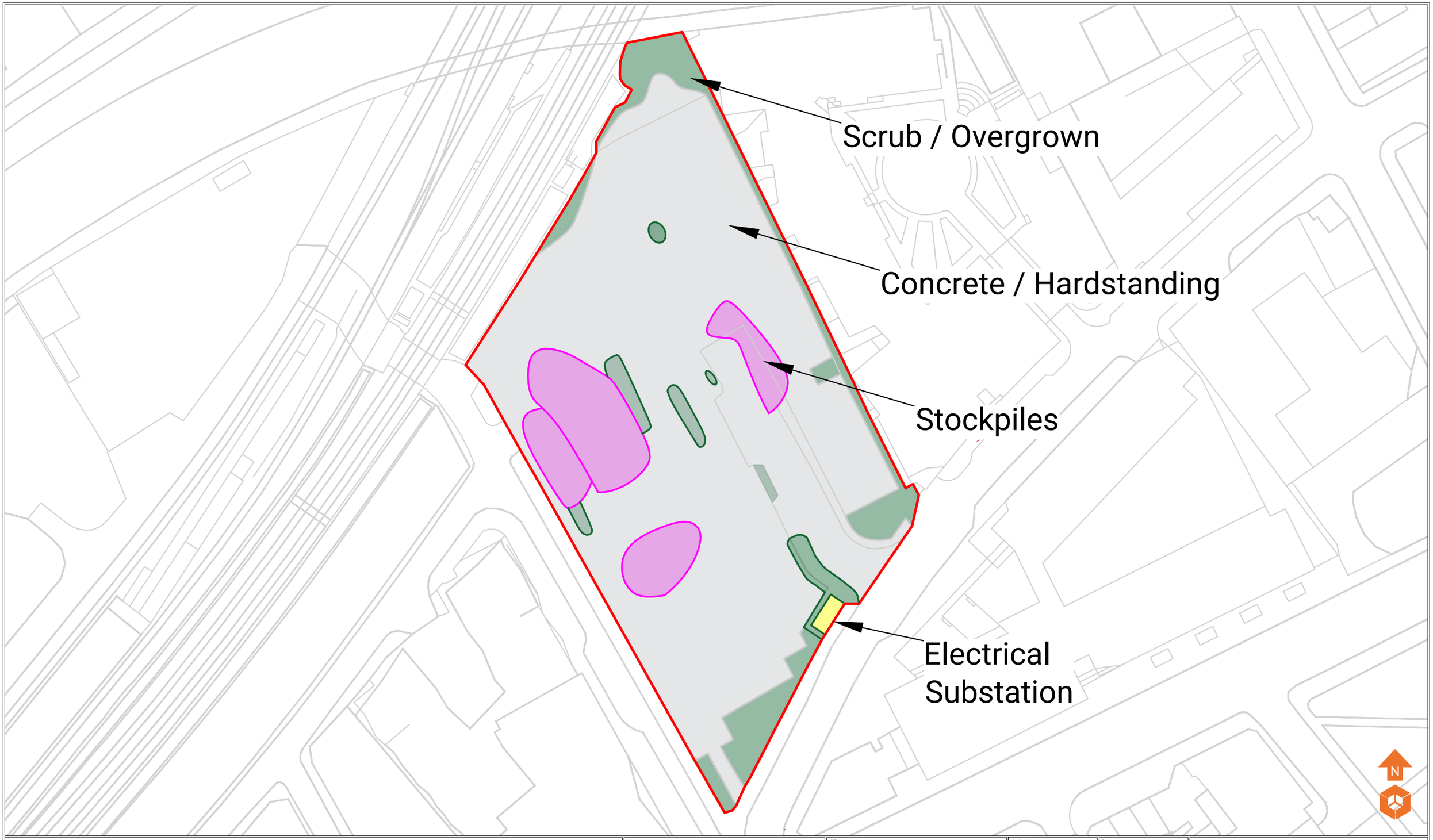
Scale: NTS

*Job Title:* 1 Castlefield, Ellesmere Street, Manchester

Drawing Title: Historical Features Plan

Environmental Engineering Partnership Ltd
Taylor Road, Trafford Park
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E-mail: info@e3p.co.uk
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Site Features

- Electrical Substation
- Concrete / Hardstanding
- Stockpiles
- Scrub / Overgrown

Notes:

| | | | | | |
|---|---|---|---|---|---|
| P1 | REVA | 01.05.2026 | TG | HT | AS |
| Phase | Issue | Date | Drawn | Checked | PM |

Client: Allied London Properties Ltd

Job No: 18-451

Date: 01.05.2026

Drawing No: 004

Scale: NTS

*Job Title:* 1 Castlefield, Ellesmere Street, Manchester

Drawing Title: Site Features Plan

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# Appendix V: Historical Maps



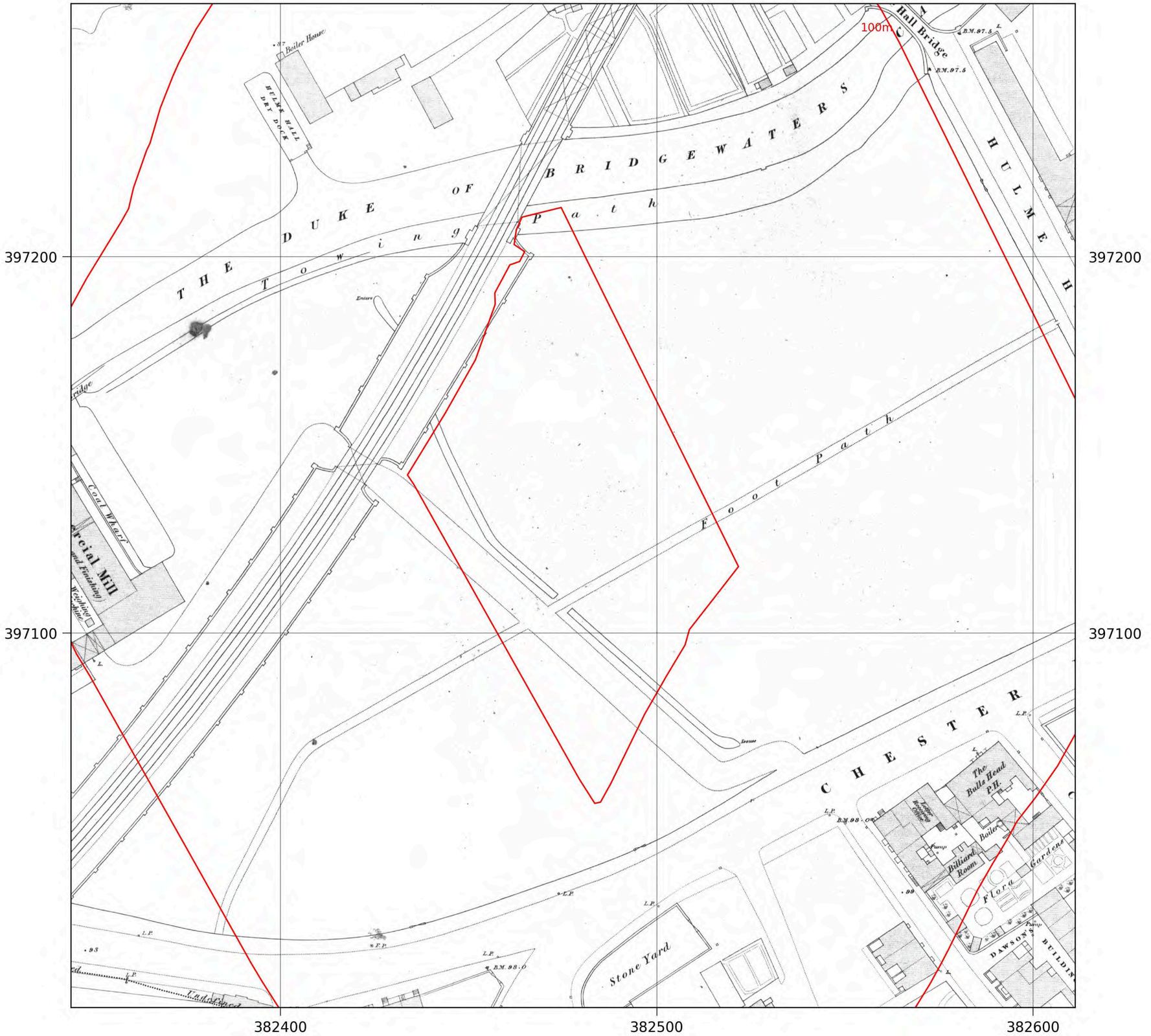
382400 382500 382600

397200 397200

397100 397100

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0m 100m




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Map legend available at:
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| **Site details:** | 1 Castlefield, Ellesmere Street, Manchester |
| **Client ref:** | 014015 |
| **Report ref:** | E3P-FDX-A53-IZS-HNB |
| **Grid ref:** | 382477.58, 397134.25 |
| **Production date:** | 24 April 2026 |

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|---|---|
| **Map name:** | 1056 Scale Town Plans |
| **Map date:** | 1851 |
| **Scale:** | 1:1,056 |
| **Printed at:** | 1:1,056 |

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382400 382500 382600

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100m

Trentham Street Mills (Packing)

Spread Eagle Mills (Smallwares)

Holme Hall Saw Mills

Albert Mills (Cotton)

Excelsior Printing Works

Travelling Crane

DRY DOOR

Shoe

TRENTHAM STREET

DOVER STREET

WESTMINSTER STREET

RUNCORN STREET

STAFFORD STREET

GROSVENOR STREET

NORTHUMBERLAND

HULME

Cornbrook Brewery

St. Lawrence's School

Bull's Head Hotel

Empress Brewery

Chimney

Tank

Crane

Tanks

Post Office

Bridge

TRAMWAY

382400 382500 382600

0m 100m

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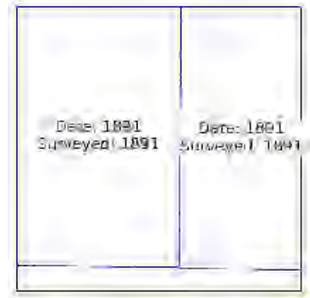
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| **Grid ref:** | 382477.58, 397134.25 |
| **Production date:** | 24 April 2026 |

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| **Printed at:** | 1:1,000 |

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| **Map name:** | County Series |
| **Map date:** | 1893 |
| **Scale:** | 1:2,500 |
| **Printed at:** | 1:2,500 |

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382200 382300 382400 382500 382600 382700

397400 397300 397200 397100 397000 396900

250m 100m 100m

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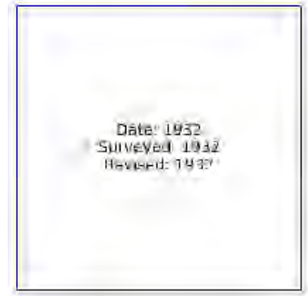
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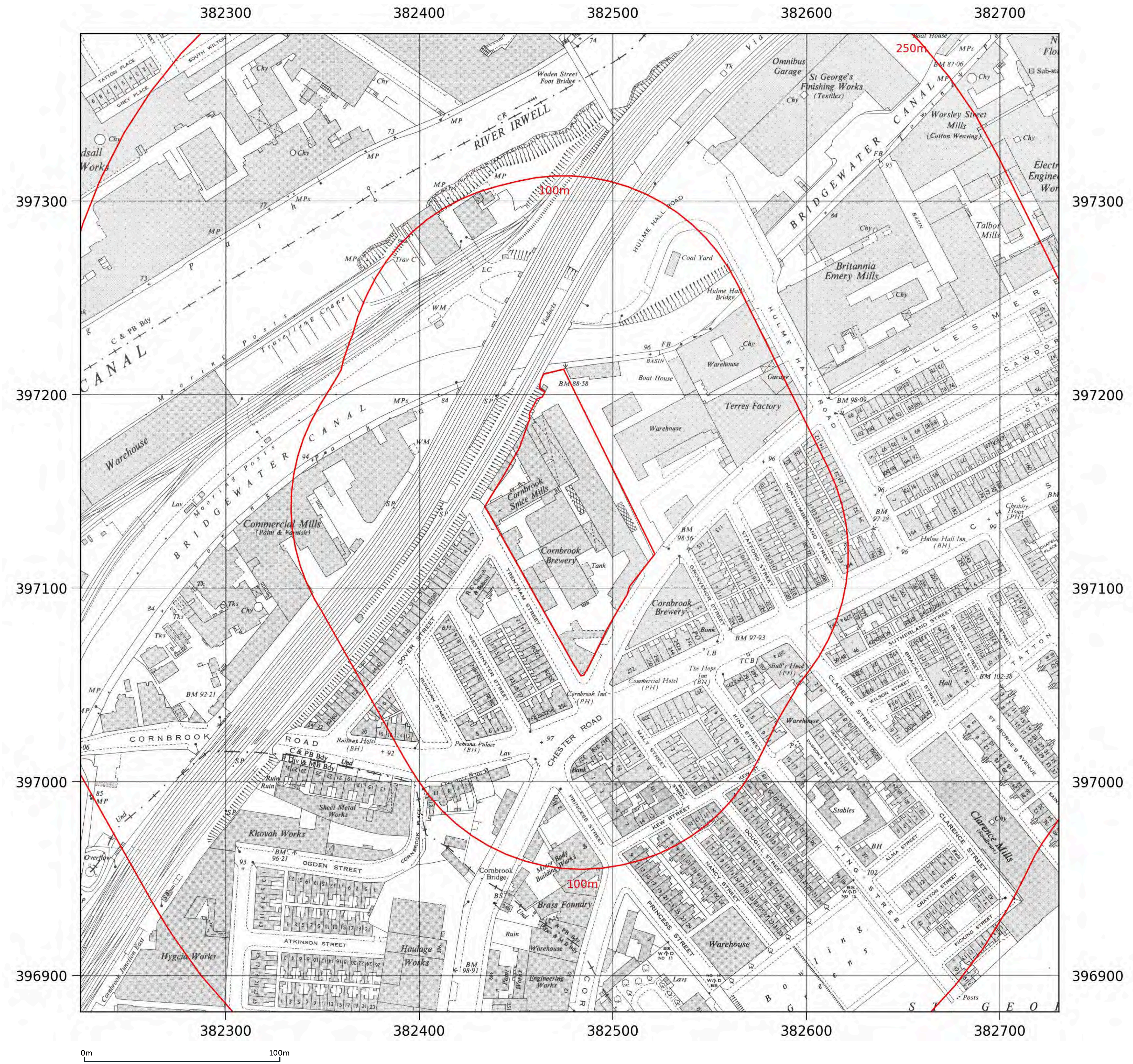
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| **Printed at:** | 1:2,000 |




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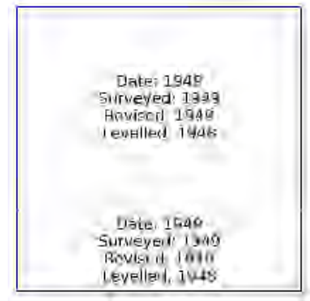
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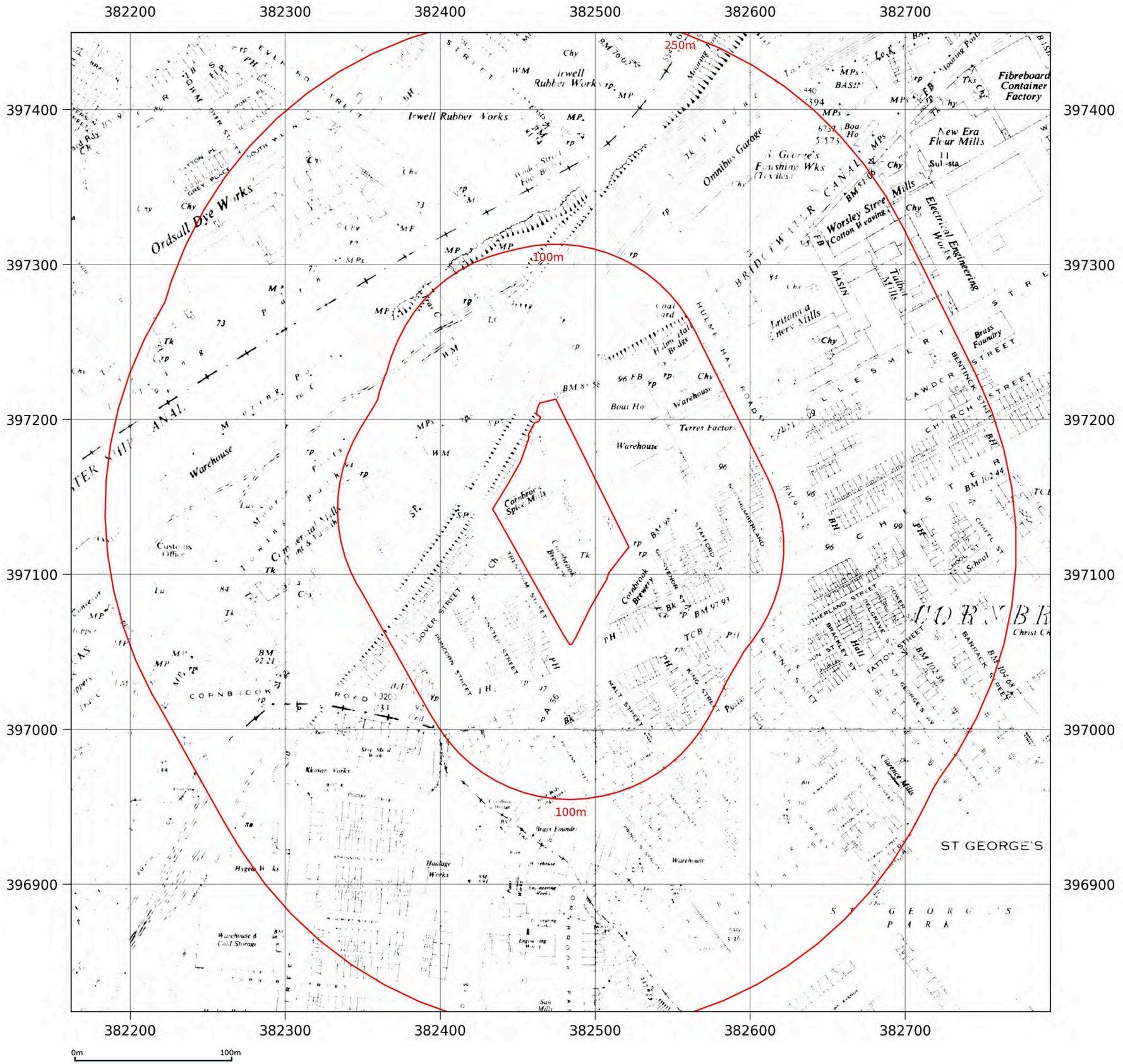
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| **Printed at:** | 1:2,000 |

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382300 382400 382500 382600 382700

397300 397200 397100 397000 396900

100m 250m 100m

Omnibus Garage · St George's Finishing Works (Textiles) · Worsley Street Mills (Cotton Weaving) · Electrical · BRIDGEWATER CANAL · BASIN · Talbot Mills (Textiles etc) · Britannia Emery Mills · HULME HALL ROAD · Coal Yard · Hulme Hall Bridge · Basin · Boat House · Warehouse · Terres Factory (Textiles etc) · ELLESMERE · CAWDOR · CHURCH · HOUSES · Cheshire House PH · NORTHUMBERLAND STREET · STAFFORD STREET · CROSTHWAITE STREET · Cornbrook Brewery · Bank · PO · PH · SUTHERLAND STREET · CLARENCE STREET · BRACKLEY STREET · WILSON STREET · Hall · TATTON · GOWER STREET · BELLEVUE STREET · ST GEORGE'S AVENUE · KING STREET · MALT STREET · KEW STREET · QUAYSIDE BUILDINGS · Stables · Clarence Mills (Spinning) · DOUGLAS STREET · NANCY STREET · LIMA STREET · CRANTON STREET · PICKFORD STREET · PRINCESS STREET · Warehouse · Lavs · Posts · Ruin · Sheet Metal Works · Kkovah Works · OGDEN STREET · ATKINSON STREET · Hygeia Works · Haulage Works · Cornbrook Junction East · CORNBROOK ROAD · Cornbrook Bridge · Brass Foundry · Engineering Works · Pump Works · Mill Works · Mosley Buildings · Overflo · Und · Ruin · BM 96-21 · BM 98-91 · BM 98-56 · BM 98-09 · BM 97-28 · BM 87-06 · TCB · LB · FB · Tk · Tp · PH · BH · WND

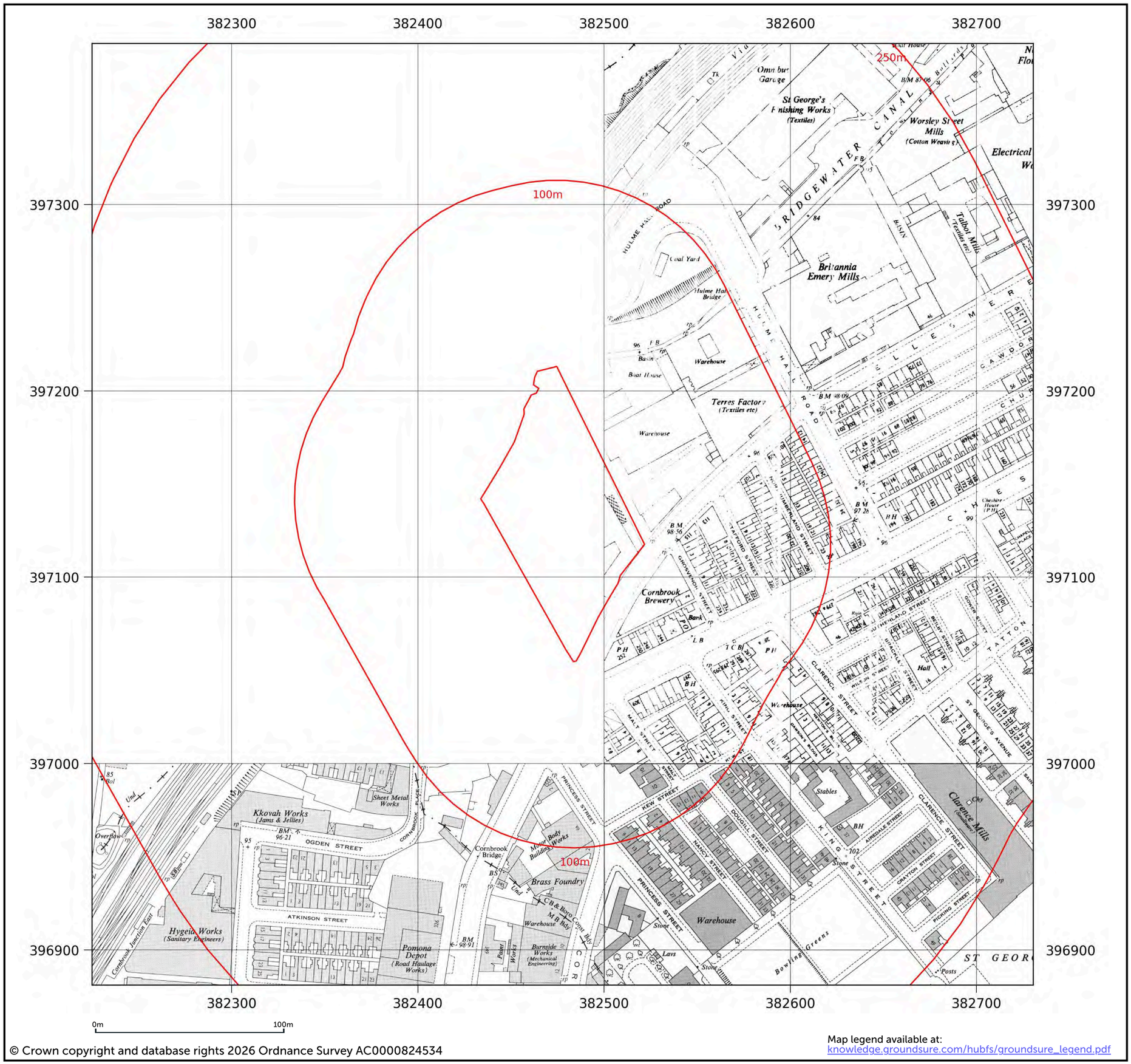
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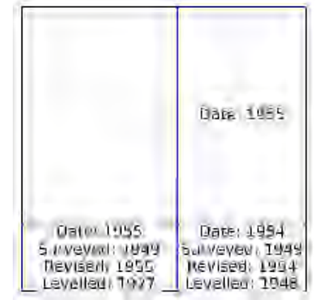
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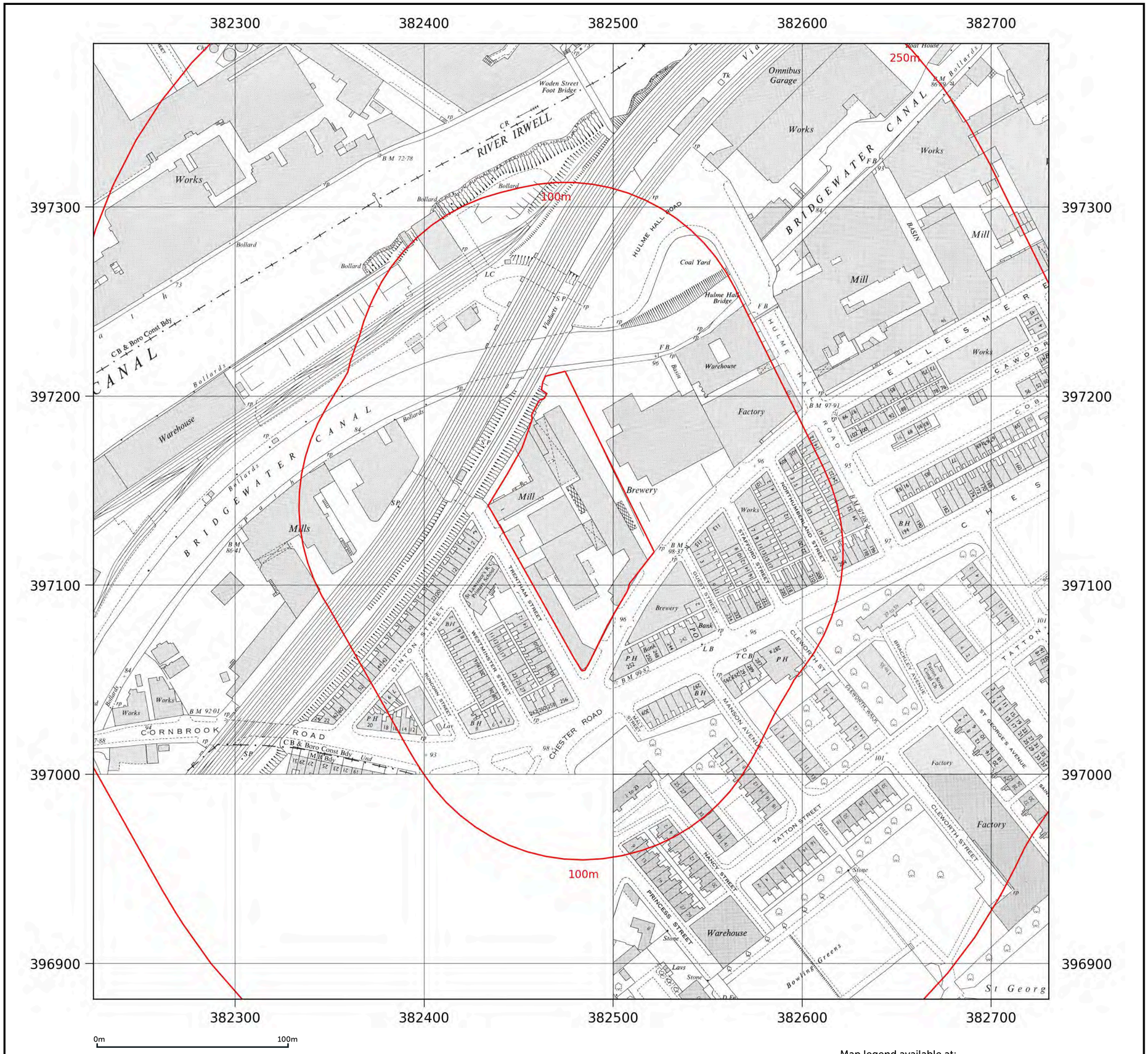
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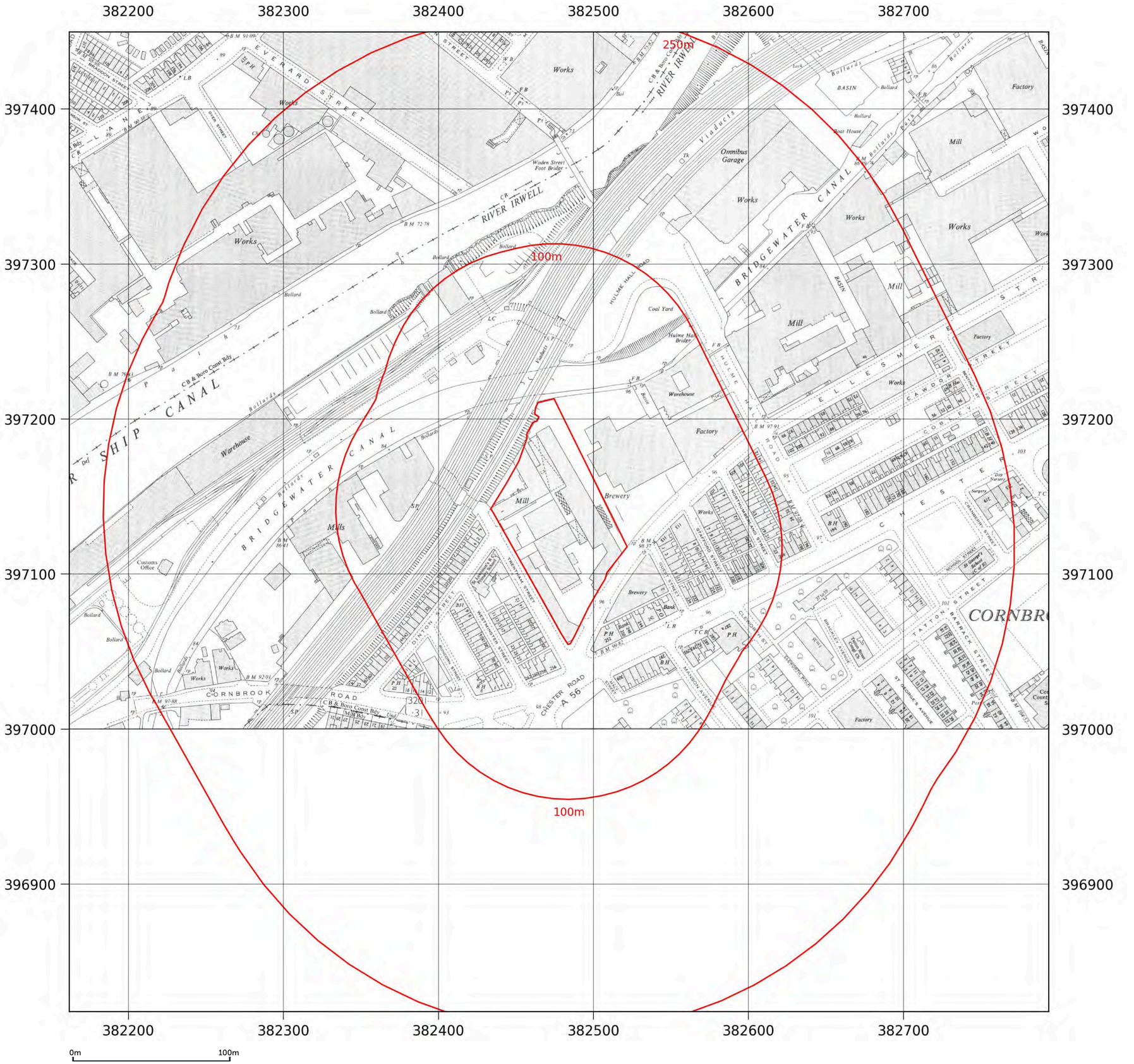
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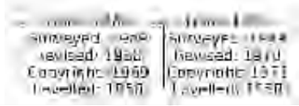
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382300 382400 382500 382600 382700

397300 397200 397100 397000 396900

250m

100m

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Kkovah Works (Confectionery)
OGDEN STREET
CORNBROOK PLACE
Cornbrook Bridge
PRINCESS STREET
Motor Body Building Works
Brass Foundry
Warehouse
Burnside Works (Engineering)
ATKINSON STREET
Hygeia Works (Sanitary Engineers)
Pomona Depot (Road Haulage Works)
Cornbrook Junction East
NANCY STREET
TATTON STREET
CLEWORTH STREET
Bowling Greens
Overflow

0m 100m

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| **Scale:** | 1:1,250 |
| **Printed at:** | 1:2,000 |




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250m 100m 100m

Bus Garage · Bridgewater Canal · Bollards · Works · Talbot Mill · Basin · River Irwell · Woden Street Foot Bridge · Warehouse · Worrall Street · Hulme Hall Road · Viaducts · Excelsior Works · Terres Factory · Depot · Hulme Hall Road · Ellesmere Road · PH · Chester Road · St George's · Railway · Dismantled · Breakers Yd · Builder's Yard · Dinton Street · Westminster Street · Trentham Street · Thirlmere Close · Cornbrook Road · Princess Street · Nancy Street · Manson Avenue · Clewlow Street · Bracklow Avenue · Tatton Street · Orders Avenue · Broadfern Street · Emporia Street · Greens

0m 100m

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| **Printed at:** | 1:2,000 |

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397300 397200 397100 397000 396900

250m

100m

100m

Bus Garage
BRIDGEWATER CANAL
Bollards
Works
HULME HALL ROAD
Hulme Hall Bridge
Talbot Mill
Basin
Works
FB
ELLESMERE STREET
Works
Excelsior Works
HULME HALL ROAD
Terres Factory
Depot
Depot
Works
Warehouse
PH
Warehouse
Posts
Shelter
CHESTER
ST. GEORGE'S
CLEMONTH ST
BRADELEY AVENUE
TATTON STREET
MANSON AVENUE
BROTHERTON CLOSE
ST GEORGE'S AVENUE
NANCY STREET
PRINCESS STREET
Path
Path
Factory
PH
PH
PH
BM 30·43m
29·2m
29·1m
29·5m
29·4m
30·6m

0m 100m


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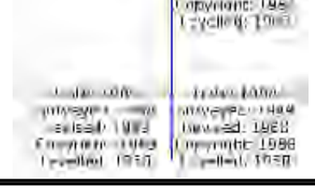
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| **Scale:** | 1:1,250 |
| **Printed at:** | 1:2,000 |

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397300 397200 397100 397000 396900

250m 100m 100m

Bus Garage · BRIDGEWATER CANAL · Works · Talbot Mill · BASIN · Works · HULME HALL ROAD · Hulme Hall Bridge · F B · Excelsior Works · HULME HALL ROAD · ELLESMERE STREET · Works · Terres Factory · Depot · Depot · PH · Warehouse · CHESTER ROAD · Warehouse · ST GEORGE'S · CLEWORTH ST · BRACKLEY AVENUE · TATTON STREET · MANSON AVENUE · BROTHERTON CLOSE · ST GEORGES AVENUE · MANOY STREET · PRINCESS STREET · Breakers Yd · Cornbrook Junction · Works · OGDEN STREET · CORNBROOK PLACE · Cornbrook Bridge · Factory · Garage · Depot · Garage · Factory · DOCK PARK ROAD · St George

0m 100m

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|---|---|
| **Site details:** | 1 Castlefield, Ellesmere Street, Manchester |
| **Client ref:** | 014015 |
| **Report ref:** | E3P-FDX-A53-IZS-HNB |
| **Grid ref:** | 382477.58, 397134.25 |
| **Production date:** | 24 April 2026 |

| | |
|---|---|
| **Map name:** | National Grid |
| **Map date:** | 1990-1992 |
| **Scale:** | 1:1,250 |
| **Printed at:** | 1:2,000 |




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382300 382400 382500 382600 382700

397300 397200 397100 397000 396900

250m 100m 100m

0m 100m

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|---|---|
| **Map name:** | National Grid |
| **Map date:** | 1992-1995 |
| **Scale:** | 1:1,250 |
| **Printed at:** | 1:2,000 |

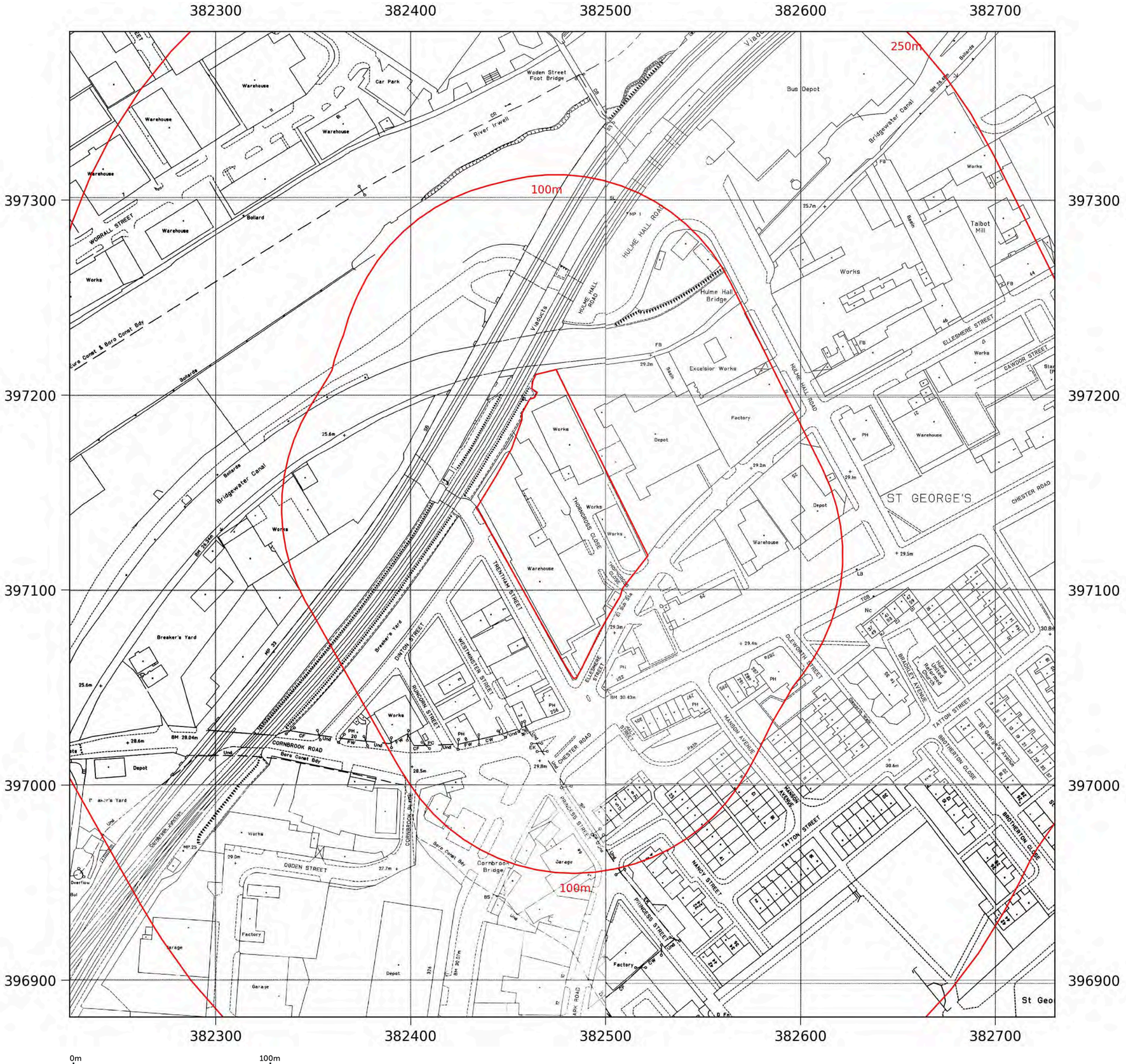
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382300 382400 382500 382600 382700

397300 397200 397100 397000 396900

250m 100m 100m

0m 100m

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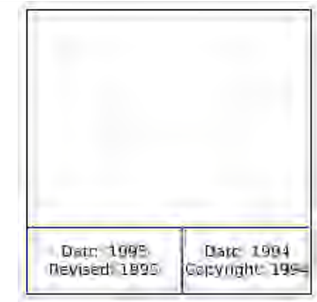
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382300 382400 382500 382600 382700

397300 397200 397100 397000 396900

250m

100m

100m

Breaker's Yard
Works
OGDEN STREET
Cornbrook Bridge
Garage
Factory
Depot
PRINCESS STREET
NANCY STREET
FATTON STREET
ARK ROAD
Overflow
Garage

0m 100m

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| **Map name:** | National Grid |
| **Map date:** | 1995 |
| **Scale:** | 1:1,250 |
| **Printed at:** | 1:2,000 |

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382300 382400 382500 382600 382700

397300 397200 397100 397000 396900

250m

100m

100m

TATTON STREET
MANDY STREET
PRINCESS STREET
Factory
St Geo

0m 100m

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| **Production date:** | 24 April 2026 |

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

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382300 382400 382500 382600 382700

397300 397200 397100 397000 396900

250m

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| **Grid ref:** | 382477.58, 397134.25 |
| **Production date:** | 24 April 2026 |
| **Map name:** | LandLine |
| **Map date:** | 2003 |
| **Scale:** | 1:1,250 |
| **Printed at:** | 1:1,250 |

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