Castledine Environmental

LAND CONTAMINATION SURVEYS

Phase 1 Land Contamination Risk Assessment

for

Proposed Change of Use & Extension to Form 6 No. Flats

on the site of

No.193 Ashley Lane, Moston, Manchester M9 4NQ

Date: August 2026

Status: Final Report

Reference: 4366D P1 S&K – Ashley Lane, Manchester

Date: 24/08/2026

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EXECUTIVE SUMMARY

The site has seen a limited development legacy and only limited potential sources of soil contamination have been identified; however, potentially significant sources of hazardous ground gas generation have been identified, which require further investigation and/or remediation.

Based on the information contained in this report, it is the opinion of Castledine Environmental that the site represents an estimated **MODERATE** to **LOW** level of risk with respect to the proposed development.

It is recommended that this report is provided to your Local Planning Authority for their agreement and to allow the further works or remediation to be planned and carried out on site.

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1.0 QUALITY ASSURANCE

Castledine Environmental confirm that all reasonable efforts have been made to ensure that the information outlined within this report is accurate.

Castledine Environmental would further confirm that due care, attention and technical skill were used in the creation of this report.

2.0 LIMITATIONS

The conclusions and recommendations made in this report are limited to those based on the findings of the investigation. Where comments are made based on information obtained from third parties, Castledine Environmental assumes that all third-party information is true and correct. No independent action has been undertaken to validate the findings of third parties. The assessments and interpretation have been made in line with legislation and guidelines in force at the time of writing, representing best practice at the time.

This survey has not included asbestos within existing structures, invasive plant species, geotechnical considerations or any elements unconnected with potential ground contamination at the site. If required, such surveys should be undertaken by suitably accredited organisations.

There may be other conditions prevailing at the site which have not been disclosed by this investigation and which have not been taken into account by this report. Responsibility cannot be accepted for conditions not revealed by the investigation.

3.0 INTRODUCTION AND SITE PROPOSALS

Castledine Environmental have been appointed by Mr. K. Ekolle to undertake a Phase 1 Desk study on a site at No.193 Ashley Lane, Manchester M9 4NQ.

The site development proposals consist of the change of use from a place of worship (i.e. a Christian School) to a residential usage via the conversion of the building, to form 6 No. flats.

4.0 SCOPE

Castledine Environmental have prepared this report for the sole use and reliance of Mr. K. Ekolle and associated appointees for the purpose of ensuring compliance with:

- National Planning Policy Framework (NPPF) February 2025;
- Part C1 of the building regulations;
- Support of Planning Application No: NOT-2026-001142 with Manchester City Council.

This report may not be used or relied upon by any unauthorised third party, or for any other proposed use than that specified above, without the explicit written agreement of Castledine Environmental.

This report is to be regarded as a Preliminary Risk Assessment in accordance with the Environment Agency's Land Contamination Risk Management (LCRM – 2021), which replaces CLR11 *"Model Procedures for the Management of Land Contamination",* carried out in accordance with BS 10175:2011+A2:2017, *"Investigation of Potentially Contaminated Land - Code of Practice"* and relevant sections of BS5930:2015+A1:2020*, "Code of Practice for Ground Investigations".*

The objectives of the report are:-

- To assess historical activities at the site with respect to their potential impact on the site environment;

- To assess historical and current surrounding land use in relation to known or potential off-site contamination issues that may impact on the subject site;
- Review of geological, hydrogeological and hydrological conditions at the site, pertaining to land contamination issues;
- To characterise the environmental setting of the site, identify migration pathways and vulnerable receptors for contamination originating at the site, focusing on potential soil and groundwater liabilities; and
- To develop a preliminary conceptual site model (CSM).

This report has been produced in order to discharge any relevant planning conditions outlined by the Local Authority and Environment Agency; however, further requirements may be imposed after the findings of this report that may need to be addressed at a later date.

5.0 SITE DESCRIPTION

The site is located in Moston & Harpurhey, Manchester at National Grid Reference: 386895,401391 and is approximately 0.03ha in area.

The site is bounded to the southwest by Ashley Lane, to the northwest by No.183 Ashley Lane, and to the east by an access track. The boundaries are defined by brick walls.

The site is a two-storey brick building set back from the pavement of Ashley Lane, with a small walled area of frontage. The ground cover is concrete with no penetrations. The building interior was commercial and has been used until recently as a place of worship and as a youth club. To the rear of the property were bathrooms, a kitchen, and storage rooms. On a second level was storage of furniture.

A representative for the client stated that the site has been used as a place of worship since the early 1990s, and was a scout hut prior to that. The site had not been used to store fuel with no tanks noted and there was no asbestos seen in the construction of the building.

There was no soft landscaping as part of the development, and the only potential source of contamination observed was potential made ground under the hard standing amenity space.

Photos of the site are present in Appendix D.

5.1 SOILS AND GEOLOGY

British Geological Survey materials © NERC 2026 obtained from http://www.bgs.ac.uk/data/mapViewers/home.html under the Open Government Licence.

5.1.1 SUPERFICIAL DEPOSITS

Both BGS geological mapping and the Groundsure report record superficial geological deposits of Glacial Tills on site, comprising a mixture of clays, sands, gravels and boulders.

5.1.2 BEDROCK DEPOSITS

Both BGS geological mapping and the Groundsure report records bedrock geology of the Collyhurst Sandstone Formation underlying site, comprising a soft red sandstone with interbedded grey sandstones.

Records of the Manchester Marl Formation, comprising a red marl (i.e. calcareous mudstones and siltstones) with thin beds of fossiliferous marine limestones and dolomite, located 60m north east, 83m south west of site with additional records of the Collyhurst Formation located 116m and 170m north east and east of site. Additionally, the Groundsure report records the Pennine Middle Coal Measures Formation, comprising interbedded mudstones, siltstones and sandstones with coal seams, located 147m east of site.

5.1.3 BEDROCK LINEAR FEATURES

The Groundsure report records inferred faults located 60m north east and 147m east of site, orientated north to south and north west to south east, respectively.

5.1.4 ARTIFICIAL GROUND

BGS geological mapping records areas of infilled ground located 185m north and 329m south with areas of made ground (undivided) located 424m south and 485m south east of site.

5.1.5 BOREHOLES

No nearby, relevant or freely available BGS historical borehole data is available for the site, with the nearest records being classified.

5.1.6 COAL MINING

The site is located in a coal mining reporting area; however, according to Mining Remediation Authority Interactive Mapping, the site is not located in an area of development high risk, area of known or probable shallow coal workings, area of surface working (past or current) nor is the site in proximity to any coal mining outcrops nor entrances. As such the risk from coal mining activities is considered to be negligible.

5.1.7 NON-COAL MINING

The Groundsure report records ceased operations clay and shale pits formerly located 105m east, 227m north and 283m south of site.

5.1.8 SURFACE WORKINGS

ID	Distance (m)	Direction	Land Usage	Year of Mapping
B	44	SE	Pond	1848
B	46	SE	Pond	1891
A	48	SE	Clay pit	1938
A	49	SE	Clay pit	1933
B	68	SE	Pond	1938
B	75	SE	Pond	1933
C	93	N	Brick works	1933
C	93	N	Unspecified pit	1933

ID	Distance (m)	Direction	Land Usage	Year of Mapping
A	93	E	Refuse heap	1966
A	93	E	Refuse heap	1956
C	94	N	Brick works	1938
C	96	N	Brick works	1906
C	98	N	Brick works	1956
C	99	N	Unspecified ground workings	1938
1	109	NE	Cuttings	1933
A	122	NE	Unspecified pit	1966
A	122	NE	Unspecified pit	1956
D	132	E	Unspecified ground workings	1923
D	135	E	Unspecified ground workings	1921
C	147	NE	Refuse heap	1956
F	152	E	Pond	1906
F	155	E	Pond	1891
2	156	SE	Pond	1906
C	156	N	Refuse heap	1956
E	159	SE	Unspecified ground workings	1966
C	166	N	Brick works	1923
F	166	E	Pond	1848
C	168	N	Unspecified pit	1923
C	171	N	Brick works	1915
C	172	N	Unspecified pit	1906
E	179	SE	Unspecified ground workings	1956
C	191	N	Unspecified ground workings	1938
C	208	N	Pond	1848
C	212	N	Unspecified heap	1938
G	212	W	Pond	1848
C	215	N	Ponds	1891
3	217	E	Brick works	1906
E	218	S	Unspecified pit	1956
G	220	W	Pond	1921

ID	Distance (m)	Direction	Land Usage	Year of Mapping
G	220	W	Pond	1906
G	220	W	Pond	1923
G	224	W	Pond	1891
C	227	NW	Refuse pit	1956
C	230	NW	Refuse heap	1966
C	234	NW	Unspecified ground workings	1938
C	246	NW	Unspecified pit	1933

5.1.9 RADON

The property is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. No radon protective measures are necessary as described in publication BR211:2015 by the Building Research Establishment.

6.0 REGULATORY AUTHORITY AND OTHER ENVIRONMENTAL DATA

An environmental search listing historical and environmental factors likely to affect the property has been reviewed.

The most pertinent information is summarised in the following sections.

A copy is presented in Appendix A.

Additional geological and hydrological data was obtained from the British Geological Survey.

6.1 HYDROLOGICAL

6.1.1 AQUIFER

6.1.1.1 SUPERFICIAL DEPOSIT AQUIFER

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Secondary (Undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general, these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

6.1.1.2 SUPERFICIAL DEPOSITS PERMEABILITY

The Groundsure report records the site as being within an area where the maximum permeability of superficial deposits is recorded as ‘high’ and the minimum permeability as ‘low’ and facilitated by mixed flow mechanisms.

This is a qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

6.1.1.3 BEDROCK GEOLOGY AQUIFER

ID	Distance (m)	Direction	Designation	Description
1	0	On Site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

ID	Distance (m)	Direction	Designation	Description
2	52	NE	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
3	124	NE	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
4	145	E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

6.1.1.4 BEDROCK PERMEABILITY

The Groundsure report records the site as being within an area where the maximum permeability of bedrock geology is recorded as ‘high’ and the minimum permeability as ‘high’ and facilitated by intergranular flow mechanisms.

6.1.2 ABSTRACTIONS AND PRIVATE WATER SUPPLIES

The Groundsure report records no active abstraction sites located within 1000m of site.

6.1.3 SOURCE PROTECTION ZONE

Site is not in a source protection zone (SPZ).

6.1.4 GROUNDWATER VULNERABILITY AND SOIL LEACHING POTENTIAL

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological,

hydrogeological and soil properties within a one-kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

ID	Location	Summary	Soil / Surface	Superficial Geology	Bedrock Geology
1	On site	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: >550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures

6.1.5 SURFACE WATER

The Groundsure report records no hydrological features located within 250m of site.

6.1.6 DISCHARGE CONSENTS

None recorded within 500m of site.

6.2 PERMITTED PROCESSES

The Groundsure report records historical Part B Permits relating to dry cleaning processes and petrol vapour recovery processes located 460m north east and 488m south east of site, respectively.

6.3 POLLUTION INCIDENTS

The Groundsure report records no pollution incidents located within 250m of site and no significant impact incidents located within 500m of site.

6.4 RADIOACTIVE SUBSTANCES REGISTRATIONS

None recorded within 500m of site.

6.5 WASTE

6.5.1 LICENSED WASTE MANAGEMENT FACILITIES (LOCATIONS)

None recorded within 500m of site.

6.5.2 LANDFILL SITES

The Groundsure report records:

- A historical landfill formerly located 38m south east of site that accepted commercial and household waste types, last recorded circa.1977;
- A historical landfill formerly located 102m north of site that accepted commercial and household waste types, first recorded 1947 with no end date held;
- A historical, licenced landfill formerly located 294m south west of site that accepted inert, industrial, commercial, household, special and liquid sludge types between the dates of circa.1974-1977.

6.5.3 HISTORICAL WASTE SITES

The Groundsure report records a historical scrap yard formerly located 324m north east of site between the dates of circa.1972-1988.

6.6 HAZARDOUS SUBSTANCES

None recorded within 500m of site.

6.7 ECOLOGICAL RECEPTORS

The Groundsure report records the site as being located within the River Irk (Moston Brook to River Irewell) surface waters Nitrate Vulnerable Zone

(NVZ). The Groundsure report further records a Local Nature Reserve (LNR) named Boggart Hole Clough located 844m north of site and areas of Designated Ancient Woodland located 853m north of site, also at Boggart Hole. No further sensitive land usages are recorded within 1000m of site.

6.8 AERIAL PHOTOGRAPHY

Aerial photography shows the following:

6.8.1 GOOGLE EARTH

20 No. images are held in the historic imagery dataset, as follows:

Date	Description
December 2000	The site is shown as occupied by the present-day school building, bounded to the west, north and east by residential dwellings and the roadside south. The roofing atop the structure appears to be potentially PACM.
April 2003	No major or discernible change on site nor site relevant change to the surrounding areas.
August 2003	No major or discernible change on site nor site relevant change to the surrounding areas.
December 2005	No major or discernible change on site nor site relevant change to the surrounding areas.
June 2009	The roofing atop the onsite structure appears to have been replaced with corrugated metal. Areas approx.15m SW to 170m NW & 188m SW of site have seen the demolition of significant areas of terraced housing.
Apil 2013	No major or discernible change on site nor site relevant change to the surrounding areas.
September 2016	No major or discernible change on site. The formerly demolished terrace housing areas west, NW and SW of site are now shown as under residential development.
March 2017	No major or discernible change on site nor site relevant change to the surrounding areas.
April 2018	No major or discernible change on site nor site relevant change to the surrounding areas.
May 2019	No major or discernible change on site nor site relevant change to the surrounding areas.

Date	Description
April 2020	No major or discernible change on site nor site relevant change to the surrounding areas.
March 2021	No major or discernible change on site nor site relevant change to the surrounding areas.
April 2021	No major or discernible change on site nor site relevant change to the surrounding areas.
January 2022	No major or discernible change on site nor site relevant change to the surrounding areas.
April 2022	No major or discernible change on site nor site relevant change to the surrounding areas.
April 2023	No major or discernible change on site nor site relevant change to the surrounding areas.
June 2023	No major or discernible change on site nor site relevant change to the surrounding areas.
November 2024	No major or discernible change on site nor site relevant change to the surrounding areas.
March 2026	No major or discernible change on site nor site relevant change to the surrounding areas.
July 2026	No major or discernible change on site nor site relevant change to the surrounding areas.

6.8.2 GOOGLE STREET VIEW

Google Street View imagery is dated circa.2008, 2012, 2014, 2019, 2023 and 2025 with the site viewed from Ashley Lane and facing north. Imagery dated circa.2008 shows the site as remaining occupied by the present-day brick-built building, however at this time the building appears to remain in use as a Christian school. Imagery then dated between circa.2012 to 2019 shows little to no major change on site beyond a change in signage (Christian life ministry), before such signage is absent on imagery dated circa.2025.

6.9 HISTORIC MAPPING

The following historic maps have been reviewed as part of this assessment:

Map	Onsite	Offsite
OS County Series: 1848, 1:10,560	The site is shown as unoccupied, open field.	The immediate surroundings to site comprise open field in all directions. A roadside is located approx.20m SW of site and numerous ponds are located approx.70m SE, 95m NE, 150m NE and SE, 250m north and 230m west of site.
OS County Series: 1891, 1:10,560	No major or discernible change on site.	A large-scale railhead is now located approx.500m south of site.
OS County Series: 1893, 1:2,500	No major or discernible change on site.	Surrounding areas see little site relevant change.
OS County Series: 1906, 1:10,560	No major or discernible change on site.	Terraced housing has been developed in the surrounding areas and has extended to within 250m NW and east of site.
OS County Series: 1908-1909, 1:2,500	No major or discernible change on site.	Ponds approx.250m north of site replaced with a brick works, pit and school. A second brick works is located approx.250m east of site.
OS County Series: 1915, 1:10,560	No major or discernible change on site.	Surrounding areas see little site relevant change.
OS County Series: 1921-1923, 1:10,560	No major or discernible change on site.	Housing has been erected directly east of site. The pond east of site has been infilled and removed.
OS County Series: 1922, 1:2,500	No major or discernible change on site.	Pond approx.150m NE of site infilled and removed. The clay pit approx.200m north has been extended.
OS County Series: 1923, 1:10,560	No major or discernible change on site.	Surrounding areas see little site relevant change.
OS County Series: 1931-1933, 1:2,500	The site is now developed with a building which matches that in size, orientation and layout as that seen in the present-day.	A relatively large clay pit is now located approx.50m east of site with tramway sidings leading to the brick works north of site.
OS County Series: 1933, 1:10,560	No major or discernible change on site.	Surrounding areas see little site relevant change.
OS County Series: 1938, 1:10,560	No major or discernible change on site.	Areas directly south of site see large-scale terraced dwelling development.

Map	Onsite	Offsite
National Grid: 1949-1950, 1:1,250	No major or discernible change on site.	The clay pit approx.50m east of site has been infilled (recorded as landfill – commercial and household wastes). A refuse heap is marked approx.100m east. The brick works, tramway sidings and associated features east and north of site have been removed. The former pit north of site is also recorded as landfill (commercial, household wastes) and refuse heaps are marked in the area.
National Grid: 1950, 1:2,500	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 1950-1951, 1:1,250	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 1951-1952, 1:1,250	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 1955, 1:2,500	No major or discernible change on site.	Surrounding areas see little site relevant change.
Provisional: 1956, 1:10,560	No major or discernible change on site.	Surrounding areas see little site relevant change.
Provisional: 1966, 1:10,560	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 1975, 1:10,000	No major or discernible change on site.	Allotment gardens formerly located approx.100m SE of site now removed. No landfill markings nor refuse markings are seen east or north of site. The large-scale railhead south of site has been dismantled and removed.
National Grid: 1980, 1:10,000	No major or discernible change on site.	Areas east of site now developed with residential areas.
National Grid: 1985-1988, 1:1,250	No major or discernible change on site.	Housing extended northwards to cover former landfill and brick works area north of site.
National Grid: 1988, 1:10,000	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 1989-1992, 1:1,250	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 1989-1993, 1:1,250	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 1992-1993, 1:1,250	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 1992-1994, 1:1,250	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 2001, 1:10,000	No major or discernible change on site.	Surrounding areas see little site relevant change.

Map	Onsite	Offsite
Landline: 2003, 1:1,250	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 2010, 1:10,000	The site is now marked as a school.	A large-scale residential area directly SW of site has been demolished.
National Grid: 2015, 1:10,000	No major or discernible change on site.	Surrounding areas see little site relevant change.
National Grid: 2025, 1:10,000	The site is now marked as a place of worship.	Residential areas SW of site now redeveloped.

6.10 CURRENT LAND USE DATA

ID	Distance (m)	Direction	Company	Activity	Category
1	46	S	Electricity substation	Electrical features	Infrastructure and facilities
2	130	N	Electricity substation	Electrical features	Infrastructure and facilities

6.11 PETROL AND FUEL SITES

None recorded within 500m of site.

6.12 HISTORICAL PETROL AND FUEL SITE DATABASE

None recorded within 500m of site.

6.13 POTENTIAL CONTAMINATIVE LAND USES IDENTIFIED ON MAPPING

ID	Distance (m)	Direction	Use	Date
A	48	SE	Clay pit	1933-1938
B	93	N	Unspecified pit	1933
B	93	N	Brick works	1933
A	93	E	Refuse heap	1956-1966
B	94	N	Railway sidings	1933-1938
B	94	N	Brick works	1938
B	96	N	Brick works	1906
B	98	N	Brick works	1956
B	99	N	Unspecified ground workings	1938
A	109	NE	Railway sidings	1938
C	109	NE	Cuttings	1933

ID	Distance (m)	Direction	Use	Date
A	115	NE	Railway sidings	1933
A	122	NE	Unspecified pit	1956-1966
C	122	NE	Railway sidings	1938
2	132	E	Unspecified ground workings	1921-1923
B	147	NE	Refuse heap	1956
B	156	N	Refuse heap	1956
D	159	SE	Unspecified ground workings	1966
B	166	N	Brick works	1923
B	168	N	Unspecified pit	1923
B	171	N	Brick works	1915
B	172	N	Unspecified pit	1906
E	177	NE	Unspecified works	1975
D	179	SE	Unspecified ground workings	1956
B	191	N	Unspecified ground workings	1938
E	206	N	Industrial estate	1988
B	212	N	Unspecified heap	1938
3	217	E	Brick works	1906
D	218	S	Unspecified pit	1956
B	227	NW	Refuse pit	1956
B	230	NW	Refuse heap	1966
B	234	NW	Unspecified ground workings	1938
B	246	NW	Unspecified pit	1933
F	259	S	Unspecified ground workings	1956
G	269	N	Refuse heap	1956-1966
B	274	N	Unspecified ground workings	1966
B	278	NW	Unspecified ground workings	1966
G	298	N	Unspecified pit	1906
H	298	S	Unspecified pit	1933-1938
G	302	N	Unspecified ground workings	1938
F	305	S	Unspecified ground workings	1923
4	326	W	Unspecified pit	1891-1906
5	331	SW	Unspecified pit	1906
6	346	SW	Unspecified pit	1923
7	357	W	Cuttings	1923
8	375	N	Sawmills	1906
9	375	SW	Refuse heap	1975
H	392	S	Unspecified heap	1956
11	403	SW	Unspecified ground workings	1938
12	419	SW	Refuse heap	1966-1975
13	449	S	Miniature rifle range	1921-1923
14	465	W	Refuse heap	1975
K	470	SW	Refuse heap	1975

ID	Distance (m)	Direction	Use	Date
M	484	SE	Railway sidings	1923
M	485	SE	Railway sidings	1956
M	486	SE	Railway sidings	1966
K	487	SW	Refuse heap	1933
K	487	SW	Refuse heap	1921
M	489	SE	Railway sidings	1921
M	489	SE	Railway sidings	1938
M	489	SE	Carriage and wagon works	1938
M	489	SE	Railway sidings	1906
M	489	SE	Railway sidings	1906
M	489	SE	Carriage and wagon works	1933
M	489	SE	Railway sidings	1933
M	489	SE	Carriage and wagon works	1921-1923
N	493	SW	Infectious disease hospital	1956
N	493	SW	Hospital	1966-1988
16	494	SE	Unspecified pit	1906-1921
N	497	SW	Infectious disease hospital	1906-1921
N	497	SW	Infectious disease hospital	1933-1938
N	497	SW	Infectious disease hospital	1923

6.14 HISTORICAL TANK DATABASE

None recorded within 500m of site.

6.15 HISTORICAL ENERGY FACILITIES

ID	Distance (m)	Direction	Use	Date
1	36	S	Electricity substation	1987-1993
E	309	N	Electricity substation	1979
E	310	N	Electricity substation	1950-1955
E	349	N	Electricity substation	1992
E	349	N	Electricity substation	1988-1989
E	350	N	Electricity substation	1985
I	424	E	Electricity substation	1980-1987
L	473	W	Electricity substation	1949
L	473	W	Electricity substation	1951-1987
L	474	W	Electricity substation	1922
15	487	SE	Electricity substation	1980-1987
L	496	W	Electricity substation	1950
L	496	W	Electricity substation	1955

6.16 HISTORICAL GARAGE DATABASE

ID	Distance (m)	Direction	Use	Date
10	378	N	Garage	1972-1988
I	390	E	Garage	1987
I	399	E	Garage	1980
J	456	SE	Garage	1980
J	457	SE	Garage	1980-1987

7.0 PRELIMINARY CONCEPTUAL SITE MODEL

The risk posed by any contaminants in soil or groundwater will depend on the nature of the hazard, the probability of exposure, the pathway by which exposure occurs, and the likely effects on the receptors. A contaminant is defined as a substance in, on or under land (or within groundwaters) that has the potential to cause harm, while a risk is considered to exist if such a substance is present in sufficient concentration to cause harm and a pathway exists for a receptor to be exposed to the substance. The following sections discuss all the identified potential on and off-site sources, pathways and receptors in the context of the proposed development and plausible pollutant linkages which may represent a risk to identified receptors from the data gained from the desk study. At this stage the assessment is qualitative and aimed to determine all pollutant linkages, irrespective of significance or allowing for uncertainty.

Source	A contaminant or pollutant that is in, on or under land that has the potential for cause harm or pollution to a receptor.
Pathway	The physical route by which a receptor is or could be affected by a contaminant or pollutant.
Receptor	Something or someone that could be adversely affected by a contaminant, i.e. people, controlled waters, ecological systems, buildings, crops, livestock.

By considering each of the three elements above, an assessment of actual and potential hazards to receptors can be carried out, taking into account the significance and degree of risk of each. The three elements above can exist separately; however, they only create a risk where they are linked together, thus creating a contaminant linkage. During the Preliminary Risk Assessment Stage, the linkages are referred to as ‘Potential Contaminant Linkages’, until they are confirmed via intrusive sampling, thus becoming ‘Relevant Contaminant Linkages’. A tabled, diagrammatic or matrix of pollutant linkages is considered to be a Conceptual Site Model (CSM), the source-pathway-receptor linkages are reviewed and displayed, apportioning a risk-rating and mitigation suggestion after each summary.

Three impact potentials exist for any given site, these are:

- The site impacting upon itself;
- The site impacting on its surroundings; and
- The surroundings impacting on the site.

All three impacts need to be considered in a risk assessment.

7.1 SOURCES

The following potential sources of contamination have been identified:

Potential Sources and Associated Contaminants Identified	
Source (On Site)	**Potential Contaminants of Concern**
Erection & unknown initial usage of the site (present circa.1931/33 and marked as school by circa.2008/10 and place of workshop circa.2025)	Asbestos, heavy metals, metalloids, PAHs
Possible former PACM roofing atop the structure (appears to be removed by circa.2009)	Asbestos
Source (Off Site)	**Potential Contaminants of Concern**
Former clay pit & historical landfill formerly located 38m south east of site (accepted commercial and household waste types, last recorded circa.1977)	Ground gases (CO2, CH4, CO), leachates
Historical landfill formerly located 102m north of site (accepted commercial and household waste types, first recorded 1947 with no end date held)	Ground gases (CO2, CH4, CO)
Historical, licenced landfill formerly located 294m south west of site (accepted inert, industrial, commercial, household, special and liquid sludge types between the dates of circa.1974-1977)	Ground gases (CO2, CH4, CO)

7.2 PATHWAYS

A pathway is defined as a mechanism or route by which a contaminant comes into contact with, or otherwise affects a receptor. Pathways by which the identified receptors may be impacted upon in the context of the proposed development are identified as follows:

- Ingestion (direct and indirect via crop uptake);
- Dermal contact;
- Inhalation;
- Plant uptake;
- Direct contact by buried structures (i.e. pipe degradation and leaching, pH & Sulphate attack on concrete); and
- Leaching of soluble contamination into groundwater.

7.3 RECEPTORS

Receptors are defined as people, living organisms, ecological systems, controlled waters, atmosphere, structures and utilities that could be adversely affected by contaminant(s).

- Human Health;
  - Current users of the site;
  - Future users of the site;
  - Users of neighbouring sites;
  - Construction workers;
  - Services personnel working in trenches;
- Buried concrete, which may be affected by high concentrations of sulphate and/or low pH, in the soils and groundwater underlying the site;
- Construction Materials;
- Buried water pipes;
- Controlled Waters;
- Ecological Receptors; and
- Flora and fauna using the proposed development.

The site proposals are understood to be **residential**, as such the likely receptors are site workers during site development, end-users of the site following redevelopment (i.e. residents / tenants, children, visitors, service personnel), controlled waters (i.e. aquifers, watercourses), adjacent receptors (neighbours, flora and fauna, ecological receptors) and building fabric and buried utilities.

8.0 CONCEPTUAL SITE MODEL

The Conceptual Site Model (CSM) is a hypothesis of the nature and sources of contamination, potential receptors that may be the recipient of contamination arising from those sources and any pathways that may exist. It creates a plausible source-pathway-receptor pollutant linkage (hazard), set within the context of the ground and proposed end use of the site.

Based on the preliminary CSM for the site, an environmental risk assessment has been undertaken. A simple matrix can provide a consistent basis for decision making. It should be used with caution, recognising the over-simplification that it will normally represent. The probability and consequences are defined according to parameters relevant to the situation; the boundaries of risk acceptability (and tolerability, where relevant) indicated on the matrix provided below, can be tailored to the factors influencing the significance of the risk. Individual situations are mapped onto the matrix to provide a ready and consistent indication of their acceptability or tolerability.

TABLE 1. RISK CLASSIFICATION MATRIX

		Consequence			
		Severe (Sv)	**Medium (Md)**	**Mild (Mi)**	**Minor (Mr)**
Probability	**High (Hi)**	Very high risk	High risk	Moderate Risk	Moderate/ Low Risk
	Likely (Li)	High risk	Moderate Risk	Moderate/Low Risk	Low Risk
	Low Likelihood (Lw)	Moderate Risk	Moderate/ Low Risk	Low Risk	Very Low Risk
	Unlikely (Ul)	Moderate/ Low Risk	Low Risk	Very Low Risk	Very Low Risk

Source: CIRIA Report C552, Contaminated Land Risk Assessment. A Guide to Good Practice, 2001

These attributes are evaluated qualitatively against individual hazard assessments to determine the likelihood of a given hazard occurring. The risk evaluations for each plausible pollutant linkage are given in the last three columns of Table 1.

TABLE 2. CLASSIFICATION OF RISK

Very high risk (Vh)	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High risk (Hi)	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short-term and are likely over the longer term.
Moderate risk (Md)	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer-term.
Low risk (Lw)	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very low risk (Vl)	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

Source: CIRIA Report C552, Contaminated Land Risk Assessment. A Guide to Good Practice, 2001

TABLE 3. SUMMARY OF SIGNIFICANT POLLUTION LINKAGES

Source	Receptor	Pathway	Probability of Linkage	Conseq.of Linkage	Risk	Justification
Soil contaminants: - Erection & unknown initial usage of the site (present circa.1931/33 and marked as school by circa.2008/10 and place of workshop circa.2025); - Possible former PACM roofing atop the structure (appears to be removed by circa.2009); - Former clay pit & historical landfill formerly located 38m south east of site (accepted commercial and household waste types, last recorded circa.1977).	Site workers *(during site works, excavations, eating and drinking)*	Ingestion, direct contact, inhalation of dust and dry arisings	Lw	Md	M/L	There exists the limited potential for site workers to be working within impacted made ground deposits underlying site and/or asbestos impact via the building itself.
	End users *(residents / tenants, children, visitors, service personnel)*	Crop uptake, ingestion, direct contact, inhalation of dust and dry arisings	Ul	Md	L	The lack of exposed soils following site redevelopment will effectively sever relevant pollutant linkages associated with soil contamination and end-users.
	Flora and fauna *(on and offsite)*	Migration, crop uptake	Ul	Md	L	Significant, gross or phytotoxic contamination is not considered to exist nor be associated with the site and no sensitive ecology identified nearby to site.
	Controlled waters *(Secondary Undifferentiated, A, B & Principal Aquifers)*	Vertical and lateral migration *(superficial deposits likely permeable, bedrock highly permeable)*	Ul	Md	L	Significant, gross or highly mobile contamination is not considered to exist nor be associated with the site, therefore risks to controlled waters considered to be low.
	Services *(new potable supply piping)*	Direct contact *(pipe degradation and leaching)*	Lw	Md	M/L	There exists the limited potential for newly laid potable piping laid on site to be impacted by made ground deposits.
Ground gas: - Former clay pit & historical landfill formerly located 38m south east of site (accepted commercial and household waste types, last recorded circa.1977); - Historical landfill formerly located 102m north of site (accepted commercial and household waste types, first recorded 1947 with no end date held); - Historical, licenced landfill formerly located 294m south west of site (accepted inert, industrial, commercial, household, special and liquid sludge types between the dates of circa.1974-1977).	Site workers & excavations, end users & building envelope *(ingress and build-up)*	Vertical and lateral migration *(superficial deposits likely permeable, bedrock highly permeable)*	Ul	Sv	M/L	Potentially significant sources of ground gas generation have been identified approximately 38m SE, 102m north & 294m SW of site with credible pathways provided via highly permeable superficial and bedrock geologies.
Vapours: - No significant potential sources identified.	Site workers & excavations, end users & building envelope *(ingress and build-up)*	Vertical and lateral migration *(superficial deposits likely permeable, bedrock highly permeable)*	Ul	Md	L	No significant potential sources of hydrocarbon contamination nor hazardous vapour generation identified.
Radon:	End users & building envelope	Vertical and lateral migration	Ul	Md	L	Site is not located in a Radon Affected Area.

KEY: Probability of pollutant linkage Hi = Highly likely, Li = Likely, Lw = Low Likelihood, Ul = Unlikely
Consequence Sv = Severe, Md = Medium, Mi = Mild, Mr = Minor,
Overall Risk VH = Very High, H = High, M = Moderate, M/L = Moderate/Low, L = Low, VL = Very Low

9.0 ENVIRONMENTAL RISK ASSESSMENT

Based on the information contained in this report, it is the opinion of Castledine Environmental that the site represents an estimated **MODERATE** to **LOW** level of risk with respect to the proposed development. This is summarised below.

9.1 RESIDENTS / END-USERS

The site is proposed to be entirely occupied by building footprint and hardstanding, which will act to effectively sever relevant pollutant linkages associated with end-users of the site and soil contamination. The risks to end-users of the site are estimated to be low.

9.2 SITE WORKERS

Due to the potential for asbestos within the building itself and the potential for impacted made ground deposits underlying site, there exists the potential for impact to site workers during site redevelopment (i.e. interior works and/or limited excavation works on site). The risks to site-workers are estimated to be moderate to low.

9.3 CONTROLLED WATERS

Significant, gross or highly mobile forms of contamination are not expected to exist on site nor be associated with the site with no significant potential sources of such identified (i.e. heavy industrial usages, tanks etc). The risks to controlled waters arising from the site itself are estimated to be low.

9.4 FLORA AND FAUNA

Significant, gross or phytotoxic contamination is not expected to exist on site nor be associated with the site and no sensitive ecology has been identified within influencing distance of the site. The risks to flora and fauna are considered to be low.

9.5 GROUND GASES

A number of potentially significant sources of hazardous ground gas generation have been identified including historical landfills located 38m

south east (commercial and household waste types), 102m north (commercial and household waste types) and 294m north of site (inert, industrial, commercial, household, special and liquid sludge waste types). As the site is located in an area where both superficial and bedrock geologies are recorded as permeable, credible pathways for onsite impact may exist. The risks to site structures from ground gas ingress and impact are estimated to be moderate to low.

9.6 HAZARDOUS VAPOURS

No significant potential sources of hydrocarbon contamination (i.e. significant vehicle storage, tanks or industrialised usages) and thus hazardous vapour generation have been identified. The risks to site structures from hazardous vapour impact are estimated to be low.

9.7 POTABLE WATER SUPPLY PIPING

Due to the potential for impacted made ground deposits beneath hardstanding on site, there exists the potential for any new potable water piping to be impacted by residual site soils. Hydrocarbon degradation and leaching can impact potable supply piping and thus impact potable supplies themselves, offering a potential risk to end-users via impacted water supplies. The level of risk is estimated to be moderate to low.

10.0 RECOMMENDATIONS

At this stage, based on the desk study information collected, it is considered that allowance be made for the following:

- Provision for a proportionate Phase 2 Intrusive Site Investigation comprising windowless sampler borehole formation;
- Installation of ground gas monitoring wells and a suitable regime of ground gas monitoring;
- Assessment of ground conditions underlying site (i.e. made ground or natural deposits, their nature, extent and depth alongside potential permeability) coupled with environmental sampling inline with Section 7.0 of this report;

- Provision for a Phase 3 Remediation Strategy and Verification Plan, inline with the findings of the above site investigation.

Please contact Castledine Environmental for more information, or to request quotes for the above.

11.0 REFERENCES

11.1 LEGISLATION AND REGULATIONS

11.1.1 ACTS

[1] Environmental Protection Act 1990, Part IIA: inserted by Environment Act 1995, Section 57. See Environment Act 1995 for text of Part IIA.

11.1.2 PLANNING REGULATIONS

[2] The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 SI1999/No.293

[3] The Town and Country Planning (Environmental Impact Assessment) (England and Wales) (Amendment) Regulations 2000 SI2000/No.2867

[4] The Town and Country Planning (Environmental Impact Assessment) (England and Wales) (Amendment) Regulations 2017 SI2017/No.571

11.1.3 CONTAMINATED LAND REGULATIONS

[5] The Contaminated Land (England) Regulations 2000. SI2000/No.227

[6] The Contaminated Land (England) (Amendment) Regulations 2001 SI2001/No.663

[7] The Contaminated Land (England) Regulations 2006 SI2006/No.1380

11.2 STATUTORY GUIDANCE

[8] Department of Environment, Food and Rural Affairs. 2012. *Environmental Protection Act 1990: Part 2A Contaminated Land*

Statutory Guidance. Department of Environment, Food and Rural Affairs

[9] Communities and local Government, 2024: National Planning Policy Framework.

11.3 BRITISH STANDARDS

[10] BS 5930:2015+A1:2020 Code of practice for site investigations

[11] BS 10175:2011+A2:2017 Investigation of potentially contaminated sites - Code of practice

[12] BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings

[13] BS 8576:2013 Guidance on investigations for ground gas. Permanent gases and Volatile Organic Compounds (VOCs)

[14] Bs 10176:2020 Taking Soil Sample for Determination of Volatile Organic Compounds (VOCs)

11.4 NON-STATUTORY TECHNICAL GUIDANCE

11.4.1 ENVIRONMENT AGENCY

[15] Land Contamination Risk Management (LCRM) 2020, updated 2023

11.4.2 CIRIA PUBLICATIONS

[16] Wilson, S., Oliver, S., Mallett, H., Hutchings, H., and Card, G.. 2007, *C 665 Assessing risks posed by hazardous ground gases to buildings* London: Construction Industry Research and Information Association

[17] Mallett, H., Cox, L., Wilson, S. and Corban, M... 2014, *C 735 Good practice on the testing and verification of protection systems for buildings against hazardous ground gases* London: Construction Industry Research and Information Association

11.4.3 CL:AIRE

[18] Card G, Wilson S, Mortimer S. 2012. *A Pragmatic Approach to Ground Gas Risk Assessment. CL:AIRE Research Bulletin RB17*. CL:AIRE, London, UK. ISSN 2047- 6450 (Online)

12.0 APPENDICES

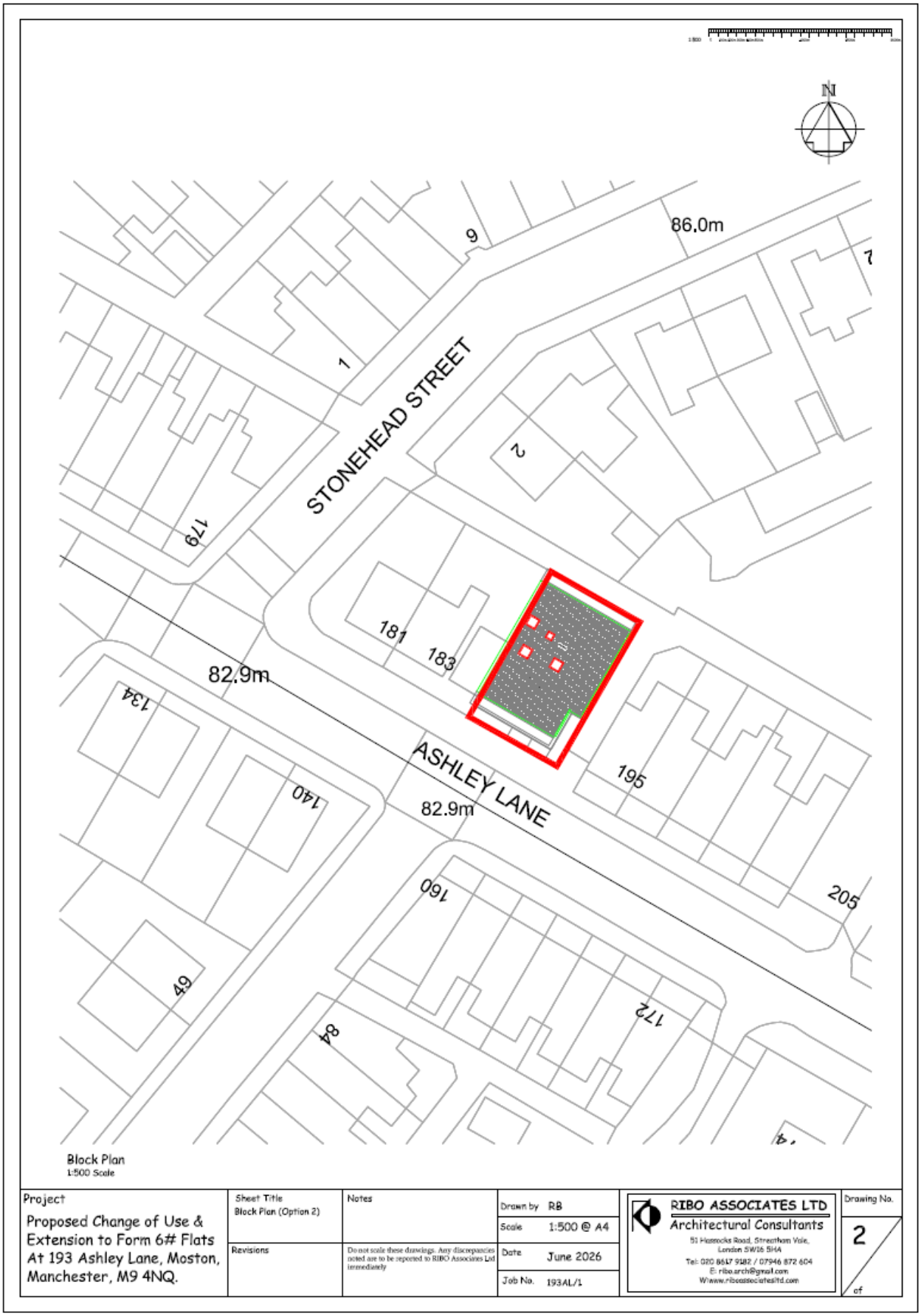
APPENDIX A **ENVIRONMENTAL SEARCH**

Separate Groundsure Report

APPENDIX B **HISTORICAL MAPPING**

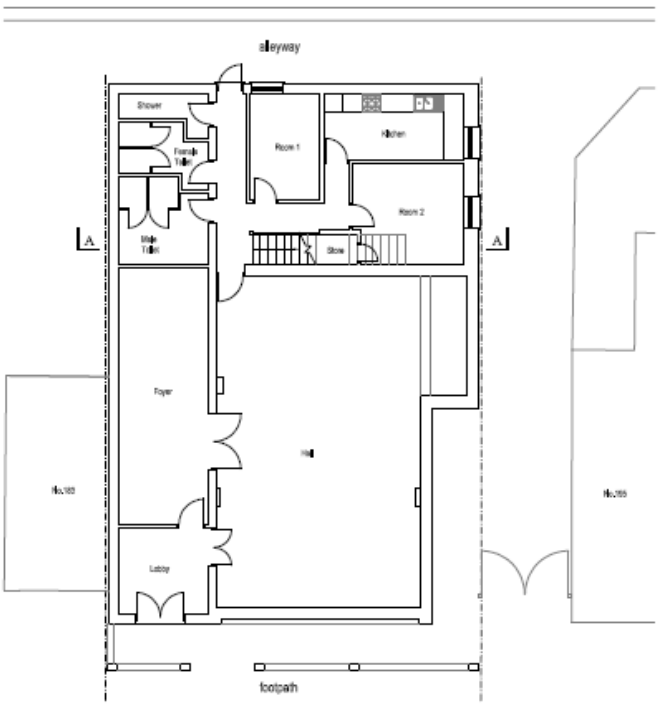
Separate Map Packs (2 No. files)

APPENDIX C PROPOSED AND CURRENT SITE PLANS





OS Site Location Plan
1:1250 Scale



EXISTING SITE PLAN

Ashley Lane

Site Plan 1:200 Scale

Project Proposed Change of Use & Extension to Form 6# Flats At 193 Ashley Lane, Moston, Manchester, M9 4NQ.	Sheet Title OS Location & Site Plan Revisions	Notes Do not scale these drawings. Any discrepancies noted are to be reported to RIBO Associates Ltd immediately	Drawn by RB Scale 1:1250 @ A4 1:200 @ A4 Date June 2026 Job No. 193AL/P1	RIBO ASSOCIATES LTD Architectural Consultants 51 Hassocks Road, Streatham Vale, London SW16 5HA Tel: 020 8617 9182 / 07946 872 604 E: ribo.arch@gmail.com W: www.ribaassociatesltd.com	Drawing No. 1 of

APPENDIX D SITE PHOTOS AND LOCATIONS

Castledine Environmental
LAND CONTAMINATION SURVEYS

Address: Ashley Lane, Manchester
Client: S&K

Photo No.1: View of front of structure from Ashley Lane.



Photo No.2: View of concrete frontage.



Castledine Environmental, 4 Wymeswold Road, Hoton, Loughborough, Leicestershire LE12 5SN
Telephone: 01509 880399 info@castledineenvironmental.co.uk

Castledine Environmental
LAND CONTAMINATION SURVEYS

Address: Ashley Lane, Manchester
Client: S&K

Photo No.3: View of structure interior, with inert storage.



Photo No.4: View of structure interior.



Castledine Environmental, 4 Wymeswold Road, Hoton, Loughborough, Leicestershire LE12 5SN
Telephone: 01509 880399 info@castledineenvironmental.co.uk

Castledine Environmental
LAND CONTAMINATION SURVEYS

Address: Ashley Lane, Manchester
Client: S&K

Photo No.5: View of kitchen to rear of structure.



Photo No.5: View of access to rear of structure.



Castledine Environmental, 4 Wymeswold Road, Hoton, Loughborough, Leicestershire LE12 5SN
Telephone: 01509 880399 info@castledineenvironmental.co.uk

APPENDIX E WATCHING BRIEF

It remains possible that previously unexpected soil conditions may be encountered during the construction process. Examples may include oily pockets within the soil, potential for asbestos containing materials, black ashy materials, soils exhibiting strong odours, brightly coloured materials, and former demolition materials.

Should previously undiscovered contamination be encountered during the demolition/construction of the new buildings the following course of action should be adhered to:

1. The ground workers should report any suspected contamination immediately to the Client's site supervisor. The supervisor should contact the Client or their appointed agent who will in turn contact Castledine Environmental to request an engineer to visit the site to assess the extent of the 'contamination'.
2. Castledine Environmental shall make records of their inspection, and pass details of these to the Local Authority.
3. Where the conditions revealed differ from those previously anticipated, the Castledine Environmental shall take samples as deemed appropriate to be dispatched for appropriate chemical testing.
4. Depending on the results of the testing either:
    a. no further work will be required;
    b. a further detailed risk assessment will be required; and/or
    c. Localised specific remedial measures will be necessary. Appraisal criteria will vary depending on the nature of the assessment.
5. The results of any such testing will be sent to the Local Authority Pollution Control Section, Local Authority development control section, and the appointed building inspector. If remediation is required, the LA/Building inspector will be informed of the date and time of the proposed works.

6. Remediation will be undertaken in accordance with a method statement submitted for approval. The works shall be supervised where necessary by Castledine Environmental who shall provide a Verification Report for the Local Authorities.
7. A copy of the discovery strategy should be lodged on site and provisions made to ensure that all workers are made aware of their responsibility to observe, report and act on any potentially suspicious or contaminated materials they may encounter.

APPENDIX F DISCOVERY STRATEGY

