PHASE I GEOENVIRONMENTAL SITE ASSESSMENT

Site:	188 Wilmslow Road, Fallowfield
References:	18-568-R1-2
Date:	12 February 2026
Client:	Views Holdings Limited



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QUALITY ASSURANCE

Report Reference	18-568-R1-2

REV REF	DESCRIPTION	DATE
01	First issue	January 2026
02	Updated to include revised proposed development layout and include details of previous ground investigation.	February 2026

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EXECUTIVE SUMMARY

SITE DESCRIPTION AND HISTORY

Site Address	188 Wilmslow Rd, Fallowfield, Manchester, M14 6LJ.
Grid Reference	E 385540, N 394321
Site Area	0.81 Ha.
Proposed Development	The client intends to construct a low-rise residential development comprising 49 residential dwellings.
Current Site Use	The site is currently occupied by vacant office buildings with associated car parking areas and peripheral landscaping.
Site History	The site comprised developed land since pre 1848, with a main building in the centre east. This main building has remained present throughout with slight site alterations and extensions. Since 2001, the site is shown to be occupied by a large building in the centre of the site with associated car parking areas in the northwest and south. The site has remained unchanged since.

ENVIRONMENTAL SETTING

Geology	**Superficial Geology**	Glacial Till (Devensian) – Diamicton.
	Solid Geology	Chester Formation – Sandstone.
	Faults	No recorded geological faults within 500m.
Geomorphology	The site is likely to broadly represent a natural landform and only minor levelling is likely to have occurred associated with historic construction.	
Hydrogeology	The site is located within a Groundwater Source Protection Zone 3 – Total Catchment. There are no groundwater or potable abstractions within 1000m of the site.	
Hydrology	There are no surface water features identified within 50m of the site. The site is located within Flood Risk Zone 1 – Low risk of flooding.	
Utility Locations	A formal survey has not been completed. However, aerial imagery shows the presence of site drainage and likely private services.	
Landfill Sites and Waste Sites	No landfill sites or waste exemptions recorded within 250m of the site boundary.	
Radon	No radon protection measures required.	
Unexploded Ordnance	The site is within a moderate-risk area with respect to unexploded ordnance (UXO) however, no further assessment is recommended.	
Hazardous Installations	There are no hazardous installations within 250m which could prejudice the redevelopment of the site.	

PRELIMINARY CONTAMINATED LAND ASSESSMENT

Potential Contamination Sources	Based on the historical development on-site, the following potential contamination sources have been identified: ▪ Made Ground / Boiler Rooms – Heavy Metals, Non-Volatile Polycyclic Aromatic Hydrocarbons (PAHs), Asbestos
Human Health Risk Assessment	The site is considered to pose a low to moderate risk to human health. There is a moderate risk from asbestos within the existing building fabric.
Controlled Waters Risk Assessment	The site is considered to pose a low risk to controlled waters.
Ground Gas Risk Assessment	The site is not considered likely to generate ground gases at significant volumes which could pose a risk to human health.
Potable Water Infrastructure	Significantly elevated contaminants are not anticipated at the proposed pipeline depth; therefore, it is likely that PE pipe will be suitable for the proposed residential development. However, this will need to be confirmed by a UKWIR assessment.

PRELIMINARY GEOTECHNICAL ASSESSMENT

Initial Geotechnical Assessment	▪ The presence of Made Ground to variable depth is anticipated. ▪ Existing foundations, below ground obstruction and areas of hardstanding associated with the existing buildings are anticipated and will need to be removed as part of the enabling works. ▪ Basements exist beneath buildings scheduled for demolition. The basements will require removal in their entirety and the resulting void infilled with suitably engineered fill. Consideration should be given to the foundation solutions for properties which span across both infilled and existing ground due to the risk of differential settlement. ▪ Abnormal foundations may be required (subject to confirmed ground conditions and proposed levels and loadings). ▪ Existing services and drainage may need to be re-routed prior to any development.
Mining	The sit is not recorded to be underlain by any like mine workings and therefore the potential risk of mining induced subsidence is considered to be very low.
Civil And Structural Constraints	The presence of shallow bedrock is not anticipated. Any current foundations and substructures will require grubbing out to facilitate the installation of new foundations. No other civil or structural constraints anticipated.
Abnormal Foundations	Based on the proposed development, shallow foundations may be feasible. However, development levels and ground conditions (depth of Made Ground etc) will be required to confirm this.

RECOMMENDATION

Based on the findings of the Geoenvironmental site assessment and the various conclusions drawn, the following additional works are recommended to be completed in due course.

- Intrusive ground investigation to confirm the findings of the initial conceptual site model and provide data for foundation and pavement design so that a value-engineered development solution can be determined.

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DRAWING LIST

18-568-R1-001 Site Location Map
18-568-R1-002 Proposed Development Plan
18-568-R1-003 Site Features Plan
18-568-R1-004 Historical Features Plan

1. INTRODUCTION

1.1. BACKGROUND

Views Holdings Limited commissioned E3P to undertake a Phase I Geoenvironmental Site Assessment at 188 Wilmslow Rd, Fallowfield, Manchester, M14 6LJ; herein referred to as the site.

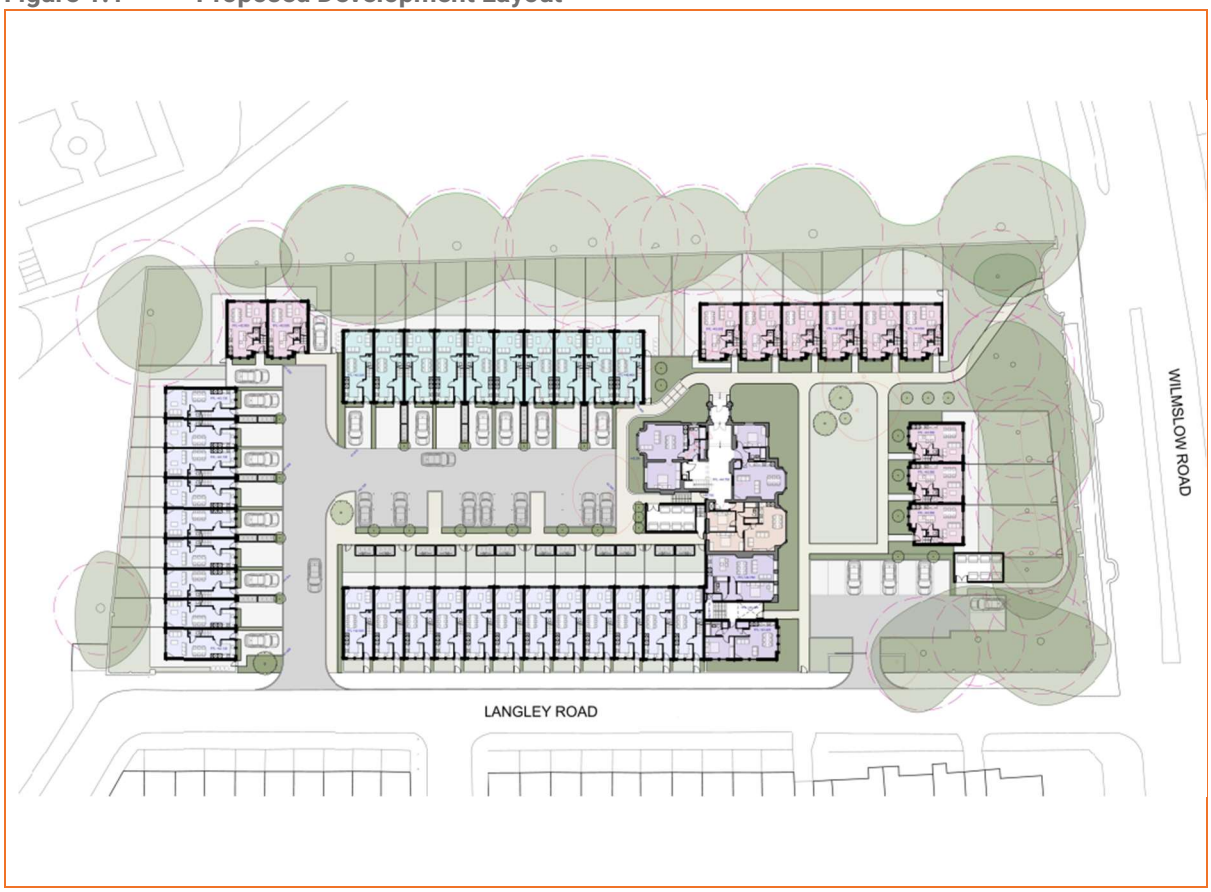
This report is required to determine potential contaminated land and geotechnical liabilities for the proposed site redevelopment.

1.2. PROPOSED DEVELOPMENT

Views Holdings Limited intends to demolish the majority of the existing office buildings on the site, construct a low-rise residential development comprising 42 residential townhouses and convert the Villa (formerly Oakley House) to 11 apartments.

A snapshot of the Proposed Development Layout is presented in Figure 1.1 below and within Drawing 18-568-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 ▪ Contamination risk assessment and conceptual site model ▪ 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	188 Wilmslow Rd, Fallowfield, Manchester, M14 6LJ.
National Grid Reference	E 385540, N 394321.
Site Area	0.81 Ha.
Site Ownership	Views Holdings Limited owns the property.

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

A site location map is presented in APPENDIX IV as Drawing 18-568-R1-001.

2.2. CURRENT SITE USE

A site walkover was completed by an E3P representative on 14th January 2026 with the full details included in Table 2.2. A site features plan is presented as Drawing 18-568-003 in APPENDIX IV.

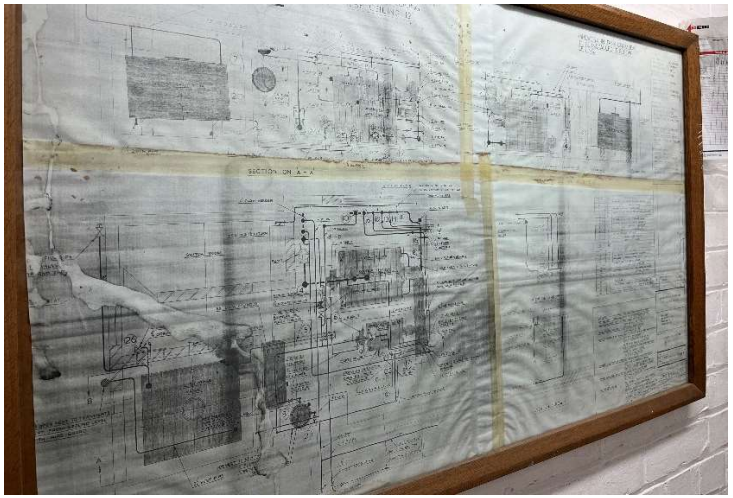
Table 2.2 Site Description

FEATURE	DESCRIPTION	PHOTOGRAPHIC RECORD
Occupancy/Use	The subject site is a rectangular-shaped parcel of land located within a residential and park area in Fallowfield, Manchester. The site is currently occupied by vacant office buildings with associated car parking and areas of soft landscaping.	

FEATURE	DESCRIPTION	PHOTOGRAPHIC RECORD
Structures	188 Wilmslow Road (one to three storey building with additional basements) is present in the centre-south and west of the site. The remainder of the site is hardstanding/carparking with peripheral vegetation comprising trees, bushes and grass. The building to the northeast (1830) is a two storey building with a storage/cellar and tunnel running underneath from the building northwards to the generator. The building to the southeast (1930) is a three storey building with a cellar beneath. The building to southwest (1950) is also three storeys but without a basement. The majority of this structure is above ground supported on columns. Additionally, there are storage sheds located in the north and southwest of the site.	 

FEATURE	DESCRIPTION	PHOTOGRAPHIC RECORD
Retaining Structures	There are steps down from the 1830's building in the northeast. There are also some raised path boundaries around vegetated areas.	
Access	Vehicle access to the site is via double gates in the southeast and southwest off Langley Road. Bollards are present behind the gates in the southeast. There is a further fenced vehicle access point in the northeast off Wilmslow Road, with bollards in front of the fence. Pedestrian access is available to the southeast of the site off Langley Road. Access codes will be required for all gate access.	

FEATURE	DESCRIPTION	PHOTOGRAPHIC RECORD
Slope	There is a slight slope from east of the grass area to the west in the centre of the site. Overall, the site slopes down from 48 m AOD in the southeast to 45 m AOD in northwest.	
Vegetation/Ecology	The main building and car park areas are covered by hardstanding. The centre and northeast of the site are partly landscaped and trees, bushes and shrubs are present along the site periphery. A habitat survey will be required to support the planning application.	

FEATURE	DESCRIPTION	PHOTOGRAPHIC RECORD
Hazardous Material and Storage	**Bulk Storage** No above ground storage tanks (ASTs) or underground storage tanks (USTs) were observed during the preliminary site walkover. However, gas boilers and a potential oil storage tank could previously have been in the basement due to extensive pipes and oil tank plan on wall.	
Asbestos-Containing Material (ACM)	Evidence of ACM was noted in basement/ cellar area (1950's area). There are areas marked with asbestos signs and previous management of asbestos. Due to the age of the buildings, it is likely that ACM will be contained within the building fabric. A pre-demolition asbestos survey will be required within all existing buildings within the site boundary.	

FEATURE	DESCRIPTION	PHOTOGRAPHIC RECORD
Waste Storage	No hazardous materials storage was observed during the site walkover. However, fly tipped material was found along the north side of the 1970's building and to the north of the storage shed in the north of the site.	
Drainage	A formal drainage survey has not been completed; however, it is likely that drainage infrastructure will be present within the residential area to the south. Manholes were also identified in the car park area in the west, path to the north of the 1950's building and north of the 1830's building.	

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	Platt Fields Park.
East	Wilmslow Road.
South	Residential dwellings.
West	Platt Fields Park.

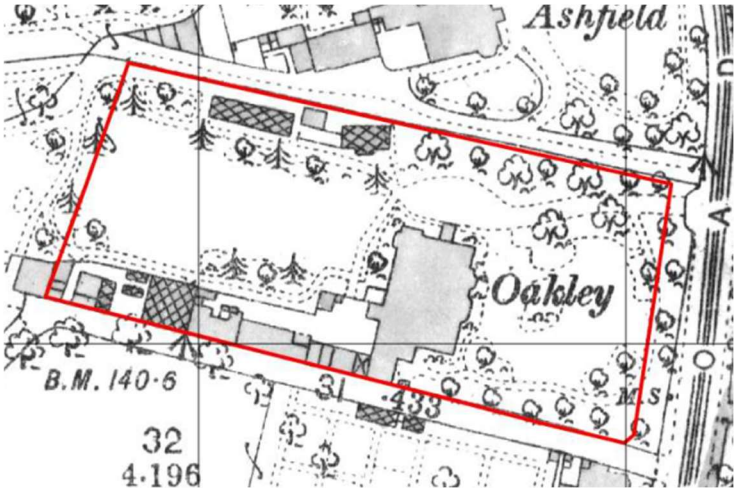
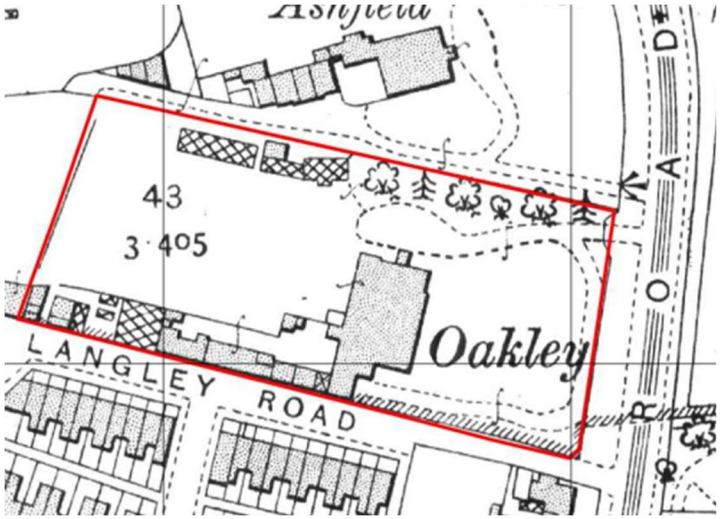
3. SITE HISTORY

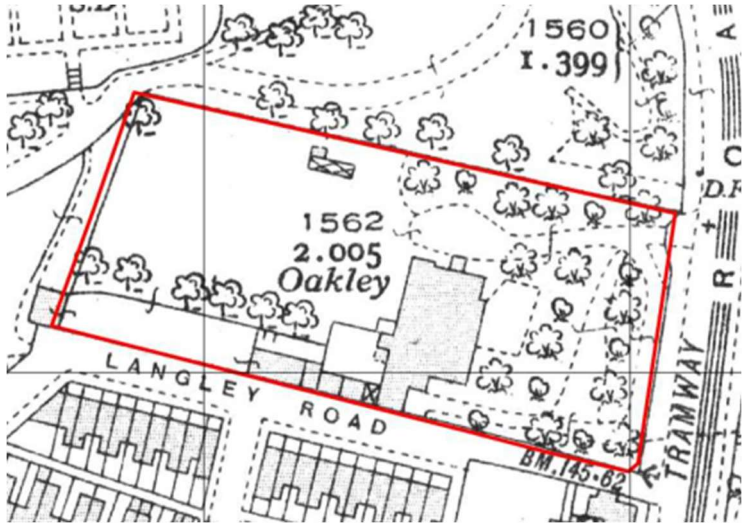
3.1. ON-SITE HISTORICAL DEVELOPMENT

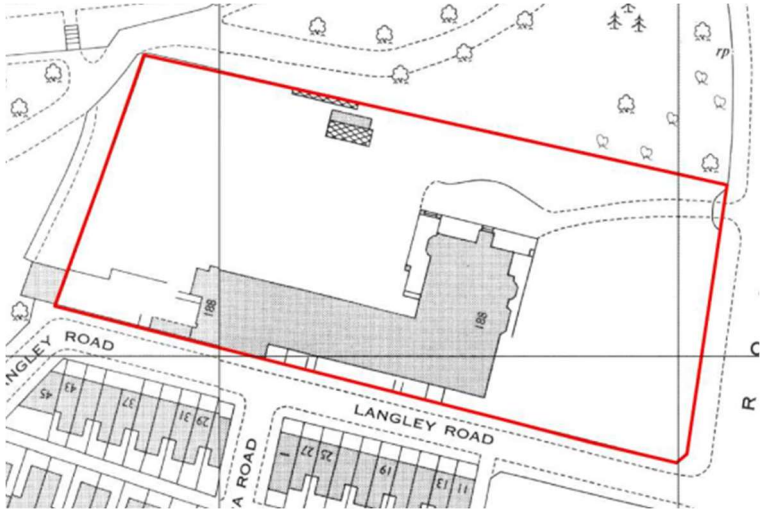
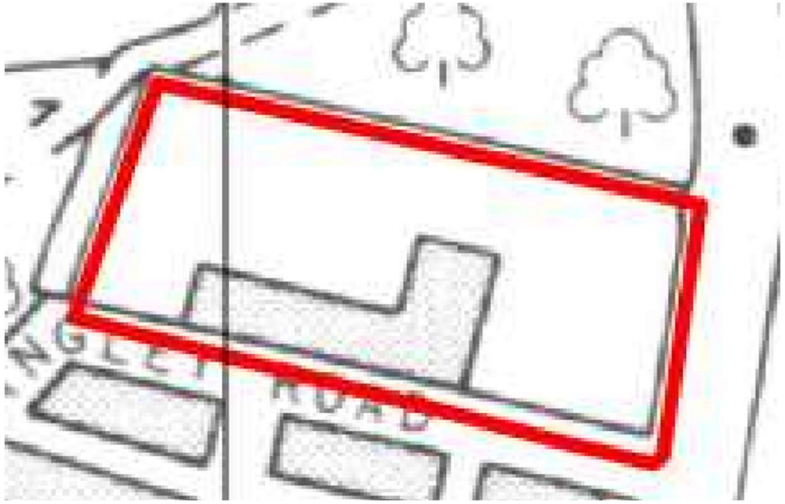
A review of historical mapping and historical aerial imagery pertinent to the site is summarised in Table 3.1. In addition, historical site features are presented in Drawing18-568-R1-004 in APPENDIX IV.

Table 3.1 Historical Development

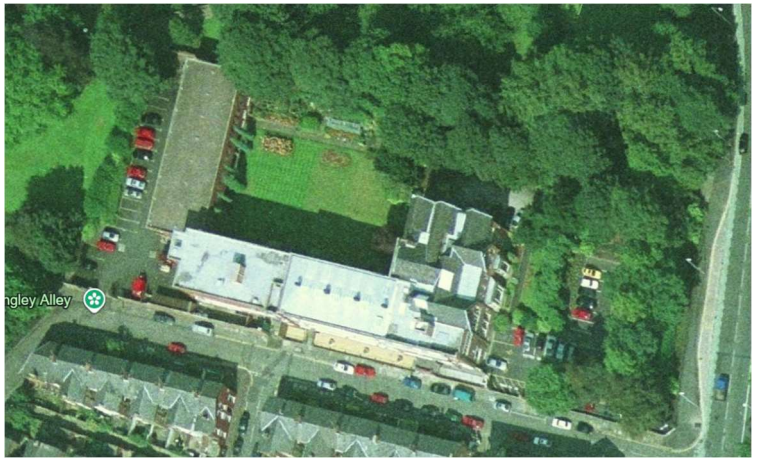
MAP EDITION	DISCUSSION	MAP EXCERPT
1848-1849 1:10,560	The site comprises developed land, with a main building in the centre east and another smaller structure in the south and in the northwest part of the site. Vegetated areas with trees are marked to the northwest, southwest and eastern part of the site. A footpath is marked running on to the site from the northeast corner. The building is marked as 'Oakley' which is understood to be one of three manor houses constructed in this area.	

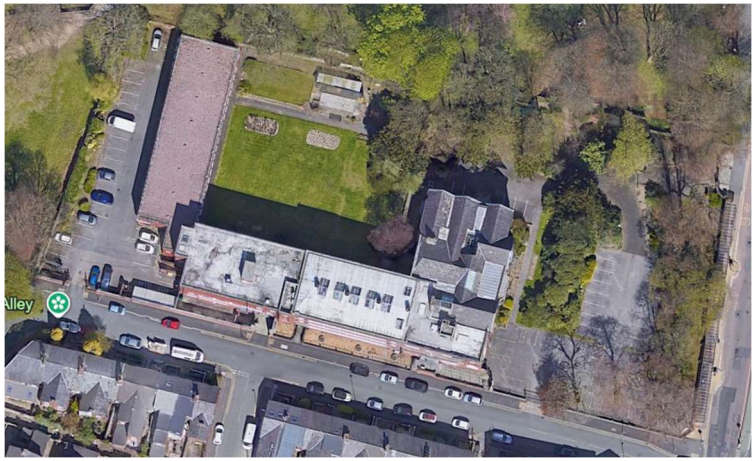
MAP EDITION	DISCUSSION	MAP EXCERPT
1893 1:2,500	The main building in the centre east has expanded southwards. The building in the south has expanded westwards. There are two more smaller structures in the northwest part of the site. Trees are no longer marked across the site.	
1907 1:2,500	The three smaller structures in the northwest part of the site have become two structures. Trees are marked across the northeast of the site.	

1922 **1:10,560**	No significant changes identified on-site.	
1934 **1:2,500**	One of the structures in the northwest part of the site is no longer marked. Marked trees have expanded to the whole eastern side of the site and along the southwest building.	

1956 **1:2,500**	The main building in the centre east of the site has become conjoined to the building in the southwest forming an L shaped building in the centre south of the site.	
1972-1976 **1:10,000**	No significant changes identified on-site.	

1992 **1:1,250**	There is a new building in the west of the site adjacent to the main building.	
2003 **1:1,250**	No significant changes recorded.	

2001 **Google imagery**	The site is shown to be occupied by a large building in the centre, south and west of the site, surrounding a landscaped area; with associated car parking areas in the east and west. There is a small shed structure in the centre north of the site. Landscaping is present to the north with occasional trees and grass. Trees/bushes are noted along the northern, western and eastern boundary of the site. The site layout is consistent with the previous historical map and the current site layout.	
2016 **Google imagery**	No significant changes recorded.	

2021 **Google imagery**	No significant changes recorded and the site remains in this configuration.	

3.2. OFF-SITE HISTORICAL DEVELOPMENT

A review of potentially contaminative uses identified on historical Ordnance Survey maps within a 100m radius of the site is summarised in Table 3.2.

Table 3.2 Surrounding Historical Development

SURROUNDING FEATURE	DISTANCE	DATES	DIRECTION
Electrical Substation	3 m	Pre 1992 - Present	SW
Pond	60 m	Pre 1848 – Pre 1915	NW

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.

Table 3.3 Planning History

PLANNING REFERENCE	PLANNING TITLE	PERTINENT DOCUMENTS AND FINDINGS
129020/FO/2020	Ground Investigation Report: 188 Wilmslow Road, Fallowfield, Manchester	Made Ground was encountered from ground level to between 0.30m and 2.00m bgl. The Made Ground was underlain by Glacial Till, to depths of between 2.80m bgl and 4.70m bgl. Glacial Till was underlain by weathered bedrock belonging to the Chester Formation, which is comprised of Sandstone (recovered as sand); this strata was proven to a maximum depth of 7.17m bgl.

3.4. ANECDOTAL INFORMATION

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

Table 3.4 Historic England Aerial Imagery

HISTORIC ENGLAND ARCHIVE
RAF (1949)
raf_58_c_8_vp2_5664



3.5. PREVIOUS REPORTS

The following previous site investigation report have been provided to E3P for review. In addition, it is known that there is an Asbestos Demolition Management Report for the site.

Table 3.5 Previous Reports

AUTHOR	TITLE/REFERENCE	CLIENT	DATE
Tier Consult	A Ground Investigation Report for 188 Wilmslow Road, Fallowfield, Manchester	Watkin Jones	Dec 2020

The key findings of the previous site investigation reports are summarised below, and where necessary, data has been used to support the E3P geoenvironmental site assessment.

- Field work comprised one cable percussive borehole to 7.15 m bgl, nine window sample probeholes to a maximum depth of 4.15 m bgl and 11 hand dug pits.
- Ground conditions comprised Made Ground to a maximum depth of 2.00 m bgl, comprising several distinct populations including topsoil, blast furnace slag, asphalt and clinker, asphalt and Type 1 MOT. Made Ground was underlain Glacial Till. Weathered bedrock was encountered within the cable percussive borehole at 7.15 m bgl.
- Localised elevated concentrations were detected within Made Ground deposits. Asbestos fibres of up to 0.005% w/w was reported in two samples of Made Ground.
- One elevated peak CO2 reading was recorded (>5% v/v) however following further monitoring and in due respect of the CSM the site was classified as CS1 – very low risk.

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	Glacial Till (Devensian)	DIAMICTON (CLAY, SAND AND GRAVEL)	Secondary Undifferentiated
Solid	Chester Formation – Sandstone	Sandstone	Principal

E3P has reviewed the BGS database, however there are no boreholes within 100m of the site. The closest is recorded c. 115m to the north and confirmed the presence of CLAY and SAND deposits to a depth of 13.11m bgl.

There are no recorded geological faults within 500 m of the site boundary.

4.2. HYDROGEOLOGY

The Groundsure report indicates that the site is located within a Groundwater Source Protection Zone 3 – Total Catchment.

There are no active groundwater and/or potable abstractions within 1000m of the site.

Based on the local topography, the location of surface watercourses, it is possible that shallow groundwater, if present will flow in a easterly direction following the topographical gradient towards River Mersey to the southeast.

4.3. HYDROLOGY

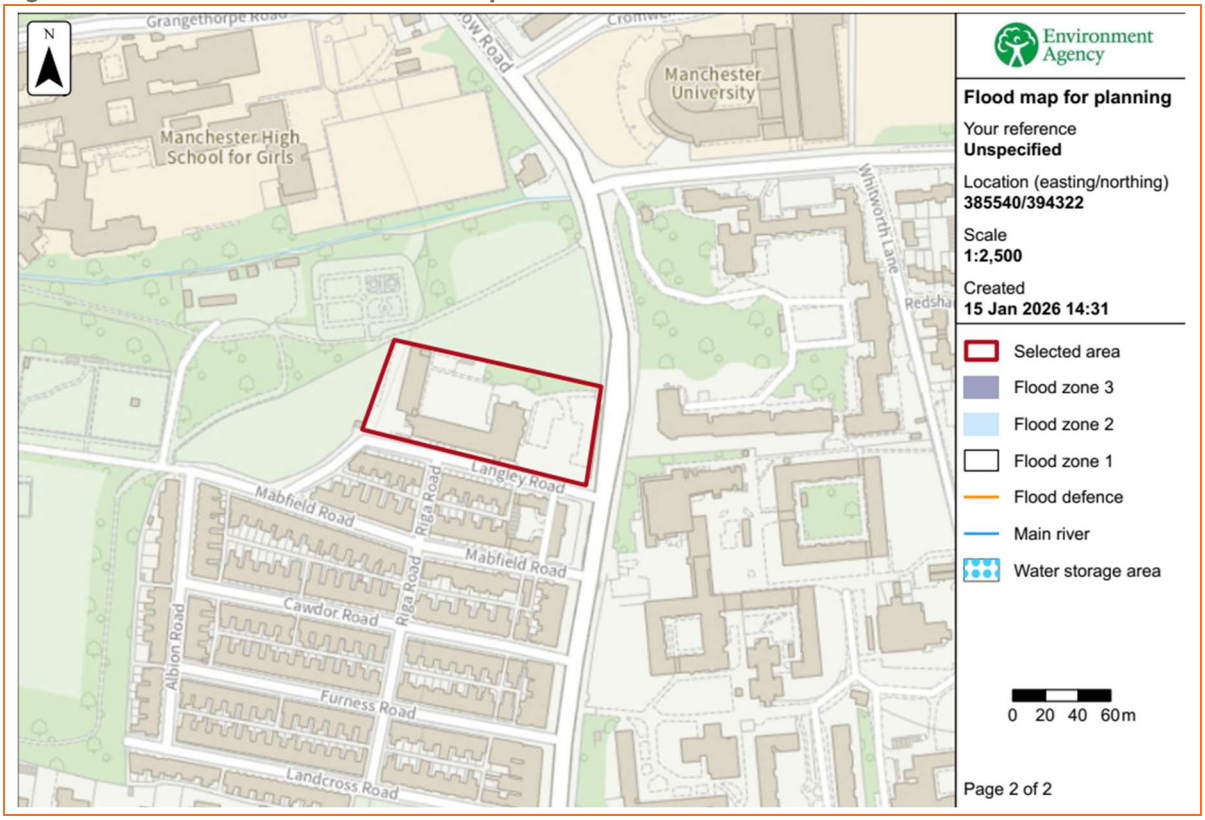
There are no surface water features within 50m of the subject site.

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.

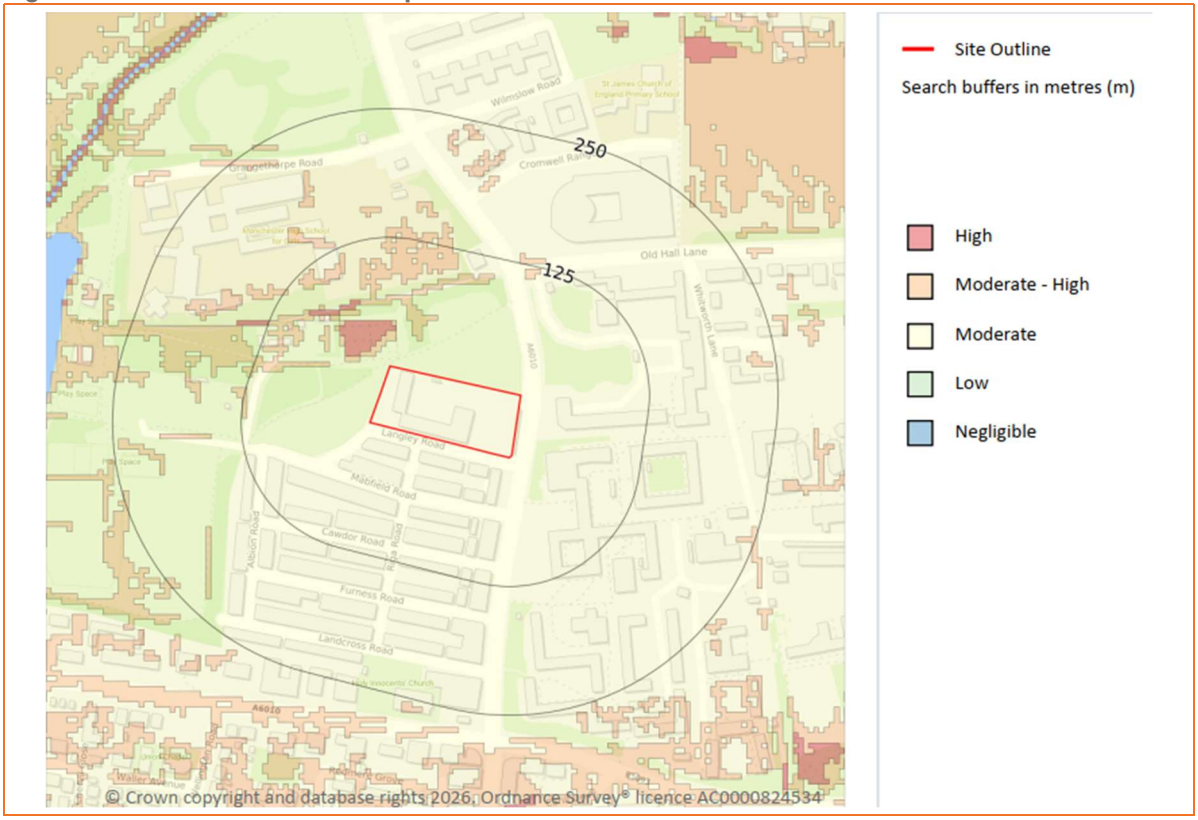
The Environment Agency (EA) Flood Risk Maps for the site and Ambiental Risk Analytics Groundwater Flood Risk Map are presented in Figure 4.1 and Figure 4.2.

Figure 4.1 EA Fluvial Flood Risk Map



Source – https://flood-map-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 or historical landfill sites within 250m of the site.

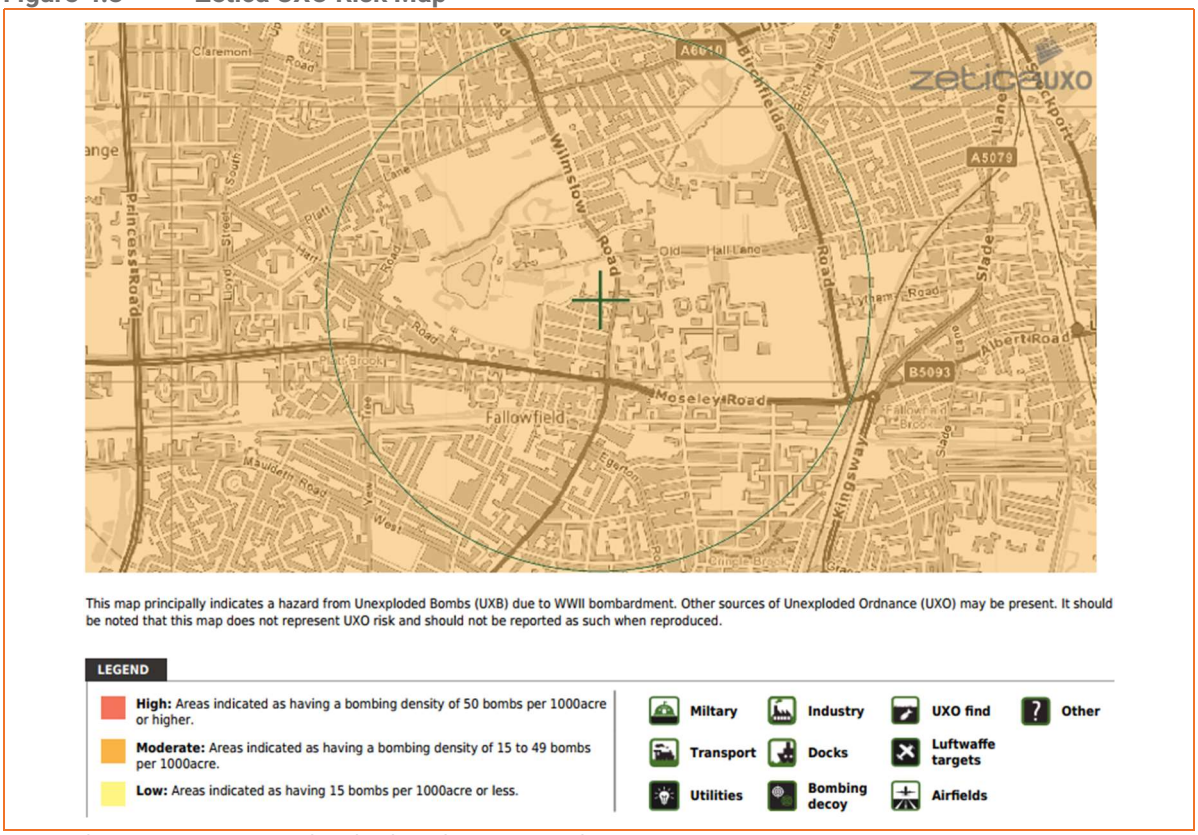
4.6. WASTE MANAGEMENT LICENSES AND ENVIRONMENTAL PERMITS

There are no licensed waste sites within 250m of the subject site. Furthermore, there are no waste exemptions within 1000m of the site. The nearest is recorded c. 121m east and relates to the storage of waste in secure place.

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 risk from possible unexploded ordnance (UXO) resulting from the Second World War. The Zetica UXO Risk Map is presented in Figure 4.3 below.

Figure 4.3 Zetica UXO Risk Map



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

A Stage 1 Preliminary UXO Risk Assessment was obtained (Ref: PRA-26-2936) dated January 2026. There is no evidence to indicate the site has sustained WW1 bombing or military activity on the site.

The report concludes that a Stage 2 Detailed Risk Assessment is not considered necessary prior to SI works commencing. However, the possibility of UXO remaining on site cannot be completely ruled out at desktop stage. Therefore, a UXO Safety Briefing to all personnel conducting ground works would be considered prudent.

4.8. INDUSTRIAL LAND USES

The site is located within a predominantly residential area; however, there are two entries within the trade directory for industrial land uses within a 100m radius of the site, summarised in Table 4.2.

Table 4.2 Industrial Land Uses

INDUSTRIAL LAND USE	DISTANCE (m)	DIRECTION	STATUS
Hospital	64m	N	Historical
Electricity Substation	3m	W	Current

4.9. SITE SENSITIVITY ASSESSMENT

The site is assessed to be located within a "Moderate to High" sensitivity setting, as discussed in Table 4.3.

Table 4.3 Site Sensitivity Assessment

SENSITIVITY PROFILE	DISCUSSION	RATING
Groundwater Source Protection Zone or Drinking Water Safeguarding Zone	The site is within a groundwater Source Protection Zone 3 – Total Catchment.	High
Distance to the closest groundwater abstraction point	There are no groundwater or potable abstractions within 1km of the site.	Low
Aquifer classification in superficial drift deposits	Secondary Undifferentiated	Low
Aquifer classification in bedrock	Principal Aquifer	High
In the site underlain by low-permeability drift to depths in excess of 10 m?	A nearby BGS borehole suggests interbedded cohesive and granular soils. The site conditions to be confirmed via ground investigation.	Moderate
Is the site located within 50 m of a surface watercourse?	None recorded within 50m of the site.	Low
Sensitive land uses	None identified.	Low
Sensitive ecological receptors	The site lies within an SSSI Impact Risk Zone and the proposed development may require consultation with local planning authorities to determine if the proposed development is likely to have an adverse impact on the terrestrial Site of Special Scientific Interest.	Moderate/ High
Overall Site Environmental Sensitivity		Moderate/ High

4.10. REGULATORY DATABASE

The information summarised in Table 4.4 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 4.4 Summary of Environmental Data

RECORD	ENTRIES WITHIN 250 m	DETAILS
Contaminated Land Register Entries And Notices	0	N/A
Authorised Industrial Processes (Part A, A1 and Part B Permits)	1	181m S at Mr Bubbles, 246 Wilmslow Road, Fallowfield, Manchester, M14 6LD. Historical Permit Part B for dry cleaning. No enforcement notified.
Fuel Stations Entries	0	N/A
Licensed Radioactive Substances	0	N/A
Enforcements, Prohibitions Or Prosecutions	0	N/A
Discharge Consents	0	N/A
Pollution Incidents	0	N/A
Consents Issued Under The Planning (Hazardous Substances Act 1990	0	N/A
Control Of Major Accident Hazard (COMAH) Sites	0	N/A

5. PRELIMINARY GEOTECHNICAL ASSESSMENT

5.1. GEOTECHNICAL DATA

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

Table 5.1 Summary of Geotechnical Data

HAZARD	DESIGNATION
Shrink-Swell Clay	Very Low (Within 50m)
Landslides	Very Low (Within 50m)
Ground Dissolution	Negligible (Within 50m)
Compressible Ground	Negligible (Within 50m)
Collapsible Deposits	Very Low (Within 50m)
Running Sand	Very Low (Within 50m)
Anthropogenic Cavities	None Identified
Sinkhole and Natural Cavities	None Identified

5.2. 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.

The site is likely to represent the natural landform with little anthropogenic influence, albeit some local levelling may have occurred associated with historic construction activities.

5.3. COAL MINING

The site is not located within a Mining Remediation Authority (MRA) designated 'Development High Risk Area' and in addition, no coal outcrops or historic mining features are recorded within the locality.

In light of this, the site is not considered to be at risk from subsidence related to historic coal mining and no further assessment is considered necessary.

5.4. PRELIMINARY BRINE WORKINGS ASSESSMENT

The site is not situated within the Cheshire Salt Field or Chesire Brine Compensation District.

The risk from brine mining beneath the site is considered to be negligible and no further assessment is required.

5.5. GEOTECHNICAL RISK ASSESSMENT

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

- The presence of Made Ground to variable depth is anticipated.
- Existing foundations, below ground obstruction and areas of hardstanding associated with the existing buildings are anticipated and will need to be removed as part of the enabling works.
- Basements exist beneath buildings scheduled for demolition. The basements will require removal in their entirety and the resulting void infilled with suitably engineered fill. Consideration should be given to the foundation solutions for properties which span across both infilled and existing ground due to the risk of differential settlement.
- Abnormal foundations may be required (subject to confirmed ground conditions and proposed levels and loadings).
- Existing services and drainage may need to be re-routed prior to any development.

6. 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 6.1, with the more detailed initial CSM included overleaf in Table 6.2.

Table 6.1 Initial Contaminant Source Screening

SOURCE	SOIL	GROUNDWATER	GROUND GAS/VAPOUR
Site			
Buildings	Asbestos	N/A	N/A
Made Ground	Heavy Metals, Non-Volatile Polycyclic Aromatic Hydrocarbons (PAHs), Asbestos	Heavy Metals, PAHs	Carbon Dioxide, Methane
Boiler Room	TPHs	TPHs	Volatile hydrocarbons
Off-Site			
Infilled Pond (Pre 1858 - Pre 1915)	Heavy Metals, Non-Volatile PAHs, Asbestos (Low risk)	Heavy Metals, PAHs (Low risk)	Carbon Dioxide, Methane

After reviewing all environmentally pertinent information and the potential contaminant sources, the following initial conceptual site model has been developed for the site:

Table 6.2 Initial Conceptual Model

CONTAMINANT SOURCE	MIGRATION PATHWAY	RECEPTOR
HUMAN HEALTH		
Made Ground Heavy Metals, Non-volatile PAH, TPHs	Accidental ingestion and/or dermal contact with contaminated soil and/or leachate. **PL1/PL2** Inhalation of contaminated dust **PL3**	Human Health – construction workers Human Health – end users
Discussion The site is likely underlain by a variable horizon of Made Ground associated with historic construction activities. The composition of this material is unknown and may be a potential source of heavy metals, semi-volatile Polycyclic Aromatic Hydrocarbons (PAH) which may pose a short-term risk to construction workers who may come into contact with impacted soils during earthworks. A previous ground investigation has identified elevated PAHs within Made Ground deposits. **Recommendation:** All construction works must be undertaken using the appropriate Personal Protective Equipment (PPE) to remove this potential risk. Risks to future site users would be mitigate through the installation of an adequately designed cover system. Intrusive investigation is recommended to investigate the shallow Made Ground.		
Probability: Likely	**Consequence: Mild**	**Level of Risk: Moderate/Low**
Tanks **VOCs, hydrocarbons, volatile PAHs (naphthalene)**	Inhalation of vapours **PL4** Migration through permeable strata and preferential pathways **PL5**	Human Health – end users
Discussion Possible former fuel tank located within the building associated with the boiler/heating system. Not observed during walkover but plans exist to suggest their former existence. It is considered that whilst this is a potential source, any leaks during the tanks operational lifetime would likely have been repaired immediately and therefore the potential for gross impact beneath the site is very low. **Recommendation:** Further investigation following demolition of the buildings.		
Probability: Low Likelihood	**Consequence: Mild**	**Level of Risk: Very Low**
Made Ground **ACMs 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

CONTAMINANT SOURCE	MIGRATION PATHWAY	RECEPTOR
Discussion Asbestos has been identified within the building fabric. Furthermore, asbestos fibres have been identified with Made Ground deposits during a previous phase of ground investigation with a maximum concentration of 0.005% w/w. Dust associated with any Made Ground underlying the site may also potentially contain ACMs which could be released during future earthworks. **Recommendation:** An intrusive site investigation and laboratory analysis are required to determine the presence and quantification of any asbestos in the soils. The risks associated with potential asbestos and ACM within Made Ground can be mitigated through the development of a detailed enabling works strategy following guidance and protocol specified within the Control of Asbestos Regulations (2012) and industry best practice as detailed in CIRIA733 (Asbestos in Soil and Made Ground: A guide to understanding risk). Construction works completed with PPE and provision of suitable welfare. All ACMs will require removal from the buildings by a licensed contractor prior to demolition.		
Probability : Likely	**Consequence: Severe**	**Level of Risk: High**
Organic Contaminants Hydrocarbons, solvents in Made Ground	Ingestion of tainted water supply. **PL7**	Human Health – End users Water pipeline
Discussion Due to the type and use of the of building, gross site-wide TPH impact is unlikely at pipeline depth (0.75–1.35 m). **Recommendation:** An intrusive investigation is required to inform a UKWIR risk assessment and confirm requirements for the proposed water supply.		
Probability : Unlikely	**Consequence: Mild**	**Level of Risk: Very Low**
CONTROLLED WATERS		
Mobile Contaminants Metals, PAHs, hydrocarbons, volatile compounds in Made Ground	Contact with contaminated groundwater **PL2** Migration to the principal aquifer **PL5**	Human Health – site personnel Human Health – Consumer Aquatic ecosystems
Discussion Given the type previous development of the site significant impact is not anticipated which would prose a risk to controlled waters. The Secondary A Undifferentiated within the Glacial Till (Diamicton) is not considered a critical receptor and would limit vertical migration of contaminants to the underlying Principal Aquifer. Furthermore, the overall sensitivity of the underlying Principal Aquifer is reduced given that there are no potable groundwater boreholes within a 1000m radius of the site. There are also no surface watercourses within influencing distance (<50m) of the site. In light of the this, the site is considered to pose a low risk to controlled waters.		

CONTAMINANT SOURCE	MIGRATION PATHWAY	RECEPTOR

Recommendation:
Groundwater sampling is required to inform the controlled waters risk assessment.

Probability : Low Likelihood	Consequence: Mild	Level of Risk: Low

GROUND GAS

Ground Gases Methane & Carbon Dioxide in Made Ground	Inhalation of ground gas **PL4** Accumulation of ground gas in confined spaces (asphyxiation or explosion) **PL4**	Human Health – site personnel Human Health – end users Infrastructure and services

Discussion
Limited sources of ground gas have been identified (Made Ground). The depth and extent of Made Ground is unknown. Insignificant thicknesses of Made Ground would not be a viable gas source unless highly organic.

An elevated concentration of CO2 has been recorded during a phase of monitoring during the previous ground investigation. Following further monitoring and in due consideration of the CSM the site was classified as CS1 – very low risk.

Probability: Low Likelihood	Consequence: Mild	Level of Risk: Low
Radon	Inhalation of ground gas **PL4** Accumulation of ground gas in confined spaces (carcinogenic)	Human Health – site personnel Human Health – end users

Discussion
The site is recorded to lie within an area where <1% of properties are above the radon Action Level. As such no protective measures are required in the construction of new buildings.

Probability : Unlikely	Consequence: Minor	Level of Risk: Very Low

INFRASTRUCTURE AND DEVELOPMENT

Made Ground	Sulphate attack on **PL6**	Building concrete

CONTAMINANT SOURCE	MIGRATION PATHWAY	RECEPTOR
Sulphate from potential ash within the Made Ground		

Discussion
The presence of low pH and high sulphate within the Made Ground deposits may result in corrosion of buried concrete within the proposed development. Assessment must be undertaken to confirm the levels of pH and sulphate within Made Ground deposits and thus determine the concrete classification.

Recommendation:
An intrusive investigation and chemical analysis is required.

Probability : Unlikely	Consequence: Minor	Level of Risk: Very Low
Made Ground Phytotoxic contaminants	Direct contact (plant uptake) **PL8**	Flora

Discussion
Contamination may be present within shallow Made Ground which may be taken up by flora in any soft landscaping areas. No distress to existing landscaping was observed during the site walkover.

Recommendation:
Intrusive investigation to determine risk on a site wide basis. If identified, suitable growing medium will be required within any future proposed landscaped areas.

Probability : Low Likelihood	Consequence: Minor	Level of Risk: Very Low

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

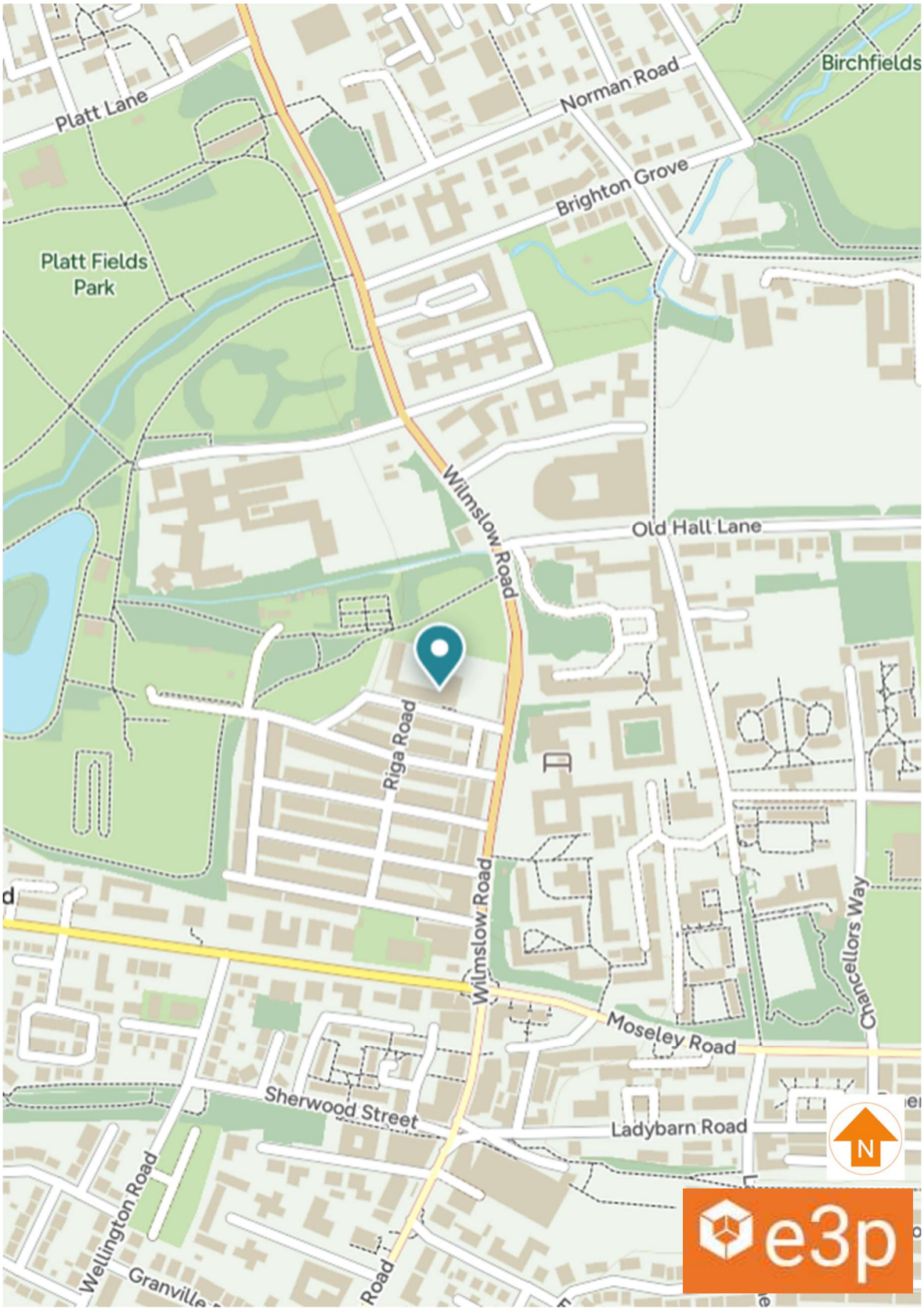
CIRIA 552:2001 Classification of Probability

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

Appendix IV: Drawings



DRAWING 18-568-001 – SITE LOCATION MAP





Notes:

Client: View Holdings Limited

Job No: 18-586

Date: 12.02.2026

Drawing No: 002

Scale: NTS

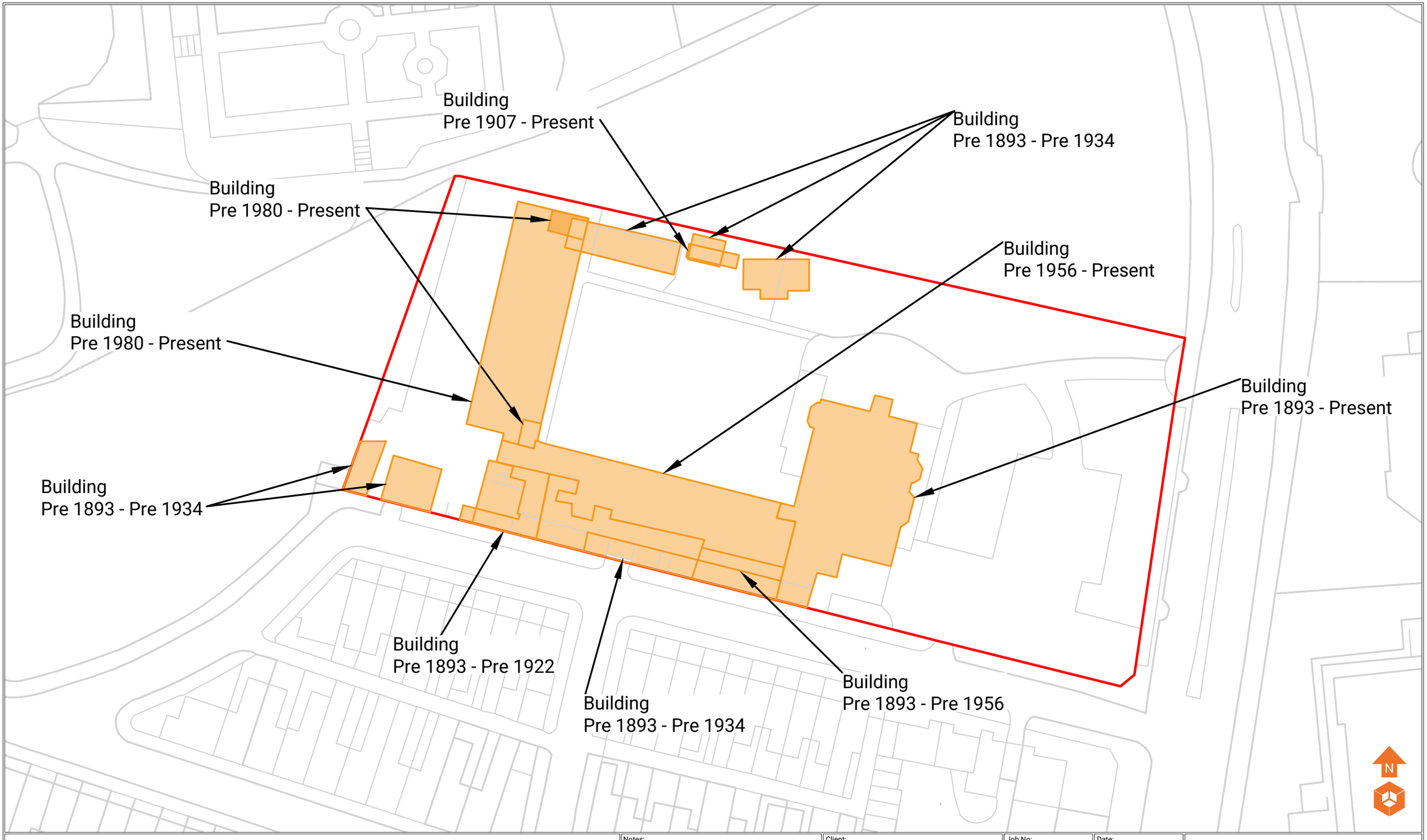
Phase	Issue	Date	Drawn	Checked	PM
P1	REVA	12.02.2026	TG	KK	KK

Job Title: 188 Wilmslow Road, Fallowfield

Drawing Title: Proposed Development Plan

Environmental Engineering Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
Tel: 0161 707 9612
E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

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Historical Features

Buildings

Notes:

P1	REVA	15.01.2026	TG	HT	KK
Phase	Issue	Date	Drawn	Checked	PM

Client: View Holdings Limited

Job No: 18-586

Date: 15.01.2026

Drawing No: 003

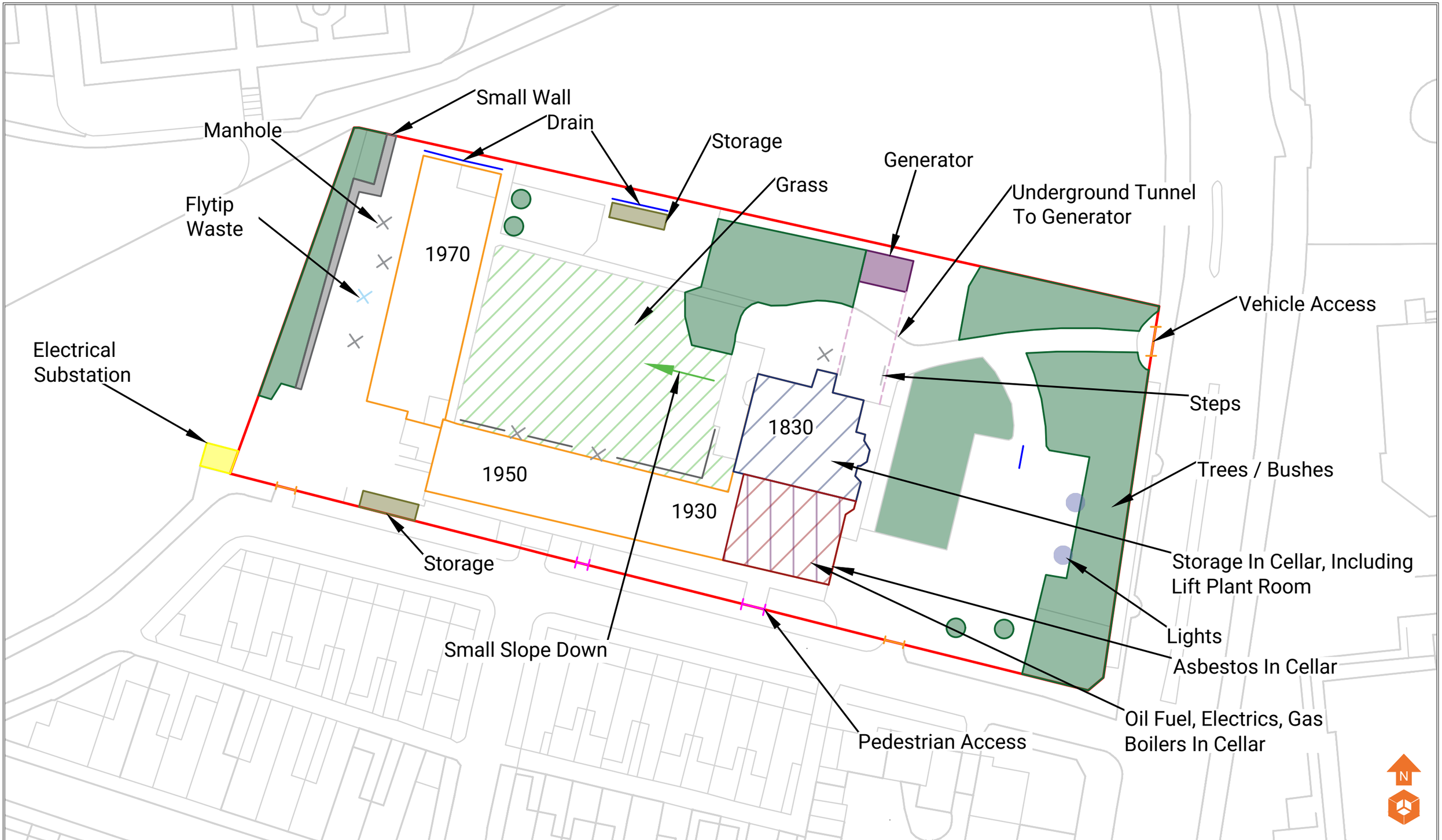
Scale: NTS

Job Title: 188 Wilmslow Road, Fallowfield

Drawing Title: Historical Features Plan

e3p
Environmental Engineering Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
Tel: 0161 707 9612
E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

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Site Features

- Trees / Bushes
- Grass
- Generator
- Electrical Substation
- Storage
- Storage In Cellar, Including Lift Plant Room
- Asbestos In Cellar
- Oil Fuel, Electrics, Gas Boilers In Cellar
- Small Wall
- Manholes
- Flytip Waste
- Sales Office
- Drain
- Steps
- Vehicle Access
- Pedestrian Access
- Underground Tunnel To Generator
- Lights
- Small Slope Down

Notes:

Phase	Issue	Date	Drawn	Checked	PM
P1	REVA	15.01.2026	TG	HT	KK

Client: View Holdings Limited

Job Title: 188 Wilmslow Road, Fallowfield

Job No: 18-586

Drawing No: 004

Date: 15.01.2026

Scale: NTS

Drawing Title: Site Features Plan

e3p
Environmental Engineering Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
Tel: 0161 707 9612
E-mail: info@e3p.co.uk
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Appendix V: Photographs



PLATE 1 - ACCESS GATE TO THE SOUTHWEST OF SITE.



PLATE 2 - ACCESS GATE TO THE SOUTH OF SITE.



PLATE 3 - ACCESS GATE TO THE NORTHEAST OF SITE.



PLATE 4 - STORAGE SHED IN THE NORTH OF THE SITE.



PLATE 5 - ELECTRICAL SUBSTATION TO THE SOUTHWEST OF THE SITE.



PLATE 6 - GENERATOR IN THE NORTH OF THE SITE.



PLATE 7 - LIGHTS AROUND CAR PARK AREA IN THE EAST OF THE SITE.



PLATE 8 - VIEW OF THE 1930'S AND 1950'S BUILDING FROM THE CENTRE OF THE SITE.



PLATE 9 - VIEW OF THE 1950'S AND 1970'S BUILDING FROM THE CENTRE OF THE SITE.

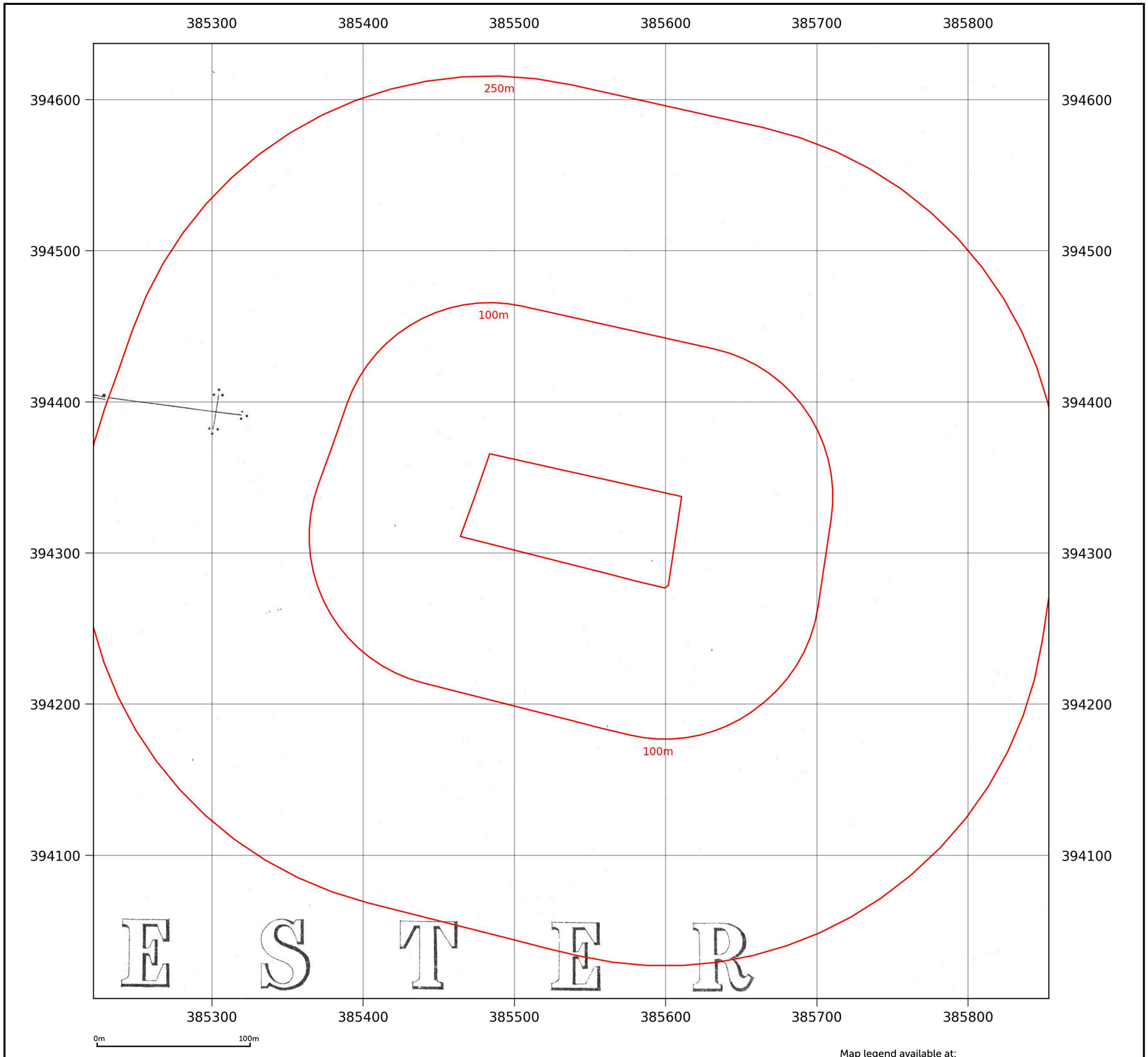


PLATE 10 - VIEW OF THE 1950'S AND 1970'S BUILDING FROM THE CENTRE OF THE SITE.



Appendix VI: Historical Maps





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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

In partnership with e3p

Site details:	188, WILMSLOW ROAD, MANCHESTER, M14 6LJ
Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	County Series
Map date:	1881
Scale:	1:2,500
Printed at:	1:2,500

N
W E
S

Date: 1881
Surveyed: 1881
Revised: 1881

Contact us with any questions at:
info@groundsure.com
01273 257 755

Groundsure LOCATION INTELLIGENCE

Ordnance Survey Licensed Data



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Map legend available at:
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Map Insight

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Site details:	188, WILMSLOW ROAD, MANCHESTER, M14 6LJ
Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026
Map name:	County Series
Map date:	1893
Scale:	1:2,500
Printed at:	1:2,500

N W E S

Date: 1893
Surveyed: 1893
Revised: 1893

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Map Insight

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Site details:	188, WILMSLOW ROAD, MANCHESTER, M14 6LJ
Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	County Series
Map date:	1907
Scale:	1:2,500
Printed at:	1:2,500

N W E S

Date: 1907
Surveyed: 1907
Revised: 1907

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Map Insight

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Site details:	188, WILMSLOW ROAD, MANCHESTER, M14 6LJ
Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	County Series
Map date:	1922
Scale:	1:2,500
Printed at:	1:2,500

N W E S

Date: 1922
Surveyed: 1922
Revised: 1922

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385300 385400 385500 385600 385700 385800

394600 394500 394400 394300 394200 394100

250m 100m 100m

0m 100m

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Groundsure LOCATION INTELLIGENCE

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Map Insight

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Site details:	188, WILMSLOW ROAD, MANCHESTER, M14 6LJ
Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
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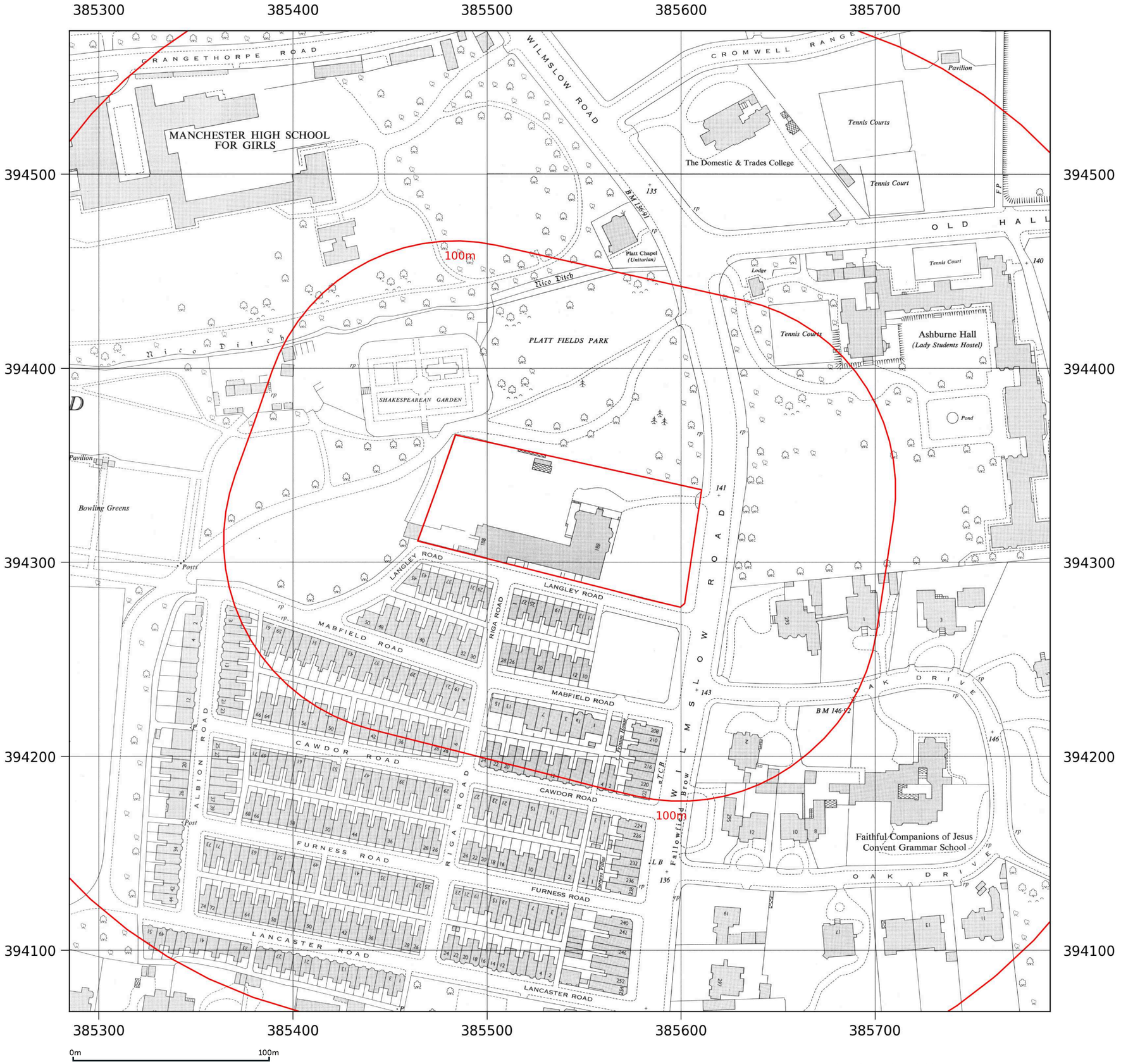
N W E S

Date: 1934
Surveyed: 1934
Revised: 1934

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Map legend available at:
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Map Insight

In partnership with e3p

Site details:	188, WILMSLOW ROAD, MANCHESTER, M14 6LJ
Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	National Grid
Map date:	1956
Scale:	1:1,250
Printed at:	1:2,000

N W E S

Date: 1956
Surveyed: 1956
Revised: 1956

Date: 1956
Surveyed: 1956
Revised: 1956

Date: 1956
Surveyed: 1956
Revised: 1956
Levelled: 1948

Date: 1956
Surveyed: 1956
Revised: 1956

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Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	National Grid
Map date:	1957
Scale:	1:2,500
Printed at:	1:2,500

N W E S

Date: 1957
Surveyed: 1956
Revised: 1956
Edition: 1957
Levelled: 1948

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Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	National Grid
Map date:	1967
Scale:	1:1,250
Printed at:	1:2,000

N
W E
S

Date: 1967
Surveyed: 1956
Revised: 1966
Copyright: 1967
Levelled: 1958

Date: 1967
Surveyed: 1966
Revised: 1966
Copyright: 1967
Levelled: 1958

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385300 385400 385500 385600 385700

394500 394400 394300 394200 394100

100m

Hollings College
WILMSLOW ROAD
CROMWELL RANGE
OLD HALL
Platt Chapel (Unitarian)
Nico Ditch
PLATT FIELDS PARK
Tennis Courts
Lodge
Ashburne Hall
Pond
Tennis Court
LANGLEY ROAD
RIGA ROAD
Hilltop Court
MABFIELD ROAD
CAWDOR ROAD
FURNESS ROAD
LANDCROSS ROAD
Fallowfield Brow
Owens Park
OAK DRIVE

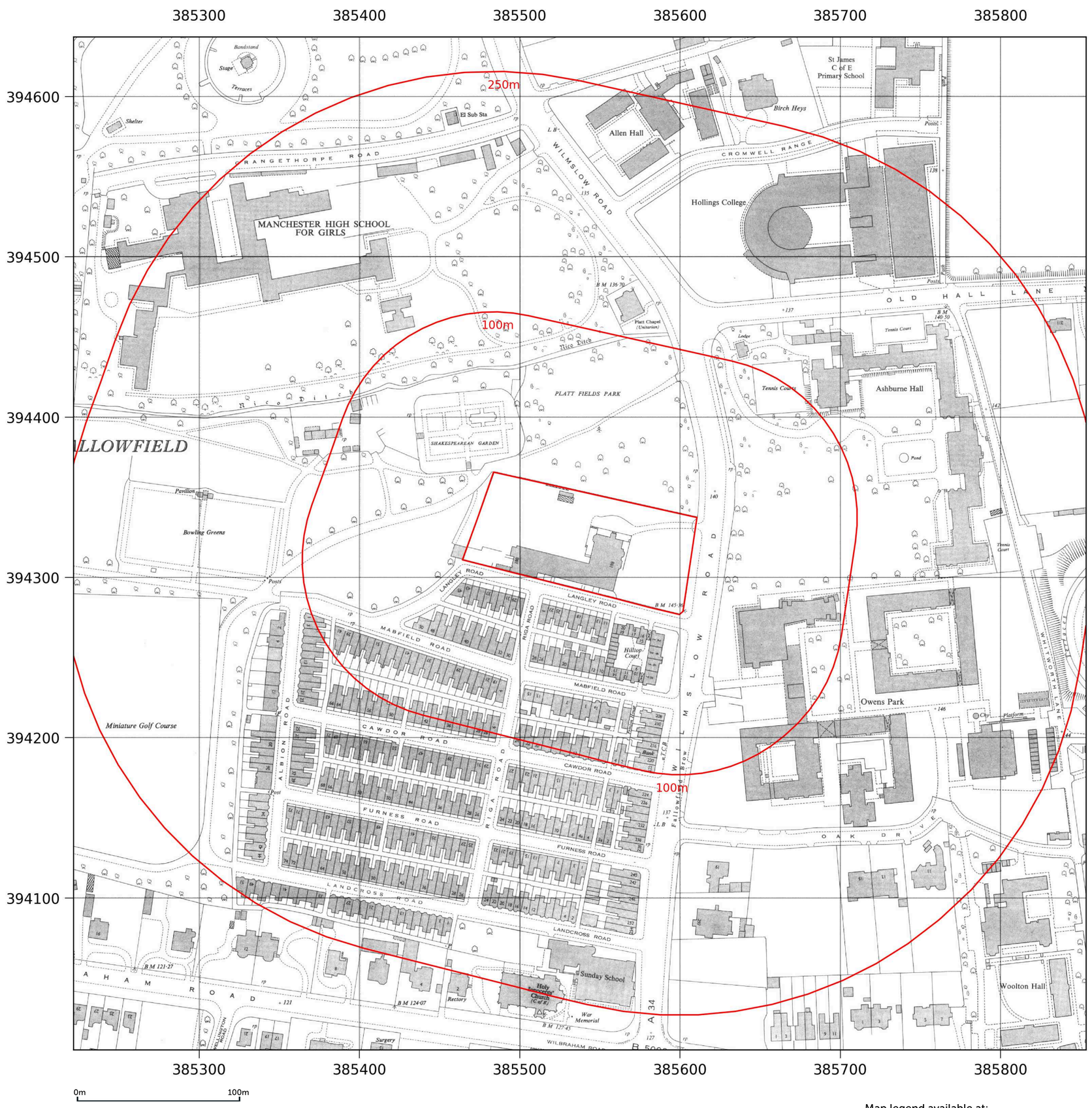
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Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	National Grid
Map date:	1968
Scale:	1:2,500
Printed at:	1:2,500

N W E S

Date: 1968
Surveyed: 1966
Revised: 1966
Copyright: 1968
Levelled: 1958

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Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	National Grid
Map date:	1980-1984
Scale:	1:1,250
Printed at:	1:2,000

N W E S

Date: 1984
Surveyed: 1958
Revised: 1984
Copyright: 1984
Levelled: 1958

Date: 1980
Surveyed: 1958
Revised: 1980
Copyright: 1980
Levelled: 1958

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385300 385400 385500 385600 385700

394500 394400 394300 394200 394100

100m

GRANGETHORPE ROAD
Willow Cottage
The Bungalow
Manchester High School for Girls
Hollings College
CROMWELL RANGE
WILMSLOW ROAD
Ward Bdy
Nico Ditch
Pond
SHAKESPEAREAN GARDEN
Bowling Greens
LANGLEY ROAD
MABFIELD ROAD
ALBION ROAD
CAWDOR ROAD
RIGA ROAD
FURNESS ROAD
LANDCROSS ROAD
Holy Innocents

0m 100m

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Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	National Grid
Map date:	1983-1988
Scale:	1:1,250
Printed at:	1:2,000

N W E S

Date: 1983
Copyright: 1983
Levelled: 1958

Date: 1988
Surveyed: 1958
Revised: 1988
Copyright: 1988
Levelled: 1958

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385300 385400 385500 385600 385700

394500 394400 394300 394200 394100

100m

GRANGETHORPE ROAD
Willow Cottage
The Bungalow
Manchester High School for Girls
Hollings College
OLD HALL
BM 42.82m
Platt Chapel
BM 41.67m
Ashgate
Tennis Court
Ashburne Hall
Platt Fields Park
Pond
Path
41.8m
42.7m
WILMSLOW ROAD
Ward Bdy
LANGLEY ROAD
BM 44.31m
RIGA ROAD
Hilltop Court
MABFIELD ROAD
CAWDOR ROAD
FURNESS ROAD
LANDCROSS ROAD
Fallowfield Brow
41.8m
Owens Park
44.5m
OAK DRIVE

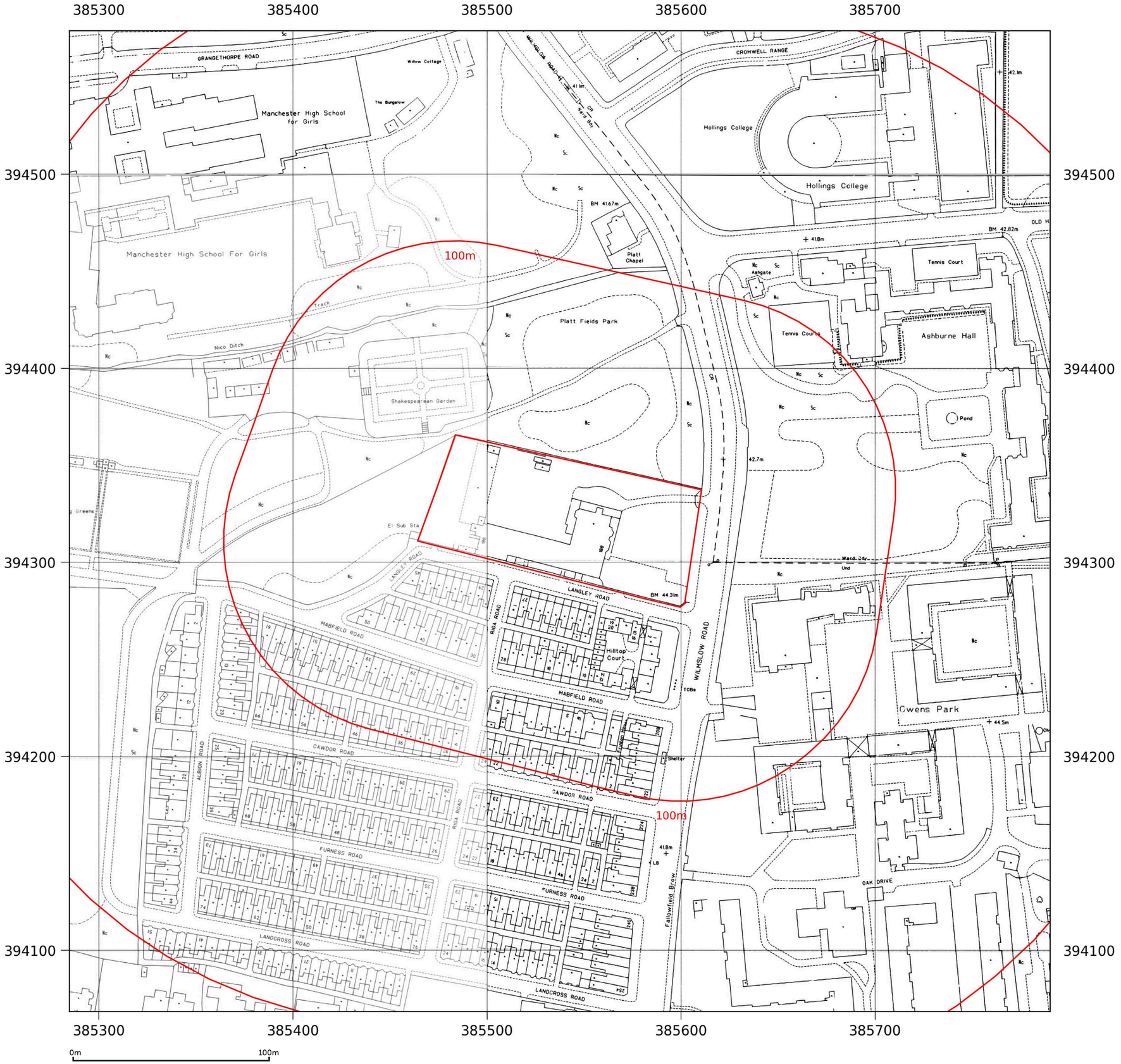
0m 100m

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Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026
Map name:	National Grid
Map date:	1992
Scale:	1:1,250
Printed at:	1:2,000

N W E S

Date: 1992 Copyright: 1992	Date: 1992 Copyright: 1992
Date: 1992 Surveyed: 1992 Revised: 1992	Date: 1992 Copyright: 1992

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Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	National Grid
Map date:	1992-1994
Scale:	1:1,250
Printed at:	1:2,000

N W E S

Date: 1992 Surveyed: 1992 Revised: 1992	Date: 1992 Surveyed: 1992 Revised: 1992
Date: 1992 Copyright: 1992	Date: 1994 Copyright: 1994

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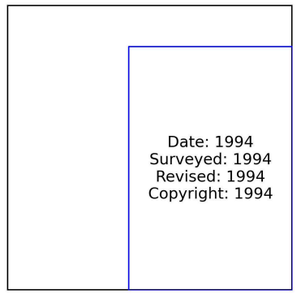
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Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	National Grid
Map date:	1994
Scale:	1:1,250
Printed at:	1:2,000

N
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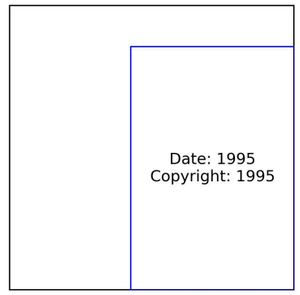
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Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

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

N
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Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

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

N W E S

Date: 1995
Surveyed: 1995
Revised: 1995
Copyright: 1995

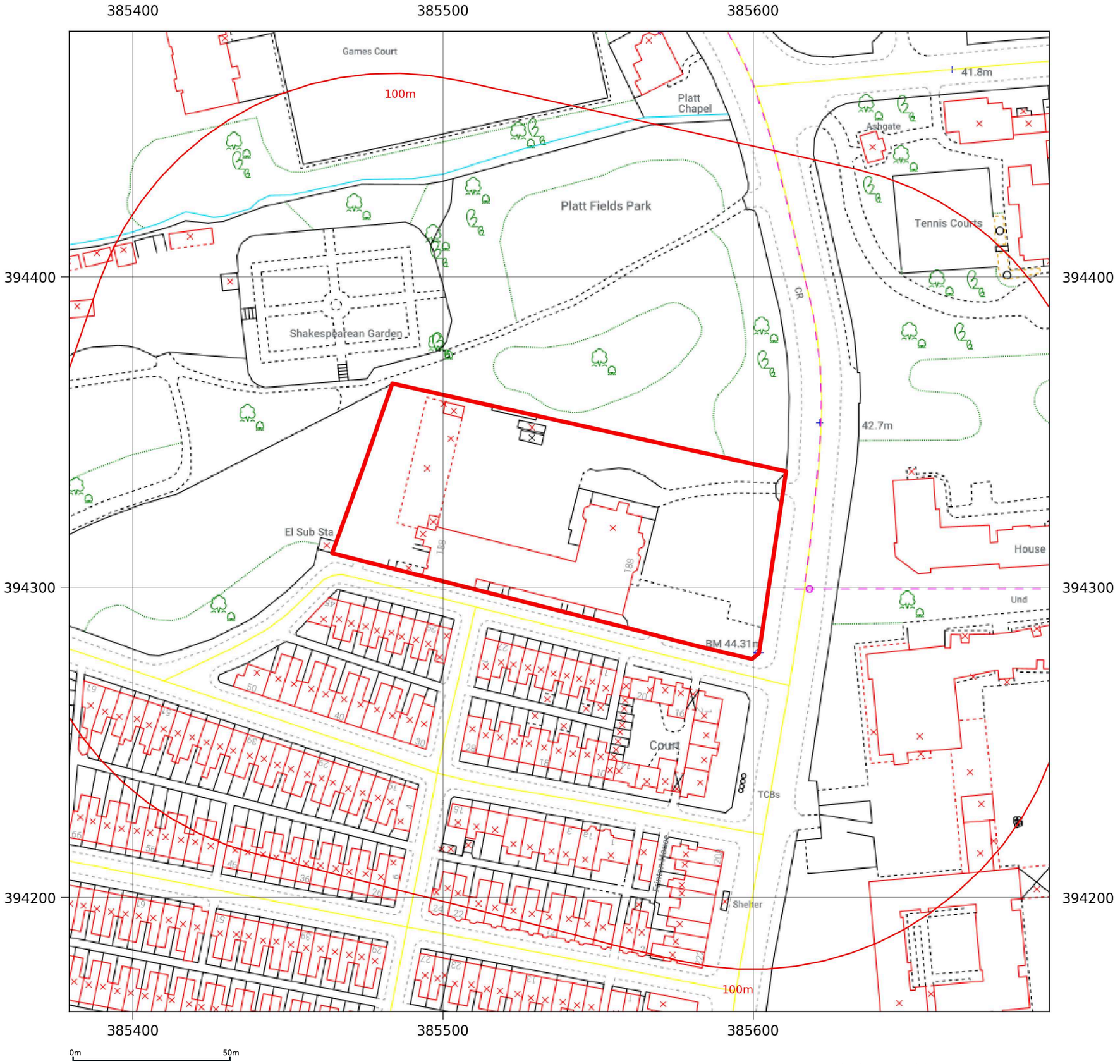
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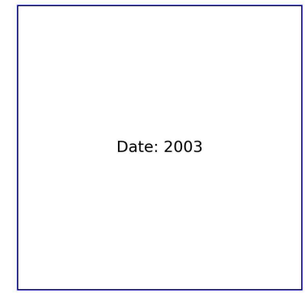
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Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	LandLine
Map date:	2003
Scale:	1:1,250
Printed at:	1:1,250

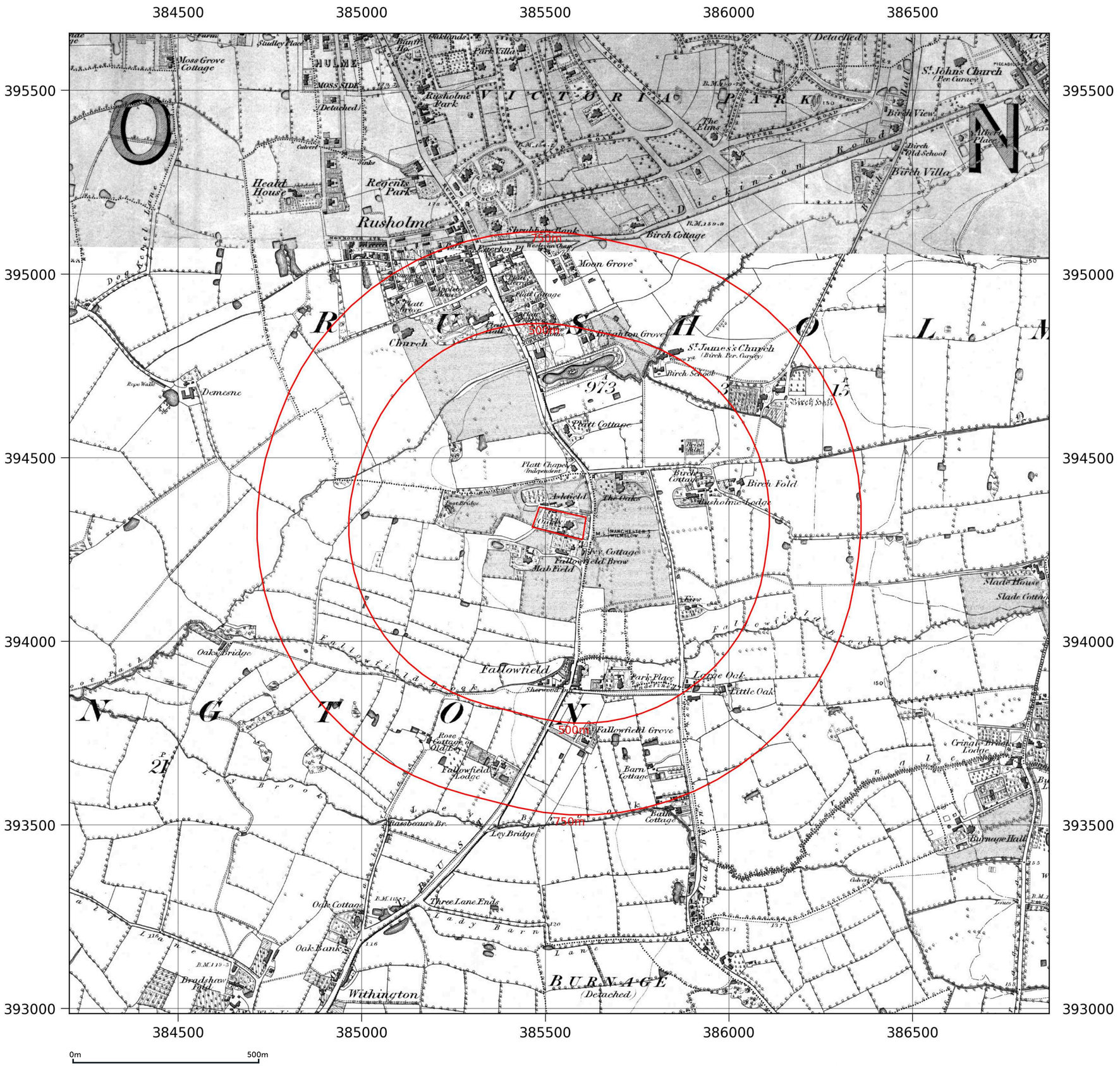
N W E S



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Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	County Series
Map date:	1848-1849
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S

Date: 1848
Surveyed: 1845
Edition: 1848

Date: 1849
Surveyed: 1845
Revised: 1849
Edition: 1848

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Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	County Series
Map date:	1890-1892
Scale:	1:10,560
Printed at:	1:10,560

N W E S

Date: 1890
Surveyed: 1890
Revised: 1890

Date: 1892
Surveyed: 1892
Revised: 1892

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384500 385000 385500 386000 386500

395500 395000 394500 394000 393500 393000

750m 500m 500m 750m

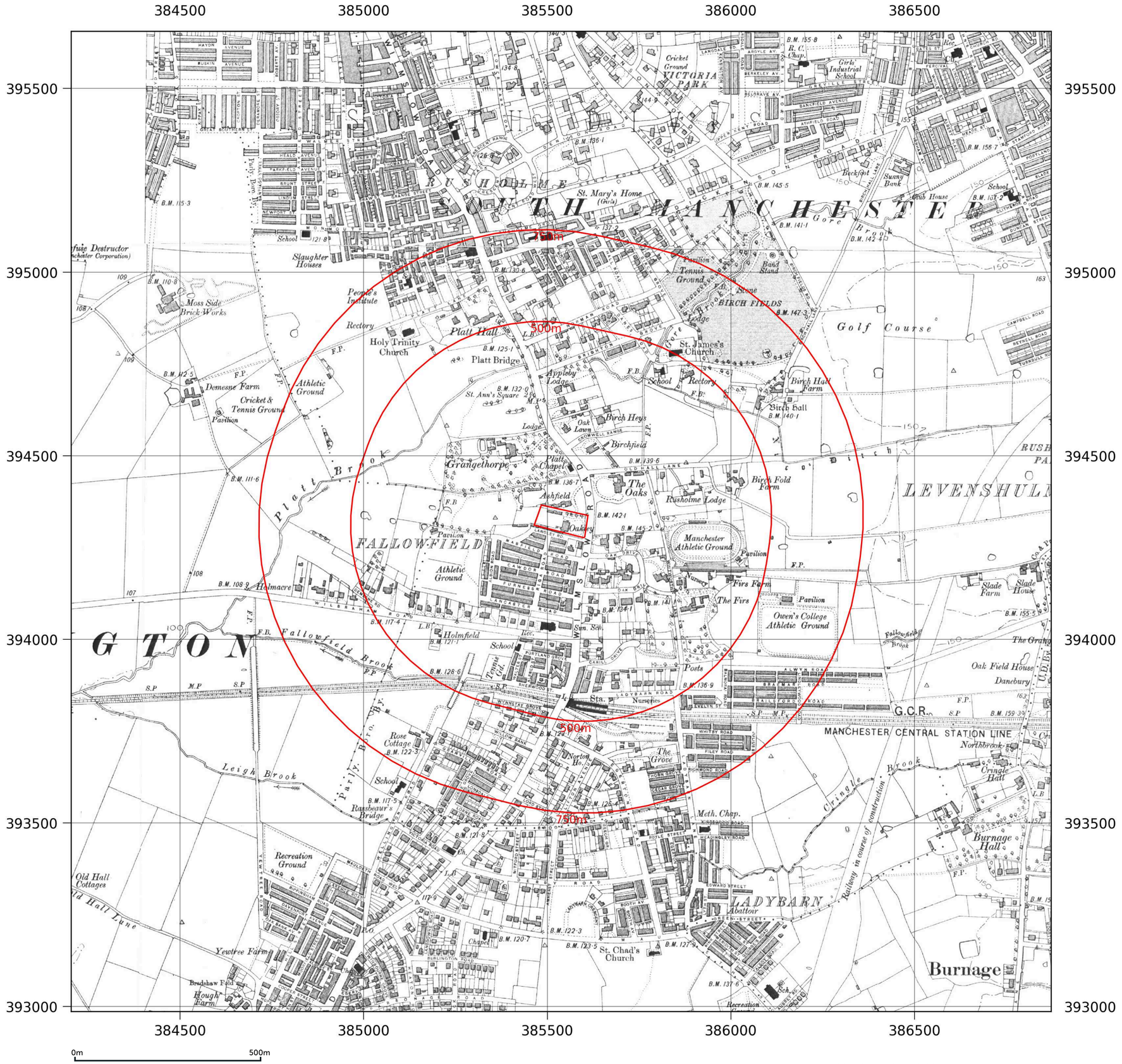
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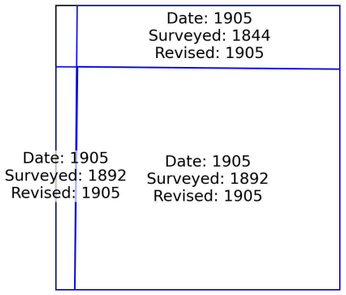
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Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	County Series
Map date:	1905
Scale:	1:10,560
Printed at:	1:10,560

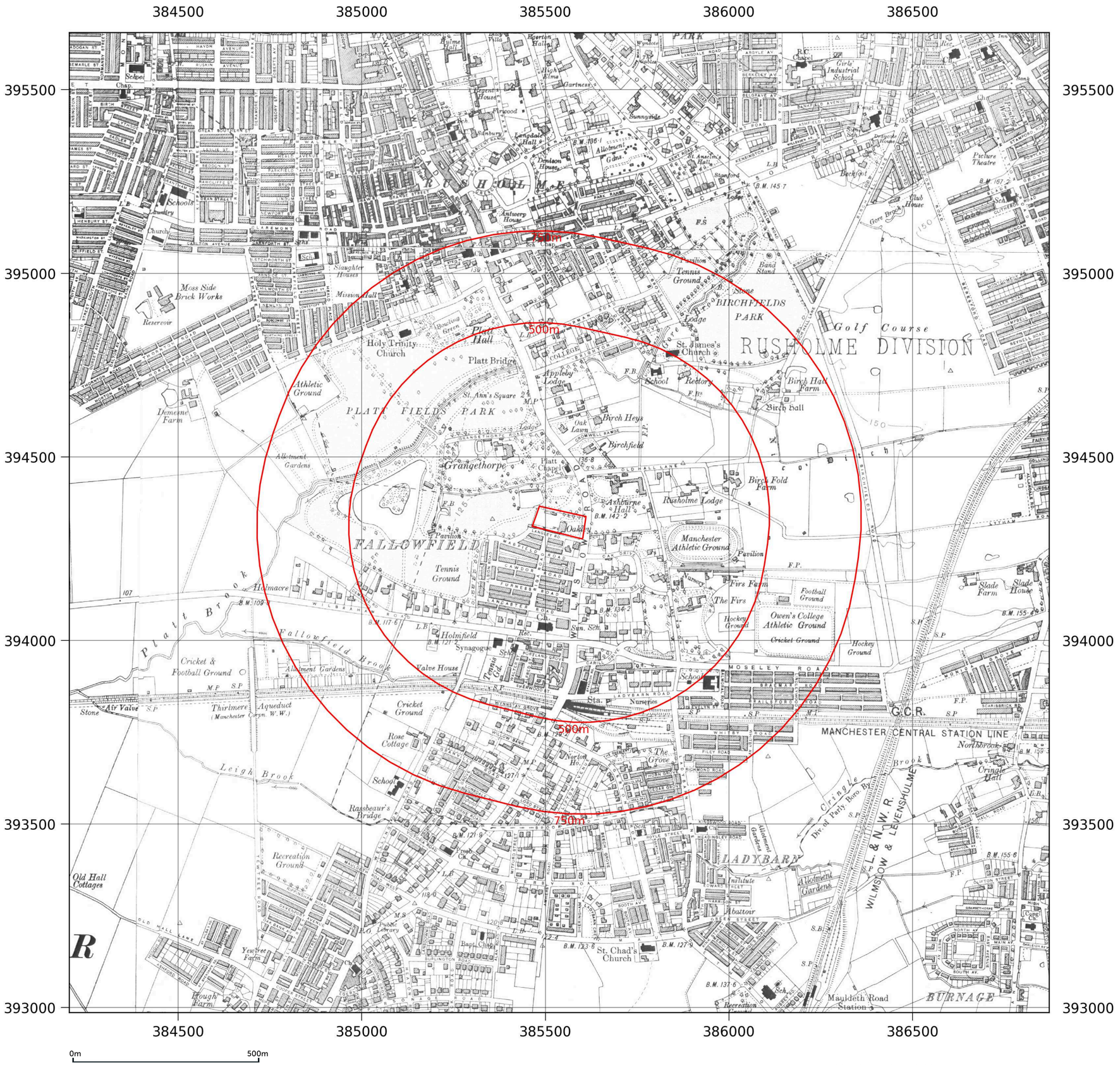
N W E S



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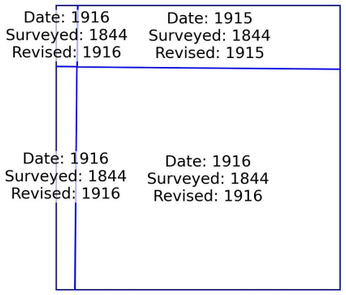
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Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026
Map name:	County Series
Map date:	1915-1916
Scale:	1:10,560
Printed at:	1:10,560

N W E S



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Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	County Series
Map date:	1923
Scale:	1:10,560
Printed at:	1:10,560

N W E S

Date: 1923
Surveyed: 1844
Revised: 1923

Date: 1923
Surveyed: 1844
Revised: 1923

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384500 385000 385500 386000 386500

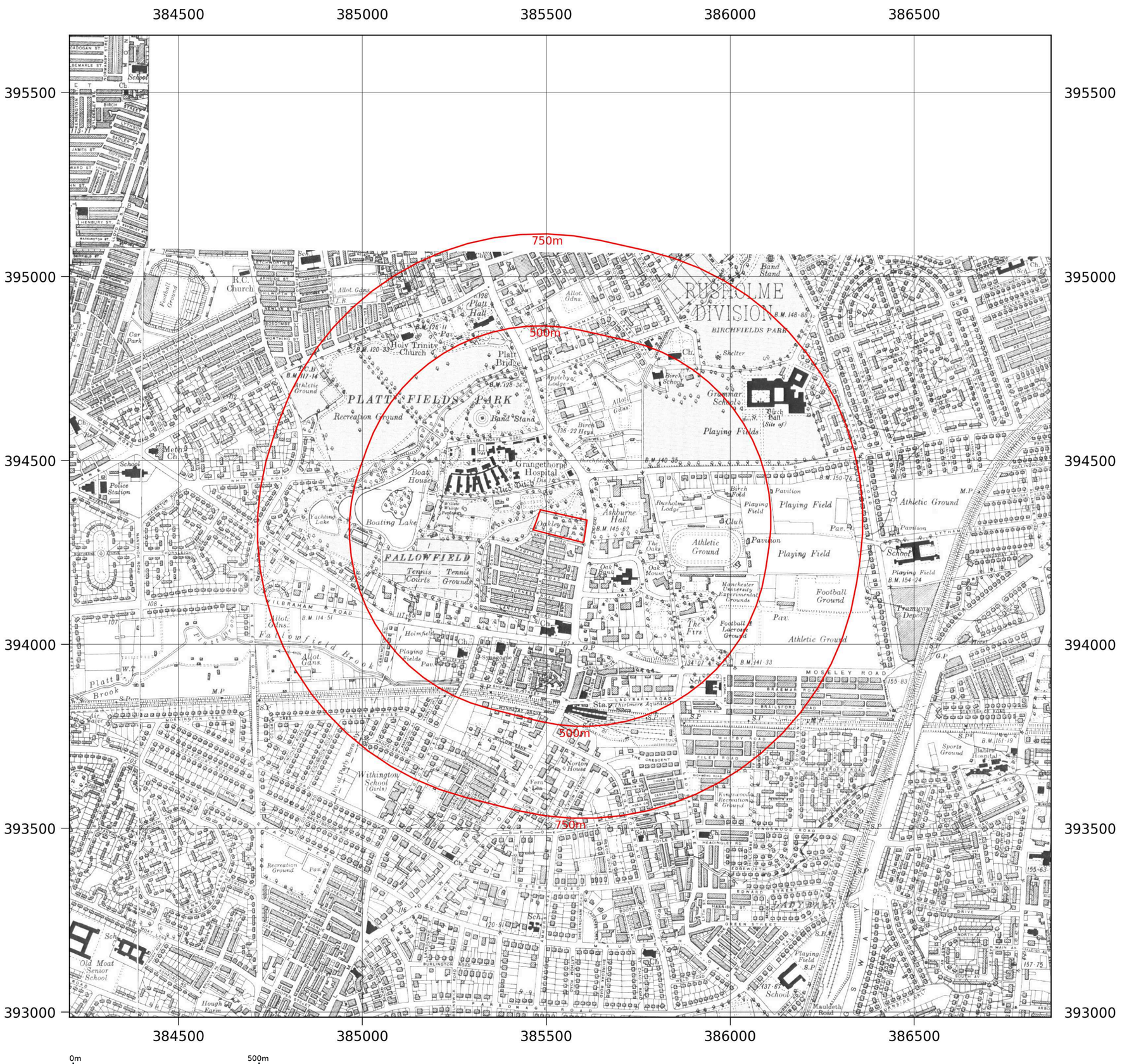
395500 395000 394500 394000 393500 393000

0m 500m

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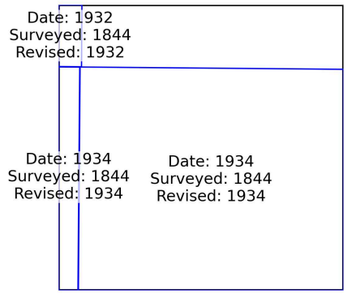
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Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	County Series
Map date:	1932-1934
Scale:	1:10,560
Printed at:	1:10,560

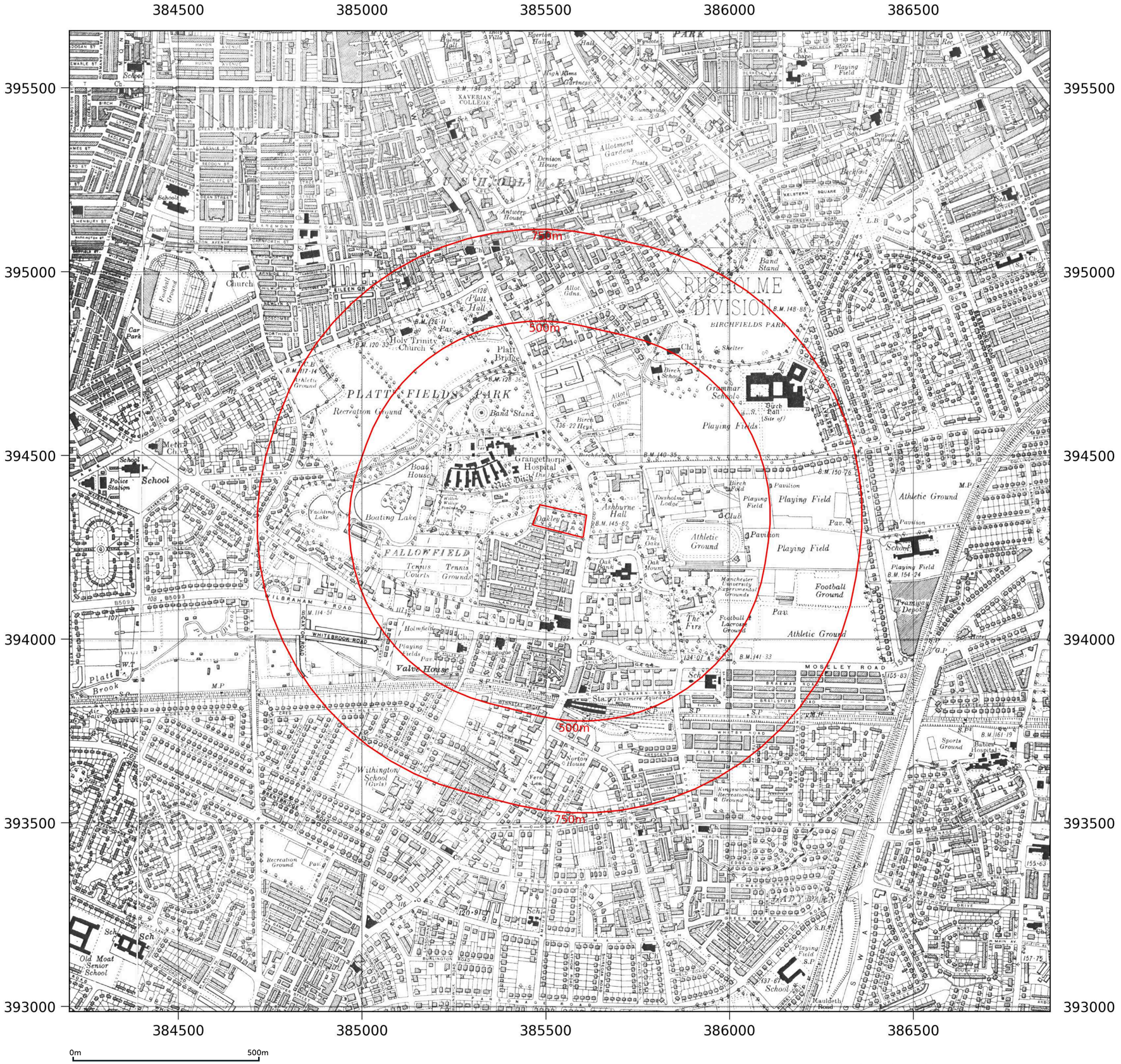
N W E S



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Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	County Series
Map date:	1934-1938
Scale:	1:10,560
Printed at:	1:10,560

N W E S

Date: 1938
Surveyed: 1844
Revised: 1938

Date: 1934
Surveyed: 1844
Revised: 1934

Date: 1938
Surveyed: 1844
Revised: 1938
Edition: 1938

Date: 1938
Surveyed: 1844
Revised: 1938

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Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

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

N W E S

Date: 1956 Surveyed: 1956 Revised: 1956	Date: 1956 Surveyed: 1956 Revised: 1956
Date: 1955 Revised: 1955 Edition: 1955	Date: 1955 Revised: 1955 Edition: 1955

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Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	Provisional
Map date:	1965-1968
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S

	Date: 1968 Surveyed: 1968 Revised: 1968
Date: 1966 Surveyed: 1966 Revised: 1966	Date: 1965 Surveyed: 1965 Revised: 1965

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384500 385000 385500 386000 386500

395500 395000 394500 394000 393500 393000

MANCHESTER CB & CP

RUSHOLME

FALLOWFIELD

LADYBARN

COSTON

750m

500m

0m 500m

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Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	National Grid
Map date:	1972-1976
Scale:	1:10,000
Printed at:	1:10,000

N W E S

Date: 1972
Surveyed: 1971
Revised: 1972
Copyright: 1972
Levelled: 1972

Date: 1976
Surveyed: 1974
Revised: 1975
Copyright: 1976
Levelled: 1964

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Map Insight

In partnership with e3p

Site details:	188, WILMSLOW ROAD, MANCHESTER, M14 6LJ
Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	National Grid
Map date:	1980-1983
Scale:	1:10,000
Printed at:	1:10,000

N W E S

Date: 1980
Surveyed: 1976
Revised: 1980
Copyright: 1980
Levelled: 1976

Date: 1981
Surveyed: 1976
Revised: 1980
Copyright: 1981
Levelled: 1976

Date: 1981
Surveyed: 1977
Revised: 1981
Copyright: 1981
Levelled: 1976

Date: 1983
Surveyed: 1981
Revised: 1983

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Map legend available at:
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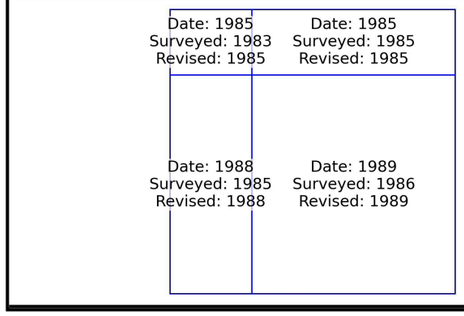
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Site details:	188, WILMSLOW ROAD, MANCHESTER, M14 6LJ
Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	National Grid
Map date:	1985-1989
Scale:	1:10,000
Printed at:	1:10,000

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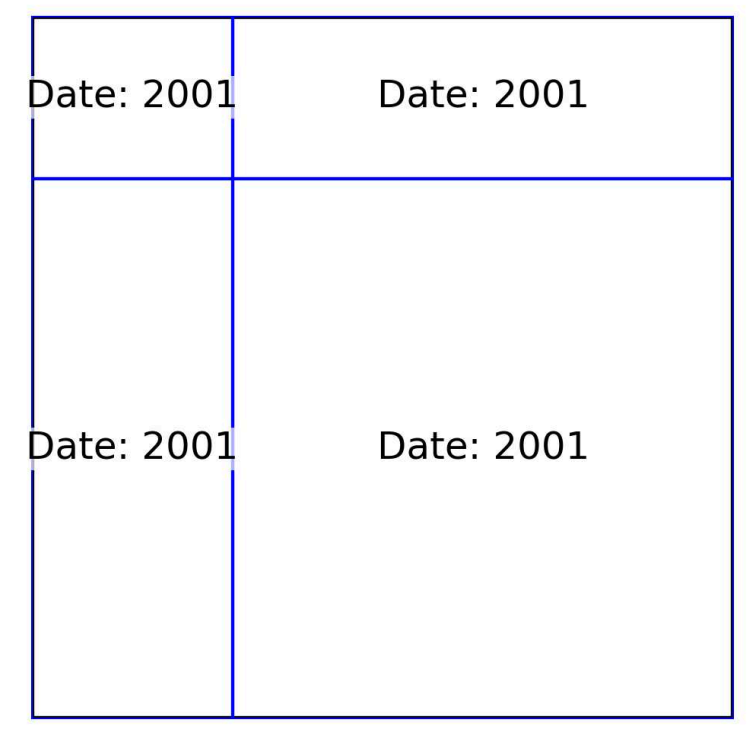
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Site details:	188, WILMSLOW ROAD, MANCHESTER, M14 6LJ
Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026

Map name:	National Grid
Map date:	2001
Scale:	1:10,000
Printed at:	1:10,000



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Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026
Map name:	National Grid
Map date:	2010
Scale:	1:10,000
Printed at:	1:10,000

N W E S

Date: 2010 Date: 2010

Date: 2010 Date: 2010

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384500 385000 385500 386000 386500

395500 395000 394500 394000 393500

0m 500m

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Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026
Map name:	National Grid
Map date:	2015
Scale:	1:10,000
Printed at:	1:10,000

N W E S

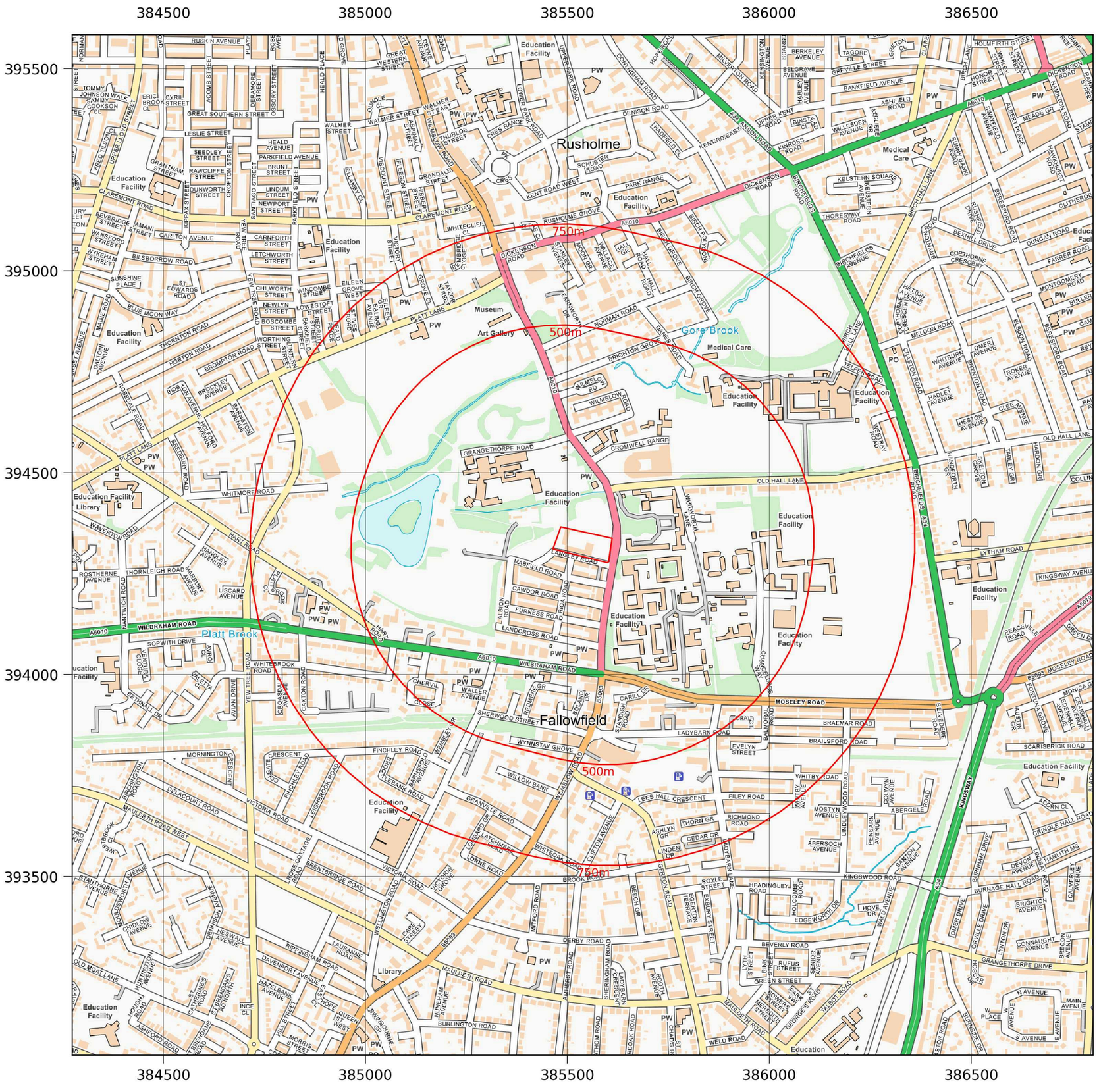
Date: 2015 | Date: 2015

Date: 2015 | Date: 2015

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Client ref:	013084
Report ref:	E3P-5HJ-X7T-1QO-CHZ
Grid ref:	385540.64, 394321.94
Production date:	9 January 2026
Map name:	National Grid
Map date:	2025
Scale:	1:10,000
Printed at:	1:10,000

N W E S

Date: 2025	Date: 2025
Date: 2025	Date: 2025

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