PHASE I GEOENVIRONMENTAL SITE ASSESSMENT

Site:	Great Jackson Street, Manchester
References:	19-118-R1
Date:	23 July 2026
Client:	Great Jackson Street Estates Limited



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QUALITY ASSURANCE

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EXECUTIVE SUMMARY

SITE DESCRIPTION AND HISTORY

Site Address	34 Great Jackson Street, Manchester, M15 4NG
Grid Reference	E 383443, N 397183
Site Area	0.6 Ha
Proposed Development	Demolition of existing structures and the construction of two residential buildings of 56 storeys (plus basement and roof plant), with ground floor commercial uses, car parking, cycle provision, landscaping, access and other associated works.
Current Site Use	The subject site is a roughly rectangular shaped parcel of land located to the south of Great Jackson Street, and north of Mancunian Way. The site is currently vacant with two disused warehouse buildings, one in the east and the other in the west. The remaining site comprises hardstand concrete. The warehouses are constructed from brick and sheet metal cladding. Denser vegetation comprising semi-mature trees and shrubs are present around the site boundaries with self-seeded vegetation present across the wider site.
Site History	The earliest historical mapping from 1848 shows residential terraced housing across the site with several roads joining. A glass works is present on the eastern boundary of the site. Circa 1851 a timber yard is present in the south of the site. By 1893 the timber yard is no longer recorded and instead is shown as housing. A tramway and road have been constructed through the centre of the site transecting southwest to northeast. No significant changes then occur until 1949 when the tramway is no longer noted, and a beer house is marked in the northwest of the site and by 1954 a garage was noted in the north of the site. By 1969 the site is marked as largely undeveloped with one single building in the west marked as a works with associated car parking and yard space in the centre of the site. By 1980 two warehouses are located on site, one in the east and the other in the west. In the centre of the site yard space and car parking is present. The site remains in similar configuration until the present day.

ENVIRONMENTAL SETTING

Geology	**Superficial Geology**	Glaciofluvial sheet deposits, Devensian - SAND and GRAVEL
	Bedrock Geology	Chester Formation - SANDSTONE
	Faults	None recorded.
Hydrogeology	The drift deposits are classified as a Secondary A Aquifer with the underlying solid geology classified as a Principal Aquifer. The subject site is not within a groundwater source protection zone.	

Hydrology	The River Medlock is located approximately 115 m to the north of the site.
Utility Locations	A formal utility survey has not been completed at this site. Manholes were noted across the site during the walkover.
Landfill Sites and Waste Sites	No historic or authorised landfill sites extend to the subject property.
Radon	The site is located within an area of <1% radon.
Unexploded Ordnance	UXO risk maps indicate a moderate risk. However, a pre-desk study assessment previously acquired from Zetica stated that the location of the site is in an area that was heavily bombed during the Manchester Blitz in World War Two (WWII) and therefore a detailed UXO desk study will be required to determine the risk and potentially zone the site.
Hazardous Installations	There are no hazardous installations located within 100m of the site which may prejudice the development of the site for residential end use.

PRELIMINARY CONTAMINATED LAND ASSESSMENT

Human Health Risk Assessment	The risk to human health is considered to be moderate.
Controlled Waters Risk Assessment	The risk to controlled waters is considered to be moderate.
Ground Gas Risk Assessment	The risk to human health from ground gases is considered to be low.
Potable Water Infrastructure	A UKWIR will be required to confirm the potable water supply pipework.

PRELIMINARY COAL MINING ASSESSMENT

Preliminary Assessment	Reference to the Coal Authority on-line viewer indicates that the site is within a Coal Mining Reporting Area but is not within a Development High Risk Area. Consequently, a Coal Mining Risk Assessment (CMRA) is unlikely to be required.

PRELIMINARY GEOTECHNICAL ASSESSMENT

Initial Geotechnical Assessment	▪ Significant depths of Made Ground are likely to be present due to historical developments. ▪ On-site boreholes identify bedrock is present from 7.70 m bgl. ▪ There may be relict foundations and obstructions from historical developments which could present a risk in the area of the proposed development. ▪ Utility locations should be considered in development proposals and may need to be rerouted to accommodate the proposed development.

- Given the proposed 56-storey buildings and basement, the ground investigation should include deep exploratory holes to prove bedrock depth, quality and variability, groundwater levels, permeability, and the presence of any obstructions, relict foundations or Made Ground. Basement excavation, groundwater control, potential dewatering, piling feasibility, pile arisings management and interaction with nearby abstractions should be considered at the next stage.

RECOMMENDATION

Based on the findings of the Geoenvironmental site assessment and the various conclusions drawn a phase of intrusive ground investigation is recommended.

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19-118-001	Site Location Plan
19-118-003	Historical Features Plan
19-118-004	Site Features Plan

1. INTRODUCTION

1.1. BACKGROUND

Great Jackson Street Estates (the client) commissioned E3P to undertake a Phase I Geoenvironmental Site Assessment at Great Jackson Street, Manchester, M15 4NG.

This report assesses potential contamination and ground-related risks that could impact the proposed redevelopment of the site.

1.2. PROPOSED DEVELOPMENT

The proposed development consists of the demolition of existing structures and the construction of two residential buildings of 56 storeys (plus basement and roof plant), with ground floor commercial uses, car parking, cycle provision, landscaping, access and other associated works.

The redline site boundary is shown below in Figure 1.1 below and Drawing 19-118-001 in Appendix IV.

Figure 1.1 Redline Site Boundary



1.1. OBJECTIVES

The objectives of the geoenvironmental investigation are as follows:

- **Review** historical maps, geological and hydrogeological data, site sensitivity, flood risk, mining records, and available local authority information to complete a desk-based assessment in accordance with the 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, both in relation to its proposed future use and potential impact on off-site receptors.
- **Evaluate** the desk study findings and, where possible, provide preliminary recommendations relating to foundations, pavement construction, general geotechnical considerations, floor slabs, and potential coal mining-related issues.
- Provide **recommendations** for any further work or investigations required to reduce uncertainty and inform detailed design.

1.3. 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 summarising all desk-based findings and relevant environmental datasets. ▪ Contamination risk assessment and conceptual site model ▪ Geotechnical assessment and interpretation; including assessment of anticipated ground conditions, potential constraints to construction, and implications for foundations, floor slabs, pavements, and earthworks
Recommendations	▪ Provision of recommendations for any further ground investigation, monitoring, or assessment required to confirm preliminary findings and inform detailed design.

1.4. PREVIOUS REPORTS

No previous reports have been made available to E3P for review.

1.5. SOURCES OF INFORMATION

The limitations of this report are presented in APPENDIX I.

Background information was sought from the following sources:

- Groundsure Search (Ref: E3P-LDD-VL6-DCT-I3O)

- Historical mapping dated 1848 to 2025.
- Online planning records held by Manchester City Council;
- Magic Map Groundwater Vulnerability Map;
- Radon: Guidance on protective measures for new buildings (BRE Document BR 211, 2023);
- British Geological Survey Map;
- Mining Remediation Authority Map Viewer;
- Zetica UXO Risk Maps;
- Flood Risk for Planning;
- BGS UK Soil Observatory Map;
- BGS Brit Pits;
- BGS GeoIndex Onshore.

1.6. LIMITATIONS

The limitations of this report are presented in APPENDIX I.

1.7. RISK CLASSIFICATION

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

1.8. CONFIDENTIALITY

E3P has prepared this report exclusively for the client and any parties with whom a formal warranty or assignment agreement has been established. No other party may rely on the information or opinions contained herein without prior written approval from E3P, which may be granted at E3P's discretion and subject to a fee.

2. SITE DESCRIPTION

2.1. SITE DETAILS

Table 2.1 Site Details

Site Address	34 Great Jackson Street, Manchester, M15 4NG
National Grid Reference	E 383443, N 397183
Site Area	0.6 Ha
Site Ownership	Private

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

A site location plan is presented in Appendix IV as Drawing (Ref: 19-118-001).

2.2. CURRENT SITE USE

A site walkover was completed by an E3P representative on 24th June 2026, with the full details included in Table 2.2.

A site features plan is presented in Appendix IV and site walkover photographs are presented in Appendix V.

Table 2.2 Site Description

FEATURE	DESCRIPTION	PLATE NO.
Site Use and Structures	The subject site is a roughly rectangular shaped parcel of land located to the south of Great Jackson Street, and north of Mancunian Way. The site is currently vacant with two disused warehouse buildings, one in the east and the other in the west. The remaining site comprises hardstand concrete. The warehouses are constructed from brick and sheet metal cladding. Denser vegetation comprising semi-mature trees and shrubs are present around the site boundaries with self-seeded vegetation present across the wider site.	**Plate 1**
Topography and Slope	The site is generally flat in topography. Due to historical development on-site it is likely that artificial raising or levelling has occurred.	**Plate 2**
Access	Two vehicular access points have been identified on the northern boundary of the site from Great Jackson Street. They are both double-wide metal access gates which are currently locked. Pedestrian access can also be gained from these locations.	**Plates 3 & 4**
Vegetation Ecology	Rough scrub vegetation is present across the site wither denser vegetation and semi-mature trees present along the northern and southern boundaries of the site.	**Plates 5 & 6**

FEATURE	DESCRIPTION	PLATE NO.
Hazardous Material and Storage	**Bulk Storage** No above ground storage tanks (ASTs) or underground storage tanks (USTs) were observed during the preliminary site walkover. **Non-Bulk Storage** None identified. **Electrical Substations** None identified **Sources of PFAS/PFOA** None identified	N/A
Asbestos-Containing Material (ACM)	No evidence of ACM was noted across the majority of the site during the site walkover, however, 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.	Plates 8 & 9
Waste Storage	No hazardous materials storage was observed during the site walkover.	N/A
Utility / Services	A formal utility survey has not been completed. Manhole covers were noted across the site indicative of services present. No overhead services were noted.	Plate 10
Other Considerations	Fly tip material has been identified across the site. Access to the site and warehouses has been gained by pedestrians with the site currently unsecure.	Plate 7

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	Great Jackson Street, apartment buildings and construction site.
East	Garwood Street, residential apartment buildings.
South	Mancunian Way (A57(M)).
West	Active building site.

3. SITE HISTORY

3.1. HISTORICAL DEVELOPMENT

A review of historical mapping and historical aerial imagery pertinent to the site is summarised in Table 3.1. Off-site historical development within 100m of the site has been considered. The historical maps are provided in Appendix VI.

In addition, historical site features are presented in Drawing No 19-118-003 in Appendix IV.

Table 3.1 Historical Development

MAP EDITION	ON-SITE	OFF-SITE
1848 **1:10,560**	A Glass works is present on the eastern boundary of the site. Residential terraced housing is present across the remaining site joined by several smaller roads.	A brewery is located circa 80 m to the northwest of the site. A reservoir is present 80 m north of the site and a cotton Mill is present 100m northeast of the site. Residential terraced housing is present across the surrounding area.
1851 **1:1,056**	A timber yard is present in the south of the site with residential terraced housing remaining across the rest of the site. A coal yard is noted on the northern boundary of the site, and a pump is noted in the west of the site.	Britannia Ironworks is marked 80 m northeast of the site and the reservoir is now noted as a mill pond. Several chimneys are present surrounding the brewery as well as a small reservoir and a smithy.
1893 **1:2,500**	The timber yard is no longer marked and now shown as housing. A tramway and road is now also marked through the centre of the site transecting southwest to the northeast. The pump and coal yard are no longer marked.	The mill pond is no longer present and now shown on the mapping as Corporation Yard. The brewery is now labelled as Victoria foundry. Knott Mill Iron Works is now shown 90m north of the site.

MAP EDITION	ON-SITE	OFF-SITE
1949 1:2,500	The tramway is no longer marked and just shown as road. A beer house is marked in the northwest of the site.	Several unnamed works, printing works and timber yard are now marked 80 – 80 m to the east of the site. Further works are present 80 m northeast of the site. Knott Mill Iron Works is now labelled as automobile engineering works. An electricity substation is now shown 55 m southwest of the site.
1948-1953 1:1,250	No changes have been identified on site.	A depot is now shown 40 m southwest. One of the unlabelled works to the east is now labelled as auto engineering works. The works to the northeast are now labelled as Coach Building Works and Engineering Works.
1954-1956 1:1,250	A garage is now located in the northeast of the site.	A fireplace factory is now shown 50 m to the southwest of the site.
1969-1973 1:1,250	The site is now marked as largely undeveloped with one single building in the west of the site marked as a works. Associated roads and yard space are marked in the centre of the site.	The works noted in the northeast of site are now labelled as a warehouse. The corporation yard to the north is no longer shown on the mapping. Mancunian Way has been constructed to the south of the site. Knott Mill is present 30m northwest.
1980 1:1,250	Two warehouses are now shown to be located on site which cover the eastern and western areas of the site. Car parking and yard space associated with the warehouses covers the central sector of the site.	Knott Mill is no longer marked.

MAP EDITION	ON-SITE	OFF-SITE
2000 Google earth Imagery	Two warehouses are present on-site, one in the east and the other in the west. Hardstand yard space and car parking is present in the centre of the site. Denser vegetation and trees are present along the north, eastern and southern boundary as well as the southeast corner.	Construction works are present to the east where the former works were located and the depot to the southeast is now utilised as car parking. The works to the north of the site are also no longer present with this area also being utilised as car parking.
2025 Google earth Imagery	No changes have been identified on site.	Construction works have taken place to the north and west with high rise residential apartment blocks now present.

3.2. PLANNING HISTORY

E3P has reviewed online planning records held by Manchester City Council and has found no environmentally relevant information for the site.

3.3. ANECDOTAL INFORMATION

Table 3.2 summarises a web-based search of the subject site, which recovered information and photographs, regarding the subject site's previous land use.

Table 3.2 Summary of Anecdotal Information

Britain From Above 1939 Aerial photography from 1939 shows the road running through the centre of the site with several buildings present in the southeast sector.	
Historic England – August 1979 Aerial photography from 1979 shows a shows a warehouse occupying most of the western half of the site.	

4. ENVIRONMENTAL SETTING

4.1. GEOLOGY

The British Geological Survey (BGS) map (Sheet 085) for the site (1:50,000, Solid and Drift editions) and online records indicate the area is underlain by the geological sequence presented in Table 4.1.

Table 4.1 Summary of Underlying Geology

GEOLOGICAL UNIT	CLASSIFICATION	DESCRIPTION	AQUIFER CLASSIFICATION
Superficial	Glaciofluvial Sheet Deposits	Sand and Gravel	Secondary A
Bedrock	Chester Formation	Sandstone	Principal

E3P has reviewed the BGS borehole database. Available borehole logs within the site are summarised in Table 4.2 below.

Table 4.2 Summary of BGS Borehole Records

BGS REFERENCE	LOCATION	DEPTH	MADE GROUND	SUPERFICIAL	SOLID
SJ89NW3976	On Site	7.92 m	0.00 - 0.61 m bgl	Brown sandy CLAY 0.61 – 1.22 m bgl GRAVEL & SAND 1.22 – 3.96 m bgl Brown gravelly CLAY 3.96 – 7.77 m bgl	Red sandstone >7.77 m bgl
SJ89NW3975	On Site	7.92 m	1.83 m bgl	GRAVEL & SAND 1.83 – 4.57 m bgl Brown gravelly CLAY 4.57 – 6.71 m bgl	Not encountered
SJ89NW3974	On Site	10.97 m	1.83 m bgl	GRAVEL & SAND 1.83 – 3.81 Brown gravelly CLAY 3.81 – 7.62	Broken red SANDSTONE 7.62 – 8.08 RED SANDSTONE 8.08 – 10.00

The BGS mapping has not identified the presence of any faults located on-site or within proximity.

4.2. HYDROGEOLOGY

The Groundsure report indicates that the site is not located within a Groundwater Source Protection Zone.

The nearest groundwater abstraction to the site is located approximately 448 m southeast of the site and used by Manchester Metropolitan University. There are three more active abstraction points within 1km of the site. These are located 645 m north (Science and Industry Museum), 661 m east (Manchester Metropolitan University) and 677 m north (Science Museum Group).

There are no surface water or potable abstractions recorded within 1 km of the site.

4.3. HYDROLOGY

There are no surface water features located within 50m of the subject site, the nearest surface water feature is the River Medlock located 115 m north of the site.

The site is located within a currently defined Flood Risk Zone 1, and, as such, is considered have a low probability of flooding from rivers.

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 – Groundsure

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 radon protective measures are not necessary for the construction of new dwellings or extensions.

This data is sourced from the British Geological Survey and UK Health Security Agency.

4.5. LANDFILL SITES

No landfill sites have been identified within 250m of the subject site.

4.6. WASTE MANAGEMENT LICENSES AND ENVIRONMENTAL PERMITS

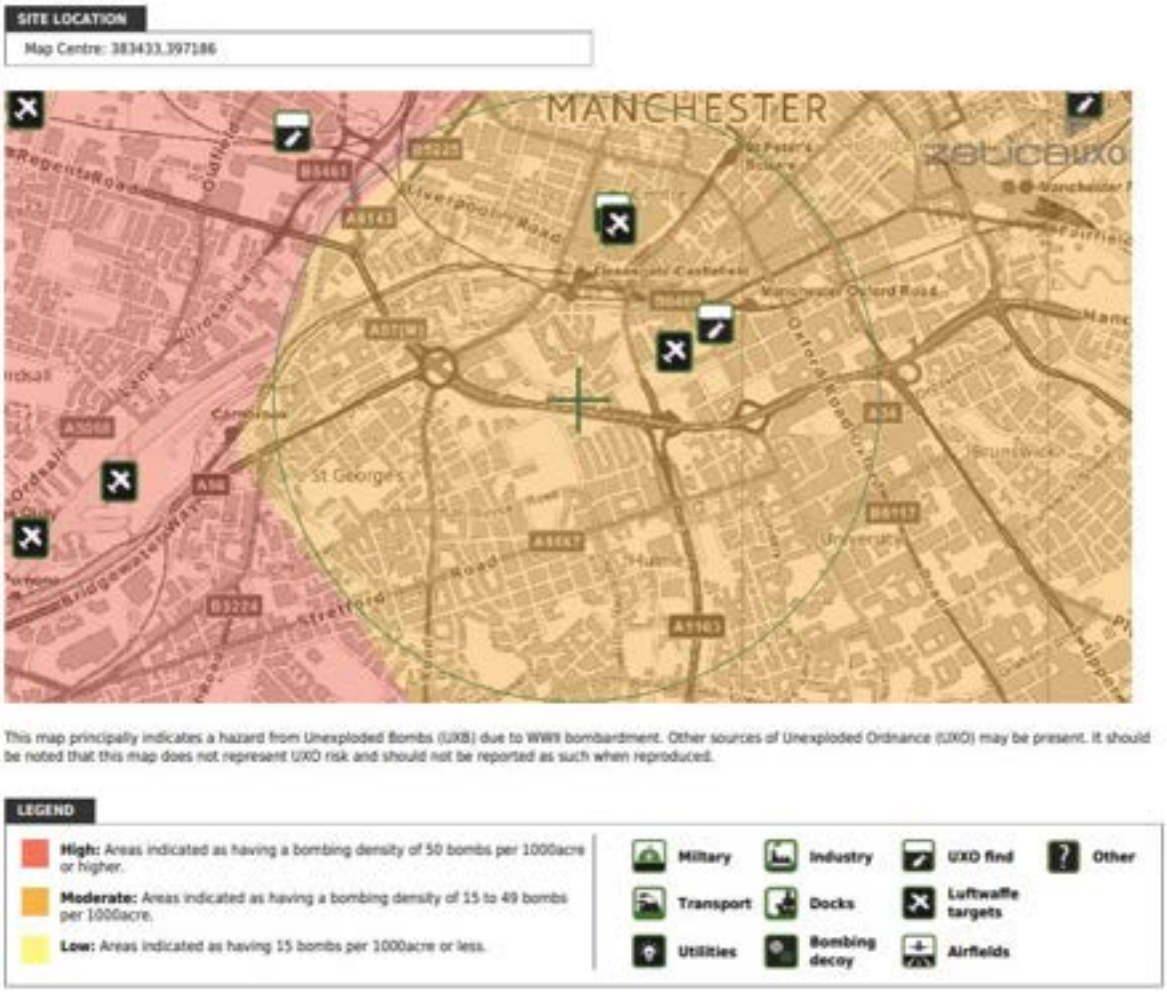
No Waste Management Licenses or Environmental Permits have been identified in the environmental database for the site and surrounding area.

4.7. UNEXPLODED ORDNANCE

UXO risk maps indicate a moderate risk. However, a pre-desk study assessment previously acquired from Zetica stated that the location of the site is in an area that was heavily bombed during the Manchester Blitz in World War Two (WWII) and therefore a detailed UXO desk study will be required to determine the risk and potentially zone the site.

The Zetica UXO Risk Map is presented in Figure 4.3 overleaf.

Figure 4.3 Zetica UXO Risk Map



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

4.8. ACTIVE INDUSTRIAL LAND USES

The site is located within a predominantly residential area; pertinent and potentially pollutant land uses have been identified within a 100 m radius of the site, as summarised in Table 4.3.

Table 4.3 Industrial Land Uses

INDUSTRIAL LAND USE	DISTANCE (m)	DIRECTION	STATUS
Unspecified Factory	64	West	Active

4.9. SOIL CHEMISTRY

The UK Soil Observatory datasets detail the topsoil concentrations of five potentially harmful elements (PHEs): Arsenic (As), Cadmium (Cd), Chromium (Cr), Nickel (Ni) and Lead (Pb). Elevated concentrations of these PHEs can exist because of natural geological conditions or possible anthropogenic sources.

The following estimated soil chemistry levels (detailed in 4.4 overleaf) are attributed to the site:

Table 4.4 Estimated Soil Chemistry

HEAVY METAL	ESTIMATED GEOMETRIC MEAN CONCENTRATION RANGE WITHIN THE SITE BOUNDARY (mg/kg)
Arsenic	20 - 22
Cadmium	0.20 – 0.50
Chromium	69 - 88
Lead	34 - 80
Nickel	26 - 28

A comparison of the estimated concentrations with relevant soil screening values (e.g. S4ULs) indicates that these heavy metal compounds are unlikely to pose a constraint to development.

However, the actual concentrations present within any Made Ground, naturally occurring topsoil, or superficial deposits will need to be confirmed through targeted ground investigation, laboratory chemical analysis, and an accompanying human health risk assessment.

4.10. SITE SENSITIVITY ASSESSMENT

An assessment of site environmental sensitivity is a useful tool for understanding the potential risk posed by ground conditions to controlled waters, human health, and ecological receptors. By evaluating key parameters such as aquifer classification, proximity to surface water and abstraction points, and the presence of sensitive land uses or habitats, the assessment provides a structured framework to determine the site's overall sensitivity to contamination.

This information is essential in guiding the level of investigation required, informing risk assessments, and ensuring that appropriate mitigation measures are incorporated into the development strategy.

The site is assessed to be located within a moderate sensitivity setting, as discussed in Table 4.5.

Table 4.5 Site Sensitivity Assessment

SENSITIVITY PROFILE	DISCUSSION	RATING
Groundwater Source Protection Zone or Drinking Water Safeguarding Zone	The site is not located within a groundwater protection zone.	**Low**
Distance to the closest groundwater abstraction point	There is an active ground water abstraction point 448 m Southeast of the site.	**Moderate**
Aquifer classification in superficial deposits	Secondary A.	**Moderate**
Aquifer classification in bedrock	Principal.	**High**
Is the site underlain by low-permeability superficial deposits to depths in excess of 10 m?	BGS boreholes on site have identified cohesive CLAY deposits interlayered with granular SANDs and GRAVEL.	**Moderate**

SENSITIVITY PROFILE	DISCUSSION	RATING
Is the site located within 50 m of a surface watercourse?	No – the nearest surface water feature is the River Medlock 115m north.	Low
Sensitive Land Uses	Residential buildings are present to the north and east. Mancunian Way is on the southern boundary of the site.	Low
Sensitive Ecological Receptors	The site is within a SSSI Impact Risk Zone, however, consultion with Natural England is not required.	Low
Overall Site Environmental Sensitivity		**Moderate**

4.11. REGULATORY DATABASE

The information summarised in Table 4.6 has been obtained from a commercially available environmental database.

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

Table 4.6 Summary of Environmental Data

RECORD	ENTRIES WITHIN 250 m	DETAILS
Contaminated Land Register Entries and Notices	0	None identified.
Authorised Industrial Processes (Part A, A1 and Part B Permits)	2	There are two historical permits located 62 m northwest and 180 m east of the site. The activities relate to the respraying of road vehicles and coating processes.
Fuel Stations Entries	1	Obsolete petrol station 142 m northwest.
Licensed Radioactive Substances	0	None identified.
Enforcements, Prohibitions or Prosecutions	0	None identified.
Discharge Consents	1	One active 232 m north for sewage storm overflow.
Pollution Incidents	0	None identified.
Consents Issued Under the Planning (Hazardous Substances Act 1990	0	None identified.

RECORD	ENTRIES WITHIN 250 m	DETAILS
Control Of Major Accident Hazard (COMAH) Sites	0	None identified.
Explosive Sites	0	None identified.
Gas Pipelines	0	None identified.

5. PRELIMINARY MINING ASSESSMENT

5.1. COAL MINING

The site is not located within a coal mining high risk development area according to the coal mining remediation authority online viewer. Therefore, the site is not considered to be at risk from coal mining.

5.2. PRELIMINARY BRINE WORKINGS ASSESSMENT

The site is not situated within the Cheshire Salt Field; therefore the risk of brine working is negligible.

6. PRELIMINARY GEOTECHNICAL ASSESSMENT

6.1. GEOTECHNICAL DATA

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

Table 6.1 Summary of Geotechnical Data

HAZARD	DESIGNATION
Shrink-Swell Clay	Negligible
Landslides	Very low
Ground Dissolution	Negligible
Compressible Ground	Negligible
Collapsible Deposits	Very low
Running Sand	Very low
Anthropogenic Cavities	Low
Sinkhole and Natural Cavities	There are no natural cavities recorded within 500 m.

6.2. ARTIFICIAL LANDFORM AND SURFACE WORKINGS

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 has undergone significant historical development with the land likely to have been levelled and raised to accommodate construction works and the proposed development. Significant depths of Made Ground are likely to be present across the site.

Figure 6.1 Surface Lidar Data



6.3. PRELIMINARY GEOTECHNICAL RISK ASSESSMENT

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

- Given the predominantly developed nature of the site, it is likely there will be Made Ground fill deposits and obstructions. Existing buildings will require demolition, with all relict foundations grubbing out before the proposed development's construction.
- Earthworks will be required to create a level developable platform to construct the proposed development.
- Existing services and drainage may need to be re-routed prior to any development.

6.4. ARCHAEOLOGICAL SITES OR ANCIENT MONUMENTS

There are no archaeological sites or ancient monuments recorded within influencing distance (<50m) of the site. These features are therefore not considered in the risk assessment.

7. INITIAL CONCEPTUAL SITE MODEL

Under EA LCRM (updated June 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 relation to the Source-Pathway-Receptor (S-P-R) linkage.

At this stage, the assessment is qualitative and aimed to assess all plausible pollutant linkages.

7.1. POTENTIAL CONTAMINATION SOURCES

Potential sources of contamination have been identified during the site walkover and review of historical mapping (Section 2.2 and 3.1 respectively).

These sources and associated contaminants are discussed below.

Historical Development/Made Ground – Heavy Metals, PAHs, TPHs, Asbestos, Ground Gas
Made Ground associated with the historical developments, infilling and construction/demolition works is a potential source of heavy metals, hydrocarbons and asbestos.

Former Glass Works/ Unspecified Works – Heavy Metals, PAHs, TPHs, S/VOCs
A glass works and an unspecified works were historically present on the eastern boundary which are potentially significant sources of heavy metals, hydrocarbons, SVOCs and VOCs.

Made Ground associated with the former works and mills is a potential source of mobile contaminants.

Former Timber Yard – Heavy metals, PAH's, TPH's, S/VOCs, Asbestos
A timber yard was present in the south of the site which is a potentially significant source of heavy metals, hydrocarbons, SVOCs and VOCs from its associated activities.

The hydrocarbons are likely to be local to areas of storage and/or refuelling.

Former Garage – Heavy Metals, PAH's, TPH's, S/VOCs, Asbestos
The site previously hosted a garage which is a potentially significant source of heavy metals, hydrocarbons, SVOCs and VOCs from its associated activities.

The hydrocarbons are likely to be local to areas of storage and/or refuelling.

Existing Warehouses – Asbestos
The two warehouses on site were built prior to 1980, when ACM were commonly used in construction. Therefore, asbestos fibres may be present in the buildings.

7.2. POLLUTANT PATHWAYS

All the potential exposure pathways or pollutant linkages (PL) are presented below:

- PL1 – Soil Ingestion & Consumption of Homegrown Vegetables
- PL2 – Dermal Contact & 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

The potential contaminant linkages relevant to the site are discussed below.

Human Health
The site is likely underlain by Made Ground of an unknown composition. In addition, numerous former industrial works have been recorded within the site boundary which may have introduced contaminants (discussed in Section 7.1) into the subsurface.

Any contaminants within the subsurface could pose a risk to both construction workers and future residential site users via soil ingestion, dust inhalation and dermal contact.

Controlled Waters
The BGS records indicate the superficial soils to be primarily sand and gravel which would facilitate the vertical and lateral migration of any mobile contaminants within the subsurface. However, local borehole logs suggest the presence of interlayered cohesive soils. Site investigation will be required to confirm the ground conditions and assess the permeability of the soils.

Should any cohesive soils be present beneath the site, the low permeability and high absorption capacity of these soils would serve to restrict downward migration towards the underlying aquifer.

The underlying Principal bedrock aquifer is therefore considered a sensitive receptor.

Ground Gas
The site has potentially been infilled during the construction of historic developments on site. Whilst the potential for gassing is likely to have reduced over time due to degradation, there remains a potential for gas generation and potential risk to future site users.

Other Considerations
Due to the presence of Made Ground on the site, there is the potential for sulphate in ashy or Made Ground deposits which may impact buried concrete.

The Made Ground may contain contaminants which have the potential to be taken up by flora in soft landscaping.

Due to the site's industrial history, the potential for hydrocarbon and organic impact cannot be discounted, therefore there is potential for ingestion of tainted water supply.

7.3. RECEPTORS

The applicable receptors that could be adversely affected by the identified potential contaminant sources are discussed below.

Construction Workers and Future Site Users
The development scheme includes the demolition of existing structures and the construction of two residential buildings with ground floor commercial uses, therefore the risk to human health is a critical consideration.

Principal Aquifer (Sandstone Bedrock)
The Principal Aquifer within the bedrock is considered a critical receptor.

Building Concrete
Building concrete may be impacted by high sulphate concentrations in Made Ground.

7.4. RISK MATRIX

The S-P-R linkage in Sections 7.1 to Section 7.3 has aimed to discuss all potential pollutants linkages, irrespective of significance.

However, in consideration of the proposed development and in order to quantify the possible risk to the identified receptors in relation to the application site, the following Risk Matrix (from CIRIA 552) is presented below.

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

In the context of the site, not all of the contaminant linkages are plausible and therefore Table 7.2 overleaf only includes a current risk rating where a credible and complete pollutant linkage has been established.

It should be noted the S-P-R linkages are based on the currently available records, however actual site conditions may vary, and historic records are periodic, as such a degree of uncertainty remains. Possible data gaps may include features unrecorded on historic plans, unrecorded geological features and unrecorded pollution incidents during the site's history.

7.5. CONCEPTUAL SITE MODEL SUMMARY

After reviewing all environmentally pertinent information and the potential contaminant sources, the following Initial Conceptual Site Model (Table 7.2) has been developed for the site.

Table 7.2 Initial Conceptual Site Model

SOURCE / CONTAMINANT	POLLUTANT LINKAGE	RECEPTOR	PROBABILITY	CONSEQUENCE	CURRENT RISK
Human Health					
Heavy Metals, PAHs, TPHs – *Made Ground, Former Works, Former Timber Yard, Former Garage*	PL1 & PL2	Human Health	Likely	Medium	Moderate
ACM - *Made Ground and Existing Warehouses*	PL2 & PL3	Human Health	Likely	Medium	Moderate
TPHs & S/VOC – *Made Ground, Former Works, Former Timber Yard, Former Garage*	PL4	Human Health	Likely	Medium	Moderate
Ground Gas					
Ground Gas – Made Ground	PL4	Human Health	Unlikely	Medium	Low
Radon		Human Health	Unlikely	Mild	Very Low
Controlled Waters					
Mobile Contaminants – Made Ground, Former Works, Former Timber Yard, Former Garage	PL5	Principal Aquifer	Likely	Medium	Moderate
Other Considerations					
Sulphates – Made Ground	PL6	Buried Concrete	Likely	Minor	Low
Hydrocarbons – Made Ground, Former Works, Former Timber Yard, Former Garage	PL7	Potable Supply	Likely	Medium	Moderate
Various – Made Ground	PL8	Flora (Uptake)	Likely	Minor	Low

If site conditions change and/or new environmentally pertinent information is provided the above assessment should be revised.

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

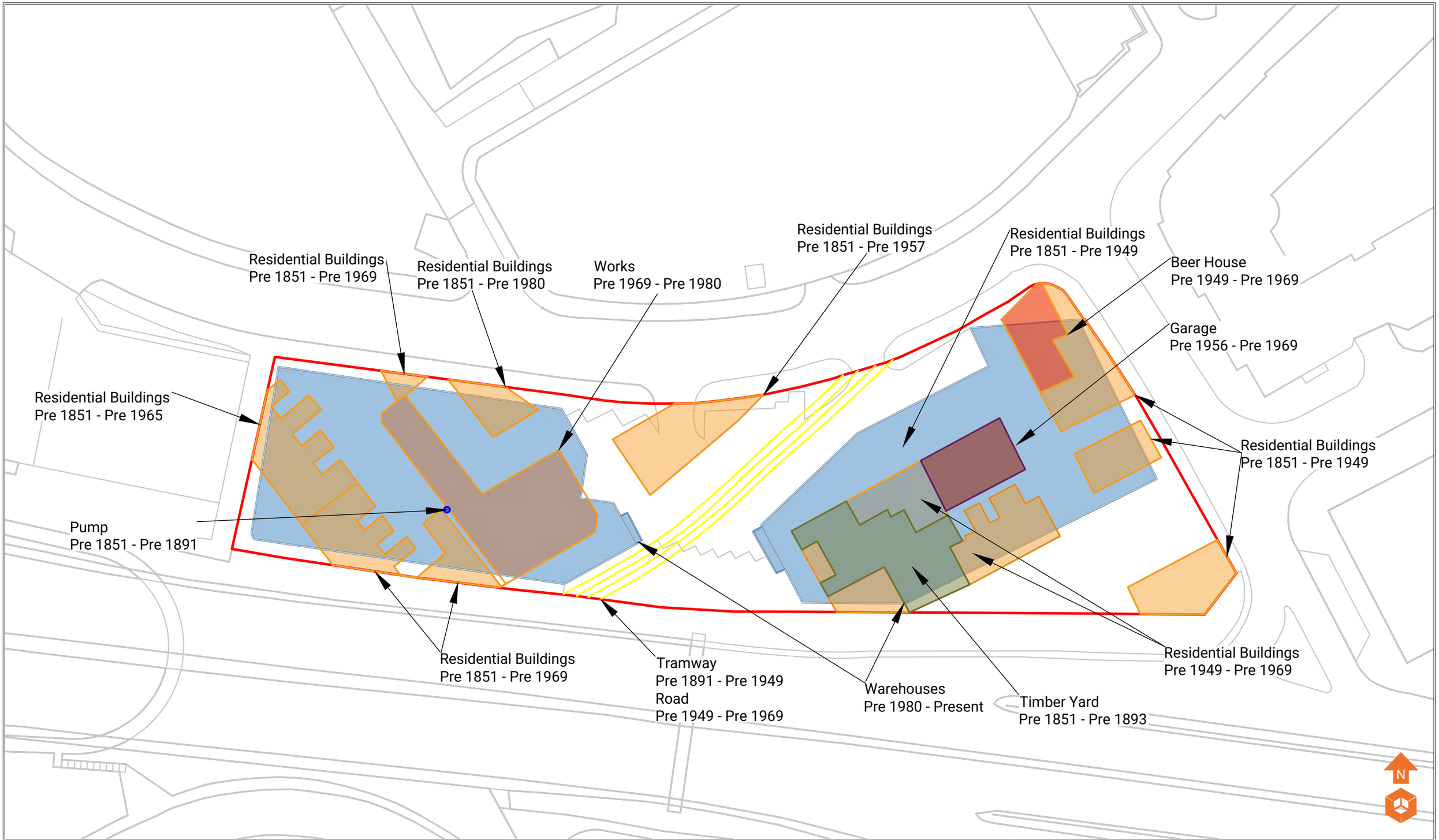
RISK	DEFINITION
LOW	There are unlikely to be significant contaminated land liabilities/geotechnical constraints associated with the property.
LOW MODERATE	There are unlikely to be significant contaminated land liabilities/geotechnical constraints associated with the property with regard to the proposed 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 19-118-001 – SITE LOCATION PLAN





Historical Features

- Residential Buildings
- Warehouses
- Tramway / Road
- Timber Yard
- Pump
- Beer House
- Garage
- Works

Notes:

Phase	Issue	Date	Drawn	Checked	PM
P1	REVA	10.07.2026	TG	CA	KK

Client: Continuum

Job No: 19-118

Date: 10.07.2026

Drawing No: 003

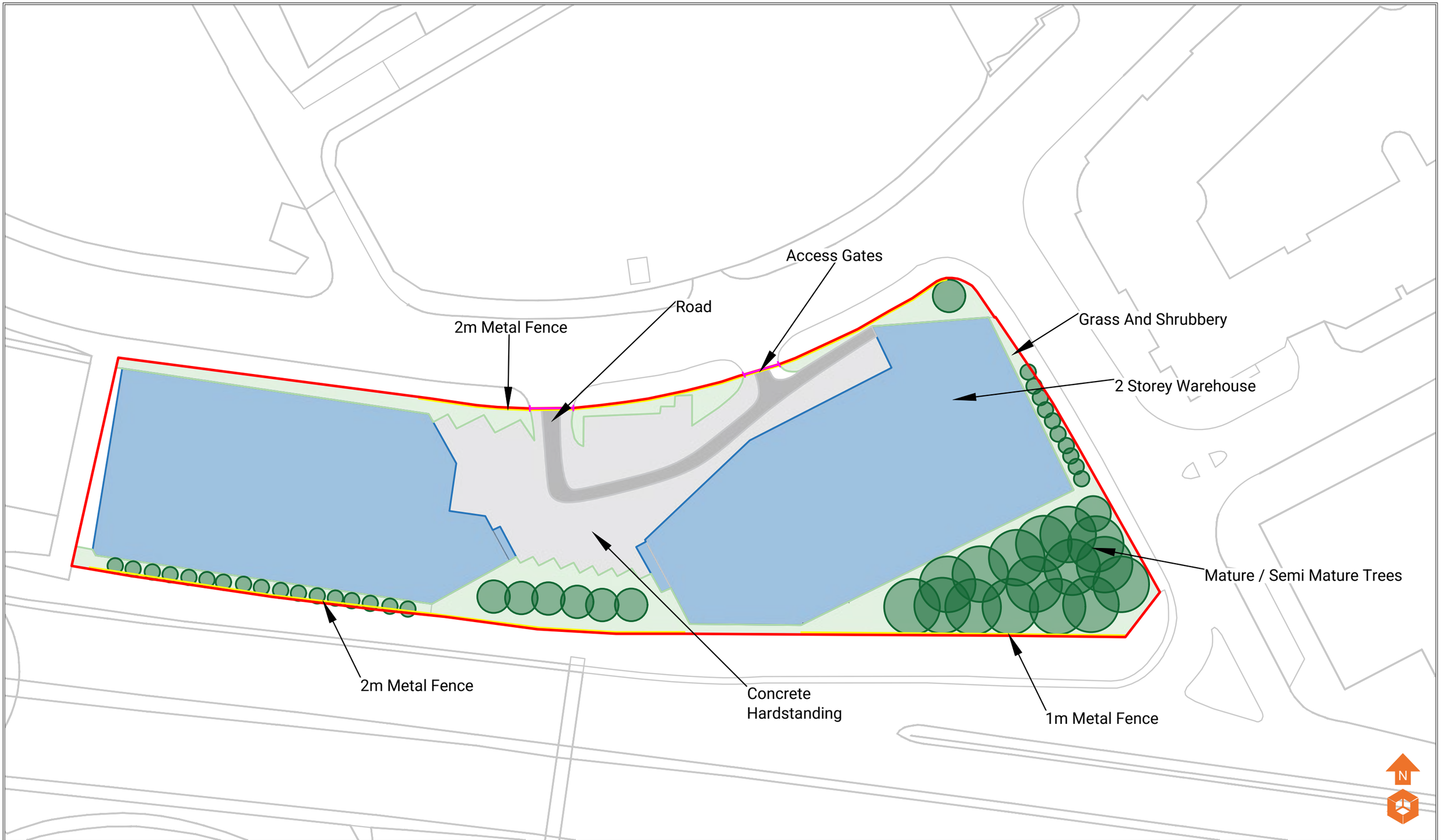
Scale: NTS

Job Title: Great Jackson Street, Manchester

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

- Road
- Concrete Hardstanding
- Grass And Shrubbery
- 2 Storey Warehouse
- Mature / Semi Mature Trees
- Metal Fence
- Access Gates

Notes:

Phase	Issue	Date	Drawn	Checked	PM
P1	REVA	25.06.2026	TG	CA	KK

Client: Continuum

Job No: 19-118

Date: 25.06.2026

Drawing No: 004

Scale: NTS

Job Title: Great Jackson Street, Manchester

Drawing Title: Site Features Plan

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APPENDIX V: PHOTOGRAPHS



Plate 1 View across site



Plate 2 View of the centre of the site from Great Jackson Street



Plate 3 Easternmost vehicular entrance off Great Jackson Street



Plate 4 Westernmost vehicular entrance off Great Jackson Street



Plate 5 View of the rough shrubbery and trees along the southern border



Plate 6 View of the rough shrubbery and trees along the northern border



Plate 7 Fly tip materials



Plate 8 Interior of the eastern building



Plate 9 Interior of the western building



Plate 10 View of the manhole identified in the centre of the site



APPENDIX VI: HISTORICAL MAPS





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Report ref:	E3P-ISV-HLM-485-1PF
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Production date:	24 June 2026

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Map date:	1851
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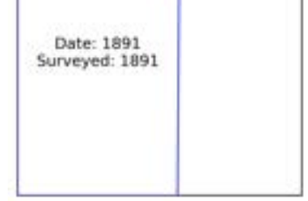
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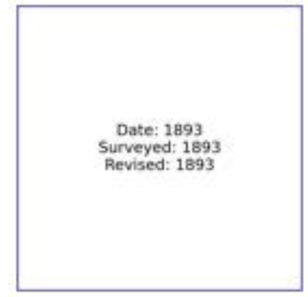
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Surveyed: 1908
Revised: 1908

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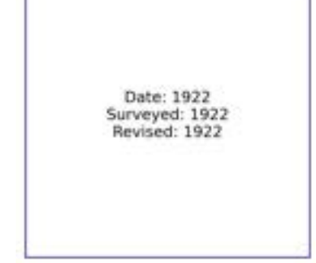
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Surveyed: 1948
Revised: 1948
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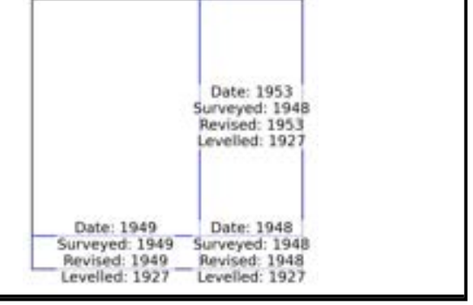
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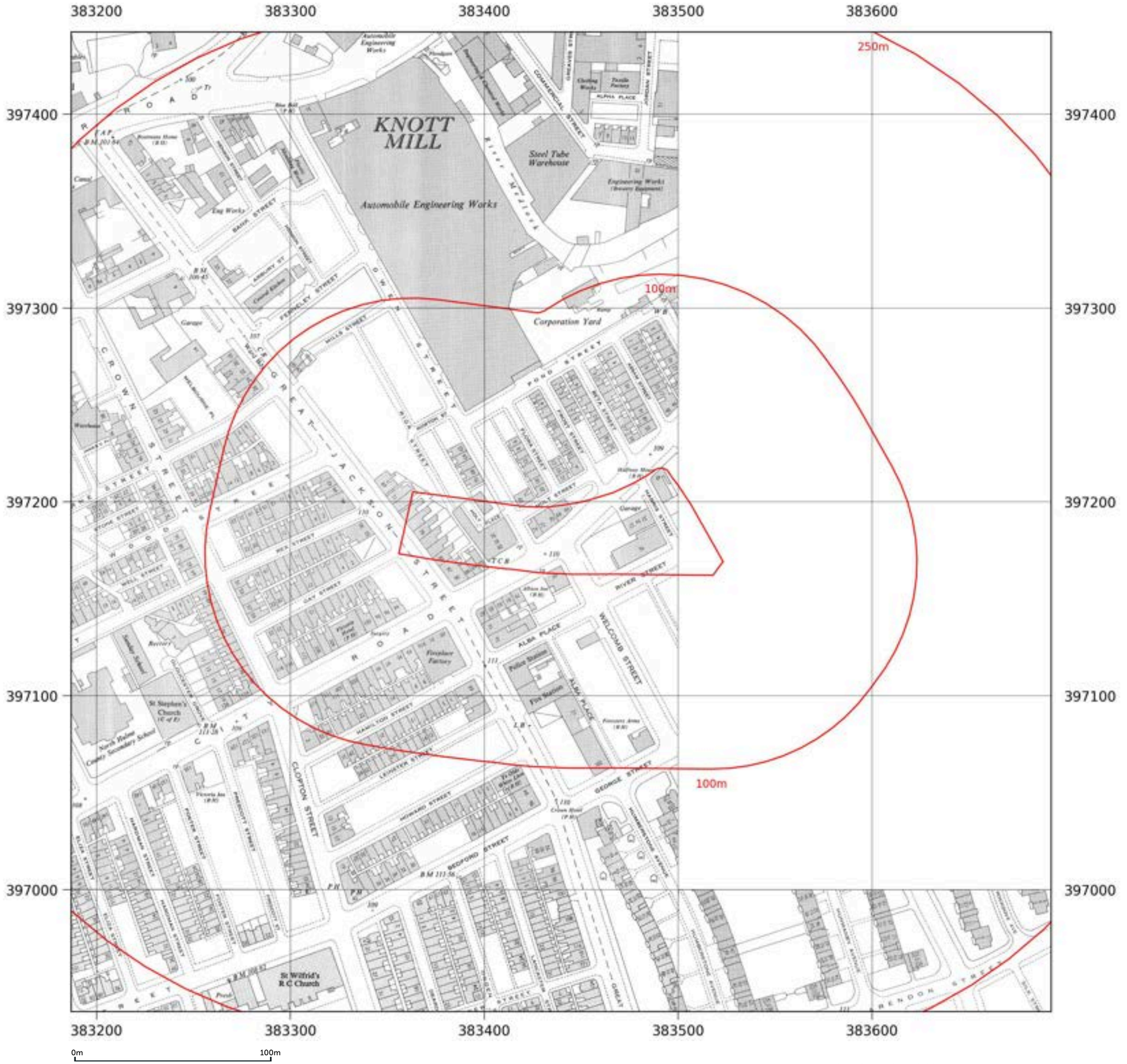
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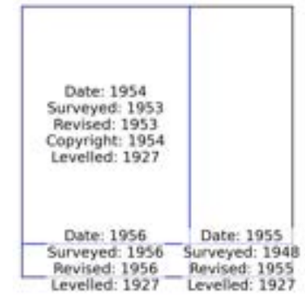
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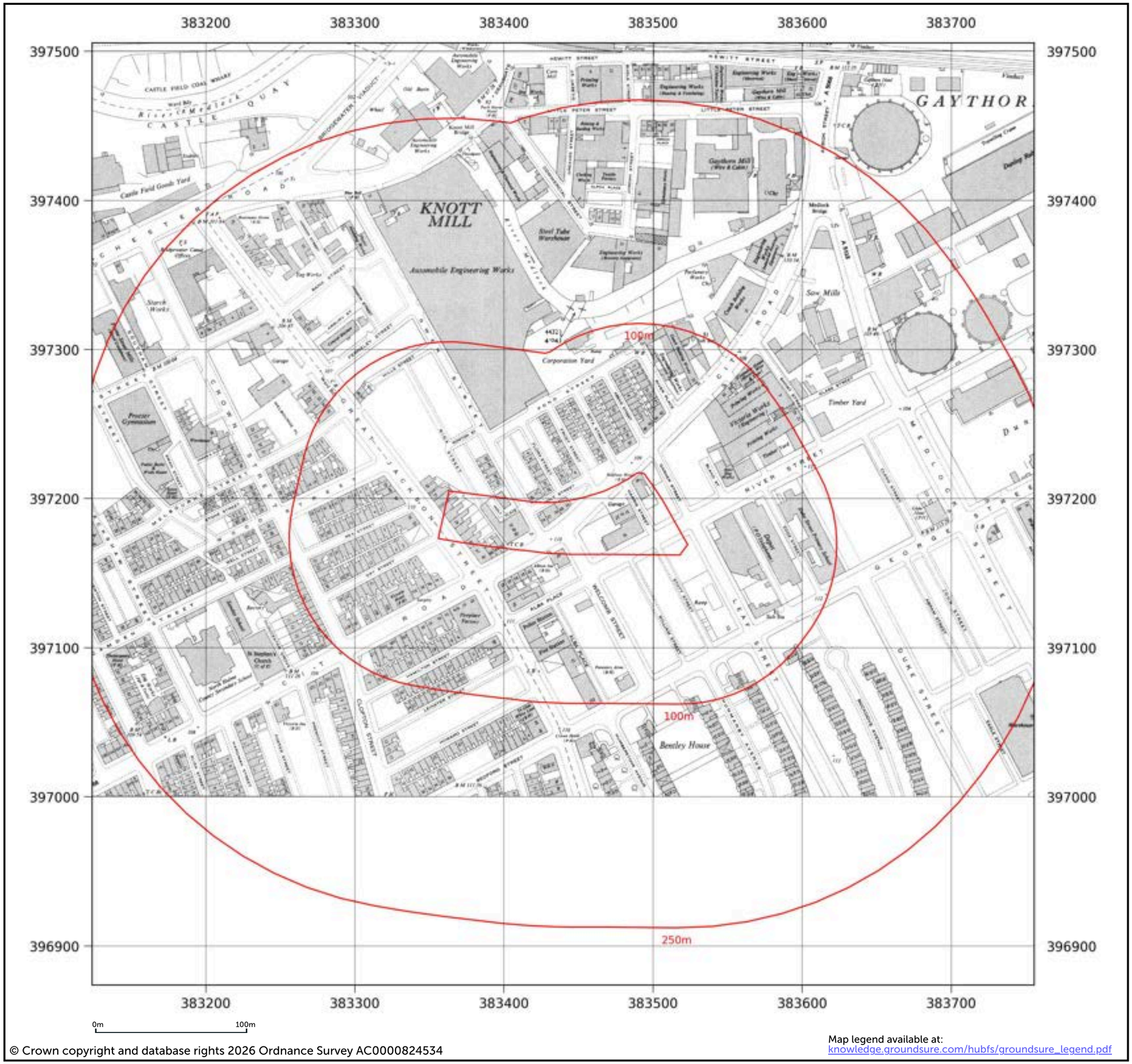
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Printed at:	1:2,500

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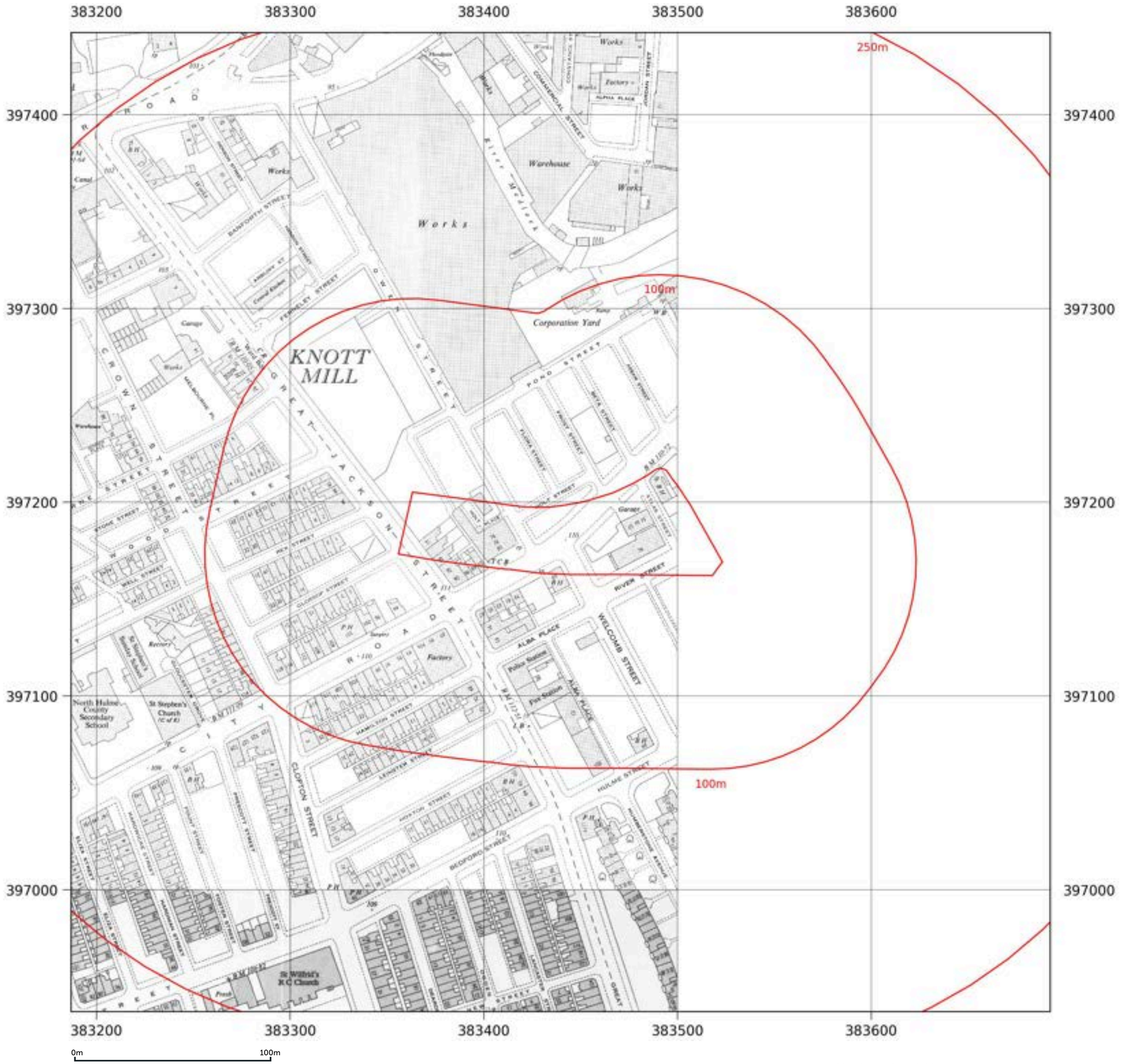


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Site details:	34, GREAT JACKSON STREET, MANCHESTER, M15 4NG
Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

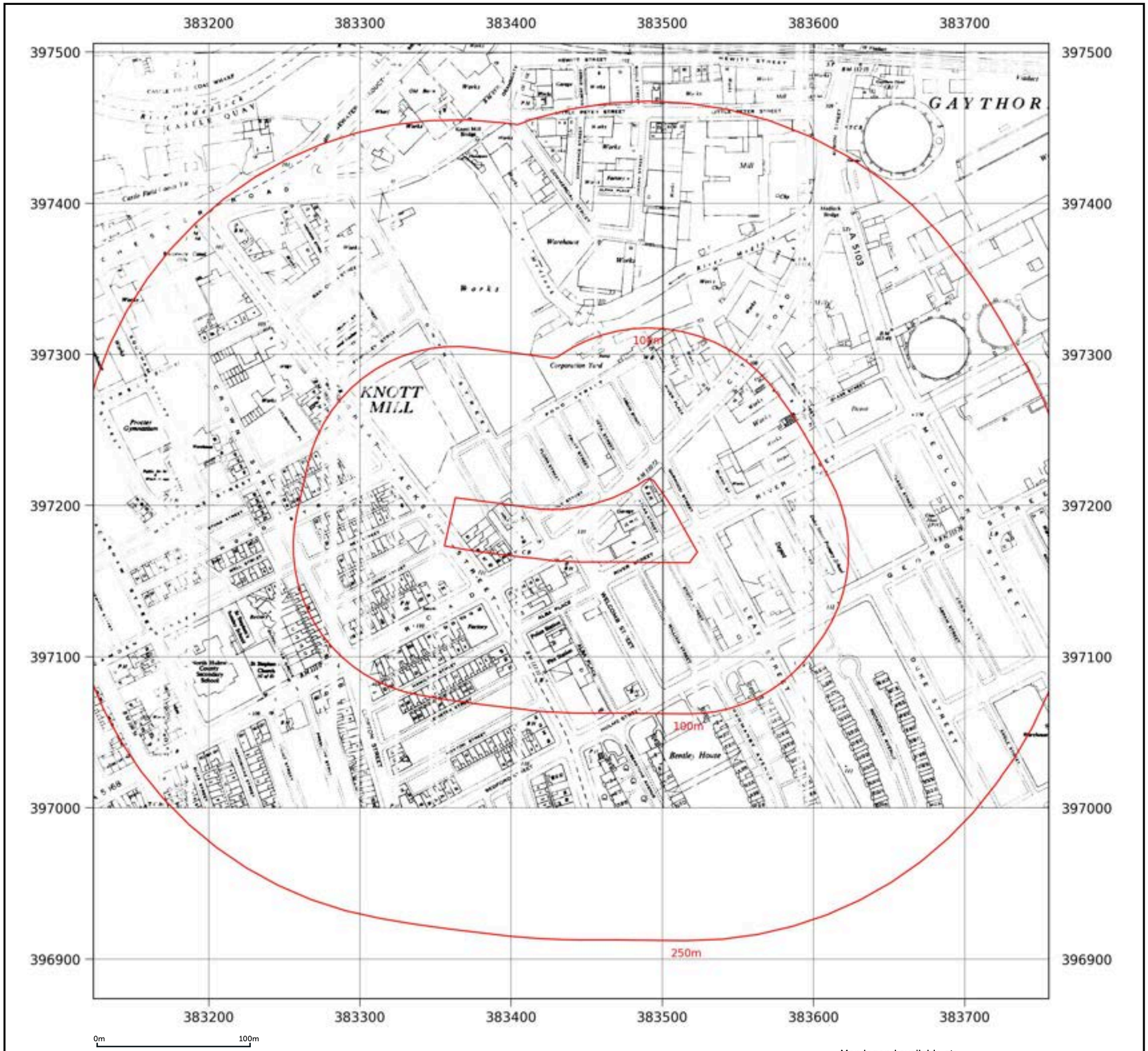
Map name:	National Grid
Map date:	1956-1960
Scale:	1:1,250
Printed at:	1:2,000

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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

Map name:	National Grid
Map date:	1965
Scale:	1:2,500
Printed at:	1:2,500

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Date: 1965
Revised: 1963
Edition: 1965
Levelled: 1958

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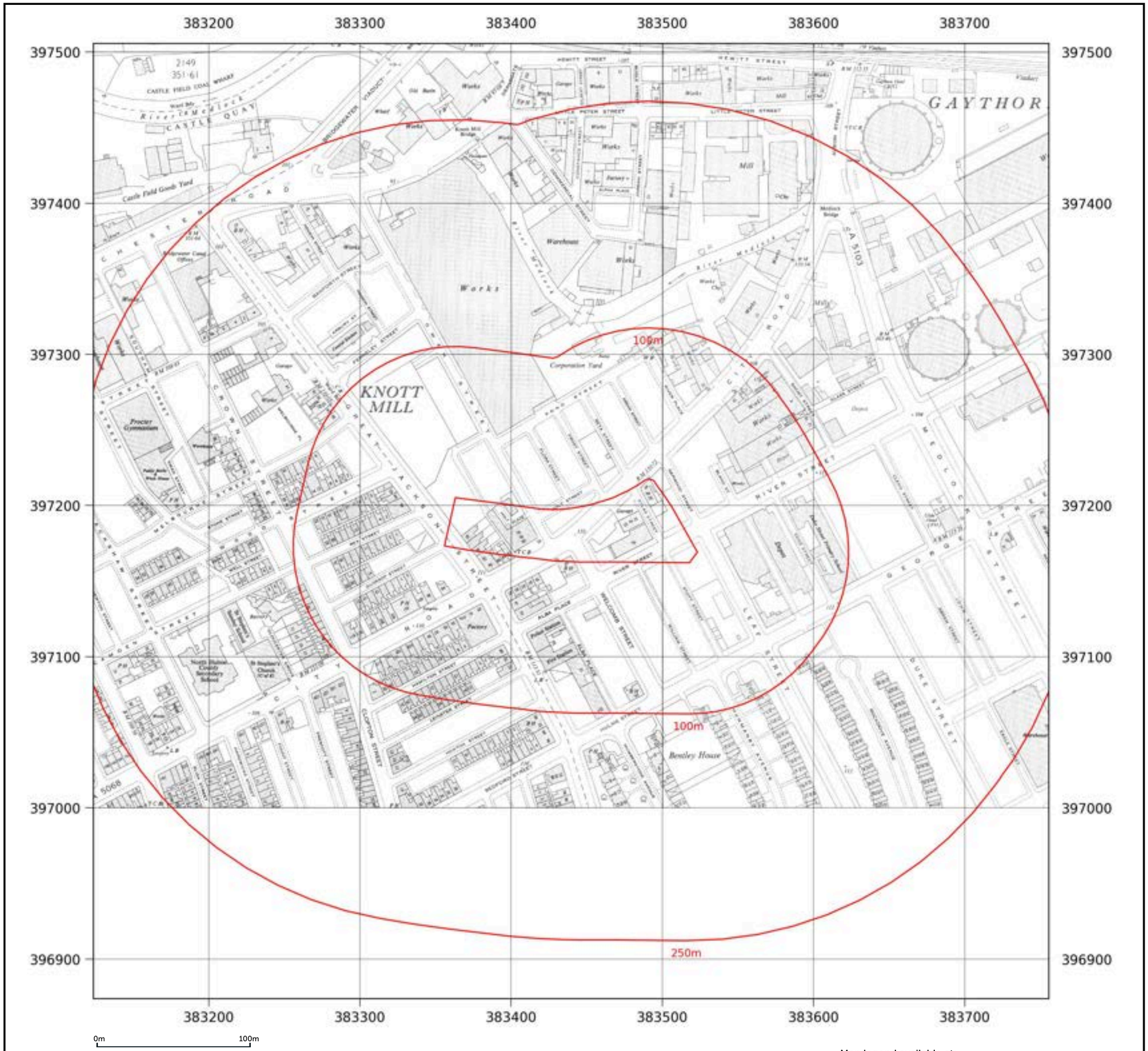
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Production date:	24 June 2026

Map name:	National Grid
Map date:	1965
Scale:	1:2,500
Printed at:	1:2,500

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Date: 1965
Surveyed: 1963
Revised: 1963
Copyright: 1965
Levelled: 1958

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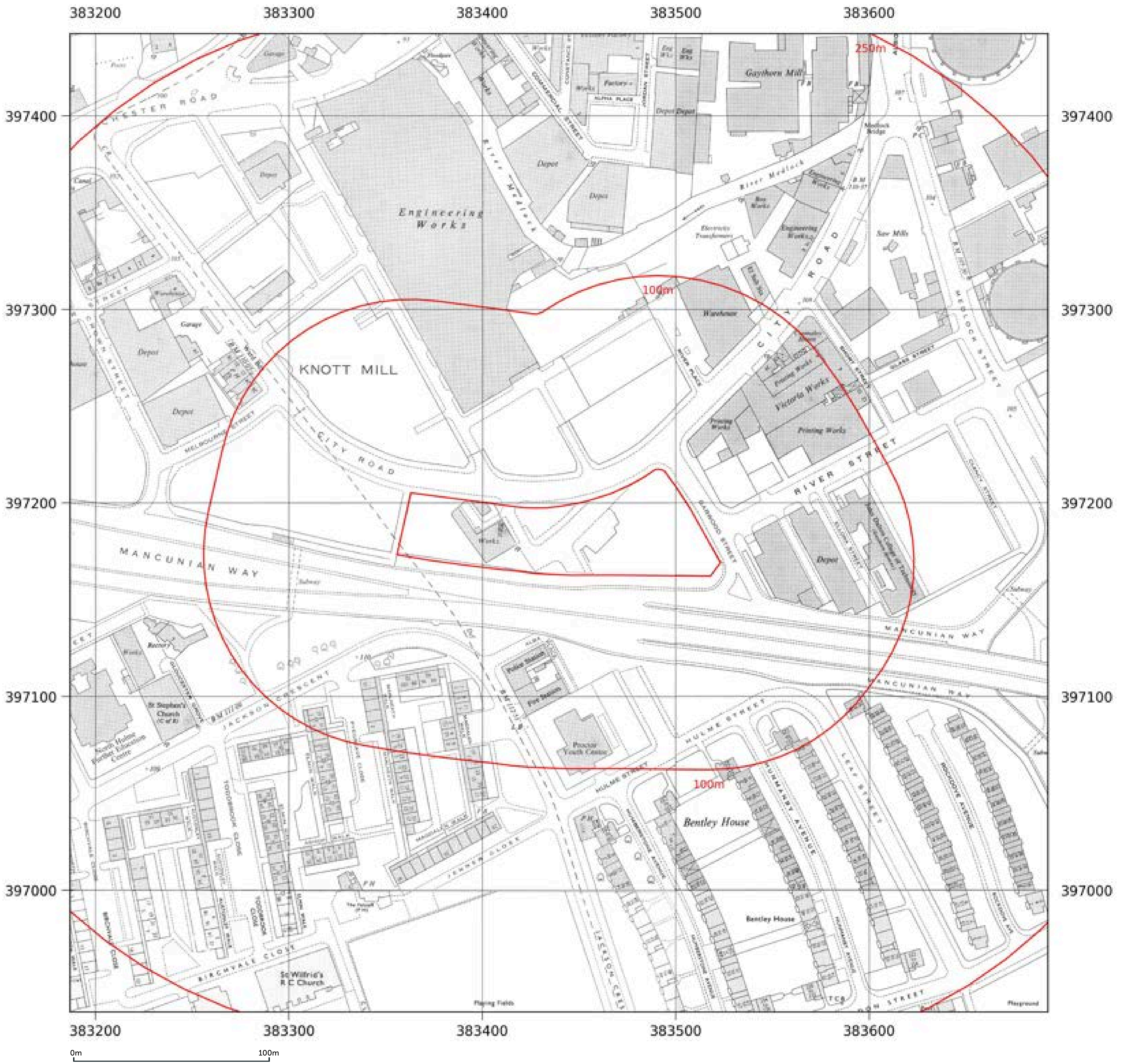


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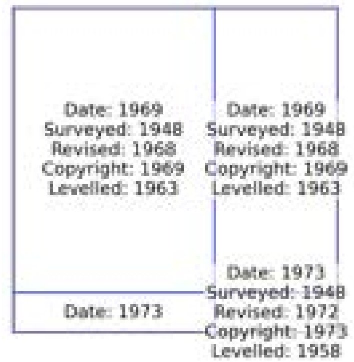
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Site details:	34, GREAT JACKSON STREET, MANCHESTER, M15 4NG
Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
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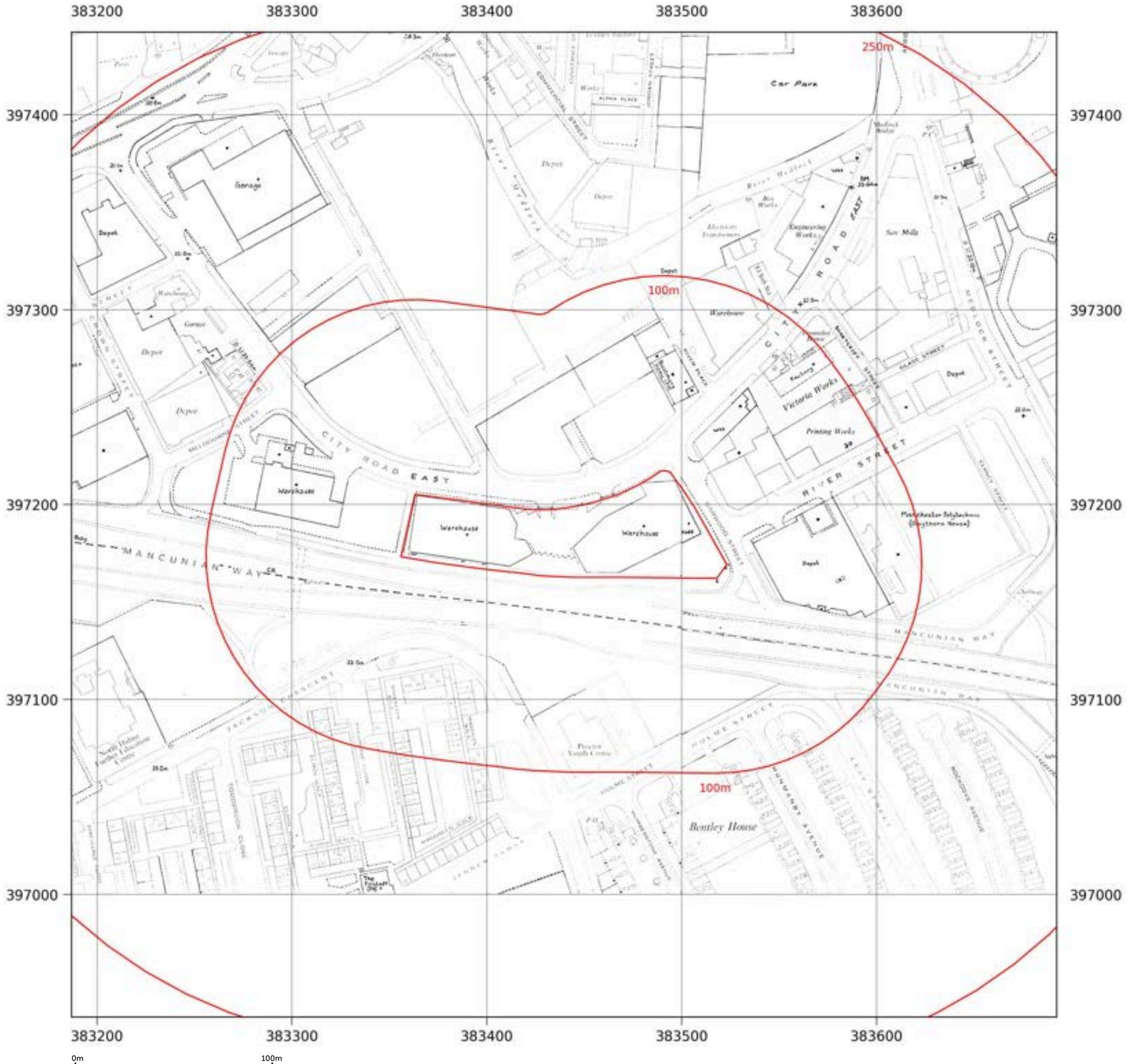
Map name:	National Grid
Map date:	1969-1973
Scale:	1:1,250
Printed at:	1:2,000



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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

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

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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

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

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383200 383300 383400 383500 383600
397400 397300 397200 397100 397000
250m
100m
100m
Car Park
Depot
Garage
Warehouse
Victoria Works
Printing Works
Engineering Works
Saw Mills
Electric Transformer
Bentley House
Poplar Youth Centre
CITY ROAD EAST
RIVER STREET
ROAD EAST
MANCUNIAN WAY
HOLME STREET
0m 100m

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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

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

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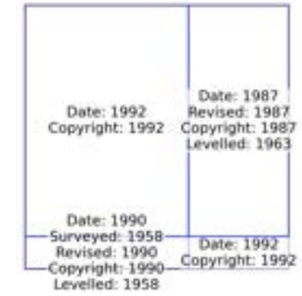
Map Insight

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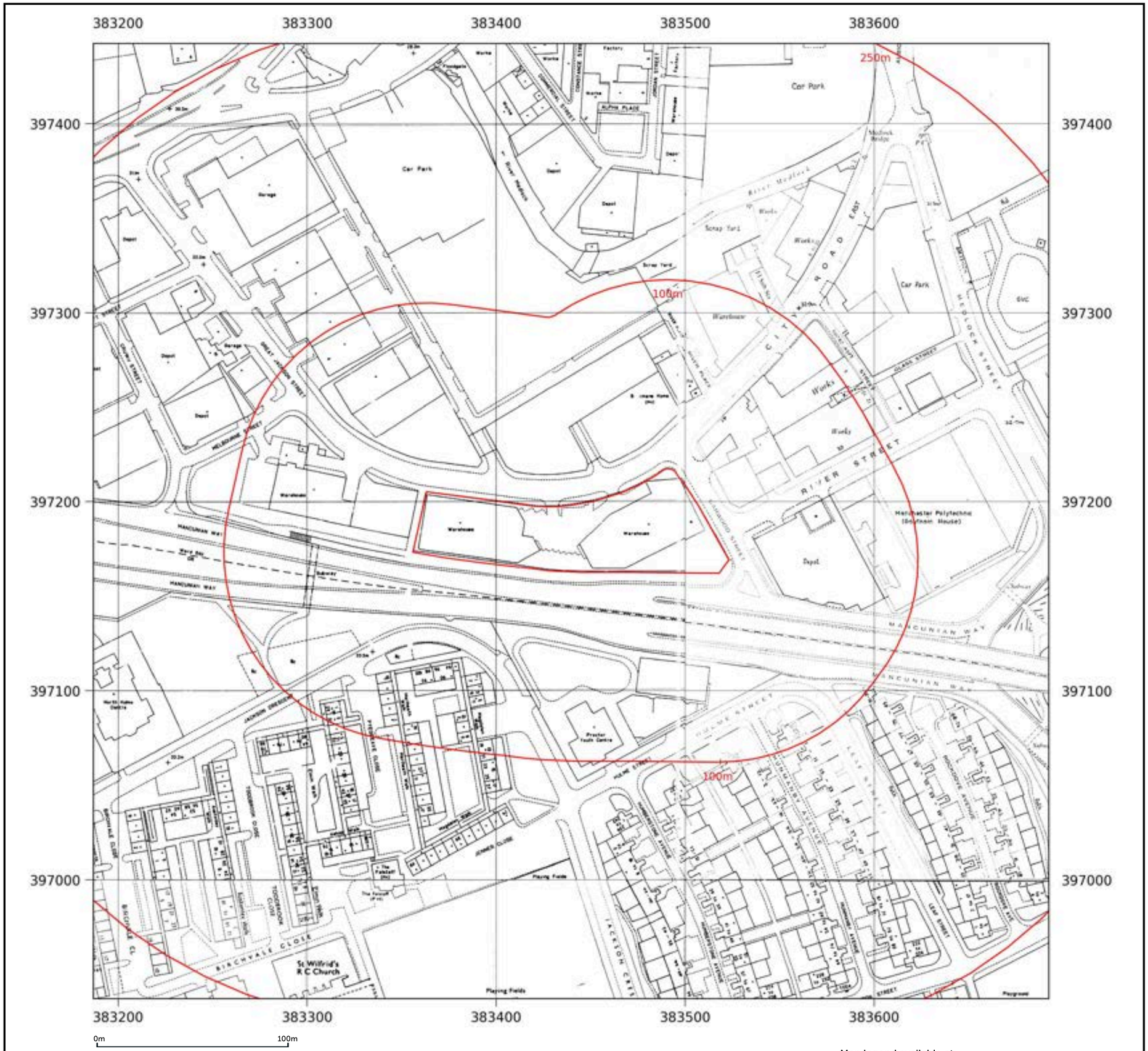
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Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

Map name:	National Grid
Map date:	1987-1992
Scale:	1:1,250
Printed at:	1:2,000

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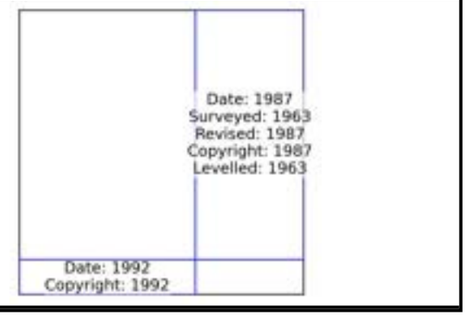
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Site details:	34, GREAT JACKSON STREET, MANCHESTER, M15 4NG
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Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

Map name:	National Grid
Map date:	1987-1992
Scale:	1:1,250
Printed at:	1:2,000

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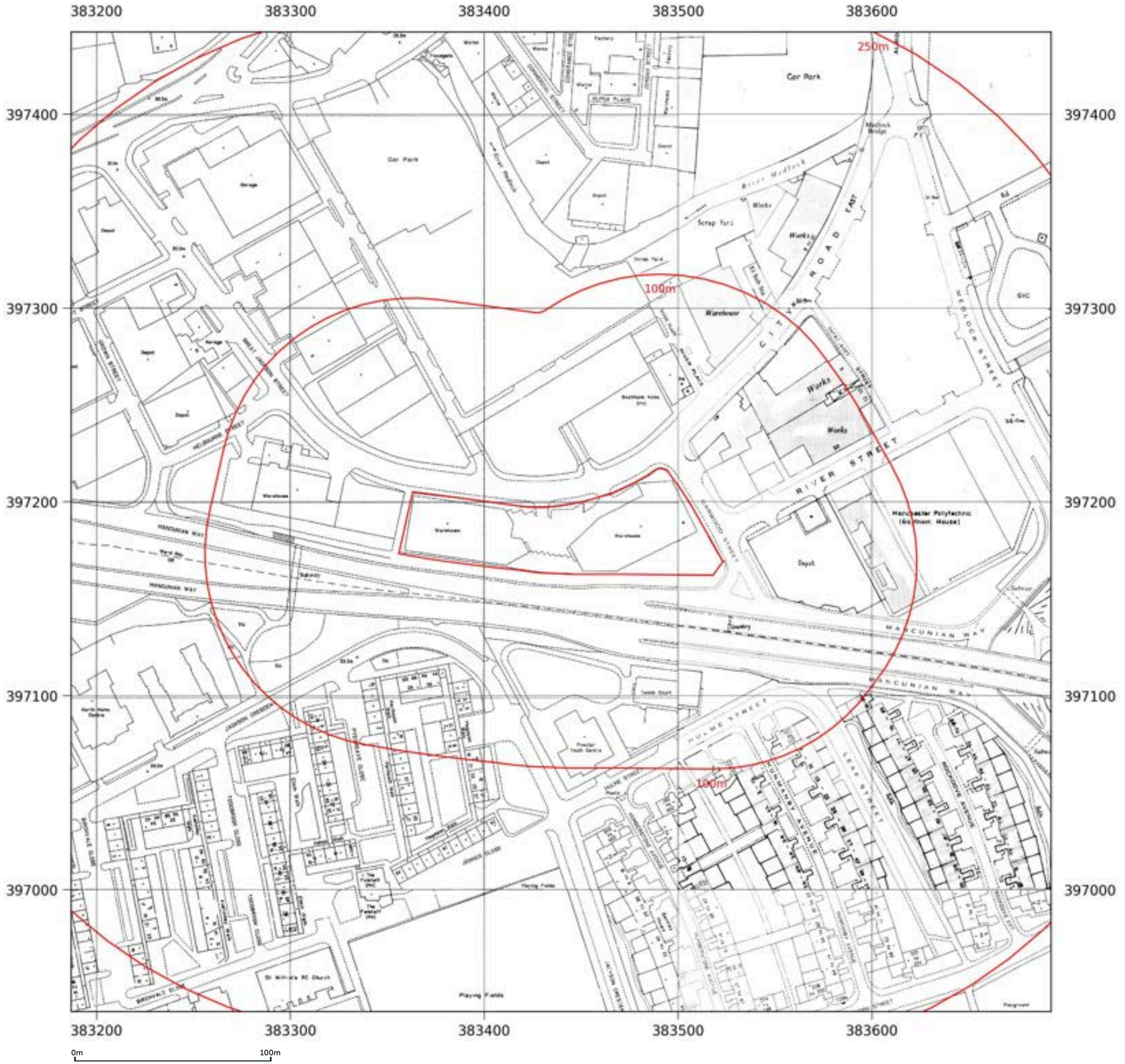


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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
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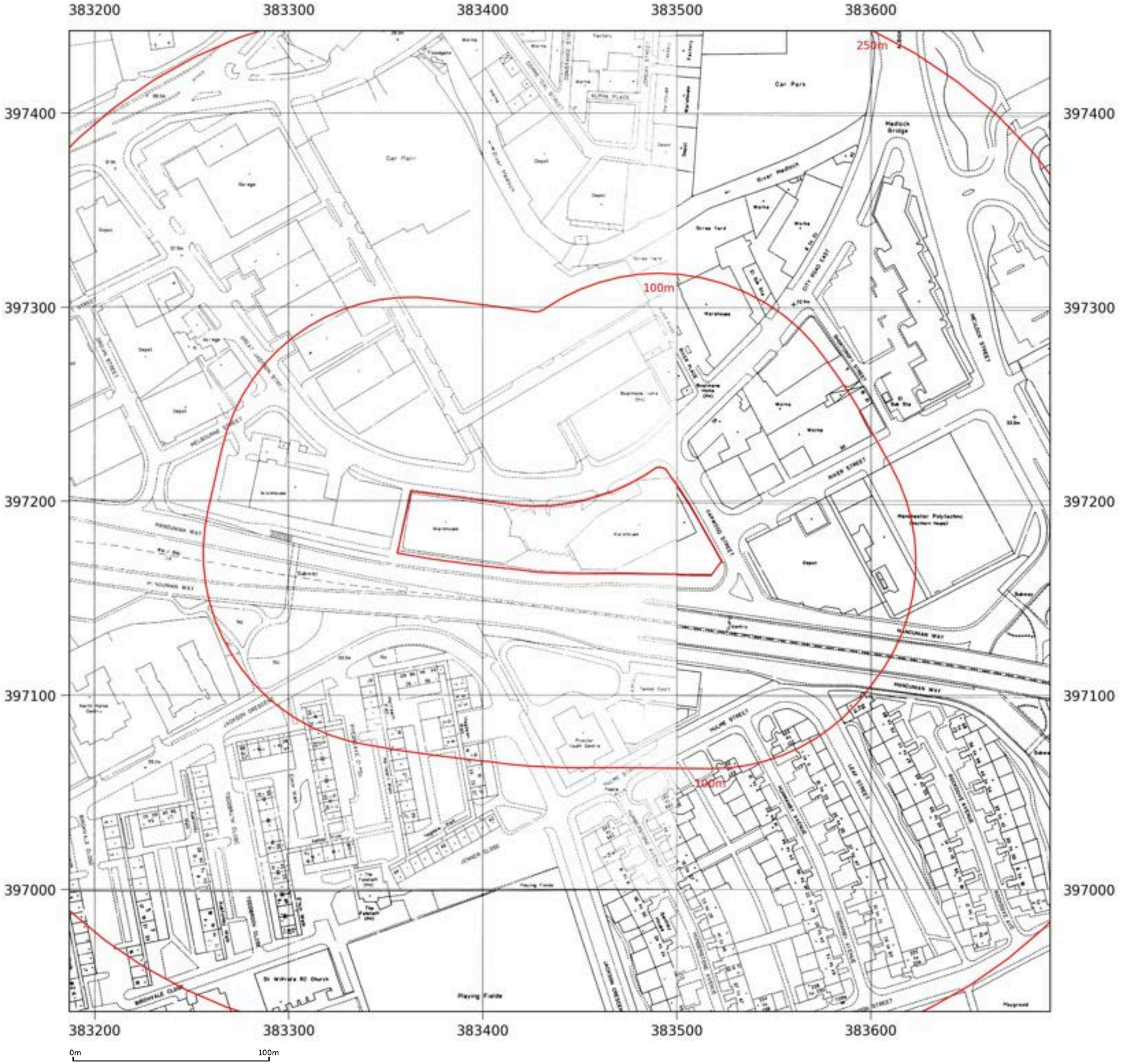
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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

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

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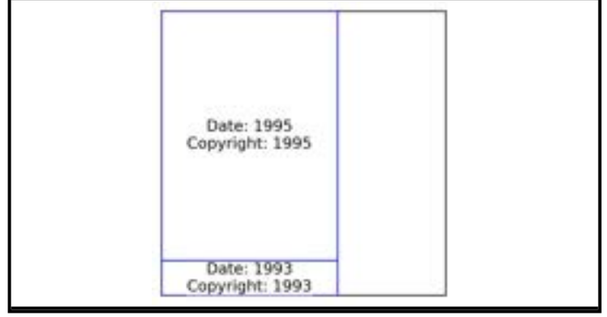
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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

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

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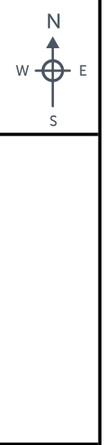
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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

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



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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

Map name:	LandLine
Map date:	2003
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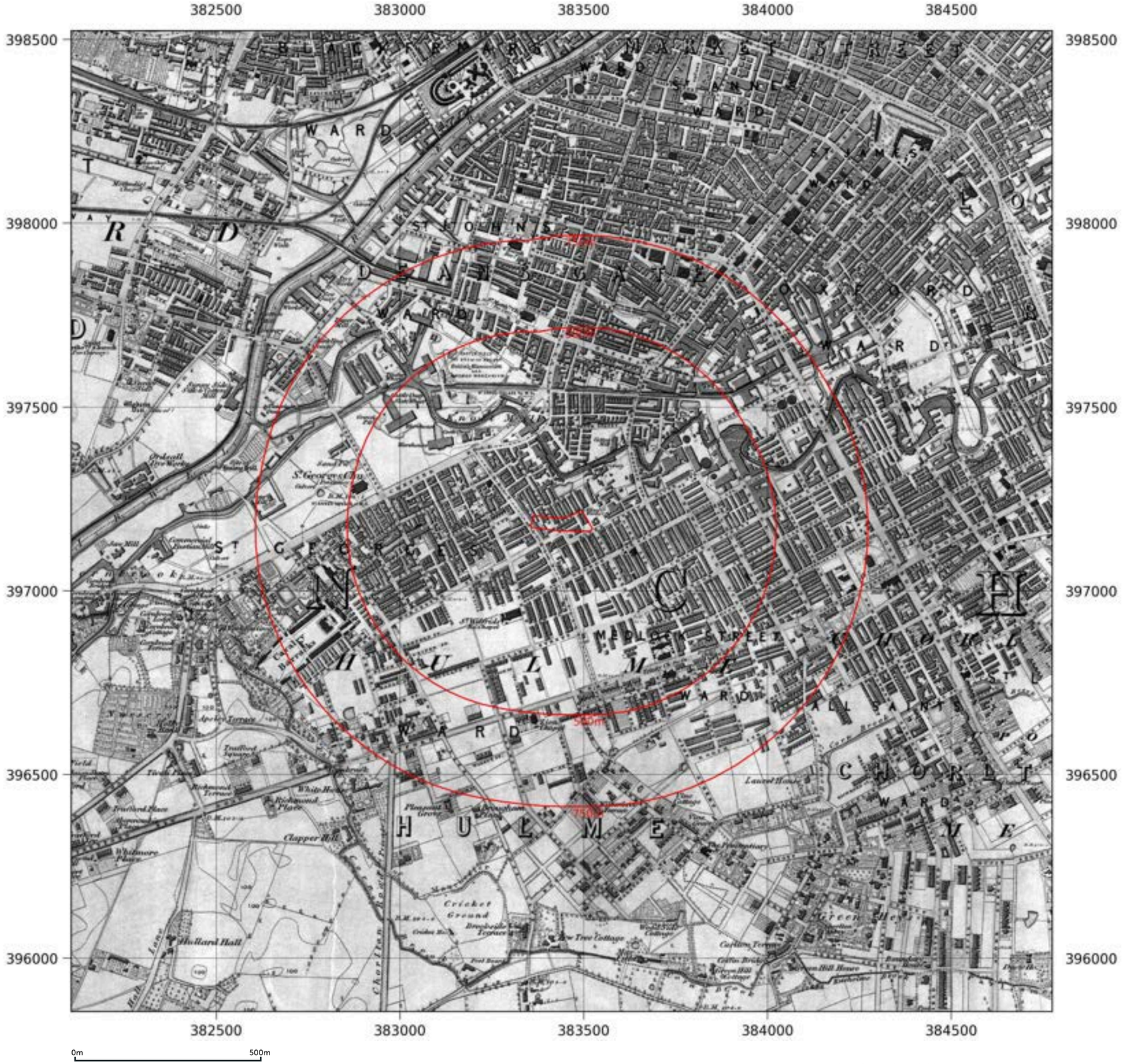
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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

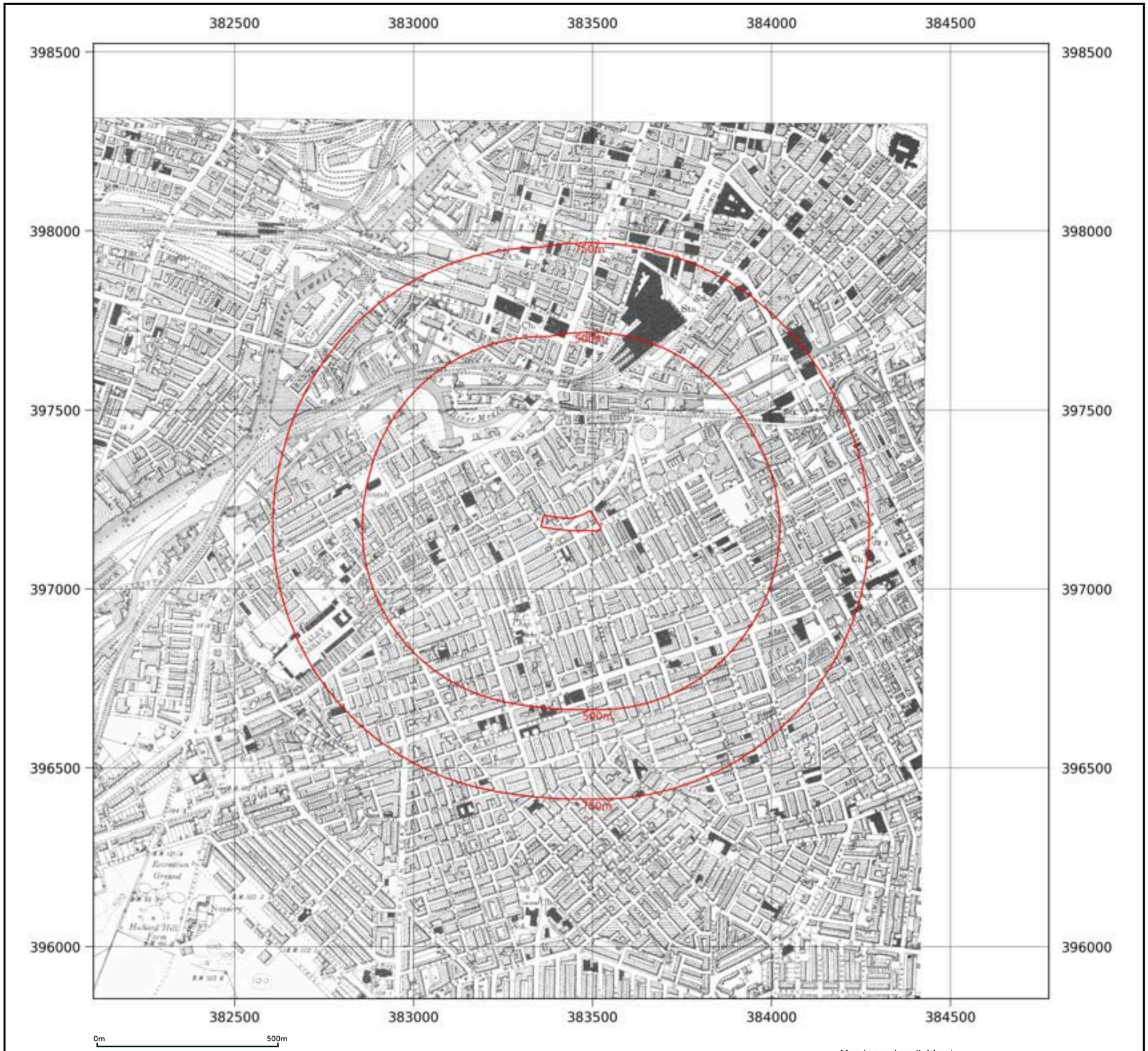
Map name:	County Series
Map date:	1848
Scale:	1:10,560
Printed at:	1:10,560

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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

Map name:	County Series
Map date:	1896
Scale:	1:10,560
Printed at:	1:10,560

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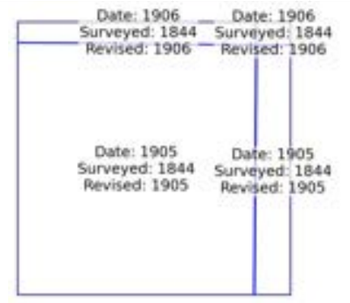
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Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

Map name:	County Series
Map date:	1905-1906
Scale:	1:10,560
Printed at:	1:10,560



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382500 383000 383500 384000 384500

398500 398000 397500 397000 396500 396000

250m 500m 750m

0m 500m

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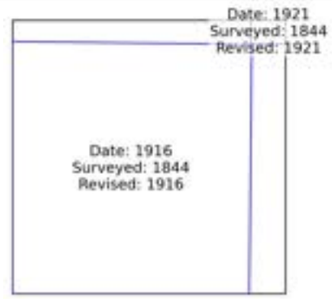
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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

Map name:	County Series
Map date:	1916-1921
Scale:	1:10,560
Printed at:	1:10,560

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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

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

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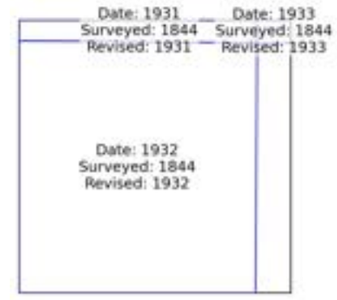
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Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

Map name:	County Series
Map date:	1931-1933
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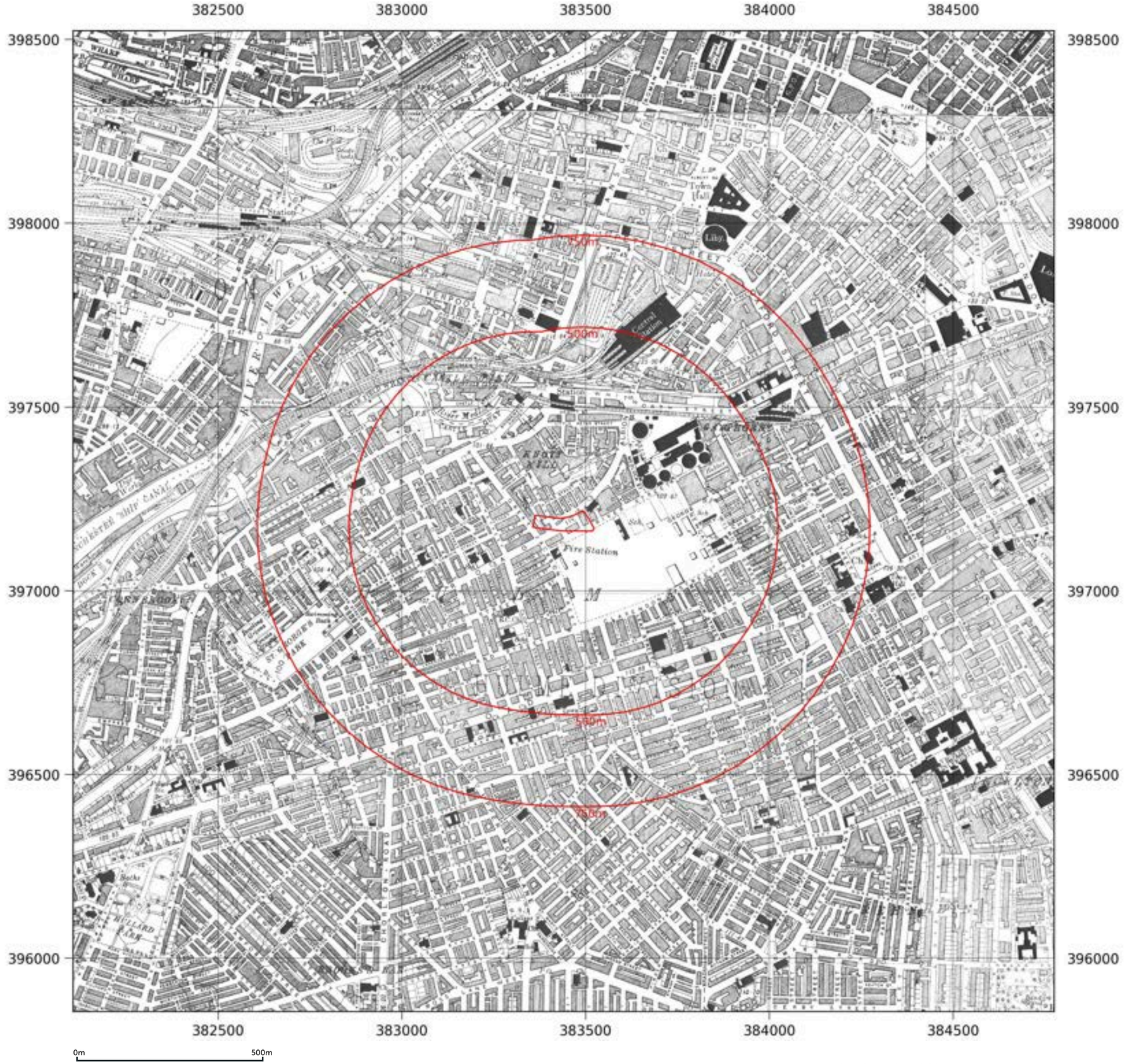
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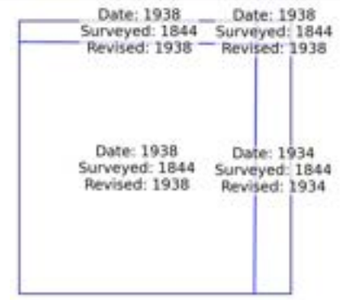
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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
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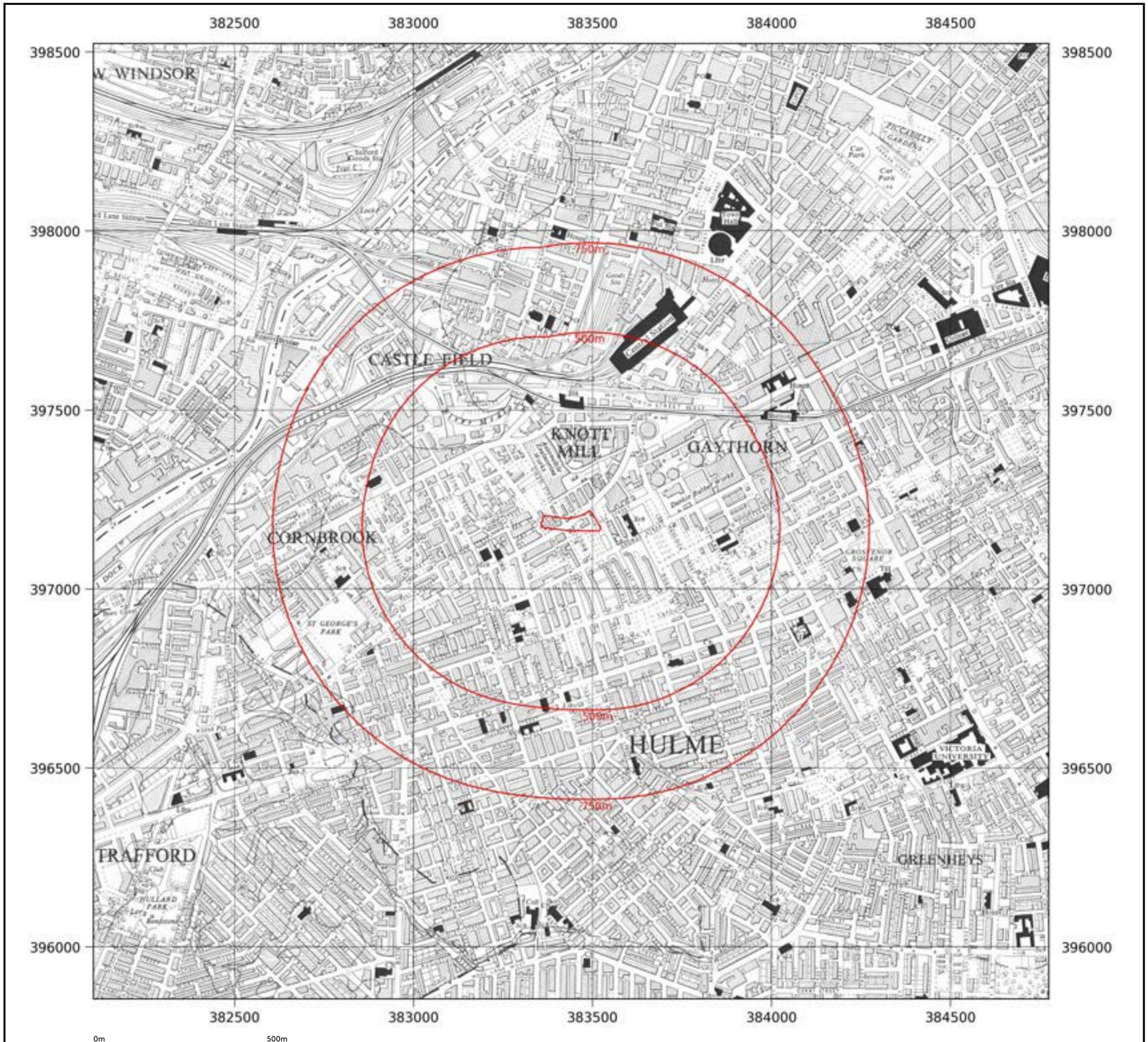
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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

Map name:	Provisional
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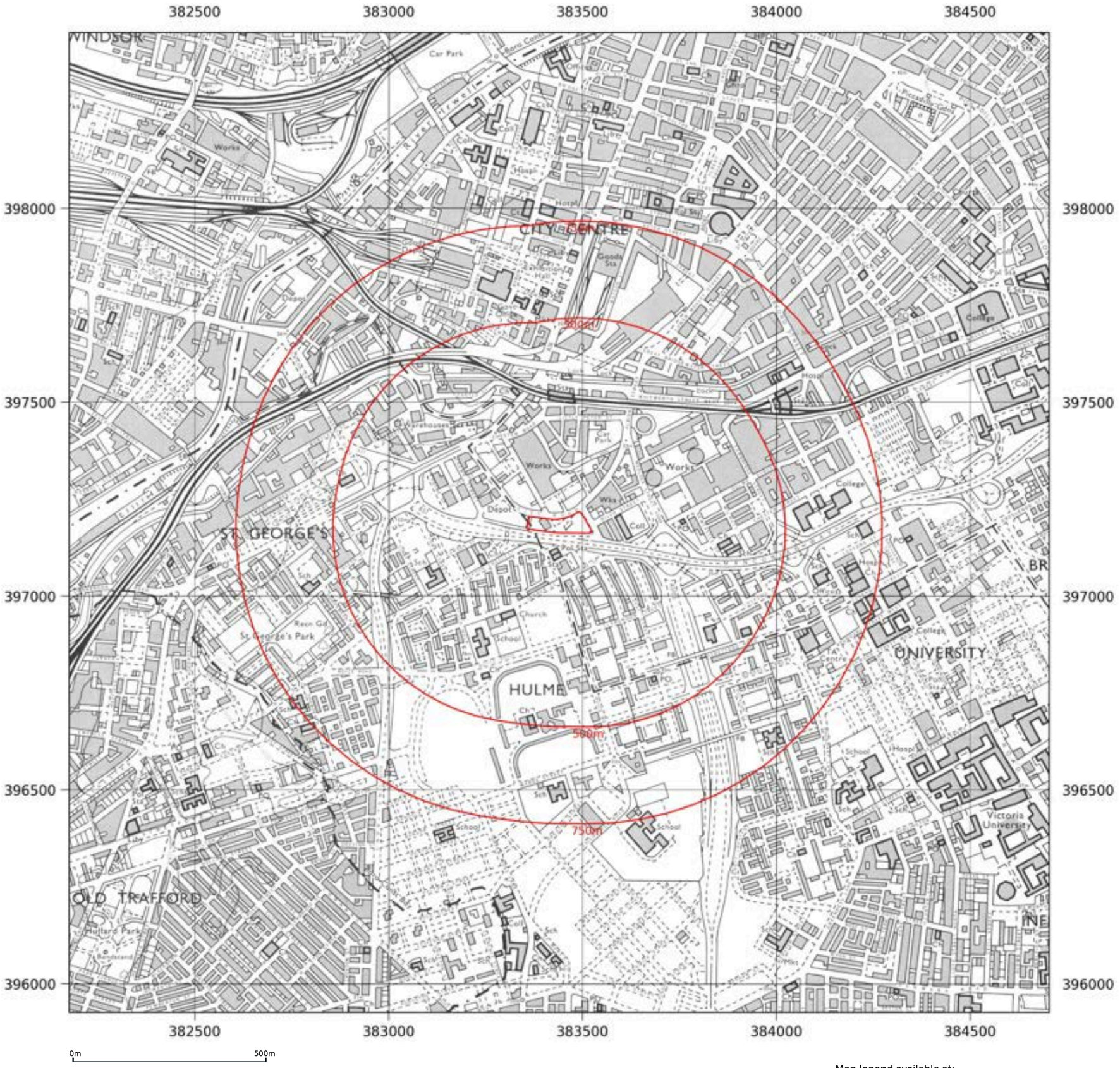
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Date: 1956
Surveyed: 1956
Revised: 1956

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Map Insight

In partnership with e3p

Site details:	34, GREAT JACKSON STREET, MANCHESTER, M15 4NG
Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

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

N
W E
S

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

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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

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

N
W E
S

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

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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

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

N
W E
S

Date: 1985
Surveyed: 1983
Revised: 1985

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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

Map name:	National Grid
Map date:	1988
Scale:	1:10,000
Printed at:	1:10,000

N W E S

Date: 1988
Surveyed: 1986
Revised: 1988

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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

Map name:	National Grid
Map date:	1994
Scale:	1:10,000
Printed at:	1:10,000

N
W E
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Date: 1994
Surveyed: 1986
Revised: 1994

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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

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

N W E S



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382500 383000 383500 384000 384500

398000 397500 397000 396500 396000

0m 500m

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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

Map name:	National Grid
Map date:	2010
Scale:	1:10,000
Printed at:	1:10,000

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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

Map name:	National Grid
Map date:	2015
Scale:	1:10,000
Printed at:	1:10,000

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Date: 2015

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Client ref:	014505
Report ref:	E3P-ISV-HLM-485-1PF
Grid ref:	383443.29, 397183.84
Production date:	24 June 2026

Map name:	National Grid
Map date:	2025
Scale:	1:10,000
Printed at:	1:10,000

N
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Date: 2025

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