



Preliminary Land Contamination Assessment

Proposed Gas Powered Reserve Energy Facility
Land at Dig Gate Lane, Rochdale, OL16 4NR

MAST Energy Developments Plc

SHF.3050.001.GE.R.001.B



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For:	MAST Energy Developments Limited
Ref:	SHF.3050.001.GE.R.001.B
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1.0 INTRODUCTION

1.1 Background

- 1.1.1 MAST Energy Developments Ltd are seeking to construct a Gas-powered Reserve Energy Facility on Land at Dig Gate Lane, Rochdale, OL16 4NR. This desk study has been compiled in order to support a planning application made by Rochdale Power Limited.

1.2 Proposed Development

- 1.2.1 The proposed development is a Peaking Plant comprising a containerised generator connected to the mains gas grid. This is located within a secure compound, along with associated infrastructure including electrical switchgear, gas kiosk, welfare unit, DNO building, clean and waste oil tanks and a transformer.
- 1.2.2 Within the layout provided, space has been set out for evergreen native hedge planting along the application boundary to the south, west and north of the site and adjacent to the perimeter fence line on the north eastern edge.
- 1.2.3 Retention of existing trees/hedge rows is also proposed, along with use of a vegetated earth bund topped by a 2m high acoustic fence to act as an acoustic barrier. The bund will be planted with trees.
- 1.2.4 A landscape masterplan will be designed as part of the development in order to screen the development and ensure the proposed development achieves biodiversity net gain.
- 1.2.5 For security, the site would be surrounded by a suitable security fence, cameras and motion sensor lighting. This would be screened behind soft infrastructure. (Planting and hedgerows).
- 1.2.6 The site would not be permanently lit. Any lighting and CCTV incorporated into the development will be for emergency purposes only, located on the side of the equipment itself. It will be provided according to good practice design to minimise any potential for light pollution impacts and will be orientated downwards and within the site to minimise light spillage.
- 1.2.7 The site will be connected to the grid via underground cables.

1.3 Objectives

- 1.3.1 The objectives of the study are to:
- Obtain desk study information, a copy of which is included within Appendix 1;
 - Assess the implications of any potential environmental risks, liabilities and development constraints associated with the site in relation to the future use of the site and in relation to off-site receptors;
 - Provide a factual and interpretative report relating to the desk study, and;
 - Provide geotechnical recommendations in relation to foundations and infrastructure.

1.4 Risk Classification

- 1.4.1 Enzygo Geoenvironmental has utilised the available information, together with our experience to assess the likely risks to development from land quality issues. Definitions of the risk terms used are provided on the following table.

Table 1.4.1 Risk Classification

Risk	Description
Negligible	No contamination risk has been identified which is likely to affect development.
Low	No significant contaminated land risks have been encountered affecting development and a low risk that remediation will be required.
Low-Moderate	There are unlikely to be significant contaminated land issue associated with the site which will adversely affect its re-development. However, minor or localised contamination may be present requiring remediation. Remediation should be possible under a discovery strategy and with a call out service.
Moderate	Some potential contaminated land risks have been encountered or identified which may affect re- development. The risks identified are unlikely to affect the entire site or preclude development. Remediation is considered feasible as part of the development process and no further investigation is considered necessary.
Moderate-High	Some potentially significant contaminated land risks have been identified at the property that requires remediation. It is recommended that a separate remedial methodology is prepared supported by a site-specific risk assessment
High	Significant potential contaminated land risks have been identified and remediation is required supported by further intrusive ground investigation, risk assessment and remedial design.

1.4.2 Where adverse risks from ground instability are identified these are discussed within the report.

2.0 SITE SETTING

Table 2.0 Site Description

Item	Description
Site Address	Land at Dig Gate Lane, Rochdale, OL16 4NR
National Grid Reference	391842 411184
Site Area	0.47 Ha

2.1 Current Site Description

- 2.1.1 The following site description has been compiled from the site inspection undertaken by Enzygo Geoenvironmental Limited. Photographs of the site are included in Appendix 2.
- 2.1.2 The development site is irregular in shape and comprises part of an agricultural field, with fenced and hedged boundaries and currently used for equestrian grazing.
- 2.1.3 The site is bound to the north by Dig Gate Lane, with woodland and commercial use beyond and to the south by agricultural fields, with the M62 beyond.
- 2.1.4 The site is bound to the east by open fields, with the M62 beyond and to the west by a Broad Shaw Farm, with commercial use beyond.
- 2.1.5 The highest elevation of the site is in the south east corner and the topography slopes towards the west, north west and north. A steep slope is present along the northern boundary, sloping north to Dig Gate Lane.
- 2.1.6 An existing pond is present within the agricultural field, adjacent to the eastern boundary. The topography slopes steeply down around the pond and the perimeter is protected with fencing.
- 2.1.7 A drain is present 50m west of the site, orientated approximately north to south.
- 2.1.8 Occasional mature trees are present along the southern boundary of the agricultural field and saplings have been recently planted along Dig Gate Lane, bordering the development site to the north.
- 2.1.9 Access to the site is currently off Dig Gate Lane via John Milne Avenue and a new access will be constructed off Dig Gate Lane as part of the proposed development.
- 2.1.10 No evidence of chemical or fuel storage was noted on the site and no evidence of spillage or leakage was identified.

2.2 Surrounding Area

- 2.2.1 Land uses surrounding the site are summarised as follows:

Table 2.2.1 Land Use Surrounding the Area

Direction	Land Use
North	Dig Gate Lane, with woodland and distribution use beyond.
South	Open fields with the M62 motorway beyond.
East	Open fields with the M62 motorway beyond.
West	Residential property, with distribution use beyond.

2.2.2 No significant contamination risks are identified.

3.0 SITE HISTORY

3.1 Historical Maps

3.1.1 A review of historical Ordnance Survey maps and information pertinent to the site and within a 250m radius is summarised below:

Table 3.1.1 Historical Maps

Potentially Contaminative Historical Land Use		
Map Edition	Site	Surrounding Area
1851	Open fields. Field boundary in NE area of site and SW area, lined with occasional trees.	Open fields 0m N, S, E and W. Broad Shaw Lane 5m W. Footpath 10m W. Broad Shaw Farm 15m W. Footpath 80m N. Dig Gate Lane 235m NE. Road 240m N.
1890	No significant change.	Pond 10m E. Pond 225m W. Stream 235m E.
1891	No significant change.	No significant change.
1907	No significant change.	No significant change.
1910	No significant change.	No significant change.
1928	No significant change.	No significant change.
1930	No significant change.	No significant change.
1936	No significant change.	No significant change.
1938	No significant change.	Drain 95m N. Drain 135m W, split and flowing both north and south.
1955	No significant change.	Additional building within Broad Shaw Farm 10m W. Ponds 70m SE and 85m SE. Pond 80m SW. Ponds 120m and 230m NW. Spring adjacent to pond 230m NW. Embankment along Dig Gate Lane, 230m E.
1956	No significant change.	No significant change.
1966	No significant change.	No significant change.
1976	Field Boundary in SW area no longer present.	Car park within Broad Shaw Farm, 40m W. Ponds 70m SE and 85m SE no longer present. Replaced with M62 Motorway cutting 15m SE, with M62 Motorway 30m SE, orientated SW to NE. Dig Gate Lane diverted with embankment constructed to allow to cross above M62 Motorway, Dig Gate Lane now 149m E, with associated embankments 149m E and 150m E. Cuttings 240m SW associated with the M62 Motorway.
1992	New field boundary across SW area.	Pond 80m SW no longer present.
2001	No significant change.	No significant change.
2003	No significant change.	No significant change.
2010	No significant change.	Dig Gate Lane diverted, now 0m N. Roundabout 40m NW.
2022	No significant change.	Commercial development comprising distribution use 35m N and 100m W. Drain 50m W, orientated north to south.

3.1.2 The infilled ponds 70m and 80m south east were removed during construction of the M62 motorway cutting and are therefore not considered a risk.

3.1.3 The infilled pond 80m south west is not considered to pose a significant contamination or ground gas risk to a low sensitivity end use based on distance.

- 3.1.4 With the absence of a significant source, the drain 50m west and pond 15m east are not considered to pose a significant contamination risk to a low sensitivity end use. In addition, the development will utilise concrete plinths and a dedicated drainage system and therefore no new contaminants will be introduced into the system that can affect controlled waters. The risk is therefore dismissed.
- 3.1.5 The drains 95m north, 135m west and 235m east are dismissed based on distance.
- 3.1.6 No new significant contamination or ground engineering risks are identified.

4.0 ENVIRONMENTAL SETTING

4.1 Ground Conditions

4.1.1 The British Geological Survey (BGS) indicates that the site is underlain by the following geological sequence:

Table 4.1.1 Geological Sequence

Geological Unit	Type	Descriptions	Aquifer Classification
Drift	Hummocky (moundy) Glacial Deposits	Diamicton	Secondary A
Solid	Pennine Lower Coal Measures Formation	Mudstone, Siltstone and Sandstone	Secondary A.

4.1.2 No Made Ground is identified on or adjacent to site by the BGS.

4.1.3 A void is identified on site based on 1:10,000 scale BGS records, located just encroaching into the south east corner of the site. This is the motorway cutting identified 15m south east of the site within the historical maps, which are based on a more accurate larger scale.

4.1.4 There are no records of landslips on or near to the site.

4.1.5 Records of background soil chemistry for the site show no exceedances above soil guideline values for commercial use.

4.1.6 There are no BGS borehole records on or adjacent to site.

4.2 Groundwater

4.2.1 Published permeability for the Hummocky Glacial Deposits is Low to High, reflecting a mixed flow type. As the glacial deposits are a Secondary A aquifer, it is likely that this material comprises predominantly low permeability clay soils with permeable horizons.

4.2.2 The Ground Sure Report indicates the site is not located within a Source Protection Zone.

4.2.3 There is one groundwater abstraction licenses within 500m of the site. This is a historical licence for general farm use, located 51m south and is not considered a significant risk to a low sensitivity end use. The development will utilise concrete plinths and a dedicated drainage system and therefore no new contaminants will be introduced.

4.2.4 BGS records show that the development site is at Low risk of groundwater flooding.

4.3 Coal Mining

4.3.1 The Groundsure Geo Insight report indicates the site is located within 1km of a coal mining affected area as defined by the Coal Authority.

4.3.2 An official Coal Authority mining report has been obtained through Groundsure. The report indicates the site to be acceptably free from coal mining risk, with no further action required and the findings are also discussed further below:

4.3.3 The report confirms the site is not within a surface area that could have been affected by historical or current surface or underground mining, with no workings identified beneath the site.

4.3.4 The report confirms the site is not within an area where future underground or surface coal mining is proposed.

4.3.5 No subsidence claims have been received on or within 50m of the site since 1994 and no mine gas emissions are recorded on or within 50m of the site boundary.

4.3.6 No significant risks are identified from coal mining activity.

4.4 Non Coal Mining and Cavities

4.4.1 The Groundsure GeoInsight report indicates the site is not at risk from non-coal mining activities.

4.4.2 No mining cavities are identified within 250m of the site.

4.4.3 No significant risks are identified.

4.5 Natural Cavities

4.5.1 No natural cavities are identified below or near to the site.

4.6 Ground Workings

4.6.1 Ground workings within 250m of the site comprise cuttings associated with construction of the M62 Motorway in 1976, the nearest of which is identified 13m south east. These were identified within the historical maps and are not considered a risk.

4.6.2 No new significant risks are identified.

4.7 Hydrology

4.7.1 The Groundsure EnviroInsight report indicates there are seven surface water courses within 250m of the site, the nearest is 47m west. These relate to features identified and dismissed within the historical maps.

4.7.2 The Groundsure Enviroinsight Report indicates there are no surface water abstraction licences within 250m of the site.

4.7.3 Environment Agency Records indicate the site is not located within a Flood Zone.

4.8 Radon Risk Potential

4.8.1 The Groundsure GeoInsight Report indicates that the site is not situated within an area where Radon protective measures are necessary.

4.9 Natural Hazards Finding

4.9.1 BGS information presented within the Groundsure report identified the following ground conditions:

Table 4.9.1 Natural Hazards

Hazard	Risk Designation (Groundsure)
Coal Mining.	None identified.
Collapsible Ground.	Very Low.
Compressible Ground.	Negligible.
Ground Dissolution.	Negligible.
Landslide.	Very Low.
Running Sand.	Very Low.
Swelling / Shrinking Clay.	Low.

4.9.2 No significant ground hazards are identified.

4.10 Sensitive Land Uses

4.10.1 The site comprises an agricultural field and so is considered to be of low sensitivity.

4.10.2 No historical features are identified on the site.

4.11 Environmental Sensitivity

4.11.1 Overall the site is currently considered to be of Low environmental sensitivity due to the following:

- The underlying stratum are designated as a Secondary A Aquifer;
- There are no water courses on the development site;
- There is a water course close to the access route;
- The site is not located within a source protection zone;
- There are no potable groundwater abstraction wells within 1000m of the site; and
- No ecological designations on the site.

4.11.2 The proposed end use of the site is for industrial use and so future sensitivity will be Low for end users.

4.12 Industrial Land Uses

4.12.1 The Groundsure report indicates there are no significant industrial land uses within 250m of the site. Land uses are limited to substations, the nearest of which is located 50m east and a gas governor 131m north, located adjacent to and associated with the commercial site to the north of Dig Gate Lane, which is an Amazon distribution centre. Industrial land uses are not considered to pose a significant risk to a low sensitivity end use.

4.12.2 The Groundsure Report indicates that there are fuel stations within 250m of the site.

4.12.3 Records indicate no high-pressure underground oil or gas pipelines within 250m of the site.

4.12.4 Records indicate no high voltage underground electricity cables within 250m of the site.

4.12.5 No other significant potential contamination sources are identified from the register of current land uses.

4.13 Regulatory Database

4.13.1 The following information has been obtained from a commercially available environmental database.

Table 4.13.1 Regulatory Database

Environmental Permits, Incidents and Registers	0-250m	250-500m	Details
Site determined as contaminated land	0	0	Not applicable.
Authorised industrial processes	0	0	Not applicable.
Registered radioactive substances	0	0	Not applicable.
Enforcements, prohibitions or prosecutions	0	0	Not applicable.
Pollution Incidents	0	1	Fuel/Oil spillage 440m N. Category 3 (Minor) impact to land. Category 4 (No Impact) to water and air. Not considered a risk.
Consents issued under the Planning (Hazardous Substances) Act 2015	0	1	Asda distribution centre, 268m W. Not considered a risk.
Control of Major Accident Hazard (COMAH)/ Notification of Installations Handling Hazardous Substances (NIHHS) sites	0	0	Not applicable.
Records of Licensed Discharge Consents	0	1	Sewage discharge of final/treated effluent from an equestrian centre, 430m NE. Historical only, revoked in 1986. Not considered a risk.

4.13.2 No significant risks are identified from the regulatory data base.

4.14 Landfill Sites and Waste Treatment Sites

4.14.1 The Groundsure report indicates there are no historic or active landfill sites within 250m of the site.

4.14.2 The Groundsure report indicates there are no historic or active waste transfer stations within 250m of the site.

4.14.3 There are no new risks are identified from waste activities.

4.15 Planning Information

4.15.1 A review of Rochdale Borough Council's Planning Portal has been undertaken. No planning consents for potentially contaminating uses have been identified.

5.0 PRELIMINARY ASSESSMENT

Table 5.0 Preliminary Conceptual Model

Source	Location	Exposure Pathway	Potential Receptor	Probability of Exposure	Details
Human Health					
Asbestos, metals and hydrocarbons.	Potential Made Ground.	Ingestion dermal and inhalation.	Construction Workers.	Dismissed.	Normal construction PPE will address risk under CDM.
			Site users.	Dismissed.	No significant source identified and Low sensitivity end use.
Asbestos, metals and hydrocarbons.	On-site sources.	Ingestion dermal and inhalation.	Construction Workers.	Dismissed.	Normal construction PPE will address risk under CDM.
			Site users.	Dismissed.	No significant source identified and Low sensitivity end use.
Asbestos, metals and hydrocarbons.	Unforeseen Contamination.	Ingestion dermal and inhalation.	Construction Workers.	Dismissed.	Normal construction PPE will address risk under CDM.
			Site users.	Negligible.	No significant source identified and discovery strategy proposed.
Hydrocarbon and metals.	Migration from off-site sources.	Ingestion dermal and inhalation.	Construction Workers.	Dismissed.	Normal construction PPE will address risk under CDM.
			Site users.	Dismissed.	No significant source identified.
Ground Gas.	Landfill.	Inhalation & Explosive.	Construction Workers.	Dismissed.	No source identified.
			Site users.		
	Potential Made Ground.	Inhalation & Explosive.	Construction Workers.	Dismissed.	No significant source identified.
			Site users.		
Radon	Geology	Inhalation & Explosive	Site users	Dismissed.	No radon protection measures required.
Groundwater					
Hydrocarbon and metals.	Unforeseen Contamination.	Vertical Migration.	Groundwater.	Dismissed.	No significant source identified and Secondary A Aquifer, likely comprising low permeability clay soils .
Surface Water					
Hydrocarbon and metals.	Unforeseen Contamination.	Horizontal Migration.	River Network.	Dismissed.	No significant source identified.
Environmental Receptors					
On site contaminants		Ingestion dermal and inhalation.	Ecology.	Dismissed.	No sensitive ecology designation and hardstanding present.
		Direct.	Archaeology.	Dismissed.	None present.
		Direct.	Geology.	Dismissed.	None present.
		Phytotoxic.	Woodland.	Dismissed.	None present.
		Phytotoxic.	Crops.	Dismissed.	None present.
		Ingestion dermal and inhalation.	Livestock.	Dismissed.	None present.
Building Services					
On site contaminants		Direct.	Historic Buildings.	Dismissed.	No receptors.
		Direct.	Proposed Buildings.	Dismissed.	No sources identified.
		Permeate into pipework.	Water Pipes.	Dismissed.	No significant source identified.

6.0 DESIGN ENHANCEMENT MEASURES

6.1 General

6.1.1 The proposed development is a Peaking Plant comprising a containerised generator connected to the mains gas grid. This is located within a secure compound, along with associated infrastructure including parking area, electrical switchgear, gas kiosk, welfare unit, DNO building, clean and waste oil tanks and a transformer.

6.1.2 The equipment will be mounted on concrete plinths.

6.1.3 No significant substructure excavation is proposed.

6.2 Hazardous Chemical Storage

6.2.1 No hazardous chemical storage is proposed at the site and a dedicated drainage system will be in place to deal with any surface run off.

6.2.2 Based on this no new contamination risks will be introduced to the site which can impact controlled waters. The risk is therefore dismissed on the absence of a viable pollutant linkage.

6.3 Transformer and Electricity Connection

6.3.1 The transformer is of modern construction and will be PCB free. It will be located on a concrete slab with a contaminant bund. This will address the potential risk of leakage.

6.3.2 Power cables will be solid and will not have an oil jacket. Therefore, this is not a potential contamination source.

6.3.3 Switch gear will not contain chemicals and will be located within a substructure with a concrete floor slab. This will mitigate potential risks from lubricants if used.

6.3.4 Based on the above, no new contamination risks will be introduced to the site which can impact controlled waters. The risk is therefore dismissed on the absence of a viable pollutant linkage.

6.4 Management and Maintenance

6.4.1 The site will be subject to regular inspections and maintenance. Spill response kits will be provided and used to deal with any localised spillage which may occur. This will manage the potential risk from accidental spillage and leakage on site.

6.5 Design Remedial Measures

6.5.1 The proposed development is a low sensitivity commercial end use and will utilise hardstanding plinths and a dedicated drainage system. This will mitigate any residual risk to end users by breaking the pollutant linkage.

6.5.2 If unforeseen contamination is encountered during construction works such as localised spillage an Environmental Consultant will be available on a 'call out' basis to undertake an assessment of risk. If 'unforeseen contamination' is encountered the discovery strategy will be to remove the source as it is likely to be very limited in extent and the Local Planning Authority advised. Remediation will be undertaken to provide environmental betterment.

6.6 Risk to Construction workers

- 6.6.1 No significant contamination risks have been identified. Potential risks from unforeseen contamination will be addressed through normal site management and welfare procedures, including use of PPE.

6.7 Assessment of Potential Pollutant Pathways

- 6.7.1 The development will utilise hardstanding and stone capping which will break the potential pollutant linkage between residual contamination in soils and end users of the site. The risk is therefore dismissed.
- 6.7.2 The risk to controlled water receptors is dismissed as no significant contamination sources have been identified.

7.0 DISCUSSIONS AND RECOMMENDATIONS

7.1 Proposed Development

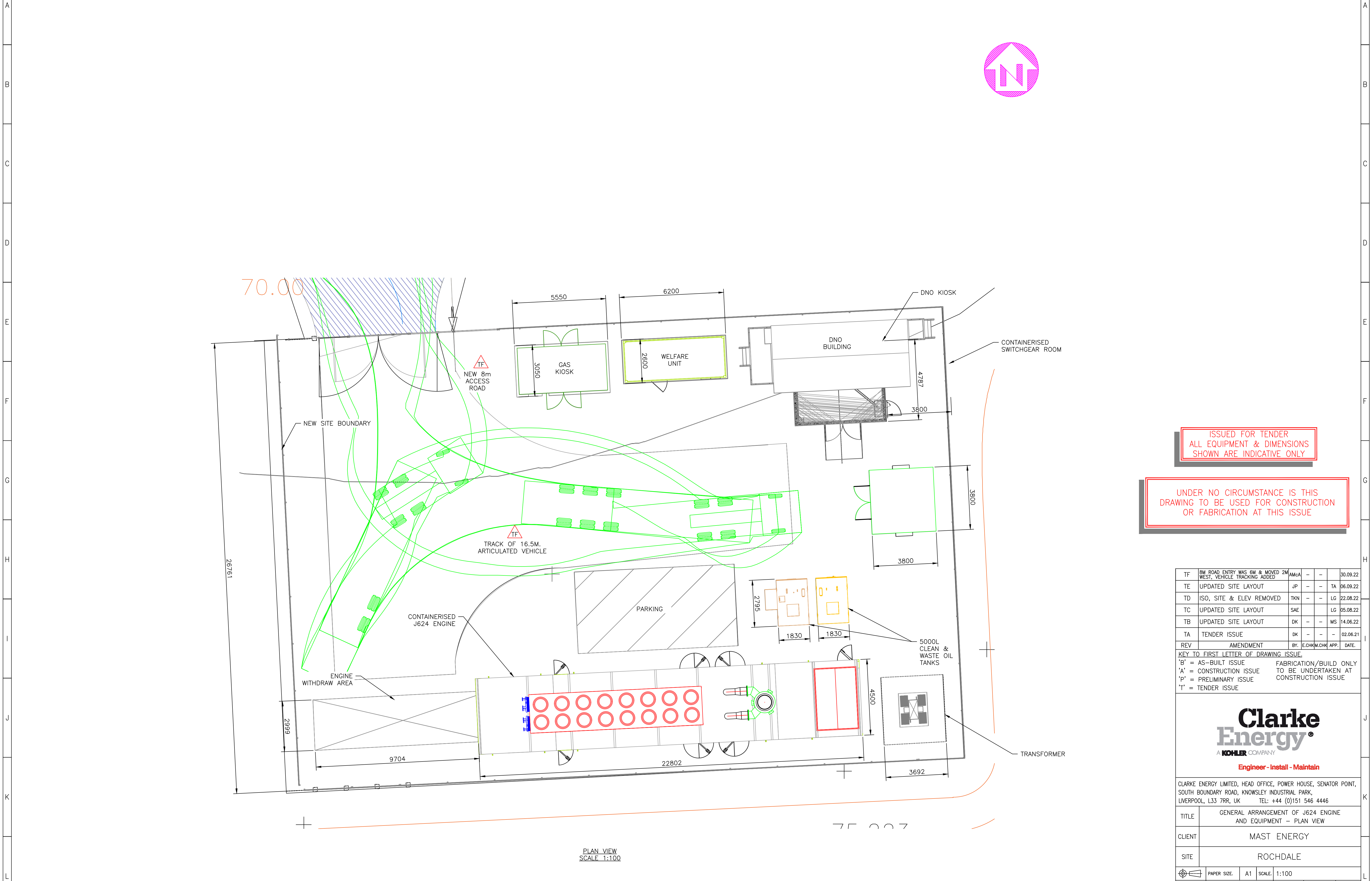
- 7.1.1 The proposed development will utilise hardstanding plinths, stone capping and a dedicated drainage system and be used for low sensitivity industrial use. Risk to end users is therefore dismissed as there are no viable pollutant linkages.

7.2 Assessment

- 7.2.1 No significant contamination risks have been identified.
- 7.2.2 Risk to controlled waters is dismissed due to the absence of a viable significant source.
- 7.2.3 In the unlikely event that unforeseen contamination is encountered during construction works, removal of the material will lead to environmental betterment.

7.3 Recommendations

- 7.3.1 As the risk from potential contamination is not considered significant and an intrusive investigation is not considered necessary to assess ground contamination.
- 7.3.2 Should any unforeseen contamination be encountered during construction works, removal will provide environmental betterment.
- 7.3.3 Materials to be disposed of should be stockpiled separately on sheeting and Waste Acceptance Criteria (WAC) testing should be undertaken to confirm appropriate waste classification.
- 7.3.4 If unforeseen contamination is encountered during construction works such as localised spillage an Environmental Consultant will be available on a 'call out' basis to undertake an assessment of risk. If 'unforeseen contamination' is encountered the discovery strategy will be to remove the source as it is likely to be very limited in extent and the Local Planning Authority advised. Remediation will be undertaken to provide environmental betterment.



ISSUED FOR TENDER
ALL EQUIPMENT & DIMENSIONS
SHOWN ARE INDICATIVE ONLY

UNDER NO CIRCUMSTANCE IS THIS
DRAWING TO BE USED FOR CONSTRUCTION
OR FABRICATION AT THIS ISSUE

TF	8M ROAD ENTRY WAS 6M & MOVED 2M WEST. VEHICLE TRACKING ADDED	AMcA	-	-	30.09.22
TE	UPDATED SITE LAYOUT	JP	-	-	06.09.22
TD	ISO, SITE & ELEV REMOVED	TKN	-	-	22.08.22
TC	UPDATED SITE LAYOUT	SAE	-	-	05.08.22
TB	UPDATED SITE LAYOUT	DK	-	-	14.06.22
TA	TENDER ISSUE	DK	-	-	02.06.21
REV	AMENDMENT	BY: E.CHKM	CHK: APP.	DATE	
KEY TO FIRST LETTER OF DRAWING ISSUE.					
'B' = AS-BUILT ISSUE			FABRICATION/BUILD ONLY		
'A' = CONSTRUCTION ISSUE			TO BE UNDERTAKEN AT		
'P' = PRELIMINARY ISSUE			CONSTRUCTION ISSUE		
'T' = TENDER ISSUE					

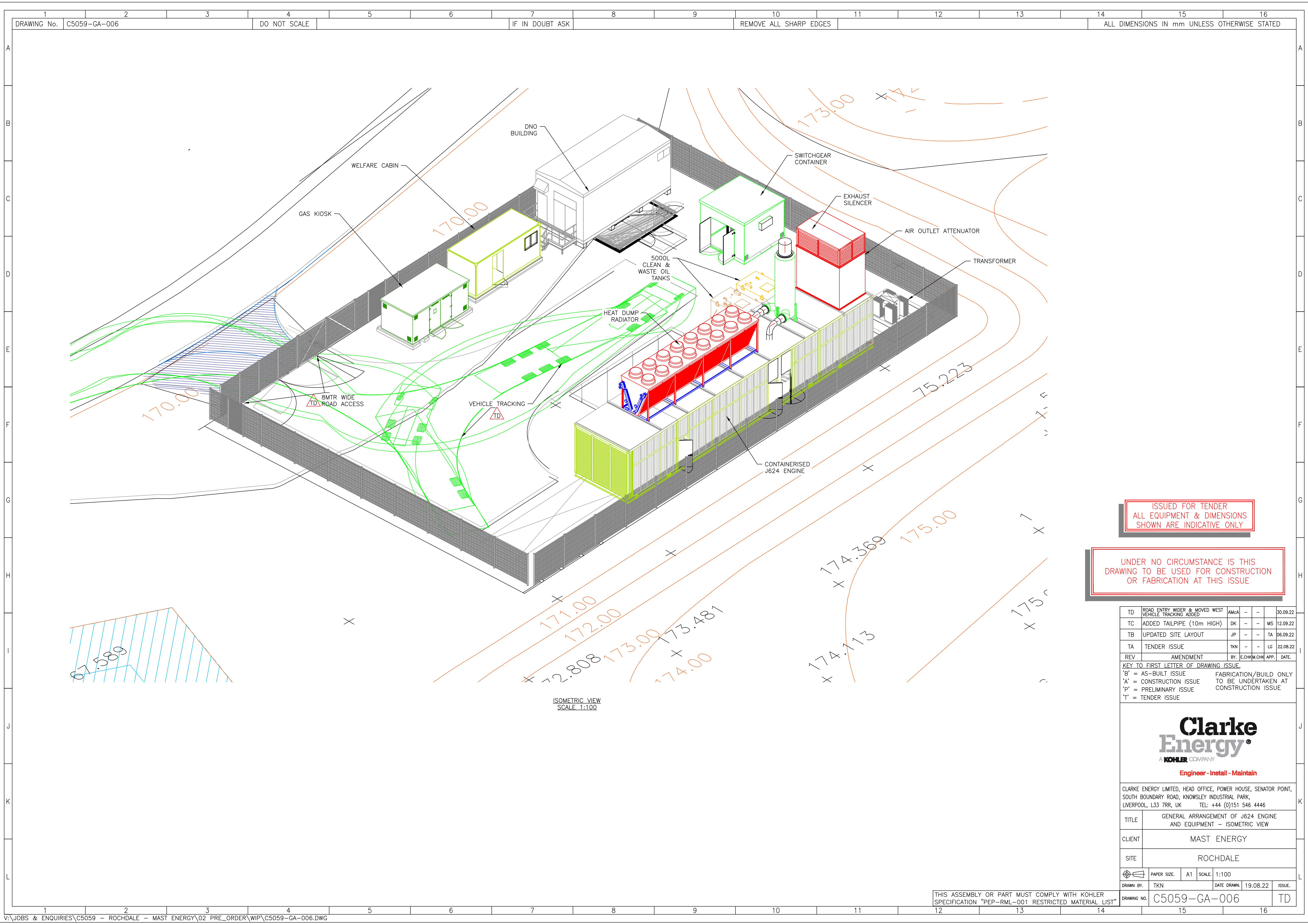
Clarke Energy
A KOHLER COMPANY

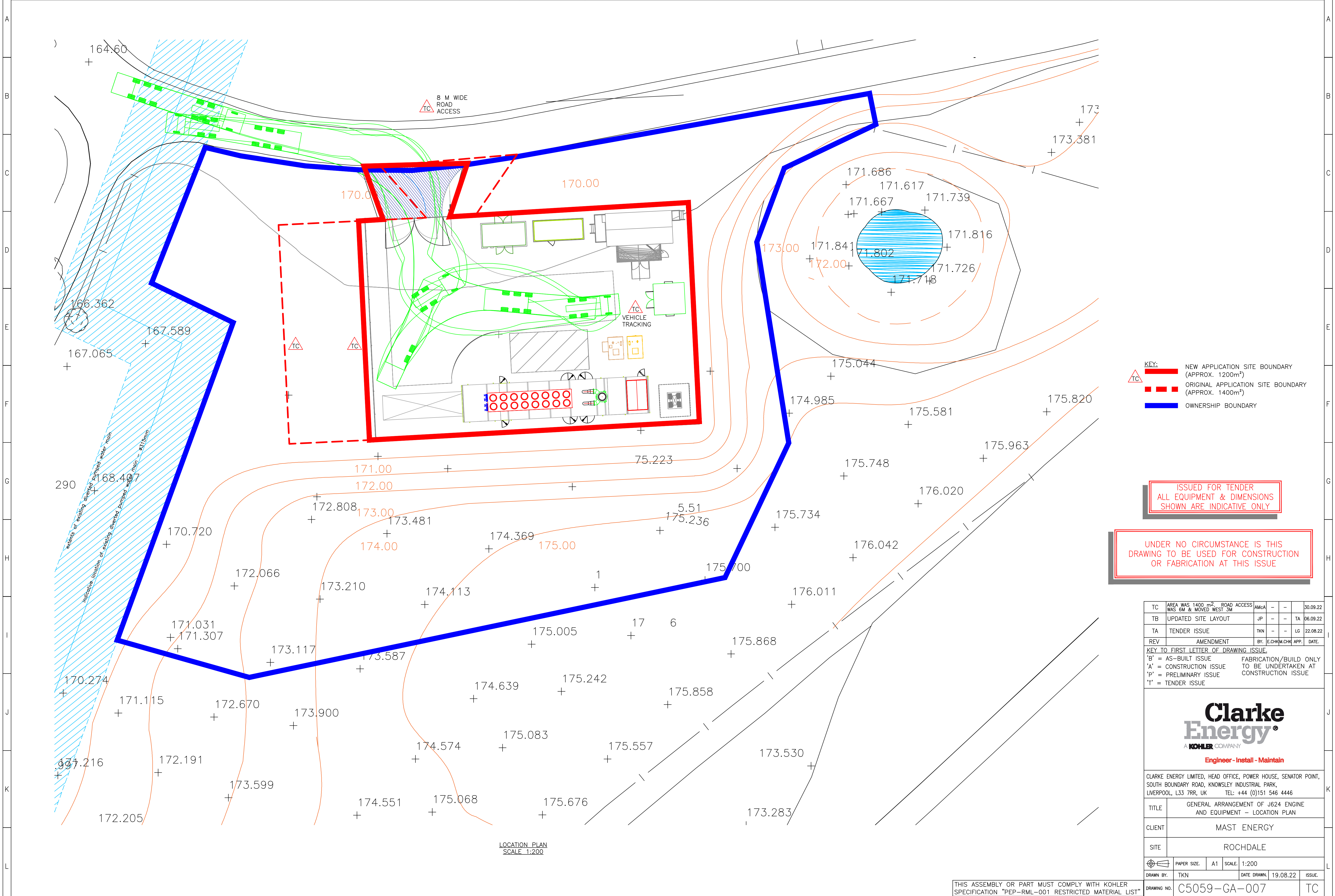
Engineer - Install - Maintain

CLARKE ENERGY LIMITED, HEAD OFFICE, POWER HOUSE, SENATOR POINT,
SOUTH BOUNDARY ROAD, KNOWSLEY INDUSTRIAL PARK,
LIVERPOOL, L33 7RR, UK TEL: +44 (0)151 546 4446

TITLE	GENERAL ARRANGEMENT OF J624 ENGINE AND EQUIPMENT - PLAN VIEW				
CLIENT	MAST ENERGY				
SITE	ROCHDALE				
	PAPER SIZE.	A1	SCALE.	1:100	
DRAWN BY.	DANIEL K		DATE DRAWN.	02.06.21	ISSUE.
DRAWING NO.	C5059-GA-001				TF

THIS ASSEMBLY OR PART MUST COMPLY WITH KOHLER SPECIFICATION "PEP-RML-001 RESTRICTED MATERIAL LIST"





KEY:
NEW APPLICATION SITE BOUNDARY (APPROX. 1200m²)
ORIGINAL APPLICATION SITE BOUNDARY (APPROX. 1400m²)
OWNERSHIP BOUNDARY

ISSUED FOR TENDER
ALL EQUIPMENT & DIMENSIONS
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DRAWING TO BE USED FOR CONSTRUCTION
OR FABRICATION AT THIS ISSUE

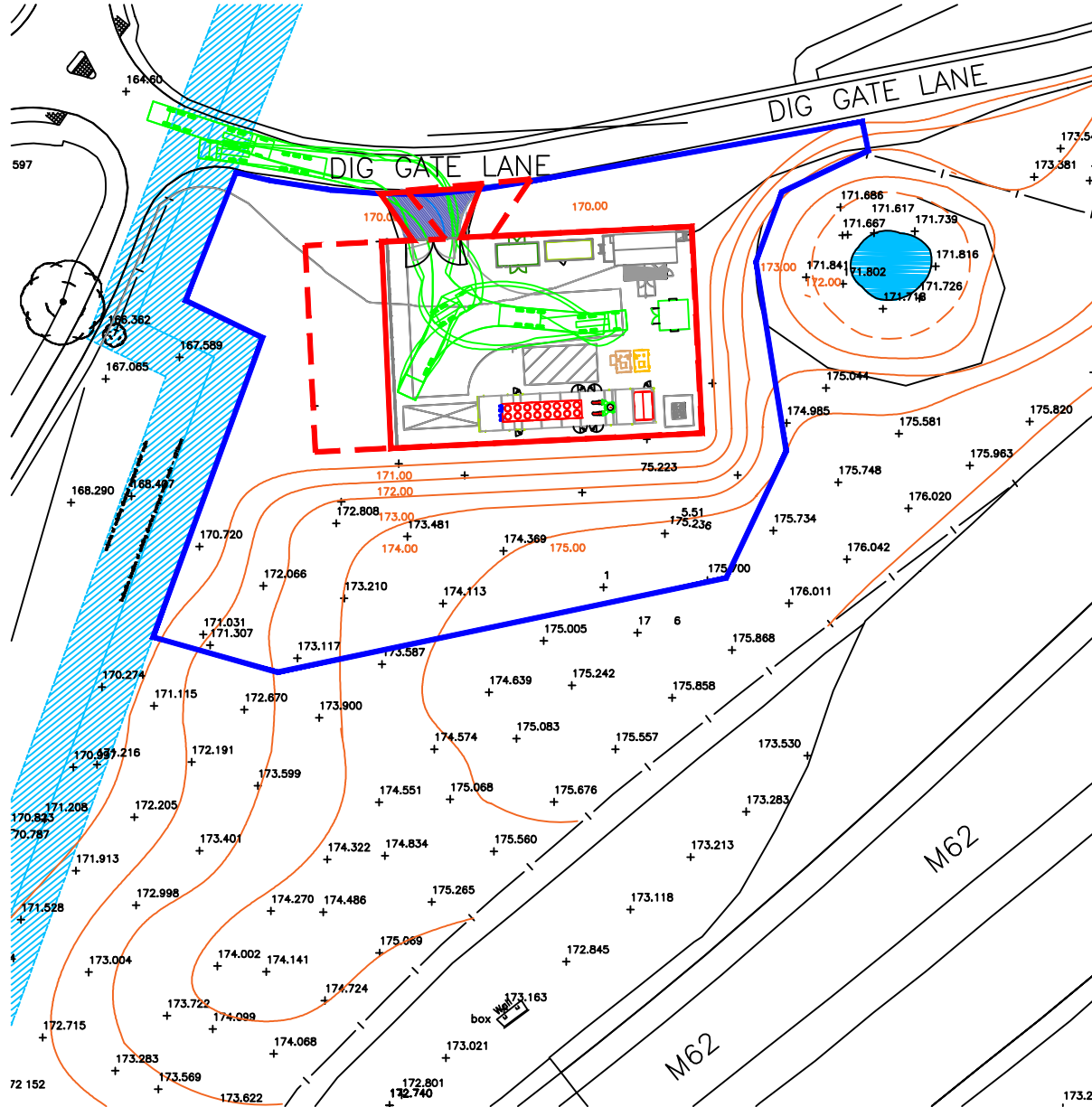
TC	AREA WAS 1400 m², ROAD ACCESS WAS 6M & MOVED WEST 3M	AMCA	-	-	30.09.22
TB	UPDATED SITE LAYOUT	JP	-	-	06.09.22
TA	TENDER ISSUE	TKN	-	-	22.08.22
REV	AMENDMENT	BY: E.CHEN	CHK: CHK	APP: APP	DATE
KEY TO FIRST LETTER OF DRAWING ISSUE:					
'B' = AS-BUILT ISSUE			FABRICATION/BUILD ONLY		
'A' = CONSTRUCTION ISSUE			TO BE UNDERTAKEN AT		
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TITLE	GENERAL ARRANGEMENT OF J624 ENGINE AND EQUIPMENT - LOCATION PLAN				
CLIENT	MAST ENERGY				
SITE	ROCHDALE				
PAPER SIZE	A1	SCALE	1:200		
DRAWN BY	TKN	DATE DRAWN	19.08.22	ISSUE	
DRAWING NO.	C5059-GA-007				TC

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KEY:

	APPLICATION SITE BOUNDARY (APPROX. 1200m ²)
	ORIGINAL APPLICATION SITE BOUNDARY (APPROX. 1400m ²)
	OWNERSHIP BOUNDARY

ISSUED FOR TENDER
ALL EQUIPMENT & DIMENSIONS
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TC	UPDATED LAYOUT	AMCA			30.09.2
TB	UPDATED SITE LAYOUT	JP	–	TA	06.09.2
TA	TENDER ISSUE	DK	–	LG	23.08.2
REV	AMENDMENT	BY.	CHK.	APP.	DATE.

	PAPER SIZE.	A4	SCALE. 1:1250	TITLE	GENERAL ARRANGEMENT OF J624 ENGINE AND EQUIPMENT – LOCATION PLAN (ZOOM OUT)			
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				SITE	ROCHDALE			
				DRAWN BY.	DANIEL K	DATE DRAWN.	23.08.22	ISSUE.
				DRAWING NO.	C5059-GA-008			TC

Appendix 1 – Desk Study Information

Appendix 2 – Site Photographs

Dig Gate Lane, looking East



Dig Gate Lane, looking West



Access Track from Dig Gate Lane



Pond East of site, looking West with development site in background



North East boundary, looking West



North East boundary, looking West



North West boundary, looking East



North West boundary, looking South West



North West corner, looking South East across site



North West Boundary, looking South along Western boundary



South West corner, looking South



South West boundary, looking West



South West boundary, looking North West.





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