



Contaminated Land Phase One Desk Study for Proposed redevelopment of the existing residential property into a new residential dwelling at Little Nook Farm, Heywood Old Road, Manchester, M24 4GS.

Prepared for:

SM Properties,
Little Nook Farm,
Heywood Old Road,
Manchester,
M24 4GS.

September 2025



Summary

This report consists of a phase one contaminated land desk study produced in support of planning application for demolition and redevelopment of the dwelling at Little Nook Farm, Heywood Old Road, Manchester, M24 4GS.

Following the site walkover and review of the available information it has been concluded that there is contamination existing on or off site that is likely to result in a significant risk of significant harm to the identified receptors the site is therefore consider to be safe and suitable for the intended use.

The report further recommends that a watching brief is maintained throughout the construction of the new dwellings and any signs of potential contamination found are fully investigated, with appropriate remedial action taken as necessary.



Contents

Summary.....	2
Introduction.....	4
Aims and Objectives of the report	4
Scope of works	4
The Site:	5
Current Site use:	5
Research	5
Details of Research	5
Site History	6
Regulatory Information	8
Geology and Hydrogeology	9
Hydrology	9
Environmental Sensitivity	10
Site Walkover.....	11
Conclusions.....	12
Potential Contaminants.....	12
Receptors and Pathways	12
Conceptual Model	14
Recommendations.....	15
Figure 1 – Aerial Photograph.....	16
Appendix 1 – Groundsure Data	17
Appendix 2 – Historical Mapping	18
Appendix 3 – Site Walkover Photographs	19
Appendix 4 – Conceptual Model Risk Assessment	38
Appendix 5 Report limitations and exclusions	42
Basis of Risk Assessment	42
Limitations and Exceptions of this Report.....	42



Introduction

Martin Environmental Solutions has been commissioned, to carry out a phase one contaminated land desk study report in relation to the proposed demolition and construction of a new dwelling at Little Nook Farm, Heywood Old Road, Manchester, M24 4GS.

Aims and Objectives of the report

The aims and objectives of this report are as follows:

- Assess the likelihood of contamination affecting the site,
- Identify any likely receptors to be affected by the potential contamination,
- Identify the pathways by which the receptors will be exposed to any potential contamination,
- Identify any areas where further investigation will be required.

Scope of works

This report has been written in line with the 'BS 10175: 2011+A2: 2017 Investigation of potentially contaminated sites – Code of Practice' and Land Contamination Risk Management (LCRM).

The scope of this report covers the phase one desk study only. It will look at relevant information on: -

- the history of the site and surrounding area,
- the current use of the site and surrounding area,
- the geology and hydrogeology of the area,

A site walk-over survey has been undertaken in addition to consultations with the existing site owner, to identify any potential contamination issues.

Evaluation of the above information will be used to construct an initial conceptual model as appropriate, with the identification of any additional investigations that may be required.



The Site:

Site Address: Little Nook Farm, Heywood Old Road, Manchester, M24 4GS.

Grid reference: 423611 413994

An aerial photograph of the site is included in Figure 1.

Current Site use:

The site currently consists of an existing residential dwelling with garage and outbuilding. A driveway and access to the site is located to the south of the development site, with garden areas to the east, north and west of the building. A car parking area is located to the rear east of the site. barn/storage area attached to the house in the east with gardens to the front and rear.

Residential properties lie to the northeast and south with the road to the west and fields to the east.

Research

Details of Research

This report has been based on information gathered from a number of reputable sources, covering details:

- on the historic and current use of the site,
- any known waste disposal activities in the area,
- any regulated industrial activities within the vicinity of the site including recorded industrial accidents,
- on the geology, hydrogeology, hydrology of the area,
- identification of any environmentally sensitive sites,
- any natural hazards.

Principle sources of this information have been:

- environmental data from Groundsure Limited
- the Local Planning Authority,
- historic maps (Groundsure Ltd),
- site walk-over survey and discussion with the current owners.

Site History

Information on the historic uses of the site has been obtained from historic mapping information (Appendix 2), and environmental data from Groundsure Limited.

Mapping Year	Changes on Site	Changes off Site
1848	The existing structures are shown on site to the south with open land to the north.	The area is predominantly open agricultural land. The road is shown running along the western boundary. Another property to the north and a small sand pit to the eastern boundary. Further to the east 500m is the village of Great Heaton to the south ~450m away a Bleach Works and reservoir. Three further old sand pits are shown to the west between 100-250m and a fourth to the north 200m away.
1891-93	No changes	The sand pit is no longer present to the east. A bleach and dye works has been built to the south east 100m away between the site and the bleach works is a reservoir. Terrace properties are shown adjacent to the bleach works 250m away and a bowling green 120m south of the site to the rear of a hotel/pub. Three watercourses converge on the property, one from the northwest and two from the north.
1907-09	No Change	The bleach works has expanded towards the bowling green, with tanks being created additional terrace properties are shown to the south. An additional reservoir is shown to the north of the first along with a tank. Great Heaton, now identified as Rhodes has expanded in the east.
1915	No Change	No Significant changes
1922-23	No Change	The bleach works to the south 500m away is disused. Beyond this a sewage works is shown.

1932	No Change, the map shows banking along the western boundary up to the road. A new access road is shown to along the south of the site, this is existing.	No Significant changes the former bleach works to the south is a rubber works and additional housing has been constructed to the north of it.
1938	No Change	No Significant changes, more housing in the wider area.
1955-59	No Change	More housing in the area, along Heywood Road. The bleach works, now chemical works are still present but the tanks are shown as disused. The additional reservoir and tank are also disused. To the south the rubber works are now a cabinet works and the adjacent reservoir disused.
1968-70	The building to the north of site has been extended into the site, presumably an extension of a farm building.	The chemical works has expanded and the reservoir is no longer present, with a new access road into the works shown over it. A tank is identified at the property to the north of the site.
1976-78	No Change	No Significant changes
1985-88	No Change	The chemical works now identified as works has expanded over part of the old reservoir site. More housing in the wider area.
1992	No Change	No Significant changes
2001-03	The building to the north has been re-purposed and is now a residential dwelling with the extensions having been demolished.	The works building has been repurposed with some demolition and a new building being erected to the north of the site.
2010	No Change	No Significant changes
2025	No Change	A housing development has been built over the former works site.
Aerial photos	No changes shown	By 2003 the works site is shown with two buildings one to the southeast and the other to the north. The rest of the site is shown as a car park. By 2013 the works site has been redeveloped into a housing estate.



Regulatory Information

Relevant information obtained from the Groundsure report (Appendix 1) is summarised below.

Only one permitted activity that have been identified within 500m of the site as defined in the Environmental Permitting (England and Wales) Regulations 2016 or previous legislation, this being a petrol Service station located 304m southeast of the site.

One pollution incident has been identified in the surrounding area. Located 397m southeast in October 2001 involving inert construction materials it had a minor impact on land and water environments.

Eight discharge consents are reported, the nearest is 86m northwest of the site at 241 Heywood Crescent for treated sewage into the watercourse (domestic). Water company sewer storm water overflow discharges are identified 188m south and 460-467m southeast. Water company treated sewage discharges are located 406m south and a miscellaneous discharge 419m south. All discharges are into local surface waters.

The above identified sites are unlikely to impact on the development site given the age and locations.

No active landfill site records have been found in the area. A historic landfill has been identified 231m south of the site at Kelvin Avenue, no further details are available. The has however been identified and determined as contaminated land. Four historic waste sites are also identified . al relate to a scrap metal site 453m southeast of the site.

22 waste exemptions have been identified. The nearest is located 311m southeast of the site for the use of waste in construction. 12 relate to the storage of sludge on a farm, the other covering sorting, mixing, preparing waste and the spreading of waste on land. Given the distances these are unlikely to impact on the development site.

Four current potentially contaminative sites are identified in the area all relate to electrical sub-stations located 105m southeast, 182m southwest and 201m & 204m south the site. These is unlikely to impact on the site.



Historical potentially contaminative land uses have been identified within 250m of the site from the purchased information; most of these have been identified from the historical mapping and include:

The bleachworks to the south of the site, including the reservoirs and tanks

The small sand pit to the immediate east, west 68m, 112m, 214m, and north 168m.

A refuse heap 130m south

Geology and Hydrogeology

Information from the British Geology Survey 1:50,000 mapping identifies the bedrock in the area as Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone, overlaid with "Head" Clay, silt, sand and gravel. . Made ground is reported on site. Faults within the geological layers are identified 147m southwest.

The information obtained on the hydrogeology of the area identifies the site as having a Secondary A aquifer in both the bedrock and superficial layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

No groundwater abstraction licenses have been identified, five surface water abstraction have been identified all historic and relate to a spray irrigation 12306m east and boiler feed/cooling water 1966m east.

The site is not located within a Source Protection Zone.

The Groundwater vulnerability is described as high in the surface geology, medium in the superficial and low in the bedrock geology.

Hydrology

The nearest watercourse runs through the site from the northeast via a culvert, connecting with tributaries from the north and west on the far side of the road in the west.

The site has a moderate risk of surface water flooding, but is not in a floodplain, and the risk of flooding is classified as low.



Environmental Sensitivity

Environmental sensitive sites identified include the Merseyside and Greater Manchester Green Belt located 451m southwest and three Local Nature reserves located 870m east at Alkrington Woods and 912m southwest at Blackley Forest.

The property is in an area identified as having between 10-30% of properties above the action level of 200 Becquerel's per cubic metre, based on specific property search. Full Radon protection measures are required in line with BR211.

No additional natural hazards have been identified & the site has very low/negligible risk of shrink swell, running sand, and compressible ground.

The site is located within a coal mining area as identified by the Coal Authority, but no coal mining activities have been identified.



Site Walkover

A site walkover was undertaken on the 12th September 2025 and confirmed much of what had already been identified from the information obtained on the site. The photographs in Appendix 3 provide some indication of the current layout and condition of the site.

The site is accessed from Heywood Old Road via an asphalt drive along the southern boundary of the site. To the north of the driveway is the front garden and the existing two-storey property. The garden slopes down from the roadside with a small banking along the road and then down to the house. The sunken house therefore having the first-floor level with the roadside.

The house is constructed along traditional methods with brick walls and a slate roof. To the rear of the house is a patio area, level with the ground floor of the house, surrounded by a stone wall supporting the surrounding elevated ground. The area immediately adjacent to this patio area is grassed.

The grassed area extended to the north of the house and covers the remainder of the site to the north. Along the western edge of this larger grassed area and at the base of the slope from the roadside is a culverted watercourse. the northwest boundary adjacent to the road is tree lined.

The eastern section of the site, behind the house is currently a parking area, with a garage and outbuilding in the far southeast corner. These buildings area constructed from brick with a tiled roof and concrete floors.

No signs of contamination, discoloration or olfactory evidence, dead or dying vegetation were seen during the walkover.

The current owners are unaware of any issues on site which could have led to contamination.



Conclusions

Potential Contaminants

Following a review of the information gathered on the history of the site and the surrounding area and following the site walkover, no contamination has been identified on or off site that is likely to pose a significant possibility of significant harm to the identified receptors.

However historic nearby land uses, include the adjacent bleach works and reservoir pose a risk of contamination of the site from ground gas from any putrescible material used to fill the reservoirs and migration of any contaminants within the ground.

Receptors and Pathways

Potential receptors which may be affected by any unknown contamination on site will include:

- Construction workers who are likely to be affected by any potential contamination as they will initially be working in the ground and are likely to be the ones who unearth any potential contaminants.
- Future users of the site, including residents, staff and visitors to the site. For the purpose of evaluating any effects from any contamination found during any intrusive investigation future users/visitors to the site should be regarded as the 0-6-year-old female child.
- Any building on site e.g., foundations which may be attacked by any contaminants in the ground or services.
- The underlying groundwater which may be contaminated by migrating pollutants present on the site. There is also the potential for further pollution of the groundwater or the watercourse from disturbing any potential contaminants on site.

The pathways by which these receptors may be exposed to any unforeseen potential contamination will include:

Construction workers

- Inhalation, of gases or vapours released during ground work or fine particles.



- Ingestion of the contaminants, principally from cross contamination with contaminated soil and inadequate hand washing before smoking and eating.
- Absorption through the skin following contact with contaminated soil.

Future users and visitors

- Inhalations of gas/vapours or fibres, particularly if these are allowed to enter the new structures through the ground and build up in an enclosed area.
- Ingestion of contaminants, through the ingestion of contaminated soil from the garden area via direct contact, e.g., playing in the garden.
- Absorption of contaminants from dermal contact with contaminated soil.

Buildings

Contaminants on site have the potential to affect the foundations to the new building or the services supplying it.

Watercourses

As discussed above, if they exist on site, there is a potential for any contaminants to migrate through the ground into the groundwater and aquifer or via run-off into the watercourse.

Neighbouring sites

If present on site contaminants have the potential to migrate to neighbouring sites through ground water or air blown transfer.



Conceptual Model

The table represents a basic conceptual model. It highlights the potential sources of pollutants identified from the gathered information, and potential pathways in which any contaminants could reach the identified receptors.

Pathway	Description	Identified sources	Receptor at risk	Probability	Consequence	Risk
1	Run off and seepage into groundwater from any spillages	Historic site use	Watercourse/ Environment	Low likelihood	Mild	Low
2	Migration of gases into the building.	Infilled / made ground	Future users	Likely	Medium	Moderate
3	Inhalation of gases/ vapours outside	Infilled / made ground	Construction workers/future users	Unlikely	Mild	Very Low
4	Inhalation of fine particles	Made ground	Construction workers/future users	Low likelihood	Medium	Moderate/ low
5	Direct ingestion of contaminated soil	Made ground	Construction workers	Low likelihood	Medium	Moderate/ low
6	In-direct ingestion of contaminated soil	Made ground	Future users	Low likelihood	Medium	Moderate/ low
7	Absorption via direct dermal contact with contaminated soil	Made ground	Construction workers/future users	Low likelihood	Mild	low



		CONSEQUENCE			
		Severe	Medium	Mild	Minor
PROBABILITY	High Likelihood	Very High Risk	High Risk	Moderate Risk	Moderate / Low Risk
	Likely	High Risk	Moderate Risk	Moderate / Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate / Low Risk	Low Risk	Very low Risk
	Unlikely	Moderate / Low Risk	Low Risk	Very low Risk	Very low Risk

Recommendations

As a result of the investigation into the historical use of the site and surrounding area it is recommended that a phase II intrusive investigation is undertaken to establish the presence of any contamination on site.

A series of tailholes across the site should be undertaken with appropriate soil sample to determine whether any risk to the identified receptors exists.

The site is located within an area of high Radon levels and full radon protection measures are required. It is recommended that these protection measures are installed to also prevent any ground gases, methane or carbon dioxide from entering the building. As such a suitable membrane is required to cover all three elements e.g. the Visqueen Ultimate Gas Barrier NF-600 or similar. Combined with the required ventilation of the subfloor a suitable level of protection will be provided to any ground gases present.

It is further recommended that a watching brief is maintained throughout the construction of the new building and any signs of potential contamination found are fully investigated, with appropriate remedial action taken as necessary and the local planning authority informed of the findings.

Figure 1 – Aerial Photograph





Appendix 1 – Groundsure Data



Appendix 2 – Historical Mapping

Appendix 3 – Site Walkover Photographs

Access into the site and the western boundary





The back to the access point



The Front garden along the roadside



The existing house and rear patio area, looking at the southern façade, rear façade, northern façade and western façade.











Garden area to the north of the house, looking along the eastern boundary north and south





Northern

boundary west and east, with the made ground for the adjacent properties driveway.





Western boundary looking south then north





Looking across the area from the northwest corner to southeast and southeast corner to northwest





The culvert along the western boundary







The car parking area to the east







The garage and outbuilding









Appendix 4 – Conceptual Model Risk Assessment

A Preliminary Risk Assessment is usually undertaken as part of a desk study, outlines potential risks posed by potential contamination to all receptors by defining plausible “pollution linkages” and developing a preliminary conceptual model (PCM).

The purpose of this model is to define all possible complete pollution linkages, where the requisite source – pathway – target elements are present, and these elements being defined as:

- a contaminant (source) is a hazardous substance or agent, present at levels that have the potential to cause harm or damage a receptor
- a pathway is the means by or through which a contaminant comes into contact with, or otherwise affects, the receptor
- a receptor (target) is an entity (human being, aquatic environment, flora and fauna etc) that is vulnerable to the adverse effects of the contaminant

This relationship is termed a “pollution linkage”. It should be recognised that for a health or environmental risk to exist, all three elements of the relationship or linkage must be present, i.e.

- if there is no contaminant, or contaminant present at levels below those considered to be harmful or damaging to a receptor, then there can be no adverse effect on a receptor
- if there is no receptor present that can be adversely affected by a contaminant, no harm or damage can arise
- even where both a contaminant and a receptor are present, no harm or damage will occur if there is no pathway by or through which a linkage between the two can be established

The absence of one or more of each component (source, pathway, receptor) would prevent a pollutant linkage being established and there would be no significant environmental risk.



Consequence of Risk

CLASSIFICATION	DEFINITION	EXAMPLES
Severe	Highly elevated concentrations likely to result in "significant harm" to human health as defined by the EPA 1990, Part 2A, if exposure occurs. Equivalent to EA Category 1 pollution incident including persistent and/or extensive effects on water quality; leading to closure of a potable abstraction point; major impact on amenity value or major damage to agriculture or commerce. Short term risk of pollution of sensitive (H1/H2) water resource. Major damage to aquatic or other ecosystems, which is likely to result in a substantial adverse change in its functioning or harm to a species of special interest that endangers the long-term maintenance of the population. A short term risk to a particular ecosystem, or organism forming part of such ecosystem. Catastrophic damage to crops, buildings or property.	Significant harm to humans is defined in circular 01/2006 as death, disease, serious injury, genetic mutation, birth defects or the impairment of reproductive functions. Major fish kill in surface water from large spillage of contaminants from site. Highly elevated concentrations of List I and II substances present in groundwater close to small potable abstraction (high sensitivity). Explosion, causing building collapse (can also equate to immediate human health risk if buildings are occupied).
Medium	Elevated concentrations which could result in "significant harm" or "significant possibility of significant harm" to human health as defined by the EPA 1990, Part 2A if exposure occurs. Equivalent to EA Category 2 pollution incident including significant effect on water quality; notification required to abstractors; reduction in amenity value or significant damage to agriculture or commerce. Pollution of a highly sensitive (H1/H2) water resource. Significant damage/change to aquatic or other ecosystems, which may result in a substantial adverse change in its functioning or harm to a species of special interest that may endanger the long-term maintenance of the population. Significant damage to crops, buildings or property.	Significant harm to humans is defined in circular 01/2006 as death, disease, serious injury, genetic mutation, birth defects or the impairment of reproductive functions. Damage to building rendering it unsafe to occupy e.g. foundation damage resulting in instability. Ingress of contaminants through plastic potable water pipes.
Mild	Exposure to human health unlikely to lead to "significant harm". Equivalent to EA Category 3 pollution incident including minimal or short lived effect on water quality; marginal effect on amenity value, agriculture or commerce. Pollution of moderately sensitive (M1/M2) water resources. Minor or short lived damage to aquatic or other ecosystems, which is unlikely to result in a substantial adverse change in its functioning or harm to a species of special interest that would endanger the long-term maintenance of the population.	Exposure could lead to slight short-term effects (e.g. mild skin rash). Surface spalling of concrete.



	Significant damage to crops, buildings, structures and services ("significant harm" as defined in Circular 1/2006).	
Minor	No measurable effect on humans. Equivalent to insubstantial pollution incident with no observed effect on water quality or ecosystems. Repairable effects of damage to buildings, structures and services. Pollution of low sensitive (L1/L2) water resource. Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc). Easily repairable effects of damage to buildings, structures and services.	The loss of plants in a landscaping scheme. Discoloration of concrete.



Probability of Risk Occurring

CLASSIFICATION	DEFINITION	EXAMPLES
High Likelihood	There is pollutant linkage and an event would appear very likely in the short-term and almost inevitable over the long-term, or there is evidence at the receptor of harm or pollution.	a) Elevated concentrations of toxic contaminants are present in soils in the top 0.5m in a residential garden. b) Ground/groundwater contamination could be present from chemical works, containing a number of USTs, having been in operation on the same site for over 50 years.
Likely	There is pollutant linkage and all the elements are present and in the right place which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short-term and likely over the long-term.	a) Elevated concentrations of toxic contaminants are present in soils at depths of 0.5-1.0m in a residential garden, or the top 0.5m in public open space. b) Ground/groundwater contamination could be present from an industrial site containing a UST present between 1970 and 1990. The tank is known to be single skin. There is no evidence of leakage although there are no records of integrity tests.
Low Likelihood	There is pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a long period such an event would take place, and is less likely in the shorter term.	a) Elevated concentrations of toxic contaminants are present in soils at depths >1m in a residential garden, or 0.5-1.0m in public open space. b) Ground/groundwater contamination could be present on a light industrial unit constructed in the 1990s containing a UST in operation over the last 10 years – the tank is double skinned but there is no integrity testing or evidence of leakage.
Unlikely	There is pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long-term.	a) Elevated concentrations of toxic contaminants are present below hardstanding. b) Light industrial unit <10 yrs old containing a double skinned UST with annual integrity testing results available.

Calculation of Risk

		CONSEQUENCE			
		Severe	Medium	Mild	Minor
PROBABILITY	High Likelihood	Very High Risk	High Risk	Moderate Risk	Moderate / Low Risk
	Likely	High Risk	Moderate Risk	Moderate / Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate / Low Risk	Low Risk	Very low Risk
	Unlikely	Moderate / Low Risk	Low Risk	Very low Risk	Very low Risk



Appendix 5 Report limitations and exclusions

Basis of Risk Assessment

The methods used follow a risk-based approach with the potential risk assessed using the 'Source – pathway – receptor pollution linkage concept.

Limitations and Exceptions of this Report

This report was undertaken for at the request of James Campbell Associates and as such should not be entrusted to any third party without written permission of **Martin Environmental Solutions**. No other third parties may rely upon or reproduce the contents of this report without the written permission of **Martin Environmental Solutions**. If any unauthorised third party comes into possession of this report, they rely on it at their own risk and the authors do not owe them any duty of care or skill.

This report has been compiled from a number of sources, within the time constraints of the programme, which **Martin Environmental Solutions** believes to be trustworthy. However, **Martin Environmental Solutions** is unable to guarantee the accuracy of information provided by third parties.

The findings and opinions provided in this document are made in good faith and are based on data provided by third parties (Groundsure, Environment Agency, The Coal Authority, and Regulatory Bodies) and the report should be read in conjunction with the limitations on the document control form. The accuracy of map extracts cannot be guaranteed and it should be recognised that different conditions on /adjacent to the site may have existed between and subsequent to the various map surveys.

This report is prepared and written in the context of the purposes stated above and should not be used in a different context. Furthermore, new information, improved practices and legislation may necessitate an alteration to this report in whole or in part after its submission.

The conclusions and recommendations of this report are based on the development described, for any other development the report may require revision.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by **Martin Environmental Solutions**. The conclusions



drawn by **Martin Environmental Solutions** could therefore differ if the information obtained is found to be misrepresentative, inaccurate, or misleading. **Martin Environmental Solutions** reserves the right to amend their conclusions and recommendations in the light of further information that may become available.

The report should be read in its entirety, including all associated drawings and appendices.

Martin Environmental Solutions cannot be held responsible for any misinterpretations arising from the use of extracts that are taken out of context.

This report does not comprise a geotechnical assessment of the strata underlying the site.

Any borehole data from the British Geological Survey sources is included on the following basis: 'The British Geological Survey accept no responsibility for omissions or misinterpretations of the data from their Data Bank as this may be old or obtained from non-BGS sources and may not represent current interpretation'.

The copyright in this report and other plans and documents prepared by **Martin Environmental Solutions** is owned by them and no such report; plan or document may be reproduced, published or adapted without their written consent.

Complete copies of this report may be made and distributed by the Client as an expedient way in dealing with matters related to its commission.

Any risks identified in a Phase I Desk Study Report are perceived risks. Actual risks can only be assessed following a physical investigation of the site.

The findings of this report are based on finite information obtained from research and consultations. Martin Environmental Solutions cannot guarantee the reliability of all such information and the searches should not be considered exhaustive. The findings of the report may need to be reviewed as any future exploratory investigations progress and in the event that additional archive information becomes available.

Notwithstanding the findings of this study (and any subsequent investigations), if any indication of contaminated soil (visual or olfactory) is encountered at any stage of the development further investigation may be required.



Arboricultural Survey and advice on arboricultural issues are considered to be outside the scope of this report except for their effect on the foundations to the proposed buildings.

Where identification of any species is made, especially invasive plants such as Japanese Knotweed, Himalayan Balsam or Giant Hogweed, this should only be considered as a preliminary assessment and subject to confirmation by a professional Arboriculturist. Martin Environmental Solutions takes no responsibility for failing to identify, or the incorrect identification of, any tree or plant species on site.

Our investigations exclude surveys to identify the presence or indeed absence of asbestos in buildings/infrastructure on site. If asbestos is suspected to be present, we recommend specialists in the identification and control / disposal of asbestos are appointed prior to commencement of any works on site or, if appropriate, purchase of the site. The presence of asbestos on site may have considerable effects on the cost / timescale in developing the site. There is good guidance in relation to Asbestos available on the Health and Safety Executive (HSE) web site.

Whilst a site walkover has been undertaken as part of this report, the survey does not constitute either an asbestos or structural survey and all areas of the site may not have been visited / inspected.