

Broadway Inn, Salford

Phase 1 Preliminary Site Assessment

Curtins Ref: 065541-CUR-00-XX-RP-GE-001-V01

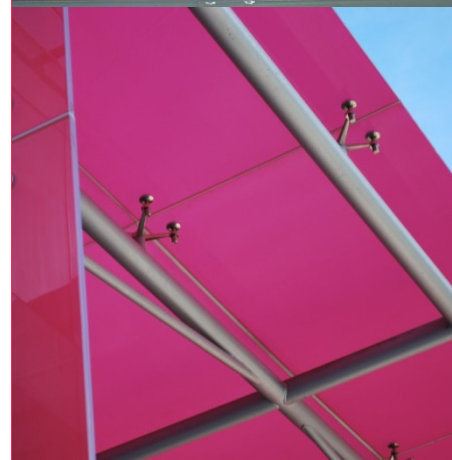
Revision: -

Issue Date: 04 July 2017

Client Name: Liquid Property Ltd

Client Address: 268 Smithdown Road, Liverpool, L15 5AH

Site Address: 1 Broadway, Salford, M50 2UW



Rev	Description	Issued by	Checked	Date

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Author	Signature	Date
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Reviewed & Authorised	Signature	Date
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Executive Summary

Appointment	In June 2017 Curtins were instructed by Liquid Property Ltd to undertake a Phase 1 Preliminary Site Assessment of the Broadway Inn site in Salford. The site is centred on NGR 381 190, 397780, and covers an area of approximately 0.11Ha. It is understood that redevelopment proposals include 24 residential apartments, in one part three-storey, part four-storey block.
Current Site Status	The site is currently disused, with a pub in the centre-east and asphalt surfaced car parking in the north, west and south of the site. The site is gently dipping to the southwest and can be accessed from Broadway to the southeast. The site is bounded by residential properties to the north and west, and Broadway road followed by Oasis Academy MediaCityUK to the south and east.
Site History	From 1890 the site was occupied by residential properties and West Cower Street. In the 1940s the properties on the site remained with one noted as Broadway Inn. During the 1980s the site was redeveloped to a larger building noted as the Broadway Inn. Residential properties surrounding the site were also redeveloped and West Cower Street ceased to exist.
Geology	BGS records indicates an absence of Made Ground, however some deposits are anticipated given the historical development. Superficial deposits are recorded as Glacial Till comprising un-lithified clay commonly with cobbles and gravel or sand layers, confirmed by local boreholes to an approximate depth of 6 metres below ground level, underlain by Chester Pebble Beds Formation (sandstone).
Hydrogeology	The site is underlain by a Secondary Undifferentiated Aquifer associated with the superficial deposits and Principal Aquifer associated with the bedrock formation. There are no groundwater abstraction points within 500m of the site and it is not located within a Source Protection Zone.
Hydrology	The nearest surface water feature is the Erie Basin (Dock 9), part of Salford Quays which leads to the Manchester Ship Canal, 253m southwest of the site. The site does not lie within an area depicted on the EA Flood Zone maps to be at risk of flooding from rivers of the sea. There are five surface water abstractions located within 500m of the site; all located 453m to the southwest from Manchester Ship Canal and Docks at Salford Quays, for industrial cooling purposes.
Unexploded Ordnance	Risk mapping for UXO's has placed the site in a high-risk area, therefore further action to mitigate against UXO risk is considered essential. Based on the conclusions of the preliminary UXO risk assessment, there is a low likelihood of encountering UXO on site as part of the ground investigation or development works. The risk affecting the proposed development works is therefore considered to be Moderate, given the severe consequence associated with encountering UXO.
Initial Ground Contamination Assessment	Considering the site has undergone several phases of redevelopment, it is considered likely that contamination will be encountered. The risk, from Made Ground and ground gases, posed to end-users are considered Moderate/Low. The risk posed to groundwater and surface water is considered Low and Very Low, respectively.
Other Considerations	There may be subsurface obstructions, voids and relic foundations associated with the previous buildings within the centre-west of the site.
Recommendations	The following recommendations are made with regards to further works at the site: – A Detailed UXO Risk Assessment to be procured prior to any intrusive or development works being undertaken. – Undertake an intrusive ground investigation. – Undertake a GQRA as part of the ground investigation. – Undertake Ground Gas Monitoring. It is further recommended that this work is completed in advance of any development works taking place.

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1.0 Introduction

1.1 Project Background

In June 2017 Curtins were instructed by Liquid Property Ltd to undertake a Phase 1 Preliminary Site Assessment of the Broadway Inn site in Salford.

1.2 Scope of Services

The Phase 1 is intended to provide an overview of the geo-environmental and geotechnical setting of the site, prior to redevelopment as 24 residential apartments, in one block of part three-storey and part four-storeys. Proposed development drawings are included in *Appendix A*.

Through this overview, the Phase 1 aims to develop both a working conceptual and ground model for the site, as well as present an initial assessment of any risks that could be presented to the development including its intended end users and the wider environment.

Specifically, the Phase 1 provides an initial assessment of the site regarding:

- a) Potential contamination of the site strata by historical and or current use;
- b) The potential impact on the wider environment by historical and or current use of the site of interest;
- c) The potential impact from surrounding land uses and other environmental factors;
- d) Potential problems associated with geological features such as faulting, mineral extraction, mining and land instability;
- e) The location of apparent sub-surface structures that may affect the proposed redevelopment; and
- f) The location of above-surface features that may affect the proposed redevelopment.

2.0 Current Site and Surrounding Area Details

2.1 Site Location and Current Details

Site use, location and description are shown below in *Table 2.1* and *Figure 2.1*.

Table 2.1 – Site Details

Site Address	Land north of Broadway, Salford
NGR	381190, 397780
Area of Site	Approximately 0.11Ha
Current Site Use and Description	The site is currently disused, with a pub in the centre-eastern portion and asphalt surfaced car parking in the north, west and south. The site is gently dipping to the southwest and can be accessed from Broadway to the southeast.

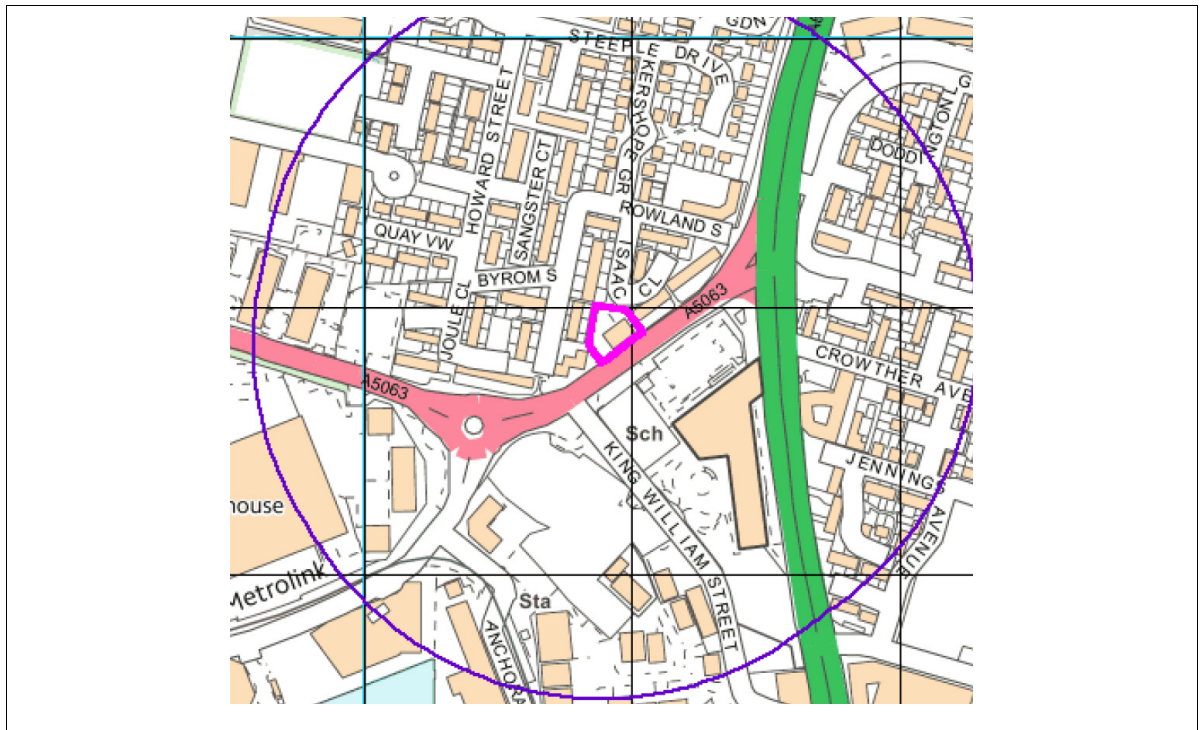


Figure 2.1 – Site Location Plan (site boundary shown in pink and 250m buffer in purple).
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2.2 Surrounding Area Details

The following information was also established during the site visit and through undertaking an environmental database search (Envirocheck report [Ref.1] included in *Appendix B*).

Table 2.2 - Surrounding Area

Surrounding Area	N	Residential properties.
	W	
	S	Broadway road followed by Oasis Academy, MediaCityUK, associated car parking and sports courts.
	E	

3.0 Site History

A review of the available historical mapping and other information for the site, as presented within the Envirocheck report (Ref.1), has been undertaken and is presented in *Table 3.0* below.

Table 3.0 - Previous Site and Surrounding Area Uses and Potential Sources of Contamination

Date	Description	Potential Sources of Contamination
1890	The site is occupied by residential dwellings with West Cower Street, orientated approximately north-south, in the centre-west of the site.	Uncontrolled deposition of Made Ground from construction associated with the development of the site.
1908-22	Railways associated with the Manchester Ship Canal are located 80m southwest of the site, and docks from 200m south of the site.	Potential contamination associated with nearby railway.
1949-75	Broadway Inn Public House is noted in the southeast of the site.	Uncontrolled deposition of Made Ground from demolition/ construction on the site.
1980-2017	Broadway Inn and surrounding residential properties are demolished; new residential dwellings are constructed surrounding the north and west of the site and Broadway Inn is rebuilt as a larger building. West Cower Street no longer exists. The railways associated with the Manchester Ship Canal are no longer present. A Registered Waste Transfer Site is located 160m south of the site at Walker House, for wastes including asbestos.	Uncontrolled deposition of Made Ground from demolition/ construction on and surrounding the site.

There are no historic/current recorded/registered landfill sites or infilled land within 400m of the site.

Potential sources of onsite contamination are further discussed in *Section 6.0*.

4.0 Geology, Hydrogeology and Hydrology

4.1 Geology and Hydrogeology

A study of the Envirocheck records, British Geological Survey (BGS) 1:50,000 mapping records (Bedrock and Superficial Editions) for Manchester (Sheet 085) (Ref.2) indicates the following geological and hydrogeological succession underlying the site:

Table 4.1 - Geological/Hydrogeological Succession

Geology	Associated Hydrogeological Classification
Made Ground deposits are not indicated to be present, however some is anticipated to be present considering the history of the site.	N/A
Glacial Till ¹	Secondary Undifferentiated Aquifer ³
Chester Pebble Beds ²	Principal Aquifer ⁴

Notes:

1. These comprise a group of sediments laid down by the direct action of glacial ice, usually sandy, silty clay with pebbles, but can contain gravel-rich, or laminated sand layers; varied in colour and consistency.
2. These rocks are Early Triassic and comprise gravelly, pebbly sandstone.
3. These are cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.
4. These are layers of rock or drift deposits that have high intergranular and/or fracture permeability – meaning they usually provide a high level of water storage. They may support water supply and/or river base flow on a strategic scale.

The nearest fault is within the bedrock, 630m northeast of the site.

The nearest BGS recorded borehole (Ref.3) is located approximately 30m northeast of the site, details of which are presented within Table 4.2 below:

Table 4.2 - BGS Borehole Records

Record Number	Location (NGR)	Details (thickness/ lithology/ designation/ depth to top)
SJ89NW2942 (February 1978)	30m northeast (381150,397750)	- 0.76m, dark brown Topsoil with brick and cinder fragments – MADE GROUND (0.00m bgl) - 5.24m, stiff to very stiff Clay with pebbles of siltstone and sandstone – GLACIAL TILL (0.76m bgl)

The site is located within a high groundwater vulnerability zone and a zone of high leaching potential. According to the Environment Agency, this classification is applied to soils which have a moderate ability

to attenuate diffuse source pollutants or in which it is possible that some non-absorbed diffuse source pollutants and liquid discharges could penetrate the soil layer.

The site is not situated within a Source Protection Zone (SPZ) and there is limited potential for groundwater flooding to occur.

There are no groundwater abstractions located within 500m of the site.

4.1.1 Mining

Coal Authority risk mapping (Ref.4) shows that the site is located within a Coal Authority Coal Mining Reporting Area but not within a Coal Authority Development High Risk Area. The site is not within the vicinity of any known coal outcrops or mine entries, and is not within an abandoned mines catalogue area.

Given the preceding commentary the risk posed by relict coal mining features is assessed as **Low**. It should be noted that this is based upon available information, some of this information is old or based on limited data. There is always the chance of encountering coal workings in a past coal mining area.

4.1.2 Other Ground Stability Issues

The Envirocheck Report confirms that there is a no hazard to low risk from the following ground stability hazards on and around the site; collapsible ground, compressible ground, ground dissolution, landslide ground, running sands and shrinking or swelling clay.

4.1.3 Ground Gas

The BGS Radon Mapping (Ref.5) confirms the site is situated in a lower probability radon area where <1% of homes are at or above the radon action level. On this basis, radon protection measures are not considered necessary in the construction of new dwellings or extensions.

Where the new development incorporates a basement the advice of a specialist Radon assessor must be obtained.

4.2 Hydrology

The nearest surface water feature is the Erie Basin (Dock 9), part of Salford Quays which leads to the Manchester Ship Canal, 253m southwest of the site.

No pollution incidents have been recorded within 250m of the site within the last 10 years.

There are five surface water abstractions located within 500m of the site; they are all located 453m southwest of the site from Manchester Ship Canal and Docks at Salford Quays, for Other Industrial/Commercial/Public Services: General Cooling (Low Loss).

There are no discharge consents within 250m of the site.

The site does not lie within an area depicted on the EA Flood Zone maps to be at risk of flooding from rivers or the sea.

5.0 Unexploded Ordnance Risk Assessment

Military activities including those conducted as part of both the First and Second World Wars have resulted in a legacy of unexploded ordnance (UXO) being present within the shallow soils of the UK.

UXO result from various sources including both allied (military training) and German (bombing raids) with a guide figure of approximately 10% of all munitions failing to function as designed.

The likelihood of UXO being encountered on a development site is influenced by several factors including; the proximity to strategic targets, the nature of the development works being undertaken and evidence of local damage in the post-war periods amongst others. To determine the likelihood of UXO being present on a site, a step-wise risk assessment process is followed. This process is outlined within CIRIA C681 Unexploded Ordnance: A Guide for the Construction Industry (Ref.6) with the following commentary considered to represent a Preliminary Risk Assessment intended to guide if and where there is a requirement for a Detailed Risk Assessment.

5.1 Preliminary UXO Assessment

Risk mapping (Ref.7) for UXO's has placed the site in a high-risk area. High risk areas are those that show a high density of bombing hits (50+ bombs per 1000 acres) and abundant potential WWII targets, therefore further action to mitigate against UXO risk is considered essential.

A preliminary UXO risk assessment has been completed and is included in *Appendix C*.

Based on the forgoing commentary and the conclusions of the preliminary UXO risk assessment, there is a low likelihood of encountering UXO on site as part of the ground investigation or development works. The risk of UXO affecting the proposed development works is therefore considered to be **Moderate**, given the severe consequence associated with encountering UXO.

Procurement of a Detailed Unexploded Ordnance Risk Assessment is therefore recommended prior to any intrusive or development works commencing, to further assess the risk from UXO onsite.

If unexploded ordnance is discovered, stop immediately, prevent access to the area, and inform the police. If the site boundary or location changes then the UXO risk should be reassessed.

6.0 Conceptual Site Model & Qualitative Risk Assessment

The conceptual site model (CSM) and Qualitative Risk Assessment (QRA) are presented in the table presented in this section. A diagrammatic CSM is contained within *Appendix A*.

The CSM details the source-pathway-receptor linkages or potential pollutant linkages (PPL) that have been identified for the site. The QRA details the associated level of risk relating to these potential pollutant linkages.

The CSM and QRA concern risk to human health and water environment with additional, more specific risk assessment protocols contained within the main body of this reporting, as detailed in *Section 6.1* below.

The QRA follows the framework outlined within CIRIA C552 which is summarised within *Appendix D*.

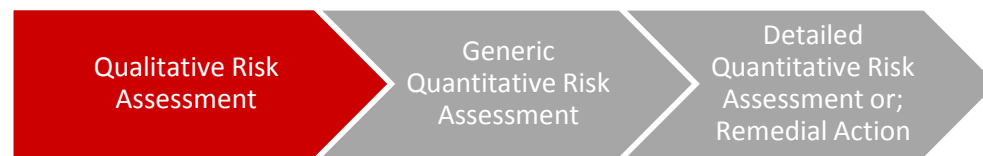
The 'risk rating' within the QRA refers to the risk that the source, pathway, receptor linkage or PPL is complete. Unless specifically stated it does not necessarily refer to an immediate risk and is intended to be used as a tool to assess the necessity for further assessment/investigation.

6.1 Additional Risk Assessments

The following risk assessments, listed below, are not included within the main CSM and QRA but nonetheless can be of critical importance to the onward development of the site.

- The risk presented by Mining is discussed and assessed in *Section 4.1.1*.
- The risk presented by Radon is discussed and assessed in *Section 4.1.3*.
- The risk presented by Unexploded Ordnance is discussed and assessed in *Section 5.0*.

Under current health and safety legislation, employers are required to carry out their own appropriate risk assessments and mitigation to protect themselves and their employees, other human receptors and the environment from potential contamination. Such risks must be adequately mitigated by law, specifically the Construction Design Management (CDM) Regulations, 2015 (Ref.8) which require that potential risks to human health and the environment from construction activities are appropriately identified and all necessary steps taken to eliminate / manage that risk. It has been assumed that any future construction works on site will be undertaken in compliance with these requirements and therefore construction workers involved in the building works at the site have been discounted as a human receptor in the conceptual site model.



- The table below represents the first stage in the land quality risk assessment process: The Qualitative Risk Assessment.
- For a development site to be deemed 'suitable for use', the level of risk needs to be brought down to acceptable levels, i.e. low to very low risk. The purpose of each stage of risk assessment is ultimately to establish, if there is a requirement for additional levels of assessment to be made to have sufficient confidence to support a risk characterisation or management decision, e.g. remedial action.
- In the absence of specific site data, a Generic Quantitative Risk Assessment is invariably recommended.

Conceptual Site Model			Qualitative Risk Assessment			Recommended Actions
Source	Pathway(s)	Receptor(s)	Consequence	Likelihood of Occurrence	Risk Rating	
Made Ground of unknown composition from uncontrolled deposition of construction/ demolition onsite.	Direct contact, ingestion, inhalation (dust and vapours)	Site end-user	Medium Chronic health risk	Low Although there is potential for contamination within Made Ground deposits from historical construction and demolition, the likelihood is considered low due to the lack of historical contaminative activities undertaken at the site.	Moderate/Low	Generic Quantitative Risk Assessment Recommended as part of the ground investigation.
		Construction and Maintenance Workers	Medium	Low Although there is potential for contamination within Made Ground deposits from historical construction and demolition, the likelihood is considered low due to the lack of historical contaminative activities undertaken at the site.	Moderate/Low	Standard Health & Safety precautions likely to be adopted by construction workers.
	Vertical migration through the superficial deposits (soils) May occur due to existing service corridors and physical processes including; capillary action and downwards into the natural deposits through infiltration.	Controlled Waters (groundwater) Principal Aquifer (bedrock). No groundwater abstraction points within 500m of the site. The site is not within a designated Source Protection Zone.	Medium Pollution of sensitive water resources	Unlikely Considering the site history and expected underlying geology, it is considered unlikely that and that contamination would migrate into the aquifer within the bedrock.	Low	No further action required.
	Horizontal migration over and through the superficial deposits (soils)	Controlled Waters (surface water) Nearest surface water feature Erie Basin, part of Salford Quays, 253m southwest of the site. No potable surface water abstraction points within 1000m of the site.	Mild Pollution of low sensitivity water resources	Unlikely Considering the site history and the distance between the site and Erie Basin, it is considered unlikely that contamination will migrate into the basin.	Very Low	
Production of ground generating gases from Made Ground deposits containing organic/ putrescible content.	Vertical and horizontal migration through existing service corridors and the underlying superficial deposits	Site end-user	Medium Human health risk	Low Considering the site history, and the findings of previous site investigations, the likelihood of encountering ground gases is considered low. With reference to BS8576:2013 (Ref.9), these sources are considered to have a Very Low to Low gassing potential.	Moderate/Low	Ground Gas Monitoring Recommended as part of the ground investigation.

7.0 Conclusion and Recommendations

The qualitative risk assessment (QRA) determined a varied level of level of risk associated with the proposed development.

The QRA concluded by recommending that generic quantitative risk assessments (GQRA) were conducted to confirm the assessment of risk ascribed to each of the respective potential pollutant linkages (PPLs). It is recommended that the GQRA is conducted as part of a ground investigation in support of the engineering design of the proposed development an outline scope for which is detailed in the section hereafter.

In summary, the following recommendations are made:

- A Detailed UXO Risk Assessment to be procured prior to any intrusive or development works being undertaken;
- Undertake an intrusive ground investigation;
- Undertake a GQRA as part of the ground investigation; and
- Undertake Ground Gas Monitoring.

It is further recommended that this work is completed in advance of any development works taking place.

7.1 Contaminants of Concern

Potential contaminants of concern associated with the sources identified within the Conceptual Site Model in *Section 7.0* of this reporting include, but are not limited to: broad range aliphatic and aromatic hydrocarbons; polycyclic aromatic hydrocarbons (PAHs); inorganic compounds including heavy metals; and asbestos present in discarded building materials.

Potential contaminants associated with the air-born dust/particulates include, but are not limited to: polycyclic aromatic hydrocarbons and inorganic compounds including toxic metals that are also accounted for by potential on-site contaminants of concern.

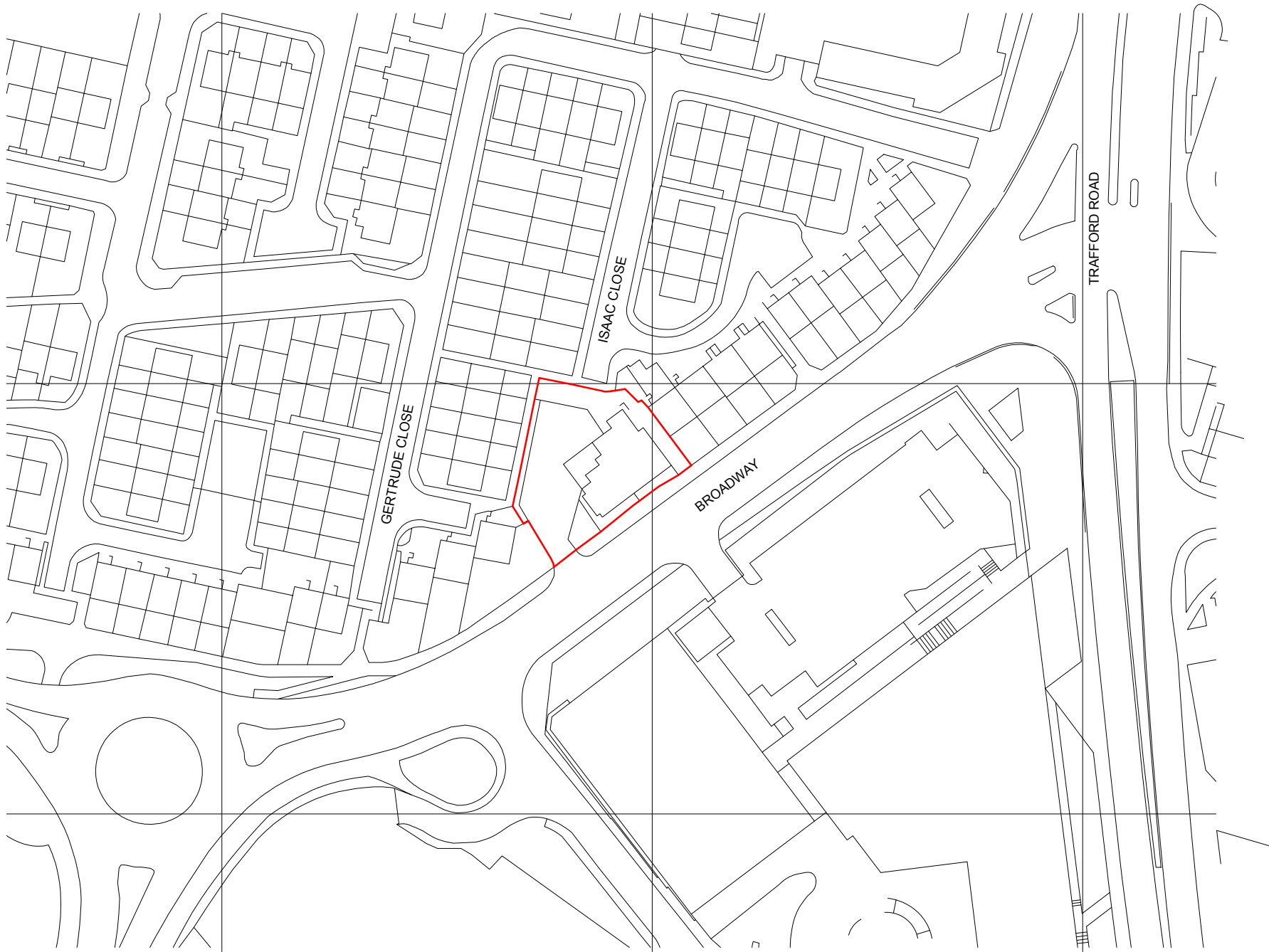
7.2 Other Considerations

There may be subsurface obstructions, voids and relic foundations associated with the previous buildings within the centre-west of the site.

8.0 References

1. Landmark (2015) Envirocheck Report (report no. 130033528_1_1).
2. British Geological Society (BGS) Solid and Drift Editions (2011) 1:50,000 mapping, Sheet No. 085 (Manchester).
3. BGS Geology pdf Britain Viewer <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> (accessed June 2017).
4. Coal Authority Interactive Map Viewer, <http://mapapps2.bgs.ac.uk/coalauthority/home.html> (accessed June 2017).
5. UK Maps of Radon, <http://www.ukradon.org/information/ukmaps> (accessed June 2017).
6. CIRIA (2009) Unexploded Ordnance: A Guide for the Construction Industry (Report no. C681).
7. Zetica (2007) Regional Unexploded Bomb Risk (Manchester).
8. Health and Safety Executive (2015) Construction (Design and Management) Regulations.
9. British Standards Institution BSI (2013) Guidance on investigations for ground gas – Permanent gases and Volatile Organic Compounds (Report no. BS8576).

Appendix A – Drawings



Notes

- 1. Do not scale this drawing.
- 2. All dimensions must be checked on site and any discrepancies verified with the architect.
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Application site boundary (0.1069 hectares)

P3	18.07.17	Planning Issue	JP
P2	02.06.17	Draft planning issue	JP
P1	27.04.17	Draft planning issue	JP
Rev	Date	Description	Initials

Project name

BROADWAY GARDENS

SALFORD

Drawing numberRev

3400 - D - 001P3

Drawing

Location Plan

Purpose of issueDate

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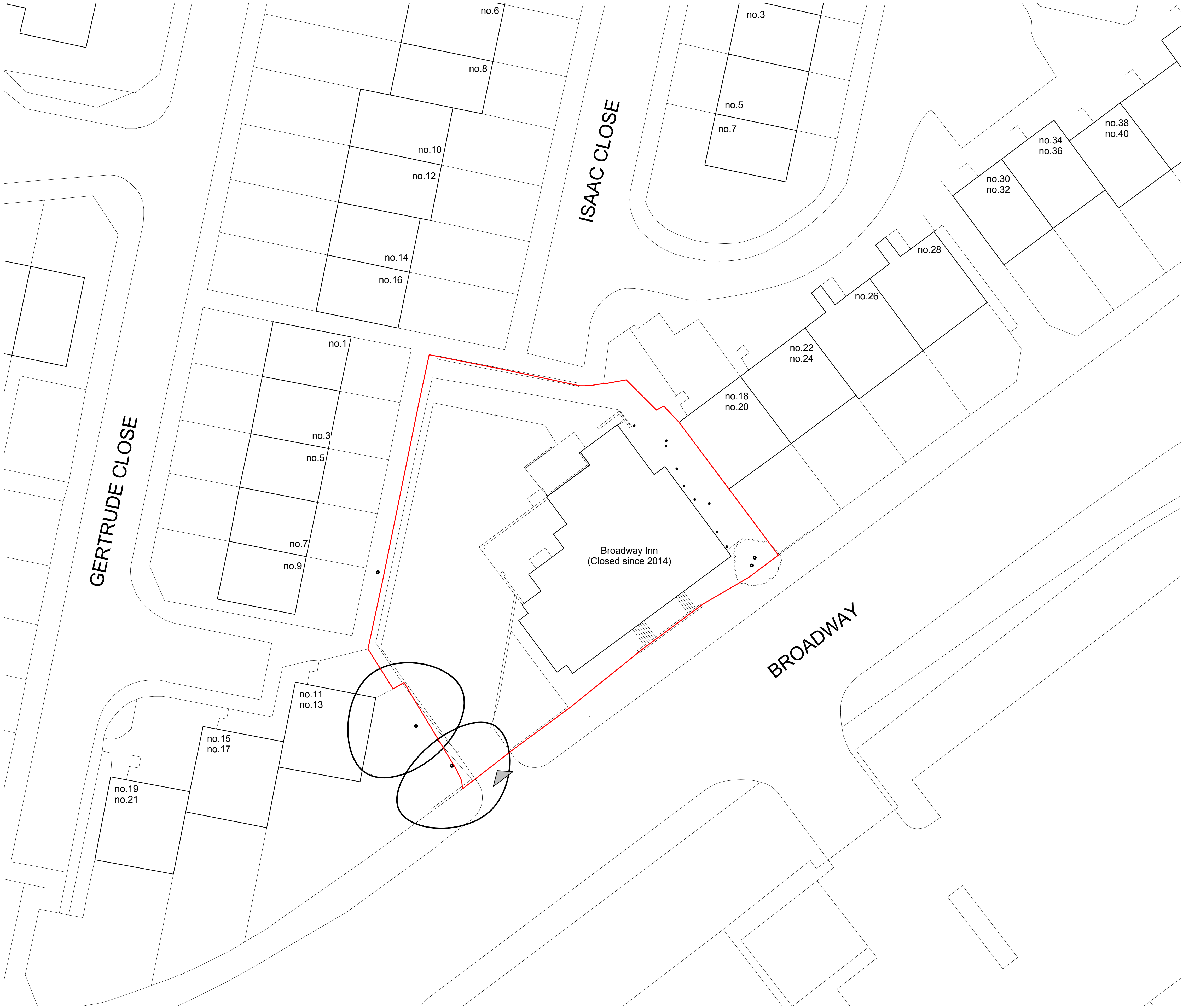
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P1 02.06.17	Draft planning issue	JP
Rev	Date	Initials

Project name

BROADWAY GARDENS
SALFORD

Drawing number Rev

3400 - D - 002 **P2**

Drawing

Existing Site Plan

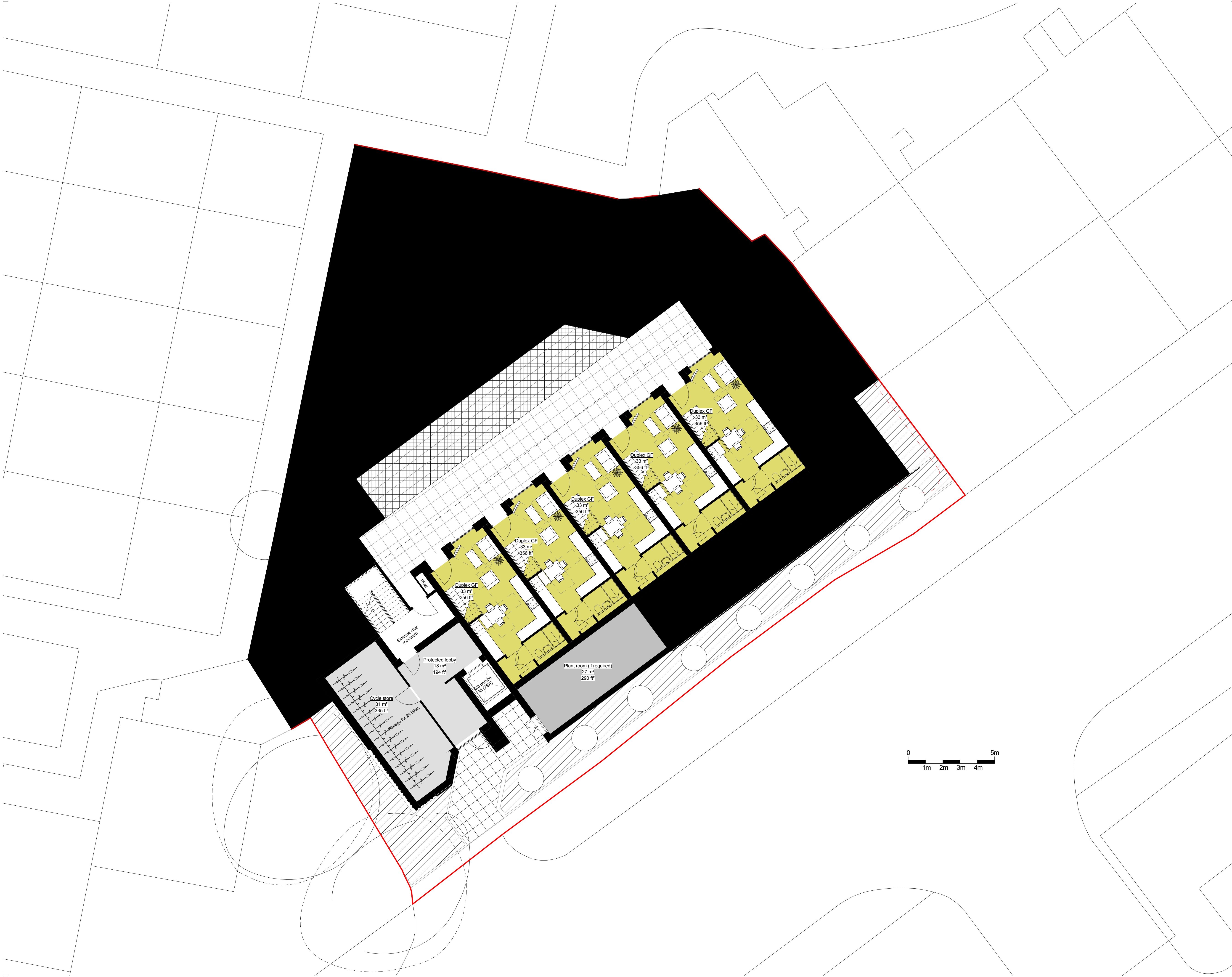
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Drawing number	Rev
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Drawing

Proposed Site Plan - LG Floor

Purpose of issue	Date
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Scale	Drawn
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P1 20.06.17	Draft planning issue	JP
Rev	Date	Initials

Project name

BROADWAY GARDENS SALFORD

Drawing number

3400 - D - 004

P2

Proposed Site Plan - UG floor

Purpose of issue

For Planning

Scale

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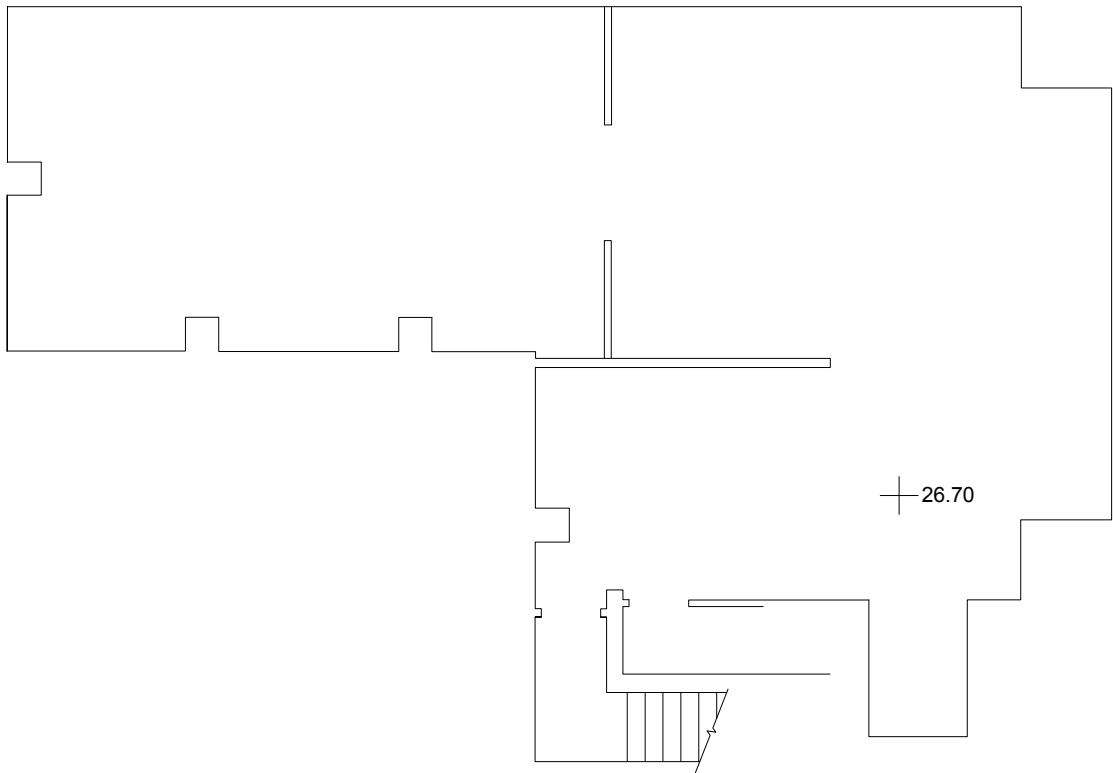
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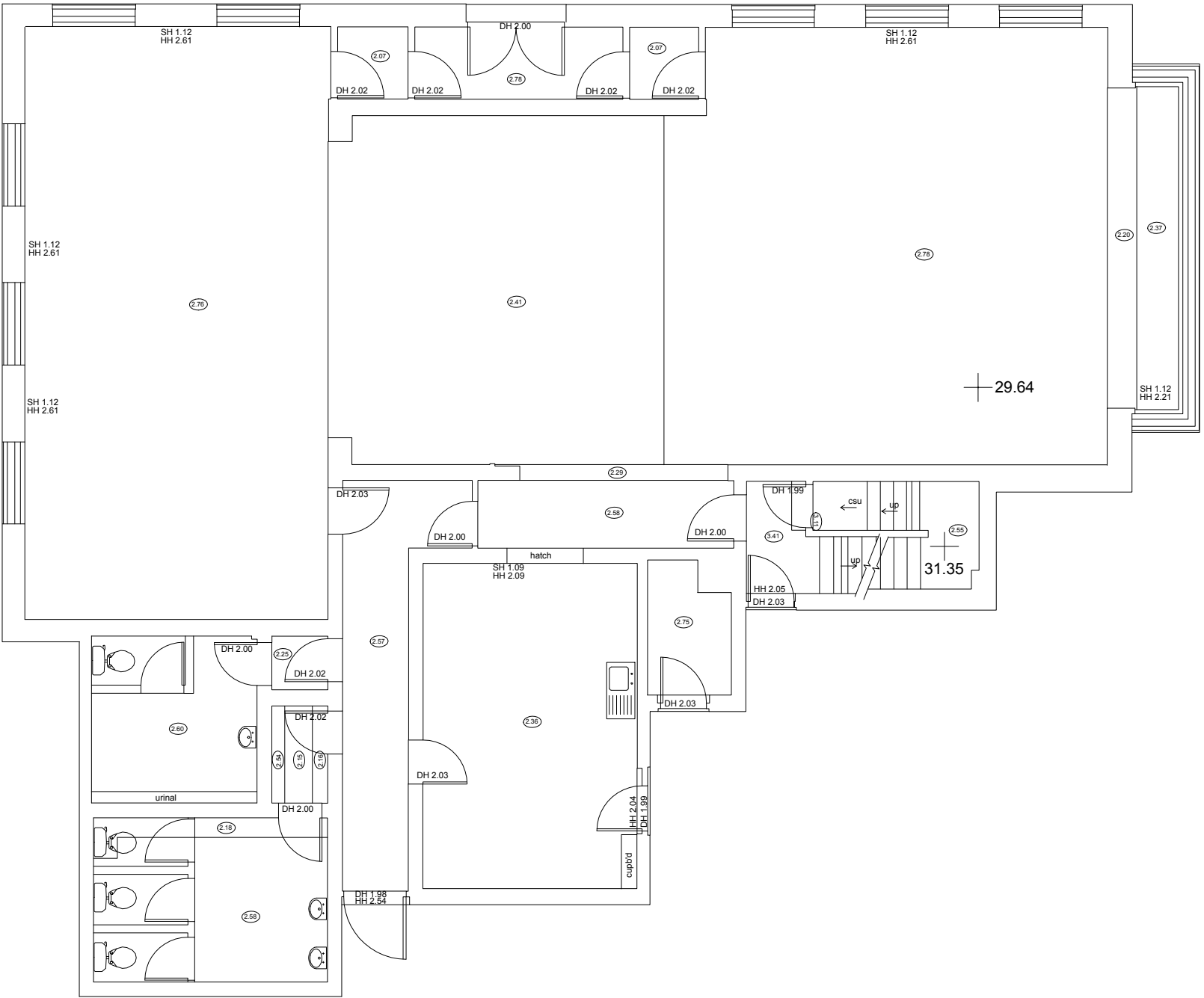
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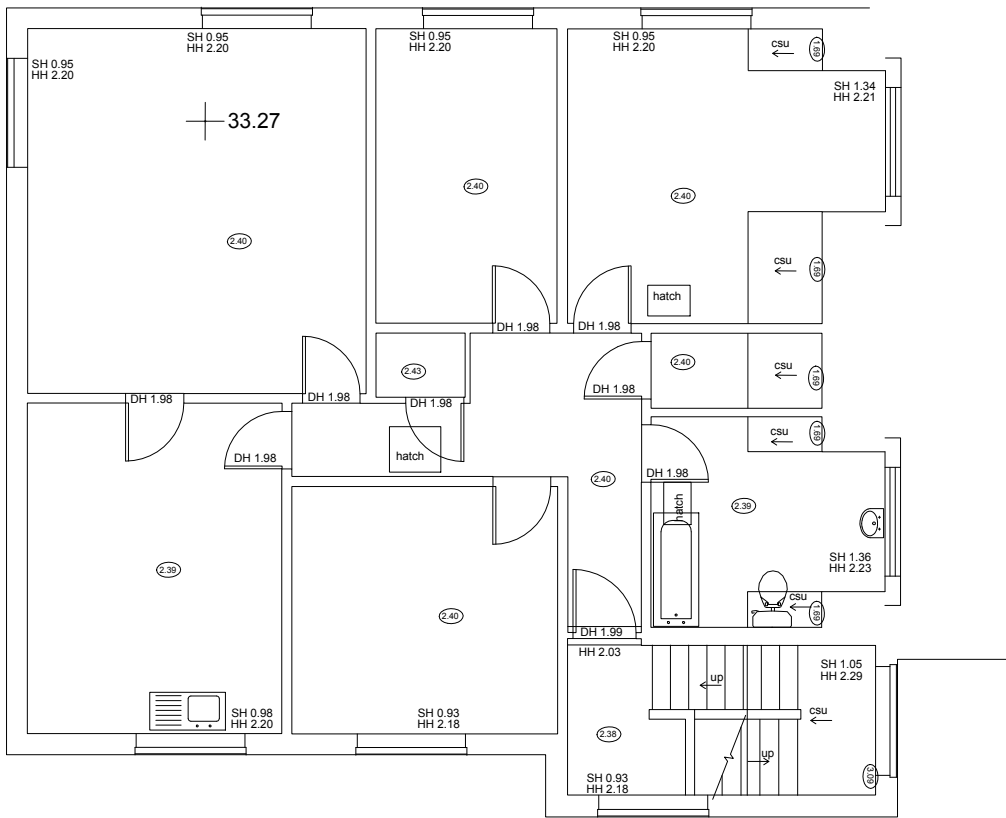
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Existing Basement Floor Plan



Existing Ground Floor Plan



Existing First Floor Plan

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Existing floor plans and elevations prepared for client by Apex surveys and issued on 18.08.2016

P2 18.07.17	Planning Issue	JP
P1 02.06.17	Draft planning issue	JP
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Drawing

Existing Plans

Purpose of issue	Date
For Planning	02.06.2017

Scale	Drawn
1 : 100 @ A1	JP

Client	Checked
Yakel Investments Ltd	VT

Levitt Bernstein
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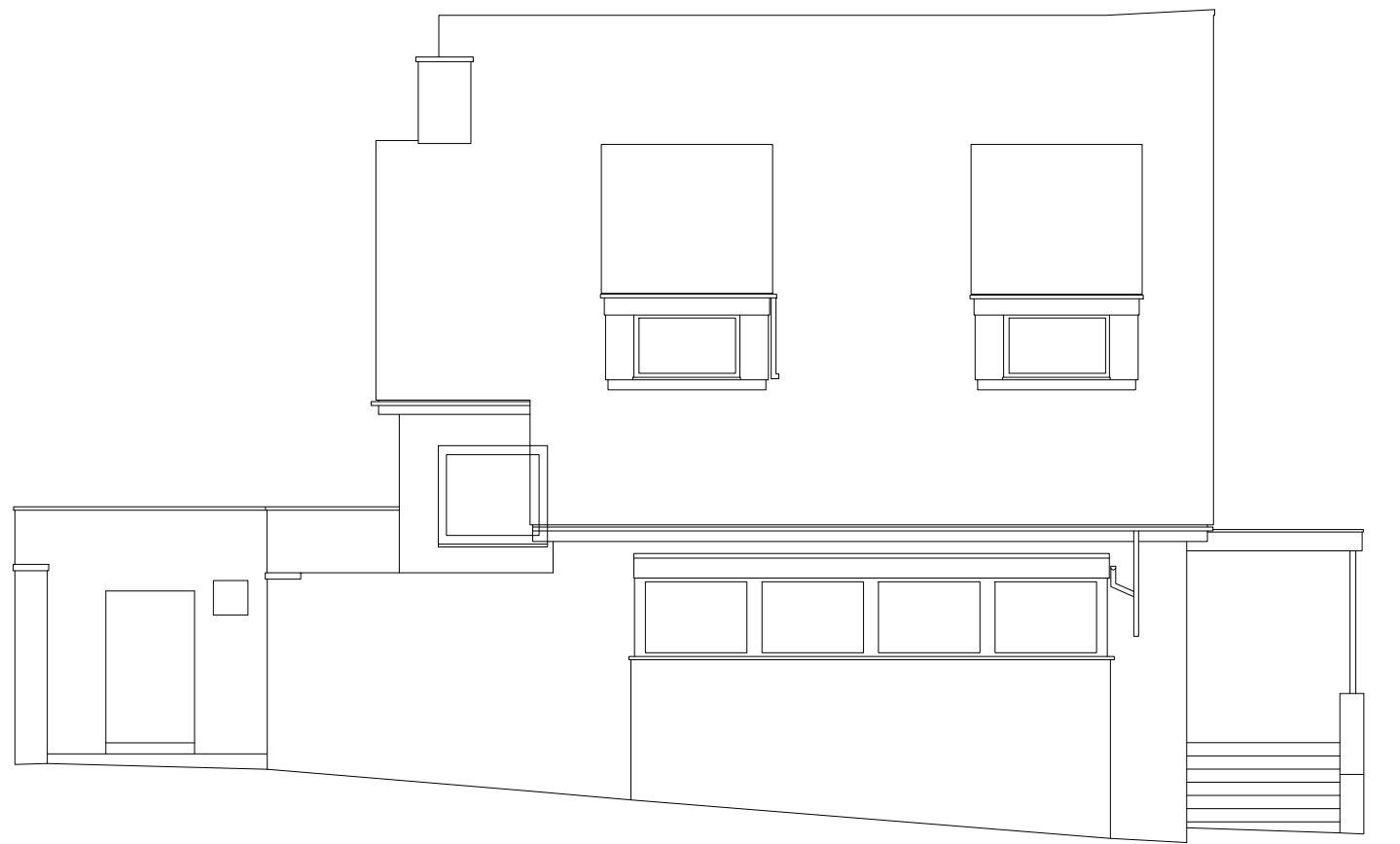
London
1 Kingsland Passage
London E8 2GB
+44 (0)20 7275 7676

Manchester
3rd HQ Building
2 Atherton Street
Manchester M3 3GS
+44 (0)16 1669 8740



Datum 26.00m

Elevation 1



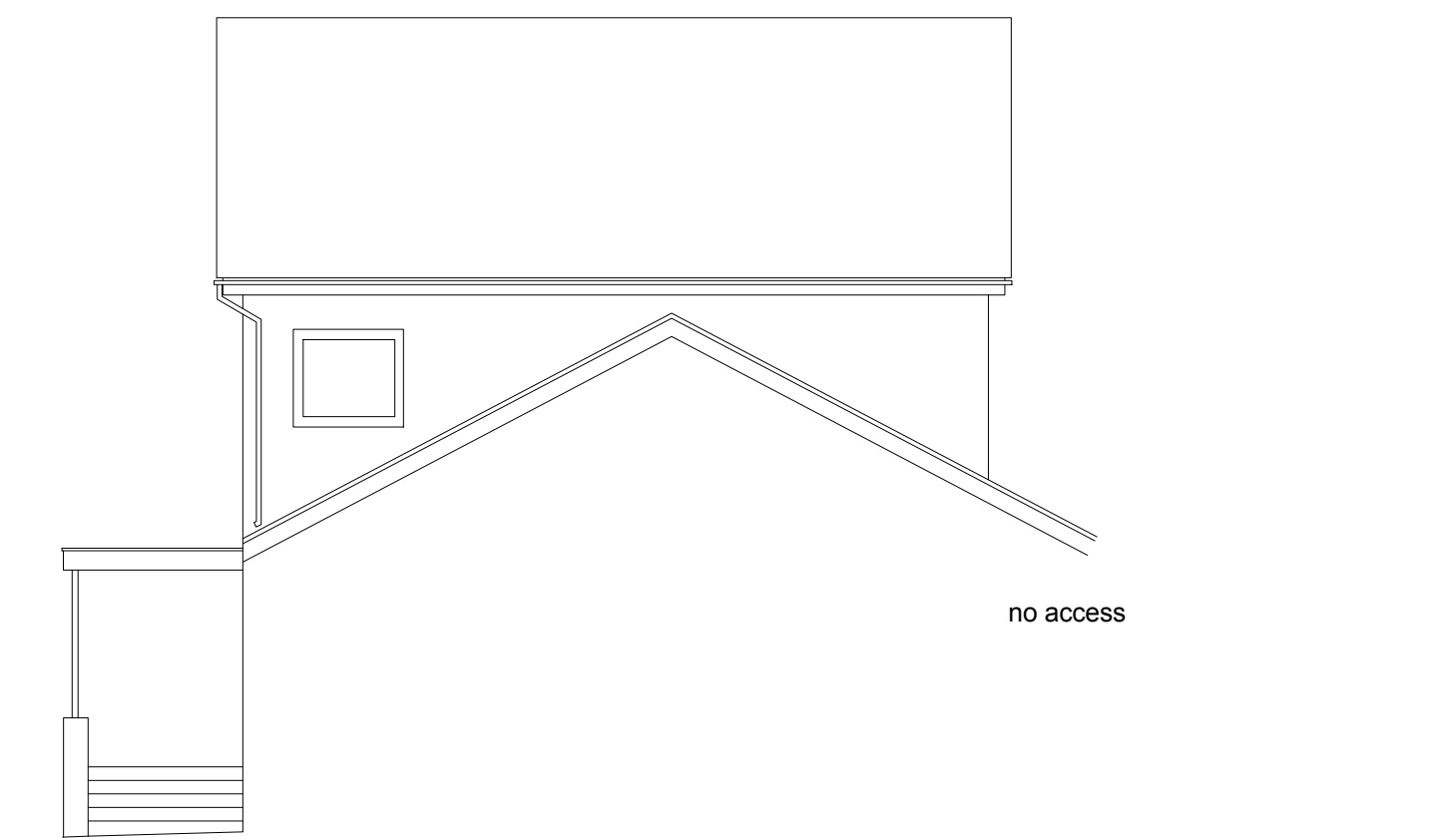
Datum 26.00m

Elevation 2



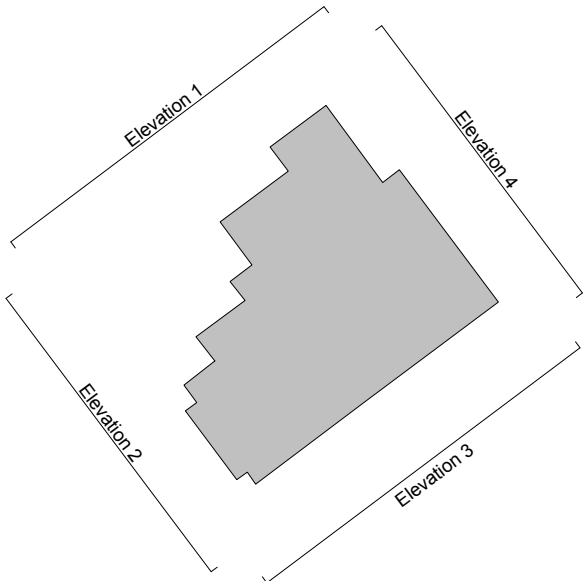
Datum 26.00m

Elevation 3



Datum 26.00m

Elevation 4



Notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.
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Existing floor plans and elevations prepared for client by Apex surveys and issued on 18.08.2016

P2 18.07.17	Planning Issue	JP
P1 02.06.17	Draft planning issue	JP
Rev	Date	Initials

Project name

BROADWAY GARDENS SALFORD

Drawing number	Rev
3400 - D - 006	P2

Drawing

Existing Elevations

Purpose of issue	Date
For Planning	02.06.2017
Scale	Drawn
As indicated @ A1	JP
Client	Checked
Yakel Investments Ltd	VT

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1
010
Lower Ground Floor Plan
1 : 100



2
010
Upper Ground Floor Plan
1 : 100

P2 17.07.17	Planning Issue	JP
P1 02.06.17	Draft planning issue	JP
Rev	Date	Initials

Project name

BROADWAY GARDENS SALFORD

Drawing number Rev

3400 - D - 010 P2

Drawing

GA Plans - Sheet 01

Purpose of issue	Date
For Planning	02.06.2017

Scale	Drawn
1 : 100 @ A1	JP

Client	Checked
Yakel Investments Ltd	VT

Levitt Bernstein
levittbernstein.co.uk

London	Manchester
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