

1. This report and its findings should be considered in relation to the terms of reference and objectives agreed between E3P and the client as indicated in Section 1.2.
2. For the work, reliance has been placed on publicly available data obtained from the sources identified. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. When using the information, it has been assumed it is correct. No attempt has been made to verify the information.
3. This report has been produced in accordance with current UK policy and legislative requirements for land and groundwater contamination which are enforced by the local authority and the Environment Agency. Liabilities associated with land contamination are complex and requires advice from legal professionals.
4. During the site walkover, reasonable effort has been made to obtain an overview of the site conditions. However, during the site walkover, no attempt has been made to enter areas of the site that are unsafe or present a risk to health and safety, are locked, barricaded, overgrown, or the location of the area has not been made known or accessible.
5. Access considerations, the presence of services and the activities being carried out on the site limited the locations where sampling locations could be installed and the techniques that could be used.
6. Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities.
7. Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials, this is for indicative purposes only and do not constitute or replace full and proper surveys.
8. The executive summary, conclusions and recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.
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10. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.



APPENDIX II

GLOSSARY

TERMS

ACM	Asbestos-containing material	MMP	Materials management plan
ADS	Acoustic design statement	ND	Not detected
AST	Above-ground storage tank	NDP	Nuclear density probe
BGS	British Geological Survey	NMP	Noise management plan
BSI	British Standards Institute	NPSE	Noise policy statement for England
BTEX	Benzene, toluene, ethylbenzene, xylenes	NR	Not recorded
CA	Coal Authority	PAH	Polycyclic aromatic hydrocarbon
CBR	California bearing ratio	PCB	Polychlorinated biphenyl
CIEH	Chartered Institute of Environmental Health	PI	Plasticity index
CIRIA	Construction Industry Research Association	PID	Photo ionisation detector
CLEA	Contaminated land exposure assessment	POS	Public open space
CML	Council of Mortgage Lenders	PPE	Personnel protective equipment
CoC	Contaminants of concern	ProPG	Professional practice guidance
CSM	Conceptual site model	QA	Quality assurance
DNAPL	Dense non-aqueous phase liquid (chlorinated solvents, PCB)	SGV	Soil guideline value
DWS	Drinking water standard	SPH	Separate-phase hydrocarbon
EA	Environment Agency	SPT	Standard penetration test
EQS	Environmental quality standard	SVOC	Semi-volatile organic compound
FFL	Finished floor level	TPH	Total and speciated petroleum hydrocarbon
GAC	General assessment criteria	TPH CWG	Total Petroleum Hydrocarbon (Criteria Working Group)
GL	Ground level	UKWIR	United Kingdom Water Infrastructure Risk
GSV	Gas screening value	UST	Underground storage tank
HCV	Health criteria value	VCC	Vibro-concrete column
ICSM	Initial conceptual site model	VOC	Volatile organic compound
LEL	Lower explosive limit	VRSC	Vibro-replacement stone columns
LMRL	Lower method reporting limit	VSC	Vibro-stone columns
LNAPL	Light non-aqueous phase liquid (petrol, diesel, kerosene)	WHO	World Health Organisation
MCV	Moisture condition value	WRAP	Waste and Resources Action Programme



MIBK	Methyl isobutyl ketone	WTE	Water table elevation
m	Metres	ppm	Parts per million
km	Kilometres	mg/m³	Milligram per metre cubed
% v/v	Percent volume in air	m bgl	Metres below ground level
mb	Millibars (atmospheric pressure)	m bcl	Metre below cover level
l/hr	Litres per hour	mAOD	Metres above ordnance datum (sea level)
µg/l	Micrograms per litre (parts per billion)	kN/m²	Kilonewtons per metre squared
ppb	Parts per billion	µm	Micrometre
mg/kg	Milligrams per kilogram (parts per million)		



APPENDIX III

RISK CLASSIFICATION

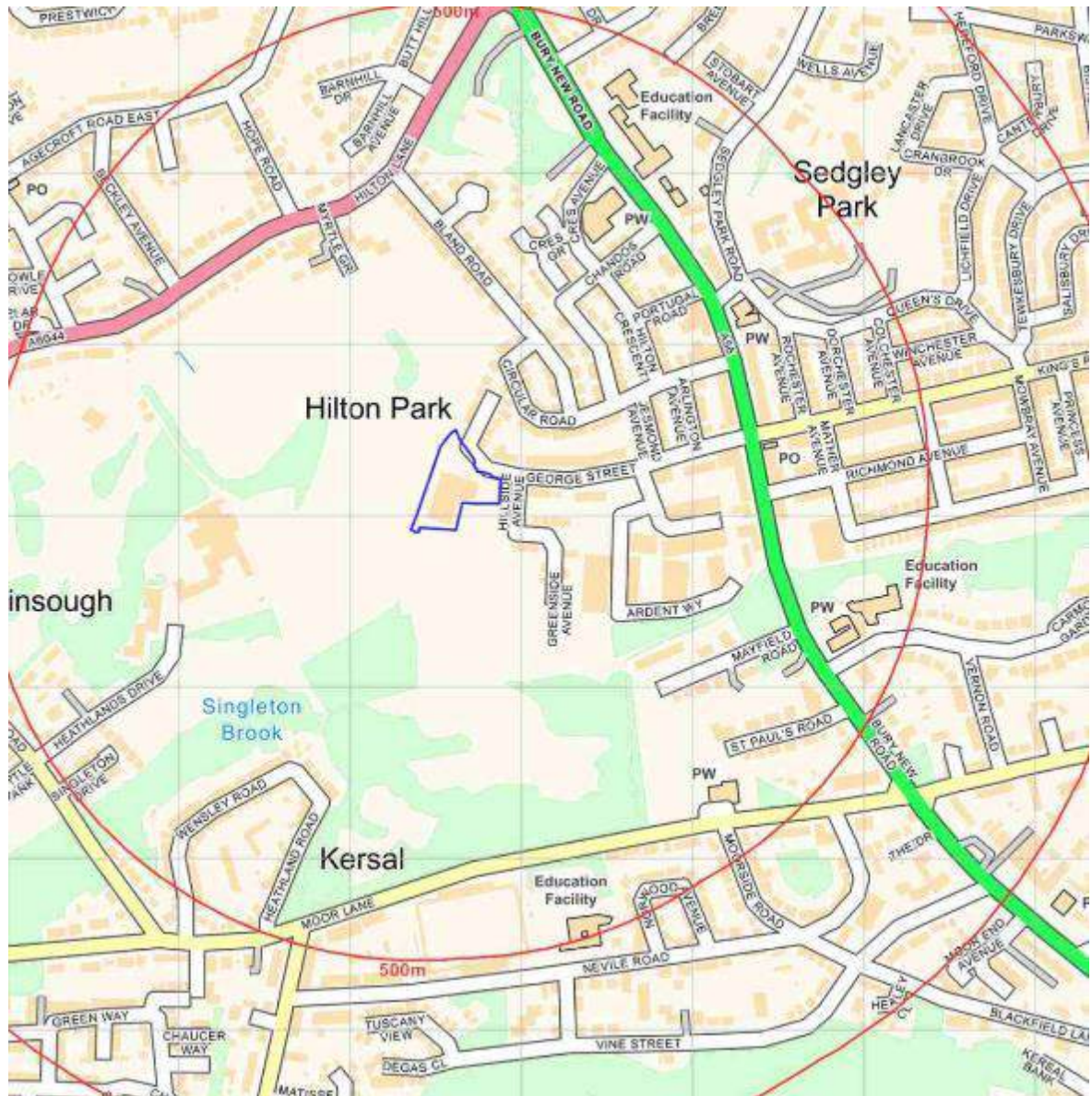
RISK CLASSIFICATION

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



APPENDIX IV DRAWINGS

DRAWING 17-206-001 – SITE LOCATION PLAN





Notes:					
P1	REVA	18.09.2023	EB	NS	NS
Phase	Issue	Date	Drawn	Checked	PM

Client:	McCarthy & Stone
Job Title:	Fairways Lodge, Prestwich

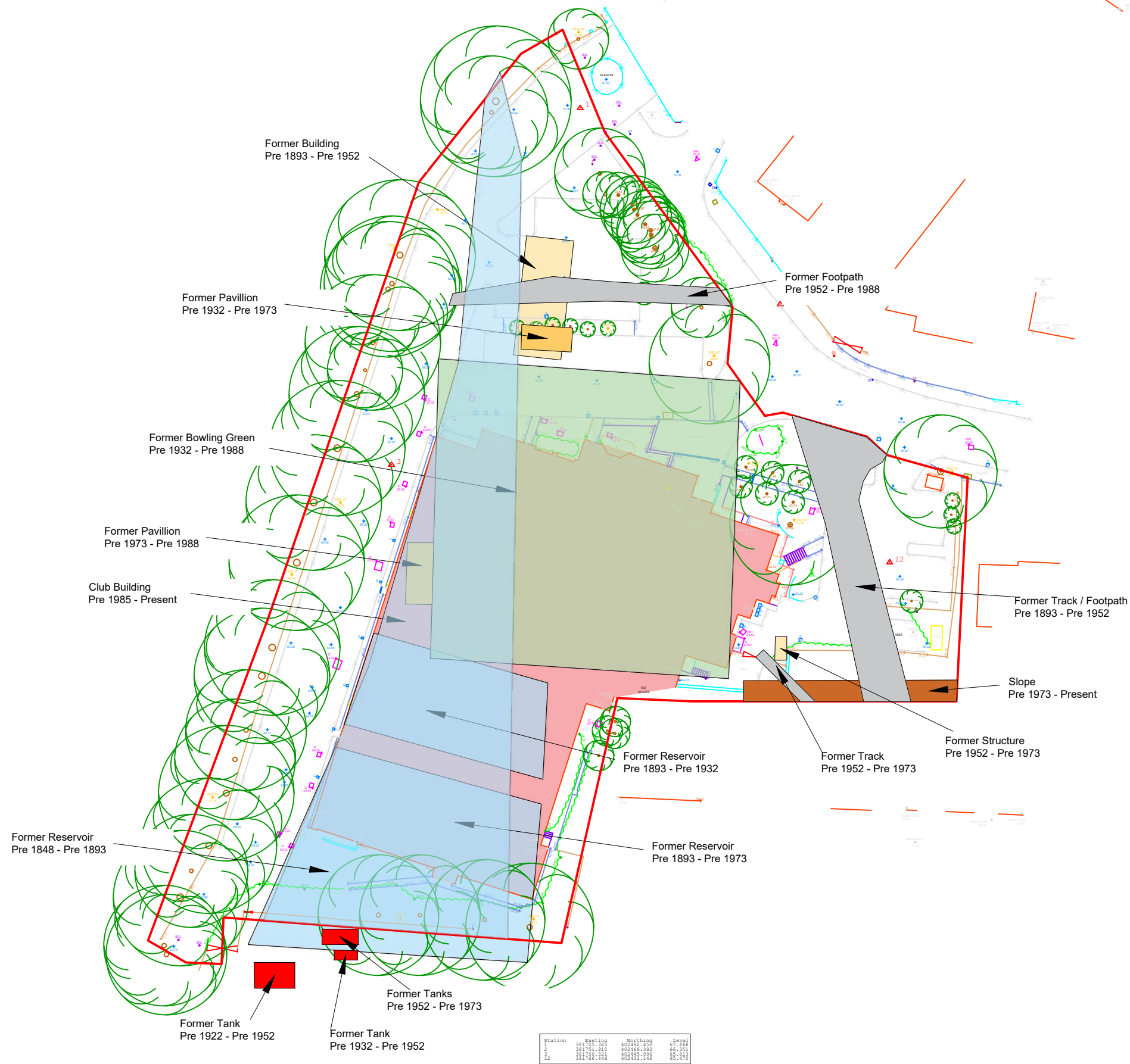
Job No:	17-206
Drawing No:	002

Date:	18.09.2023
Scale:	NTS@ A3



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

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Historical Features

- Former Reservoirs
- Club Building
- Former Bowling Green
- Former Pavillions
- Former Building / Structure
- Former Tanks
- Former Footpaths / Tracks
- Slope

Notes:

P1	REVB	19.09.2023	EB	NS	NS
	REVA	18.09.2023	EB	NS	NS
Phase	Issue	Date	Drawn	Checked	PM

Client:

McCarthy & Stone

Job Title:

Fairways Lodge,
Prestwich

Job No:

17-206

Drawing No:

003

Date:

19.09.2023

Scale:

NTS@ A3

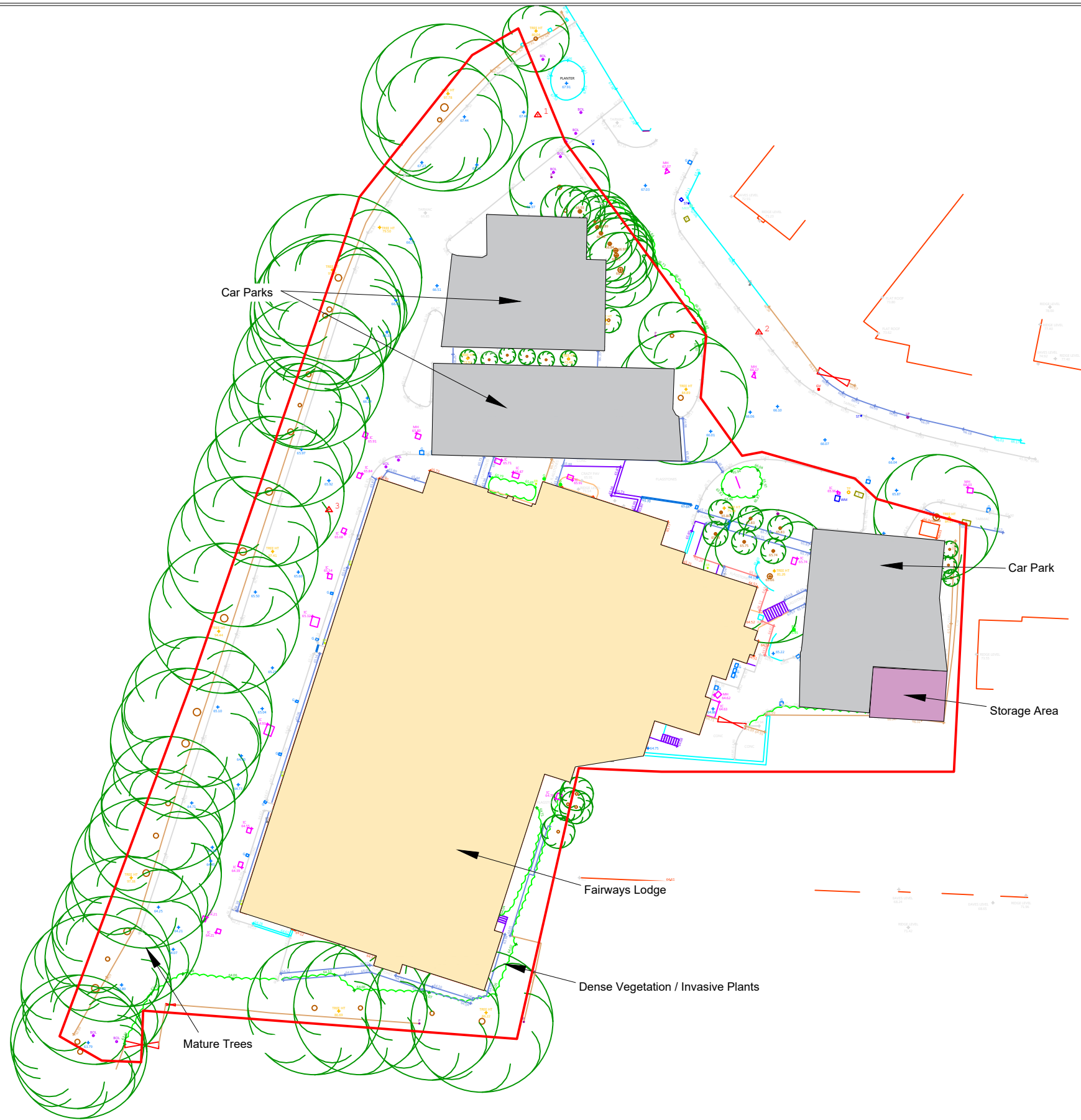
Drawing Title:

Historical Features
Plan



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Site Features

-  Fairways Lodge
-  Storage Area
-  Car Parks
-  Mature Trees

Notes:

P1	REVB	19.09.2023	EB	NS	NS
P1	REVA	18.09.2023	EB	NS	NS
Phase	Issue	Date	Drawn	Checked	PM

Client:

McCarthy & Stone

Job Title:

Fairways Lodge,
Prestwich

Job No:

17-206

Drawing No:

004

Date:

19.09.2023

Scale:

NTS@ A3



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Drawing Title:

Site Features Plan

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APPENDIX V

PHOTOGRAPHS

PLATE 1 VIEW OF CAR PARK IN THE NORTH (FACING SOUTH)



PLATE 2 VIEW OF FAIRWAYS LODGE FROM GEORGE STREET IN THE NORTH



PLATE 3 MATURE TREES ALONG NORTHERN BOUNDARY



PLATE 4 VIEW OF FAIRWAYS LODGE AND TREES ALONG THE WESTERN BOUNDARY



PLATE 5 INVASIVE PLANTS – SOUTHEAST SECTOR



PLATE 6 INVASIVE PLANTS – SOUTHEAST SECTOR



APPENDIX VI

HISTORICAL MAPS

Site Details:

VILLAGE SQUASH CLUB,
FAIRWAYS LODGE HOTEL,
GEORGE STREET, PRESTWICH,
M25 9WS

Client Ref: 006107
Report Ref: GS-EI9-HQT-QWP-51R
Grid Ref: 381723, 402440

Map Name: County Series

Map date: 1848

Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1845
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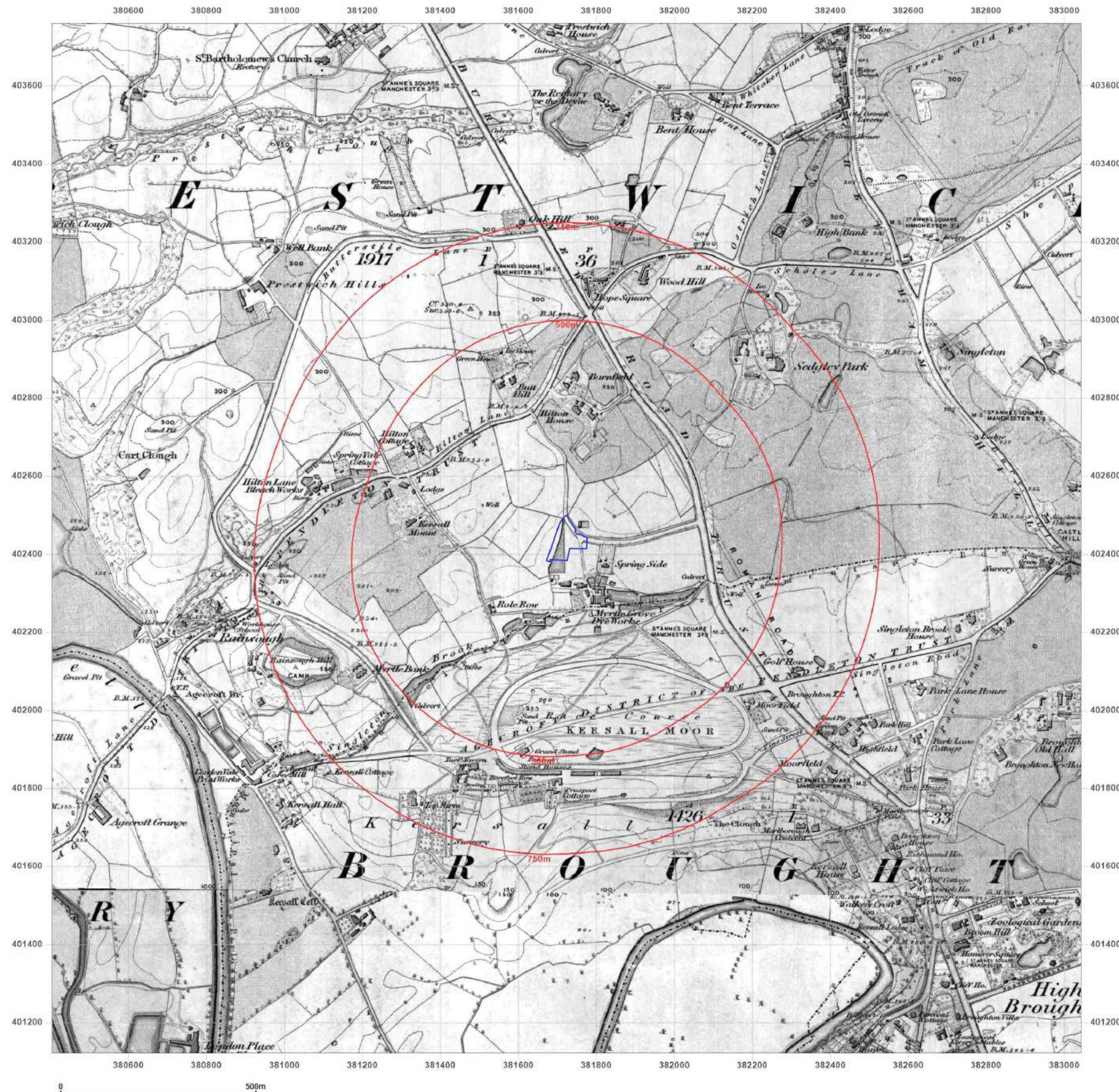


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Client Ref: 006107
Report Ref: GS-EI9-HQT-QWP-51R
Grid Ref: 381723, 402440

Map Name: County Series

Map date: 1891-1894

Scale: 1:10,560

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Client Ref: 006107
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Map Name: County Series

Map date: 1906-1907

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Grid Ref: 381723, 402440

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Map date: 1915

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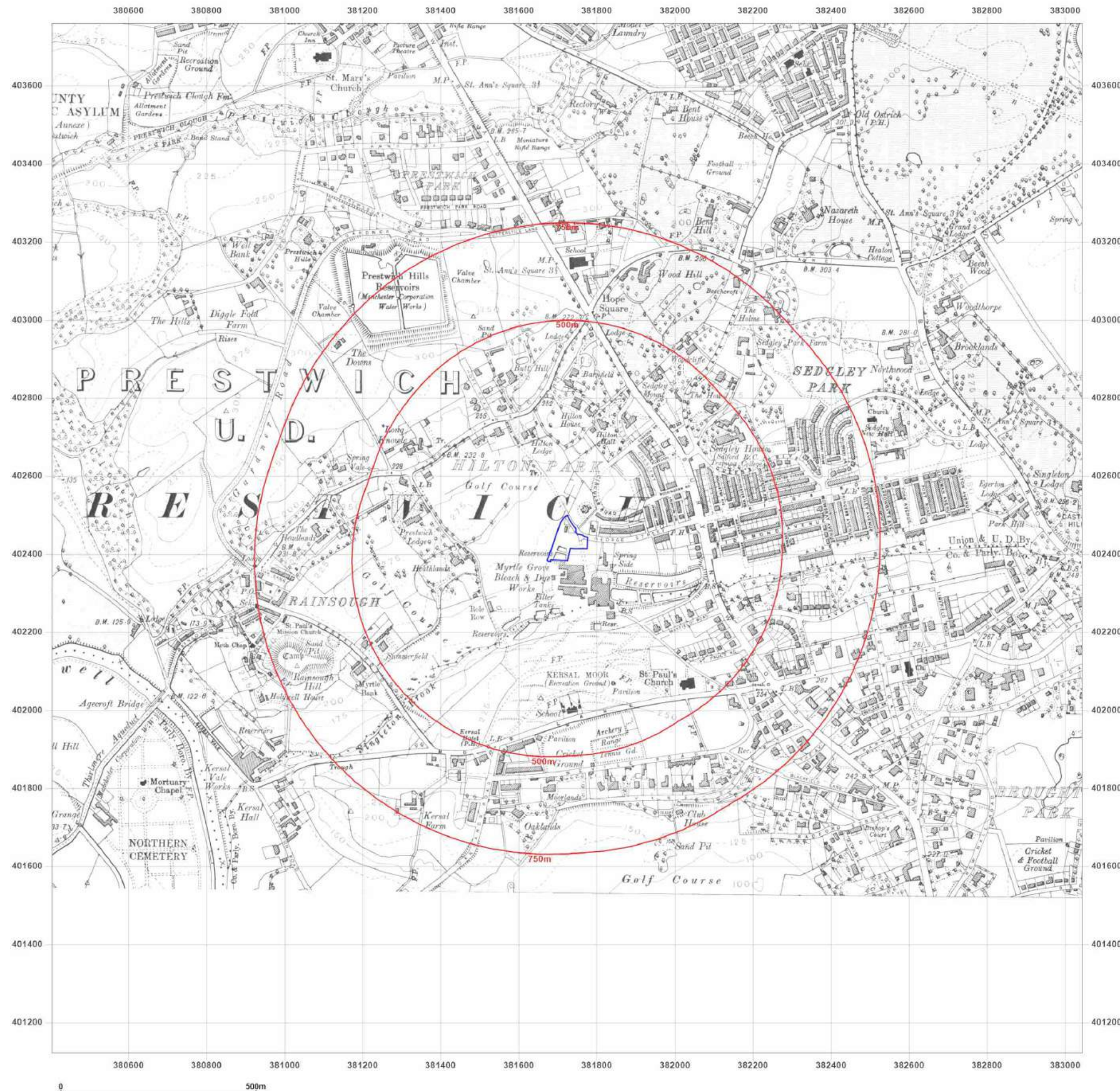


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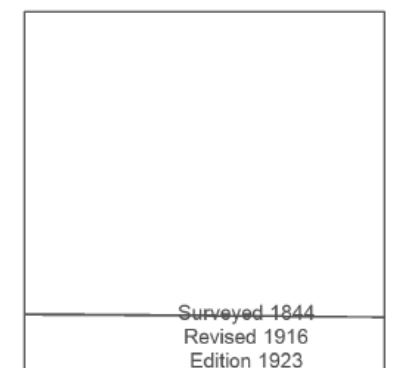
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Revised 1916
Edition 1923
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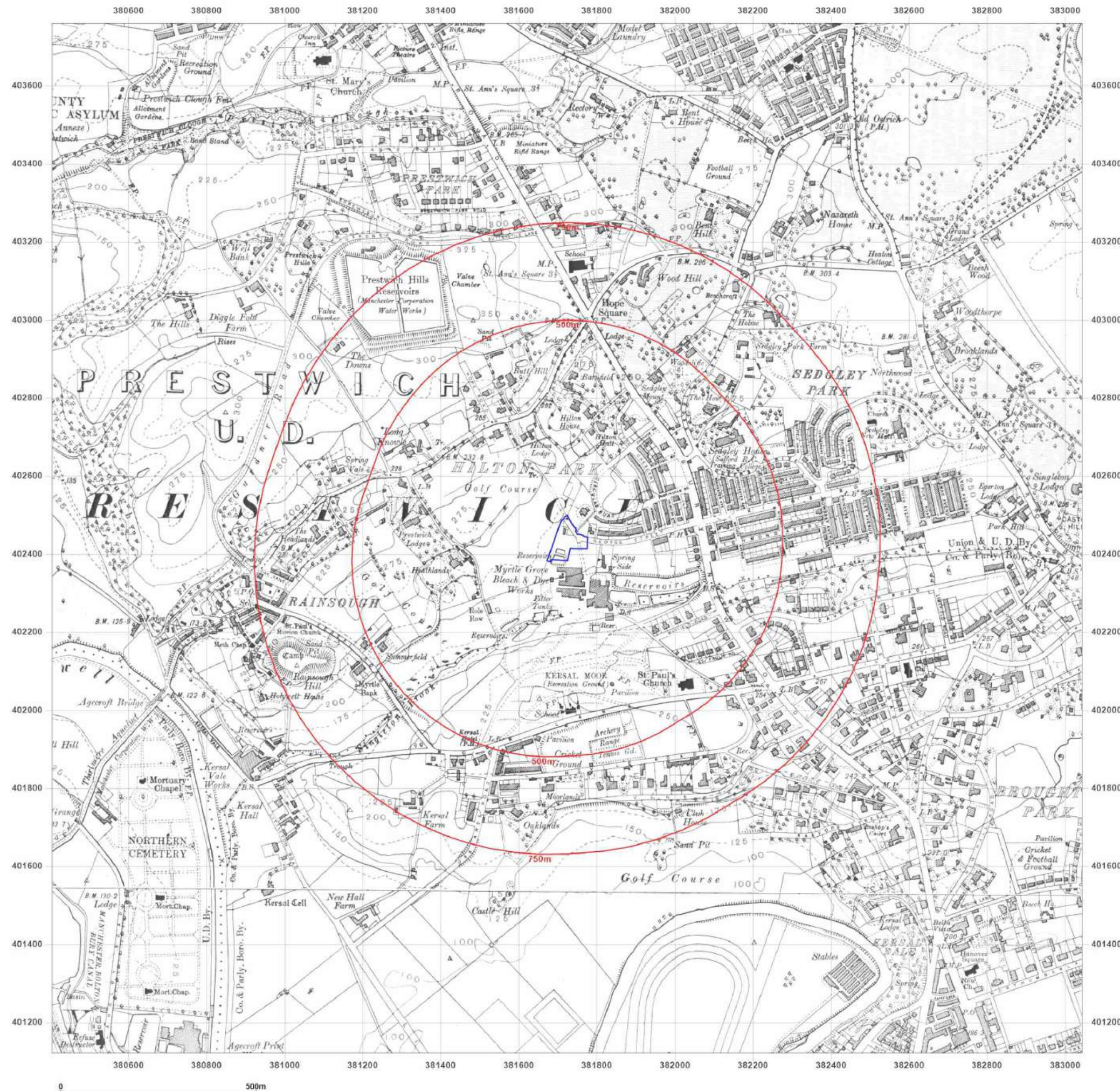


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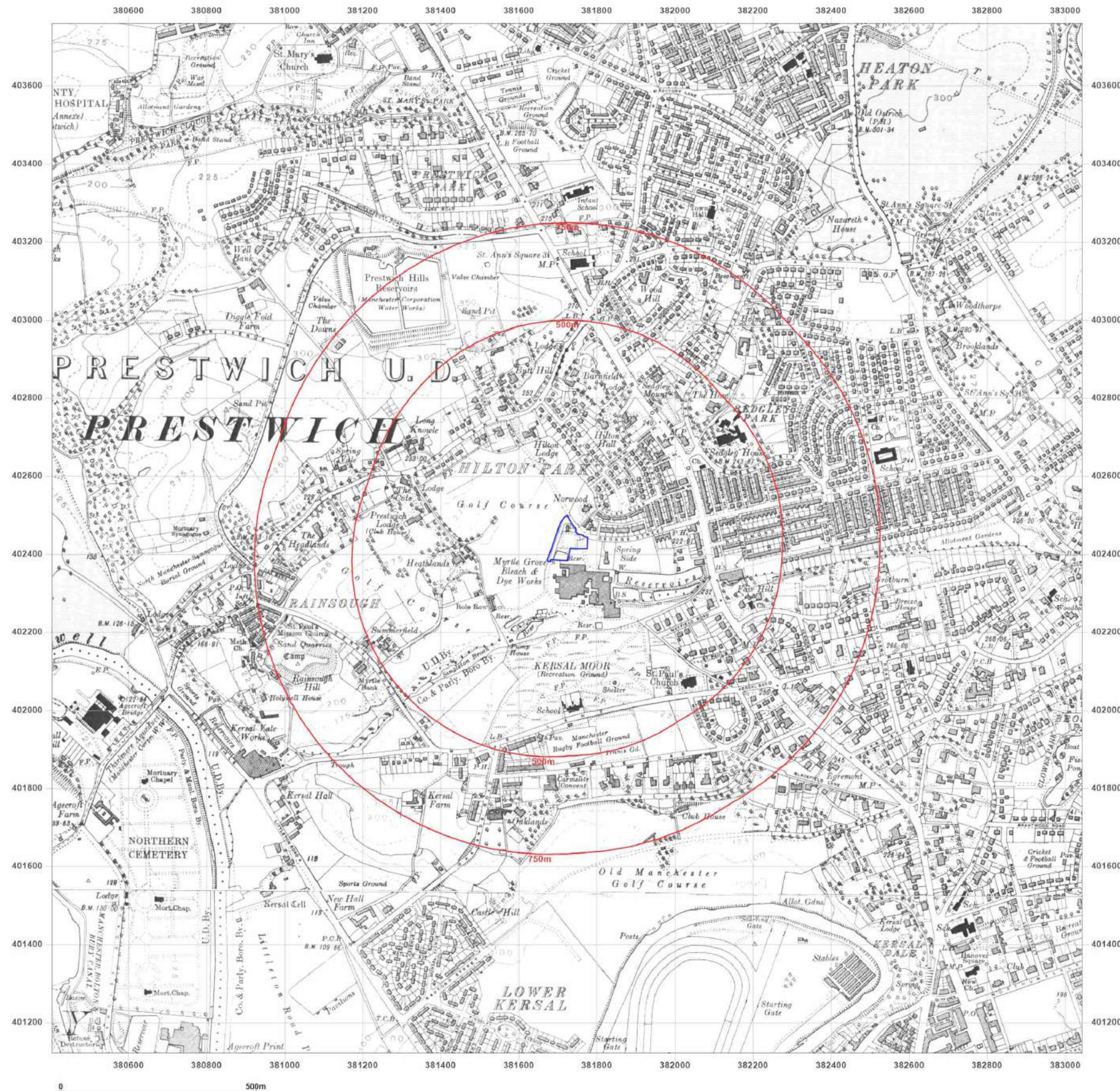


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Grid Ref: 381723, 402440

Map Name: Provisional

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Map Name: Provisional

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Grid Ref: 381723, 402440

Map Name: National Grid

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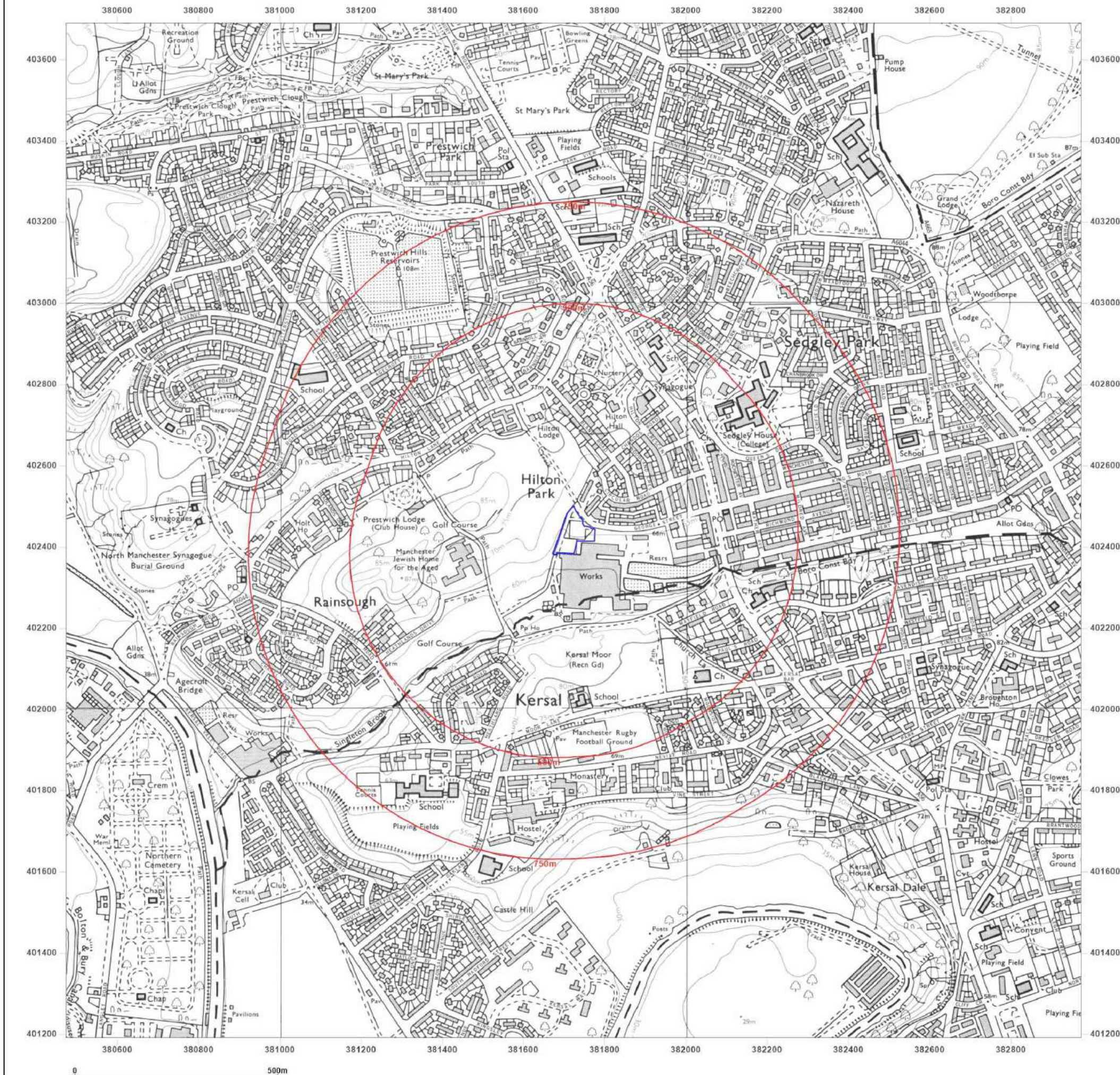


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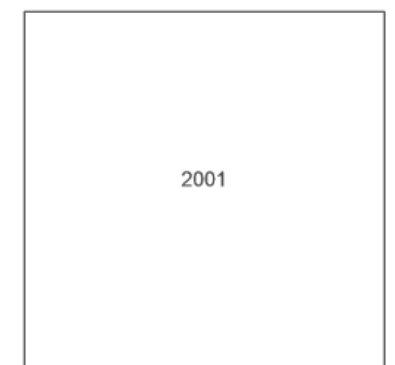
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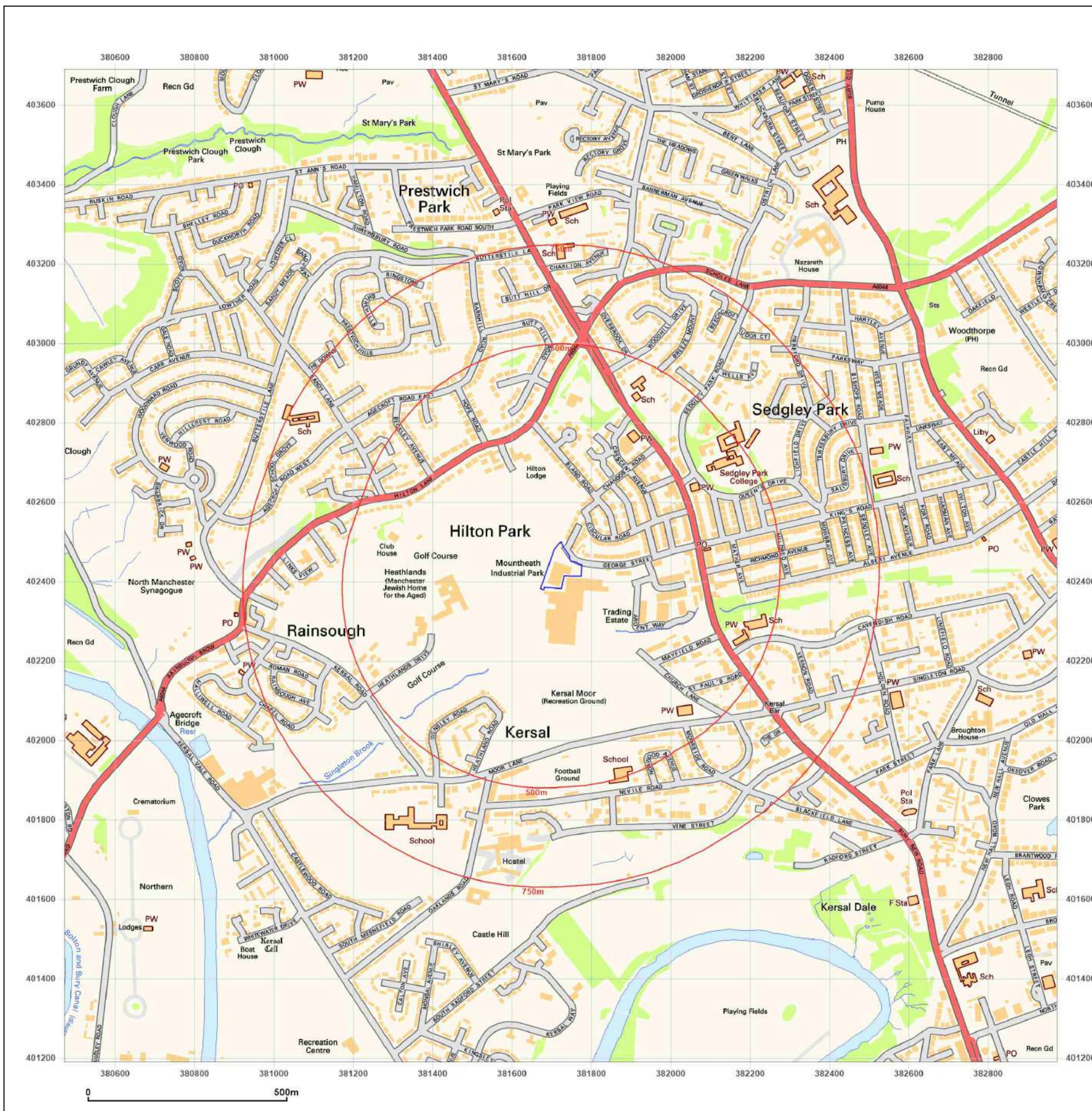


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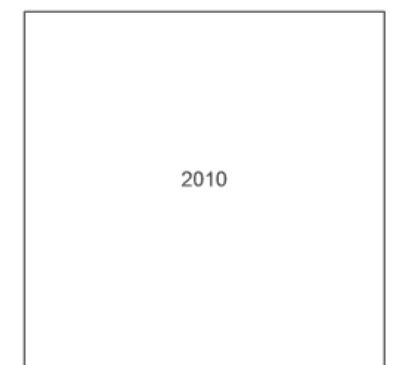
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Client Ref: 006107
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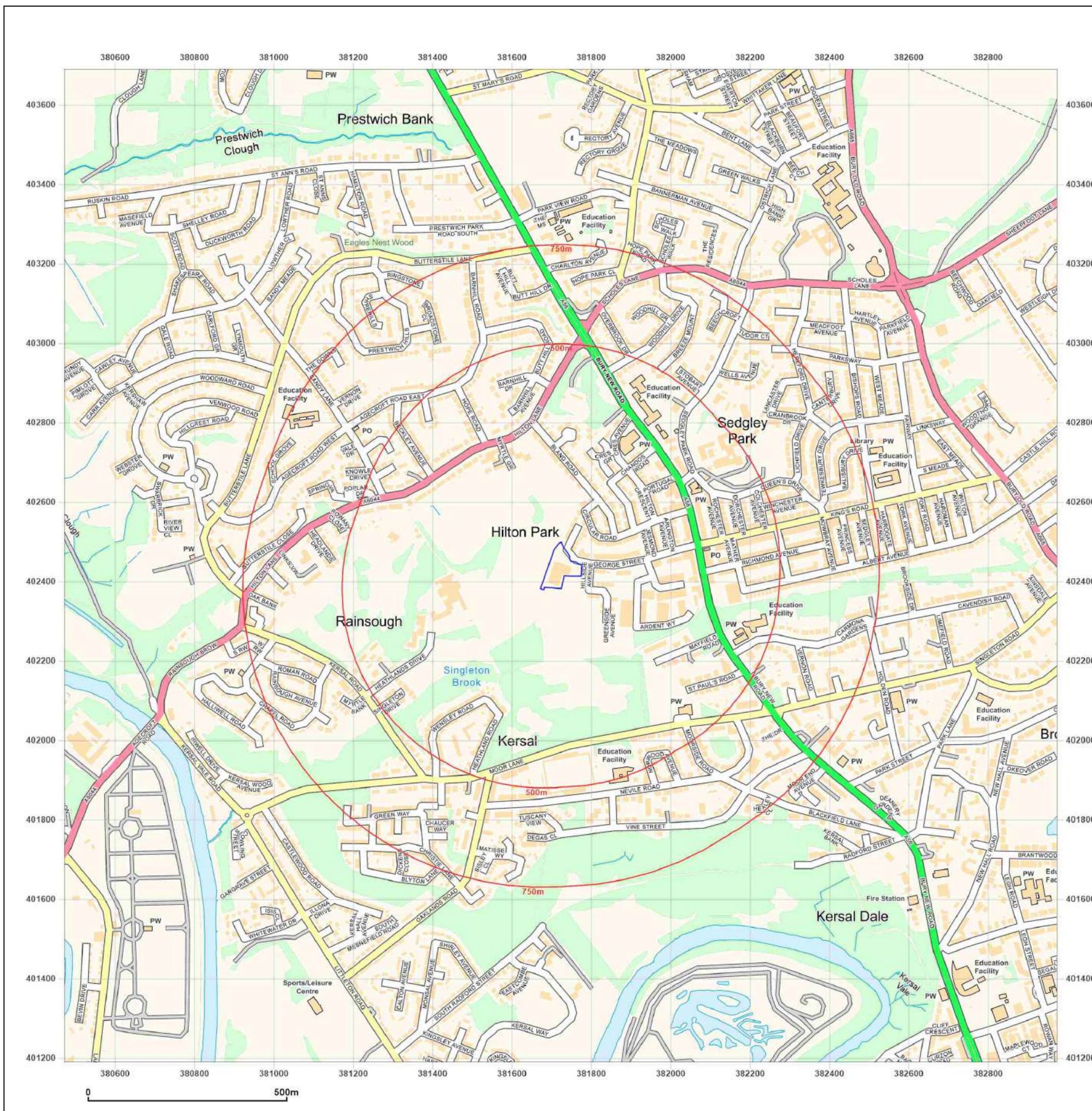


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GEORGE STREET, PRESTWICH,
M25 9WS

Client Ref: 006107
Report Ref: GS-EI9-HQT-QWP-51R
Grid Ref: 381723, 402440

Map Name: County Series

Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1893
Revised 1893
Edition N/A
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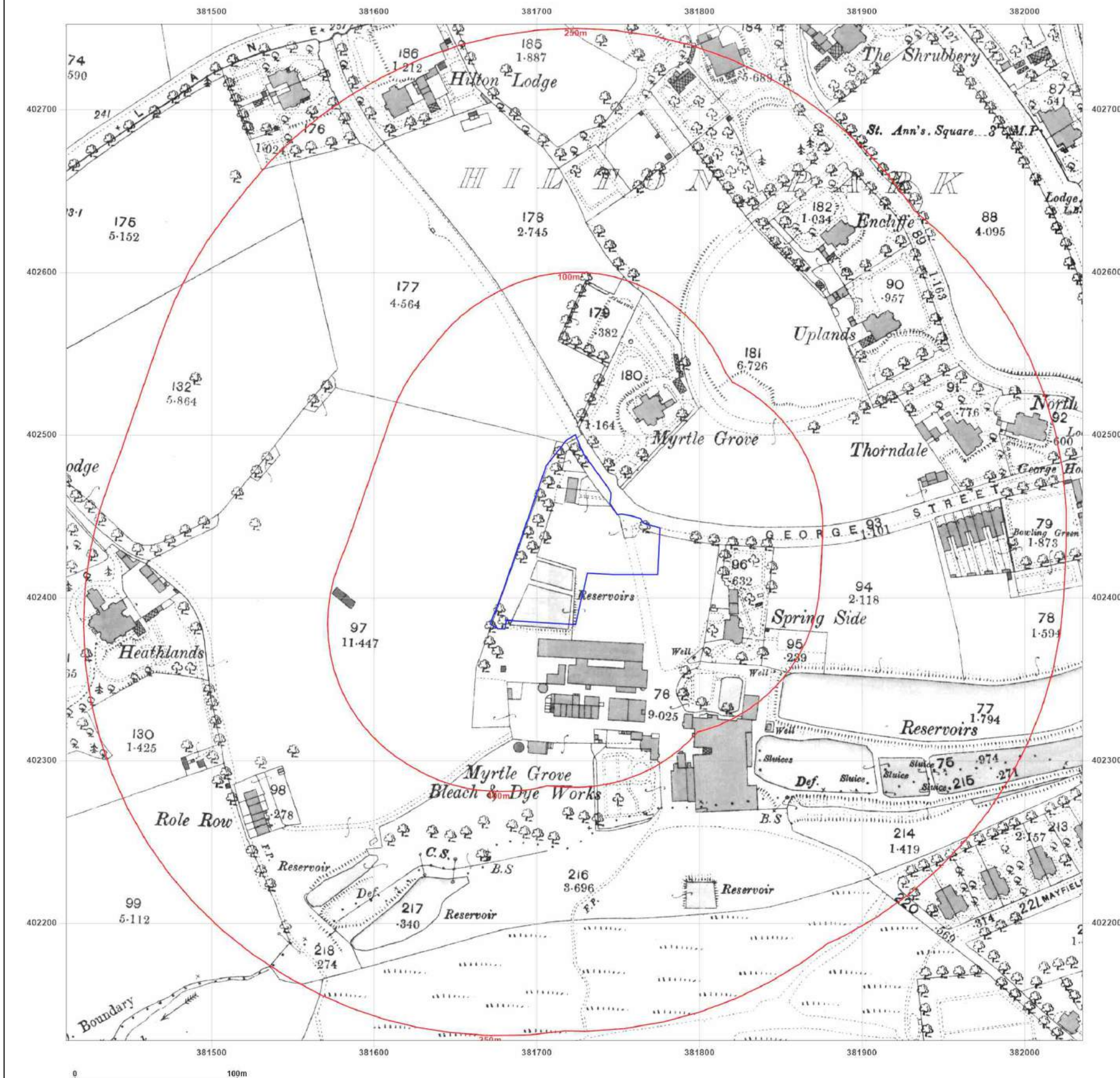


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M25 9WS

Client Ref: 006107
Report Ref: GS-EI9-HQT-QWP-51R
Grid Ref: 381723, 402440

Map Name: County Series

Map date: 1909

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1909
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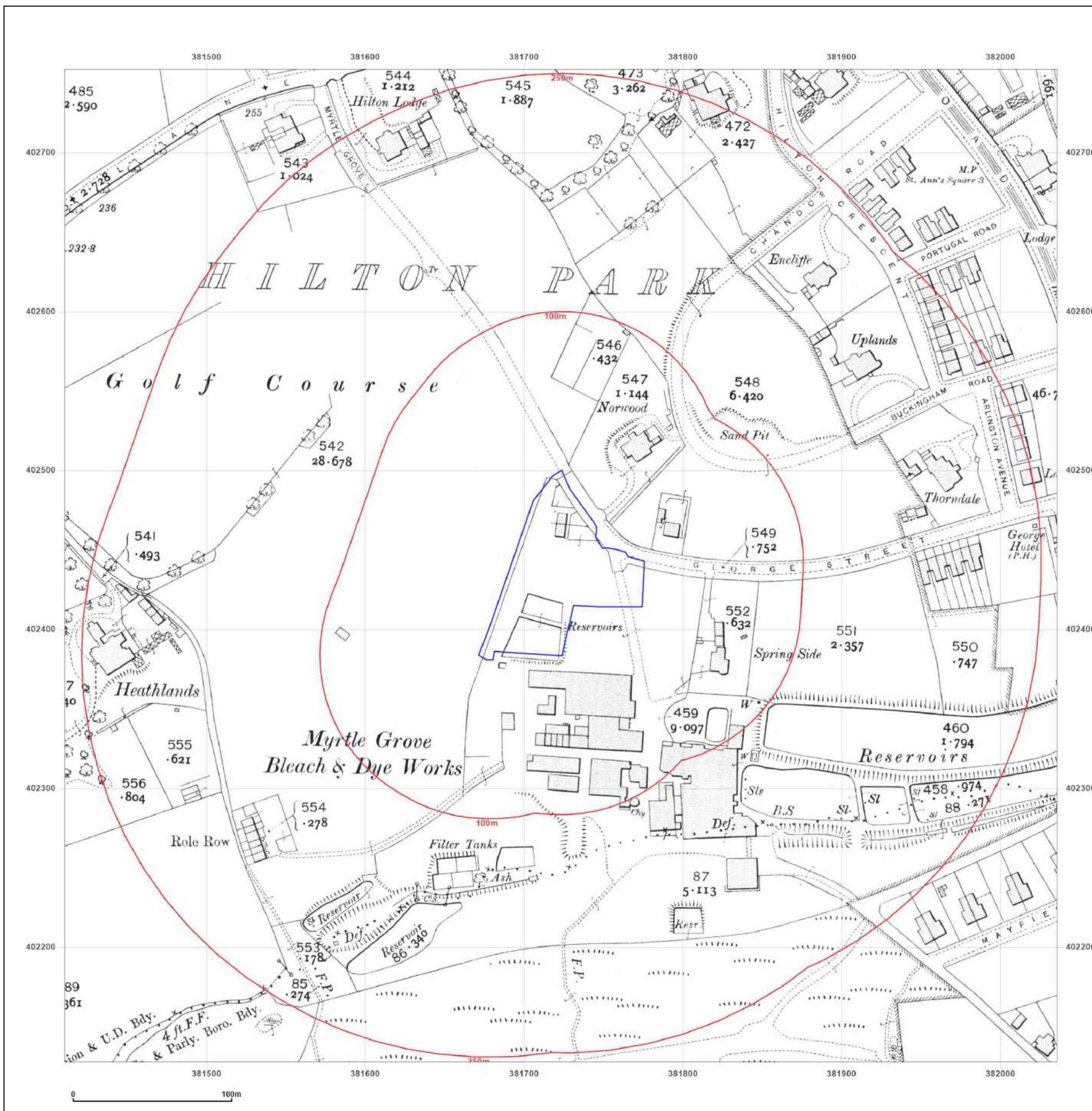


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Report Ref: GS-EI9-HQT-QWP-51R
Grid Ref: 381723, 402440

Map Name: County Series

Map date: 1922

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M25 9WS

Client Ref: 006107
Report Ref: GS-EI9-HQT-QWP-51R
Grid Ref: 381723, 402440

Map Name: County Series

Map date: 1932

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1932
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A

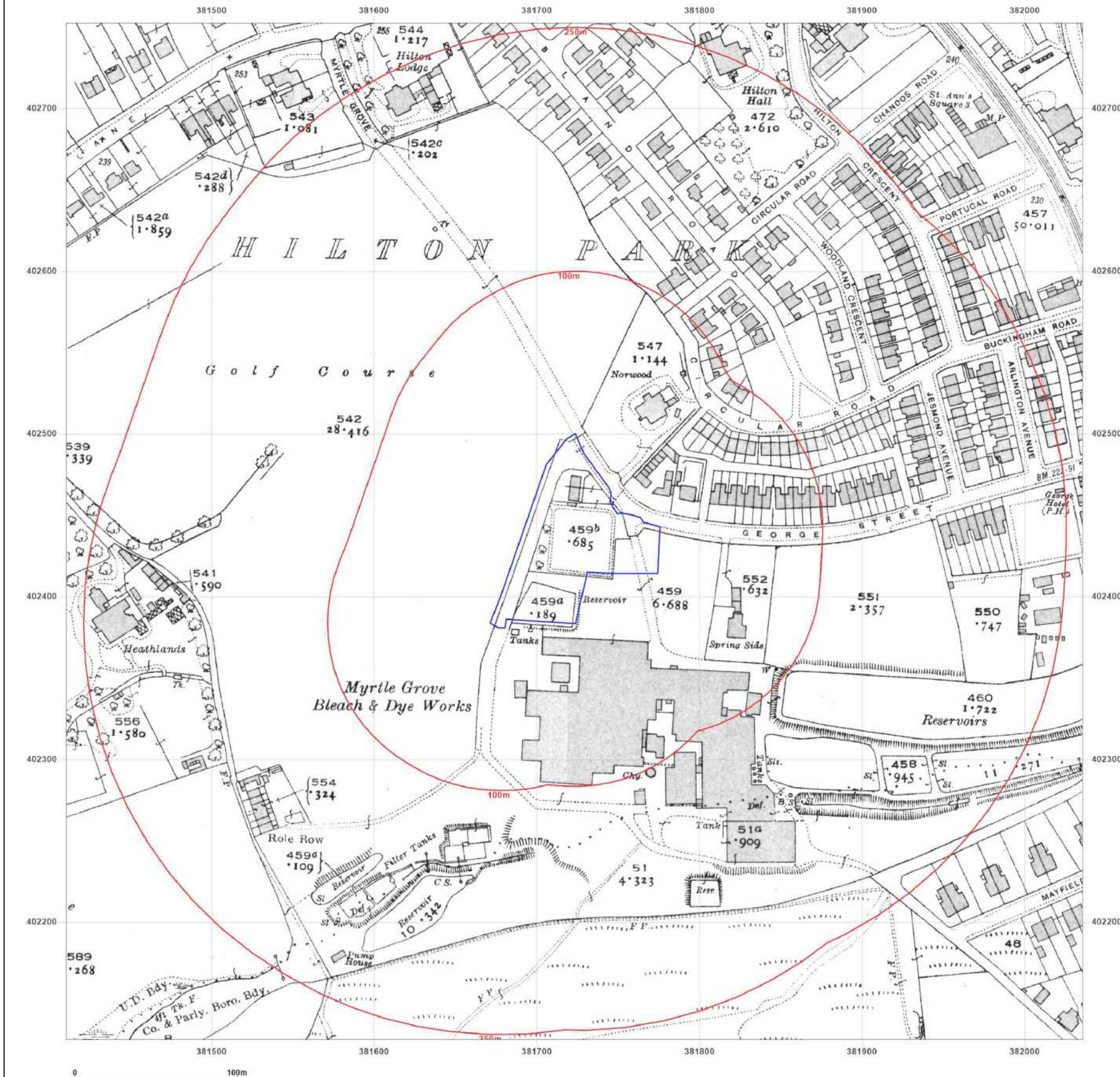


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Site Details:

VILLAGE SQUASH CLUB,
FAIRWAYS LODGE HOTEL,
GEORGE STREET, PRESTWICH,
M25 9WS

Client Ref: 006107
Report Ref: GS-EI9-HQT-QWP-51R
Grid Ref: 381723, 402440

Map Name: National Grid

Map date: 1952

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1952
Revised 1952
Edition N/A
Copyright N/A
Levelled 1948

Surveyed 1952
Revised 1952
Edition N/A
Copyright N/A
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Site Details:

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GEORGE STREET, PRESTWICH,
M25 9WS

Client Ref: 006107
Report Ref: GS-EI9-HQT-QWP-51R
Grid Ref: 381723, 402440

Map Name: National Grid

Map date: 1952

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1952
Revised 1952
Edition N/A
Copyright N/A
Levelled 1948

Surveyed 1952
Revised 1952
Edition N/A
Copyright N/A
Levelled 1948

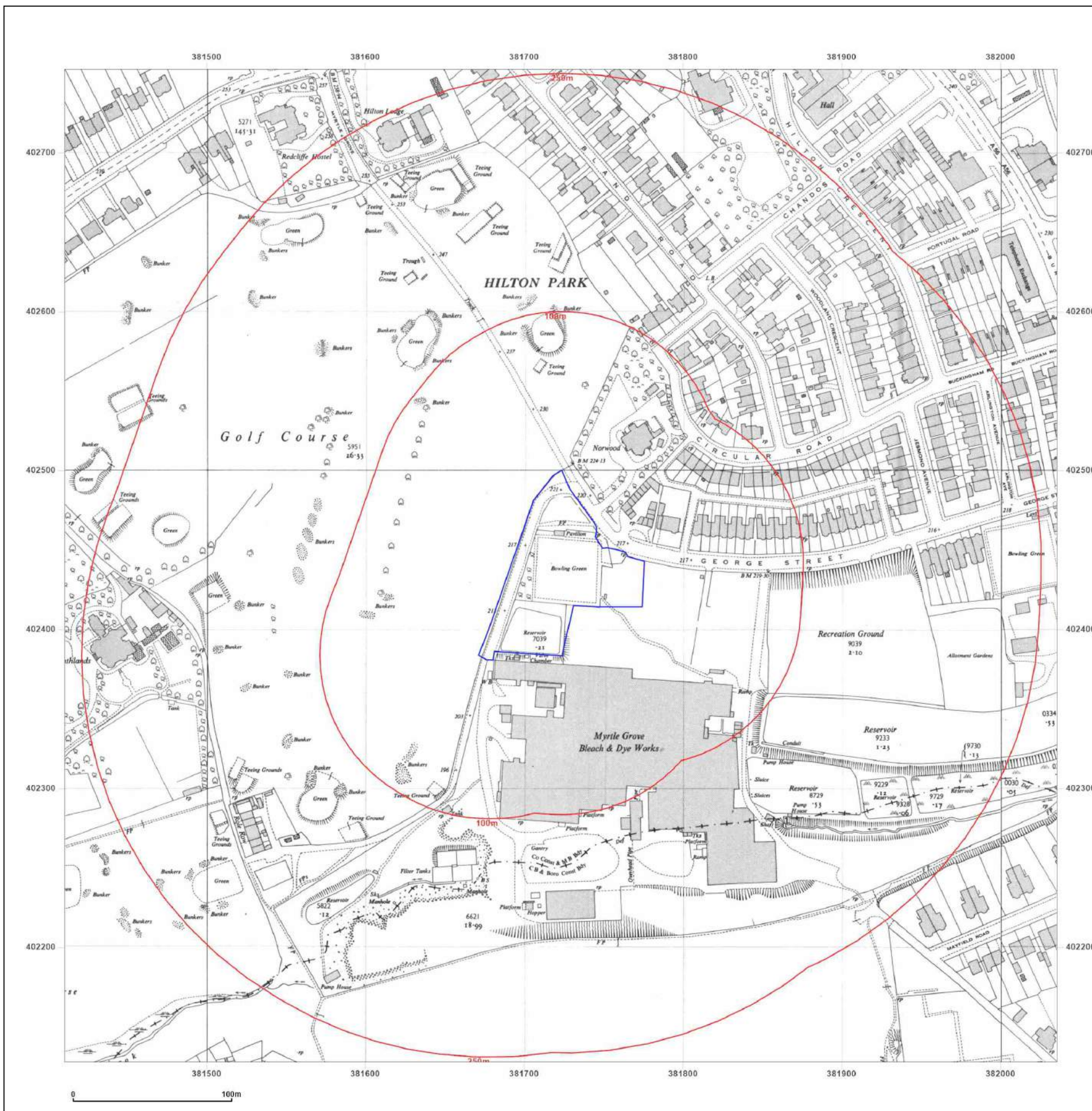


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Site Details:

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GEORGE STREET, PRESTWICH,
M25 9WS

Client Ref: 006107
Report Ref: GS-EI9-HQT-QWP-51R
Grid Ref: 381723, 402440

Map Name: National Grid

Map date: 1953

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1952
Revised N/A
Edition N/A
Copyright 1953
Levelled 1948

Surveyed N/A
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed N/A
Revised N/A
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Site Details:

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M25 9WS

Client Ref: 006107
Report Ref: GS-EI9-HQT-QWP-51R
Grid Ref: 381723, 402440

Map Name: National Grid

Map date: 1956

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1956
Revised 1956
Edition 1960
Copyright 1960
Levelled 1949

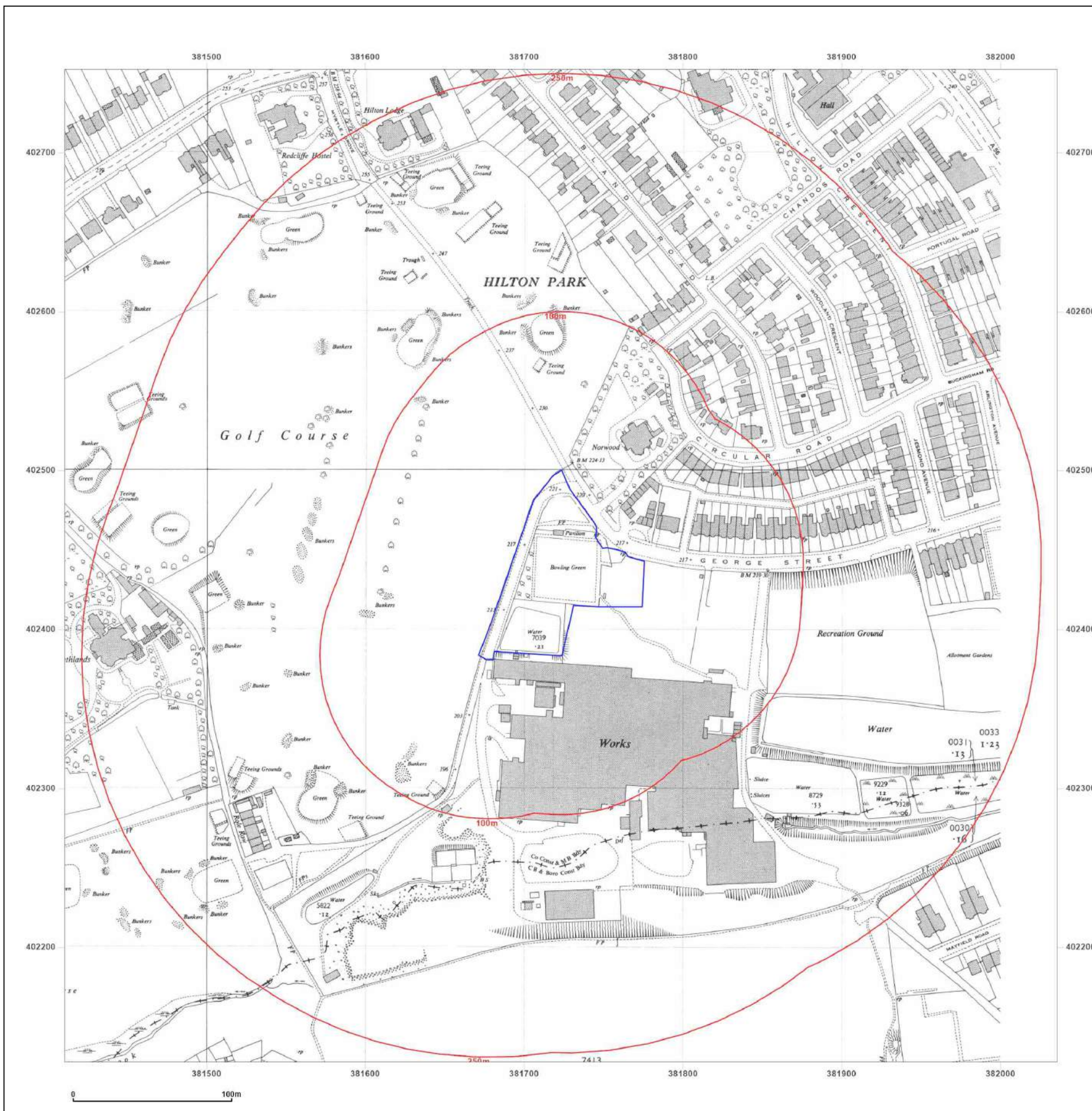


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Site Details:

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GEORGE STREET, PRESTWICH,
M25 9WS

Client Ref: 006107
Report Ref: GS-EI9-HQT-QWP-51R
Grid Ref: 381723, 402440

Map Name: National Grid

Map date: 1984-1988

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1962
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Edition N/A
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Surveyed 1963
Revised 1984
Edition N/A
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Site Details:

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M25 9WS

Client Ref: 006107
Report Ref: GS-EI9-HQT-QWP-51R
Grid Ref: 381723, 402440

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1992
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Surveyed 1992
Revised N/A
Edition N/A
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Surveyed 1963
Revised 1988
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Site Details:

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M25 9WS

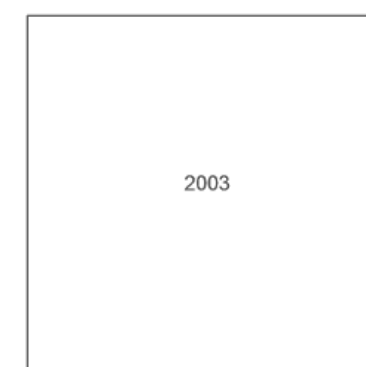
Client Ref: 006107
Report Ref: GS-EI9-HQT-QWP-51R
Grid Ref: 381723, 402440

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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