

Report No 2008/513DS

Order Number 092125233

Geoenvironmental Report

at Site of

A Proposed Residential Development

at

Wellington Works, Wellington Road

Ashton under Lyne, Lancashire

Sub Soil Consultancy Services Limited
Kennedy Road
Astley
Manchester
M29 7LD
01942 883565

June 2008

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1 INTRODUCTION AND OBJECT

- 1.1 This report has been prepared at the request of Tameside Metropolitan Borough Council's Engineering Service - Engineering Design Unit the site of a proposed residential development on land at Wellington Works, Wellington Road, Ashton under Lyne, Lancashire.
- 1.2 The 0.65 ha site lies to the north of Kenyon Street, to the west of Wellington Road and to the south of Lord Sheldon Way in the Charlestown area of Ashton under Lyne. The site boundaries are indicated on the enclosed old OS maps included in the Envirocheck report and on the appended site plan. The site lies about 1.0km west of Ashton under Lyne town centre at approximate National Grid Reference SJ 930 992.
- 1.3 At the time of the site walkover the site buildings were being demolished. The site was generally flat and level and the floor covering was largely concrete. A building stood on the eastern third of the site. The roof of the building was being dismantled at the time and Asbestos sheeting was being removed from the site. The large brick and steel girder building also contained offices at an upper level towards the northern end of the buildings. Indoor cranes were evident inside the building which are likely to have been used as part of the heating and pipe benders industry which was previously on site as evidenced by the signboard remaining at the site entrance at the western end of Wellington Road. To the immediate west of the building on the central area of the site there remained the steel structure of an adjacent building which appears at one time to have been involved in a fire, cleaned and stripped out and subsequently abandoned. The connecting doors, windows and staircases to the adjacent structure have been bricked up. On the north western corner of the site there is evidence of old railway lines within the concrete. The southern area of the site was covered by rough ground, but there was evidence of a separate concrete base of a building also on this area. The site had a second access point on the south eastern corner of the site leading from Uxbridge Street. The western third of the site was an area of flat and level concrete with the site demolition contractor's cabins on the north western area of the site. The site had boundary of walls, permanent

fencing between sites and herras fencing on the northern area of the site. There was housing immediately to the east of the site, where a wall was being taken down by hand. The western adjacent site was an industrial unit. Photographs of the site are appended.

- 1.4 We understand that the site is proposed for a residential development. Further details of layouts, design and foundation loads have not been made available at this stage.
- 1.5 The object of the investigation is to undertake a geoenvironmental study of published information of the area of the site and comment on the implications for the proposed development.

2 SITE HISTORY

- 2.1 The history of the site has been researched by a study of the OS maps included in the appended 'Envirocheck' Report. From these maps the following details may be seen :
- 2.1.1 1848:- The south eastern third of the site is shown on the map to be occupied by small plots of land. The northern two thirds of the site is occupied at this time by two larger fields and a field boundary trending in a north west/south east direction on the western third of the site. The Oldham, Ashton under Lyne and Guidebridge Junction Railway is shown to encroach on to the north western corner of the site, trending in a north east/south west direction. A well is noted approximately 100m to the SSW of the southern boundary of the site.
- 2.1.2 1894:- The central eastern and central areas of the site are shown to have a rectangular elongated building trending in a north east/south west direction on the site with several smaller buildings on the northern and north eastern boundary of the site all of which appear to be within the boundary of a training ground with a track shown to encroach on to the western part of the site extending off site to the south west, immediately adjacent to the railway line which remains at the north western corner of the site. The area has generally become more developed with housing to the immediate east of the site appearing to be under construction at this time. Wellington Road is shown to meet with the north eastern corner of the site by this time. The well to the SSW of the site is no longer shown, but a well to the south west of the site associated with the railway is now shown. Approximately 40m to the north west of the site a link spur of the railway appears to be under construction in a north/south direction with a sloped cutting indicated on the old maps at this time. An Engine works is shown approximately 100m to the north east of the site.
- 2.1.3 1909 & 1910:- The training ground and buildings on site and the well once to the south west are no longer shown on the maps at this time. Instead the site is now shown as part of the National Gas Engine Works. A large building is present on the southern, central and western parts of the site which extend off site to the west. This building is shown to have two railway lines linking it

to a further large building associated with the same works off site to the north east. These railway lines trend in a north east/south west direction parallel with the main railway line which continues to encroach onto the north western corner of the site. Immediately adjacent to the railway lines on the northern area of the site two rectangular buildings and a round feature (probably a gas holder given the title of the site) are shown. The eastern part of the site has two short railway tracks trending in a NNW/SSE direction and three smaller buildings are present on the south east of the site. The southern quarter of the site is now shown to have an extended Uxbridge Street crossing part of it trending in a north east/south west direction with the remainder of this southern section shown to be free of structures at this time. A corporation yard and electricity generating station (Ashton under Lyne corp.) is shown approximately 150m to the north east of the site. Further housing has been constructed off site to the east by this time.

- 2.1.4 1922 & 1938:- Further buildings associated with the National Gas Engine Works have been constructed on the eastern area of the site. A building is also shown to be present on the south of the of the site to the south of Uxbridge Street. Further railway tracks have been added to the cluster on the north of the site linking them to the main line. The railway link spur off site to the northwest is now shown as complete and noted as Ashton Moss Curve L.N.E.R. Approximately 60m to the west of the site Richmond Street is shown trending in a NNW/SSE direction.
- 2.1.5 1954, 1961, 1962, 1963 & 1964:- The National Gas Engine works is no longer named on the site although a single large building which appears to be an extension of the previous large building on the west of the site is shown to be in place over the central part of the site. A single building is also shown on the southern part of the site with a yard between these two buildings. The north of the site is no longer shown to have railway tracks upon it, but new small buildings are present on the north western boundary of the site immediately adjacent to the main railway line. Further industry appears to have been constructed away from the site to the west.

- 2.1.6 1983:- The railway once encroaching on to the north western corner of the site is now shown to have narrowed. The buildings on site remain as previous.
- 2.1.7 1992 & 1995:- The building on site is now not shown to encroach onto the neighbouring site but is a building in it's own right on the site. The north eastern corner of the building appears to have been removed or changed at this time. The neighbouring land to the west of the site appears to be free of structures at this time.
- 2.1.8 Present:- The site currently has a single building present on the east of the site which is currently being demolished.
- 2.2 A brief internet search for the National Gas Engine Company, Ashton Under Lyne discovered an article which revealed the following additional information:-

"The National Gas Engine Company was opened in 1890 by Henry M. Bickerton at Wellington Works in Ashton. His engines ran on town gas and were used in cotton mills and other factories.

The National Gas Engine Company became the National Gas and Oil Engine Company in 1932. It was taken over by the successors of Mirrlees-Bickerton & Day and in 1966 the company changed its name to Mirrlees National. In 1977 it became Mirrlees-Blackstone, part of Hawker Siddeley, finally losing the "National" label.

The buildings are now rented out for warehousing and light industrial use."

<http://ashton-under-lyne.blogspot.com/2008/04/national-gas-engine-company.html>

3 ENVIRONMENTAL DETAILS

- 3.1 We have obtained an 'Envirocheck' report for the site and a copy is appended. From this the following details may be seen :
- 3.1.1 The nearest discharge consent lies 764m east of the site's boundary at Turner Lane/Alexandra Road, Ashton Under Lyne for the Storm Sewerage Overflow, with the receiving water noted as The River Tame.
- 3.1.2 The nearest Local Authority Pollution Prevention and Controls records is for Sainsburys Supermarkets Ltd, petrol filling station which is 201m north east of the site.
- 3.1.3 The nearest surface water feature is a stream 316m west of the site.
- 3.1.4 The nearest pollution incident to controlled waters is noted 374m to the north west of the site with the cause being a wrong connection and which was classified as a category 3 minor incident.
- 3.1.5 The nearest water abstraction point is over 1.4km to the south of the site.
- 3.1.6 There are no recorded registered radioactive substances within 500m of the site.
- 3.1.7 The site does not lie within a groundwater source protection zone.
- 3.1.8 The site is indicated to lie over a variably permeable minor Aquifer bedrock, with the soils below the site being classified as high leaching potential due to fewer observations in urban areas. Drift deposits are noted to be of low permeability below the site.
- 3.1.9 The site is not at risk from flooding or extreme flooding from rivers or seas without defences.
- 3.1.10 There are no areas reported as benefiting from flood defence within 1km of the site.
- 3.1.11 There are no flood water storage areas within 1km of the site.
- 3.1.12 There are no flood defences within 1km of the site.
- 3.1.13 The nearest recorded landfill to the site is a historical landfill and is 697m north east of the site with the type of waste not supplied in the Envirocheck. A search on the Environment Agency website did not reveal any Active landfills within 250m of the site.

- 3.1.14 The nearest waste transfer centre to the site is 238m north east of the site at Wellington Road depot, authorised for Asbestos, with the Licence status being noted as 'Licence has completion certificate/surrendered'.
- 3.1.15 The site lies in an area which 'may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority.' Mining Instability for the site is noted as 'Inconclusive Coal Mining'. The potential for collapsible ground stability hazards described as 'no hazard' and shallow mining hazards described as 'low'. The potential for compressible ground stability hazards is described as 'no hazard'.
- 3.1.16 The site is indicated to lie in an area where no Radon protective measures are considered to be necessary in the construction of new dwellings or extensions.
- 3.1.17 The closest Contemporary Trade Directory Entry is on site at Al-Starkie Ltd, Tube benders which is noted to have an 'active' status but is now inactive due to the current demolition of the buildings on site. Superheat Technology Ltd, General engineers and Therm Tech Contracts, Heat Exchangers were also previously present on the site. Other recorded contemporary trades within 100m of the site include Knitwear Manufacturers and wholesalers (Inactive), A packaging company dealing with Boxes and Cartons (Active), Car Dealers (Active) and Electrical Goods Sales, Manufacturers and wholesalers (Active).
- 3.1.18 The nearest fuel station entry is 375m east of the site with an 'open' status..
- 3.1.19 The site does not lie within an environmentally sensitive area.
- 3.2 We have no information on services crossing the site.

4 SITE GEOLOGY

- 4.1 The site is situated in an area where the geological succession is estimated to be as follows:
- i) Soft & very soft CLAYS and PEAT - Peat Deposits
 - ii) Firm, stiff and very stiff CLAY with sandy zones, variable gravel content, cobbles & boulders and possibly with zones or lenses of SILT, SAND and GRAVEL - Glacial Deposits
 - iii) SANDSTONES and MUDSTONES with COAL seams - Middle Coal Measures
- 4.2 Although not labelled on the geological maps of the area Peat Deposits may underlie the site as a peat deposit associated with Ashton Moss is shown on the geological maps approximately 200m to west of the site.
- 4.3 The geological maps of the area indicate that the site lies above an area of outcropping glacial deposits with Middle Coal Measures outcropping at rockhead below the site.
- 4.4 The Middle Coal measures in this area dip down generally to the west at 28° noted in underground workings in the Roger Mine coal seam about 300m southeast of the site. The geological maps indicate that the Dunkinfield Marine Band is shown to outcrop at rockhead approximately 40m to the east of the site with a thin coal a further 60m to the east. A borehole noted on the geological maps sunk approximately 170m to the north east of the site indicates drift deposits in the area to be relatively thick with drift to 154 ft (46.9m) onto coal measures to 508ft (154.8m). This borehole lay to the west of the thin load outcrop at rockhead and is reported to have encountered this seam at 180 ft (54.9m).
- 4.5 A fault is shown approximately 400m to the west of the site trending in a NNW/SSE direction.
- 4.6 We are of the opinion that from the information presented on the geological maps of the area that there should be little risk of major ground surface

movements affecting the proposed development due to the collapse of old very shallow coal workings below the support area of the site.

- 4.7 A Coal Authority report was obtained for the site which indicates that *"the Property is within the likely zone of influence from 2 seams of coal at 270m to 520m depth, the last date of working being 1958."* The report continues *"We (The Coal Authority) have no knowledge of any mine entries within, or within 20 metres of, the boundary of the property."*
- 4.8 No mine entries are shown on the geology maps of the site or on the old O.S. maps, however, in these old mining areas there are many unrecorded old mine entries. All excavations on the site should be checked for features that may be associated with mine entries, wells, etc. with any found being carefully investigated and stabilised as necessary.

5 GEOCHEMICAL RISK ASSESSMENT

- 5.1 Our study of old maps of the area indicates that on the earliest maps the site appeared to be part of small plots of land, which was later part of a training ground with associated buildings. Several buildings have occupied the site particularly along the northern border where there was the probability of a gas holder, also the railway encroached onto the north western corner of the site until the railway was narrowed and scaled down. The site has mainly been part of a National Gas Engine Works over its lifetime dealing with the construction of stationary engines originally powered by town gas and more recently, diesel. More recently the buildings on site were used for heating and pipe bending industries. Currently on site the remaining buildings are being demolished.
- 5.2 The consideration of asbestos and radiological hazards being present on the site lies outside the scope of this investigation. Any materials suspected of containing asbestos during any physical investigation or groundworks on the site should be subjected to appropriate specialist analysis/appraisal. The buildings that are to be demolished on site should be subject to asbestos examination and safe removal prior to demolition activity. Such activities should be carefully documented and the records kept.

The following potential sources of geochemical contamination have been identified by this investigation :

Sources of potential Geocontamination	
On Site	Off Site
Made Ground from the previous buildings and the existing buildings on site with substantial underground materials. - contamination and leachable contamination, soil gases.	Made Ground from possible levelling of areas using material placed construction of neighbouring structures to the site. Possible-contamination and leachable contamination, soil gases.
Ground gas formation/migration from any levelled made ground on site and/or organic deposits from nearby peat in the area.	Ground gas formation/migration from organic deposits associated with Ashton Moss to the west of the site.
Possible metals and oils from previous works on site	-

5.3 The contaminants which we have identified from the site history and knowledge of the area as being of greatest concern from the sites past and current usage are Arsenic, Boron, Cadmium, Chromium, Lead, Mercury, Selenium, Copper, Nickel, Zinc, Sulphates, pH, Polyaromatic Hydrocarbons (PAH), Total Petroleum Hydrocarbons (TPH) and Asbestos.

5.4 The Potential Receptors of the various contaminants are :

1	Present site users and construction personnel
2	End users of the site
3	Controlled Waters
4	Groundwater and underlying Non Aquifer
5	Flora and Fauna
6	Building Structure/Services

5.5 In order for there to be a risk to a potential receptor from the identified sources of potential geocontamination there has to be a pathway linking them. We present below a table of possible pathways which also indicates their likelihood of occurrence :

Geocontamination Source	Pathway	Receptor - from Table 6.5					
		1	2	3	4	5	6
Made Ground / Soil	Ingestion	L	L	NA	NA	P	NA
	Skin/Direct Contact	L	L	NA	NA	P	P
	Inhalation of Dust	L	L	NA	NA	L	NA
	Services	L	P	P	P	P	P
	Surface Water	L	L	NA	L	L	L
Groundwater	Ingestion	P	U	NA	NA	P	L
	Skin/Direct Contact	P	P	P	NA	L	L
Ground Gas	Migration	L	L	NA	NA	P	L

Key to pathways : L - Likely P - Possible U - Unlikely NA - Not Applicable

5.6 We present below a further table which develops conceptual ground model implicit in the above pathways table and assesses the risk presented by each of the links to the potential receptors :

Source	Pathway	Receptor	Probability	Consequence	Risk	Action for further assessment
Contaminated Soil/ groundwater	Ingestion of soil and inhalation of dust	Construction personnel	Likely	Medium	Moderate	Measure Soil contamination and feed results to contractor/designer for his risk assessment
Contaminated Soil/ groundwater	Ingestion of soil and inhalation of dust	End users of site	Likely	Medium	Moderate	Measure Soil contamination, undertake remediation as required to mitigate risk
Contaminated Soil/ Groundwater via services	Via service pipes	End users Structures	Low	Medium	Moderate/ Low	Measure soil contamination Ensure good construction
Contaminated soil/ groundwater	Downward Migration	Major/Non Aquifer Groundwater Stream	Low	Medium	Low	Measure Soil Contamination
Ground Gas - Methane and Carbon Dioxide	Migration leading to build up in structures	Construction personnel End Users	Likely	Severe	Moderate	On site Ground Gas Monitoring leading to appropriate gas exclusion measures
Contaminated Soil	Ingestion of soil and inhalation of dust	Flora/Fauna	Low	Medium	Moderate/ Low	Measure Soil Contamination
Contaminated Groundwater	Ingestion	Flora/Fauna	Low	Mild	Low	No Action needed
Contaminated Soil/ Groundwater	Direct Contact	Buildings	Likely	Medium	Moderate	Measure Soil Contamination Ensure adequate waterproofing/ construction
Key to risk terms:						
Severe	Acute risks to human health Catastrophic damage to buildings/property (e.g. by explosion) Major pollution of controlled waters (watercourses or groundwater)					
Medium	Chronic (long-term) risk to human health Pollution of sensitive controlled waters Significant effects on sensitive ecosystems or species					
Mild	Pollution of non-sensitive waters Significant damage to buildings or structures PPE requirement to reduce health risk					
Minor	Damage to non-sensitive ecosystems or species Minor damage to buildings or structures					
High Likelihood	Pollutant linkage may be present, and risk is almost certain to occur in the long term, or there is evidence of harm to the receptor					
Likely	Pollutant linkage may be present, and it is probable that the risk will occur over the long term					
Low Likelihood	Pollutant linkage may be present and there is a possibility of the risk occurring, although there is no certainty that it will do so					
Unlikely	Pollutant linkage may be present but the circumstances under which harm would occur are improbable					

- 5.7 The results of any soil contamination testing should be checked against the Soil Guideline Values (SGV's) in the CLEA UK documentation (see references). The CLEA methodology has derived SGV's for three 'standard' exposure scenarios; Residential Development with plant uptake and allotments; Residential Development without plant uptake and Commercial/Industrial Development. Where an SGV has not been published we will use the Generic Assessment Criteria (GAC) published by LQM. These GAC have been produced to CLEA methodology using appropriately reviewed toxicological data and the CLEA UK software. We are of the opinion that the 'Residential with plant uptake' exposure scenario represents the appropriate human exposure situation for the proposed site end use the site is proposed as residential properties.

6 COMMENTS

6.1 This geoenvironmental study has revealed the following :

6.1.1 Our study of old maps of the area indicates that on the earliest maps the site appeared to be part of small plots of land, which was later part of a training ground with associated buildings. Since then, several buildings of the National Gas Engine Works have occupied the site, particularly along the northern border where there appears to have been a gas holder, also the railway encroached onto the north western corner of the site until the railway was narrowed and scaled down. More recently the buildings on site were used for heating and pipe bending industries. The remaining buildings on site are currently being demolished.

6.2 We understand that the site is proposed to be used for a residential development. Further details of layouts, design and foundation loads have not been made available at this stage.

6.2.1 The nearest surface water feature is a stream 316m west of the site.

6.3 The implications of these findings are :

6.3.1 It is likely that Made Ground and possibly soft organic clays and peat deposits could be present below the site. In view of the past site usage it is also likely that the Made Ground will contain large foundations from machine beds, ducts and old service ruins which will impede construction progress.

6.3.2 Contamination appraisal should be undertaken by retrieving samples from site for chemical analysis enabling a risk assessment to be carried out with respect to the effects on the proposed site end use from contamination in the ground and for any special waste disposal options that may be needed for material arising from the site. See section 5.3 for possible contaminants on the site. This appraisal should be undertaken in the area of the proposed development(s) and generally across the site to assess the risks discussed in Section 5.

6.3.3 The consideration of asbestos and radiological hazards being present on the site lies outside the scope of this investigation. Any materials suspected of containing asbestos during any physical investigation or groundworks on the site should be subjected to appropriate specialist analysis/appraisal.

- 6.3.4 Leachate testing of the Made Ground and groundwater testing may also be necessary if any elevated contaminants are proved on the site to allow an assessment of the impact of leachate from the Made Ground on the water environment to be undertaken.
- 6.3.5 Although the site does not lie within 250m of a recorded landfill site the site does lie within 200m of Ashton Moss and may have deposits beneath the site containing organic deposits that could be a methane source which could migrate onto site. We are of the opinion that the physical investigation of the site should include the installation and monitoring of gas wells to check on the need for ground gas exclusion measures in the future development. It is recommended that Gas and Groundwater level monitoring would need to be carried out with a minimum of six visits over a three month period with varying atmospheric pressures and at least one reading below 1000mb. The results should be appraised using the current CIRIA C665 guidelines.
- 6.3.6 Geotechnical information should be obtained from boreholes to allow appropriate foundation design to be made for proposed development. Note should be made of the possible presence of soft organic deposits in the area(s) of which should be investigated with respect to both geotechnical and contamination issues. Testing should also be undertaken in order to assess the need to design appropriate foundations.
- 6.3.7 We have no details of services that may cross the site. It would be advisable to obtain this information at an early stage in order to assess the impact on the proposed development.
- 6.3.8 The buildings on site are currently being demolished.

.....
Helen A Hendry
Geoenvironmental Engineer

.....
Eur Ing R H Shires

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Date of your enquiry:	17 June 2008
Date we received your enquiry:	17 June 2008
Date of issue:	24 June 2008

This report is for the property described in the address below and the attached plan.

Coal and Brine Report

Site At Wellington Works, Wellington Road, Ashton-Under-Lyne, Lancashire

This report is based on and limited to the records held by, the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Coal mining	Yes
Brine extraction	No

Information from the Coal Authority

Underground Coal Mining

Past

The property is in the likely zone of influence from workings in 2 seams of coal at 270m to 520m depth, and last worked in 1958.

Any ground movement from these coal workings should have stopped by now.

Present

The property is not in the likely zone of influence of any present underground coal workings.

Future

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

The property is not in an area for which a licence has been granted to remove coal using underground methods.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

However reserves of coal exist in the local area which could be worked at some time in the future.

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

Mine entries

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

Coal-mining geology

At the surface, there are no known faults or other lines of weakness due to coal mining that have made the property unstable.

Opencast Coal Mining

Past

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

Present

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

Future

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

Coal-mining subsidence

The Coal Authority has not received a damage notice or claim for the property since 1 January 1984. There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority has not received a request to carry out preventive work before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

Withdrawal of Support

The property is not in an area for which a notice of entitlement to withdraw support has been published.

The property is not in an area for which a notice has been given under section 41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.

Working Facilities Orders

The property is not in an area for which an Order has been made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

Payments to Owners of Former Copyhold Land

The property is not in an area for which a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional remarks

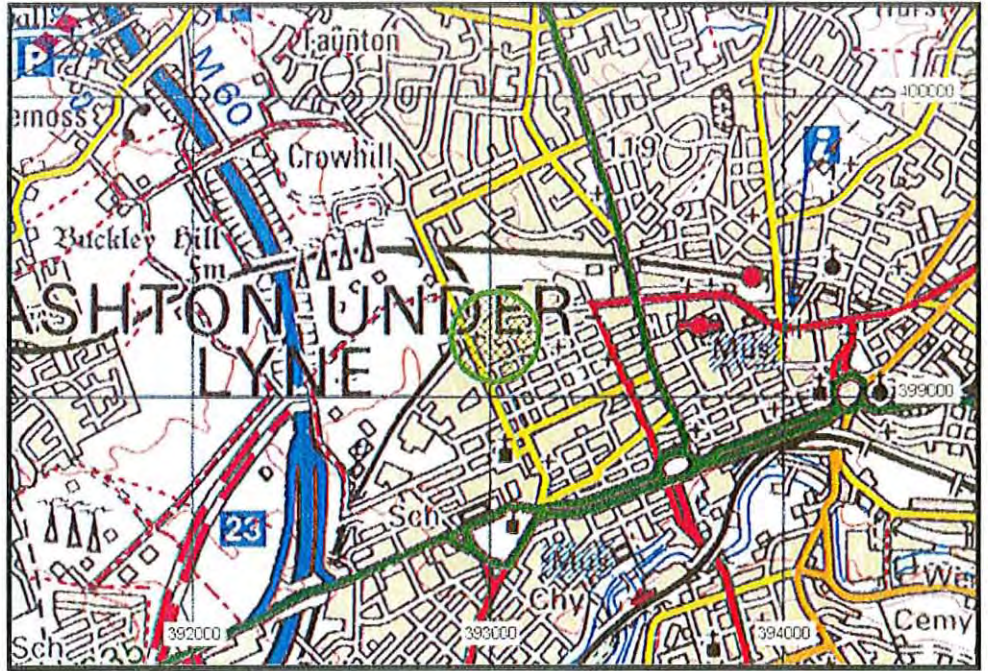
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Location map



Approximate position of property

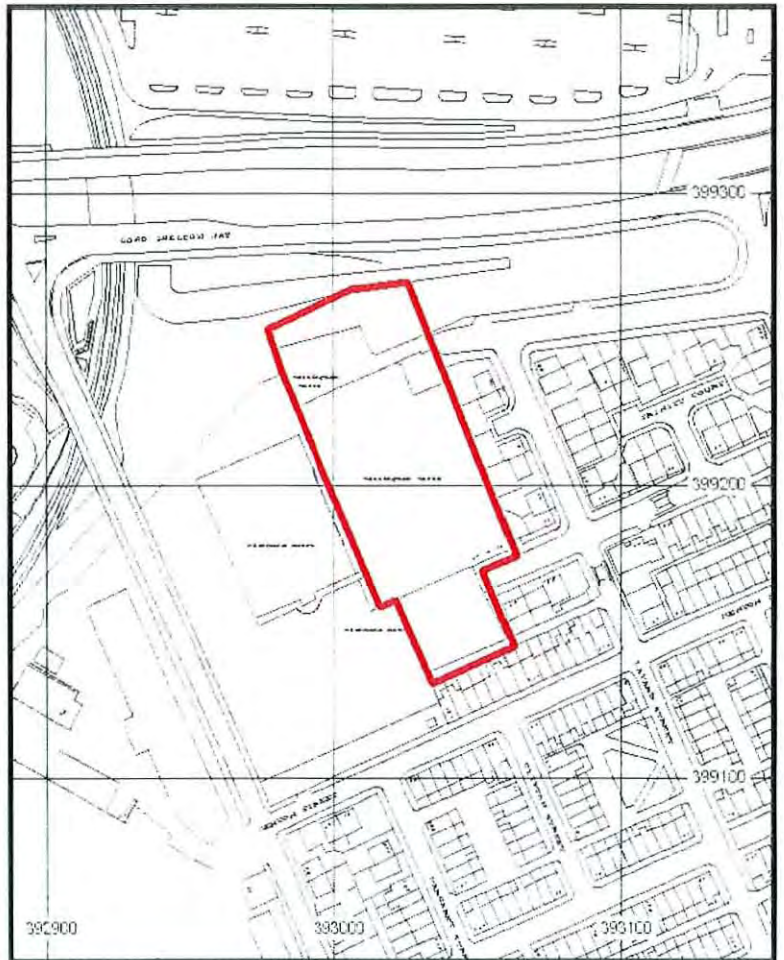


Enquiry boundary

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Key

Approximate position of enquiry boundary shown



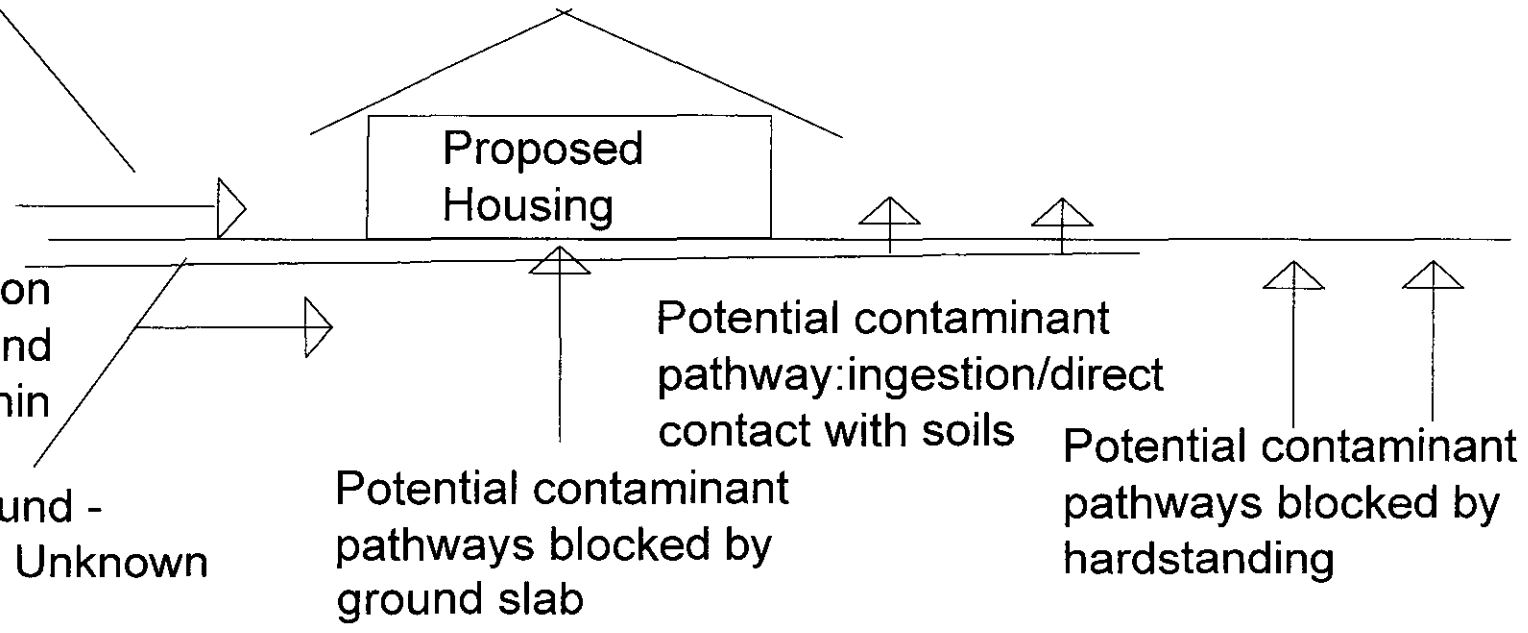
Receptors - Residents and workers

Potential contaminant pathway: migration of soils into building (on clothes, shoes etc.)

Potential gas migration from made ground and organic deposits within 250m of site

Made Ground - Thickness Unknown

Drift - Thickness unknown



Wellington Rd, Ashton - Initial Conceptual model		
SUB SOIL	Scale	Ref
01942 883565	n.t.s	2008/513DS

Figure 1 A view inside the existing building on the North eastern corner of the site.

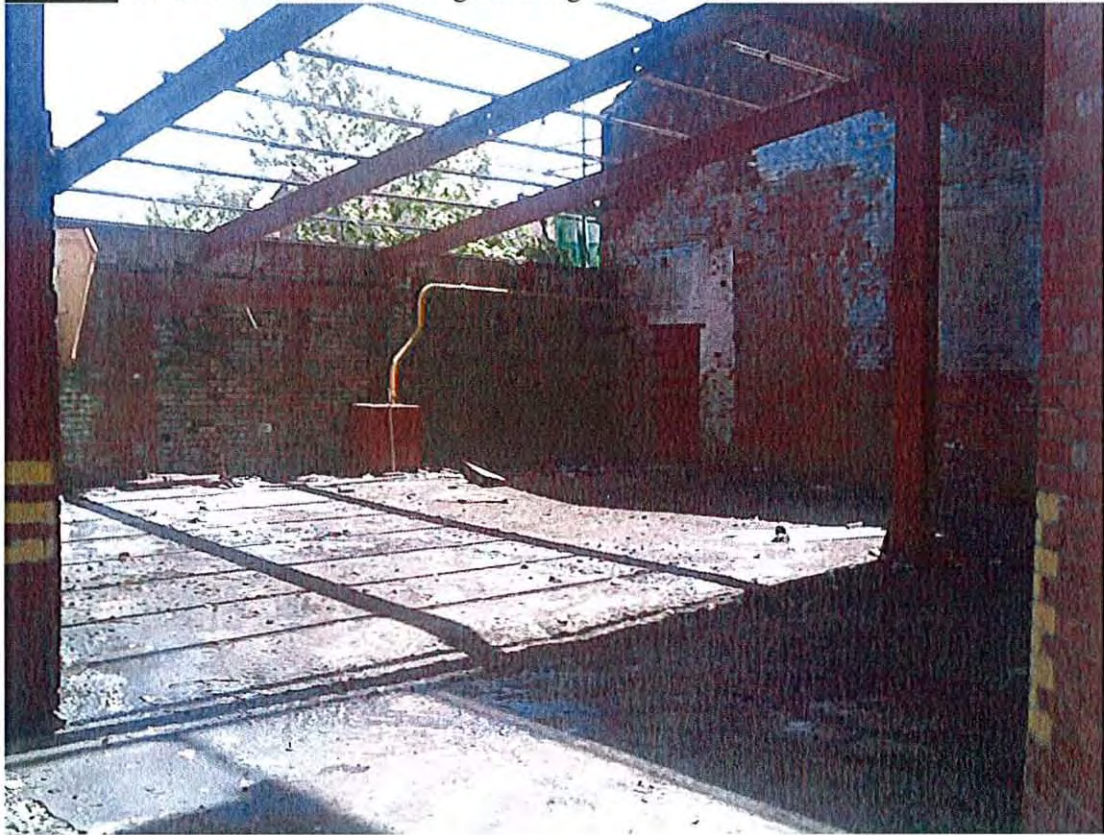


Figure 2 A view to the north east access gates off Wellington Road from the site.



Figure 3 A south eastern view of the central and western area of the site.



Figure 4 Evidence of rail tracks on the north western corner of the site.



Figure 5 A view from the gates on to site from Wellington Road to the north east of the site.



Figure 6 A view inside the existing building on the eastern part of the site from the NE corner.



Figure 7 A view of the northern central part of the site from the west.



Figure 8 A view of the central area of the site from the south western area of the site.



Figure 9 A view of the site from the south east of the site.



Figure 10 A view of the southern area of the site from the south east.



Figure 11 A view of the south eastern access gates and southern area of the site from the south west.



Figure 12 A view of the north western area of the site .



Figure 13 A view to the south inside the existing building on the east of the site.



Figure 14 A view to the east inside the existing building on the east of the site .



Figure 15 A view to the south from inside the existing eastern building on site.



Figure 16 A view from outside the north eastern access gates to the site indicating the sites previous use as a heating and pipe benders industry.



Figure 17 A view onto the north eastern boundary of the site from Wellington Road.



Figure 18 A view of the south eastern boundary of the site which borders with housing to the immediate east of the site. The building on the east of the site is being demolished at this time.



Figure 19 A view of the eastern building on site from the south east, also the south eastern access gates to the site leading from Uxbridge Street.



Figure 20 A view of the south eastern boundary and entrance to the site from Uxbridge Street.





Site Plan

SUB SOIL
01942 883565

Scale
1:1250

Ref
2008/513