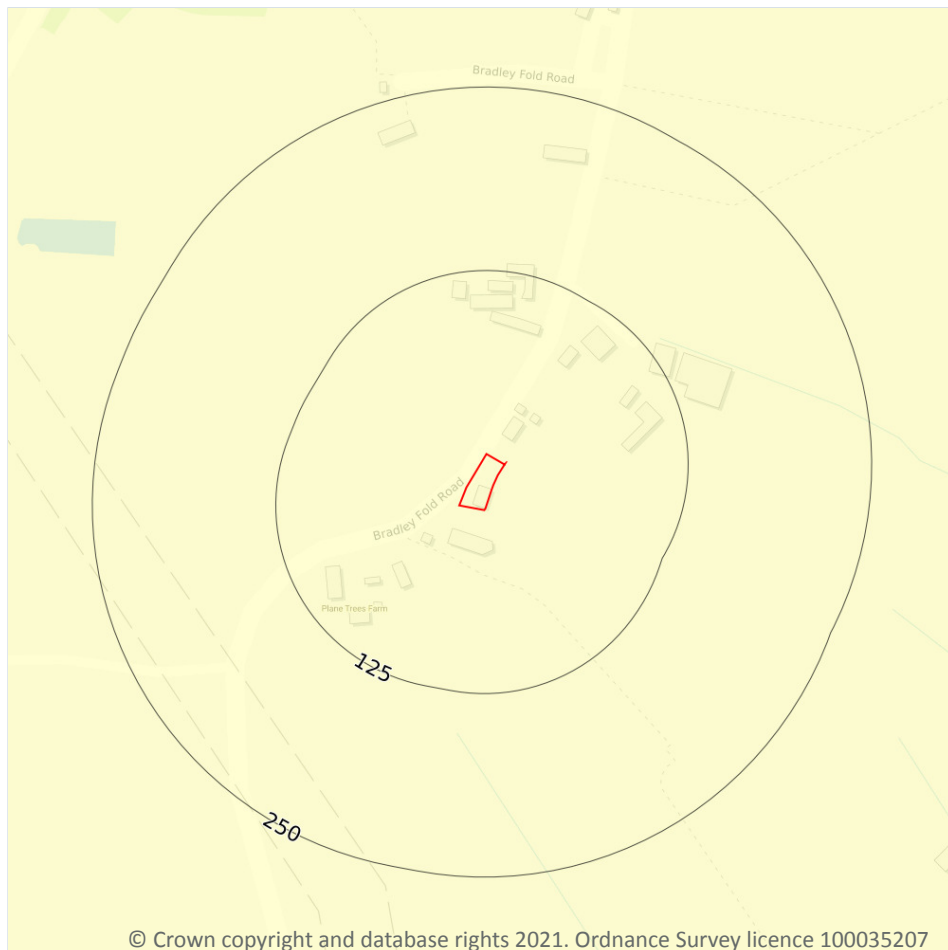


Natural ground subsidence - Compressible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

1

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

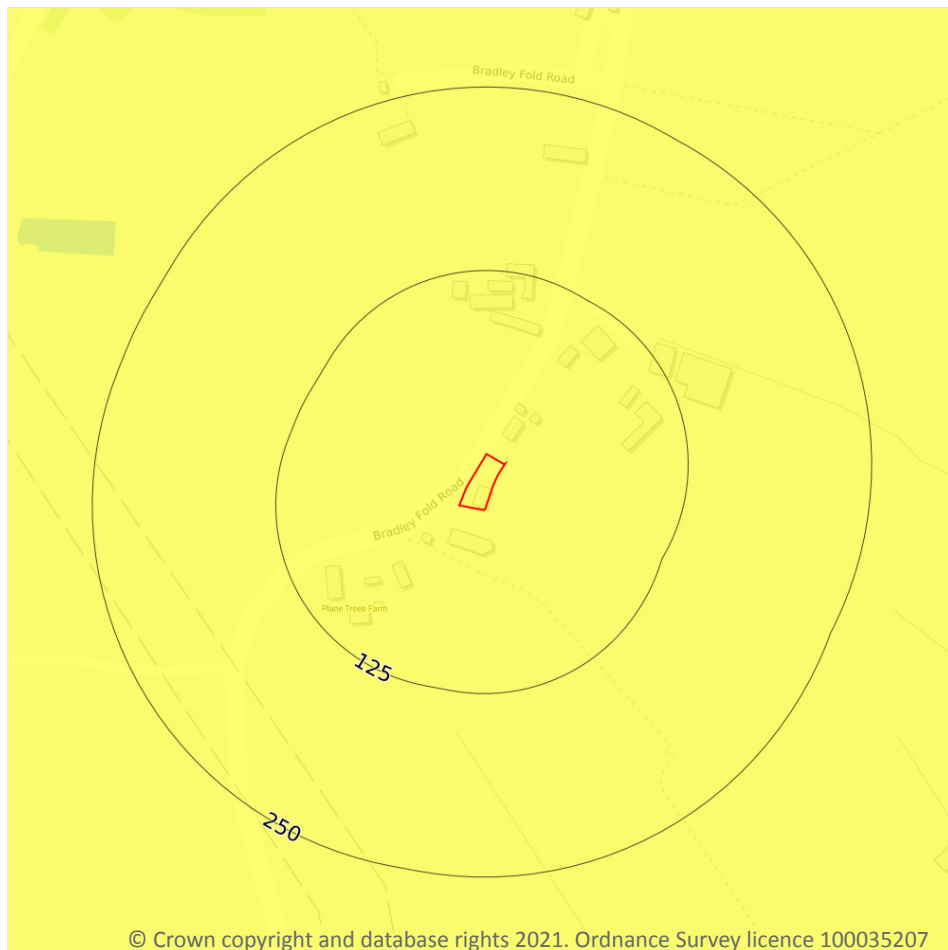
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 82**

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☒ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

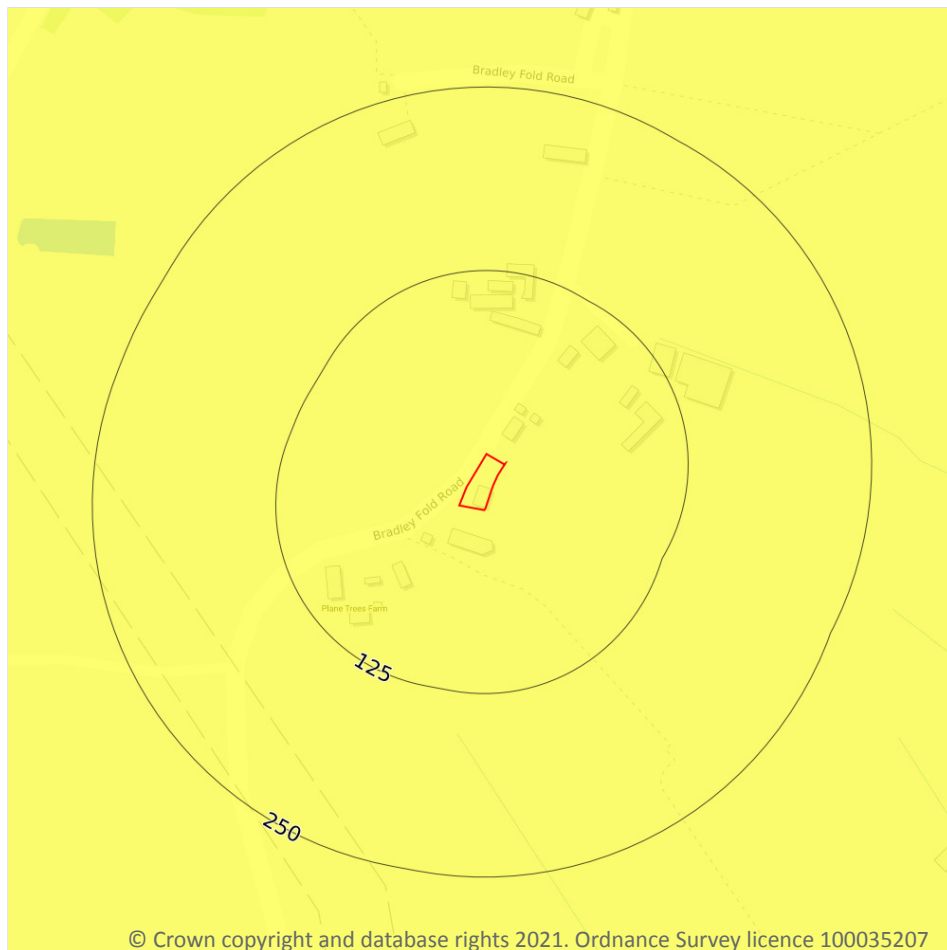
Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 83**

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

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17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

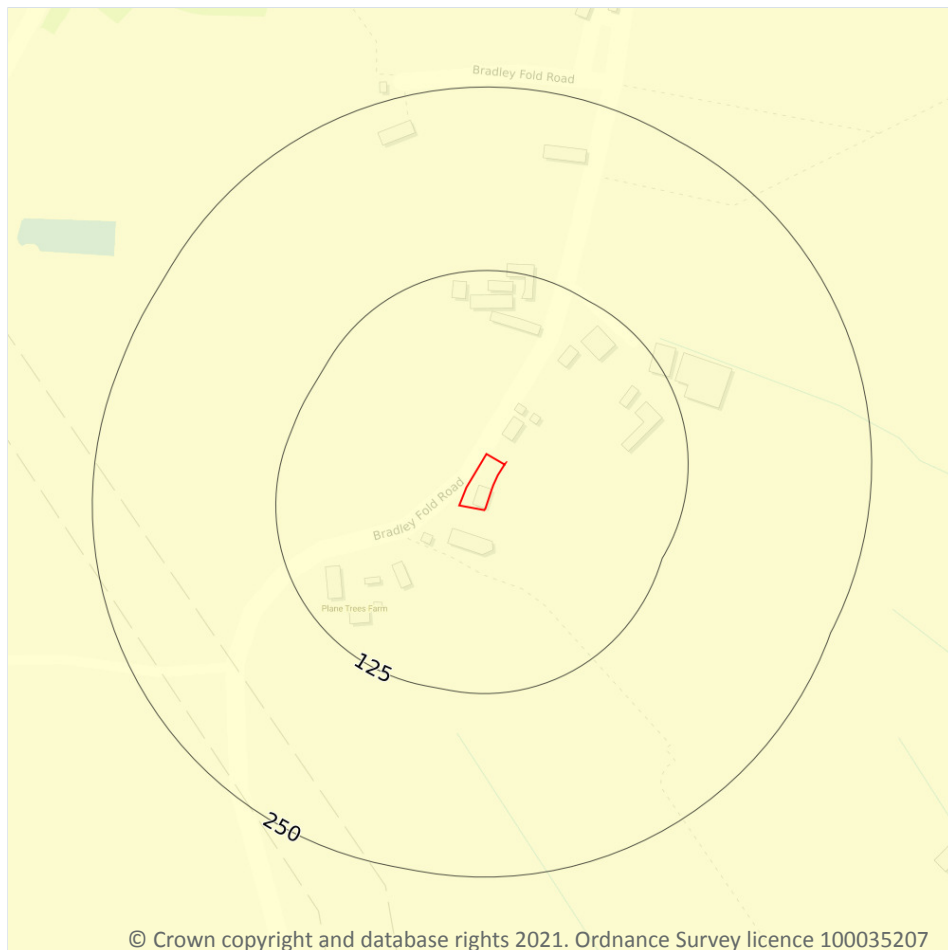
Features are displayed on the Natural ground subsidence - Landslides map on **page 84**

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

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17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

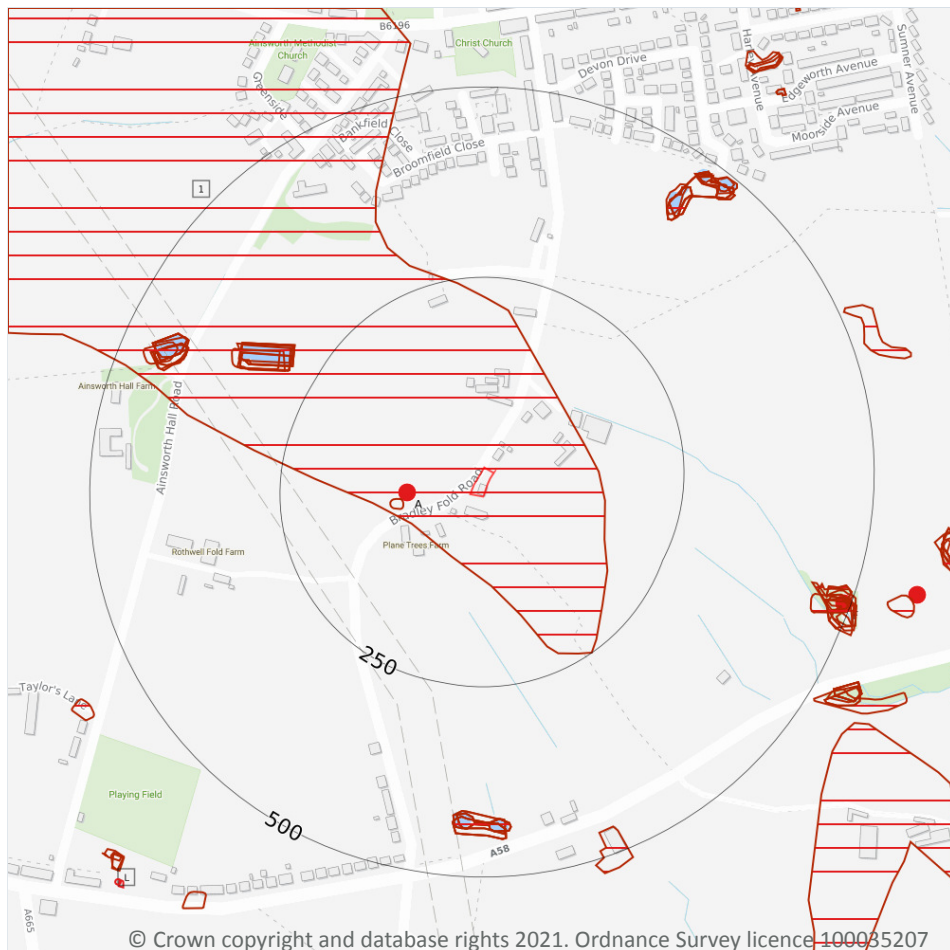
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 85**

Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

This data is sourced from the British Geological Survey.



18 Mining, ground workings and natural cavities



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- BritPits
- Surface ground workings
- Underground workings
- Historical Mineral Planning Areas
- Mining Cavities
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

18.2 BritPits

Records within 500m

2

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining, ground workings and natural cavities map on **page 86**

ID	Location	Details	Description
A	83m W	Name: Plane Trees Address: Ainsworth, BURY, Lancashire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
F	491m E	Name: Ainsworth Lodge Address: Ainsworth, BURY, Lancashire Commodity: Sandstone Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.3 Surface ground workings

Records within 250m

2

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining, ground workings and natural cavities map on **page 86**

ID	Location	Land Use	Year of mapping	Mapping scale
1	On site	Cemetery	1890	1:10560
A	89m W	Sandstone Quarry	1851	1:10560

This is data is sourced from Ordnance Survey/Groundsure.



18.4 Underground workings

Records within 1000m

7

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining, ground workings and natural cavities map on **page 86**

ID	Location	Land Use	Year of mapping	Mapping scale
L	683m SW	Unspecified Old Shaft	1908	1:10560
L	685m SW	Unspecified Old Shaft	1890	1:10560
-	734m NE	Unspecified Old Shaft	1938	1:10560
-	734m NE	Unspecified Old Shaft	1927	1:10560
-	734m NE	Unspecified Old Shaft	1908	1:10560
-	968m SW	Unspecified Old Shafts	1908	1:10560
-	969m SW	Unspecified Old Shafts	1890	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.



18.7 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

18.8 JPB mining areas

Records on site

1

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

Location	Details
On site	In addition to being located inside an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) have information such as mining plans and maps held within their archive of mining activities that have occurred within 1km of this property which may supplement this information. Please note, the plans held by JPB may also relate to non-mining records. Further details and a quote for services (if appropriate) can be obtained by emailing this report to enquiries.gs@jpb.co.uk .

This data is sourced from Johnson Poole and Bloomer.

18.9 Coal mining

Records on site

1

Areas which could be affected by past, current or future coal mining.

Location	Details
On site	The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.

This data is sourced from the Coal Authority.



18.10 Brine areas

Records on site	0
-----------------	---

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.11 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

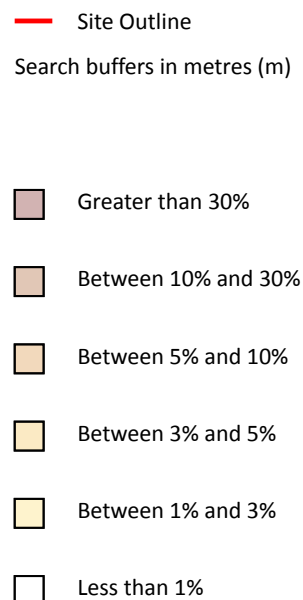
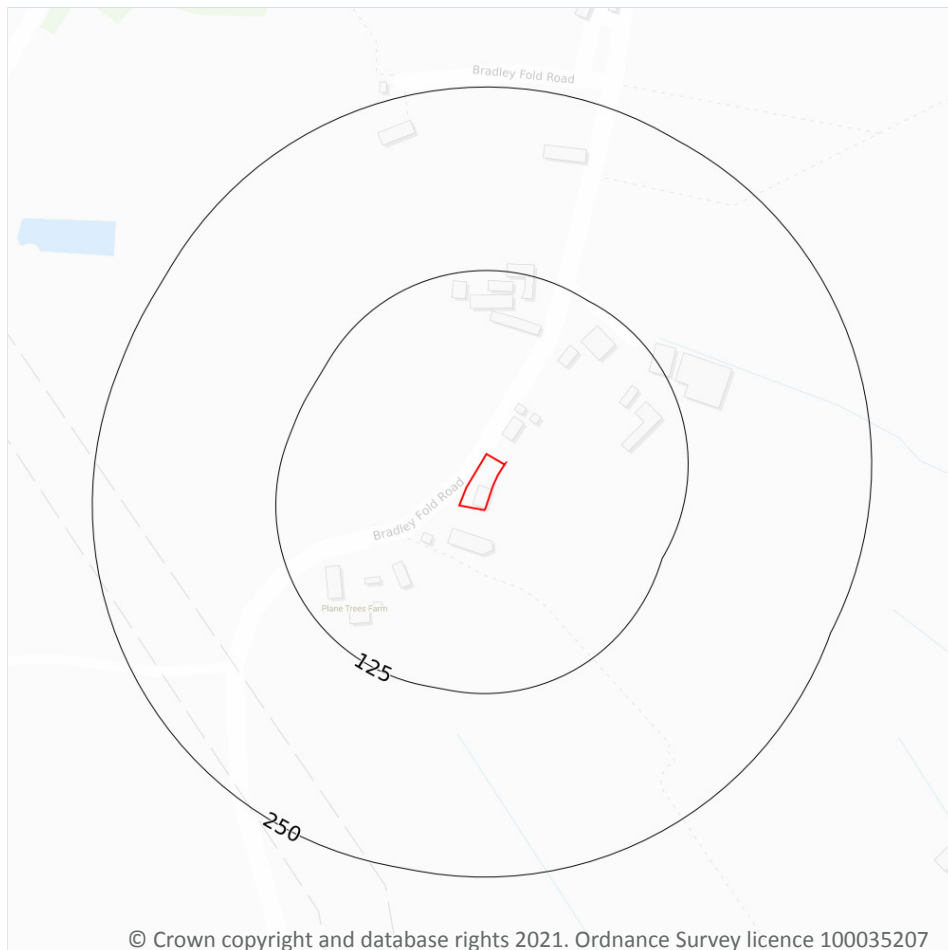
18.13 Clay mining

Records on site	0
-----------------	---

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Radon



19.1 Radon

Records on site

1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 91**

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None**

This data is sourced from the British Geological Survey and Public Health England.



20 Soil chemistry

20.1 BGS Estimated Background Soil Chemistry

Records within 50m

1

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.

21 Railway infrastructure and projects

21.1 Underground railways (London)

Records within 250m	0
---------------------	---

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

21.2 Underground railways (Non-London)

Records within 250m	0
---------------------	---

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

21.3 Railway tunnels

Records within 250m	0
---------------------	---

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m	0
---------------------	---

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey/Groundsure.

21.5 Royal Mail tunnels

Records within 250m	0
---------------------	---

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.



This data is sourced from Groundsure/the Postal Museum.

21.6 Historical railways

Records within 250m	0
---------------------	---

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

21.7 Railways

Records within 250m	0
---------------------	---

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

Records within 500m	0
---------------------	---

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

Records within 500m	0
---------------------	---

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

21.10 HS2

Records within 500m	0
---------------------	---

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference>.

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Site Details:

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5QR

Client Ref: Land_Adjto_55_Bradley_Fold_Road
Report Ref: GS-8283493
Grid Ref: 376340, 409596

Map Name: County Series

Map date: 1890

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1890
Edition N/A
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Revised 1890
Edition N/A
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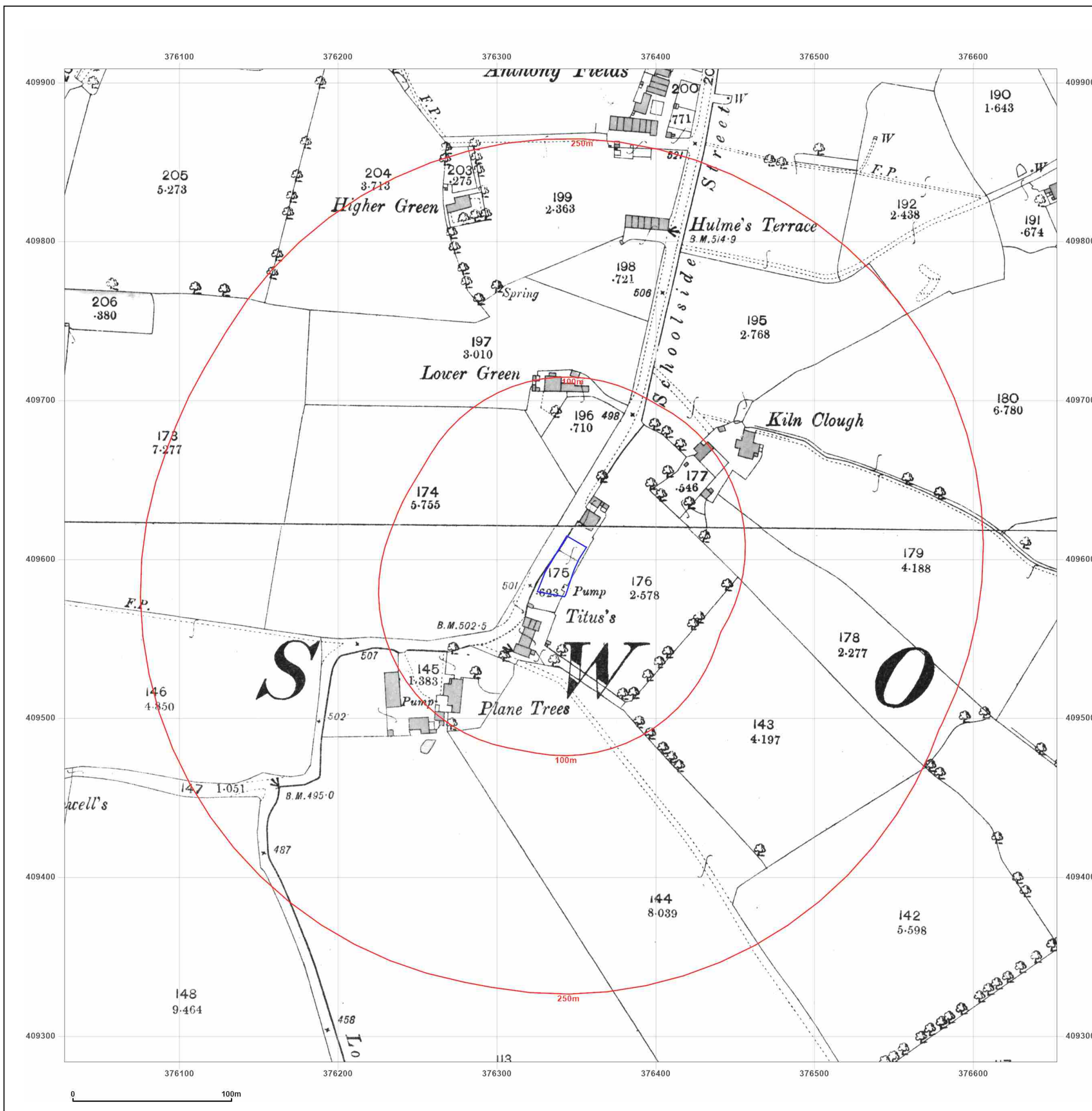


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Client Ref: Land_Adjto_55_Bradley_Fold_Road
Report Ref: GS-8283493
Grid Ref: 376340, 409596

Map Name: County Series

Map date: 1910

Scale: 1:2,500

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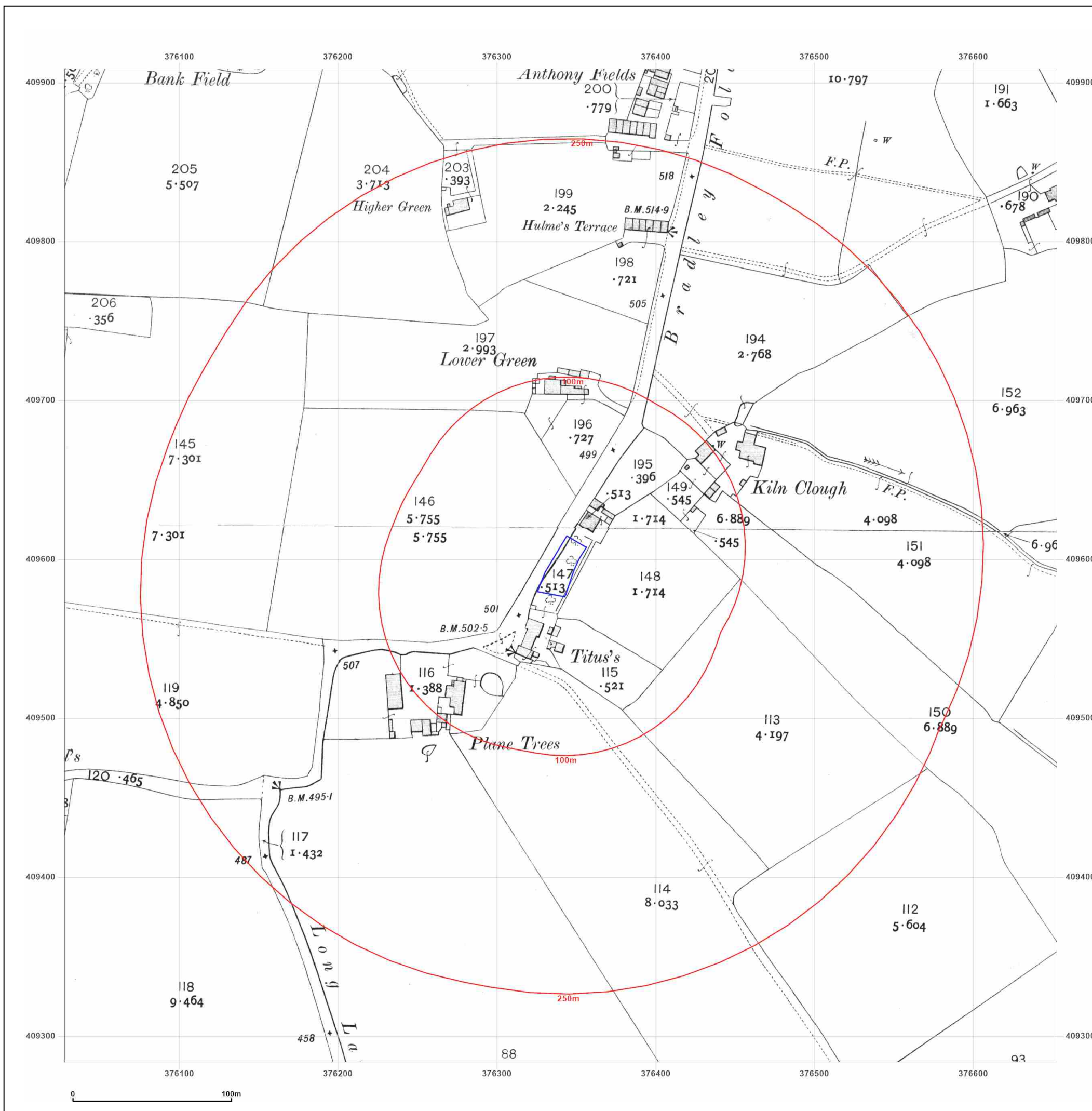


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Client Ref: Land_Adjto_55_Bradley_Fold_Road
Report Ref: GS-8283493
Grid Ref: 376340, 409596

Map Name: County Series

Map date: 1937-1939

Scale: 1:2,500

Printed at: 1:2,500



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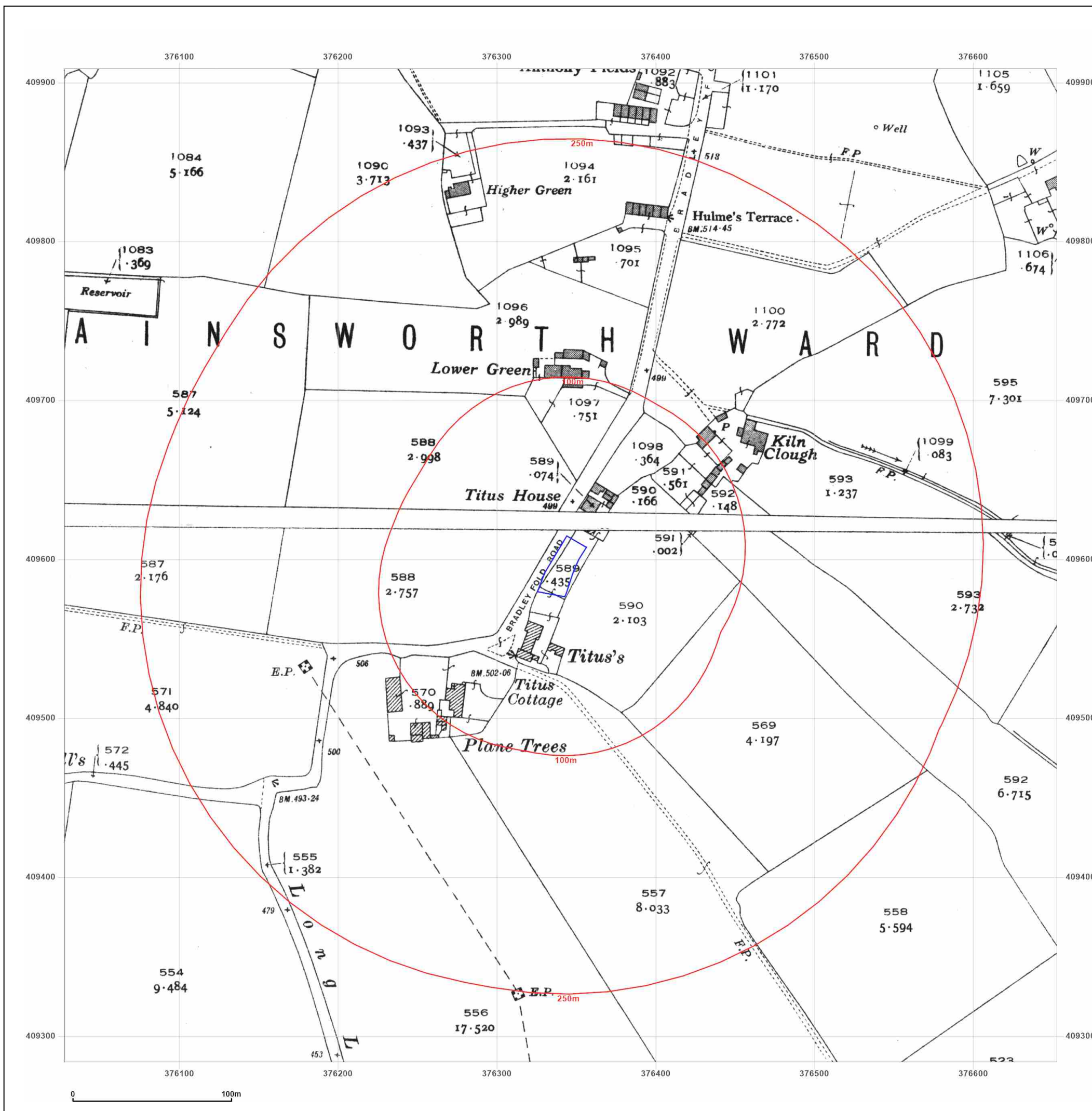


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Client Ref: Land_Adjto_55_Bradley_Fold_Road
Report Ref: GS-8283493
Grid Ref: 376340, 409596

Map Name: National Grid

Map date: 1955

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Printed at: 1:2,000



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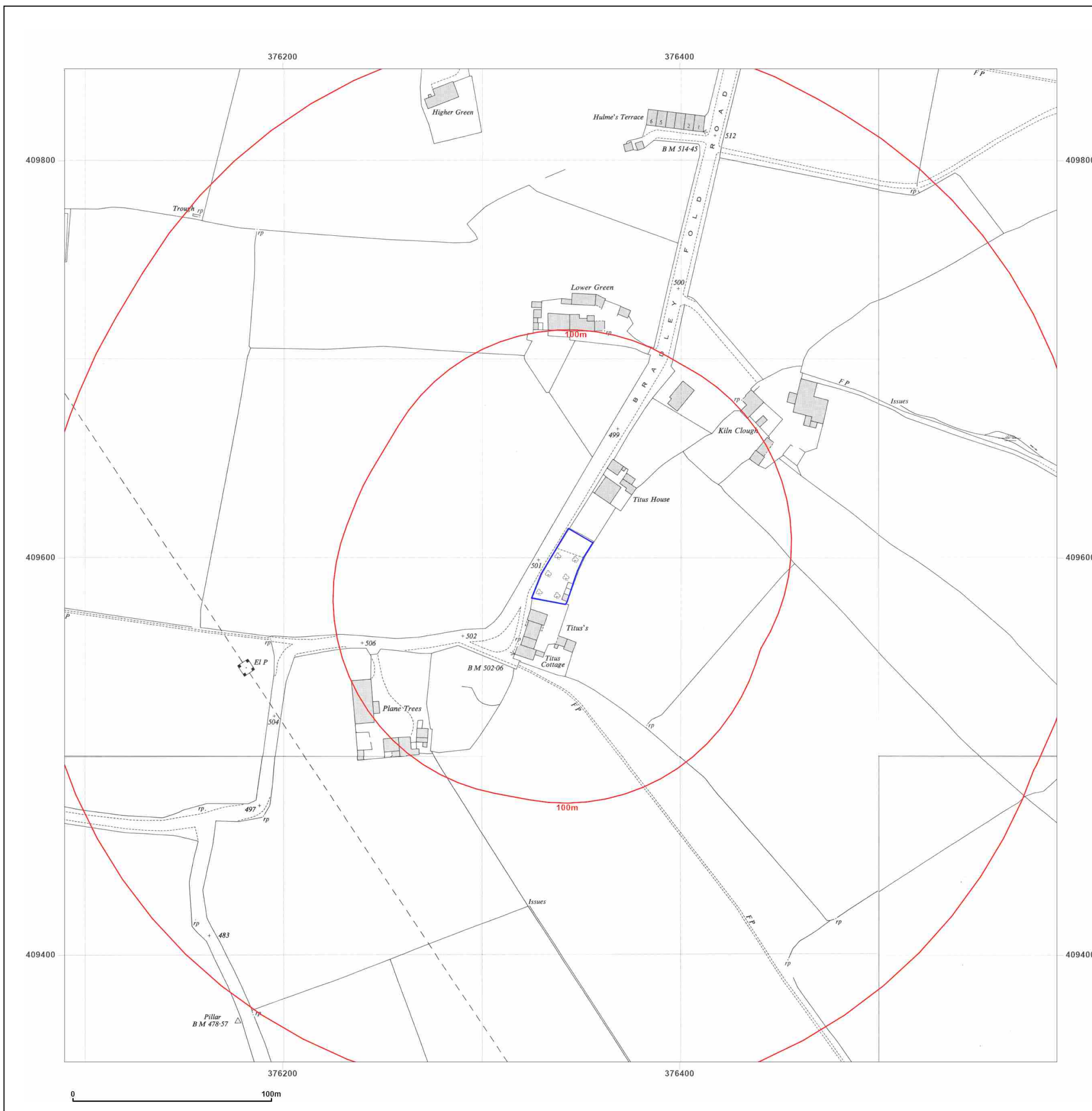


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Client Ref: Land_Adjto_55_Bradley_Fold_Road
Report Ref: GS-8283493
Grid Ref: 376340, 409596

Map Name: National Grid

Map date: 1955

Scale: 1:2,500

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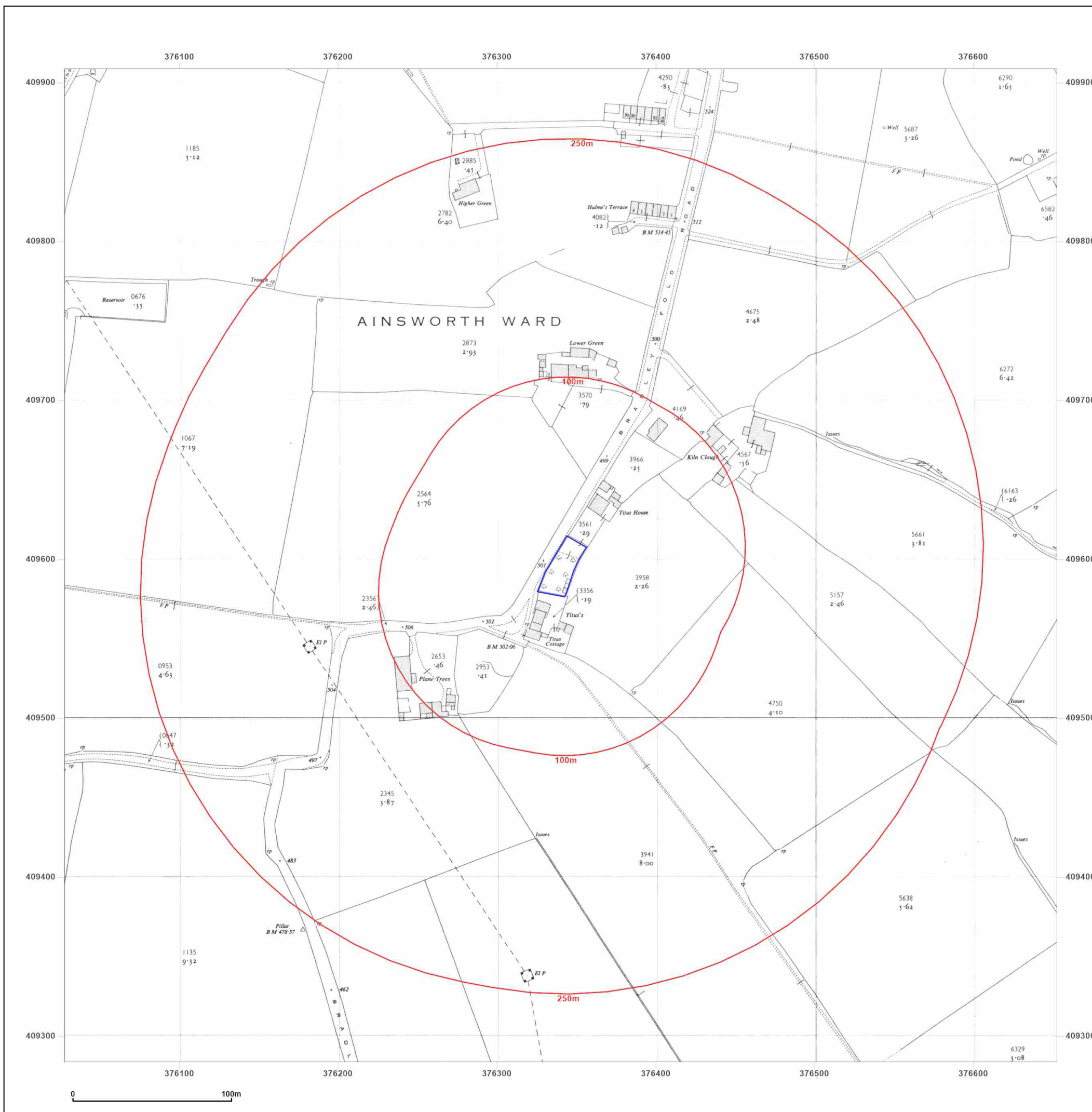


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Client Ref: Land_Adjto_55_Bradley_Fold_Road
Report Ref: GS-8283493
Grid Ref: 376340, 409596

Map Name: National Grid

Map date: 1975

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Client Ref: Land_Adjto_55_Bradley_Fold_Road
Report Ref: GS-8283493
Grid Ref: 376340, 409596

Map Name: National Grid

Map date: 1986

Scale: 1:1,250

Printed at: 1:2,000



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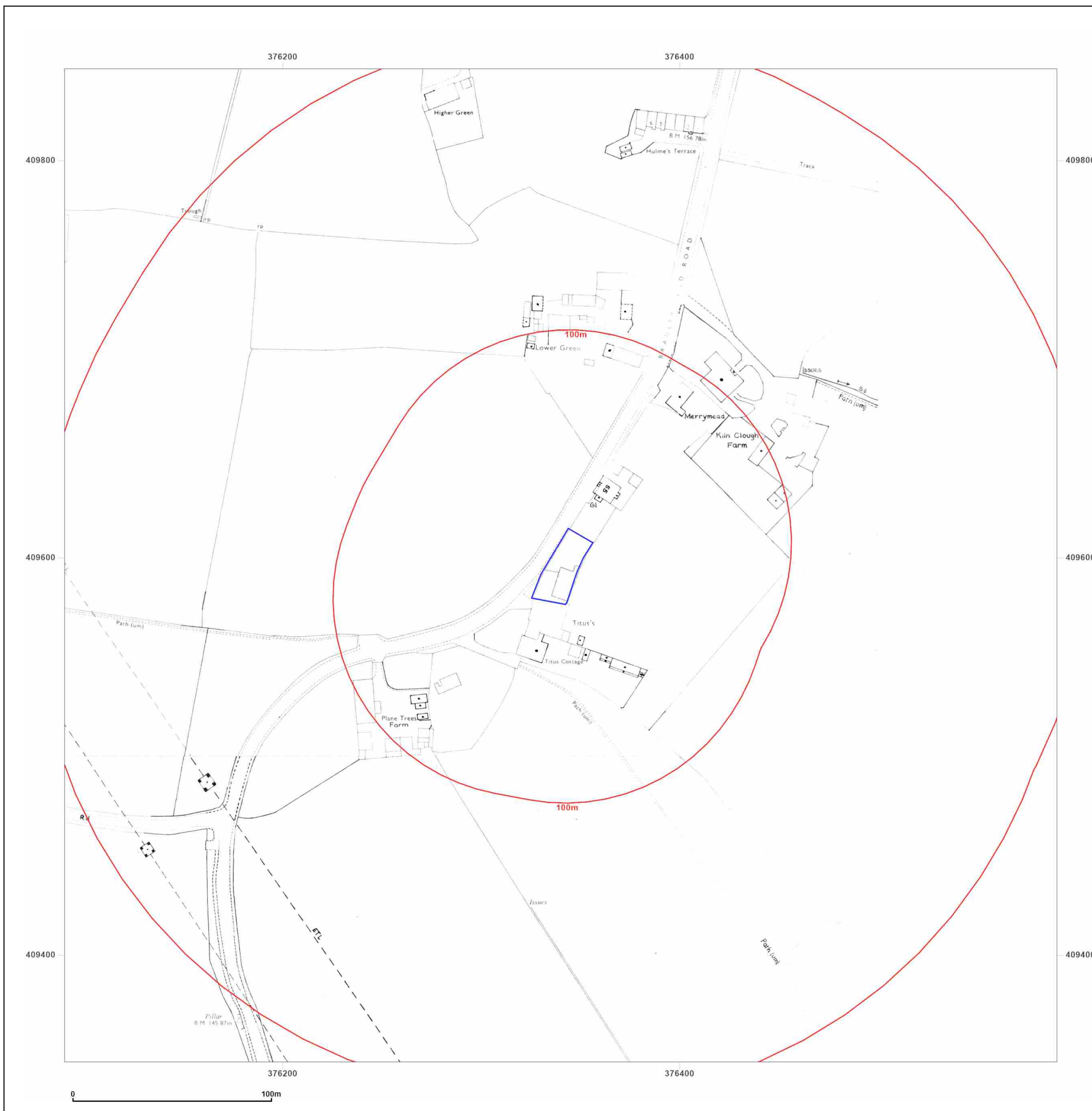


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Client Ref: Land_Adjto_55_Bradley_Fold_Road
Report Ref: GS-8283493
Grid Ref: 376340, 409596

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000

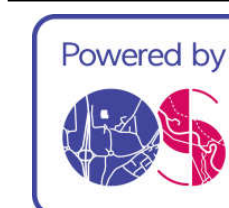


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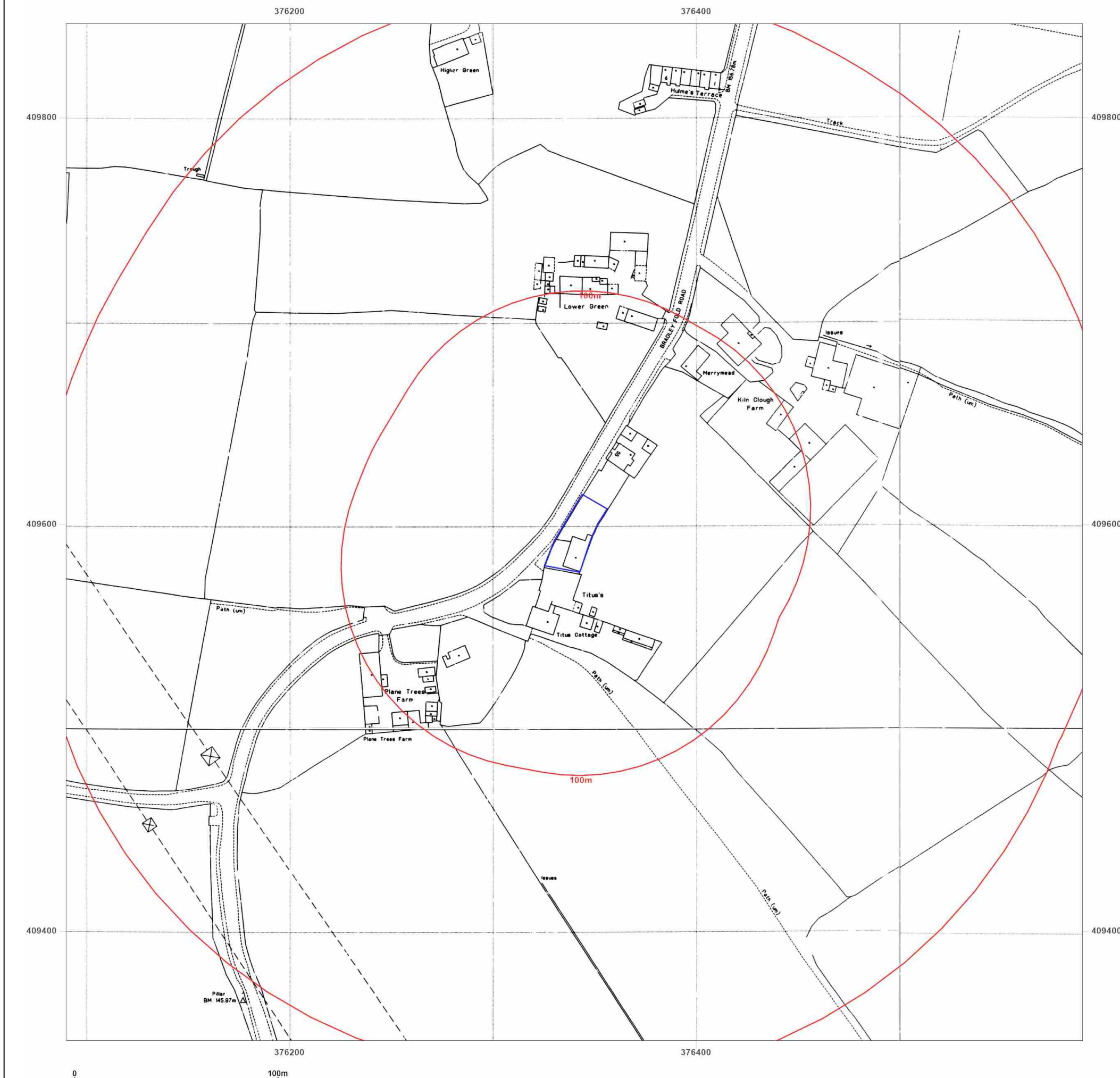


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Report Ref: GS-8283493
Grid Ref: 376340, 409596

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003



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Report Ref: GS-8283493
Grid Ref: 376340, 409596

Map Name: County Series

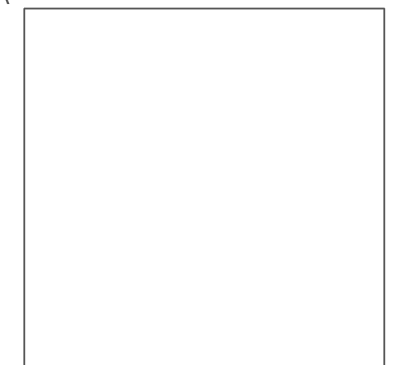
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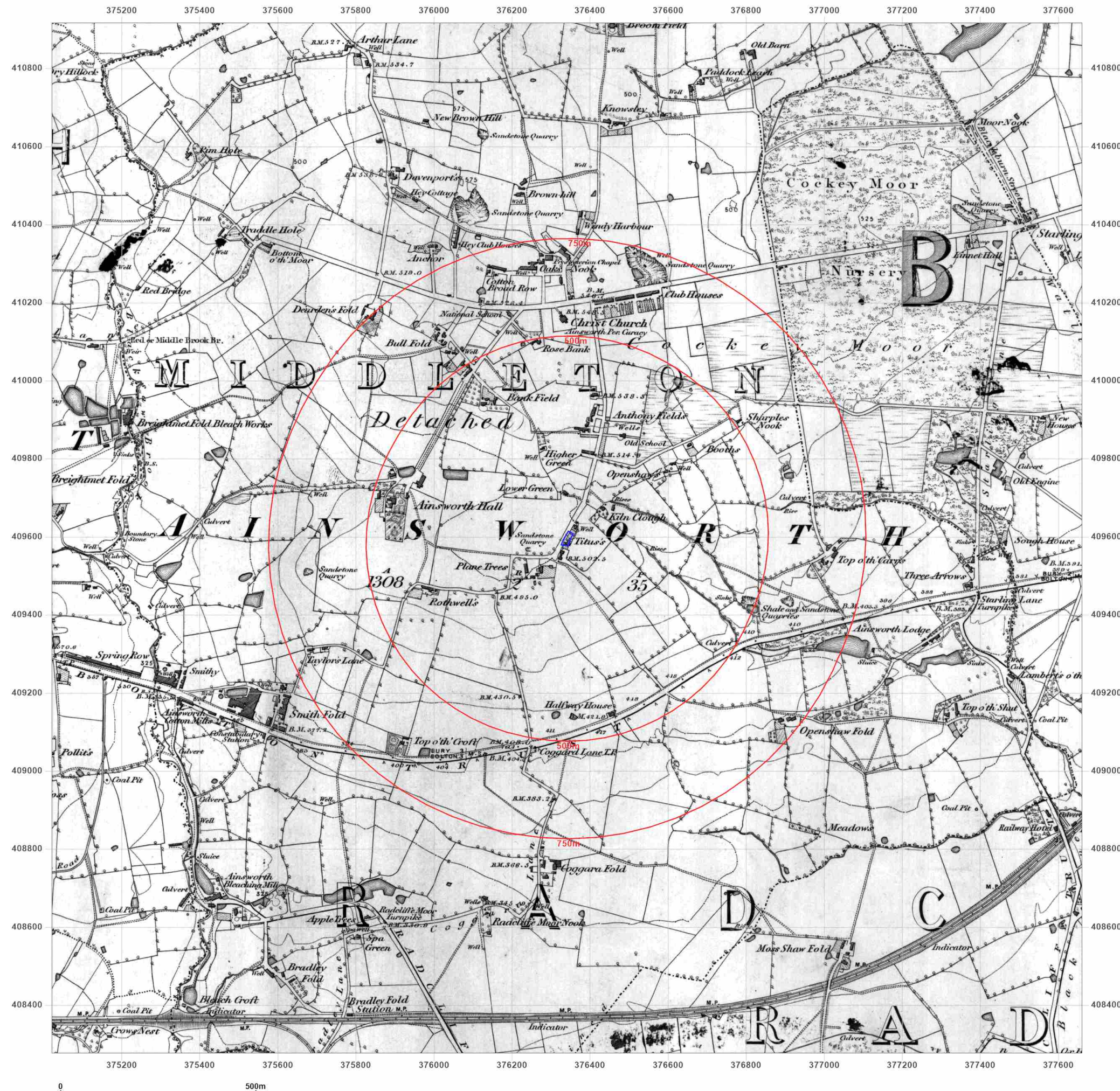


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Grid Ref: 376340, 409596

Map Name: County Series

Map date: 1890

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1890
Revised 1890
Edition N/A
Copyright N/A
Levelled N/A

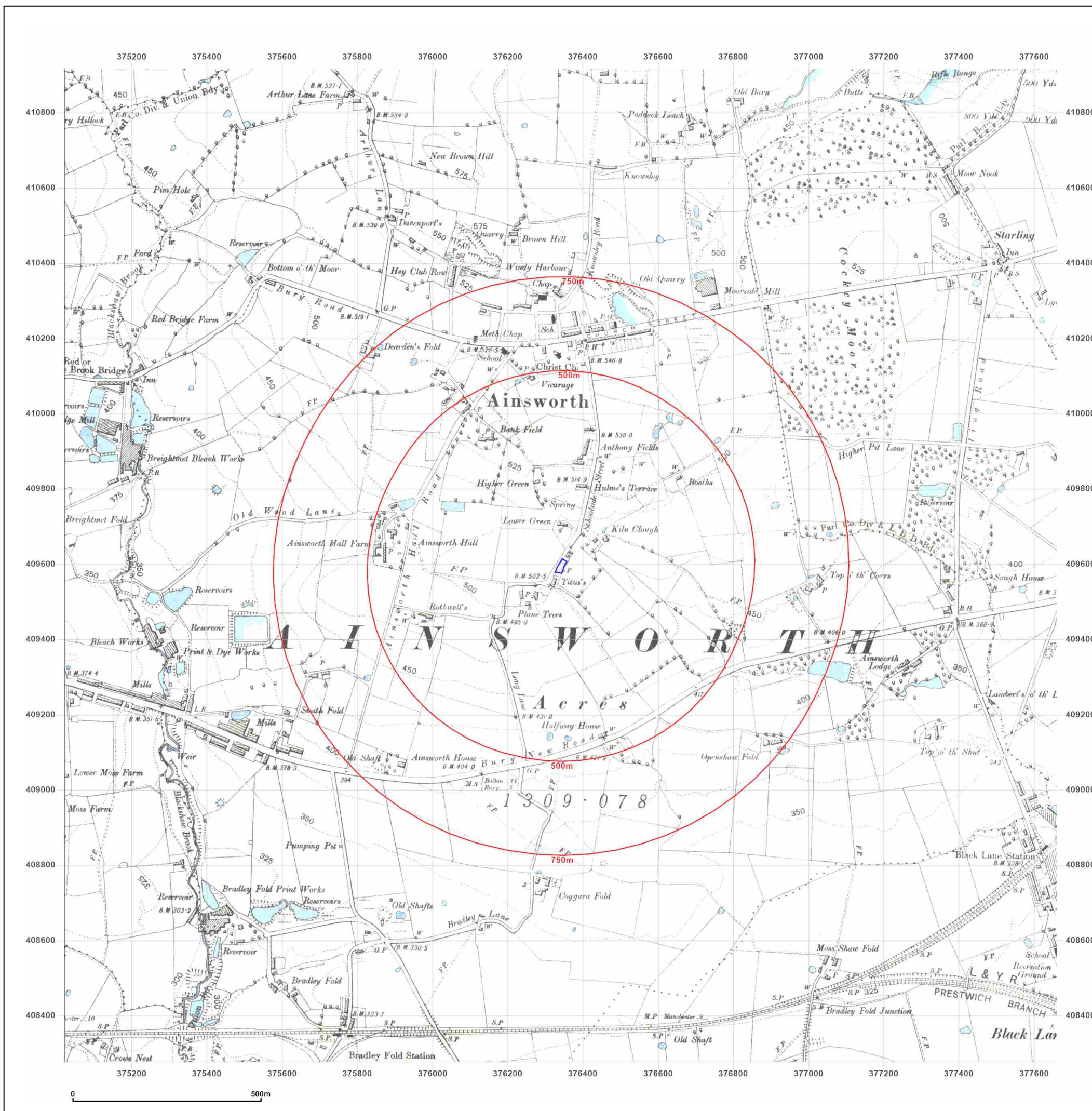


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Site Details:

LAND ADJ TO 55, BRADLEY
FOLD ROAD, RADCLIFFE, BL2
5QR

Client Ref: Land_Adjto_55_Bradley_Fold_Road
Report Ref: GS-8283493
Grid Ref: 376340, 409596

Map Name: County Series

Map date: 1908

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A



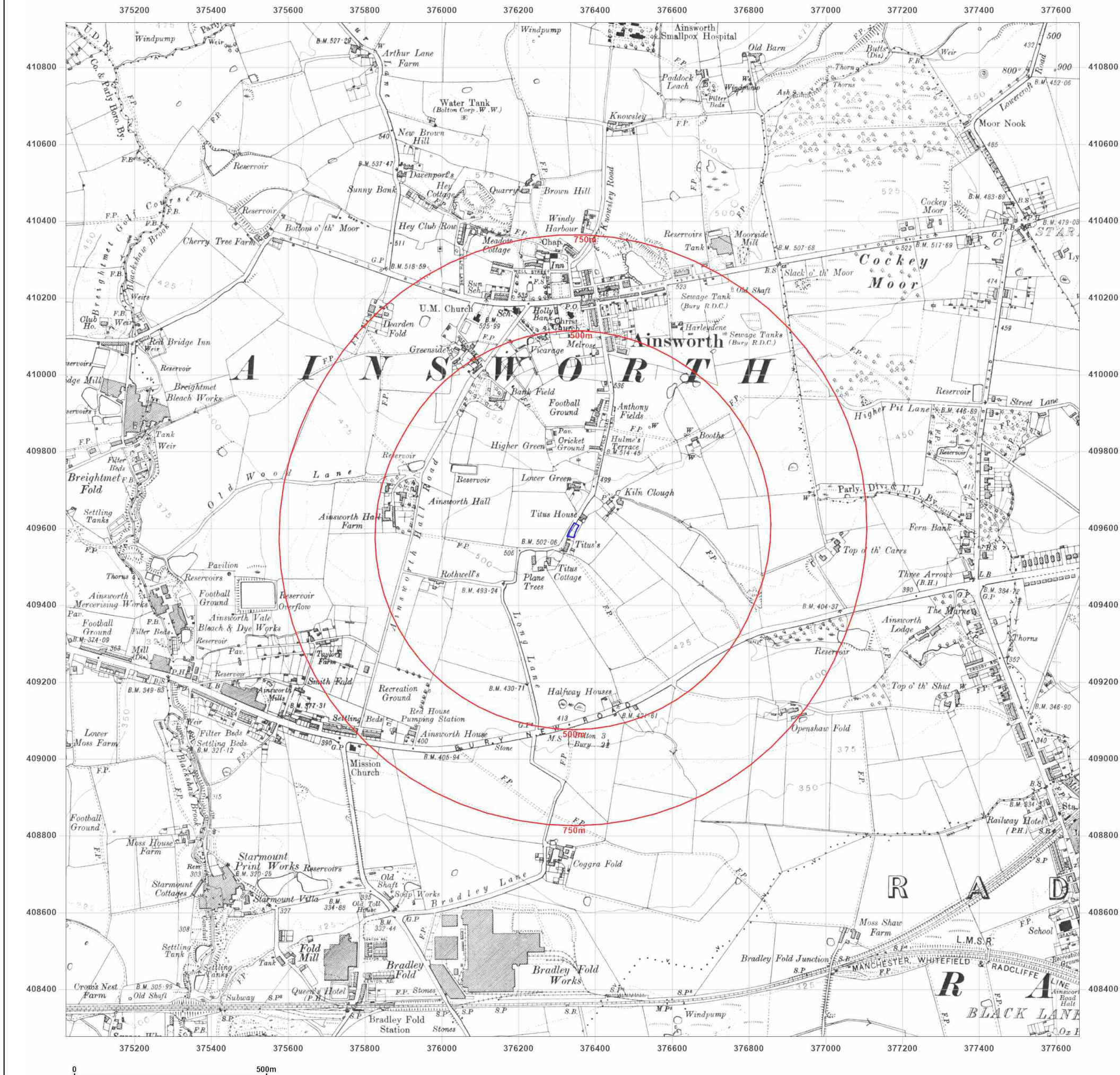
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Site Details:

LAND ADJ TO 55, BRADLEY
FOLD ROAD, RADCLIFFE, BL2
5QR

Client Ref: Land_Adjto_55_Bradley_Fold_Road
Report Ref: GS-8283493
Grid Ref: 376340, 409596

Map Name: County Series

Map date: 1927

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1927
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Site Details:

LAND ADJ TO 55, BRADLEY
FOLD ROAD, RADCLIFFE, BL2
5QR

Client Ref: Land_Adjto_55_Bradley_Fold_Road
Report Ref: GS-8283493
Grid Ref: 376340, 409596

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

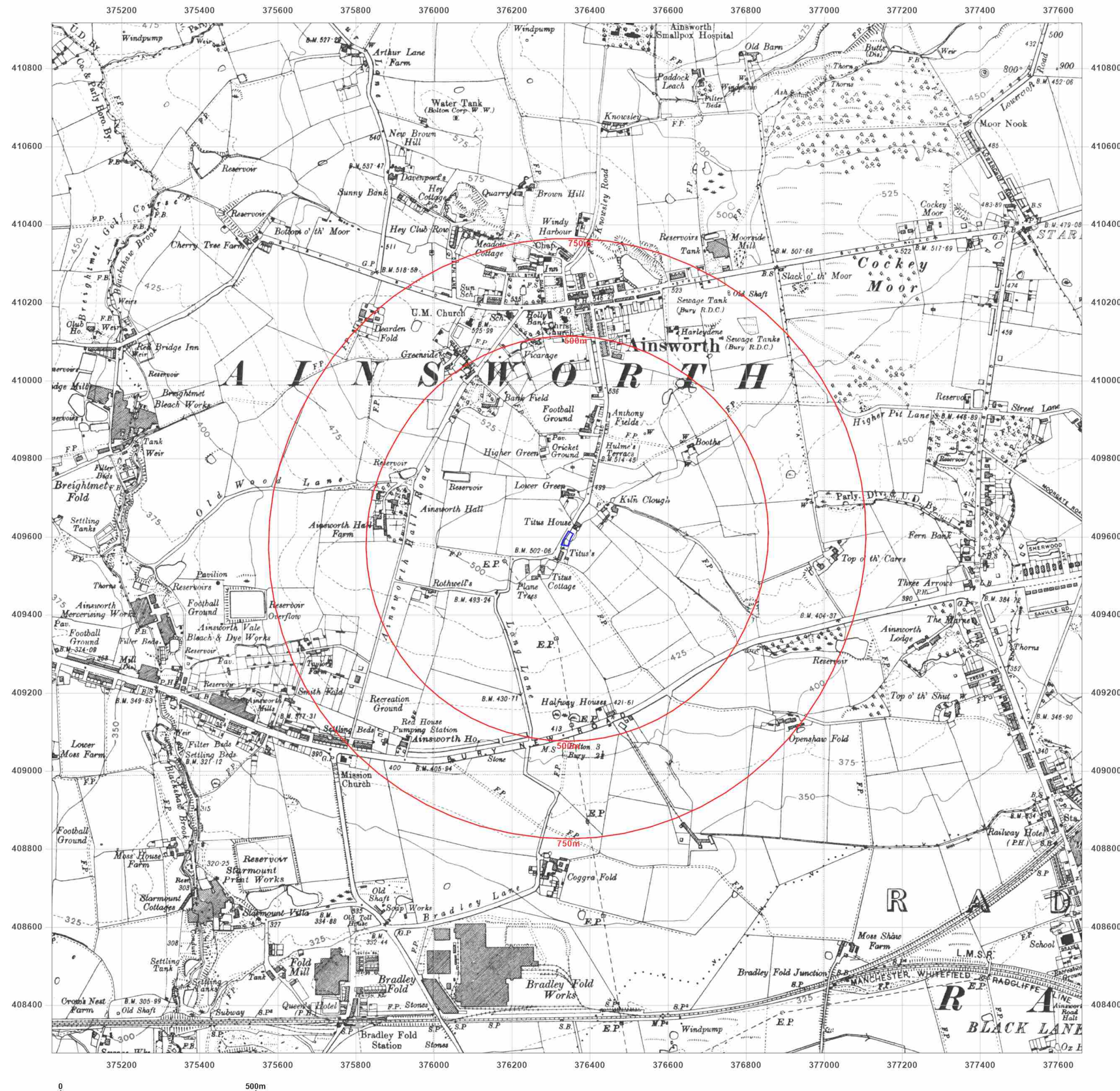


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Site Details:

LAND ADJ TO 55, BRADLEY
FOLD ROAD, RADCLIFFE, BL2
5QR

Client Ref: Land_Adjto_55_Bradley_Fold_Road
Report Ref: GS-8283493
Grid Ref: 376340, 409596

Map Name: Provisional

Map date: 1955-1956

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1949
Revised 1949
Edition N/A
Copyright 1956
Levelled N/A

Surveyed 1950
Revised 1955
Edition 1955
Copyright N/A
Levelled N/A

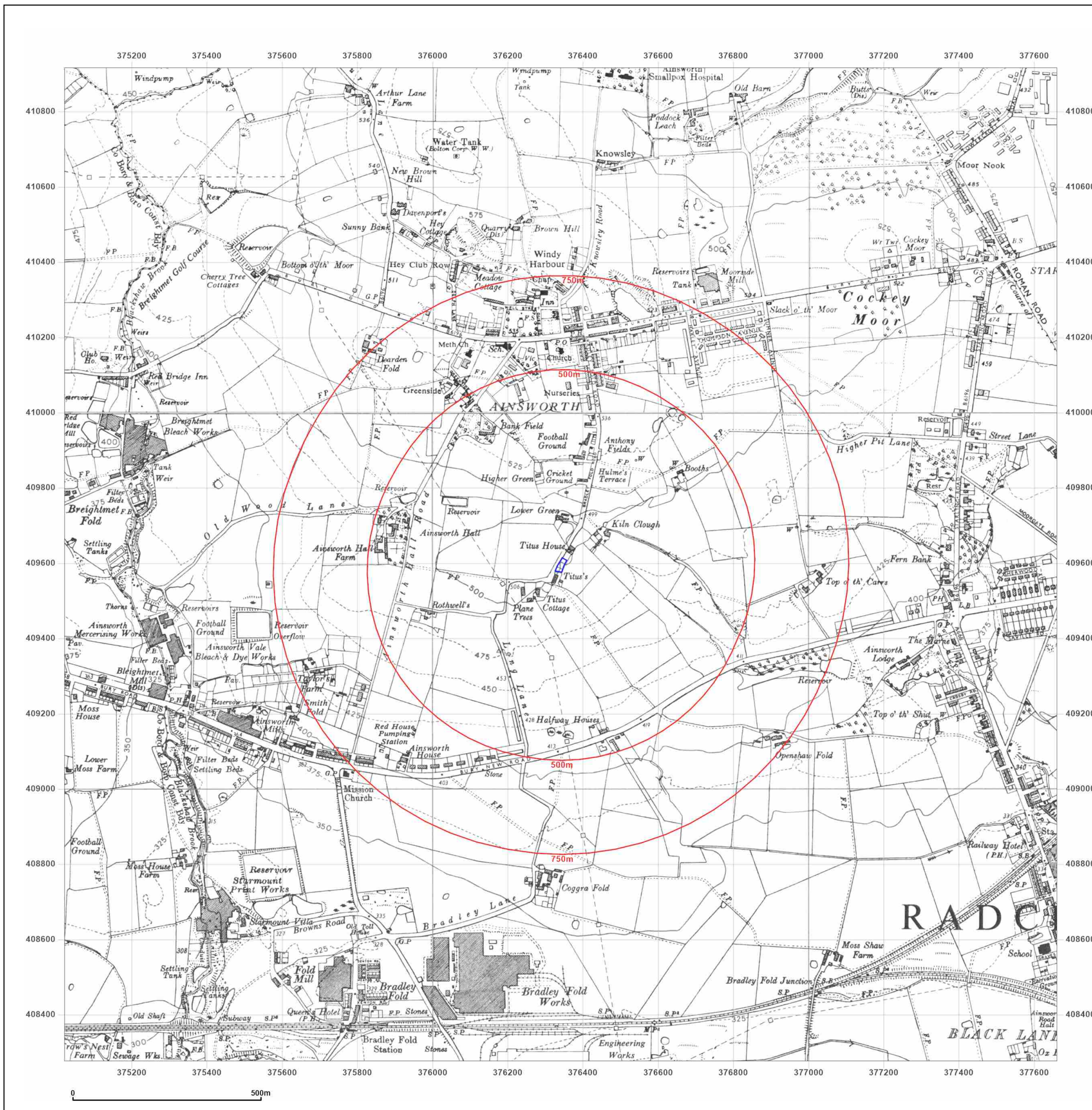


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Site Details:

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FOLD ROAD, RADCLIFFE, BL2
5QR

Client Ref: Land_Adjto_55_Bradley_Fold_Road
Report Ref: GS-8283493
Grid Ref: 376340, 409596

Map Name: National Grid

Map date: 1974-1977

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1974
Revised 1974
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1976
Revised 1977
Edition N/A
Copyright N/A
Levelled N/A

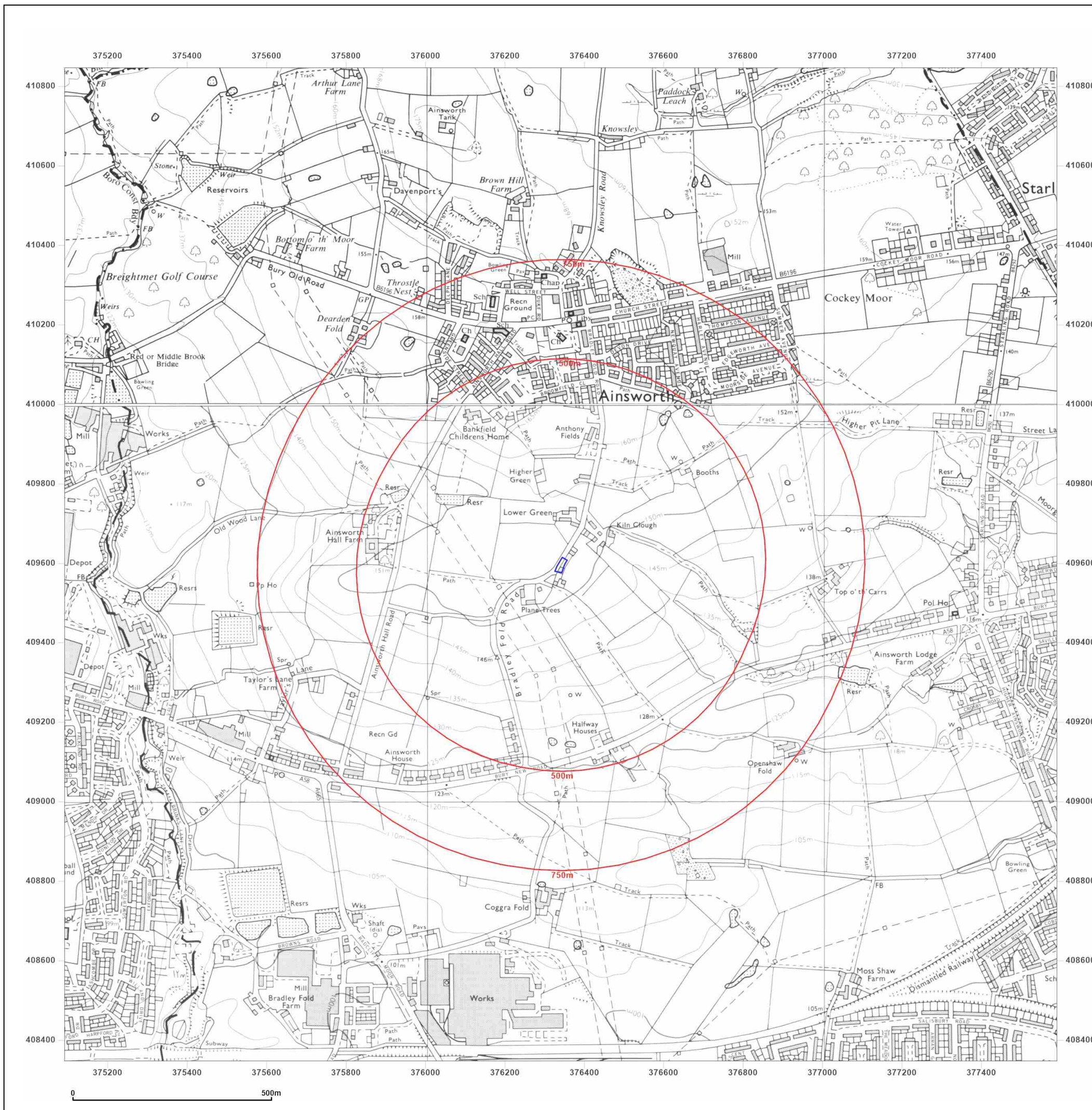


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Site Details:

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5QR

Client Ref: Land_Adjto_55_Bradley_Fold_Road
Report Ref: GS-8283493
Grid Ref: 376340, 409596

Map Name: National Grid

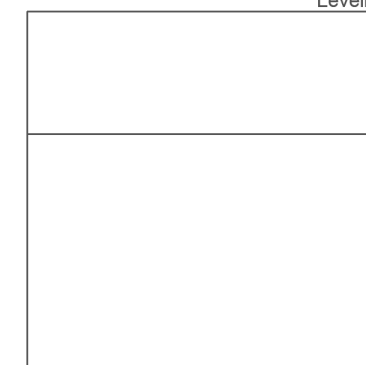
Map date: 1980

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1978
Revised 1980
Edition N/A
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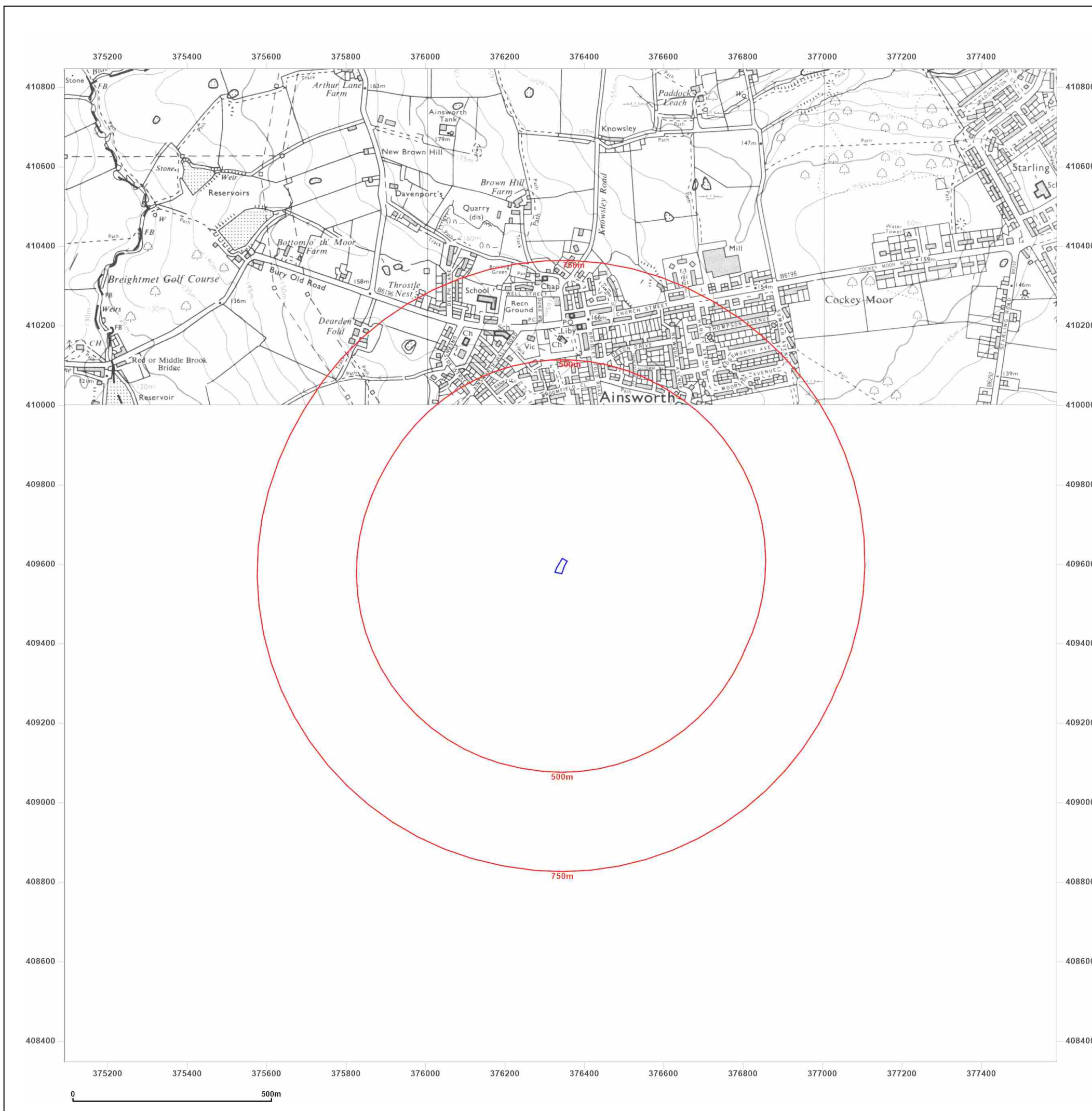


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Site Details:

LAND ADJ TO 55, BRADLEY
FOLD ROAD, RADCLIFFE, BL2
5QR

Client Ref: Land_Adjto_55_Bradley_Fold_Road
Report Ref: GS-8283493
Grid Ref: 376340, 409596

Map Name: National Grid

Map date: 1988

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1985
Revised 1988
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Site Details:

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FOLD ROAD, RADCLIFFE, BL2
5QR

Client Ref: Land_Adjto_55_Bradley_Fold_Road
Report Ref: GS-8283493
Grid Ref: 376340, 409596

Map Name: National Grid

Map date: 1991

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1987
Revised 1991
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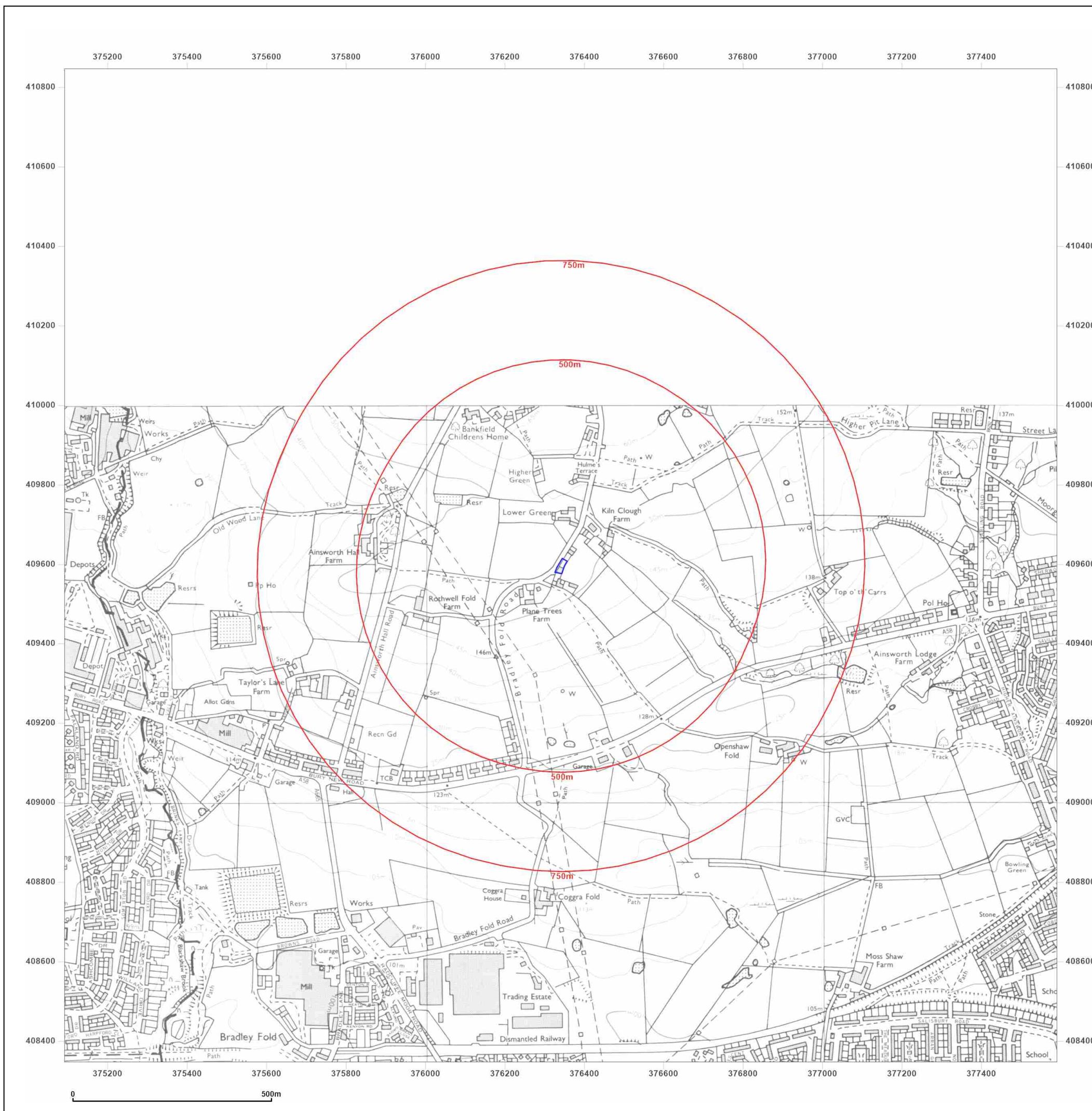


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Site Details:

LAND ADJ TO 55, BRADLEY
FOLD ROAD, RADCLIFFE, BL2
5QR

Client Ref: Land_Adjto_55_Bradley_Fold_Road
Report Ref: GS-8283493
Grid Ref: 376340, 409596

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001



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Site Details:

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5QR

Client Ref: Land_Adjto_55_Bradley_Fold_Road
Report Ref: GS-8283493
Grid Ref: 376340, 409596

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010



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5QR

Client Ref: Land_Adjto_55_Bradley_Fold_Road
Report Ref: GS-8283493
Grid Ref: 376340, 409596

Map Name: National Grid

Map date: 2021

Scale: 1:10,000

Printed at: 1:10,000



2021

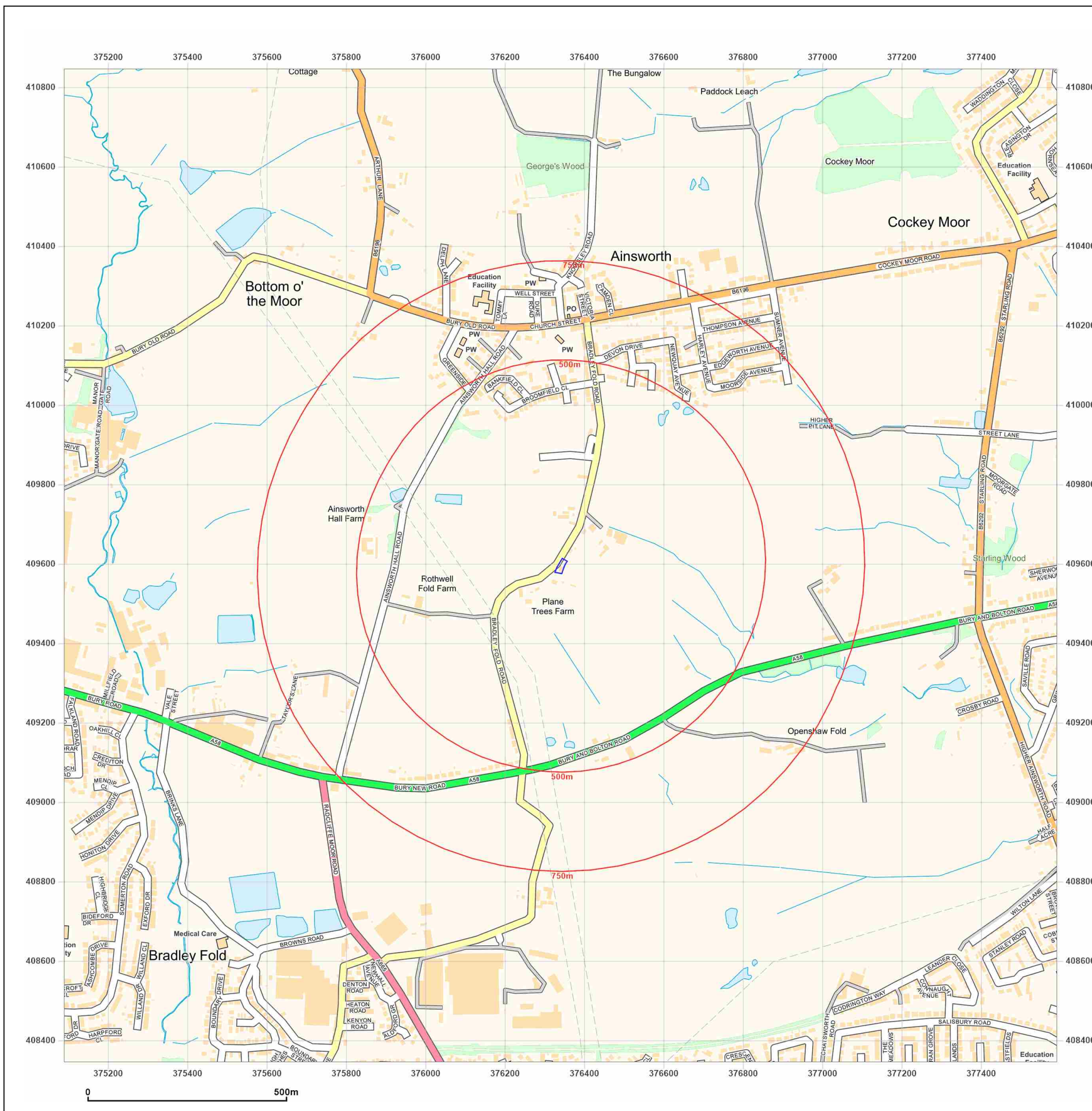


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APPENDIX D – LIMITATIONS

This report was prepared by Adeptus (registered in England: 05908395) for the use of the client, named on page 1. The report has been prepared specifically on the basis of the end use as defined by the client. Any change of end use would necessitate review of this report and its findings. Use of or reliance on this report by any third party is not permitted without our express written agreement, and where this is given, will be subject to our terms and conditions.

We have prepared this report in our professional capacity using reasonable skill, care and diligence. The assessments, conclusions and recommendations within this report pertain to the study site (the extents of which are in Figure 1, below) and the immediate area in continuity with the Site. They are based on the established historical uses, information available at the time of writing and the proposed use of the Site. Where any information supplied by the client or other sources have been utilised, it has been assumed that the information is correct. No responsibility can be accepted by Adeptus for inaccuracies in data supplied by any other party.

Any plans, diagrams, cross sections or images are for illustrative purposes only and should be checked for accuracy on-site. In the event of changes to the proposed end use of the Site, the report may require updating to reflect such changes. Although reference may be made to archaeological, ecological or geotechnical issues, invasive species, flood risk and the presence of asbestos containing materials (ACMs), this report does not constitute an archaeological assessment, ecological assessment, geotechnical assessment, invasive species survey, flood risk assessment or asbestos survey and liability for any claim caused by arising out of or in any way involving asbestos is excluded.

New information relating to environmental matters can come to light after the report has been prepared and changes in conditions and regulatory requirements may occur in future. Either of those factors may change the conclusions presented in our report. If development does not take place within the expected timescales, consideration should be given to reviewing this assessment to confirm that no changes to the site or relevant legislation have taken place. No part of this report is intended to provide legal advice or opinion of any nature.