

**PROPOSED NEW RESIDENTIAL DEVELOPMENT
PRESTWICH CLOUGH FARM
CLOUGH LANE
PRESTWICH, MANCHESTER
M25 3JD**

**PHASE I GEO-ENVIRONMENTAL
DESK STUDY
MRN 26181-DS**

PREPARED FOR:

**AMANDA KELLY
24 BARNHILL ROAD
PRESTWICH, MANCHESTER
M25 9NH**

EXECUTIVE SUMMARY

Site Address	Prestwich Clough Farm, Clough Lane, Prestwich, M25 3JD	
Grid Reference	NGR 380616 E 403602 N	
Site Area	Approximately 0.09 Ha	
Current Site Use	The site is currently a mixture of hard standing and soft landscaping located on the east of Clough Lane and south of Gardener Road. The site features one residential build with hardstanding pathways and patio. The majority of the site is taken up by the soft landscaping the house resides on. Containing a large garden to the south of the property, as is surrounded by trees and various flora. An allotment gardens is situated directly south, bordering the site. Prestwich Hospital lies to the west beyond agricultural land.	
Proposed Development	Proposals for the site include the construction of a new residential property	
Environmental Setting	Drift Geology	Hummocky (Moundy) Glacial Deposits, Devensian-Sand, and gravel
	Bedrock Geology	Pennine Upper Coal Measures Formation-Mudstone, Siltstone And Sandstone & Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone
	Hydrogeology	Superficial – Secondary A Bedrock – Secondary A
	Hydrology	1no. water courses have been identified within 250m of the client site.
	Flood Risk	According to Environment Agency data, the client site lies within Zone 1, or low risk of flooding from surface waters
Site History	Historic OS mapping shows the site was occupied by a farmhouse from at least 1848–1850, later identified as Prestwich Clough Farm by the early 20th century. The site layout remained largely unchanged for much of its history, with minor small-scale buildings added along the eastern boundary during the 1950s and again in the north-east corner by 1971. These ancillary structures were subsequently removed by 1990–1993, after which the site footprint returned to a stable form. From the early 1990s through to 2025, mapping records no further changes, indicating long-term continuity of use and layout. Surrounding area (within 500 m) summary: The surrounding area evolved from predominantly agricultural and undeveloped land, including forested areas, gravel and sand pits, and a church, in the mid-19th century, to a more mixed-use setting by the late 19th and early 20th centuries. This included the development of The Annexe asylum, reservoirs, residential housing, recreation grounds, allotments, and gas works. By the 1930s–1950s, industrial and institutional uses expanded with dye and paint works, sports facilities, war memorials, and the establishment of Prestwich Hospital. Following mid-20th century redevelopment, the surrounding area shows progressive rationalisation,	

	with some buildings removed by the early 1990s. From 2001 onwards, no significant changes are recorded, suggesting a stable surrounding land-use pattern in recent decades.
Utility Locations	A Formal drainage survey has not been completed.
Landfill Sites and Ground Gases	There are 0 records of historic landfill within 250m of the client site.
Radon	According to BR211 'RADON: Guidance on Protective Measures for New Buildings' the site lies in an area where the Level of Protection Required is assessed as 'None'.
Coal Mining/Land Stability	Natural Cavities. There are no records of Natural Cavities identified within 500m of the study site. BritPit Records. 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. The Database includes no sites within 500m of the site. Surface Ground Workings. There are 14 references to historical land use identified from Ordnance Survey mapping that involved ground excavation at the surface. There are no workings noted on site. All workings are noted as Cuttings, Ground workings, and sand pits. These can be viewed in detail in the main body of this report and on page 14 of the Groundsure Report. Underground Workings. There are no historical land uses, or underground working records noted within 1000m of site. The JPB Mining Areas Database identifies no areas on site which could be affected by former coal and other mining. Whilst outside of an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) may have information such as mining plans and maps held within their archive that have occurred within 1km of this property. 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 Mining Record Office plans held by Groundsure should be considered approximate but have not identified the risk of Workings in the site. BGS mine plans held by Groundsure should be considered approximate but have not identified the risk of Workings in the 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.

Brine Workings	The site is not located within areas identified as subject to the abstraction of Brine, Gypsum, Tin, or Clay.
Hazardous Installations	There are no records of Consents granted for the holding quantities of Hazardous Substances in accordance with the Planning (Hazardous Substances) Regulations 2015 within 500m of the site.

Table of Contents

1.	INTRODUCTION
1.1.	Background
1.2.	Proposed Development
1.3.	Objectives
2.	SITE DESCRIPTION
2.1.	Location
2.2.	Site Layout
2.3.	Current Land Use
3.	ENVIRONMENTAL SETTING
3.1.	Geology
3.2.	BGS Boreholes
3.3.	Hydrogeology
3.4.	Hydrology
3.5.	Mining, Extraction and Natural Cavities
3.6.	Ground Stability
3.7.	Radon Risk
3.8.	Designated Environmentally Sensitive Sites
4.	HISTORICAL DATA REVIEW
4.1.	Historical Maps
4.2.	Historical Directories
4.3.	Aerial Photographs
4.4.	Historical and Industrial Land Uses
4.5.	Historical Tanks
4.6.	Historical Energy Features
4.7.	Historical Garages
4.8.	Historical Documents Summary
4.9.	Previous Reports
5.	REGULATORY CONTEXT
5.1.	Environmental Regulations
5.2.	Recent Industrial Land Uses
5.3.	Pollution Incidents
5.4.	Sites Determined as Contaminated Land
5.5.	Hazardous Substance Storage
5.6.	Sites Licensed For Radioactive Substances

6. SITE RECONAISSANCE
 - 6.1. Site Walkover
 - 6.2. Observations
 - 6.3. Photographs
7. RISK ASSESSMENT
 - 7.1. Potential Contaminants
 - 7.2. Pathways and Receptors
 - 7.3. Preliminary Conceptual Site Model
8. CONCLUSIONS AND RECOMMENDATIONS
 - 8.1. Evaluation
 - 8.2. Recommendations

APPENDIX A HISTORICAL MAPS

APPENDIX B GROUNDSURE REPORT

APPENDIX C DRAWINGS

APPENDIX D SITE PLANS

APPENDIX E PHOTOGRAPHS

1 **INTRODUCTION**

1.1 **BACKGROUND**

This Phase 1 Desk Study Report has been prepared for Amanda Kelly, 24 Barnhill Rd, Prestwich, Manchester M25 9NH in reference to the site referred to as Prestwich Clough Farm – Clough Lane, Prestwich, M25 3JD. The objective of this study is to identify potential environmental and geotechnical risks associated with the site through a review of existing information and a site reconnaissance visit.

1.2 **PROPOSED DEVELOPMENT**

It is understood that the client intends to redevelop the site for a residential development.

1.3 **OBJECTIVES**

The objectives of the Geo-Environmental investigation are as follows:

- Assess historical and current land use.
- Identify potential environmental risk.
- Provide a preliminary risk assessment.
- Recommend further investigations if necessary.

2. **SITE DESCRIPTION**

2.1. **LOCATION**

The site is located at Clough Lane, Prestwich, M25 3JD, centred approximately on the grid reference coordinates 380616 E 403602 N. The extent of the site area can be seen in **Figure 1** below with a wider aerial photograph show in **Figure 2**.

Figure 1: Site Location Plan

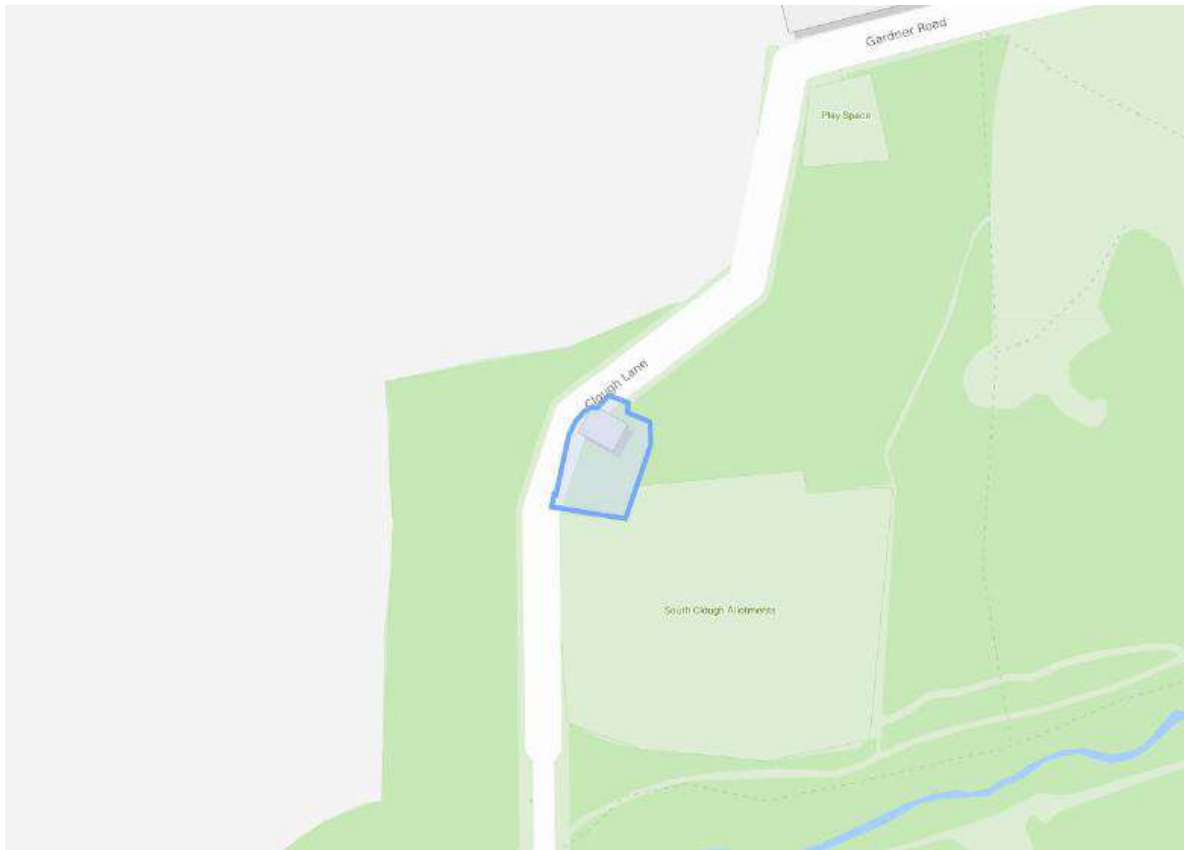


Figure 2: Aerial Photograph



2.2. SITE LAYOUT

The site covers an area of 0.09 hectares and is currently a mixture of hard standing and soft landscaping located on the east of Clough Lane and south of Gardener Road. The site features one residential build with hardstanding pathways and patio. The majority of the site is taken up by the soft landscaping the house resides on. Containing a large garden to the south of the property, as is surrounded by trees and various flora. An allotment gardens is situated directly south, bordering the site.

2.3. CURRENT LAND USE

Currently the site is a residential building.

3. ENVIRONMENTAL SETTING

3.1. GEOLOGY

The 1:50,000 Scale British Geological Survey map of the area shows the site to be located on bedrock of the Sidmouth Mudstone Formation. No superficial geology is mapped by BGS.

Superficial Geology

Hummocky (Moundy) Glacial Deposits, Devensian-Sand, and gravel. These sedimentary deposits are glaciogenic in origin. They are detrital, created by the action of ice and meltwater, they can form a wide range of deposits and geomorphologies associated with glacial and inter-glacial periods during the Quaternary.

Bedrock Geology

Pennine Upper Coal Measures Formation-Mudstone, siltstone, and sandstone. These sedimentary rocks are fluvial, palustrine, and shallow marine in origin. They are detrital, forming deposits reflecting the channels, floodplains, and deltas of a river in a coastal setting (with periodic inundation from the sea). There is a contact in the northern section of site with **Pennine Middle Coal Measures Formation-Mudstone, siltstone, and sandstone.** These sedimentary rocks are fluvial, palustrine, and shallow marine in origin. They are detrital, forming deposits reflecting the channels, floodplains, and deltas of a river in a coastal setting (with periodic inundation from the sea).

Bedrock Faults and Linear Features

A review of available geological mapping and desk study information has been undertaken to identify known or inferred bedrock faults and linear features within the site and surrounding area. These features may represent zones of structural weakness, increased fracturing, or variations in groundwater flow, which could influence ground conditions and foundation performance. The identified faults and linear features, together with their approximate locations and descriptions, are summarised in the table below for reference.

Geological records indicate the presence of fossil horizons within the bedrock sequence in the wider area. Such horizons typically represent distinct depositional events and may be associated with changes in lithology, strength, or weathering characteristics. While fossil horizons are not generally considered a geotechnical hazard in themselves, they can locally influence rock mass behaviour and may be associated with bedding planes or weaker strata. Any recorded fossil horizons are summarised in the table below and should be considered during ground investigation and interpretation of subsurface conditions.

ID	Location	Category	Description
3	On site	FOSSIL HORIZON	Marine band
6	55 m NE	FAULT	Fault, inferred, displacement unknown
8	81 m NE	FAULT	Fault, inferred, displacement unknown

These locations can be viewed in more detail on the bedrock features map, located on page 83 of the Groundsure Report.

Artificial and Made Ground

The Groundsure and BGS 1:10,000 maps shows 1 record of artificial and/or made ground within 500m of site. These can be seen mapped on page 86 of the Groundsure report and summarised below.

ID	Location	LEX Code	Description	Rock Description
1	314m S	MGR-ARTDP	Made Ground	Artificial deposit

3.2. BGS BOREHOLE RECORDS

The Groundsure report indicates 2no. BGS Boreholes records are noted within 250m of site.

ID	Location	Grid Reference	Name	Length	Confidential	Web Link
1	126 m S	380600 403450	AGECROFT. U/G.55	50.6	N	28864
2	209 m NE	380760 403770	GARDNER ROAD SEWER 1	5.5	N	29206

3.3. HYDROGEOLOGY

Aquifers

The Superficial deposits are categorised as a Secondary A Aquifer.

The Bedrock deposits are categorised as a Secondary A Aquifer.

Groundwater Vulnerability

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one-kilometre square grid. Groundwater vulnerability is described as High, Medium, or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

ID	Location	Summary	Soil / Surface	Superficial Geology	Bedrock Geology
1	On site	Classification: Secondary superficial aquifer – High Vulnerability. Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer. Leaching class: High. Infiltration value: >70%. Dilution value: >550mm/year.	Vulnerability: High. Aquifer type: Secondary. Thickness: >10m. Patchiness value: >90%. Recharge potential: High.	Vulnerability: Low. Aquifer type: Secondary.	Flow mechanism: Well-connected fractures.
2	50m NE	Classification: Secondary superficial aquifer – High Vulnerability. Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer. Leaching class: High. Infiltration value: >70%. Dilution value: >550mm/year.	Vulnerability: High. Aquifer type: Secondary. Thickness: >10m. Patchiness value: >90%. Recharge potential: High.	Vulnerability: Low. Aquifer type: Principal.	Flow mechanism: Well-connected fractures.

Groundwater Abstraction Points

No groundwater abstraction points have been noted within 250m of site. The closest noted groundwater abstraction point is noted as being 1195 SW. Details can be found on pages 46 - 47 of the Groundsure Report.

Source Protection Zones

According to Environment Agency data, there are source protection zones identified within 500m of site.

3.4. HYDROLOGY

The MasterMap Water Network records identifies 5 watercourses within 500m of site. These can be seen summaries below and on pages 41-42 of the Groundsure Report.

ID	Location	Type of Water Feature	Ground Level	Permanence	Name
3	108m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round	-

Surface Water features

2no surface water features are noted within 250m of the client site.

Surface water features cover rivers, streams, and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons. These features are displayed on the Hydrology map found on page 54 of the Groundsure Report.

Flood Risk

According to the environmental agency and gov.uk data the site lies within a Flood Zone 1 and is categorised as having a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.

3.5. MINING, EXTRACTION AND NATURAL CAVITIES

Natural Cavities

There are no records of natural cavities within 500m of the site.

Britpit Records

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.

The Database includes no sites within 500m of the site.

Surface Ground Workings

There are 22 references to historical land use identified from Ordnance Survey mapping that involved ground excavation at the surface. Such features may or may not have been subsequently backfilled. These features are detailed in the table below:

ID	Location	Land Use	Year of Mapping	Mapping Scale
A	37m S	Cuttings	1915	1:10560
A	44m S	Cuttings	1923	1:10560
A	58m S	Cuttings	1956	1:10560
B	63m E	Unspecified Ground Workings	1907	1:10560
B	66m E	Unspecified Ground Workings	1915	1:10560
C	88m NE	Sand Pit	1923	1:10560
C	98m NE	Sand Pit	1915	1:10560
C	114m NE	Unspecified Ground Workings	1932	1:10560
C	115m NE	Unspecified Ground Workings	1938	1:10560
D	143m NE	Unspecified Ground Workings	1968	1:10560

ID	Location	Land Use	Year of Mapping	Mapping Scale
D	143m NE	Unspecified Ground Workings	1956	1:10560
D	166m NE	Unspecified Ground Workings	1938	1:10560
D	166m NE	Unspecified Ground Workings	1932	1:10560
D	166m NE	Unspecified Ground Workings	1915	1:10560

Underground Workings

There are no historical land uses, identified from Ordnance Survey mapping, within 1km of the site that indicates the presence of underground workings e.g. Mine Shafts.

The JPB mining areas records no areas on site that could be affected by former coal and other mining. Whilst outside of an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) may have information such as mining plans and maps held within their archive that have occurred within 1km of this property. 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.

3.6. GROUND STABILITY

Information supplied by the British Geological Survey regarding Natural Hazards is included in Section 9 of the Groundsure EnviroInsight Report and are summarised in **Figure 3** below:

Figure 3

HAZARD	RISK
Shrink - Swell	Negligible
Running Sands	Very Low
Compressible Deposits	Negligible
Collapsible Deposits	Very Low
Landslides	Very Low
Solution of Soluble Rocks	Negligible

3.7. RADON RISK

The site is not located within a Radon Affected Area, as defined by the Health Protection Agency (HPA), as between 1% & 3% of properties in the vicinity are above the Action Level.

BR 211 'RADON: Guidance on Protective Measures for New Buildings' shows the site to lie within an area where the Level of Protection Required is classed as 'None'. Radon Protection Measures are therefore not deemed necessary.

3.8. DESIGNATED ENVIRONMENTALLY SENSITIVE SITES

- The site does not lie within 500m of a Site of Special Scientific Interest.
- There are no Ramsar designated sites within 500m of the site.
- There are no Special Areas of Conservation within 500m of the site.

- There are no records of Special Protection Areas within 500m of the site.
- There are no National Nature Reserves within 500m of the site.
- There are no Local Nature Reserve within 500m of the client site.
- There are 3 records of Ancient Woodland within 500m of the site.
 - 84m S – Prestwich Clough Wood
 - 213m S – Big Wood Or Carr Clough
- There are no World Heritage Sites within 500m of the site.
- There are no areas identified as Environmentally Sensitive within 500m of the site.
- There are no areas of Outstanding Natural Beauty within 500m of the site.
- The site does not lie within a National Park.
- The area has 1 area of green belt noted within 500m of the site.
 - On site – Merseyside and Greater Manchester Green Belt - Bury
- The site has one Nitrate vulnerable zones within 500m.
 - On site - Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ, Surface Water, Existing

4. HISTORICAL DATA REVIEW

4.1. HISTORICAL MAPS

The following list of historical map extracts are contained within **Appendix A** of this report.

Small scale mapping

Extract A: 1848–1850, 1:10,560 – County Series

Extract B: 1891, 1:10,560 – County Series

Extract C: 1907–1908, 1:10,560 – County Series

Extract D: 1915, 1:10,560 – County Series

Extract E: 1923–1927, 1:10,560 – County Series

Extract F: 1927–1932, 1:10,560 – County Series

Extract G: 1937–1938, 1:10,560 – County Series

Extract H: 1956, 1:10,560 – Provisional

Extract I: 1967–1968, 1:10,560 – Provisional

Extract J: 1973–1977, 1:10,000 – National Grid

Extract K: 1985–1988, 1:10,000 – National Grid

Extract L: 2001, 1:10,000 – National Grid

Extract M: 2010, 1:10,000 – National Grid

Extract N: 2015, 1:10,000 – National Grid

Extract O: 2025, 1:10,000 – National Grid

Large scale Mapping

Extract A: 1893, 1:2,500 – County Series

Extract B: 1909, 1:2,500 – County Series

Extract C: 1922, 1:2,500 – County Series

Extract D: 1932, 1:2,500 – County Series

Extract E: 1952, 1:1,250 – National Grid
Extract F: 1952, 1:2,500 – National Grid
Extract G: 1953, 1:1,250 – National Grid
Extract H: 1971, 1:1,250 – National Grid
Extract I: 1977–1979, 1:1,250 – National Grid
Extract J: 1984, 1:1,250 – National Grid
Extract K: 1990–1992, 1:1,250 – National Grid
Extract L: 1990–1993, 1:1,250 – National Grid
Extract M: 1992–1993, 1:1,250 – National Grid
Extract N: 2003, 1:1,250 – LandLine

Evidence

Details and site activities derived from reviewing historical maps is presented below in **Figure 4**.

Figure 4

OS Map date	Scale	Site	Surrounding (500m)
1848 - 1850	1:10,560	Farmhouse	Agricultural land, undeveloped forested land, gravel pit, church
1891 - 1893	1:2,500 & 1:10,560	Farmhouse	The Annexe asylum, reservoirs
1907 - 1909	1:2,500 & 1:10,560	Prestwich Clough Farm	Residential Builds, recreation ground, gas works
1915	1:10,560	No changes	Allotment gardens, sand pit, further residential and commercial
1922	1:2,500	No changes	No changes
1932	1:2,500	No changes	Further residential
1937 - 1938	1:10,560	No changes	Dye works, tennis & cricket ground
1952 - 1956	1:1,250 & 1:10,560	Further small build on eastern boundary	War memorial, Prestwich Hospital, paint works (former dye works)
1967 – 1968	1:10,560	No changes	No changes
1971	1:1,250	Further small build, NE corner	No changes
1973 - 1977	1:10,560	No changes	No changes
1985 - 1988	1:10,000	No changes	No changes
1990 – 1993	1:1,250	Small build on eastern boundary removed	Builds to west of site removed
2001 - 2003	1:1,250 & 1:10,000	No changes	No changes
2010 – 2015	1:10,000	No changes	No changes
2025	1:10,000	No changes	No changes

4.2. HISTORICAL DIRECTORIES

No historical petrol stations are noted within 500m of site.

4.3. AERIAL PHOTOGRAPHS

Five aerial photographs are featured within the Groundsure report and are detailed as follows in date order:

27/06/2000

Site is seen to house a large residential build with what looks to be a small outhouse or shed. The property looks to have a patio area and a large garden. Immediately south of the site is an Allotment Gardens. In all other cardinal directions, the property is bounded by agricultural and forested land.

02/06/2009

Site is seen to house a large residential build with what looks to be a small outhouse or shed. The property looks to have a patio area and a large garden. Immediately south of the site is an Allotment Gardens. In all other cardinal directions, the property is bounded by agricultural and forested land.

11/06/2015

No site changes from previous aerial photography

18/10/2022

No changes from previous aerial photography

07/04/2023

No changes from previous aerial photography

4.4. HISTORICAL INDUSTRIAL LAND USES

The Groundsure Enviro+Geo Insight Report is included in **Appendix B** of this report identifies 54 records of sites with a potentially contaminative past land use within 500m of the site. These are detailed below in **Figure 5**.

Figure 5

Distance	Land use
On-site	None
0-50m	Cuttings
50-250m	Cuttings, ground workings, sand pit
250-500m	Pits, ground workings, gas works, hospital, glossmeter, tanks, mortuary, unspecified commercial/industrial, chimney, paint works, dye works

4.5. HISTORICAL TANKS

11 no records of Historical Tanks are referred to within 500m of site:

ID	Location	Land Use	Dates Present	Group ID
D	314m NW	Tanks	1922	82775
D	316m NW	Tanks	1922	82774
G	378m NW	Gas Works	1922	100485
G	383m NW	Gasometer	1922	83915
G	383m NW	Unspecified Tank	1893–1909	94879
G	390m NW	Gas Works	1893–1909	92747
G	393m NW	Gasometer	1922	83914
G	393m NW	Unspecified Tank	1932	106309
G	393m NW	Unspecified Tank	1893–1909	106419
J	410m W	Unspecified Tank	1893–1922	103976
I	483m W	Unspecified Tank	1993	90911

4.6. HISTORICAL ENERGY FEATURES

There are 13 records of Historical Energy Features within 500m of the study site. A detailed breakdown of these can be found on page 20 – 21 of the Groundsure Report and in the table below.

ID	Location	Land Use	Dates Present	Group ID
2	317m S	Electricity Substation	1984–1992	52438
F	351m NE	Electricity Substation	1971–1992	50557
F	355m NE	Electricity Substation	1952	51915
G	378m NW	Gas Works	1922	55507
G	383m NW	Gasometer	1922	49829
G	390m NW	Gas Works	1893–1909	61704
G	393m NW	Gasometer	1922	49828
G	400m NW	Electricity Substation	1952	48805
4	420m NE	Electricity Substation	1990–1992	64417
L	441m E	Electricity Substation	1967–1989	53770
L	442m E	Electricity Substation	1951	54295
L	442m E	Electricity Substation	1952	55167
L	442m E	Electricity Substation	1992	51056

4.7. HISTORICAL GARAGES

The report identifies no records of Historical Garages within 500m of the site.

4.8. HISTORICAL DOCUMENTS SUMMARY

Historic OS mapping shows the site was occupied by a farmhouse from at least 1848–1850, later identified as Prestwich Clough Farm by the early 20th century. The site layout remained largely unchanged for much of its history, with minor small-scale buildings added along the eastern boundary during the 1950s and again in the north-east corner by 1971. These ancillary structures were subsequently removed by 1990–1993, after which the site footprint returned to a stable form. From the early 1990s through to 2025, mapping records no further changes, indicating long-term continuity of use and layout.

Surrounding area (within 500 m) summary:

The surrounding area evolved from predominantly agricultural and undeveloped land, including forested areas, gravel and sand pits, and a church, in the mid-19th century, to a more mixed-use setting by the late 19th and early 20th centuries. This included the development of The Annexe asylum, reservoirs, residential housing, recreation grounds, allotments, and gas works. By the 1930s–1950s, industrial and institutional uses expanded with dye and paint works, sports facilities, war memorials, and the establishment of Prestwich Hospital. Following mid-20th century redevelopment, the surrounding area shows progressive rationalisation, with some buildings removed by the early 1990s. From 2001 onwards, no significant changes are recorded, suggesting a stable surrounding land-use pattern in recent decades.

4.9. PREVIOUS REPORTS

No previous reports are noted at the time of this report.

5. REGULATORY CONTEXT

5.1. ENVIRONMENTAL REGULATIONS

Landfill Sites

According to Environment Agency data, there is no Active or Recently Closed Landfill Sites within 500m of the site.

Licensed Waste Sites

According to Environment Agency data, there are no Licensed Waste Sites within 500m of the site.

5.2. RECENT INDUSTRIAL LAND USES

The Groundsure Report identifies no current potentially contaminative sites within 250m of the site.

5.3. **POLLUTION INCIDENTS**

The Groundsure report details 16 historical pollution incidents within 500m of site. These can be found detailed on pages 36, 37 & 38 of the appended Ground Sure Report.

5.4. **SITES DETERMINED AS CONTAMINATED LAND**

There are no records of sites designated as Contaminated Land under Section 78R of the Environmental Protection Act 1990 withing 500m of site.

5.5. **HAZARDOUS SUBSTANCE STORAGE**

There are no records of hazardous substance storage within 500m of site.

5.6. **SITES LICENSED FOR RADIOACTIVE SUBSTANCES**

According to the Environment Agency data there are no records of category 3 or 4 Radioactive Substance Authorisations within 500m of the client site. Details of these can be found on page 41 of the Groundsure report

6. **SITE RECONNAISSANCE**

6.1. **SITE WALKOVER**

General site Description

The site walkover was carried out on 14th April 2026 by a Murray Rix Senior Geo-Environmental Engineer. The site is currently a mixture of hard standing and soft landscaping located on the east of Clough Lane and south of Gardener Road. The site features one residential build with hardstanding pathways and patio. The majority of the is taken up by the land the house resides on. Containing a large garden to the south of the property, as is surrounded by trees and various flora. An allotment gardens is situated directly south, bordering the site. Prestwich Hospital lies to the west beyond agricultural land.

Service plans have not been provided by the client at this stage.

Topography

The site features is predominately flat and sits at an elevation of circa 70m AOD.

6.2. **OBSERVATIONS**

Buried Tanks

No buried tanks are noted on-site, however 11 are noted within 500m in the Groundsure Report, which have been summaries within this report.

Visible Evidence of Contamination

Possible contamination associated with any made ground deposits. Contamination potential from vehicle parking or any historical demolition or renovation works.

No other visual evidence of contamination was noted at this time.

Vegetation

The site features a large garden area with turf and various bushes and flora. The site is also bounded by varying species of trees.

Surrounding Area

The surrounding area consists of allotments to the south and grassed, forested and farmlands in other directions. The site also sits adjacent to a cobbled street running approximately north – south.

7. RISK ASSESSMENT

7.1. POTENTIAL CONTAMINANTS

Based on the site's historical and surrounding land usage, the upper layers of made ground and potentially the upper layers of natural strata may be contaminated with materials related to past and current site activities. Given the site's historical use, and the adjacent land uses, there is a potential for contamination arising from these operations.

The adjacent land use comprises allotment gardens. Such use is typically associated with low-level, diffuse contamination within shallow soils, potentially including metals (notably arsenic, lead, copper, and zinc), residues of historic pesticides and herbicides, hydrocarbons and PAHs from waste burning, fertiliser-related nitrates, and localised asbestos fragments from former structures such as sheds. The risk is considered primarily to construction workers and future site users via direct contact with soils, with groundwater impacts considered secondary.

Detailed information on potential sources, risks, and contaminants is provided in **Figure 7**.

Source	Potential Risk	Potential Contaminants
Made ground associated with previous site usage	Contaminated soil and/or ground water	TPH, BTEX, PAHs, Heavy metals, Asbestos
Asbestos in buried demolition materials	Unknown at this time - potential for historical building materials to contain ACMs	Lagging, cement, free fibres, insulation boards etc
Adjacent Historical Land uses (Allotment)	Contaminated soil and/or ground water	Heavy Metal, Pesticides, Herbicides, Asbestos, TPH/PAH

Ground gases

Given the underlying geology of the site, which comprises Hummocky Glacial Deposits overlying Coal Measures, and the potential of historic or unrecorded mining activities in the area, there is a potential risk of ground gas migration and accumulation. Therefore, in accordance with CIRIA C665 and BS 8485 guidance, it is recommended that a ground gas monitoring programme is undertaken to assess the presence and concentrations of methane and carbon dioxide prior to the construction of any occupied structures.

Ground Water

Any groundwater encountered should be treated as potentially contaminated and be tested at a UKAS accredited laboratory for a broad range contamination suite.

7.2. PATHWAYS AND RECEPTORS

Pathways

- Direct contact – contaminant effect to building materials.
- Contact with soil or dust on the site – dermal contact may absorb contaminants, or by inhalation of dust particles, by Ground-workers and Future Site Users.
- Uptake by Vegetation – Vegetation on site shows no signs of sparseness or die back.
- Migration through the Saturated Zone – the site is located upon deposits identified as a Secondary Aquifer. The material is considered to have very limited permeability.
- Surface Run Off – surface run-off of storm water containing potential soluble or mobile contaminants could affect adjacent sites.

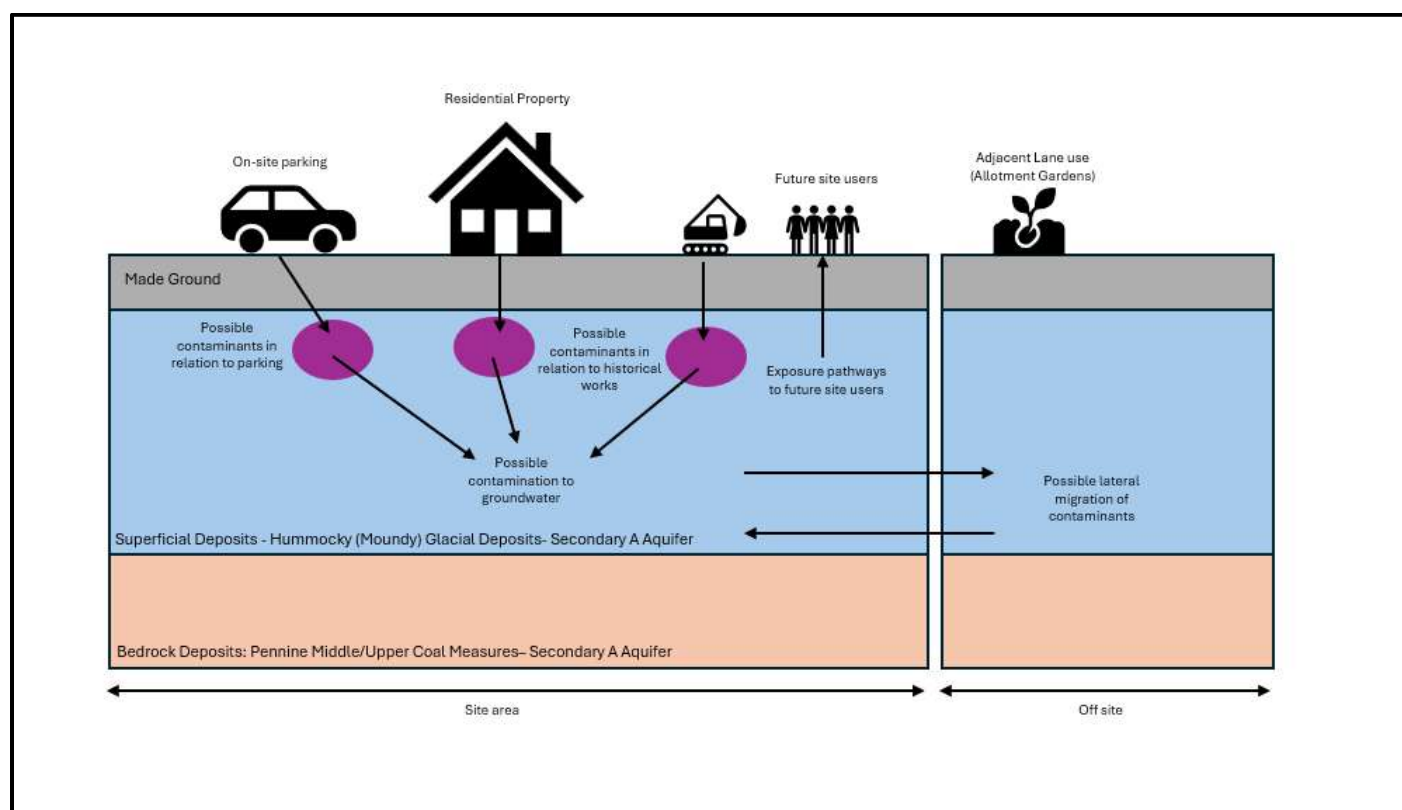
Receptors

- Current and future site users (Including groundworkers)
- Adjacent site uses (residential, nursery, hospital & car parks)
- Vegetation
- Building and materials
- Underlying strata and aquifer
- Plant uptake

7.3. PRELIMINARY CONCEPTUAL SITE MODEL

Figure 8 below details the potential Pollutant-Pathway-Receptor linkages and assesses the probability and consequences of the risk.

Figure 8



SOURCE	PATHWAY	RECEPTOR	CONSEQUENCE OF RISK	LIKELIHOOD OF RISK	ASSESSED RISK
Contaminated Soil	Direct contact/Inhalation of Dust	Construction phase personnel	Medium	Likely	Moderate
Contaminated Soil	Direct contact/Inhalation of Dust	Site end users	Medium	Unlikely	Low
Contaminated Soil	Consumption of homegrown produce	Site end users	Medium	Likely	Low
	Uptake of Phytotoxic contaminants	Vegetation	Minor	Likely	Low
Leaching from Contaminated Soil	Indirect Discharge to Aquifer	Aquifer	Medium	Unlikely	Moderate
	Run-Off	Adjacent Land	Medium	Likely	Low
(Concrete) Elevated pH or SO ₄	Direct Contact	Construction Materials	Medium	Likely	Moderate

SOURCE	PATHWAY	RECEPTOR	CONSEQUENCE OF RISK	LIKELIHOOD OF RISK	ASSESSED RISK
(Water Supply) PAH & Organic Compounds	Permeation of Plastic Pipes	Water Supply Pipes	Medium	Likely	Moderate
Asbestos Containing Materials in Made Ground	Inhalation of dust/fibres	Construction Phase Personnel	Medium	Likely	Moderate

8. CONCLUSIONS AND RECOMMENDATIONS

8.1. EVALUATION

As outlined above, the site is generally assessed as having a low to moderate risk of contamination. Potential contamination may stem from its historical uses or possible lateral migration from adjacent sites.

It is important to acknowledge that uncertainties always exist regarding the actual presence of contamination near the site. This report identifies only the potential for contamination based on the data available at the time of research.

Although the predicted contamination risk is low to moderate, it would be prudent to conduct environmental screening of several samples from the made ground. The results should be compared against GACs (Generic Assessment Criteria) and S4ULs (Suitable for Use Levels) for that of an advised commercial end usage.

A cover system may need to be implemented if ground contamination levels are not deemed satisfactory for the proposed development.

If any visual or olfactory evidence of Hydrocarbon contamination is suspected, then a Total Petroleum Hydrocarbon Suite with Aliphatic/Aromatic Split and Equivalent Carbon Banding should be added. This may be prudent due to the risk of contamination from vehicular sources.

8.2. RECOMMENDATIONS

A Phase 2 site investigation is recommended for the site, utilizing a limited number of targeted boreholes with installations for gas monitoring to determine whether or not any harmful gas migration is occurring within the strata beneath the property.

This will help assess the depth and thickness of any made ground materials and identify the locations of potential obstructions or buried structures. Trial Pits may also be utilised to assess the conditions of the current buildings foundations and footings as well as collecting shallow samples for geotechnical and chemical testing.

Areas should be targeted to proposed development locations, within building footprints and areas intended for future site users.

Areas of potential contamination should also be targeted, considering the locations of historical site buildings/activities and on-site boundaries adjacent to historical works with potentially contaminative activities.

Sampling should be conducted at these exploratory locations and tested at a UKAS-accredited laboratory for a comprehensive range of contaminants, including asbestos. Geotechnical testing should also be undertaken to evaluate the ground material strength in relation to the proposed development requirements.

Signed

A handwritten signature in black ink that reads 'Jake Taylor' in a cursive script.

J. Taylor
Senior Geo-Environmental Engineer

Date April 2026

END OF REPORT

APPENDIX A

HISTORICAL MAPS EXTRACT

Site details:	PRESTWICH CLOUGH FARM, CLOUGH LANE, PRESTWICH, BURY, M25 3JD
Client ref:	26/182
Report ref:	GS-QBP-34T-3CV-KZJ
Grid ref:	380617.72, 403591.91
Production date:	13 April 2026

Map name:	County Series
Map date:	1848-1850
Scale:	1:10,560
Printed at:	1:10,560



Date: 1850 Surveyed: 1846 Edition: 1850	Date: 1848 Surveyed: 1845 Edition: 1848
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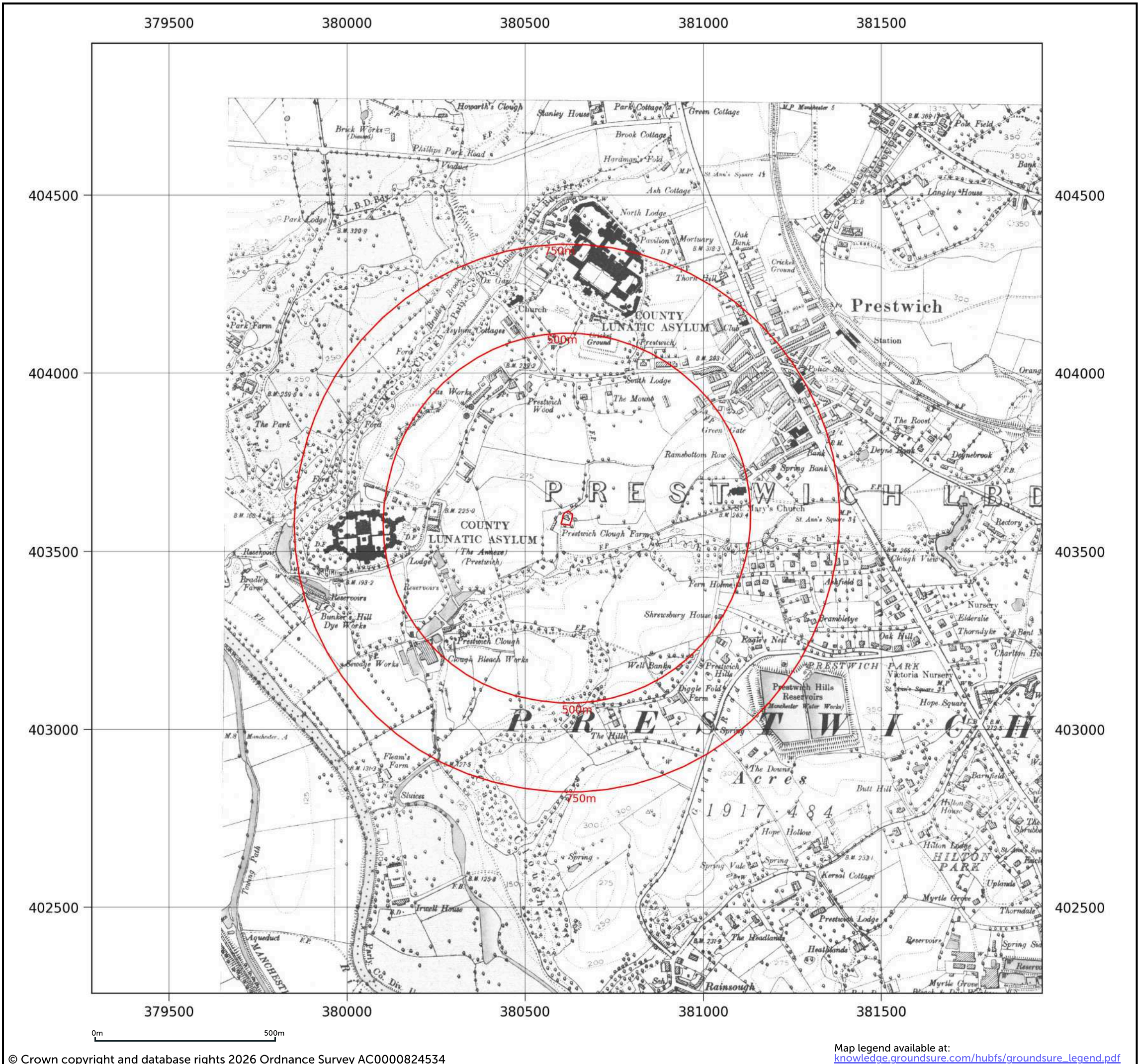
Site details:	PRESTWICH CLOUGH FARM, CLOUGH LANE, PRESTWICH, BURY, M25 3JD
Client ref:	26/182
Report ref:	GS-QBP-34T-3CV-KZJ
Grid ref:	380617.72, 403591.91
Production date:	13 April 2026

Map name:	County Series
Map date:	1891
Scale:	1:10,560
Printed at:	1:10,560



Date: 1891 Surveyed: 1891 Revised: 1891

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Site details: PRESTWICH CLOUGH FARM,
CLOUGH LANE, PRESTWICH,
BURY, M25 3JD

Client ref: 26/182

Report ref: GS-QBP-34T-3CV-KZJ

Grid ref: 380617.72, 403591.91

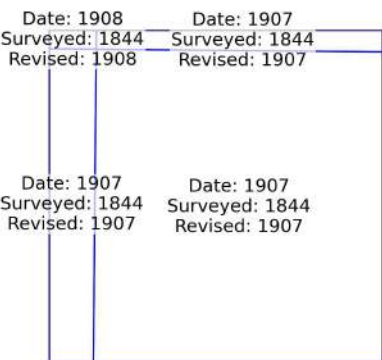
Production date: 13 April 2026

Map name: County Series

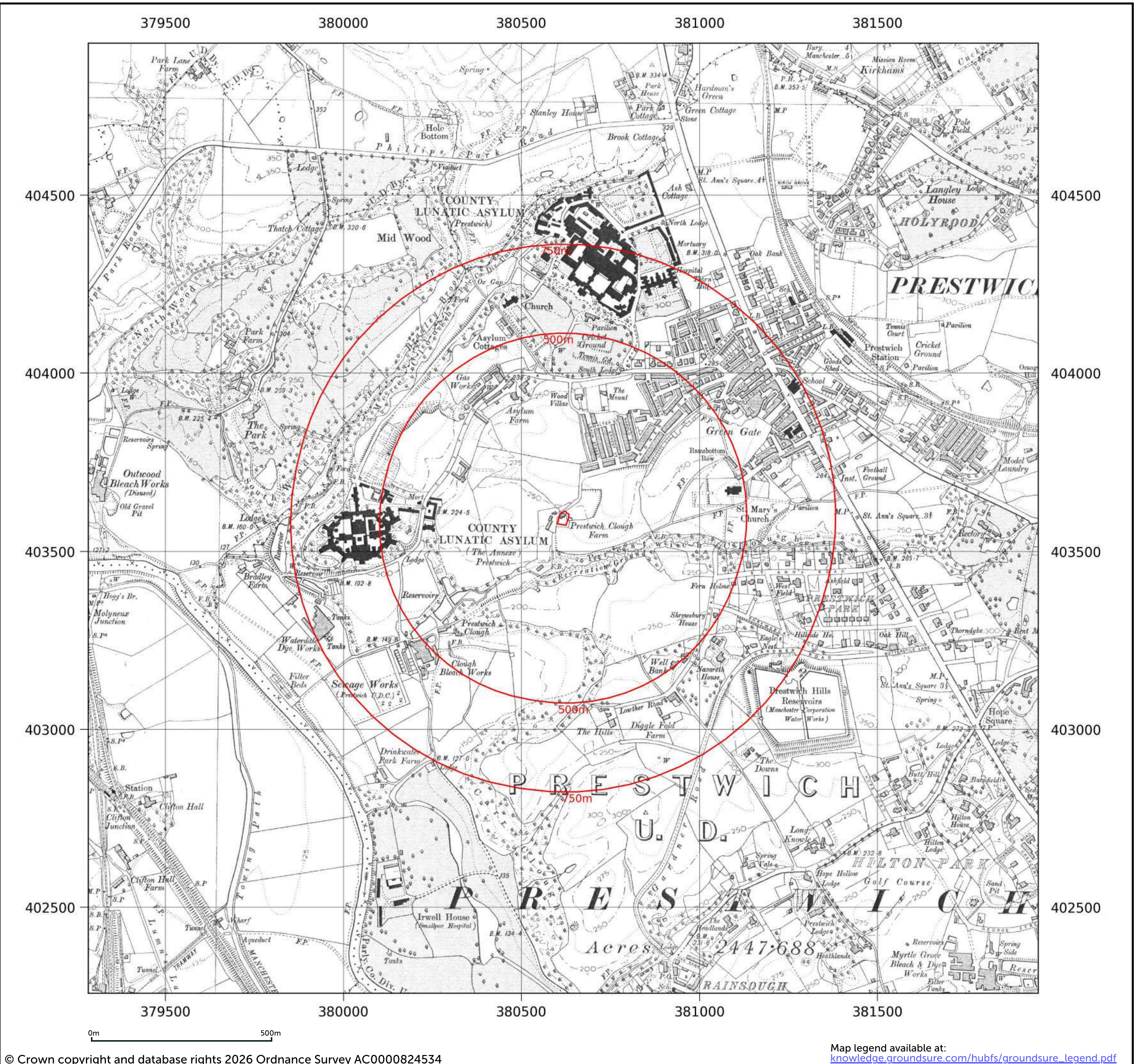
Map date: 1907-1908

Scale: 1:10,560

Printed at: 1:10,560



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Site details: PRESTWICH CLOUGH FARM,
CLOUGH LANE, PRESTWICH,
BURY, M25 3JD

Client ref: 26/182

Report ref: GS-QBP-34T-3CV-KZJ

Grid ref: 380617.72, 403591.91

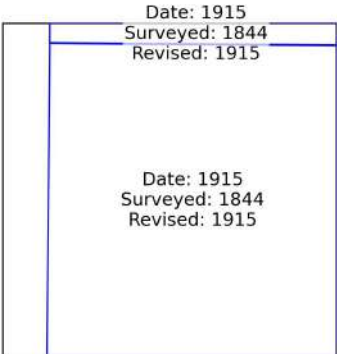
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Map name: County Series

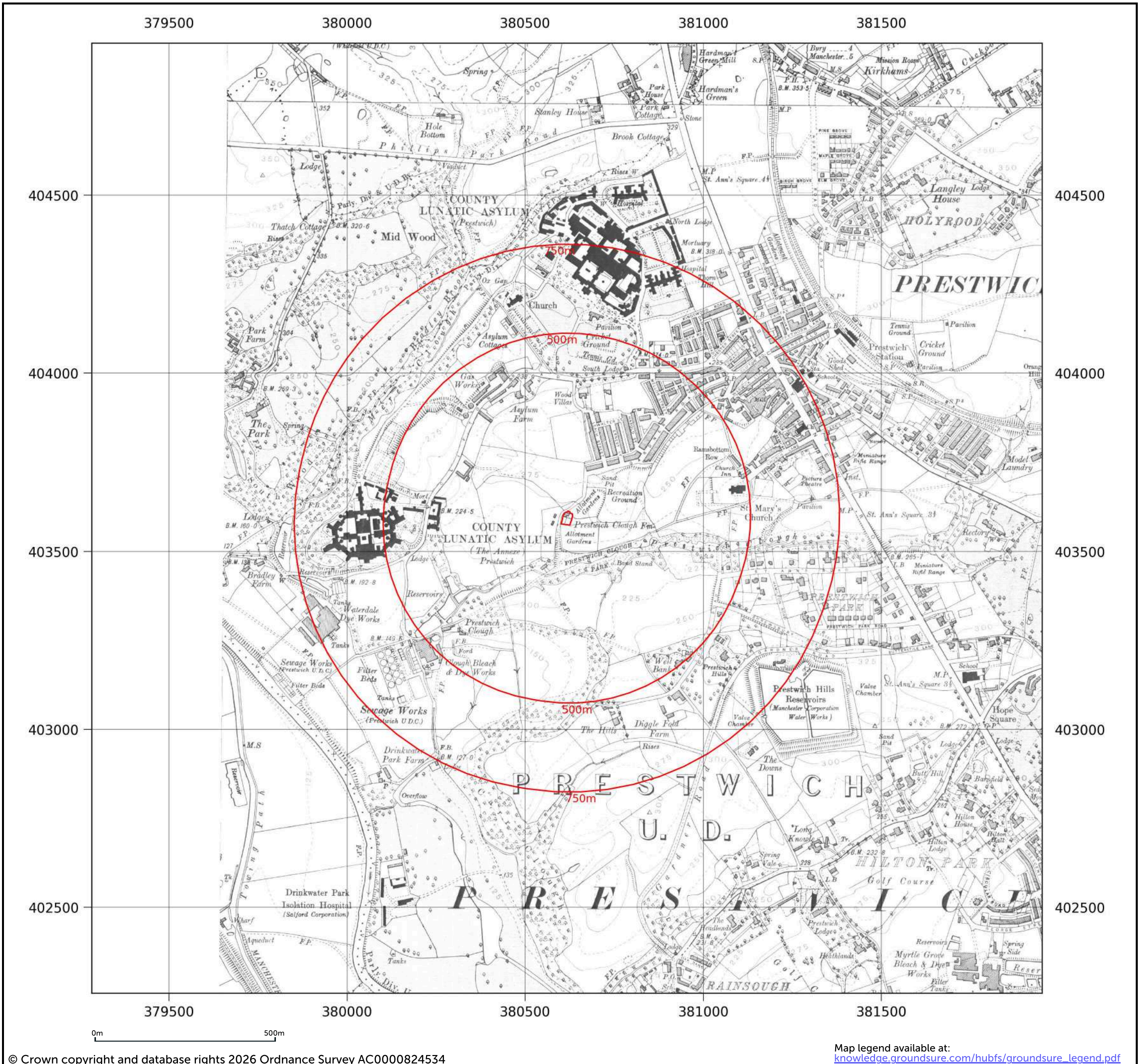
Map date: 1915

Scale: 1:10,560

Printed at: 1:10,560



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Site details: PRESTWICH CLOUGH FARM,
CLOUGH LANE, PRESTWICH,
BURY, M25 3JD

Client ref: 26/182

Report ref: GS-QBP-34T-3CV-KZJ

Grid ref: 380617.72, 403591.91

Production date: 13 April 2026

Map name: County Series

Map date: 1923-1927

Scale: 1:10,560

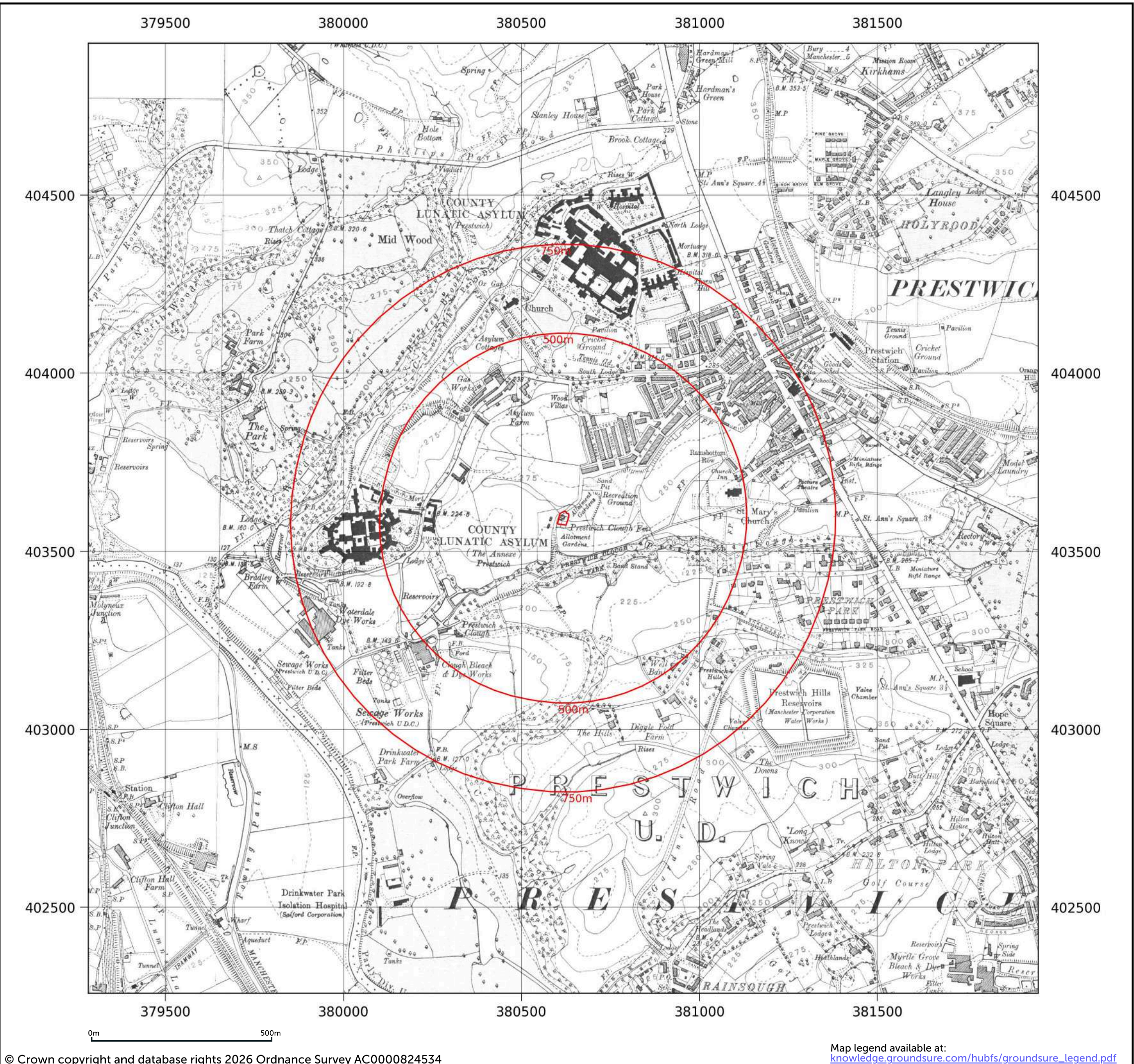
Printed at: 1:10,560



Date: 1927
Surveyed: 1844
Revised: 1927

Date: 1923
Surveyed: 1844
Revised: 1923

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Map name:	County Series
Map date:	1927-1932
Scale:	1:10,560
Printed at:	1:10,560



Site details: PRESTWICH CLOUGH FARM,
CLOUGH LANE, PRESTWICH,
BURY, M25 3JD

Client ref: 26/182

Report ref: GS-QBP-34T-3CV-KZJ

Grid ref: 380617.72, 403591.91

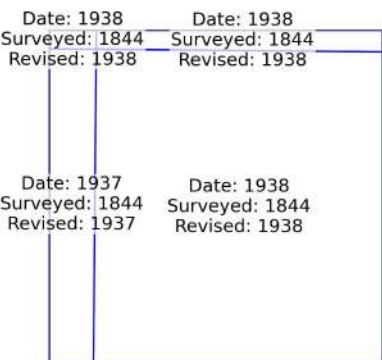
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Map name: County Series

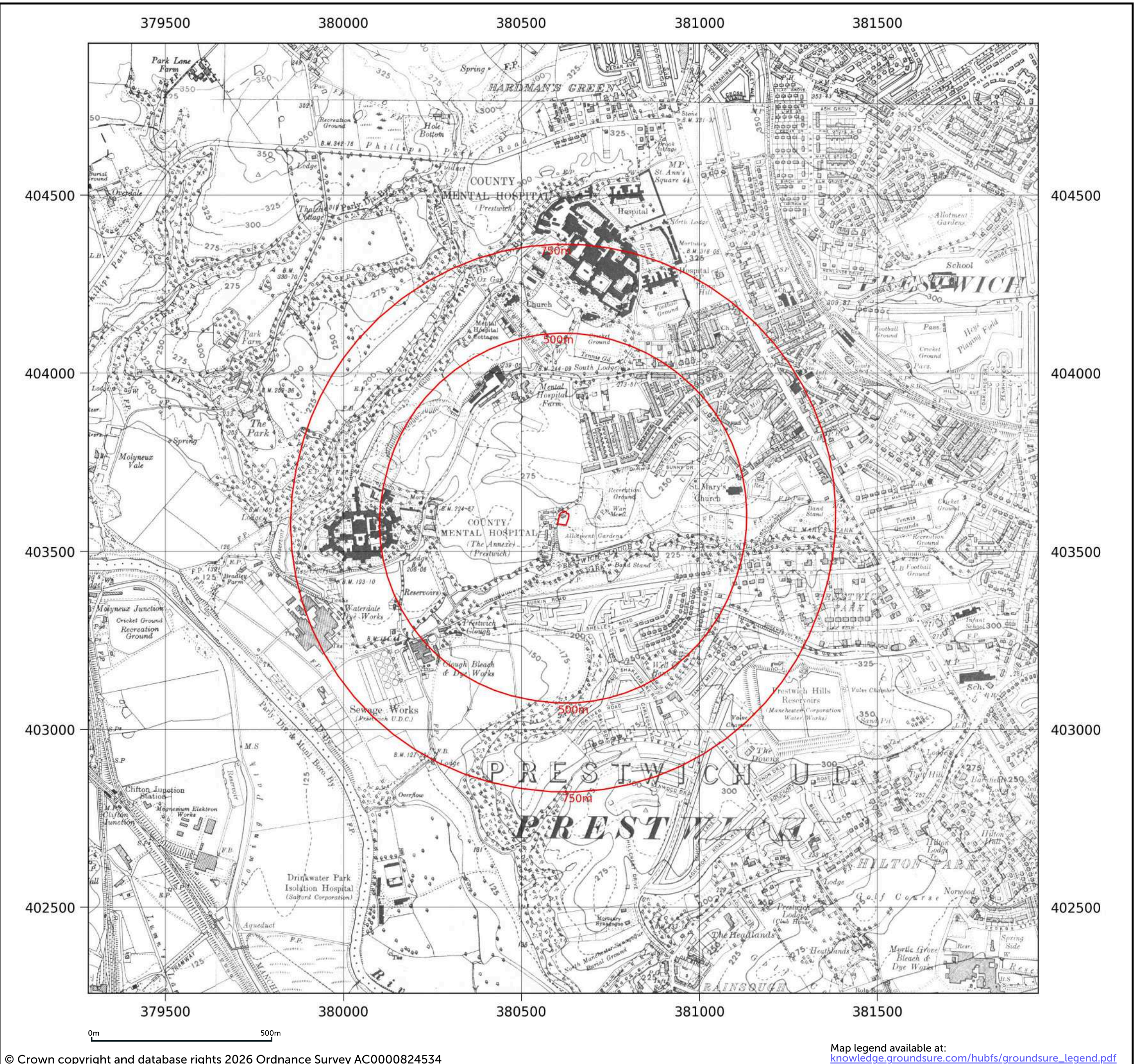
Map date: 1937-1938

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Printed at: 1:10,560



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Site details: PRESTWICH CLOUGH FARM,
CLOUGH LANE, PRESTWICH,
BURY, M25 3JD

Client ref: 26/182

Report ref: GS-QBP-34T-3CV-KZJ

Grid ref: 380617.72, 403591.91

Production date: 13 April 2026

Map name: Provisional

Map date: 1956

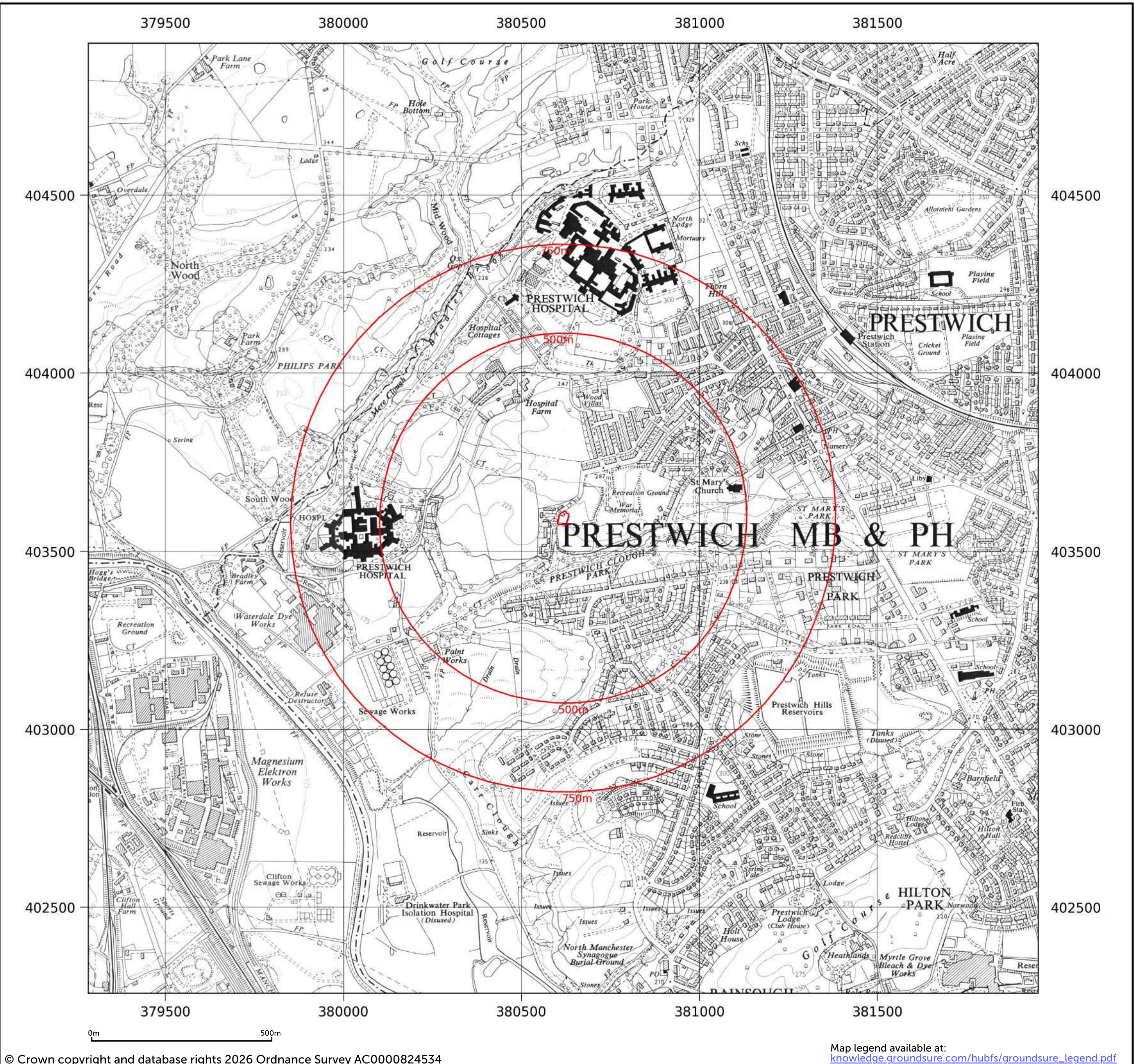
Scale: 1:10,560

Printed at: 1:10,560



Date: 1956	Date: 1956
Surveyed: 1956	Surveyed: 1956
Revised: 1956	Revised: 1956

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Site details:	PRESTWICH CLOUGH FARM, CLOUGH LANE, PRESTWICH, BURY, M25 3JD
Client ref:	26/182
Report ref:	GS-QBP-34T-3CV-KZJ
Grid ref:	380617.72, 403591.91
Production date:	13 April 2026

Map name:	Provisional
Map date:	1967-1968
Scale:	1:10,560
Printed at:	1:10,560



Date: 1967	Date: 1968
Surveyed: 1967	Surveyed: 1968
Revised: 1967	Revised: 1968

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Site details:

Client ref:

Report ref:

Grid ref:

Production date:

PRESTWICH CLOUGH FARM,
CLOUGH LANE, PRESTWICH,
BURY, M25 3JD

26/182

GS-QBP-34T-3CV-KZJ

380617.72, 403591.91

13 April 2026

Map name:

Map date:

Scale:

Printed at:

National Grid

1973-1977

1:10,000

1:10,000

Date: 1973
Surveyed: 1973
Revised: 1973

Date: 1977
Surveyed: 1975
Revised: 1977



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Site details: PRESTWICH CLOUGH FARM,
CLOUGH LANE, PRESTWICH,
BURY, M25 3JD

Client ref: 26/182

Report ref: GS-QBP-34T-3CV-KZJ

Grid ref: 380617.72, 403591.91

Production date: 13 April 2026

Map name: National Grid

Map date: 1985-1988

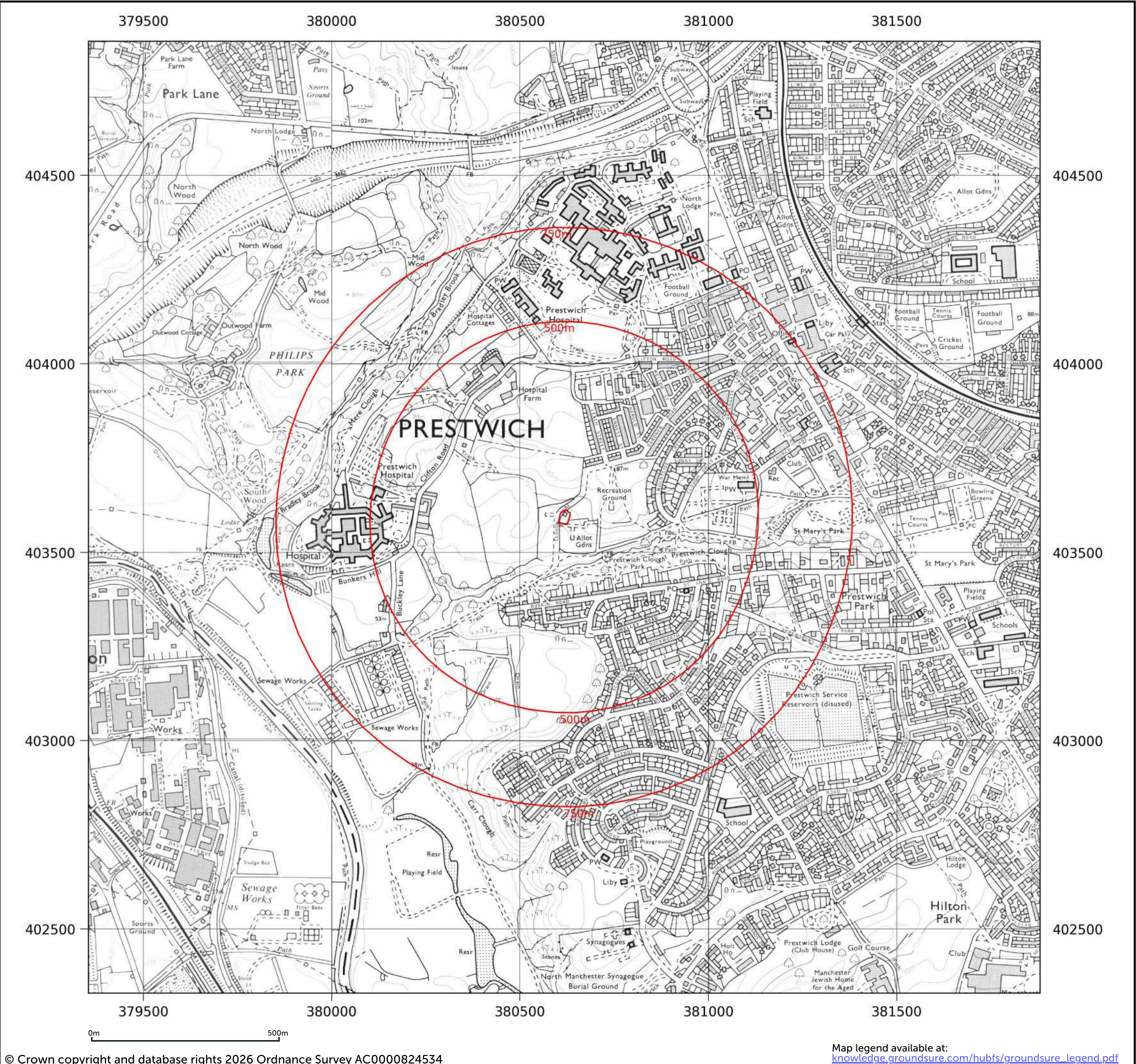
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Printed at: 1:10,000



Date: 1988 Surveyed: 1985 Revised: 1988	Date: 1985 Surveyed: 1985 Revised: 1985
---	---

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Site details:

PRESTWICH CLOUGH FARM,
CLOUGH LANE, PRESTWICH,
BURY, M25 3JD

Client ref:

26/182

Report ref:

GS-QBP-34T-3CV-KZJ

Grid ref:

380617.72, 403591.91

Production date:

13 April 2026

Map name:

National Grid

Map date:

2001

Scale:

1:10,000

Printed at:

1:10,000

Date: 2001

Date: 2001

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Site details:

PRESTWICH CLOUGH FARM,
CLOUGH LANE, PRESTWICH,
BURY, M25 3JD

Client ref:

26/182

Report ref:

GS-QBP-34T-3CV-KZJ

Grid ref:

380617.72, 403591.91

Production date:

13 April 2026

Map name:

National Grid

Map date:

2010

Scale:

1:10,000

Printed at:

1:10,000

Date: 2010

Date: 2010

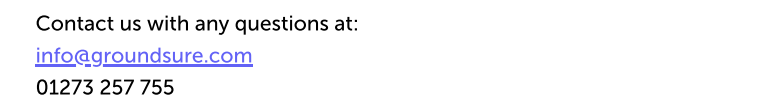
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Map name:	National Grid
Map date:	2015
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Printed at:	1:10,000





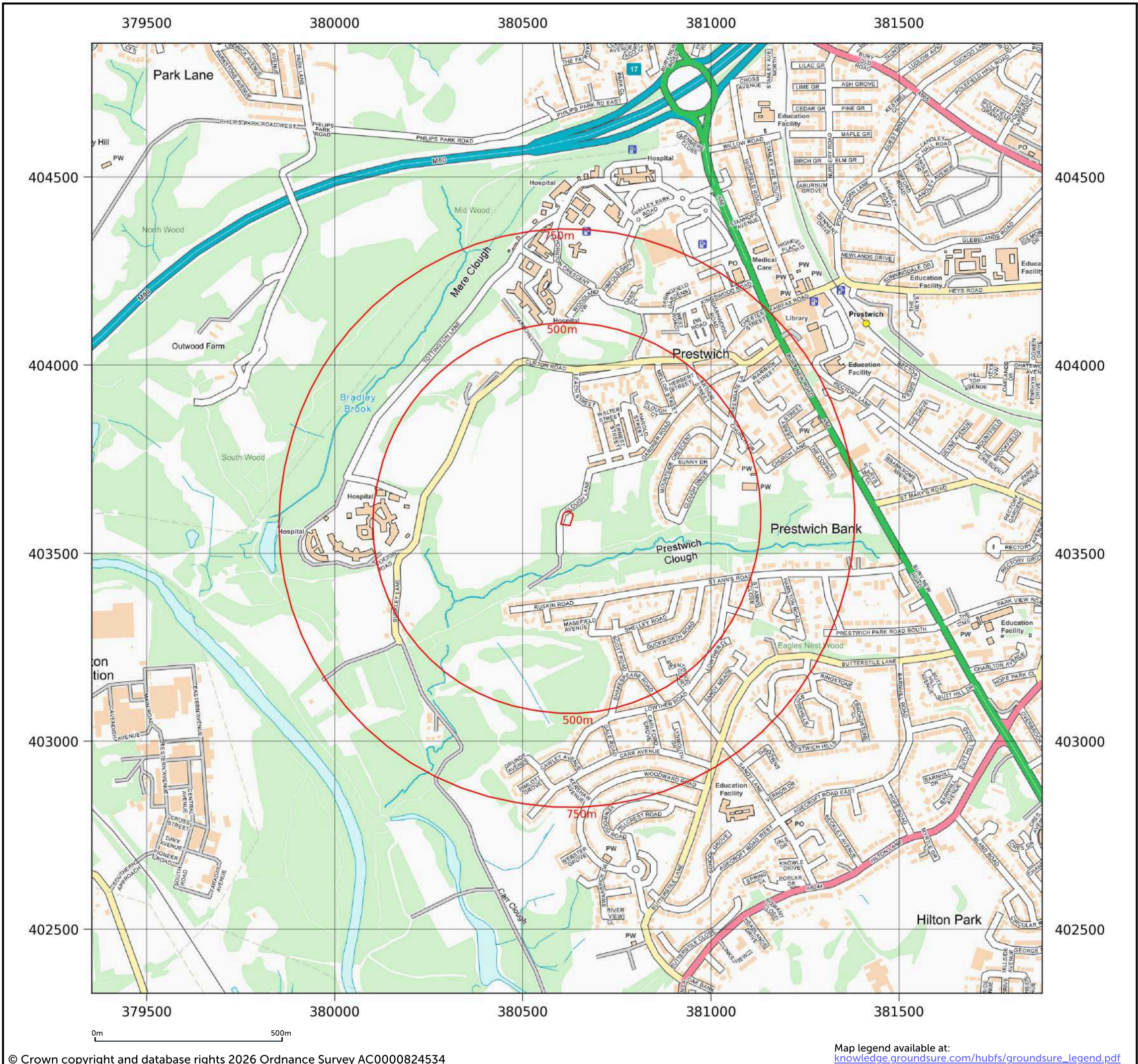
Site details:	PRESTWICH CLOUGH FARM, CLOUGH LANE, PRESTWICH, BURY, M25 3JD
Client ref:	26/182
Report ref:	GS-QBP-34T-3CV-KZJ
Grid ref:	380617.72, 403591.91
Production date:	13 April 2026

Map name:	National Grid
Map date:	2025
Scale:	1:10,000
Printed at:	1:10,000



Date: 2025	Date: 2025
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Site details: PRESTWICH CLOUGH FARM,
CLOUGH LANE, PRESTWICH,
BURY, M25 3JD

Client ref: 26/182

Report ref: GS-QBP-34T-3CV-KZJ

Grid ref: 380617.72, 403591.91

Production date: 13 April 2026

Map name: County Series

Map date: 1893

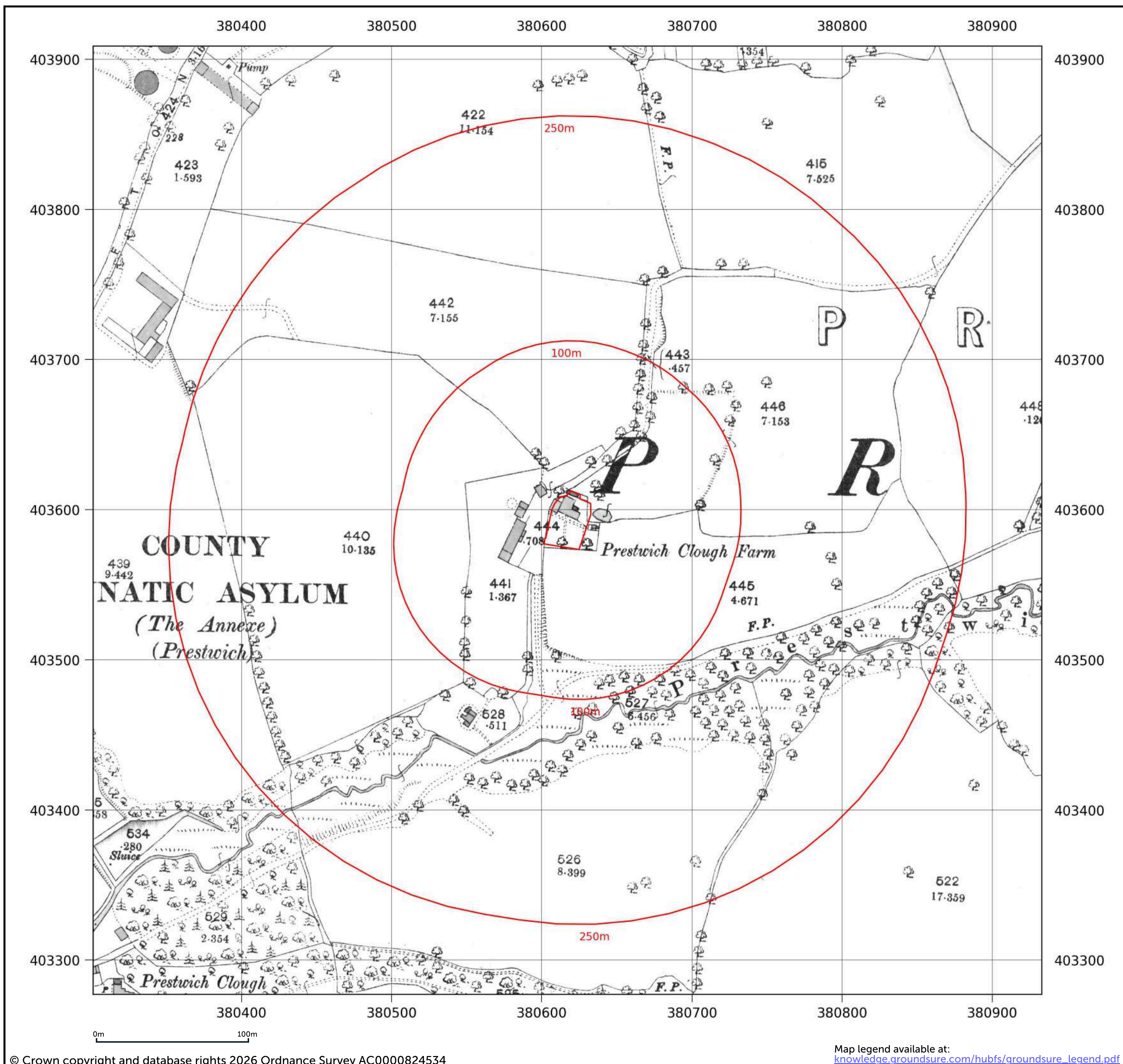
Scale: 1:2,500

Printed at: 1:2,500



Date: 1893
Surveyed: 1893
Revised: 1893

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Site details:

PRESTWICH CLOUGH FARM,
CLOUGH LANE, PRESTWICH,
BURY, M25 3JD

Client ref:

26/182

Report ref:

GS-QBP-34T-3CV-KZJ

Grid ref:

380617.72, 403591.91

Production date:

13 April 2026

Map name:

County Series

Map date:

1909

Scale:

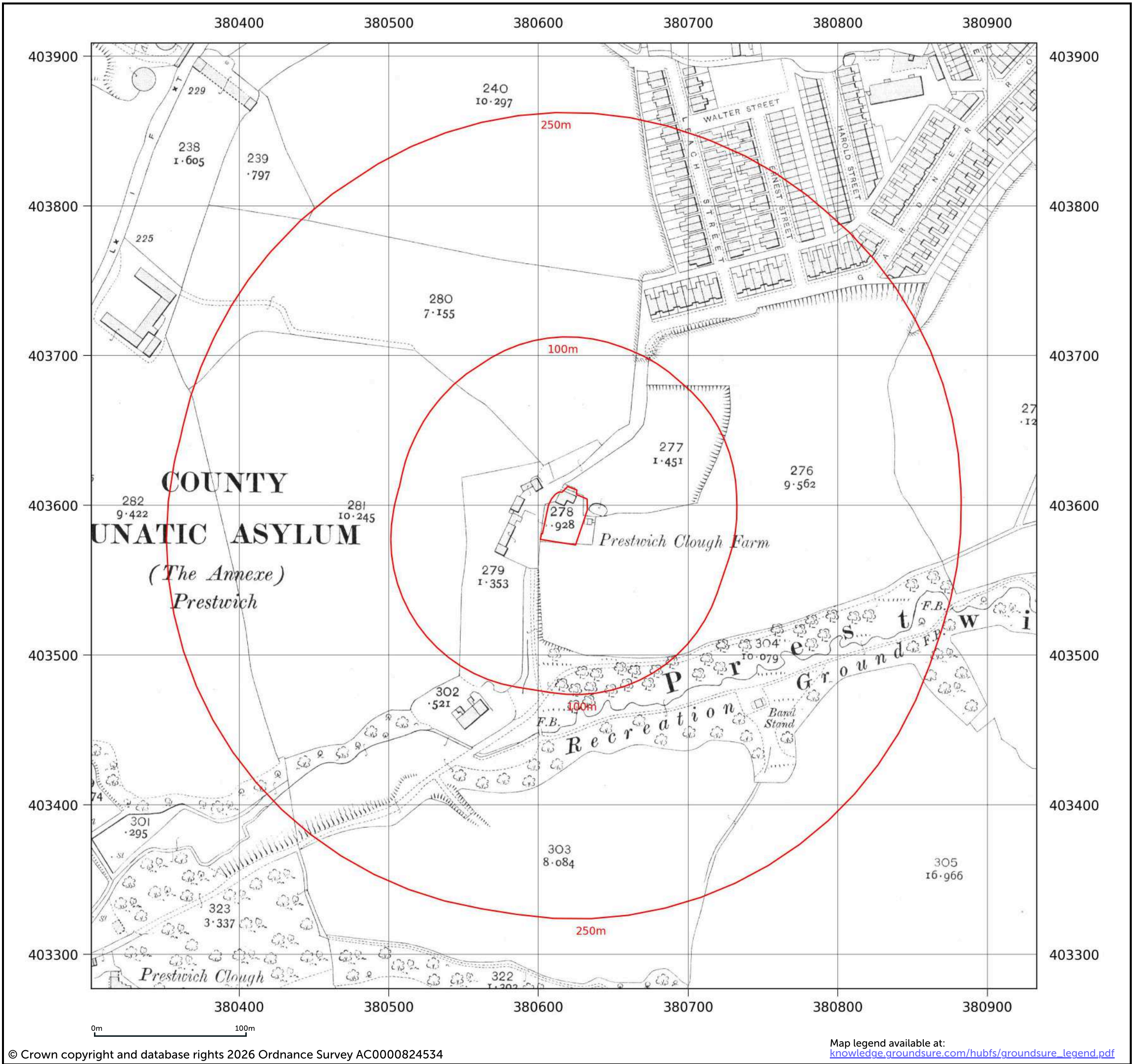
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Printed at:

1:2,500

Date: 1909
Surveyed: 1909
Revised: 1909

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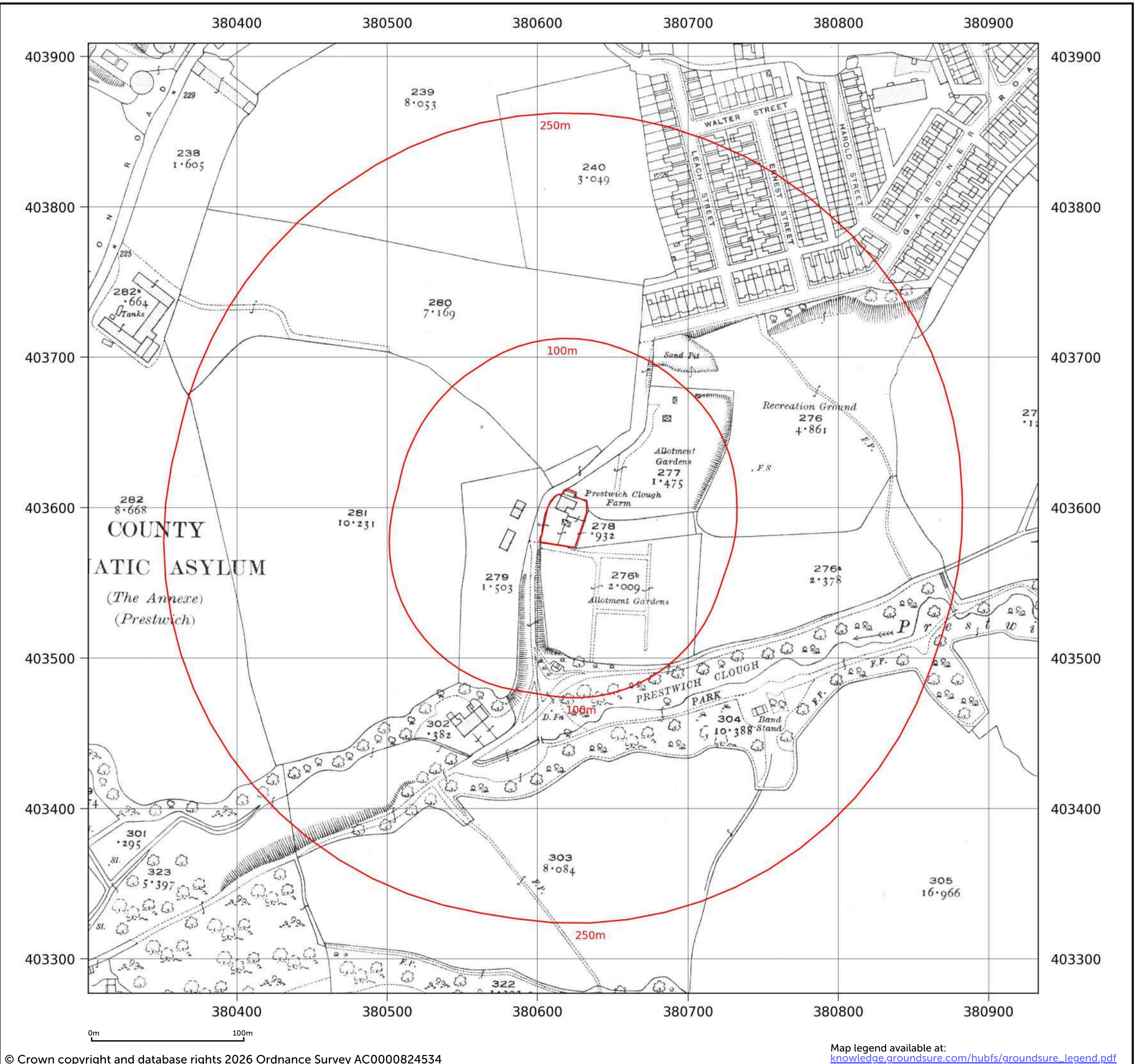
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Client ref:	26/182
Report ref:	GS-QBP-34T-3CV-KZJ
Grid ref:	380617.72, 403591.91
Production date:	13 April 2026

Map name:	County Series
Map date:	1922
Scale:	1:2,500
Printed at:	1:2,500



Date: 1922
Surveyed: 1922
Revised: 1922

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Site details:	PRESTWICH CLOUGH FARM, CLOUGH LANE, PRESTWICH, BURY, M25 3JD
Client ref:	26/182
Report ref:	GS-QBP-34T-3CV-KZJ
Grid ref:	380617.72, 403591.91
Production date:	13 April 2026

Map name:	County Series
Map date:	1932
Scale:	1:2,500
Printed at:	1:2,500



Date: 1932
Surveyed: 1932
Revised: 1932

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Site details: PRESTWICH CLOUGH FARM,
CLOUGH LANE, PRESTWICH,
BURY, M25 3JD
Client ref: 26/182
Report ref: GS-QBP-34T-3CV-KZJ
Grid ref: 380617.72, 403591.91
Production date: 13 April 2026

Map name: National Grid
Map date: 1952
Scale: 1:1,250
Printed at: 1:2,000



Date: 1952
 Surveyed: 1952
 Revised: 1952
 Levelled: 1948

Date: 1952
 Surveyed: 1952
 Revised: 1952
 Levelled: 1948

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Site details: PRESTWICH CLOUGH FARM,
CLOUGH LANE, PRESTWICH,
BURY, M25 3JD

Client ref: 26/182

Report ref: GS-QBP-34T-3CV-KZJ

Grid ref: 380617.72, 403591.91

Production date: 13 April 2026

Map name: National Grid

Map date: 1952

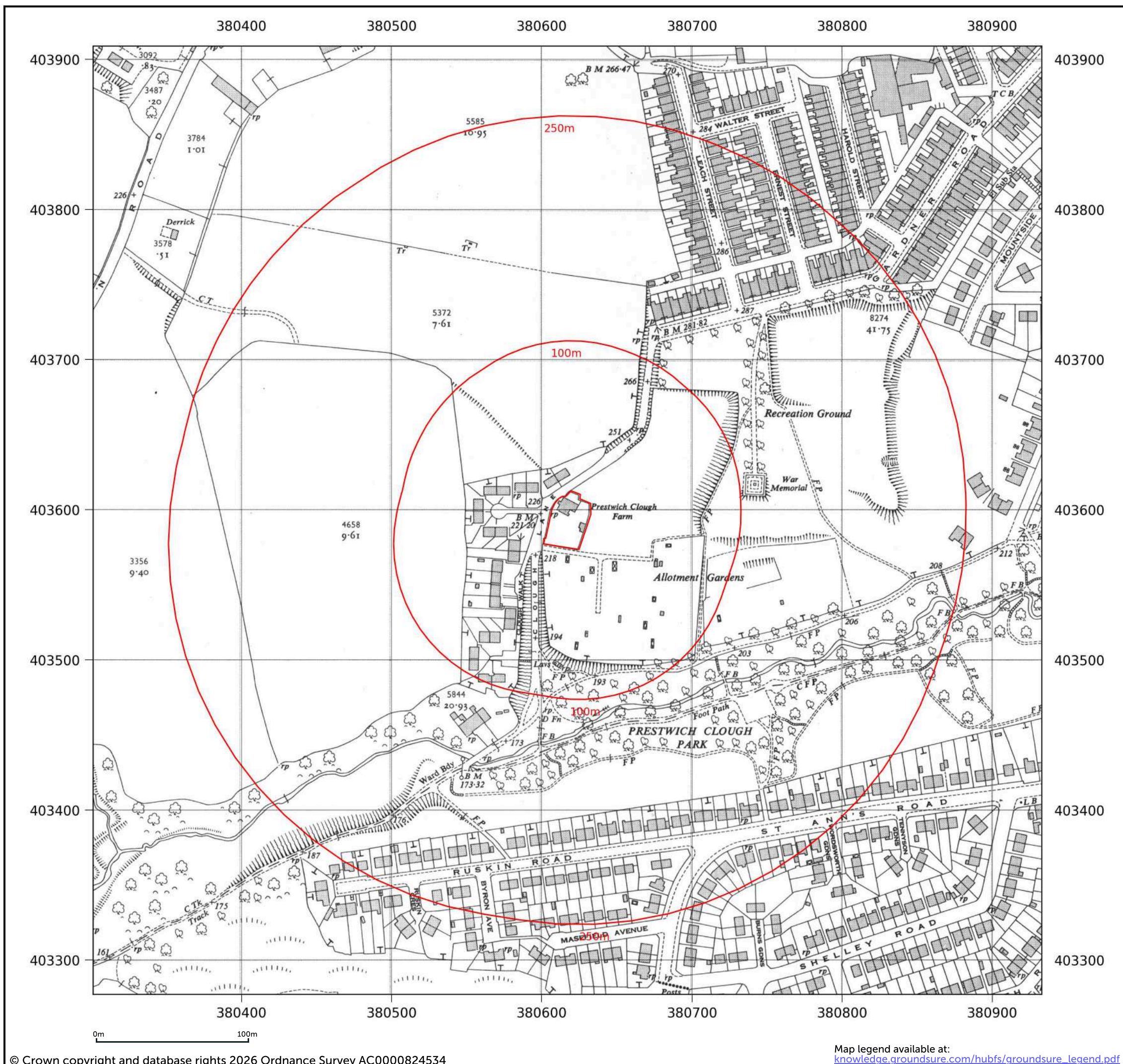
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Printed at: 1:2,500



Date: 1952
Surveyed: 1952
Revised: 1952
Levelled: 1948

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Site details: PRESTWICH CLOUGH FARM,
CLOUGH LANE, PRESTWICH,
BURY, M25 3JD

Client ref: 26/182

Report ref: GS-QBP-34T-3CV-KZJ

Grid ref: 380617.72, 403591.91

Production date: 13 April 2026

Map name: National Grid

Map date: 1953

Scale: 1:1,250

Printed at: 1:2,000



Date: 1953
Surveyed: 1952
Copyright: 1953
Levelled: 1948

Date: 1953 Date: 1953

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Site details:

Client ref:

Report ref:

Grid ref:

Production date:

PRESTWICH CLOUGH FARM,
CLOUGH LANE, PRESTWICH,
BURY, M25 3JD

26/182

GS-QBP-34T-3CV-KZJ

380617.72, 403591.91

13 April 2026

Map name:

Map date:

Scale:

Printed at:

National Grid

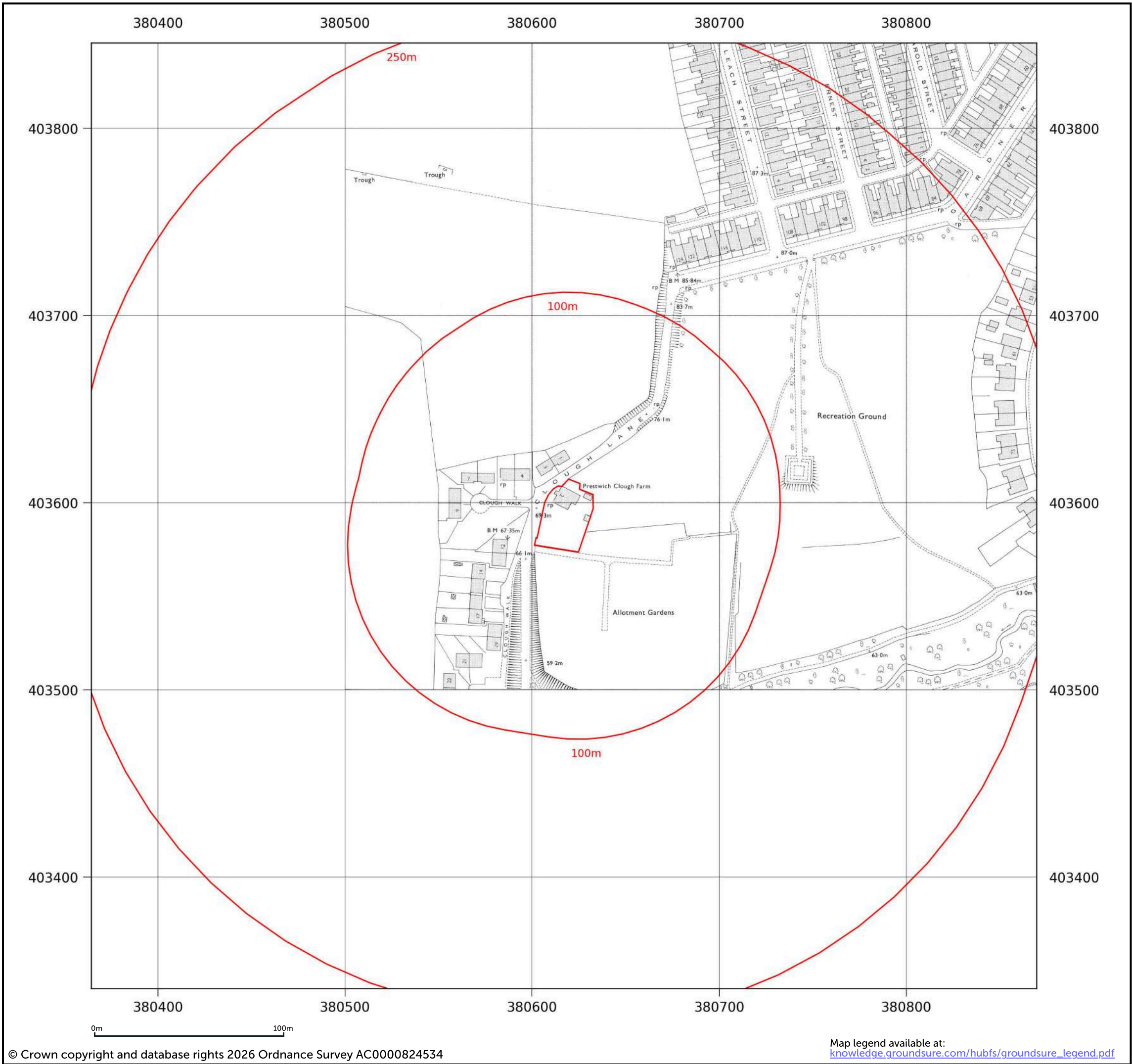
1971

1:1,250

1:2,000

Date: 1971
Surveyed: 1952
Revised: 1971
Copyright: 1971
Levelled: 1962

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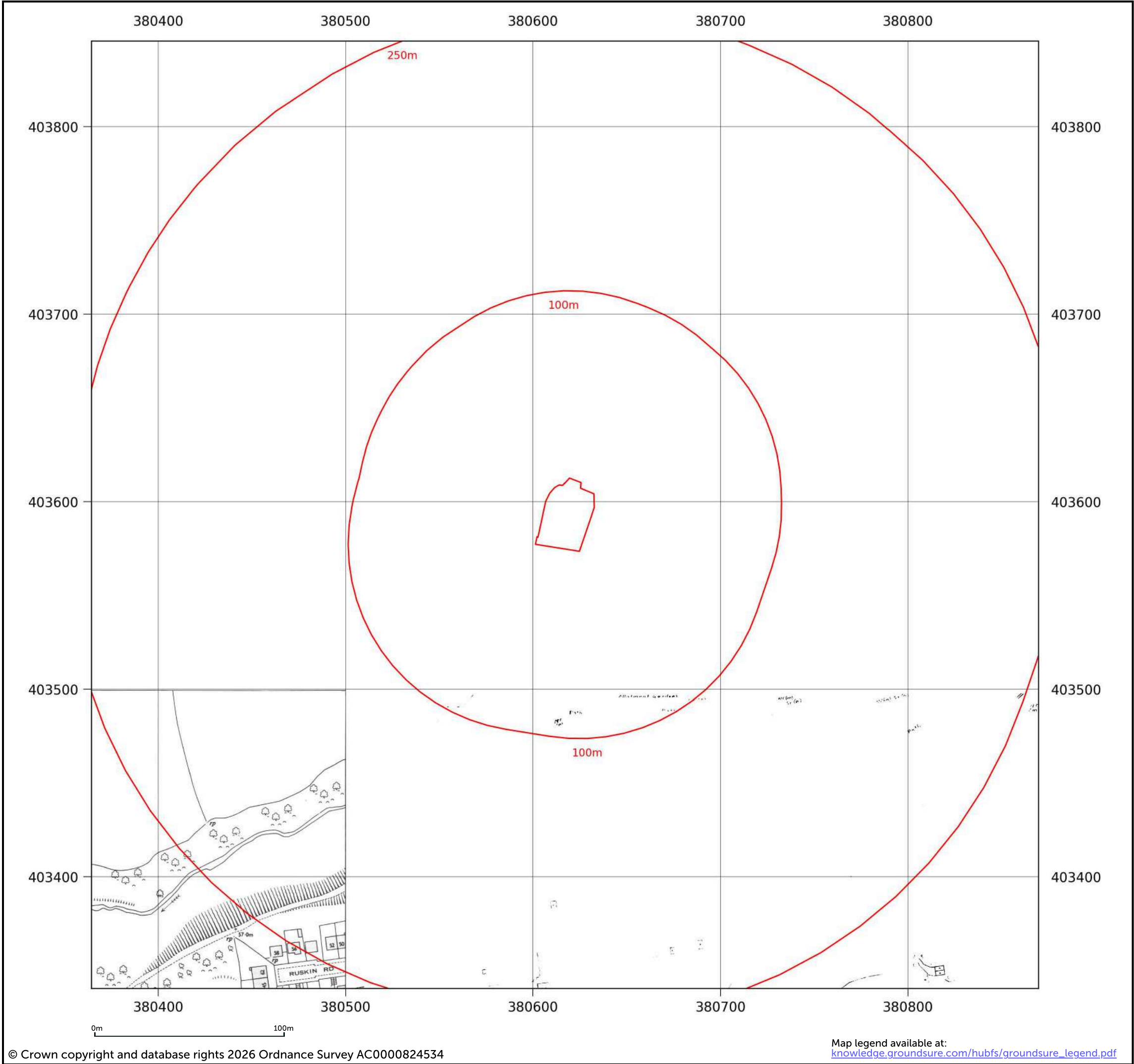
Site details:	PRESTWICH CLOUGH FARM, CLOUGH LANE, PRESTWICH, BURY, M25 3JD
Client ref:	26/182
Report ref:	GS-QBP-34T-3CV-KZJ
Grid ref:	380617.72, 403591.91
Production date:	13 April 2026

Map name:	National Grid
Map date:	1977-1979
Scale:	1:1,250
Printed at:	1:2,000

N
W
E
S

Date: 1979	Date: 1977 Copyright: 1977

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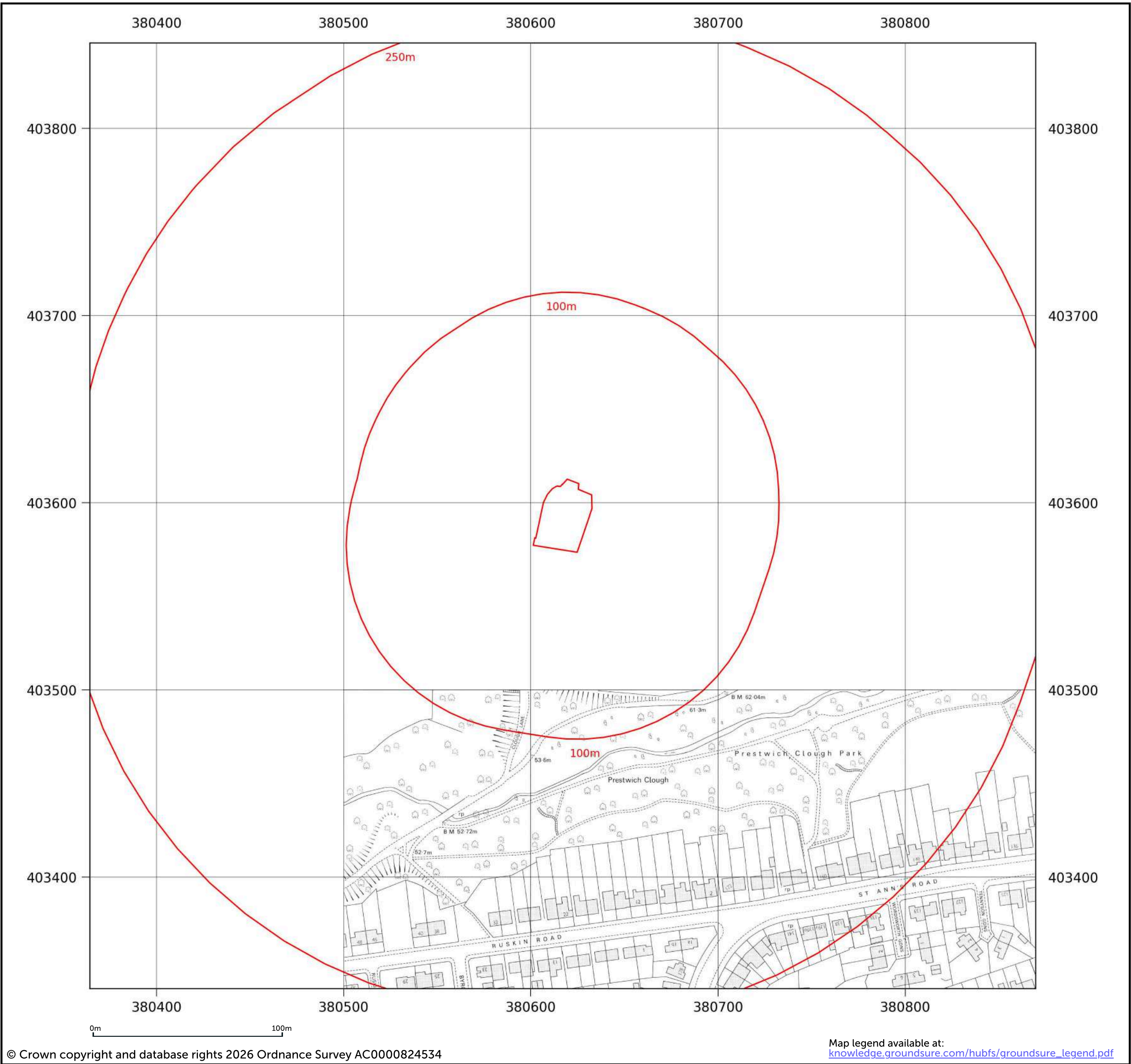
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Client ref:	26/182
Report ref:	GS-QBP-34T-3CV-KZJ
Grid ref:	380617.72, 403591.91
Production date:	13 April 2026

Map name:	National Grid
Map date:	1984
Scale:	1:1,250
Printed at:	1:2,000



Date: 1984
Surveyed: 1952
Revised: 1983
Copyright: 1984
Levelled: 1962

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Site details: PRESTWICH CLOUGH FARM,
CLOUGH LANE, PRESTWICH,
BURY, M25 3JD

Client ref: 26/182

Report ref: GS-QBP-34T-3CV-KZJ

Grid ref: 380617.72, 403591.91

Production date: 13 April 2026

Map name: National Grid

Map date: 1990-1992

Scale: 1:1,250

Printed at: 1:2,000



Date: 1992 Surveyed: 1992 Copyright: 1992	Date: 1990 Surveyed: 1952 Revised: 1971 Copyright: 1990
Date: 1992 Surveyed: 1992 Copyright: 1992	Date: 1992 Surveyed: 1992 Revised: 1992

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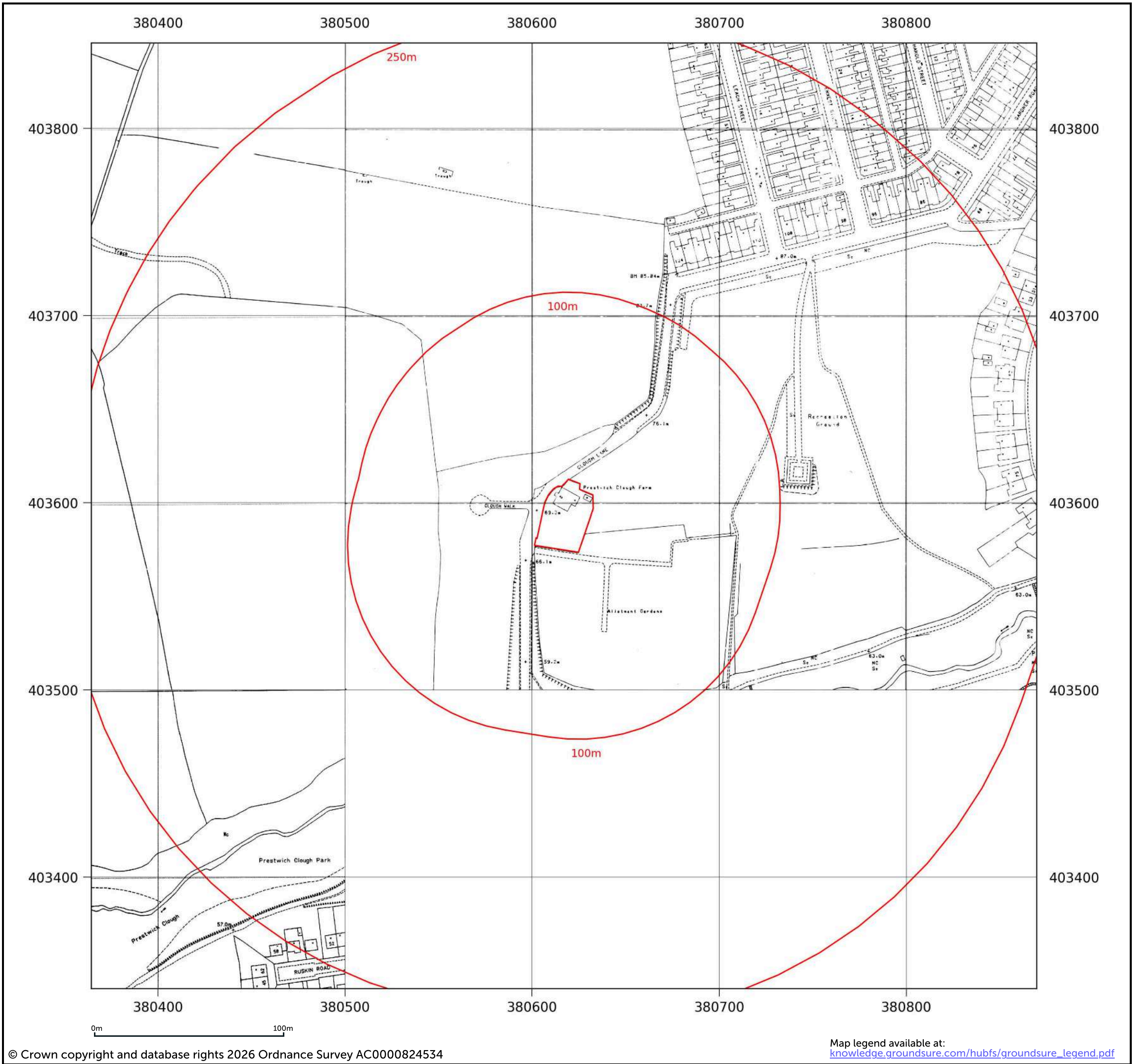
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Client ref:	26/182
Report ref:	GS-QBP-34T-3CV-KZJ
Grid ref:	380617.72, 403591.91
Production date:	13 April 2026

Map name:	National Grid
Map date:	1990-1993
Scale:	1:1,250
Printed at:	1:2,000



Date: 1993 Surveyed: 1993 Copyright: 1993	Date: 1990
Date: 1993 Surveyed: 1993 Revised: 1993	

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Site details:	PRESTWICH CLOUGH FARM, CLOUGH LANE, PRESTWICH, BURY, M25 3JD
Client ref:	26/182
Report ref:	GS-QBP-34T-3CV-KZJ
Grid ref:	380617.72, 403591.91
Production date:	13 April 2026

Map name:	National Grid
Map date:	1992-1993
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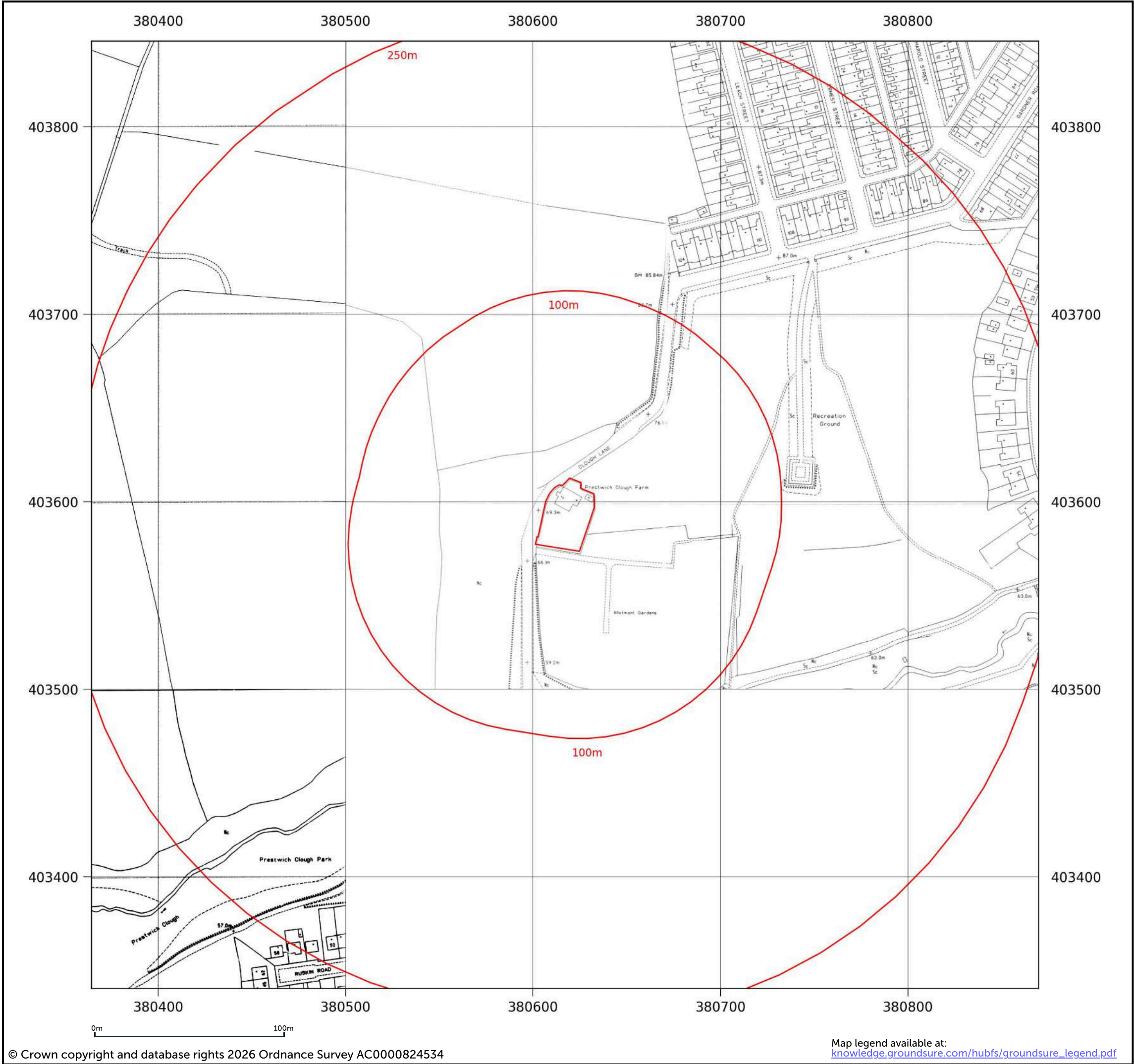
W

E

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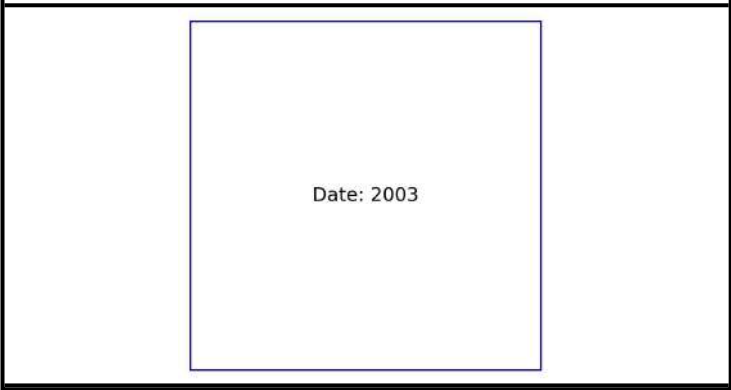
Date: 1993 Copyright: 1993	Date: 1992 Surveyed: 1992 Revised: 1992
Date: 1993 Surveyed: 1993 Copyright: 1993	

Contact us with any questions at:
info@groundsure.com
01273 257 755

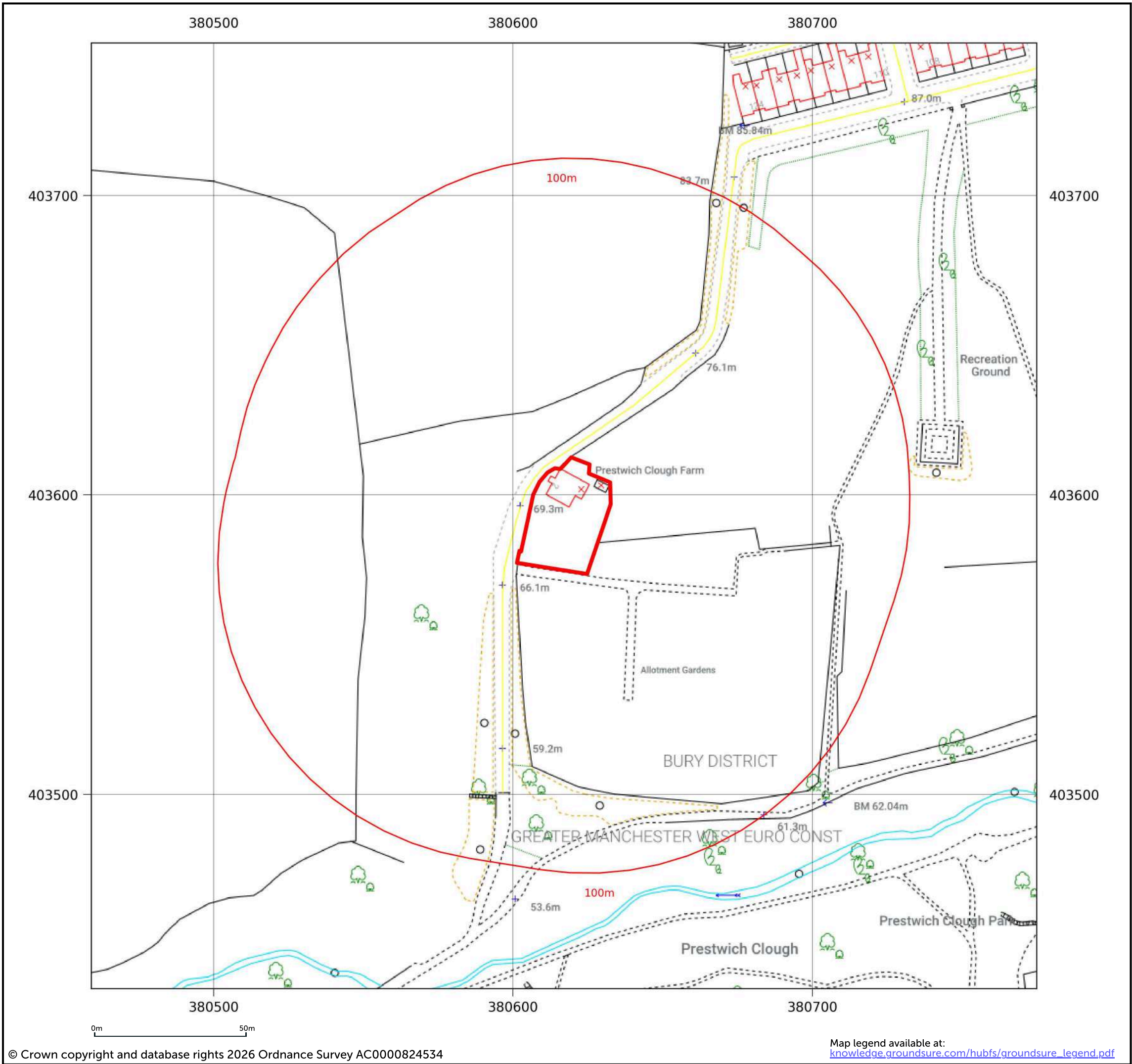


Site details:	PRESTWICH CLOUGH FARM, CLOUGH LANE, PRESTWICH, BURY, M25 3JD
Client ref:	26/182
Report ref:	GS-QBP-34T-3CV-KZJ
Grid ref:	380617.72, 403591.91
Production date:	13 April 2026

Map name:	LandLine
Map date:	2003
Scale:	1:1,250
Printed at:	1:1,250



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info@groundsure.com
01273 257 755



APPENDIX B
GROUNDSURE ENVIRO+GEOINSIGHT REPORT

PRESTWICH CLOUGH FARM, CLOUGH LANE, PRESTWICH, BURY, M25 3JD

Order Details

Date: 13/04/2026
Your ref: 26/182
Our Ref: GS-18F-2IO-MXB-PLT

Site Details

Location: 380617 403591
Area: 0.09 ha
Authority: [Bury Metropolitan Borough Council](#) ↗

Site plan



Quick Links

[Summary of findings](#) [p. 2](#) >
[OS MasterMap site plan](#) [p.14](#) >
[Aerial image](#) [p. 9](#) >

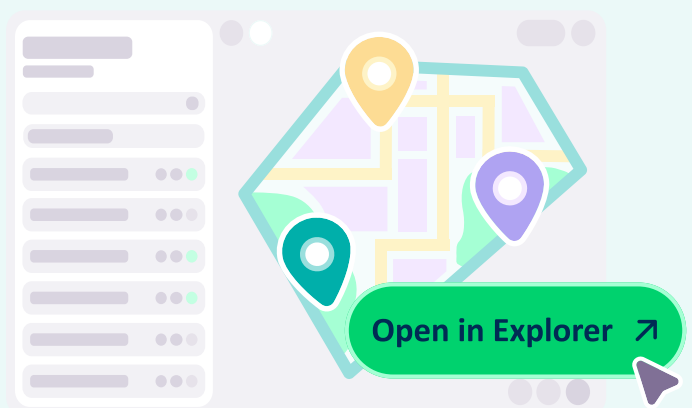
[Insight User Guide](#) ↗

Open this site in Explorer!

Access the data now in our interactive workspace.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account.
12 months access begins at purchase.



Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	1	7	46	-
18 >	1.2 >	Historical tanks >	0	0	0	11	-
18 >	1.3 >	Historical energy features >	0	0	0	13	-
19	1.4	Historical petrol stations	0	0	0	0	-
19	1.5	Historical garages	0	0	0	0	-
20	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
21 >	2.1 >	Historical industrial land uses >	0	2	12	67	-
24 >	2.2 >	Historical tanks >	0	0	0	16	-
25 >	2.3 >	Historical energy features >	0	0	0	22	-
26	2.4	Historical petrol stations	0	0	0	0	-
27	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
28	3.1	Active or recent landfill	0	0	0	0	-
28	3.2	Historical landfill (BGS records)	0	0	0	0	-
29	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
29 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
29	3.5	Historical waste sites	0	0	0	0	-
29	3.6	Licensed waste sites	0	0	0	0	-
30 >	3.7 >	Waste exemptions >	0	0	1	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
31	4.1	Recent industrial land uses	0	0	0	-	-
31	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
32	4.3	Current or recent petrol stations	0	0	0	0	-
32	4.4	Electricity cables	0	0	0	0	-
32	4.5	Gas pipelines	0	0	0	0	-



32	4.6	Sites determined as Contaminated Land	0	0	0	0	-
32	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
33	4.8	Regulated explosive sites	0	0	0	0	-
33	4.9	Hazardous substance storage/usage	0	0	0	0	-
33	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
33	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
33 >	4.12 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	0	1	-
34	4.13	Radioactive Substance Authorisations	0	0	0	0	-
34 >	4.14 >	<u>Licensed Discharges to controlled waters ></u>	0	0	0	8	-
35	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
36	4.16	Pollutant release to public sewer	0	0	0	0	-
36	4.17	List 1 Dangerous Substances	0	0	0	0	-
36	4.18	List 2 Dangerous Substances	0	0	0	0	-
36 >	4.19 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	1	15	-
38	4.20	Pollution inventory substances	0	0	0	0	-
39	4.21	Pollution inventory waste transfers	0	0	0	0	-
39	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
40 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
41 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
43 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
44	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
44	5.5	Groundwater vulnerability- local information	None (within 0m)				
45 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	24
52 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	3
53	5.8	Potable abstractions	0	0	0	0	0
53	5.9	Source Protection Zones	0	0	0	0	-
53	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m



54 >	6.1 >	Water Network (OS NGD) >	0	0	1	-	-
55 >	6.2 >	Surface water features >	0	0	2	-	-
55 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
55 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
56 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
57	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
57	7.2	Historical Flood Events	0	0	0	-	-
57	7.3	Flood Defences	0	0	0	-	-
58	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
58	7.5	Flood Storage Areas	0	0	0	-	-
59	7.6	Flood Zone 2	None (within 50m)				
59	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
60	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
61 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
62	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
63	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
63	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
63	10.4	Special Protection Areas (SPA)	0	0	0	0	0
63	10.5	National Nature Reserves (NNR)	0	0	0	0	0
64 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	3
64 >	10.7 >	Designated Ancient Woodland >	0	0	2	1	18
65	10.8	Biosphere Reserves	0	0	0	0	0
65	10.9	Forest Parks	0	0	0	0	0
66	10.10	Marine Conservation Zones	0	0	0	0	0
66 >	10.11 >	Green Belt >	1	0	0	0	3



66	10.12	Proposed Ramsar sites	0	0	0	0	0
66	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
67	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
67	10.15	Nitrate Sensitive Areas	0	0	0	0	0
67 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	1
68 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
69	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
70	11.1	World Heritage Sites	0	0	0	-	-
71	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
71	11.3	National Parks	0	0	0	-	-
71	11.4	Listed Buildings	0	0	0	-	-
71 >	11.5 >	Conservation Areas >	1	0	0	-	-
72	11.6	Scheduled Ancient Monuments	0	0	0	-	-
72	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
73 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
74	12.2	Open Access Land	0	0	0	-	-
74	12.3	Tree Felling Licences	0	0	0	-	-
74	12.4	Environmental Stewardship Schemes	0	0	0	-	-
74	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
75 >	13.1 >	Priority Habitat Inventory >	1	2	18	-	-
76	13.2	Habitat Networks	0	0	0	-	-
77	13.3	Open Mosaic Habitat	0	0	0	-	-
77	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
78 >	14.1 >	10k Availability >	Identified (within 500m)				
79 >	14.2 >	Artificial and made ground (10k) >	0	0	2	3	-

81 >	14.3 >	Superficial geology (10k) >	1	0	0	2	-
82 >	14.4 >	Landslip (10k) >	0	0	2	4	-
83 >	14.5 >	Bedrock geology (10k) >	2	1	6	4	-
84 >	14.6 >	Bedrock faults and other linear features (10k) >	1	0	2	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
85 >	15.1 >	50k Availability >	Identified (within 500m)				
86 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
87	15.3	Artificial ground permeability (50k)	0	0	-	-	-
88 >	15.4 >	Superficial geology (50k) >	1	0	0	2	-
89 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
89 >	15.6 >	Landslip (50k) >	0	0	0	1	-
89	15.7	Landslip permeability (50k)	None (within 50m)				
90 >	15.8 >	Bedrock geology (50k) >	2	1	6	4	-
91 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
91 >	15.10 >	Bedrock faults and other linear features (50k) >	1	0	3	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
93 >	16.1 >	BGS Boreholes >	0	0	2	-	-
Page	Section	Natural ground subsidence >					
94 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
95 >	17.2 >	Running sands >	Very low (within 50m)				
96 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
97 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
98 >	17.5 >	Landslides >	Very low (within 50m)				
99 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
101	18.1	BritPits	0	0	0	0	-
102 >	18.2 >	Surface ground workings >	0	2	12	-	-
102	18.3	Underground workings	0	0	0	0	0
103	18.4	Underground mining extents	0	0	0	0	-



103	18.5	Historical Mineral Planning Areas	0	0	0	0	-
103	18.6	Non-coal mining	0	0	0	0	0
103	18.7	JPB mining areas	None (within 0m)				
103	18.8	The Coal Authority non-coal mining	0	0	0	0	-
104	18.9	Researched mining	0	0	0	0	-
104	18.10	Mining record office plans	0	0	0	0	-
104	18.11	BGS mine plans	0	0	0	0	-
104 >	18.12 >	Coal mining >	Identified (within 0m)				
105	18.13	Brine areas	None (within 0m)				
105	18.14	Gypsum areas	None (within 0m)				
105	18.15	Tin mining	None (within 0m)				
105	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
106	19.1	Natural cavities	0	0	0	0	-
106	19.2	Mining cavities	0	0	0	0	0
106	19.3	Reported recent incidents	0	0	0	0	-
106	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
108 >	20.1 >	Radon >	Between 1% and 3% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
110 >	21.1 >	BGS Estimated Background Soil Chemistry >	2	2	-	-	-
110	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
111	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
112	22.1	Underground railways (London)	0	0	0	-	-
112	22.2	Underground railways (Non-London)	0	0	0	-	-
112	22.3	Railway tunnels	0	0	0	-	-
112	22.4	Historical railway and tunnel features	0	0	0	-	-
112	22.5	Royal Mail tunnels	0	0	0	-	-



113	22.6	Historical railways	0	0	0	-	-
113	22.7	Railways	0	0	0	-	-
113	22.8	Crossrail 2	0	0	0	0	-
113	22.9	HS2	0	0	0	0	-



Recent aerial photograph



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Capture Date: 07/04/2023

Site Area: 0.09ha



Recent site history - 2022 aerial photograph



Capture Date: 18/10/2022

Site Area: 0.09ha



Recent site history - 2015 aerial photograph

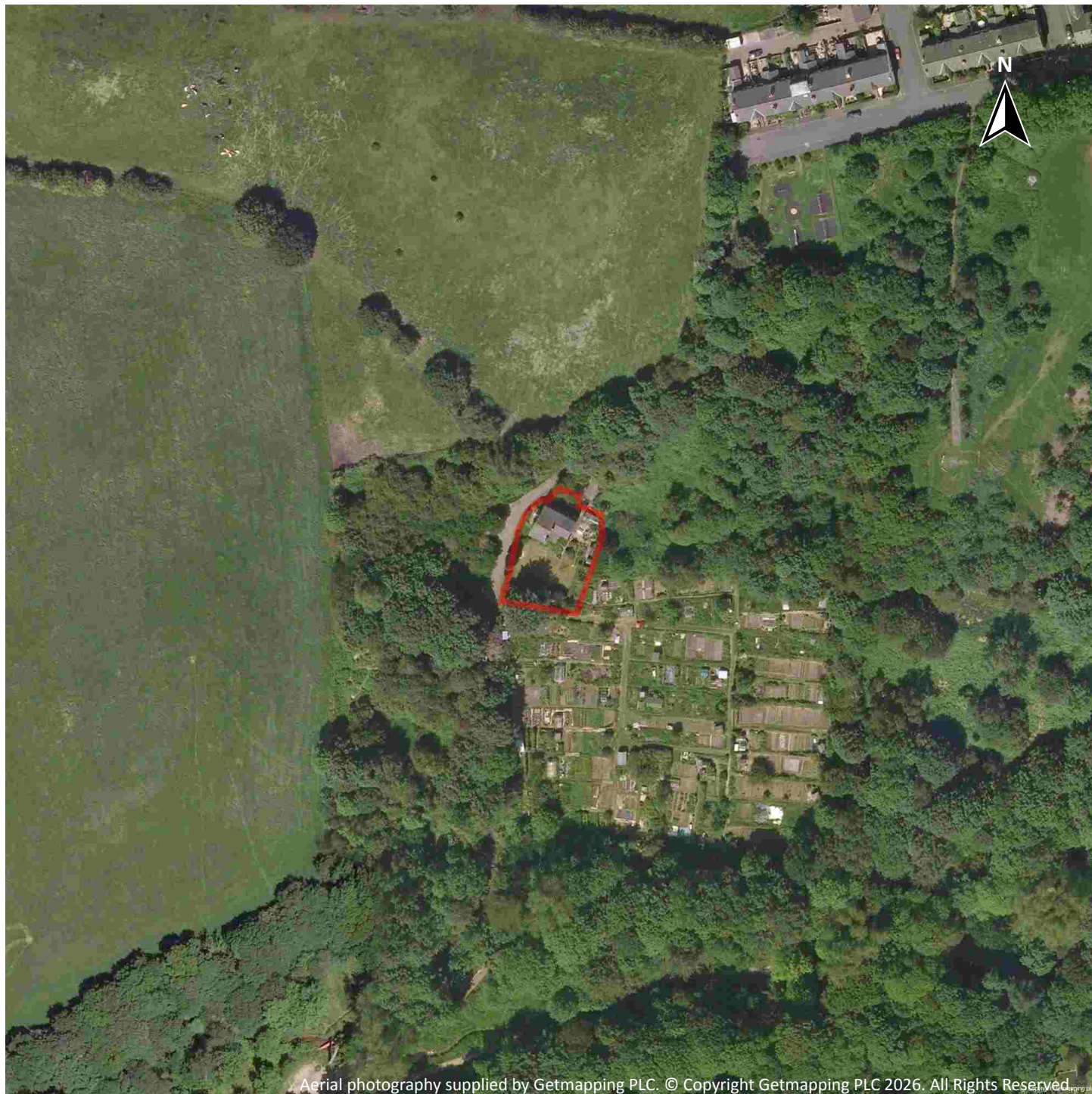


Capture Date: 11/06/2015

Site Area: 0.09ha



Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.09ha



Recent site history - 2000 aerial photograph

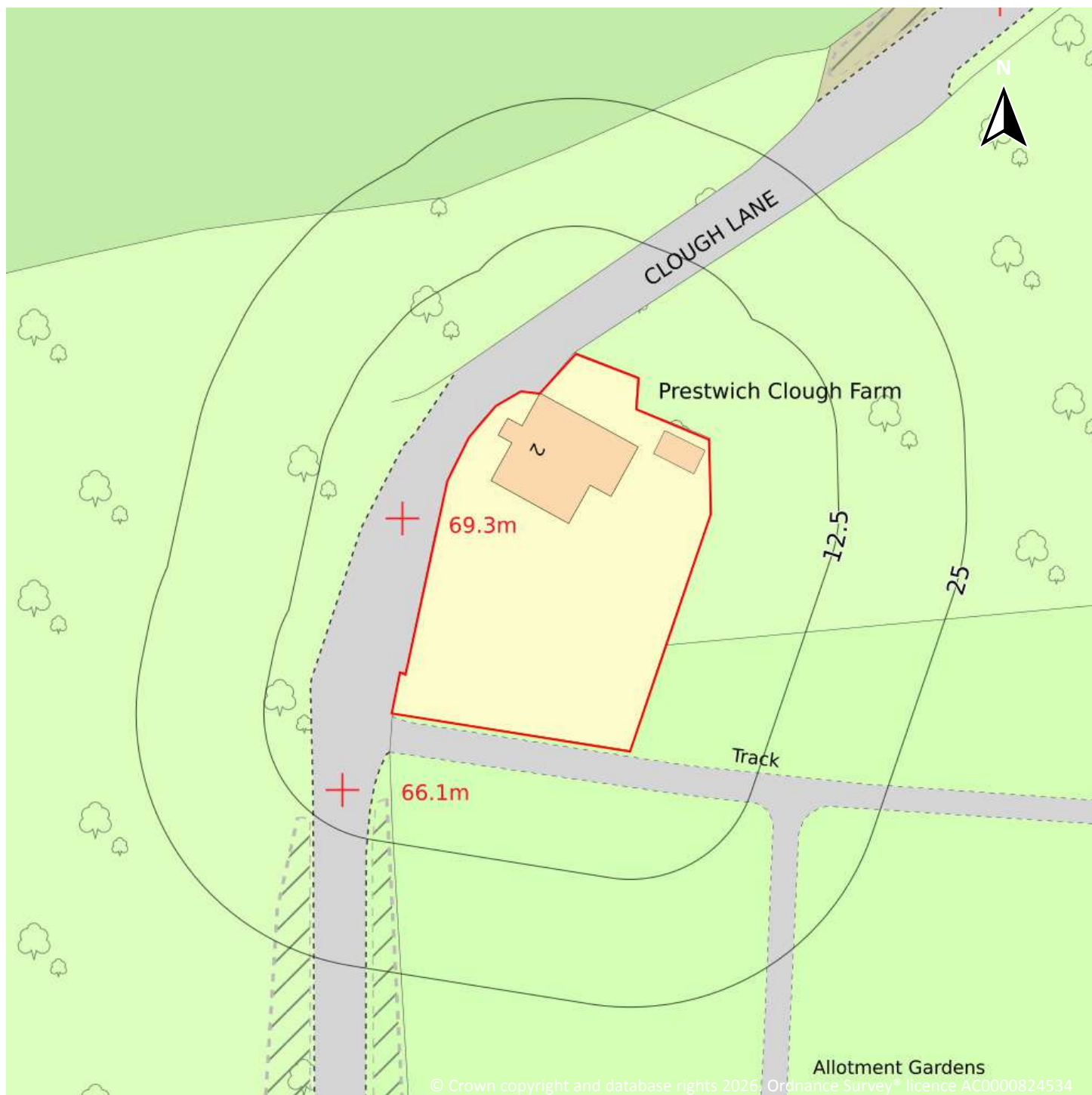


Capture Date: 27/06/2000

Site Area: 0.09ha



OS MasterMap site plan



Site Area: 0.09ha



1 Past land use



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features

1.1 Historical industrial land uses

Records within 500m

54

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	37m S	Cuttings	1915 - 1923	729236



ID	Location	Land use	Dates present	Group ID
A	58m S	Cuttings	1956	757645
1	63m E	Unspecified Ground Workings	1907 - 1915	778135
B	88m NE	Sand Pit	1915 - 1923	776236
B	114m NE	Unspecified Ground Workings	1932 - 1938	742941
C	143m NE	Unspecified Ground Workings	1956 - 1968	722826
C	166m NE	Unspecified Ground Workings	1932 - 1938	792351
C	166m NE	Unspecified Ground Workings	1915	735928
E	338m W	Unspecified Pit	1932	789953
E	339m W	Unspecified Pit	1923	739833
E	339m W	Unspecified Pit	1938	803274
E	342m W	Unspecified Ground Workings	1915	661477
E	346m W	Unspecified Pit	1907 - 1915	758166
G	364m NW	Gas Works	1923	708561
3	369m W	Hospital	1968 - 1988	738397
G	374m NW	Unspecified Commercial/Industrial	1932	754339
G	374m NW	Gas Works	1907 - 1915	798166
G	377m NW	Gasometer	1907 - 1923	717910
G	378m NW	Unspecified Tank	1891	697282
G	380m NW	Gas Works	1891	777791
H	383m W	Mortuary	1938	742860
I	385m W	Hospital	1956	713908
I	386m W	Mental Hospital	1938	659240
H	387m W	Mortuary	1907 - 1932	733158
J	387m W	Unspecified Heap	1891	688745
G	387m NW	Gasometer	1891 - 1923	720587
G	389m NW	Unspecified Commercial/Industrial	1977 - 1985	748321
G	390m NW	Unspecified Tank	1932	697921
G	394m NW	Unspecified Ground Workings	1907	661588



ID	Location	Land use	Dates present	Group ID
J	410m W	Unspecified Tank	1907 - 1915	731831
J	410m W	Unspecified Tank	1932	761358
G	419m NW	Chimney	1968	702010
G	419m NW	Unspecified Tank	1977 - 1985	762574
5	430m N	Unspecified Heap	1891	688806
G	430m NW	Cuttings	1915 - 1923	771718
G	435m NW	Cuttings	1938	716861
K	437m N	Unspecified Pit	1923	770084
6	451m NW	Unspecified Ground Workings	1938	661476
K	452m N	Unspecified Ground Workings	1891	766983
K	453m N	Unspecified Pit	1977	727860
K	453m N	Unspecified Ground Workings	1932	709961
K	453m N	Unspecified Ground Workings	1915	767995
K	454m N	Unspecified Ground Workings	1985	744535
K	456m N	Unspecified Ground Workings	1956 - 1977	773222
M	459m SW	Unspecified Commercial/Industrial	1977	670516
M	459m SW	Paint Works	1956 - 1968	741069
M	460m SW	Bleach and Dye works	1923	784420
M	460m SW	Bleach and Dye works	1938	801414
7	461m N	Unspecified Heap	1891	688805
M	462m SW	Dye Works	1848	700524
M	463m SW	Bleach Works	1891	792236
M	463m SW	Bleach Works	1907 - 1915	749237
M	463m SW	Bleach Works	1932	785930
8	475m N	Hospital	1956 - 1985	805456

This data is sourced from Ordnance Survey® / Groundsure.



1.2 Historical tanks

Records within 500m

11

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Land use	Dates present	Group ID
D	314m NW	Tanks	1922	82775
D	316m NW	Tanks	1922	82774
G	378m NW	Gas Works	1922	100485
G	383m NW	Gasometer	1922	83915
G	383m NW	Unspecified Tank	1893 - 1909	94879
G	390m NW	Gas Works	1893 - 1909	92747
G	393m NW	Gasometer	1922	83914
G	393m NW	Unspecified Tank	1932	106309
G	393m NW	Unspecified Tank	1893 - 1909	106419
J	410m W	Unspecified Tank	1893 - 1922	103976
I	483m W	Unspecified Tank	1993	90911

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m

13

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15 >](#)



ID	Location	Land use	Dates present	Group ID
2	317m S	Electricity Substation	1984 - 1992	52438
F	351m NE	Electricity Substation	1971 - 1992	50557
F	355m NE	Electricity Substation	1952	51915
G	378m NW	Gas Works	1922	55507
G	383m NW	Gasometer	1922	49829
G	390m NW	Gas Works	1893 - 1909	61704
G	393m NW	Gasometer	1922	49828
G	400m NW	Electricity Substation	1952	48805
4	420m NE	Electricity Substation	1990 - 1992	64417
L	441m E	Electricity Substation	1967 - 1989	53770
L	442m E	Electricity Substation	1951	54295
L	442m E	Electricity Substation	1952	55167
L	442m E	Electricity Substation	1992	51056

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.



1.6 Historical military land

Records within 500m

0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey® / Groundsure / other sources.



2 Past land use - un-grouped



- Site Outline
- Search buffers in metres (m)
- Historical industrial land uses
- Historical tanks
- Historical energy features

2.1 Historical industrial land uses

Records within 500m

81

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 21](#) >

ID	Location	Land Use	Date	Group ID
A	37m S	Cuttings	1915	729236
A	44m S	Cuttings	1923	729236
A	58m S	Cuttings	1956	757645



ID	Location	Land Use	Date	Group ID
B	63m E	Unspecified Ground Workings	1907	778135
B	66m E	Unspecified Ground Workings	1915	778135
C	88m NE	Sand Pit	1923	776236
C	98m NE	Sand Pit	1915	776236
C	114m NE	Unspecified Ground Workings	1932	742941
C	115m NE	Unspecified Ground Workings	1938	742941
D	143m NE	Unspecified Ground Workings	1968	722826
D	143m NE	Unspecified Ground Workings	1956	722826
D	166m NE	Unspecified Ground Workings	1938	792351
D	166m NE	Unspecified Ground Workings	1932	792351
D	166m NE	Unspecified Ground Workings	1915	735928
G	338m W	Unspecified Pit	1932	789953
G	339m W	Unspecified Pit	1938	803274
G	339m W	Unspecified Pit	1923	739833
G	342m W	Unspecified Ground Workings	1915	661477
G	346m W	Unspecified Pit	1915	758166
G	346m W	Unspecified Pit	1907	758166
I	364m NW	Gas Works	1923	708561
J	369m W	Hospital	1985	738397
J	369m W	Hospital	1977	738397
J	369m W	Hospital	1968	738397
I	374m NW	Unspecified Commercial/Industrial	1932	754339
I	374m NW	Gas Works	1915	798166
I	374m NW	Gas Works	1907	798166
I	377m NW	Gasometer	1923	717910
I	378m NW	Unspecified Tank	1891	697282
I	380m NW	Gas Works	1891	777791
I	381m NW	Gasometer	1915	717910



ID	Location	Land Use	Date	Group ID
I	381m NW	Gasometer	1907	717910
K	383m W	Mortuary	1938	742860
L	385m W	Hospital	1956	713908
L	386m W	Mental Hospital	1938	659240
K	387m W	Mortuary	1932	733158
K	387m W	Mortuary	1915	733158
K	387m W	Mortuary	1907	733158
M	387m W	Unspecified Heap	1891	688745
K	387m W	Mortuary	1923	733158
I	387m NW	Gasometer	1923	720587
I	389m NW	Gasometer	1891	720587
I	389m NW	Unspecified Commercial/Industrial	1985	748321
I	389m NW	Unspecified Commercial/Industrial	1977	748321
I	390m NW	Gasometer	1915	720587
I	390m NW	Gasometer	1907	720587
I	390m NW	Unspecified Tank	1932	697921
I	394m NW	Unspecified Ground Workings	1907	661588
M	410m W	Unspecified Tank	1932	761358
M	410m W	Unspecified Tank	1915	731831
M	410m W	Unspecified Tank	1907	731831
I	419m NW	Unspecified Tank	1985	762574
I	419m NW	Unspecified Tank	1977	762574
I	419m NW	Chimney	1968	702010
1	430m N	Unspecified Heap	1891	688806
I	430m NW	Cuttings	1923	771718
I	435m NW	Cuttings	1938	716861
O	437m N	Unspecified Pit	1923	770084
I	438m NW	Cuttings	1915	771718



ID	Location	Land Use	Date	Group ID
2	451m NW	Unspecified Ground Workings	1938	661476
O	452m N	Unspecified Ground Workings	1891	766983
O	453m N	Unspecified Pit	1977	727860
O	453m N	Unspecified Ground Workings	1932	709961
O	453m N	Unspecified Ground Workings	1915	767995
O	454m N	Unspecified Ground Workings	1985	744535
O	456m N	Unspecified Ground Workings	1977	773222
O	456m N	Unspecified Ground Workings	1968	773222
O	456m N	Unspecified Ground Workings	1956	773222
Q	459m SW	Unspecified Commercial/Industrial	1977	670516
Q	459m SW	Paint Works	1968	741069
Q	459m SW	Paint Works	1956	741069
Q	460m SW	Bleach and Dye works	1938	801414
Q	460m SW	Bleach and Dye works	1923	784420
3	461m N	Unspecified Heap	1891	688805
Q	462m SW	Dye Works	1848	700524
Q	463m SW	Bleach Works	1891	792236
Q	463m SW	Bleach Works	1932	785930
Q	463m SW	Bleach Works	1915	749237
Q	463m SW	Bleach Works	1907	749237
R	475m N	Hospital	1985	805456
R	475m N	Hospital	1977	805456

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m

16

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.



Features are displayed on the Past land use - un-grouped map on [page 21](#) >

ID	Location	Land Use	Date	Group ID
E	314m NW	Tanks	1922	82775
E	316m NW	Tanks	1922	82774
I	378m NW	Gas Works	1922	100485
I	383m NW	Unspecified Tank	1893	94879
I	383m NW	Unspecified Tank	1909	94879
I	383m NW	Gasometer	1922	83915
I	390m NW	Gas Works	1893	92747
I	390m NW	Gas Works	1909	92747
I	393m NW	Unspecified Tank	1893	106419
I	393m NW	Unspecified Tank	1909	106419
I	393m NW	Gasometer	1922	83914
I	393m NW	Unspecified Tank	1932	106309
M	410m W	Unspecified Tank	1893	103976
M	410m W	Unspecified Tank	1909	103976
M	410m W	Unspecified Tank	1922	103976
L	483m W	Unspecified Tank	1993	90911

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m

22

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 21](#) >

ID	Location	Land Use	Date	Group ID
F	317m S	Electricity Substation	1984	52438
F	319m S	Electricity Substation	1992	52438
H	351m NE	Electricity Substation	1990	50557



ID	Location	Land Use	Date	Group ID
H	352m NE	Electricity Substation	1971	50557
H	352m NE	Electricity Substation	1992	50557
H	355m NE	Electricity Substation	1952	51915
H	356m NE	Electricity Substation	1952	51915
I	378m NW	Gas Works	1922	55507
I	383m NW	Gasometer	1922	49829
I	390m NW	Gas Works	1893	61704
I	390m NW	Gas Works	1909	61704
I	393m NW	Gasometer	1922	49828
I	400m NW	Electricity Substation	1952	48805
N	420m NE	Electricity Substation	1990	64417
N	420m NE	Electricity Substation	1992	64417
P	441m E	Electricity Substation	1978	53770
P	441m E	Electricity Substation	1986	53770
P	442m E	Electricity Substation	1967	53770
P	442m E	Electricity Substation	1989	53770
P	442m E	Electricity Substation	1951	54295
P	442m E	Electricity Substation	1952	55167
P	442m E	Electricity Substation	1992	51056

This data is sourced from Ordnance Survey® / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.



2.5 Historical garages

Records within 500m

0

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (EA/NRW)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey®/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m

1

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

Features are displayed on the Waste and landfill map on [page 28 >](#)

ID	Location	Details		
2	282m S	Site Address: Drinkwater Park, Buckely Lane, Prestwich Licence Holder Address: -	Waste Licence: Yes Site Reference: C032, RD/RES/022/81 Waste Type: Inert, Industrial, Commercial, Household, Special, Liquid sludge Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 16/12/1980 Licence Surrender: 30/04/1991	Operator: - Licence Holder: Greater Manchester Waste Disposal Authority First Recorded 31/12/1953 Last Recorded: 31/01/1984

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m

0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey®/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m

0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.



3.7 Waste exemptions

Records within 500m

1

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

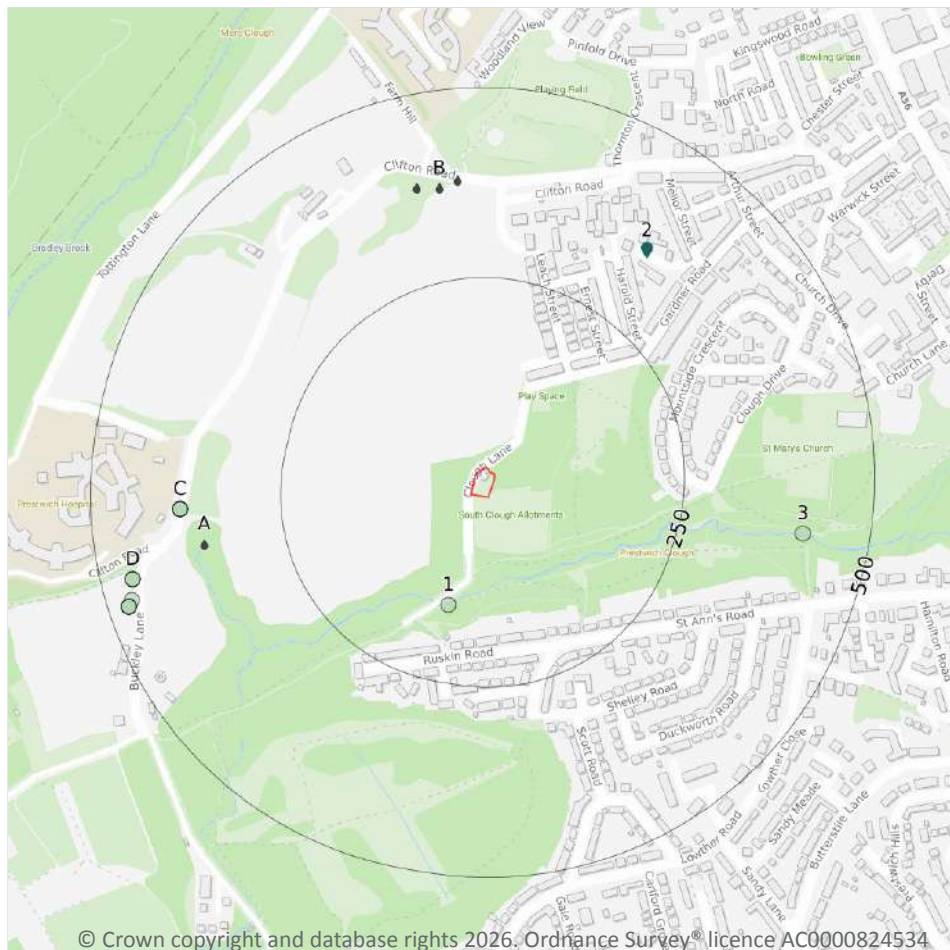
Features are displayed on the Waste and landfill map on [page 28 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
1	152m W	Land Off Clifton Road Manchester M25 3jt	EPR/CE5685JS /A001	Storing waste exemption	Non-agricultural waste only	Storage of sludge

This data is sourced from the Environment Agency and Natural Resources Wales.



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

0

Current potentially contaminative industrial sites.

This data is sourced from Ordnance Survey®.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m

0

Current or recent tanks identified from the Ordnance Survey® NGD.

This data is sourced from Ordnance Survey®.



4.3 Current or recent petrol stations

Records within 500m**0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m**0**

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m

0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m

0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed industrial activities (Part A(1))

Records within 500m

0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.12 Licensed pollutant release (Part A(2)/B)

Records within 500m

1

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on [page 31](#) >

ID	Location	Address	Details	
2	355m NE	F.D. Kitchens Ltd, Clough Saw Mills, Garoadner Road, Prestwich, M25 3HU	Process: Timber Manufacture Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m	0
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Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Licensed Discharges to controlled waters

Records within 500m	8
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Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on [page 31 >](#)

ID	Location	Address	Details	
A	356m W	FARM HILL CSO 091KO, CLIFTON ROAD, PRESTWICH, MANCHESTER, M25 3JX	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 01BRY0038 Permit Version: 3 Receiving Water: PRESTWICH CLOUGH VIA CULVERT	Status: VARIED UNDER EPR 2010 Issue date: 05/02/2016 Effective Date: 05/02/2016 Revocation Date: 31/03/2018
A	356m W	FARM HILL CSO 091KO, CLIFTON ROAD, PRESTWICH, MANCHESTER, M25 3JX	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 01BRY0038 Permit Version: 4 Receiving Water: PRESTWICH CLOUGH VIA CULVERT	Status: VARIED UNDER EPR 2010 Issue date: 21/03/2018 Effective Date: 01/04/2018 Revocation Date: -
B	372m N	CLIFTON RD LEACH ST CSO 091KQ, CLIFTON ROAD, PRESTWICH, MANCHESTER, M25 3JG	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 01BRY0039 Permit Version: 2 Receiving Water: STREAM VIA CULVERT	Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 04/02/2016



ID	Location	Address	Details	
B	372m N	CLIFTON RD LEACH ST CSO 091KQ, CLIFTON ROAD, PRESTWICH, MANCHESTER, M25 3JG	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 01BRY0039 Permit Version: 1 Receiving Water: STREAM VIA CULVERT	Status: VARIED UNDER EPR 2010 Issue date: - Effective Date: 01/01/1995 Revocation Date: 02/09/2010
B	378m N	FARM HILL CSO 091KO, CLIFTON ROAD, PRESTWICH, MANCHESTER, M25 3JX	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 01BRY0038 Permit Version: 1 Receiving Water: STREAM VIA CULVERT	Status: VARIED UNDER EPR 2010 Issue date: - Effective Date: 01/01/1995 Revocation Date: 02/09/2010
B	378m N	FARM HILL CSO 091KO, CLIFTON ROAD, PRESTWICH, MANCHESTER, M25 3JX	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 01BRY0038 Permit Version: 2 Receiving Water: STREAM VIA CULVERT	Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 04/02/2016
B	379m N	CLIFTON RD LEACH ST CSO 091KQ, CLIFTON ROAD, PRESTWICH, MANCHESTER, M25 3JG	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 01BRY0039 Permit Version: 3 Receiving Water: PRESTWICH CLOUGH VIA CULVERT	Status: VARIED UNDER EPR 2010 Issue date: 05/02/2016 Effective Date: 05/02/2016 Revocation Date: 08/06/2018
B	379m N	CLIFTON RD LEACH ST CSO 091KQ, CLIFTON ROAD, PRESTWICH, MANCHESTER, M25 3JG	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 01BRY0039 Permit Version: 4 Receiving Water: TRIB PRESTWICH CLOUGH VIA SWS	Status: VARIED UNDER EPR 2010 Issue date: 09/06/2018 Effective Date: 09/06/2018 Revocation Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to surface waters (Red List)

Records within 500m

0

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.



4.16 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 1 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 List 2 Dangerous Substances

Records within 500m

0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution Incidents (EA/NRW)

Records within 500m

16

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 31](#) >

ID	Location	Details	
1	148m S	Incident Date: 06/11/2005 Incident Identification: 358482 Pollutant: Sewage Materials Pollutant Description: Crude Sewage	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
C	383m W	Incident Date: 22/05/2001 Incident Identification: 6250 Pollutant: Inert Materials and Wastes:Inert Materials and Wastes:Specific Waste Materials:Specific Waste Materials Pollutant Description: Construction and Demolition Materials and Wastes:Soils and Clay:Asbestos:Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)



ID	Location	Details	
C	383m W	Incident Date: 22/05/2001 Incident Identification: 6250 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
C	383m W	Incident Date: 22/05/2001 Incident Identification: 6250 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
C	383m W	Incident Date: 22/05/2001 Incident Identification: 6250 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
C	383m W	Incident Date: 22/05/2001 Incident Identification: 6250 Pollutant: Specific Waste Materials Pollutant Description: Asbestos	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
3	412m E	Incident Date: 16/04/2009 Incident Identification: 671041 Pollutant: Organic Chemicals/Products Pollutant Description: Other Organic Chemical or Product	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
D	458m W	Incident Date: 20/12/2001 Incident Identification: 49161 Pollutant: General Biodegradable Materials and Wastes:Specific Waste Materials Pollutant Description: Vegetable Cuttings and Deposits:Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
D	458m W	Incident Date: 20/12/2001 Incident Identification: 49161 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Vegetable Cuttings and Deposits	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
D	458m W	Incident Date: 20/12/2001 Incident Identification: 49161 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
D	466m W	Incident Date: 14/04/2001 Incident Identification: 2385 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)



ID	Location	Details	
D	473m W	Incident Date: 14/11/2001 Incident Identification: 42792 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
D	473m W	Incident Date: 14/11/2001 Incident Identification: 42792 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Vegetable Cuttings and Deposits	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
D	473m W	Incident Date: 14/11/2001 Incident Identification: 42792 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
D	473m W	Incident Date: 14/11/2001 Incident Identification: 42792 Pollutant: Inert Materials and Wastes:General Biodegradable Materials and Wastes:Specific Waste Materials:Specific Waste Materials Pollutant Description: Construction and Demolition Materials and Wastes:Vegetable Cuttings and Deposits:Household Waste:Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
D	473m W	Incident Date: 14/11/2001 Incident Identification: 42792 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

This data is sourced from the Environment Agency and Natural Resources Wales.

4.20 Pollution inventory substances

Records within 500m

0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



4.21 Pollution inventory waste transfers

Records within 500m

0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.22 Pollution inventory radioactive waste

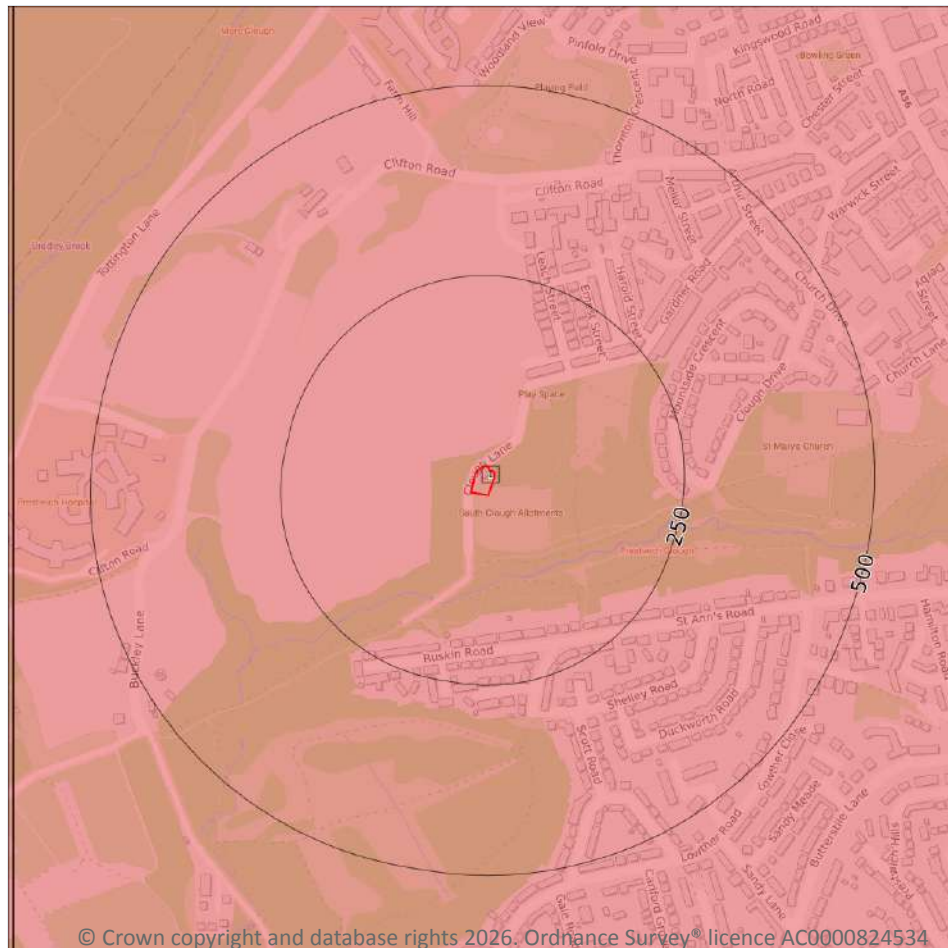
Records within 500m

0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Hydrogeology - Superficial aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

1

Aquifer status of groundwater held within superficial geology.

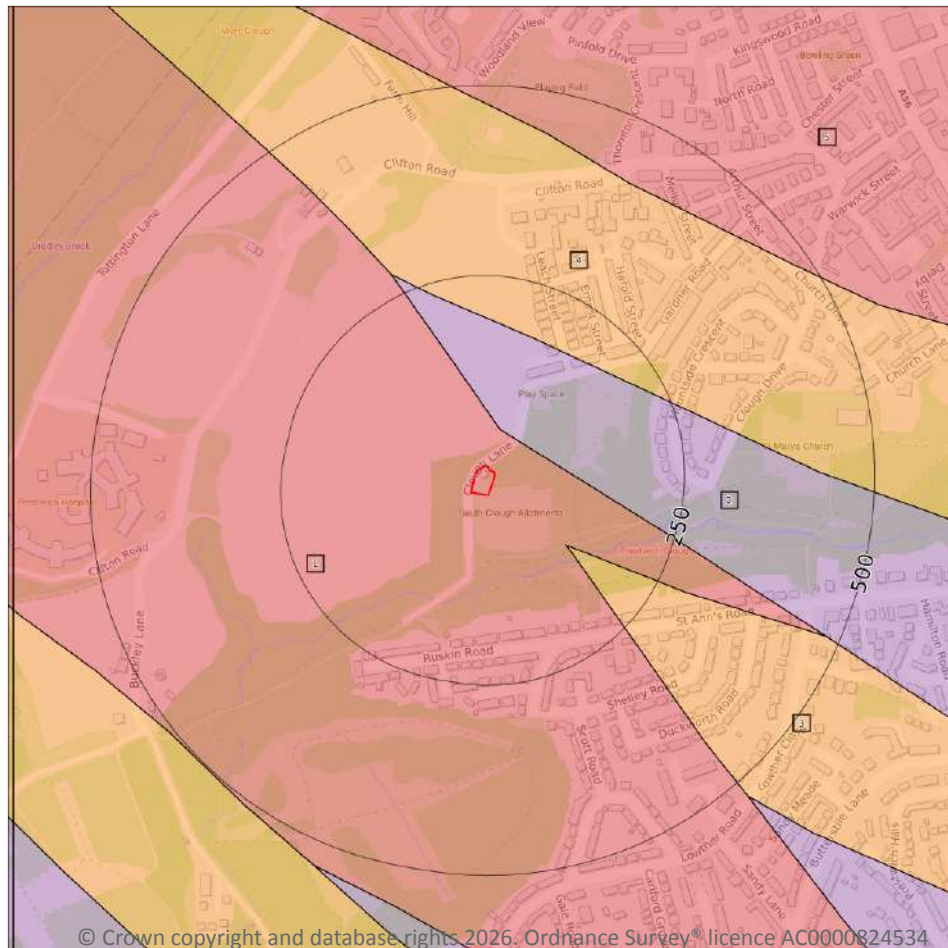
Features are displayed on the Hydrogeology map on [page 40](#) >

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Bedrock aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive

5.2 Bedrock aquifer

Records within 500m

5

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 41](#) >

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	50m NE	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

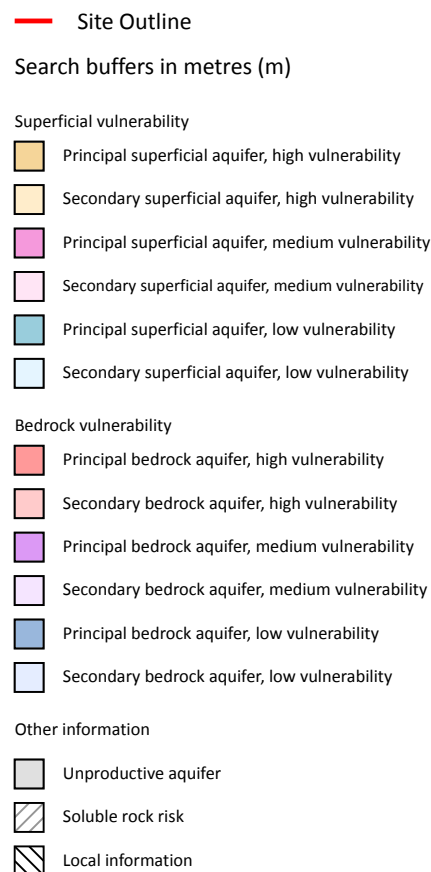
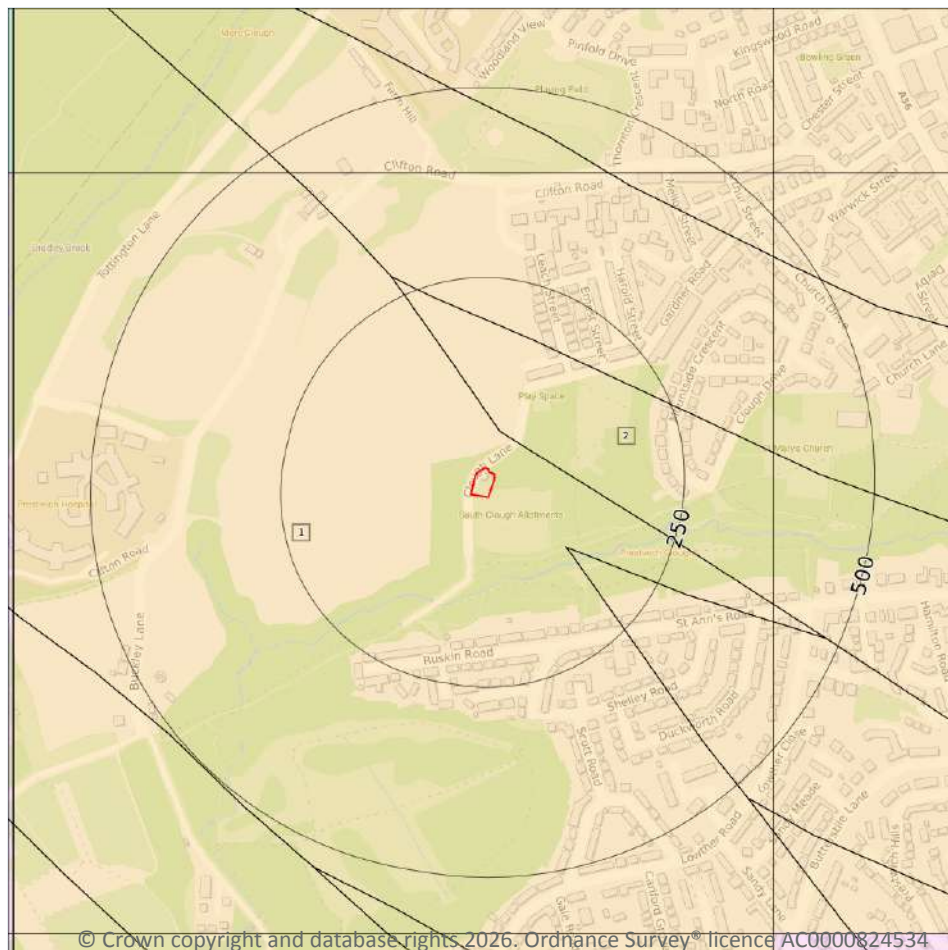


ID	Location	Designation	Description
3	122m SE	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
4	179m NE	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
5	417m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 43](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: >550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
2	50m NE	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: >550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

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

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

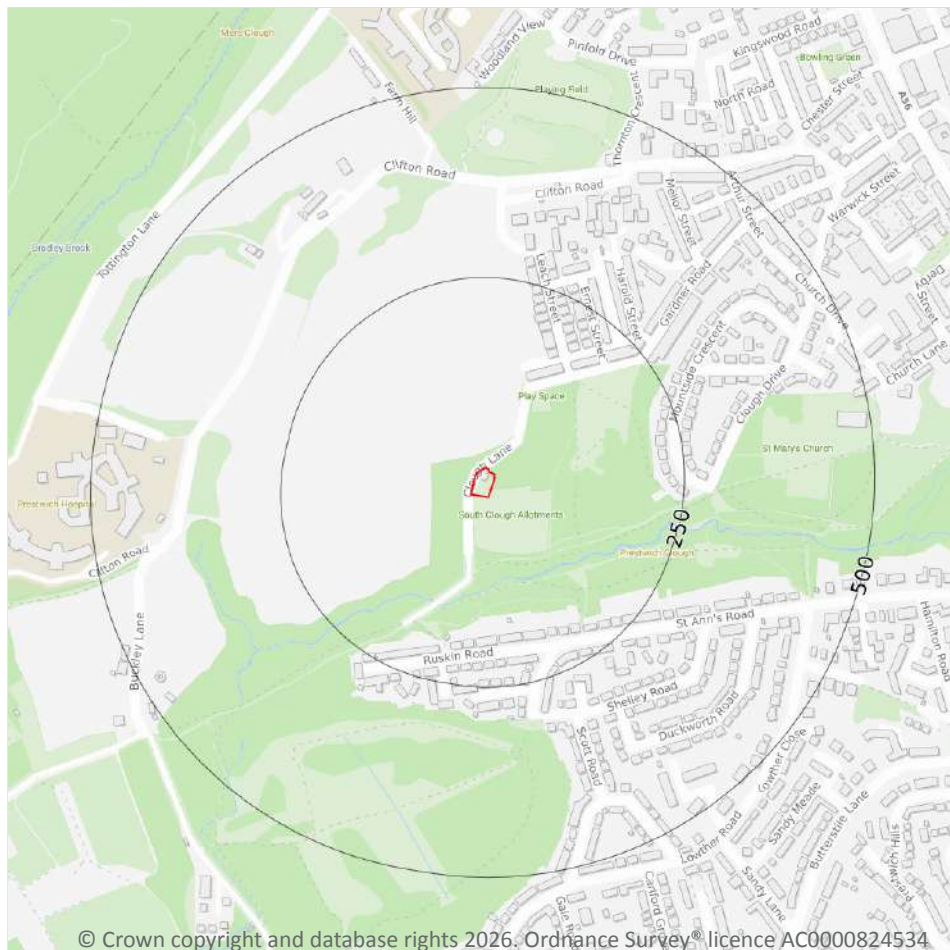
5.5 Groundwater vulnerability- local information

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

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



- Site Outline
- Search buffers in metres (m)**
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

24

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 45 >](#)



ID	Location	Details	
-	1195m SW	Status: Active Licence No: 2569004002 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE 4 AT CLIFTON JUNCTION, SWINTON, MANCHESTER Data Type: Point Name: MAGNESIUM ELEKTRON LTD Easting: 379532 Northing: 403044	Annual Volume (m ³): 945568 Max Daily Volume (m ³): 3273.12 Original Application No: NPS/WR/031696 Original Start Date: 11/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 28/05/2019 Version End Date: -
-	1195m SW	Status: Active Licence No: 2569004002 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE 4 AT CLIFTON JUNCTION, SWINTON, MANCHESTER Data Type: Point Name: MAGNESIUM ELEKTRON LTD Easting: 379532 Northing: 403044	Annual Volume (m ³): 945568 Max Daily Volume (m ³): 3273.12 Original Application No: NPS/WR/031696 Original Start Date: 11/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 28/05/2019 Version End Date: -
-	1223m SW	Status: Active Licence No: 2569004002 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BH 1 CLIFTON JUNCTION, SWINTON, MANCHESTER. Data Type: Point Name: MAGNESIUM ELEKTRON LTD Easting: 379684 Northing: 402769	Annual Volume (m ³): 945568 Max Daily Volume (m ³): 3273.12 Original Application No: NPS/WR/031696 Original Start Date: 11/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 28/05/2019 Version End Date: -
-	1223m SW	Status: Active Licence No: 2569004002 Details: Process Water Direct Source: Ground Water - North West Region Point: BH 1 CLIFTON JUNCTION, SWINTON, MANCHESTER. Data Type: Point Name: MAGNESIUM ELEKTRON LTD Easting: 379684 Northing: 402769	Annual Volume (m ³): 945568 Max Daily Volume (m ³): 3273.12 Original Application No: NPS/WR/031696 Original Start Date: 11/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 28/05/2019 Version End Date: -



ID	Location	Details	
-	1244m SW	Status: Historical Licence No: 2569004002 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLES (4) AT CLIFTON JUNCTION, SWINTON, MANCHESTER" Data Type: Point Name: MAGNESIUM ELEKTRON LTD Easting: 379500 Northing: 403000	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 11/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 24/01/1995 Version End Date: -
-	1244m SW	Status: Historical Licence No: 2569004002 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLES (4) AT CLIFTON JUNCTION, SWINTON, MANCHESTER" Data Type: Point Name: MAGNESIUM ELEKTRON LTD Easting: 379500 Northing: 403000	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 11/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 24/01/1995 Version End Date: -
-	1244m SW	Status: Historical Licence No: 2569004002 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLES (4) AT CLIFTON JUNCTION, SWINTON, MANCHESTER Data Type: Point Name: MAGNESIUM ELEKTRON LTD Easting: 379500 Northing: 403000	Annual Volume (m ³): 945568 Max Daily Volume (m ³): 3273.12 Original Application No: - Original Start Date: 11/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 26/02/1996 Version End Date: -
-	1244m SW	Status: Historical Licence No: 2569004002 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLES (4) AT CLIFTON JUNCTION, SWINTON, MANCHESTER Data Type: Point Name: MAGNESIUM ELEKTRON LTD Easting: 379500 Northing: 403000	Annual Volume (m ³): 945568 Max Daily Volume (m ³): 3273.12 Original Application No: - Original Start Date: 11/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 26/02/1996 Version End Date: -



ID	Location	Details	
-	1309m W	Status: Active Licence No: 2569004002 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BH 3 CLIFTON JUNCTION, SWINTON, MANCHESTER. Data Type: Point Name: MAGNESIUM ELEKTRON LTD Easting: 379365 Northing: 403146	Annual Volume (m ³): 945568 Max Daily Volume (m ³): 3273.12 Original Application No: NPS/WR/031696 Original Start Date: 11/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 28/05/2019 Version End Date: -
-	1309m W	Status: Active Licence No: 2569004002 Details: Process Water Direct Source: Ground Water - North West Region Point: BH 3 CLIFTON JUNCTION, SWINTON, MANCHESTER. Data Type: Point Name: MAGNESIUM ELEKTRON LTD Easting: 379365 Northing: 403146	Annual Volume (m ³): 945568 Max Daily Volume (m ³): 3273.12 Original Application No: NPS/WR/031696 Original Start Date: 11/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 28/05/2019 Version End Date: -
-	1429m SW	Status: Active Licence No: 2569004002 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BH 2 CLIFTON JUNCTION, SWINTON, MANCHESTER. Data Type: Point Name: MAGNESIUM ELEKTRON LTD Easting: 379401 Northing: 402802	Annual Volume (m ³): 945568 Max Daily Volume (m ³): 3273.12 Original Application No: NPS/WR/031696 Original Start Date: 11/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 28/05/2019 Version End Date: -
-	1429m SW	Status: Active Licence No: 2569004002 Details: Process Water Direct Source: Ground Water - North West Region Point: BH 2 CLIFTON JUNCTION, SWINTON, MANCHESTER. Data Type: Point Name: MAGNESIUM ELEKTRON LTD Easting: 379401 Northing: 402802	Annual Volume (m ³): 945568 Max Daily Volume (m ³): 3273.12 Original Application No: NPS/WR/031696 Original Start Date: 11/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 28/05/2019 Version End Date: -

ID	Location	Details	
-	1527m W	Status: Historical Licence No: 2569004012 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT CLIFTON JUNCTION,SWINTON, MANCHESTER" Data Type: Point Name: CHLORIDE INDUSTRIAL BATTERIES Easting: 379100 Northing: 403300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 25/06/1991 Version End Date: -
-	1527m W	Status: Historical Licence No: 2569004012 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT CLIFTON JUNCTION,SWINTON, MANCHESTER" Data Type: Point Name: CHLORIDE INDUSTRIAL BATTERIES Easting: 379100 Northing: 403300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 25/06/1991 Version End Date: -
-	1527m W	Status: Historical Licence No: 2569004012 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT CLIFTON JUNCTION,SWINTON, MANCHESTER Data Type: Point Name: ENERSYS LTD Easting: 379100 Northing: 403300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 09/10/2003 Version End Date: -
-	1527m W	Status: Historical Licence No: 2569004012 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE AT CLIFTON JUNCTION,SWINTON, MANCHESTER Data Type: Point Name: ENERSYS LTD Easting: 379100 Northing: 403300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 09/10/2003 Version End Date: -

ID	Location	Details	
-	1527m W	Status: Historical Licence No: 2569004012 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT CLIFTON JUNCTION, SWINTON, MANCHESTER Data Type: Point Name: AINSCOUGH BROS LLP Easting: 379100 Northing: 403300	Annual Volume (m ³): 681900 Max Daily Volume (m ³): 3054.91 Original Application No: - Original Start Date: 28/01/1966 Expiry Date: - Issue No: 103 Version Start Date: 28/09/2011 Version End Date: -
-	1527m W	Status: Historical Licence No: 2569004012 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT CLIFTON JUNCTION, SWINTON, MANCHESTER Data Type: Point Name: AINSCOUGH BROS LLP Easting: 379100 Northing: 403300	Annual Volume (m ³): 681900 Max Daily Volume (m ³): 3054.91 Original Application No: - Original Start Date: 28/01/1966 Expiry Date: - Issue No: 103 Version Start Date: 28/09/2011 Version End Date: -
-	1690m SE	Status: Active Licence No: 2569004050 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: BOREHOLE AT PRESTWICH GOLF CLUB, HILTON LANE, PRESTWICH Data Type: Point Name: PRESTWICH GOLF COMPANY LTD Easting: 381580 Northing: 402180	Annual Volume (m ³): 12000 Max Daily Volume (m ³): 100 Original Application No: 7320 Original Start Date: 05/10/1995 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2007 Version End Date: -
-	1690m SE	Status: Historical Licence No: 2569004050 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PRESTWICH GOLF CLUB, HILTON LANE, PRESTWICH" Data Type: Point Name: PRESTWICH GOLF CLUB Easting: 381580 Northing: 402180	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 05/10/1995 Expiry Date: - Issue No: 100 Version Start Date: 25/03/1997 Version End Date: -



ID	Location	Details	
-	1779m N	Status: Active Licence No: 2569004052 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: BOREHOLE AT WHITEFIELD GOLF CLUB, HIGHER LANE, WHITEFIELD Data Type: Point Name: WHITEFIELD GOLF CLUB LTD Easting: 380420 Northing: 405380	Annual Volume (m ³): 8000 Max Daily Volume (m ³): 100 Original Application No: 7349 Original Start Date: 10/10/1996 Expiry Date: - Issue No: 101 Version Start Date: 09/11/2005 Version End Date: -
-	1779m N	Status: Historical Licence No: 2569004052 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: "BOREHOLE AT WHITEFIELD GOLF CLUB, HIGHER LANE, WHITEFIELD" Data Type: Point Name: WHITEFIELD GOLF CLUB Easting: 380420 Northing: 405380	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 10/10/1996 Expiry Date: - Issue No: 100 Version Start Date: 19/04/1999 Version End Date: -
-	1810m W	Status: Historical Licence No: 2569004036 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, CLIFTON JUNC, SWINTON, MANCHESTER" Data Type: Point Name: PILKINGTONS TILES LTD Easting: 378800 Northing: 403400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 23/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 21/02/1996 Version End Date: -
-	1810m W	Status: Historical Licence No: 2569004036 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, CLIFTON JUNC, SWINTON, MANCHESTER Data Type: Point Name: PILKINGTONS TILES LTD Easting: 378800 Northing: 403400	Annual Volume (m ³): 200000 Max Daily Volume (m ³): 547.945 Original Application No: - Original Start Date: 23/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 16/06/2009 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.



5.7 Surface water abstractions

Records within 2000m

3

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 45 >](#)

ID	Location	Details	
-	1512m W	Status: Historical Licence No: 2569004039 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "R IRWELL AT PREMISES, CLIFTON JUNCTION, SWINTON, MANCH" Data Type: Point Name: CHLORIDE INDUSTRIAL BATTERIES Easting: 379100 Northing: 403400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/01/1970 Expiry Date: - Issue No: 100 Version Start Date: 10/12/1993 Version End Date: -
-	1512m W	Status: Historical Licence No: 2569004039 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: R IRWELL AT PREMISES, CLIFTON JUNCTION, SWINTON, MANCH Data Type: Point Name: ENERSYS LTD Easting: 379100 Northing: 403400	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/01/1970 Expiry Date: - Issue No: 100 Version Start Date: 23/03/2002 Version End Date: -
-	1512m W	Status: Historical Licence No: 2569004039 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: R IRWELL AT PREMISES, CLIFTON JUNCTION, SWINTON, MANCH Data Type: Point Name: AINSCOUGH BROS LLP Easting: 379100 Northing: 403400	Annual Volume (m ³): 272770 Max Daily Volume (m ³): 745 Original Application No: - Original Start Date: 15/01/1970 Expiry Date: - Issue No: 102 Version Start Date: 28/09/2011 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.



5.8 Potable abstractions

Records within 2000m

0

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m

0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.10 Source Protection Zones (confined aquifer)

Records within 500m

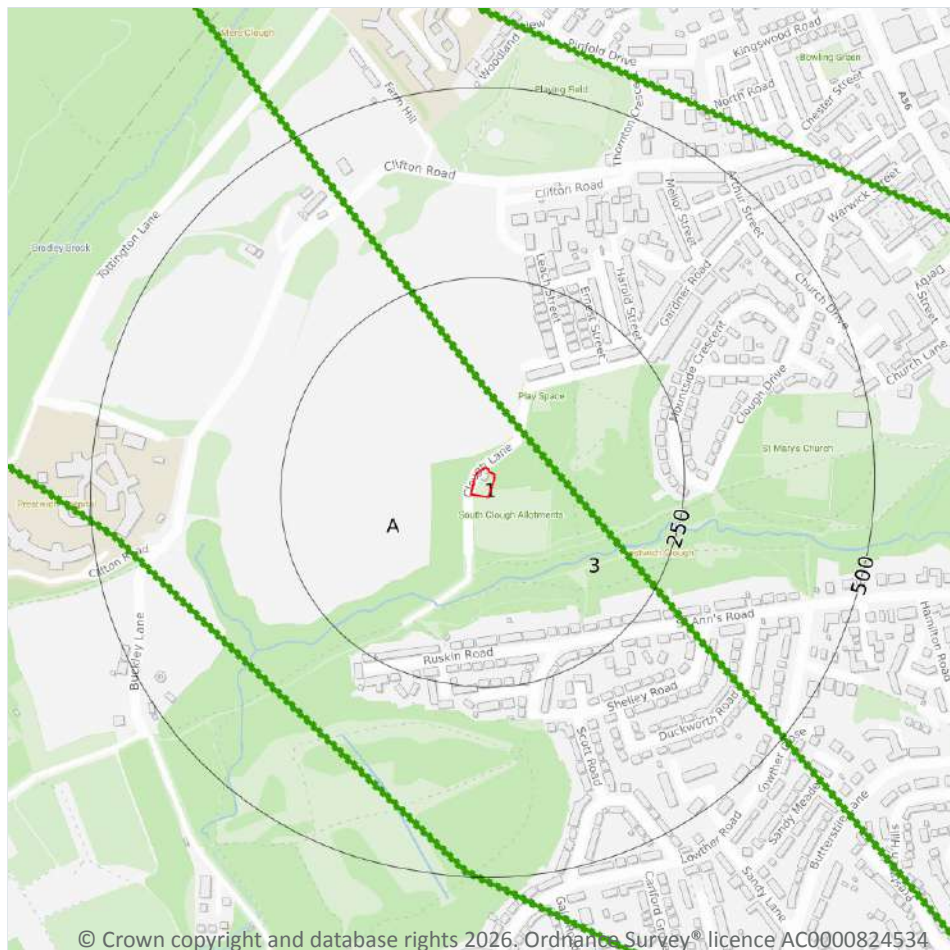
0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS NGD)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS NGD)

Records within 250m

1

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on [page 54](#) >

ID	Location	Type of water feature	Ground level	Permanence	Name
3	108m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey®.



6.2 Surface water features

Records within 250m

2

Covering rivers, streams and lakes (some overlap with OS NGD Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on [page 54 >](#)

This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 54 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Irwell (Croal to Irk)	GB112069061451	Croal Irwell	Irwell

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified

1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 54 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	909m SW	River	Irwell (Croal to Irk)	GB112069061451 ↗	No longer applicable	Does not require assessment	Moderate	2022



This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site

1

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on [page 54](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Northern Manchester Carboniferous Aquifers	GB41202G101800 ↗	Poor	Poor	Good	2019

This data is sourced from the Environment Agency and Natural Resources Wales.



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m

0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m

0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.7 Flood Zone 3

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.



8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

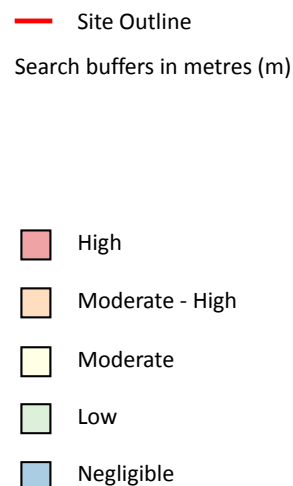
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

Moderate

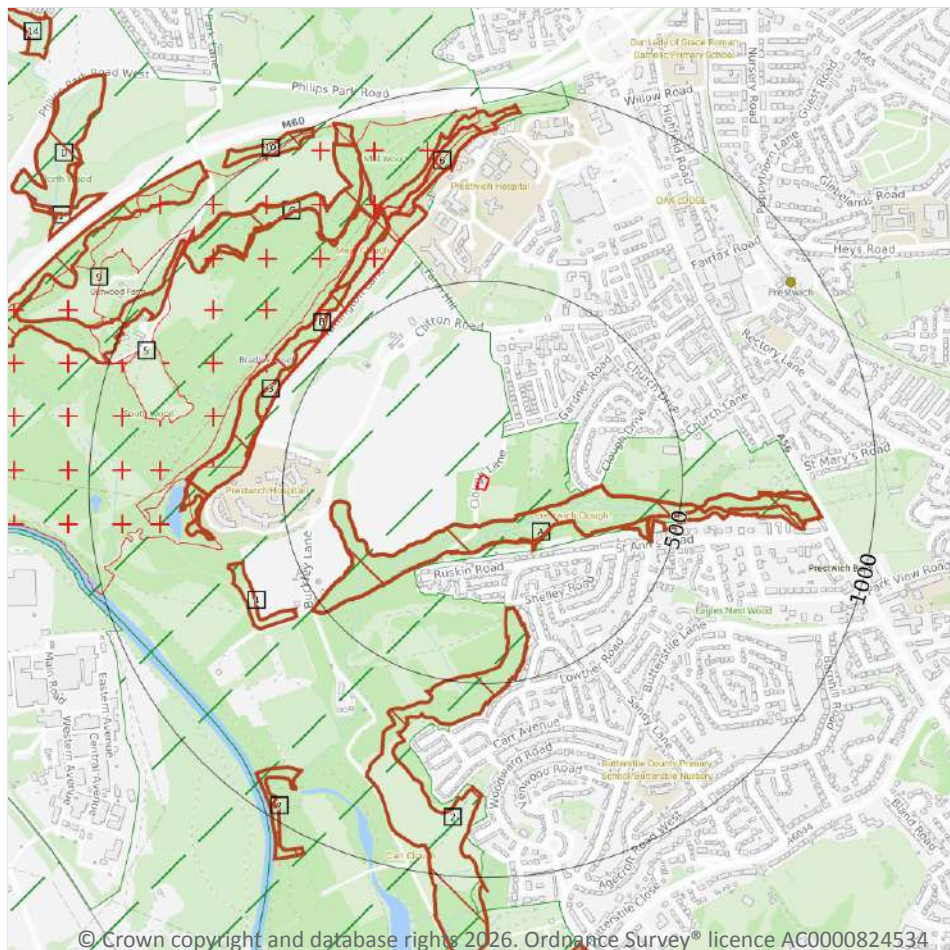
Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 61](#) >

This data is sourced from Ambiantal Risk Analytics.



10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- ▨ Designated Ancient Woodland
- ▨ Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m

3

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on [page 62 >](#)

ID	Location	Name	Data source
B	545m NW	Mere Clough	Natural England
5	609m NW	Philip's Park	Natural England
-	1694m SE	Kersal Moor	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m

21

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on [page 62 >](#)

ID	Location	Name	Woodland Type
A	84m S	Prestwich Clough Wood	Ancient & Semi-Natural Woodland
A	84m S	Prestwich Clough Wood	Ancient & Semi-Natural Woodland
2	312m S	Big Wood Or Carr Clough	Ancient & Semi-Natural Woodland
B	545m NW	Mere Clough	Ancient & Semi-Natural Woodland
3	548m NW	Mere Clough	Ancient & Semi-Natural Woodland
4	563m SW	Unknown	Ancient & Semi-Natural Woodland
6	696m N	Mere Clough	Ancient & Semi-Natural Woodland
C	706m NW	Philips Wood	Ancient & Semi-Natural Woodland
C	717m NW	Philips Wood	Ancient & Semi-Natural Woodland
7	856m SW	Unknown	Ancient & Semi-Natural Woodland



ID	Location	Name	Woodland Type
9	929m NW	Unknown	Ancient & Semi-Natural Woodland
10	967m NW	Unknown	Ancient & Semi-Natural Woodland
11	1213m S	Unknown	Ancient & Semi-Natural Woodland
D	1214m NW	North Wood	Ancient & Semi-Natural Woodland
D	1258m NW	North Wood	Ancient & Semi-Natural Woodland
-	1352m NW	Unknown	Ancient & Semi-Natural Woodland
-	1430m S	Unknown	Ancient Replanted Woodland
14	1560m NW	Unknown	Ancient & Semi-Natural Woodland
-	1821m W	Unknown	Ancient & Semi-Natural Woodland
-	1954m NW	Carters Hill Wood	Ancient & Semi-Natural Woodland
-	1954m NW	Carters Hill Wood	Ancient & Semi-Natural Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.



10.10 Marine Conservation Zones

Records within 2000m

0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m

4

Areas designated to prevent urban sprawl by keeping land permanently open.

Features are displayed on the Environmental designations map on [page 62 >](#)

ID	Location	Name	Local Authority name
1	On site	Merseyside and Greater Manchester Green Belt	Bury
8	906m SW	Merseyside and Greater Manchester Green Belt	Salford
-	1804m E	Merseyside and Greater Manchester Green Belt	Manchester
-	1809m NE	Merseyside and Greater Manchester Green Belt	Bury

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m**2**

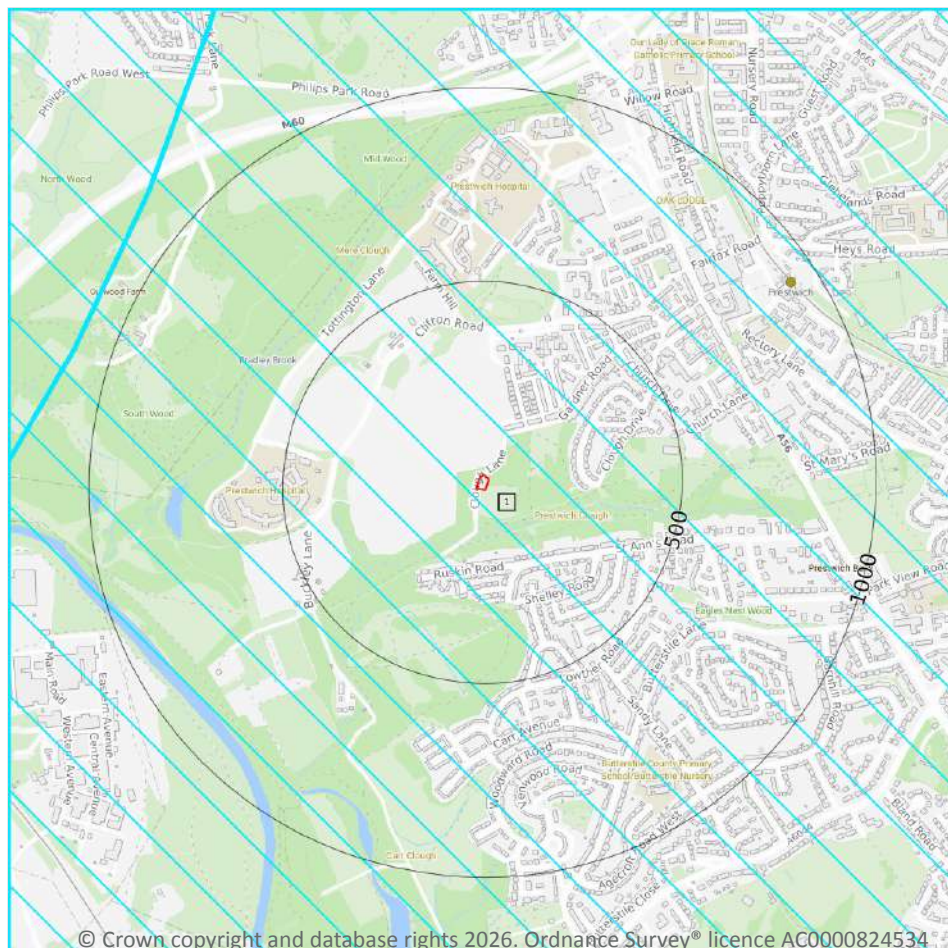
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ	Surface Water	643	Existing
1820m E	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	638	Existing

This data is sourced from Natural England and Natural Resources Wales.



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 68](#) >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0000000630000&notes=&location=383272,400229%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

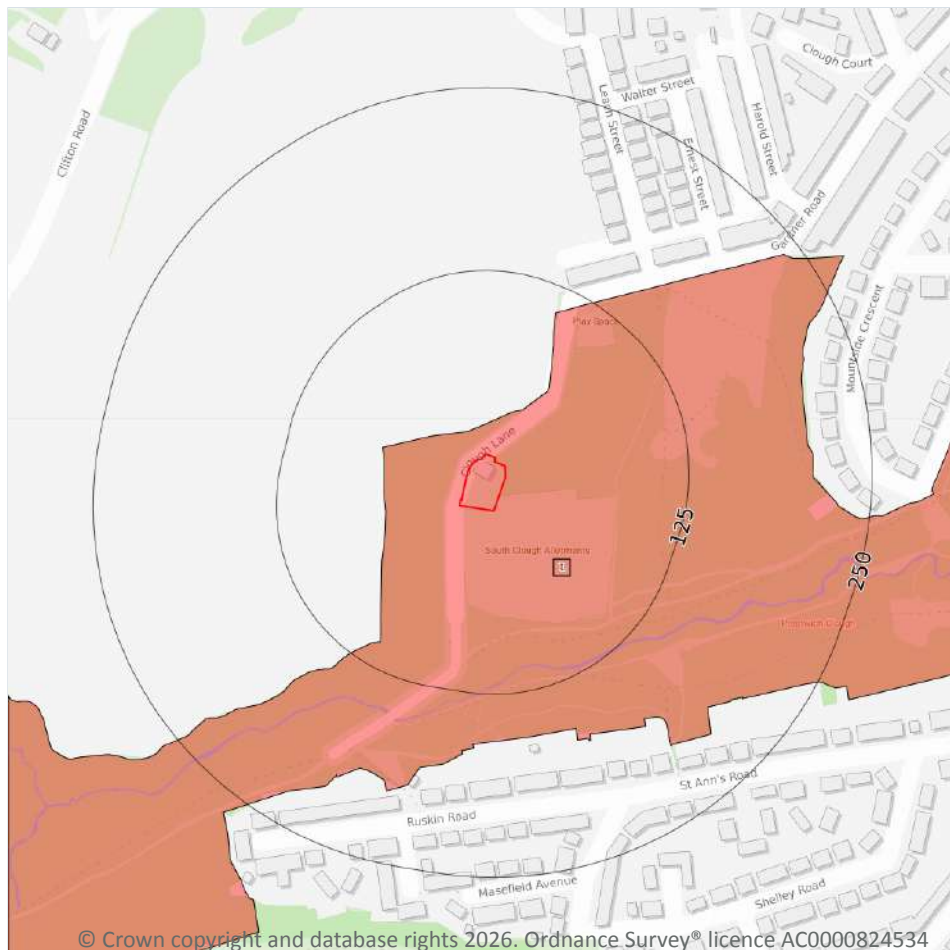
0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.



11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



11.2 Area of Outstanding Natural Beauty

Records within 250m**0**

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m**0**

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m**0**

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m**1**

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.



Features are displayed on the Visual and cultural designations map on [page 70 >](#)

ID	Location	Name	District	Date of designation
1	On site	St Mary's	Bury	1993

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

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

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

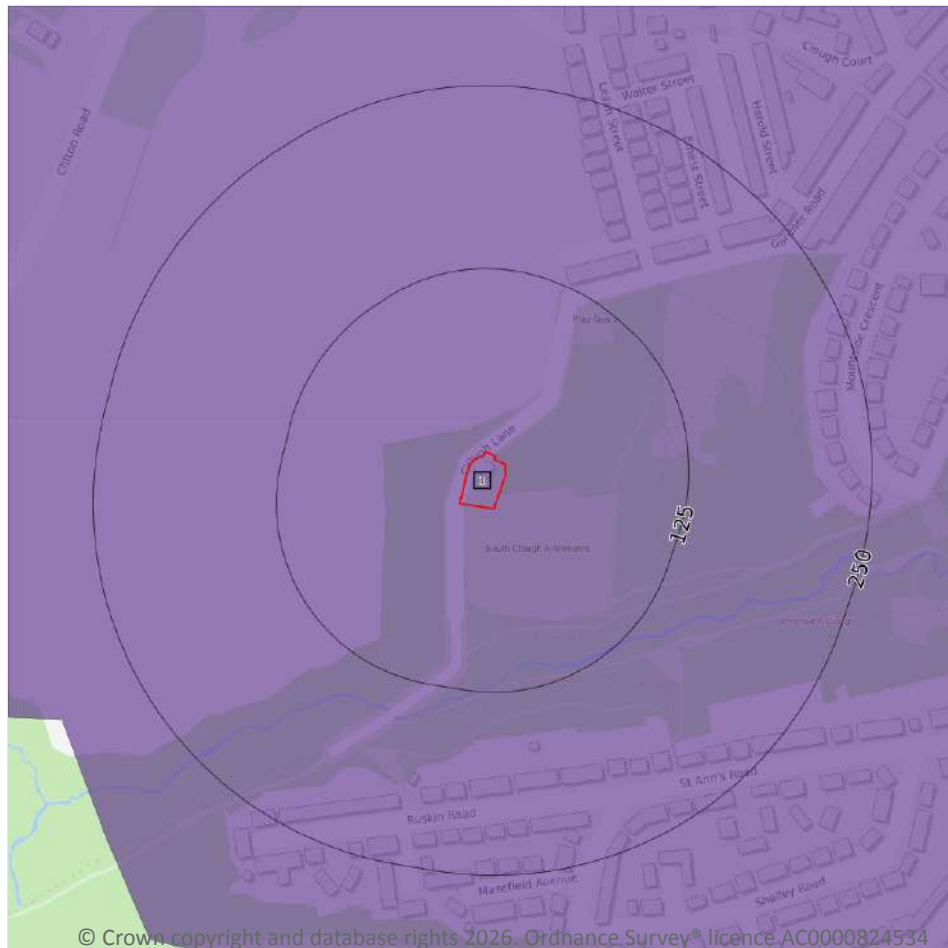
Records within 250m	0
---------------------	---

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 73](#) >

ID	Location	Classification	Description
1	On site	Urban	Non-agricultural/no quality assigned

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m

0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.

13 Habitat designations



- Site Outline**
- Search buffers in metres (m)**
- Priority Habitat Inventory
 - Open Mosaic Habitat
 - Limestone Pavement Orders
- Habitat Networks**
- Primary Habitat
 - Restorable Habitat
 - Associated Habitats
 - Habitat Restoration-Creation
 - Network Enhancement Zone 1
 - Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

21

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on [page 75 >](#)

ID	Location	Main Habitat	Other habitats
1	On site	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	4m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	5m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	75m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
5	85m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	104m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	106m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	109m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	119m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	127m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	141m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	142m NE	No main habitat but additional habitats present	Additional: DWOOD (INV 50%)
B	146m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	159m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
C	167m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
C	175m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	179m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
13	180m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	181m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
14	239m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
15	242m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.



13.3 Open Mosaic Habitat

Records within 250m

0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

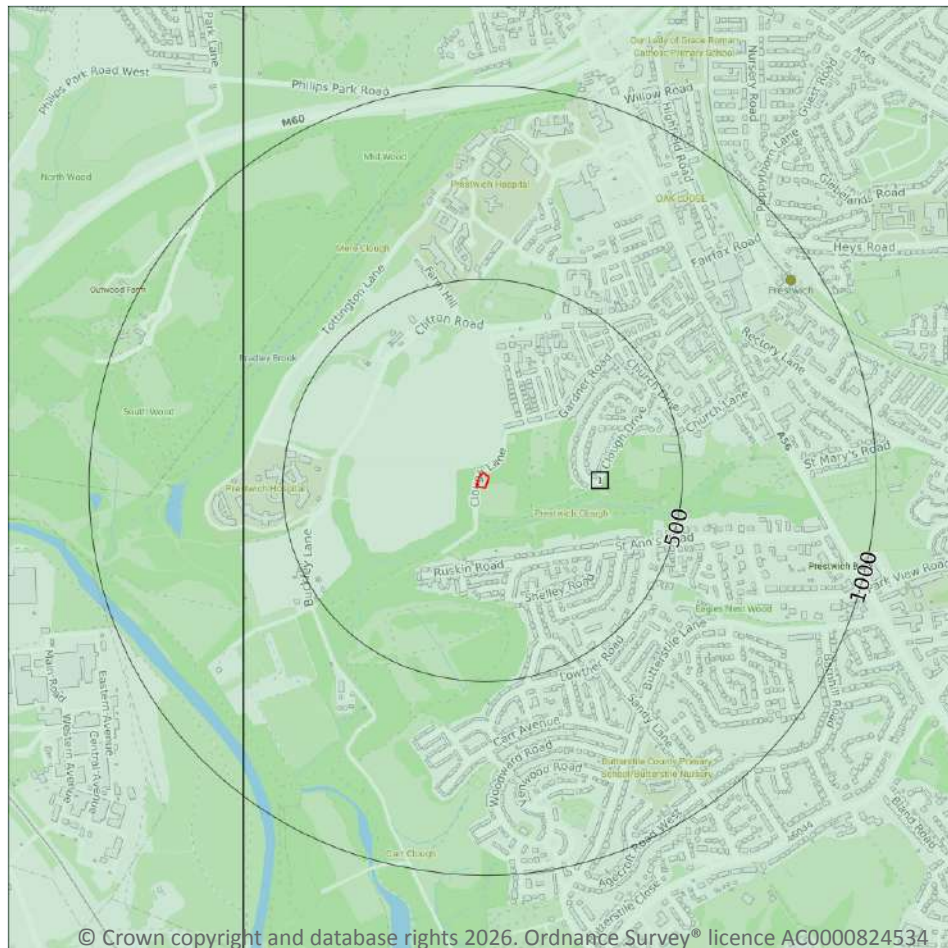
Records within 250m

0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

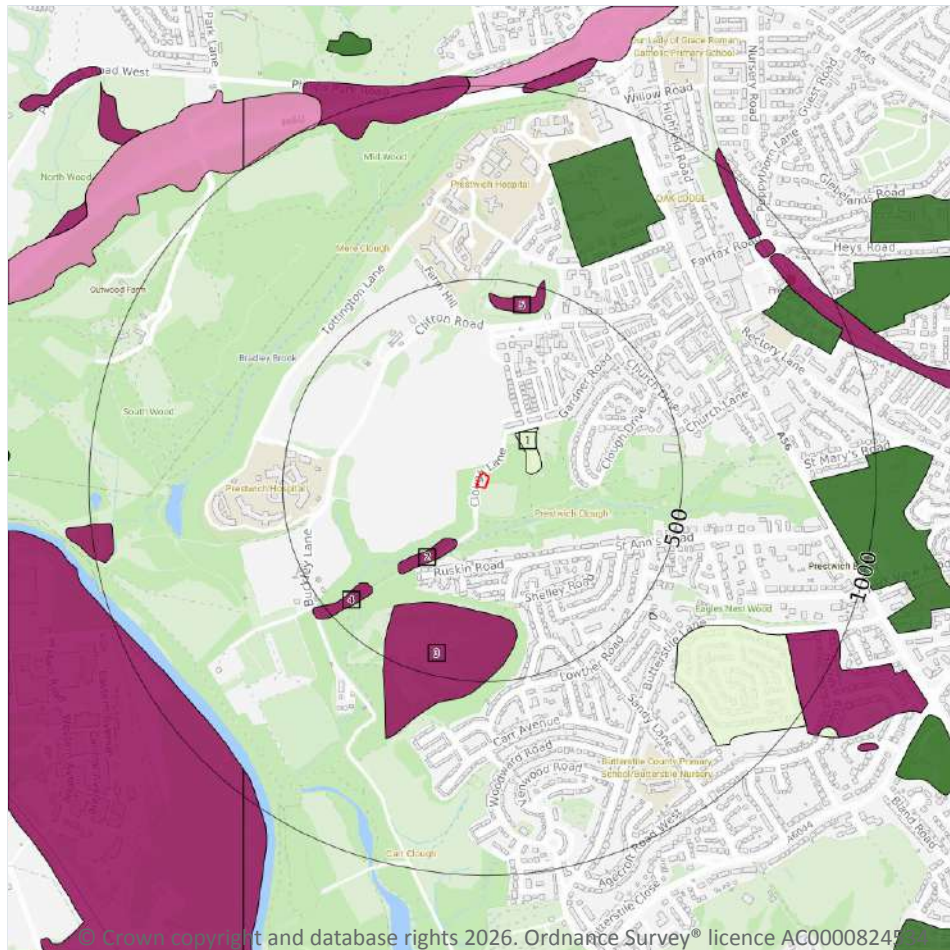
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 78](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SD80SW

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground



- Site Outline**
- Search buffers in metres (m)**
- Reclaimed ground
 - Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

5

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 79](#) >

ID	Location	LEX Code	Description	Rock description
1	98m E	WMGR-ARTDP	Infilled Ground	Artificial deposit
2	149m S	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
3	313m S	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
4	375m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit

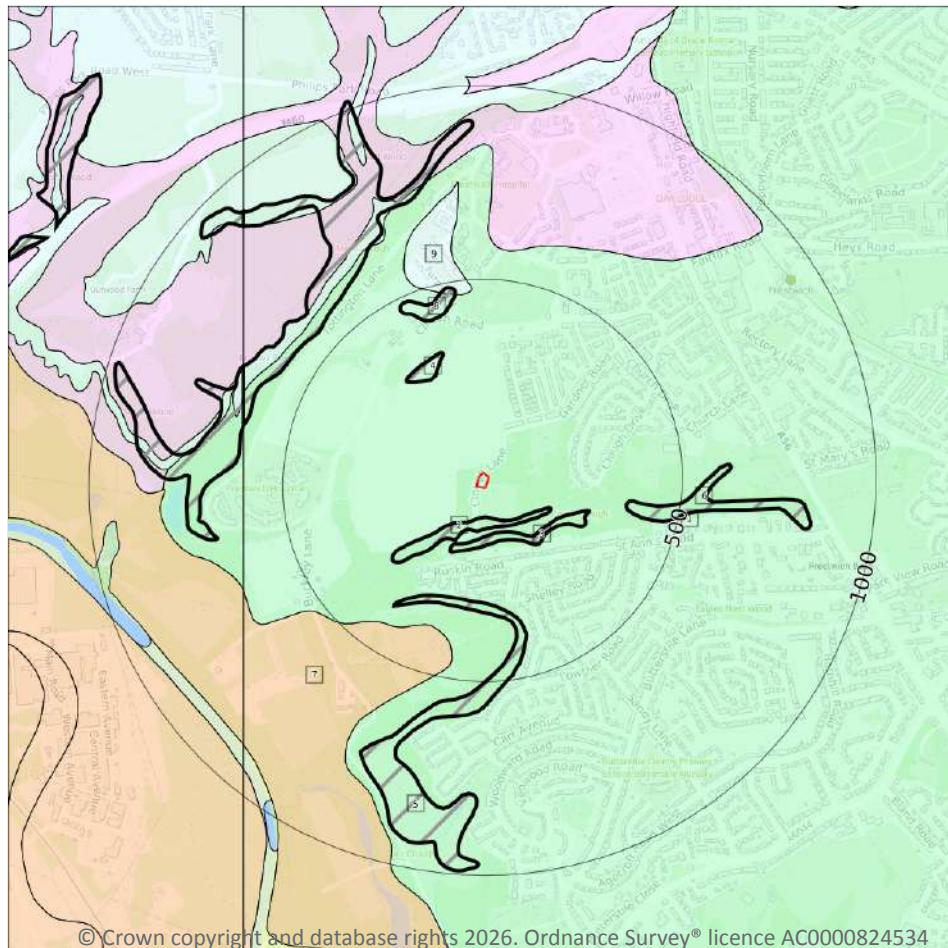


ID	Location	LEX Code	Description	Rock description
5	424m N	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (10k)
- Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

3

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 81](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	HMGD-XSV	Hummocky (Moundy) Glacial Deposits-Sand And Gravel	Sand and gravel
7	377m S	RTD1-XSV	River Terrace Deposits, 1-Sand And Gravel	Sand and gravel
9	462m N	TILLD-DMTN	Till, Devensian-Diamicton	Diamicton

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

6

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

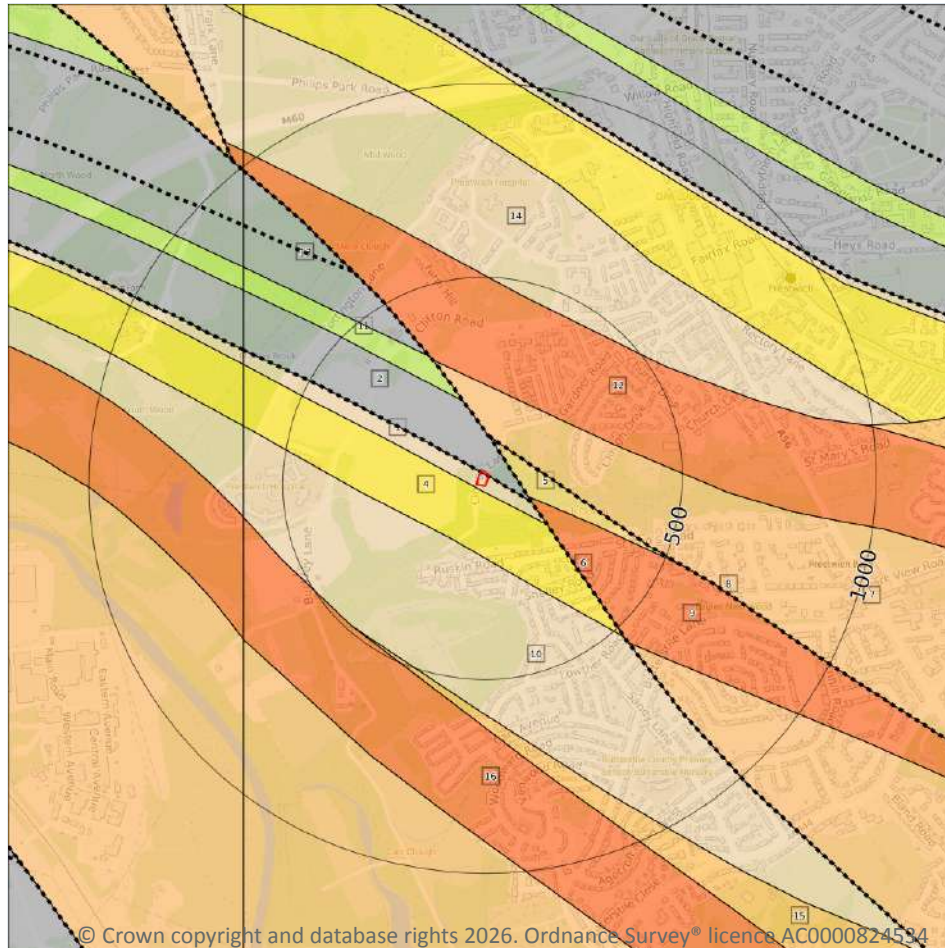
Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 81](#) >

ID	Location	LEX Code	Description	Rock description
2	75m S	SLIP-UNKNOWN	Landslide deposits	Unknown/unclassified entry
3	119m S	SLIP-UNKNOWN	Landslide deposits	Unknown/unclassified entry
4	277m NW	SLIP-UNKNOWN	Landslide deposits	Unknown/unclassified entry
5	293m S	SLIP-UNKNOWN	Landslide deposits	Unknown/unclassified entry
6	363m E	SLIP-UNKNOWN	Landslide deposits	Unknown/unclassified entry
8	416m N	SLIP-UNKNOWN	Landslide deposits	Unknown/unclassified entry

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

13

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 83](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	PUCM-MDSS	Pennine Upper Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
2	On site	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
4	8m SW	WDR-SDST	Worsley Delf Rock-Sandstone	Westphalian



ID	Location	LEX Code	Description	Rock age
5	55m NE	CHES-SDST	Chester Formation-Sandstone	Olenekian
7	81m NE	CHES-PESST	Chester Formation-Pebbly (Gravelly) Sandstone	Olenekian
9	113m E	MM-MDST	Manchester Marls Formation-Mudstone	Not Defined
10	154m SW	PUCM-MDSS	Pennine Upper Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
11	188m N	NHSS-SDST	Newton Heath Sandstone-Sandstone	Westphalian
12	204m NE	MM-MDST	Manchester Marls Formation-Mudstone	Not Defined
13	327m NW	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
14	449m NE	PUCM-MDSS	Pennine Upper Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
15	482m SW	CS-SDST	Collyhurst Sandstone Formation-Sandstone	Not Defined
16	485m SW	MM-MDST	Manchester Marls Formation-Mudstone	Not Defined

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

3

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

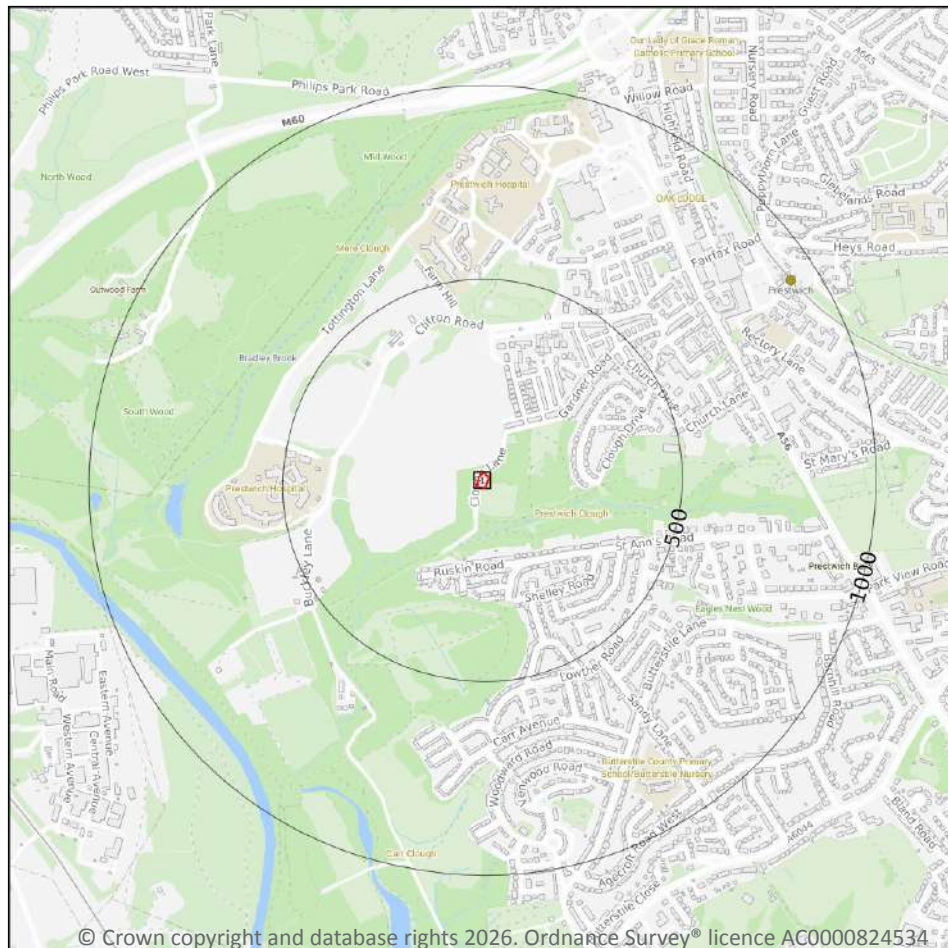
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 83](#) >

ID	Location	Category	Description
3	On site	FOSSIL_HORIZON	Marine band
6	55m NE	FAULT	Fault, inferred, displacement unknown
8	81m NE	FAULT	Fault, inferred, displacement unknown

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

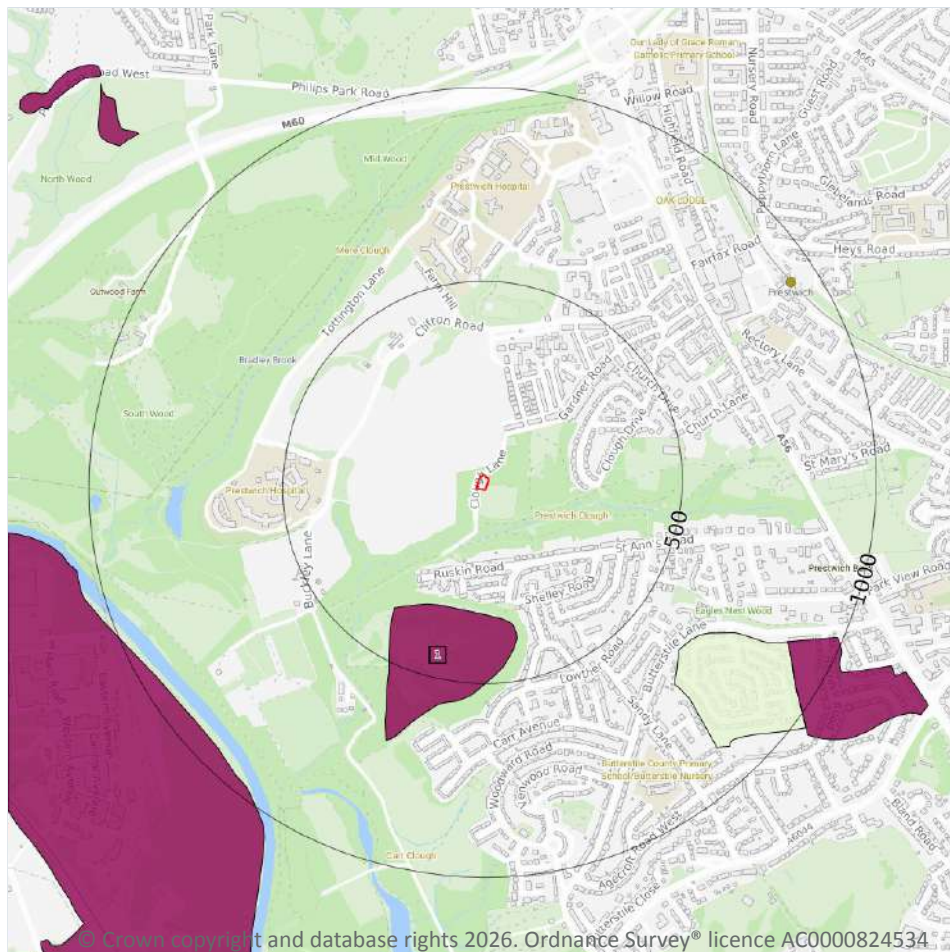
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 85](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	EW085_manchester_v4

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Artificial and made ground



- Site Outline
- Search buffers in metres (m)
- Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

1

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 86](#) >

ID	Location	LEX Code	Description	Rock description
1	314m S	MGR-ARTDP	Made Ground	Artificial deposit

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m

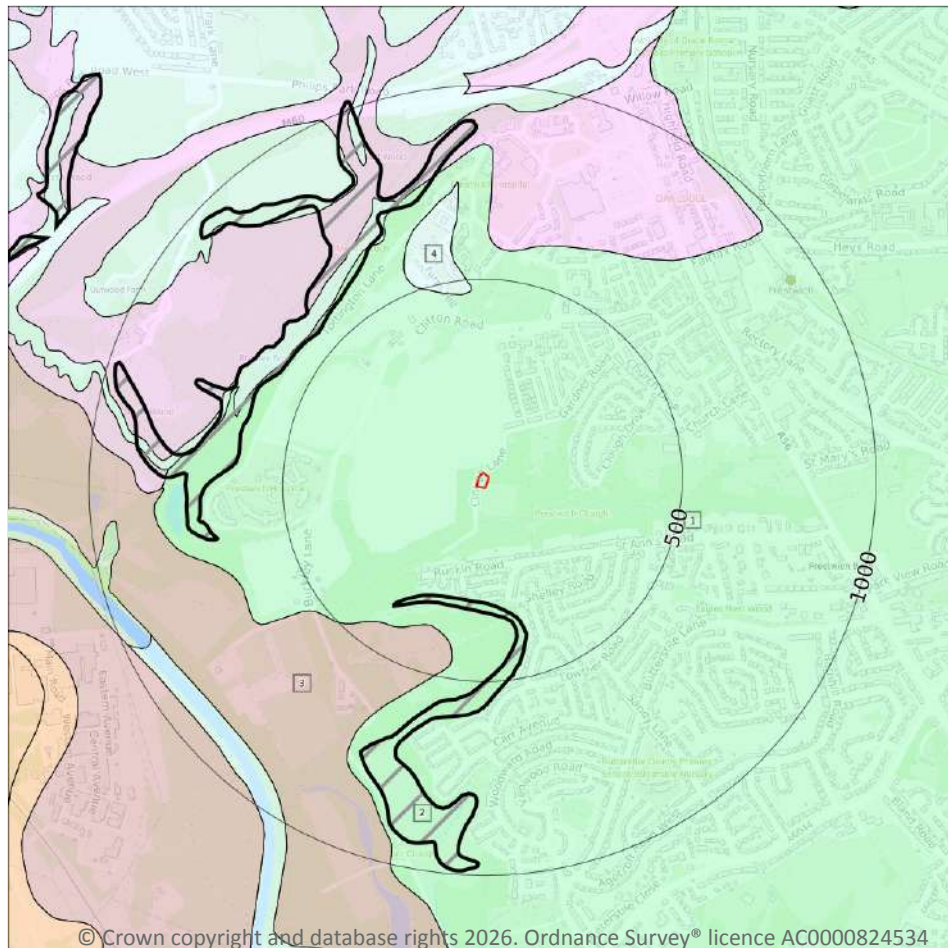
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

3

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 88](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	HMGDD-XSV	Hummocky (Moundy) Glacial Deposits, Devensian	Sand and gravel
3	377m S	RTD1-XSV	River Terrace Deposits, 1	Sand and gravel
4	463m N	TILLD-DMTN	Till, Devensian	Diamicton



This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	Very High	High

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

1

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 88](#) >

ID	Location	LEX Code	Description	Rock description
2	293m S	SLIP-UNKNOWN	Landslide deposits	Unknown/unclassified entry

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

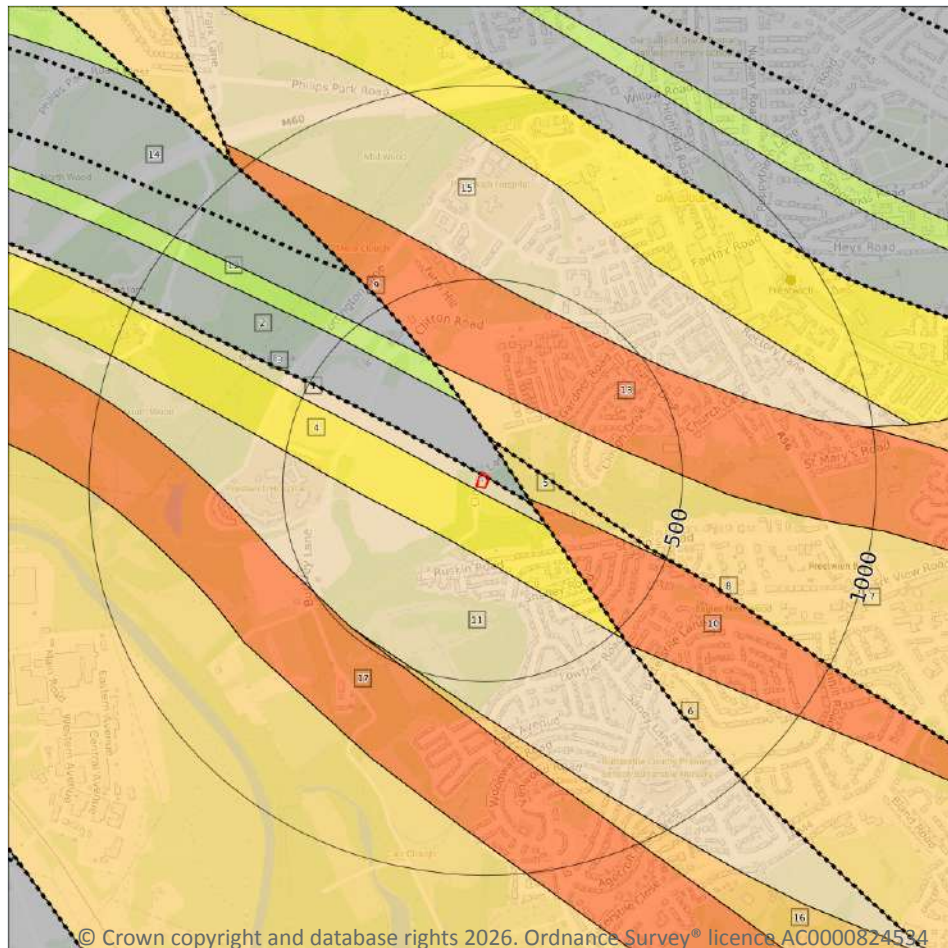
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

---- Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

13

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 90](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	PUCM-MDSS	Pennine Upper Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
2	On site	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
4	8m SW	WDR-SDST	Worsley Delf Rock-Sandstone	Westphalian



ID	Location	LEX Code	Description	Rock age
5	55m NE	CHES-SDST	Chester Formation-Sandstone	Olenekian
7	81m NE	CHES-SDST	Chester Formation-Sandstone	Olenekian
10	112m E	MM-MDST	Manchester Marls Formation-Mudstone	Not Defined
11	154m SW	PUCM-MDSS	Pennine Upper Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
12	188m N	NHSS-SDST	Newton Heath Sandstone-Sandstone	Westphalian
13	204m NE	MM-MDST	Manchester Marls Formation-Mudstone	Not Defined
14	327m NW	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
15	450m NE	PUCM-MDSS	Pennine Upper Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
16	482m SW	CS-SDST	Collyhurst Sandstone Formation-Sandstone	Not Defined
17	485m SW	MM-MDST	Manchester Marls Formation-Mudstone	Not Defined

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

2

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Moderate	Low
8m SW	Fracture	High	Moderate

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

4

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 90 >](#)

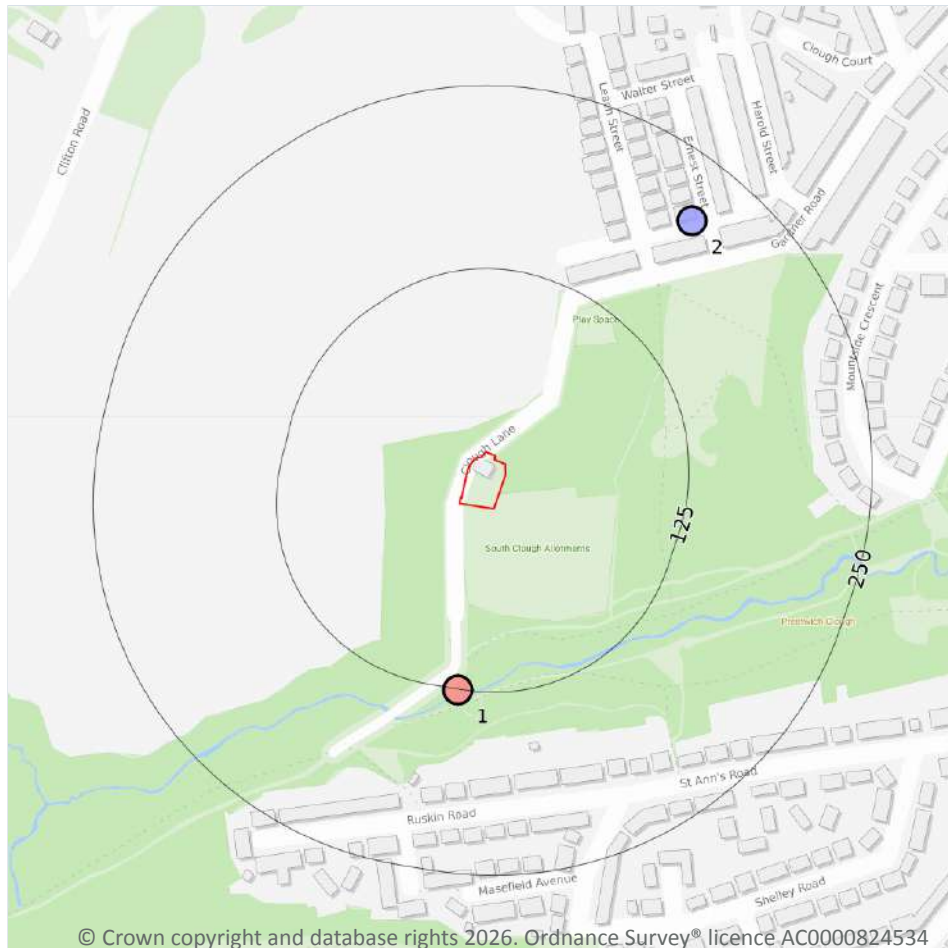


ID	Location	Category	Description
3	On site	FOSSIL_HORIZON	Marine band
6	55m NE	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
8	81m NE	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
9	92m N	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

2

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

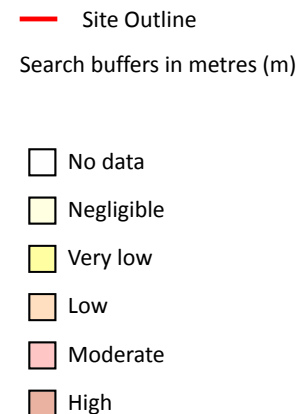
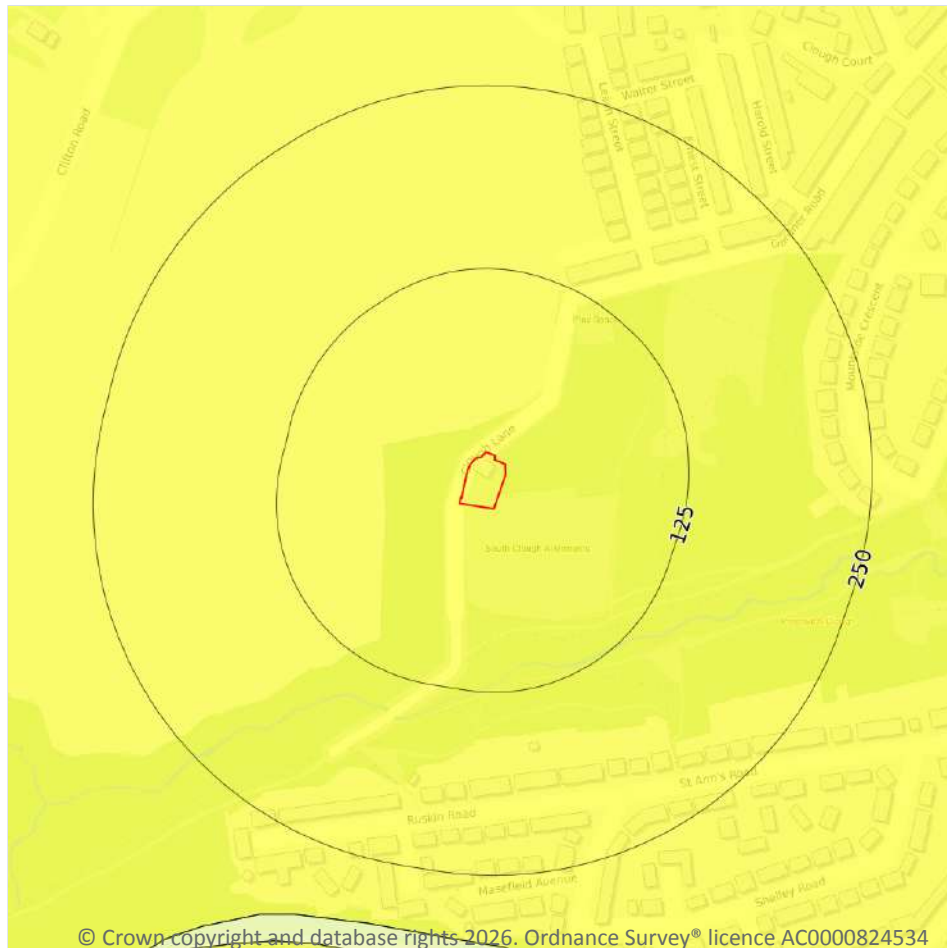
Features are displayed on the Boreholes map on [page 93](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	126m S	380600 403450	AGECROFT. U/G.55	50.6	N	28864 ↗
2	209m NE	380760 403770	GARDNER ROAD SEWER 1	5.5	N	29206 ↗

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m

1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 95 >](#)

Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



An aerial map of a residential area. A small plot of land is outlined in red. Two concentric circles are drawn around this plot. The inner circle is labeled '125' and the outer circle is labeled '250'. The map shows various streets including Clifton Road, Walter Street, Clough Court, Mounton Crescent, St Ann's Road, Shelley Road, Masefield Avenue, Buckin Road, and South Clough Avenue. There are also labels for 'Lawn' and 'Meadow'. The map is overlaid with a grid of latitude and longitude lines. At the bottom, there is a copyright notice: '© Crown copyright and database rights 2026. Ordnance Survey® licence AC0000824534'.

 No data
 Negligible
 Very low
 Low
 Moderate
 High

Records within 50m	1
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Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 96 >](#)

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


 Contact us with any questions at: info@groundsurre.com 
 01273 257 755

Date: 13 April 2026
 

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.

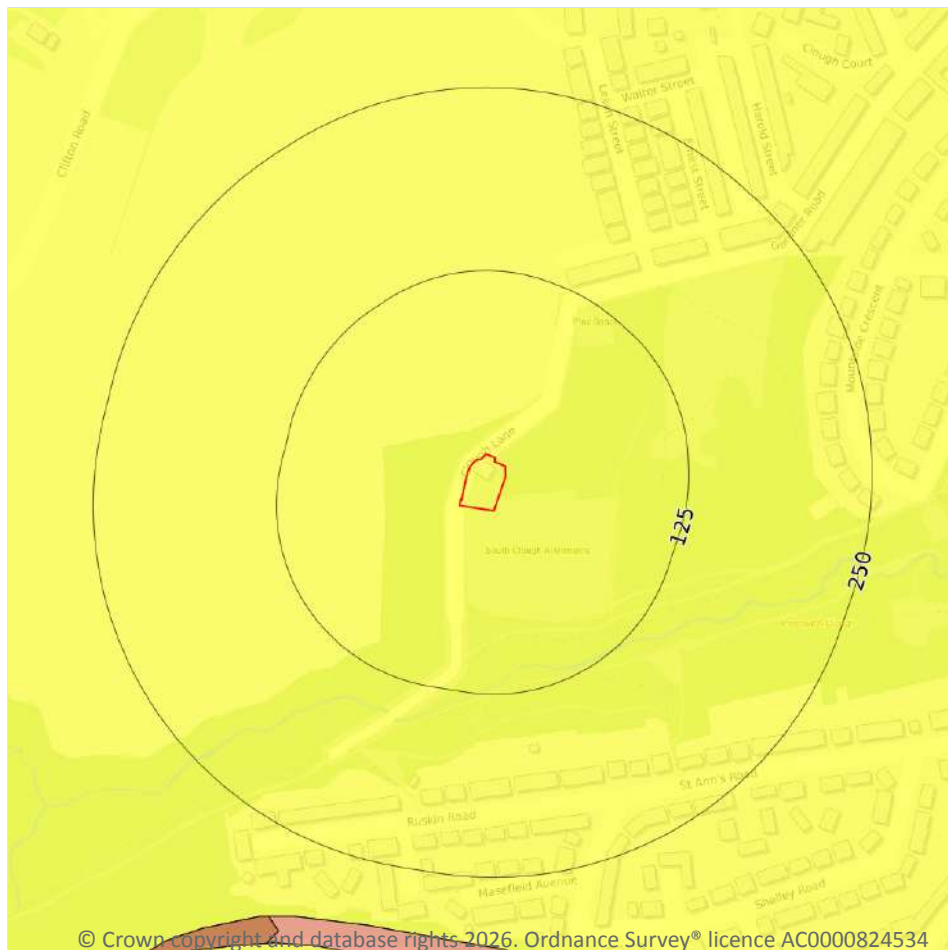
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 97 >](#)

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

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.

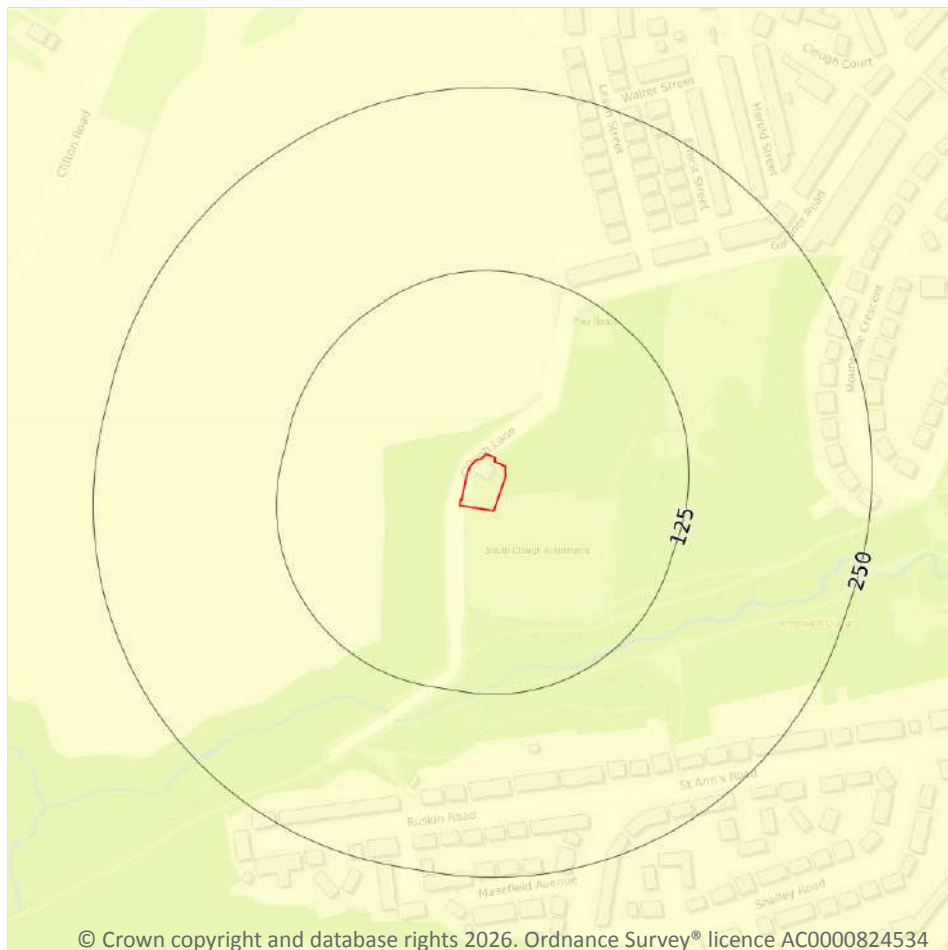
Features are displayed on the Natural ground subsidence - Landslides map on [page 98](#) >

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

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 99](#)

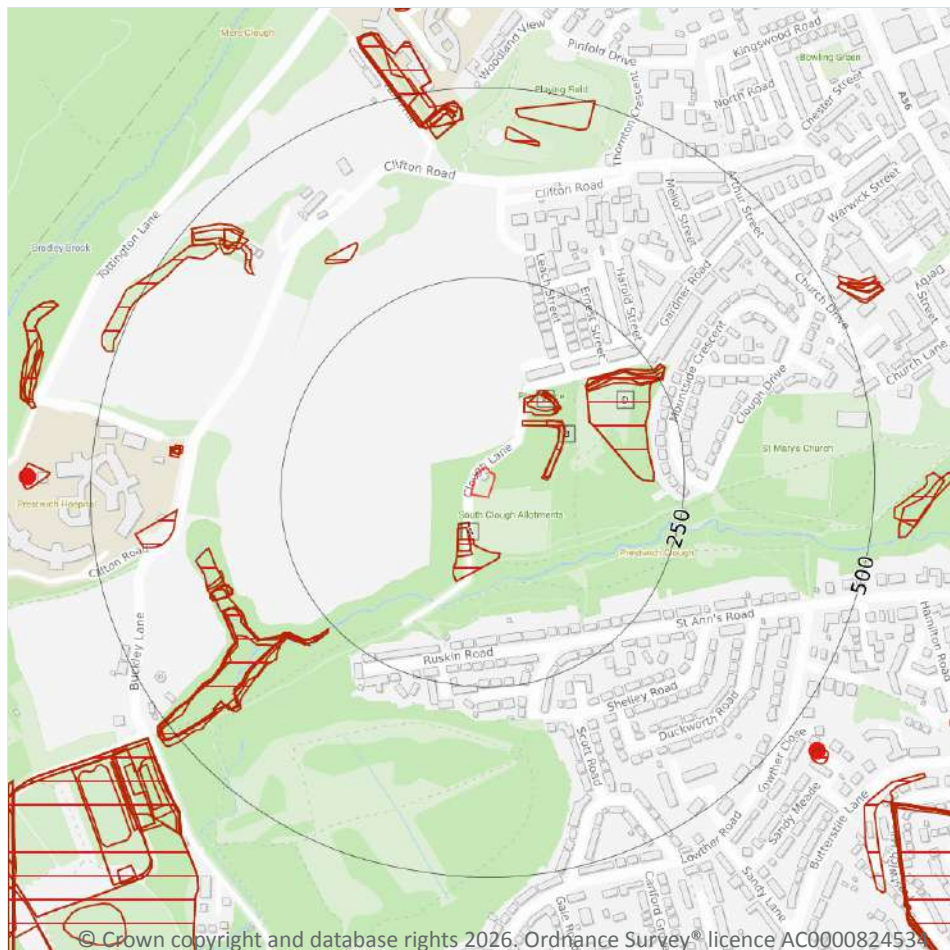
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- ▭ Surface ground workings
- ▭ Underground workings
- ▭ Underground mining extents
- ▭ Historical mineral planning areas
- ▭ TCA non-coal mining
- 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 BritPits

Records within 500m

0

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.

This data is sourced from the British Geological Survey.



18.2 Surface ground workings

Records within 250m

14

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 and ground workings map on [page 101](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	37m S	Cuttings	1915	1:10560
A	44m S	Cuttings	1923	1:10560
A	58m S	Cuttings	1956	1:10560
B	63m E	Unspecified Ground Workings	1907	1:10560
B	66m E	Unspecified Ground Workings	1915	1:10560
C	88m NE	Sand Pit	1923	1:10560
C	98m NE	Sand Pit	1915	1:10560
C	114m NE	Unspecified Ground Workings	1932	1:10560
C	115m NE	Unspecified Ground Workings	1938	1:10560
D	143m NE	Unspecified Ground Workings	1968	1:10560
D	143m NE	Unspecified Ground Workings	1956	1:10560
D	166m NE	Unspecified Ground Workings	1938	1:10560
D	166m NE	Unspecified Ground Workings	1932	1:10560
D	166m NE	Unspecified Ground Workings	1915	1:10560

This data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m

0

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

This data is sourced from Ordnance Survey®/Groundsure.



18.4 Underground mining extents

Records within 500m

0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from 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 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the



Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 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.



18.13 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.

18.14 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 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 Ground cavities and sinkholes

19.1 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.

19.2 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.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey® maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

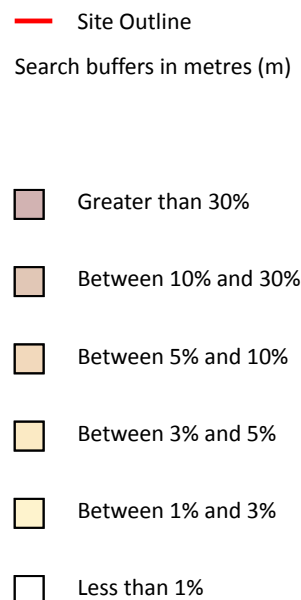
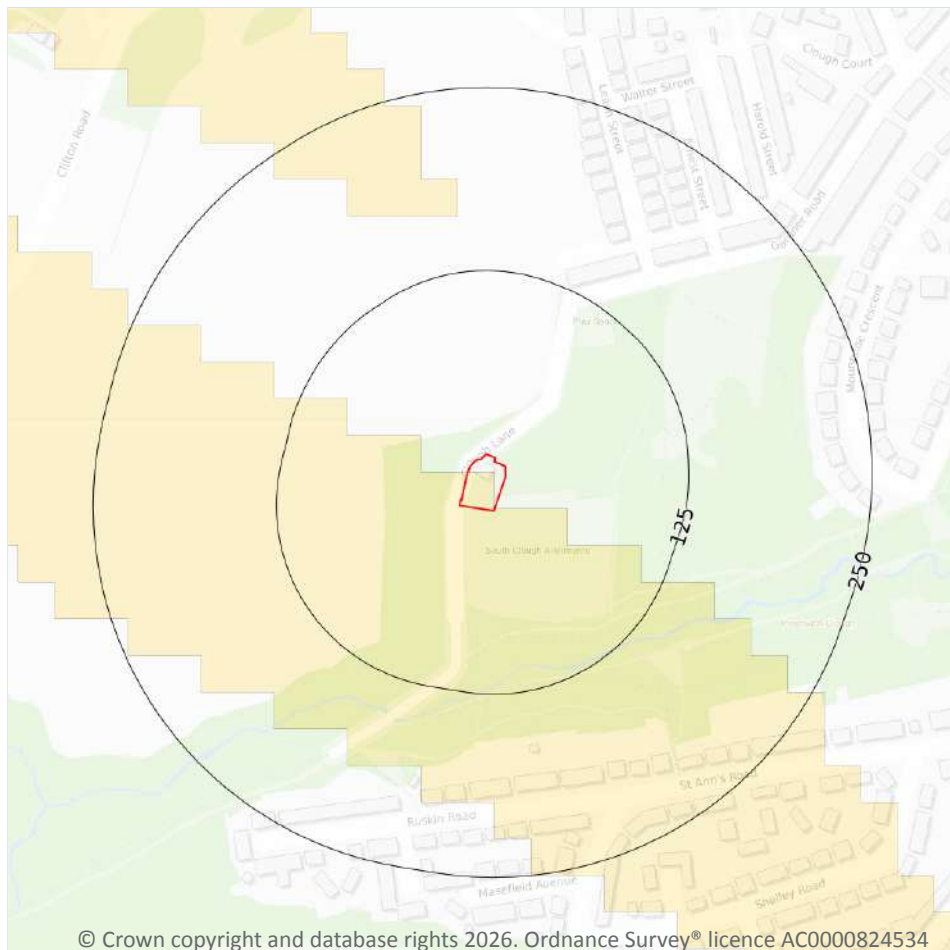
Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



20.1 Radon

Records on site

2

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 108](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Between 1% and 3%	None



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

This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

4

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	600 - 1200 mg/kg	360 - 720 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
On site	15 mg/kg	No data	600 - 1200 mg/kg	360 - 720 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
29m SW	15 mg/kg	No data	600 - 1200 mg/kg	360 - 720 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
34m NE	15 mg/kg	No data	600 - 1200 mg/kg	360 - 720 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 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.



21.3 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.



22 Railway infrastructure and projects

22.1 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.

22.2 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.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 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.

22.5 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.

22.6 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.

22.7 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.

22.8 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.

22.9 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> ↗.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-conditions-april-2026/ ↗.

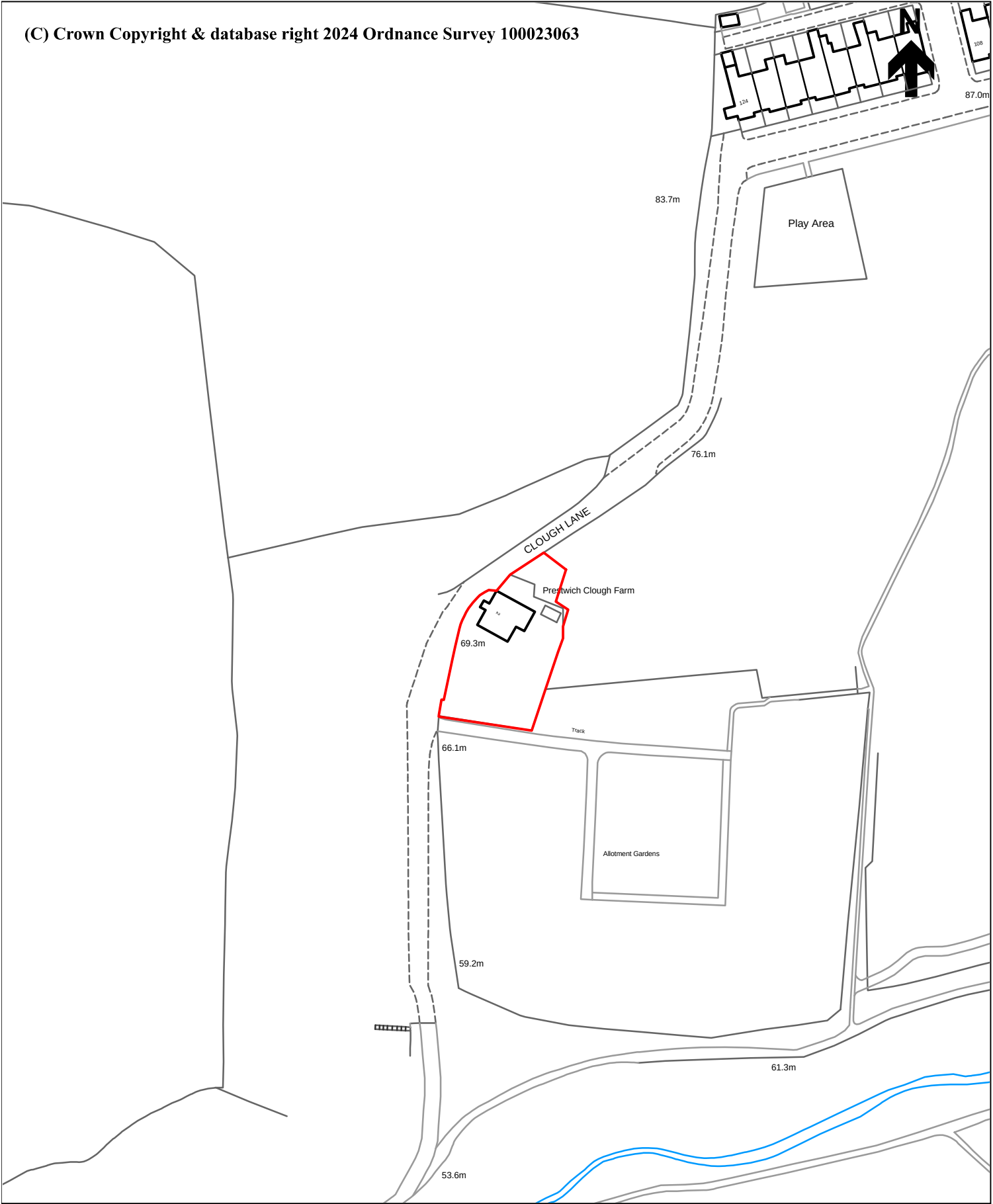


APPENIDX C

DRAWINGS

APPENDIX D

SITE PLANS



PLAN Prestwich Clough Farmhouse
 Clough Lane
 Prestwich M25 3JD

SCALE 1:1250

DRAWN BY MB

DATE 02/10/2024

Business, Growth & Infrastructure

Land & Property

3 Knowsley Place
Duke Street,
Bury, BL9 0EJ

Tel. 0161 253 5995



APPENDIX E

PHOTOGRAPHS



View of Clough Lane, facing North



View of property entrance, facing East



View of property rear, facing East



View of property facing Southwest



View of adjoining land use – Allotment gardens. Facing South



Further view of property rear showing outhouse build, facing North



Further view of property showing trees and vegetation, facing North



View of property garden, facing West



Side view of property, facing South