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DESK STUDY WITH WALKOVER SURVEY

**AT
9 CHATSWORTH AVENUE,
PRESTWICH,
MANCHESTER,
M25 1LZ**

**PREPARED FOR
TURNKEY INDEPENDENT
PROPERTY SERVICES LIMITED**

**REPORT NO. 7832
OCTOBER 2023**

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EXECUTIVE SUMMARY

This executive summary is a brief summary only and should be read in conjunction with the full report.

Section	Subject	Summary
Site Details	Site Address	9 Chatsworth Avenue, Prestwich, Manchester, M25 1LZ
	Grid Reference	381820E, 403981N
	Current Land Use	Residential development site.
	Proposed Development	Erect a larger two storey semi-detached residential building.
Site History	On Site	At the time of the earliest survey (1848) the site is located within an undeveloped field. The 1907-1909 maps show that a pond is located along the west of the site (infilled by 1922). By 1951-1952, 9 Chatsworth Avenue is shown with a smaller building/ garage adjacent to the southeast. As of October 2023, both buildings on site were demolished and a larger partly constructed residential building is within the site.
	Beyond Site Boundary	At the time of the earliest survey (1848) there are residential buildings 125m to the east, but the land within 250m of the site is generally undeveloped fields. The 1891-1893 maps show that there is a railway line 100m south, two more residential buildings 225m southwest and a stream/ ditch within a cutting 20m northeast to 100m east flowing from north to south. By 1907-1909, the land 110m northwest is noted as a cricket ground, and a tennis court is shown 200m northwest. There has been residential development 125m southwest and 190m east. By 1922, the land 25m northeast has been landscaped with the stream and cutting partially infilled. Allotment gardens are depicted 240m southeast (gone by 1951-1952). By 1932, Heys Playing Field is depicted 60m northwest and there has been more residential development 110m southeast. The 1938 map shows that Oaklands Drive is adjacent to the east of the site and Penrhyn Drive is 25m east. The 1951-1952 maps show there is significant residential development in all directions within 250m of the site. The site is now bound to the north by Chatsworth Avenue, to the west by 11 Chatsworth Avenue, to the east by 7 Chatsworth Avenue and to the south by the rear garden of 1 Oaklands Drive. Garages are noted 200m southeast and an electricity substation is noted 220m north. By 1968-1973, a warehouse is shown 240m southeast and an electricity transformer is noted 180m southwest (later noted as an electricity substation by 1988-1992).
Geological and Mining Appraisal	Made Ground	No Made Ground is indicated to be present within the site. However, as there is a backfilled pond on site and the site has been developed, some will be present.
	Superficial Geology	Hummocky (moundy) Glacial Deposits comprising sand and gravel.
	Bedrock Geology	Majority of site – Worsley Delf Rock comprising sandstone North of site – Pennine Upper Coal Measures Formation comprising mudstone, siltstone and sandstone
	Radon	No radon protection measures required.
	Mining	The Coal Authority, and others, indicate that the site is located within a coal mining area. A Coal Authority Consultants Coal Mining Report, ref. 51003383036001 and dated 12th October 2023, indicates that the site is not within a surface area that could be affected by past recorded underground mining or probable unrecorded shallow mineworkings. Furthermore, there are no known coal mine entries within 100m of the site boundary. On the basis of the Coal Authority Report no further consideration needs to be given to underground coal mining.
	Subsidence Hazards	Very low to negligible.

Environmental Appraisal	Landfill Sites	Our historical appraisal has identified two potential unregistered landfills in the form of a pond within the site and a stream/ ditch within a cutting 20m to the northeast, both infilled with unknown material, which may be a source of ground gas. Both were infilled by 1922.
	Hydrogeology	Superficial deposits are indicated to be a Secondary A aquifer.
		Bedrock is indicated to be a Secondary A aquifer.
	Hydrology	No watercourses or surface water features within 250m of the site boundary.
	Flood Risk	Flood Zone 1, a Flood Risk Assessment is unlikely to be required.
	Industrial Land Uses	Historically there is one potentially contaminative industrial land use identified on site which is a refuse heap. There are seventeen potentially contaminative industrial land uses identified within 250m of the site boundary. The nearest being unspecified ground workings 12m northeast and 55m northwest, railway sidings 94m to the south, and an unspecified heap 157m to the south. Currently there are four potentially contaminative industrial land uses identified within 250m of the site boundary. These include a vehicle cleaning service 160m to the south, an electricity substation 176m to the southeast and 210m to the north, and an industrial sign business 210m to the southeast.
	Other Relevant Details	None.
Recommendations	The conceptual ground model indicates that an intrusive ground investigation is required to assess the ground conditions. The ground investigation should obtain soil samples for contamination analysis and asbestos detection and, where possible, groundwater and surface water samples for contamination analysis. In addition, the conceptual ground model indicates that ground gases might be present due to the infilled pond on site and beneath the proposed development. Hence gas standpipes should be installed and monitored over an extended period of time to allow for an assessment to be made. Alternatively, as the infilled pond is on site, consideration could be given to using the 'RB17 – Pragmatic Approach to Ground Gas Risk Assessment' to assess the risk of ground gases. However, from our experience this approach generally overestimates ground gas protection measures and if the maximum total organic carbon (TOC) content of the Made Ground is above 6%, ground gas monitoring will still be required.	
Other Considerations (for Warranty Providers, Building Control, Structural Engineers, Developers, etc.)	Listed below are various items that are likely to be required at some point during the development and it would be cost effective to have them carried out simultaneously. This is not an exhaustive list. • Boreholes and laboratory testing to assess the ground conditions for foundation design. • BRE Digest 365 Soakaway Tests. • Waste Classification and WAC testing for removal of waste to landfill. • CBR Testing for road design and construction. • Water Pipeline Risk Assessment.	

**DESK STUDY WITH WALKOVER SURVEY FOR 9 CHATSWORTH AVENUE,
PRESTWICH, MANCHESTER, M25 1LZ**

CLIENT: TURNKEY INDEPENDENT PROPERTY SERVICES LIMITED

1. INTRODUCTION

This report has been prepared in accordance with an email, dated 12th October 2023, from the Client.

The brief was set out in our estimate, ref. E6728 dated 12th October 2023, and comprises a walkover survey and a desk study report including a historical, geological, mining and environmental appraisal together with a conceptual ground model.

1.1 Site Location and Description

The site is located at 9 Chatsworth Avenue, Prestwich, Manchester, M25 1LZ, as indicated on Figure 1. The approximate National Grid Reference of the centre of the site is 381820E, 403981N.

As shown on Figure 2, the site comprises a rectangular shaped development plot of land of 0.03ha with a partly constructed residential property following the demolition of the previous building on site. It is bound by Chatsworth Avenue to the north, 7 Chatsworth Avenue to the east, the rear garden of 1 Oaklands Drive to the south, and 11 Chatsworth Avenue to the west.

1.2 Proposed Development and Purpose of the Desk Study

We understand that it is proposed to erect a larger two storey semi-detached residential building on the site with the creation of a new vehicular access to the northwest, as shown on Figure 3.

The purpose of the desk study is to obtain information regarding the sites historical, geological and environmental setting in order to produce a conceptual ground model, to assess the ground conditions, to undertake a preliminary assessment of contamination sources, pathways and receptors relating to potential hazards that exist or will potentially exist on the site and to assess the need for ground investigation.

1.3 Walkover Survey

The walkover survey was undertaken on 12th October 2023. Photographs taken during the site walkover are appended, with their locations and any surface features observed indicated in Figure 2.

At the time of the walkover, the site could be accessed off Chatsworth Avenue to the north and comprised a flat ground surface of stone and concrete with the new residential property on site partly constructed. The boundary of the site is shown to be lined with heras fencing to the north, wooden fencing to the south and east, and a residential property to the west. There are three manhole covers adjacent to the east of the residential building. An old drum was noted in the rear garden used for burning, with some ash and scorch marks in its surrounding area.

No olfactory contamination was noted during the walkover survey.

2. DESK STUDY

2.1 Historical Appraisal

The history of the site has been interpreted from the study of old Ordnance Survey plans supplied by GroundSure, as follows:

TABLE 1 SMALL SCALE SURVEYS TABLE 2 LARGE SCALE SURVEYS

Date	Scale	Date	Scale
1848	1:10,560	1893	1:2,500
1891	1:10,560	1909	1:2,500
1907	1:10,560	1922	1:2,500
1915	1:10,560	1932	1:2,500
1923	1:10,560	1951-1952	1:1,250 *
1932	1:10,560	1951-1952	1:2,500
1938	1:10,560	1968-1973	1:1,250 *
1955-1956	1:10,560	1988-1992	1:1,250 *
1965-1968	1:10,560	1992-1993	1:1,250 *
1974-1977	1:10,000	1993	1:1,250 *
1981-1985	1:10,000	2003	1:1,250
2001	1:10,000		
2010	1:10,000		
2023	1:10,000		

* Published scale, appended extract reproduced at 1:2,000 scale.

Extracts of the above surveys are appended.

TABLE 3 HISTORICAL APPRAISAL

Date	On site	Beyond site boundary
1848	At the time of the earliest survey, the site is located within an undeveloped field.	There are residential buildings 125m to the east but the land within 250m of the site is generally undeveloped fields.
1891-1893	No significant changes are noted during this time.	A railway line is shown 100m south. Two residential buildings are depicted 225m southwest. A stream/ ditch is shown 20m to the northeast to 100m to the east within a cutting flowing from north to south.
1907-1909	A pond is shown along the west of the site.	The land 110m northwest is a cricket ground, with a tennis court also 200m northwest. There has been residential development 125m southwest and 190m east. Model Laundry is depicted 240m southeast.
1922	The pond has been infilled.	The land 25m northeast has been landscaped with the stream and cutting partially infilled. Allotment Gardens are depicted 240m southeast.
1932	No significant changes are noted during this time.	Heys Playing Field is depicted 60m northwest. There has been more residential development 110m southeast.
1938	No significant changes are noted during this time.	The land immediately surrounding the site is currently being developed. Oaklands Drive is now shown adjacent to the west of the site and Penrhyn Drive 25m to the east.

1951-1952	9 Chatsworth Avenue is now shown on the west of the site with a smaller building/ garage present adjacent to the southeast.	There has been significant residential development in all directions within 250m of the site. The site is now bound to the north by Chatsworth Avenue, to the west by 11 Chatsworth Avenue, to the east by 7 Chatsworth and to the south by the rear garden of 1 Oaklands Drive. The Allotment Gardens have been replaced by the rear gardens of residential buildings. Garages are noted 200m southeast. An electricity substation is noted 220m north.
1968-1973	No significant changes are noted during this time.	Part of the playing fields to the northwest has been converted into a football ground. The Model Laundry 240m southeast is now a warehouse. An electricity transformer is noted 180m southeast.
1988-1992	No significant changes are noted during this time.	The electricity transformer is now noted as an electricity substation.
1992-2023	No significant changes are noted during this time.	No significant changes are noted during this time.

Satellite imagery from 2020 shows the smaller building on site has been demolished. The walkover survey shows that the residential building on the site has been demolished recently but we are not aware of any other significant changes within the site and its immediate surrounding area.

2.2 Geological Appraisal

This following appraisal is based upon the appended Groundsure Enviro & Geo Insight Report (Sections 14 to 17).

2.2.1 Artificial Ground (Made Ground)

No Made Ground is indicated to be present within the site. However, as there is a backfilled pond on site and the site has been developed, some will be present.

Made Ground, described as 'Artificial Deposits', is indicated to be 91m to the south of the site boundary, the depth of which is unknown. In addition, Landscaped Ground, described as 'Artificial Deposits', are indicated to be 63m north and 219m north.

2.2.2 Superficial Geology (Drift Deposits)

The drift deposits beneath the site are anticipated to be Hummocky (moundy) Glacial Deposits of the Devensian Period, generally comprising sand and gravel, the depth of which is unknown. The drift deposits are indicated as having a high to very high permeability.

2.2.3 Bedrock Geology

The bedrock underlying the majority site is anticipated to be sandstone, belonging to the Worsley Delf Rock of the Bolsavian Sub-age. This bedrock is indicated as having a moderate to high permeability. The north of the site is anticipated to be mudstone, siltstone and sandstone, belonging to the Pennine Upper Coal Measures Formation of the Westphalian D Sub-age to Bolsavian Sub-age. This bedrock is indicated as having a low to moderate permeability.

In addition, 18m to the northeast, the bedrock is indicated to be mudstone, siltstone and sandstone, belonging to the Pennine Middle Coal Measures of the Bolsovian Sub-age to Duckmantian Sub-age. This bedrock is indicated as having a low to moderate permeability.

2.2.4 Potential Hazards in Natural Ground

The hazard rating for running sands, collapsible deposits and landslides is very low and the hazard rating for shrinking/ swelling clays, compressible deposits and ground dissolution of soluble rocks is negligible.

2.3 Mining, Radon, Soil Chemistry and Railway Infrastructure Appraisal

This following appraisal is based upon the appended Groundsure Enviro & Geo Insight Report (Sections 18 to 21).

2.3.1 Mining and Ground Workings

Ordnance Survey mapping identifies surface excavations which may, or may not, have been subsequently backfilled with unknown material. The Ordnance Survey indicates that there are ten historical surface excavations within 250m of the site boundary, the nearest being a refuse heap along the north boundary of the site.

In addition, Ordnance Survey mapping identifies underground workings in the form of tunnels, shafts and similar features. The Ordnance Survey indicates that there are eleven historical underground workings within 1km of the site boundary, the nearest being a tunnel 635m to the east.

The British Geological Survey maintain records of mining of minerals other than coal, and indicates that there is no potential for non-coal mining beneath the site or within 1km of the site boundary.

According to the report the site is not in an area affected by significant historical mineral planning areas, mining cavities, brine extraction, gypsum extraction, tin mining or clay mining.

Natural cavities, in the form of sinkholes and caves, are formed by the dissolution of soluble rocks such as chalk and limestone. The natural cavities, if at relatively shallow depth, can lead to ground instability. There are no records of natural cavities within 500m of the site boundary. There is one reported recent incident of a sinkhole in 2016, related to the collapse of a sewer 396m north.

The Coal Authority, and others, indicate that the site is located within a coal mining area. A Coal Authority Consultants Coal Mining Report, ref. 51003383036001 and dated 12th October 2023, is appended. The Coal Authority Mining Report only refers to records in the possession of the Coal Authority. It should be noted that it did not become a statutory requirement to maintain and preserve plans of abandoned mines until the Mines (Coal) Regulations Act of 1872, by which date much unrecorded mining had taken place and of those plans which were made it is likely that not all will have survived.

The Coal Authority report indicates that the site is not within a surface area that could be affected by past recorded underground mining or probable unrecorded shallow mineworkings. Furthermore, there are no known coal mine entries within 100m of the site boundary that the Coal Authority has knowledge of.

The Coal Authority also indicates that there is no current mining or proposals to mine coal beneath the site. It should be noted that on 23rd December 2015 all underground coal mining ceased in the U.K.

On the basis of the Coal Authority Report no further consideration needs to be given to underground coal mining.

2.3.2 Radon

The British Geological Survey and Public Health England have estimated the percentage of dwellings exceeding the "Radon Action Level" of 200 Becquerels/m³ for the UK based on geological assessments and long term measurements of radon in more than 560,000 households.

The site is in a Radon Affected Area where between 1% and 3% of surrounding properties are above the Radon Action Level. No radon protection measures are required.

2.3.3 Soil Chemistry

The British Geological Survey have estimated likely background concentrations of potentially harmful arsenic, cadmium, chromium, lead and nickel in the topsoil. Data for on-site topsoil is given. In addition data for the land within 50m of the site boundary is given.

2.3.4 Railway Infrastructure

There are sixteen historical railways and tunnel features within 250m of the site boundary, the nearest being railway sidings 94m to the south.

There are eighteen active railways within 250m of the site boundary, the nearest being 100m to the south.

There are no underground railways, railway tunnels or historical railways within 250m of the site boundary.

The site is not within 250m of Crossrail 1, Crossrail 2, or the High Speed 2 (HS2) rail project.

2.4 Environmental Appraisal

This following appraisal is based upon the appended Groundsure Enviro & Geo Insight Report (Sections 1 to 13).

2.4.1 Historical Industrial Land Use

Historical potentially contaminative industrial land uses are recorded by the Ordnance Survey. Within the site there is one potentially contaminative industrial land use identified which is a refuse heap. In addition, there are seventeen potentially contaminative industrial land uses identified within 250m of the site boundary. The nearest being unspecified ground workings 12m northeast and 55m northwest, railway sidings 94m to the south, and an unspecified heap 157m to the south.

There are no historical tanks within 250m of the site boundary.

There are four historical energy features within 250m of the site boundary, the nearest being an electricity substation 168m to the southeast.

There are five historical garages within 250m of the site boundary, the nearest being 141m to the south. There are no historical petrol stations or military land within 250m of the site boundary.

2.4.2 Landfill

According to the report there are no active or recently closed landfill sites within 250m of the site boundary.

Our historical appraisal has identified two potential unregistered landfills in the form of a pond infilled within the site and a stream/ ditch within a cutting infilled 20m to the northeast, both with unknown material, which may be a source of ground gas. Both were infilled by 1922.

2.4.3 Waste

Local Authority records and detailed Ordnance Surveys indicate no waste sites within 250m of the site boundary.

According to the Environment Agency and Natural Resources Wales there are no active or recently closed waste sites within 250m of the site boundary.

The Environment Agency and Natural Resources Wales have no records of activities involving the storage, treatment, use or disposal of wastes that are exempt from needing a permit (within specific limits and conditions) within 250m of the site boundary.

2.4.4 Current Land Use

Current potentially contaminative industrial land uses are recorded by the Ordnance Survey. There are four potentially contaminative industrial land uses identified within 250m of the site boundary. These include a vehicle cleaning service 160m to the south, an electricity substation 176m to the southeast and 210m to the north, and an industrial sign business 210m to the southeast.

According to Experian, there is one current or recent petrol station within 250m of the site boundary, which is 205m to the southeast.

2.4.5 Contaminated Land

There are no sites determined as contaminated under Part 2a of the Environmental Protection Act (1990) within 250m of the site boundary.

2.4.6 Control of Major Accident Hazards (COMAH)

Records of Control of Major Accident Hazards (COMAH), including Notification of Installations Handling Hazardous Substances (NIHHS) and other historical data, indicate that there are no dangerous or hazardous sites within 250m of the site boundary.

2.4.7 Regulated Explosives Sites

Up to April 2015 there were no sites within 250m of the site boundary registered and licensed by the Health and Safety Executive under the 2005 Manufacture and Storage of Explosives Regulations.

2.4.8 Hazardous Substance Storage and Usage

There are no Local Authority records of consents granted for sites to hold certain quantities of hazardous substances at or above defined limits in accordance with the 2015 Planning (Hazardous Substances) Regulations within 250m of the site boundary.

2.4.9 Historical Licenced Industrial Activities (IPC)

There are no historical Integrated Pollution Control (IPC) records of substances released to the air, land and water according to the Environment Agency and Natural Resources Wales within 250m of the site boundary.

2.4.10 Licenced Industrial Activities (Part A(1))

The Environment Agency and Natural Resources Wales indicate that there are no records of Part A(1) installations regulated under the 2016 Environmental Permitting (England and Wales) Regulations for release to the environment within 250m of the site boundary.

2.4.11 Licensed Pollutant Release (Part A(2) and Part B)

Local Authority records indicate there is one Part A(2) and Part B installations regulated under the 2016 Environmental Permitting (England and Wales) Regulations for the release of substances to the environment within 250m of the site boundary, which is related to petrol vapour recovery 176m south.

2.4.12 Radioactive Substance Authorisations

The Environment Agency and Natural Resources Wales indicate that there are no records of storage, use, accumulation and disposal of radioactive substances regulated under the 1993 Radioactive Substances Act within 250m of the site boundary.

2.4.13 Licensed Discharges to Controlled Waters

According to Environment Agency and Natural Resources Wales records there have been seven discharges of treated or untreated effluent to controlled water under the 1991 Water Resources Act within 250m of the site boundary, the nearest being related to sewage overflow 92m to the southeast.

2.4.14 Pollutant Release to Surface Waters (Red List)

The Environment Agency and Natural Resources Wales records indicate that there have been no discharges of specified substances under the 1991 Environmental Protection (Prescribed Processes and Substances) Regulations within 250m of the site boundary.

2.4.15 Pollutant Release to Public Sewers

According to Environment Agency and Natural Resources Wales records there have been no discharges of special category effluents to public sewers within 250m of the site boundary.

2.4.16 List 1 and List 2 Dangerous Substances

The Environment Agency and Natural Resources Wales records indicate that there have been no discharges of substances on List 1 or List 2 of the European Directive E2006/11/EC respectively, regulated under the 2015 Environmental Damage (Prevention and Remediation) Regulations, within 250m of the site boundary.

2.4.17 Pollution Incidents

According to the Environment Agency and Natural Resources Wales there are no records of substantiated pollution incidents within 250m of the site boundary.

2.4.18 Pollution Inventory Substances

The Environment Agency and the Scottish Environment Protection Agency indicate that there have been no reports on annual emissions of certain regulated substances to air, controlled waters and land within 250m of the site boundary.

2.4.19 Pollution Inventory Waste Transfers

According to the Environment Agency and the Scottish Environment Protection Agency there have been no reports on annual transfers and recovery/ disposal of controlled wastes within 250m of the site boundary.

2.4.20 Pollution Inventory Radioactive Waste

The Environment Agency and the Scottish Environment Protection Agency indicate that there have been no reports on annual releases of radioactive substances within 250m of the site boundary.

2.4.21 Hydrogeology

The following designation of aquifers is in accordance with the Environment Agency's April 2010 Groundwater Protection Policy.

Superficial/ drift deposits are anticipated to be present and comprise Hummocky (moundy) Glacial Deposits. These are indicated to be a Secondary A aquifer comprises permeable layers capable of supporting water supplies at a local scale and in some cases forming an important source of base flow to rivers.

The bedrock is anticipated to be sandstone, which is also indicated to be a Secondary A aquifer.

The vulnerability of groundwater to a pollutant found within the site and its immediate surrounding area has been assessed as "High" – an area able to easily transmit pollution to groundwater.

British Geological Survey and Environment Agency data indicates that the site is not within a 1km grid where solution features are present that will enable rapid movement of a pollutant to groundwater.

Environment Agency data indicates that the site is not in an area where additional local information indicates that groundwater is vulnerable to pollution.

According to data provided by the Environment Agency and Natural Resources Wales, there are no groundwater abstraction licences or surface water abstraction licences within 1km of the site boundary, and no potable water abstraction licences within 2km of the site boundary.

There are no Source Protection Zones, set up to protect a water source within 500m of the site of boundary, present according to the Environment Agency and Natural Resources Wales.

2.4.22 Hydrology

The Ordnance Survey indicate that there are no watercourses (river, stream or canal) within 250m of the site boundary.

There are no surface water features (ponds or lakes) within 250m of the site boundary according to the Ordnance Survey.

The Water Framework Directive (WFD) indicates that the site is within the Irwell (Croal to Irk) catchment, this watercourse being 1811m to the south and the groundwater body is known as the Northern Manchester Carboniferous Aquifers.

2.4.23 Flooding

Flooding data is maintained by the Environment Agency and Natural Resources Wales. The Risk of Flooding from Rivers and Sea (RoFRaS) database indicates that within 50m of the site boundary the highest risk of flooding is "Very Low".

In the period since records began in 1946, there are no records of historical floods within 250m of the site boundary.

There are no flood defences, areas benefitting from flood defences or flood storage areas present within 250m of the site boundary.

The site is in a Flood Zone 1 and is not within 50m of a Flood Zone 2 or a Flood Zone 3.

According to Ambient Risk Analytics surface water "FloodMap" there is a negligible risk of surface water flooding on the site and a 1 in 250 risk (0.10m – 0.30m) of surface water flooding within 50m of the site boundary.

Groundwater flooding is caused when the water table rises in areas where this is usually at shallow depth. Ambient Risk Analytics indicate that there is a moderate risk of groundwater flooding on the site and within 50m of the site boundary.

Given the above, a Flood Risk Assessment is unlikely to be required.

2.4.24 Environmental Designations

Natural England, Natural Resources Wales and Scottish Natural Heritage indicate that there are environmental sensitive sites within 2km of the site boundary.

The site is within a Nitrate Vulnerable Zone and SSSI Impact Risk Zone. There are three Local Nature Reserves (LNR), the nearest being 1266m northwest, three Designated Ancient Woodlands, the nearest being 545m southwest, and four Green Belt Land areas, the nearest being 512m southwest.

2.4.25 Visual and Cultural Designations

Historic England, Cadw and Historic Environment Scotland indicate that within 250m of the site boundary there are no World Heritage Sites, Areas of Outstanding Natural Beauty, National Parks, Listed Buildings, Conservation Areas, Scheduled Ancient Monuments or Registered Parks and Gardens.

2.4.26 Agricultural Designations

Natural England indicate that the Agricultural Land (quality) Classification for the site and the land within 250m of the site boundary is Urban.

Natural England and Natural Resources Wales indicate that there is no open access land within 250m of the site boundary.

The Forestry Commission indicate that there are no tree felling licences within 250m of the site boundary.

Natural England indicate that there are no environmental stewardship schemes within 250m of the site boundary.

Natural England indicate that there are no countryside stewardship schemes within 250m of the site boundary.

2.4.27 Habitat Designations

Natural England indicate that there are no priority habitats, habitat networks, open mosaic habitats, or limestone pavement orders within 250m of the site boundary.

2.5 Conceptual Ground Model

A conceptual ground model of a site and its environs uses available information to form a preliminary assessment of contamination sources, pathways and receptors, and the significance of hazards that exist or will potentially exist on the site. Its purpose is to identify the relationships between sources of contamination, pathways and receptors to allow exposure scenarios to be determined and thereby aid in the design of any intrusive investigation. It also forms the basis of the risk assessment.

2.5.1 Sources

Potential sources of contamination identified in the desk study are:

- General contaminants including asbestos in Made Ground (if present) and past and present contaminative processes undertaken on and adjacent to the site including earthworks, construction and demolition, the refuse heap previously on-site and the infilled pond on-site.
- Hydrocarbon contamination from on-site spillage and leakage of oils and fuels associated with the vehicles parked on site.
- Migrating ground gases from the infilled pond on site.

2.5.2 Pathways

Potential pathways from source and receptor for the proposed development are:

- Direct skin contact with and ingestion of contaminated soil by site workers during construction and by end users of the site in the gardens and landscaped areas.
- Inhalation of dust, vapours and/ or gases by site workers during construction and by the end users of the site in enclosed spaces.
- Migration of contaminants to the underlying aquifer and to adjacent properties.
- Uptake of contaminated groundwater by plants grown in the gardens and landscaped areas.
- Ground gases via permeable soils and rocks.
- Accumulation of ground gases in enclosed spaces.

2.5.3 Receptors

Potential receptors for the proposed development are:

- Site operatives during demolition, earthworks and/ or construction.
- The end users of the site, with young children being the most sensitive.
- Fruit and vegetables grown in the gardens for consumption.
- Vegetation, bushes and trees planted as part of the development of the site.
- Controlled waters including surface water, groundwater, and the underlying aquifer.
- Adjacent properties.

Conclusions

An appraisal of the sources, pathways and receptors has been considered and we have produced a conceptual ground model based upon the available information, as follows:

TABLE 4 CONCEPTUAL GROUND MODEL

Potential Source	Nature of Hazard	Contaminants Associated with the Source	Pathway	Receptor	Preliminary Risk Rating
Made Ground Past refuse heap on-site. Infilled Pond	Contaminants in Made Ground	<u>Gen. Contaminants</u> Arsenic Cadmium Chromium Lead Mercury Molybdenum Nickel Selenium Boron Copper Zinc Cyanide Sulphide Sulphate pH Phenols Polynuclear Aromatic Hydrocarbons (PAH) Total Petroleum Hydrocarbons (TPH)	Ingestion of soil	Site Operatives	Low
			Ingestion of dust	End Users	
			Ingestion of contaminated vegetable produce		
			Dermal contact		
			Inhalation of dust		
			Inhalation of vapours		
			Uptake via contaminated groundwater	Vegetation	Low
			Vertical and lateral movement of mobile contaminants to surface water and groundwater	Controlled Waters Adjacent Properties	Low
			Direct contact	Structures and Services	Low
Asbestos on/ in ground	Asbestos fibres	Asbestos fibres	Inhalation of fibres	Site Operatives End Users	Low
Machinery/ Vehicles	Fuel/ oil spillage and/ or leakage from machinery, fuel/ oil tanks and/ or vehicles	Total Petroleum Hydrocarbons (TPH) and/ or Benzene/ Toluene/ Ethylbenzene/ Xylene (BTEX)	Ingestion of soil	Site Operatives	Very Low
			Ingestion of dust	End Users	
			Ingestion of contaminated vegetable produce		
			Dermal contact		
			Inhalation of dust		
			Inhalation of vapours		
			Uptake via contaminated groundwater	Vegetation	Very Low
			Vertical and lateral movement of mobile contaminants to surface water and groundwater	Controlled Waters Adjacent Properties	Very Low
			Direct contact	Structures and Services	Very Low
Landfill (unregistered pond on site)	Ground Gas (Asphyxiation, fire and explosion)	Methane Carbon Dioxide	Inhalation of gas Ignition of gas	Site Operatives End Users	Moderate

The conceptual ground model indicates that an intrusive ground investigation is required to assess the ground conditions. The ground investigation should obtain soil samples for contamination analysis and asbestos detection and, where possible, groundwater and surface water samples for contamination analysis.

In addition, the conceptual ground model indicates that ground gases might be present due to the infilled pond on site and beneath the proposed development. Hence gas standpipes should be installed and monitored over an extended period of time to allow for an assessment to be made.

Alternatively, as the infilled pond is on site, consideration could be given to using the 'RB17 – Pragmatic Approach to Ground Gas Risk Assessment' to assess the risk of ground gases. However, from our experience this approach generally overestimates ground gas protection measures and if the maximum total organic carbon (TOC) content of the Made Ground is above 6%, ground gas monitoring will still be required.

2.6 General

No consideration has been given to flora and fauna as this was outside our brief.

This Phase I walkover survey and desk study should be followed by a Phase II ground investigation. It should be noted that dependent upon the findings of the ground investigation, a Phase III remediation statement and Phase IV validation with report may be required.

We recommend that consultation should be undertaken with and written approval obtained from the Local Authority Environmental Health Officer and the Local Authority Building Control Officer prior to commencing development.

We trust that this report fulfils your present requirements but if you have any queries or we can be of further assistance please contact the undersigned or Miss Anna Marsden at our Preston office.

SUB SURFACE CONSULTANTS LIMITED
REPORT No. 7832
OCTOBER 2023

S. Solanki B.Sc.(Hons.)
Geotechnical Engineer
For and on behalf of
Sub Surface Consultants Limited

D. C. Marsden M.Eng.(Hons.), C.Eng., M.I.C.E.
Senior Geotechnical Engineer
For and on behalf of
Sub Surface Consultants Limited

PRELIMINARY RISK RATING GUIDANCE

PRELIMINARY RISK RATING GUIDANCE

The following table based on CIRIA C552 'Contaminated Land Risk Assessment. A Guide to Good Practice' has been used when developing the Conceptual Ground Model and the preliminary risk ratings. The method requires an assessment of the magnitude of the probability or likelihood of the risk occurring and the magnitude of the potential consequence or severity of the risk occurring to formulate a preliminary risk rating (Table A).

Table A DESCRIPTION OF RISK AND LIKELY ACTION REQUIRED

Preliminary Risk Rating	Action Required
Very High Risk	Extensive Ground Investigation Required. There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High Risk	Extensive Ground Investigation Required. Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short-term and are likely over the longer-term.
Moderate	Ground Investigation Required. It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the long-term.
Low Risk	Nominal Ground Investigation Required. It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very Low Risk	No Ground Investigation Required.* There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.
Negligible Risk	No Ground Investigation Required.* There is a very low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

* No further action is required unless unforeseen contaminated ground conditions are encountered.

PHOTOGRAPHS



SUB SURFACE

SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS
3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907

Photographs

Site: 9 CHATSWORTH AVENUE, PRESTWICH, MANCHESTER, M25 1LZ

Client: TURNKEY INDEPENDENT PROPERTY SERVICES LIMITED

Job Number:

7832

Sheet:

1 / 1

Survey Date:

12/10/23

WALKOVER SURVEY PHOTOGRAPHS

1



2



3



4



5



ENVIRO+GEO INSIGHT REPORT

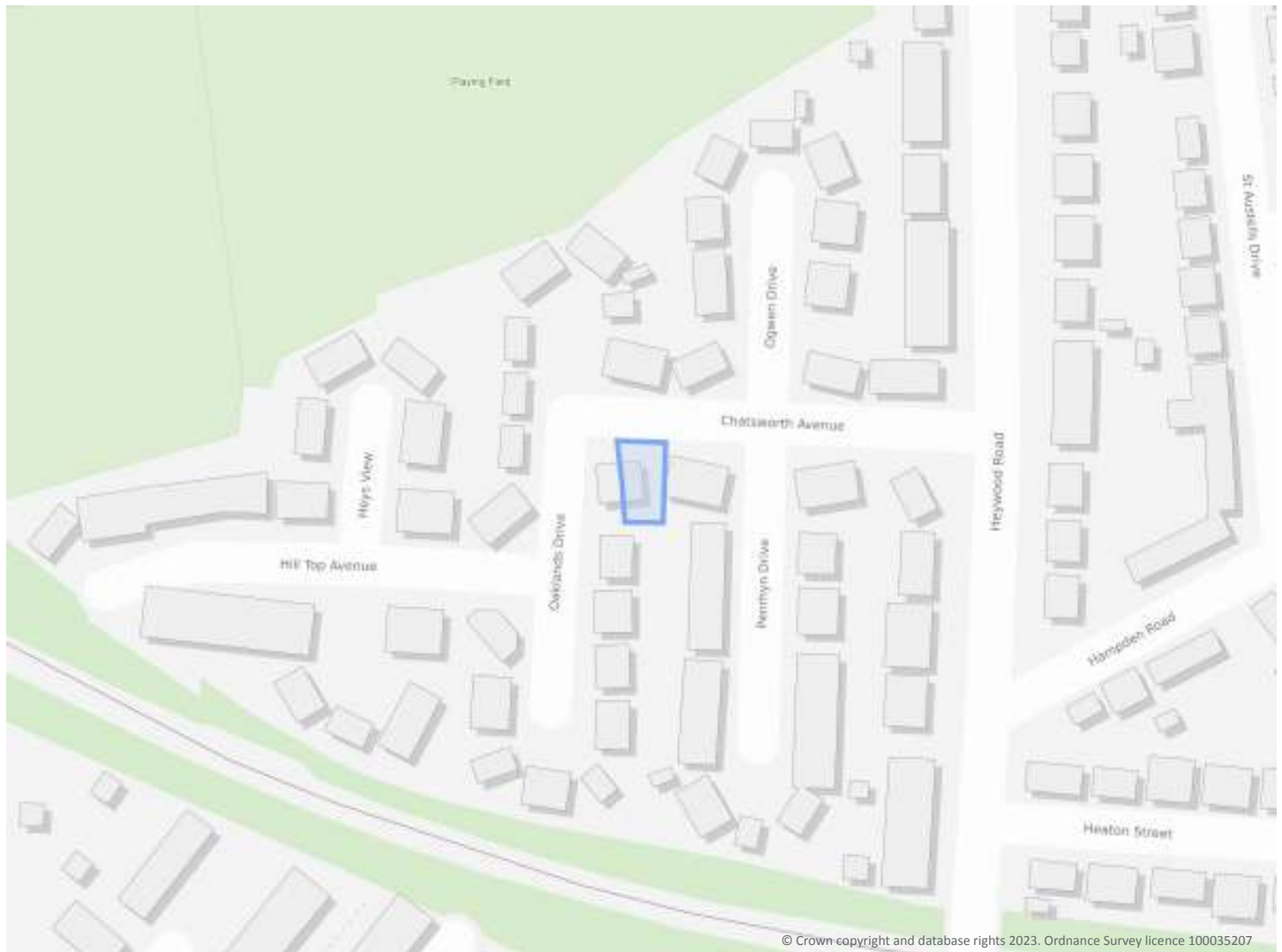
9 Chatsworth Avenue, Prestwich, Manchester, M25 1LZ

Order Details

Date: 12/10/2023
Your ref: CMAPS-CM-1130224-4199-121023
Our Ref: CMAPS-CM-1130224-4199-121023EDRGEO

Site Details

Location: 381820 403981
Area: 0.03 ha
Authority: [Bury Metropolitan Borough Council](#) ↗



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Summary of findings

[p.2 >](#) **Aerial image**

[p.9 >](#)

OS MasterMap site plan

[p.14 >](#) groundsure.com/insightuserguide ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

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 >	1	1	16	49	-
18	1.2	Historical tanks	0	0	0	0	-
18 >	1.3 >	Historical energy features >	0	0	4	11	-
19	1.4	Historical petrol stations	0	0	0	0	-
19 >	1.5 >	Historical garages >	0	0	4	7	-
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 >	1	1	21	76	-
25	2.2	Historical tanks	0	0	0	0	-
25 >	2.3 >	Historical energy features >	0	0	8	21	-
27	2.4	Historical petrol stations	0	0	0	0	-
27 >	2.5 >	Historical garages >	0	0	5	7	-
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	0	-
29	3.5	Historical waste sites	0	0	0	0	-
29	3.6	Licensed waste sites	0	0	0	0	-
29 >	3.7 >	Waste exemptions >	0	0	0	1	-
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	4	-	-
32 >	4.2 >	Current or recent petrol stations >	0	0	1	1	-
32	4.3	Electricity cables	0	0	0	0	-
32	4.4	Gas pipelines	0	0	0	0	-
33	4.5	Sites determined as Contaminated Land	0	0	0	0	-



33	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
33	4.7	Regulated explosive sites	0	0	0	0	-
33	4.8	Hazardous substance storage/usage	0	0	0	0	-
33	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
34	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
34 >	4.11 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	1	0	-
34	4.12	Radioactive Substance Authorisations	0	0	0	0	-
34 >	4.13 >	<u>Licensed Discharges to controlled waters ></u>	0	0	7	4	-
36	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
37	4.15	Pollutant release to public sewer	0	0	0	0	-
37	4.16	List 1 Dangerous Substances	0	0	0	0	-
37	4.17	List 2 Dangerous Substances	0	0	0	0	-
37 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	0	1	-
38	4.19	Pollution inventory substances	0	0	0	0	-
38	4.20	Pollution inventory waste transfers	0	0	0	0	-
38	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
39 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
40 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
42 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
43	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
43	5.5	Groundwater vulnerability- local information	None (within 0m)				
44 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	4
46 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	2
46	5.8	Potable abstractions	0	0	0	0	0
47	5.9	Source Protection Zones	0	0	0	0	-
47	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
48	6.1	Water Network (OS MasterMap)	0	0	0	-	-



48	6.2	Surface water features	0	0	0	-	-
49 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
49 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
49 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
51	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
51	7.2	Historical Flood Events	0	0	0	-	-
51	7.3	Flood Defences	0	0	0	-	-
52	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
52	7.5	Flood Storage Areas	0	0	0	-	-
53	7.6	Flood Zone 2	None (within 50m)				
53	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
54 >	8.1 >	Surface water flooding >	1 in 250 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
56 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
57	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
58	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
58	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
58	10.4	Special Protection Areas (SPA)	0	0	0	0	0
58	10.5	National Nature Reserves (NNR)	0	0	0	0	0
59 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	3
59 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	3
59	10.8	Biosphere Reserves	0	0	0	0	0
60	10.9	Forest Parks	0	0	0	0	0
60	10.10	Marine Conservation Zones	0	0	0	0	0
60 >	10.11 >	Green Belt >	0	0	0	0	4
60	10.12	Proposed Ramsar sites	0	0	0	0	0



61	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
61	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
61	10.15	Nitrate Sensitive Areas	0	0	0	0	0
61 >	10.16 >	Nitrate Vulnerable Zones >	1	0	0	0	1
63 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
64	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
65	11.1	World Heritage Sites	0	0	0	-	-
65	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
65	11.3	National Parks	0	0	0	-	-
65	11.4	Listed Buildings	0	0	0	-	-
66	11.5	Conservation Areas	0	0	0	-	-
66	11.6	Scheduled Ancient Monuments	0	0	0	-	-
66	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
67 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
68	12.2	Open Access Land	0	0	0	-	-
68	12.3	Tree Felling Licences	0	0	0	-	-
68	12.4	Environmental Stewardship Schemes	0	0	0	-	-
68	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
69	13.1	Priority Habitat Inventory	0	0	0	-	-
69	13.2	Habitat Networks	0	0	0	-	-
69	13.3	Open Mosaic Habitat	0	0	0	-	-
69	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
70 >	14.1 >	10k Availability >	Identified (within 500m)				
71 >	14.2 >	Artificial and made ground (10k) >	0	0	3	4	-
73 >	14.3 >	Superficial geology (10k) >	1	0	0	0	-

74	14.4	Landslip (10k)	0	0	0	0	-
75 >	14.5 >	Bedrock geology (10k) >	2	1	4	1	-
76 >	14.6 >	Bedrock faults and other linear features (10k) >	0	1	0	1	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
77 >	15.1 >	50k Availability >	Identified (within 500m)				
78	15.2	Artificial and made ground (50k)	0	0	0	0	-
78	15.3	Artificial ground permeability (50k)	0	0	-	-	-
79 >	15.4 >	Superficial geology (50k) >	1	0	0	0	-
80 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
80	15.6	Landslip (50k)	0	0	0	0	-
80	15.7	Landslip permeability (50k)	None (within 50m)				
81 >	15.8 >	Bedrock geology (50k) >	1	1	4	1	-
82 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
82 >	15.10 >	Bedrock faults and other linear features (50k) >	0	1	0	1	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
83 >	16.1 >	BGS Boreholes >	0	0	1	-	-
Page	Section	Natural ground subsidence >					
84 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
85 >	17.2 >	Running sands >	Very low (within 50m)				
86 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
87 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
88 >	17.5 >	Landslides >	Very low (within 50m)				
89 >	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
91	18.1	BritPits	0	0	0	0	-
92 >	18.2 >	Surface ground workings >	1	1	8	-	-
92 >	18.3 >	Underground workings >	0	0	0	0	11
93	18.4	Underground mining extents	0	0	0	0	-
93	18.5	Historical Mineral Planning Areas	0	0	0	0	-



93	18.6	Non-coal mining	0	0	0	0	0
94	18.7	JPB mining areas	None (within 0m)				
94	18.8	The Coal Authority non-coal mining	0	0	0	0	-
94 >	18.9 >	Researched mining >	0	0	0	1	-
94	18.10	Mining record office plans	0	0	0	0	-
95	18.11	BGS mine plans	0	0	0	0	-
95 >	18.12 >	Coal mining >	Identified (within 0m)				
95	18.13	Brine areas	None (within 0m)				
95	18.14	Gypsum areas	None (within 0m)				
95	18.15	Tin mining	None (within 0m)				
96	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes >	On site	0-50m	50-250m	250-500m	500-2000m
97	19.1	Natural cavities	0	0	0	0	-
98	19.2	Mining cavities	0	0	0	0	0
98 >	19.3 >	Reported recent incidents >	0	0	0	1	-
98	19.4	Historical incidents	0	0	0	0	-
99	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
100 >	20.1 >	Radon >	Between 1% and 3% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
102 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	3	-	-	-
102	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
103	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
104	22.1	Underground railways (London)	0	0	0	-	-
104	22.2	Underground railways (Non-London)	0	0	0	-	-
105	22.3	Railway tunnels	0	0	0	-	-
105 >	22.4 >	Historical railway and tunnel features >	0	0	16	-	-
106	22.5	Royal Mail tunnels	0	0	0	-	-



106	22.6	Historical railways	0	0	0	-	-
106 >	22.7 >	Railways >	0	0	18	-	-
107	22.8	Crossrail 1	0	0	0	0	-
107	22.9	Crossrail 2	0	0	0	0	-
107	22.10	HS2	0	0	0	0	-



Recent aerial photograph



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Capture Date: 18/10/2022

Site Area: 0.03ha



Recent site history - 2019 aerial photograph



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Capture Date: 22/04/2019

Site Area: 0.03ha



Recent site history - 2015 aerial photograph



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Capture Date: 11/06/2015

Site Area: 0.03ha



Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.03ha



Recent site history - 2000 aerial photograph



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Capture Date: 27/06/2000

Site Area: 0.03ha



OS MasterMap site plan



Site Area: 0.03ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

67

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
1	On site	Refuse Heap	1907	678107



ID	Location	Land use	Dates present	Group ID
2	12m NE	Unspecified Ground Workings	1907	648323
A	55m NW	Unspecified Ground Workings	1932	767913
A	55m NW	Unspecified Ground Workings	1915	749053
B	94m S	Railway Sidings	1907 - 1923	732761
B	95m S	Railway Sidings	1932 - 1938	727611
B	99m S	Railway Sidings	1956	756620
B	103m S	Railway Sidings	1891	781488
3	136m SW	Railway Building	1915	670444
C	157m S	Unspecified Heap	1968	651082
C	161m SE	Laundry	1907 - 1915	789271
C	168m SE	Unspecified Ground Workings	1938	788109
C	170m SE	Unspecified Ground Workings	1932	773584
C	220m SE	Laundry	1923	745248
E	221m N	Unspecified Heap	1968 - 1977	696122
E	223m N	Unspecified Ground Workings	1985	648324
5	226m W	Railway Building	1938	670442
F	227m W	Railway Sidings	1968	736175
B	279m W	Railway Building	1932	740231
B	280m W	Railway Building	1938 - 1956	775111
B	290m W	Railway Buildings	1968	681671
B	295m W	Railway Building	1923	670443
B	295m W	Railway Building	1915 - 1923	698550
B	337m W	Railway Buildings	1932 - 1938	714965
B	343m W	Railway Building	1915	670441
B	344m W	Railway Building	1923	670439
G	355m SW	Nursery	1915	718984
H	356m SE	Cuttings	1932 - 1938	718147
G	358m SW	Nursery	1956 - 1968	773805



ID	Location	Land use	Dates present	Group ID
G	359m SW	Nursery	1923	714571
8	369m S	Unspecified Pit	1932 - 1938	699353
G	374m SW	Miniature Rifle Range	1915	675914
H	374m SE	Cuttings	1907	726472
H	374m E	Cuttings	1915	754990
H	375m SE	Cuttings	1891	763608
H	376m SE	Cuttings	1923	712897
I	378m E	Unspecified Mill	1891	785443
I	380m E	Unspecified Mill	1938	737837
I	380m E	Unspecified Mill	1915 - 1932	716537
G	380m SW	Rifle Range	1923	682921
F	381m W	Goods Shed	1932	728385
J	382m W	Railway Station	1891	788017
F	382m W	Goods Shed	1938	761416
F	383m W	Railway Building	1891	745966
F	386m W	Railway Building	1956 - 1968	697142
J	386m W	Railway Station	1932 - 1968	696425
F	386m W	Goods Shed	1907 - 1923	762298
J	389m W	Railway Station	1923	728550
J	391m W	Railway Station	1907 - 1915	751173
K	392m E	Cuttings	1956	736502
I	402m E	Unspecified Mill	1977 - 1985	761590
J	402m W	Railway Station	1985	785556
J	413m W	Railway Station	1977	697925
F	437m W	Railway Building	1932 - 1968	728500
L	437m S	Refuse Heap	1932 - 1938	737709
K	439m E	Cuttings	1907 - 1915	726170
K	440m E	Cuttings	1891	768901



ID	Location	Land use	Dates present	Group ID
K	440m E	Cuttings	1968 - 1985	731439
K	442m E	Cuttings	1923	736621
K	448m E	Cuttings	1938	748175
K	449m E	Cuttings	1932	697584
10	449m S	Miniature Rifle Range	1915 - 1923	698335
M	460m E	Unspecified Mill	1915 - 1932	694511
M	462m E	Unspecified Mill	1938	727303
11	469m W	Railway Building	1923	670440
K	478m SE	Unspecified Works	1977 - 1985	767036
L	482m SW	Unspecified Ground Workings	1923	648320

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

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

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'.

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	15
----------------------------	-----------

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
C	168m SE	Electricity Substation	1993	45757



ID	Location	Land use	Dates present	Group ID
C	173m SE	Electricity Transformer	1973	46567
D	205m N	Electricity Substation	1952 - 1988	58324
D	205m N	Electricity Substation	1993 - 1996	51546
7	343m SW	Electricity Substation	1993	45771
I	381m E	Electricity Substation	1975 - 1996	53794
F	399m W	Electricity Substation	1976 - 1977	52127
F	407m W	Electricity Substation	1992	45791
F	424m W	Electricity Substation	1951 - 1952	49602
J	430m W	Electricity Substation	1992	45792
9	439m S	Electricity Substation	1952 - 1993	48306
O	489m E	Electricity Substation	1993	49178
O	492m E	Electricity Substation	1974 - 1982	50446
12	496m NW	Electricity Substation	1977 - 1992	48971
13	497m N	Electricity Substation	1968 - 1996	50176

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

11

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 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
C	141m S	Garage	1973 - 1993	19584
C	158m SE	Garage	1952	15261
C	182m SE	Garages	1952	14741
4	221m S	Garages	1952	14738
C	256m SE	Garages	1952	14743
6	262m SW	Garage	1952	14642
B	295m W	Garages	1952	14739
B	303m W	Garages	1952	14740
N	475m SW	Garage	1951	15154
N	475m SW	Garage	1976	15187
N	476m SW	Garage	1992	16912

This data is sourced from Ordnance Survey / Groundsure.

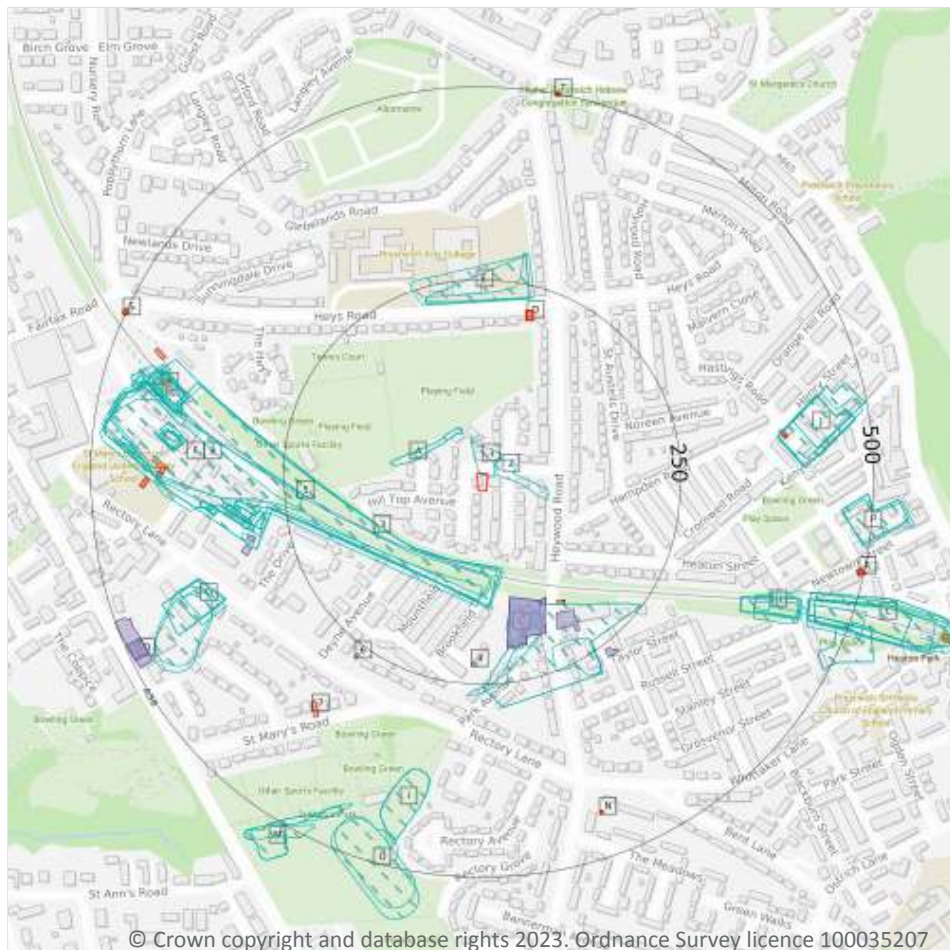
1.6 Historical military land

Records within 500m	0
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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 energy features
- Historical garages

2.1 Historical industrial land uses

Records within 500m

99

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
1	On site	Refuse Heap	1907	678107
2	12m NE	Unspecified Ground Workings	1907	648323
A	55m NW	Unspecified Ground Workings	1932	767913

ID	Location	Land Use	Date	Group ID
A	55m NW	Unspecified Ground Workings	1915	749053
B	94m S	Railway Sidings	1915	732761
B	94m S	Railway Sidings	1907	732761
B	95m S	Railway Sidings	1938	727611
B	96m S	Railway Sidings	1932	727611
B	99m S	Railway Sidings	1956	756620
B	103m S	Railway Sidings	1891	781488
B	118m S	Railway Sidings	1923	732761
3	136m SW	Railway Building	1915	670444
C	157m S	Unspecified Heap	1968	651082
C	161m SE	Laundry	1915	789271
C	161m SE	Laundry	1907	789271
C	168m SE	Unspecified Ground Workings	1938	788109
C	170m SE	Unspecified Ground Workings	1932	773584
C	220m SE	Laundry	1923	745248
E	221m N	Unspecified Heap	1968	696122
E	223m N	Unspecified Ground Workings	1985	648324
E	223m N	Unspecified Heap	1977	696122
5	226m W	Railway Building	1938	670442
F	227m W	Railway Sidings	1968	736175
B	279m W	Railway Building	1932	740231
B	280m W	Railway Building	1938	775111
B	283m W	Railway Building	1956	775111
B	290m W	Railway Buildings	1968	681671
B	295m W	Railway Building	1923	670443
B	295m W	Railway Building	1915	698550
B	296m W	Railway Building	1923	698550
B	337m W	Railway Buildings	1932	714965

ID	Location	Land Use	Date	Group ID
B	338m W	Railway Buildings	1938	714965
B	343m W	Railway Building	1915	670441
B	344m W	Railway Building	1923	670439
G	355m SW	Nursery	1915	718984
H	356m SE	Cuttings	1938	718147
G	358m SW	Nursery	1968	773805
G	358m SW	Nursery	1956	773805
H	358m SE	Cuttings	1932	718147
G	359m SW	Nursery	1923	714571
I	369m S	Unspecified Pit	1938	699353
I	369m S	Unspecified Pit	1932	699353
G	374m SW	Miniature Rifle Range	1915	675914
H	374m SE	Cuttings	1907	726472
H	374m E	Cuttings	1915	754990
H	375m SE	Cuttings	1891	763608
H	376m SE	Cuttings	1923	712897
J	378m E	Unspecified Mill	1891	785443
J	380m E	Unspecified Mill	1938	737837
J	380m E	Unspecified Mill	1932	716537
J	380m E	Unspecified Mill	1915	716537
J	380m E	Unspecified Mill	1923	716537
G	380m SW	Rifle Range	1923	682921
F	381m W	Goods Shed	1932	728385
K	382m W	Railway Station	1891	788017
F	382m W	Goods Shed	1938	761416
F	383m W	Railway Building	1891	745966
F	386m W	Railway Building	1968	697142
F	386m W	Railway Building	1956	697142



ID	Location	Land Use	Date	Group ID
K	386m W	Railway Station	1932	696425
F	386m W	Goods Shed	1915	762298
F	386m W	Goods Shed	1907	762298
F	386m W	Goods Shed	1923	762298
K	387m W	Railway Station	1938	696425
K	389m W	Railway Station	1923	728550
K	390m W	Railway Station	1968	696425
K	390m W	Railway Station	1956	696425
K	391m W	Railway Station	1915	751173
K	391m W	Railway Station	1907	751173
L	392m E	Cuttings	1956	736502
J	402m E	Unspecified Mill	1985	761590
J	402m E	Unspecified Mill	1977	761590
K	402m W	Railway Station	1985	785556
K	413m W	Railway Station	1977	697925
F	437m W	Railway Building	1932	728500
M	437m S	Refuse Heap	1932	737709
F	437m W	Railway Building	1938	728500
L	439m E	Cuttings	1915	726170
L	439m E	Cuttings	1907	726170
L	440m E	Cuttings	1891	768901
L	440m E	Cuttings	1985	731439
L	440m E	Cuttings	1977	731439
L	440m E	Cuttings	1968	731439
F	440m W	Railway Building	1968	728500
F	440m W	Railway Building	1956	728500
L	442m E	Cuttings	1923	736621
M	446m SW	Refuse Heap	1938	737709

ID	Location	Land Use	Date	Group ID
L	448m E	Cuttings	1938	748175
L	449m E	Cuttings	1932	697584
O	449m S	Miniature Rifle Range	1915	698335
O	451m S	Miniature Rifle Range	1923	698335
P	460m E	Unspecified Mill	1932	694511
P	460m E	Unspecified Mill	1915	694511
P	460m E	Unspecified Mill	1923	694511
P	462m E	Unspecified Mill	1938	727303
F	469m W	Railway Building	1923	670440
L	478m SE	Unspecified Works	1985	767036
L	478m SE	Unspecified Works	1977	767036
M	482m SW	Unspecified Ground Workings	1923	648320

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

0

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'.

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

29

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
C	168m SE	Electricity Substation	1993	45757



ID	Location	Land Use	Date	Group ID
C	173m SE	Electricity Transformer	1973	46567
D	205m N	Electricity Substation	1988	58324
D	205m N	Electricity Substation	1996	51546
D	205m N	Electricity Substation	1993	51546
D	205m N	Electricity Substation	1952	58324
D	205m N	Electricity Substation	1968	58324
D	205m N	Electricity Substation	1952	58324
7	343m SW	Electricity Substation	1993	45771
J	381m E	Electricity Substation	1975	53794
J	385m E	Electricity Substation	1996	53794
F	399m W	Electricity Substation	1977	52127
F	402m W	Electricity Substation	1976	52127
F	407m W	Electricity Substation	1992	45791
F	424m W	Electricity Substation	1951	49602
F	425m W	Electricity Substation	1952	49602
K	430m W	Electricity Substation	1992	45792
N	439m S	Electricity Substation	1993	48306
N	440m S	Electricity Substation	1952	48306
N	440m S	Electricity Substation	1952	48306
R	489m E	Electricity Substation	1993	49178
R	492m E	Electricity Substation	1974	50446
R	493m E	Electricity Substation	1982	50446
S	496m NW	Electricity Substation	1992	48971
S	496m NW	Electricity Substation	1977	48971
T	497m N	Electricity Substation	1988	50176
T	497m N	Electricity Substation	1968	50176
T	497m N	Electricity Substation	1996	50176
T	497m N	Electricity Substation	1993	50176

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

12

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'.

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

ID	Location	Land Use	Date	Group ID
C	141m S	Garage	1973	19584
C	141m S	Garage	1993	19584
C	158m SE	Garage	1952	15261
C	182m SE	Garages	1952	14741
4	221m S	Garages	1952	14738
C	256m SE	Garages	1952	14743
6	262m SW	Garage	1952	14642
B	295m W	Garages	1952	14739
B	303m W	Garages	1952	14740
Q	475m SW	Garage	1951	15154
Q	475m SW	Garage	1976	15187
Q	476m SW	Garage	1992	16912

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



— Site Outline
Search buffers in metres (m)
● 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**0**

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.

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 >](#)

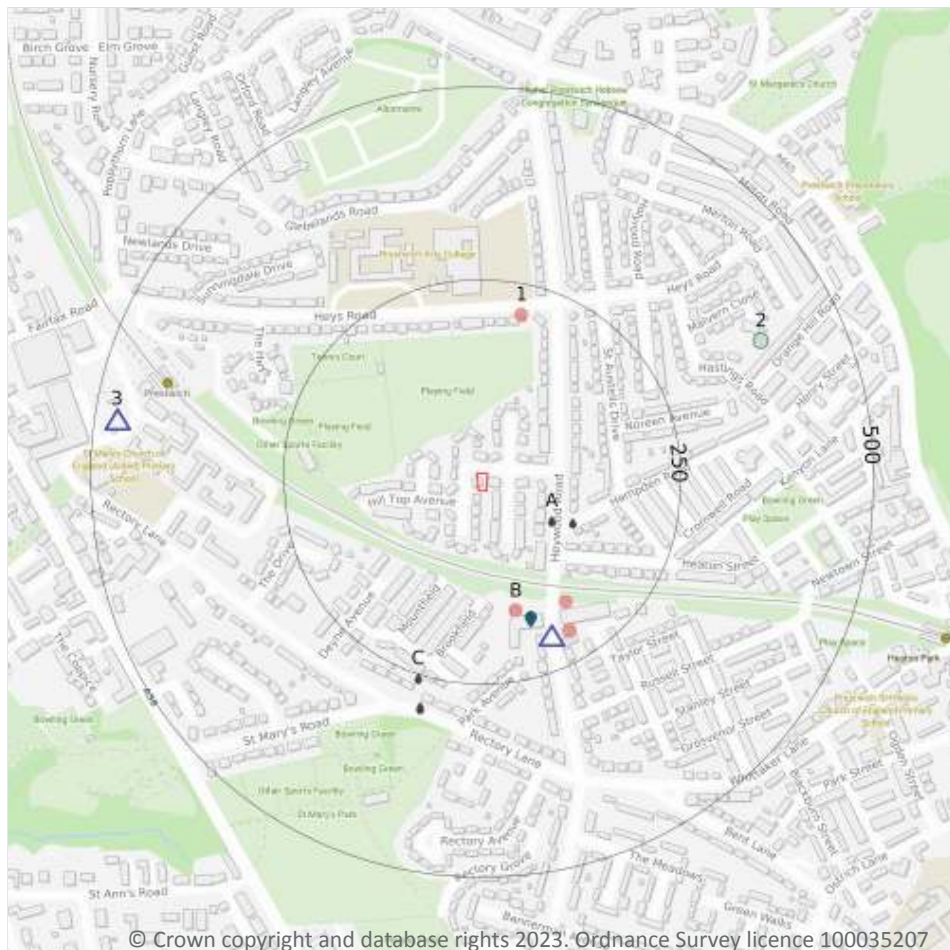
ID	Location	Site	Reference	Category	Sub-Category	Description
1	270m S	-	WEX301266	Storing waste exemption	Not on a Farm	Storage of waste in a secure place



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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- 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

4

Current potentially contaminative industrial sites.

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

ID	Location	Company	Address	Activity	Category
B	160m S	Valet City	93-95, Heywood Road, Prestwich, Greater Manchester, M25 1FN	Vehicle Cleaning Services	Personal, Consumer and Other Services
B	176m SE	Electricity Sub Station	Greater Manchester, M25	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
B	210m SE	W S G Sports Signage UK	Phoenix Buildings, Heywood Road, Prestwich, Greater Manchester, M25 1FN	Signs	Industrial Products
1	210m N	Electricity Sub Station	Greater Manchester, M25	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m **2**

Open, closed, under development and obsolete petrol stations.

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

ID	Location	Company	Address	LPG	Status
B	205m SE	UNBRANDED	93-95, Heywood Road, Prestwich, Manchester, Greater Manchester, M25 1FN	Not Applicable	Obsolete
3	471m W	OBSOLETE	504, Bury New Road, Prestwich, Manchester, Greater Manchester, M25 3BD	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m **0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m **0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.



4.5 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.

4.6 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.

4.7 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.

4.8 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.

4.9 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.



4.10 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.

4.11 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	
B	176m S	A Patel-Bridge Gge Ltd, Heywood Road, M25 1FN	Process: Petrol Vapour Recovery 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.

4.12 Radioactive Substance Authorisations

Records within 500m

0

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.

4.13 Licensed Discharges to controlled waters

Records within 500m

11

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	92m SE	HEYWOOD ROAD CSO 091YZ, 111 HEYWOOD ROAD, PRESTWICH, MANCHESTER, M25 1LP	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016993905 Permit Version: 2 Receiving Water: CULVERT OF PRESTWICH CLOUGH	Status: VARIED UNDER EPR 2010 Issue date: 04/06/2018 Effective Date: 04/06/2018 Revocation Date: -
A	92m SE	HEYWOOD ROAD CSO 091YZ, 111 HEYWOOD ROAD, PRESTWICH, MANCHESTER, M25 1LP	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016993905 Permit Version: 1 Receiving Water: CULVERT OF PRESTWICH CLOUGH	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 14/08/2006 Effective Date: 14/08/2006 Revocation Date: 03/06/2018
A	93m SE	HAMPDEN ROAD CSO 091XV BRY0041, 19 HAMPDEN ROAD, PRESTWICH, MANCHESTER, M25 1LQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016993787 Permit Version: 1 Receiving Water: CUL.SECTION PRESTWICH CLOUGH	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 12/04/2006 Effective Date: 12/04/2006 Revocation Date: 03/06/2018
A	93m SE	HAMPDEN ROAD CSO 091XV BRY0041, 19 HAMPDEN ROAD, PRESTWICH, MANCHESTER, M25 1LQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016993787 Permit Version: 2 Receiving Water: PRESTWICH CLOUGH VIA CLVRT	Status: VARIED UNDER EPR 2010 Issue date: 04/06/2018 Effective Date: 04/06/2018 Revocation Date: 03/08/2022
A	93m SE	HEYWOOD ROAD CSO 091YZ, 111 HEYWOOD ROAD, PRESTWICH, MANCHESTER, M25 1LP	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 01BRY0042 Permit Version: 1 Receiving Water: CLOUGH VIA CULVERT	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: 01/01/1995 Effective Date: 01/01/1995 Revocation Date: 13/08/2006
A	93m SE	HAMPDEN ROAD CSO 091XV BRY0041, 19 HAMPDEN ROAD, PRESTWICH, MANCHESTER, M25 1LQ	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 01BRY0041 Permit Version: 1 Receiving Water: CLOUGH VIA CULVERT	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: 01/01/1995 Effective Date: 01/01/1995 Revocation Date: 11/04/2006



ID	Location	Address	Details	
A	118m SE	HAMPDEN ROAD CSO 091XV BRY0041, 19 HAMPDEN ROAD, PRESTWICH, MANCHESTER, M25 1LQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016993787 Permit Version: 3 Receiving Water: PRESTWICH CLOUGH VIA CLVRT	Status: VARIED UNDER EPR 2010 Issue date: 04/08/2022 Effective Date: 04/08/2022 Revocation Date: -
C	255m S	THE CRESCENT CSO 091EJ, THE CRESCENT, PRESTWICH, MANCHESTER, M25 1FL	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 01BRY0043 Permit Version: 3 Receiving Water: CLOUGH VIA CULVERT	Status: VARIED UNDER EPR 2010 Issue date: 11/01/2017 Effective Date: 11/01/2017 Revocation Date: 17/06/2018
C	290m S	THE CRESCENT CSO 091EJ, THE CRESCENT, PRESTWICH, MANCHESTER, M25 1FL	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 01BRY0043 Permit Version: 1 Receiving Water: CLOUGH VIA CULVERT	Status: VARIED UNDER EPR 2010 Issue date: - Effective Date: 01/01/1995 Revocation Date: 02/09/2010
C	290m S	THE CRESCENT CSO 091EJ, THE CRESCENT, PRESTWICH, MANCHESTER, M25 1FL	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 01BRY0043 Permit Version: 2 Receiving Water: CLOUGH VIA CULVERT	Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 10/01/2017
C	292m S	THE CRESCENT CSO 091EJ, THE CRESCENT, PRESTWICH, MANCHESTER, M25 1FL	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01BRY0043 Permit Version: 4 Receiving Water: PRESTWICH CLOUGH VIA SWS	Status: VARIED UNDER EPR 2010 Issue date: 18/06/2018 Effective Date: 18/06/2018 Revocation Date: -

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

4.14 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.



4.15 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.

4.16 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.

4.17 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.

4.18 Pollution Incidents (EA/NRW)

Records within 500m

1

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	
2	393m NE	Incident Date: 16/12/2002 Incident Identification: 126164 Pollutant: Other Pollutant Pollutant Description: Other	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.

4.19 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.

4.20 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.

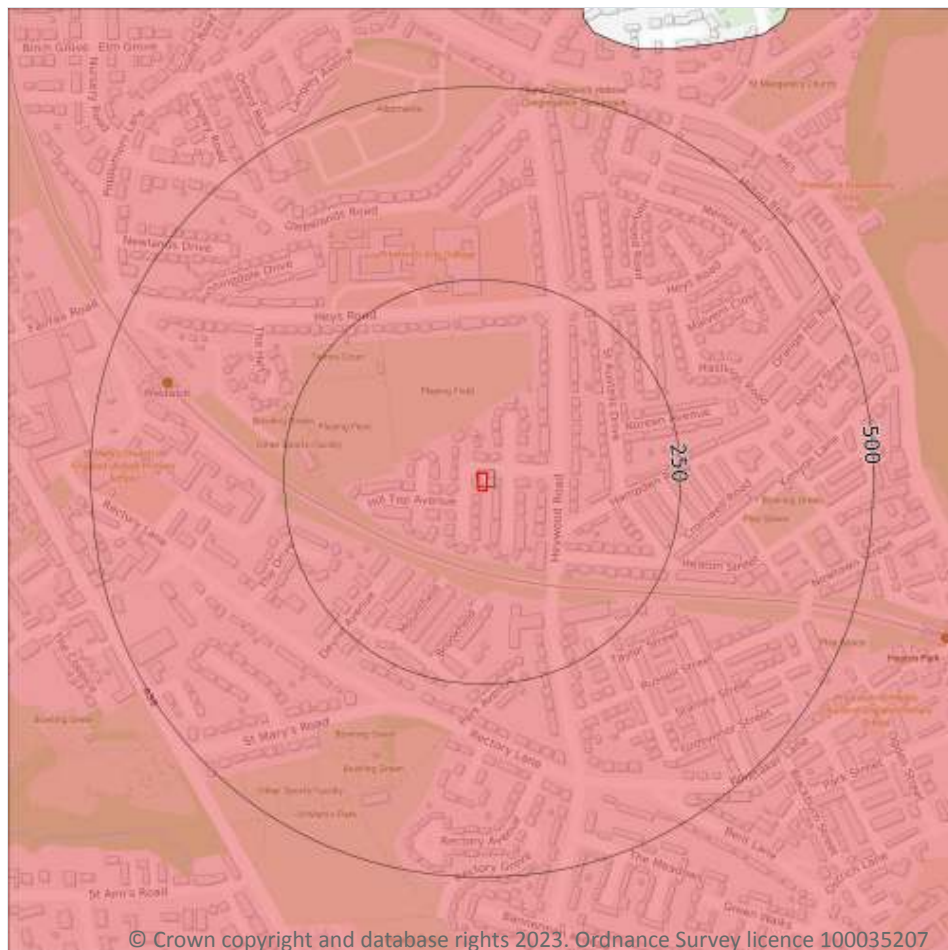
4.21 Pollution inventory radioactive waste

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.

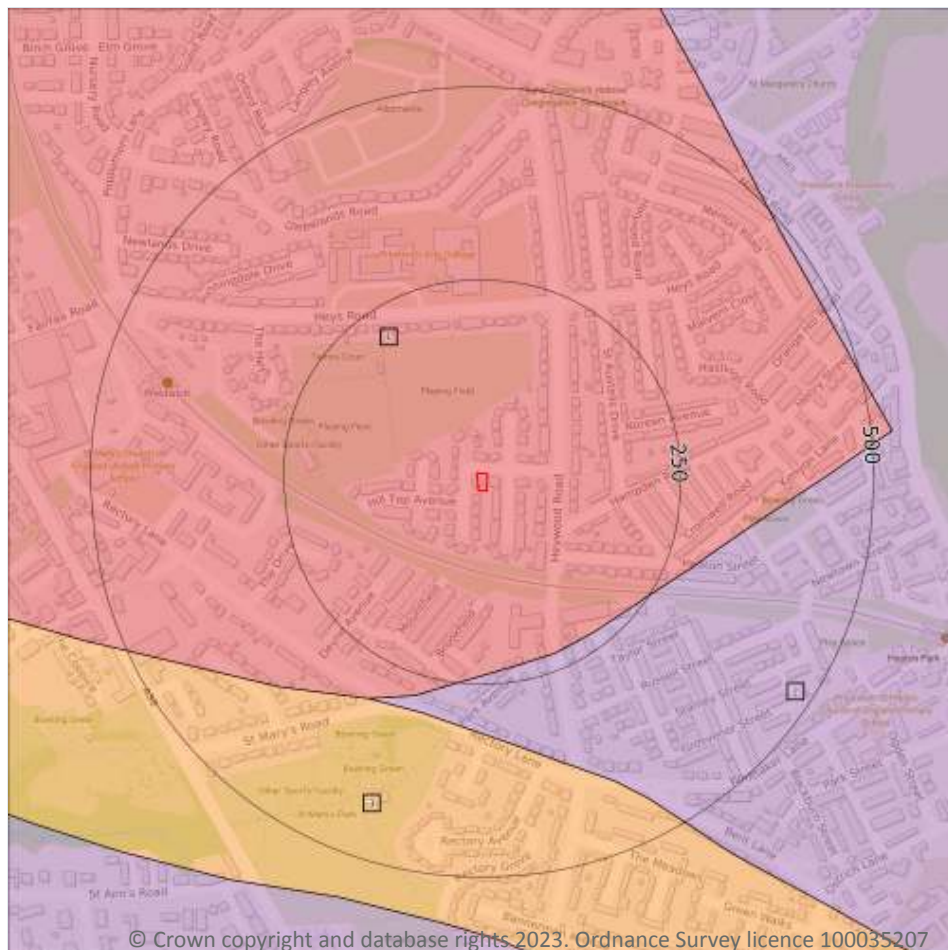
Features are displayed on the Hydrogeology map on [page 39 >](#)

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

3

Aquifer status of groundwater held within bedrock geology.

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

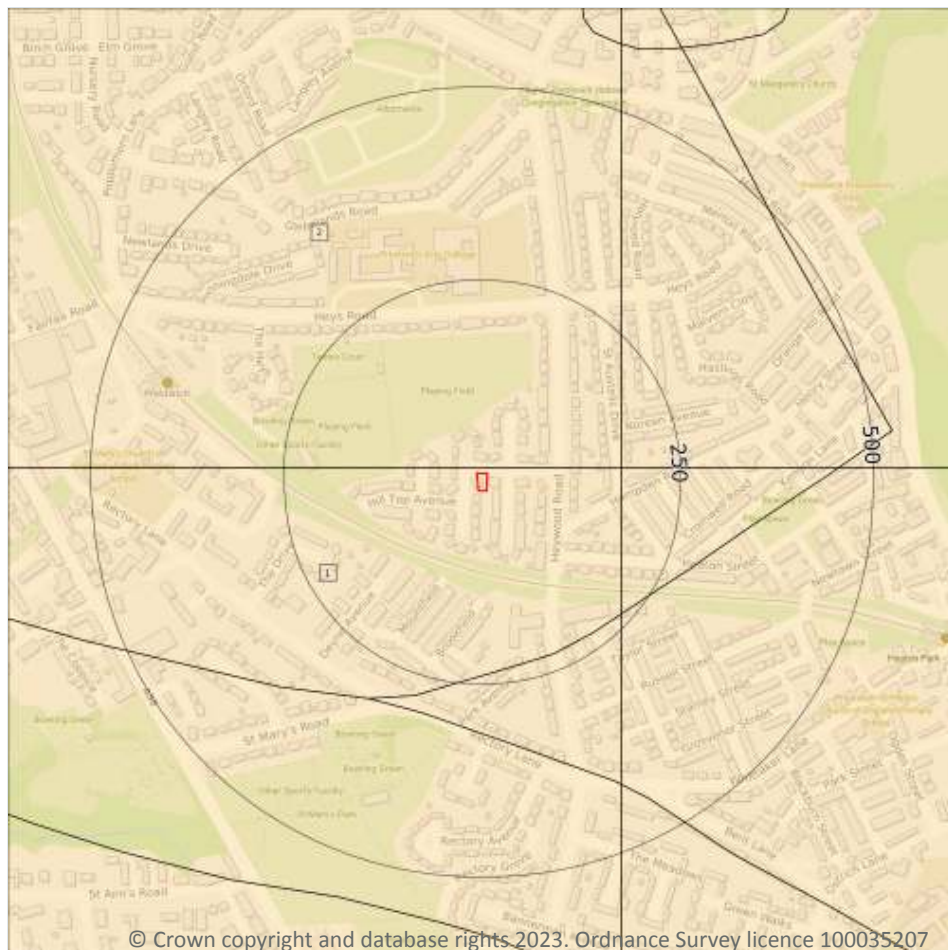
ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	227m SE	Principal	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	297m S	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

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



Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

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 42](#) >

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	7m N	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: Medium	Vulnerability: Low Aquifer type: Secondary 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

4

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 44](#) >

ID	Location	Details	
-	1805m S	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: 03/10/2006 Version End Date: -
-	1805m S	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: -
-	1965m NW	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: -
-	1965m NW	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: -

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



5.7 Surface water abstractions

Records within 2000m

2

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 44](#) >

ID	Location	Details	
-	1678m N	Status: Historical Licence No: NW/069/0004/002 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: POINT "A" WHITEFIELD BROOK AT WHITEFIELD, MANCHESTER Data Type: Point Name: Onsite Central Limited Easting: 382063 Northing: 405654	Annual Volume (m ³): 0.001 Max Daily Volume (m ³): 0.001 Original Application No: - Original Start Date: 01/11/2011 Expiry Date: 27/11/2011 Issue No: 1 Version Start Date: 01/11/2011 Version End Date: -
-	1818m N	Status: Historical Licence No: NW/069/0004/002 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: POINT "B" ON WHITEFIELD BROOKE WHITEFIELD, MANCHESTER Data Type: Point Name: Onsite Central Limited Easting: 381829 Northing: 405811	Annual Volume (m ³): 0.001 Max Daily Volume (m ³): 0.001 Original Application No: - Original Start Date: 01/11/2011 Expiry Date: 27/11/2011 Issue No: 1 Version Start Date: 01/11/2011 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)

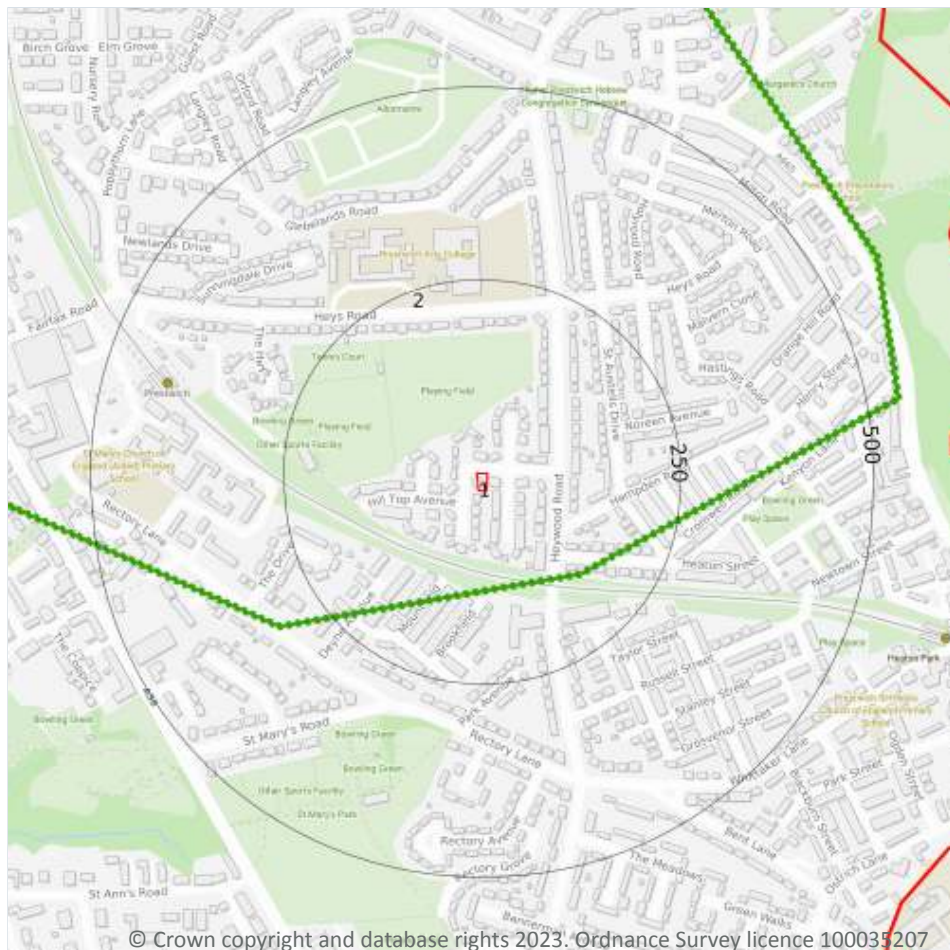
Records within 500m**0**

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 MasterMap)
- 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 MasterMap)

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

Covering 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.

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 48 >](#)

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 48 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1811m S	River	Irwell (Croal to Irk)	GB112069061451 ↗	Moderate	Fail	Moderate	2019

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 48](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	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

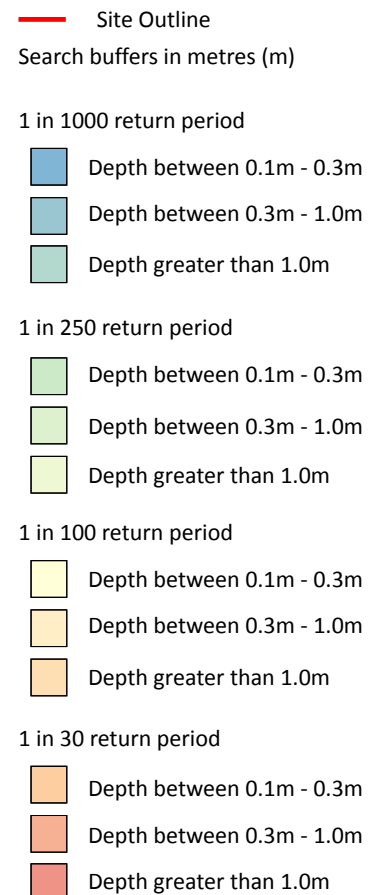
0

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

1 in 250 year, 0.1m - 0.3m

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.

Features are displayed on the Surface water flooding map on [page 54 >](#)

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.

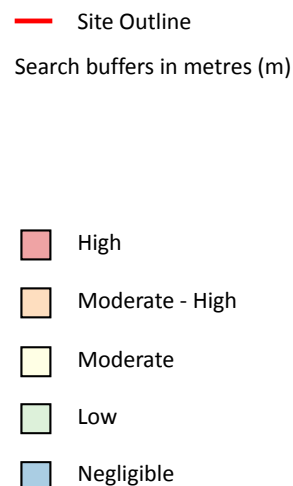
The table below shows the maximum flood depths for a range of return periods for the site.

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 Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

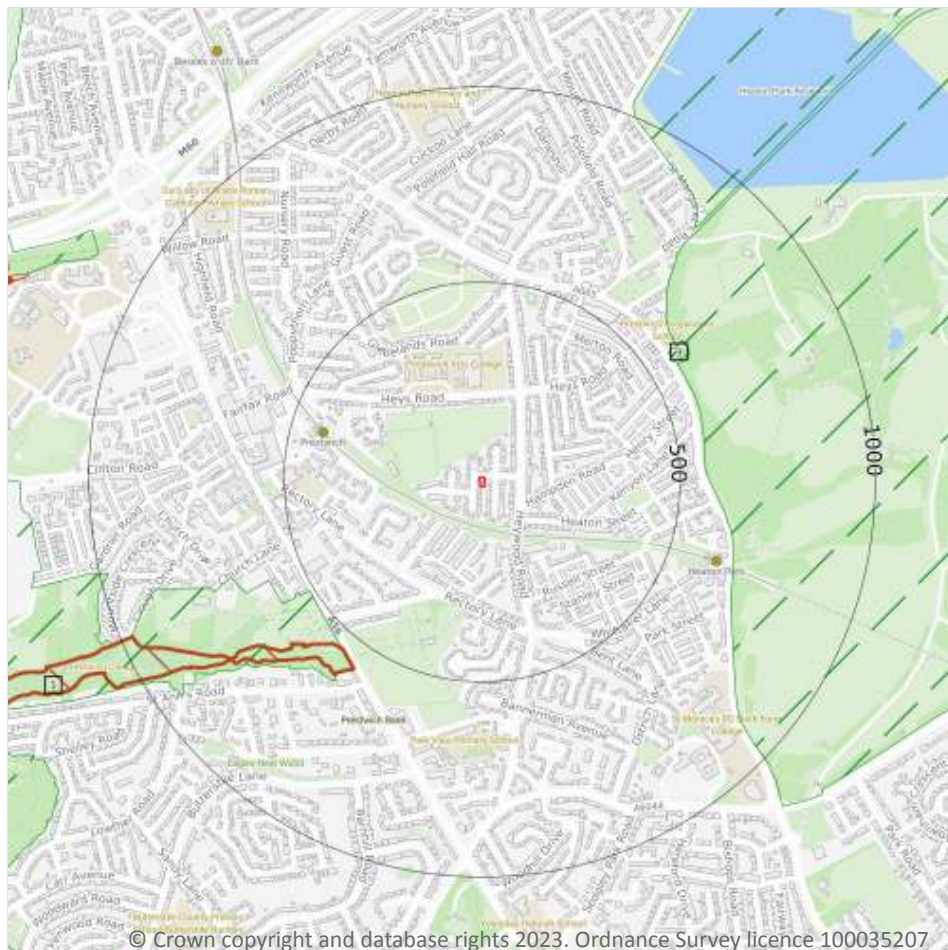
Moderate

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 56 >](#)

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 57 >](#)

ID	Location	Name	Data source
A	1266m NW	Mere Clough	Natural England
5	1316m NW	Philip's Park	Natural England
-	1739m S	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

3

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 57 >](#)

ID	Location	Name	Woodland Type
1	545m SW	Prestwich Clough Wood	Ancient & Semi-Natural Woodland
A	1298m NW	Mere Clough	Ancient & Semi-Natural Woodland
-	1549m W	Philips 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 57 >](#)

ID	Location	Name	Local Authority name
A	512m SW	Merseyside and Greater Manchester	Bury
2	566m E	Merseyside and Greater Manchester	Manchester
3	568m NE	Merseyside and Greater Manchester	Bury
4	838m NE	Merseyside and Greater Manchester	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

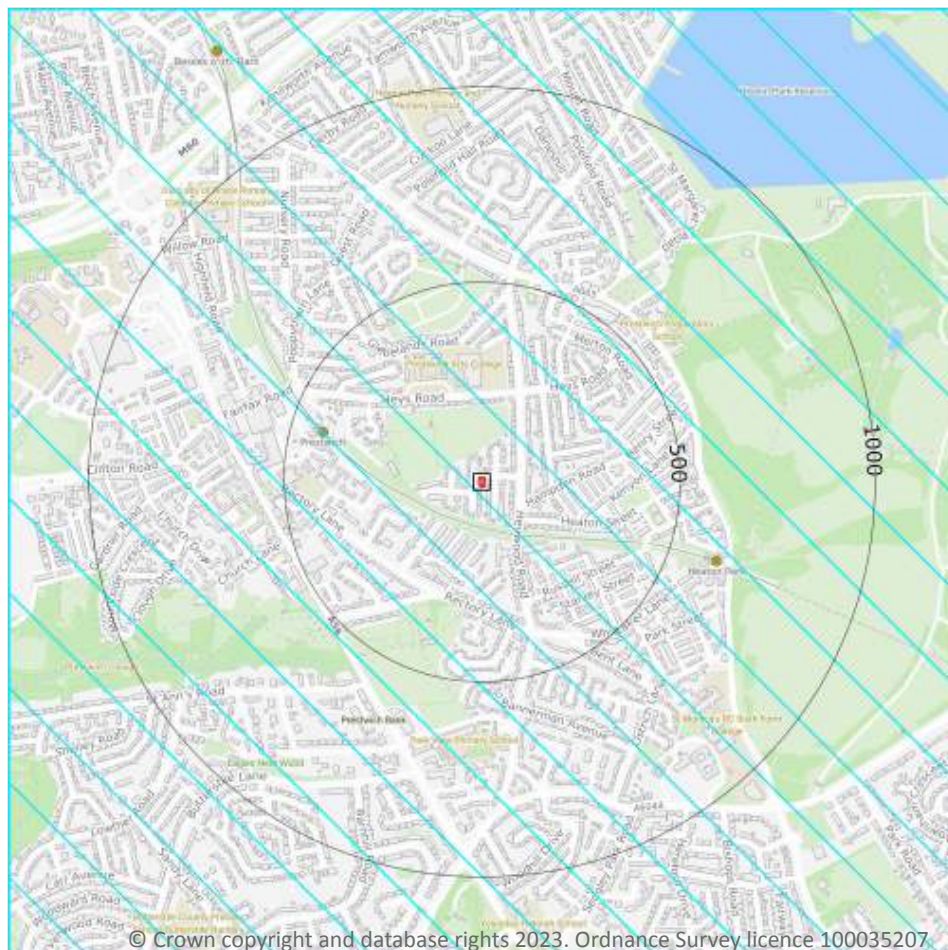


Location	Name	Type	NVZ ID	Status
623m E	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	638	Existing

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 63](#) >

ID	Location	Type of developments requiring consultation
1	On site	Air pollution - Livestock & poultry units with floorspace > 500m ² , slurry lagoons & digestate stores > 4000m ² . Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion



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

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

0

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.

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

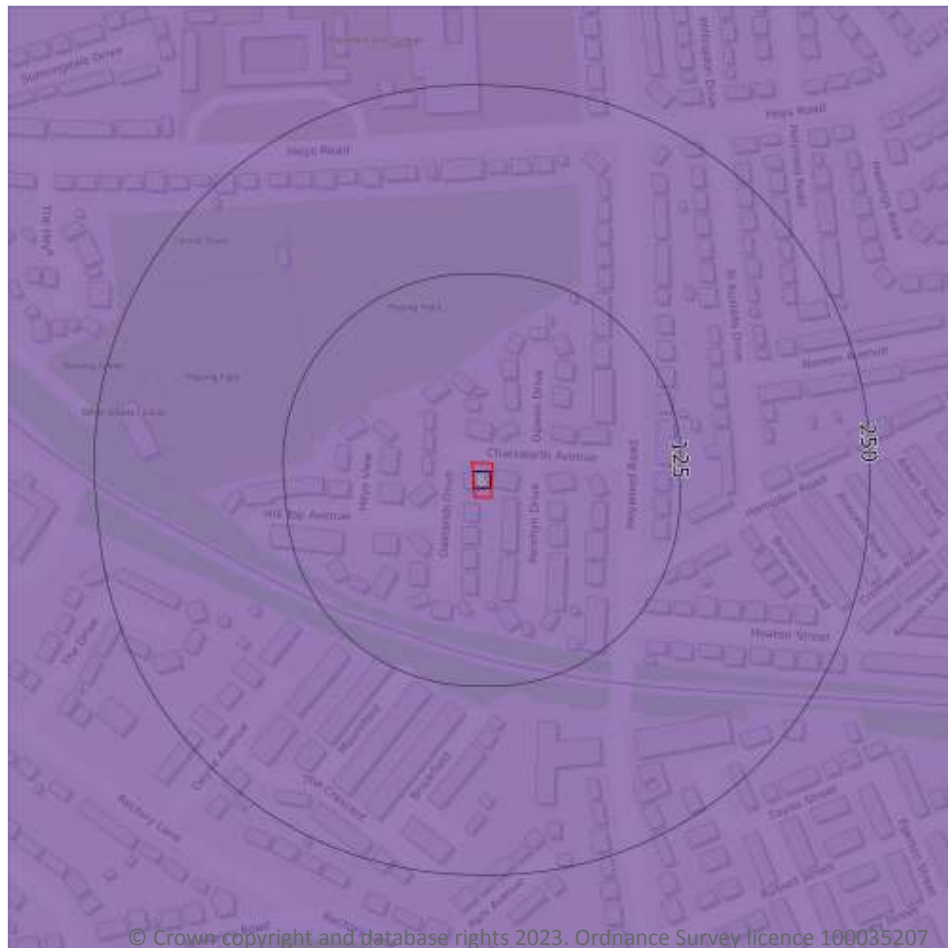
0

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 67](#) >

ID	Location	Classification	Description
1	On site	Urban	-

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

13.1 Priority Habitat Inventory

Records within 250m

0

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

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

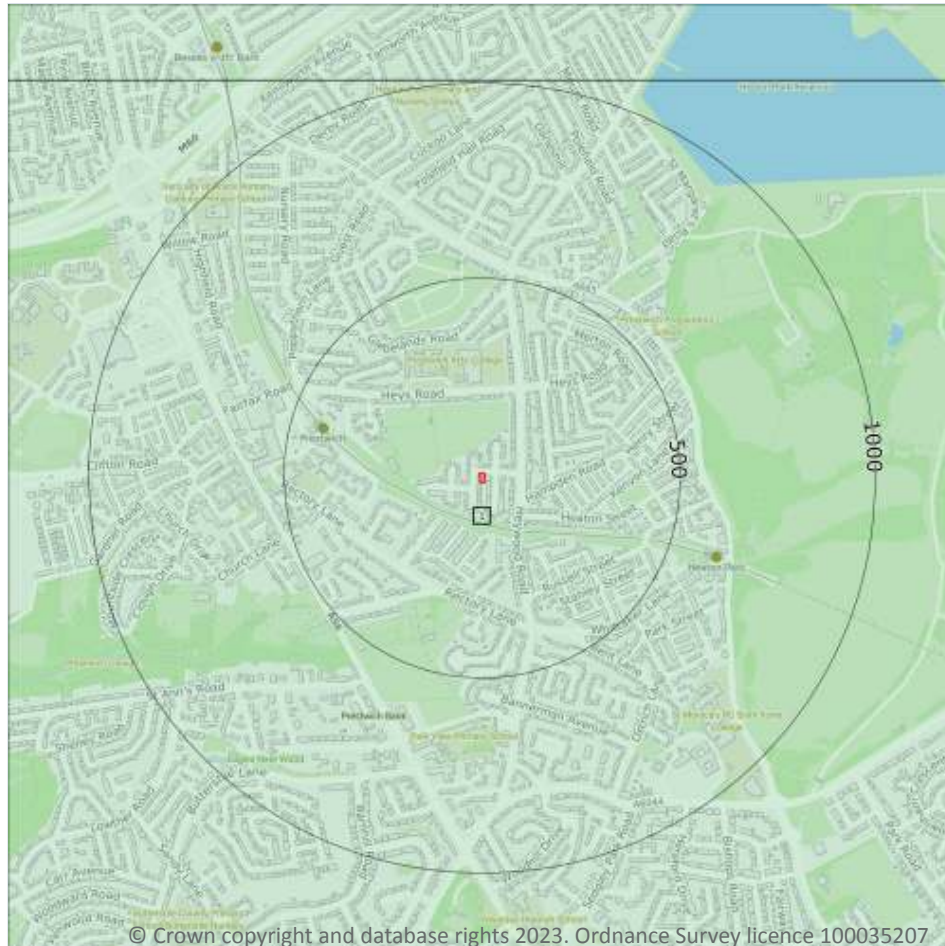
0

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.

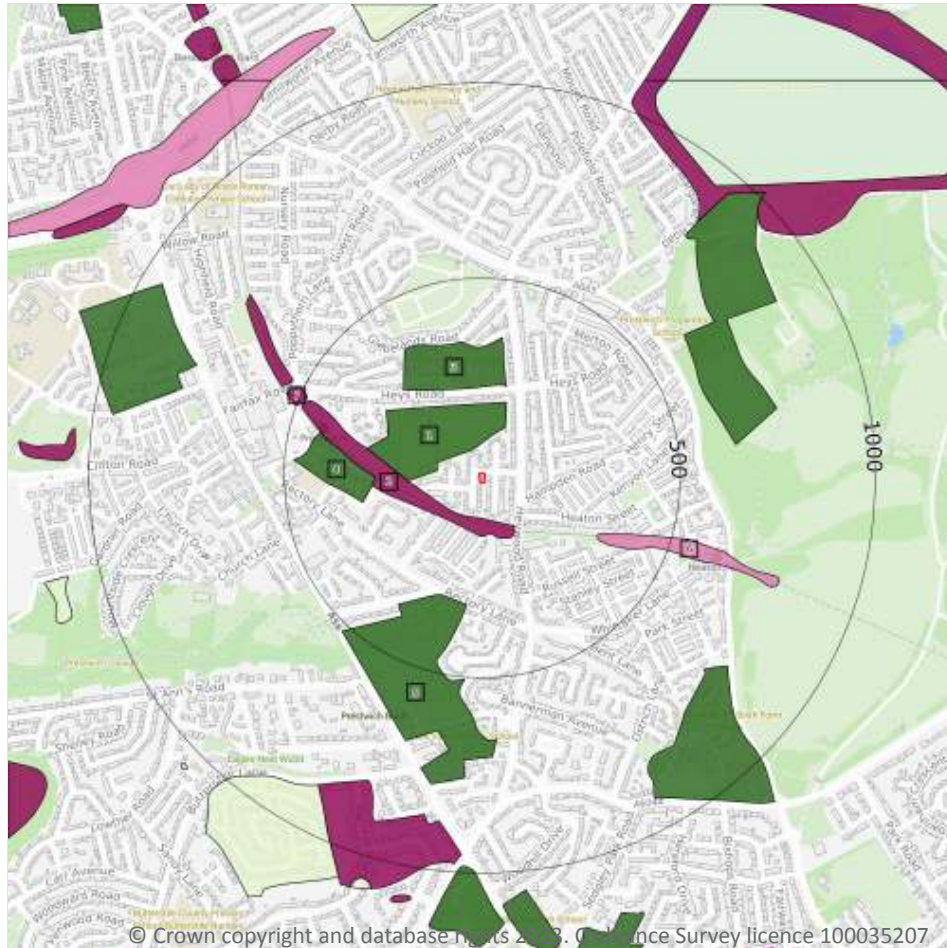
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 70](#) >

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

7

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 71](#) >

ID	Location	LEX Code	Description	Rock description
1	63m N	LSGR-ARTDP	Landscaped Ground (Undivided)	Artificial Deposit
2	91m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	219m N	LSGR-ARTDP	Landscaped Ground (Undivided)	Artificial Deposit
4	266m W	LSGR-ARTDP	Landscaped Ground (Undivided)	Artificial Deposit

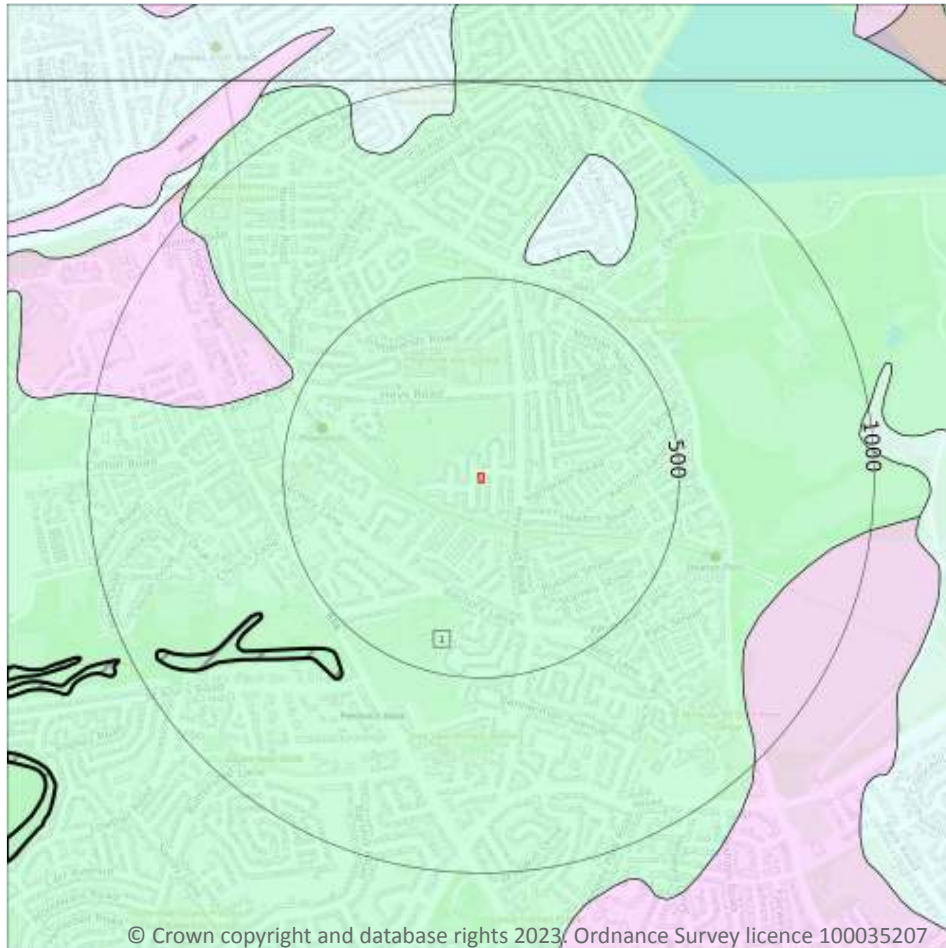


ID	Location	LEX Code	Description	Rock description
5	304m S	LSGR-ARTDP	Landscaped Ground (Undivided)	Artificial Deposit
6	320m SE	WGR-VOID	Worked Ground (Undivided)	Void
7	481m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



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— 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

1

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 73](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	HMGDD-XSV	Hummocky (moundy) Glacial Deposits, Devensian - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

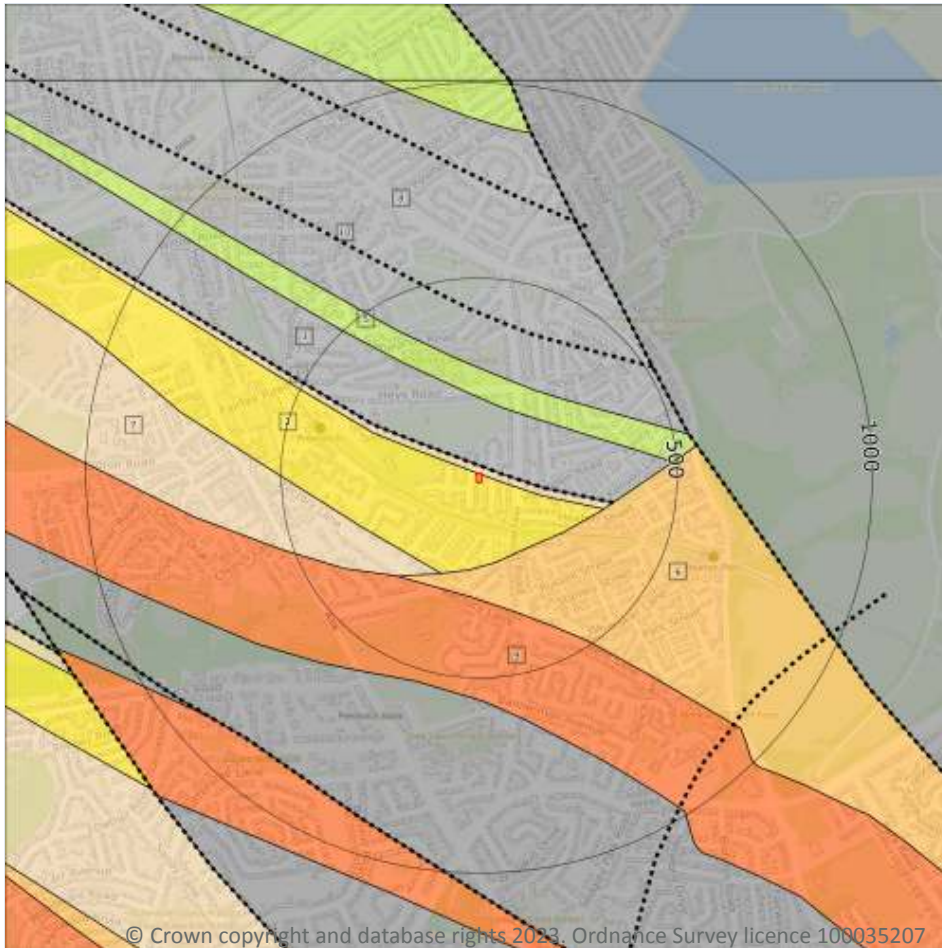
0

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.

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

8

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 75 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	PUCM-MDSS	Pennine Upper Coal Measures Formation - Mudstone, Siltstone And Sandstone	Westphalian D Sub-age - Bolsovian Sub-age
2	On site	WDR-SDST	Worsley Delf Rock - Sandstone	Bolsovian Sub-age
3	18m NE	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age - Duckmantian Sub-age



ID	Location	LEX Code	Description	Rock age
5	177m N	NHSS-SDST	Newton Heath Sandstone - Sandstone	Bolsovia Sub-age
6	201m SE	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch
7	248m SW	PUCM-MDSS	Pennine Upper Coal Measures Formation - Mudstone, Siltstone And Sandstone	Westphalian D Sub-age - Bolsovia Sub-age
8	249m N	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovia Sub-age - Duckmantian Sub-age
9	287m S	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	2
----------------------------	----------

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.

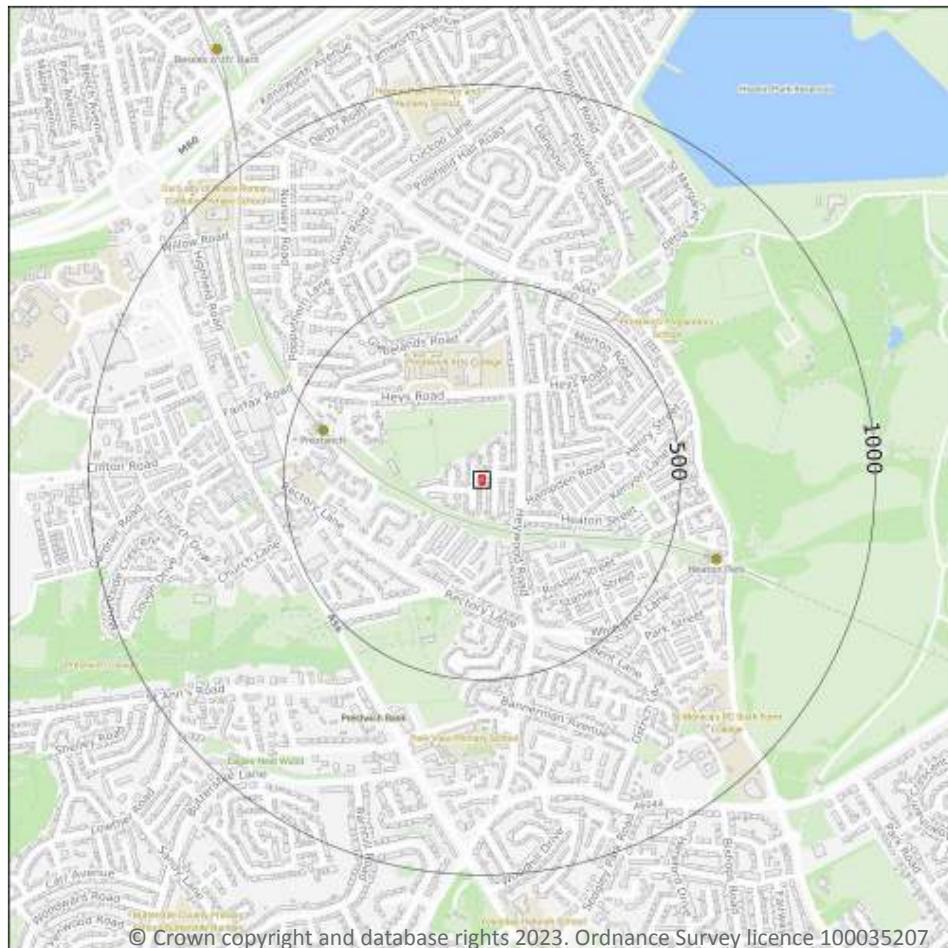
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 75 >](#)

ID	Location	Category	Description
4	18m NE	FOSSIL_HORIZON	Fossil horizon, marine band coincident with bedrock geology boundary
10	379m N	ROCK	Coal seam, inferred

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 77](#) >

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

15.2 Artificial and made ground (50k)

Records within 500m

0

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.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

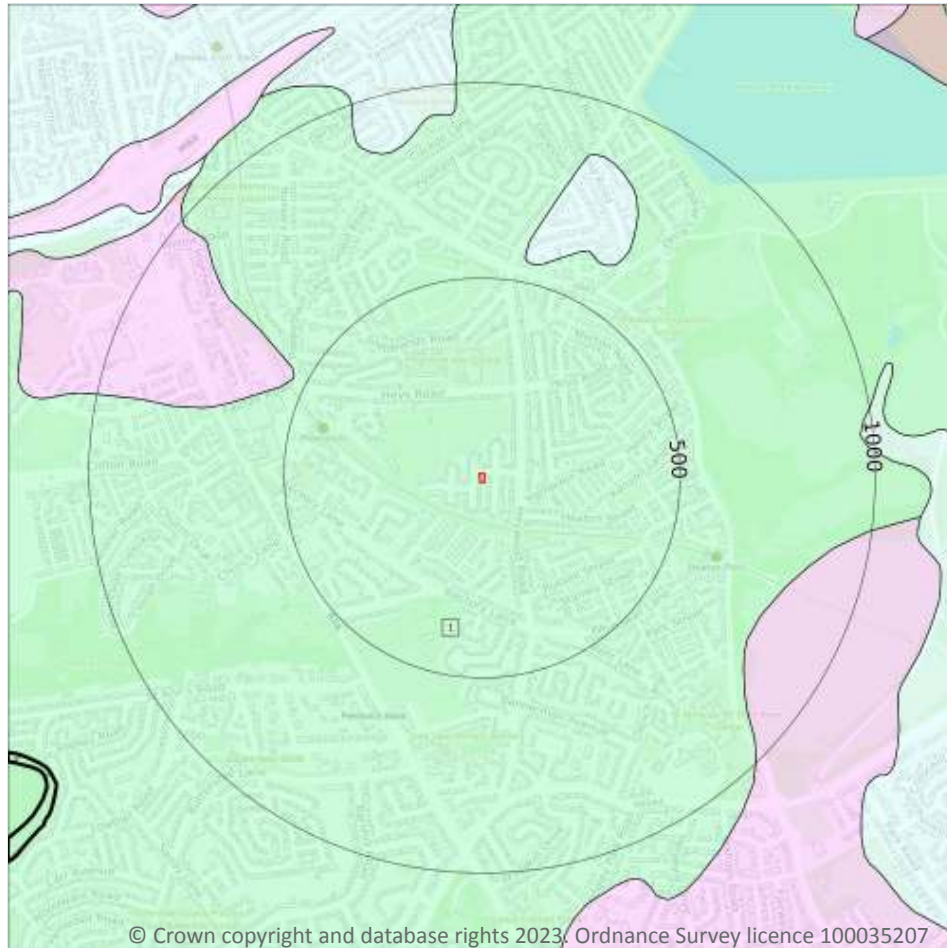
0

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

1

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 79](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	HMGDD-XSV	HUMMOCKY (MOUNDY) GLACIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL

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**0**

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.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

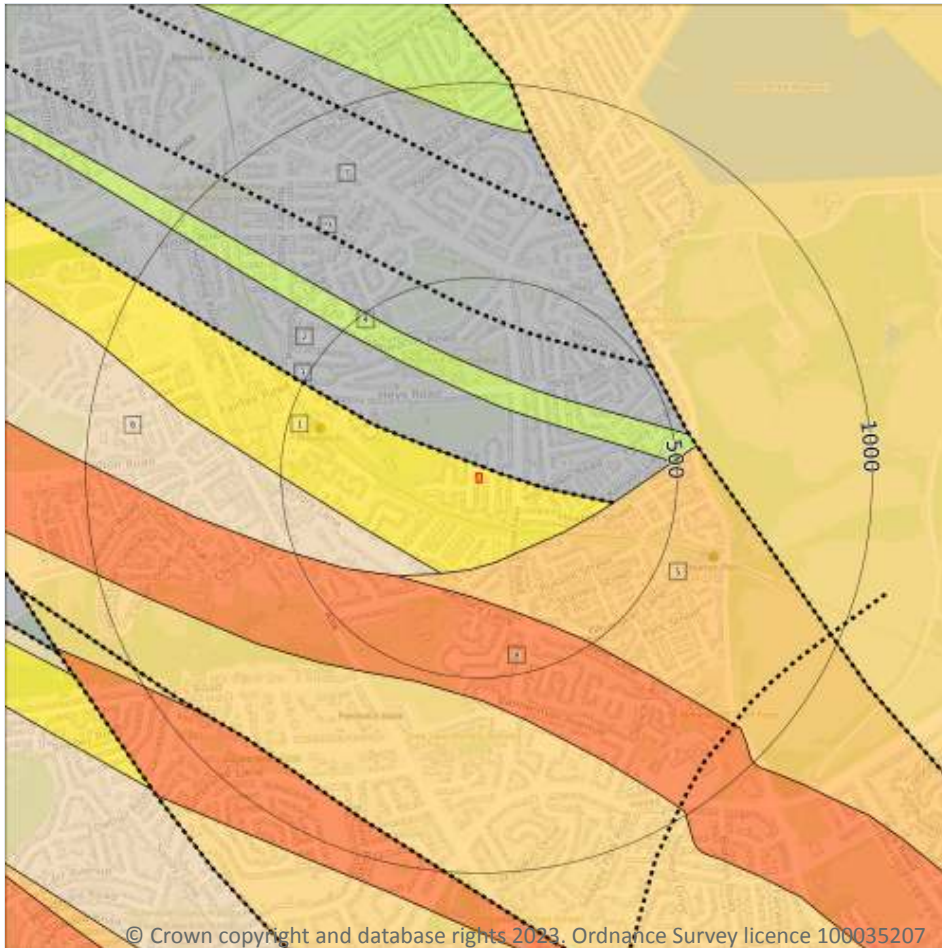
Records within 50m**0**

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

7

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 81](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	WDR-SDST	WORSLEY DELF ROCK - SANDSTONE	WESTPHALIAN
2	17m NE	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
4	177m N	NHSS-SDST	NEWTON HEATH SANDSTONE - SANDSTONE	WESTPHALIAN



ID	Location	LEX Code	Description	Rock age
5	202m SE	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-
6	248m SW	PUCM-MDSS	PENNINE UPPER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
7	249m N	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
8	286m S	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-

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	High	Moderate
17m NE	Fracture	Moderate	Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	2
----------------------------	----------

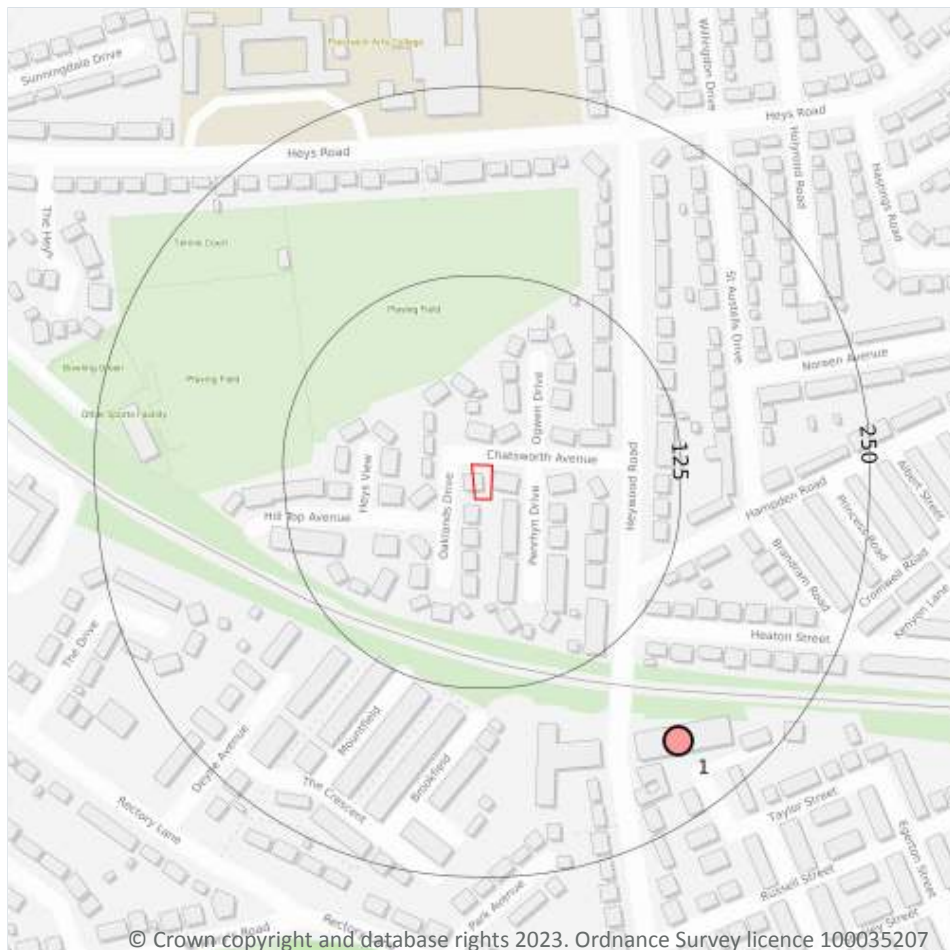
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 81](#) >

ID	Location	Category	Description
3	17m NE	FOSSIL_HORIZON	Marine band
9	380m N	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.

16 Boreholes



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- Site Outline
- Search buffers in metres (m)
- Confidential
 - 0 - 10m
 - 10 - 30m
 - 30m+
 - Unknown

16.1 BGS Boreholes

Records within 250m

1

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 83](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	202m SE	381950 403810	HEYWOOD ROAD. A1/40	111.25	N	28855 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



— Site Outline
Search buffers in metres (m)

- ☐ No data
- ☐ Negligible
- ☐ Very low
- ☐ Low
- ☐ Moderate
- ☐ High

17.1 Shrink swell clays

Records within 50m

1

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

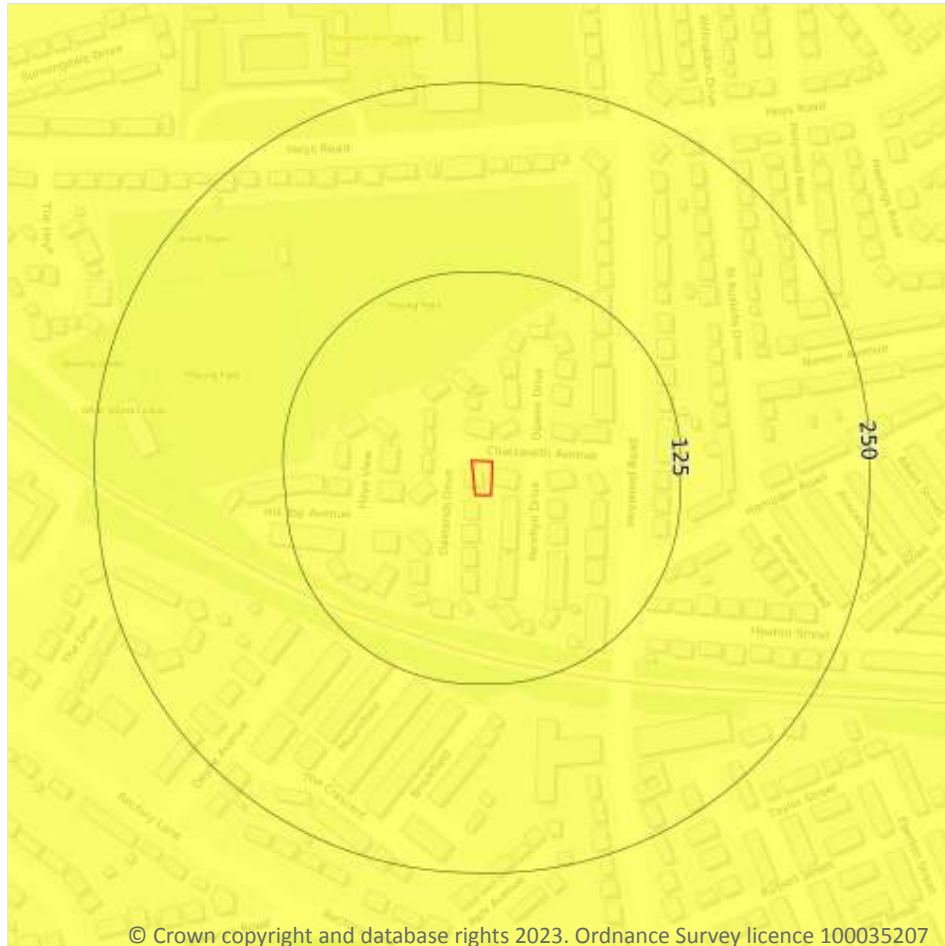
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 84 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



— Site Outline
Search buffers in metres (m)

- ☐ No data
- ☐ Negligible
- ☒ Very low
- ☐ Low
- ☐ Moderate
- ☐ High

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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.

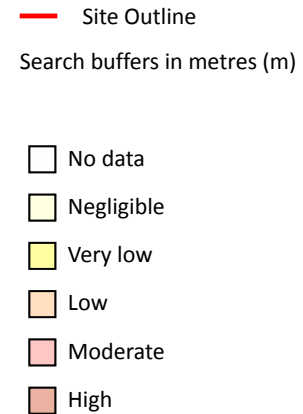
Features are displayed on the Natural ground subsidence - Running sands map on [page 85 >](#)

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.



Natural ground subsidence - Compressible deposits



17.3 Compressible deposits

Records within 50m

1

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

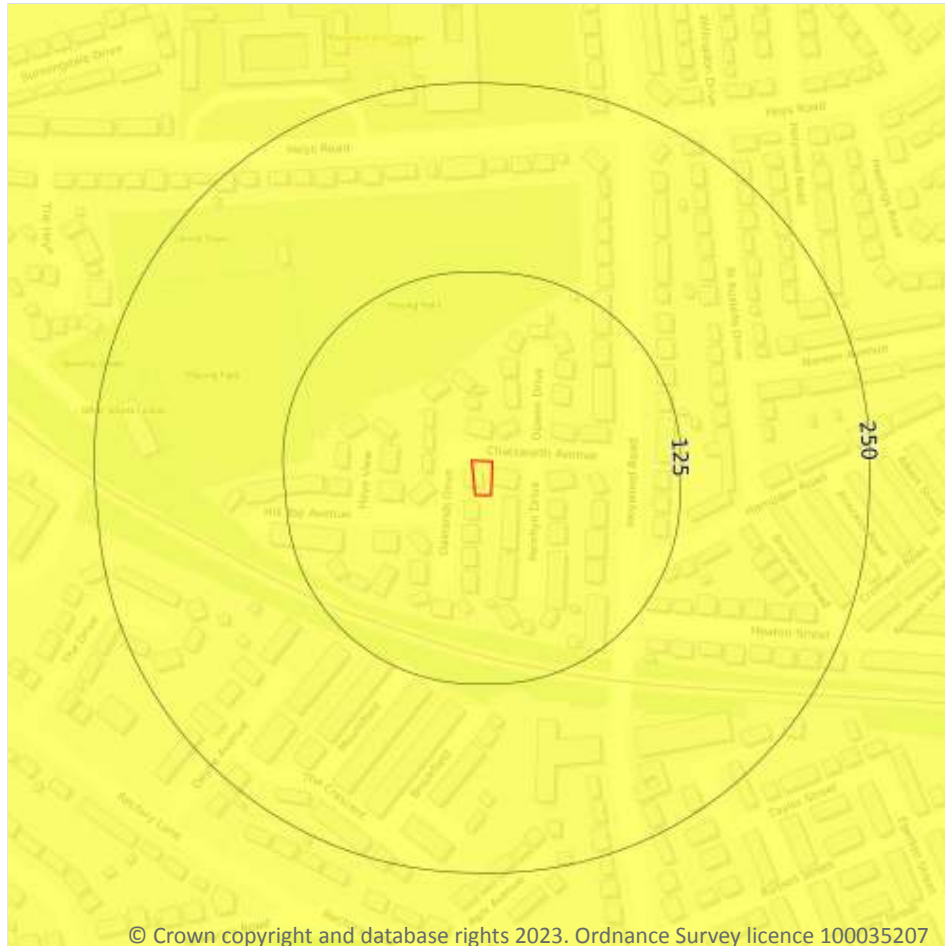
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 86 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



— Site Outline
Search buffers in metres (m)

- ☐ No data
- ☐ Negligible
- ☐ Very low
- ☐ Low
- ☐ Moderate
- ☐ High

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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.

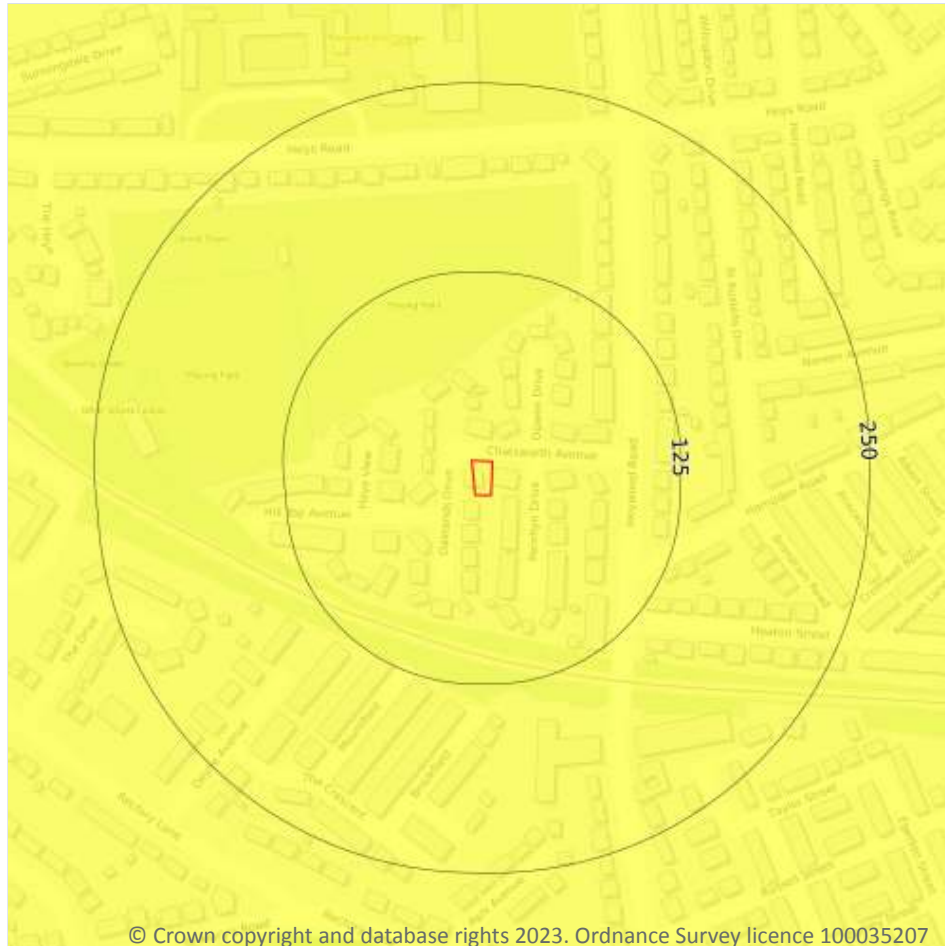
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 87 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



— Site Outline
Search buffers in metres (m)

- ☐ No data
- ☐ Negligible
- ☒ Very low
- ☐ Low
- ☐ Moderate
- ☐ High

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17.5 Landslides

Records within 50m

1

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

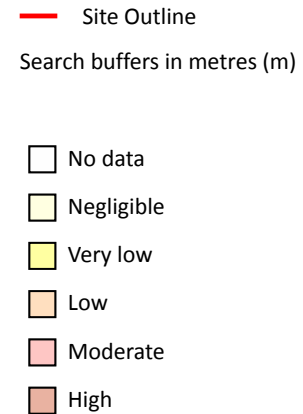
Features are displayed on the Natural ground subsidence - Landslides map on [page 88](#) >

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



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 89](#)

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

10

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 91](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
1	On site	Refuse Heap	1907	1:10560
2	12m NE	Unspecified Ground Workings	1907	1:10560
A	55m NW	Unspecified Ground Workings	1932	1:10560
A	55m NW	Unspecified Ground Workings	1915	1:10560
B	157m S	Unspecified Heap	1968	1:10560
B	168m SE	Unspecified Ground Workings	1938	1:10560
B	170m SE	Unspecified Ground Workings	1932	1:10560
C	221m N	Unspecified Heap	1968	1:10560
C	223m N	Unspecified Ground Workings	1985	1:10000
C	223m N	Unspecified Heap	1977	1:10000

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

11

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

Features are displayed on the Mining and ground workings map on [page 91](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
5	635m E	Tunnel	1891	1:10560
-	789m E	Tunnel	1985	1:10000
-	789m E	Tunnel	1977	1:10000
-	789m E	Tunnel	1968	1:10560
-	789m E	Tunnel	1956	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
-	790m E	Tunnel	1891	1:10560
-	790m E	Tunnel	1938	1:10560
-	790m E	Tunnel	1923	1:10560
-	790m E	Tunnel	1932	1:10560
-	790m E	Tunnel	1915	1:10560
-	790m E	Tunnel	1907	1:10560

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	1
----------------------------	----------

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.

Location	Mineral type
432m N	Unspecified

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



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
- Natural cavities (Point)
- Mining cavities
- Reported recent incidents
- Historical incidents
- BGS karst database (Point)
- BGS karst database (Line)
- BGS karst database (Area)

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

1

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.

Features are displayed on the Ground cavities and sinkholes map on [page 97 >](#)

ID	Location	Name	Date	Cause	Estimated diameter	Description	Accuracy
1	396m N	Heywood Road, Prestwich ↗	01/10/2016	Collapsed drain/sewer	6m	Collapsed sewer.	10m

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.



19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

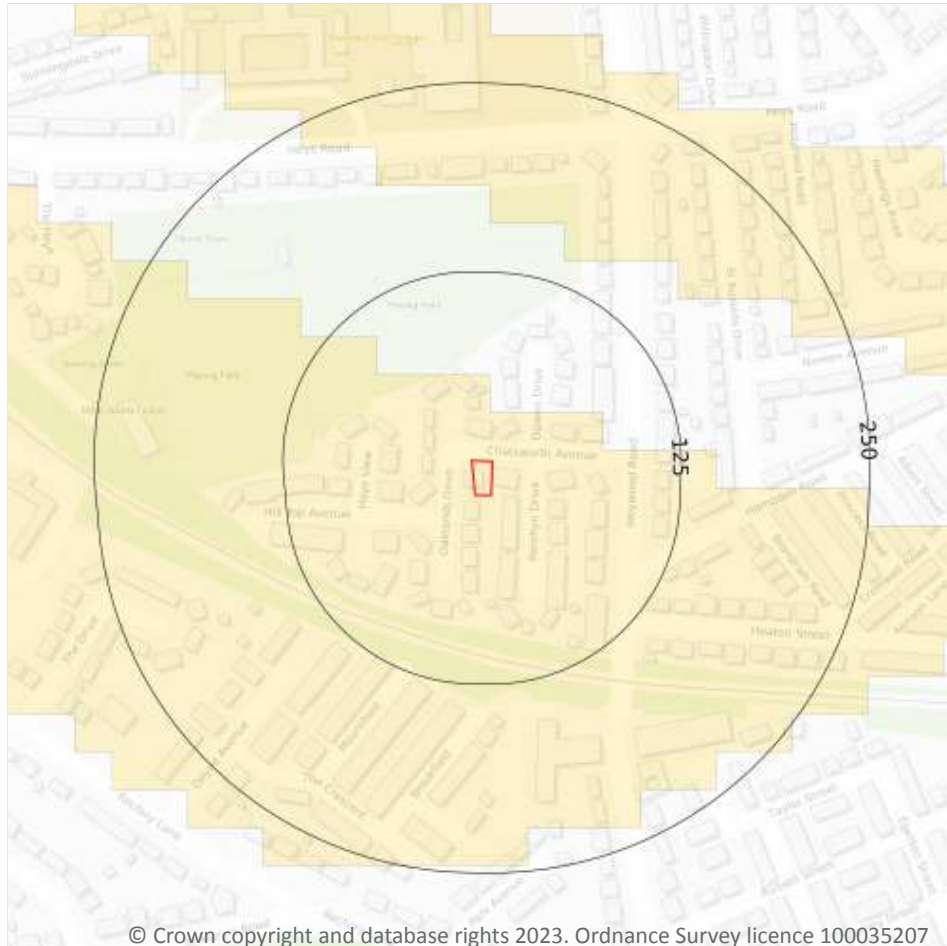
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



— Site Outline
Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

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20.1 Radon

Records on site

1

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 100](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Between 1% and 3%	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	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
7m N	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
7m N	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
20m S	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 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



- Site Outline
- Search buffers in metres (m)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

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

16

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.

Features are displayed on the Railway infrastructure and projects map on [page 104 >](#)

Location	Land Use	Year of mapping	Mapping scale
94m S	Railway Sidings	1915	10560
94m S	Railway Sidings	1907	10560
94m SW	Railway	1909	-
95m S	Railway Sidings	1938	10560
96m S	Railway Sidings	1932	10560
99m S	Railway Sidings	1956	10560
103m S	Railway Sidings	1891	10560
111m S	Railway Sidings	1952	1250
111m S	Railway Sidings	1952	2500
115m SW	Railway	1893	-
117m S	Railway Sidings	1893	2500
117m S	Railway Sidings	1909	2500
118m S	Railway Sidings	1923	10560
119m S	Railway Sidings	1922	2500
119m S	Railway Sidings	1932	2500
227m W	Railway Sidings	1968	10560

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**18**

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways. Features are displayed on the Railway infrastructure and projects map on [page 104 >](#)

Location	Name	Type
100m S	Metrolink	light_rail
101m S	Not given	Multi Track
103m S	Not given	Multi Track
103m S	Metrolink	light_rail
109m S	Not given	Multi Track
110m S	Not given	Multi Track
111m S	Not given	Multi Track
113m SW	Not given	Multi Track
115m SW	Not given	Multi Track
130m SW	Not given	Multi Track
134m SE	Not given	Multi Track
143m SE	Metrolink	light_rail



Location	Name	Type
147m SE	Metrolink	light_rail
153m SE	Metrolink	light_rail
157m SE	Metrolink	light_rail
164m SE	Not given	Multi Track
204m SE	Not given	Multi Track
235m W	Not given	Multi Track

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

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

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

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

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

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

This data is sourced from publicly available information by Groundsure.

22.10 HS2

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

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

This data is sourced from HS2 Ltd.

Data providers

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

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: <https://www.groundsure.com/terms-and-conditions-april-2023/> ↗.



COAL AUTHORITY MINING REPORT

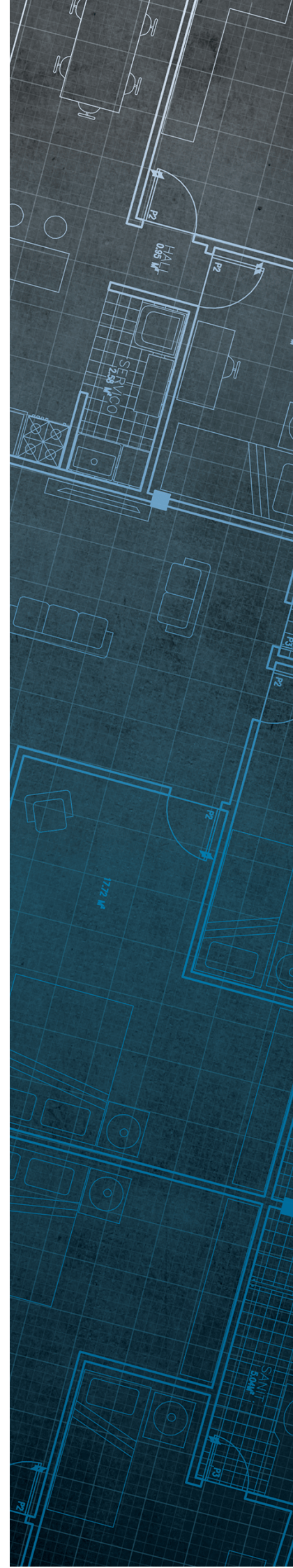


The Coal
Authority

Consultants Coal Mining Report

9 Chatsworth Avenue
Prestwich
Bury
M25 1LZ

Date of enquiry:	12 October 2023
Date enquiry received:	12 October 2023
Issue date:	12 October 2023
Our reference:	51003383036001
Your reference:	7832



Consultants

Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

SUB SURFACE LIMITED

Enquiry address

9 Chatsworth Avenue
Prestwich
Bury
M25 1LZ

How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

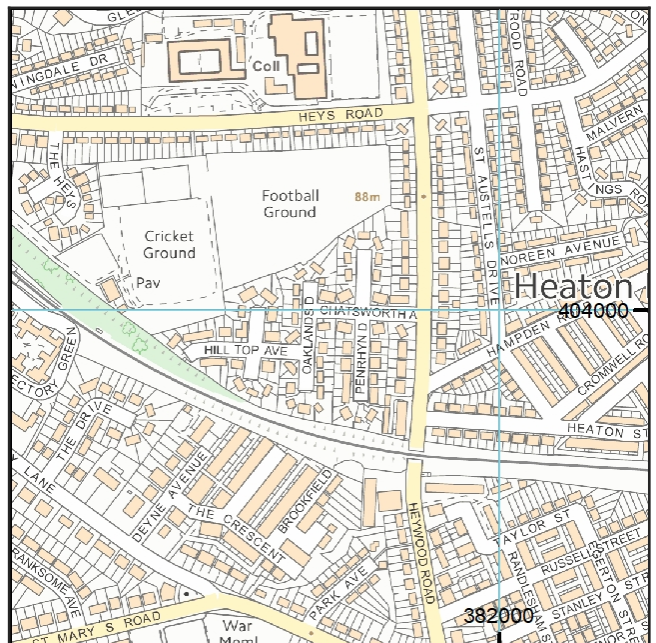
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

No past mining recorded.

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

16820		
-------	--	--

Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

Outcrops

No outcrops recorded.

Geological faults, fissures and breaklines

Please refer to the 'Summary of findings' map (on separate sheet) for details of any geological faults, fissures or breaklines either within or intersecting the enquiry boundary.

Fault under or close to the property recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Withdrawal of support notices

The property is not in an area where a notice to withdraw support has been given.

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

Payments to owners of former copyhold land

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

Section 4 – Further information

Based on the responses in this report, no further information has been highlighted.

Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

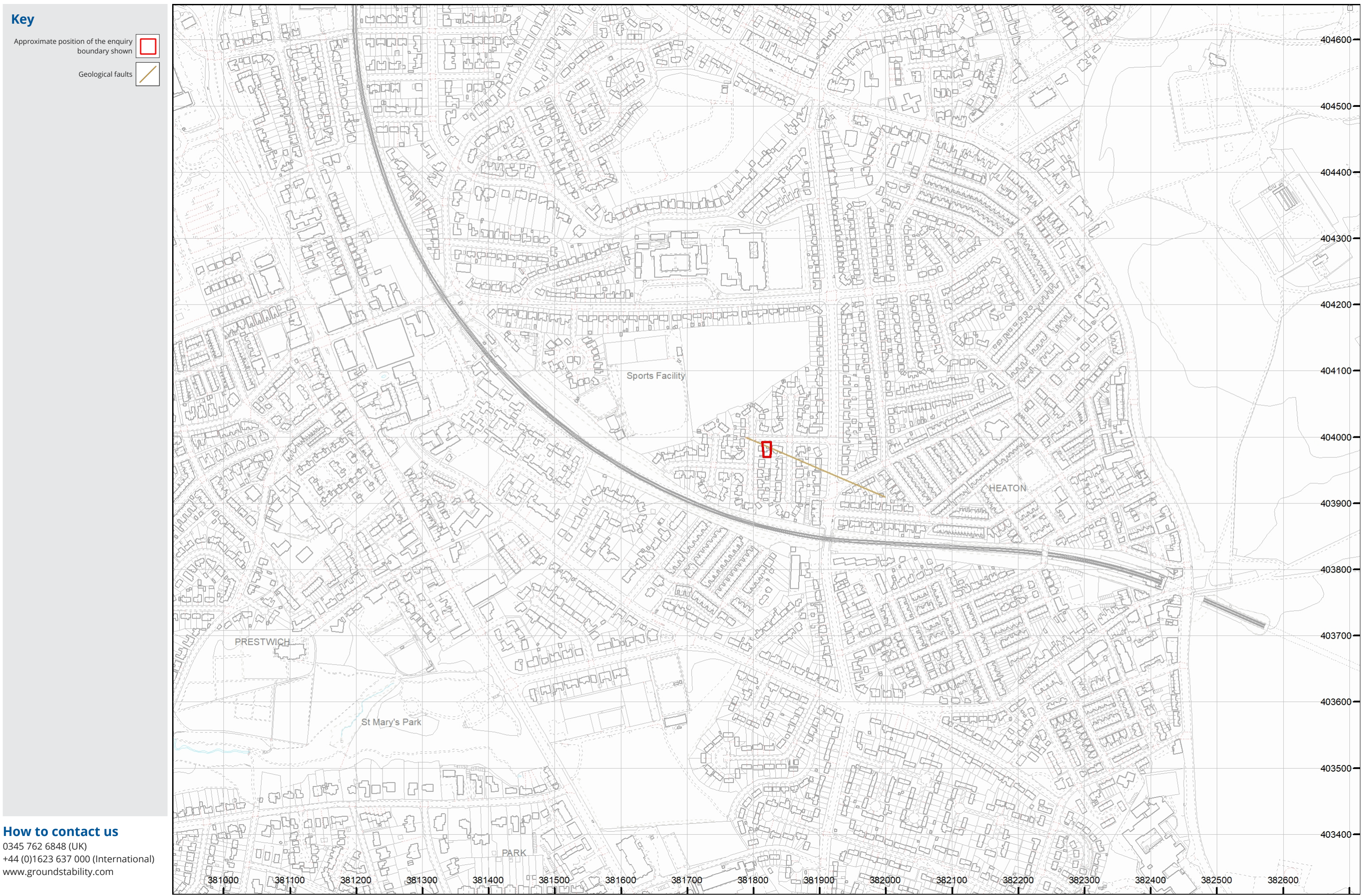
Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land

Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

The map highlights any specific surface or subsurface features within or near to the boundary of the site.



SMALL SCALE SURVEY PLANS



Site Details:

9 Chatsworth Avenue,
Prestwich, Manchester, M25 1LZ

Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: County Series

Map date: 1848

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1845
Revised N/A
Edition 1848
Copyright N/A
Levelled N/A



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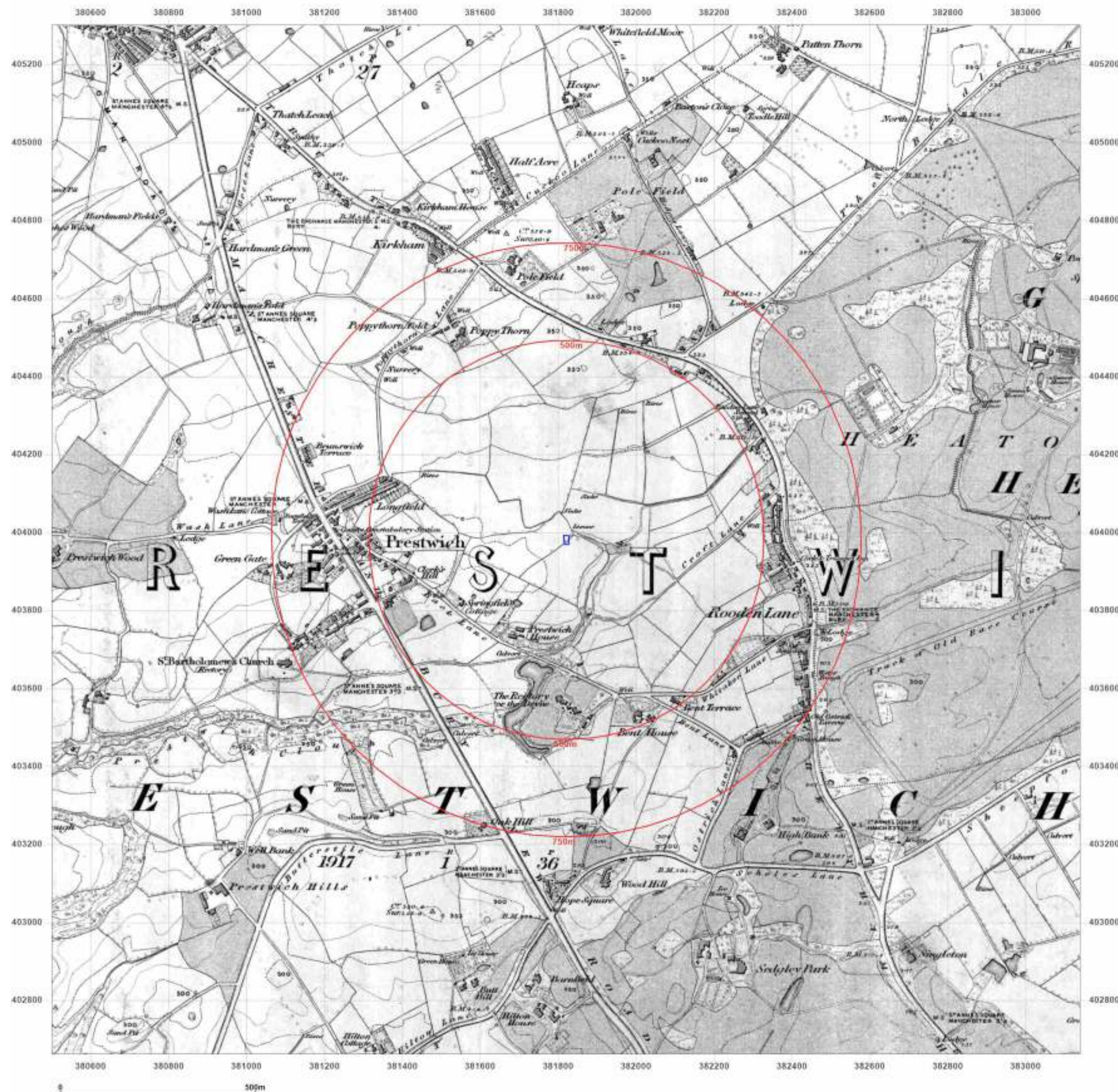


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Site Details:

9 Chatsworth Avenue,
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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: County Series

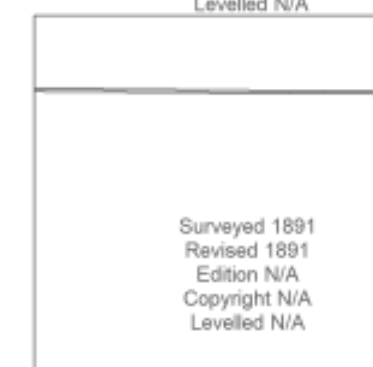
Map date: 1891

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1891
Revised 1891
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1891
Revised 1891
Edition N/A
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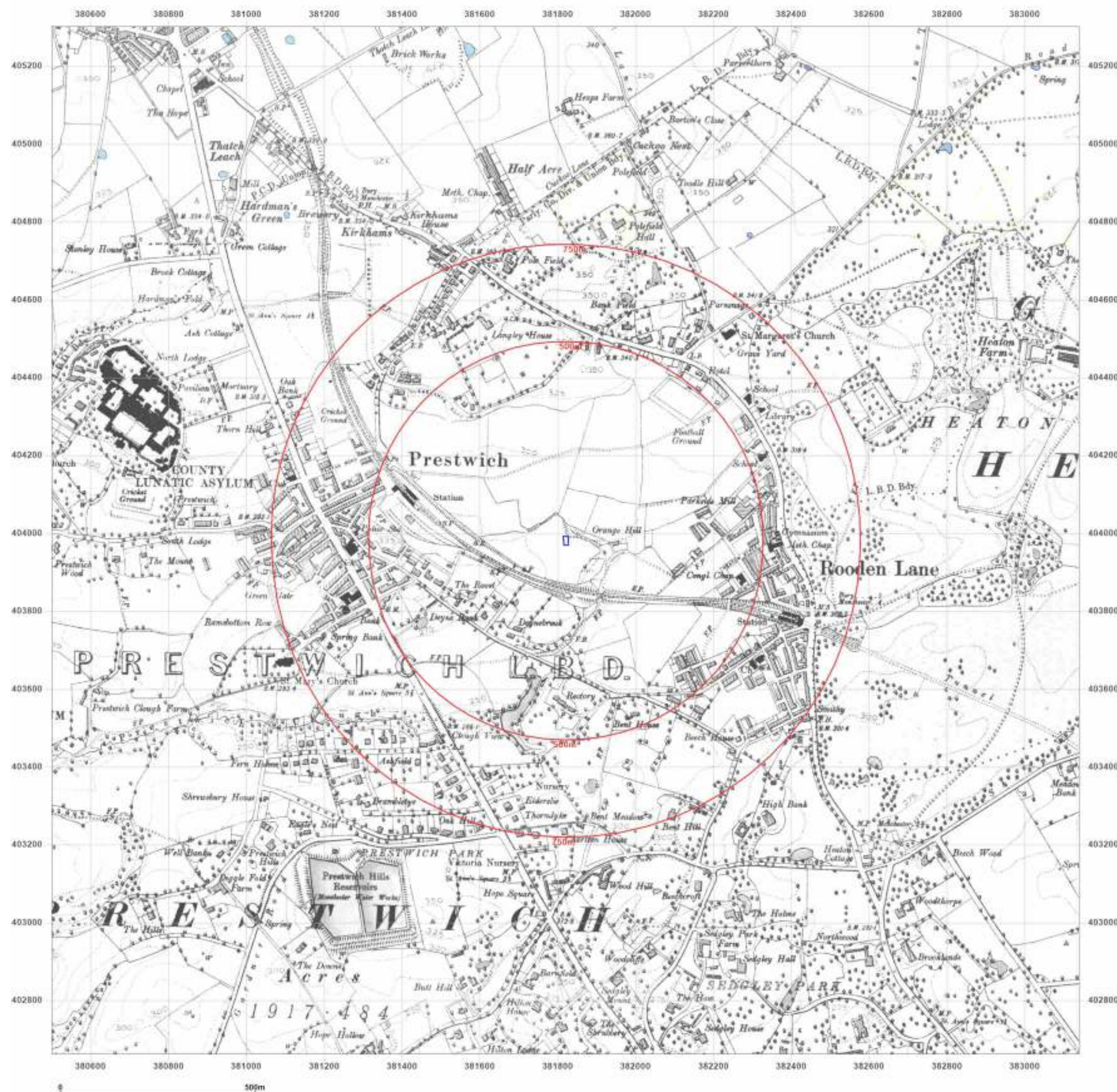


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Site Details:

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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: County Series

Map date: 1907

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
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Surveyed 1844
Revised 1907
Edition N/A
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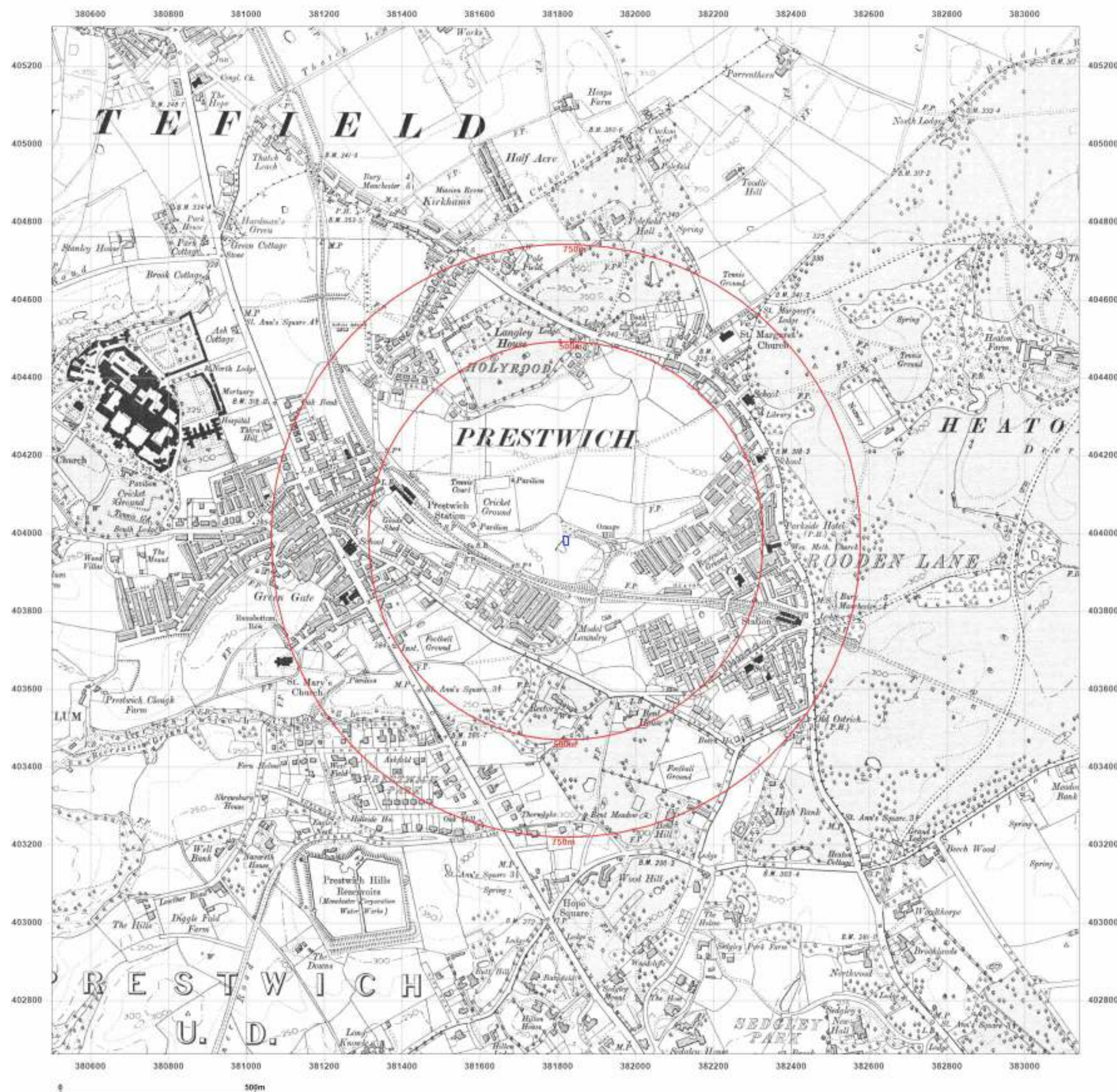


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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: County Series

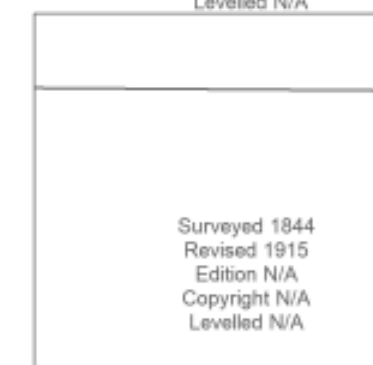
Map date: 1915

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
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Edition N/A
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Surveyed 1844
Revised 1915
Edition N/A
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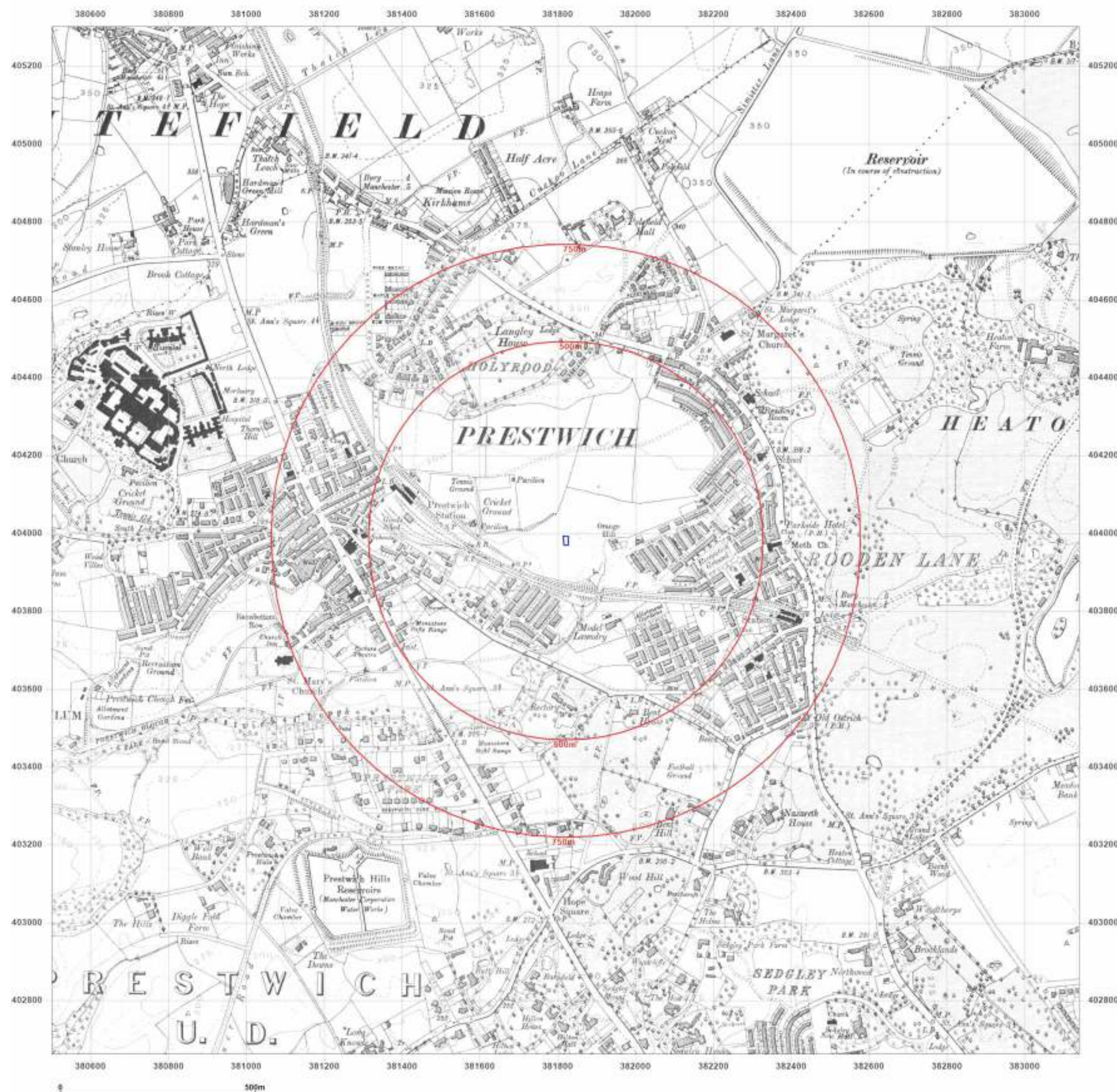


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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1923
Edition N/A
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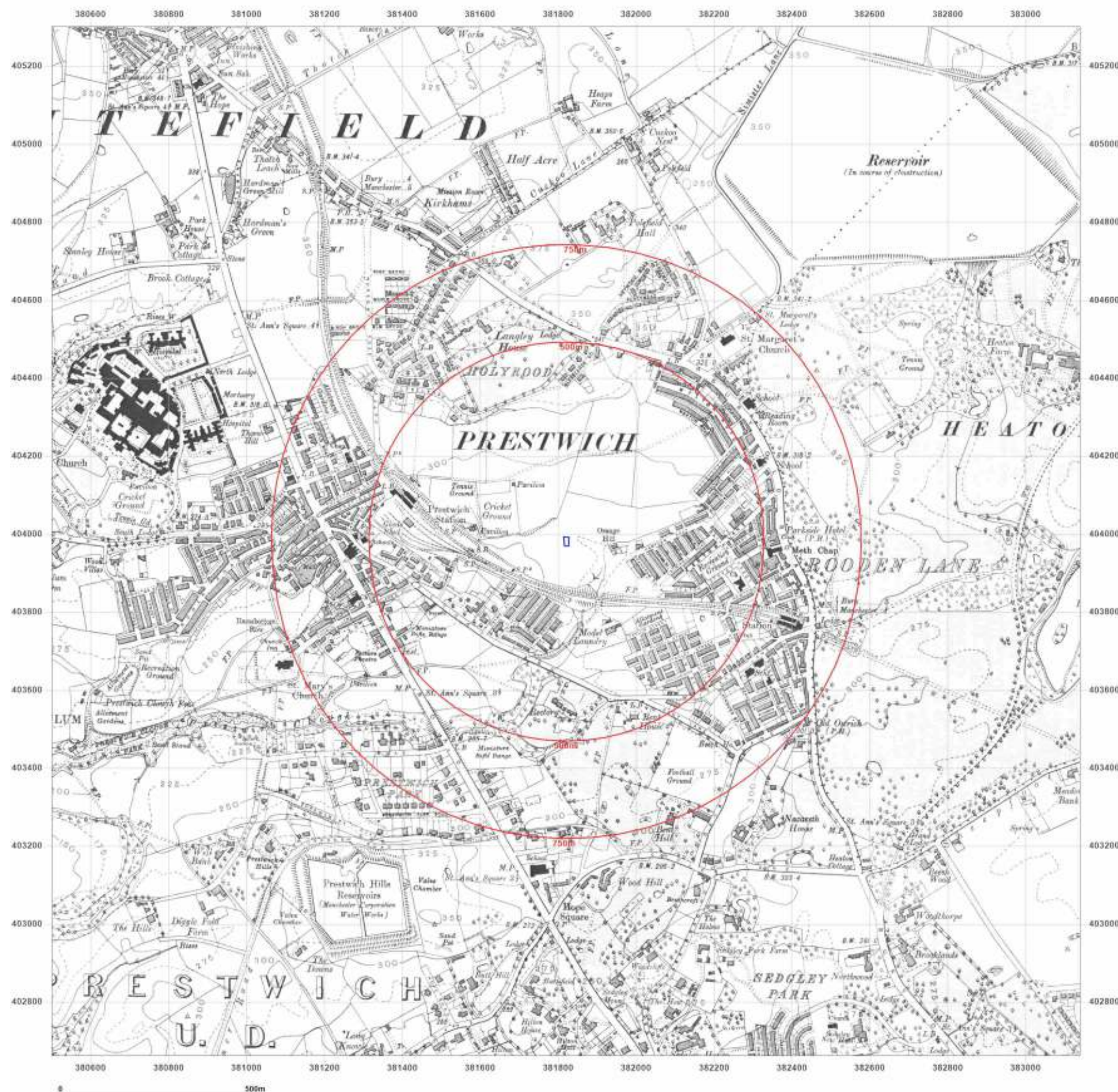


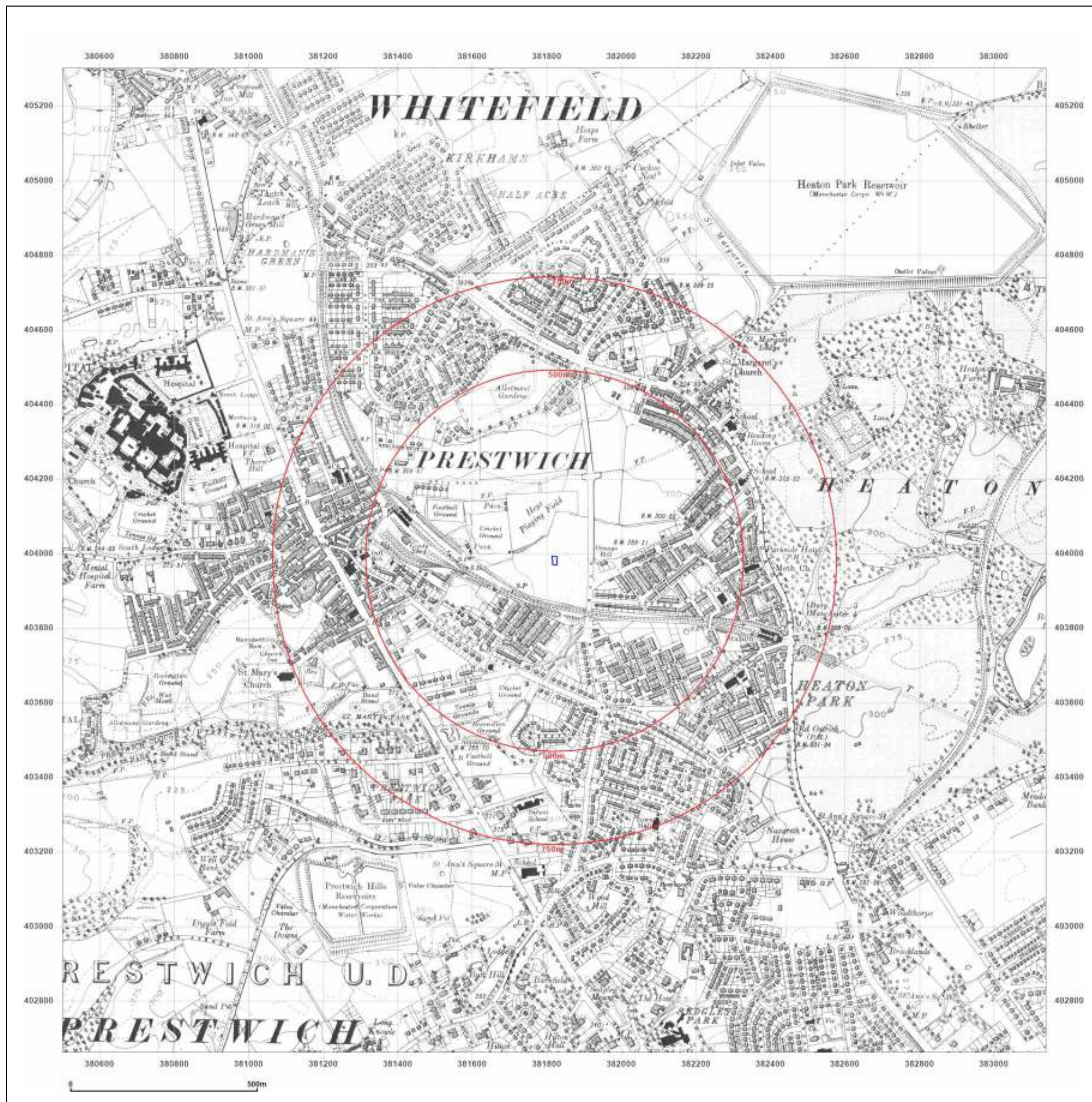
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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: County Series

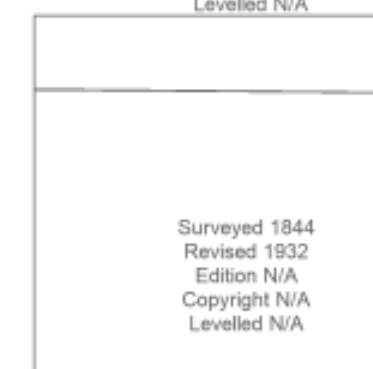
Map date: 1932

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1932
Edition N/A
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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: Provisional

Map date: 1955-1956

Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1956
Revised 1956
Edition N/A
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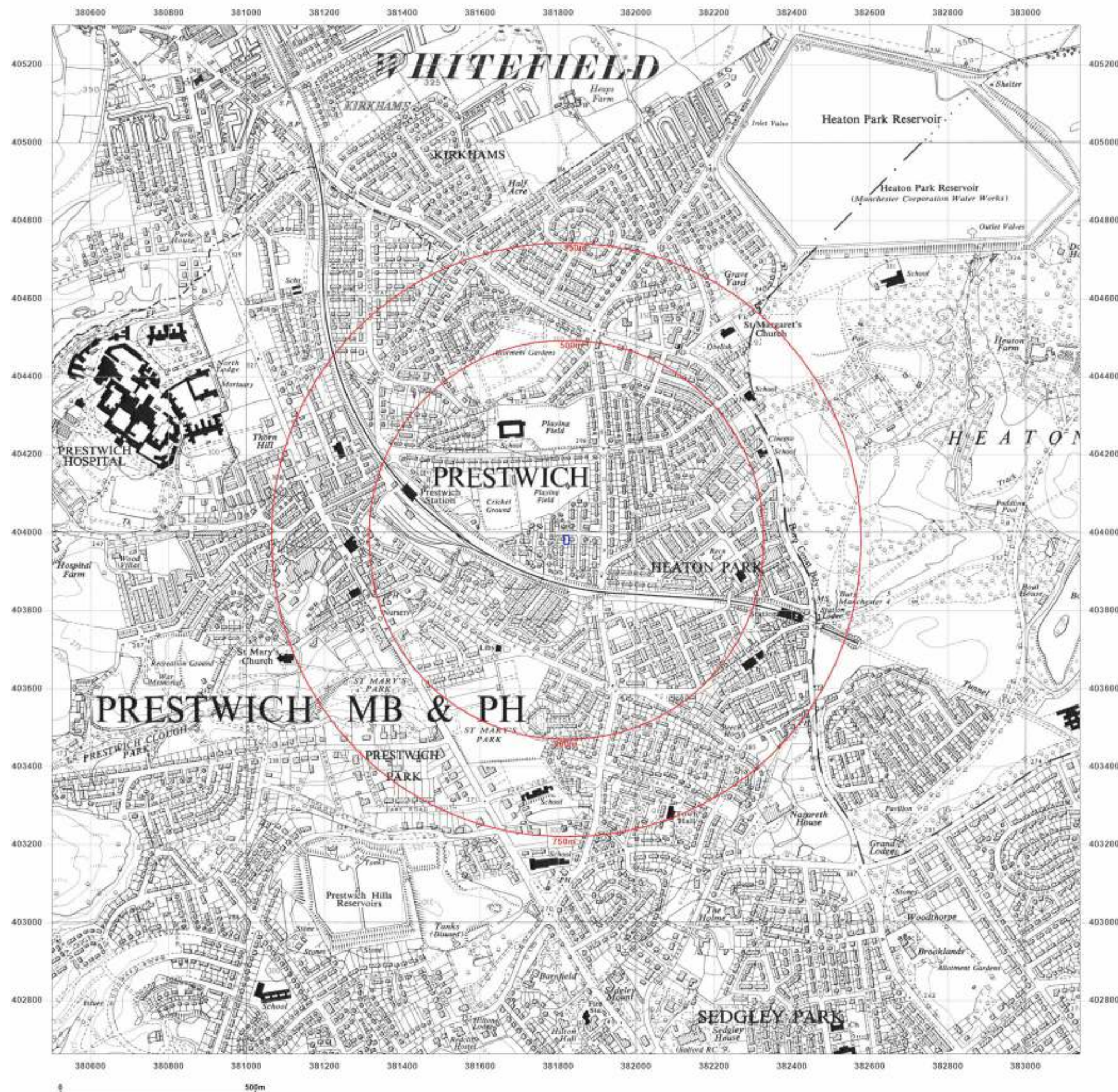


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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: Provisional

Map date: 1965-1968

Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1968
Revised 1968
Edition N/A
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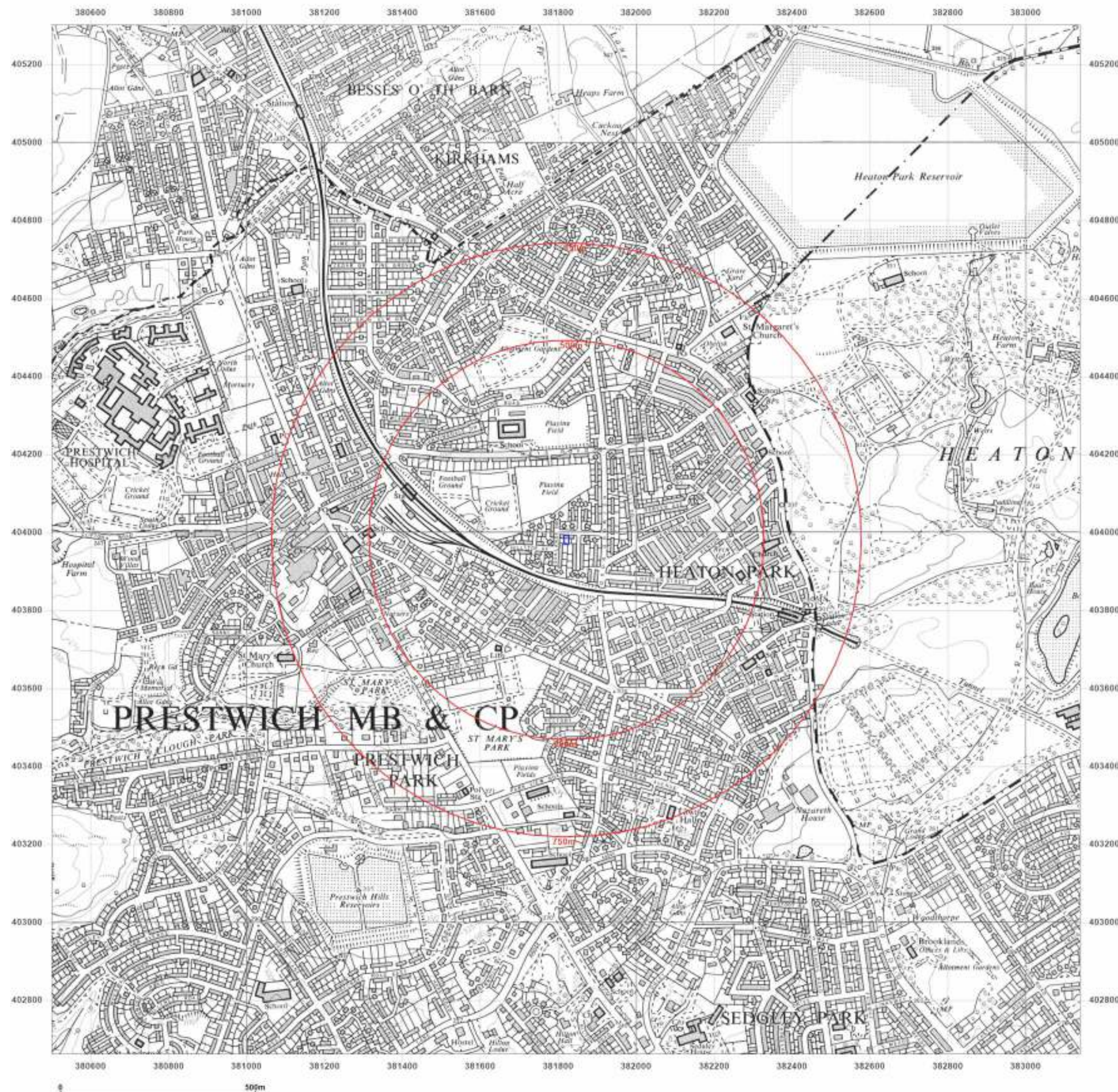


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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: National Grid

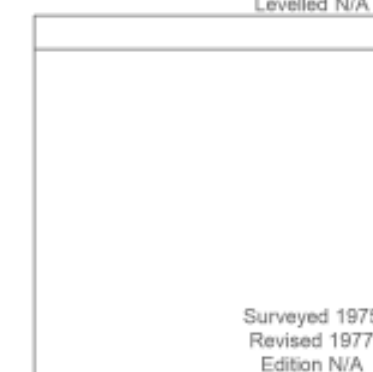
Map date: 1974-1977

Scale: 1:10,000

Printed at: 1:10,000



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Surveyed 1975
Revised 1977
Edition N/A
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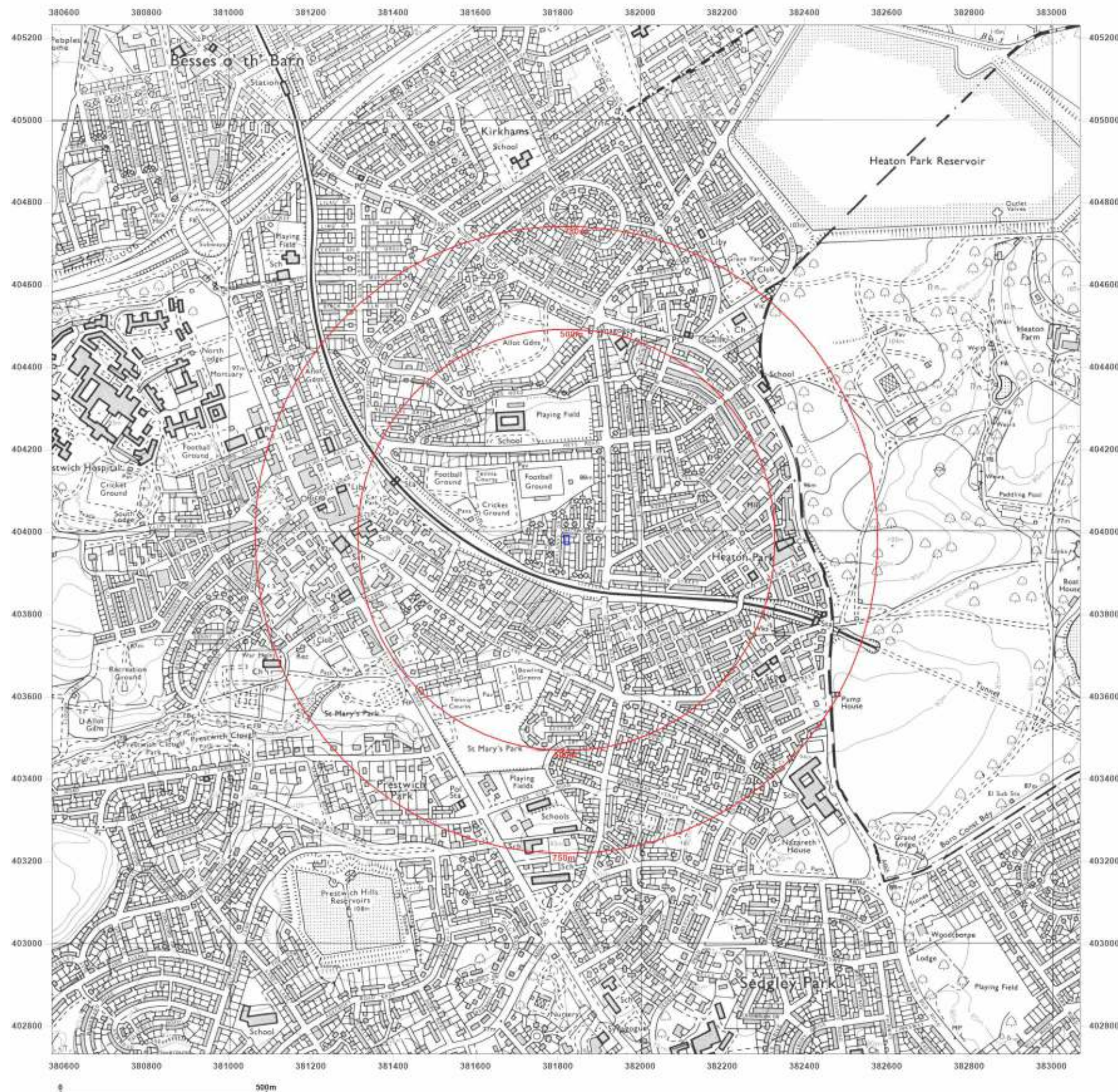


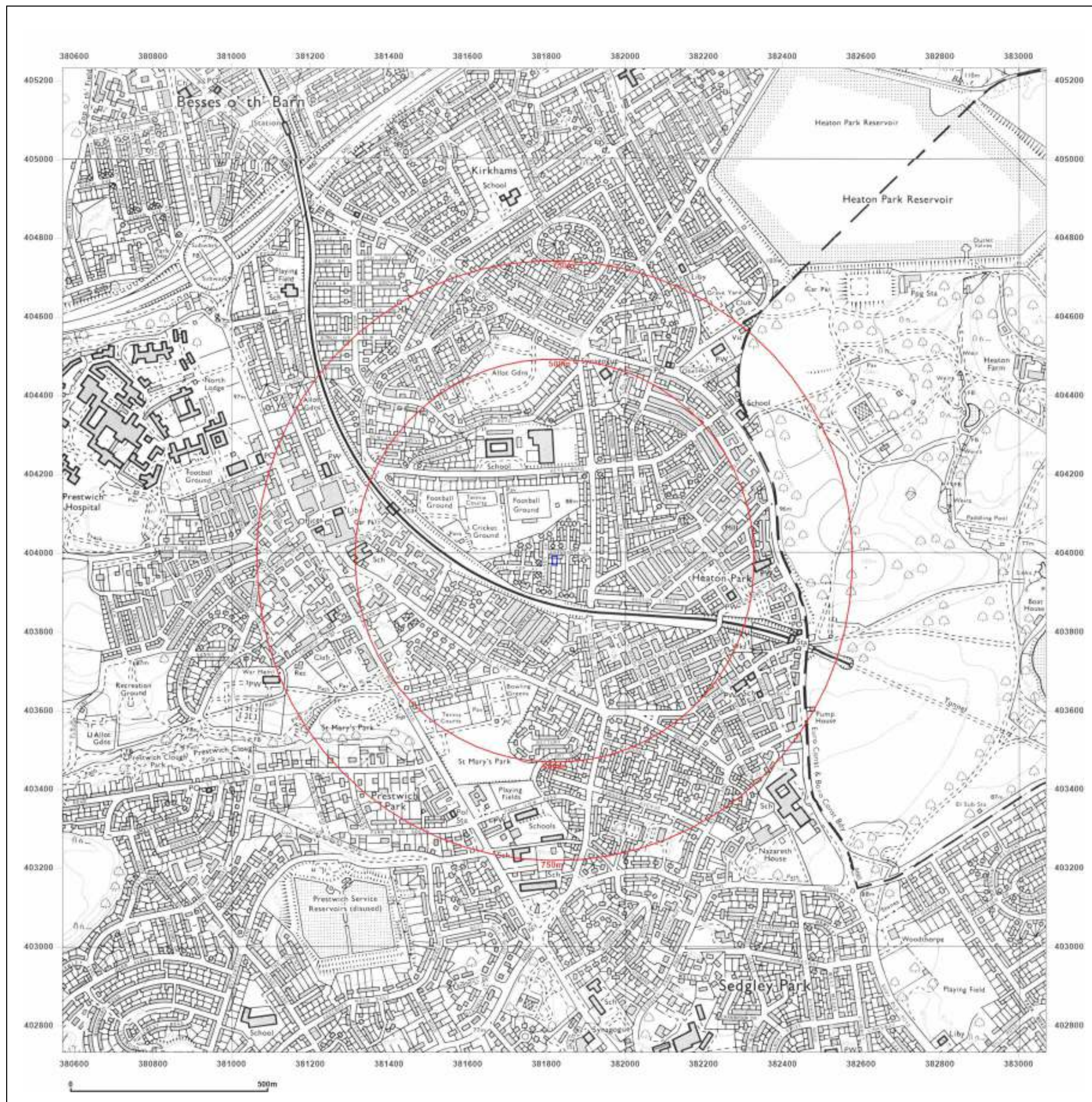
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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: National Grid

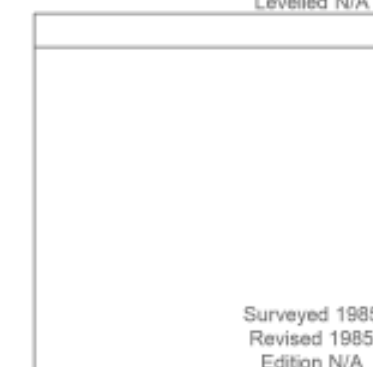
Map date: 1981-1985

Scale: 1:10,000

Printed at: 1:10,000



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Edition N/A
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Edition N/A
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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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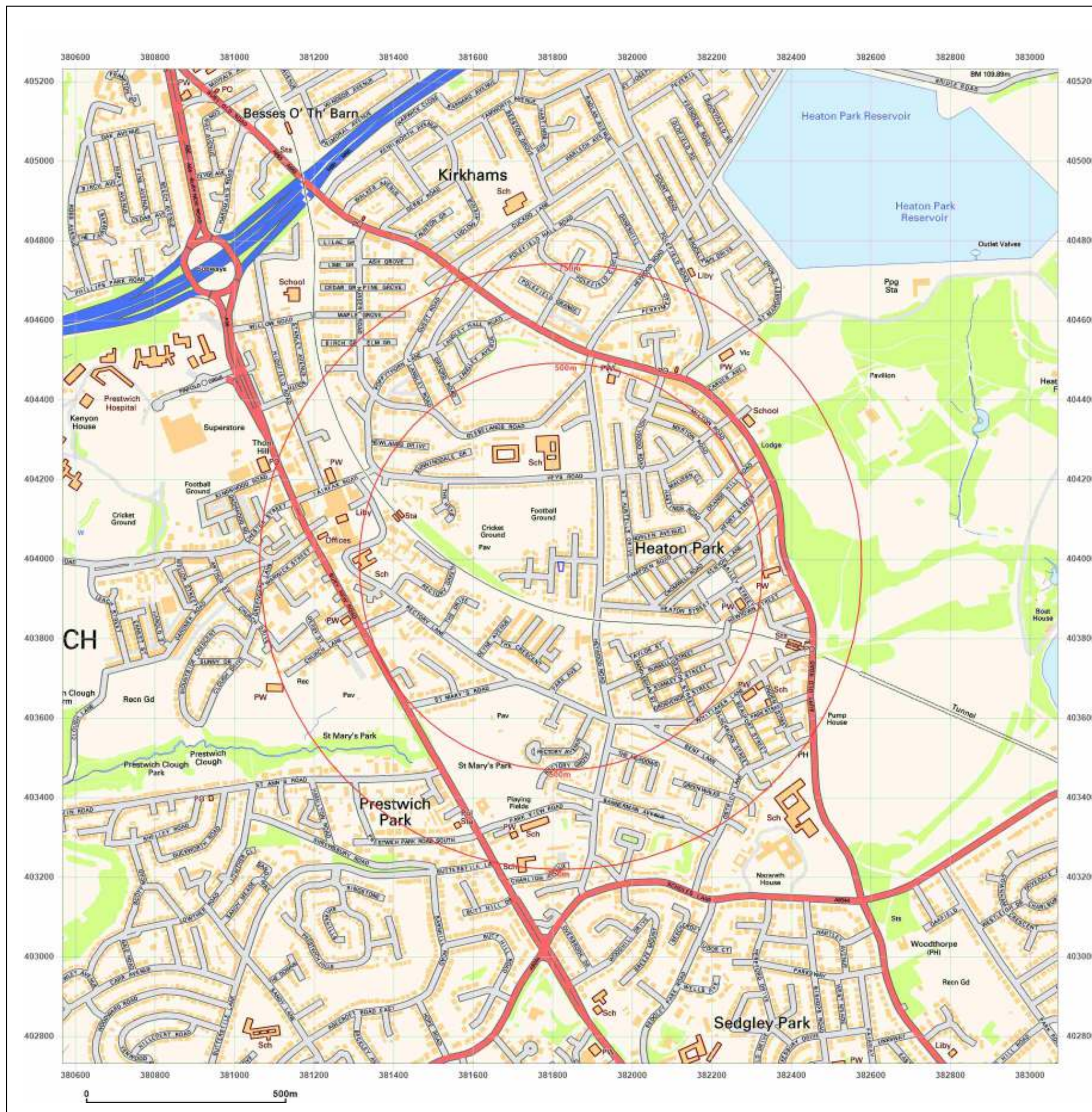


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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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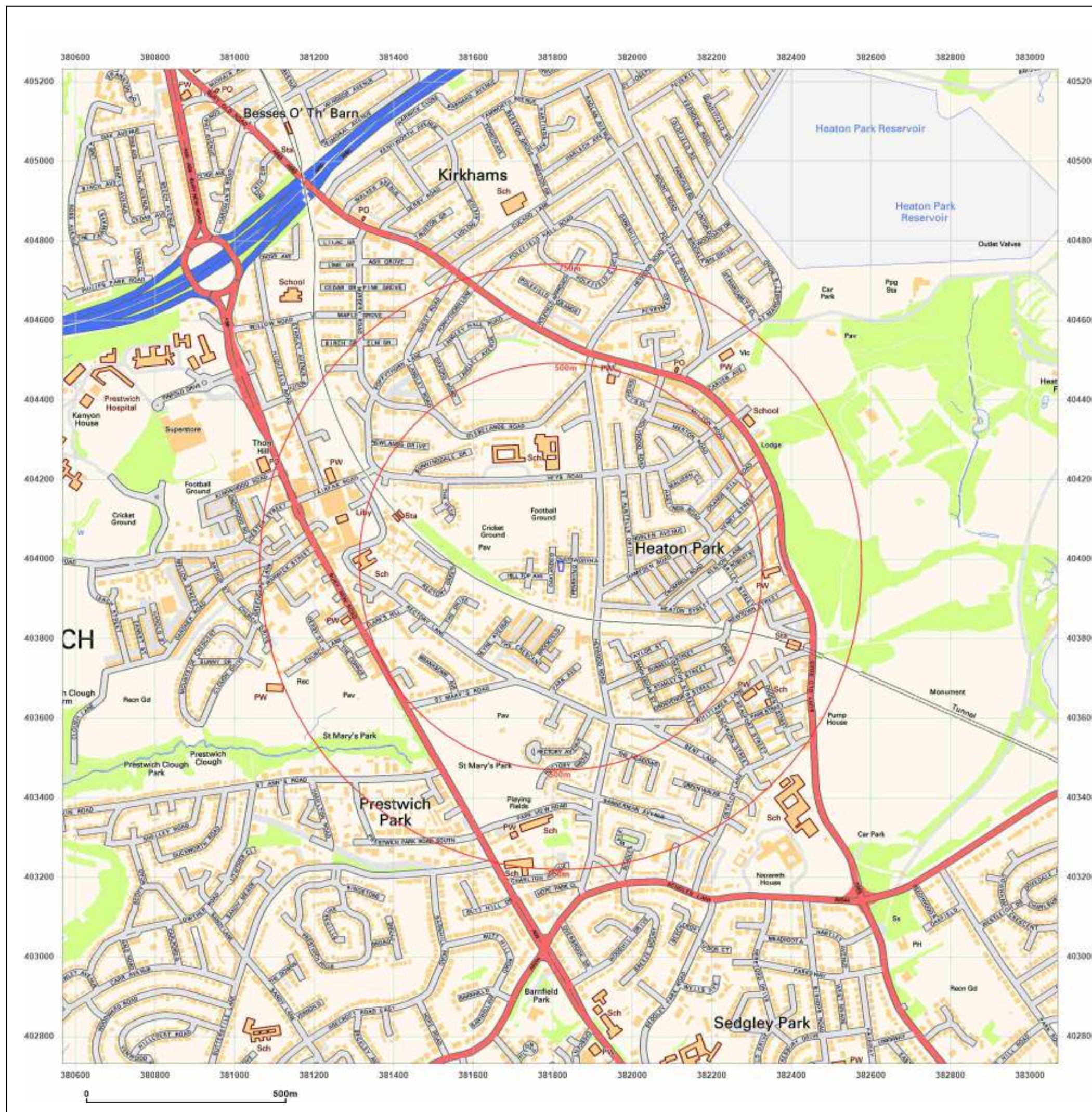


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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: National Grid

Map date: 2023

Scale: 1:10,000

Printed at: 1:10,000



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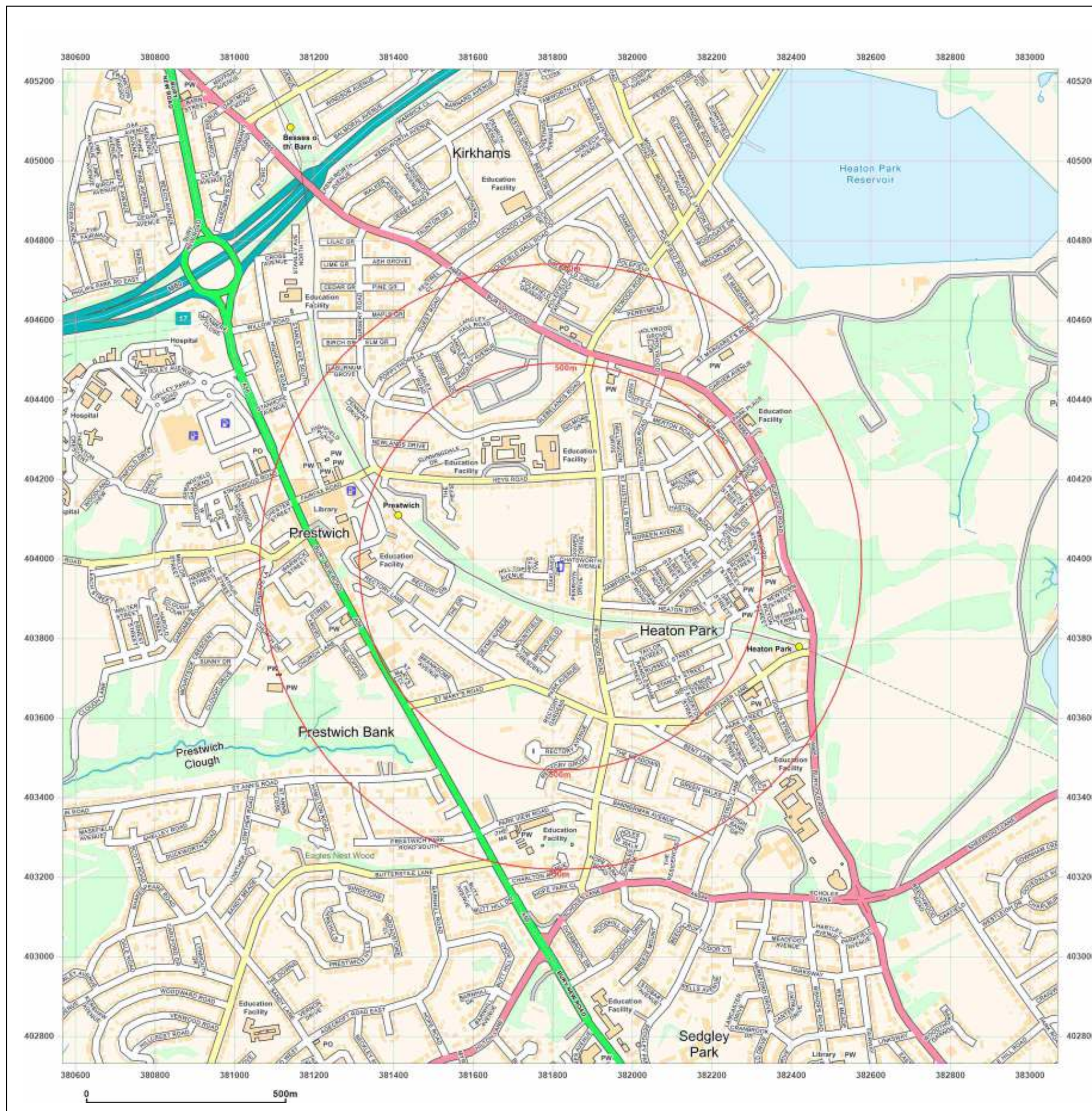


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LARGE SCALE SURVEY PLANS

Site Details:

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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: County Series

Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1893
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Edition N/A
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Surveyed 1893
Revised 1893
Edition N/A
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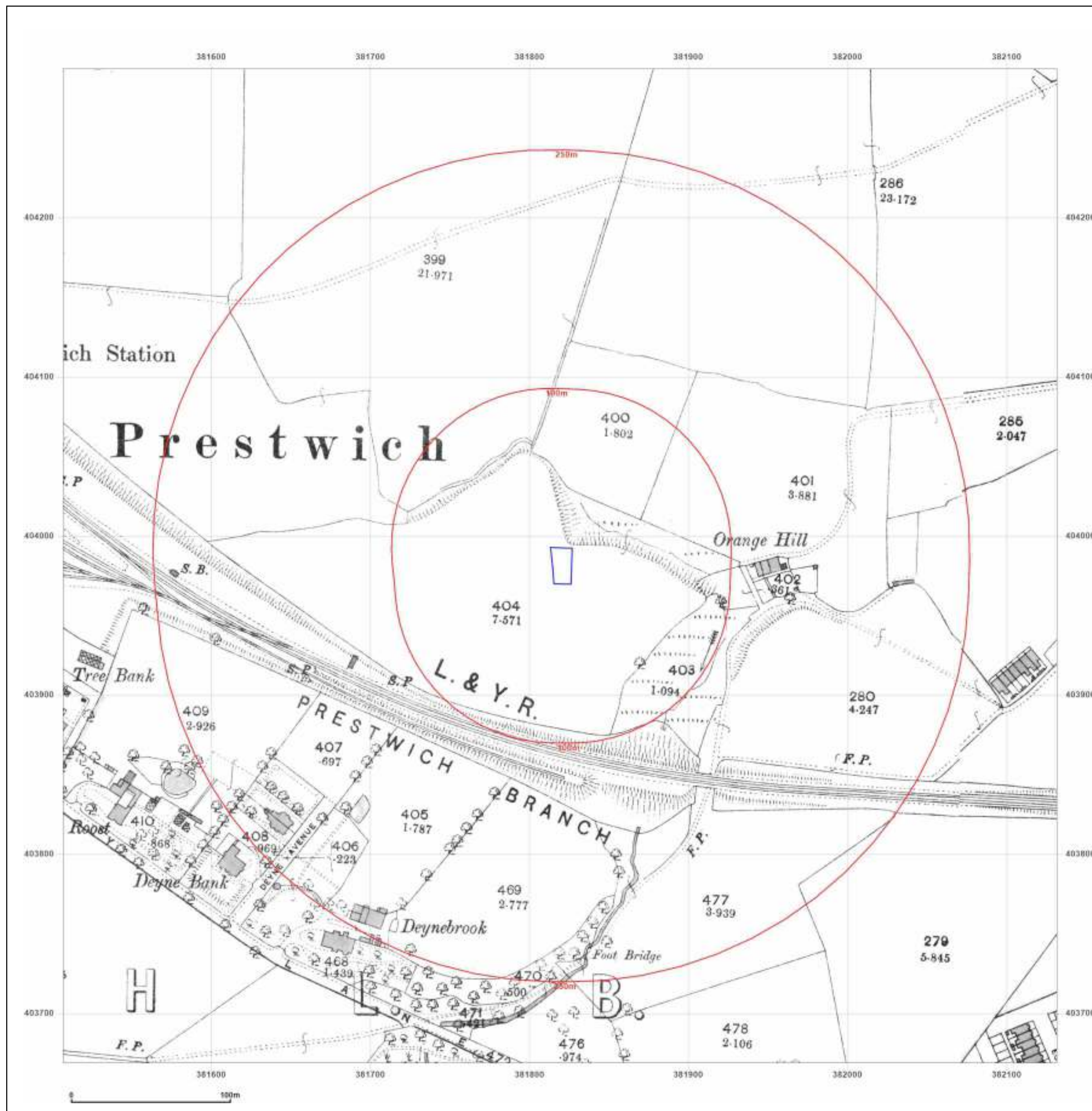


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Site Details:

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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: County Series

Map date: 1909

Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A
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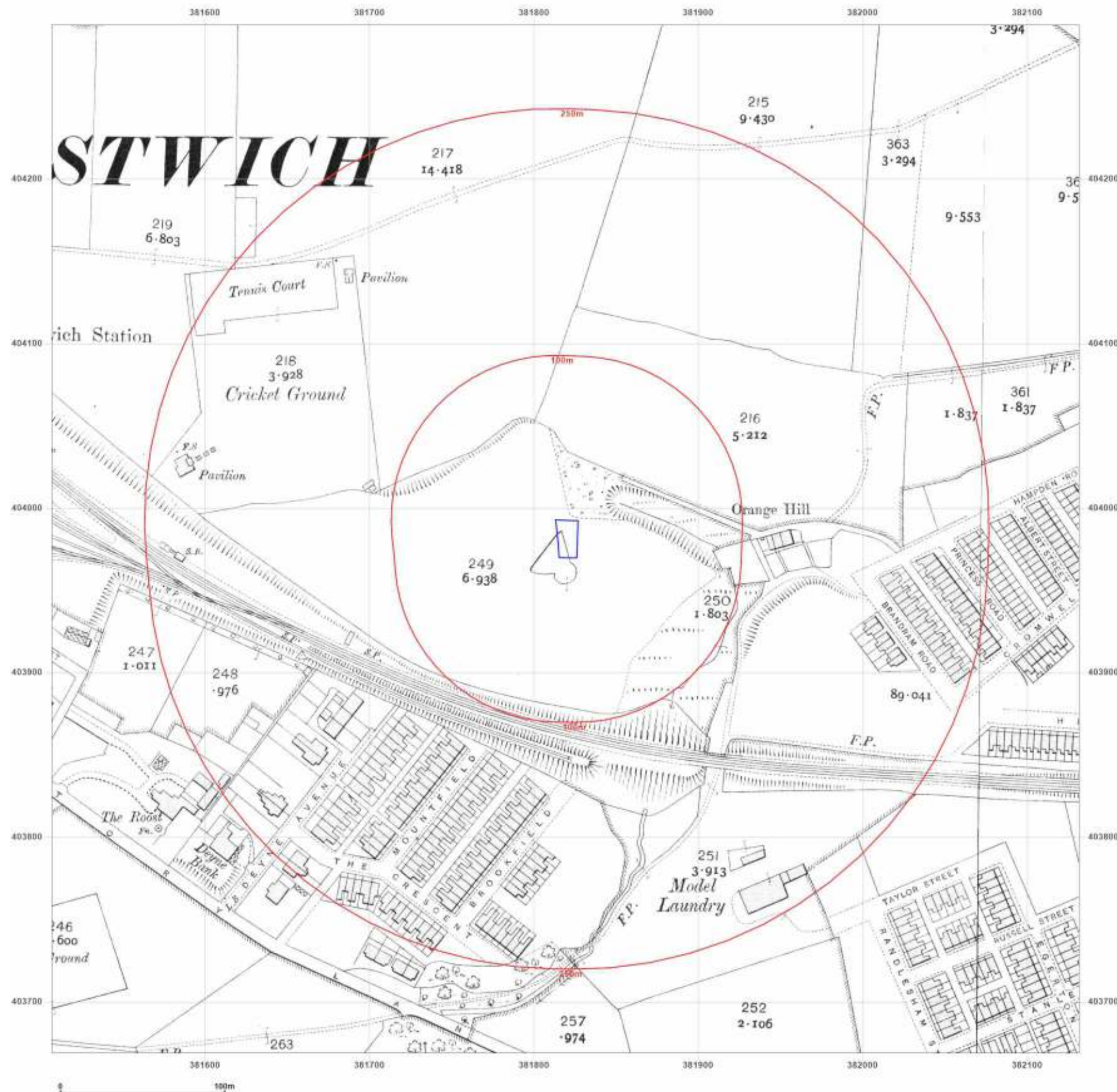


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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



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Surveyed 1922
Revised 1922
Edition N/A
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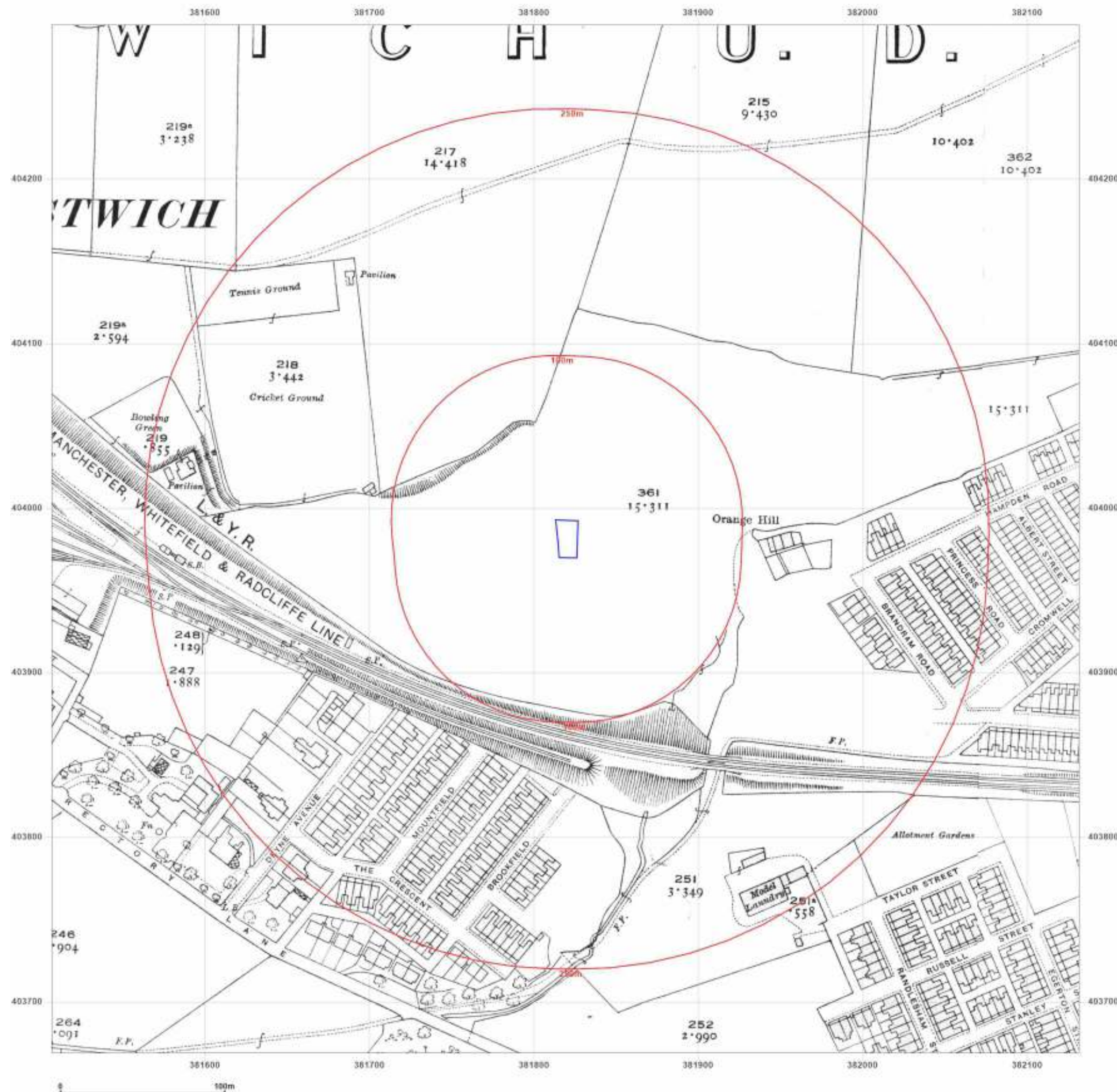


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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: County Series

Map date: 1932

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1932
Edition N/A
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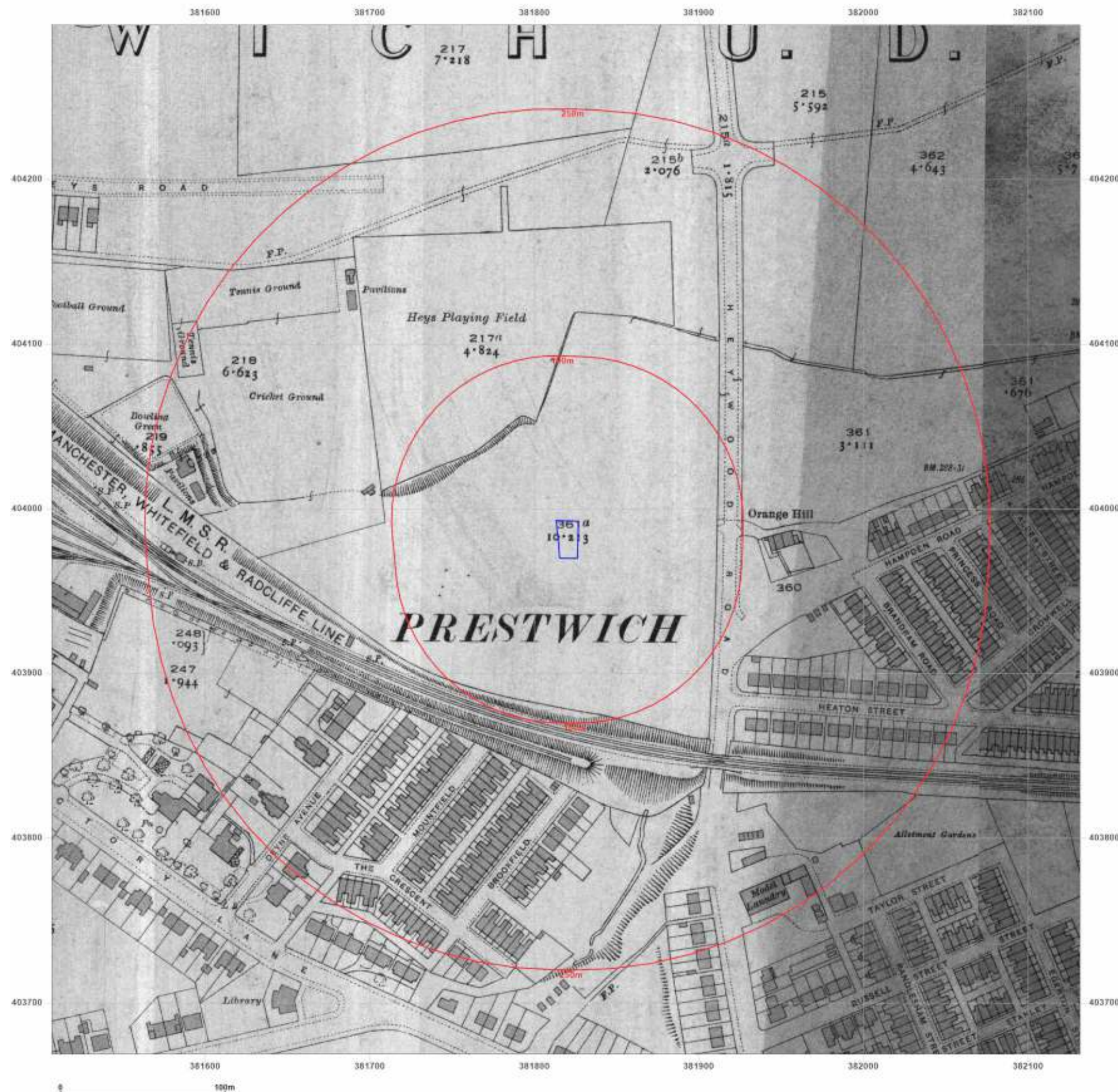


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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: National Grid

Map date: 1951-1952

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1951
Revised 1951
Edition N/A
Copyright N/A
Levelled 1948

Surveyed 1952
Revised 1952
Edition N/A
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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: National Grid

Map date: 1951-1952

Scale: 1:2,500

Printed at: 1:2,500



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

Surveyed 1952
Revised 1952
Edition N/A
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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: National Grid

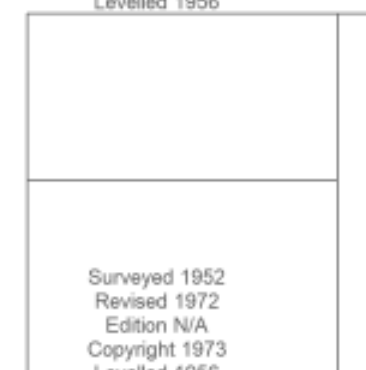
Map date: 1968-1973

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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Levelled 1956



Surveyed 1952
Revised 1972
Edition N/A
Copyright 1973
Levelled 1966



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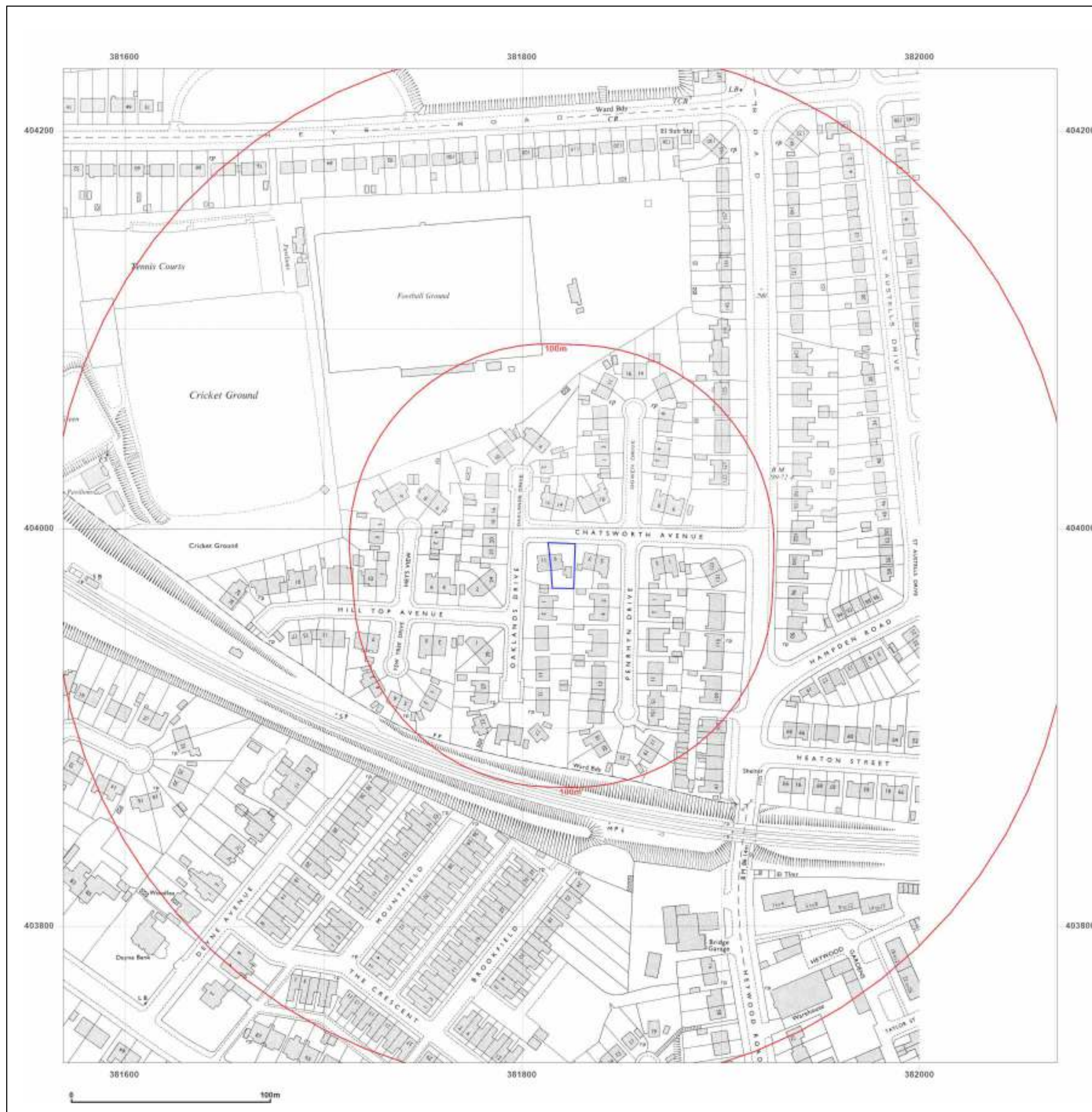


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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

Printed at: 1:2,000



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

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Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: National Grid

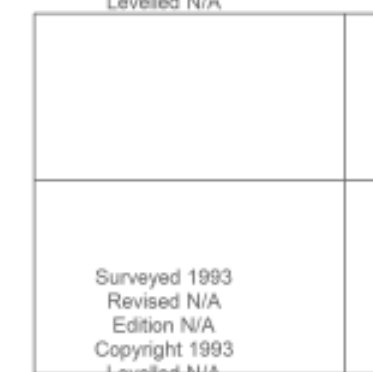
Map date: 1992-1993

Scale: 1:1,250

Printed at: 1:2,000



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Revised N/A
Edition N/A
Copyright 1992
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Site Details:

9 Chatsworth Avenue,
Prestwich, Manchester, M25 1LZ

Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: National Grid

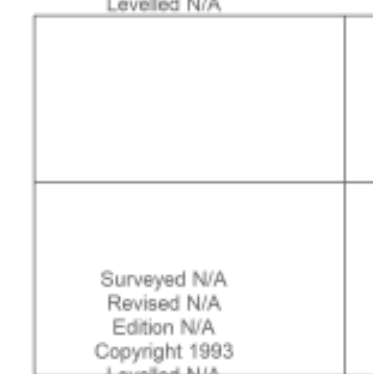
Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



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Site Details:

9 Chatsworth Avenue,
Prestwich, Manchester, M25 1LZ

Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



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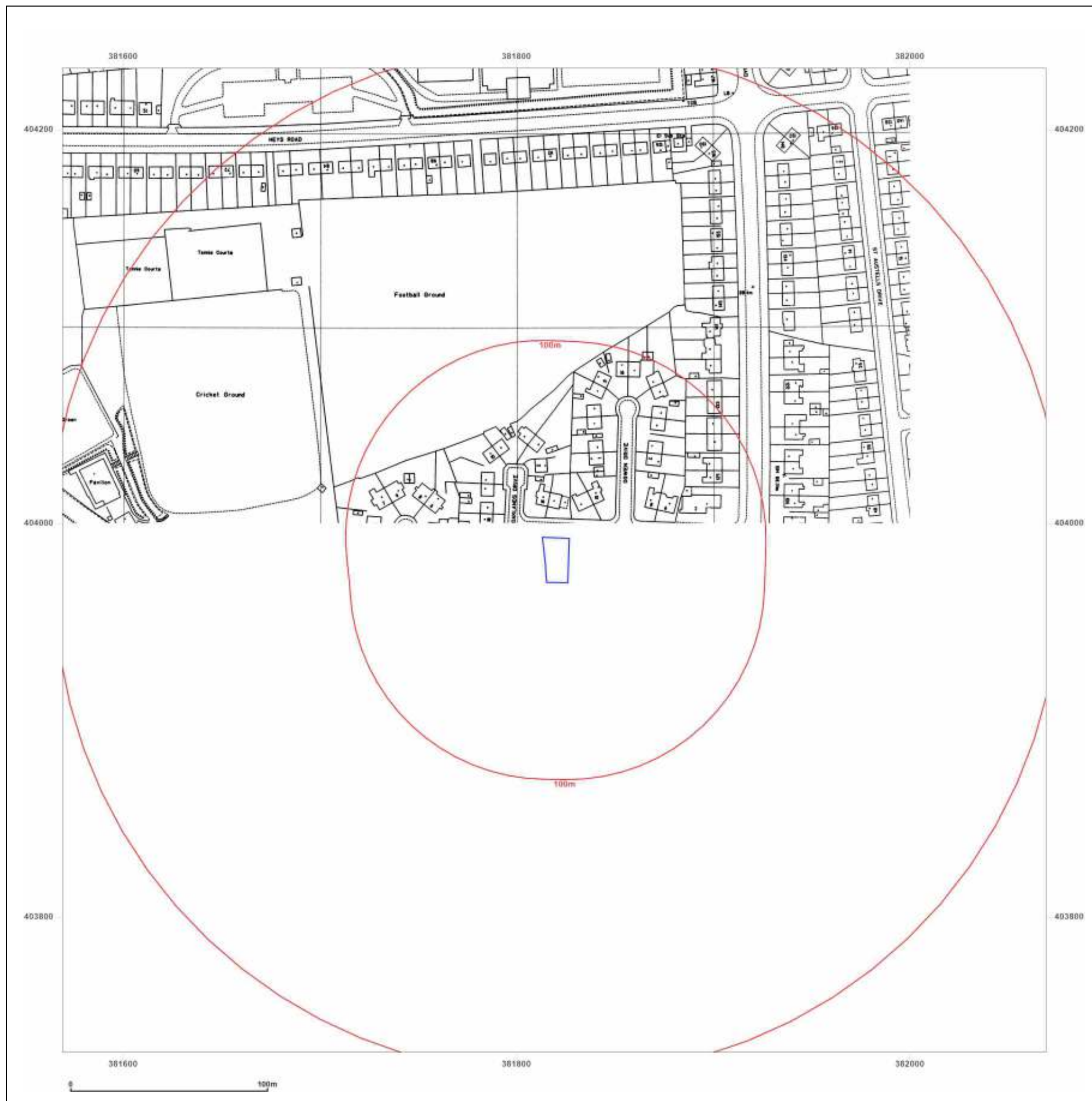


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Site Details:

9 Chatsworth Avenue,
Prestwich, Manchester, M25 1LZ

Client Ref: CMAPS-CM-1130224-4199-121023
Report Ref: CMAPS-CM-1130224-4199-121023HIS
Grid Ref: 381819, 403981

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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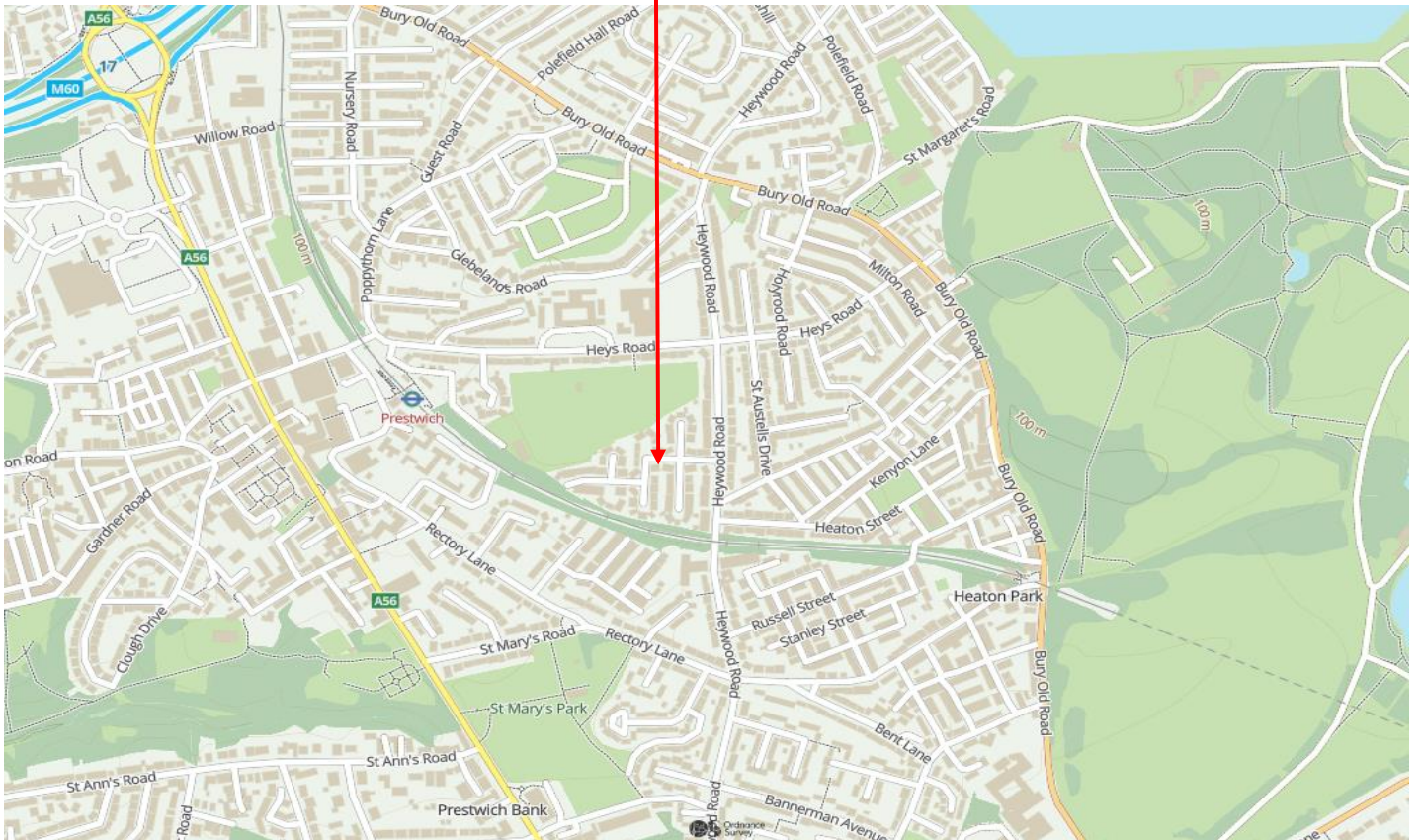
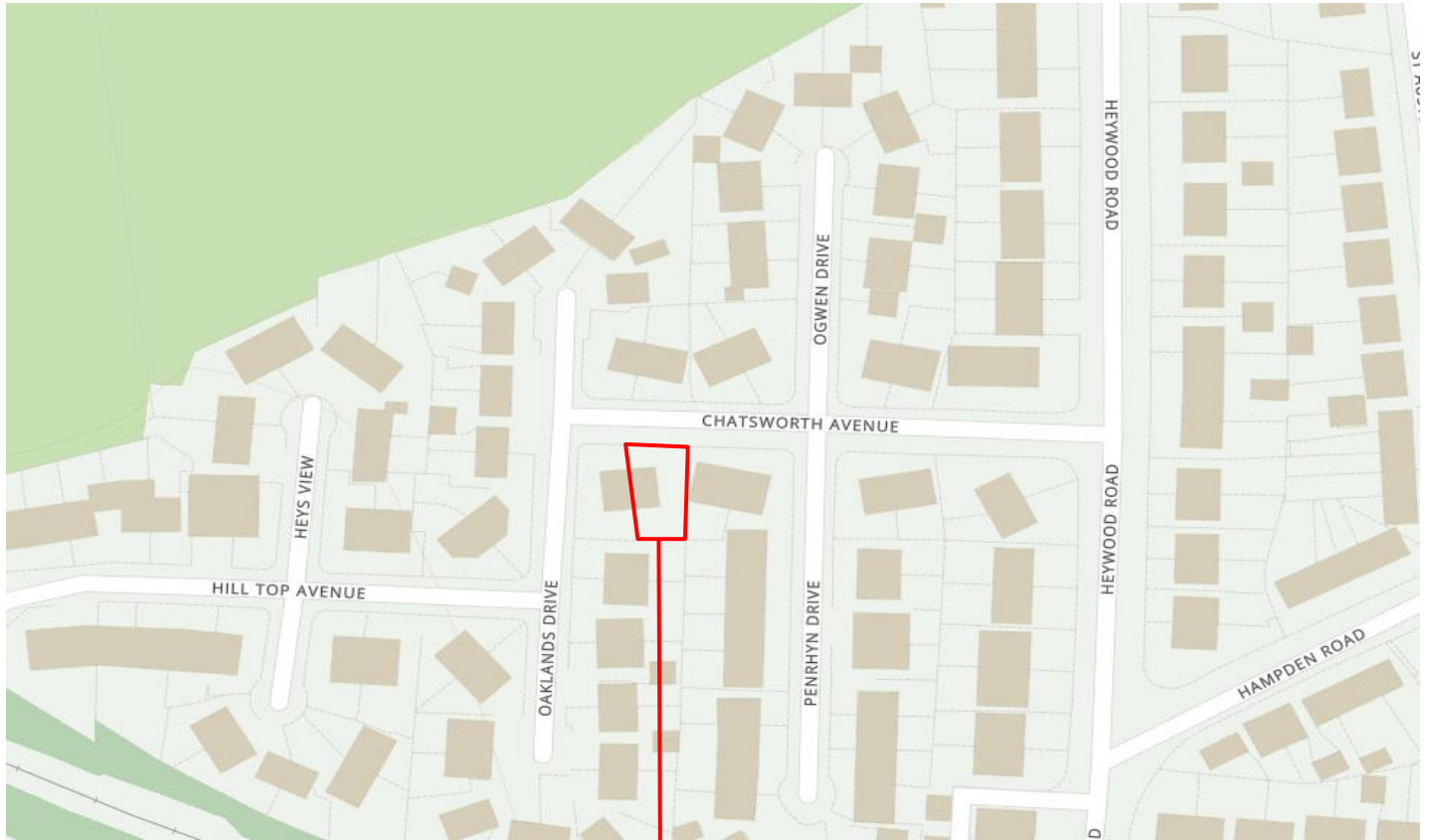
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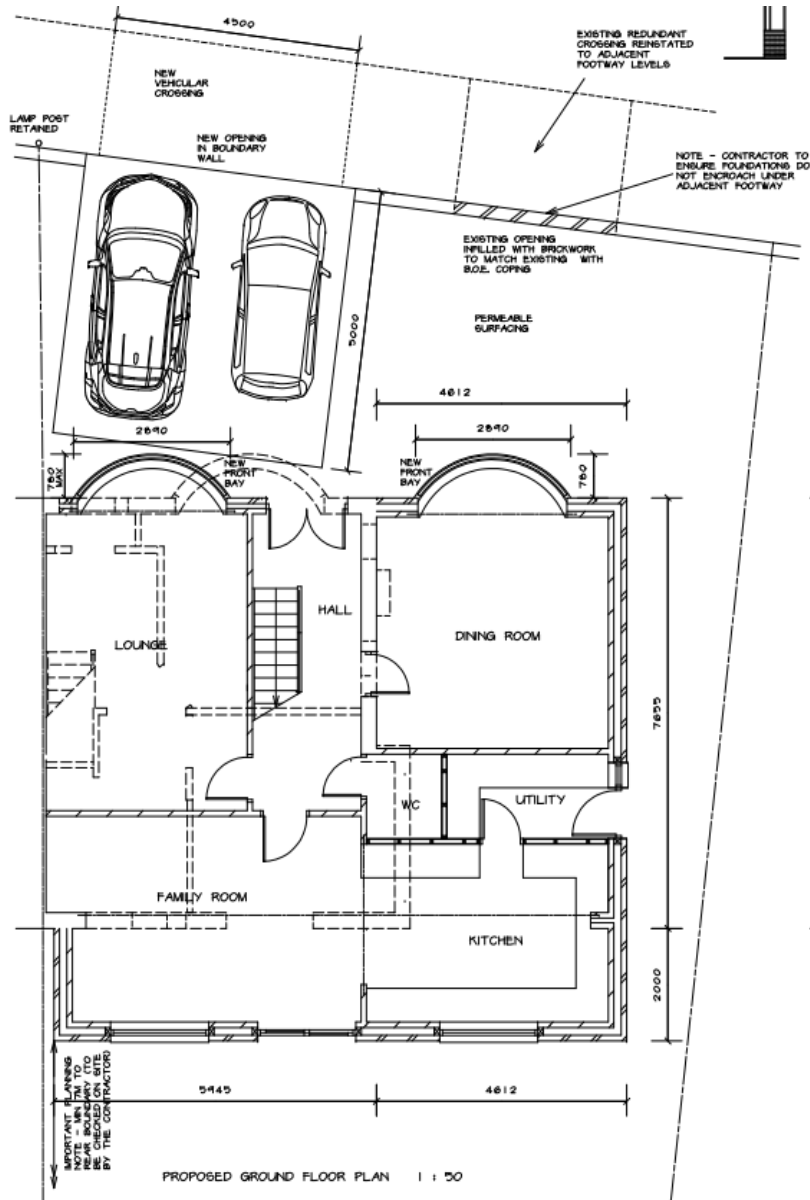
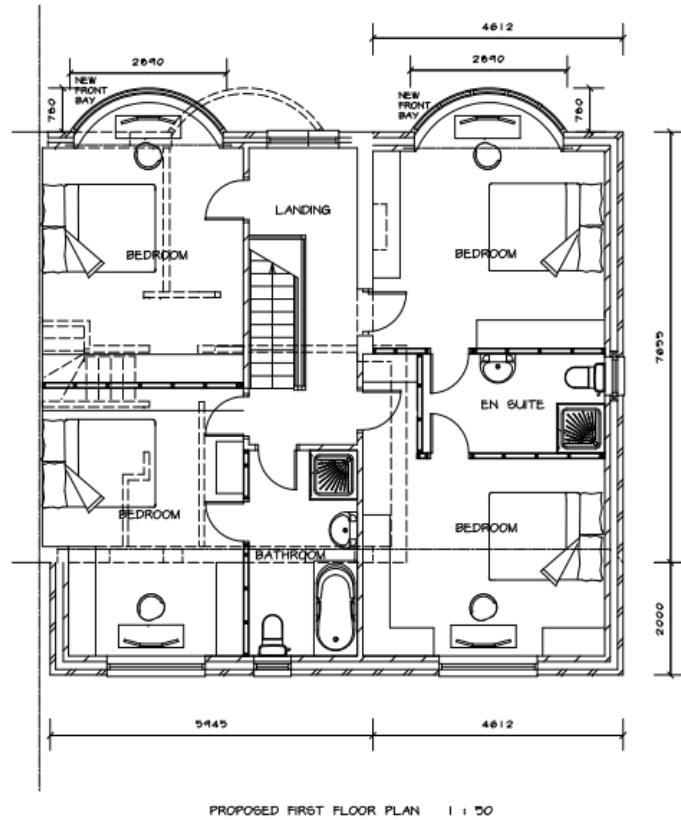
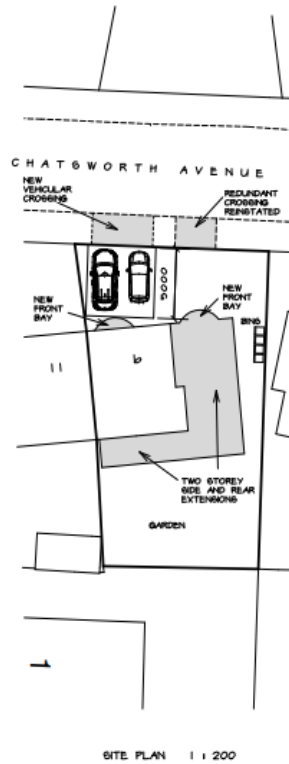


FIGURES



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SS SUB SURFACE SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS 3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907	Site Location Plan			
Site: 9 CHATSWORTH AVENUE, PRESTWICH, MANCHESTER, M25 1LZ	Date Drawn: 18-Oct-23	Date Checked: —	Orientation: 	Job Number: 7832
Client: TURNKEY INDEPENDENT PROPERTY SERVICES LIMITED	Drawn By: SS	Checked By: —	Scale: —	Figure Number: 1



S SUB SURFACE

SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS

3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907

Proposed Development

Site:	9 CHATSWORTH AVENUE, PRESTWICH, MANCHESTER, M25 1LZ	Date Drawn:	18-Oct-23	Date Checked:	—	Orientation:		Job Number:	7832
Client:	TURNKEY INDEPENDENT PROPERTY SERVICES LIMITED	Drawn By:	SS	Checked By:	—	Scale:	—	Figure Number:	3