
Phase 1 Contaminated Land Desk Study Report

Site address: Land off Flashfields
Prestwich
Manchester
M25 9XW

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Report Summary Contaminated Land Risks

The purpose of this report is to provide clear and pragmatic advice regarding the nature and potential significance of contaminated land hazards which may be present at the study site.

As such, potential contaminated land risks have been assessed by considering two key items:

1. The likelihood that **sources of contamination** are present within the sub surface beneath the site. This gives a measure of the potential for contamination to be occurring at the site.
2. The **consequence or severity of any impacts** should contamination be present. The consequence or severity of impact is inferred from the nature of any **potential receptors** (i.e., something that could be adversely affected by a contaminant, such as people, an ecological system, property or a water body) as well as any **relevant pathways** (i.e., a route or means by which a receptor can be exposed to or affected by a contaminant) relating to the site and the surrounding area.

The assessment findings are summarised as follows:

1. Probability/likelihood of contamination being present at the Site	High likelihood	
	Likely	
	Low likelihood	
	Unlikely	
2. Potential severity/consequence of any impacts	Severe	
	Medium	
	Mild	
	Minor	
3. Overall land quality risks posed by the Site	Very high	
	High	
	Moderate	
	Moderate/low	
	Low	
	Very low	

Risk Key

Very High	High	Moderate	Moderate/Low	Low	Very Low
There is a high probability that severe harm could arise to a designated receptor from an identified hazard without appropriate remediation action	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remediation action	It is possible that without appropriate remediation action harm could arise to a designated receptor. It is relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely that such harm would be relatively mild	It is possible that harm could arise to a designated receptor from an identified hazard. It is likely any harm would be mild	It is possible that harm could arise to a designated receptor from an identified hazard. It is likely that, at worst if any harm was realised any effects would be mild	The presence of an identified hazard does not give rise to the potential to cause harm to a receptor

It is acknowledged that the risk assessment findings are based on documentary sources of information alone. Typically a proportionate programme of intrusive site investigations would be required to fully verify these findings.



Recommendations (for next steps)

✓	No immediate action but observe a watching brief	It is noted that whilst a limited intrusive site investigation (including appropriate laboratory testing of soil samples) could be adopted in order to validate the preliminary risk assessment conclusions, a watching brief during all proposed redevelopment activities and associated ground works (which would include a thorough inspection of any exposed sub surface soils/Made Ground) would likely be sufficient.
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Envirep would be delighted to provide further information and a site specific quotation in relation to the above recommendations.

Please contact info@envirep.com for further advice.



1. INTRODUCTION

1.1 Background

The study site (from herein known as 'the Site') is situated at Land off Flashfields in Prestwich, Bury, M25 9ST. A location plan of the Site is shown in Section 1.5. A proposed development plan of the Site is shown in Section 1.6.

Envirep was commissioned by Traxx Property Limited in May 2015 to undertake a Phase 1 Land Quality Assessment for the Site. The report has been requested by Bury Metropolitan Borough Council in order to satisfy Planning Application Reference 58622.

The proposed development is for the construction of two detached residential dwellings.

The Phase 1 assessment has been undertaken by firstly compiling information concerning the Site and the surrounding area, including current and historical land uses, geological records and registered pollution incidents. The information which is gathered is then used to construct a 'conceptual site model', including an understanding of likely contaminant sources, pathways and receptors. Finally, a preliminary assessment of risks posed to identified receptors (i.e., people, buildings or the natural environment) from the anticipated land quality at the Site is performed. The risk assessment methodology is consistent with CIRIA C552 (2001); see Section 3.4 for details.

1.2 Purpose of this Report

The purpose of this report is to provide clear and pragmatic advice regarding the nature and potential significance of contamination hazards which may be present at the Site.

1.3 Report Contents

This report is divided into two sections, as described below:

Section	Content	Purpose
Section 2: LAND QUALITY ASSESSMENT	A summary of the site history and environmental setting, the findings of the preliminary risk assessment and associated recommendations	To present a clear and concise overview of the land quality issues facing the Site, including recommendations of how to manage any land contamination which may be present
Section 3: SUPPORTING INFORMATION	A collection of site specific information on which the land quality assessment is based	To provide detailed information in support of the risk assessment; this section also represents a source of reference data for use in any subsequent site works/assessments

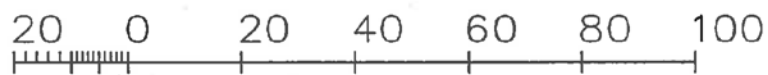
1.4 Report Limitations

It is noted that the findings presented in this report are largely based on information supplied by third parties. Whilst we assume that all information is representative of past and present conditions we can offer no guarantee as to its validity.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.



1.5 Site Location Plan



Metres



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1. INTRODUCTION

1.6 Proposed Site Development Plan



2. LAND QUALITY ASSESSMENT

2.1 Site Details

Site name:	Land off Flashfields	Current land cover:	100% soft standing
Current use:	Unoccupied land		
Proposed use:	Residential with garden	Site area:	0.04 ha

2.2 Conceptual Understanding (POTENTIAL SOURCES OF CONTAMINATION)

Site history <i>(historical land use taken within 250m radius of the Site boundary)</i>	Date	Description of land use	POTENTIAL SOURCES OF CONTAMINATION	Source description	LOW LIKELIHOOD	PROBABILITY OF CONTAMINATION
	1893	Site is developed at this time with four structures, the assumed use is residential. The area c. 330 m to the south is labelled as a disused print works. Rainsough Hill (marked as a historic camp) is c.125 m south east of the Site boundary.		The land use history as a residential development suggests that there is the potential for contamination to have occurred on-Site relating to the following: Miscellaneous small scale fuel or chemical spills relating to domestic land-uses.(i.e., fuels used for garden machinery, herbicides, paints/creosote, detergents, etc.) Potential for localised/historical deposition of residential waste materials (ash, litter, packaging, etc.). Made Ground/demolition waste materials associated with former development/demolition activities. Asbestos containing materials (ACM) may have been incorporated within the built structures in the past; the disturbance of any such materials may have resulted in asbestos being present within the sub surface surrounding the buildings. Potential for atmospheric deposition of generic air borne contaminants including lead (historically derived from engine exhaust emissions).		
	1909	No change on-Site. The disused print works c. 330 m to the south is now labelled as "Kersal Vale Works". Land c.220 m east of the site is mapped as a sand pit.				
	1922	No change on-Site or to the surrounding area.				
	1952-1953	The road to the west is now identified as "Flashfields". The four buildings that had been present on the Site are no longer mapped at this time. Rainsough Hill is no longer identified on the map and this land is developed for residential use. The land c.30 m to the east has been developed into two public houses.				
	1960-1969	No change on-Site or to the surrounding area.				
	1970	Site is now unoccupied land. A large proportion of the land to the south and east of the Site is now developed for residential use.				
	1975-1979	No change on-Site. The area c.400 m to the south west is labelled as a cemetery.				
	1986-1990	No change on-Site. A single building is now located immediately north of the Site.				
	2003	Aerial imagery shows two small structures are present towards the north east boundary of the Site.				
	2009	Aerial imagery shows that the two small structures are no longer present on-Site.				
	2013	Aerial imagery shows that no change has occurred on-Site. Demolition work has occurred north of the Site and the building immediately to the northern boundary is now demolished.				

2. LAND QUALITY ASSESSMENT

2.2 Conceptual Understanding (POTENTIAL SOURCES OF CONTAMINATION)																																			
Current land use	The Site is currently unoccupied land. There are no known buried storage tanks at the Site. There is no known bulk fuel or chemical storage on Site.			POTENTIAL SOURCES OF CONTAMINATION	The Site's current use is unlikely to have given rise to significant land contamination.	UNLIKELY																													
Neighbouring land uses <i>(see environmental data report in Section 3.3 for full listing)</i>	One or more potentially contaminative land uses are located within the vicinity of the Site, including: Electricity substation c. 60 m south, c.140 m north and c. 250 m north east. Rainsough filling station c. 230m north east – vehicle repair, testing and servicing <table><thead><tr><th>Nr</th><th>Nearest distance</th><th>Land use / permitted activity / authorisation</th></tr></thead><tbody><tr><td>1</td><td>c. 230 m</td><td>Petrol or fuel sites</td></tr><tr><td>0</td><td>NA</td><td>High pressure oil or gas pipelines</td></tr><tr><td>1</td><td>c. 330 m</td><td>Records of IPC or IPPC Authorised Activities</td></tr><tr><td>0</td><td>NA</td><td>Red List / List 1 / List 2 Dangerous Substance Inventory Sites</td></tr><tr><td>2</td><td>c. 230 m</td><td>Part A(2) and Part B Activities and Enforcements</td></tr><tr><td>0</td><td>NA</td><td>Records of Category 3 or 4 Radioactive Substance Licences</td></tr><tr><td>15</td><td>c. 205 m</td><td>Records of Licensed Discharge Consents.</td></tr><tr><td>0</td><td>NA</td><td>COMAH and NIHHS registered sites</td></tr><tr><td>0</td><td>NA</td><td>Sites determined as Contaminated Land under Part IIA of the Environmental Protection Act 1990</td></tr></tbody></table>				Nr	Nearest distance	Land use / permitted activity / authorisation	1	c. 230 m	Petrol or fuel sites	0	NA	High pressure oil or gas pipelines	1	c. 330 m	Records of IPC or IPPC Authorised Activities	0	NA	Red List / List 1 / List 2 Dangerous Substance Inventory Sites	2	c. 230 m	Part A(2) and Part B Activities and Enforcements	0	NA	Records of Category 3 or 4 Radioactive Substance Licences	15	c. 205 m	Records of Licensed Discharge Consents.	0	NA	COMAH and NIHHS registered sites	0	NA	Sites determined as Contaminated Land under Part IIA of the Environmental Protection Act 1990	Despite the presence of potential contaminative activities in the area surrounding the Site, since none occur within close proximity (i.e., within a 50 m radius of the Site) they are unlikely to pose a significant contamination hazard in relation to the Site itself.
Nr	Nearest distance	Land use / permitted activity / authorisation																																	
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PROBABILITY OF CONTAMINATION																																			

2. LAND QUALITY ASSESSMENT

2.2 Conceptual Understanding (POTENTIAL SOURCES OF CONTAMINATION)					
EA recorded pollution incidents	One or more Environment Agency pollution incidents have been recorded within 250 m of the Site. These include: An incident occurred in 2001 c. 250 m to the north of the Site. This included a spillage of inert materials and wastes. Minor impacts to land were recorded.	POTENTIAL SOURCES OF CONTAMINATION	Given the scale, timing, location and nature of the recorded incidents these past events do not appear to pose a significant contamination hazard to the Site.	UNLIKELY	PROBABILITY OF CONTAMINATION
Landfills / waste sites <i>(taken within 500m radius of the Site boundary, see environmental data report in Section 3.3 for full listing)</i>	There are one or more Environment Agency listed historical landfills located within 500 m of the Site. These include: Land at Rainsough Brow Landfill is located c. 100 m north west of the Site; the landfill received household waste. The last recorded waste received was on 31-Dec-1968. Land at Butter Stile Lane Landfill is located c. 160 m north of the Site; the landfill received household waste. The last recorded waste received was on 31-Dec-1968. Heathlands Drive - Kersal Road Landfill is located c. 360 m east of the Site. The waste types are unknown. There are no Environment Agency listed operational landfills located within 500 m of the Site. There are one or more Local Authority listed historical landfills located within 500 m of the Site. These include: Refuse Tip is located c. 125 m north west of the Site. The following other waste sites are registered within 500 m of the Site: 0 Records of operational waste treatment, transfer or disposal sites. 0 Records of non-operational waste treatment, transfer or disposal sites. 0 Records of Environment Agency waste sites.		The nearby landfill(s) is not thought to represent a significant source of contamination which may impact on the Site given the moderate distance from Site and the time since infilling ceased. Given the absence of any waste treatment, transfer or disposal sites within close proximity of the Site no associated contamination hazards have been identified.	UNLIKELY	
Radon	According to current UK radon mapping (Public Health England, 2015) the Site lies in an area where 1 to 3 % of homes are at or above the UK radon action level (200 Bq/m3).		1 to 3 % of homes are at or above the UK radon action level (200 Bq/m3).	LOW LIKELIHOOD	

2.3 Conceptual Understanding (ENVIRONMENTAL SENSITIVITY / POTENTIAL SEVERITY OF IMPACTS)

Geology and Groundwater (see the environmental data report in Section 3.3 for full details)	British Geological Survey mapping indicates that the underlying superficial geology consists of Glacial Deposits which comprises sand and gravel and is classified as a Secondary (A) Aquifer. British Geological Survey mapping indicates that the bedrock geology consists of Chester Pebble Beds Formation, which comprises of sandstone and is classified as a Principal Aquifer. The Site lies within a 'limited potential for groundwater flooding to occur' groundwater flood risk susceptibility area based on the underlying geological conditions. The British Geological Survey confidence rating for this susceptibility classification is 'low '. There are no Source Protection Zones (SPZs) within 500 m of the Site. The following groundwater abstraction licences are held within 1 km of the Site: One irrigation water abstraction located c. 680 m east of the Site.	POTENTIAL RECEPTORS	A Secondary (A) Aquifer comprises permeable layers capable of supporting water supply at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. A Principal Aquifer comprises rock or drift deposits that have high permeability - meaning they usually provide a high level of water storage. They may support strategic water supply and/or river base flow. Based on the susceptibility of the Site to groundwater flooding, a groundwater flood risk assessment is not considered necessary for the Site. The depth to groundwater beneath the Site is unknown. The presence of one or more groundwater abstraction licences indicates a reasonable groundwater resource potential.	SEVERE	POTENTIAL SEVERITY OF IMPACT
Geohazards	The Site lies within an area of historical coal mining activity. There are no brine affected areas within 75 m of the Site. No or limited artificial ground / Made Ground is anticipated on Site. The subsidence hazard relating to shallow mining is low. There are no natural hazards at or within 50 m of the Site.		Given the potential for worked coal seams beneath the Site, mine gas and ground stability/coal mining risk assessments should be considered as part of the redevelopment plans. The Site does not lie within an area of former brine working and is therefore unlikely to be affected by related ground stability issues.	MILD	

2. LAND QUALITY ASSESSMENT

2.3 Conceptual Understanding (ENVIRONMENTAL SENSITIVITY / POTENTIAL SEVERITY OF IMPACTS)					
Surface water <i>(see the environmental data report in Section 3.3 for full details)</i>	The nearest surface water feature is a unnamed tertiary watercourse located c. 165 m west of the Site boundary. The Site does not lie within a flood risk zone.	POTENTIAL RECEPTORS	Given the distance from the Site and the nature of the local geology, the sensitivity of local surface waters is judged to be low.	MILD	POTENTIAL SEVERITY OF IMPACT
	The following environmentally sensitive areas are present within 500 m of the Site: Liverpool, Manchester and West Yorks Greenbelt Bury District (B) is c.30 m north west Liverpool, Manchester and West Yorks Greenbelt Salford District (B) is c.265 m south west.		The relatively close proximity of the identified environmental designations suggests that a potential linkage could occur if any contamination were present on Site. However, it is noted the severity of any impact to greenbelt land would be reduced in comparison to other environmentally sensitive sites (e.g. SSSI, NNR, SAC etc.)	MEDIUM	
Human receptors	Proposed residents/users of the Site plus neighbouring residences.		Human receptors are proposed to be present on Site.	SEVERE	

2. LAND QUALITY ASSESSMENT

2.4 Regulator Perspective		
Consultation date	15/05/15	Bury Metropolitan Borough Council
Envirep consultant	Johnathan Green	Rebecca Jones
Consultation outcome	Ms Jones identified the proximity of the nearby former landfill sites and stated that monitoring had been conducted on Rainsough Brow landfill which identified elevated concentrations of carbon dioxide. Ms Jones advised that if planning permission was granted for the Site, planning conditions may require intrusive investigation and gas risk assessment.	

2. LAND QUALITY ASSESSMENT

2.5 PRELIMINARY RISK ASSESSMENT								
Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
On Site sources								
1	Potential for inorganic and low volatility organic contaminants to be present within the sub-surface soils	Dermal contact, soil & soil dust ingestion, inhalation of soil dust	HH	Current/future site occupants	MEDIUM	UNLIKELY	LOW RISK	Given the age and likely low impacting nature of the assumed former residential development on-Site, it is considered unlikely that there will be a significant on site source of contamination.
2		Consumption of home grown produce	HH	Current/future site occupants	MEDIUM	UNLIKELY	LOW RISK	
3		Ingress into water supply pipework and subsequent water ingestion	HH	Current/future site occupants	MEDIUM	UNLIKELY	LOW RISK	
4		Building materials in direct contact with aggressive ground	PROP	Current/future site buildings	MEDIUM	UNLIKELY	LOW RISK	
5		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Glacial Deposits (a Secondary (A) Aquifer)	MEDIUM	UNLIKELY	LOW RISK	The risk classification reflects the local groundwater sensitivity (high resource value) and likely absence of a significant on site source of contamination.
6		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Chester Pebble Beds Formation (a Principal Aquifer)	MEDIUM	UNLIKELY	LOW RISK	
7		Dissolution into pore water/shallow groundwater and subsequent lateral migration	CW	Unnamed tertiary watercourse	MILD	UNLIKELY	VERY LOW RISK	The risk classification reflects the distance and the likely low resource value of the watercourse.
8		Lateral and vertical groundwater movement via natural or artificial flow paths	ECO	Liverpool, Manchester and West Yorks Greenbelt	MILD	UNLIKELY	VERY LOW RISK	The risk classification reflects the sensitivity of the environmental designation.

2. LAND QUALITY ASSESSMENT

2.5 PRELIMINARY RISK ASSESSMENT								
Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
9	Potential for volatile organic contaminants to be present within the sub-surface soils	Dermal contact, ingestion & inhalation of soils & soil dust	HH	Current/future site occupants	MEDIUM	UNLIKELY	LOW RISK	Given the age and likely low impacting nature of the assumed former residential development on-Site, it is considered unlikely that there will be a significant on site source of contamination.
10		Consumption of home grown produce	HH	Current/future site occupants	MEDIUM	UNLIKELY	LOW RISK	
11		Ingress into water supply pipework and subsequent water ingestion	HH	Current/future site occupants	MEDIUM	UNLIKELY	LOW RISK	
12		Migration of vapours to surface; inhalation indoors	HH	Current/future site occupants	MEDIUM	UNLIKELY	LOW RISK	
13		Migration of vapours to surface; inhalation outdoors	HH	Current/future site occupants	MEDIUM	UNLIKELY	LOW RISK	
14		Building materials in direct contact with aggressive ground	PROP	Current/future site buildings	MEDIUM	UNLIKELY	LOW RISK	The risk classification reflects the local groundwater sensitivity (high resource value) and likely absence of a significant on site source of contamination.
15		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Glacial Deposits (a Secondary (A) Aquifer)	MEDIUM	UNLIKELY	LOW RISK	
16		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Chester Pebble Beds Formation (a Principal Aquifer)	MEDIUM	UNLIKELY	LOW RISK	
17		Dissolution into pore water/shallow groundwater and subsequent migration	CW	Unnamed tertiary watercourse	MILD	UNLIKELY	VERY LOW RISK	The risk classification reflects the distance and the likely low resource value of the watercourse.
18		Lateral and vertical groundwater movement via natural or artificial flow paths	ECO	Liverpool, Manchester and West Yorks Greenbelt	MILD	UNLIKELY	VERY LOW RISK	The risk classification reflects the sensitivity of the environmental designation.

2. LAND QUALITY ASSESSMENT

2.5 PRELIMINARY RISK ASSESSMENT								
Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
19	Potential for asbestos containing materials within the sub-surface soils	Liberation of sub surface ACMs and inhalation of asbestos fibres	HH	Occupants of on site buildings	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	Given the age of the building structures previously on-Site asbestos containing material may be present within the surrounding sub soils.
20	Potential for dissolved phase contaminants to be present within shallow groundwater	Lateral and vertical groundwater movement via natural or artificial flow paths	CW	Glacial Deposits (a Secondary (A) Aquifer)	MEDIUM	UNLIKELY	LOW RISK	The risk classification reflects the local groundwater sensitivity (high resource value) and likely absence of a significant on site source of contamination.
21		Lateral and vertical groundwater movement via natural or artificial flow paths	CW	Chester Pebble Beds Formation (a Principal Aquifer)	MEDIUM	UNLIKELY	LOW RISK	
22		Lateral and vertical groundwater movement via natural or artificial flow paths	CW	Unnamed tertiary watercourse	MILD	UNLIKELY	VERY LOW RISK	The risk classification reflects the distance and the likely low resource value of the watercourse.
23		Lateral and vertical groundwater movement via natural or artificial flow paths	ECO	Liverpool, Manchester and West Yorks Greenbelt	MILD	UNLIKELY	VERY LOW RISK	The risk classification reflects the sensitivity of the environmental designation.
24	Potential for elevated methane to be present within the sub-surface soils	Lateral and vertical migration into on site buildings; potential to cause an explosion	HH	On site properties and their occupants	MEDIUM	UNLIKELY	LOW RISK	Based on the prevailing conceptual understanding an appreciable gas source is considered unlikely
25		Lateral migration towards off site buildings; potential to cause an explosion	HH	Off site properties and their occupants	MEDIUM	UNLIKELY	LOW RISK	
26	Potential for elevated carbon dioxide to be present within the sub-surface soils	Lateral and vertical migration into on site buildings; potential to cause asphyxiation	HH	Occupants of on site buildings	MEDIUM	UNLIKELY	LOW RISK	
27		Lateral migration towards off site buildings; potential to cause asphyxiation	HH	Occupants of off site buildings	MEDIUM	UNLIKELY	LOW RISK	
28	Potential for radon within the sub-surface	Lateral migration towards on site buildings; potential to cause long term health effects	HH	Occupants of onsite buildings	MEDIUM	LOW LIKELIHOOD	MODERATE/LOW RISK	The Site lies in an area where 1 to 3 % of homes are at or above the UK radon action level (200 Bq/m3).
OVERALL RISK RATING							LOW RISK	

2. LAND QUALITY ASSESSMENT

2.5 PRELIMINARY RISK ASSESSMENT								
Nr	Sources	Pathways	TYPE	Receptors	Consequence	Probability	Risk classification	Comments
Off Site sources								
29	Potential for elevated ground gases to be present within the sub-surface soils associated with the nearby historical landfill sites	Lateral and vertical migration into on site buildings; potential to cause asphyxiation and an explosion	HH	Occupants of on site buildings	MEDIUM	UNLIKELY	LOW RISK	Should relevant gas migration pathways exist, there could be adverse effects on any future human receptors. However it is noted that the closest historical landfill site is located c. 100 m north west of the Site, as such the migration of gases on-to Site is considered unlikely.
	OVERALL RISK RATING						LOW RISK	

2. LAND QUALITY ASSESSMENT

2.6 Recommendations for Next Steps			
✓	No immediate action but observe a watching brief		Given the known history of the Site it is considered unlikely that significant contamination is present within the sub-surface. The preliminary risk assessment suggests that the risks posed by in situ land quality are therefore low risk. It is noted that whilst a limited intrusive site investigation (including appropriate laboratory testing of soil samples) could be adopted in order to validate the preliminary risk assessment conclusions, a watching brief during all proposed redevelopment activities and associated ground works (which would include a thorough inspection of any exposed sub surface soils/Made Ground) will likely be sufficient. The watching brief should be maintained throughout the entire development phase of works and any possible evidence of contamination encountered during the redevelopment works should be alerted to the Local Authority. Appropriate actions would then be required to further inspect, sample and analyse any suspect materials, and formulate an appropriate remediation plan, as necessary.

3. SUPPORTING INFORMATION

The following supporting information is contained in this section:

Section	Content
3.1	Referenced materials used in the Phase 1 reporting
3.2	Site photographs
3.3	Published environmental data records (Centremaps EnviroInsight report Land off Flashfields, Prestwich, Manchester, M25 9ST. REF: CMAPS-CM-428036-34722-130515) including: • Aerial photographs and site map • Environmental permits, incidents and registers • Landfill and other waste sites • Current land use information • Geology • Hydrogeology and hydrology • Flooding • Designated environmentally sensitive sites • Other environmental factors
3.4	Risk assessment methodology

This report has been prepared by Envirep in its professional capacity as soil and groundwater specialists, with reasonable skill, care and diligence within the agreed scope and terms of contract and taking account of the manpower and resources devoted to it by agreement with its client, and is provided by Envirep solely for the internal use of its client.

The advice and opinions in this report should be read and relied on only in the context of the report as a whole, taking account of the terms of reference agreed with the client. The findings are based on the information made available to Envirep at the date of the report (and will have been assumed to be correct) and on current UK standards, codes, technology and practices as at that time. They do not purport to include any manner of legal advice or opinion. New information or changes in conditions and regulatory requirements may occur in future, which will change the conclusions presented here.

This report is confidential to the client. The client may submit the report to regulatory bodies, where appropriate. Should the client wish to release this report to any other third party for that party's reliance, Envirep may, by prior written agreement, agree to such release, provided that it is acknowledged that Envirep accepts no responsibility of any nature to any third party to whom this report or any part thereof is made known. Envirep accepts no responsibility for any loss or damage incurred as a result, and the third party does not acquire any rights whatsoever, contractual or otherwise, against Envirep except as expressly agreed with Envirep in writing.



3. SUPPORTING INFORMATION

3.1 References

The following references were used to inform the conceptual site model and preliminary risk assessment:

British Standards Institute, 2011. Investigation of potentially contaminated sites – code of practice. ISO 10175:2011.

CIRIA, 2001. Contaminated land risk assessment. A guide to good practice. Publication C552. CIRIA London. ISBN 0-86017-552 9

Groundsure, 2015. Centremaps EnviroInsight report Land off Flashfields, Prestwich, Manchester, M25 9ST. REF: CMAPS-CM-428036-34722-130515

Environment Agency, 2015. What's in my backyard? (<http://www.environment-agency.gov.uk/homeandleisure/37793.aspx>).

Health Protection Agency, 2000. Spring 2000 Newsletter featuring; Radon: Guidance on Protective Measures for New Dwellings (BR 211).

Public Health England, 2015. Interactive Radon Map (<http://www.ukradon.org/information/ukmaps/englandwales>).



3. SUPPORTING INFORMATION

3.2 Site Photographs

Photograph 1: View north west of the Site



Photograph 2: View of the south east corner of the Site



Photograph 3: View north east of the Site



Photograph 4: View south over the Site



3. SUPPORTING INFORMATION

3.3 Environmental Data Report

Readily available environmental information relating to the site and its surrounding area has been provided by Groundsure.



CENTREMAPS
Brockamin House, ,
Worcester, WR6 5JU

Groundsure Reference: CMAPS-CM-428036-34722-130515

Your Reference: 34722

Report Date 13 May 2015

Report Delivery Method: Email - pdf

Groundsure Enviroinsight

Address: Land off Flashfields, Prestwich, Manchester,, M25 9ST

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviroinsight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 01886 832972 quoting the above CENTREMAPS reference number.

Yours faithfully,

CENTREMAPS

Enc.
Groundsure Enviroinsight

Groundsure Enviroinsight

Address: Land off Flashfields, Prestwich, Manchester,, M25 9ST
Date: 13 May 2015
Reference: CMAPS-CM-428036-34722-130515
Client: CENTREMAPS

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Aerial Photograph Capture date: 02-Jun-2009
Grid Reference: 380885,402211
Site Size: 0.04ha

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Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
1.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
1.1.1 Records of historic IPC Authorisations	0	0	0	0
1.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	3
1.1.3 Records of Water Industry Referrals (potentially harmful discharges to the public sewer)	0	0	0	0
1.1.4 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters)	0	0	0	0
1.1.5 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
1.1.6 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
1.1.7 Records of Part A(2) and Part B Activities and Enforcements	0	0	1	1
1.1.8 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	0
1.1.9 Records of Licensed Discharge Consents	0	0	2	13
1.1.10 Records of Planning Hazardous Substance Consents and Enforcements	0	0	0	0
1.2 Records of COMAH and NIHHS sites	0	0	0	0
1.3 Environment Agency Recorded Pollution Incidents				
1.3.1 National Incidents Recording System, List 2	0	0	1	0
1.3.2 National Incidents Recording System, List 1	0	0	0	0
1.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 2: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-5000
2.1 Landfill Sites						
2.1.1 Environment Agency Registered Landfill Sites	0	0	0	0	0	Not searched
2.1.2 Environment Agency Historic Landfill Sites	0	0	2	1	7	6
2.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	1

Section 2: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-5000
2.1.4 Landfills from Local Authority and Historical Mapping Records	0	0	1	0	3	12
2.2 Landfill and Other Waste Sites Findings						
2.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	0	Not searched	Not searched
2.2.2 Environment Agency Licensed Waste Sites	0	0	0	0	0	23

Section 3: Current Land Use	On-site	0-50m	51-250	251-500
3.1 Current Industrial Sites Data	0	0	4	Not searched
3.2 Records of Petrol and Fuel Sites	0	0	1	0
3.3 National Grid Underground Electricity Cables	0	0	0	0
3.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 4: Geology	
4.1 Are there any records of Artificial Ground and Made Ground present beneath the study site?	No
4.2 Are there any records of Superficial Ground and Drift Geology present beneath the study site?	Yes
4.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 5: Hydrogeology and Hydrology	0-500m					
5.1 Are there any records of Strata Classification in the Superficial Geology within 500m of the study site?	Yes					
5.2 Are there any records of Strata Classification in the Bedrock Geology within 500m of the study site?	Yes					
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
5.3 Groundwater Abstraction Licences (within 2000m of the study site)	0	0	0	0	2	20
5.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
5.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
5.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
5.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
5.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	1	0	Not searched	Not searched
	On-site	0-50m	51-250	251-500	501-1000	1000-1500

Section 5: Hydrogeology and Hydrology

0-500m

5.9 Is there any Environment Agency information on river quality within 1500m of the study site?	No	No	No	Yes	No	Yes
5.10 Detailed River Network entries within 500m of the site	0	0	2	26	Not searched	Not searched
5.11 Surface water features within 250m of the study site	No	No	Yes	Not searched	Not searched	Not searched

Section 6: Flooding

6.1 What is the highest risk of flooding within 25m of the centre of the study site?	Very Low
6.2 Are there any Flood Defences within 250m of the study site?	No
6.3 Are there any areas benefiting from Flood Defences within 250m of the study site?	No
6.4 Are there any areas used for Flood Storage within 250m of the study site?	No
6.5 What is the maximum BGS Groundwater Flooding susceptibility within 50m of the study site?	Limited potential
6.6 What is the BGS confidence rating for the Groundwater Flooding susceptibility areas?	Low

Section 7: Designated Environmentally Sensitive Sites

On-site 0-50m 51-250 251-500 501-1000 1000-2000

7.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
7.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
7.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
7.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
7.5 Records of Ramsar sites	0	0	0	0	0	0
7.6 Records of Ancient Woodlands	0	0	0	0	0	2
7.7 Records of Local Nature Reserves (LNR)	0	0	0	0	2	3
7.8 Records of World Heritage Sites	0	0	0	0	0	0
7.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0
7.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0

Section 7: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
7.11 Records of National Parks	0	0	0	0	0	0
7.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
7.13 Records of Nitrate Vulnerable Zones	1	0	0	0	1	0
7.14 Records of Green Belt Data	0	1	0	1	0	1

Section 8: Natural Hazards

8.1 What is the maximum risk of natural ground subsidence?	Very Low
8.1.1 What is the maximum Shrink-Swell hazard rating identified on the study site?	Negligible
8.1.2 What is the maximum Landslides hazard rating identified on the study site?	Very Low
8.1.3 What is the maximum Soluble Rocks hazard rating identified on the study site?	Negligible
8.1.4 What is the maximum Compressible Ground hazard rating identified on the study site?	Negligible
8.1.5 What is the maximum Collapsible Rocks hazard rating identified on the study site?	Very Low
8.1.6 What is the maximum Running Sand hazard rating identified on the study site?	Very Low

Section 9: Mining

9.1 Are there any coal mining areas within 75m of the study site?	Yes
9.2 What is the potential for undermining as a result of underground mineral extraction, excluding coal and minerals extracted as a consequence of coal mining?	Unclassified
9.3 Are there any brine affected areas within 75m of the study site?	No

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

2. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

3. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

4. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

5. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licenses, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

6. Flooding

Provides information on surface water flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

7. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

8. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence.

9. Mining

Provides information on areas of coal, "non-coal" mining and brine affected areas.

10. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

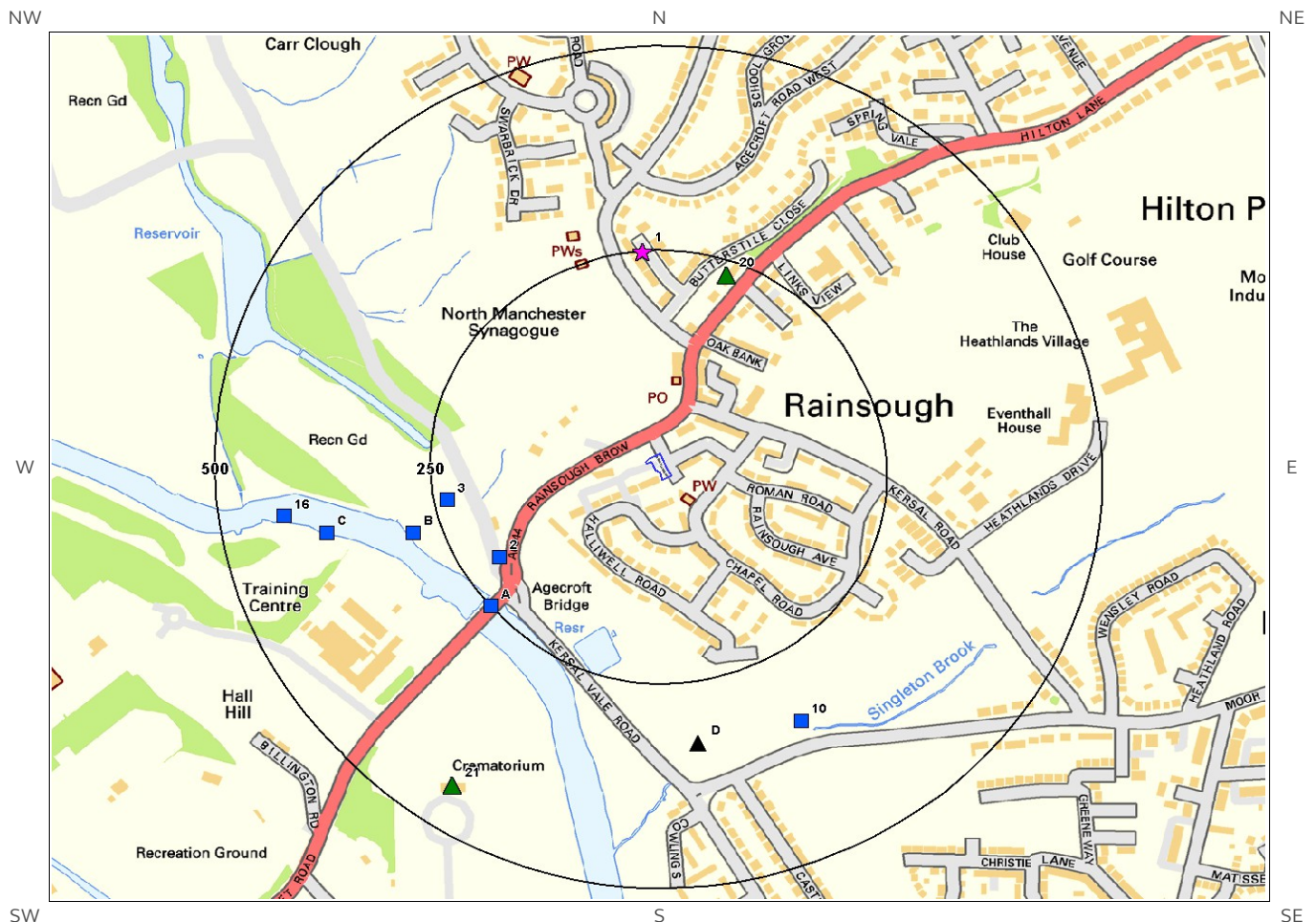
Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Environmental Permits, Incidents and Registers Map



Environmental Permits,
Incidents and Registers Legend

Mapping
sourced from
 Ordnance
Survey

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- | | | |
|--|---|--|
|  Site Outline |  Recorded Pollution Incident |  Radioactive Consents (Lower Risk) |
|  Search Buffers (m) |  Dangerous Substances (List 1) |  Part A(1) Authorised Processes & Historic IPC Authorisations |
|  500 |  Dangerous Substances (List 2) |  Part A(2) and Part B Authorisations |
| |  Water Industry Referrals |  Sites Determined as Contaminated Land |
| |  Licensed Discharge Consents |  COMAH / NIHS Sites |
| |  Red List Discharge Consents |  Hazardous Substance Consents & Enforcements |

1. Environmental Permits, Incidents and Registers

1.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency and Local Authorities reveal the following information:

1.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

1.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

3

The following Part A(1) and IPPC Authorised Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance	Direction	NGR	Details
22D	328.0	S	380930 401870	Operator: Pz Cussons (uk) Ltd Installation Name: Kersal Surfactant Plant Process: ORGANIC CHEMICALS; SURFACE-ACTIVE AGENTS Permit Number: VP3934UL Original Permit Number: CP3030LY EPR Reference: - Issue Date: 17/5/2007 Effective Date: 1/6/2007 Last date noted as effective: 2015-01-01 Status: Superseded
23D	328.0	S	380930 401870	Operator: Pz Cussons (uk) Ltd Installation Name: Kersal Surfactant Plant Process: ORGANIC CHEMICALS; SURFACE-ACTIVE AGENTS Permit Number: CP3030LY Original Permit Number: CP3030LY EPR Reference: EA/EPR/CP3030LY/S003 Issue Date: 26/3/2007 Effective Date: 26/3/2007 Last date noted as effective: 2015-01-01 Status: Superseded
24D	328.0	S	380930 401870	Operator: Pz Cussons (uk) Ltd Installation Name: Kersal Surfactant Plant Process: ORGANIC CHEMICALS; SURFACE-ACTIVE AGENTS Permit Number: BP3339KR Original Permit Number: CP3030LY EPR Reference: - Issue Date: - Effective Date: 20/10/2009 Last date noted as effective: 2015-01-01 Status: Surrender Effective

1.1.3 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

1.1.4 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

1.1.5 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

1.1.6 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

1.1.7 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

2

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance	Direction	NGR	Details
20	230.0	N	380963 402443	Address: Rainsough Filling Station, Hilton Lane, M25 9XJ Process: Petrol Vapour Recovery Process Status: Historical Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
21	448.0	SW	380645 401819	Address: Agecroft Crematoria, Langley Road, Swinton, M27 2SS Process: Cremation Status: Current Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

1.1.8 Records of Category 3 or 4 Radioactive Substances Authorisations:

0

Database searched and no data found.

1.1.9 Records of Licensed Discharge Consents within 500m of the study site:

15

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance	Direction	NGR	Details
2	206.0	SW	380700 402100	Address: RAINSOUGH BROW, BURY MDC, PRESTWICH, LANCASHIRE Effluent Type: MISCELLANEOUS DISCHARGES - EMERGENCY DISCHARGES Permit Number: 016982141 Permit Version: 1 Receiving Water: RIVER IRWELL Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: Revocation Date: -
3	235.0	W	380640 402170	Address: RAINSOUGH BROW, BURY MDC, PRESTWICH, LANCASHIRE Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016983242 Permit Version: 1 Receiving Water: TRIB RIVER IRWELL Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 22-Jan-1999 Revocation Date: -
4A	251.0	SW	380690 402040	Address: RAINSOUGH BROW, BURY MDC, PRESTWICH, LANCASHIRE Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01BRY0063 Permit Version: 2 Receiving Water: RIVER IRWELL Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03-Sep-2010 Revocation Date: -
5A	251.0	SW	380690 402040	Address: RAINSOUGH BROW, BURY MDC, PRESTWICH, LANCASHIRE Effluent Type: MISCELLANEOUS DISCHARGES - EMERGENCY DISCHARGES Permit Number: 01BRY0063 Permit Version: 1 Receiving Water: RIVER IRWELL Status: VARIED UNDER EPR 2010 Issue date: - Effective Date: 01-Jan-1995 Revocation Date: 02/09/2010
6B	283.0	W	380600 402130	Address: BUCKLEY AVE, PRESTWICH, LANCASHIRE Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 01BRY0046 Permit Version: 2 Receiving Water: RIVER IRWELL VIA CULVERT Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03-Sep-2010 Revocation Date: -
7B	283.0	W	380600 402130	Address: BUCKLEY AVE, PRESTWICH, LANCASHIRE Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 01BRY0046 Permit Version: 1 Receiving Water: RIVER IRWELL VIA CULVERT Status: VARIED UNDER EPR 2010 Issue date: - Effective Date: 01-Jan-1995 Revocation Date: 02/09/2010
8B	283.0	W	380600 402130	Address: AGECROFT RD EAST, LANCASHIRE Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01BRY0045 Permit Version: 2 Receiving Water: RIVER IRWELL VIA CULVERT Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03-Sep-2010 Revocation Date: -

ID	Distance	Direction	NGR	Details	
9B	283.0	W	380600 402130	Address: AGE CROFT RD EAST, LANCASHIRE Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01BRY0045 Permit Version: 1	Receiving Water: RIVER IRWELL VIA CULVERT Status: VARIED UNDER EPR 2010 Issue date: - Effective Date: 01-Jan-1995 Revocation Date: 02/09/2010
10	335.0	SE	381050 401900	Address: EAST OF KEARSAL VALE/MOOR, BURY, GREATER MANCHESTER Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01SAL0182 Permit Version: 1	Receiving Water: - Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01-Jan-1995 Revocation Date: -
11 C	380.0	W	380500 402130	Address: CITY WALK PS, SALFORD, GREATER MANCHESTER Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 016982277 Permit Version: 2	Receiving Water: FOLLY BROOK Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01-Apr-1997 Revocation Date: 29/05/1997
12 C	380.0	W	380500 402130	Address: CITY WALK PS, SALFORD, GREATER MANCHESTER Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 016982277 Permit Version: 1	Receiving Water: FOLLY BROOK Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 08-Oct-1991 Revocation Date: 31/03/1997
13 C	380.0	W	380500 402130	Address: AGE CROFT RD POWER STN NEAR CANAL, SALFORD, GREATER MANCHESTER Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01SAL0097 Permit Version: 2	Receiving Water: - Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01-Jan-1995 Revocation Date: -
14 C	380.0	W	380500 402130	Address: CITY WALK PS, SALFORD, GREATER MANCHESTER Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 016982277 Permit Version: 3	Receiving Water: FOLLY BROOK Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 30-May-1997 Revocation Date: 30/05/1997
15 C	380.0	W	380500 402130	Address: AGE CROFT RD POWER STN NEAR CANAL, SALFORD, GREATER MANCHESTER Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01SAL0097 Permit Version: 1	Receiving Water: - Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01-Apr-1991 Revocation Date: 31/12/1994
16	425.0	W	380450 402150	Address: AGE CROFT POWER STATION, SALFORD, GREATER MANCHESTER Effluent Type: TRADE DISCHARGES - COOLING WATER Permit Number: 016990256 Permit Version: 1	Receiving Water: R.IRWELL Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: - Effective Date: 01-Feb-1981 Revocation Date: 01/10/1996

1.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

1.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

1.3 Environment Agency Recorded Pollution Incidents

1.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

1

The following NIRS List 2 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance	Direction	NGR	Details	
1	249.0	N	402474 380865	Incident Date: 20-Jun-2001 Incident Identification: 10339 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

1.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

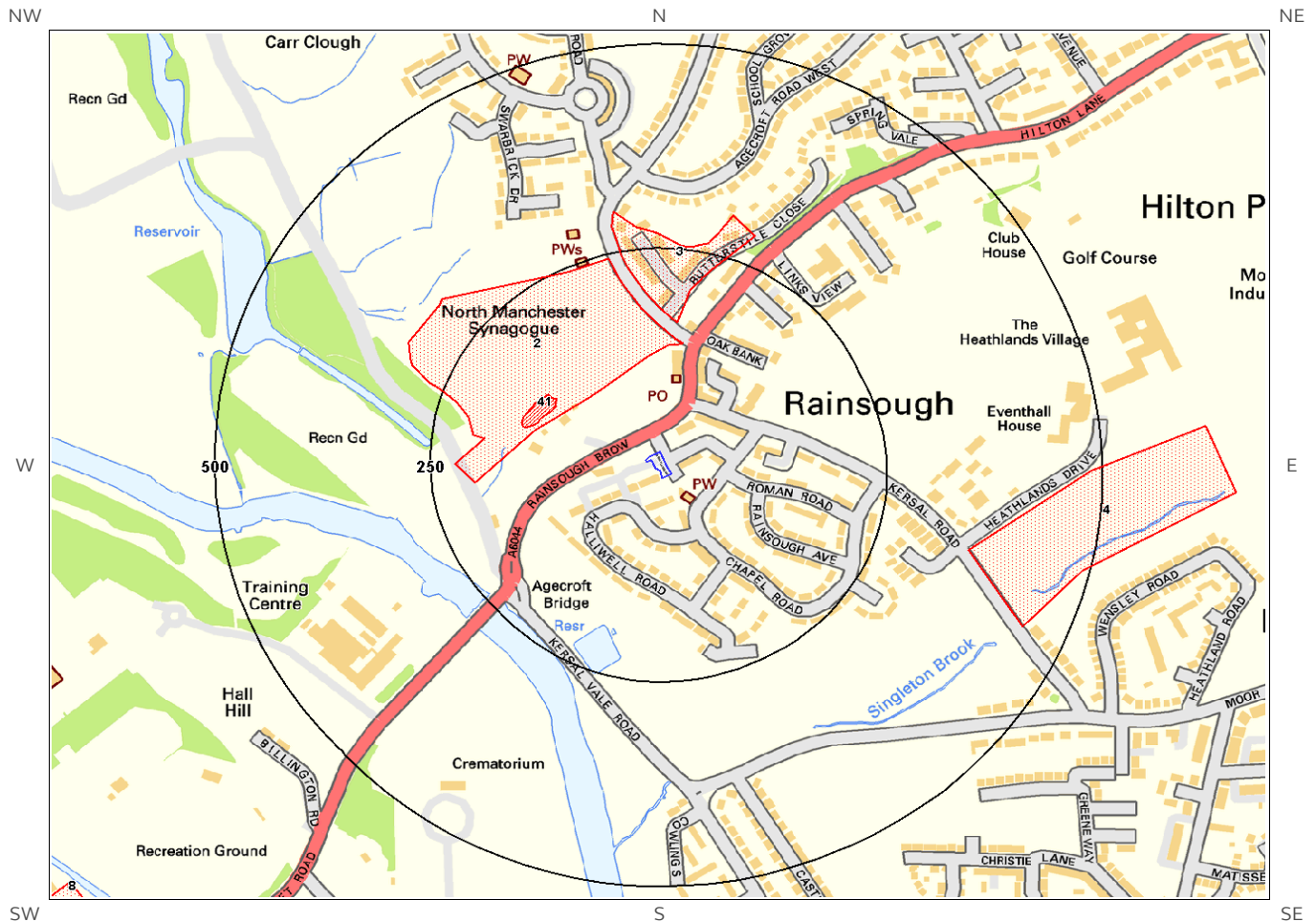
1.4 Sites Determined as Contaminated Land under Part 2A EPA 1990

How many records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site?

0

Database searched and no data found.

2. Landfill and Other Waste Sites Map



Landfill and Other Waste Sites
Legend



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- | | | | | | |
|--|---------------------------|--|--------------------------|--|---|
| | Site Outline | | E.A. Active Landfill | | Historic and Planned Waste Sites |
| | E.A. Historic Landfill | | E.A. Licensed Waste Site | | Local Authority/Historical Mapping Landfill Records |
| | BGS / DoE Survey Landfill | | | | |
| | | | | | |
- 250 — Search Buffers (m)
— 500 —

2. Landfill and Other Waste Sites

2.1 Landfill Sites

2.1.1 Records from Environment Agency landfill data within 1000m of the study site:

0

Database searched and no data found.

2.1.2 Records of Environment Agency historic landfill sites within 1500m of the study site:

16

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
2	100.0	NW	380700 402300	Site Address: Land at Rainsough Brow, Rainsough Brow, Prestwich, Bury, Greater Manchester Waste Licence: - Site Reference: C081, RD/LIC/600/90 Waste Type: Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: Last Recorded Input: 31-Dec-1968
3	160.0	N	380900 402400	Site Address: Land at Butter Stile Lane, Butter Stile Lane, Prestwich, Bury, Greater Manchester Waste Licence: - Site Reference: C080 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: Last Recorded Input:
4	357.0	E	381300 402100	Site Address: Heathlands Drive - Kersal Road, Prestwich, Manchester Waste Licence: - Site Reference: E089 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: Last Recorded Input:
Not shown	676.0	SW	380500 401500	Site Address: Jewish Cemetery, Butterstile Lane, Prestwich, Bury Waste Licence: - Site Reference: RD/LIC/600/90, E055 Waste Type: Industrial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: Last Recorded Input:

ID	Distance (m)	Direction	NGR	Details
Not shown	809.0	SW	380300 401400	Site Address: Section 2, Jewish Cemetery, Agecroft Road, Pendlebury, Salford, Greater Manchester Waste Licence: Yes Site Reference: E056, RD/LIC/521/88 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 25-Jan-1989 Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: 30-Nov-1988 Last Recorded Input: 31-Dec-1991
Not shown	831.0	NW	380500 403100	Site Address: Drinkwater Park, Buckely Lane, Prestwich Waste Licence: Yes Site Reference: C032, RD/RES/022/81 Waste Type: Inert, Industrial, Commercial, Household, Special, Liquid sludge, Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 16-Dec-1980 Licence Surrendered: 30-Apr-1991 Licence Hold Address: - Operator: - First Recorded Input: 31-Dec-1953 Last Recorded Input: 31-Jan-1984
8	843.0	SW	380200 401600	Site Address: Land North of Agecroft Road, Swinton, Manchester Waste Licence: - Site Reference: E085 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: Last Recorded Input:
Not shown	888.0	E	381800 402200	Site Address: Mountheath Industrial Park, Ardent Way, Bury-Salford, Greater Manchester Waste Licence: Yes Site Reference: RD/LIC/443/86, RD/LIC/410/85, C082 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 18-Mar-1987 Licence Surrendered: 31-Dec-1991 Licence Hold Address: Greater Manchester & Lancashire County Councils Joint Reclamation Team, Westward House, King Street West, Wigan Operator: - First Recorded Input: 31-Dec-1979 Last Recorded Input: 31-Dec-1980
Not shown	898.0	SW	380100 401200	Site Address: Agecroft Colliery, Agecroft Road, Pendlebury, Salford, Greater Manchester Waste Licence: Yes Site Reference: E069, RD/LIC/722/91 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 12-Nov-1991 Licence Surrendered: 29-Apr-1994 Licence Hold Address: - Operator: - First Recorded Input: 31-Jul-1991 Last Recorded Input: 31-Dec-1992
Not shown	912.0	SW	379700 401800	Site Address: Agecroft Power Station, Agecroft Road, Pendlebury, Salford, Swinton, Greater Manchester Waste Licence: Yes Site Reference: RD/LIC/047/76, 0072, E003, 1130 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: NR1/L/NPP001 Licence Issue: 31-Dec-1978 Licence Surrendered: 12-Oct-2000 Licence Hold Address: Europa House, Bird Hall Lane, Cheadle Heath, Stockport Operator: National Power Plc First Recorded Input: 31-Dec-1950 Last Recorded Input: 31-Dec-1992
Not shown	1027.0	SE	381800 401400	Site Address: South Radford Street, Castle Hill, Salford Waste Licence: - Site Reference: E088 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: Last Recorded Input:
Not shown	1049.0	W	379700 401800	Site Address: Agecroft Power Station, Swinton, Manchester, Greater Manchester Waste Licence: - Site Reference: - Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: Central Electricity Generating Board First Recorded Input: 31-Dec-1950 Last Recorded Input:

ID	Distance (m)	Direction	NGR	Details
Not shown	1187.0	S	380700 400900	Site Address: Land to the rear of 44-62 Langley Road, Langley Road, Lower Kersal, Salford, Greater Manchester Waste Licence: Yes Site Reference: E034, RD/LIC/221/81 Waste Type: Inert, Industrial Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 19-Aug-1981 Licence Surrendered: 22-Sep-1995 Licence Hold Address: - Operator: - First Recorded Input: 01-Oct-1981 Last Recorded Input: 31-Dec-1991
Not shown	1285.0	W	379400 402400	Site Address: Lumn's Lane, Clifton Junction, Swinton Waste Licence: - Site Reference: E062 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: Last Recorded Input:
Not shown	1372.0	W	379400 401600	Site Address: Sandywood, Lumns Lane, Pendlebury, Salford, Greater Manchester Waste Licence: - Site Reference: E013 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: Last Recorded Input:
Not shown	1417.0	S	380900 400700	Site Address: Whit Lane, Salford, Greater Manchester Waste Licence: - Site Reference: WML/1069 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Hold Address: - Operator: - First Recorded Input: Last Recorded Input:

2.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

1

The following landfill records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
Not shown	1148.0	W	37980 0.0 40180 0.0	Address: Agecroft Power Stn, Swinton, Manchester BGS Number: 2785.0 Risk: No risk to aquifer Waste Type: N/A

2.1.4 Records of Landfills from Local Authority and Historical Mapping records within 1500m of the study site:

16

The following landfill records are represented as points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Site Address	Source	Data Type
41	124.0	NW		Refuse Tip	1969 mapping	Polygon
Not shown	968.0	SW		Refuse Tip	1963 mapping	Polygon
Not shown	969.0	SW		Refuse Tip	1965 mapping	Polygon
Not shown	972.0	SW		Refuse Tip	1952 mapping	Polygon
Not shown	1016.0	W		Refuse Tip	1952 mapping	Polygon
Not shown	1040.0	W		Refuse Tip	1952 mapping	Polygon
Not shown	1041.0	W		Refuse Tip	1966 mapping	Polygon
Not shown	1049.0	W		Refuse Tip	1952 mapping	Polygon
Not shown	1215.0	W		Refuse Tip	1966 mapping	Polygon
Not shown	1216.0	W		Refuse Tip	1952 mapping	Polygon
Not shown	1250.0	W		Refuse Tip	1952 mapping	Polygon
Not shown	1258.0	W		Refuse Tip	1952 mapping	Polygon
Not shown	1364.0	W		Refuse Tip	1952 mapping	Polygon
Not shown	1426.0	SW		Refuse Tip	1952 mapping	Polygon
Not shown	1434.0	SW		Refuse Tip	1952 mapping	Polygon
Not shown	1464.0	W		Refuse Tip	1952 mapping	Polygon

2.2 Other Waste Sites

2.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

0

Database searched and no data found.

2.2.2 Records of Environment Agency licensed waste sites within 1500m of the study site:

23

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
Not shown	1035.0	S	380689 401180	Site Address: Churchill Enviro Ltd, Langley Road, Pendlebury, Manchester, M6 6JU Type: Treatment of waste to produce soil <75,000 tpy Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CHE137 EPR reference: EA/EPR/GB3931AX/A001 Operator: Churchill Enviro Ltd Waste Management licence No: 104215 Annual Tonnage: 74999.0 Issue Date: 15/05/2012 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Langley Road Correspondence Address: -, -
Not shown	1092.0	NW	380270 403130	Site Address: Land/premises At, Clifton Road, Prestwich, Manchester, M25 3HR Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW011 EPR reference: EA/EPR/LP3096CE/V002 Operator: Viridor Waste (Greater Manchester) Ltd Waste Management licence No: 53680 Annual Tonnage: 3336.67 Issue Date: 01/02/1995 Effective Date: - Modified: 27/04/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Drinkwater Park H W R C Correspondence Address: -, -
Not shown	1092.0	NW	380270 403130	Site Address: Land/premises At, Clifton Road, Prestwich, Manchester, M25 3HR Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW011 EPR reference: EA/EPR/LP3096CE/S003 Operator: Viridor Waste (Greater Manchester) Ltd Waste Management licence No: 53680 Annual Tonnage: 674006.734 Issue Date: 01/02/1995 Effective Date: - Modified: 27/04/2009 Surrendered Date: 16/11/2011 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Drinkwater Park H W R C Correspondence Address: -, -
Not shown	1098.0	W	379840 401835	Site Address: Agecroft Power Station, Agecroft Road, Ash Disposal Tipping Area, Salford, Lancashire Type: Landfill taking other wastes Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: NPP001 EPR reference: EA/EPR/JP3992CQ/S002 Operator: National Power Plc. Waste Management licence No: 53627 Annual Tonnage: 100000.0 Issue Date: 08/12/1995 Effective Date: - Modified: - Surrendered Date: 12/10/2000 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: - Correspondence Address: -, -

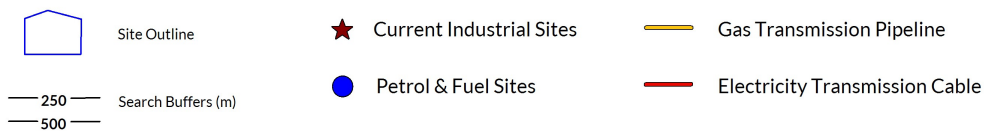
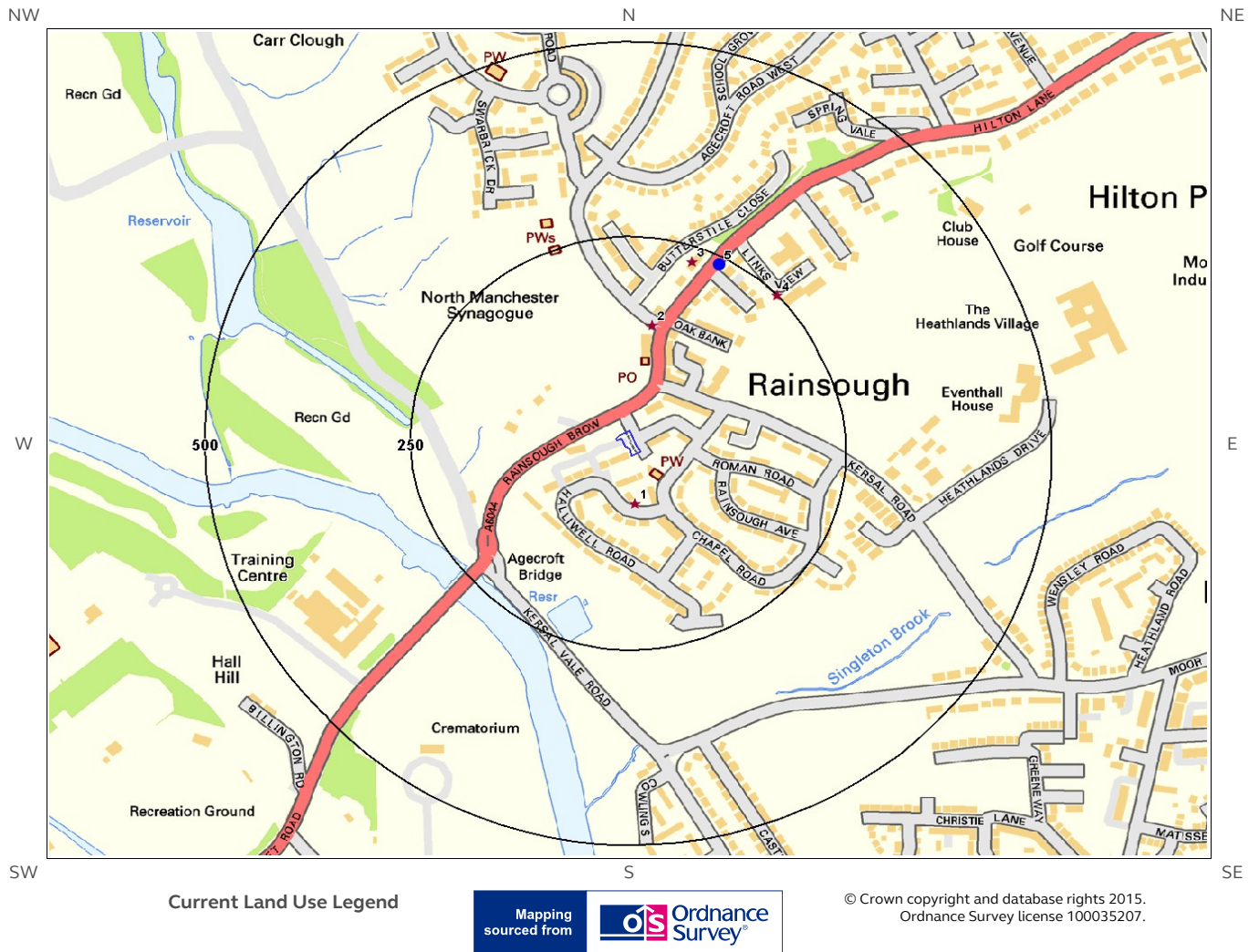
ID	Distance (m)	Direction	NGR	Details	
Not shown	1098.0	W	379840 401835	Site Address: Agecroft Power Station, Agecroft Road, Ash Disposal Tipping Area, Salford Type: Landfill taking other wastes Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: NPP001 EPR reference: - Operator: National Power Plc. Waste Management licence No: 53627 Annual Tonnage: 0.0	Issue Date: 08/12/1995 Effective Date: - Modified: - Surrendered Date: 12/10/2000 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: - Correspondence Address: -, Windmill Hill Business Park, Whitehill Way, Swindon, Wiltshire, SN5 6PB
Not shown	1098.0	W	379840 401835	Site Address: Agecroft Power Station, Agecroft Road, Ash Disposal Tipping Area, Salford, Lancashire Type: Landfill taking other wastes Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: NPP001 EPR reference: EA/EPR/JP3992CQ/S002 Operator: National Power Plc Waste Management licence No: 53627 Annual Tonnage: 100000.0	Issue Date: 08/12/1995 Effective Date: - Modified: - Surrendered Date: 12/10/2000 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: - Correspondence Address: -, -
Not shown	1108.0	NW	380200 403100	Site Address: Clifton Road, Prestwich, Manchester, M25 3LA Type: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW011 EPR reference: - Operator: G M Waste Ltd Waste Management licence No: 53680 Annual Tonnage: 3336.67	Issue Date: 01/02/1995 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Drinkwater Park Civic Amenity Site Correspondence Address: -, Po Box 151, Higher Swan Lane, Bolton, Manchester, BL3 3WW
Not shown	1225.0	W	379645 402197	Site Address: Lumns Lane, Clifton Junction, Swinton, Manchester, M27 8DD Type: Industrial Waste Landfill (Factory curtilage) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MEL003 EPR reference: YP3792CH/V002 Operator: Magnesium Elektron Ltd Waste Management licence No: 53624 Annual Tonnage: 208.33	Issue Date: 11/03/1996 Effective Date: 01/05/2003 Modified: 30/04/2003 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Lumns Lane Landfill Site Correspondence Address: -, -
Not shown	1225.0	W	379645 402197	Site Address: Lumn's Lane, Clifton Junction, Manchester, M27 Type: Industrial Waste Landfill (Factory curtilage) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BAL001 EPR reference: - Operator: British Aluminium Ltd Waste Management licence No: 53624 Annual Tonnage: 2083.33	Issue Date: 11/03/1996 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Lumn's Lane Landfill Site Correspondence Address: -, Po Box 23, Rake Lane, Swinton, Manchester, M27 8DD

ID	Distance (m)	Direction	NGR	Details	
Not shown	1234.0	S	380431 401049	Site Address: A1 Waste Transfer Station, Overman Way, Agecroft Commerce Park, Salford, Lancs, M27 8UJ Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: A1S016 EPR reference: EA/EPR/AB3939RT/A001 Operator: A1 Services (Manchester) Ltd Waste Management licence No: 103150 Annual Tonnage: 235000.0	Issue Date: 27/01/2012 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: A1 Waste Transfer Station Correspondence Address: -, -
Not shown	1234.0	S	380431 401049	Site Address: A1 Waste Transfer Station, Overman Way, Agecroft Commerce Park, Salford, Lancs, M27 8UJ Type: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MWR003 EPR reference: EA/EPR/MB3034AP/T001 Operator: Manchester Waste Recycling Limited Waste Management licence No: 103150 Annual Tonnage: 235000.0	Issue Date: 27/01/2012 Effective Date: 15/11/2012 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: A1 Waste Transfer Station Correspondence Address: -, -
Not shown	1270.0	W	379600 402200	Site Address: Lumns Lane, Clifton Junction, Swinton, Manchester, M27 8DD Type: Landfill taking Non-Biodegradable Wastes Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MEL003 EPR reference: EA/EPR/YP3792CH/V004 Operator: Magnesium Elektron Ltd Waste Management licence No: 53624 Annual Tonnage: 187589.0	Issue Date: 11/03/1996 Effective Date: 01/05/2003 Modified: 09/05/2011 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Lumns Lane Landfill Site Correspondence Address: -, -
Not shown	1419.0	W	379451 402242	Site Address: Land / Premises At, Lumns Lane, Agecroft, Salford, Lancashire, M27 8LN Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GRE094 EPR reference: EA/EPR/YP3495EC/V002 Operator: Viridor Waste (Greater Manchester) Ltd Waste Management licence No: 100186 Annual Tonnage: 11999.0	Issue Date: 27/03/2008 Effective Date: - Modified: 26/05/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Lumns Lane Household Waste Recycling Centre Correspondence Address: -, -
Not shown	1419.0	W	379451 402242	Site Address: Lumns Lane, Agecroft, Salford, Gtr Manchester, M27 8LN Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GRE094 EPR reference: - Operator: Greater Manchester Waste Ltd Waste Management licence No: 100186 Annual Tonnage: 0.0	Issue Date: 27/03/2008 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Lumns Lane Household Waste Recycling Centre Correspondence Address: -, Sir Henry Doulton House, Forge Lane, Etruria, Stoke On Trent, Staffordshire, ST1 5BD

ID	Distance (m)	Direction	NGR	Details
Not shown	1419.0	W	379451 402242	Site Address: Land / Premises At, Lumns Lane, Agecroft, Salford, Lancashire, M27 8LN Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GRE094 EPR reference: EA/EPR/YP3495EC/V002 Operator: Viridor Waste (Greater Manchester) Ltd Waste Management licence No: 100186 Annual Tonnage: 11999.0 Issue Date: 27/03/2008 Effective Date: - Modified: 26/05/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified Site Name: Lumns Lane Household Waste Recycling Centre Correspondence Address: -, -
Not shown	1442.0	S	380890 400753	Site Address: 300, Langley Road South, Salford, Manchester, M6 6ST Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GRE015 EPR reference: EA/EPR/HP3494CE/A001 Operator: Mr Barry Gresty And Mrs Brenda Thomason Waste Management licence No: 50340 Annual Tonnage: 2500.0 Issue Date: 18/10/2004 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: L W Gresty & Son Correspondence Address: -, -
Not shown	1442.0	S	380890 400753	Site Address: 300, Langley Road South, Salford, Manchester, M6 6ST Type: ELV Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SCB002 EPR reference: EA/EPR/PB3931AE/T001 Operator: Salford Car Breakers Limited Waste Management licence No: 50340 Annual Tonnage: 2500.0 Issue Date: 18/10/2004 Effective Date: 07/05/2013 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred Site Name: Salford Car Breakers Correspondence Address: -, -
Not shown	1470.0	W	379400 402200	Site Address: Land/premises At, Lumns Lane, Clifton, Manchester, M27 8LN Type: Special Waste Transfer Station Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW009 EPR reference: EA/EPR/LP3296CR/S004 Operator: Viridor Waste (Greater Manchester) Ltd Waste Management licence No: 53685 Annual Tonnage: 640640.064 Issue Date: 01/02/1995 Effective Date: - Modified: 26/05/2009 Surrendered Date: 04/05/2011 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Lumns Lane Civic Amenity Site Correspondence Address: -, -
Not shown	1470.0	W	379400 402200	Site Address: Lumns Lane, Swinton, Manchester, M27 Type: Special Waste Transfer Station Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW009 EPR reference: - Operator: G M Waste Ltd Waste Management licence No: 53685 Annual Tonnage: 3336.67 Issue Date: 01/02/1995 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Lumns Lane Civic Amenity Site Correspondence Address: -, Po Box 151, Higher Swan Lane, Bolton, Lancashire, BL3 3WW

ID	Distance (m)	Direction	NGR	Details
Not shown	1470.0	W	379400 402200	Site Address: Land/premises At, Lumns Lane, Clifton, Manchester, M27 8LN Type: Special Waste Transfer Station Size: >= 25000 tonnes < 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW009 EPR reference: EA/EPR/LP3296CR/S004 Operator: Viridor Waste (Greater Manchester) Ltd Waste Management licence No: 53685 Annual Tonnage: 640640.064 Issue Date: 01/02/1995 Effective Date: - Modified: 26/05/2009 Surrendered Date: 04/05/2011 Expiry Date: - Cancelled Date: - Status: Surrendered Site Name: Lumns Lane Civic Amenity Site Correspondence Address: -, -
Not shown	1473.0	W	379425 401929	Site Address: Lumns Lane, Clifton, Swinton, Manchester, M27 8LN Type: Household, Commercial & Industrial Waste Landfill Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BWS001 EPR reference: EA/EPR/VP3592CL/A001 Operator: Biffa Waste Services Ltd Waste Management licence No: 53564 Annual Tonnage: 70000.0 Issue Date: 14/02/1997 Effective Date: - Modified: 09/03/2001 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: To PPC Site Name: Clifton Hall Landfill Site Correspondence Address: -, -
Not shown	1473.0	W	379425 401929	Site Address: Lumns Lane, "Clifton, Swinton", Manchester, M27 8LN Type: Household, Commercial & Industrial Waste Landfill Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BWS001 EPR reference: VP3592CL/A001 Operator: Biffa Waste Services Ltd. Waste Management licence No: 53564 Annual Tonnage: 70000.0 Issue Date: 14/02/1997 Effective Date: - Modified: 09/03/2001 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: IPPC Site Name: Clifton Hall Landfill Site Correspondence Address: -, -
Not shown	1495.0	S	380900 400700	Site Address: Regatta Street, Salford, Lancashire, M6 Type: Metal Recycling Site (mixed MRS's) Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: REN001 EPR reference: EA/EPR/NP3692CY/A001 Operator: English Ronald Waste Management licence No: 53544 Annual Tonnage: 6160.0 Issue Date: 13/06/1997 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked Site Name: R English Correspondence Address: -, -

3. Current Land Use Map



3. Current Land Uses

3.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

4

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	62.0	S	Electricity Sub Station		M25	Electrical Features	Infrastructure and Facilities
2	139.0	N	Electricity Sub Station		M25	Electrical Features	Infrastructure and Facilities
3	230.0	N	Rainsough Filling Station Ltd	380962 402443	Hilton Lane, Prestwich, Manchester, M25 9XJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
4	250.0	NE	Electricity Sub Station		M25	Electrical Features	Infrastructure and Facilities

3.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

1

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
5	240.0	NE	380995 402440	Unbranded	Rainsough Filling Station, Hilton Lane, Hilton Lane, Rainsough, Manchester, Lancashire, M25 9XJ	No	Closed

3.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

0

Database searched and no data found.

3.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site:

0

Database searched and no data found.

4. Geology

4.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

4.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
HMGDD	HUMMOCKY (MOUNDY) GLACIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL [UNLITHIFIED DEPOSITS CODING SCHEME]

4.3 Bedrock and Solid Geology

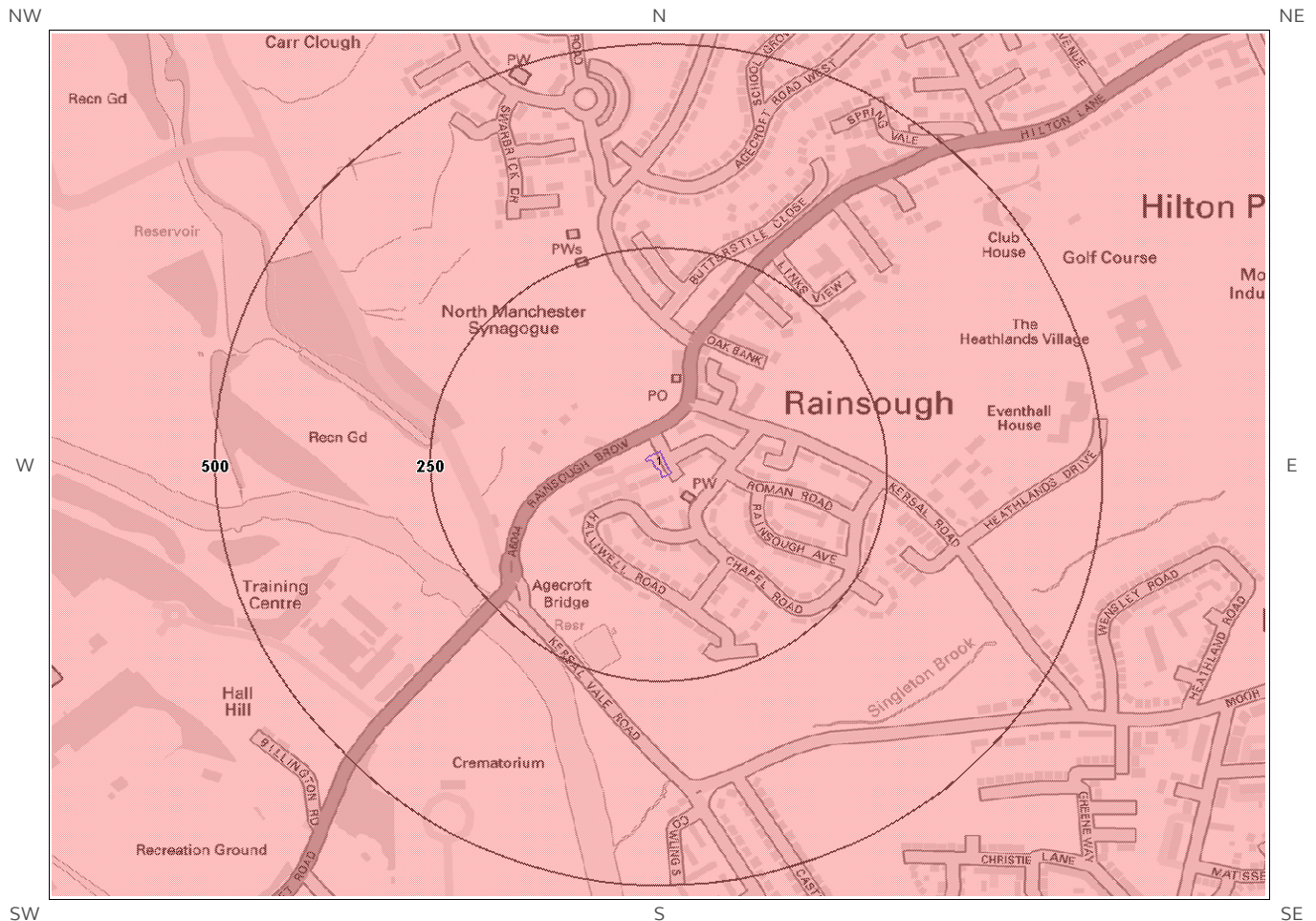
The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
CPB-SDST	CHESTER PEBBLE BEDS FORMATION	SANDSTONE

(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

5. Hydrogeology and Hydrology

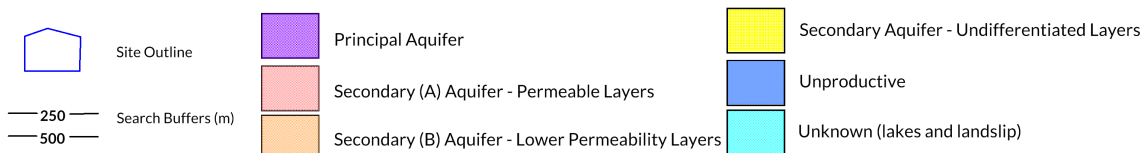
5a. Aquifer Within Superficial Geology



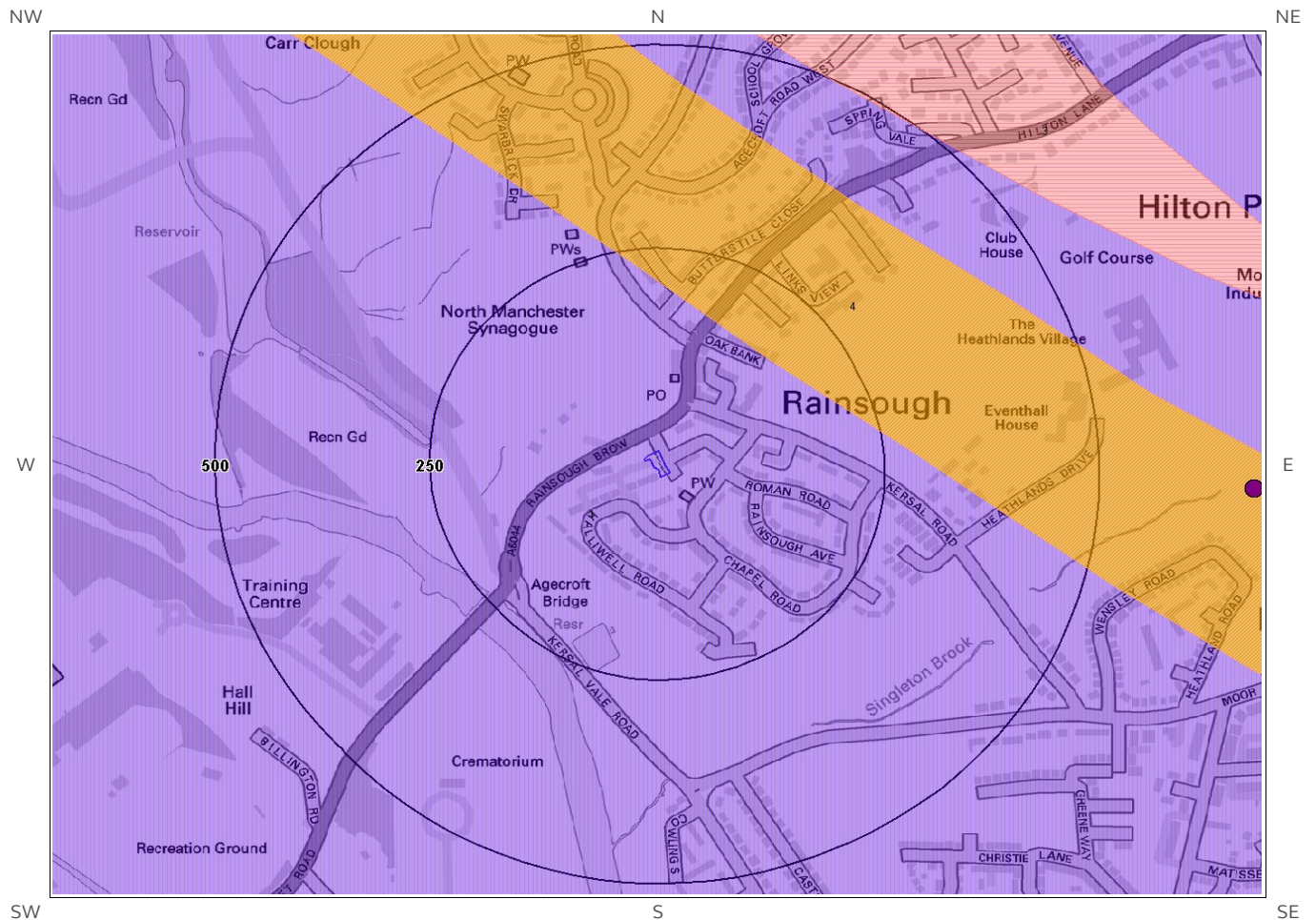
Aquifer Within Superficial Geology



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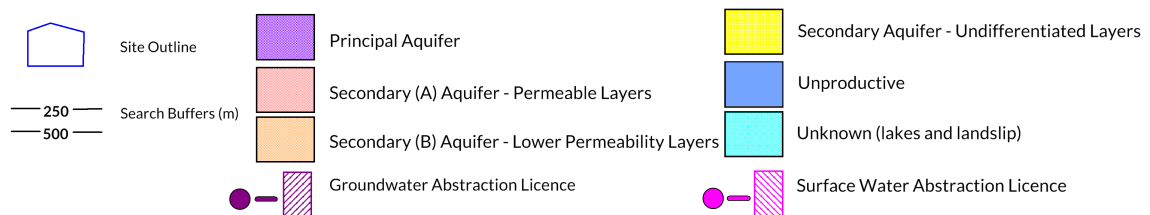
5b. Aquifer Within Bedrock Geology and Abstraction Licenses



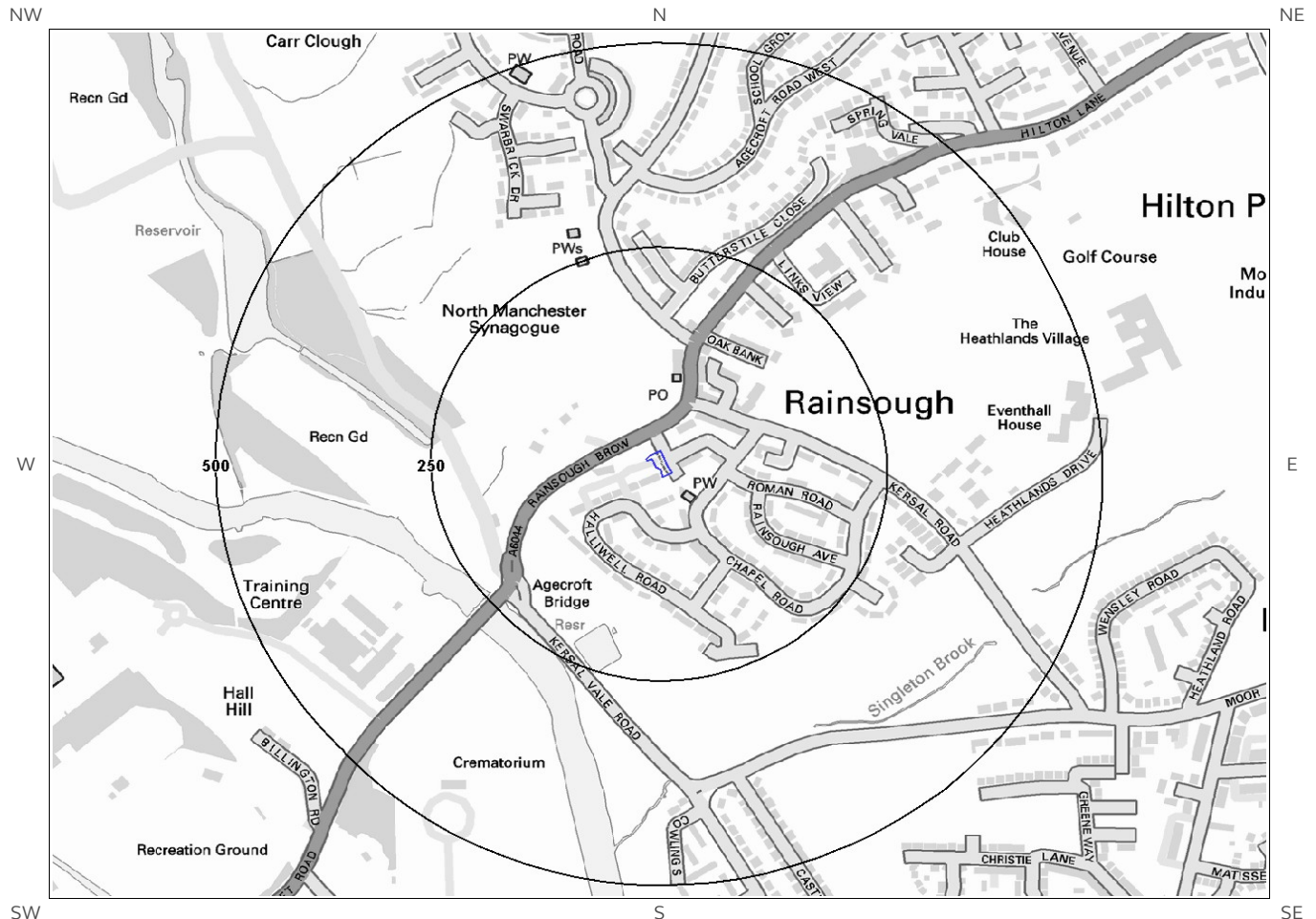
Aquifer Within Bedrock Geology and Abstraction Licenses



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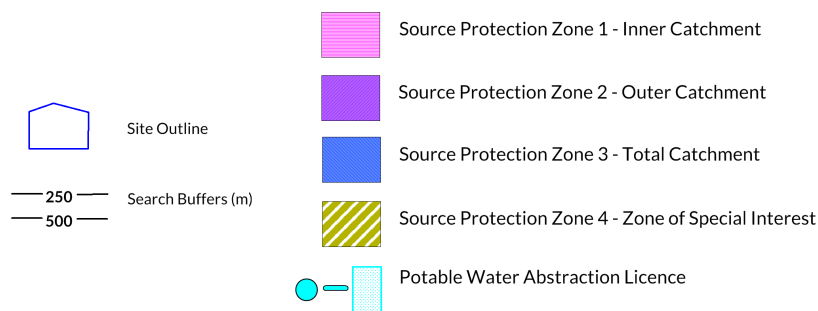
5c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licenses



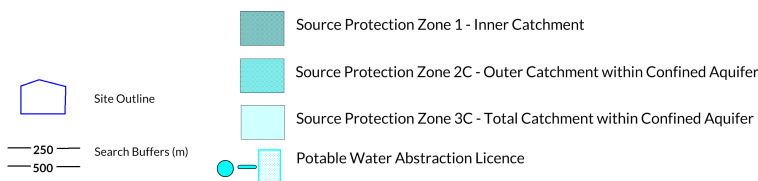
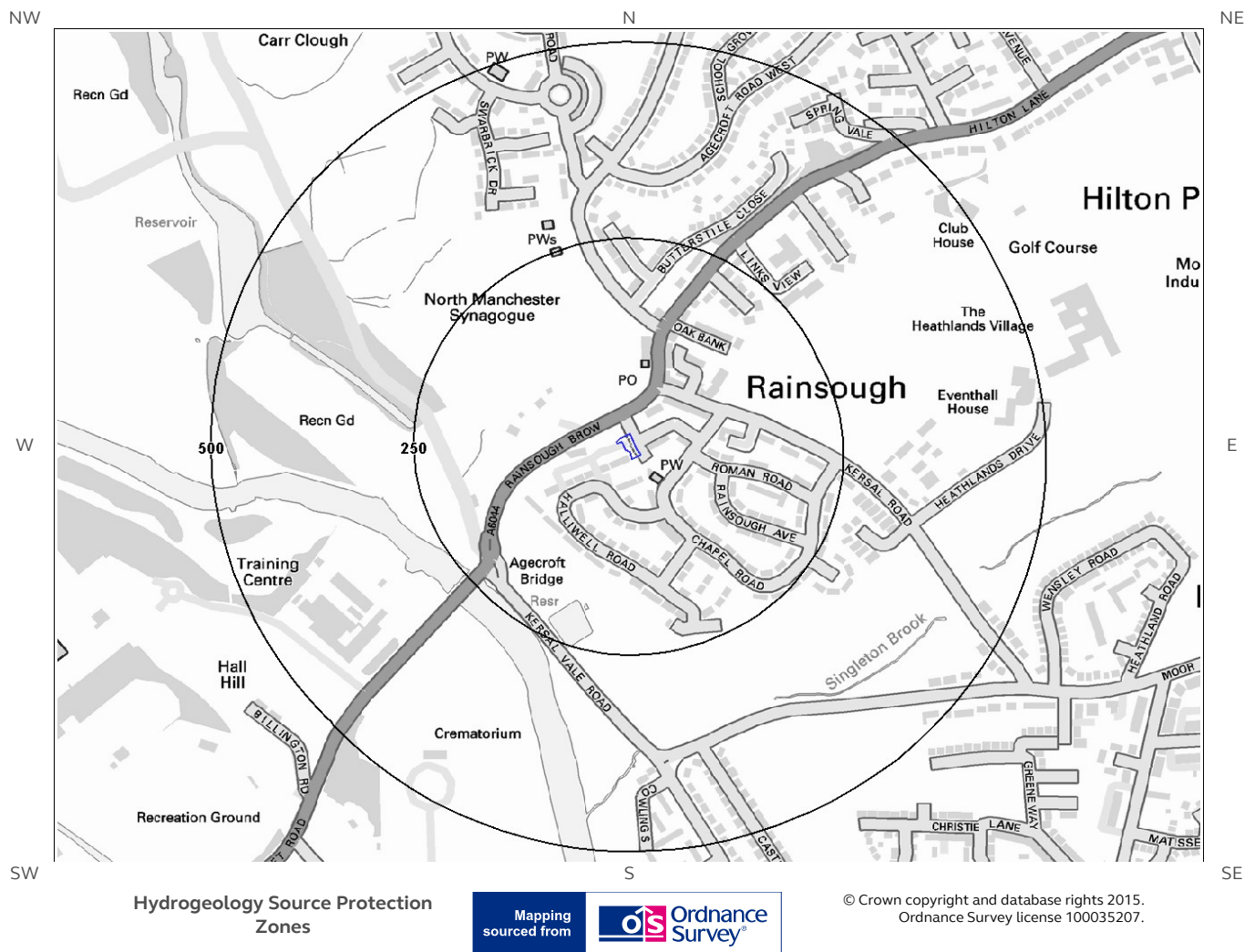
Hydrogeology-Source Protection Zones and Potable Water Abstraction Licenses



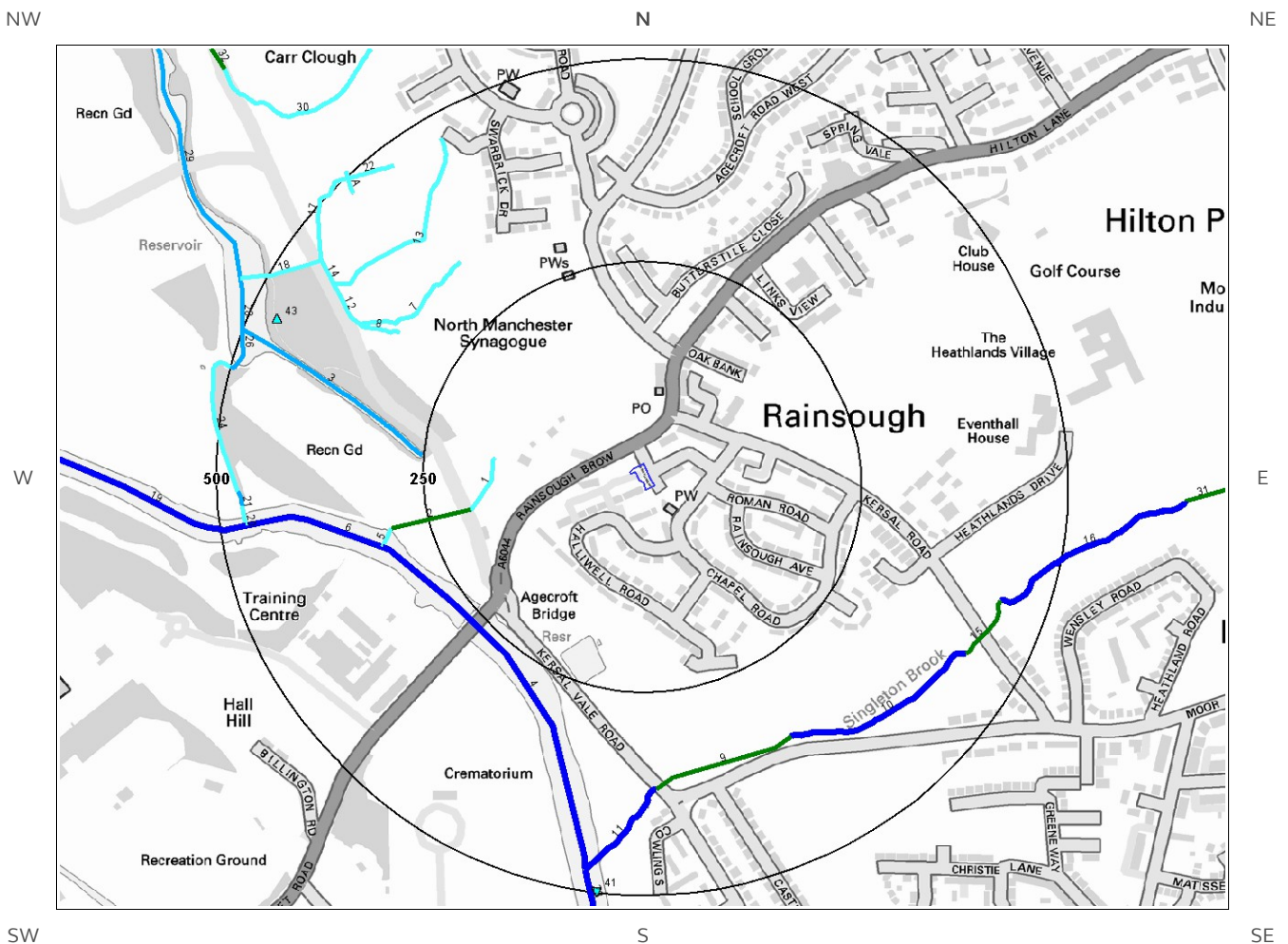
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5d. Hydrogeology - Source Protection Zones within confined aquifer



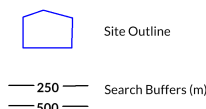
5e. Hydrology – Detailed River Network and River Quality



Hydrology – Detailed River Network and River Quality



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- Primary River
- Secondary River
- Tertiary River
- Lake/Reservoir
- Underground River (inferred)
- General Quality Assessment: Biology
- General Quality Assessment: Chemistry
- Canal
- Canal Tunnel
- Culvert
- Multiple Channel Culvert
- Underground River (Potential Sewer)
- Underground River (local knowledge)

5. Hydrogeology and Hydrology

5.1 Aquifer within Superficial Deposits

Are there records of strata classification within the superficial geology at or in proximity to the property?
Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (5a):

ID	Distance (m)	Direction	Designation	Description
1	0.0	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

5.2 Aquifer within Bedrock Deposits

Are there records of strata classification within the bedrock geology at or in proximity to the property? Yes

From 1 April 2010, the Environment Agency's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviroinsight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (5b):

ID	Distance (m)	Direction	Designation	Description
1	0.0	On Site	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
4	168.0	NE	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
3	496.0	NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

5.3 Groundwater Abstraction Licences

Are there any Groundwater Abstraction Licences within 2000m of the study site?

Yes

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (5b):

ID	Distance (m)	Direction	NGR	Name	Details	Details
6A	680.0	E	381580 402180	PRESTWICH GOLF COMPANY LTD	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	Annual Volume (m³): 12000 Max Daily Volume (m³): 100 Original Application No: 7320 Original Start Date: 5/10/1995 Expiry Date: - Issue No: 101 Version Start Date: 3/10/2006 Version End Date:
7A	680.0	E	381580 402180	PRESTWICH GOLF CLUB	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	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 7320 Original Start Date: 5/10/1995 Expiry Date: - Issue No: 100 Version Start Date: 25/3/1997 Version End Date:
Not shown	1309.0	NW	379684 402769	MAGNESIUM ELEKTRO N LTD	Licence No: 2569004002 Details: Process Water Direct Source: Ground Water - North West Region Point: Bh 1 Clifton Junction, Swinton, Manchester. Data Type: Point	Annual Volume (m³): 945568 Max Daily Volume (m³): 3273.12 Original Application No: NPS/WR/013290 Original Start Date: 11/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 7/5/2013 Version End Date:
Not shown	1309.0	NW	379684 402769	MAGNESIUM ELEKTRO N LTD	Licence No: 2569004002 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: Bh 1 Clifton Junction, Swinton, Manchester. Data Type: Point	Annual Volume (m³): 945568 Max Daily Volume (m³): 3273.12 Original Application No: NPS/WR/013290 Original Start Date: 11/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 7/5/2013 Version End Date:
Not shown	1309.0	S	380700 400900	WILLS FABRICS LTD	Licence No: 2569004047 Details: Process water Direct Source: Ground Water - North West Region Point: Borehole At Langley Mill, langley Road, salford Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 2778 Original Start Date: 20/6/1989 Expiry Date: - Issue No: 100 Version Start Date: 1/1/1990 Version End Date:
Not shown	1309.0	S	380700 400900	WILLS FABRICS LTD	Licence No: 2569004047 Details: Process water Direct Source: Ground Water - North West Region Point: "borehole At Langley Mill, langley Road, salford" Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 2778 Original Start Date: 20/6/1989 Expiry Date: - Issue No: 100 Version Start Date: 1/1/1990 Version End Date:

ID	Distance (m)	Direction	NGR	Name	Details	
Not shown	1474.0	S	380600 400750	TARMAC CENTRAL LTD	Licence No: 2569004055 Details: Dust Suppression Direct Source: Ground Water - North West Region Point: Borehole At Agecroft, Manchester Data Type: Point	Annual Volume (m³): 14200 Max Daily Volume (m³): 52 Original Application No: S7455 Original Start Date: 23/12/1999 Expiry Date: - Issue No: 2 Version Start Date: 1/4/2008 Version End Date:
Not shown	1474.0	S	380600 400750	TARMAC CENTRAL LTD	Licence No: 2569004055 Details: General Washing/Process Washing Direct Source: Ground Water - North West Region Point: Borehole At Agecroft, Manchester Data Type: Point	Annual Volume (m³): 14200 Max Daily Volume (m³): 52 Original Application No: S7455 Original Start Date: 23/12/1999 Expiry Date: - Issue No: 2 Version Start Date: 1/4/2008 Version End Date:
Not shown	1474.0	S	380600 400750	TARMAC CENTRAL LTD	Licence No: 2569004055 Details: Process Water Direct Source: Ground Water - North West Region Point: Borehole At Agecroft, Manchester Data Type: Point	Annual Volume (m³): 14200 Max Daily Volume (m³): 52 Original Application No: S7455 Original Start Date: 23/12/1999 Expiry Date: - Issue No: 2 Version Start Date: 1/4/2008 Version End Date:
Not shown	1474.0	S	380600 400750	TARMAC HEAVY BUILDING MATERIAL S UK LTD	Licence No: 2569004055 Details: Process water Direct Source: Ground Water - North West Region Point: "borehole At Agecroft, Manchester" Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: S7455 Original Start Date: - Expiry Date: - Issue No: 1 Version Start Date: 23/12/1999 Version End Date:
Not shown	1474.0	S	380600 400750	TARMAC HEAVY BUILDING MATERIAL S UK LTD	Licence No: 2569004055 Details: General Washing/Process Washing Direct Source: Ground Water - North West Region Point: "borehole At Agecroft, Manchester" Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: S7455 Original Start Date: - Expiry Date: - Issue No: 1 Version Start Date: 23/12/1999 Version End Date:
Not shown	1474.0	S	380600 400750	TARMAC HEAVY BUILDING MATERIAL S UK LTD	Licence No: 2569004055 Details: Dust suppression Direct Source: Ground Water - North West Region Point: "borehole At Agecroft, Manchester" Data Type: Point	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: S7455 Original Start Date: - Expiry Date: - Issue No: 1 Version Start Date: 23/12/1999 Version End Date:
Not shown	1573.0	NW	379532 403044	MAGNESIUM ELEKTRO N LTD	Licence No: 2569004002 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: Borehole 4 At Clifton Junction, Swinton, Manchester Data Type: Point	Annual Volume (m³): 945568 Max Daily Volume (m³): 3273.12 Original Application No: NPS/WR/013290 Original Start Date: 11/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 7/5/2013 Version End Date:
Not shown	1573.0	NW	379532 403044	MAGNESIUM ELEKTRO N LTD	Licence No: 2569004002 Details: Process Water Direct Source: Ground Water - North West Region Point: Borehole 4 At Clifton Junction, Swinton, Manchester Data Type: Point	Annual Volume (m³): 945568 Max Daily Volume (m³): 3273.12 Original Application No: NPS/WR/013290 Original Start Date: 11/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 7/5/2013 Version End Date:

ID	Distance (m)	Direction	NGR	Name	Details
Not shown	1578.0	NW	379500 403000	MAGNESIUM ELEKTRO N LTD	Licence No: 2569004002 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: Boreholes (4) At Clifton Junction, Swinton, Manchester Data Type: Point Annual Volume (m³): 945568 Max Daily Volume (m³): 3273.12 Original Application No: 0109 Original Start Date: 11/2/1966 Expiry Date: - Issue No: 101 Version Start Date: 26/2/1996 Version End Date:
Not shown	1578.0	NW	379500 403000	MAGNESIUM ELEKTRO N LTD	Licence No: 2569004002 Details: Process Water Direct Source: Ground Water - North West Region Point: Boreholes (4) At Clifton Junction, Swinton, Manchester Data Type: Point Annual Volume (m³): 945568 Max Daily Volume (m³): 3273.12 Original Application No: 0109 Original Start Date: 11/2/1966 Expiry Date: - Issue No: 101 Version Start Date: 26/2/1996 Version End Date:
Not shown	1578.0	NW	379500 403000	MAGNESIUM ELEKTRO N LTD	Licence No: 2569004002 Details: Process water Direct Source: Ground Water - North West Region Point: "boreholes (4) At Clifton Junction, Swinton, Manchester" Data Type: Point Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 109 Original Start Date: 11/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 24/1/1995 Version End Date:
Not shown	1578.0	NW	379500 403000	MAGNESIUM ELEKTRO N LTD	Licence No: 2569004002 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "boreholes (4) At Clifton Junction, Swinton, Manchester" Data Type: Point Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: 109 Original Start Date: 11/2/1966 Expiry Date: - Issue No: 100 Version Start Date: 24/1/1995 Version End Date:
Not shown	1582.0	W	379401 402802	MAGNESIUM ELEKTRO N LTD	Licence No: 2569004002 Details: Process Water Direct Source: Ground Water - North West Region Point: Bh 2 Clifton Junction, Swinton, Manchester. Data Type: Point Annual Volume (m³): 945568 Max Daily Volume (m³): 3273.12 Original Application No: NPS/WR/013290 Original Start Date: 11/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 7/5/2013 Version End Date:
Not shown	1582.0	W	379401 402802	MAGNESIUM ELEKTRO N LTD	Licence No: 2569004002 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: Bh 2 Clifton Junction, Swinton, Manchester. Data Type: Point Annual Volume (m³): 945568 Max Daily Volume (m³): 3273.12 Original Application No: NPS/WR/013290 Original Start Date: 11/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 7/5/2013 Version End Date:
Not shown	1769.0	NW	379365 403146	MAGNESIUM ELEKTRO N LTD	Licence No: 2569004002 Details: Process Water Direct Source: Ground Water - North West Region Point: Bh 3 Clifton Junction, Swinton, Manchester. Data Type: Point Annual Volume (m³): 945568 Max Daily Volume (m³): 3273.12 Original Application No: NPS/WR/013290 Original Start Date: 11/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 7/5/2013 Version End Date:
Not shown	1769.0	NW	379365 403146	MAGNESIUM ELEKTRO N LTD	Licence No: 2569004002 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: Bh 3 Clifton Junction, Swinton, Manchester. Data Type: Point Annual Volume (m³): 945568 Max Daily Volume (m³): 3273.12 Original Application No: NPS/WR/013290 Original Start Date: 11/2/1966 Expiry Date: - Issue No: 102 Version Start Date: 7/5/2013 Version End Date:

5.4 Surface Water Abstraction Licences

Are there any Surface Water Abstraction Licences within 2000m of the study site?

No

Database searched and no data found.

5.5 Potable Water Abstraction Licences

Are there any Potable Water Abstraction Licences within 2000m of the study site?

No

Database searched and no data found.

5.6 Source Protection Zones

Are there any Source Protection Zones within 500m of the study site?

No

Database searched and no data found.

5.7 Source Protection Zones within Confined Aquifer

Are there any Source Protection Zones within the Confined Aquifer within 500m of the study site?

No

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

5.8 Groundwater Vulnerability and Soil Leaching Potential

Is there any Environment Agency information on groundwater vulnerability and soil leaching potential within 500m of the study site? Yes

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Major Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.
203	NE	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.

5.9 River Quality

Is there any Environment Agency information on river quality within 1500m of the study site? Yes

5.9.1 Biological Quality:

Biological Quality data describes water quality in terms of 83 groups of macroinvertebrates, some of which are pollution sensitive. The results are graded from A ('Very Good') to F ('Bad').

The following Biological Quality records are shown on the Hydrology Map (5d):

ID	Distance (m)	Direction	NGR	River Quality Grade	Biological Quality Grade				
					2005	2006	2007	2008	2009
41	498.0	S	380830 401700	River Name: Singleton Bk Reach: Qsl At A56 To Irwell End/Start of Stretch: End of Stretch NGR	E	E	E	E	D
Not shown	1204.0	E	382100 402300	River Name: Singleton Bk Reach: Qsl At A56 To Irwell End/Start of Stretch: Start of Stretch NGR	E	E	E	E	D

5.9.2 Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAHl). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (5d):

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
43	466.0	NW	380444 402404	River Name: Birkdale Beck Reach: Lodge Hags Little Sleddale Beck End/Start of Stretch: Start of Stretch NGR	A	A	A	A	A

5.10 Detailed River Network

Are there any Detailed River Network entries within 500m of the study site?

Yes

The following Detailed River Network records are represented on the Hydrology Map (5e):

ID	Distance (m)	Direction	Details	
1	164.0	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
2	198.0	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
3	251.0	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
4	262.0	SW	River Name: River Irwell Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
5	296.0	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
6	313.0	W	River Name: River Irwell Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
7	324.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
8	327.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
9	350.0	S	River Name: Singleton Brook Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
10	350.0	SE	River Name: Singleton Brook Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
11	369.0	S	River Name: Singleton Brook Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
12	374.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
13	380.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
14	427.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
15	429.0	SE	River Name: Singleton Brook Welsh River Name: - Alternative Name: -	River Type: Culvert Main River Status: Currently Undefined
16	442.0	E	River Name: Singleton Brook Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
17	456.0	NW	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
18	456.0	NW	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
19	469.0	W	River Name: River Irwell Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
20	469.0	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined

ID	Distance (m)	Direction	Details	
21	471.0	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
22	472.0	NW	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
23	474.0	S	River Name: River Irwell Welsh River Name: - Alternative Name: -	River Type: Primary River Main River Status: Currently Undefined
24	474.0	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
25 A	480.0	NW	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
26	489.0	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined
27 A	497.0	NW	River Name: Drain Welsh River Name: - Alternative Name: -	River Type: Tertiary River Main River Status: Currently Undefined
28	500.0	W	River Name: - Welsh River Name: - Alternative Name: -	River Type: Secondary River Main River Status: Currently Undefined

5.11 Surface Water Features

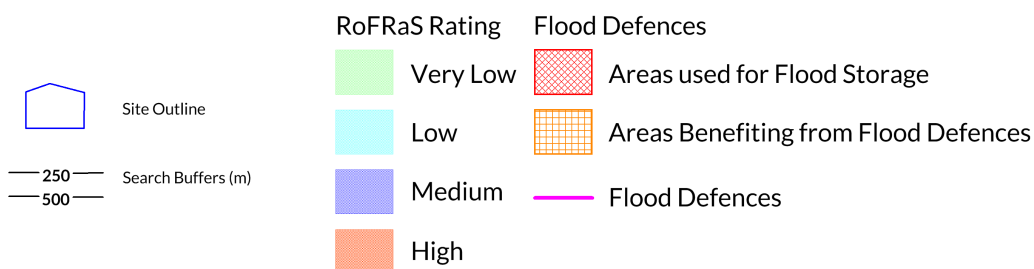
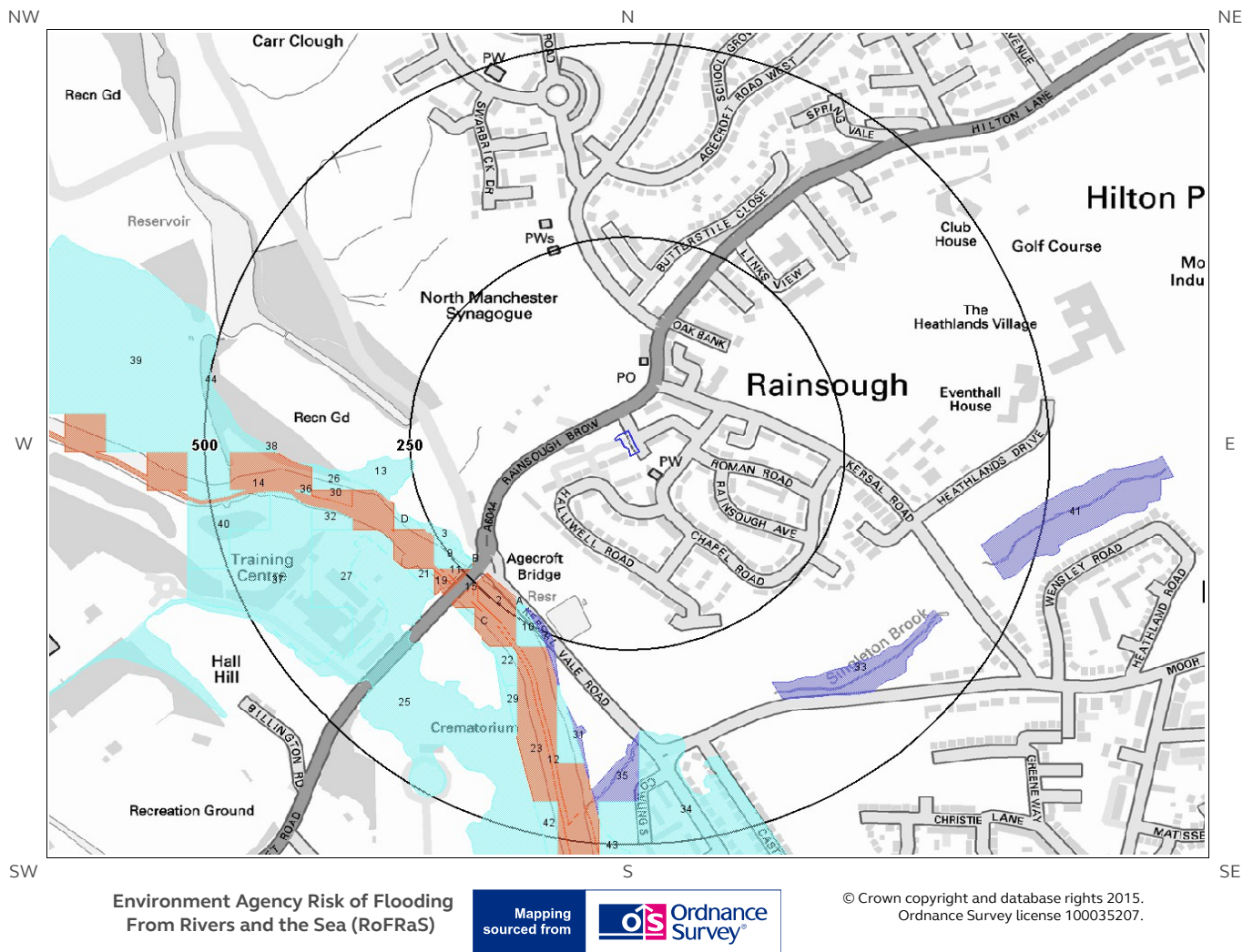
Are there any surface water features within 250m of the study site?

Yes

The following surface water records are not represented on mapping:

Distance (m)	Direction
164.0	W
191.0	S
236.0	SW
242.0	SW
250.0	W

6. Environment Agency Risk of Flooding from Rivers and the Sea (RoFRaS) Map



6. Flooding

6.1 Risk of Flooding from Rivers and the Sea (RoFRaS)

What is the risk of flooding at the centre of the study site? Very Low

What is the highest risk of flooding within 25m of the centre of the study site? Very Low

The Environment Agency RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid as used by many of the insurance companies. RoFRaS data is based on a 50m grid system, with the flood rating at the centre of the grid calculated and given below. The data considers the probability that the flood defences will overtop or breach, and the distance from the river or the sea.

RoFRaS data for the study site indicates the property has a Very Low (less than 1 in 1000) chance of flooding in any given year.

6.2 Flood Defences

Are there any Flood Defences within 250m of the study site? No

Database searched and no data found.

6.3 Areas benefiting from Flood Defences

Are there any areas benefiting from Flood Defences within 250m of the study site? No

6.4 Areas benefiting from Flood Storage

Are there any areas used for Flood Storage within 250m of the study site? No

6.5 Groundwater Flooding Susceptibility Areas

6.5.1 Are there any British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site?

Yes

Does this relate to Clearwater Flooding or Superficial Deposits Flooding?

Clearwater Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

6.5.2 What is the highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions?

Limited potential

Where limited potential for groundwater flooding to occur is indicated, this means that although given the geological conditions there may be a groundwater flooding hazard, unless other relevant information, e.g. records of previous flooding, suggests groundwater flooding has occurred before in this area, you need take no further action in relation to groundwater flooding hazard.

6.6 Groundwater Flooding Confidence Areas

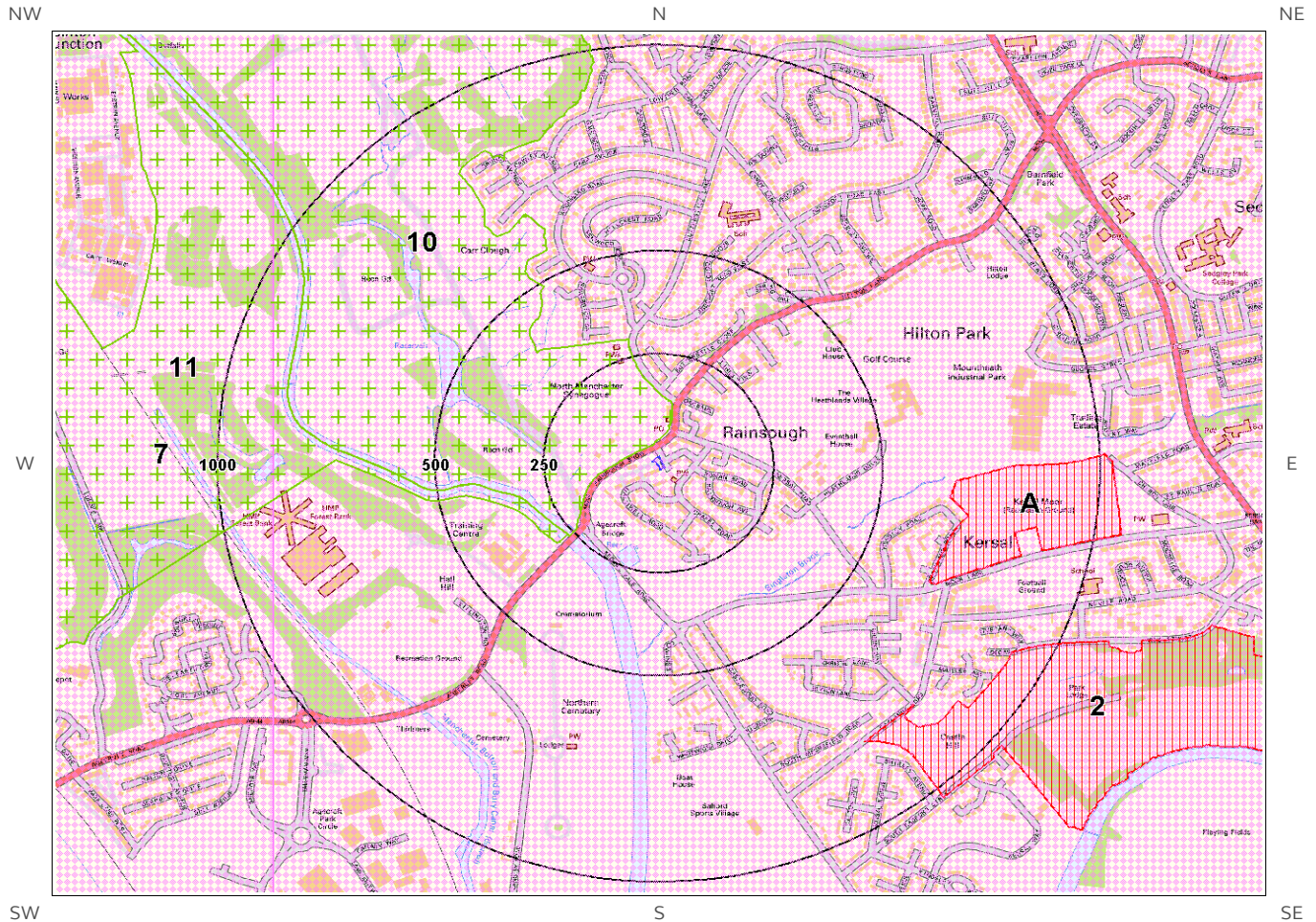
What is the British Geological Survey confidence rating in this result?

Low

Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

7. Designated Environmentally Sensitive Sites Map



Designated Environmentally Sensitive Sites Map



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7. Designated Environmentally Sensitive Sites

Presence of Designated Environmentally Sensitive Sites within 2000m of the study site? Yes

7.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

0

Database searched and no data found.

7.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

7.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.

7.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

7.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

7.6 Records of Ancient Woodland within 2000m of the study site:

2

The following records of Designated Ancient Woodland provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	Ancient Woodland Name	Data Source
Not shown	1219.0	NW	UNKNOWN	Ancient and Semi-Natural Woodland
Not shown	1649.0	NW	UNKNOWN	Ancient and Semi-Natural Woodland

7.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

5

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
1A	660.0	E	Kersal Moor	Natural England
2	806.0	SE	The Cliff / Kersal Dale	Natural England
Not shown	1518.0	NW	Philip's Park	Natural England
Not shown	1659.0	NW	Mere Clough	Natural England
Not shown	1850.0	SE	The Cliff / Kersal Dale	Natural England

7.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

7.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

7.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

7.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

7.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

7.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

2

The following Nitrate Vulnerable Zone records produced by DEFRA are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	NVZ Name	Data Source
6A	0.0	On Site	Existing	DEFRA
7	870.0	W	Existing	DEFRA

7.14 Records of Green Belt land within 2000m of the study site:

3

Green Belt data contains Ordnance Survey data © Crown copyright and database right [2015]

ID	Distance (m)	Direction	Green Belt Name	Local Authority Name
10	32.0	NW	Liverpool, Manchester and West Yorks Greenbelt	Bury District (B)
11	263.0	SW	Liverpool, Manchester and West Yorks Greenbelt	Salford District (B)
Not shown	1937.0	NE	Liverpool, Manchester and West Yorks Greenbelt	Manchester District (B)

8. Natural Hazards Findings

8.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a Groundsure GeoInsight, available from our website. The following information has been found:

8.1.1 Shrink Swell

What is the maximum Shrink-Swell* hazard rating identified on the study site? Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Ground conditions predominantly non-plastic. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely likely due to potential problems with shrink-swell clays.

8.1.2 Landslides

What is the maximum Landslide* hazard rating identified on the study site? Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

* This indicates an automatically generated 50m buffer and site.

8.1.3 Soluble Rocks

What is the maximum Soluble Rocks* hazard rating identified on the study site?

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

8.1.4 Compressible Ground

What is the maximum Compressible Ground* hazard rating identified on the study site?

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

8.1.5 Collapsible Rocks

What is the maximum Collapsible Rocks* hazard rating identified on the study site?

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

8.1.6 Running Sand

What is the maximum Running Sand^{*} hazard rating identified on the study site?

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard

Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

^{*} This indicates an automatically generated 50m buffer and site.

9. Mining

9.1 Coal Mining

Are there any coal mining areas within 75m of the study site?

Yes

The following coal mining information provided by the Coal Authority is not represented on Mapping:

Distance	Direction	Details
0.0	On Site	The study site is located within the specified search distance of an identified mining area. Further details concerning this can be obtained from the Coal Authority Helpline on 0845 762 6848.

9.2 BGS Non Coal Mining Hazards

What is the potential for undermining as a result of underground mineral extraction, excluding coal and minerals extracted as a consequence of coal mining?

Unclassified

Database searched and no data found.

9.3 Brine Affected Areas

Are there any brine affected areas within 75m of the study site?

No

Guidance: No Guidance Required.

Contact Details

CENTREMAPS
Telephone: 01886 832972
Groundsure@centremaps.co.uk
CENTREMAPS, Brockamin House, Leigh, Worcester, London, WR6 5JU

Directors: M C Walker, MInst C.E.S., C M Walker,
S J Hawkins BSc (Hons), S E Stewart BSc (Hons)
Registered No. 1890261 Registered in England and Wales
Registered Company: Laser Surveys Limited
Brockamin House, Leigh, Worcester, WR6 5JU.

British Geological Survey Enquiries

Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email: enquiries@bgs.ac.uk
Web: www.bgs.ac.uk
BGS Geological Hazards Reports and general geological enquiries



Environment Agency

National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 08708 506 506
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk



Public Health England

Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000



Public Health England

The Coal Authority

200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk



The Coal Authority

Ordnance Survey

Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505



Local Authority

Authority: Bury Metropolitan Borough Council
Phone: 01612 535 000
Web: <http://www.bury.gov.uk/>
Address: Town Hall, Knowsley Street, Bury, Lancashire, BL9 0SW

Gemapping PLC

Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444



Acknowledgements: Site of Special Scientific Interest, National Nature Reserve, Ramsar Site, Special Protection Area, Special Area of Conservation data is provided by, and used with the permission of, Natural England who retain the Copyright and Intellectual Property Rights for the data.

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This report has been prepared in accordance with the Groundsure Ltd standard Terms and Conditions of business for work of this nature.

Standard Terms and Conditions

1 Definitions

In these terms and conditions unless the context otherwise requires:

“Beneficiary” means the person or entity for whose benefit the Client has obtained the Services.

“Client” means the party or parties entering into a Contract with Groundsure.

“Commercial” means any building or property which is not Residential.

“Confidential Information” means the contents of this Contract and all information received from the Client as a result of, or in connection with, this Contract other than

(i) information which the Client can prove was rightfully in its possession prior to disclosure by Groundsure and

(ii) any information which is in the public domain (other than by virtue of a breach of this Contract).

“Support Services” means Support Services provided by Groundsure including, without limitation, interpreting third party and in-house environmental data, providing environmental support advice, undertaking environmental audits and assessments, Site investigation, Site monitoring and related items.

“Contract” means the contract between Groundsure and the Client for the provision of the Services, and which shall incorporate these terms and conditions, the Order, and the relevant User Guide.

“Third Party Data Provider” means any third party providing Third Party Content to Groundsure.

“Data Reports” means reports comprising factual data with no accompanying interpretation.

“Fees” has the meaning set out in clause 5.1.

“Groundsure” means Groundsure Limited, a company registered in England and Wales under number 03421028.

“Groundsure Materials” means all materials prepared by Groundsure and provided as part of the Services, including but not limited to Third Party Content, Data Reports, Mapping, and Risk Screening Reports.

“Intellectual Property” means any patent, copyright, design rights, trade or service mark, moral rights, data protection rights, know-how or trade mark in each case whether registered or not and including applications for the same or any other rights of a similar nature anywhere in the world.

“Mapping” means a map, map data or a combination of historical maps of various ages, time periods and scales.

“Order” means an electronic, written or other order form submitted by the Client requesting Services from Groundsure in respect of a specified Site.

“Ordnance Survey” means the Secretary of State for Business, Innovation and Skills, acting through Ordnance Survey, Adanac Drive, Southampton, SO16 0AS, UK.

“Order Website” means the online platform through which Orders may be placed by the Client and accepted by Groundsure.

“Report” means a Risk Screening Report or Data Report for Commercial or Residential property.

“Residential” means any building or property used as or intended to be used as a single dwelling.

“Risk Screening Report” means a risk screening report comprising factual data with an accompanying interpretation by Groundsure.

“Services” means any Report, Mapping and/or Support Services which Groundsure has agreed to provide by accepting an Order pursuant to clause 2.6.

“Site” means the area of land in respect of which the Client has requested Groundsure to provide the Services.

“Third Party Content” means data, database information or other information which is provided to Groundsure by a Third Party Data Provider.

“User Guide” means the user guide, as amended from time to time, available upon request from Groundsure and on the website (www.Groundsure.com) and forming part of this Contract.

2 Scope of Services, terms and conditions, requests for insurance and quotations

2.1 Groundsure agrees to provide the Services in accordance with the Contract.

2.2 Groundsure shall exercise reasonable skill and care in the provision of the Services.

2.3 Subject to clause 7.3 the Client acknowledges that it has not relied on any statement or representation made by or on behalf of Groundsure which is not set out and expressly agreed in writing in the Contract and all such statements and representations are hereby excluded to the fullest extent permitted by law.

2.4 The Client acknowledges that terms and conditions appearing on a Client’s order form, printed stationery or other communication, or any terms or conditions implied by custom, practice or course of dealing shall be of no effect, and that this Contract shall prevail over all others in relation to the Order.

2.5 If the Client or Beneficiary requests insurance in conjunction with or as a result of the Services, Groundsure shall use reasonable endeavours to recommend such insurance, but makes no warranty that such insurance shall be available from insurers or that it will be offered on reasonable terms. Any insurance purchased by the Client or Beneficiary shall be subject solely to the terms of the policy issued by insurers and Groundsure will have no liability therefor. In addition you acknowledge and agree that Groundsure does not act as an agent or broker for any insurance providers. The Client should take (and ensure that the Beneficiary takes) independent advice to ensure that the insurance policy requested or offered is suitable for its requirements.

2.6 Groundsure's quotations or proposals are valid for a period of 30 days only unless an alternative period of time is explicitly stipulated by Groundsure. Groundsure reserves the right to withdraw any quotation or proposal at any time before an Order is accepted by Groundsure. Groundsure's acceptance of an Order shall be binding only when made in writing and signed by Groundsure's authorised representative or when accepted through the Order Website.

3 The Client’s obligations

3.1 The Client shall comply with the terms of this Contract and

(i) procure that the Beneficiary or any third party relying on the Services complies with and acts as if it is bound by the Contract and

(ii) be liable to Groundsure for the acts and omissions of the Beneficiary or any third party relying on the Services as if such acts and omissions were those of the Client.

3.2 The Client shall be solely responsible for ensuring that the Services are appropriate and suitable for its and/or the Beneficiary’s needs.

3.3 The Client shall supply to Groundsure as soon as practicable and without charge all requisite information (and the Client warrants that such information is accurate, complete and appropriate), including without limitation any environmental information relating to the Site and shall give such assistance as Groundsure shall reasonably require in the provision of the Services including, without limitation, access to the Site, facilities and equipment.

3.4 Where the Client’s approval or decision is required to enable Groundsure to carry out work in order to provide the Services, such approval or decision shall be given or procured in reasonable time and so as not to delay or disrupt the performance of the Services.

3.5 Save as expressly permitted by this Contract the Client shall not, and shall procure that the Beneficiary shall not, re-sell, alter, add to, or amend the Groundsure Materials, or use the Groundsure Materials in a manner for which they were not intended. The Client may make the Groundsure Materials available to a third party who is considering acquiring some or all of, or providing funding in relation to, the Site, but such third party cannot rely on the same unless expressly permitted under clause 4.

3.6 The Client is responsible for maintaining the confidentiality of its user name and password if using the Order Website and the Client acknowledges that Groundsure accepts no liability of any kind for any loss or damage suffered by the Client as a consequence of using the Order Website.

4 Reliance

4.1 The Client acknowledges that the Services provided by Groundsure consist of the presentation and analysis of Third Party Content and other content and that information obtained from a Third Party Data Provider cannot be guaranteed or warranted by Groundsure to be reliable.

4.2 In respect of Data Reports, Mapping and Risk Screening Reports, the following classes of person and no other are entitled to rely on their contents;

- (i) the Beneficiary,
- (ii) the Beneficiary's professional advisers, (iii) any person providing funding to the Beneficiary in relation to the Site (whether directly or as part of a lending syndicate),
- (iv) the first purchaser or first tenant of the Site, and
- (v) the professional advisers and lenders of the first purchaser or tenant of the Site.

4.3 In respect of Support Services, only the Client, Beneficiary and parties expressly named in a Report and no other parties are entitled to rely on its contents.

4.4 Save as set out in clauses 4.2 and 4.3 and unless otherwise expressly agreed in writing, no other person or entity of any kind is entitled to rely on any Services or Report issued or provided by Groundsure. Any party considering such Reports and Services does so at their own risk.

5 Fees and Disbursements

5.1 Groundsure shall charge and the Client shall pay fees at the rate and

frequency specified in the written proposal, Order Website or Order acknowledgement form, plus (in the case of Support Services) all proper disbursements incurred by Groundsure. The Client shall in addition pay all value added tax or other tax payable on such fees and disbursements in relation to the provision of the Services (together "Fees").

5.2 The Client shall pay all outstanding Fees to Groundsure in full without deduction, counterclaim or set off within 30 days of the date of Groundsure's invoice or such other period as may be agreed in writing between Groundsure and the Client ("Payment Date"). Interest on late payments will accrue on a daily basis from the Payment Date until the date of payment (whether before or after judgment) at the rate of 8% per annum.

5.3 The Client shall be deemed to have agreed the amount of any invoice unless an objection is made in writing within 28 days of the date of the invoice. As soon as reasonably practicable after being notified of an objection, without prejudice to clause 5.2 a member of Groundsure's management team will contact the Client and the parties shall then use all reasonable endeavours to resolve the dispute within 15 days.

6 Intellectual Property and Confidentiality

6.1 Subject to

- (i) full payment of all relevant Fees and
- (ii) compliance with this Contract, the Client is granted (and is permitted to sub-licence to the Beneficiary) a royalty-free, worldwide, non-assignable and (save to the extent set out in this Contract) non-transferable licence to make use of the Groundsure Materials.

6.2 All Intellectual Property in the Groundsure Materials are and shall remain owned by Groundsure or Groundsure's licensors (including without limitation the Third Party Data Providers) the Client acknowledges, and shall procure acknowledgement by the Beneficiary of, such ownership. Nothing in this Contract purports to transfer or assign any rights to the Client or the Beneficiary in respect of such Intellectual Property.

6.3 Third Party Data Providers may enforce any breach of clauses 6.1 and 6.2 against the Client or Beneficiary.

6.4 The Client shall, and shall procure that any recipients of the Groundsure Materials shall:

- (i) not remove, suppress or modify any trade mark, copyright or other proprietary marking belonging to Groundsure or any third party from the Services;
- (ii) use the information obtained as part of the Services in respect of the subject Site only, and shall not store or reuse any information obtained as part of the Services provided in respect of adjacent or nearby sites;
- (iii) not create any product or report which is derived directly or indirectly from the Services (save that those acting in a professional capacity to the Beneficiary may provide advice based upon the Services);
- (iv) not combine the Services with or incorporate such Services into any other information data or service;
- (v) not reformat or otherwise change (whether by modification, addition or enhancement), the Services (save that those acting for the Beneficiary in a professional capacity shall not be in breach of this clause 6.4(v) where such reformatting is in the normal course of providing advice based upon the Services);
- (vi) where a Report and/or Mapping contains material belonging to Ordnance Survey, acknowledge and agree that such content is protected by Crown Copyright and shall not use such content for any purpose outside of receiving the Services; and
- (vii) not copy in whole or in part by any means any map prints or run-on copies containing content belonging to Ordnance Survey (other than that contained within Ordnance Survey's OS Street Map) without first being in possession of a valid Paper Map Copying Licence from Ordnance Survey,

6.5 Notwithstanding clause 6.4, the Client may make reasonable use of the Groundsure Materials in order to advise the Beneficiary in a professional capacity. However, Groundsure shall have no liability in respect of any advice, opinion or report given or provided to Beneficiaries by the Client.

6.6 The Client shall procure that any person to whom the Services are made available shall notify Groundsure of any request or requirement to disclose, publish or disseminate any information contained in the Services in accordance with the Freedom of Information Act 2000, the Environmental Information Regulations 2004 or any associated legislation or regulations in force from time to time.

7.Liability: Particular Attention Should Be Paid To This Clause

7.1 This Clause 7 sets out the entire liability of Groundsure, including any liability for the acts or omissions of its employees, agents, consultants, subcontractors and Third Party Content, in respect of:

- (i) any breach of contract, including any deliberate breach of the Contract by Groundsure or its employees, agents or

subcontractors;

- (ii) any use made of the Reports, Services, Materials or any part of them; and
- (iii) any representation, statement or tortious act or omission (including negligence) arising under or in connection with the Contract.

7.2 All warranties, conditions and other terms implied by statute or common law are, to the fullest extent permitted by law, excluded from the Contract.

7.3 Nothing in the Contract limits or excludes the liability of the Supplier for death or personal injury resulting from negligence, or for any damage or liability incurred by the Client or Beneficiary as a result of fraud or fraudulent misrepresentation.

7.4 Groundsure shall not be liable for

- (i) loss of profits;
- (ii) loss of business;
- (iii) depletion of goodwill and/or similar losses;
- (iv) loss of anticipated savings;
- (v) loss of goods;
- (vi) loss of contract;
- (vii) loss of use;
- (viii) loss or corruption of data or information;
- (ix) business interruption;
- (x) any kind of special, indirect, consequential or pure economic loss, costs, damages, charges or expenses;
- (xi) loss or damage that arise as a result of the use of all or part of the Groundsure Materials in breach of the Contract;
- (xii) loss or damage arising as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such error, omission or inaccuracy is caused by any Third Party Content or any reasonable interpretation of Third Party Content;
- (xiii) loss or damage to a computer, software, modem, telephone or other property; and
- (xiv) loss or damage caused by a delay or loss of use of Groundsure's internet ordering service.

7.5 Groundsure's total liability in relation to or under the Contract shall be limited to £10 million for any claim or claims.

7.6 Groundsure shall procure that the Beneficiary shall be bound by limitations and exclusions of liability in favour of Groundsure which accord with those detailed in clauses 7.4 and 7.5 (subject to clause 7.3) in respect of all claims which the Beneficiary may bring against Groundsure in relation to the Services or other matters arising pursuant to the Contract.

8 Groundsure's right to suspend or terminate

8.1 If Groundsure reasonably believes that the Client or Beneficiary has not provided the information or assistance required to enable the proper provision of the Services, Groundsure shall be entitled to suspend all further performance of the Services until such time as any such deficiency has been made good.

8.2 Groundsure shall be entitled to terminate the Contract immediately on written notice in the event that:

- (i) the Client fails to pay any sum due to Groundsure within 30 days of the Payment Date; or
- (ii) the Client (being an individual) has a bankruptcy order made against him or (being a company) shall enter into liquidation whether compulsory or voluntary or have an administration order made against it or if a receiver shall be appointed over the whole or any part of its property assets or undertaking or if the Client is struck off the Register of Companies or dissolved; or
- (iii) the Client being a company is unable to pay its debts within the meaning of Section 123 of the Insolvency Act 1986 or being an individual appears unable to pay his debts within the meaning of Section 268 of the Insolvency Act 1986 or if the Client shall enter into a composition or arrangement with the Client's creditors or shall suffer distress or execution to be levied on his goods; or
- (iv) the Client or the Beneficiary breaches any term of the Contract (including, but not limited to, the obligations in clause 4) which is incapable of remedy or if remediable, is not remedied within five days of notice of the breach.

9. Client's Right to Terminate and Suspend

9.1 Subject to clause 10.1, the Client may at any time upon written notice terminate or suspend the provision of all or any of the Services.

9.2 In any event, where the Client is a consumer (and not a business) he/she hereby expressly acknowledges and agrees that:

(i) the supply of Services under this Contract (and therefore the performance of this Contract) commences immediately upon Groundsure's acceptance of the Order; and

(ii) the Reports and/or Mapping provided under this Contract are

- (a) supplied to the Client's specification(s) and in any event
- (b) by their nature cannot be returned.

10 Consequences of Withdrawal, Termination or Suspension

10.1 Upon termination of the Contract:

(i) Groundsure shall take steps to bring to an end the Services in an orderly manner, vacate any Site with all reasonable speed and shall deliver to the Client and/or Beneficiary any property of the Client and/or Beneficiary in Groundsure's possession or control; and

(ii) the Client shall pay to Groundsure all and any Fees payable in respect of the performance of the Services up to the date of termination or suspension. In respect of any Support Services provided, the Client shall also pay Groundsure any additional costs incurred in relation to the termination or suspension of the Contract.

11 Anti-Bribery

11.1 The Client warrants that it shall:

(i) comply with all applicable laws, statutes and regulations relating to anti-bribery and anti-corruption including but not limited to the Bribery Act 2010;

(ii) comply with such of Groundsure's anti-bribery and anti-corruption policies as are notified to the Client from time to time; and

(iii) promptly report to Groundsure any request or demand for any undue financial or other advantage of any kind received by or on behalf of the Client in connection with the performance of this Contract.

11.2 Breach of this Clause 11 shall be deemed a material breach of this Contract.

12 General

12.1 The Mapping contained in the Services is protected by Crown copyright and must not be used for any purpose other than as part of the Services or as specifically provided in the Contract.

12.2 The Client shall be permitted to make one copy only of each Report or Mapping Order. Thereafter the Client shall be entitled to make unlimited copies of the Report or Mapping Order only in accordance with an Ordnance Survey paper map copy license available through Groundsure.

12.3 Groundsure reserves the right to amend or vary this Contract. No amendment or variation to this Contract shall be valid unless signed by an authorised representative of Groundsure.

12.4 No failure on the part of Groundsure to exercise, and no delay in exercising, any right, power or provision under this Contract shall operate as a waiver thereof.

12.5 Save as expressly provided in this Contract, no person other than the persons set out therein shall have any right under the Contract (Rights of Third Parties) Act 1999 to enforce any terms of the Contract.

12.6 The Secretary of State for Business, Innovation and Skills ("BIS") or BIS' successor body, as the case may be, acting through Ordnance Survey may enforce a breach of clause 6.4(vi) and clause 6.4(vii) of these terms and conditions against the Client in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

12.7 Groundsure shall not be liable to the Client if the provision of the Services is delayed or prevented by one or more of the following circumstances:

- (i) the Client or Beneficiary's failure to provide facilities, access or information;
- (ii) fire, storm, flood, tempest or epidemic;
- (iii) Acts of God or the public enemy;
- (iv) riot, civil commotion or war;
- (v) strikes, labour disputes or industrial action;
- (vi) acts or regulations of any governmental or other agency;
- (vii) suspension or delay of services at public registries by Third Party Data Providers;
- (viii) changes in law; or
- (ix) any other reason beyond Groundsure's reasonable control.

In the event that Groundsure is prevented from performing the Services (or any part thereof) in accordance with this clause 12.6 for a period of not less than 30 days then Groundsure shall be entitled to terminate this Contract immediately on written notice to the Client.

12.8 Any notice provided shall be in writing and shall be deemed to be properly given if delivered by hand or sent by first class post, facsimile or by email to the address, facsimile number or email address of the relevant party as may have been notified by each party to the other for such purpose or in the absence of such notification the last known address.

12.9 Such notice shall be deemed to have been received on the day of delivery if delivered by hand, facsimile or email (save to the extent such day is not a working day where it shall be deemed to have been delivered on the next working day) and on the second working day after the day of posting if sent by first class post.

12.10 The Contract constitutes the entire agreement between the parties and shall supersede all previous arrangements between the parties relating to the subject matter hereof.

12.11 Each of the provisions of the Contract is severable and distinct from the others and if one or more provisions is or should become invalid, illegal or unenforceable, the validity and enforceability of the remaining provisions shall not in any way be tainted or impaired.

12.12 This Contract shall be governed by and construed in accordance with English law and any proceedings arising out of or connected with this Contract shall be subject to the exclusive jurisdiction of the English courts.

12.13 Groundsure is an executive member of the Council of Property Search Organisation (CoPSO) and has signed up to the Search Code administered by the Property Codes Compliance Board (PCCB). All Risk Screening Reports shall be supplied in accordance with the provisions of the Search Code.

12.14 If the Client or Beneficiary has a complaint about the Services, written notice should be given to the Compliance Officer at Groundsure who will respond in a timely manner.

12.15 The Client agrees that it shall, and shall procure that each Beneficiary shall, treat in confidence all Confidential Information and shall not, and shall procure that each Beneficiary shall not (i) disclose any Confidential Information to any third party other than in accordance with the terms of this Contract; and (ii) use Confidential Information for a purpose other than the exercise of its rights and obligations under this Contract. Subject to clause 6.6, nothing shall prevent the Client or any Beneficiary from disclosing Confidential Information to the extent required by law.

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3. SUPPORTING INFORMATION

3.4 Risk Assessment Methodology

The method of risk evaluation adopted in this document is consistent with CIRIA C552 (2001). Hence, risk is considered to be a function of both the probability (likelihood) of contamination occurring at the study site and also the potential severity (consequence) of the environmental impacts associated with this contamination.

The classification system used to define contaminant probability, consequence and risk is described in the following tables.

Table A: Classification of probability

Classification	Definition
High likelihood	There is a contaminant linkage and an event that appears either very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
Likely	There is a contaminant linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term, and likely over the long term.
Low likelihood	There is a contaminant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is contaminant linkage but circumstances are such that it is improbable that an event would occur even in the long term.

Table B: Classification of consequence

Classification	Receptor	Definition	Examples
Severe	Humans	Short-term (acute) risk to human health likely to result in "significant harm" as defined in the CTL Statutory Guidance	High concentrations of cyanide on the surface of an informal recreation area
	Controlled waters	Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource	Major spillage of contaminants from site into controlled water
	Property	Catastrophic damage to buildings/property	Explosion, causing building collapse (can also equate to an acute human health risk if buildings are occupied)
	Ecology	A short-term risk to a particular ecosystem, or organism forming part of such eco-system	Potentially long term derogation of a designated site or protected species
Medium	Humans	Chronic damage to human health ("significant harm" as defined in the CTL Statutory Guidance)	Concentrations of a contaminant from a residential site exceed the site-specific assessment criteria
	Controlled waters	Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution)	Leaching of contaminants from a site to a principal or secondary aquifer
	Property	Significant damage to crops, buildings, structures and services	Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability)
	Ecology	A significant change in a particular ecosystem	Death of a species within a designated nature reserve

3. SUPPORTING INFORMATION

Table B: Classification of consequence (continued)

Classification	Receptor	Definition	Examples
Mild	Humans	Contamination present although unlikely to constitute a significant chronic health risk	Concentrations of a contaminant from a public access site moderately exceed the generic assessment criteria
	Controlled waters	Pollution of non-water resources	Pollution of non-classified groundwater
	Property	Damage to sensitive buildings/structures/services	Aggressive ground conditions leading to potential for long term degradation of buried concrete
	Ecology	Damage to the environment	Localised damage to aquatic habitat causing temporary relocation of certain species
Minor	Humans	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing, etc.)	The presence of contaminants at such concentrations that protective equipment is required during site works
	Controlled waters	Potential minor release of contamination to local water features	Short term or low volume release of potentially polluting material to a secondary surface water course of low existing quality
	Property	Easily reparable effects of damage to buildings, structures and services. Harm which may result in a financial loss, or expenditure to resolve	The loss of plants in a landscaping scheme. Discolouration of concrete
	Ecology	Short term, localised damage may occur; consequences are spatially and temporally limited	Short term or localised disruption to in situ flora or fauna; no lasting effects

Table C: Risk classification (comparison of consequence and probability)

		Consequence (severity)			
		Severe	Medium	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Moderate risk	Low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk