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PHASE I LAND CONTAMINATION ASSESSMENT

Land at 38 Deyne Avenue
Prestwich
Bury
M25 1EJ

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Consultant in Contaminated Land

Report Ref: 267841CLR

Report Date: 8th June 2026



EXECUTIVE SUMMARY

Reports4Planning was instructed by LDM Group to undertake a Phase I Land Contamination Assessment of a site adjacent to 38 Deyne Avenue, Prestwich, Bury, M25 1EJ. The report is required in connection with the discharge of Condition 14 of planning permission 20/65261/FUL for the site's development to support a single dwelling, with car parking to the rear. Following detailed review of geo-environmental data and a detailed site reconnaissance, a Preliminary Risk Assessment has been undertaken to assess potential contaminative sources and applicable pollutant pathways which may give rise to adverse impact to environmental receptors and future site users.

The site extends to approximately 282 square metres and forms a regular-shaped parcel of land between the end of terrace residential dwelling at 38 Deyne Avenue and the Manchester Metrolink, which runs on embankment immediately to the north. The site formerly supported a domestic garage and car port, but these structures have now been dismantled and some preliminary groundworks undertaken. A pile of spoil to the rear of the site contained only inert building materials. Importantly, no obvious friable materials that could potentially be asbestos-containing were noted. No evidence of contaminative activity associated with the recent use of the site were identified.

The subject site formed undeveloped agricultural land immediately south of a railway siding constructed as part of the Lancashire & Yorkshire Railway, Prestwich Branch in 1879. This railway line was built upon an embankment and likely formed a refuge siding, with no obvious railway buildings or loading/unloading activities associated with it. Around the turn of the twentieth century, terraced residential housing was developed along Deyne Avenue to the south and the site formed undeveloped land to the north of the end terrace. Given the delineation of the site, it is likely to have formed a garden area associated with 38 Deyne Avenue. During the early 1970s, two structures that appeared ancillary to the adjacent residential use were constructed on the site. This domestic garage and car port have remained on the site until recently, when they were dismantled to facilitate the future development of the site. Potentially contaminative off-site activities in the site's vicinity include the railway, a garage, laundry and substation sites. Given their distance from the subject site, they are considered unlikely to have impacted the subject site.

The site is directly underlain by Hummocky (Moundy) Glacial Deposits, classified as a Secondary A aquifer. There are no surface water features in the site's immediate vicinity and, as such, the site setting is considered to be of moderate environmental sensitivity.

Based on information gathered during this assessment, no significantly contaminative activities are associated with the current or former uses of the subject site. No obvious potentially hazardous materials were observed during the site reconnaissance. Furthermore, the risk of on-site migration associated with current and historical potential contamination sources in the site's wider vicinity are considered to be low, with no plausible pollutant linkages identified. The conceptual model of the site demonstrates that potential pollutant linkages are generally of low risk to human health and to the natural environment.

The report is based on the assumption by the author that should instances of previously unreported contamination be found during the proposed works, then appropriate assessment of the risks and proposed remediation scheme will be required. The report is supplied subject to our standard terms and conditions and these should be read alongside the report.

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1.0 INTRODUCTION

Reports4Planning was instructed by LDM Group to undertake a Phase I Land Contamination Assessment of a site adjacent to 38 Deyne Avenue, Prestwich, Bury, M25 1EJ.

The report is required in connection with the discharge of Condition 14 of planning permission 20/65261/FUL for the site's development to support a single dwelling, with car parking to the rear.

In considering any future applications the Local Planning Authority has to determine 'whether, as a result of the proposed change of use, taking into account any proposed mitigation, the site will be contaminated land as described in Part 2A of the Environmental Protection Act 1990, and in doing so have regard to the Contaminated Land Statutory Guidance issued by the Secretary of State for the Environment, Food and Rural Affairs in April 2012. The client should also take note and abide by the requirements of the LCRM regulations which are the latest guidelines issued by the Environment Agency in October 2020 (and last updated in June 2025).

The purpose of this Environmental Desk study and Preliminary Risk Assessment report is to gather information on the site to develop an initial conceptual site model (CSM) and establish whether or not there are any potentially unacceptable risks posed by either current or historical use of the land or the surrounding area which may affect the proposed development. The consultant who has prepared this report is an environmental risk specialist, with over thirty years' experience in environmental liability appraisal, contaminated land assessment, brownfield development and risk assessment. The Preliminary Risk Assessment report was undertaken based on Desk Study findings utilising publicly available data, along with data sourced directly and indirectly from various providers including the Environment Agency, the Local Authority, the British Geological Survey, The Coal Authority and Ordnance Survey. This has allowed characterisation of the site with respect to its geology, hydrology, hydrogeology, history and environmental setting. The site characterisation has been undertaken in general accordance with the methods and procedures of the LCRM, as released in October 2020.

Predominantly these procedures relate to 'past' contamination, and assume that legislative controls such as Pollution Prevention and Control authorisations control current potentially polluting activities. Emphasis is therefore upon historical site use and how this may affect potential future users of the site should the proposed development plans be realised. A Preliminary Environmental Risk Assessment contained in this report has considered all the relevant receptors, potential pathways, and sources of contamination and assessed these for the level of risk posed to the site and future site users.

In accordance with current guidance, the information has been used to develop a Conceptual Site Model (CSM) for the site. Pollutant linkages must be present, and the consequent linkage must be established in order to determine the requirement and scope of any future geo-environmental investigation.

Reasonable skill and care have been exercised in preparation of this report in accordance with the technical requirements of the brief. Notwithstanding the efforts made by the professional team in undertaking this contamination assessment, it is possible that ground conditions other than that potentially indicated by this report may exist at the site.

2.0 SOURCES OF INFORMATION

This report draws upon many different information sources in order to gain a full understanding of the environmental setting of the site. These are summarized below:

2.1 Internet Sources

- British Geological Survey Digital Map of Great Britain;
- British Geological Survey Borehole Database;
- Environment Agency Pollution Inventory Database;
- Multi-Agency Geographic Information for the Countryside Database; and
- Publicly available information available through the LPA planning portal.

2.2 Reports

- Groundsure Dataset Report, GS-R56-F5Q-J1R-62D;
- Groundsure Historical Maps, GS-1H1-SDL-HL3-TYQ.

2.3 Site Observations

A site reconnaissance was completed on 21st May 2026, with selected photographs of the site reproduced in Appendix A.

3.0 SITE DETAILS

3.1 Site Location

The subject site currently forms an undeveloped plot of land sandwiched between an end of terrace property (38 Deyne Avenue) and a railway embankment supporting the Manchester Metrolink, approximately 6 kilometres north of Manchester city centre. It is located at National Grid Reference SD 817 039 (381729, 403869).

Figure 1 and 2 Site Location Plan Small and Large Scale and Figure 3 Site Aerial Photograph show the location and current layout of the site. The proposed plans for the site are shown in Figure 4. A selection of photographs of the site are contained in Appendix A.

3.2 Site Access

Access to the site is via a pathway leading from Deyne Avenue (pedestrians only) and Back Deyne Avenue to the rear (see photographs 1 and 2).

3.3 Site Description

The site extends to approximately 282 square metres and forms a regular-shaped parcel of land immediately adjacent to the end of terrace residential dwelling at 38 Deyne Avenue. The site formerly supported a garage and car port, but these have now been dismantled and some preliminary groundworks undertaken. It is proposed to construct a new dwelling arranged over three storeys, with parking and limited additional landscaping to the rear.

3.3.1 Site Topography

The site topography is roughly flat.

3.3.2 Structures

No significant structures remain on the site. Formerly, the site was occupied by a brick garage and car port / lean-to accessed from the rear (eastern) side of the site – see photographs 11 and 12. These structures have now been dismantled and the majority of the materials removed from site. A pile of spoil excavated from the site is currently located at the eastern boundary. A utility street cabinet (mini feeder pillar or distribution enclosure) is located towards the western (front) site boundary, together with an outside water tap housed in a temporary wooden structure.

3.3.3 Surfacing

Surfacing across the site is now predominantly soft landscaping, with some remnant concrete evident in places (photographs 2 and 4).

3.3.4 Vegetation

Vegetation across the site is limited to the front garden area and comprises amenity grassland and scrub vegetation (photograph 1). The canopies of young/semi-mature trees growing on the adjacent embankment overhang the site in places (photograph 3). No obvious evidence of distressed vegetation was noted during the site reconnaissance. Furthermore, no non-native invasive plant species were identified on or in the vicinity of the site.

3.3.5 Underground and Aboveground Fuel Storage Tanks

No evidence of underground or above ground bulk fuel storage was apparent.

3.3.6 Raw Material and Chemical Use and Storage

No evidence of significant volumes of potentially harmful chemical storage was observed at the site.

3.3.7 Solid Wastes

Besides the accumulation of spoil on the eastern boundary, no obvious solid waste materials were noted during the site reconnaissance. Inspection of the constituents of the spoil heap suggested these were exclusively site-won, inert materials – brick rubble, concrete fragments and aggregate/ballast materials. Importantly, no obvious friable materials that could potentially be asbestos-containing were noted.

3.3.8 Hazardous and Industrial Waste

No significant quantities of hazardous or industrial waste was noted at the site.

3.3.9 Air Emissions

No evidence of significant air emission sources was observed.

3.3.10 Wastewater and stormwater

An existing soil pipe had been exposed at the north west corner of 38 Deyne Avenue (photograph 7). No other details relating to existing drainage infrastructure was

3.3.11 Asbestos Containing Materials (ACM)

A small corrugated sheet of former roofing was located on the western site boundary (photograph 8) and is likely to point to the controlled removal of former roofing materials at the site. Some concern had previously been raised regarding the potential for hazardous materials to be present in the former garage and car port structures. However, no relevant documentation (survey reports, test certificates or disposal information) was available for review. Following close inspection during the site reconnaissance, no other obvious potential asbestos-containing materials (fragments of friable building materials etc) were identified, especially in the proposed footprint of the building and in the spoil heap to the rear.

3.3.12 Polychlorinated Biphenyls (PCBs)

PCBs were historically used as a dielectric filler liquid in some types of transformers, switchgear, capacitors and the starter units in some fluorescent lights and fractional horsepower motors. PCBs are known to harm the environment and can damage health. No such potential sources were observed at the site.

3.3.13 Ionising Radiation

No evidence of ionising radiation sources was apparent at the site.

3.3.14 Spills and Releases

No evidence of significant spillage or uncontrolled release of materials was noted.

3.4 Surrounding Land Use

The site is set within a residential area of Prestwich, with terraced housing to the south, east and west. The Manchester Metrolink runs on embankment immediately to the north of the site.

4.0 CURRENT LAND USES

4.1 Current Site Use

The site forms a vacant plot of land adjacent to the residential property at 38 Deyne Avenue.

4.2 Potentially Contaminative Current Surrounding Land Use

The following records of potentially contaminative current site use are made within 500m of the site:

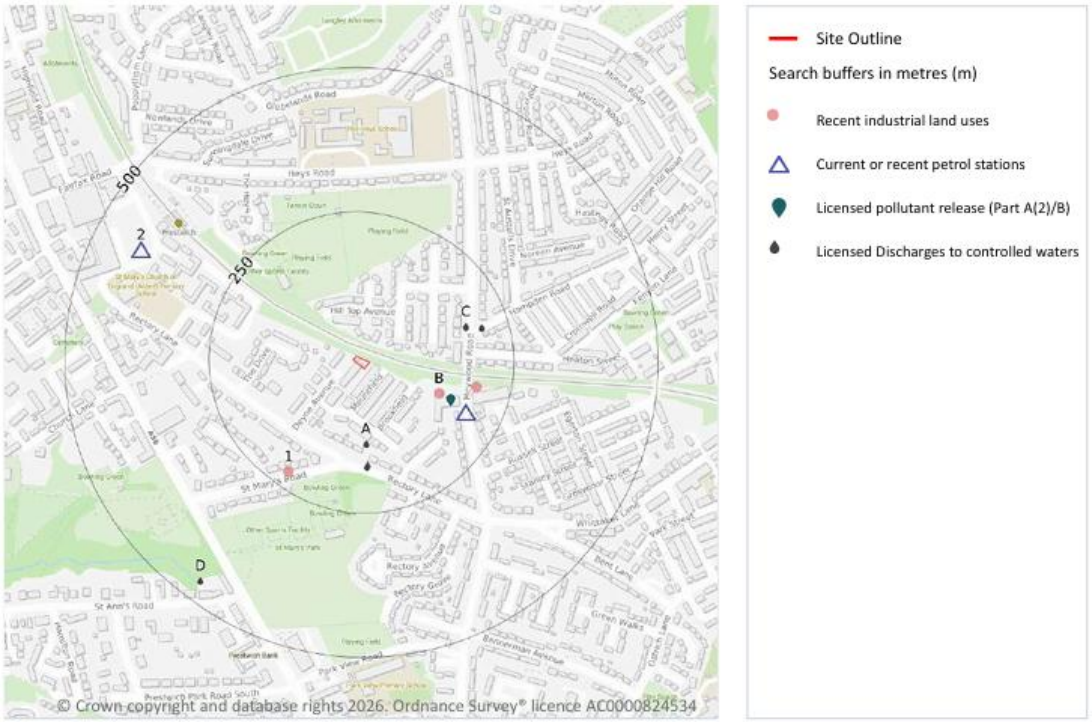


Table 1: Potentially Contaminative Current Surrounding Land Use

Reference	Distance m	Company	Activity
B	130m South East	Valet City	Vehicle cleaning services
B	190m East	SP Electricity North West	Electricity substation
1	220m South West	SP Electricity North West	Electricity substation

4.3 Petrol and Fuel Sites

There are records of 2no. former petrol stations within 500m of the site. The closest is the Valet City premises (formerly Patel-Bridge Garage Ltd) 130m south east of the site. The other site was previously located 415m to the north west.

4.4 Underground HV Electricity Cables & High Pressure Gas Transmission Pipelines

There are no records of any such features within 500m of the site.

4.5 Sites Determined as Contaminated Land

There are no records of any sites identified as potentially contaminated under Part IIA of the Environmental Protection Act 1990 within 500m of the site.

4.6 Control of Major Accident Hazards

There are no records of any Control of Major Accident Hazards (COMAH) sites at or within 500m of the site.

4.7 Regulated Explosive Sites

There are no records of any sites registered and licensed by the HSE under the Manufacture and Storage of Explosives Regulations 2005 within 500m of the site.

4.8 Hazardous Substance Storage/Usage Sites

There are no records of any sites with consents issued under the Planning (Hazardous Substances) Regulations 2015 at or within 500m of the subject site.

4.9 Historical Licensed Industrial Activities

There are no records of an operator holding historical Integrated Pollution Control (IPC) permits within 500m of the site.

4.10 Licensed Industrial Activities

There are no recorded Part A(1) installation sites within 500m of the site.

4.11 Licensed Pollutant Release

There is 1no. historical permit relating to the release of pollutants from processes authorised under Part A(2)/B within a 500m radius of the site. This was for petrol vapour recovery at the former Patel-Bridge Garage Ltd site, 130m south east of the site.

4.12 Radioactive Substance Authorisations

There are no authorisations for the storage, use, accumulation and/or disposal of radioactive substances within 500m of the site.

5.0 HISTORICAL LAND USES

5.1. Site Observational Evidence

The subject site forms a strip of land between the end of terrace at 38 Deyne Avenue and a railway embankment currently supporting the Manchester Metrolink line.

5.2 Historical Maps Assessment

A number of historical maps have been reviewed for evidence which may indicate potentially contaminative land uses for either the site or surrounding land within at least 500m of the site. Copies of the historical maps are provided in Appendix B and are discussed below:

Table 2: Historical Land Use

Map Year (Scale)	Site Use	Surrounding Land Use
1848 (1:10560)	The site forms undeveloped land at the intersection of two field margins, approximately 120m north of Prestwich House.	The following notable features are observed: **West:** Prestwich is already established by this time, approximately 400m from the site. **South:** A rectory is located 300m from the site. **East:** A small un-named stream runs approximately 150m from the site.
1893 (1:2500)	The site remains undeveloped immediately south of the Lancashire & Yorkshire Railway, Prestwich Branch.	The following notable changes are observed: **North:** The L.&Y.R, Prestwich Branch has been established adjacent to the site. A siding runs on embankment immediately north of the site. **North West:** Prestwich Station has been constructed 300m from the site.
1909 (1:2500)	Terraced residential housing along Deyne Avenue has now been developed and the site forms undeveloped land to the north of the end terrace.	The following notable changes are observed: **South, East & West:** Terraced residential housing is evident on all three sides. **South East:** Model Laundry has been constructed approximately 180m from the site, on the opposite side of the stream.
1922 (1:2500)	No significant changes shown.	No significant changes shown.
1932 (1:2500)	No significant changes shown.	No significant changes shown.
1952 (1:2500)	No significant changes shown. A revision point (rp) is shown at the northern corner of #38. These are known, fixed physical locations (corner of a building or a boundary wall) used as permanent anchor points for drawing and updating maps.	The following notable changes are observed: **North:** Residential housing has now been constructed on the other side of the railway (now London, Midland and Scottish Railway – Manchester, Whitefield and Radcliffe Line).

Map Year (Scale)	Site Use	Surrounding Land Use
1973 (1:1250)	Two structures are evident extending across the entire width of the site. These are believed to be the brick garage and lean-to that were present on the site until recently.	The following notable changes are observed: **North:** The tracks that were formerly present along the siding to the north of the site have been removed by this time. **North West:** Prestwich Station has been demolished by this time and the area redeveloped to support residential housing. **South East:** Bridge Garage is evident 130m from the site. Model Laundry is now shown as a warehouse.
1985 (1:10000)	No significant changes shown.	No significant changes shown.
1992 (1:1250)	No significant changes shown.	No significant changes shown.
2003 (1:1250)	No significant changes shown.	No significant changes shown.
2010 (1:10000)	No significant changes shown.	No significant changes shown.
2025 (1:10000)	No significant changes shown.	No significant changes shown.

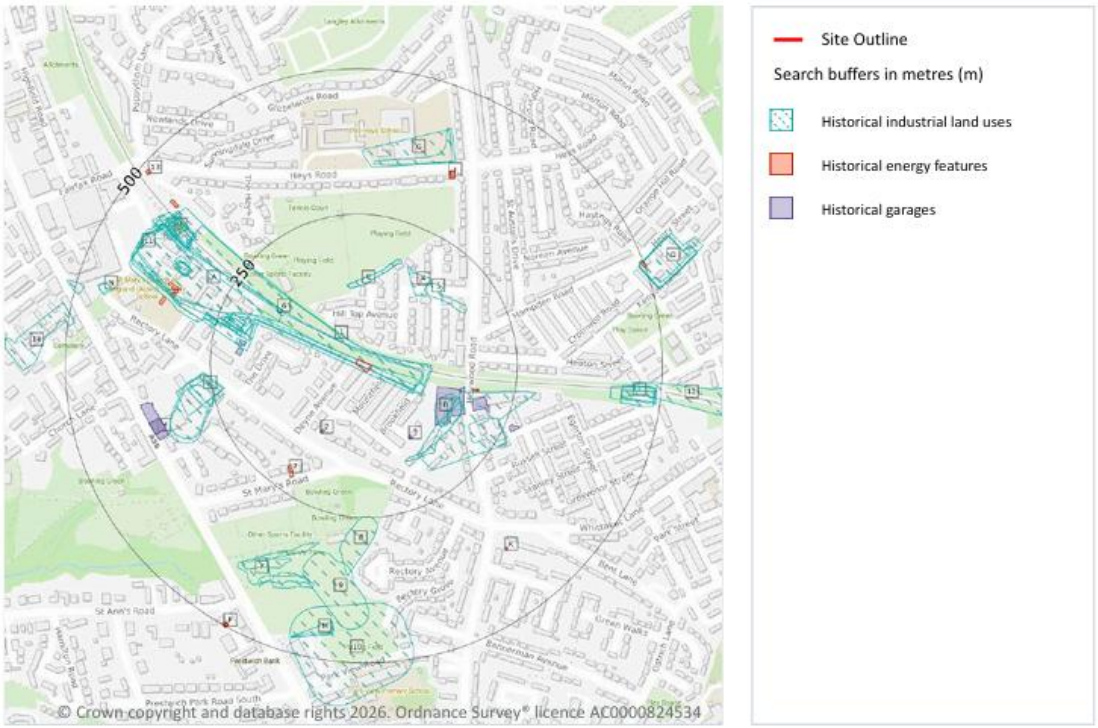
5.3 Historical Photographs

A selection of historical aerial photographs have been reviewed, which show the site from June 2000 to April 2023 (reproduced in Appendix B). Although the site is slightly obscured by the tree canopy along the railway line, the site itself appears to have remained relatively unchanged throughout this period. An open area is clearly visible to the rear (eastern) end of the site.

Historical photographs of the site from 2020 are also reproduced in Appendix B. These show the brick garage structure to the front, with a door and window evident. The lean-to or car port was present to the rear of the garage. See photographs 11 and 12.

5.4 Historical Land Use Data

5.4.1 Potentially Contaminative Historical Uses



The following records are made of potentially contaminative historical industrial sites within 500m of the property.

Table 3: Potentially Contaminative Historical Land Uses

Distance (m)	Direction	Activity	Date
Adjacent	North	Railway sidings	1891 - 1956
550m	North West	Railway building	1915
125m	North	Unspecified ground workings	1915 – 1932
125m	South East	Unspecified heap	1968
140m	North East	Refuse heap	1907
180m	South East	Laundry *Then* Warehouse *Then Residential housing*	1907 – 1951 1973 – 1993 2008 - Present

5.4.2 Historical Tank Database

There are no records of the presence of historical tanks within 500m of the site.

5.4.3 Historical Energy Features Database

There are 3no. individual historical records of electricity substations or other energy features within 250m of the subject site. The closest of these is the electricity substation site 180m east of the site, which has been present from the early 1970s to the present day.

5.4.4 Historical Petrol and Fuel Sites

There are no records of historical petrol filling stations within 500m of the site.

5.4.5 Historical Garage and Motor Vehicle Sites

There are 6no. individual records of historical garage and motor vehicle sites within 250m of the site. The closest was recorded from at least 1973 to 1993, approximately 130m east of the site and was the previously referenced Patel-Bridge Garage Ltd.

5.5 Regulatory Information

In its consultation response for planning application number 65261, the Environmental Health Team at Bury Council did not highlight specific contamination concerns relating to the subject site. It confirmed that the site has "been in use as open land adjacent to the railway line, terraced houses were developed by 1910". However, in light of the proposed sensitive end use, it did recommend the use of standard conditions (Conditions 14 and 15) relating to appropriate assessment of the site.

5.6 Historical Land Use Summary

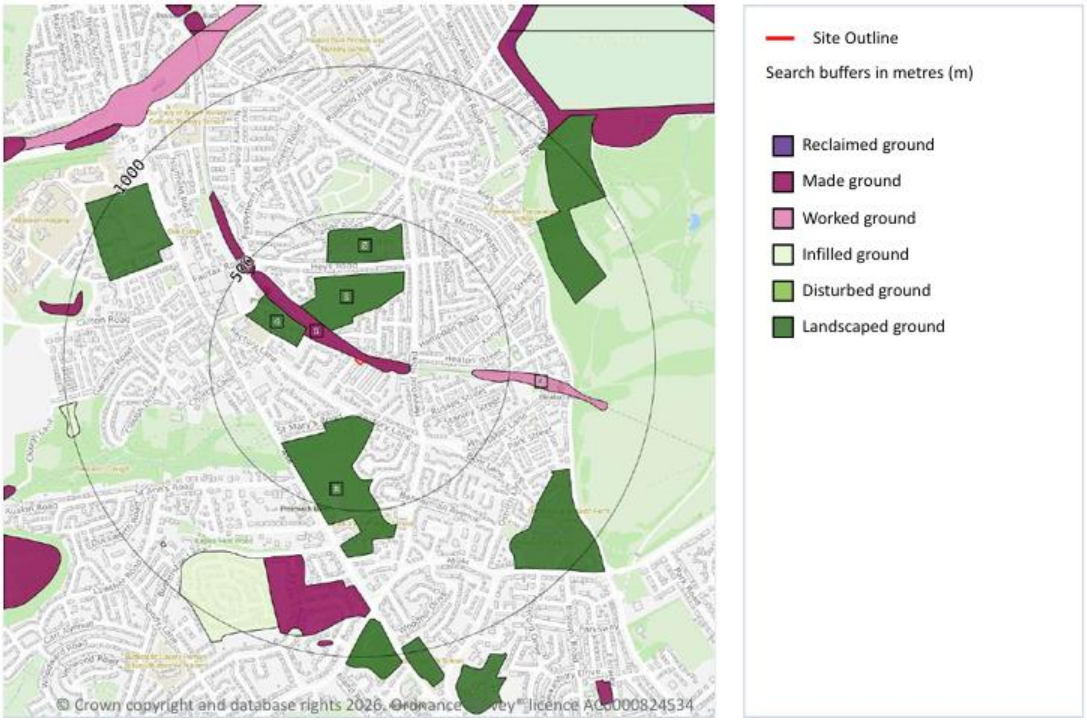
The subject site formed undeveloped agricultural land immediately south of a railway siding constructed as part of the Lancashire & Yorkshire Railway, Prestwich Branch in 1879. This railway line was (and remains to the present day) on an embankment likely formed a refuge siding, with no obvious railway buildings or loading/unloading activities associated with it.

Around the turn of the twentieth century, terraced residential housing was developed along Deyne Avenue to the south and the site formed undeveloped land to the north of the end terrace. Given the delineation of the site, it is likely to have formed a garden area associated with 38 Deyne Avenue.

During the early 1970s, two structures that appeared ancillary to the adjacent residential use were constructed on the site. This garage and car port have remained on the site until recently, when they were dismantled to facilitate the future development of the site.

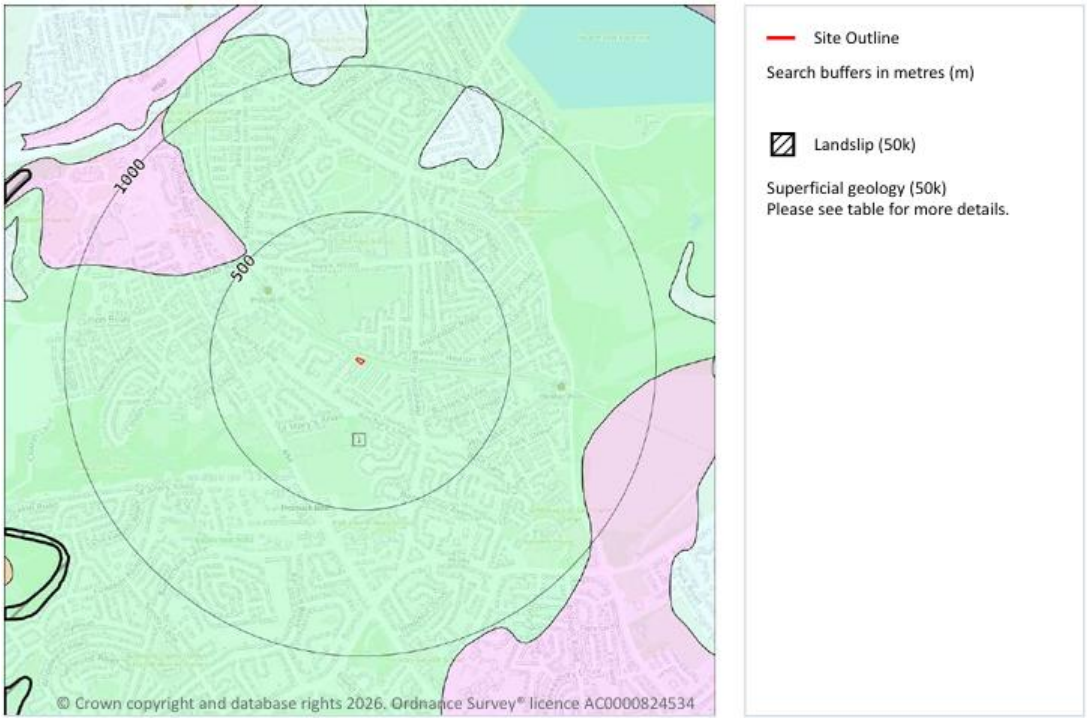
6.0 GEOLOGY

6.1 Artificial and Made Ground



The British Geological Survey 1:10,000 Geological Map of Great Britain records 4no. discrete areas of made, worked, infilled, disturbed and landscaped ground within 500m of the site. The closest is made ground associated with the railway embankment adjacent to the north of the site. This is a necessarily inert deposit dating back to around 1879 and is not considered to be of concern to the subject site.

6.2 Superficial and Drift Geology

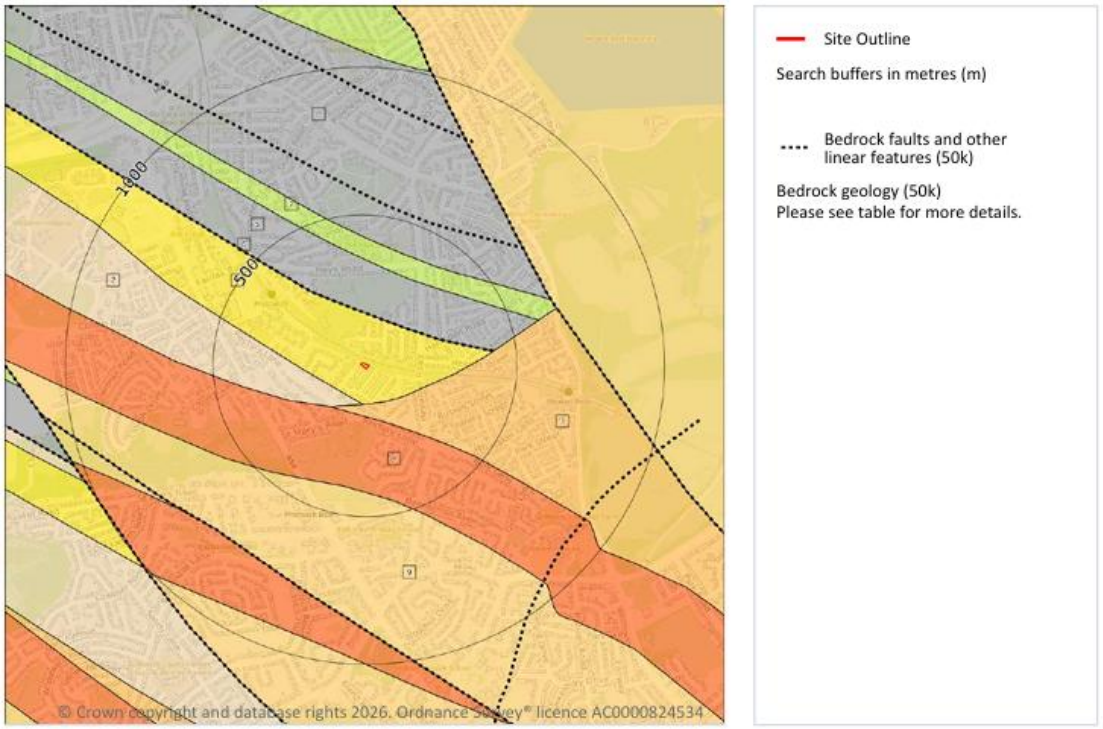


The British Geological Survey 1:50,000 Geological Map of Great Britain shows the superficial presence of Hummocky (Moundy) Glacial Deposits (sand and gravel) beneath the site. These are lithologically diverse and complex glacial deposits that have characteristic moundy topographic form and are composed of rock debris, clayey till and poorly- to well-stratified sand and gravel. They are of Devensian Age and have a high to very high superficial permeability.

A 1968 borehole record from Heywood Road, approximately 200 metres east of the site, recorded a 44.50 metres depth of drift deposit overlying the bedrock.

6.3 Solid Geology

The British Geological Survey 1:50,000 Geological Map of Great Britain shows that the bedrock geology beneath the site comprises Worsley Delf Rock (sandstone) which is part of the Pennine Upper Coal Measures Formation. Its permeability varies from moderate to high.



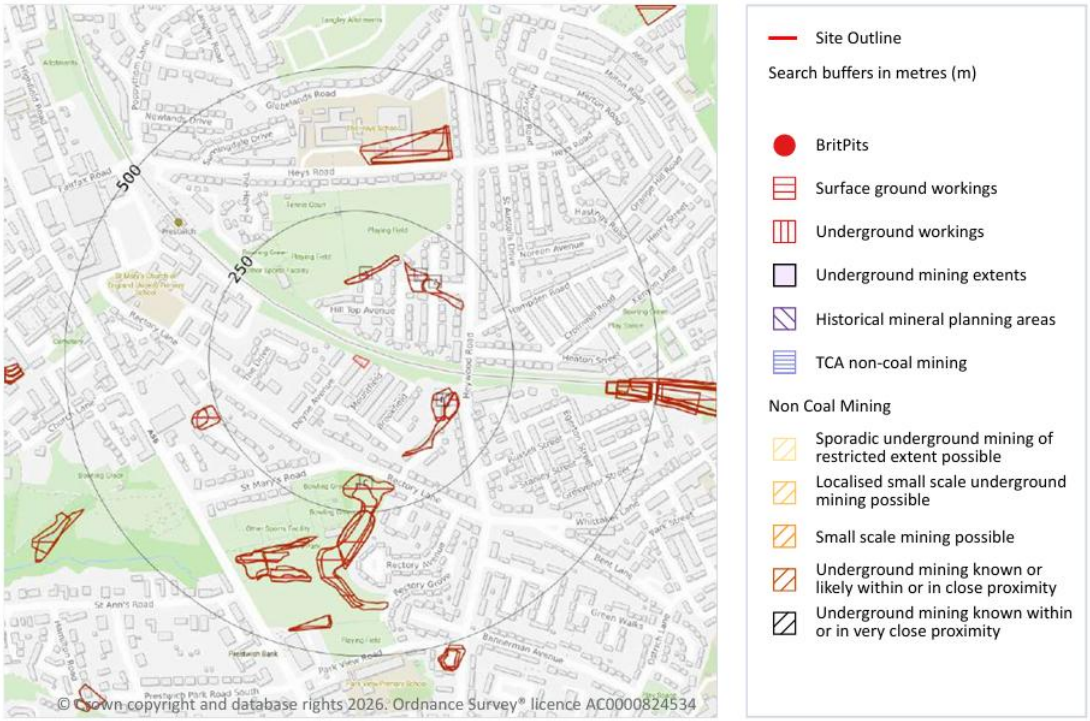
6.4 Mining

The site is located within a coal mining area as defined by the Coal Authority. However, there is no evidence that the site or its vicinity has been affected by current or historical underground or surface coal mining activities.

6.5 Non-coal Mining

BritPits (an abbreviation of British Pits) is a database maintained by BGS of currently active and closed surface and underground mineral workings. There are no records of surface and/or underground mineral workings that could present a risk to the proposed development.

The closest historical evidence of surface ground workings were 125m north of the site in the early twentieth century. The closest historical evidence of underground workings were associated with a tunnel approximately 700 metres east of the site in the late nineteenth century.



6.6 Brine Affected Areas

There are no brine affected areas within the vicinity of the site.

6.7 Shrink Swell

The shrink swell hazard for the site's vicinity has been rated by the BGS as negligible, with superficial ground conditions predominantly non-plastic.

6.8 Landslip/Slide

The potential for landsliding to be a hazard on site is considered to be very low, with slope instability problems not likely to occur.

6.9 Soluble Rocks

There is a negligible risk from soluble rocks beneath the subject site. Soluble rocks are not thought to be present within the ground or are not prone to dissolution.

6.10 Compressible Ground

The compressible ground hazard for the site and its vicinity has been rated by the BGS as negligible, with compressible strata not thought to occur.

6.11 Collapsible Rocks

The maximum collapsible rocks hazard for the site has been rated by the BGS as very low. Deposits with the potential to collapse when loaded and saturated are unlikely to be present.

6.12 Running Sand

There is a very low risk associated with running sand issues in the area. Running sand conditions are unlikely and there are no identified constraints on land use due to running conditions, unless the water table rises rapidly.

6.13 Radon

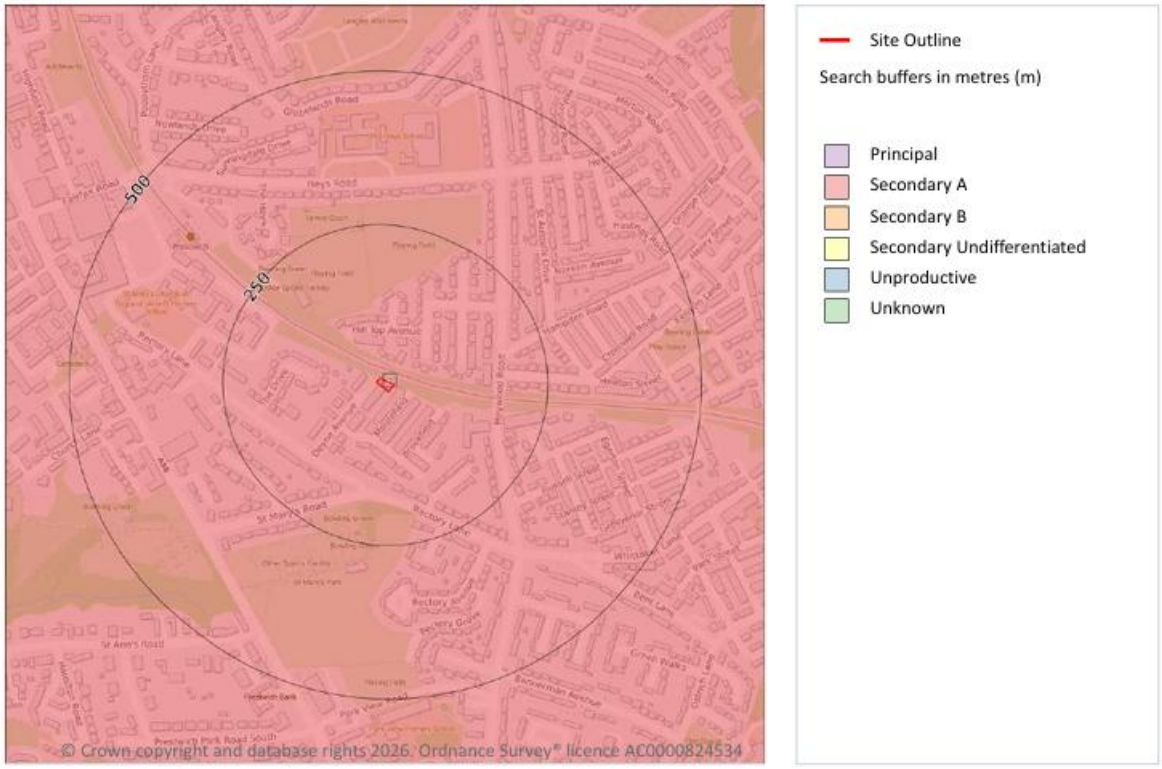
The Indicative Atlas of Radon in England and Wales as prepared by both the Health Protection Agency and the British Geological Survey shows that the site is located in a radon area where between 1% and 3% of properties are above the Radon Action Level. No radon protection measures are required.

6.14 BGS Estimated Background Soil Chemistry

It is estimated by the BGS that on site there is the potential for the following natural contaminants to be present: arsenic 15-25mg/kg, lead 100-200mg/kg, cadmium 1.8mg/kg, chromium 40-60mg/kg, nickel 15-30mg/kg.

7.0 HYDROGEOLOGY

7.1 Groundwater Vulnerability and Soil Classification



The superficial aquifer contained within the Hummocky (Moundy) Glacial Deposits is classified as 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. The bedrock aquifer is similarly Secondary A.

7.2 Groundwater Abstraction Licences

There are reportedly 2no. active licensed groundwater abstractions within 2,000m of the site. Both of these relate to spray irrigation uses, with the closest at Prestwich Golf Club, approximately 1,685m south of the site.

7.3 Licensed Discharges to Controlled Waters

There have reportedly been multiple licensed discharges to controlled waters within 500m of the site. However, many of these licences have now been revoked and related to historical sewage discharges. The closest currently licensed discharge is a sewage discharge to Prestwich Clough via surface water sewer at a point 170m south of the subject site.

7.4 Pollutant Release to Surface Waters (Red List)

There are no records of any licenses issued to sites at or within 500m of the site for a pollutant release to a surface water (Red List).

7.5 Pollutant Release to a Public Sewer

There are no records of pollutant releases to a public sewer within 500m of the site.

7.6 List 1 and List 2 Dangerous Substances

There are no records of discharges of substances as identified on Lists 1 and 2 of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015 within 500m of the site.

7.7 Pollution Incidents

There have reportedly been no recorded pollution incidents within 500m of the site.

7.8 Pollution Inventory Substances

There are no records of any pollution inventory (substances) including reporting on annual emission of certain regulated substances to air, controlled waters and land at or within 500m of the site.

7.9 Pollution Inventory Waste Transfers

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. There are no records of such transfers within 500m of the site.

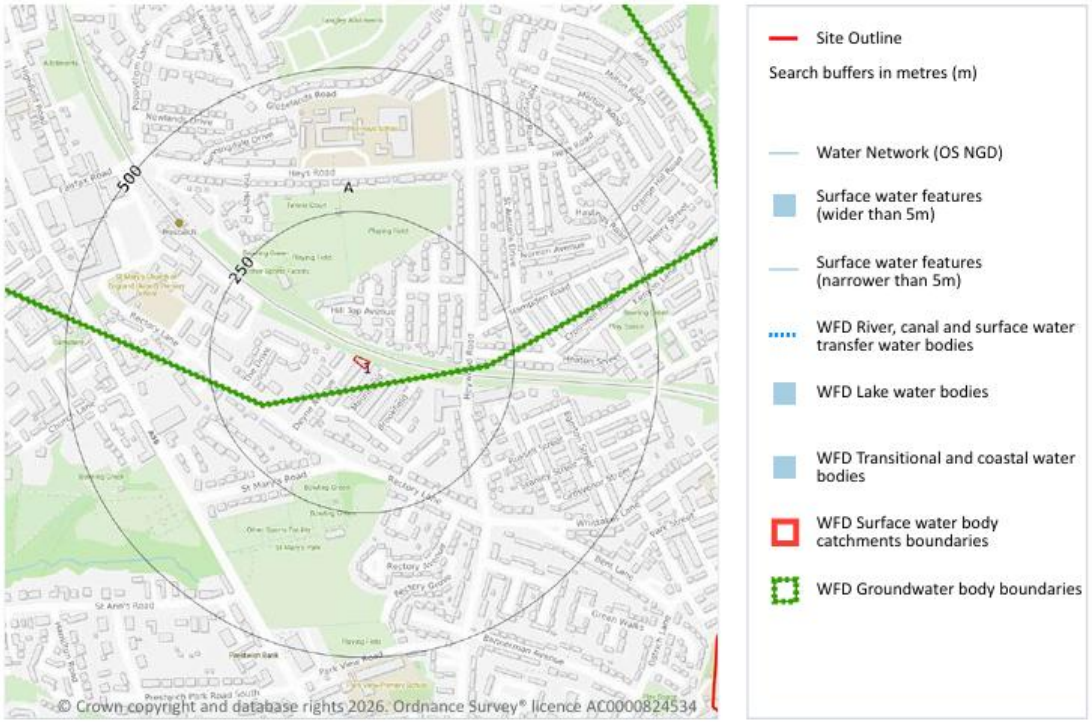
7.10 Pollution Inventory Radioactive Waste

There are no records of any pollution inventory (radioactive wastes) including reporting on annual releases of radioactive substances from a site within 500m of the site.

7.11 Source Protection Zones

The site does not lie within a designated source protection zone.

8.0 HYDROLOGY



8.1 Surface Waters

There are no surface water features within the immediate vicinity of the site. The closest surface water course to the site is Prestwich Clough which flows approximately 480m south west of the site.

8.2 Surface Water Abstraction Licenses

There are no active licensed surface water abstractions within 2,000m of the site.

8.3 Flooding

8.3.1 Risk of Flooding from Rivers and Seas (RoFRaS)

The subject site itself is not located on ground which is affected by flooding.

8.3.2 Historical Flood Events

There are no records of historical flood events within the vicinity of the site.

8.3.3 River and Coastal Flooding (Flood Zones)

The Environment Agency Flood map (from rivers and the sea) shows that the site is within Flood Zone 1, with a less than 0.1% annual probability of flooding.

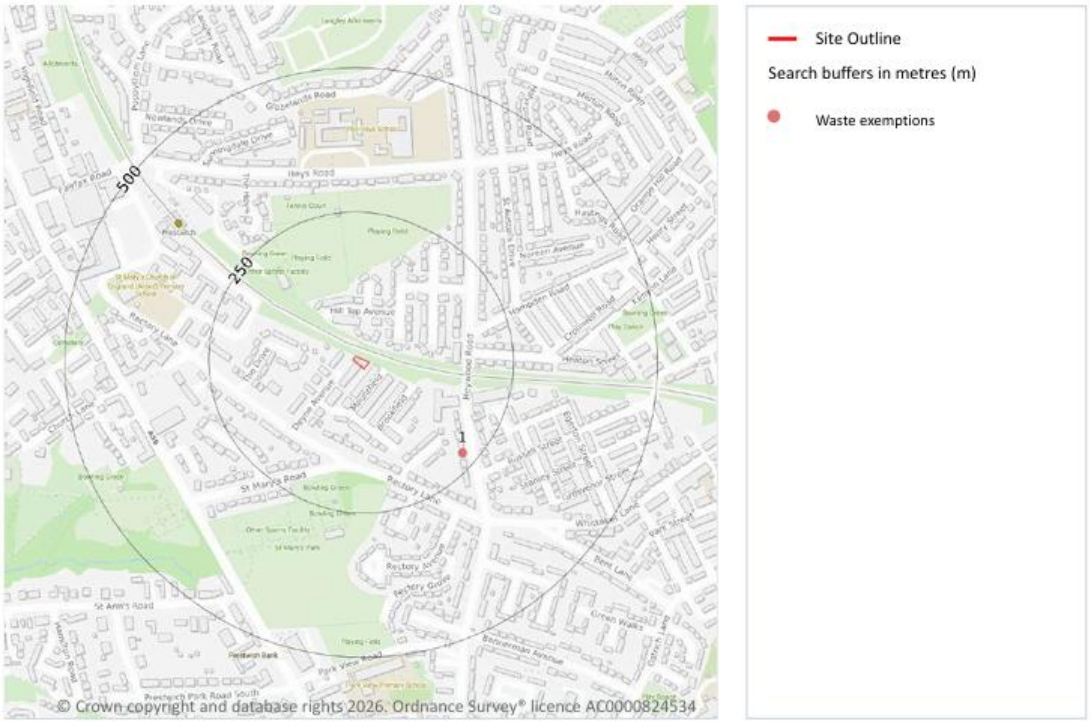
8.3.4 Surface Water Flooding

The on-site risk associated with surface water flooding (1 in 100 years flood event) is reported to be negligible.

8.3.5 Groundwater Flooding

There is reported to be a moderate risk of groundwater flooding at the site and within 50m.

9.0 WASTE



9.1 Landfill Sites

There are no records of active or recent landfill sites subject to Environment Agency regulation within 500m of the site.

Furthermore, there are no records of historical landfill sites identified by British Geological Survey, the Environment Agency or the local authority within the site's vicinity.

9.2 Waste Sites

There are no records of current or historical waste processing sites (Local Authority records and Environment Agency registered licensed waste sites) within 500m of the site.

There is 1no. licensed waste exemptions for the storage of waste in a secure place, 225m south east of the site. This is not considered to be of concern to the subject site.

10.0 DESIGNATED ENVIRONMENTALLY SENSITIVE SITES



10.1 Sites of Special Scientific Interest (SSSI)

There are no SSSI sites within 2,000 metres of the subject site. The subject site is, however, located within a SSSI Impact Risk Zone, whereby certain large-scale developments involving combustion or has air pollution impacts require consultation to be held with Natural England.

10.2 Other Designated Sites

There are reportedly no other nationally designated sites within 2,000m of the subject site.

10.3 Locally Designated Sites

There are 3no. locally designated nature conservation sites within 2,000m of the subject site. The closest is Mere Clough, 1.2 kilometres north west of the site. The closest area of designated ancient woodland is at Prestwich Clough Wood, 400m south west of the subject site.

10.4 Cultural Designations

There are understood to be no sites designated for their visual, cultural or heritage value within the immediate vicinity of the subject site. St Mary's Conservation area is located 200m west of the site, with the nearest listed building being Prestwich War Memorial, located 170m south of the site.

11.0 CONCEPTUAL SITE MODEL

The model assessment has been made on the understanding that the site is to be used for <u>Residential Purposes</u>. Those potential pathways which may give rise to unacceptable contaminative risk under this scheme have been brought forward and form part of the Model as discussed below.

Table 4: Conceptual Site Model

Consideration of Potential Contaminants:	
On-Site Contaminants	▪ The subject site formed undeveloped agricultural land prior to becoming ancillary to the adjacent residential development at 38 Deyne Avenue around the turn of the C20th. It likely formed a garden area prior to construction of a domestic garage and car port in the 1970s. The presence of hardstanding across the base of these structures would serve to prevent the entry of small volumes of materials into the subsurface. ▪ No significant on-site contamination sources associated with the site's current or historical use have been identified.
Off-Site Contaminants	▪ No significant off-site current or historical site uses with the potential to have impacted the subject site been identified. ▪ The adjacent railway embankment originally supported a refuge siding, with no obvious potentially contaminative loading/unloading activities associated with it.
Consideration of Potential Receptors:	
Controlled Waters	▪ The underlying Hummocky (Moundy) Glacial Deposits are classified as a Secondary A aquifer.
Human Health	▪ Future site occupants ▪ Construction workers primarily those involved in groundworks excavation. ▪ Neighbouring residents subject to disturbed vapours and dusts arising from on-site development.
Other	▪ Existing and new underground service infrastructure.
Potential Contaminant Pathways and Pollutant Linkages:	
On-Site Contaminants	▪ No obvious pollutant linkages have been identified.
Off-Site Contaminants	▪ The adjacent railway siding on embankment did not appear historically to have been used for loading and unloading of goods. ▪ No plausible pollutant linkages from current and historical potentially contaminative off-site uses to the subject site itself identified.
Othe Considerations:	
Asbestos	▪ Following close inspection during the site reconnaissance (focused on the proposed footprint of the building and in the spoil heap to the rear), no obvious hazardous (including potential asbestos-containing) materials with the potential to cause harm to human health were identified.
Geotechnical	▪ No specific geotechnical risk issues have been identified although it is reported that there is a moderate risk of groundwater flooding at the site which may require specific geotechnical assessment.

12.0 PRELIMINARY ENVIRONMENTAL RISK ASSESSMENT

12.1 Introduction

The current contaminated land regime is explained in Part IIA of the Environmental Protection Act 1990 and was introduced on the 1st April 2000 in England. Also, this assessment has been completed taking into account the advice and guidance contained in the NPPF and particularly paragraphs 109 (fourth and fifth bullet points) and the new LCRM regulations which is the latest guidelines issued by Government Environment Agency Published on 08/10/2020. In general, the purpose of these aspects of the legislation is to achieve the identification of contaminated land and the remediation of contaminated land to ensure that such land poses no significant risk to human health and/or the environment.

Contaminated Land is defined as:

'*any land which appears to the local authority in whose area it is situated, to be in such a condition, by reason or substances in, on, or under the land, that: significant harm is being caused or there is a significant possibility of such harm being caused; or pollution of controlled water is being or is likely to be caused.'*

For land to be classified as contaminated land a significant pollutant linkage must be identified.

Statutory Definitions	
Contaminant Source (Hazard)	A substance which is in, on or under the land and which has the potential to cause harm or cause pollution of controlled waters
Receptor (Target)	A living organism or group of organisms, an ecological system or property, controlled waters which are or could be polluted by a contaminant
Pathway (Route)	One or more routes or means which either allows the contaminant to cause significant harm to that receptor, or that there is a significant possibility of such harm being caused to the receptor, or that pollution of controlled waters is being or likely to be caused.

A Preliminary Environmental Risk Assessment involves assessing the likely probability and consequence of a Pollutant Linkage and determining a consequent level of risk.

The term 'risk' is widely used in different contexts and situation but a prescriptive definition is provided by the Guidelines for Environmental Risk Assessment and Management (DEFRA et al, 2000):

Risk is a combination of the probability, or frequency, of occurrence of a defined hazard and the magnitude of the consequence of the occurrence'.

A hazard is defined as '*a property or situation that in particular circumstance could lead to harm'*.

The risk category for a particular scenario can be assessed in terms of the consequences and probability of an occurrence which can be defined as follows (Ref: CIRIA C552):

Classification of a Consequence

Classification	Definition
Severe	1 – short term (acute) risk to human health likely to result in significant harm 2 – short term risk to controlled waters 3 – catastrophic damage to buildings / structures 4 – short term risk to an ecosystem or organism within the particular ecosystem.
Medium	1 – chromic damage to human health (long term risk) 2 – pollution of a sensitive water resource 3 – a significant change in an ecosystem or organism within the ecosystem
Mild	1 – pollution of non-sensitive water resources 2 – significant damage to buildings / structures
Minor	1 – harm (not necessarily significant) which may result in financial loss; 2 – non permanent health effects to humans (easily prevented by PPE for example) 3 – easily repairable effects of structural (building damage).

Classification of a Probability

Classification	Definition
High Likelihood	1 – there is a complete pollutant linkage and an event appears very likely to occur in the short term and is inevitable in the long term 2 – evidence of harm to the receptor
Likely	1 – there is a complete pollutant linkage which means that it is probable that an event will occur 2 – the event is not inevitable but possible in the short term and likely in the long term
Low Likelihood	1 – there is a complete pollutant linkage and circumstance are possible under which an event could occur 2 – it is not certain that an event will occur in the long term, and it is less likely to occur in the short term
Unlikely	1 – there is a complete pollutant linkage but circumstance are such that is improbable that an event would occur even in the long term.

The consequences of a risk and the probability of an event taking place can be assessed and the likely risk category can be determined as follows:

		Consequence			
		Severe	***Medium***	***Mild***	***Minor***
Probability	**High**	**Very High**	**High**	**Medium**	**Medium / Low**
	Likely	**High**	**Medium**	**Medium / Low**	**Low**
	Low	**Medium**	**Medium / Low**	**Low**	**Very Low**
	Unlikely	**Medium / Low**	**Low**	**Very Low**	**Very Low**

- **High Risk** – there is a high probability that severe harm could risk a receptor, or there is evidence that a receptor is being harmed. The risk is realised is likely to result in liability and/or significant harm, and urgent investigation or remediation will be required.
- **Medium Risk -** it is probable that harm will arise to a receptor. However it is relatively unlikely that such harm would be severe, or if harm does occur then the harm is likely to

be relatively mild. Investigation will be required to determine the liability, and some remedial works may be required in the long term.

- **Low Risk** – it is possible that harm may arise to a receptor, but it is likely that the harm would be mild.
- **Very Low Risk –** There is a very low risk of harm to the receptor. In the event of harm being realised the harm is not likely to be severe.

12.2 Potential Sources

The current and historical use of the site has been carefully assessed. Potential risks have been determined and assessed as part of this study.

The risk of contaminant source material located on site is low. The site has historically supported an ancillary use to the adjacent residential dwelling (garden then garage/car port), with no current sources of contamination or evidence of previous contamination identified.

Although potential off-site contamination sources have been identified, no plausible pollutant linkages have been identified. The railway use of the adjacent land to the north has not historically been of a potentially contaminative nature, supporting a refuge siding and latterly the Manchester Metrolink.

12.3 Potential Pathways

Exposure pathways link any contamination to the receptor. All or any of the following potential pathways may apply:

<u>Future Site Workers, including Construction Workers</u>

Oral Pathway (W-O)	Indoor /outdoor ingestion of dust
	Indoor/outdoor ingestion of soil
	Ingestion of tainted mains water
Inhalation Pathway (W-I)	Indoor/outdoor inhalation of fugitive dust
	Indoor/outdoor inhalation of soil vapour
Dermal Pathway (W-D)	Indoor/outdoor exposure to soil through dermal contact

<u>Future Site Users, Occasional Visitors and Neighbouring Residents including Children</u>

Oral Pathway (O-O)	Indoor ingestion of dust (post construction)
	Outdoor ingestion of soil (post construction)
	Indoor/outdoor ingestion of Flora/Fauna
Inhalation Pathway (O-I)	Outdoor inhalation of fugitive dust
	Indoor inhalation of fugitive dust (post construction)
	Outdoor inhalation of soil vapour
	Indoor inhalation of soil vapour (post construction)
Dermal Pathway (O-D)	Outdoor exposure to soil through dermal contact
	Indoor exposure to soil dust through dermal contact

<u>Flora (potential new on-site or off-site flora affected by potential contamination on the site, or migrating onto or from the site).</u>

Plant Uptake (Fl-PU)	General uptake of contaminants by plants growing in the vicinity of, or on, the site

<u>Fauna (on-site or off-site affected by potential contamination on the site, or migrating from the site)</u>

Oral Pathway (Fa-OP)	Consumption of contaminated flora located on site

Water Resources

Surface Water Mobilisation (SWM)	Surface water run-off from site, migrating off site Also infiltration into the site from off-site.
Groundwater Mobilisation (Leaching Potential) (GWM)	Percolation and mobilisation of contaminants within the soil into waters held locally within pore space beneath the site.

12.4 Potential Receptors

The following potential receptors have been identified and considered in the risk assessment:

Human Receptors (H):	Site workers (W)
Water Resources (SW, GW):	Underlying Secondary A aquifer
Site Infrastructure (SI):	Existing and future foundations and drainage services
Buildings and Services (BS):	Site and neighbouring buildings
Flora and Fauna (FL, FA)	Future, on and off-site Fauna and Flora
Archaeological (A):	Designations in vicinity of the site
Cultural (C):	Designations in vicinity of the site

Under the proposals, part of the site is to be developed for residential purposes. The Critical Human Receptor for this site will be a **young female child who may reside at the site.**

12.5 Qualitative Risk Assessment

A qualitative risk assessment has been undertaken to provide an initial assessment of the potential risks caused by contaminant sources identified during this assessment to construction workers, future users of the site, building structures and the aquatic environment. **The assessment has been made on the understanding that the site is to be used for residential purposes.**

Table 5: Risk Assessment

Hazard Identification			Hazard Assessment		Risk Estimation			Risk Evaluation
Sources	**Location**	**Potential Contaminants**	**Pathway**	**Receptor**	**Magnitude of Consequence**	**Probability Occurrence**	**Risk Appraisal**	**Rationale**
Current and recent use of the site Domestic garage and car port / lean-to	On-site	Made Ground, inorganic and organic contaminants, asbestos	W-O, W-I, W-D, O-O, O-I, O-D, FLPU, FaOP SWM, GWM	H, GW	Mild	Low	Low	- Primarily storage use of ancillary buildings to adjacent domestic residence since the 1970s. - Concrete hardstanding previously beneath both areas. - Apparent controlled removal of former cement roof structures. - No obvious evidence of residual hazardous materials or potential contamination at the site. - **No further assessment required.**
Historical use of the site Agricultural field, then residential garden	On-site	Made Ground	W-O, W-I, W-D, O-O, O-I, O-D, FLPU, FaOP SWM, GWM	H, GW	Minor	Low	Very Low	- Residential development of the site from agricultural use at the turn of C20th. - No potential contaminative sources associated with historical use. - Low risk previous site operations. - **No further assessment required.**
Historical use of surrounding land Railway sidings and line on embankment	Adjacent to the north	Primarily inorganic contaminants	W-I, O-I, SWM,	GWM	Mild	Low	Low	- Long-term presence of embankment immediately off-site to the north. - No evidence of loading/unloading activity associated with historical siding. - No reported on-site contaminant migration. - No obvious pollutant linkage. - **No further assessment required.**
Historical use of surrounding land Patel-Bridge Garage Ltd then Valet City	130m South East	Primarily organic contaminants	SWM, GWM	H, SW, GW, SI, FL	Minor	Low	Very low	- No evidence of historical issues associated with the former garage use. - No history of contamination issues and current use of site as car wash facility. - Distance to the subject site. - No plausible pollutant linkage. - **No further assessment required.**
Historical use of surrounding land Model Laundry Then warehouse	200m South East	Detergents, solvents	SWM, GWM	H, SW, GW, SI, FL	Mild	Low	Low	- No evidence of historical issues associated with the former laundry - Recent redevelopment of the site for residential housing following period of use as warehouse - Distance to the subject site. - No plausible pollutant linkage. - **No further assessment required.**

13.0 CONCLUSIONS AND RECOMMENDATIONS

13.1 Conclusions

A Phase I Land Contamination Assessment has been completed of a proposed residential development site at 38 Deyne Avenue, Prestwich, Bury, M25 1EJ. Following a review of geo-environmental data for the site and a detailed site reconnaissance, a full Preliminary Risk Assessment has been undertaken to assess potentially contaminative sources and applicable pollutant pathways which may give rise to adverse impact to future users of the site.

The site extends to approximately 282 square metres and forms a regular-shaped parcel of land between the end of terrace residential dwelling at 38 Deyne Avenue and the Manchester Metrolink which runs on embankment immediately to the north. The site formerly supported a garage and car port, but these have now been dismantled and some preliminary groundworks undertaken. A pile of spoil to the rear of the site contained only inert building materials. Importantly, no obvious friable materials that could potentially be asbestos-containing were noted. No evidence of contaminative activity associated with the recent use of the site were identified.

The subject site formed undeveloped agricultural land immediately south of a railway siding constructed as part of the Lancashire & Yorkshire Railway, Prestwich Branch in 1879. This railway line was (and remains to the present day) on an embankment likely formed a refuge siding, with no obvious railway buildings or loading/unloading activities associated with it. Around the turn of the twentieth century, terraced residential housing was developed along Deyne Avenue to the south and the site formed undeveloped land to the north of the end terrace. Given the delineation of the site, it is likely to have formed a garden area associated with 38 Deyne Avenue. During the early 1970s, two structures that appeared ancillary to the adjacent residential use were constructed on the site. This garage and car port have remained on the site until recently, when they were dismantled to facilitate the future development of the site. No obvious potentially contaminative off-site activities, with the potential to have impacted the subject site, have been identified.

The site is directly underlain by Hummocky (Moundy) Glacial Deposits, classified as a Secondary A aquifer. There are no surface water features in the site's immediate vicinity and, as such, the site setting is considered to be of moderate environmental sensitivity.

Based on information gathered during this assessment, no significantly contaminative activities are associated with the current or former uses of the subject site itself. No obvious potentially hazardous materials were observed during the site reconnaissance. Furthermore, the risk of on-site migration associated with current and historical potential contamination sources in the site's wider vicinity are considered to be low, with no plausible pollutant linkages identified. The conceptual model of the site demonstrates that potential pollutant linkages are generally of low risk to human health and to the natural environment.

13.2 Recommendations

No unacceptable contamination-related risks have been identified and, as such, no further investigation of the site is considered necessary at this stage. The report is based on the assumption by the author that should instances of previously unreported contamination be found during the proposed works, then appropriate assessment of the risks and proposed remediation scheme will be required. The report is supplied subject to our standard terms and conditions and these should be read alongside the report.

FIGURES



© OpenStreetMap 2026

FIGURE 1

SITE LOCATION PLAN
SMALL SCALE

LAND AT 38 DEYNE AVENUE
PRESTWICH
BURY
M25 1EJ

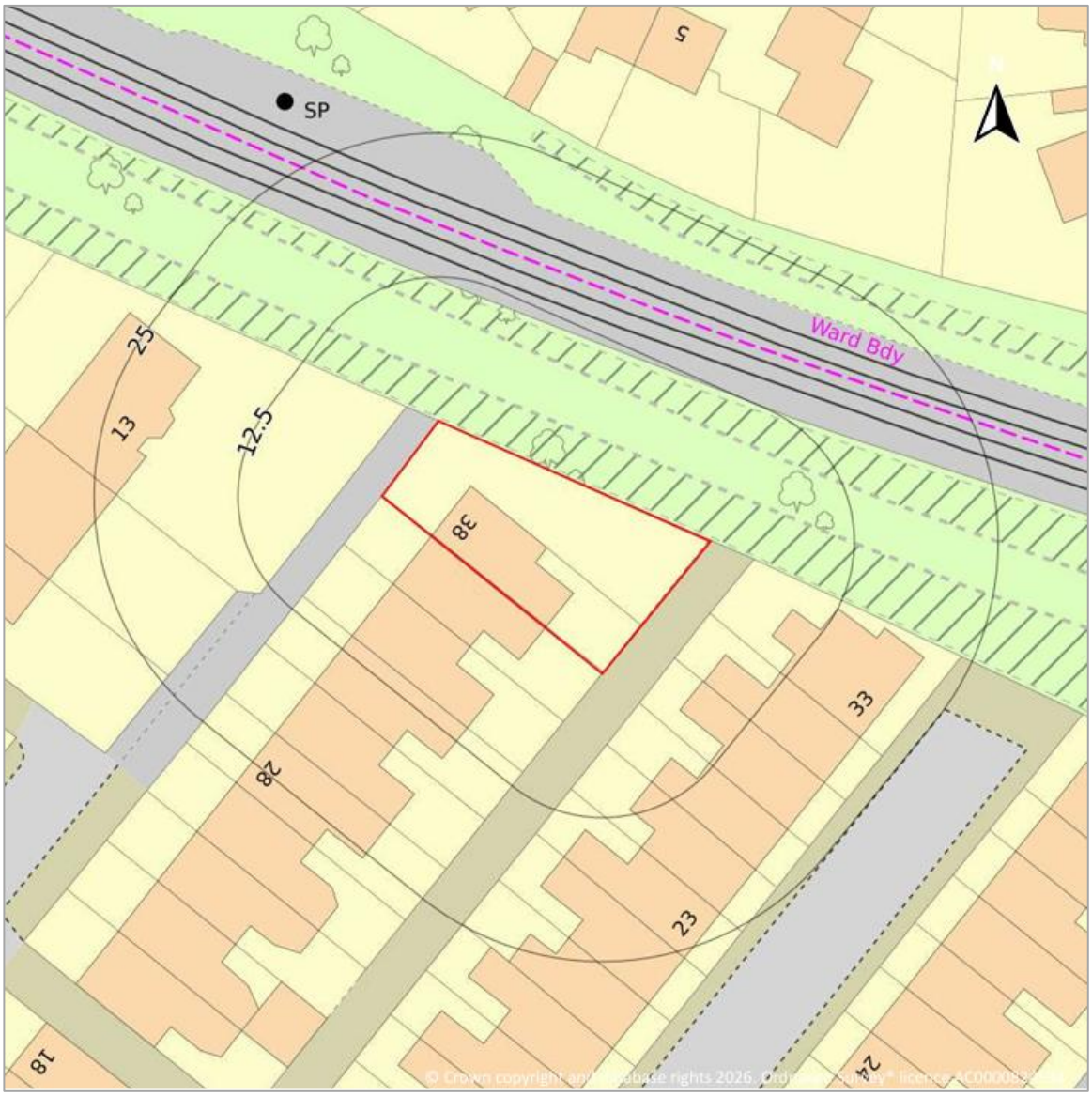


FIGURE 2

SITE LOCATION PLAN
LARGE SCALE

LAND AT 38 DEYNE AVENUE
PRESTWICH
BURY
M25 1EJ



FIGURE 3

SITE AERIAL PHOTOGRAPH

LAND AT 38 DEYNE AVENUE
PRESTWICH
BURY
M25 1EJ



FIGURE 4

PROPOSED SITE PLAN

LAND AT 38 DEYNE AVENUE
PRESTWICH
BURY
M25 1EJ

APPENDICES

APPENDIX A

SITE PHOTOGRAPHS

May 2026 Photographs:



Photograph 1: Existing view from front of site looking east



Photograph 2: View from rear of site looking west



Photograph 3: View along railway embankment showing site extent



Photograph 4: View looking west along northern boundary of site



Photograph 5: Former concrete hardstanding floor of garage and lean-to



Photograph 6: Excavated spoil heap to rear of site



Photograph 7: Existing soil pipe at north west corner of 38 Deyne Avenue

Photograph 8: Utility street cabinet at front of site and sheet of intact cement sheeting removed from previous garage



Photograph 9: Spoil heap arising from the recent excavations at the site showing brick rubble, concrete, ballast and other inert materials





Photograph 10: Area for proposed parking to rear

2020 Photographs:



Photograph 11: Former brick-built garage adjacent to front elevation



Photograph 12: Former car port / lean-to area

APPENDIX B

DATA REPORT

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

LAND AT 38, DEYNE AVENUE, PRESTWICH, BURY, M25 1EJ

Order Details

Date: 14/05/2026

Your ref: CLR7841NH

Our Ref: GS-R56-F5Q-J1R-62D

Site Details

Location: 381729 403869

Area: 0.03 ha

Authority: Bury Metropolitan Borough Council ↗

Site plan



Quick Links

Summary of findings p. 2 >

OS MasterMap site plan p.14 >

Aerial image p. 9 >

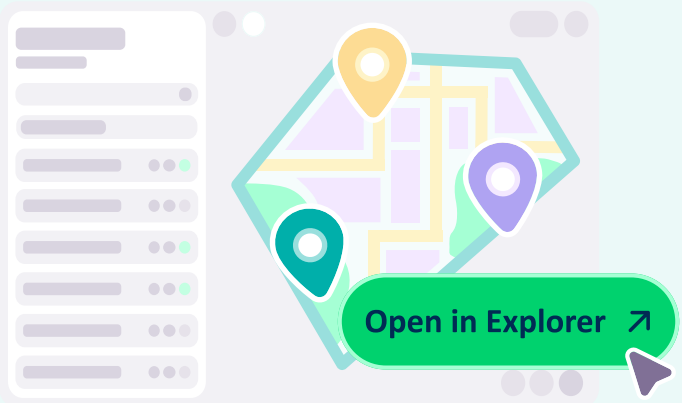
Insight User Guide ↗

Open this site in Explorer!

Access the data now in our interactive workspace.

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

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



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

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	5	1	22	42	-
18	1.2	Historical tanks	0	0	0	0	-
18 >	1.3 >	Historical energy features >	0	0	3	13	-
19	1.4	Historical petrol stations	0	0	0	0	-
20 >	1.5 >	Historical garages >	0	0	7	4	-
20	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
21 >	2.1 >	Historical industrial land uses >	7	1	28	58	-
25	2.2	Historical tanks	0	0	0	0	-
25 >	2.3 >	Historical energy features >	0	0	3	22	-
26	2.4	Historical petrol stations	0	0	0	0	-
27 >	2.5 >	Historical garages >	0	0	8	4	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
28	3.1	Active or recent landfill	0	0	0	0	-
28	3.2	Historical landfill (BGS records)	0	0	0	0	-
29	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
29	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
29	3.5	Historical waste sites	0	0	0	0	-
29	3.6	Licensed waste sites	0	0	0	0	-
29 >	3.7 >	Waste exemptions >	0	0	1	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
31 >	4.1 >	Recent industrial land uses >	0	0	3	-	-
32	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
32 >	4.3 >	Current or recent petrol stations >	0	0	1	1	-
32	4.4	Electricity cables	0	0	0	0	-
32	4.5	Gas pipelines	0	0	0	0	-

33	4.6	Sites determined as Contaminated Land	0	0	0	0	-
33	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
33	4.8	Regulated explosive sites	0	0	0	0	-
33	4.9	Hazardous substance storage/usage	0	0	0	0	-
33	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
34	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
34 >	**4.12 >**	**Licensed pollutant release (Part A(2)/B) >**	0	0	1	0	-
34	4.13	Radioactive Substance Authorisations	0	0	0	0	-
34 >	**4.14 >**	**Licensed Discharges to controlled waters >**	0	0	11	3	-
37	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
37	4.16	Pollutant release to public sewer	0	0	0	0	-
37	4.17	List 1 Dangerous Substances	0	0	0	0	-
38	4.18	List 2 Dangerous Substances	0	0	0	0	-
38	4.19	Pollution Incidents (EA/NRW)	0	0	0	0	-
38	4.20	Pollution inventory substances	0	0	0	0	-
38	4.21	Pollution inventory waste transfers	0	0	0	0	-
38	4.22	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
39 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
40 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
42 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
43	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
43	5.5	Groundwater vulnerability- local information	None (within 0m)				
44 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	4
46 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	2
46	5.8	Potable abstractions	0	0	0	0	0
47	5.9	Source Protection Zones	0	0	0	0	-
47	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m

48	6.1	Water Network (OS NGD)	0	0	0	-	-
48	6.2	Surface water features	0	0	0	-	-
49 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
49 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
50 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
51	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
51	7.2	Historical Flood Events	0	0	0	-	-
51	7.3	Flood Defences	0	0	0	-	-
52	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
52	7.5	Flood Storage Areas	0	0	0	-	-
53	7.6	Flood Zone 2	None (within 50m)				
53	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
54	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
55 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
56	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
57	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
57	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
57	10.4	Special Protection Areas (SPA)	0	0	0	0	0
57	10.5	National Nature Reserves (NNR)	0	0	0	0	0
58 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	3
58 >	10.7 >	Designated Ancient Woodland >	0	0	0	2	12
59	10.8	Biosphere Reserves	0	0	0	0	0
59	10.9	Forest Parks	0	0	0	0	0
59	10.10	Marine Conservation Zones	0	0	0	0	0
59 >	10.11 >	Green Belt >	0	0	0	1	4

60	10.12	Proposed Ramsar sites	0	0	0	0	0
60	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
60	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
61	10.15	Nitrate Sensitive Areas	0	0	0	0	0
61 >	**10.16 >**	**Nitrate Vulnerable Zones >**	1	0	0	0	1
62 >	**10.17 >**	**SSSI Impact Risk Zones >**	1	-	-	-	-
63	10.18	SSSI Units	0	0	0	0	0
Page	Section	**Visual and cultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
64	11.1	World Heritage Sites	0	0	0	-	-
65	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
65	11.3	National Parks	0	0	0	-	-
65 >	**11.4 >**	**Listed Buildings >**	0	0	1	-	-
66 >	**11.5 >**	**Conservation Areas >**	0	0	1	-	-
66	11.6	Scheduled Ancient Monuments	0	0	0	-	-
66	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations >**	On site	0-50m	50-250m	250-500m	500-2000m
67 >	**12.1 >**	**Agricultural Land Classification >**	Urban (within 250m)				
68	12.2	Open Access Land	0	0	0	-	-
68	12.3	Tree Felling Licences	0	0	0	-	-
68	12.4	Environmental Stewardship Schemes	0	0	0	-	-
68	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
69	13.1	Priority Habitat Inventory	0	0	0	-	-
69	13.2	Habitat Networks	0	0	0	-	-
69	13.3	Open Mosaic Habitat	0	0	0	-	-
69	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	**Geology 1:10,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
70 >	**14.1 >**	**10k Availability >**	Identified (within 500m)				
71 >	**14.2 >**	**Artificial and made ground (10k) >**	1	0	3	3	-

73 >	14.3 >	Superficial geology (10k) >	1	0	0	0	-
74 >	14.4 >	Landslip (10k) >	0	0	0	1	-
75 >	14.5 >	Bedrock geology (10k) >	1	0	5	3	-
76 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	1	0	-
Page	Section	**Geology 1:50,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
77 >	15.1 >	50k Availability >	Identified (within 500m)				
78	15.2	Artificial and made ground (50k)	0	0	0	0	-
78	15.3	Artificial ground permeability (50k)	0	0	-	-	-
79 >	15.4 >	Superficial geology (50k) >	1	0	0	0	-
80 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
80	15.6	Landslip (50k)	0	0	0	0	-
80	15.7	Landslip permeability (50k)	None (within 50m)				
81 >	15.8 >	Bedrock geology (50k) >	1	0	4	3	-
82 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
82 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	1	0	-
Page	Section	**Boreholes >**	On site	0-50m	50-250m	250-500m	500-2000m
83 >	16.1 >	BGS Boreholes >	0	0	1	-	-
Page	Section	**Natural ground subsidence >**					
84 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
85 >	17.2 >	Running sands >	Very low (within 50m)				
86 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
87 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
88 >	17.5 >	Landslides >	Very low (within 50m)				
89 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	**Mining and ground workings >**	On site	0-50m	50-250m	250-500m	500-2000m
91	18.1	BritPits	0	0	0	0	-
92 >	18.2 >	Surface ground workings >	0	0	11	-	-
92 >	18.3 >	Underground workings >	0	0	0	0	11
93	18.4	Underground mining extents	0	0	0	0	-

93	18.5	Historical Mineral Planning Areas	0	0	0	0	-
93	18.6	Non-coal mining	0	0	0	0	0
94	18.7	JPB mining areas	None (within 0m)				
94	18.8	The Coal Authority non-coal mining	0	0	0	0	-
94	18.9	Researched mining	0	0	0	0	-
94	18.10	Mining record office plans	0	0	0	0	-
95	18.11	BGS mine plans	0	0	0	0	-
95 >	**18.12 >**	**Coal mining >**	Identified (within 0m)				
95	18.13	Brine areas	None (within 0m)				
95	18.14	Gypsum areas	None (within 0m)				
95	18.15	Tin mining	None (within 0m)				
96	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
97	19.1	Natural cavities	0	0	0	0	-
97	19.2	Mining cavities	0	0	0	0	0
97	19.3	Reported recent incidents	0	0	0	0	-
97	19.4	Historical incidents	0	0	0	0	-
Page	Section	**Radon >**					
99 >	**20.1 >**	**Radon >**	Between 1% and 3% (within 0m)				
Page	Section	**Soil chemistry >**	On site	0-50m	50-250m	250-500m	500-2000m
101 >	**21.1 >**	**BGS Estimated Background Soil Chemistry >**	1	0	-	-	-
101	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
101	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	**Railway infrastructure and projects >**	On site	0-50m	50-250m	250-500m	500-2000m
102	22.1	Underground railways (London)	0	0	0	-	-
102	22.2	Underground railways (Non-London)	0	0	0	-	-
103	22.3	Railway tunnels	0	0	0	-	-
103 >	**22.4 >**	**Historical railway and tunnel features >**	11	4	6	-	-
104	22.5	Royal Mail tunnels	0	0	0	-	-

104	22.6	Historical railways	0	0	0	-	-
104 >	**22.7 >**	**Railways >**	0	3	9	-	-
105	22.8	Crossrail 2	0	0	0	0	-
105	22.9	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 07/04/2023

Site Area: 0.03ha

Recent site history - 2022 aerial photograph



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Capture Date: 18/10/2022

Site Area: 0.03ha

Recent site history - 2015 aerial photograph



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Capture Date: 11/06/2015

Site Area: 0.03ha

Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.03ha

Recent site history - 2000 aerial photograph



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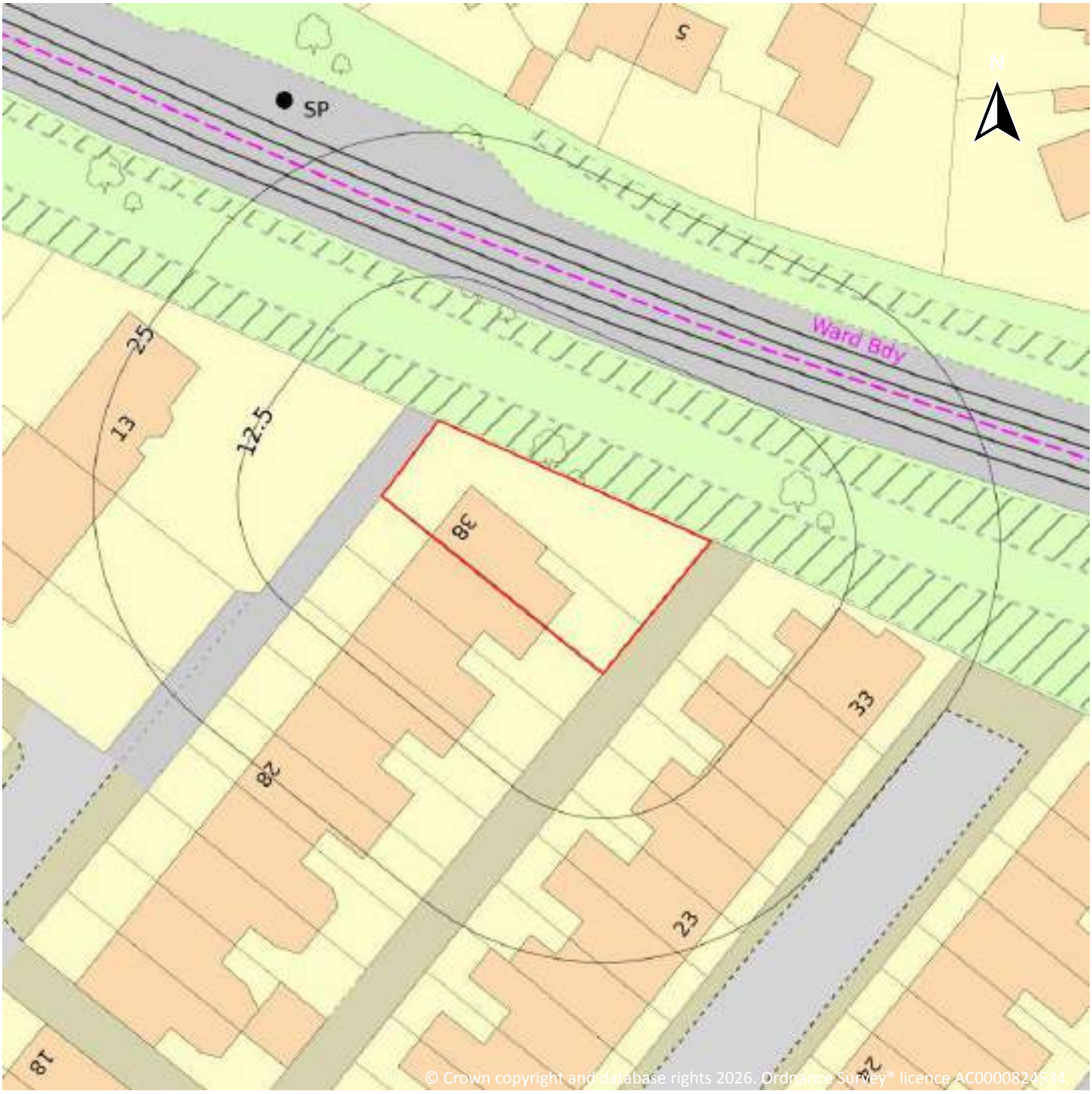
Capture Date: 27/06/2000

Site Area: 0.03ha

OS MasterMap site plan



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Site Area: 0.03ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical energy features

Historical garages

1.1 Historical industrial land uses

Records within 500m	70

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Railway Sidings**	**1907 - 1915**	**717574**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Railway Sidings**	**1956**	**730190**
A	**On site**	**Railway Sidings**	**1891**	**751189**
A	**On site**	**Railway Sidings**	**1932 - 1938**	**758751**
A	**On site**	**Railway Sidings**	**1923**	**764749**
1	49m NW	Railway Building	1915	703004
C	124m N	Unspecified Ground Workings	1915	733357
C	124m N	Unspecified Ground Workings	1932	769586
B	126m SE	Unspecified Heap	1968	688804
4	142m NE	Refuse Heap	1907	656470
D	149m NW	Railway Sidings	1968	752137
B	150m SE	Laundry	1907 - 1915	729965
B	154m SE	Unspecified Ground Workings	1938	708928
5	155m NE	Unspecified Ground Workings	1907	661589
6	155m NW	Railway Building	1938	703002
B	155m SE	Unspecified Ground Workings	1932	721068
A	190m W	Railway Building	1932	717082
A	191m W	Railway Building	1938 - 1956	800126
A	192m W	Railway Building	1923	703005
B	196m SE	Laundry	1923	799671
A	197m W	Railway Buildings	1968	657821
A	202m W	Railway Building	1915 - 1923	771660
E	230m W	Nursery	1915	773658
E	232m W	Nursery	1923	725636
E	233m W	Nursery	1956 - 1968	728587
A	247m W	Railway Buildings	1932 - 1938	797407
8	248m S	Unspecified Pit	1932 - 1938	782599
E	249m W	Miniature Rifle Range	1915	673187
A	251m W	Railway Building	1923	703006

ID	Location	Land use	Dates present	Group ID
E	253m W	Rifle Range	1923	667239
A	255m W	Railway Building	1915	703003
F	305m S	Refuse Heap	1932 - 1938	777198
9	318m S	Miniature Rifle Range	1915 - 1923	717652
D	323m NW	Goods Shed	1932	778792
D	324m NW	Goods Shed	1938	740070
D	326m NW	Railway Building	1891	770835
D	329m NW	Goods Shed	1907 - 1923	741647
D	331m NW	Railway Building	1956 - 1968	745027
G	331m N	Unspecified Heap	1968 - 1977	750158
G	337m N	Unspecified Ground Workings	1985	661698
I	344m NW	Railway Station	1891	756982
F	346m S	Unspecified Ground Workings	1923	661591
I	348m NW	Railway Station	1932	790273
I	349m NW	Railway Station	1923	718855
I	350m NW	Railway Station	1938	711330
I	353m NW	Railway Station	1907 - 1915	713133
I	354m NW	Railway Station	1956 - 1968	739235
D	367m NW	Railway Building	1932 - 1968	785517
F	367m S	Unspecified Ground Workings	1915	806012
F	370m S	Unspecified Ground Workings	1932	752677
I	371m NW	Railway Station	1985	764532
I	375m NW	Railway Station	1977	714930
10	397m S	Nursery	1891	678316
L	413m E	Cuttings	1932 - 1938	746918
11	417m NW	Railway Building	1923	702548
L	432m E	Cuttings	1923	734133
L	432m E	Cuttings	1915	738120

ID	Location	Land use	Dates present	Group ID
L	432m E	Cuttings	1907	752488
L	432m E	Cuttings	1891	805031
M	434m S	Unspecified Pit	1938	676241
M	434m S	Unspecified Ground Workings	1932	661586
N	434m W	Police Station	1915 - 1938	743192
N	445m W	Police Station	1891	707946
12	453m E	Cuttings	1956	720252
N	485m W	Constabulary Station	1848	654471
14	488m W	Unspecified Mill	1923	757859
O	489m E	Unspecified Mill	1891	800224
O	491m E	Unspecified Mill	1915 - 1923	718394
O	491m E	Unspecified Mill	1932	782957
O	491m E	Unspecified Mill	1938	782951

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m	0

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

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m	16

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
B	178m E	Electricity Substation	1993	48795
B	185m E	Electricity Transformer	1973	49923
7	205m SW	Electricity Substation	1993	48796
D	327m NW	Electricity Substation	1976 - 1977	50956
D	330m W	Electricity Substation	1992	48807
D	345m W	Electricity Substation	1951 - 1952	63069
J	348m NE	Electricity Substation	1952 - 1988	58400
J	349m NE	Electricity Substation	1993 - 1996	62285
K	385m SE	Electricity Substation	1993	53521
K	385m SE	Electricity Substation	1952	55107
I	407m NW	Electricity Substation	1992	48797
13	480m NW	Electricity Substation	1977 - 1992	62402
P	493m SW	Electricity Substation	1992	63768
P	493m SW	Electricity Substation	1986	50551
O	494m E	Electricity Substation	1975 - 1996	62892
P	495m SW	Electricity Substation	1989	62903

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m	**0**

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

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m	11

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

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
B	118m E	Garage	1973 - 1993	17723
2	123m SW	Garage	1952	16116
3	131m SE	Garages	1952	16319
B	155m E	Garage	1952	18052
B	182m E	Garages	1952	16321
A	192m W	Garages	1952	16317
A	195m W	Garages	1952	16318
B	258m SE	Garages	1952	16320
H	344m W	Garage	1951	20426
H	345m W	Garage	1976	19727
H	345m W	Garage	1992	17144

This data is sourced from Ordnance Survey® / Groundsure.

1.6 Historical military land

Records within 500m	0

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

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

2 Past land use - un-grouped



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Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical energy features

Historical garages

2.1 Historical industrial land uses

Records within 500m	94

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

Features are displayed on the Past land use - un-grouped map on **page 21 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Railway Sidings**	**1938**	**758751**
A	**On site**	**Railway Sidings**	**1932**	**758751**
A	**On site**	**Railway Sidings**	**1915**	**717574**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Railway Sidings**	**1907**	**717574**
A	**On site**	**Railway Sidings**	**1956**	**730190**
A	**On site**	**Railway Sidings**	**1891**	**751189**
A	**On site**	**Railway Sidings**	**1923**	**764749**
1	49m NW	Railway Building	1915	703004
C	124m N	Unspecified Ground Workings	1932	769586
C	124m N	Unspecified Ground Workings	1915	733357
B	126m SE	Unspecified Heap	1968	688804
4	142m NE	Refuse Heap	1907	656470
D	149m NW	Railway Sidings	1968	752137
B	150m SE	Laundry	1915	729965
B	150m SE	Laundry	1907	729965
B	154m SE	Unspecified Ground Workings	1938	708928
5	155m NE	Unspecified Ground Workings	1907	661589
6	155m NW	Railway Building	1938	703002
B	155m SE	Unspecified Ground Workings	1932	721068
A	190m W	Railway Building	1932	717082
A	191m W	Railway Building	1938	800126
A	192m W	Railway Building	1923	703005
B	196m SE	Laundry	1923	799671
A	196m W	Railway Building	1956	800126
A	197m W	Railway Buildings	1968	657821
A	202m W	Railway Building	1923	771660
A	205m W	Railway Building	1915	771660
E	230m W	Nursery	1915	773658
E	232m W	Nursery	1923	725636
E	233m W	Nursery	1968	728587
E	233m W	Nursery	1956	728587

ID	Location	Land Use	Date	Group ID
A	247m W	Railway Buildings	1932	797407
A	248m W	Railway Buildings	1938	797407
F	248m S	Unspecified Pit	1938	782599
F	249m S	Unspecified Pit	1932	782599
E	249m W	Miniature Rifle Range	1915	673187
A	251m W	Railway Building	1923	703006
E	253m W	Rifle Range	1923	667239
A	255m W	Railway Building	1915	703003
G	305m S	Refuse Heap	1932	777198
G	312m S	Refuse Heap	1938	777198
H	318m S	Miniature Rifle Range	1915	717652
H	320m S	Miniature Rifle Range	1923	717652
D	323m NW	Goods Shed	1932	778792
D	324m NW	Goods Shed	1938	740070
D	326m NW	Railway Building	1891	770835
D	329m NW	Goods Shed	1915	741647
D	329m NW	Goods Shed	1907	741647
D	329m NW	Goods Shed	1923	741647
D	331m NW	Railway Building	1968	745027
D	331m NW	Railway Building	1956	745027
I	331m N	Unspecified Heap	1968	750158
I	334m N	Unspecified Heap	1977	750158
I	337m N	Unspecified Ground Workings	1985	661698
K	344m NW	Railway Station	1891	756982
G	346m S	Unspecified Ground Workings	1923	661591
K	348m NW	Railway Station	1932	790273
K	349m NW	Railway Station	1923	718855
K	350m NW	Railway Station	1938	711330

ID	Location	Land Use	Date	Group ID
K	353m NW	Railway Station	1915	713133
K	353m NW	Railway Station	1907	713133
K	354m NW	Railway Station	1968	739235
K	354m NW	Railway Station	1956	739235
D	367m NW	Railway Building	1932	785517
G	367m S	Unspecified Ground Workings	1915	806012
D	368m NW	Railway Building	1938	785517
G	370m S	Unspecified Ground Workings	1932	752677
K	371m NW	Railway Station	1985	764532
D	373m NW	Railway Building	1968	785517
D	373m NW	Railway Building	1956	785517
K	375m NW	Railway Station	1977	714930
8	397m S	Nursery	1891	678316
N	413m E	Cuttings	1938	746918
N	415m E	Cuttings	1932	746918
D	417m NW	Railway Building	1923	702548
N	432m E	Cuttings	1923	734133
N	432m E	Cuttings	1915	738120
N	432m E	Cuttings	1907	752488
N	432m E	Cuttings	1891	805031
O	434m S	Unspecified Pit	1938	676241
O	434m S	Unspecified Ground Workings	1932	661586
P	434m W	Police Station	1938	743192
P	434m W	Police Station	1923	743192
P	437m W	Police Station	1932	743192
P	437m W	Police Station	1915	743192
P	445m W	Police Station	1891	707946
9	453m E	Cuttings	1956	720252

ID	Location	Land Use	Date	Group ID
P	485m W	Constabulary Station	1848	654471
10	488m W	Unspecified Mill	1923	757859
R	489m E	Unspecified Mill	1891	800224
R	491m E	Unspecified Mill	1932	782957
R	491m E	Unspecified Mill	1915	718394
R	491m E	Unspecified Mill	1923	718394
R	491m E	Unspecified Mill	1938	782951

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m	**0**

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

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m	**25**

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

Features are displayed on the Past land use - un-grouped map on **page 21 >**

ID	Location	Land Use	Date	Group ID
B	178m E	Electricity Substation	1993	48795
B	185m E	Electricity Transformer	1973	49923
7	205m SW	Electricity Substation	1993	48796
D	327m NW	Electricity Substation	1977	50956
D	329m W	Electricity Substation	1976	50956
D	330m W	Electricity Substation	1992	48807

ID	Location	Land Use	Date	Group ID
D	345m W	Electricity Substation	1951	63069
D	345m W	Electricity Substation	1952	63069
L	348m NE	Electricity Substation	1988	58400
L	349m NE	Electricity Substation	1996	62285
L	349m NE	Electricity Substation	1993	62285
L	349m NE	Electricity Substation	1952	58400
L	349m NE	Electricity Substation	1952	58400
L	349m NE	Electricity Substation	1968	58400
M	385m SE	Electricity Substation	1993	53521
M	385m SE	Electricity Substation	1952	55107
M	385m SE	Electricity Substation	1952	55107
K	407m NW	Electricity Substation	1992	48797
Q	480m NW	Electricity Substation	1992	62402
Q	481m NW	Electricity Substation	1977	62402
S	493m SW	Electricity Substation	1992	63768
S	493m SW	Electricity Substation	1986	50551
R	494m E	Electricity Substation	1975	62892
S	495m SW	Electricity Substation	1989	62903
R	496m E	Electricity Substation	1996	62892

This data is sourced from Ordnance Survey® / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

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

This data is sourced from Ordnance Survey® / Groundsure.

2.5 Historical garages

Records within 500m	12

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

Features are displayed on the Past land use - un-grouped map on **page 21 >**

ID	Location	Land Use	Date	Group ID
B	118m E	Garage	1973	17723
B	118m E	Garage	1993	17723
2	123m SW	Garage	1952	16116
3	131m SE	Garages	1952	16319
B	155m E	Garage	1952	18052
B	182m E	Garages	1952	16321
A	192m W	Garages	1952	16317
A	195m W	Garages	1952	16318
B	258m SE	Garages	1952	16320
J	344m W	Garage	1951	20426
J	345m W	Garage	1976	19727
J	345m W	Garage	1992	17144

This data is sourced from Ordnance Survey® / Groundsure.

3 Waste and landfill



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Site Outline

Search buffers in metres (m)

Waste exemptions

3.1 Active or recent landfill

Records within 500m	0

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

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

3.2 Historical landfill (BGS records)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

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

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

3.5 Historical waste sites

Records within 500m	0

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

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

3.6 Licensed waste sites

Records within 500m	0

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

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

3.7 Waste exemptions

Records within 500m	1

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

Features are displayed on the Waste and landfill map on **page 28 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	225m SE	-	WEX301266	Storing waste exemption	Not on a farm	Storage of waste in a secure place

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

4 Current industrial land use



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Site Outline

Search buffers in metres (m)

Recent industrial land uses

Current or recent petrol stations

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

Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m	3

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 31 >**

ID	Location	Company	Address	Activity	Category
B	132m SE	Valet City	93-95, Heywood Road, Prestwich, Greater Manchester, M25 1FN	Vehicle Cleaning Services	Personal, Consumer and Other Services
B	190m E	Electricity Sub Station	Greater Manchester, M25	Electrical Features	Infrastructure and Facilities
1	221m SW	Electricity Sub Station	Greater Manchester, M25	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey®.

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

Records within 250m	0

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

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m	2

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 31 >**

ID	Location	Company	Address	LPG	Status
B	187m SE	UNBRANDED	93-95, Heywood Road, Prestwich, Manchester, Greater Manchester, M25 1FN	Not Applicable	Obsolete
2	414m NW	OBSOLETE	504, Bury New Road, Prestwich, Manchester, Greater Manchester, M25 3BD	Not Applicable	Obsolete

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m	0

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

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m	0

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

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m	0

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

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m	0

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

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m	0

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

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

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

Records within 500m	1

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

Features are displayed on the Current industrial land use map on **page 31 >**

ID	Location	Address	Details	
B	154m SE	A Patel-Bridge Gge Ltd, Heywood Road, M25 1FN	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m	0

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

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

4.14 Licensed Discharges to controlled waters

Records within 500m	14

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on **page 31 >**

ID	Location	Address	Details	
A	131m S	THE CRESCENT CSO 091EJ, THE CRESCENT, PRESTWICH, MANCHESTER, M25 1FL	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 01BRY0043 Permit Version: 3 Receiving Water: CLOUGH VIA CULVERT	Status: VARIED UNDER EPR 2010 Issue date: 11/01/2017 Effective Date: 11/01/2017 Revocation Date: 17/06/2018
A	168m S	THE CRESCENT CSO 091EJ, THE CRESCENT, PRESTWICH, MANCHESTER, M25 1FL	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 01BRY0043 Permit Version: 1 Receiving Water: CLOUGH VIA CULVERT	Status: VARIED UNDER EPR 2010 Issue date: - Effective Date: 01/01/1995 Revocation Date: 02/09/2010
A	168m S	THE CRESCENT CSO 091EJ, THE CRESCENT, PRESTWICH, MANCHESTER, M25 1FL	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 01BRY0043 Permit Version: 2 Receiving Water: CLOUGH VIA CULVERT	Status: VARIED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 10/01/2017
A	170m S	THE CRESCENT CSO 091EJ, THE CRESCENT, PRESTWICH, MANCHESTER, M25 1FL	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01BRY0043 Permit Version: 4 Receiving Water: PRESTWICH CLOUGH VIA SWS	Status: VARIED UNDER EPR 2010 Issue date: 18/06/2018 Effective Date: 18/06/2018 Revocation Date: -
C	177m E	HAMPDEN ROAD CSO 091XV BRY0041, 19 HAMPDEN ROAD, PRESTWICH, MANCHESTER, M25 1LQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016993787 Permit Version: 2 Receiving Water: PRESTWICH CLOUGH VIA CLVRT	Status: VARIED UNDER EPR 2010 Issue date: 04/06/2018 Effective Date: 04/06/2018 Revocation Date: 03/08/2022
C	177m E	HEYWOOD ROAD CSO 091YZ, 111 HEYWOOD ROAD, PRESTWICH, MANCHESTER, M25 1LP	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 01BRY0042 Permit Version: 1 Receiving Water: CLOUGH VIA CULVERT	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: 01/01/1995 Effective Date: 01/01/1995 Revocation Date: 13/08/2006

ID	Location	Address	Details	
C	177m E	HAMPDEN ROAD CSO 091XV BRY0041, 19 HAMPDEN ROAD, PRESTWICH, MANCHESTER, M25 1LQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016993787 Permit Version: 1 Receiving Water: CUL.SECTION PRESTWICH CLOUGH	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 12/04/2006 Effective Date: 12/04/2006 Revocation Date: 03/06/2018
C	177m E	HAMPDEN ROAD CSO 091XV BRY0041, 19 HAMPDEN ROAD, PRESTWICH, MANCHESTER, M25 1LQ	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 01BRY0041 Permit Version: 1 Receiving Water: CLOUGH VIA CULVERT	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: 01/01/1995 Effective Date: 01/01/1995 Revocation Date: 11/04/2006
C	178m E	HEYWOOD ROAD CSO 091YZ, 111 HEYWOOD ROAD, PRESTWICH, MANCHESTER, M25 1LP	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016993905 Permit Version: 1 Receiving Water: CULVERT OF PRESTWICH CLOUGH	Status: NEW CONSENT (WRA 91, S88 & SCHED 10 AS AMENDED BY ENV ACT 1995) Issue date: 14/08/2006 Effective Date: 14/08/2006 Revocation Date: 03/06/2018
C	178m E	HEYWOOD ROAD CSO 091YZ, 111 HEYWOOD ROAD, PRESTWICH, MANCHESTER, M25 1LP	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016993905 Permit Version: 2 Receiving Water: CULVERT OF PRESTWICH CLOUGH	Status: VARIED UNDER EPR 2010 Issue date: 04/06/2018 Effective Date: 04/06/2018 Revocation Date: -
C	202m E	HAMPDEN ROAD CSO 091XV BRY0041, 19 HAMPDEN ROAD, PRESTWICH, MANCHESTER, M25 1LQ	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016993787 Permit Version: 3 Receiving Water: PRESTWICH CLOUGH VIA CLVRT	Status: VARIED UNDER EPR 2010 Issue date: 04/08/2022 Effective Date: 04/08/2022 Revocation Date: -
D	464m SW	BURY NEW ROAD CSO, 9 BURY NEW ROAD, PRESTWICH, MANCHESTER, M25 9JZ	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 016982879 Permit Version: 1 Receiving Water: PRESTWICH CLOUGH BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/01/1995 Revocation Date: 10/05/1995

ID	Location	Address	Details	
D	464m SW	BURY NEW ROAD CSO, 9 BURY NEW ROAD, PRESTWICH, MANCHESTER, M25 9JZ	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 016982879 Permit Version: 2 Receiving Water: PRESTWICH CLOUGH BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 11/05/1995 Revocation Date: 30/10/1995
D	464m SW	BURY NEW ROAD CSO, 9 BURY NEW ROAD, PRESTWICH, MANCHESTER, M25 9JZ	Effluent Type: SEWAGE DISCHARGES - STW STORM OVERFLOW/STORM TANK - WATER COMPANY Permit Number: 016982879 Permit Version: 3 Receiving Water: PRESTWICH CLOUGH BROOK	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 31/10/1995 Revocation Date: -

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

4.15 Pollutant release to surface waters (Red List)

Records within 500m	**0**

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

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

4.16 Pollutant release to public sewer

Records within 500m	**0**

Discharges of Special Category Effluents to the public sewer.

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

4.17 List 1 Dangerous Substances

Records within 500m	**0**

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

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

4.18 List 2 Dangerous Substances

Records within 500m	0

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

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m	0

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

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

4.20 Pollution inventory substances

Records within 500m	0

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

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

4.21 Pollution inventory waste transfers

Records within 500m	0

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

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

4.22 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m	1

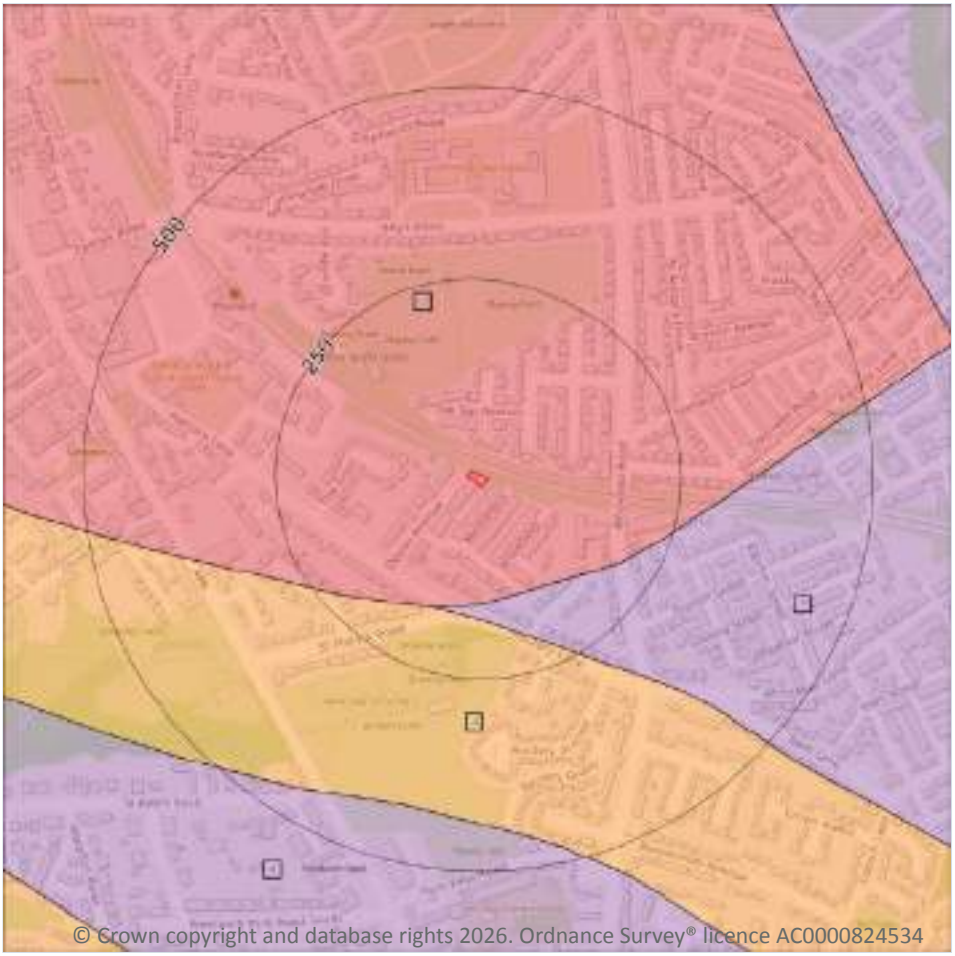
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 39 >**

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

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

Bedrock aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m	4

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 40 >**

ID	Location	Designation	Description
1	**On site**	**Secondary A**	**Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers**
2	146m S	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

ID	Location	Designation	Description
3	167m S	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeablehorizons and weathering. These are generally the water-bearing parts of the former non-aquifers
4	425m S	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

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

Superficial vulnerability

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

Bedrock vulnerability

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

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	1

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

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

Features are displayed on the Groundwater vulnerability map on **page 42 >**

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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

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

5.5 Groundwater vulnerability- local information

Records on site	0

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

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

Abstractions and Source Protection Zones



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Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences — Polygon features
- Drinking water abstraction licences — Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m	4

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 44 >**

ID	Location	Details	
-	1685m S	Status: Active Licence No: 2569004050 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: BOREHOLE AT PRESTWICH GOLF CLUB, HILTON LANE, PRESTWICH Data Type: Point Name: PRESTWICH GOLF COMPANY LTD Easting: 381580 Northing: 402180	Annual Volume (m^3): 12000 Max Daily Volume (m^3): 100 Original Application No: 7320 Original Start Date: 05/10/1995 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2007 Version End Date: -
-	1685m S	Status: Historical Licence No: 2569004050 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PRESTWICH GOLF CLUB, HILTON LANE, PRESTWICH" Data Type: Point Name: PRESTWICH GOLF CLUB Easting: 381580 Northing: 402180	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 05/10/1995 Expiry Date: - Issue No: 100 Version Start Date: 25/03/1997 Version End Date: -
-	1985m NW	Status: Active Licence No: 2569004052 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: BOREHOLE AT WHITEFIELD GOLF CLUB, HIGHER LANE, WHITEFIELD Data Type: Point Name: WHITEFIELD GOLF CLUB LTD Easting: 380420 Northing: 405380	Annual Volume (m^3): 8000 Max Daily Volume (m^3): 100 Original Application No: 7349 Original Start Date: 10/10/1996 Expiry Date: - Issue No: 101 Version Start Date: 09/11/2005 Version End Date: -
-	1985m NW	Status: Historical Licence No: 2569004052 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: "BOREHOLE AT WHITEFIELD GOLF CLUB, HIGHER LANE, WHITEFIELD" Data Type: Point Name: WHITEFIELD GOLF CLUB Easting: 380420 Northing: 405380	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 10/10/1996 Expiry Date: - Issue No: 100 Version Start Date: 19/04/1999 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	2

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

Features are displayed on the Abstractions and Source Protection Zones map on **page 44 >**

ID	Location	Details	
-	1808m N	Status: Historical Licence No: NW/069/0004/002 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: POINT "A"WHITEFIELD BROOK AT WHITEFIELD, MANCHESTER Data Type: Point Name: Onsite Central Limited Easting: 382063 Northing: 405654	Annual Volume (m^3): 0.001 Max Daily Volume (m^3): 0.001 Original Application No: - Original Start Date: 01/11/2011 Expiry Date: 27/11/2011 Issue No: 1 Version Start Date: 01/11/2011 Version End Date: -
-	1935m N	Status: Historical Licence No: NW/069/0004/002 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: POINT "B"ON WHITEFIELD BROOKE WHITEFIELD, MANCHESTER Data Type: Point Name: Onsite Central Limited Easting: 381829 Northing: 405811	Annual Volume (m^3): 0.001 Max Daily Volume (m^3): 0.001 Original Application No: - Original Start Date: 01/11/2011 Expiry Date: 27/11/2011 Issue No: 1 Version Start Date: 01/11/2011 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

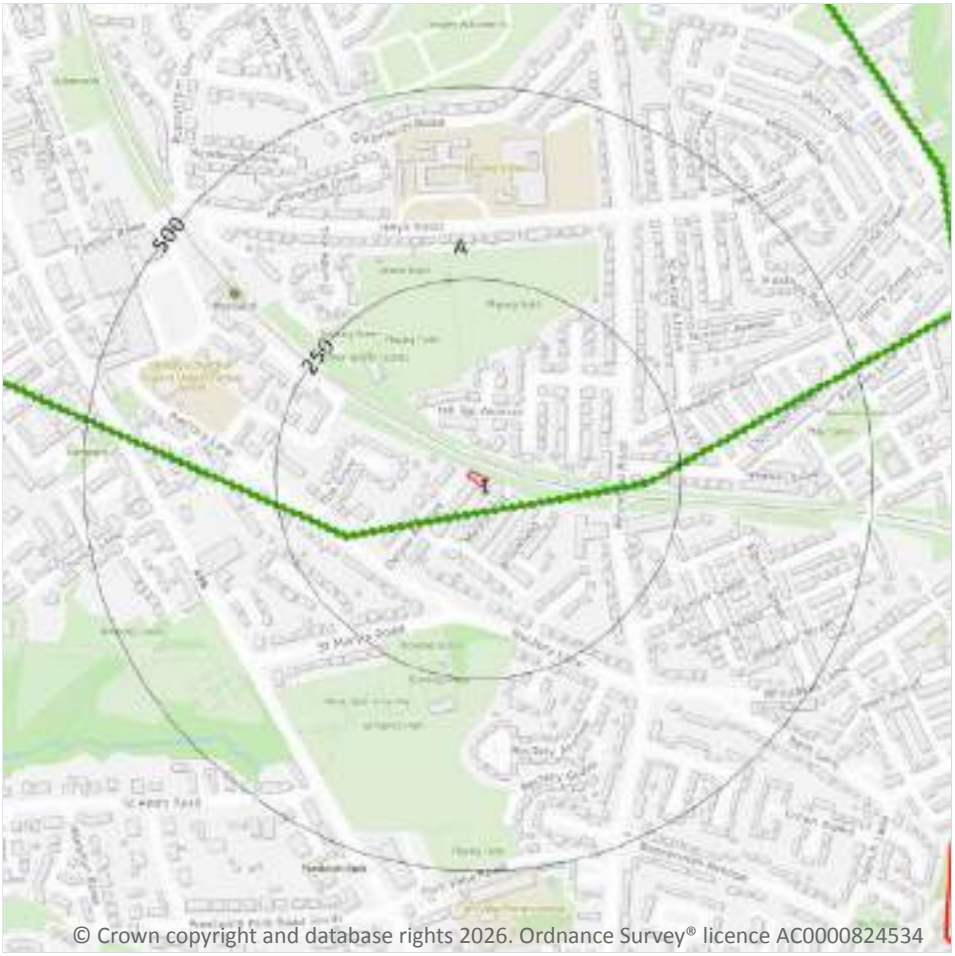
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



Site Outline

Search buffers in metres (m)

Water Network (OS NGD)

Surface water features (wider than 5m)

Surface water features (narrower than 5m)

WFD River, canal and surface water transfer water bodies

WFD Lake water bodies

WFD Transitional and coastal water bodies

WFD Surface water body catchments boundaries

WFD Groundwater body boundaries

6.1 Water Network (OS NGD)

Records within 250m	0

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

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m	0

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

This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site	1

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

Features are displayed on the Hydrology map on **page 48 >**

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

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

6.4 WFD Surface water bodies

Records identified	1

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

Features are displayed on the Hydrology map on **page 48 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1689m S	River	Irwell (Croal to Irk)	GB112069061451 ↗	No longer applicable	Does not require assessment	Moderate	2022

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

6.5 WFD Groundwater bodies

Records on site	1

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

Features are displayed on the Hydrology map on **page 48 >**

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

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

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

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding

8.1 Surface water flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

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

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

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

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



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9.1 Groundwater flooding

Highest risk on site	**Moderate**
Highest risk within 50m	**Moderate**

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

Features are displayed on the Groundwater flooding map on **page 55 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Local Nature Reserves (LNR)

Designated Ancient Woodland

Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	3

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

Features are displayed on the Environmental designations map on **page 56 >**

ID	Location	Name	Data source
A	1236m NW	Mere Clough	Natural England
6	1283m NW	Philip's Park	Natural England
-	1634m S	Kersal Moor	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	14

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

Features are displayed on the Environmental designations map on **page 56 >**

ID	Location	Name	Woodland Type
B	406m SW	Prestwich Clough Wood	Ancient & Semi-Natural Woodland
B	408m SW	Prestwich Clough Wood	Ancient & Semi-Natural Woodland
4	1181m SW	Big Wood Or Carr Clough	Ancient & Semi-Natural Woodland
5	1208m NW	Mere Clough	Ancient & Semi-Natural Woodland
A	1263m NW	Mere Clough	Ancient & Semi-Natural Woodland
-	1391m W	Mere Clough	Ancient & Semi-Natural Woodland
-	1433m W	Philips Wood	Ancient & Semi-Natural Woodland
-	1486m W	Philips Wood	Ancient & Semi-Natural Woodland
-	1654m W	Unknown	Ancient & Semi-Natural Woodland
-	1694m W	Unknown	Ancient & Semi-Natural Woodland

ID	Location	Name	Woodland Type
-	1698m SW	Unknown	Ancient & Semi-Natural Woodland
-	1870m SW	Unknown	Ancient & Semi-Natural Woodland
-	1878m W	Unknown	Ancient & Semi-Natural Woodland
-	1979m SW	Unknown	Ancient Replanted Woodland

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	5

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

Features are displayed on the Environmental designations map on **page 56 >**

ID	Location	Name	Local Authority name
A	377m SW	Merseyside and Greater Manchester Green Belt	Bury
1	662m E	Merseyside and Greater Manchester Green Belt	Manchester
2	706m NE	Merseyside and Greater Manchester Green Belt	Bury
3	986m NE	Merseyside and Greater Manchester Green Belt	Bury
-	1983m SW	Merseyside and Greater Manchester Green Belt	Salford

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

10.12 Proposed Ramsar sites

Records within 2000m	0

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

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

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

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

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

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

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

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

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m	2

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

Location	Name	Type	NVZ ID	Status
On site	**Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ**	**Surface Water**	**643**	**Existing**
707m E	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	638	Existing

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

SSSI Impact Zones and Units



Site Outline

Search buffers in metres (m)

SSSI Impact Risk Zones

SSSI Units

Not recorded

Favourable

Unfavourable - Recovering

Unfavourable - No change

Unfavourable - Declining

Partially destroyed

Destroyed

10.17 SSSI Impact Risk Zones

Records on site	1

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

Features are displayed on the SSSI Impact Zones and Units map on **page 62 >**

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

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations



Site Outline

Search buffers in metres (m)

Listed buildings

Conservation areas

Conservation areas - no data

National Parks

Areas of Outstanding Natural Beauty

Registered parks and gardens

Scheduled Monuments

World Heritage Sites

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	1

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

Features are displayed on the Visual and cultural designations map on **page 64 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	171m S	Prestwich War Memorial	II	1440259	04/04/2018

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

11.5 Conservation Areas

Records within 250m	1

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

Features are displayed on the Visual and cultural designations map on **page 64 >**

ID	Location	Name	District	Date of designation
2	195m W	St Mary's	Bury	1993

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	1

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

Features are displayed on the Agricultural designations map on **page 67 >**

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

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



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Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	1

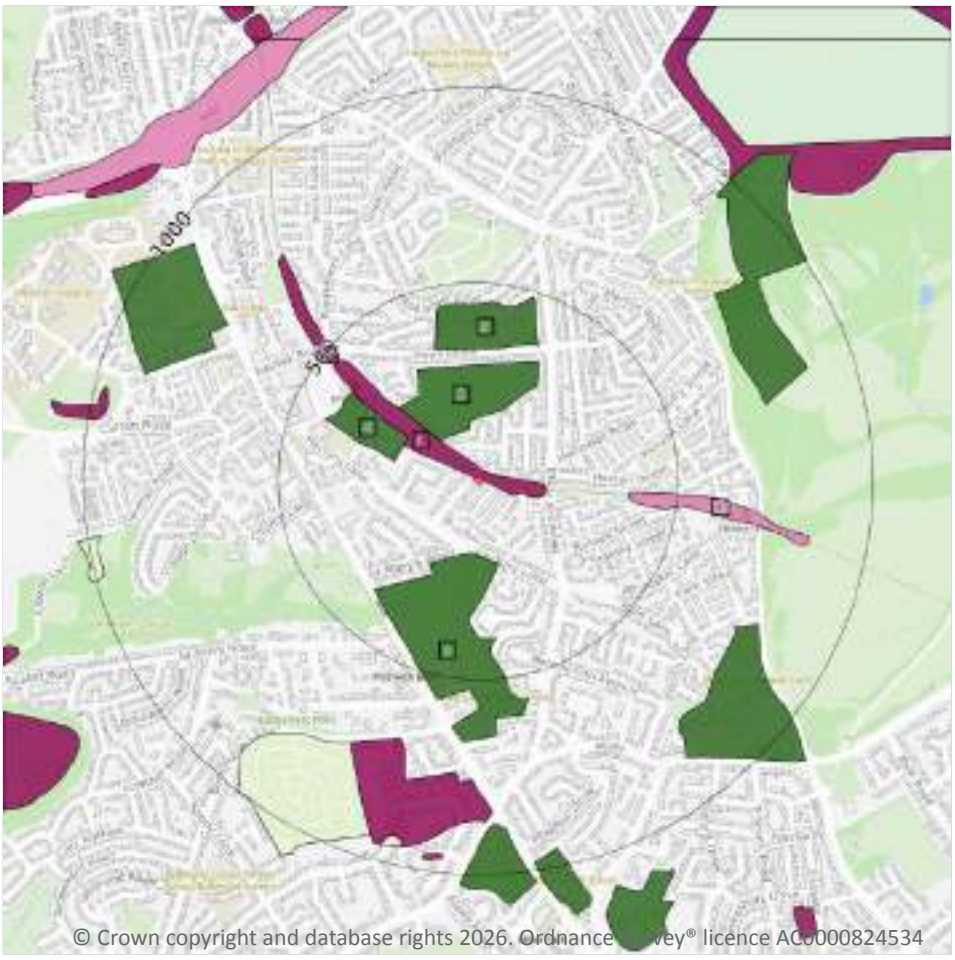
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 70 >**

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

This data is sourced from the British Geological Survey.

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



Site Outline

Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m **7**

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

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 71 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**MGR-ARTDP**	**Made Ground (Undivided)**	**Artificial deposit**
2	119m N	LSGR-ARTGR	Landscaped Ground (Undivided)	Artificially modified ground
3	176m S	LSGR-ARTGR	Landscaped Ground (Undivided)	Artificially modified ground
4	198m NW	LSGR-ARTGR	Landscaped Ground (Undivided)	Artificially modified ground

ID	Location	LEX Code	Description	Rock description
5	328m N	LSGR-ARTGR	Landscaped Ground (Undivided)	Artificially modified ground
6	373m E	WGR-VOID	Worked Ground (Undivided)	Void
7	463m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



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Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 73 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**HMGD-XSV**	**Hummocky (Moundy) Glacial Deposits-Sand And Gravel**	**Sand and gravel**

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m	1

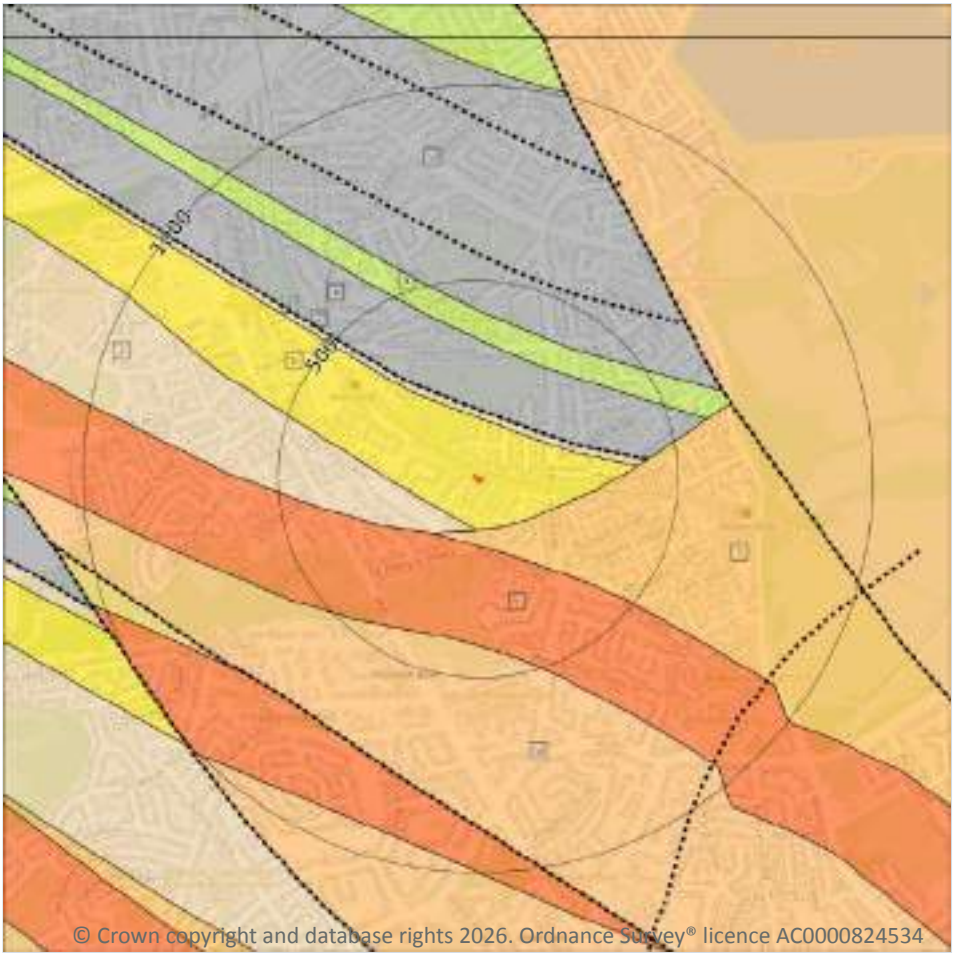
Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 73 >**

ID	Location	LEX Code	Description	Rock description
2	433m SW	SLIP-UKNOWN	Landslide deposits	Unknown/unclassified entry

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



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Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m **9**

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 75 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WDR-SDST**	**Worsley Delf Rock-Sandstone**	**Westphalian**
2	109m SW	PUCM-MDSS	Pennine Upper Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
3	118m S	CS-SDST	Collyhurst Sandstone Formation-Sandstone	Not Defined

ID	Location	LEX Code	Description	Rock age
4	141m N	PUCM-MDSS	Pennine Upper Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
5	156m S	MM-MDST	Manchester Marls Formation-Mudstone	Not Defined
6	161m N	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
8	323m NE	NHSS-SDST	Newton Heath Sandstone-Sandstone	Westphalian
9	393m N	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
10	404m S	CHES-PESST	Chester Formation-Pebbly (Gravelly) Sandstone	Olenekian

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	**1**

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 75 >**

ID	Location	Category	Description
7	161m N	FOSSIL_HORIZON	Marine band

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



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Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 77 >**

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

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

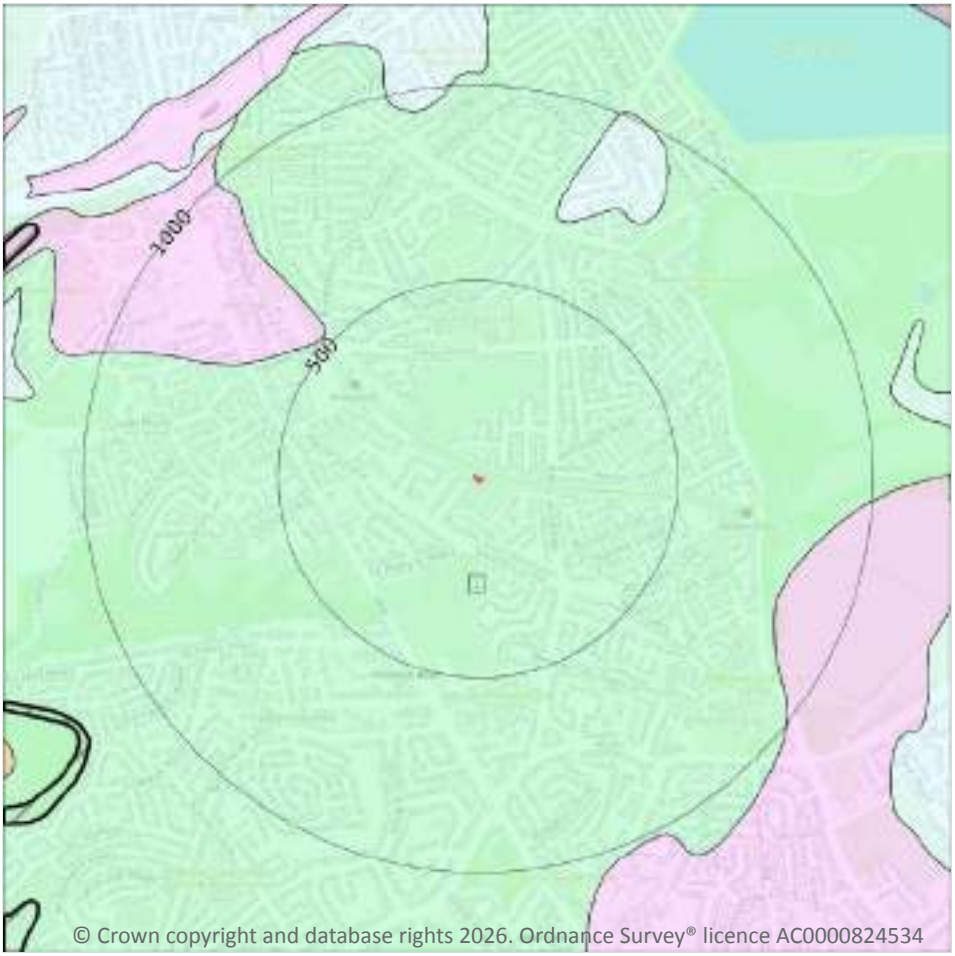
15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



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Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 79 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**HMGDD-XSV**	**Hummocky (Moundy) Glacial Deposits, Devensian**	**Sand and gravel**

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

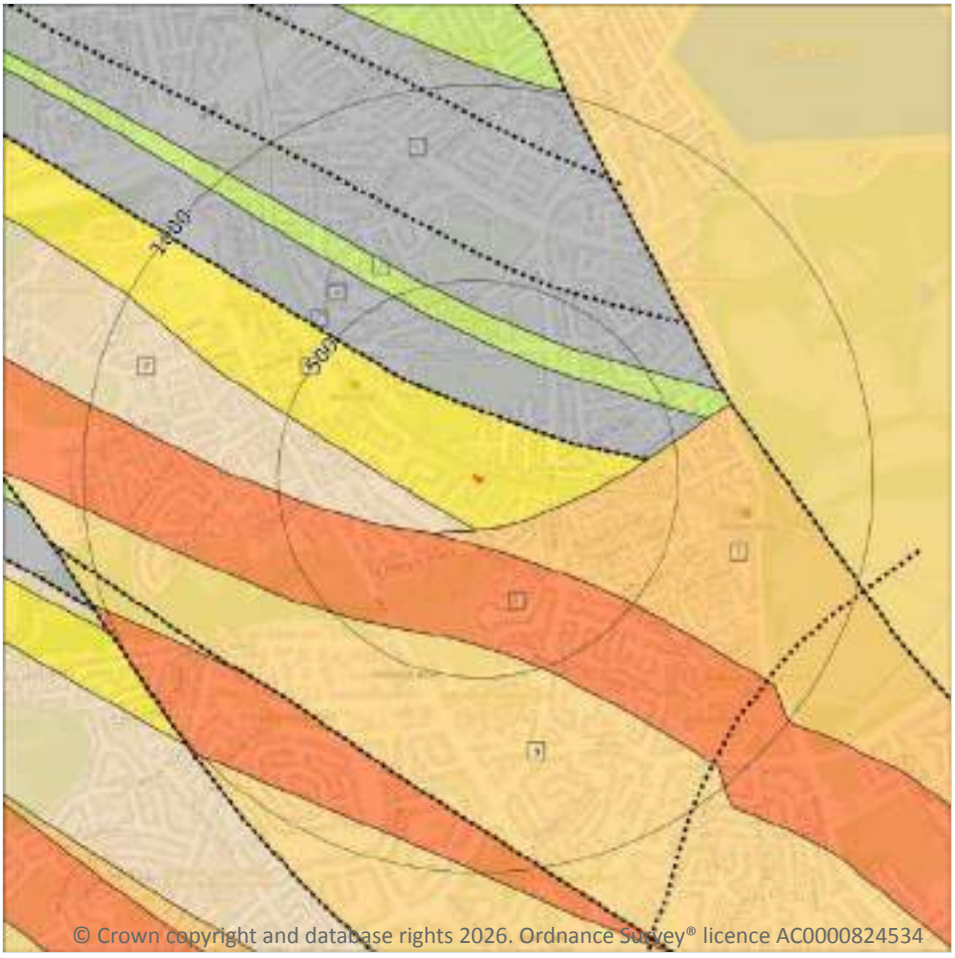
15.7 Landslip permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



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Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m **8**

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 81 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**WDR-SDST**	**Worsley Delf Rock-Sandstone**	**Westphalian**
2	110m SW	PUCM-MDSS	Pennine Upper Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
3	118m S	CS-SDST	Collyhurst Sandstone Formation-Sandstone	Not Defined

ID	Location	LEX Code	Description	Rock age
4	156m S	MM-MDST	Manchester Marls Formation-Mudstone	Not Defined
5	161m N	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
7	323m NE	NHSS-SDST	Newton Heath Sandstone-Sandstone	Westphalian
8	393m N	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
9	404m S	CHES-SDST	Chester Formation-Sandstone	Olenekian

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	**1**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Fracture**	**High**	**Moderate**

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	**1**

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 81 >**

ID	Location	Category	Description
6	161m N	FOSSIL_HORIZON	Marine band

This data is sourced from the British Geological Survey.

16 Boreholes



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Site Outline

Search buffers in metres (m)

Confidential

0 - 10m

10 - 30m

30m+

Unknown

16.1 BGS Boreholes

Records within 250m	1

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

Features are displayed on the Boreholes map on **page 83 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	215m E	381950 403810	HEYWOOD ROAD. A1/40	111.25	N	28855 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

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

17.1 Shrink swell clays

Records within 50m	1

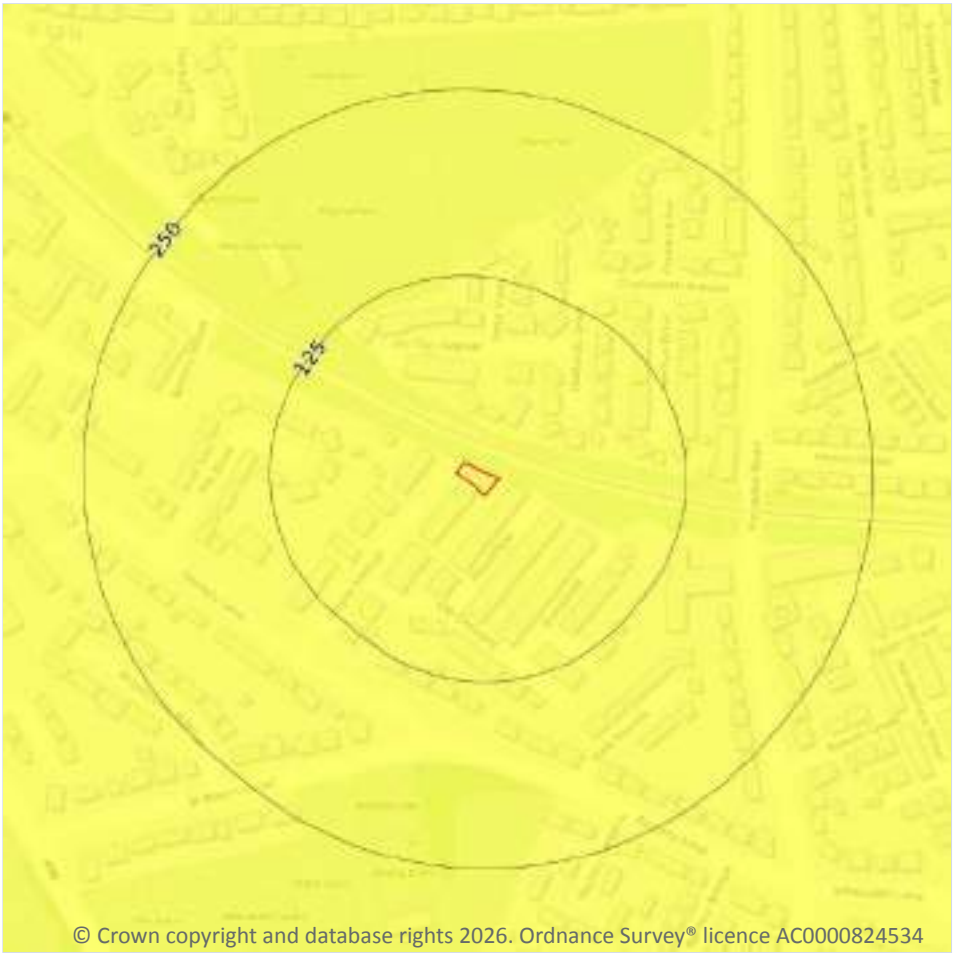
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 84 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



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Site Outline

Search buffers in metres (m)

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

17.2 Running sands

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Running sands map on **page 85 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



Site Outline

Search buffers in metres (m)

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

17.3 Compressible deposits

Records within 50m	1

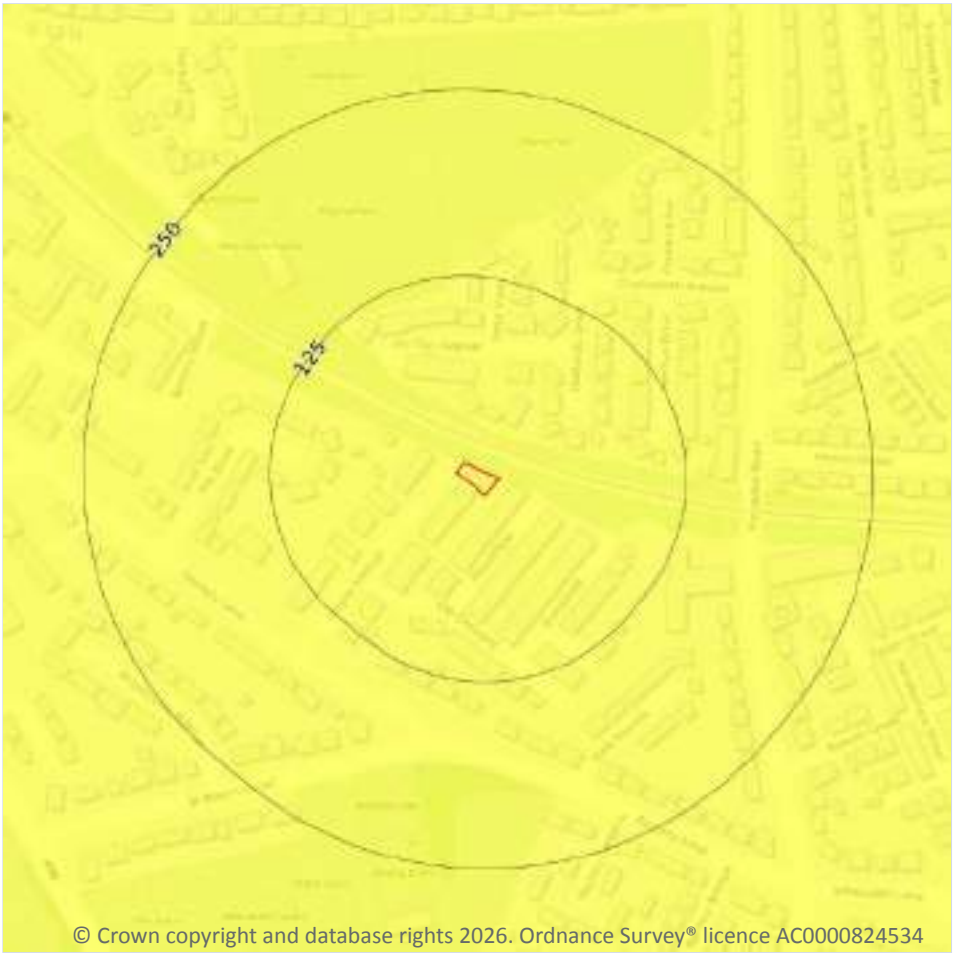
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 86 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

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

17.4 Collapsible deposits

Records within 50m	1

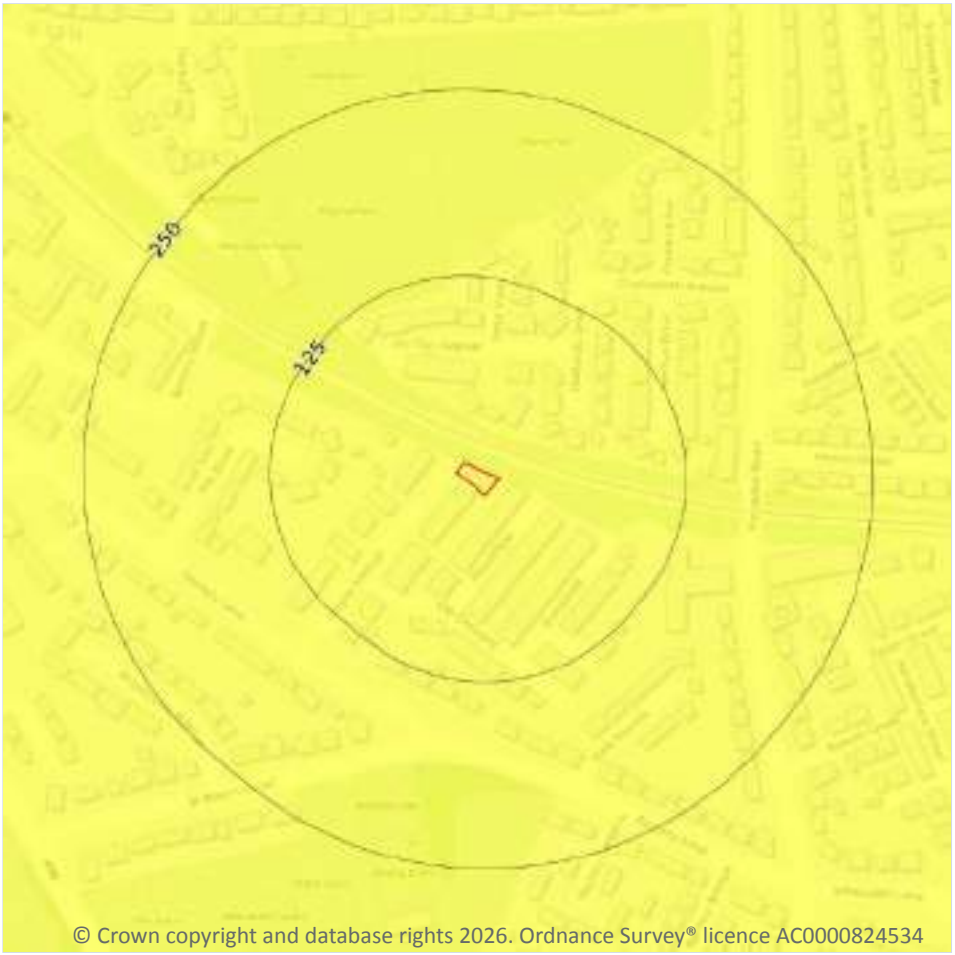
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 87 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

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

17.5 Landslides

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Landslides map on **page 88 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



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Site Outline

Search buffers in metres (m)

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

17.6 Ground dissolution of soluble rocks

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 89 >**

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

This data is sourced from the British Geological Survey.

18 Mining and ground workings



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Site Outline

Search buffers in metres (m)

BritPits

Surface ground workings

Underground workings

Underground mining extents

Historical mineral planning areas

TCA non-coal mining

Non Coal Mining

Sporadic underground mining of restricted extent possible

Localised small scale underground mining possible

Small scale mining possible

Underground mining known or likely within or in close proximity

Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	11

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

Features are displayed on the Mining and ground workings map on **page 91 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	124m N	Unspecified Ground Workings	1932	1:10560
A	124m N	Unspecified Ground Workings	1915	1:10560
B	126m SE	Unspecified Heap	1968	1:10560
1	142m NE	Refuse Heap	1907	1:10560
B	154m SE	Unspecified Ground Workings	1938	1:10560
2	155m NE	Unspecified Ground Workings	1907	1:10560
B	155m SE	Unspecified Ground Workings	1932	1:10560
C	186m S	Pond	1848	1:10560
C	202m S	Pond	1891	1:10560
C	248m S	Unspecified Pit	1938	1:10560
C	249m S	Unspecified Pit	1932	1:10560

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

18.3 Underground workings

Records within 1000m	11

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

Features are displayed on the Mining and ground workings map on **page 91 >**

ID	Location	Land Use	Year of mapping	Mapping scale
-	692m E	Tunnel	1891	1:10560
-	842m E	Tunnel	1985	1:10000
-	842m E	Tunnel	1977	1:10000
-	842m E	Tunnel	1968	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
-	842m E	Tunnel	1956	1:10560
-	842m E	Tunnel	1938	1:10560
-	842m E	Tunnel	1923	1:10560
-	843m E	Tunnel	1891	1:10560
-	843m E	Tunnel	1932	1:10560
-	843m E	Tunnel	1915	1:10560
-	843m E	Tunnel	1907	1:10560

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

18.4 Underground mining extents

Records within 500m	0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	1

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

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

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

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

This data is sourced from Groundsure.

20 Radon



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Site Outline

Search buffers in metres (m)

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

20.1 Radon

Records on site	1

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

Features are displayed on the Radon map on **page 99 >**

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

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

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	1

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**15 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**40 - 60 mg/kg**	**15 - 30 mg/kg**

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects



Site Outline

Search buffers in metres (m)

- Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

Records within 250m	21

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

Features are displayed on the Railway infrastructure and projects map on **page 102 >**

Location	Land Use	Year of mapping	Mapping scale
On site	**Railway Sidings**	**1893**	**2500**
On site	**Railway Sidings**	**1909**	**2500**
On site	**Railway Sidings**	**1922**	**2500**
On site	**Railway Sidings**	**1932**	**2500**
On site	**Railway Sidings**	**1891**	**10560**
On site	**Railway Sidings**	**1923**	**10560**
On site	**Railway Sidings**	**1956**	**10560**
On site	**Railway Sidings**	**1907**	**10560**
On site	**Railway Sidings**	**1938**	**10560**
On site	**Railway Sidings**	**1932**	**10560**
On site	**Railway Sidings**	**1915**	**10560**
3m N	Railway	1909	-
4m N	Railway Sidings	1952	2500
4m NE	Railway Sidings	1952	1250
27m N	Railway	1893	-
149m NW	Railway Sidings	1968	10560
208m NW	Railway Sidings	1952	2500

Location	Land Use	Year of mapping	Mapping scale
209m NW	Railway Sidings	1952	1250
238m W	Railway Sidings	1951	1250
244m NW	Railway Sidings	1952	2500
249m NW	Railway Sidings	1952	1250

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

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

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	12

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

Features are displayed on the Railway infrastructure and projects map on **page 102 >**

Location	Name	Type
15m N	Metrolink	light_rail
17m N	Not given	Multi Track
18m N	Metrolink	light_rail
60m E	Not given	Multi Track
144m E	Not given	Multi Track

Location	Name	Type
161m E	Metrolink	light_rail
161m E	Metrolink	light_rail
166m NW	Not given	Multi Track
177m E	Metrolink	light_rail
177m E	Metrolink	light_rail
190m E	Not given	Multi Track
242m E	Not given	Multi Track

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m	0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m	0

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

This data is sourced from HS2 ltd.

Data providers

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

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APPENDIX C

HISTORICAL MAPPING



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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Map Insight

Site details:	LAND AT 38, DEYNE AVENUE, PRESTWICH, BURY, M25 1EJ
Client ref:	CLR7841NH
Report ref:	GS-1H1-SDL-HL3-TYQ
Grid ref:	381729.05, 403869.06
Production date:	14 May 2026

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

N
W E
S

Date: 1848
Surveyed: 1845
Edition: 1848

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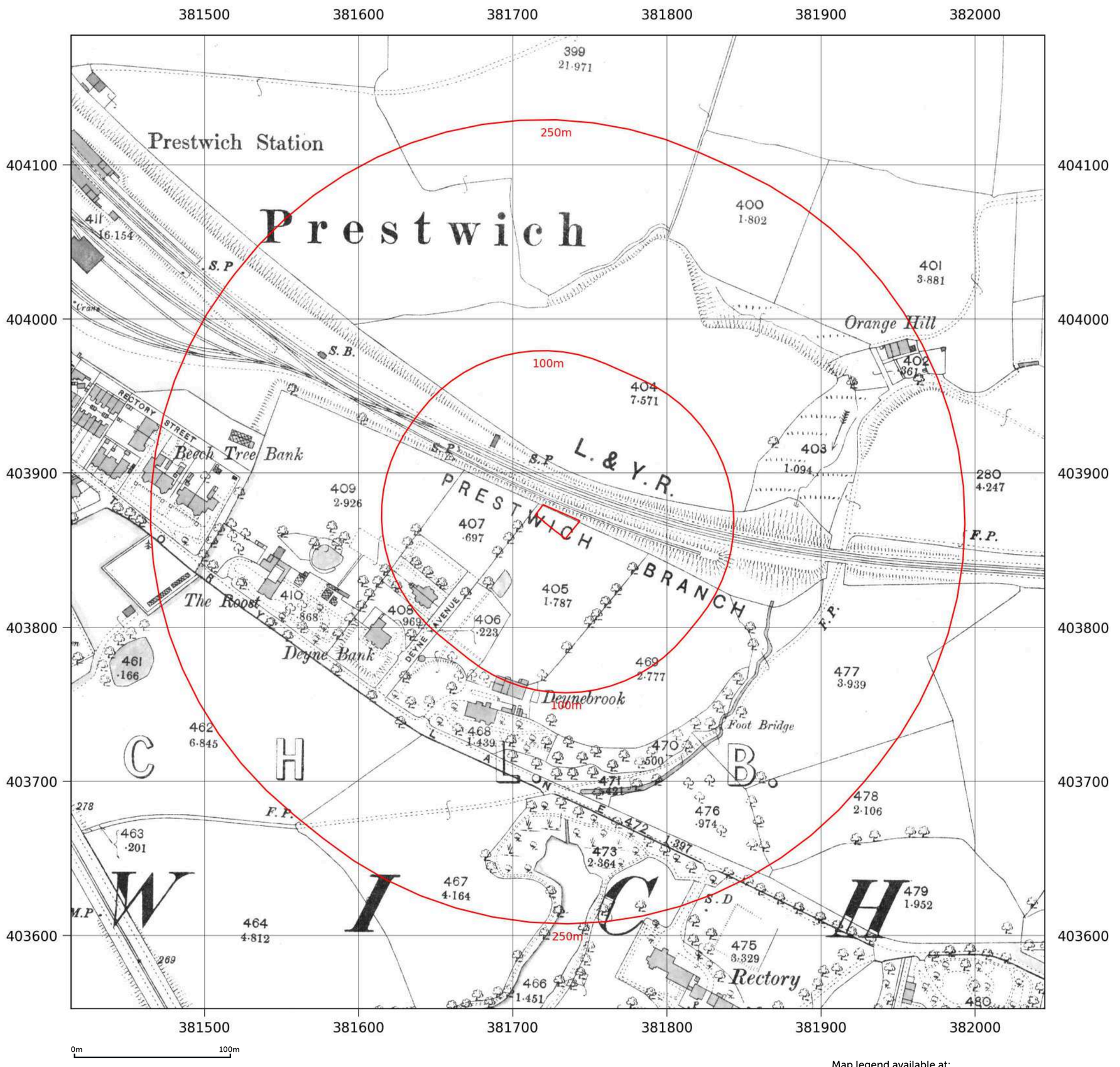

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Map legend available at:
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Map Insight

Site details:	LAND AT 38, DEYNE AVENUE, PRESTWICH, BURY, M25 1EJ
Client ref:	CLR7841NH
Report ref:	GS-1H1-SDL-HL3-TYQ
Grid ref:	381729.05, 403869.06
Production date:	14 May 2026

Map name:	County Series
Map date:	1893
Scale:	1:2,500
Printed at:	1:2,500

N
W E
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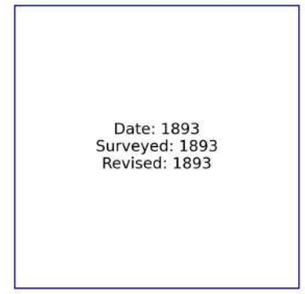

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Site details:	LAND AT 38, DEYNE AVENUE, PRESTWICH, BURY, M25 1EJ
Client ref:	CLR7841NH
Report ref:	GS-1H1-SDL-HL3-TYQ
Grid ref:	381729.05, 403869.06
Production date:	14 May 2026

Map name:	County Series
Map date:	1909
Scale:	1:2,500
Printed at:	1:2,500

N W E S

Date: 1909
Surveyed: 1909
Revised: 1909

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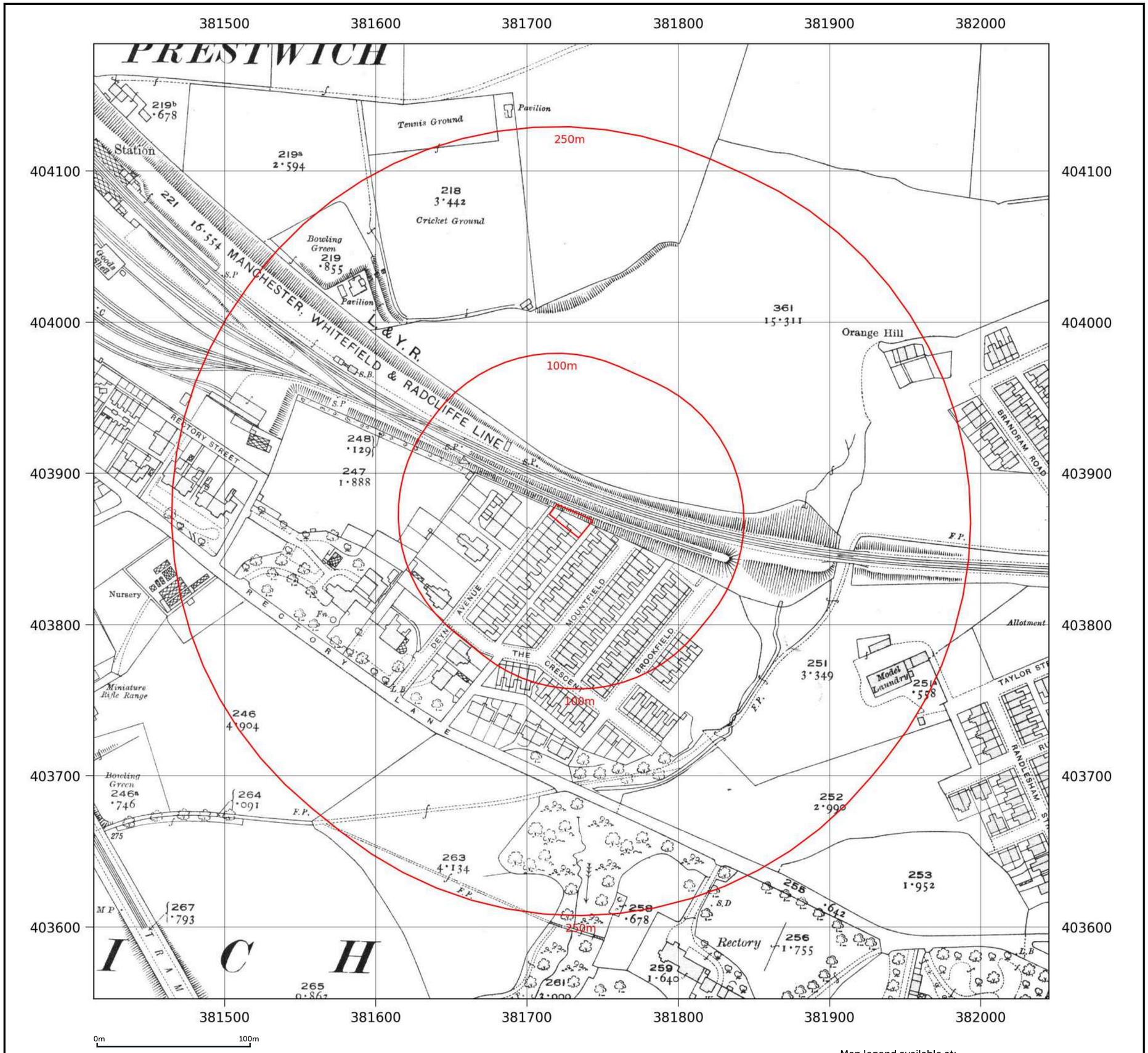

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Map legend available at:
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Site details:	LAND AT 38, DEYNE AVENUE, PRESTWICH, BURY, M25 1EJ
Client ref:	CLR7841NH
Report ref:	GS-1H1-SDL-HL3-TYQ
Grid ref:	381729.05, 403869.06
Production date:	14 May 2026

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

N
W E
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Date: 1922
Surveyed: 1922
Revised: 1922

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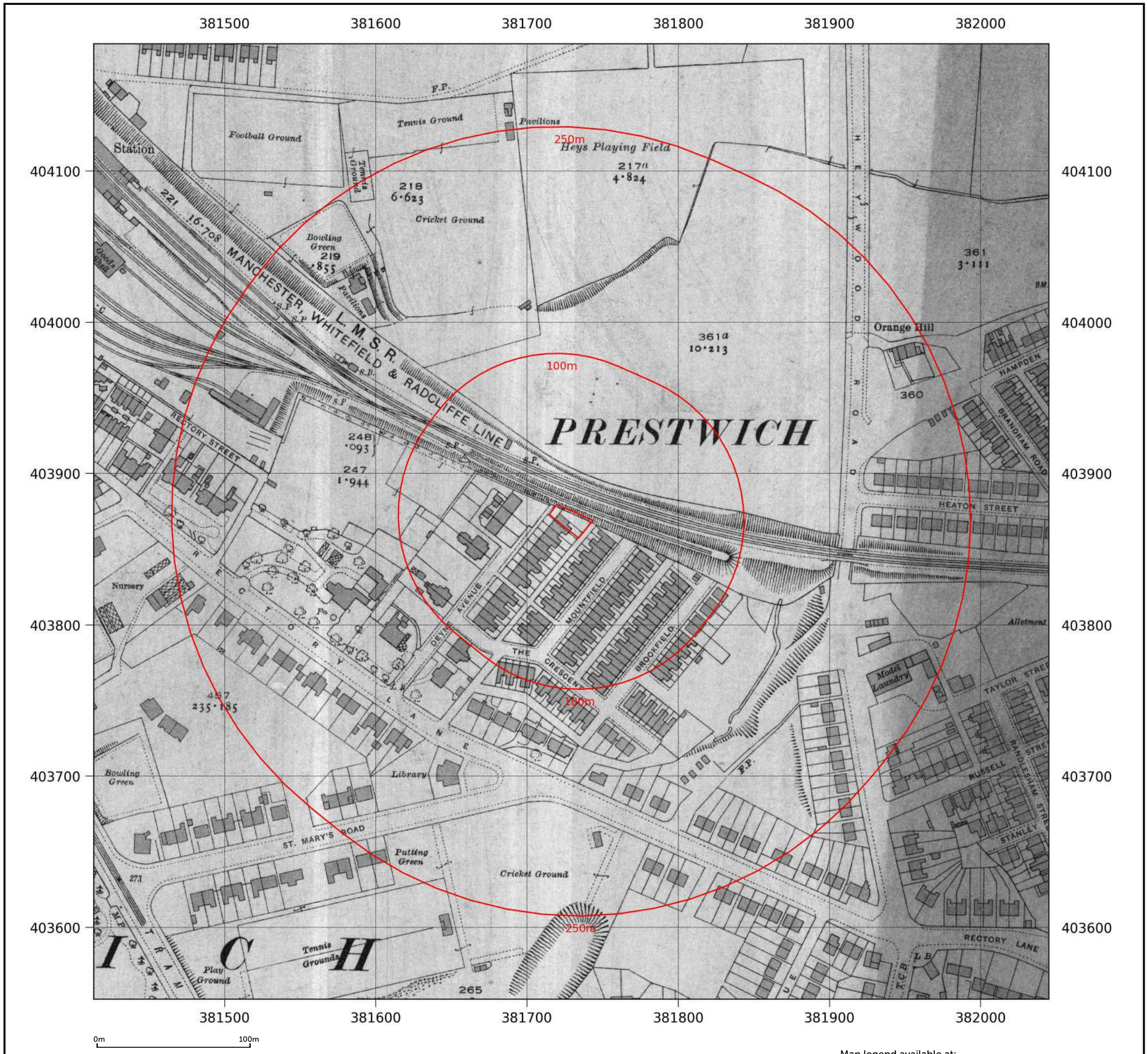

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Site details:	LAND AT 38, DEYNE AVENUE, PRESTWICH, BURY, M25 1EJ
Client ref:	CLR7841NH
Report ref:	GS-1H1-SDL-HL3-TYQ
Grid ref:	381729.05, 403869.06
Production date:	14 May 2026

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

N
W E
S

Date: 1932
Surveyed: 1932
Revised: 1932

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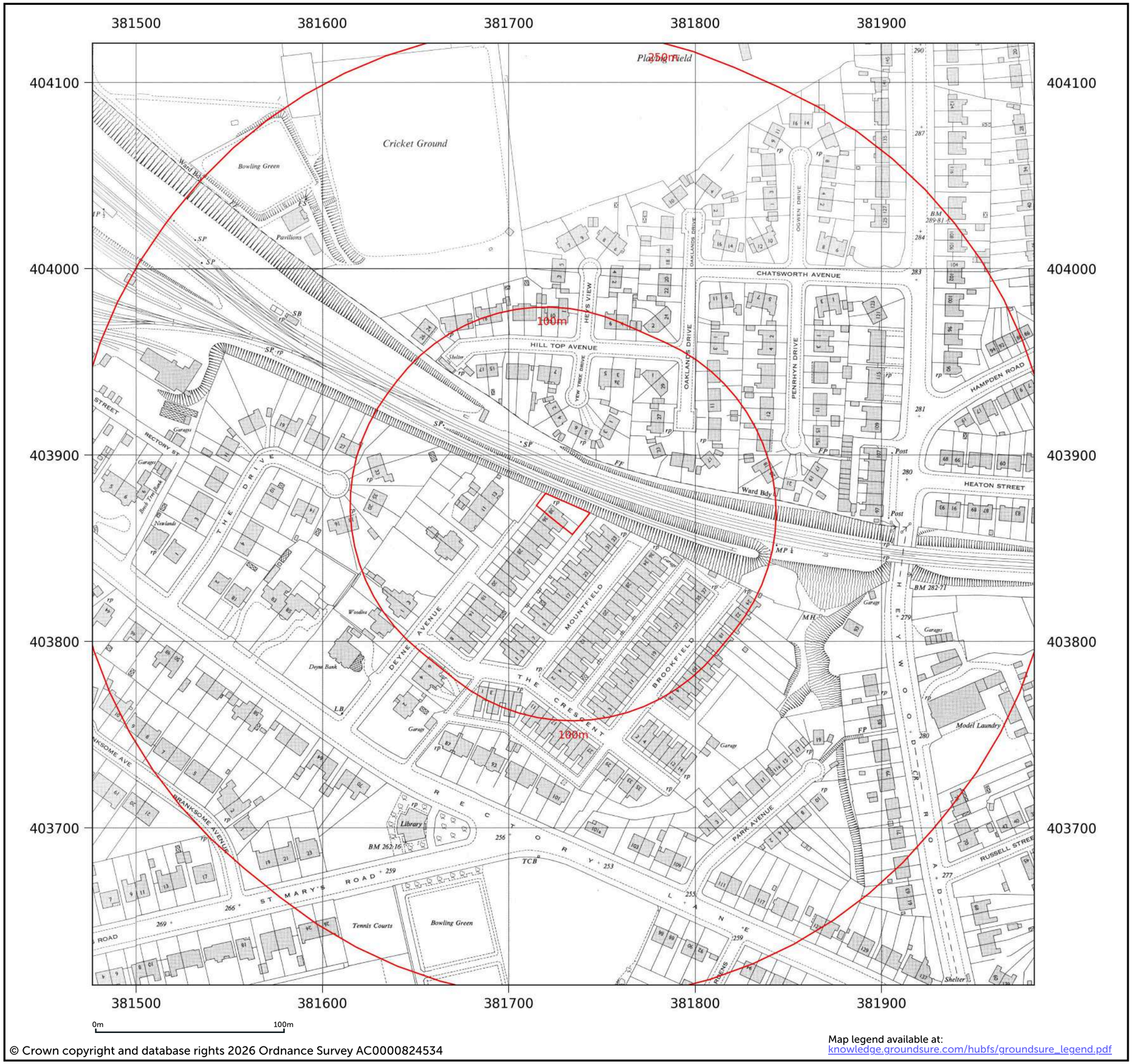

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Site details:	LAND AT 38, DEYNE AVENUE, PRESTWICH, BURY, M25 1EJ
Client ref:	CLR7841NH
Report ref:	GS-1H1-SDL-HL3-TYQ
Grid ref:	381729.05, 403869.06
Production date:	14 May 2026

Map name:	National Grid
Map date:	1951-1952
Scale:	1:1,250
Printed at:	1:2,000

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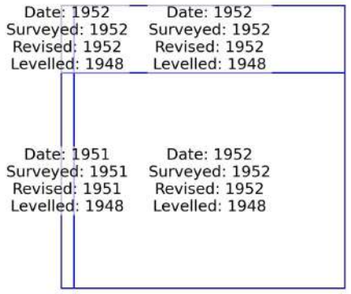

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Client ref:	CLR7841NH
Report ref:	GS-1H1-SDL-HL3-TYQ
Grid ref:	381729.05, 403869.06
Production date:	14 May 2026

Map name:	National Grid
Map date:	1968-1973
Scale:	1:1,250
Printed at:	1:2,000

N
W E
S

Date: 1968
Surveyed: 1952
Revised: 1968
Copyright: 1968
Levelled: 1956

Date: 1973
Surveyed: 1952
Revised: 1972
Copyright: 1973
Levelled: 1956

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Client ref:	CLR7841NH
Report ref:	GS-1H1-SDL-HL3-TYQ
Grid ref:	381729.05, 403869.06
Production date:	14 May 2026

Map name:	National Grid
Map date:	1981-1985
Scale:	1:10,000
Printed at:	1:10,000

N
W E
S

Date: 1981
Surveyed: 1980
Revised: 1981

Date: 1985
Surveyed: 1985
Revised: 1985

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Client ref:	CLR7841NH
Report ref:	GS-1H1-SDL-HL3-TYQ
Grid ref:	381729.05, 403869.06
Production date:	14 May 2026

Map name:	National Grid
Map date:	1992
Scale:	1:1,250
Printed at:	1:2,000

N
W E
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Date: 1992
Surveyed: 1992
Revised: 1992

Date: 1992
Surveyed: 1992
Copyright: 1992

Date: 1992
Copyright: 1992

Date: 1992
Surveyed: 1992
Copyright: 1992

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Client ref:	CLR7841NH
Report ref:	GS-1H1-SDL-HL3-TYQ
Grid ref:	381729.05, 403869.06
Production date:	14 May 2026

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

N
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S

Date: 2003

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Map Insight

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Client ref:	CLR7841NH
Report ref:	GS-1H1-SDL-HL3-TYQ
Grid ref:	381729.05, 403869.06
Production date:	14 May 2026

Map name:	National Grid
Map date:	2010
Scale:	1:10,000
Printed at:	1:10,000

N W E S

Date: 2010

Date: 2010

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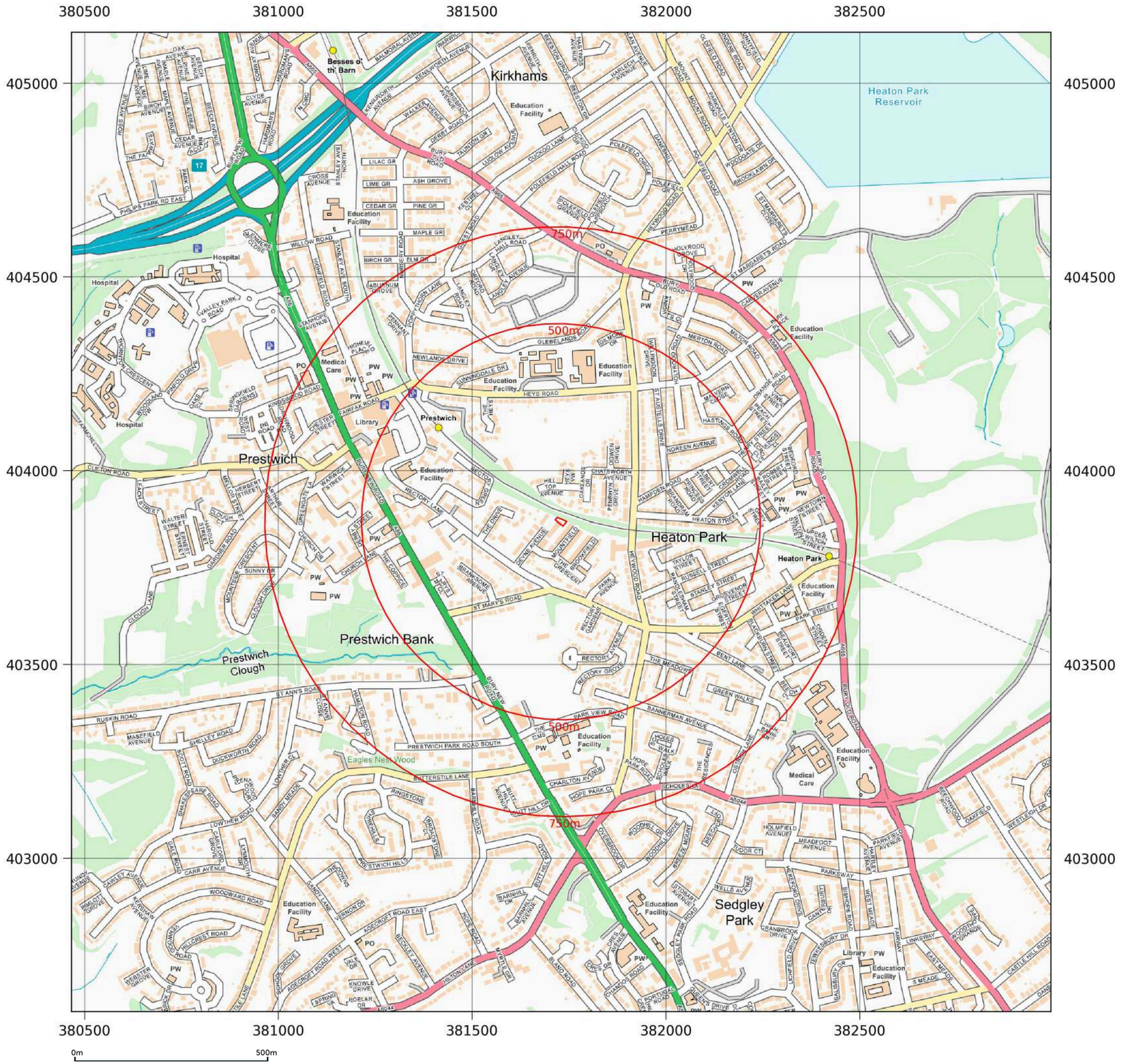

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Map Insight

Site details:	LAND AT 38, DEYNE AVENUE, PRESTWICH, BURY, M25 1EJ
Client ref:	CLR7841NH
Report ref:	GS-1H1-SDL-HL3-TYQ
Grid ref:	381729.05, 403869.06
Production date:	14 May 2026

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

N
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Date: 2025

Date: 2025

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APPENDIX D

REGULATORY INFORMATION

65261

CONTAMINATED LAND – CONDITION.

The site has historically been in use as open land adjacent to the railway line, terraced houses were developed by 1910.Currently the site is in use as a terraced house and garage adjacent to the metrolink line. The site is not within 250m of a registered landfill site and is situated above the Worsely Delf Rock Sandstone Secondary A Aquifer which is overlain by Glaciofluvial Deposits. The site is located within a Category 2 Radon Affected Area where 1 to 3 percent of homes are likely to be above the Action Level of 200 Becquerels per cubic metre

The proposal is to develop one residential property in the area of the existing garage to the side of the existing house**.**

In line with the National Planning Policy Framework, the site is proposed for a sensitive end use we recommend that the following contaminated land conditions are placed on any grant of permission:

CLA1 - Contaminated Land Preliminary Risk Assessment, Site Investigation, Detailed Risk Assessment and Remediation Strategy.

CLA2 - Contaminated Land implementation of Remediation Strategy and Site Verification Report.

Asbestos Condition - Prior to demolition of the structures on site an asbestos survey is to be carried out by an appropriately qualified contractor. Any asbestos identified shall be disposed of in an appropriate manner.

This is to secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to the National Planning Policy Framework.

AIR QUALITY CONDITION

Bury Council has been identified by DEFRA as an area requiring to significantly improve air quality. The required measures to do this are currently under discussion. Due to this requirement, this Section recommends the following condition to be placed on are placed on any grant of permission:

Air Quality Condition: Prior to occupation the applicant shall provide EV charging points for each residential unit. EV chargepoints shall be chosen for the Electric Vehicle Homecharge Scheme approved chargepoint model list.

Reason: In accordance with the NPPF, to encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable. To safeguard residential amenity, public health and quality of life.

Department of Operations – Environment Section.
25 March 2020