

Report Details

Report ID
814398

Date
19/10/2020

Grid Reference
E: 377684 | N: 408935

Report Reference
SLS/M26 4AF

Requested By
Scout Legal Services



Assessed by:

FCI Risk Team



If you require assistance, please contact your Search Provider or alternatively contact FCI directly with your Report ID.

📞 01732 755 180
✉ info@futureclimateinfo.com
🌐 www.futureclimateinfo.com

FCI Commercial



Report on:

Frazer Ashworth, Higher Ainsworth Road, Radcliffe, Manchester, Greater Manchester, M26 4AF



ENVIRONMENTAL

FURTHER ACTION

Next Step(s):

1.04 Appoint Environmental Consultant
1.06, 1.08, 1.19 EMFs

1.18, 1.20 Contact Regulatory Authorities
1.23 Radon Affected Area



FLOOD

FURTHER ACTION

Next Step(s):

2.02, 2.03 Specialist Advice
2.05 Check Flood Insurance



GROUND STABILITY

PASS

Consideration(s):

3.11 Coal Mining Report
3.14, 3.15 Consult Surveyor



ENERGY & INFRASTRUCTURE

PASS

Consideration(s):

4.04, 4.06 EMFs

Regulated by RICS

IEMA Transforming the world to sustainability

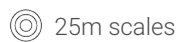


COPSO
EXECUTIVE MEMBER





Frazer Ashworth, Higher Ainsworth Road, Radcliffe, Manchester, Greater Manchester, M26 4AF



Air Quality Index





1.01 Professional Opinion | Further Guidance

The way in which land and property is used can have a material impact on third party land and property. The nature of the existing use can give rise to regulatory action if compliance with current environmental regulations is not adhered to and any current use that the property is put to should take into account the sensitivity of the environmental setting. If there is any data identifying sensitive receptors, which may have a significantly increased sensitivity to contamination, these will be highlighted within the report.

It is also advisable to ascertain from the Local Authority that potential contamination from all former land uses and any associated restrictions on the use of the property are not of concern. It should also be confirmed that any conditions associated with planning permissions have been complied with, and that there are no residual issues from a building control point of view.

If the information set out above can be provided to us, it may be possible to change the outcome of this report from Further Action to Pass.

However if the information is not available it would be prudent to consider an Environmental Screening Report if the purpose of this report is for investment purposes. An Environmental Screening Report prepared by a Chartered Environmental Surveyor in accordance with RICS guidance to ensure that the valuation is sustainable for lending purposes should be acquired.

Commercial Contaminated Land Insurance may be available for this property on a bespoke basis. To obtain a bespoke quotation, please contact CLS on 01732 753 910 or email express@cls.co.uk.

It should be noted that if any development of the property is considered, a professional inspection and Phase 1 Environmental Survey (Environmental Screening) should be undertaken as part of any Conceptual Site Model to comply with the National Planning Policy Framework. The local Planning Authority may also identify the phased investigation process as a condition of planning approval.

1.02 Official Contaminated Land | Register Entries & Notices



PASS

Bury District (B) Council data indicates that the property is not within 25 metres of an area of land that has been designated Contaminated Land under Part 2A of the Environmental Protection Act 1990.

1.03 Artificial Ground



PASS

Data provided by the British Geological Survey (BGS) indicates that the property is located within 25 metres of an area where there may be worked ground. These are areas where the ground has been cut away such as quarries and road cuttings.

However, having considered the history of the site in more detail, in the opinion of the FCI Risk Team, the likelihood of an action under Part 2A of the Environmental Protection Act 1990 is low.

1.04 Potentially Contaminative Current Land Uses



PASS (WITH CONSIDERATIONS)

Data provided by Ordnance Survey and/or recent aerial imagery indicates that the Property is on or immediately adjacent to Current Industrial Land Uses.

The risk of an action under Part 2A of the Environmental Protection Act 1990 is not significantly increased by the activities currently taking place at the property. However, it is important to note that the way a property is used and managed can give rise to regulatory action under other environmental law, where damage or harm is being caused, or regulations are not adhered to.

Address	Site	Category	Source
ASHWORTH, ASHWORTH, HIGHER AINSWORTH ROAD, RADCLIFFE, MANCHESTER, M26 4AF	Workshop / Light Industrial	Industrial Applicable to manufacturing, engineering, maintenance, storage / wholesale distribution and extraction sites	OS

CONSIDERATIONS: It may be prudent to conduct a walkover of the property to ensure that there are no clear liabilities relating to recent, ongoing or imminent pollution issues, or major environmental non-compliance. You could undertake this yourself, but for more complex cases it may be prudent to instruct an experienced environmental professional. If required, FCI can complete this work on your behalf for a fixed fee, starting at £995 + VAT for an 'FCI Walkover'. Please contact us on +44 1732 755 180 or by email on consultancy@futureclimateinfo.com if you would like further assistance.

1.06 Electrical Infrastructure | Overhead Power Lines



PASS (WITH CONSIDERATIONS)

Data provided by the Ordnance Survey indicates that the property is within 250 metres of one or more major overhead power lines.

CONSIDERATIONS: Electric and Magnetic Fields (EMFs) are produced wherever electricity is used. There are guidelines to limit exposure to electric and magnetic fields (exposures in the home are usually well below these guideline levels). There is no definitive evidence to link EMFs to both long and short term health risks.

If you are concerned about EMFs further information and advice is available from Public Health England at www.gov.uk/government/collections/electromagnetic-fields, or from www.emfs.info.

1.08 Electrical Infrastructure | Substations



PASS (WITH CONSIDERATIONS)

Data provided by the Ordnance Survey indicates that the property is within 25 metres of one or more electricity substations.

CONSIDERATIONS: Electric and Magnetic Fields (EMFs) are produced wherever electricity is used. There are guidelines to limit exposure to electric and magnetic fields (exposures in the home are usually well below these guideline levels). There is no definitive evidence to link EMFs to both long and short term health risks.

If you are concerned about EMFs further information and advice is available from Public Health England at www.gov.uk/government/collections/electromagnetic-fields, or from www.emfs.info.

1.15 Environmental Map



1.18 Landfill | Historic



FURTHER ACTION

Data provided by the Environment Agency indicates that the property is within 25 metres of one or more historic landfill sites. If any related data is available it will appear below.

It is possible that issues associated with contamination, surface instability and ground gas, may arise where historic landfill sites exist.

Licence	Site Name	Site Address	Waste Type	Distance	Source
EAHLD158 37	Disused Bury-Bolton Railway line	East Of, Ainsworth Road, Radcliffe, Greater Manchester	Industrial	0 m	EA
EAHLD158 85	Railway Cutting	Black Lane Station, Ainsworth Road, Radcliffe, Greater Manchester	Not specified	12 m	EA
EAHLD158 77	Rear of Constellation Mill	Ainsworth Road, Radcliffe, Bury, Greater Manchester	Industrial	18 m	EA

NEXT STEPS: We would therefore recommend consultation with the relevant authorities, such as the Local Authority Environmental Health and Planning Departments, as well as the Environment Agency. This should also include a review of relevant planning records, details of any intrusive investigations or remedial work undertaken as well as confirmation of the Local Authority's contaminated land strategy. The enquiries should aim to clarify the boundary of the landfill(s), and the risks they pose. Regulatory enquiries often take between 10-20 working days, and you can complete these yourself. However, if you would prefer that an experienced environmental professional undertake the work on your behalf then you can instruct FCI to produce a full written FCI Appraisal report for a fixed fee of £400 + VAT. Depending on the results of the enquiries, the FCI Appraisal will supersede the findings of this report with an updated Professional Opinion.

1.19 OFCOM Mast Site Clearance Locations



PASS (WITH CONSIDERATIONS)

Data provided by OFCOM indicates that the property is within 250 metres of one or more mobile phone base stations.

CONSIDERATIONS: For any concerns about electromagnetic fields exposure further advice is available from Public Health England, www.gov.uk/government/collections/electromagnetic-fields or from www.emfs.info.

1.20 Past Industrial Land Uses



FURTHER ACTION

In the Professional Opinion of the FCI Risk Team the Property is on or within 25 metres of one or more former industrial land uses depicted on historic Ordnance Survey maps (shown in the table below) from which the level of environmental risk could result in the property being determined Contaminated Land under Part 2A of the Environmental Act 1990.

Contamination Source	Severity	Distance	Source
Heap, unknown constituents	HIGH	0 m	os
Metal casting/foundries	HIGH	0 m	os
Footwear Manufacturers	HIGH	0 m	os
Chemical Manufacturers	HIGH	8 m	os

NEXT STEPS: We would therefore recommend consultation with the relevant authorities, such as the Local Authority Environmental Health and Planning Departments, as well as the Environment Agency (and where relevant the Petroleum Enforcement Authority). This should also include a review of relevant planning records, details of any intrusive investigations or remedial work undertaken as well as confirmation of the Local Authority's contaminated land strategy. Regulatory enquiries often take between 10-20 working days, and you can complete these yourself. However, it may be prudent to instruct an experienced environmental professional to conduct this work and provide a risk summary. FCI can do this on your behalf, and produce a full written 'FCI Appraisal' report for a fixed fee of £400 + VAT. Depending on the results of the enquiries, the 'FCI Appraisal' will supersede the findings of this report with an updated Professional Opinion.

Please contact us on 01732 755180 or by email on consultancy@futureclimateinfo.com if you would like further assistance.

1.22 Potentially Infilled Land



PASS

Historic Ordnance Survey maps indicate that the property is within 25 metres of potentially infilled land. In the professional opinion of the FCI Risk Team the risk of the land being designated contaminated land under Part 2A of the Environmental Protection Act 1990 is unlikely

If you are concerned about the implications of associated surface instability and ground gas from the potential infilled land, you may wish to contact a Chartered Surveyor.

1.23 Radon Gas



PASS (WITH CONSIDERATIONS)

Data provided by the British Geological Survey (BGS) indicates that the property is in a Radon Affected Area.

This is because the property is in an Intermediate probability radon area (1% to 3% of homes are estimated to be at or above the Action Level for homes of 200 Bq m⁻³), however protective measures are not required.

Radon is a colourless, odourless radioactive gas formed by the radioactive decay of the small amounts of uranium that occur naturally in all rocks and soils. Studies in many countries have shown that increased exposure to radon increases the risk of lung cancer.

Whether or not the property is actually above or below the Action Level can only be established by testing.

CONSIDERATIONS: In workplaces such as offices where hazards are normally low, radon can be the largest occupational health risk. Employers are required by law to assess any risks to their staff while at work. This should include potential radon exposures and usually requires testing in any workplace premises that are in radon Affected Areas.

Public Health England provides a radon testing service which can be accessed at www.ukradon.org with workplace measurement packs available. In commercial properties, the Ionising Radiations Regulations 1999 require action to protect employees if the average radon gas concentration exceeds 400 Bq/m³ and the UK is advocating a remediation Target Level of 100 Bq/m³.

Enquiries can also be made to the vendor as to whether radon levels have been measured in the property, whether remedial actions were taken and if re-testing confirmed the effectiveness of installed measures.

1.26 Air Quality Management Area



NOTE

Although information on air quality is not included within the Environmental risk assessment in this report we are able to provide information from DEFRA.

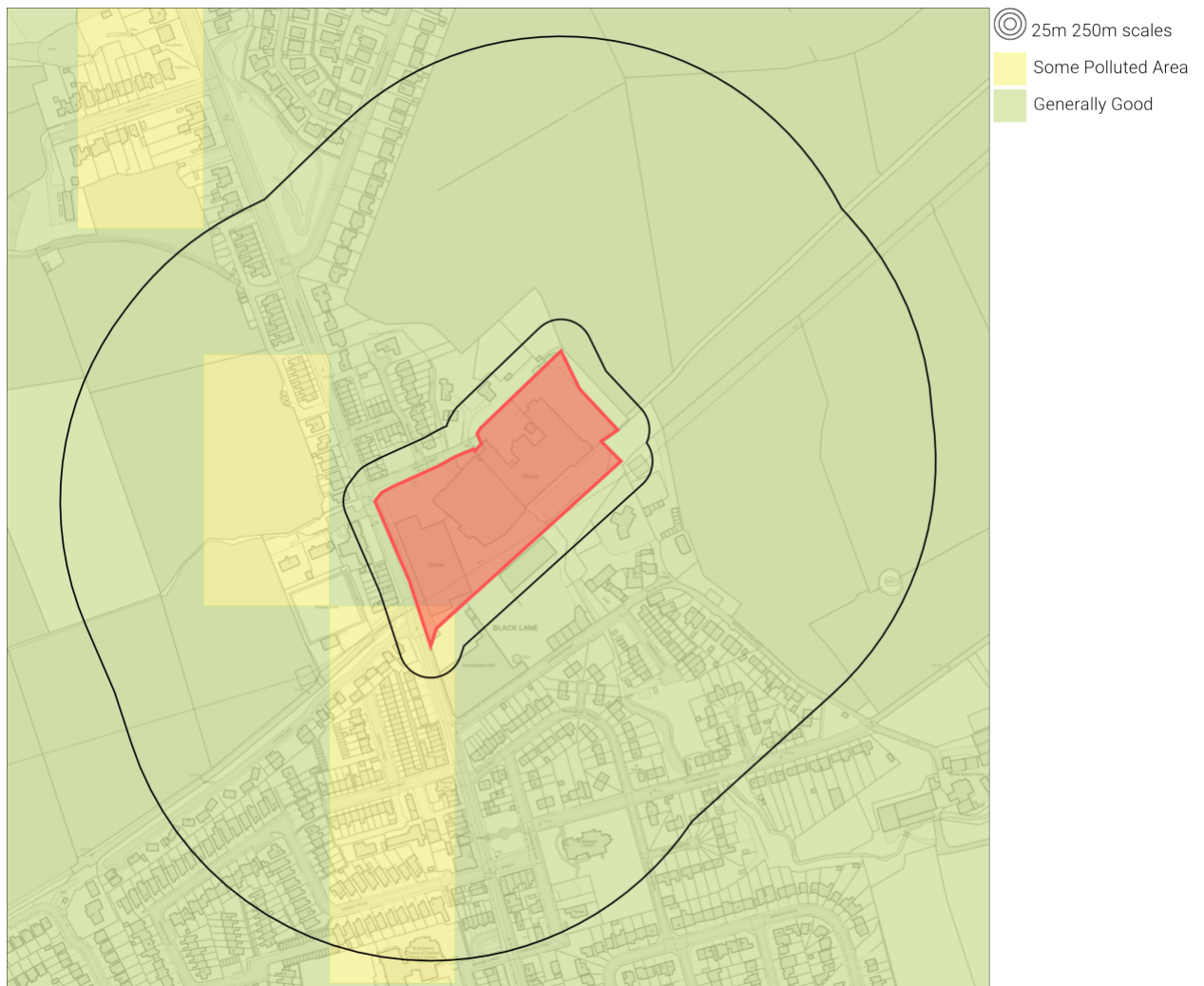
Data provided by DEFRA indicates that the property is not in or within 100 metres of an Air Quality Management Area (AQMA). An AQMA is declared where the air pollutants occur above EU and Government targets, and where the council is required to create and follow an Air Quality Action Plan (AQAP) to improve air quality.

Please note that though this property is not within an Air Quality Management Area, this does not necessarily guarantee good air quality. For more information on air quality please visit <https://uk-air.defra.gov.uk/air-pollution/>.

1.27 Air Quality Index



NOTE



The MappAir® air quality dataset provided by Earthsense includes information on Nitrogen Dioxide (NO₂) and Particulate Matter (PM_{2.5}) from vehicle emissions and indications from other sources. The model gives an indication of annual mean pollution for 2016 at a resolution of 100 metres.

The data indicates that the property is in an area with a rating of 2 or Some Polluted Areas. A rating of 2 means there is a moderate chance of pollution levels exceeding healthy levels, particularly in poor weather conditions. There is a fair chance of higher pollutant concentrations around major roads.

For further information on air quality go to <https://uk-air.defra.gov.uk/>

1.29 Checked Datasets



DATASETS

The dataset categories analysed in this section are listed below. For more information, please visit our website.

Official Contaminated Land | Register Entries & Notices

Potentially Contaminative Current Land Uses

Electrical Infrastructure | Overhead Power Lines

Electrical Infrastructure | Substations

Environmental Permits | Closed Mining Waste Facilities

Environmental Permits | Industrial Sites

Fuel / Petrol Stations

Landfill | Historic

Past Industrial Land Uses

Artificial Ground

Electrical Infrastructure | Electricity Pylons

Electrical Infrastructure | Power Cables and Lines

Discharge Consents

Environmental Permits | End of Life Vehicles

Environmental Permits | Waste Sites

Landfill | Current

OFCOM Mast Site Clearance Locations

Pollution Incidents

Potentially Infilled Land
Surface Dangers or Hazards | COMAH Sites

Radon Gas
Water Abstractions



FLOOD

2.01 River and Sea Flood Risk



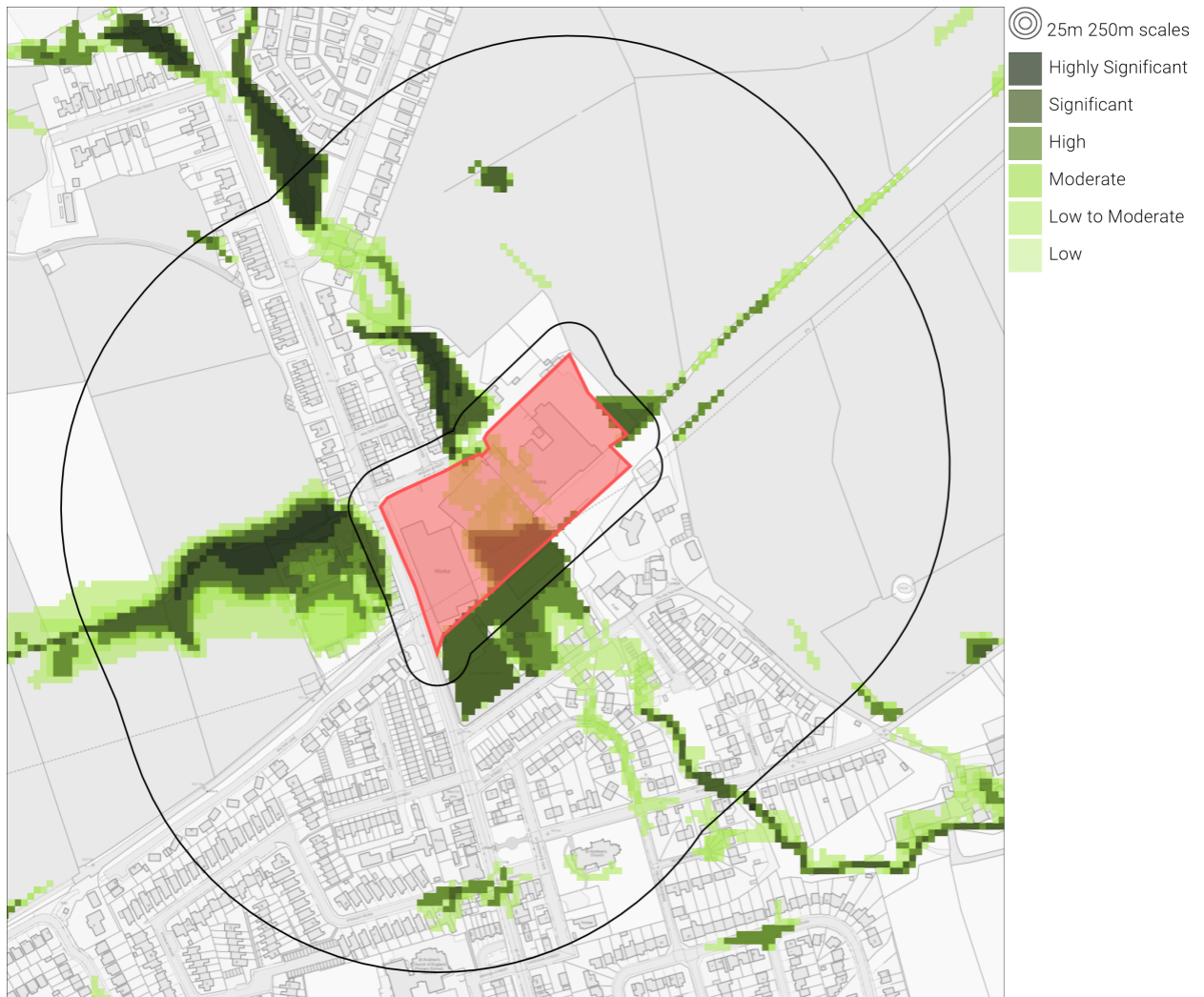
PASS

Data provided by the Environment Agency indicates no risk of flooding from River or Sea within 25 metres metres of the property.

2.02 Surface Water Flood Risk



FURTHER ACTION



Data provided by JBA Risk Management Ltd (JBA) indicates that the property is located within an area where the Surface Water flood risk is Significant. This indicates that the property may flood between 0.3 metres and 1 metre in depth, within a 75 year frequency. Surface water flooding occurs when heavy rainfall overwhelms the drainage capacity of an area. In these instances, the rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead.

The potential impact of surface water flooding can vary according to the depth of the water, the surface over which the water is flowing, its direction and velocity. Surface water flooding is therefore difficult to predict, as it is hard to forecast exactly where or how much rain will fall in any storm. The result of the flood risk assessment in this report is based on the best available national flood models using the best available data sources, from the leading authorities, no site visit has been made.

NEXT STEPS: As part of our commitment to providing practical solutions, we offer an inexpensive yet highly-detailed advanced flood assessment, the **FCI Flood Appraisal**. The Flood Appraisal has been

designed to provide an effective route for solicitors/conveyancers (and their clients) to undertake further investigation and comply with the recommendations of the Law Society Flood Risk Practice Note.

The FCI Flood Appraisal is a detailed manual assessment, which considers additional information such as physical property characteristics (e.g. floor-levels, elevation, door thresholds etc.) and useful Local Authority/Planning assessments. Written by a qualified flood consultant, the Flood Appraisal places the investor/business owner in a more informed position to make a transactional decision, with greater understanding of the risk, and possible impacts. In many instances the detailed review can result in a reduction of the initial flood risk prediction. Useful information tailored to the property is also given as an indication of possible redevelopment constraints and operational issues related to flood risk. Please see <http://futureclimateinfo.com/how-we-can-help/residential/fci-flood-appraisal/> for further details.

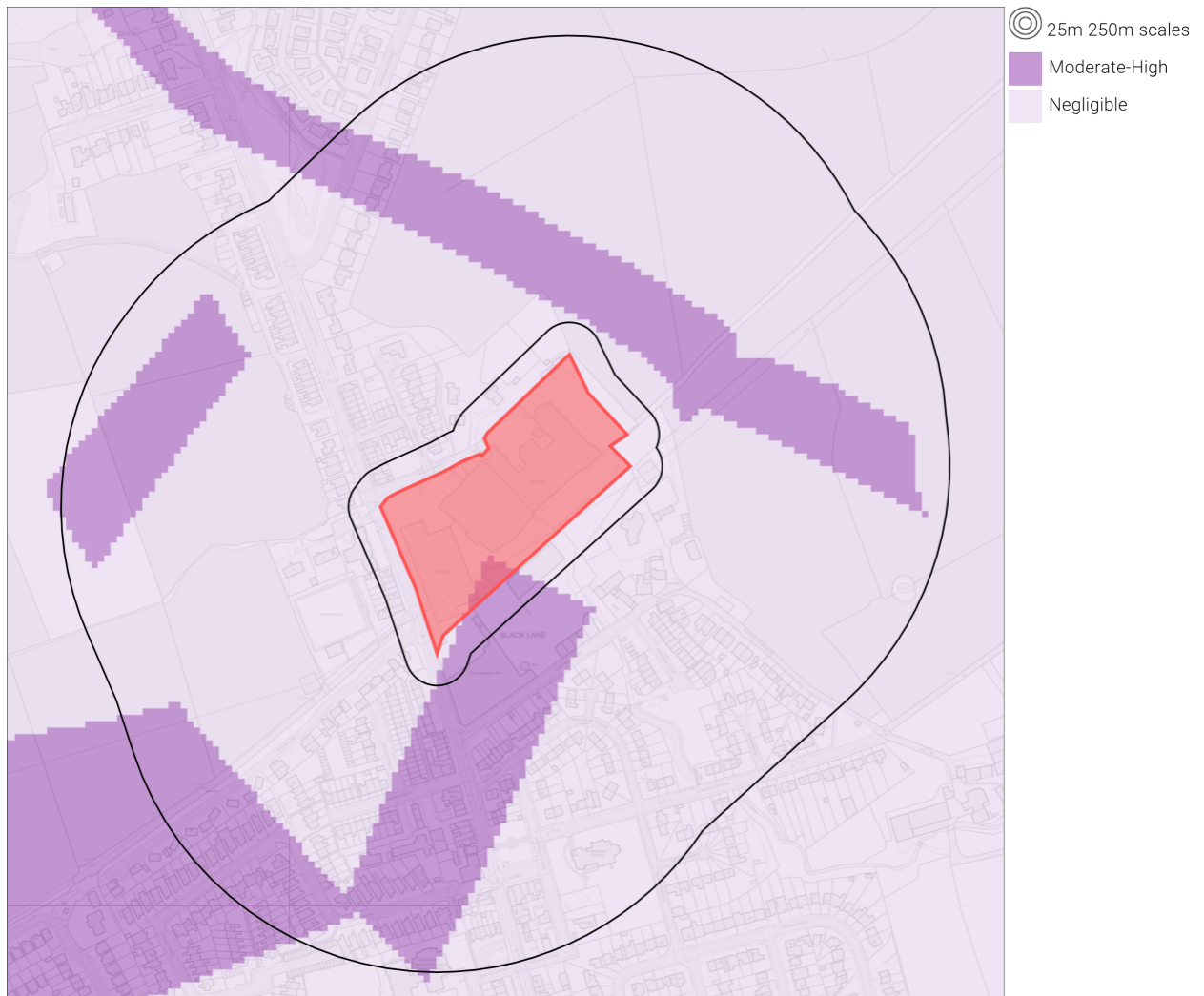
The FCI Flood Appraisal is offered at a fixed price of £250 + VAT for Commercial properties under 5Ha in size, with a quick turnaround time of 3 working days. Larger commercial properties or plots of land are priced upon request.

How to Order: The professional advisor (i.e. conveyancer or solicitor) who ordered this initial assessment should contact us by **email on consultancy@futureclimateinfo.com, or by phone at +44 1732 755 180.** Alternatively, requests can be made via your Search Provider.

2.03 Groundwater Flooding



PASS (WITH CONSIDERATIONS)



Data provided by JBA indicates that the property is located within 5 metres of an area that has at least a 1% annual chance of peak groundwater levels reaching close to the ground surface. Within this zone there is a high risk of groundwater flooding to subsurface assets and an additional possibility of local groundwater emergence.

CONSIDERATIONS: As part of our commitment to providing practical solutions, we offer an inexpensive yet highly-detailed advanced flood assessment, the **FCI Flood Appraisal**. The Flood Appraisal has been

designed to provide an effective route for solicitors/conveyancers (and their clients) to undertake further investigation and comply with the recommendations of the Law Society Flood Risk Practice Note.

The FCI Flood Appraisal is a detailed manual assessment, which considers additional information such as physical property characteristics (e.g. floor-levels, elevation, door thresholds etc.) and useful Local Authority/Planning assessments. Written by a qualified flood consultant, the Flood Appraisal places the investor/business owner in a more informed position to make a transactional decision, with greater understanding of the risk, and possible impacts. In many instances the detailed review can result in a reduction of the initial flood risk prediction. Useful information tailored to the property is also given as an indication of possible redevelopment constraints and operational issues related to flood risk. Please see <http://futureclimateinfo.com/how-we-can-help/residential/fci-flood-appraisal/> for further details.

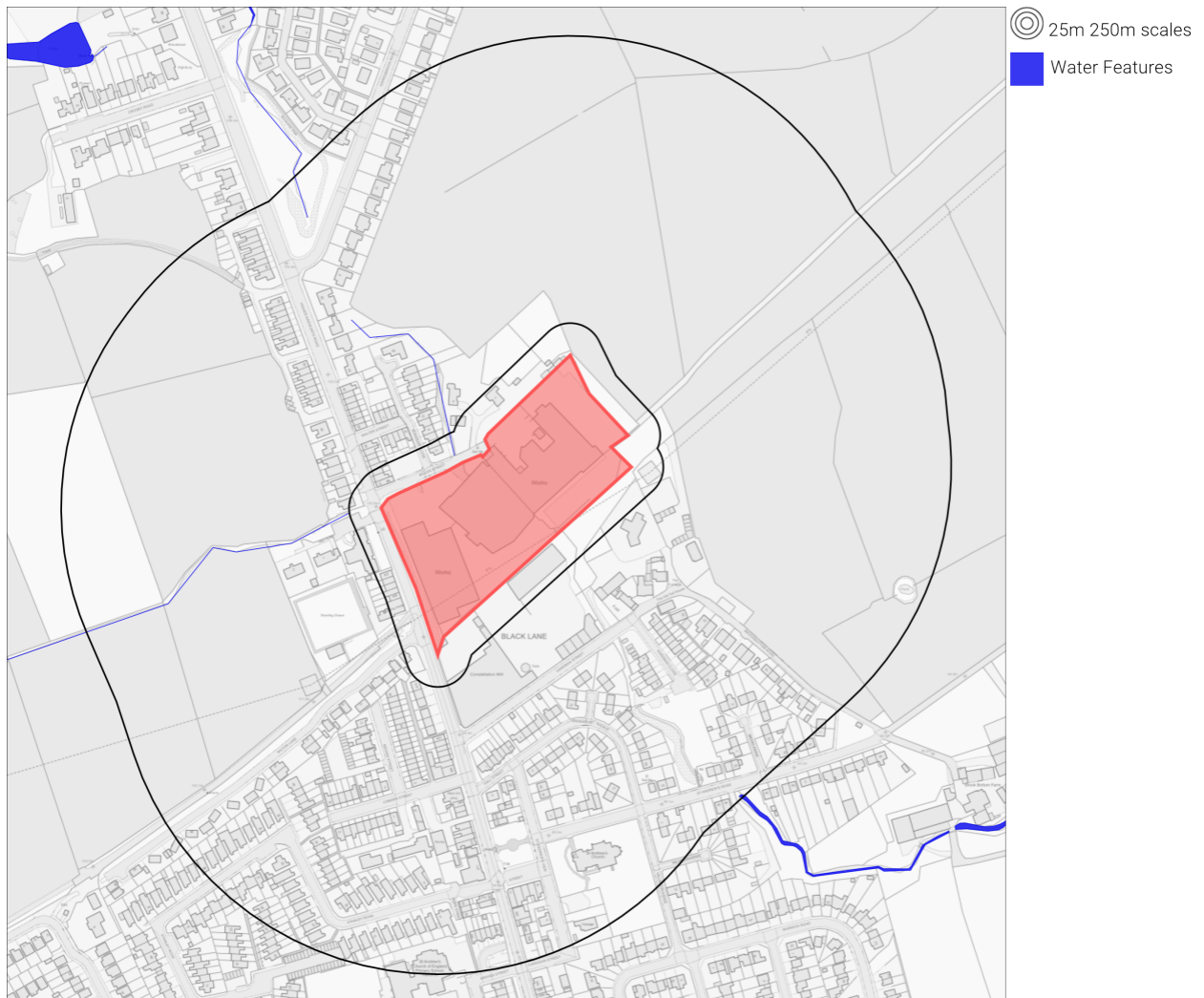
The FCI Flood Appraisal is offered at a fixed price of £250 + VAT for Commercial properties under 5Ha in size, with a quick turnaround time of 3 working days. Larger commercial properties or plots of land are priced upon request.

How to Order: The professional advisor (i.e. conveyancer or solicitor) who ordered this initial assessment should contact us by **email on consultancy@futureclimateinfo.com, or by phone at +44 1732 755 180.** Alternatively, requests can be made via your Search Provider.

2.04 Surface Water Features



PASS



The Ordnance Survey Map indicates that the nearest body of surface water (such as a stream, river, canal, reservoir, lake or pond) is located 8 metres from the property boundary.

2.05 JBA Floodability Rating



PASS (WITH CONSIDERATIONS)

The JBA Floodability Rating at this location is Amber. Amber indicates that the likelihood of flooding is Moderate.

JBA Floodability data is derived from their high resolution UK flood hazard maps which are used by most insurers when assessing flood risk. Where a higher rating is indicated further investigation into flood risk is usually advisable.

CONSIDERATIONS: Please always check that your Buildings Insurance policy covers Flood Damage, as the terms of any commercial mortgage or loan (as appropriate) may require all risks to be covered to meet the lender's terms, furthermore if the property is leasehold the landlord may also require that all perils cover is put in place as a requirement of any lease.

2.06 Historic Flooding



PASS

Data provided by the Environment Agency indicates that the property is not in or within 250 metres of an area that has flooded in the past. This includes all types of flooding, including Groundwater. However, we would always recommend asking the vendor to confirm whether or not they are aware of any previous flooding at the property.

Please see the previous sections for the Flood Risk as of the date of this report.

2.07 Flood Storage



PASS

Data provided by the Environment Agency indicates that the property is not located within 25 metres of a Flood Storage Area (land designed and operated to store flood water).

2.08 Dam Break



PASS

Data provided by JBA identifies areas of England and Wales that are most likely to suffer damage to property following the sudden and catastrophic failure of a large reservoir embankment or dam. This is a worst case scenario, it's unlikely that any actual flood would be this large. The flooding is predicted using advanced modelling techniques to ascertain if a property or site is potentially at risk in such an event.

This property is not located in the potential path which water would follow if a reservoir dam or embankment was to fail.

2.09 Sewer Flooding



NOTE

Please note that information on Sewer Flooding is not included in the flood risk assessment in this report. This information is held by the water company responsible for the public sewer network. Sewer flooding happens for a number of reasons but is most likely to occur during storms, when large volumes of rainwater enter the sewers and sewage escapes from a manhole or a drain, or by backing up through toilets, baths and sinks. Sewer flooding can also occur when pipes become blocked.

2.10 Checked Datasets



DATASETS

The dataset categories analysed in this section are listed below. For more information, please visit our website.

River and Sea Flood Risk
Groundwater Flooding
JBA Floodability Rating

Surface Water Flood Risk
Surface Water Features
Historic Flooding



GROUND STABILITY

3.01 Professional Advice

For professional advice and guidance relating to the impact of any ground stability issues on your property please contact a Chartered Building Surveyor.

3.02 Subsidence Risk Rating



PASS

The Subsidence Risk Rating produced by Property Assure based on subsidence damage insurance claims is **Low**, with a risk exposure equal to or below the insurance subsidence incidence rate for England and Wales. This correlates to a rate of 1 or fewer incidents in every 1000 residencies.

The Subsidence Risk Rating assesses the risk of subsidence caused by soil shrinkage. Soil Shrinkage accounts for over 75% of all insurance subsidence incidents in England and Wales and the two main causes are clay shrinkage triggered by vegetation (60% of cases) or leaking drainage (15% of cases) washing away fine particles in the soil or softening the soil.

3.05 Geohazards | Running Sand



PASS

The British Geological Survey indicates that the property is within 50 metres of an area of slight potential where sand can be fluidised by water and 'run' if the water table rises, with the potential to remove support from overlying buildings and cause subsidence damage. Certain constraints may apply to land uses involving excavation or the addition or removal of water.

3.11 Mining | Coal Mining



PASS (WITH CONSIDERATIONS)

The Coal Authority indicates that the property is located within 25 metres of an area that may be affected by Coal Mining.

CONSIDERATIONS: The Coal Authority recommends that a Coal Mining Report is obtained for this property.

3.14 Modified Ground | Artificial Ground



PASS (WITH CONSIDERATIONS)

The British Geological Survey indicates that the property is located within 25 metres of an area where there may be worked ground. These are areas where the ground has been cut away such as quarries and road cuttings. The term artificial ground includes man-made deposits and ground that has been excavated and backfilled. This can be an issue in terms of ground stability.

CONSIDERATIONS: If you are concerned about any irregular topography present at the property you may wish to contact a Chartered Building Surveyor.

3.15 Modified Ground | Historical Analysis



PASS (WITH CONSIDERATIONS)

The analysis of historical maps indicates that the property is located in or close to an area of Filled Ground. These features can be a cause of ground instability.

CONSIDERATIONS: This does not necessarily mean that there is a problem. However, you may wish to ask a Chartered Building Surveyor about evidence of subsidence at or near to the property.

3.16 Natural Cavities



PASS

The British Geological Survey indicates that the property is within 50 metres of an area where soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.

3.17 Checked Datasets



DATASETS

The dataset categories analysed in this section are listed below. For more information, please visit our website.

Subsidence Risk Rating

Geohazards | Compressible Ground

Geohazards | Shrink-Swell

Landslips/slides | Slope Instability

Mining | Cheshire Brine Compensation Area

Mining | Mining Cavities (Non-Coal)

Modified Ground | Artificial Ground

Natural Cavities

Geohazards | Collapsible Deposits

Geohazards | Running Sand

Landslips/slides | Mass Movement

Mining | Britpits

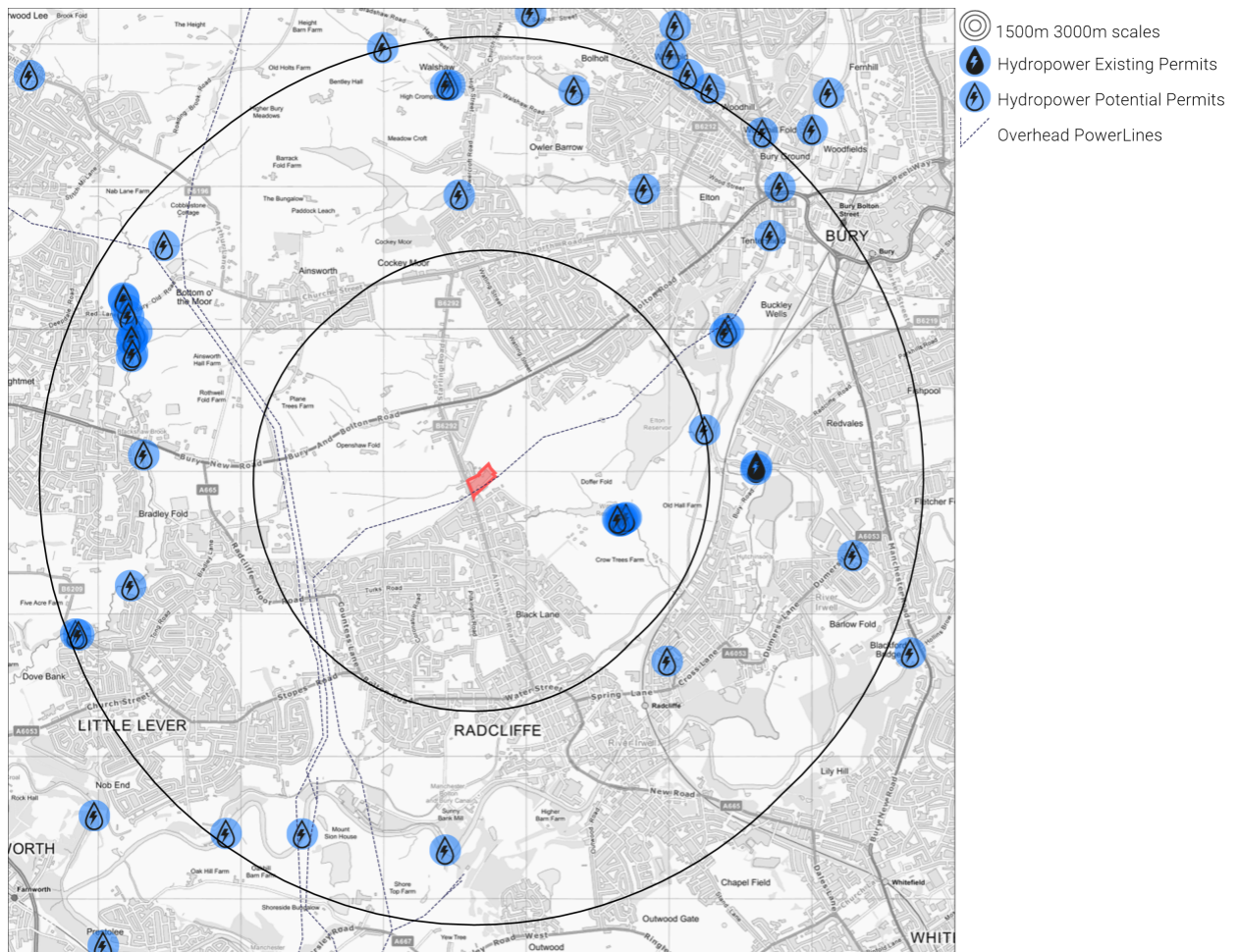
Mining | Coal Mining

Mining | Mining Hazards (Non-Coal)

Modified Ground | Historical Analysis



4.01 Energy Map



4.04 Electrical Infrastructure | Overhead Power Lines



PASS (WITH CONSIDERATIONS)

Data provided by the Ordnance Survey indicates that the property is within 250 metres of one or more major overhead electricity transmission lines.

CONSIDERATIONS: Major overhead electricity transmission lines can emit Electric and Magnetic Fields (EMFs). Businesses and employees who work near to electrical infrastructure must manage the risks. Further information and advice is available from Public Health England at www.gov.uk/government/collections/electromagnetic-fields, or from www.emfs.info.

Making contact or near contact with overhead lines is dangerous. Overhead electric conductors are normally bare (uninsulated) and if an object approaches too closely it is possible that a flashover will occur and an electric current flow with the likelihood of fatal or severe shock and burns to any person nearby.

The Health and Safety Executive's Guidance Note GS6, should be consulted by those who may be planning to work near overhead lines where there is a risk of contact, and describes the preventative steps you should take.

National Grid has also published 'Design Guidelines for Development Near High Voltage Overhead Lines' containing advice on safe working operations for developing sites in close proximity to overhead cables. The publication contains comprehensive site layout, design and landscaping guidelines to provide advice and pragmatic solutions for anyone involved in the planning, design and development of sites near high voltage overhead electricity lines. The companies which own the distribution network have a duty to

minimise the risks from their power lines and, when consulted, advise others on how best to control the risks.

4.06 Electrical Infrastructure | Substations



PASS (WITH CONSIDERATIONS)

Data provided by the Ordnance Survey indicates that the property is within 25 metres of one or more electricity substations.

CONSIDERATIONS: Electrical substations can emit Electric and Magnetic Fields (EMFs). Businesses and employees who work near to electrical infrastructure must manage the risks. Further information and advice is available from Public Health England at www.gov.uk/government/collections/electromagnetic-fields, or from www.emfs.info.

4.15 Oil and Gas | Licensed Areas (inc. Shale Gas)



PASS

The Property is located on or within 25 metres of an area where applications for Petroleum Exploration and Development Licences (PEDL) were invited during the 14th onshore licencing round (July-October 2014). However, according to data provided by the Department for Business, Energy & Industrial Strategy (BEIS) the property is not on or within 100 metres of an area that was subsequently issued a licence for such activity (including shale gas extraction, or 'fracking').

Please bear in mind that areas such as this where applications were invited are very large and non-specific, with almost half of the country included in the 14th round.

This area being open to applications, but lacking an issued licence, indicates that either no applications for licences were submitted, or that any applications made by energy companies were unsuccessful. As a result, currently it should not be feasible for Oil or Gas exploration to occur on, adjacent or within the immediate vicinity of the property.

As stated above, PEDLs can cover extremely large areas. Additionally, the presence of a PEDL on its own does not necessarily suggest that any operational activity (such as drilling) has/will occur, as numerous other permissions and consents must first be obtained. As such, we do not report the presence of PEDLs beyond the immediate vicinity (beyond 100m / >100m) of the property to avoid consistently capturing information which is unlikely to impact the Property. However, if PEDLs have been issued on neighbouring or nearby application areas, and the subsequent permissions/consents have been obtained to make a drilling/well site operational at a specific location within 5km, these current or former active sites will appear further down in the 'Oil and Gas | Current and Historic Sites' section of this report.

Additionally, please note that although PEDLs included the potential for energy production by fracking, the English and Welsh governments currently prohibit this activity on the basis of Scientific evidence presented by the Oil and Gas Authority (OGA) on the potential seismic impacts or tremors it may cause.

4.23 Checked Datasets



DATASETS

The dataset categories analysed in this section are listed below. For more information, please visit our website.

Carbon Capture & Storage

Electrical Infrastructure | Overhead Power Lines

Electrical Infrastructure | Substations

Hydropower | Potential

Major Energy Infrastructure | Gas Site

Major Infrastructure Projects | HS2

Oil and Gas | Licensed Areas (inc. Shale Gas)

Oil and Gas | Underground Coal Gasification

Electrical Infrastructure | Electricity Pylons

Electrical Infrastructure | Power Cables and Lines

Hydropower | Existing

Major Energy Infrastructure | Gas Pipe

Major Infrastructure Projects | Crossrail

Major Infrastructure Projects | Thames Tideway Tunnel

Oil and Gas | Current and Historic Sites

Power Stations

Power Stations | Nuclear Power
Solar Farms

Railways
Wind Farms



SITE SETTING

5.01 Aquifer Designation



PASS

Data provided by the British Geological Survey (BGS) indicates that the property is located within 25 metres of an area where the aquifer designation at the property location is "Secondary A Aquifer". Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

5.02 Bedrock Geology



PASS

Data provided by the British Geological Survey (BGS) indicates that the property is located within 25 metres of an area where the Bedrock Geology is mudstone, siltstone and sandstone.

5.03 Ecological Features



PASS (WITH CONSIDERATIONS)

We have analysed data about the ecological setting of this property and these features may present themselves as receptors of contamination should this be present from historic or current land uses. The property is on or within 25 metres of the following classifications:

Feature	Source	Distance
Agricultural Land: Grade 4	Natural England	0 m
National Character Area: Manchester Pennine Fringe	Natural England	0 m
Natural Area: Urban Mersey Basin	Natural England	0 m

Regardless of whether or not the property has historically been subject to a contaminative use any current use that the property is put to should reflect the sensitivities of this designation.

The way in which land and property is used can have a material impact on third party land and property. The nature of the existing use can give rise to regulatory action if compliance with current environmental regulations is not adhered to.

CONSIDERATIONS: If redevelopment of the property is being considered compliance with the National Planning Policy Framework will be required. This would require the production of a conceptual site model and intrusive investigation cannot be ruled out. A Chartered Environmental Surveyor or appropriate consultant should be appointed to produce the conceptual site model.

5.04 Geological Permeability



PASS

Data provided by the British Geological Survey (BGS) indicates that the property is located within 25 metres of an area where the predominant permeability flow type is Fracture. The minimum permeability index is Low and the maximum permeability index is High.

5.05 Groundwater Vulnerability



PASS (WITH CONSIDERATIONS)

Data provided by the Environment Agency indicates that the property is located within 25 metres of an area where groundwater resources may be vulnerable from activities carried out on the surface. The Groundwater has been assigned as having variably permeable groundwater high leaching potential.

Groundwater resources may be vulnerable from activities carried out on the surface of the land. Other information, such as depth of groundwater and thickness and type of overlying cover will always be required for a site-specific assessment.

CONSIDERATIONS: If redevelopment of the property is being considered compliance with the National Planning Policy Framework will be required. This would require the production of a conceptual site model and intrusive investigation cannot be ruled out. A Chartered Environmental Surveyor or appropriate consultant should be appointed to produce the conceptual site model.

5.07 Superficial Deposits



PASS

Data provided by the British Geological Survey (BGS) indicates that the property is located within 25 metres of an area where the Superficial Deposits is/are diamicton.

5.08 Checked Datasets



DATASETS

The dataset categories analysed in this section are listed below. For more information, please visit our website.

Aquifer Designation

Bedrock Geology

Ecological Features

Geological Permeability

Groundwater Vulnerability

Source Protection Zones

Superficial Deposits



NOTES & GUIDANCE

6.01 Report Notes

METHODOLOGY

The FCI Commercial report is designed for commercial conveyancing transactions (purchase, sale or renewal of a lease), where redevelopment or a change of use is not proposed. This report provides a desktop risk assessment of contaminated land liabilities (Liabilities) under the Contaminated Land Regime. The assessment is carried out on 'a Property' which is defined as the area of land and buildings specified by the customer.

The assessment is based upon the principle of determining the presence of a plausible contaminant-pathway-receptor relationship (a contaminant linkage) as outlined by Contaminated Land Research Report 11 (CLR11). If all three are identified, then there must also be evidence of significant harm occurring, a significant possibility of significant harm or significant pollution or the possibility of significant pollution to Controlled Waters.

In our reports, **FURTHER ACTION** is only recommended when it is likely that the Local Authority could take action under the Contaminated Land Regime to enforce remediation of a Property. This will normally relate to Defra Category 1 or 2 sites. If no issues are identified, then the report will **PASS**.

If no issues have been identified which might result in regulatory action under the Contaminated Land Regime, but there are other material issues which the customer may wish to consider the report will **PASS (with Considerations)**.

If a report has a **FURTHER ACTION** or a **PASS (with considerations)** then recommendations are made to help resolve the issues identified. Some issues such as air quality are there for information only and in these situations this data is not assessed.

This report is a desk study risk assessment, and no site or ground inspection or physical investigation has been carried out. The impacts of the risks addressed in this report are normally measured in terms of quiet enjoyment, saleability, mortgageability, and the value of the property; the risk assessment in this report is provided by FCI who are regulated by RICS.

6.02 Contaminated Land

METHODOLOGY

The contaminated land risk assessment used in this report takes account of statutory Contaminated Land as well as information on the various land uses or processes which may have the potential to create Contaminated Land. These include, for example, relevant former industrial land uses shown on historical maps, current industrial land uses, and relevant industrial processes. Risks such as waste sites, licensed discharge consents, radioactive substances, pollution prevention and control licences, explosives, and dangerous substance inventory, Control of Major Accidents and Hazards (COMAH), and Notification of Installations Handling Hazardous Substances (NIHHS), and Planning Hazardous Substance sites are all very highly regulated and as such are excluded from the Contaminated Land risk assessment. Such features at or nearby the property are features that may be considered in the survey or valuation.

6.03 Flood Insurance

METHODOLOGY

The answers given on the availability of flood insurance reflect the flood re - insurance scheme, known as Flood Re, which was launched 1st April 2016. Flood Re has been set up to help those households who live in a flood risk area find affordable home insurance. Flood Re should make no difference to purchasing home insurance, whether that's through a price comparison site, directly from an insurer or through a broker. There is no need to contact Flood Re directly. Flood Re is intended to give peace of mind that, even after a flood claim, flood insurance should still be available with affordable premiums and excesses. Not every residential property is eligible to benefit from Flood Re, for full information about the scheme, including eligibility, see <http://www.floodre.co.uk/>.

An overall 'JBA Floodability Rating' is given in this report based solely on JBA Floodability data. This shows the combined flood hazard, in 5 metre grid cells, from multiple sources i.e. river, sea and surface water flooding. Over 85% of insurers use JBA data when assessing flood risk. The JBA Floodability Rating is represented by colour indicators (black, red, amber, green or clear). For locations rating Black 1 (High) and Black 2 (Very High) there is more likely to be a correlation between JBA Floodability and a residential

property being included within Flood Re by a participating insurer. These indicators however provide no assurance or guarantee that insurance / insurance covering flood risk will or will not be available, no reliance should be placed upon the colour indicators, and appropriate additional enquiries should be made as to the actual availability (or not) of insurance / insurance covering flood risk. Every insurance application is unique, so other perils, risks or a previous claims history may mean that insurance is not available in any event.

Future Climate Info has partnered with HomeProtect to deliver home insurance for residential properties in areas considered to be at risk of flooding. HomeProtect policies are underwritten by AXA Insurance plc. Get an immediate, online quote at <http://www.homeprotect.co.uk/floodcover>.

6.04 Flood Risk and Impact on Value

METHODOLOGY

The flood risk assessment in this report is based on the best available historic, river, sea, and surface water flooding data. This includes data supplied by the Environment Agency and JBA. A flood risk assessment using these data sources, however, should not be regarded as definitive. Because the flood risk assessment is based on theoretical risk models, there is always the possibility that exceptional weather conditions and/or failure of flood defences can cause flooding that was not anticipated. No site visit has taken place.

The Professional Opinion on flood risk given in this report is based on a flood risk assessment of River, Sea and Surface Water flooding, using Environment Agency and JBA data. If there is a history of flooding it is reported but it is not included in the flood risk assessment because circumstances can change, for example the provision of flood defences, causing the flood conditions to be different today. Susceptibility to groundwater flooding is reported but is also not included in the flood risk assessment; this is because the data identifies geological conditions which could enable groundwater flooding to occur, but does not model the risk of such an occurrence.

RICS advises that flood risk does reduce the value of a property, compared with a similar property without such a risk. This depends on the particular circumstances of the property, any history of flooding, and the provision of flood defences. For some 'at risk' property, for example, the reduction in value may be offset by an increase due to the property's amenity value close to a river, stream or coast.

6.05 Flood Planning, Flood Warning and Reporting, and Flood Resistance and Resilience Measures

METHODOLOGY

Detailed advice on flooding and resistance and resilience measures, flood risk planning and costs, and flood warning and reporting systems, is available from the following websites:

Government: <https://www.gov.uk/prepare-for-a-flood/find-out-if-youre-at-risk>

Insurance Industry: <https://www.abi.org.uk/Insurance-and-savings/Topics-and-issues/Flooding>

RICS: www.rics.org/uk/knowledge/consumer-guides/guide-to-flooding

6.06 Limitations

METHODOLOGY

FCI reports have been designed to satisfy standard environmental due-diligence enquiries, as recommended by the Law Society's contaminated land warning card. It is a 'remote' investigation and reviews only information provided by the client and from the databases of publicly available information that have been chosen to enable a desk based environmental assessment of the Site. The Report does not include a site investigation, nor does FCI make specific information requests of the regulatory authorities for any relevant information they may hold. Therefore, we cannot guarantee that all land uses or factors of concern will have been identified by the Report. The information in the Data Section of the Report is derived from a number of statutory and non-statutory sources. While every effort is made to ensure accuracy, FCI cannot guarantee the accuracy or completeness of such information or data. FCI will not accept responsibility for inaccurate data provided by external data providers. For further information regarding the datasets reviewed within our assessment, please contact one of our technical team on 01732 755180.

6.07 Standard

T&Cs, QUERIES & COMPLAINTS

This report is supplied by Future Climate Info Limited subject to Terms and Conditions of Business, available at <http://futureclimateinfo.com/fci-terms-and-conditions-v010920/>. In the event of product and

6.08 Search Code

CONSUMER INFORMATION

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Future Climate Info Ltd, 17 Kings Hill Avenue, Kings Hill, West Malling, Kent, ME19 4UA, Telephone 01732 755 180, Email: info@futureclimateinfo.com, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports.
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP
Tel: 01722 333306, Fax: 01722 332296, Email: admin@tpos.co.uk, Web: <https://www.tpos.co.uk/>
You can get more information about the PCCB from www.propertycodes.org.uk

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

6.09 Report Licensing

METHODOLOGY

© Crown copyright and database rights
2015 Ordnance Survey 0100056489





USEFUL CONTACTS

Local Authority : Bury Metropolitan Borough Council

Tel: 01612 535 000
Visit: <http://www.bury.gov.uk>

Environment Agency | 1 North Lutra House, Dodd Way, Off Seedlee Road, Bamber Bridge, Preston. PR5 8BX

Tel: 08708 506 506
Visit: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk

JBA Risk Management Ltd | 1 Broughton Park, Old Lane North, Broughton, Skipton, North Yorkshire. BD23 3FD

Tel: 01756 799919

Public Health England | Wellington House, 133-155 Waterloo Road, London. SE1 8UG

Tel: 020 7654 8000
Visit: <https://www.gov.uk/government/organisations/public-health-england>
Email: enquiries@phe.gov.uk

The Coal Authority Property Search Services | 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire. NG18 4RG

Tel: 0845 762 6848
Visit: www.groundstability.com
Email: groundstability@coal.gov.uk

The British Geological Survey | Environmental Research Centre, Keyworth, Nottingham, NG12 5GG

Tel: 0115 936 3143
Visit: <http://www.bgs.ac.uk/>
Email: enquiries@bgs.ac.uk

Ordnance Survey | Customer Services Ordnance Survey Adanac Drive Southampton SO16 0AS

Tel: 08456 05 05 05
Visit: www.ordnancesurvey.co.uk/

Department for Business, Energy & Industrial Strategy | 1 Victoria Street London SW1H 0ET

Tel: 020 7215 5000
Email: enquiries@beis.gov.uk