

Site Details:

380496.279317755,
410320.24760762806

Client Ref: SO2021021M_Townfields_Bury_-_BT
Report Ref: CAR1-8402038_1250_2_1
Grid Ref: 380750, 410331

Map Name: National Grid

Map date: 1981-1982

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1962
Revised 1982
Edition N/A
Copyright 1982
Levelled 1962

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1981
Levelled 1962

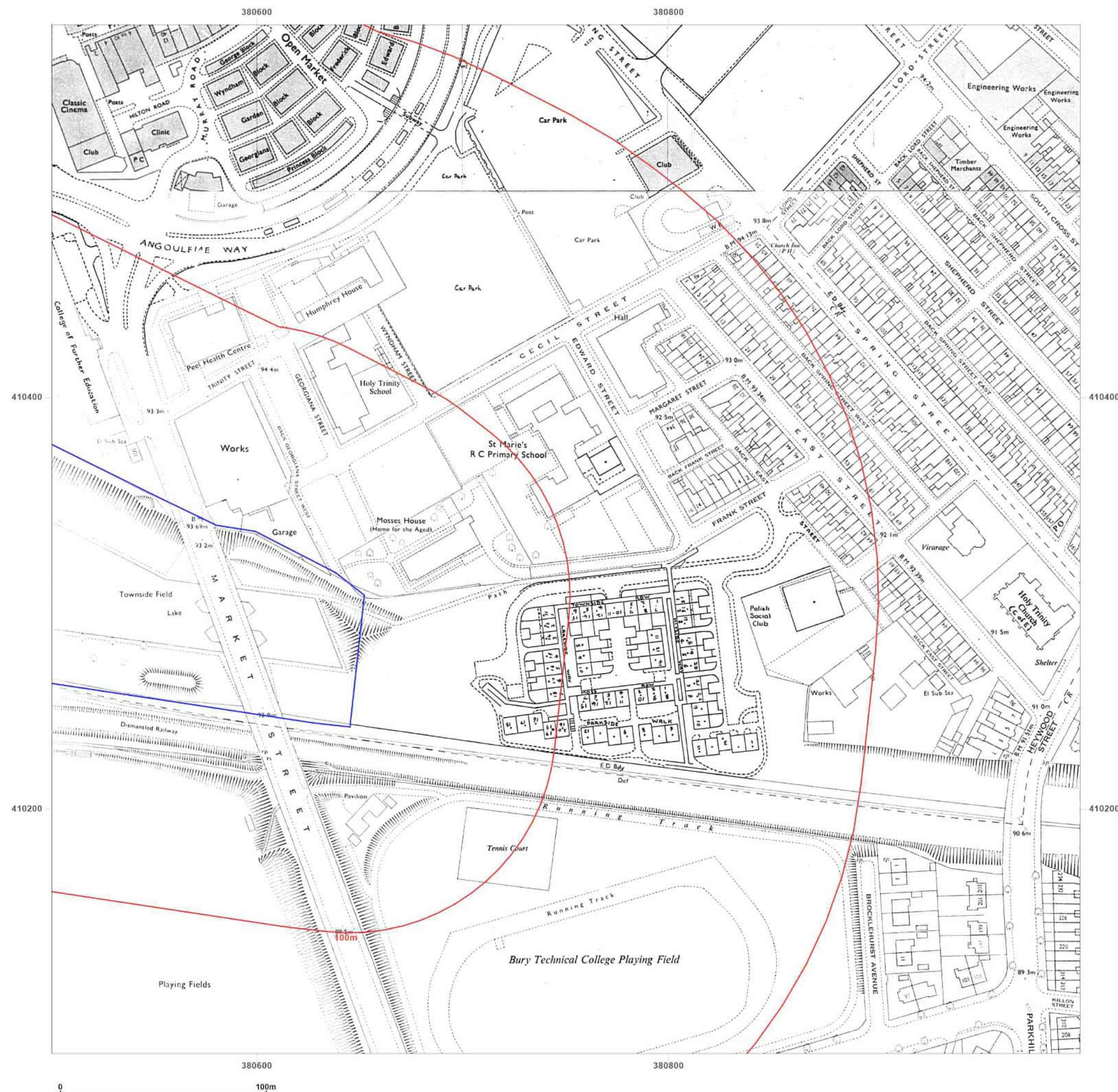


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E: info@groundsure.com
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Production date: 15 December 2021

Map legend available at:
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Site Details:

380496.279317755,
410320.24760762806

Client Ref: SO2021021M_Townfields_Bury_-_BT
Report Ref: CAR1-8402038_1250_2_1
Grid Ref: 380750, 410331

Map Name: National Grid

Map date: 1987-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1962
Revised 1987
Edition N/A
Copyright 1987
Levelled 1962

Surveyed 1992
Revised 1992
Edition N/A
Copyright N/A
Levelled N/A



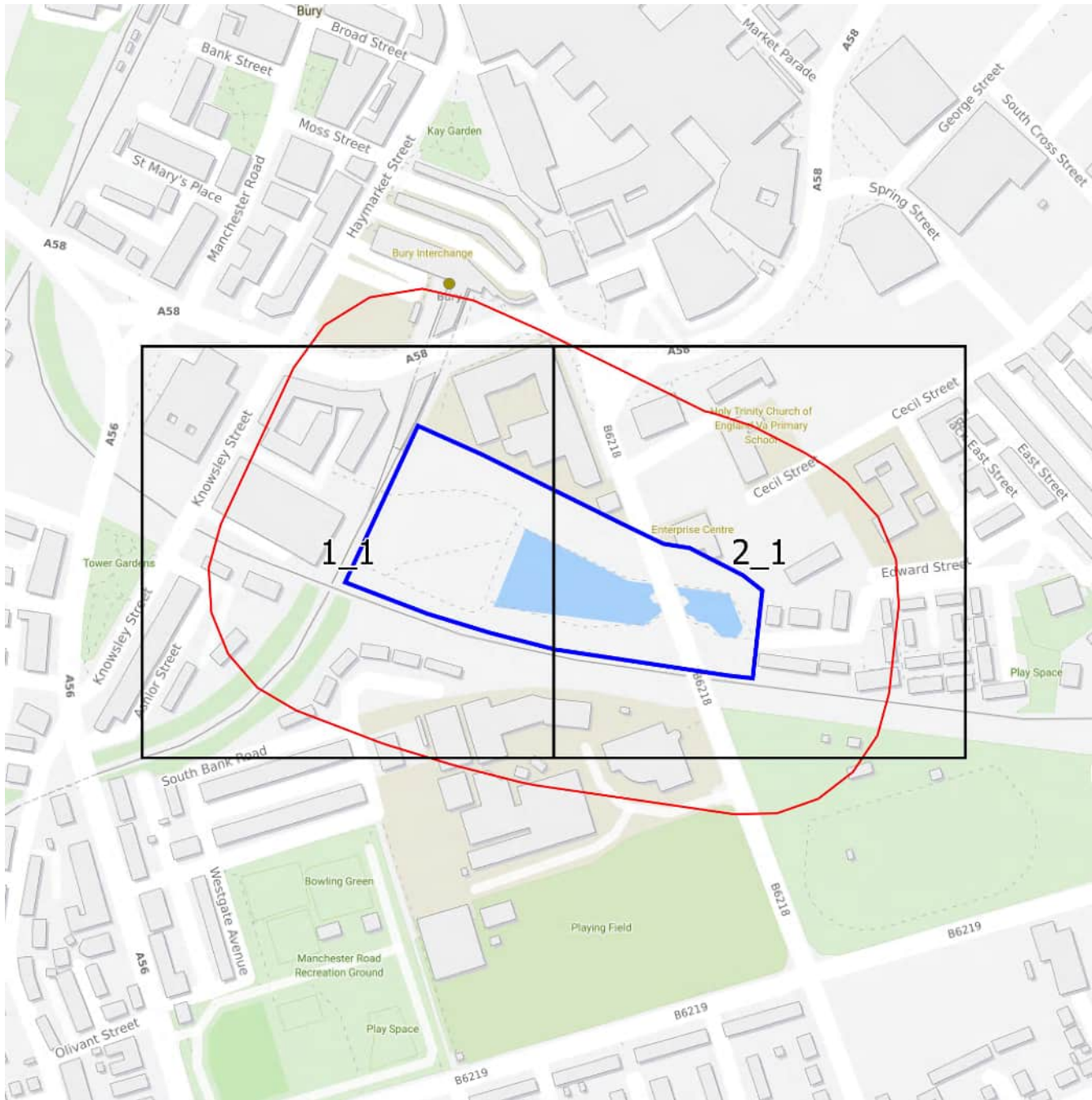
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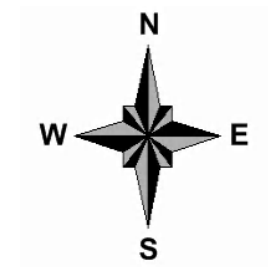
Production date: 15 December 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf





Landline Scale Grid Index



Site Details:

380496.279317755,
410320.24760762806

Client Ref: SO2021021M_Townfields_Bury_-_BT
Report Ref: CAR1-8402038_Landline_1_1
Grid Ref: 380350, 410332

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003



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Site Details:

380496.279317755,
410320.24760762806

Client Ref: SO2021021M_Townfields_Bury_-_BT
Report Ref: CAR1-8402038_Landline_2_1
Grid Ref: 380650, 410332

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003



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Production date: 15 December 2021

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Geoff Little OBE
Chief Executive



Our Ref ES859.120122.1
Your Ref EH390824503
Date 12 January 2022
Please ask for Judith Scott
Direct Line 0161 253 5581
Direct Fax 0161 253 5563
E-mail j.scott@bury.gov.uk

Donna Ball
Executive Director, Operations

Peter Kenny
Campbell Reith
No 1 Marsden Street
Manchester
M2 1HW

Dear Peter

ENVIRONMENTAL SEARCH REQUEST
Townside Fields, Market Street, Bury

Further to your recent enquiry regarding the above site, the Environment Section holds the following information:

The site is approximately 3 hectares in area and is located at National Grid Reference 380503 410331. The current OS plan is attached showing its location.

Please be careful to check the approximate scales on each plan enclosed as some will vary depending on the search parameters.

Contamination issues at or immediately adjacent to the site

This Section does not hold any information relating to the ground conditions at the site. It is not known what, if any ground contamination exists at the site.

The site has historically been in use a railway line, railway sidings, a goods shed, a goods station, and was later developed as a lake and area of open space. Please see attached historical maps and aerial photographs attached.

If the site is to be redeveloped, it is likely that as a minimum a preliminary risk assessment and characterisation of ground conditions including sampling of the soils will be required along with a watching brief during ground works under the planning regime.

This Section holds the following information relating to the ground conditions adjacent to the site. The location of these reports is shown on the attached plan.

CL001b Southbank Road, Bury

The following report was submitted in support of a planning application for a housing development:

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Please visit www.bury.gov.uk/privacy to read our recently updated Privacy Policy which explains how Bury Council uses and shares your personal data to give you the best possible experience across our services.

Electronic or fax service of Legal documents is not accepted

Town Hall, Knowsley Street, Bury, BL9 0SW
www.bury.gov.uk

- Ground Investigation Ltd, South Bank Road, Bury, Norwest Holst Soil Engineering Limited, Reference: MAN/TW/F9732, May 1993.

A site investigation was carried out in 1993 in support of the planning application for the housing development. The investigation concluded that gas protection measures would be required in the development. No ground sampling was carried out.

CL262 Townside Fields, Knowsley Street, Bury Council

The following reports were submitted in support of planning applications (47200, 49423, 51022 for a mixed use residential, offices and commercial development:

- Geo-Environmental Interpretive Report, Volume 1, Townside Fields, Faber Maunsell, December 2005.
- Remediation Strategy Report, Townside Fields, Faber Maunsell, Reference 53328IALE/001, July 2007.
- Remediation & preparatory Works Verification Report, Townside Fields, Reference:SS/017080/RVR-01, Capita Symonds, December 2009.
- Site Verification Report, Townside Fields, Angouleme Way, PCT and BMBC Buildings, Alderburgh Ltd, Report: 2874/LS, December 2009.
- Letter Report and Design and Installation Drawings, Faber Maunsell, Carillion, 8 January 2010.

Exceedances of contaminants were found and slightly elevated levels of ground gas. Remedial measures including gas protection measures were completed and planning conditions discharged.

CL589 Bury College Woodbury Centre, Market Street Bury

The site was investigation on support of planning application 53857 for the demolition of the building and the development of a 5 storey building.

- Phase I Appraisal, Desk Study Report, Bury College, Woodbury Centre, GRM, Reference: GRM/P5368/DS.1 December 2010.
- Phase II Appraisal, Ground Investigation Report, Bury College, Woodbury Centre, GRM, Reference: GRM/P5368/F.3, May 2011.

Soil cover system in landscaped areas and gas protection measures in the building were required. A Validation Report has not been received.

CL702 Bury Times Ltd, Market Street, Bury

The site was investigated in support of planning application 56106 for a five storey extension to the existing Enterprise Centre.

- Short Form Site Assessment for Bury Times Building, Bury, GRM, Reference: GRM/P4874/IA.1, May 2009.
- Letter Report – Additional Investigation Works, Bury College (Former Bury Times Building) Extension, GRM, Reference: P4874-BT2, 21 January 2013.

No remedial measures were required for the development.

Landfill Sites within 250 metres

The site is located within 250 of five known landfill sites, locations of which can be found on the attached plan:

Landfill Name: Pyramid Park

File reference: C078

Grid Ref.: 380750 410250

The site was filled with inert subsoil as part of a Reclamation scheme with material imported from Moss Lane, Whitefield and Porritt Street, Freetown. The site is pre – licensing and was filled in 1973. The site is currently split into car parking and open space.

Site investigations carried out in 2005 and 2006 show generally reworked natural clays over shallow demolition wastes possibly from previous land uses.

The entire landfill site was redeveloped in late 2000s and early 2010s as commercial development comprising a hotel, offices and car park under Planning Application 47200. Remedial measures were carried out which included significant earthworks, gas protection measures and clean cover in soft landscaped areas.

Landfill Name: Wellington Road, Bury

File reference: C085

Grid Ref.: 380750 410000

A relatively small landfill filled with mainly domestic waste with some underlying peat. The site is pre waste management licensing and is currently owned by Bury MBC and in use as public open space. Filled between 1970 and 1972. Planning Permission was granted in 1954 for tipping. Gas venting boreholes have been installed to 6.5m deep at 3m intervals linked by a shallow gravel filled trench along the west and south boundaries. A site investigation and carried out under Part 2A of the EPA 1990 in 2012 found that gas production at the site was now low and that the risk of gas migrating laterally off site was very low. Site investigation reports are available for the site which can be viewed if requested.

Landfill Name: Peel College, Bury

File reference: C087

Grid Ref.: 380500 410240

The site is an infilled railway cutting. It is not known what the landfill was filled with. The site is pre – licensing act.

Landfill Name: Disused Railway Cutting, Bridge Road, or (Belle Vue)

File reference: C093

Grid Ref.: 380072 410400

The site is an infilled railway cutting which is now in use as a car park. The site was filled with inert waste under Licence No. RD/LIC/650/90 first issued 1991 and surrendered in 1993. The site is owned by Bury MBC.

Landfill Name: Railway Cuttings East and West of Manchester Road, Bury

File reference: RD/LIC/503/88

Grid Ref.: 380135 410417

The site is filled with inert and construction waste types. This waste was deposited by Bury MBC under licence No. RD/LIC/503/88 first issued in 1988. Most of the fill was removed to re-open a railway line now used by the East Lancashire Railway.

Please note that the boundaries indicated on the enclosed plan are approximate only and may not reflect the actual extent of fill.

Local areas of landfilling at or within influencing distance of the site may have been carried out for which we hold no records. Please consult historical maps and other sources of information to identify potential areas of filling.

Further information on landfills may be available from the Environment Agency by telephoning 08708 506 506 or visiting their Website: www.environment-agency.gov.uk and completing any on-line enquiry form. Note that the Environment Agency may make a reasonable charge for supplying this information.

Sites determined as statutory contaminated land within 250 metres

No areas of land at or near the site have been determined as Contaminated Land under Part 2A of the Environmental Protection Act (EPA) 1990.

As the site has had a previous potentially contaminating land use, the site is considered a potential site of concern. However, due to the current use of the site the site is not considered a high priority for further investigation under Part 2A of the EPA 1990 and it is considered very unlikely that the site will be investigated in the near future, unless additional evidence that there may be a significant contaminated land issue at the site comes to light.

However, if the site is to be redeveloped for a sensitive end use, it is likely that a minimum preliminary risk assessment and characterisation of ground conditions including sampling of the soils will be required along with a watching brief during ground works under the planning regime.

It would be considered prudent to conduct the above assessments and sampling to indicate potential problems which may require further investigations and / or remedial action. Extracts from historical mapping have been included for your information.

Historical maps for the site

Extracts from Ordnance Survey historical maps 1848, 1893, 1910, 1930, 1937, 1958, 1959, and 1984 are enclosed. Please refer to the maps for details of past uses at the site and surrounding land.

Aerial Photographs for the site

Aerial photography of the site from the 1940s, 1979, 1989, 1997-9, 2000, 2005 and 2011 surveys are enclosed for your information.

Please note that the quality of the earlier photography is limited, however, they do provide an extra source of information which is generally useful for the site and surrounding land.

Solid & Drift Geology for the site

The following information has been taken from the British Geological Survey 1:50000 scale digital map:

DRIFT	GLACIALFLUVIAL DEPOSITS Sand and Gravel
SOLID	LOWER COAL MEASURES

Please note that the 1:50 000 scale data may be used as a guide to the geology at a local level, but should not be relied on for site specific geology. If more-detailed information is required then the 1:10000 scale maps, which provide the most-detailed interpretations available, should be consulted.

Aquifers and groundwater vulnerability classification at the site

The Environment Agency designate aquifers based on the Water Framework Directive. The designations reflect the importance of aquifers in terms of groundwater as a resource (drinking water supply) but also their role in supporting surface water flows and wetland ecosystems. The aquifer designation data is based on geological mapping provided by the British Geological Survey. Both the bedrock and superficial deposits are classified on the same scale.

Based on these designations, the bedrock beneath the site is classified as **Secondary A** (Lower Coal Measures) and the Drift Geology is **Secondary (undifferentiated)**. Please see below for the descriptions of these classifications:

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.

Secondary (Undifferentiated) - has been assigned in cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.

Radon Affected Areas at the site

The site is not located within a Radon Affected Area as less than 1 percent of homes are likely to be above the Action Level.

The PHE recommends a radon 'Action Level' of 200 Becquerels per cubic metre for the annual average of radon gas concentration in a home. Where 1% or more of homes are estimated to exceed the Action Level, the area should be regarded as a Radon Affected Area.

Further information on Radon can be obtained from the Health Protection Agency, from the British Geological Survey or at www.ukradon.org.

Environmental Permits at the site

We are not aware of any sites with Integrated Pollution Prevention Control (IPPC) Part A1, or Local Authority Integrated Pollution Prevention and Control (LAIPPC) Part A2 or Part B within 250m of the site.

Please note that other processes that do not fall under these regulations or are exempt may exist within influencing distance of the site of interest and may cause pollution and/or nuisance to new receptors

Statutory nuisance notices in force at the site

We have searched the Environmental Services Authority database for nuisance and pollution incidents.

No nuisance incidents have been logged against the address supplied within the last 12 months.

No pollution incidents have been logged against the address supplied within the last 12 months.

No Statutory Notices for nuisance have been served against the address supplied or the immediate area within the last 12 months.

Other information on pollution incidents may be held by the Environment Agency (contact details given above), Health & Safety Executive on www.hse.gov.uk or by contacting the Manchester office on 0161 952 8200, Greater Manchester Fire Brigade on www.manchesterfire.gov.uk and Greater Manchester Police on 0161 872 5050 or their website: www.gmp.police.uk.

Ecological designations within 250 metres

We have records of one Sites of Biological Importance (SBIs) situated on the site and no SBIs or Sites of Special Scientific Interest (SSSI) within 250m of the site.

Map ref.	Site Name	Grid Reference	Site Grade
C55	Townside	SD805103	B

Private Water Supplies within 1000 metres

We are not aware of any private water abstractions regulated under the Private Water Supplies (England) Regulations 2016 within 1000m of the site.

Air Quality Management Area (AQMA) at the site

The site is located adjacent to an area predicted to exceed the national Air Quality Objectives for Nitrogen Dioxide (NO₂) as detailed in the Air Quality (England) Regulations 2015.

It is therefore important that the site does not lead to, or significantly add to, predicted exceedences of any of the objectives detailed in the Air Quality (England) Regulations 2015. Should this be the case, we advise that an appropriate air quality impact assessment be carried out if the site were to be redeveloped.

Additionally, in line with the principles of Good Practice set out in the EPUK Guidance, we would welcome proposals to mitigate any potential impact of any redevelopment on local air quality through the provision of electric vehicle charging points to encourage the use of low emission vehicles.

Environmental Information Regulations 2004

The Environmental Information Regulations enable individuals and organisations to request environmental information held by public bodies. In the majority of cases, we will endeavour to respond to your request within 20 working days, extended to a maximum of 40 working days should the request be complex or voluminous. Public Bodies are allowed to make a reasonable charge for supplying the information requested, and we will contact you if a charge is applicable.

You are welcome to have access to any public registers or to examine the information free of charge. If you wish to do so, please contact the Council to arrange viewing.

If you are dissatisfied with your response, you have the right to complain to the Local Authority, who will conduct an internal review to try and resolve any issues or problems. Please complete a 'Report a Problem' complaint form available from our website: www.bury.gov.uk or by contacting customer services on 0161 253 5353. Should you still not be satisfied with your response, you may then appeal to the Information Commissioner. Details can be found on the following website: www.informationcommissioner.gov.uk or by contacting 01625 545 700.

Payment Receipt

I acknowledge your payment of £125.00.

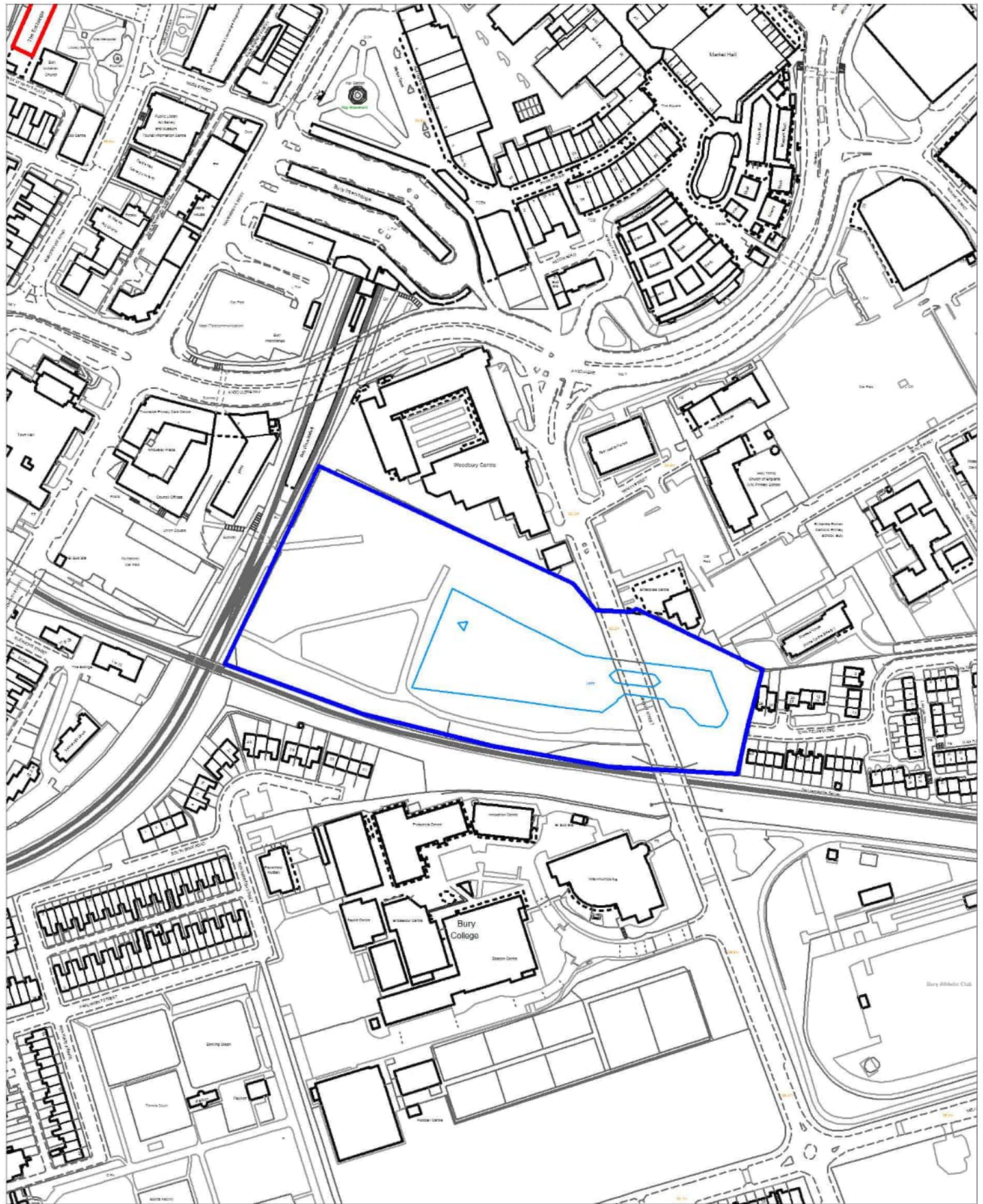
Should you require any further information please contact me on the number given above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J Scott', written in a cursive style.

Judith Scott
Environmental Protection Officer

The above details are based upon records currently held by the Environment Section and are believed to be accurate at the time of printing. However, this Division can accept no responsibility for their accuracy or completeness.



KEY:
 Site Boundary

TITLE: Townside Fields, Market Street,
 Bury

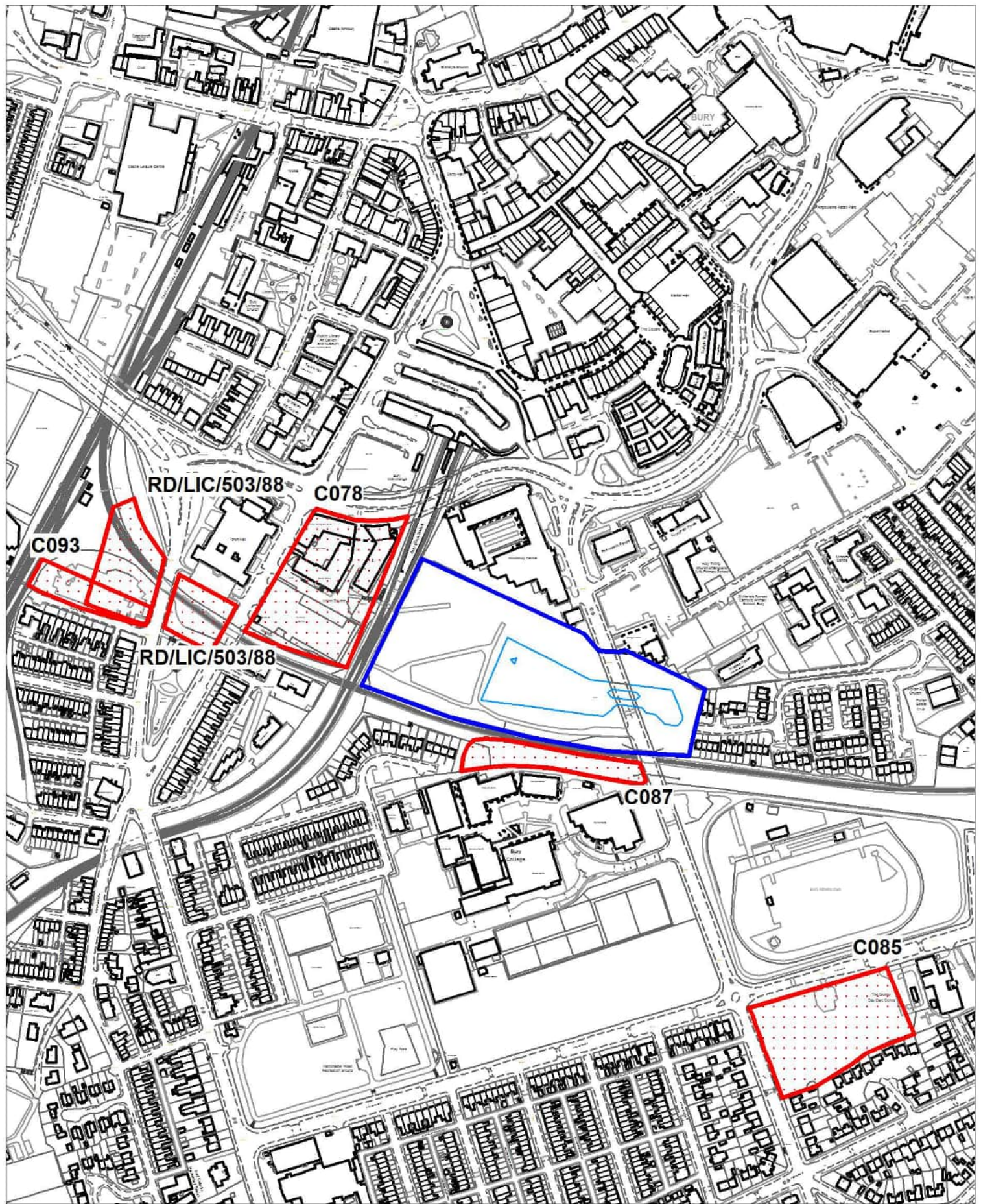
Current OS Map

NGR: 805 103

SCALE: 1:2300 @ A4 Date: 11 02 2022

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 Ordnance Survey 100023063.

Bury
 COUNCIL



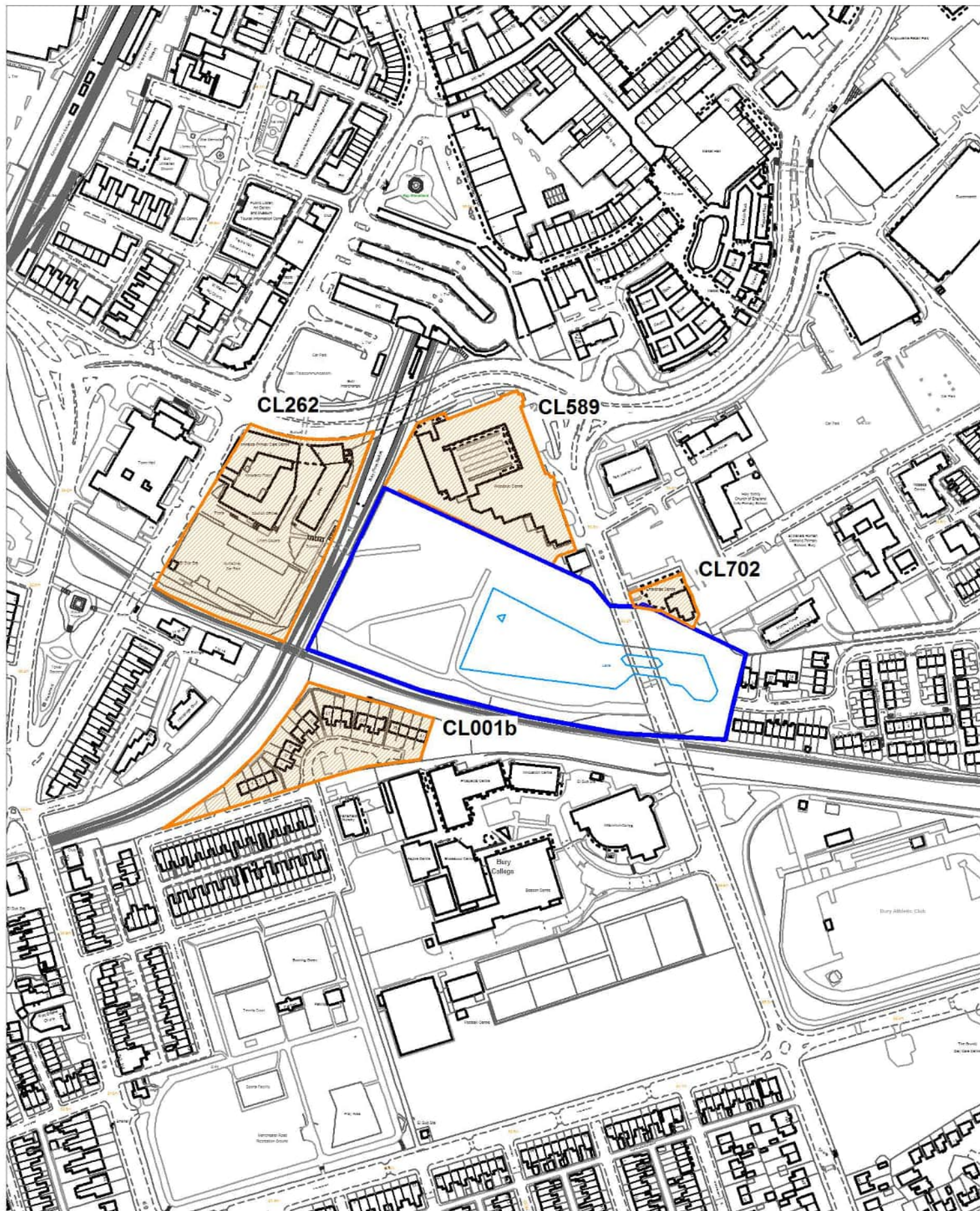
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	Site Boundary
	Landfill Sites

TITLE: Townside Fields, Market Street
Bury
Landfill Sites



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NGR: 805 103
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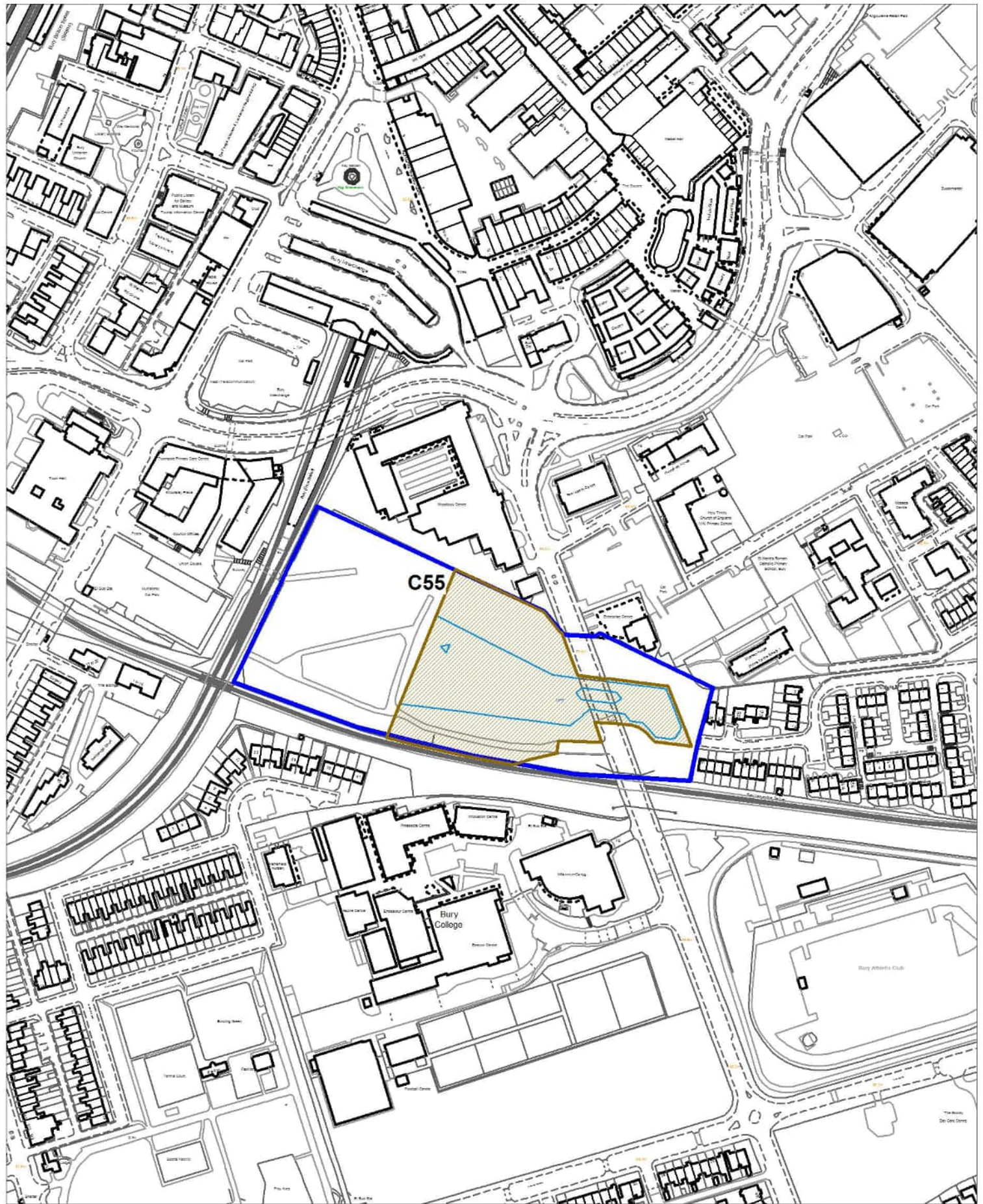
KEY:
 Site Boundary
 Contaminated Land Files

TITLE: Townside Fields, Market Street
 Bury
 Contaminated Land Files

Bury
 COUNCIL

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NGR: 805 103
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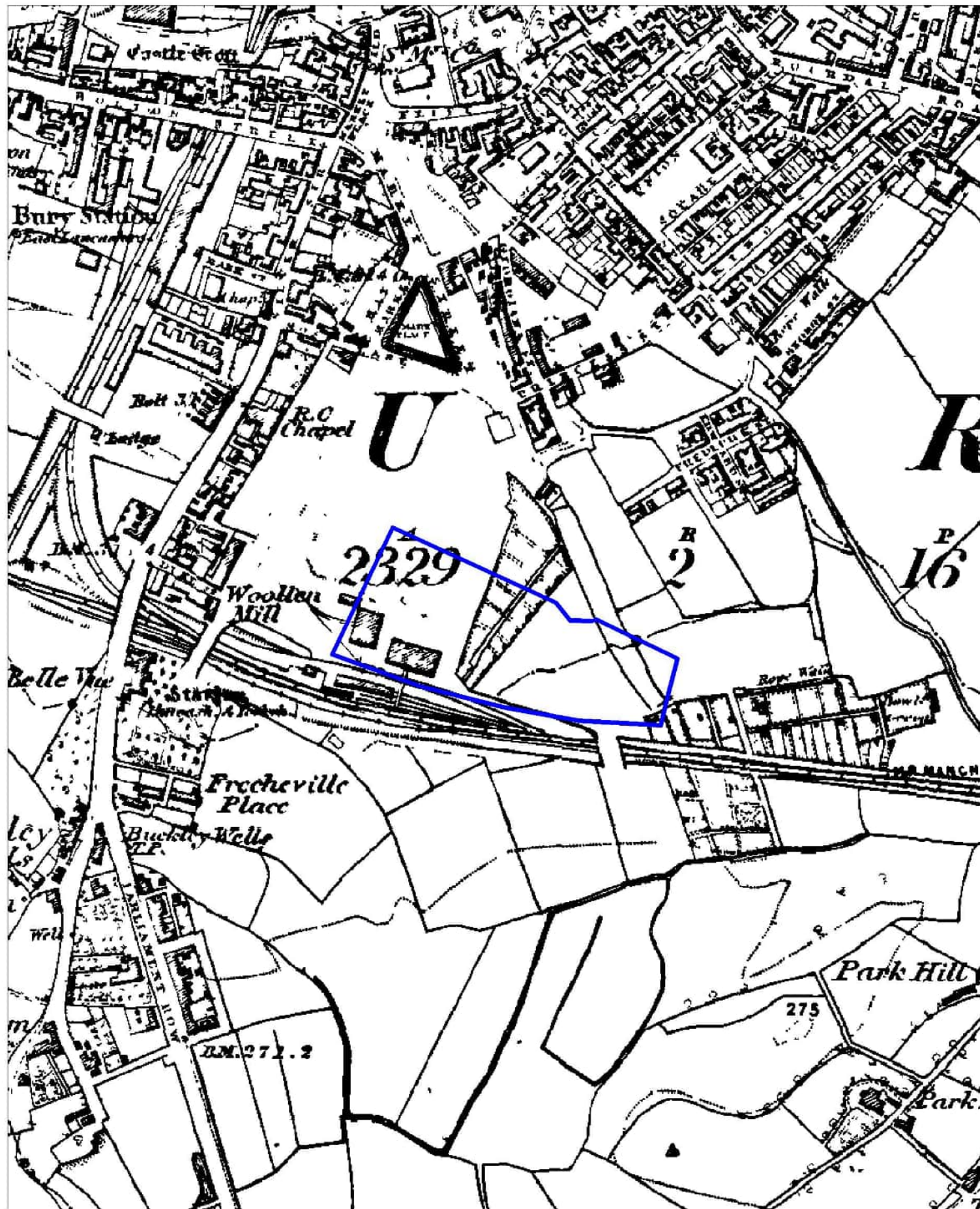
KEY:
 Site Boundary
 SBI

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TITLE: Townside Fields, Market Street
 Bury
 Site of Biological Importance (SBI) and
 Sites of Special Scientific Interest (SSSI)

NGR: 805 103
 SCALE: 1:2600 @ A4 Date: 11 01 2022

Bury
 COUNCIL



KEY:
 Site Boundary

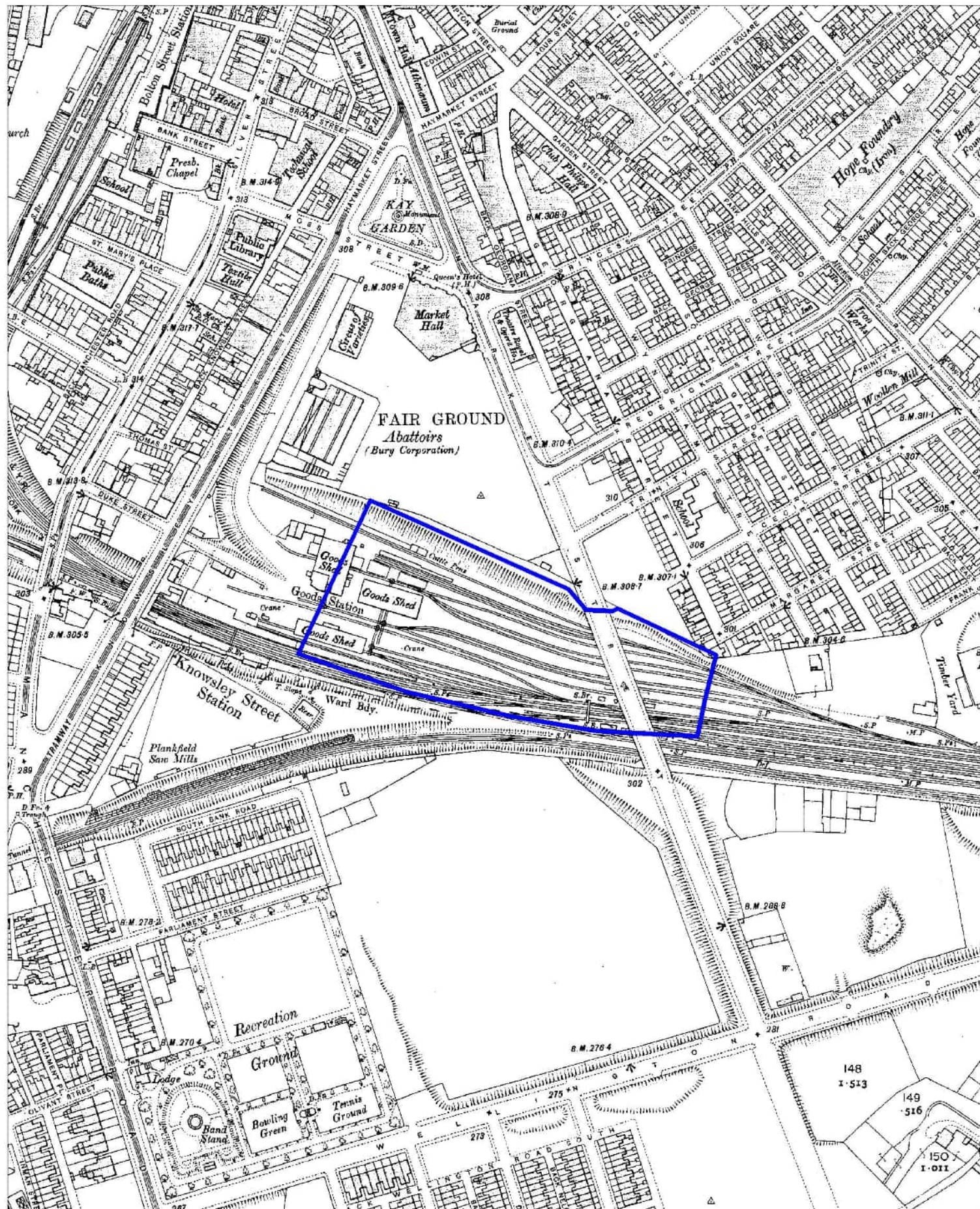
TITLE: Townside Fields, Market Street
 Bury
 1848 Historical Map

Bury
 COUNCIL

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Bury
COUNCIL



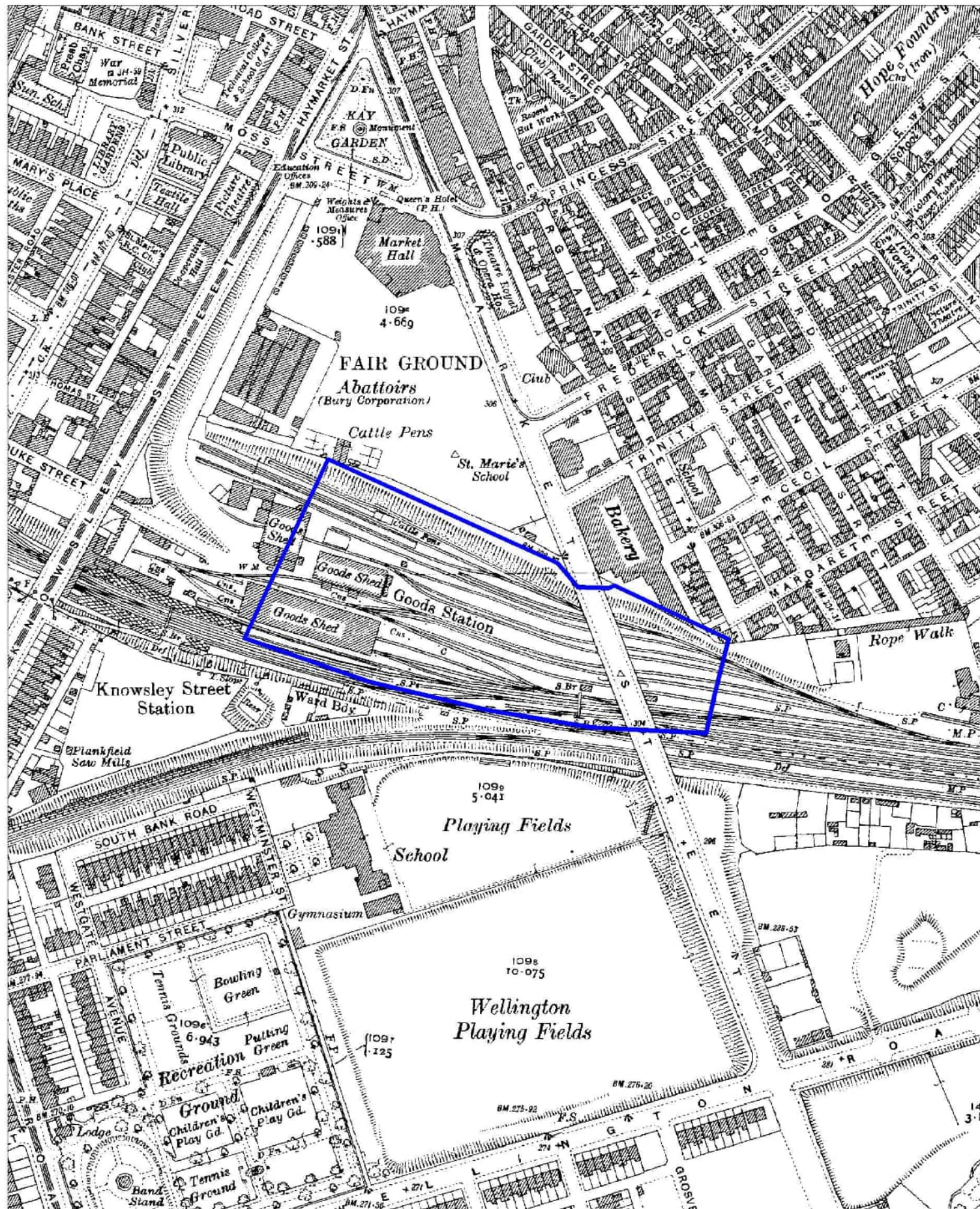
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TITLE: Townside Fields, Market Street
 Bury
 1910 Historical Map

Bury
 COUNCIL

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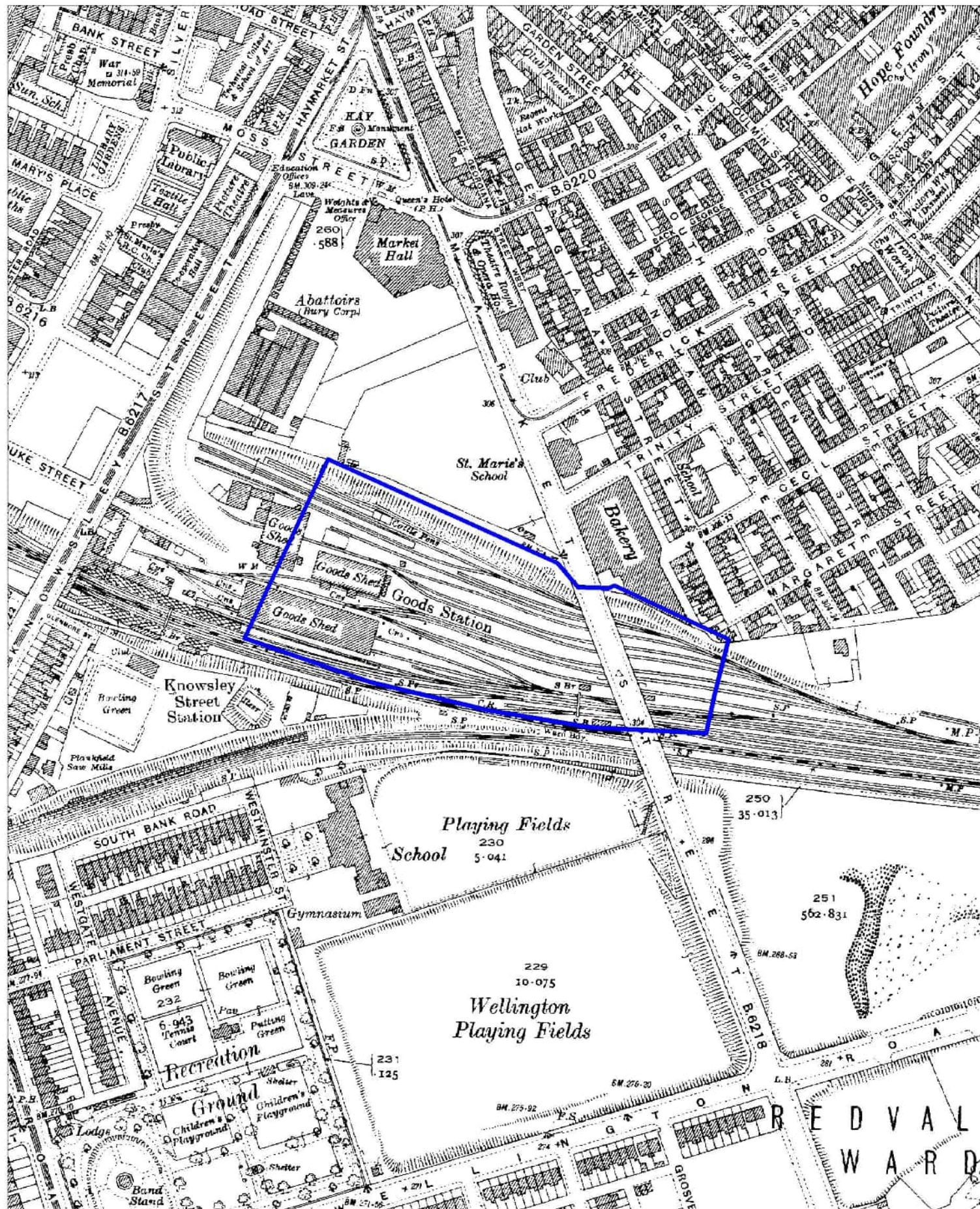
KEY:
 Site Boundary

TITLE: Townside Fields, Market Street
 Bury
 1930 Historical Map

Bury
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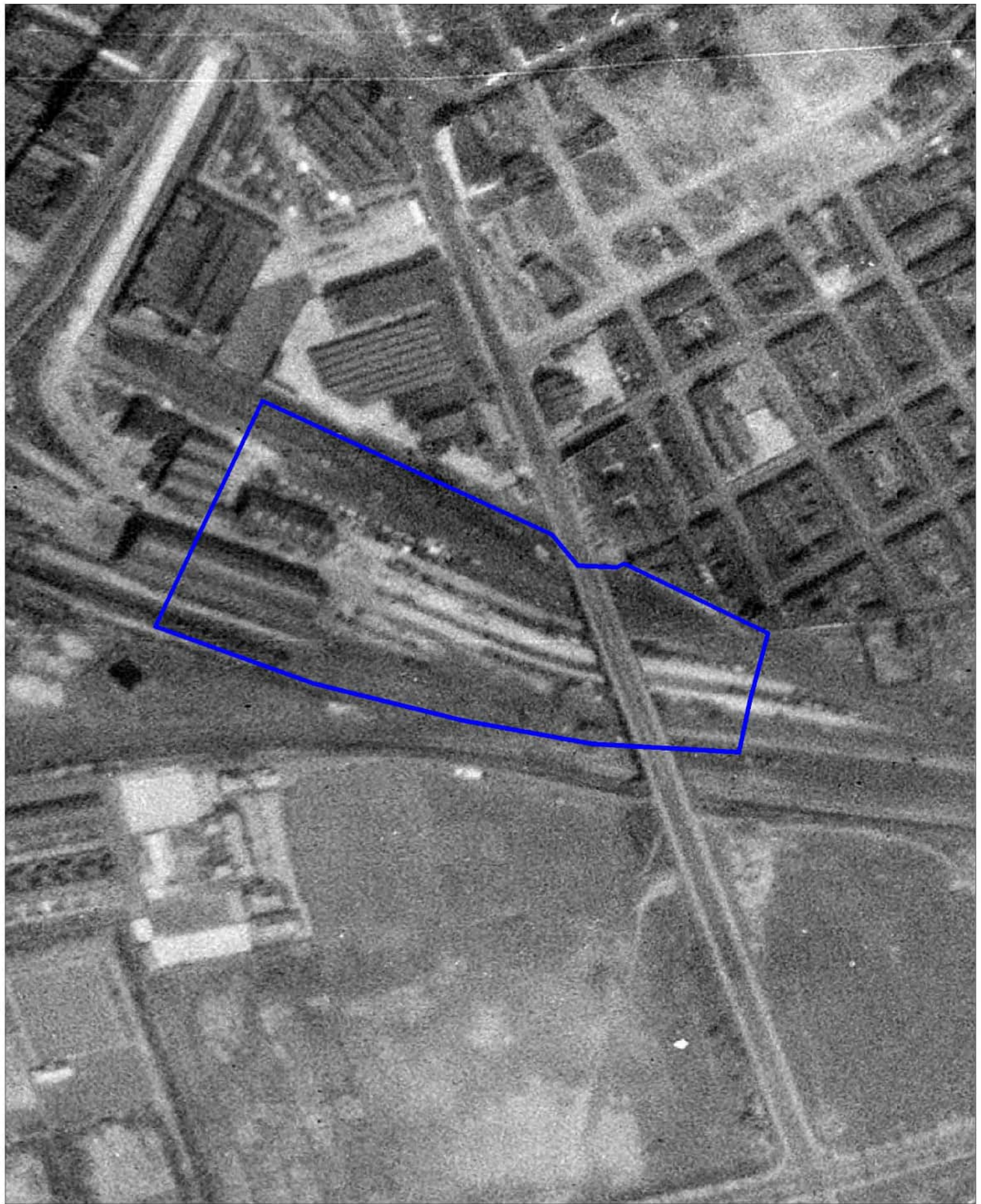
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TITLE: Townside Fields, Market Street
 Bury
 1937 Historical Map



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KEY:



Site Boundary

TITLE:

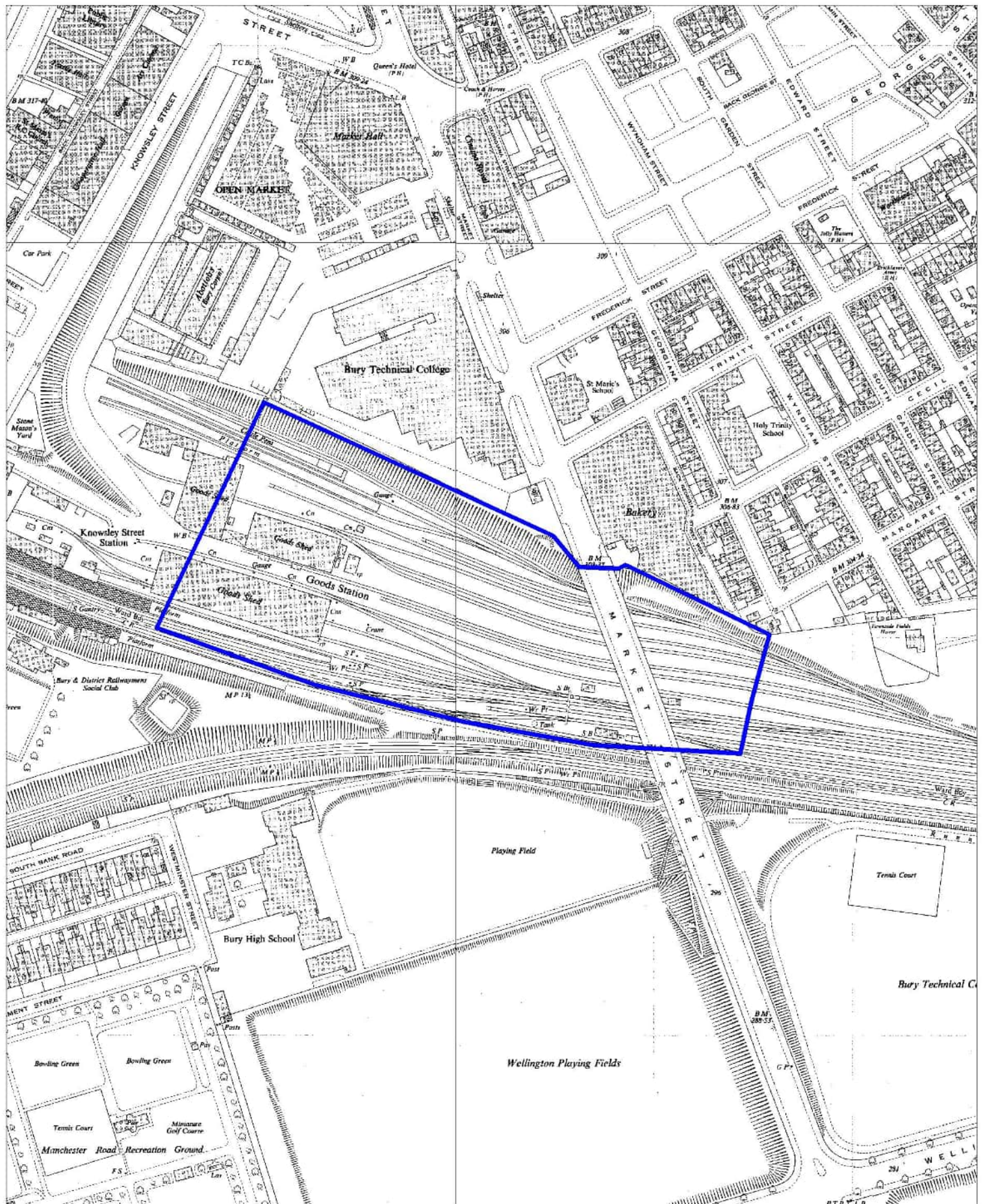
Townside Fields, Market Street
Bury
1940s Aerial Photo

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Ordnance Survey 100023063.

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SCALE: 1:2000 @ A4 Date: 11 01 2022

Bury
COUNCIL



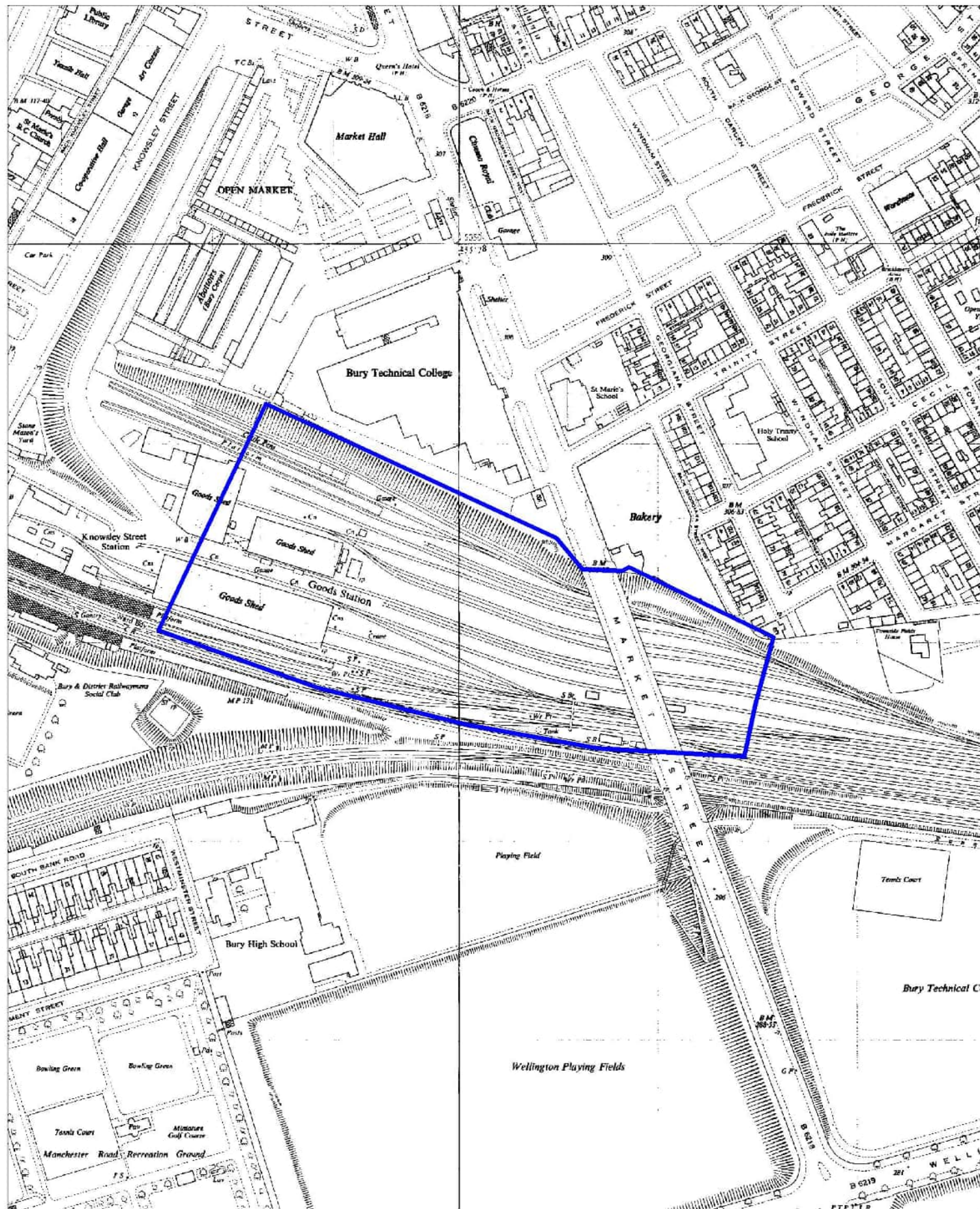
KEY:
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TITLE: Townside Fields, Market Street
 Bury
 1958 Historical Map

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NGR: 805 103
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Bury
 COUNCIL



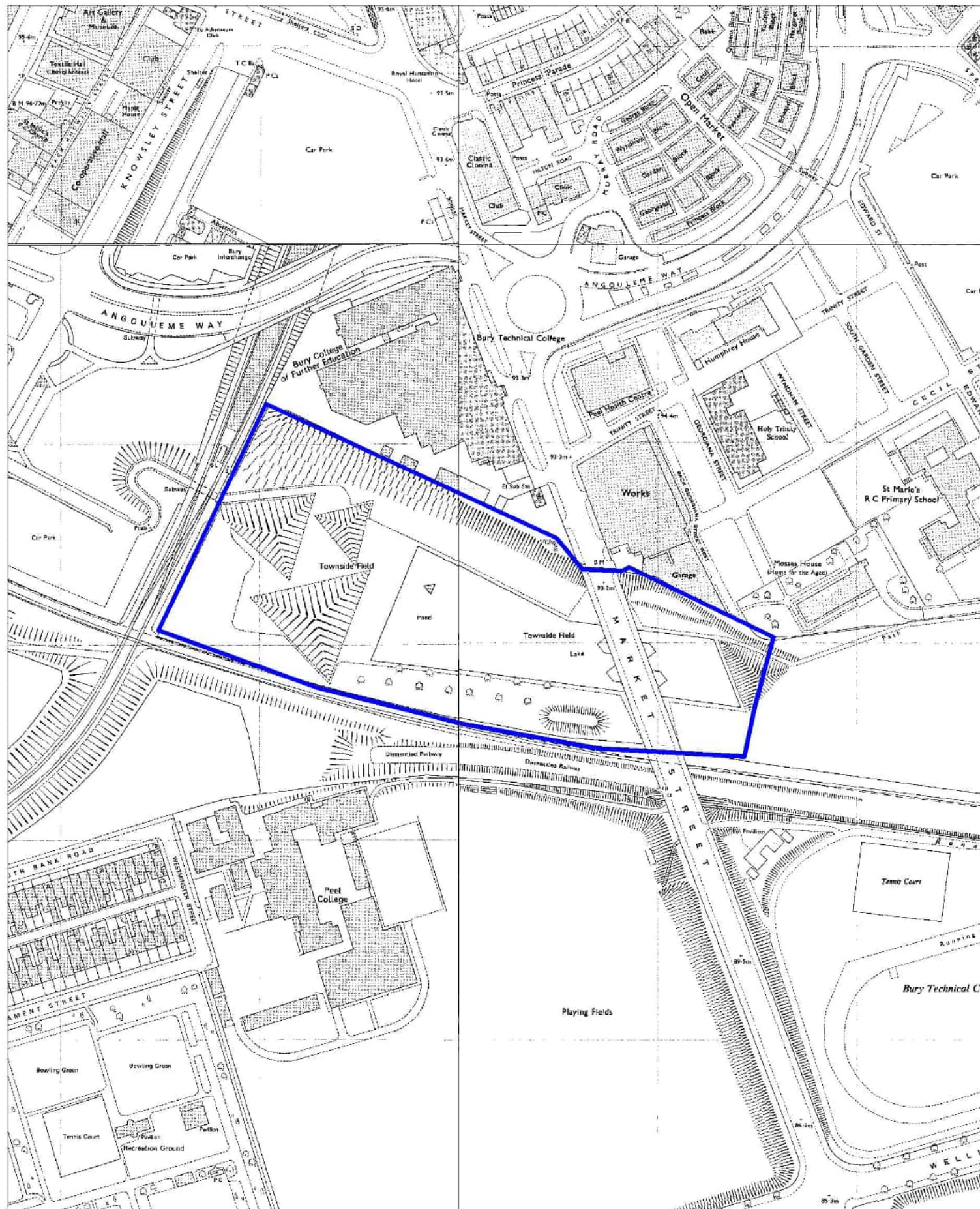
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TITLE: Townside Fields, Market Street
 Bury
 1959 Historical Map

Bury
 COUNCIL

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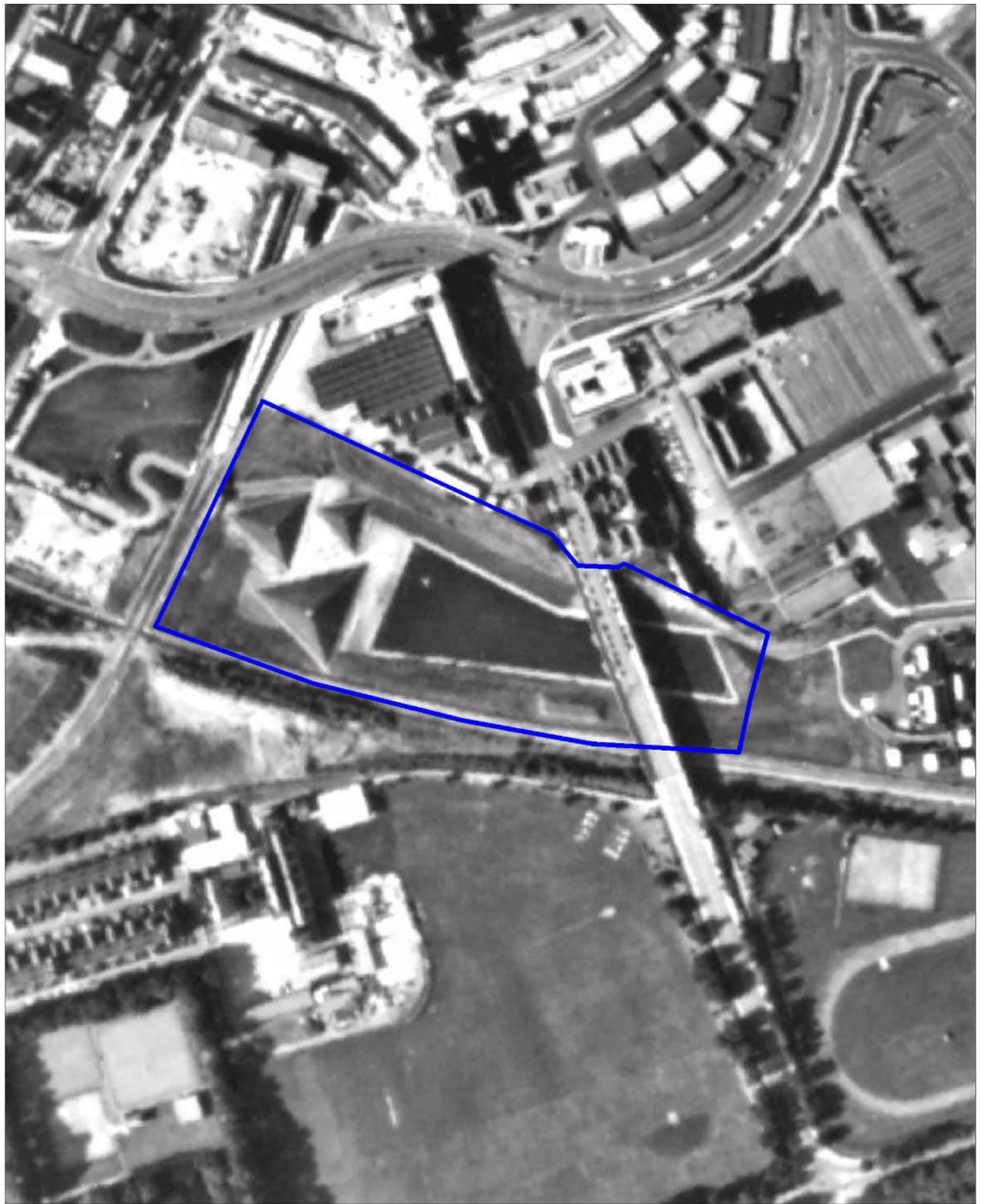
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 Site Boundary

TITLE: Townside Fields, Market Street
 Bury
 1984 Historical Map

Bury
 COUNCIL

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NGR: 805 103
 SCALE: 1:2000 @ A4 Date: 11 01 2022



KEY:
 Site Boundary

TITLE: Townside Fields, Market Street
 Bury
 1979 Aerial Photo

Bury
 COUNCIL

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NGR: 805 103
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KEY:



Site Boundary

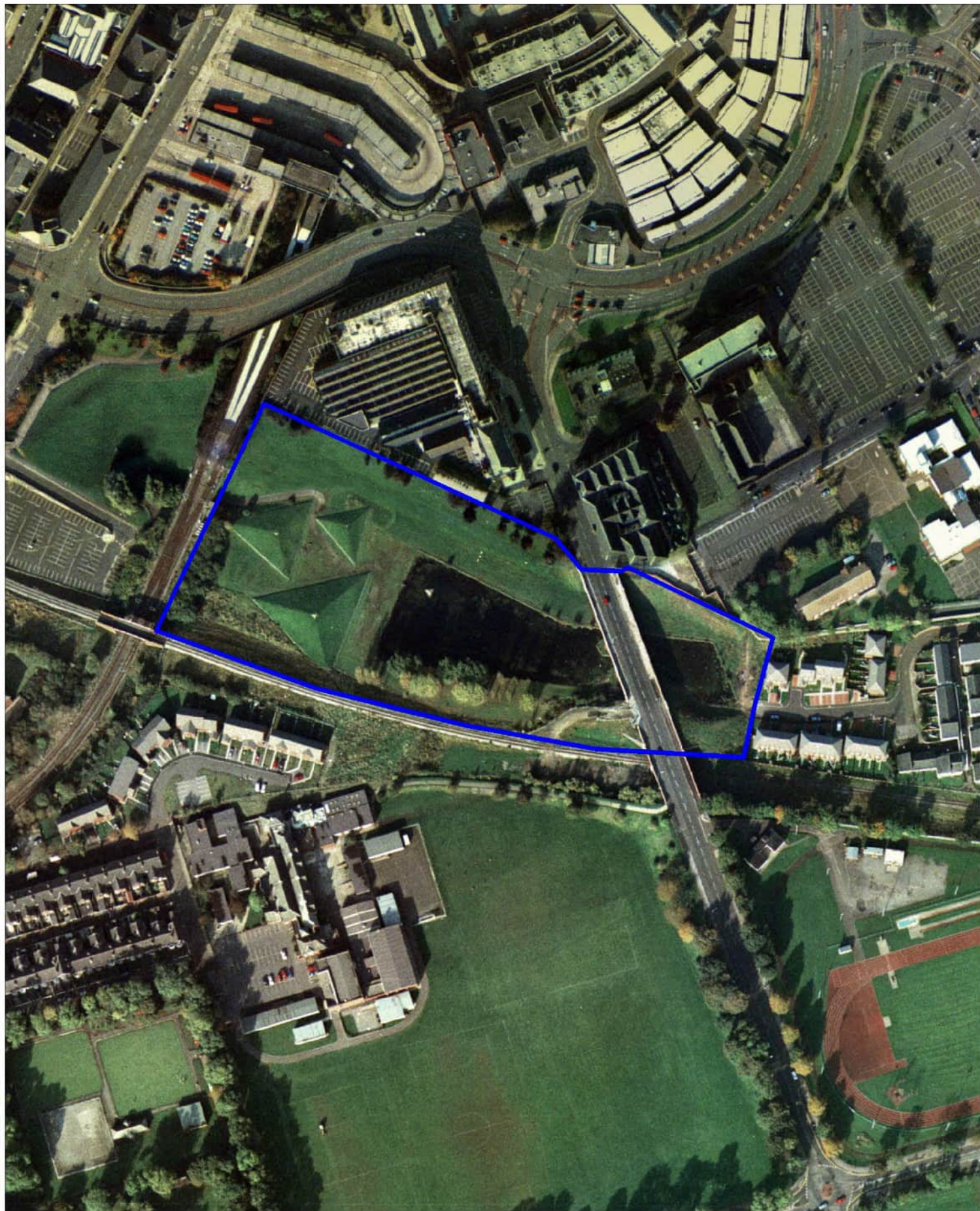
TITLE:

Townside Fields, Market Street
Bury
1989 Aerial Photo

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NGR: 805 103
SCALE: 1:2000 @ A4 Date: 11 01 2022

Bury
COUNCIL



KEY:
 Site Boundary

TITLE: Townside Fields, Market Street
 Bury
 1997-9 Aerial Photo

Bury
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NGR: 805 103
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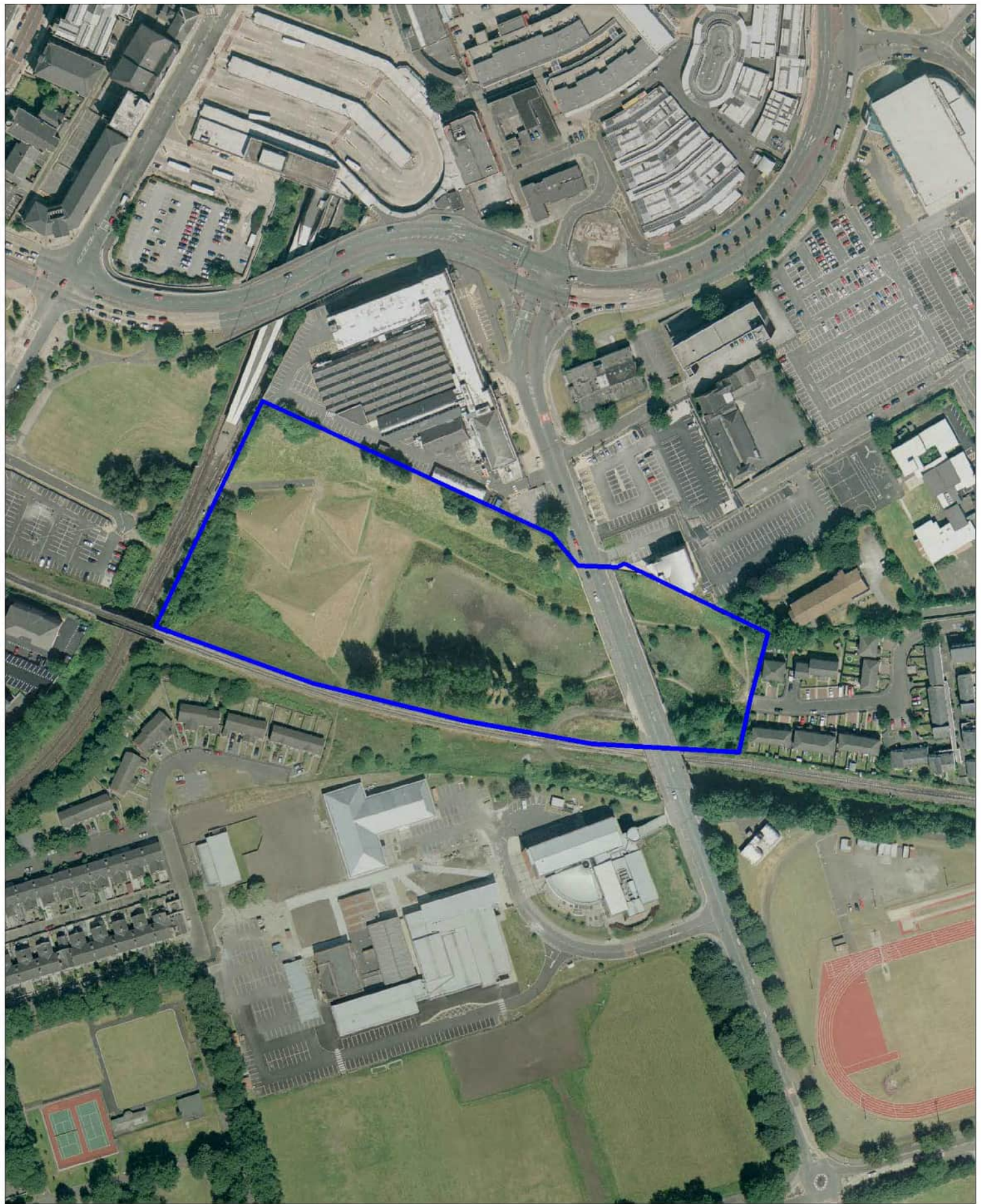
KEY:
 Site Boundary

TITLE: Townside Fields, Market Street
 Bury
 2000 Aerial Photo

Bury
 COUNCIL

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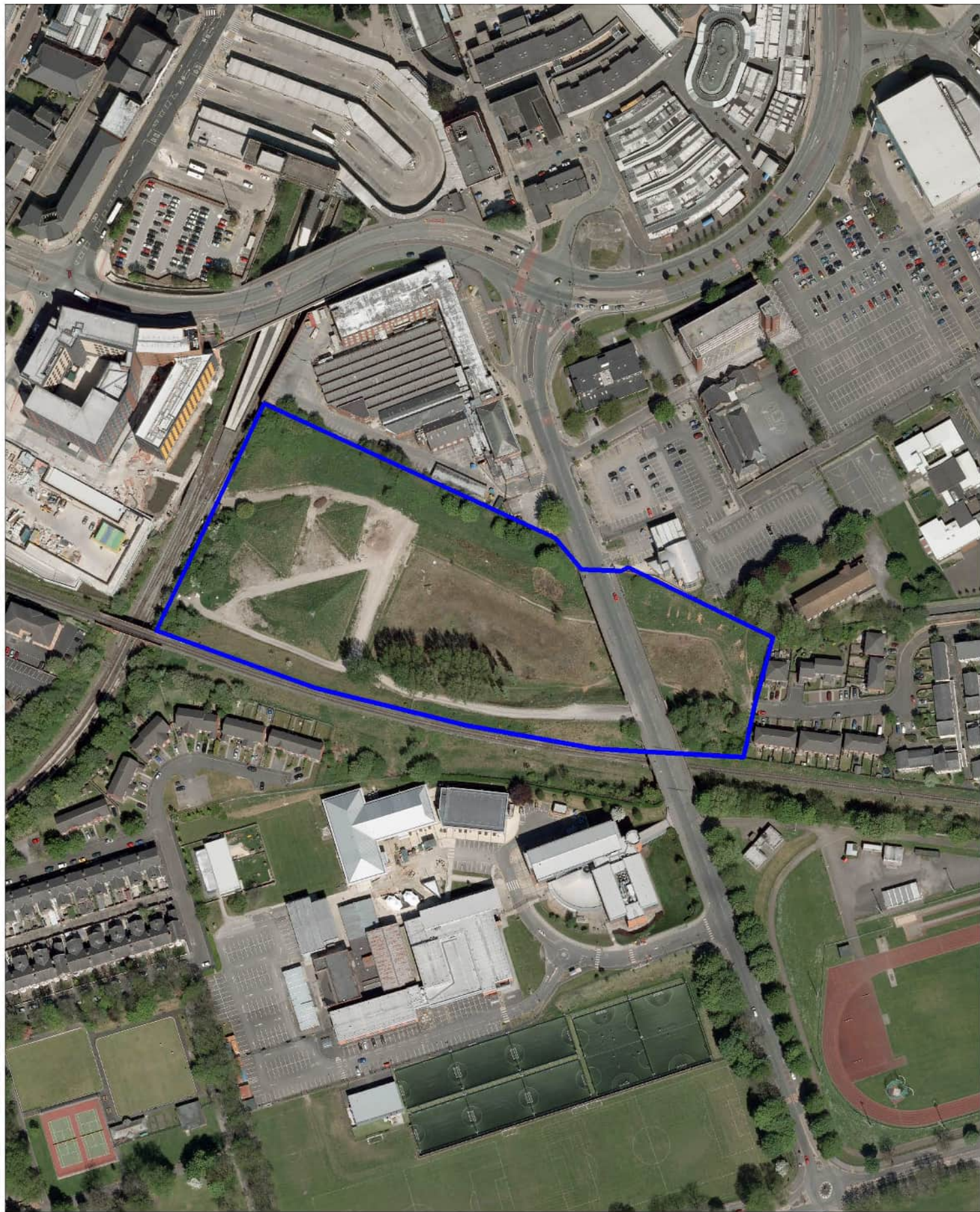
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TITLE: Townside Fields, Market Street
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 2005 Aerial Photo

Bury
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KEY:
 Site Boundary

TITLE: Townside Fields, Market Street
 Bury
 2011 Aerial Photo

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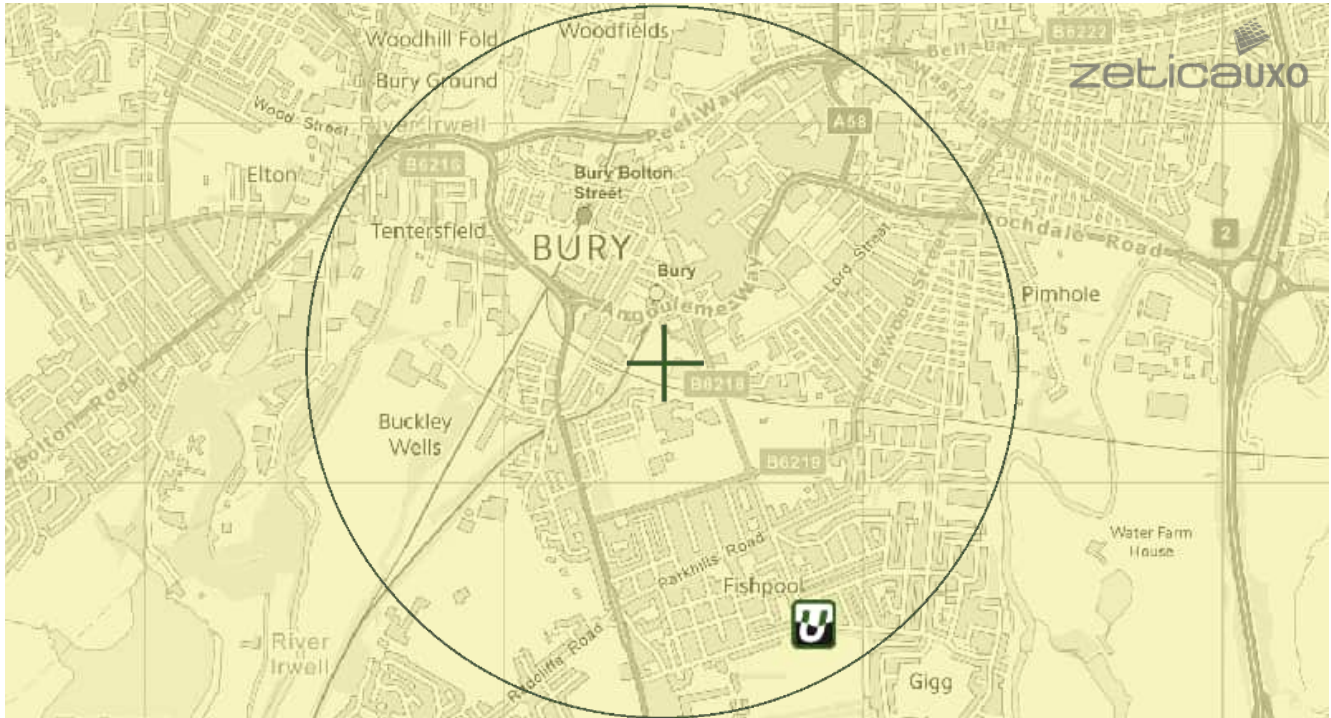
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UNEXPLODED BOMB RISK MAP



SITE LOCATION

Map Centre: 380453,410336



LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.

- military**
- industry**
- UXO find**
- transport**
- dock**
- Luftwaffe targets**
- utilities**
- Bombing decoy**
- other**

How to use your Unexploded Bomb (UXB) risk map?

The map indicates the potential for Unexploded Bombs (UXB) to be present as a result of World War Two (WWII) bombing.

You can incorporate the map into your preliminary risk assessment* for potential Unexploded Ordnance (UXO) for a site. Using this map, you can make an informed decision as to whether more in-depth detailed risk assessment* is necessary.

What do I do if my site is in a moderate or high risk area?

Generally, we recommend that a detailed UXO desk study and risk assessment is undertaken for sites in a moderate or high UXB risk area.

Similarly, if your site is near to a designated Luftwaffe target or bombing decoy then additional detailed research is recommended.

More often than not, this further detailed research will conclude that the potential for a significant UXO hazard to be present on your site is actually low.

Never plan site work or undertake a risk assessment using these maps alone. More detail is required, particularly where there may be a source of UXO from other military operations which are not reflected on these maps.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirms that there is a low potential for UXO to be present on your site then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

A low risk really means that there is no greater probability of encountering UXO than anywhere else in the UK.

If you are unsure whether other sources of UXO may be present, you can ask for one of our **pre-desk study assessments (PDSA)**

If I have any questions, who do I contact?

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web: **www.zeticauxo.com**

The information in this UXB risk map is derived from a number of sources and should be used in conjunction with the accompanying notes on our website: (<https://zeticauxo.com/downloads-and-resources/risk-maps/>)

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It is important to note that this map is not a UXO risk assessment and should not be reported as such when reproduced.

*Preliminary and detailed UXO risk assessments are advocated as good practice by industry guidance such as CIRIA C681 'Unexploded Ordnance (UXO), a guide for the construction industry'.

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