

FINAL

11 STARS PROPERTY LIMITED

Phase I Desk Study Report

**1 Hereford Drive
Prestwich
Manchester
M25 0JY**

**Report No: 21-11-08
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1 PHASE I DESK STUDY REPORT

1.1 INTRODUCTION

Geo-Integrity Ltd were commissioned by 11 Stars Property Limited, on the 15th September 2021, via an email, to undertake a Phase I Desk Study at 1 Hereford Drive, Prestwich, Manchester, M25 0JY.

The site is located at National Grid Reference 382403, 402798.

The report is likely to be reviewed by the Local Authority with reference to the NPPF. Once the development is completed, and as a minimum, land must not be capable of being determined as 'contaminated land' under the terms of Part IIA of the Environmental Protection Act 1990. However, it also states that "Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner." As such this desk study report is the first stage in investigating whether the site is likely to be considered "contaminated", in accordance with clause 179.

The objectives of this phase I geo-environmental desk study report are:-

-  To undertake a site walkover and identify any potential pollution sources or land stability issues on the site.
-  To gather historical, geological and environmental information.
-  To complete a preliminary site conceptual model so that potential pollutant linkages or land stability issues can be established and investigated further.

1.2 PROPOSALS

It is proposed to develop the site by constructing a new residential dwelling on the existing land at 1 Hereford Drive, Prestwich, Manchester, M25 0JY, on the corner of Tewksbury Drive.

Plans showing the proposed layout are provided in Appendix A of this Report.

1.3 SOURCES OF INFORMATION

The following sources of information have been used to compile this report:-

-  Extracts of available historical Ordnance Survey (OS) maps covering the period from 1848 to 2021, which are presented in the Appendices.
-  Groundsure Report Ref GS-8342141 included in the Appendices.
-  The British Geological Survey (BGS) and Environment Agency (EA) websites.
-  A site reconnaissance visit undertaken on the 18th November 2021.
-  Information from various internet sites on site history and environmental setting.

It should be noted that the information provided in the desk study is obtained from independent third party sources. It is provided in good faith, but no guarantee can be provided as to its accuracy. The desk study information is not necessarily exhaustive and further information relevant to the site may be available from other sources.

2 PHASE I DESK STUDY

2.1 WALKOVER SURVEY

A site walkover survey was initially undertaken on the 18th November 2021. Site location and layout plans are included in the Appendices, along with a selection of photographs taken during the survey.

The site is located within a residential area of Prestwich in Manchester, on the (northern) corner of Herford Drive and Tewkesbury Drive.

The investigation area is accessed via an existing driveway off Tewkesbury Drive, which provides access to the investigation area; an open undeveloped soft-landscaped lawn. Surrounded by mature trees and shrubs to the east and south.

The topography of the investigation area is generally level and is bordered by residential dwellings and associated garden plots to the west, north and northeast, Tewkesbury Drive to the east and south, and Hereford Drive to the south and southwest. Furthermore the existing adjacent building was in relatively good condition and there was no indication of any significant structural damage on the existing 1930s house.

During the site walkover there were no significant potential point sources of contamination encountered, the driveway was in good condition, with no indication of any staining spillages or leakages.

3 GEOLOGY

3.1.1 Published Geology

Reference to the British Geological Survey website and Sheet 85; Manchester; 2010/2011; indicates that the site is directly underlain by superficial Glaciofluvial Sheet Deposits of Devensian origin, overlying bedrock Triassic sediments of the Chester Formation a basal sub-unit of the Sherwood Sandstone Group, which in turn overlies the Manchester Marls Formation of Permian Origin.

3.1.1.1 Superficial

The Glaciofluvial Sheet Deposits is a sedimentary deposit that are glaciofluvial in origin formed under ice age conditions. Represented as a detrital, generally coarse-grained sand and gravel, and form beds, channels, plains and fans associated with glacial meltwater landforms. These deposits are significantly thick in the Manchester area and occurs around 70m in thickness in the Prestwich area.

3.1.1.2 Bedrock

The Chester Formation (also known as the Chester Pebble Beds Formation) is a sedimentary sub-unit of the Sherwood Sandstone Group, represented as a red-brown and pinkish red medium-grained moderately cemented sandstone. Quartzite pebbles are common towards the base. The formation occurs up to 440m in thickness, however, given the sub-cropping location of the underlying strata to the east, it is likely that the deposits is significantly thinner beneath the site, and therefore will likely be significantly pebbly.

The Manchester Marls Formation is a lacustrine or shallow-marine sedimentary unit. Represented as a red-brown gypsiferous mudstone. The formation is expected to be present up to 45m in thickness in this area.

3.1.1.3 Historical Boreholes

There are no available records of exploratory holes, historically put down in the surrounding area. However a borehole put down 700m northeast of the site recorded 68m of overlying Glaciofluvial

Sheet Deposits which comprised predominantly quite granular clays, with subordinate sands and gravel layers.

3.2 HISTORY OF THE SITE

The history of the site has been established by the review of freely available information and old Ordnance Survey maps going back to 1848. The maps and any other relevant information are included in the appendices and indicated the following.

3.2.1 Ordnance Survey

The earliest maps dated 1848, record the investigation area to be located predominantly within a large pond, within an undeveloped area known as Sedgley Park. By the next available maps dated 1890s, the area of Sedgley Park was a mix of rural, and large residential houses (the nearest located 100m south of the site). The more detailed maps of the time identify that the western half of the investigation area was within the pond, with the eastern half located on an undeveloped bankside.

Significant changes were recorded in the 1910s when the pond is no longer recorded and the area is shown as part of the surrounding undeveloped fields. Furthermore initial development of the contemporary surrounding residential estate, with the construction of Herford Drive and Tewkesbury Drive to the south and associated properties located on the opposite side of these roads.

This is followed by the remainder of the surrounding residential development by the 1930s, when 1 Hereford Drive is recorded along with the investigation area, as part of the external area to that property.

No significant changes are then recorded to date, with the site and surrounding area retaining its residential land-use.

Freely available satellite imagery from the 2000s onwards also show no significant changes to the site, with the lawned area overshadowed by mature trees and shrubs to date.

3.3 UNEXPLODED ORDNANCE AND BOMB SITES

Reference to the site specific unexploded bomb risk map (UXO) produced by Zetica indicates that the site is located in an area where there is a low risk of unexploded ordnance. Low risk regions are those with a bombing density of <15 bombs per 1000 acres or less.

Care is however required when assessing the risk for specific sites where the risk may be higher because of local wartime activity, such as munitions factories, pivotal infrastructure, airfields and dummy airfields, many of which were removed from historical maps in the interest of national security.

3.4 HYDROLOGY

There are no surface watercourses recorded within 250m of the site area, and there are no current surface water abstraction license located within 2000m of the site.

3.5 HYDROGEOLOGY

Reference to the Environment Agency website indicates that the site is located on the following aquifers and aquicludes;

-  Secondary A Aquifer – associated with the Glaciofluvial Sheet Deposits located beneath the site.
-  Principal Aquifer - associated with the underlying Chester Formation.
-  Secondary B Aquifer - associated with the underlying Manchester Marls Formation.

The aquifer designation data is based on geological mapping provided by the British Geological Survey. The maps are divided into two different types of aquifer designation:

Superficial (Drift) - permeable unconsolidated (loose) deposits. For example, sands and gravels.

Bedrock - solid permeable formations e.g. sandstone, chalk and limestone.

For each type there are four designations:-Principal, Secondary A, Secondary B and Unproductive Strata, ranked by importance.

The site is recorded to be located outside of any Source Protection Zones.

A Source Protection Zone (SPZ) is a designated area around a well or abstraction borehole. An SPZ is generally divided into three zones (but can be a fourth).

There are no recorded active groundwater abstraction license located within 1000m of the site.

There have been a no recorded pollution incidents to controlled waters recorded within the surrounding 500m area.

3.6 WASTE TREATMENT AND LANDFILL SITES

3.6.1 Landfills

There are no records of operational or historical landfill sites within vicinity to the site area.

3.6.2 Other Waste Treatment Sites

There are no significant records of other waste treatment sites in close vicinity to the site area.

3.7 INDUSTRIAL USAGE SITES & HISTORICAL SITE USAGE

Through review of the historical maps it has been identified that the site has historically been a Pond prior to the early 1900s when it was likely infilled, prior to development of the surrounding residential estate by the end of the 1930s and creation of the lawned site as it likely is today.

During the site walkover there were no significant potential point sources of contamination encountered, the driveway was in good condition, with no indication of any staining spillages or leakages.

Furthermore given that the development on site has all be pre-2000, asbestos containing materials are possibly present at the site, in the structures and soils, relating to this historical infilling and redevelopment

Additionally historical potentially contaminative activities of significance that have been found within 250m of the site, these include the following;

-  Unspecified ground workings – 126m southwest and 153m south east of the site.
-  Unspecified tank – 172m southeast of the site.
-  Electrical Substation – 197m and 201m southeast of the site.

The present potentially contaminative activities that have been found within 250m of the site, include the following;

-  Metals Manufacturers, Fabricators and Stockholders (office) – 70m northeast of the site.
-  Electrical Substation – 200m southeast of the site.

There is a single record of a fuel filling station within 500m of the site, identified as the operational Shell Garage 432m west of the site on Bury New Road, Prestwich, Manchester, Greater Manchester, M25 9WP.

It is however considered that these nearby potentially contaminative activities are unlikely to significantly affect the site area itself, given their distance. With the old, backfilled pond posing the highest risk from both land stability and contamination standpoint. It is possible (given the nearby recorded old workings) that the pond is a ground working that predated 1840, that was allowed to fill with water.

3.8 WORKED OUT GROUND/MADE GROUND

Information supplied by the desk study material identified that four instances of either ponds or unspecified worked ground recorded within the surrounding (250m) area.

-  Pre-1900s Pond – on site
-  Unspecified ground workings – 126m southwest of the site
-  Unspecified ground workings – 153m southeast of the site
-  Pre 1920s Pond – 234m northwest of the site

It is possible (given the nearby recorded old workings) that the ponds, such as the one recorded beneath part (if not all) of the site may relate to ground workings that predated 1840, that were allowed to fill with water.

The site walkover identified that the site was not significantly lower than the surrounding area, therefore this indicates that the pond was infilled to raise site levels. That being said there was no indication of any significant structural damage on the existing 1930s house.

3.9 GROUND GASES

3.9.1 Radon

Information obtained from the BGS and the National Geoscience Information Service indicates that the site lies within an area where less than 1% of homes exceed the action level of 200Bq/m³ for radon gas. Therefore, no radon protection measures are necessary in the construction of new dwellings or extensions, on this site.

However should the development proposals change to include a basement, as radon levels may be higher in an underground room and in accordance with BRE Quick Guide 7, Reducing Radon, Underground Rooms – Cellars and Basements, 2015, mitigation measures should be included in any basement design.

3.9.2 Landfill Gasses

In accordance with BS8576:2013 the site has provisionally assessed for the risk of ground gases. This has been done with reference to “A pragmatic approach to ground gas risk assessment for the 21st Century” Card and Wilson, 2011.

- No credible sources or pathways for landfill gas migration from an off-site landfill have been identified.
- The site has not been a registered landfill
- The Made Ground is however may be expected to be 5m deep or an average of 3m in thickness at the site, due to indications of the site being an infilled pond.
- The site is not located on a carbonate rich rock that can produce carbon dioxide.
- Radon protection measures are not recommended for this site.
- The site may lie on a potential naturally organic soil or humic or degradable Made Ground soil from the identified likely backfilled pond beneath part if not all of the site.

Therefore it is considered that the proposed development at the site is possibly at risk from elevated ground gases (other than radon).

3.10 POTENTIAL GEOTECHNICAL HAZARDS

The desk study information identified that the site does not lie in an area of significant non-coal or within an area likely to be affected by coal mining activities.

The Coal Authorities Interactive Viewer does however record the site to be within a surface coal resource area and a coal mining reporting area (LANCS), however there are no instances of the following higher risk hazards within the surrounding area.

- There are no instances of - Mine Entries/ potential zone of influence
- There are no instances of - Abandoned Mines Catalogue Area
- There are no instances of - Development High Risk Area
- There are no instances of - Fissures or Breaklines
- There are no instances of - Surface mining (past and current)
- There are no instances of - Past or Probable Shallow Coal Mine Workings
- There are no instances of - Coal Outcrops

The risk of naturally occurring geotechnical hazards at the site is recorded in the Groundsure report to be as follows:

Ground Stability Hazard	Generated Hazard Potential Rating
Collapsible deposits	Very Low
Compressible deposits	Negligible
Ground dissolution of soluble rocks	Negligible
Shrinking and swelling clays	Negligible
Landslides	Very Low
Running sand	Very Low

It is however likely that should underlying pond sediments or backfilled ground be present that these risks would be far higher beneath the investigation area itself, as the above generated risk does not take the pond into account.

Furthermore the desk study information identified that within a matching geomorphology 184m south of the site soil piping is a recorded risk.

Soil Piping (sometimes called natural tunnelling) is a naturally occurring, hydraulic process that leads to the development of macropores (large, air-filled voids) in the subsurface that are associated with landslides and collapse subsidence. It is most commonly associated with silty soils or weakly consolidated siltstone, claystone, or similar bedrock.

Another factor that influences whether or not piping will occur is the geomorphological context. Pipe flow is relatively common in the British uplands, where it is associated with steep valley-side slopes; it has also been encountered in flood plains marginal to stream channels (Jones, 2010). Some pipes are fed by desiccation cracks in the soil and if the extent of desiccation is influenced by aspect, the density of piping may vary locally as a consequence.

Soil piping is of interest to both hydrogeology and shallow geohazards research. For example, during storms, soil pipes can make a significant and often underestimated quick- or base-flow contribution to stream hydrographs (water level and/or flows). The pipe networks may be recharged by vertical infiltration and rising groundwater levels. They are relevant to subsidence, because erosion or ground vibration can lead to dropout or collapse subsidence above the soil pipe network, or part of it, resulting in a hollow or crater at the ground surface. Collapses of this type are

commonly reported as sinkholes during periods of prolonged or unusually intense rainfall, e.g. during the spate of 'sinkholes' reported in the UK in 2014.

In similar conditions, the rapid build-up of pore-water pressure in the ground can lead to soil instability and landslides, with examples being reported in the English Lake District as a consequence of Storm Desmond in 2015. The observation that some pipe networks are recharged via desiccation cracks indicates the potential for prolonged drought conditions to impact the soil-pipe hydrology and the subsequent potential for sinkholes or landslides during wetter periods.

Given the sites level topography it is unlikely that soil piping will occur at the site, but more vertical collapse/settlement may be a risk and may coincide the historical pond feature. That being said it is assumed that the phenomenon is restricted to the underlying Sherwood Sandstone Group, and the likely interface with the underlying less permeable Manchester Marls Formation. Furthermore it is believed that the site has been stable for over 90 years, since backfilling and development, and therefore the risks to the proposed development from this geo-hazard landform are low.

3.11 POTENTIALLY SENSITIVE LAND USES

The site is located within a Nitrate Vulnerable Zone.

4 INITIAL CONCEPTUAL SITE MODEL

In accord with the Environment Agency guidance LCRM *Land Contamination: Risk Management*, (EA, 2019), this desk study and site reconnaissance report constitutes a preliminary risk assessment in order to establish the potential presence of pollutant linkages. The diagram below illustrates the potential linkages.

Potential Source	Potential Pathway	Potential Receptor	Considered Risk
Historic hydrocarbons within the ground from long human history	Volatile vapours possible	End Users	Low to moderate
	Leaching through the ground	Controlled Waters	Low to moderate
Historic asbestos within the made ground from long human history and backfilled pond	Ingestion, inhalation or absorption from direct contact with soil.	End Users	Low to moderate
	Possible contact during work phase	Construction Workers	Low to moderate
Historic metals and PAH's within the Made Ground from long human history and backfilled pond	Ingestion, inhalation or absorption from direct contact with soil.	End Users	Low to moderate
	Possible contact during work phase	Construction Workers	Low to moderate
Historic volatile organic compounds within the Made Ground from long human history and backfilled pond	Ingestion, inhalation or absorption from direct contact with soil.	End Users	Low to moderate
	Possible contact during work phase	Construction Workers	Low to moderate

5 SUMMARY OF GEO-ENVIRONMENTAL RISK

Reference to the desk study and walkover survey indicates that there were no significant or obvious identification of any potential contaminantative sources at the investigation area or surrounding area, identified during the site walkover, and no indication of any staining spillages or leakages on the driveway.

Through review of the historical maps it has been identified that the site has historically been a Pond prior to the early 1900s when it was likely infilled, prior to development of the surrounding residential estate by the end of the 1930s and creation of the lawned site as it likely is today.

Furthermore given that the development on site has all be pre-2000, asbestos containing materials are possibly present at the site, in the structures and soils, relating to this historical infilling and redevelopment

Additionally as the anticipated Made Ground soils assumed to be present due to indications of the site being an infilled pond, the site may lie on a potential naturally organic soil or humic or degradable Made Ground soil from the identified likely backfilled pond beneath part if not all of the site. Therefore it is considered that the proposed development at the site is possibly at risk from elevated ground gases (other than radon).

It is therefore considered that there may be a potential risk of ground gasses and contamination at the site, which may impact on both human health and the environment, via a source/pathway/receptors linkage.

All of these possible risks can be designed out from the development if known about before construction starts. Therefore, we recommend that a Phase II intrusive site investigation be conditions on the planning permission.

Therefore it is recommended that as part of this Phase II investigation both a Human Health and Environmental risk assessment is undertaken, including ground gas monitoring and sampling of the soils across the investigation area, particularly in areas of proposed soft landscaping and gardens, where pathways are more readily available.

6 SUMMARY OF GEOTECHNICAL RISK

Available geological information identifies that the investigation area is underlain by approximately 70m of detrital clays sands and gravel, which intern overly sandstones at depth.

However record indicated that prior to the 1910s the site was the location of a pond. It is possible (given the nearby recorded old workings) that the ponds, such as the one recorded beneath part of the site may relate to sand and gravel ground workings that predated 1840, that were allowed to fill with water. The site walkover however identified that the site was not significantly lower than the surrounding area, therefore this indicates that the pond was likely infilled to raise site levels. That being said there was no indication of any significant structural damage on the existing 1930s house.

Given the sites level topography it is unlikely that soil piping will occur at the site, but more vertical collapse/settlement may be a risk and may coincide the historical pond feature. That being said it is

assumed that the phenomenon is restricted to the underlying Sherwood Sandstone Group, and the likely interface with the underlying less permeable Manchester Marls Formation. Furthermore it is believed that the site has been stable for over 90 years, since backfilling and development, and therefore the risks to the proposed development from this geo-hazard landform are low.

Therefore given the likelihood of Made Ground soils being present beneath the site related to the historical backfilling of a pond feature, it is considered that some initial small scale ground investigation is pertinent, to confirm ground conditions, and soils strengths in order to inform construction design.

Given possible depths, it is recommended that a spread of continuous tube window sample boreholes are put down to assess this risk, along with other typical risks such as desiccated soils from the nearby surrounding mature trees.

7 SUMMARY OF POTENTIAL WASTE MATERIAL

Dependent on construction methods and the proposed finishes to the development, there is likely to be waste streams coming from ground works at this site, which include natural uncontaminated soil (lower rate) and likely 1m overlying layer of possibly contaminated Made Ground (possibly standard rate) material. However, an asbestos screen must be performed as this material has the capability to transform soil into a hazardous or mixed waste.

In accordance with section 34 of the Environment Protection Act 1990 the site developer becomes a waste producer and incurs a duty of care to dispose of these in accordance with the law. Different waste streams should be correctly identified and classified in accordance with the Environment Agency guidance WM3.

It is therefore also recommended that a waste screen, and analysis is undertaken during the Phase II Investigation.

8 CONCLUSIONS AND RECOMMENDATIONS FOR FURTHER WORK

Our geoenvironmental assessment of the site has identified some low to moderate risks associated with the long human history of the site, and its history as a pond (likely backfilled), and more recent residential development, which are both sources of possible contamination.

These identified risks are worth investigation given the proposed end use, includes residential usage with private gardens. Notably however any structures or hard standing areas are likely to act

as a blockade/preventative layer removing the potential pathway from the potential low level contaminants identified within this geoenvironmental assessment.

More pertinent to the development are the geotechnical hazards identified from such underlying anticipated ground conditions. Which may include significantly thick soils which are unsuitable for conventional shallow foundations and may provide a risk from ground gasses.

All of these possible risks can be designed out from the development if known about before construction starts. Therefore, we recommend that a Phase II intrusive site investigation be conditions on the planning permission.

Given possible depths, it is recommended that a spread of continuous tube window sample boreholes are put down to assess this risk, along with other typical risks such as desiccated soils from the nearby surrounding mature trees.

9 REFERENCES

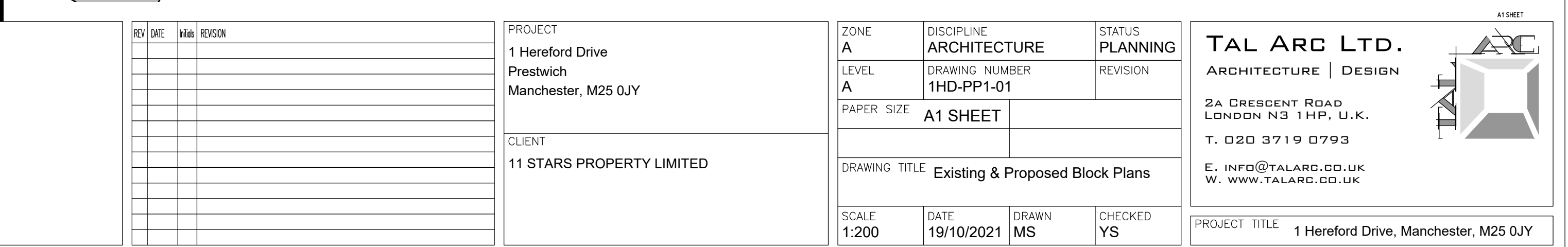
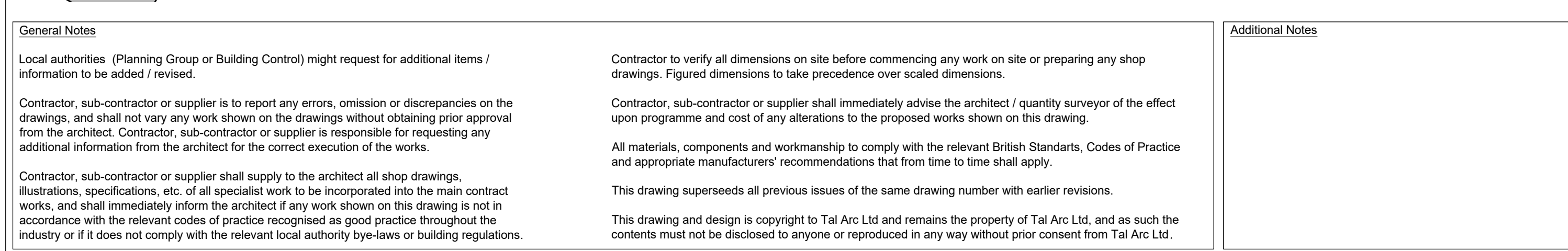
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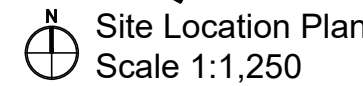


APPENDIX A



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- Floor area - See proposed floor plan and table below
- Room sizes - See proposed floor plan
- Built-in storage - See proposed floor plan
- Parking facilities - 1 no. car parking space (as existing)
 Cycle storage (2 bicycles) on private garden
 (See proposed floor plan)
- Amenity areas - See table below
- Refuse / recycling facilities - See proposed floor plan

	No. of bedrooms / persons	Habitable rooms over / under 20m²	Private Amenity area provided	Minimum dwelling area	Actual proposed dwelling area
House	2b 4p	1 / 2	95m²	79m²	99m²

The site plan illustrates a proposed development on a plot bounded by a road to the north and east, and a residential street to the south. The main building is a 2-bedroom house (99 m²) with a garden (95 m²). The house layout includes a Living Room, Dining Room, Kitchen, Hall, and a Cloak (1.3m²). A Patio is located adjacent to the garden. The garden is situated to the north of the house. A parking area is located to the east of the house, with a proposed sheltered and secured cycle parking (2 no cycles) and an existing parking space to be retained. The plan also shows existing natural levels to remain unchanged, existing trees to be retained, and a proposed refuse bin enclosure. A legend indicates the colors for the different areas: Brown, Blue, Green, and Grey.

Legend:

- Brown
- Blue
- Green
- Grey

Proposed refuse bin enclosure

Existing natural level to remain unchanged

Existing trees to be retained

Proposed sheltered and secured cycle parking (2 no cycles)

Existing parking space to be retained

Parking

Garden (95m²)

Patio

Living Room

Dining

2-Bedroom (4-people) (99 m²)

Kitchen

Hall

Cloak (1.3m²)

Canopy above

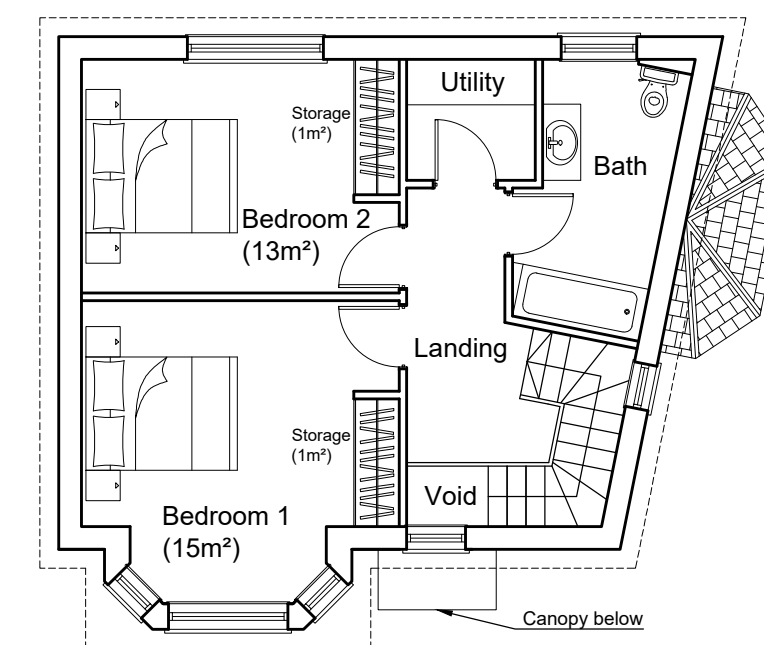
Front Garden

Front Garden

1

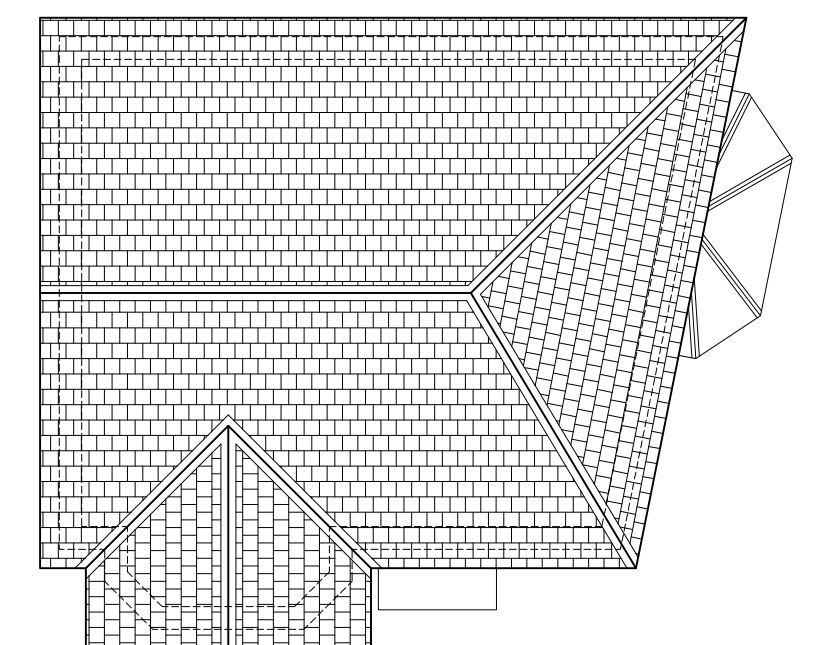
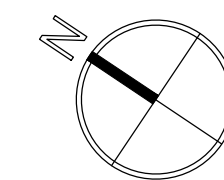
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Metres
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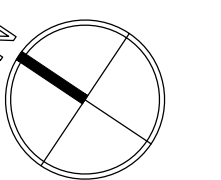


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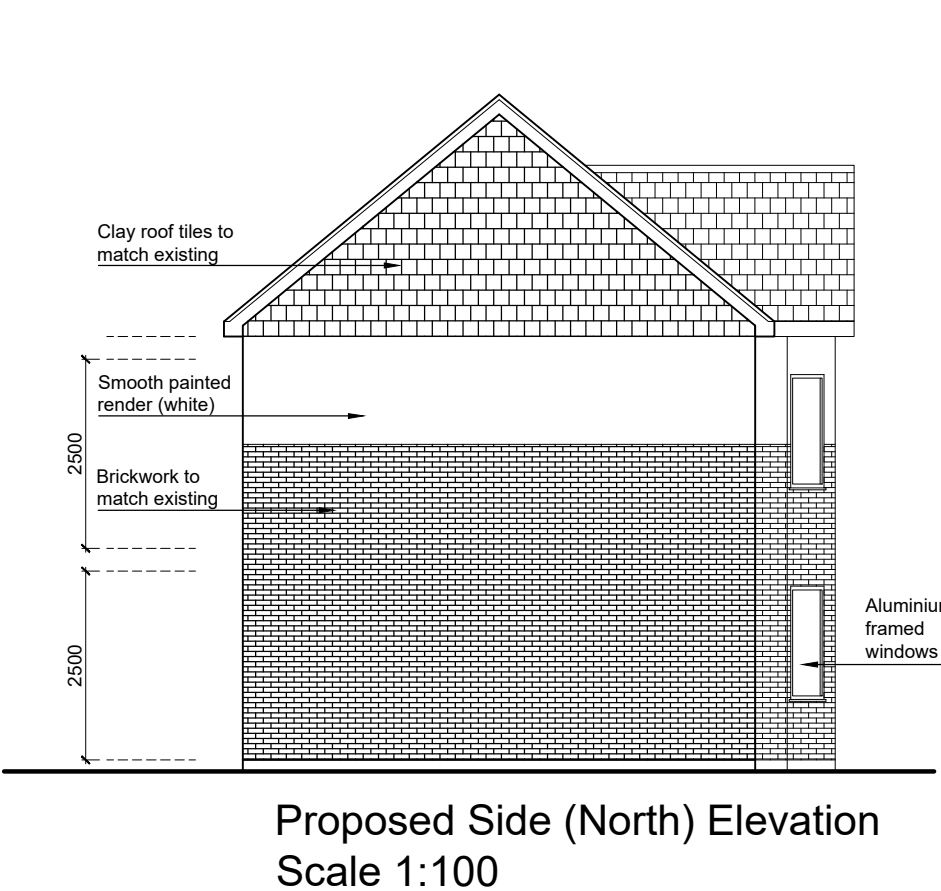
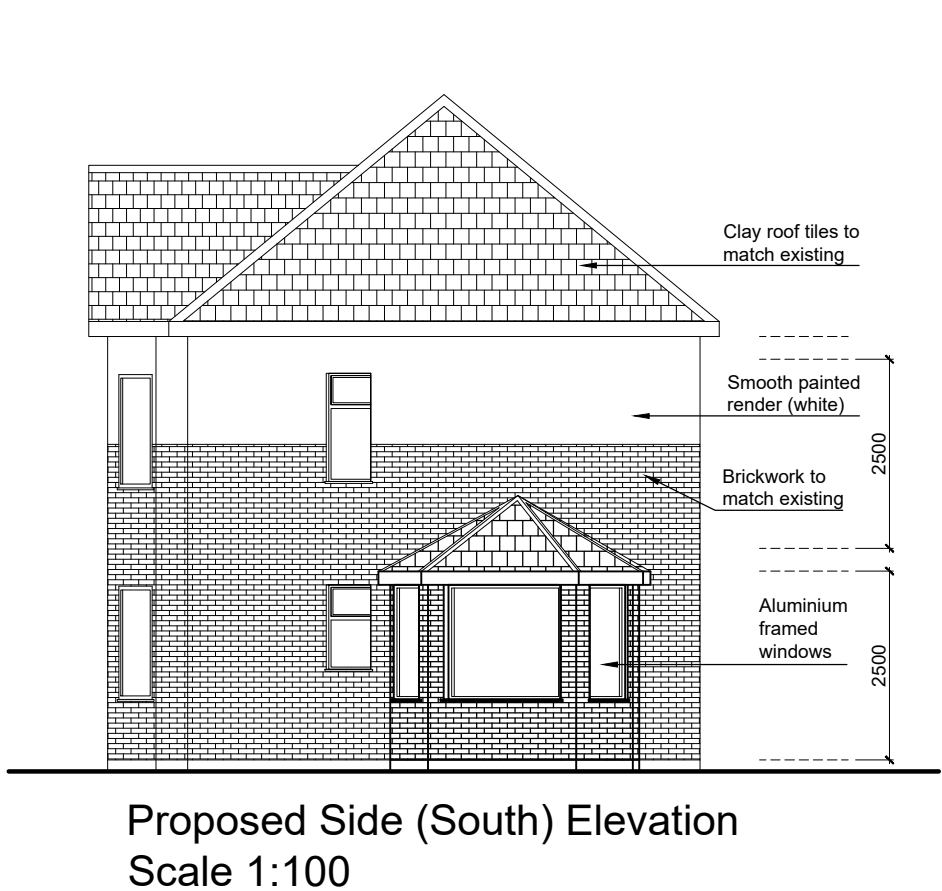
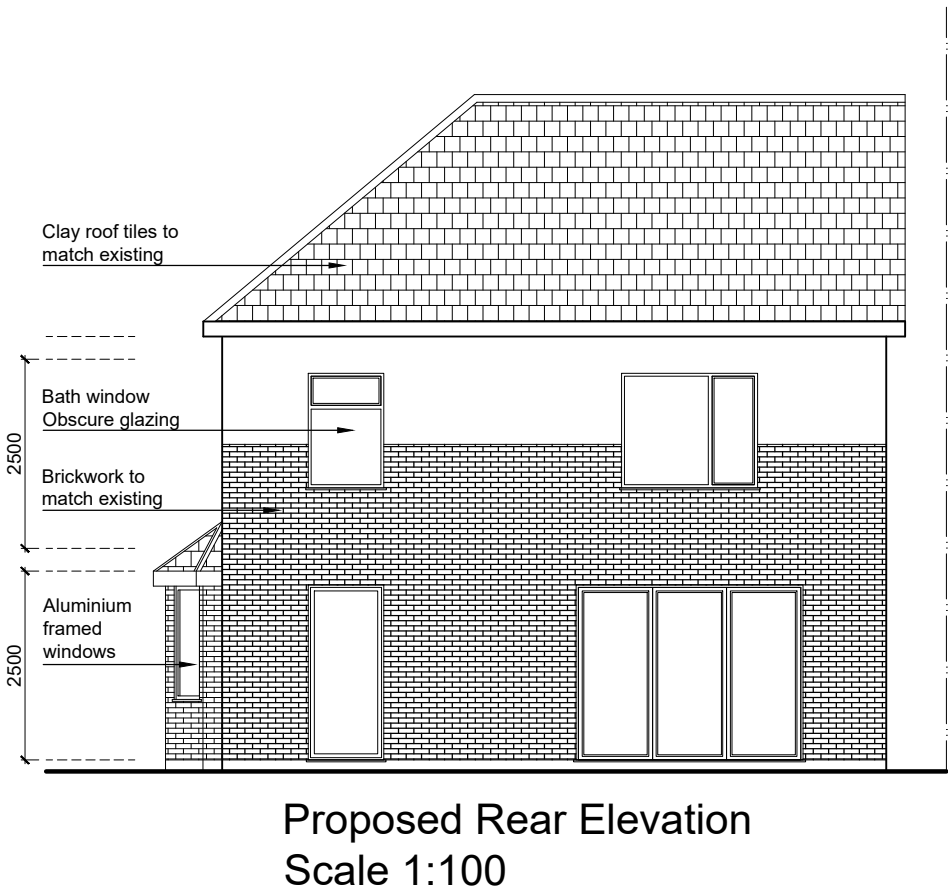
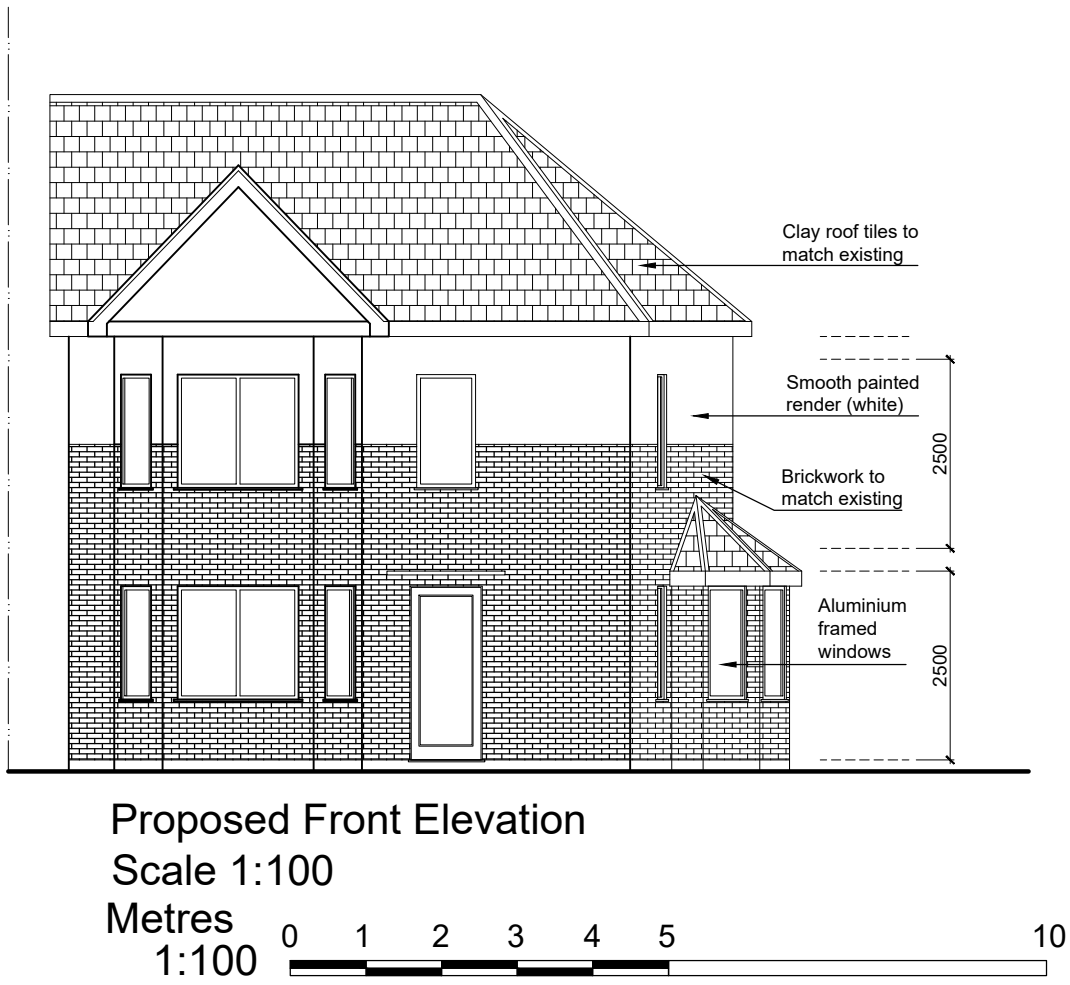
0 1 2 3 4 5 10



Metres
1:100



A1 SHEET



Proposed 3D C.G.I. of the Front Elevation
(from Hereford Drive)
Scale 1:100

General Notes				Additional Notes				REV. DATE. BY. REVISION				PROJECT 1 Hereford Drive Prestwich Manchester, M25 0JY				ZONE A LEVEL A PAPER SIZE A1 SHEET DRAWING TITLE Proposed Elevations SCALE 1:100				DISCIPLINE ARCHITECTURE DRAWING NUMBER 1HD-PP1-03 DATE 19/10/2021				STATUS PLANNING REVISION DRAWN MS CHECKED YS				TAL ARC LTD. ARCHITECTURE DESIGN 2A CRESCENT ROAD LONDON N3 1HP, U.K. T. 020 3719 0793 E. INFO@TALARC.CO.UK W. WWW.TALARC.CO.UK PROJECT TITLE 1 Hereford Drive, Manchester, M25 0JY							
Local authorities (Planning Group or Building Control) might request for additional items / information to be added / revised.				Contractor to verify all dimensions on site before commencing any work on site or preparing any shop drawings. Figured dimensions to take precedence over scaled dimensions.																															
Contractor, sub-contractor or supplier is to report any errors, omission or discrepancies on the drawings, and shall not vary any work shown on the drawings without obtaining prior approval from the architect. Contractor, sub-contractor or supplier is responsible for requesting any additional information from the architect for the correct execution of the works.				Contractor, sub-contractor or supplier shall immediately advise the architect / quantity surveyor of the effect upon programme and cost of any alterations to the proposed works shown on this drawing.																															
Contractor, sub-contractor or supplier shall supply to the architect all shop drawings, illustrations, specifications, etc. of all specialist work to be incorporated into the main contract works, and shall immediately inform the architect if any work shown on this drawing is not in accordance with the relevant codes of practice recognised as good practice throughout the industry or if it does not comply with the relevant local authority bye-laws or building regulations.				All materials, components and workmanship to comply with the relevant British Standards, Codes of Practice and appropriate manufacturers' recommendations that from time to time shall apply.																															
				This drawing superseeds all previous issues of the same drawing number with earlier revisions.																															
				This drawing and design is copyright to Tal Arc Ltd and remains the property of Tal Arc Ltd, and as such the contents must not be disclosed to anyone or reproduced in any way without prior consent from Tal Arc Ltd.																															



View of the site area from the corner of Hereford Drive and Tewksbury Drive



Existing driveway for number 1 Hereford Drive off Tewksbury Drive

November 2021

SITE PHOTOGRAPHS

Report No.:- 21-11-08



View of the proposed development area (existing lawn)



View of the proposed development area (existing lawn and surrounding mature trees)

November 2021

SITE PHOTOGRAPHS

Report No.:- 21-11-08



APPENDIX B



Geo-Integrity, - 07858 367 125 Email:- info@geo-integrity.co.uk

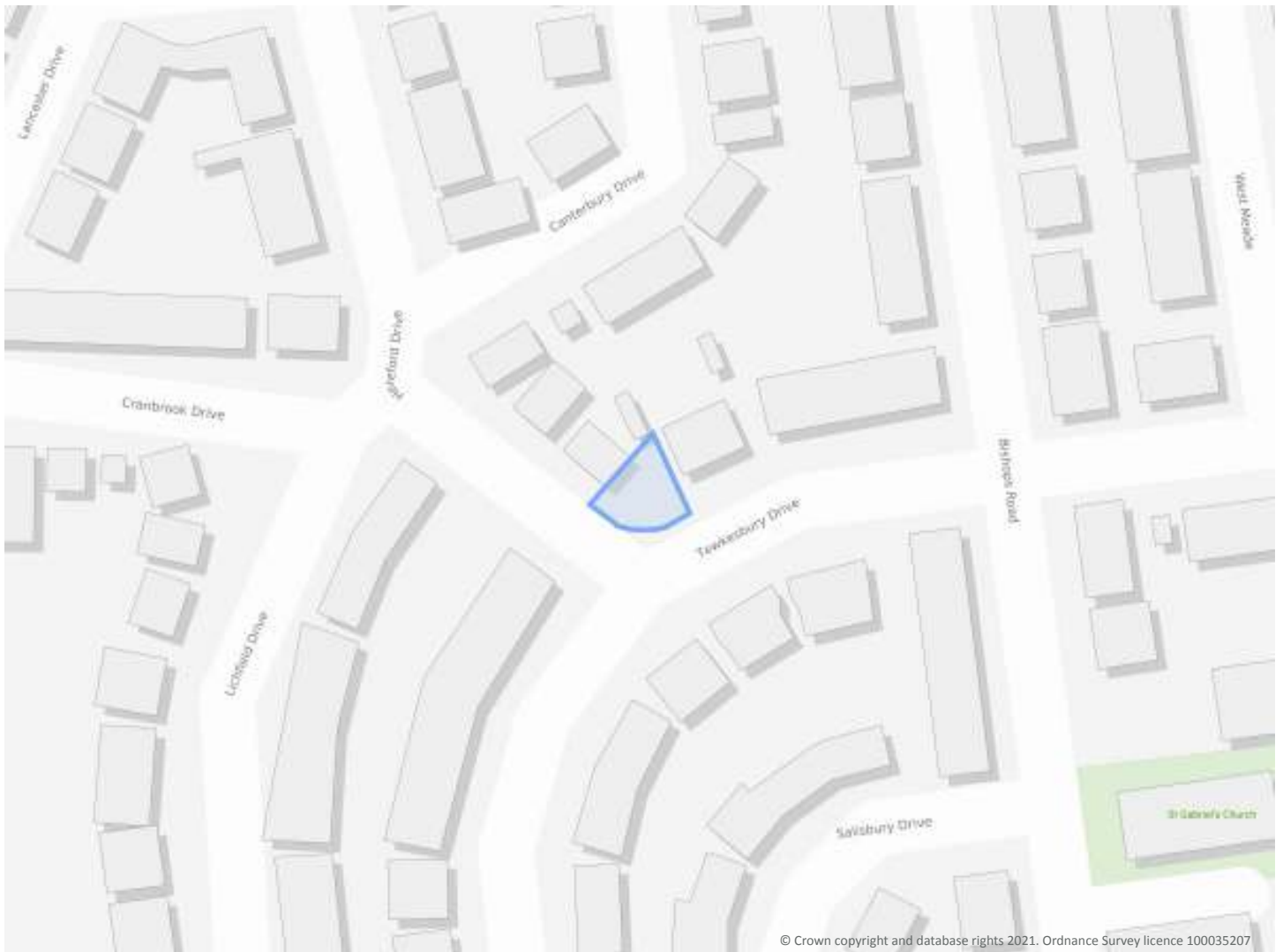
1, HEREFORD DRIVE, PRESTWICH, M25 0JY

Order Details

Date: 17/11/2021
Your ref: 21-11-08
Our Ref: GS-8342141
Client: Geo-Integrity Ltd

Site Details

Location: 382400 402801
Area: 0.02 ha
Authority: [Bury Metropolitan Borough Council](#)



Summary of findings

p. 2

Aerial image

p. 8

OS MasterMap site plan

p.12

groundsure.com/insightuserguide

Contact us with any questions at:

info@groundsure.com

08444 159 000

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
<u>13</u>	<u>1.1</u>	<u>Historical industrial land uses</u>	0	0	4	12	-
<u>14</u>	<u>1.2</u>	<u>Historical tanks</u>	0	0	1	1	-
<u>15</u>	<u>1.3</u>	<u>Historical energy features</u>	0	0	3	8	-
15	1.4	Historical petrol stations	0	0	0	0	-
<u>16</u>	<u>1.5</u>	<u>Historical garages</u>	0	0	0	6	-
16	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
<u>17</u>	<u>2.1</u>	<u>Historical industrial land uses</u>	0	0	6	13	-
<u>18</u>	<u>2.2</u>	<u>Historical tanks</u>	0	0	2	1	-
<u>19</u>	<u>2.3</u>	<u>Historical energy features</u>	0	0	4	15	-
20	2.4	Historical petrol stations	0	0	0	0	-
<u>20</u>	<u>2.5</u>	<u>Historical garages</u>	0	0	0	6	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
21	3.1	Active or recent landfill	0	0	0	0	-
21	3.2	Historical landfill (BGS records)	0	0	0	0	-
22	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
22	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
22	3.5	Historical waste sites	0	0	0	0	-
22	3.6	Licensed waste sites	0	0	0	0	-
<u>22</u>	<u>3.7</u>	<u>Waste exemptions</u>	0	0	1	0	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
<u>24</u>	<u>4.1</u>	<u>Recent industrial land uses</u>	0	0	2	-	-
<u>25</u>	<u>4.2</u>	<u>Current or recent petrol stations</u>	0	0	0	1	-
25	4.3	Electricity cables	0	0	0	0	-
25	4.4	Gas pipelines	0	0	0	0	-
25	4.5	Sites determined as Contaminated Land	0	0	0	0	-



25	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
26	4.7	Regulated explosive sites	0	0	0	0	-
26	4.8	Hazardous substance storage/usage	0	0	0	0	-
26	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
26	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
26	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	0	0	2	-
27	4.12	Radioactive Substance Authorisations	0	0	0	0	-
27	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	0	1	-
28	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
28	4.15	Pollutant release to public sewer	0	0	0	0	-
28	4.16	List 1 Dangerous Substances	0	0	0	0	-
28	4.17	List 2 Dangerous Substances	0	0	0	0	-
28	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
29	4.19	Pollution inventory substances	0	0	0	0	-
29	4.20	Pollution inventory waste transfers	0	0	0	0	-
29	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
30	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
32	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
34	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
35	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
35	5.5	Groundwater vulnerability- local information	None (within 0m)				
36	5.6	<u>Groundwater abstractions</u>	0	0	0	0	2
37	5.7	Surface water abstractions	0	0	0	0	0
37	5.8	Potable abstractions	0	0	0	0	0
38	5.9	Source Protection Zones	0	0	0	0	-
38	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
39	6.1	Water Network (OS MasterMap)	0	0	0	-	-



39	6.2	Surface water features	0	0	0	-	-
40	6.3	<u>WFD Surface water body catchments</u>	1	-	-	-	-
40	6.4	<u>WFD Surface water bodies</u>	0	0	0	-	-
41	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
42	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
42	7.2	Historical Flood Events	0	0	0	-	-
42	7.3	Flood Defences	0	0	0	-	-
43	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
43	7.5	Flood Storage Areas	0	0	0	-	-
44	7.6	Flood Zone 2	None (within 50m)				
44	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
45	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding					
47	9.1	<u>Groundwater flooding</u>	Moderate (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
48	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
49	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
49	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
49	10.4	Special Protection Areas (SPA)	0	0	0	0	0
49	10.5	National Nature Reserves (NNR)	0	0	0	0	0
50	10.6	<u>Local Nature Reserves (LNR)</u>	0	0	0	0	5
50	10.7	<u>Designated Ancient Woodland</u>	0	0	0	0	1
50	10.8	Biosphere Reserves	0	0	0	0	0
51	10.9	Forest Parks	0	0	0	0	0
51	10.10	Marine Conservation Zones	0	0	0	0	0
51	10.11	<u>Green Belt</u>	0	0	0	1	4
51	10.12	Proposed Ramsar sites	0	0	0	0	0



52	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
52	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
52	10.15	Nitrate Sensitive Areas	0	0	0	0	0
52	10.16	<u>Nitrate Vulnerable Zones</u>	1	0	0	1	1
54	10.17	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
55	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
56	11.1	World Heritage Sites	0	0	0	-	-
57	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
57	11.3	National Parks	0	0	0	-	-
57	11.4	<u>Listed Buildings</u>	0	0	1	-	-
58	11.5	Conservation Areas	0	0	0	-	-
58	11.6	Scheduled Ancient Monuments	0	0	0	-	-
58	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
59	12.1	<u>Agricultural Land Classification</u>	Urban (within 250m)				
60	12.2	Open Access Land	0	0	0	-	-
60	12.3	<u>Tree Felling Licences</u>	0	0	2	-	-
60	12.4	Environmental Stewardship Schemes	0	0	0	-	-
60	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
61	13.1	Priority Habitat Inventory	0	0	0	-	-
61	13.2	Habitat Networks	0	0	0	-	-
61	13.3	Open Mosaic Habitat	0	0	0	-	-
61	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
62	14.1	<u>10k Availability</u>	Identified (within 500m)				
63	14.2	<u>Artificial and made ground (10k)</u>	0	0	2	2	-
65	14.3	<u>Superficial geology (10k)</u>	1	0	1	1	-

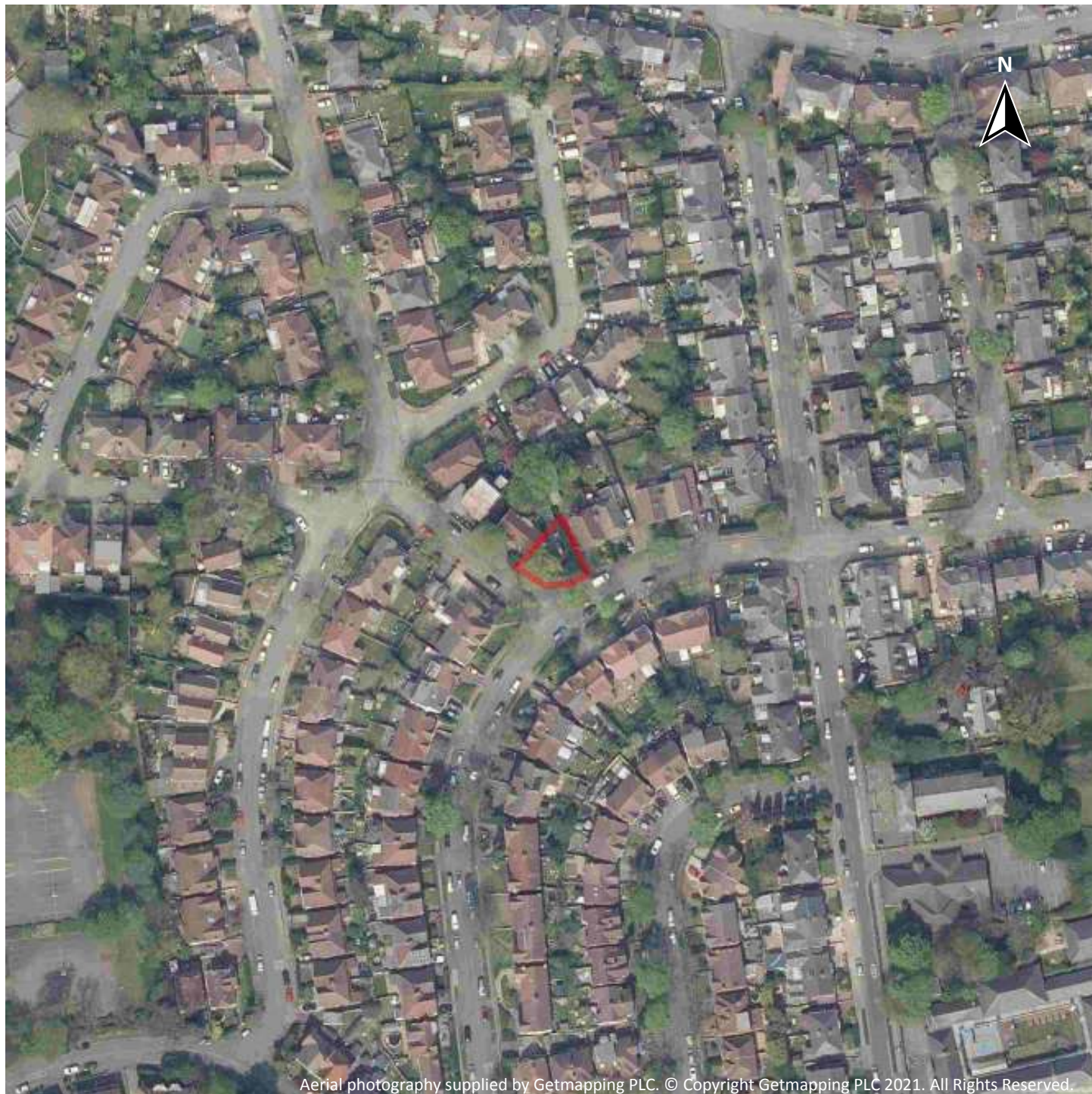


66	14.4	Landslip (10k)	0	0	0	0	-
67	<u>14.5</u>	<u>Bedrock geology (10k)</u>	1	0	2	1	-
68	<u>14.6</u>	<u>Bedrock faults and other linear features (10k)</u>	0	0	2	0	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
69	<u>15.1</u>	<u>50k Availability</u>	Identified (within 500m)				
70	15.2	Artificial and made ground (50k)	0	0	0	0	-
70	15.3	Artificial ground permeability (50k)	0	0	-	-	-
71	<u>15.4</u>	<u>Superficial geology (50k)</u>	1	0	1	1	-
72	<u>15.5</u>	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
72	15.6	Landslip (50k)	0	0	0	0	-
72	15.7	Landslip permeability (50k)	None (within 50m)				
73	<u>15.8</u>	<u>Bedrock geology (50k)</u>	1	0	2	1	-
74	<u>15.9</u>	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
74	<u>15.10</u>	<u>Bedrock faults and other linear features (50k)</u>	0	0	2	0	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
75	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence					
76	<u>17.1</u>	<u>Shrink swell clays</u>	Negligible (within 50m)				
77	<u>17.2</u>	<u>Running sands</u>	Very low (within 50m)				
78	<u>17.3</u>	<u>Compressible deposits</u>	Negligible (within 50m)				
79	<u>17.4</u>	<u>Collapsible deposits</u>	Very low (within 50m)				
80	<u>17.5</u>	<u>Landslides</u>	Very low (within 50m)				
81	<u>17.6</u>	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
82	<u>18.1</u>	<u>Natural cavities</u>	0	0	1	0	-
83	18.2	BritPits	0	0	0	0	-
83	<u>18.3</u>	<u>Surface ground workings</u>	2	0	11	-	-
84	<u>18.4</u>	<u>Underground workings</u>	0	0	0	0	11
85	18.5	Historical Mineral Planning Areas	0	0	0	0	-



85	18.6	Non-coal mining	0	0	0	0	0
85	18.7	Mining cavities	0	0	0	0	0
85	18.8	JPB mining areas	None (within 0m)				
85	18.9	<u>Coal mining</u>	Identified (within 0m)				
86	18.10	Brine areas	None (within 0m)				
86	18.11	Gypsum areas	None (within 0m)				
86	18.12	Tin mining	None (within 0m)				
86	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
87	19.1	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
88	20.1	<u>BGS Estimated Background Soil Chemistry</u>	1	0	-	-	-
88	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
88	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
89	21.1	Underground railways (London)	0	0	0	-	-
89	21.2	Underground railways (Non-London)	0	0	0	-	-
89	21.3	Railway tunnels	0	0	0	-	-
89	21.4	Historical railway and tunnel features	0	0	0	-	-
89	21.5	Royal Mail tunnels	0	0	0	-	-
90	21.6	Historical railways	0	0	0	-	-
90	21.7	Railways	0	0	0	-	-
90	21.8	Crossrail 1	0	0	0	0	-
90	21.9	Crossrail 2	0	0	0	0	-
90	21.10	HS2	0	0	0	0	-

Recent aerial photograph



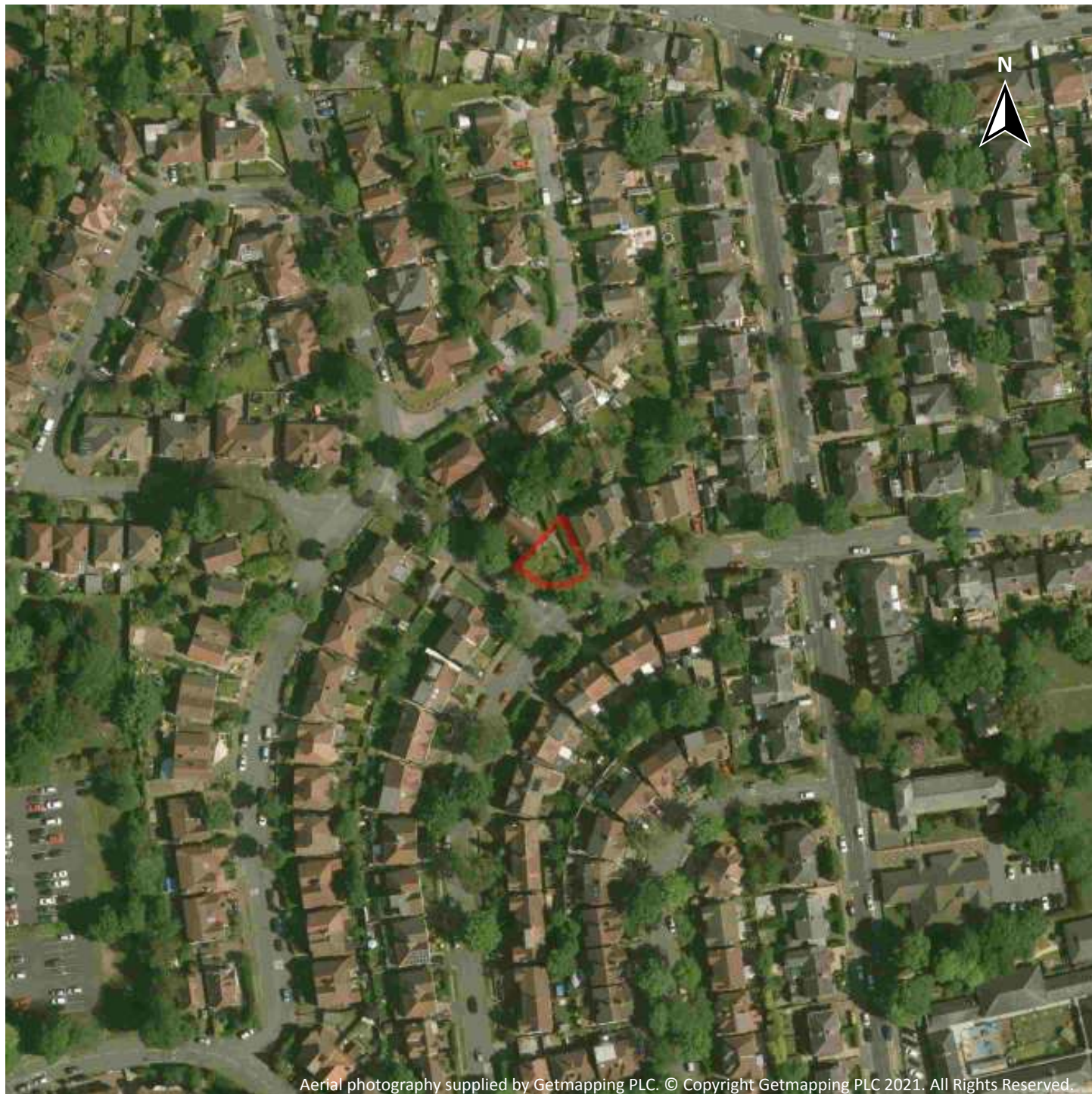
Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2021. All Rights Reserved.

Capture Date: 22/04/2019

Site Area: 0.02ha



Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.02ha



Recent site history - 2009 aerial photograph

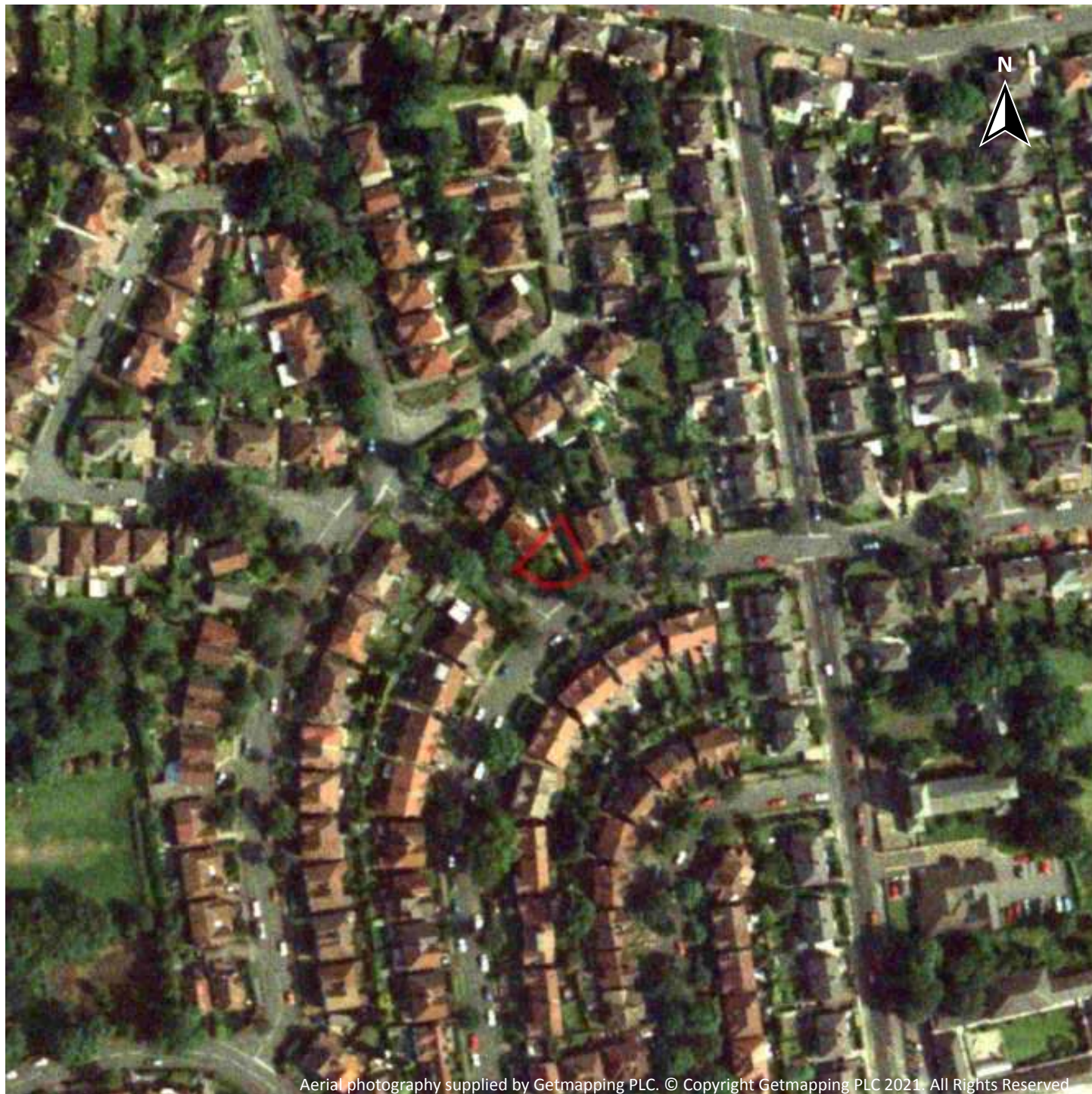


Capture Date: 02/06/2009

Site Area: 0.02ha



Recent site history - 2000 aerial photograph

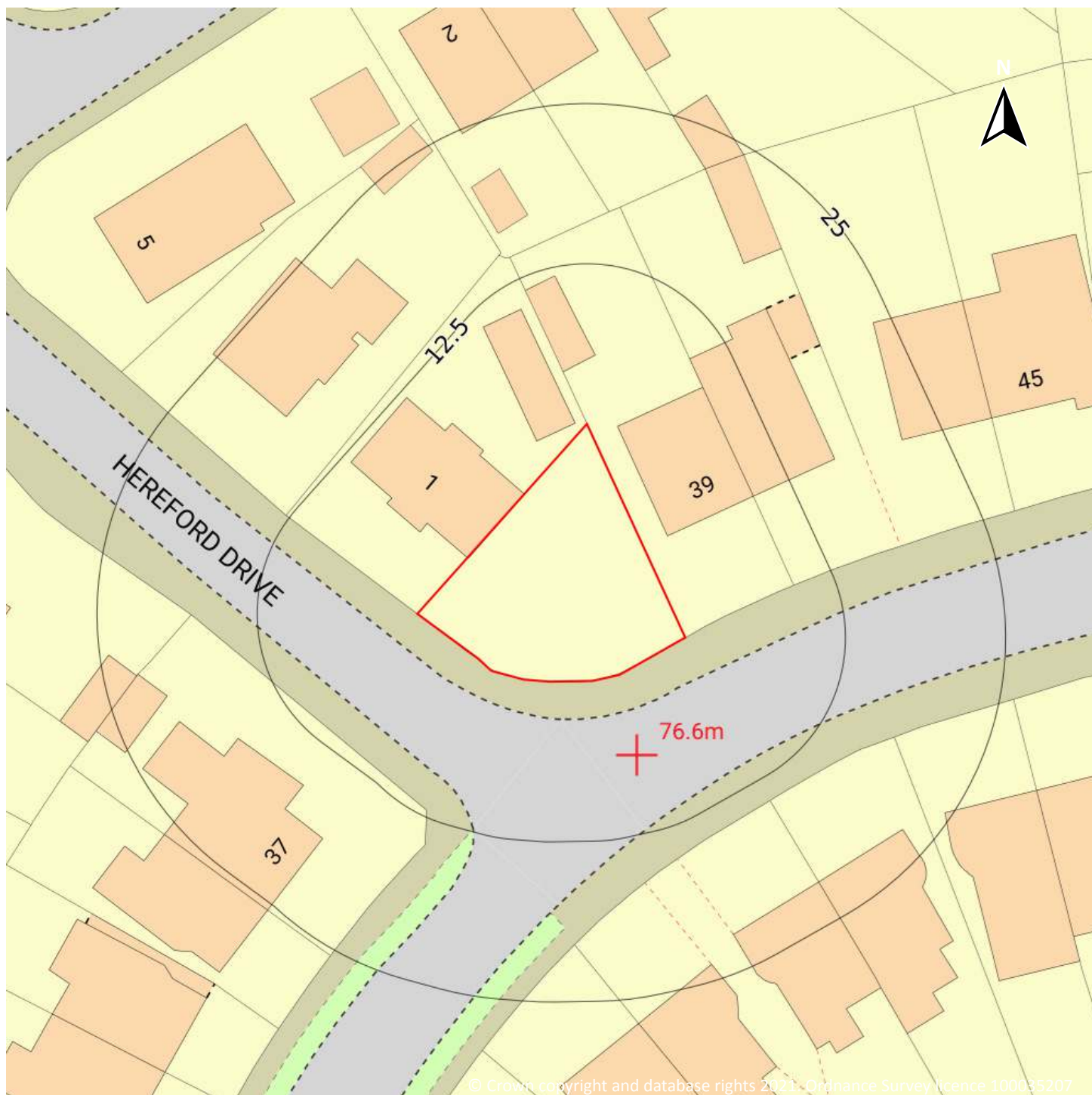


Capture Date: 27/06/2000

Site Area: 0.02ha



OS MasterMap site plan



Site Area: 0.02ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

16

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 13**

ID	Location	Land use	Dates present	Group ID
A	126m SW	Unspecified Ground Workings	1932	759475



ID	Location	Land use	Dates present	Group ID
A	126m SW	Unspecified Ground Workings	1915	765835
B	153m SE	Unspecified Ground Workings	1956 - 1977	733050
B	159m SE	Unspecified Ground Workings	1985	778108
C	283m W	Chimney	1968	684318
1	299m NW	Ice House	1851	664449
F	384m NW	Refuse Heap	1932	678103
F	390m NW	Unspecified Pit	1932	691107
4	414m W	Telephone Exchange	1956	675899
F	415m NW	Unspecified Pit	1932	691106
5	416m SE	Unspecified Ground Workings	1907	648330
6	449m W	Unspecified Ground Workings	1932	648326
G	449m SW	Refuse Heap	1932 - 1938	718624
G	476m SW	Unspecified Heap	1938	651091
G	478m SW	Unspecified Ground Workings	1932	648332
7	480m NE	Railway Sidings	1932	641692

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

2

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

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
B	172m SE	Unspecified Tank	1909 - 1922	93251
2	381m W	Unspecified Tank	1893	85081

This data is sourced from Ordnance Survey / Groundsure.



1.3 Historical energy features

Records within 500m

11

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

Features are displayed on the Past land use map on **page 13**

ID	Location	Land use	Dates present	Group ID
B	197m SE	Electricity Substation	1952 - 1967	48086
B	201m SE	Electricity Substation	1951	56089
B	204m SE	Electricity Substation	1997	54768
C	298m W	Electricity Substation	1981 - 1992	53786
C	321m W	Electricity Substation	1952 - 1967	58148
D	353m S	Electricity Substation	1992	48213
D	353m S	Electricity Substation	1975 - 1983	50607
E	376m N	Electricity Substation	1990	57603
E	388m N	Electricity Substation	1951 - 1993	48018
H	494m SW	Electricity Substation	1992	45875
H	498m SW	Electricity Substation	1983	45876

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.



1.5 Historical garages

Records within 500m

6

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 13**

ID	Location	Land use	Dates present	Group ID
3	407m W	Garage	1970	14676
G	443m SW	Garage	1967	16865
G	462m SW	Garage	1983	15791
G	463m SW	Garage	1975	15792
G	464m SW	Garage	1992	16932
G	469m SW	Garage	1951	15055

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



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

2.1 Historical industrial land uses

Records within 500m

19

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 17**

ID	Location	Land Use	Date	Group ID
A	126m SW	Unspecified Ground Workings	1932	759475
A	126m SW	Unspecified Ground Workings	1915	765835
B	153m SE	Unspecified Ground Workings	1968	733050

ID	Location	Land Use	Date	Group ID
B	153m SE	Unspecified Ground Workings	1956	733050
B	159m SE	Unspecified Ground Workings	1985	778108
B	160m SE	Unspecified Ground Workings	1977	733050
C	283m W	Chimney	1968	684318
1	299m NW	Ice House	1851	664449
F	384m NW	Refuse Heap	1932	678103
F	390m NW	Unspecified Pit	1932	691107
4	414m W	Telephone Exchange	1956	675899
F	415m NW	Unspecified Pit	1932	691106
5	416m SE	Unspecified Ground Workings	1907	648330
6	449m W	Unspecified Ground Workings	1932	648326
G	449m SW	Refuse Heap	1932	718624
G	449m SW	Refuse Heap	1938	718624
G	476m SW	Unspecified Heap	1938	651091
G	478m SW	Unspecified Ground Workings	1932	648332
7	480m NE	Railway Sidings	1932	641692

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

3

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'.

Features are displayed on the Past land use - un-grouped map on **page 17**

ID	Location	Land Use	Date	Group ID
B	172m SE	Unspecified Tank	1909	93251
B	172m SE	Unspecified Tank	1922	93251
2	381m W	Unspecified Tank	1893	85081

This data is sourced from Ordnance Survey / Groundsure.



2.3 Historical energy features

Records within 500m

19

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 17**

ID	Location	Land Use	Date	Group ID
B	197m SE	Electricity Substation	1952	48086
B	197m SE	Electricity Substation	1967	48086
B	201m SE	Electricity Substation	1951	56089
B	204m SE	Electricity Substation	1997	54768
C	298m W	Electricity Substation	1981	53786
C	298m W	Electricity Substation	1992	53786
C	321m W	Electricity Substation	1952	58148
C	321m W	Electricity Substation	1952	58148
C	321m W	Electricity Substation	1967	58148
D	353m S	Electricity Substation	1992	48213
D	353m S	Electricity Substation	1975	50607
D	354m S	Electricity Substation	1983	50607
E	376m N	Electricity Substation	1990	57603
E	388m N	Electricity Substation	1951	48018
E	388m N	Electricity Substation	1969	48018
E	388m N	Electricity Substation	1993	48018
E	388m N	Electricity Substation	1951	48018
H	494m SW	Electricity Substation	1992	45875
H	498m SW	Electricity Substation	1983	45876

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**6**

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 17**

ID	Location	Land Use	Date	Group ID
3	407m W	Garage	1970	14676
G	443m SW	Garage	1967	16865
G	462m SW	Garage	1983	15791
G	463m SW	Garage	1975	15792
G	464m SW	Garage	1992	16932
G	469m SW	Garage	1951	15055

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



— Site Outline
Search buffers in metres (m)
● Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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

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

3.5 Historical waste sites

Records within 500m

0

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

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

3.6 Licensed waste sites

Records within 500m

0

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

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

3.7 Waste exemptions

Records within 500m

1

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

Features are displayed on the Waste and landfill map on **page 21**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	228m NW	56 Parkway MANCHESTER M25 0JB	EPR/TF0200LV /A001	Treating waste exemption	Non- Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m

2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 24**

ID	Location	Company	Address	Activity	Category
1	70m NE	Smart Wheels	51, Bishops Road, Prestwich, Manchester, Greater Manchester, M25 0HS	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
2	200m SE	Electricity Sub Station	Greater Manchester, M25	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.



4.2 Current or recent petrol stations

Records within 500m**1**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 24**

ID	Location	Company	Address	LPG	Status
A	432m W	SHELL	Bury New Road, Prestwich, Manchester, Greater Manchester, M25 9WP	Yes	Open

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.



4.7 Regulated explosive sites

Records within 500m**0**

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

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m**0**

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

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m**0**

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

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m**0**

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

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

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

Records within 500m**2**

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 24**

ID	Location	Address	Details	
3	374m E	B.B Cleaners, 57 Bury Old Road, Prestwich, M25 0FG	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
A	432m W	Shell Hilton Park, Bury New Road, Prestwich, M25 8WP	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

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

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

4.13 Licensed Discharges to controlled waters

Records within 500m

1

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 24**

ID	Location	Address	Details	
4	498m SW	MATHER AVE ALBERT AVE CSO, 15 ALBERT AVENUE, ., PRESTWICH, MANCHESTER, M25 0LX	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016950319 Permit Version: 2 Receiving Water: SINGLETON BROOK TRIB R IRWELL	Status: VARIED UNDER EPR 2010 Issue date: 05/03/2018 Effective Date: 01/04/2018 Revocation Date: -

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



4.14 Pollutant release to surface waters (Red List)

Records within 500m**0**

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

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

4.15 Pollutant release to public sewer

Records within 500m**0**

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m**0**

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

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

4.17 List 2 Dangerous Substances

Records within 500m**0**

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m**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.

4.19 Pollution inventory substances

Records within 500m**0**

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

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

4.20 Pollution inventory waste transfers

Records within 500m**0**

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

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

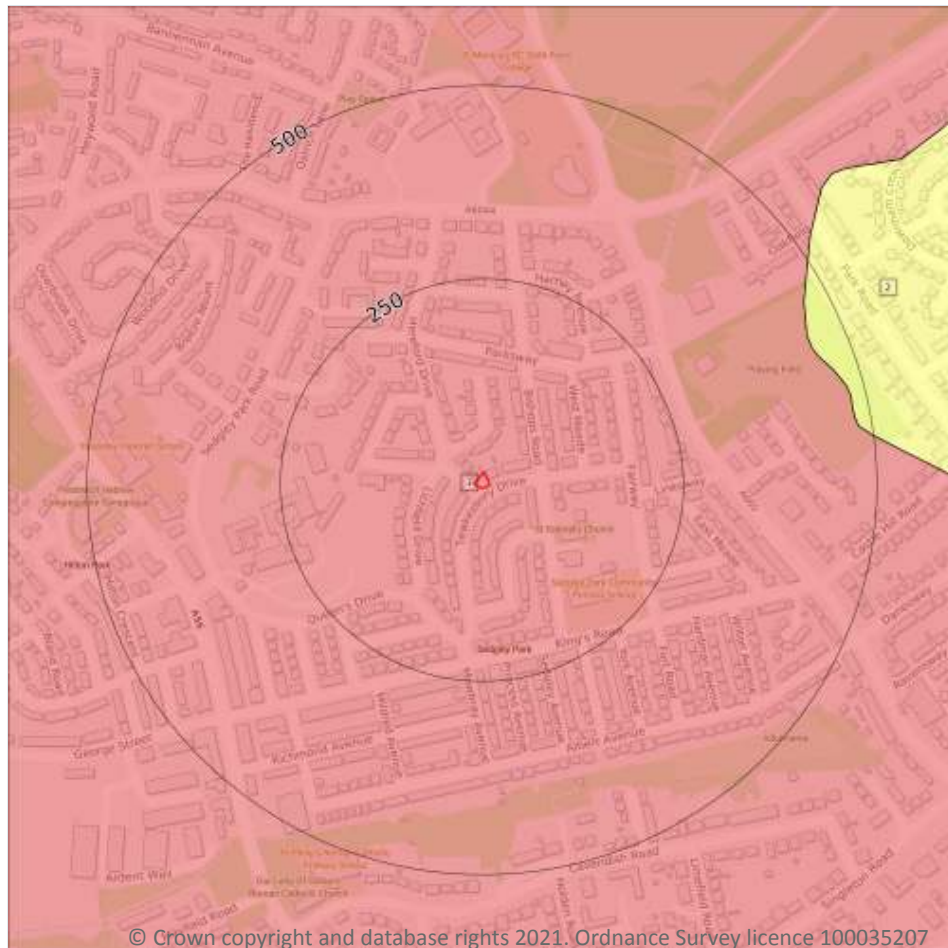
4.21 Pollution inventory radioactive waste

Records within 500m**0**

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

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

5 Hydrogeology - Superficial aquifer



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

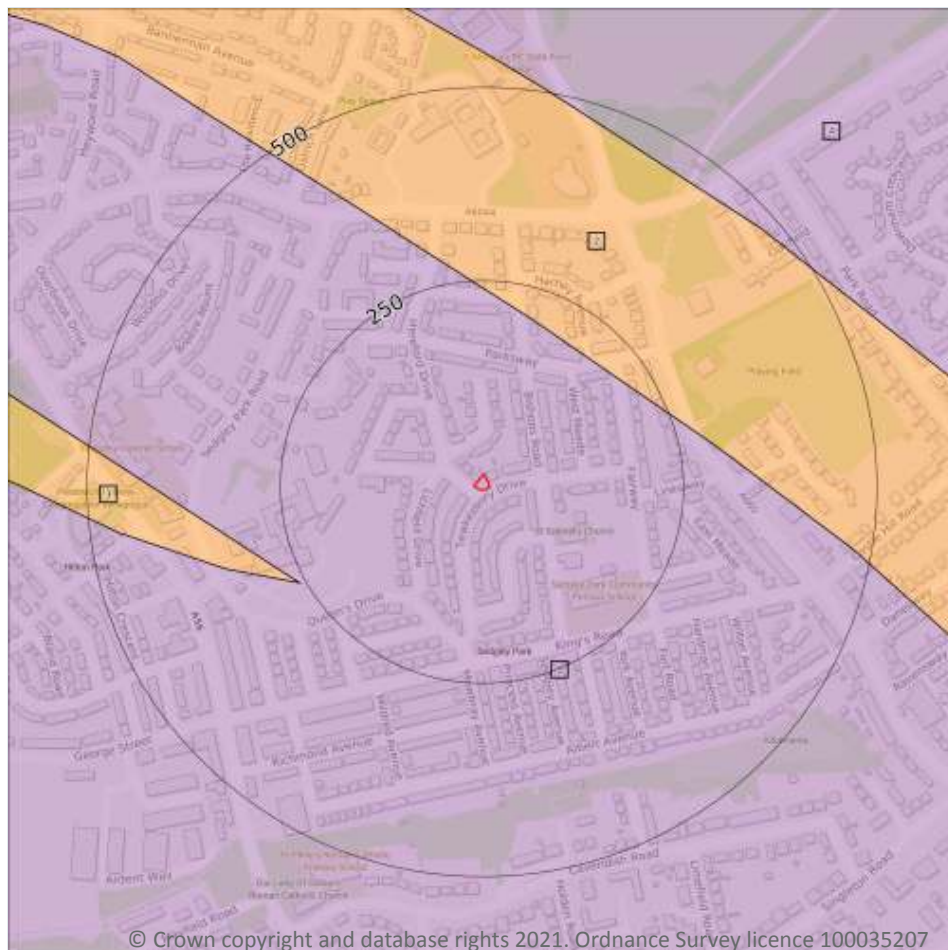
Features are displayed on the Hydrogeology map on **page 30**

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	452m NE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

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 32**

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	200m NE	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers

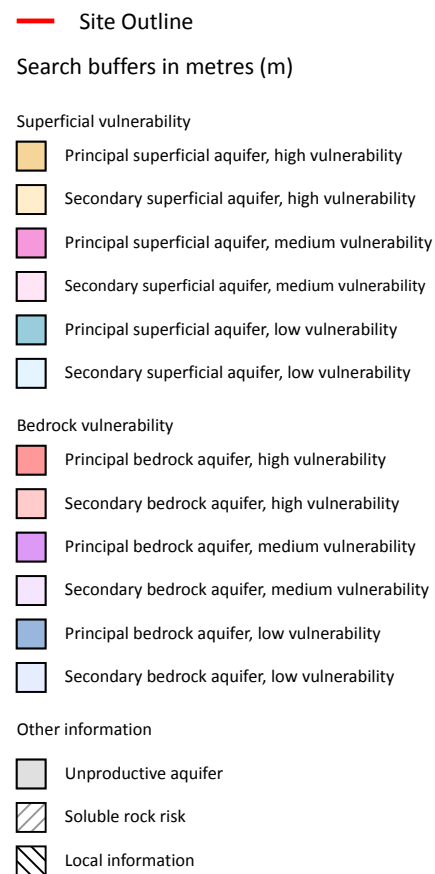
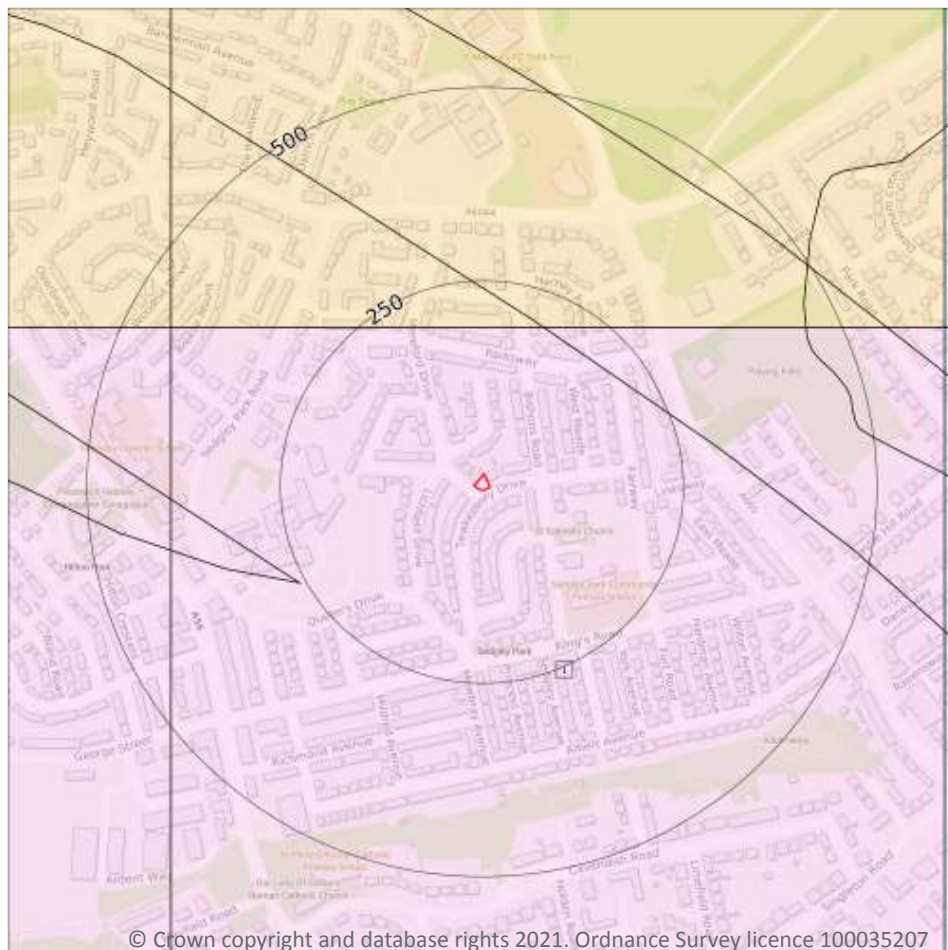


ID	Location	Designation	Description
3	258m SW	Secondary B	Predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers
4	461m NE	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



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 34**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: <40% Dilution value: >550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Principal 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
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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
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk.

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

2

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 36**

ID	Location	Details	
-	1018m SW	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: -
-	1018m SW	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): 12,000 Max Daily Volume (m ³): 100 Original Application No: - Original Start Date: 05/10/1995 Expiry Date: - Issue No: 101 Version Start Date: 03/10/2006 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	0
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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.

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

5.8 Potable abstractions

Records within 2000m	0
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Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

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

5.9 Source Protection Zones

Records within 500m

0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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



6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

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



This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

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

Features are displayed on the Hydrology map on **page 39**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
2	On site	River WB catchment	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 39**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1050m SW	River	Irwell (Croal to Irk)	GB112069061451	Moderate	Good	Moderate	2016

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 39**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
1	On site	Manchester and East Cheshire Permo-Triassic Sandstone Aquifers	<u>GB41201G101100</u>	Poor	Poor	Poor	2015

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
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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
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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



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site

1 in 1000 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on **page 45**

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.

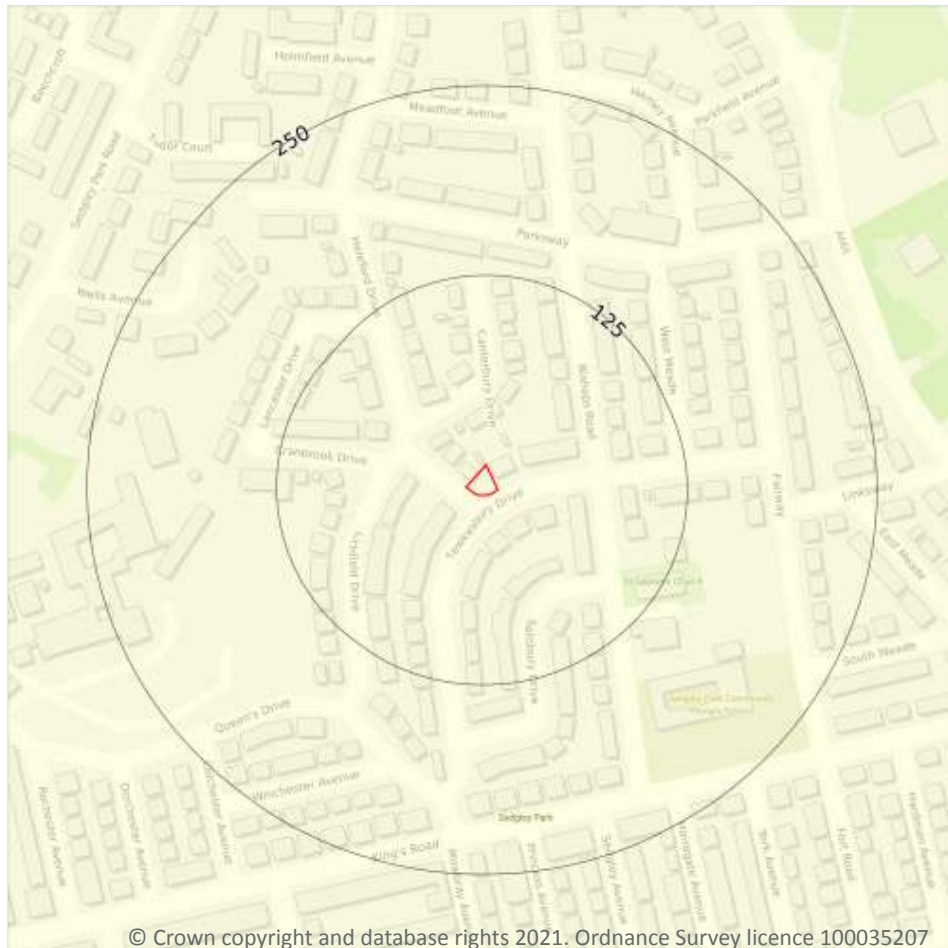
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.1m and 0.3m
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

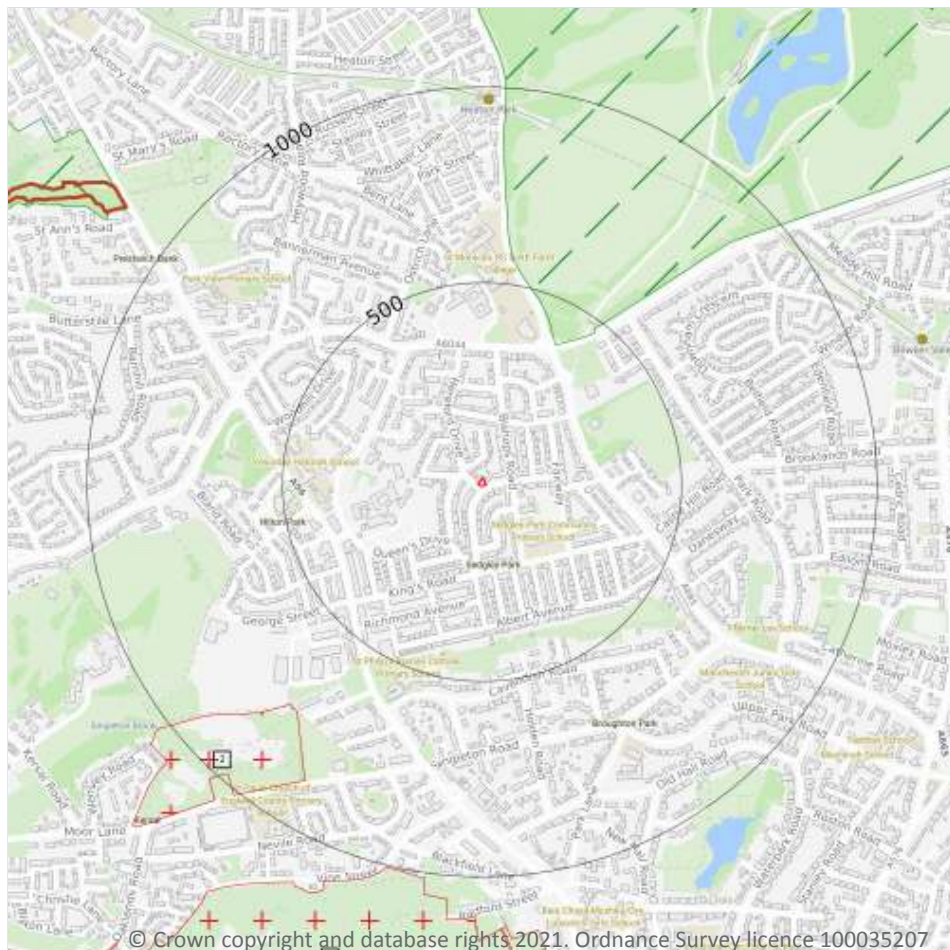
Moderate

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 47**

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- ▤ Designated Ancient Woodland
- ▤ Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

5

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 48**

ID	Location	Name	Data source
2	741m SW	Kersal Moor	Natural England
3	1003m S	The Cliff / Kersal Dale	Natural England
-	1438m S	The Cliff / Kersal Dale	Natural England
-	1512m E	Blackley Forest	Natural England
-	1993m NE	Blackley Forest	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

1

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 48**

ID	Location	Name	Woodland Type
4	1146m NW	Prestwich Clough Wood	Ancient & Semi-Natural Woodland

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

10.8 Biosphere Reserves

Records within 2000m

0

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



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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

5

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

Features are displayed on the Environmental designations map on **page 48**

ID	Location	Name	Local Authority name
1	388m NE	Merseyside and Greater Manchester	Manchester
5	1146m NW	Merseyside and Greater Manchester	Bury
-	1481m N	Merseyside and Greater Manchester	Bury
-	1822m N	Merseyside and Greater Manchester	Bury
-	1877m SW	Merseyside and Greater Manchester	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

3

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.

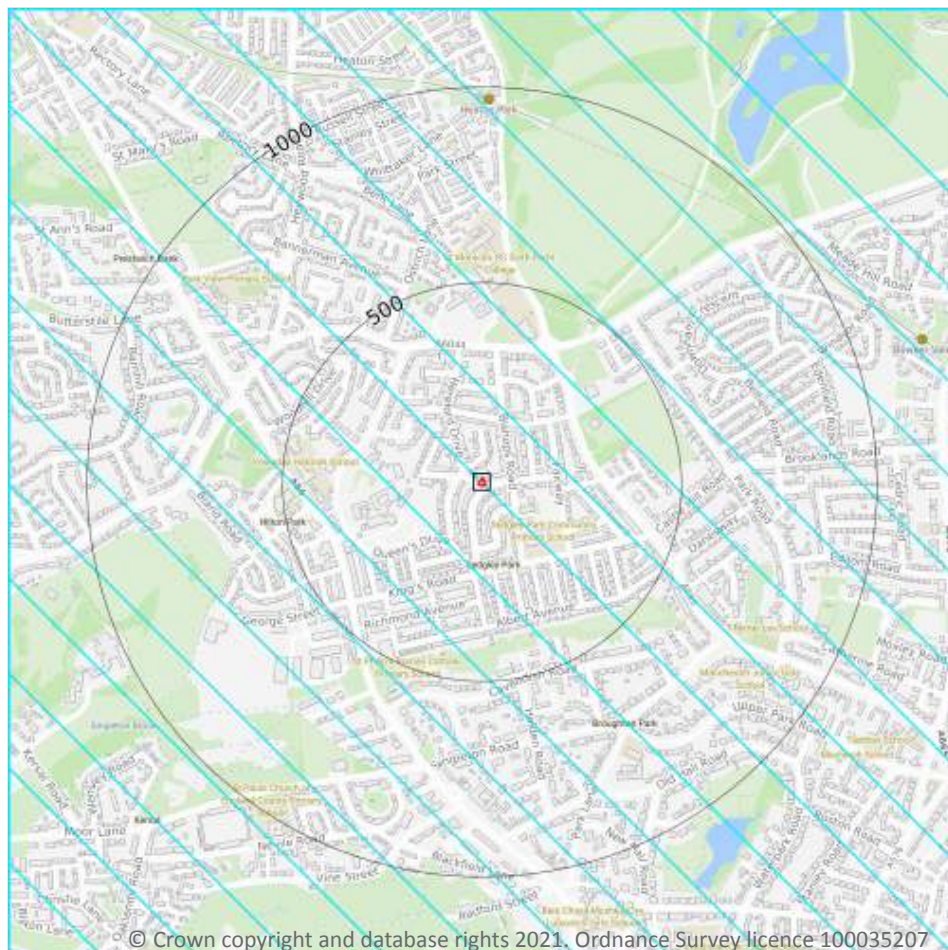


Location	Name	Type	NVZ ID	Status
On site	Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ	Surface Water	S643	Existing
462m NE	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	S638	Existing
1680m E	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	S638	Existing

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 54**

ID	Location	Type of developments requiring consultation
1	On site	Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons > 4000m². Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

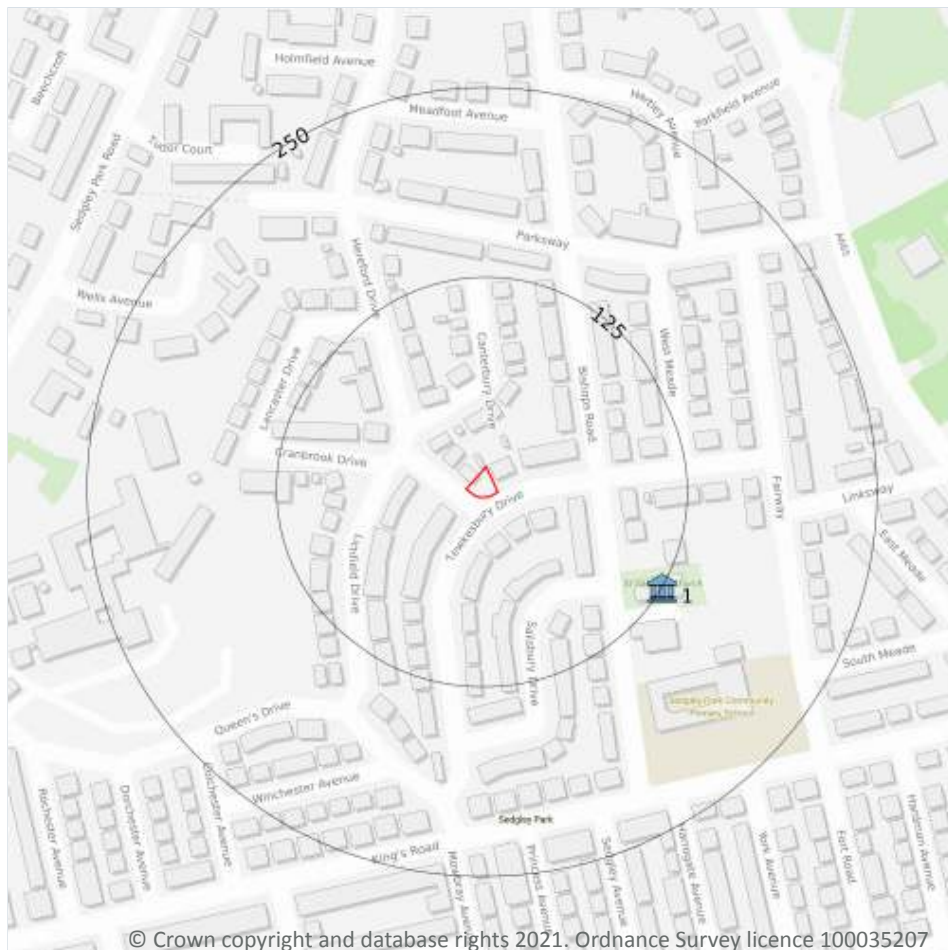
0

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

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



11 Visual and cultural designations



- 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 56**

ID	Location	Name	Grade	Reference Number	Listed date
1	126m SE	Church Of St Gabriel, Sedgley, Bury, M25	II	1376148	20/08/1998

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



11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

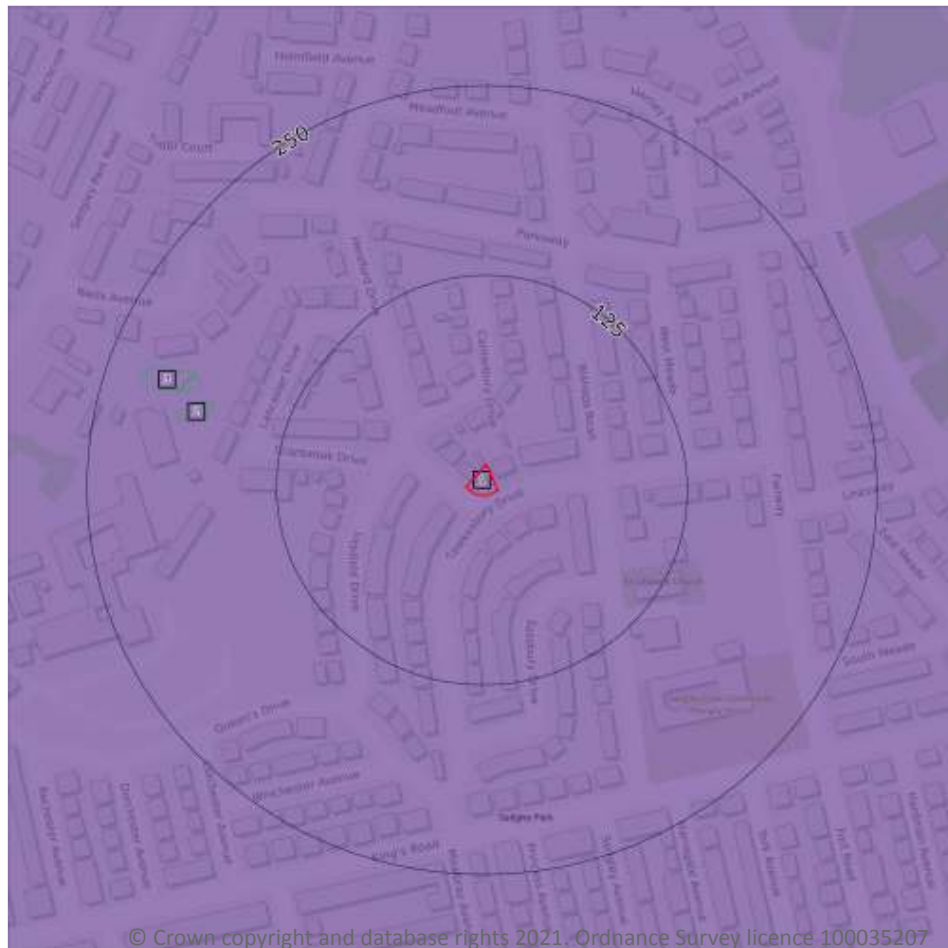
Records within 250m

0

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

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

12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on **page 59**

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m**0**

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

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

12.3 Tree Felling Licences

Records within 250m**2**

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.

Features are displayed on the Agricultural designations map on **page 59**

ID	Location	Description	Reference	Application date
2	176m W	Clear Fell (Conditional)	010/77/02-03	24/04/2003
3	188m W	Clear Fell (Conditional)	010/77/02-03	24/04/2003

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

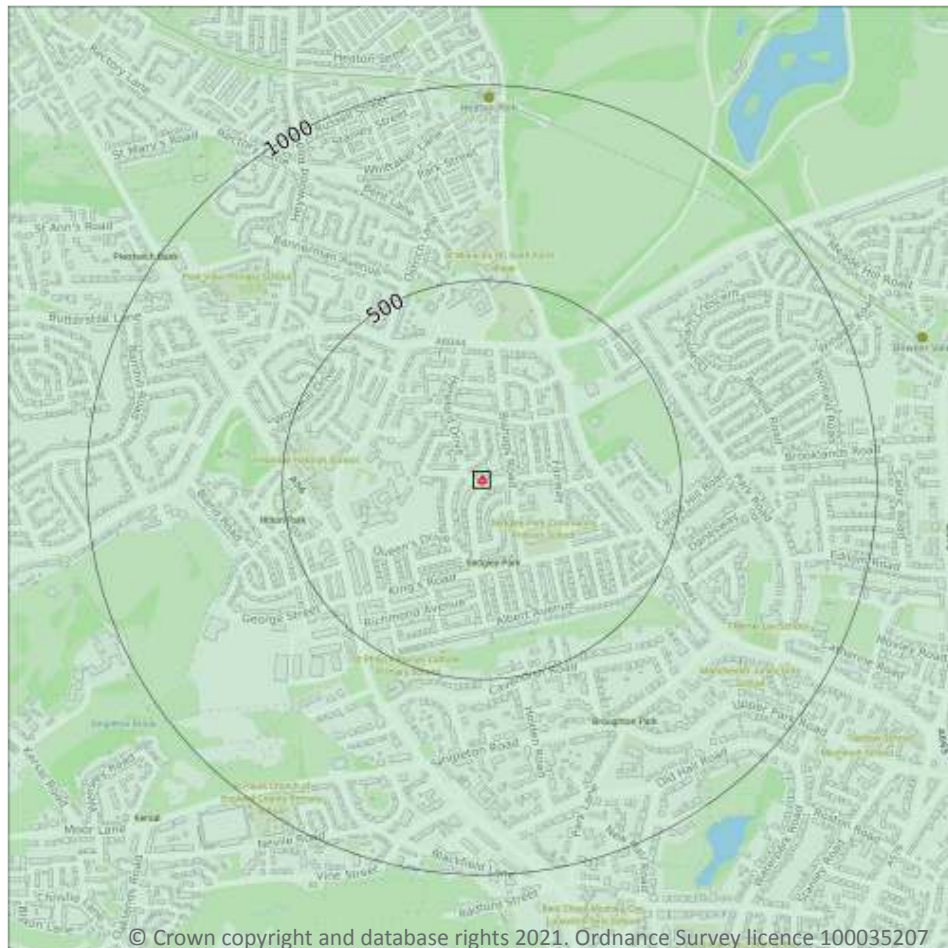
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Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

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

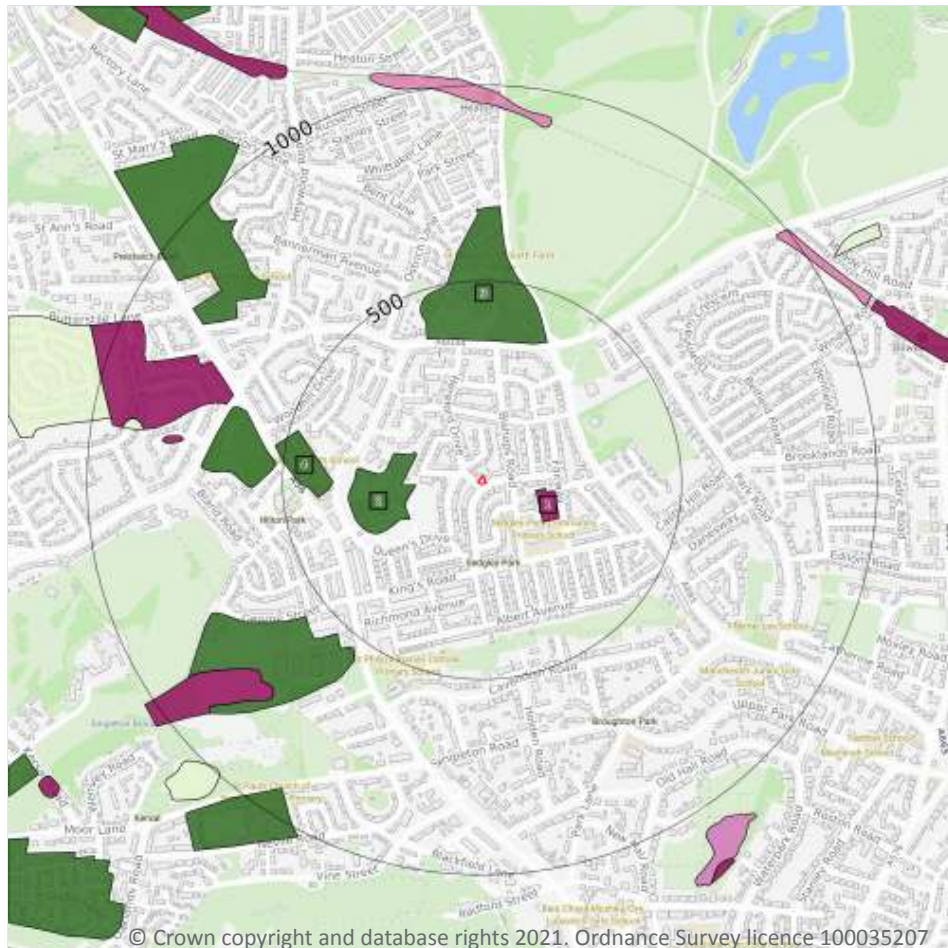
Features are displayed on the Geology 1:10,000 scale - Availability map on **page 62**

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

4

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.

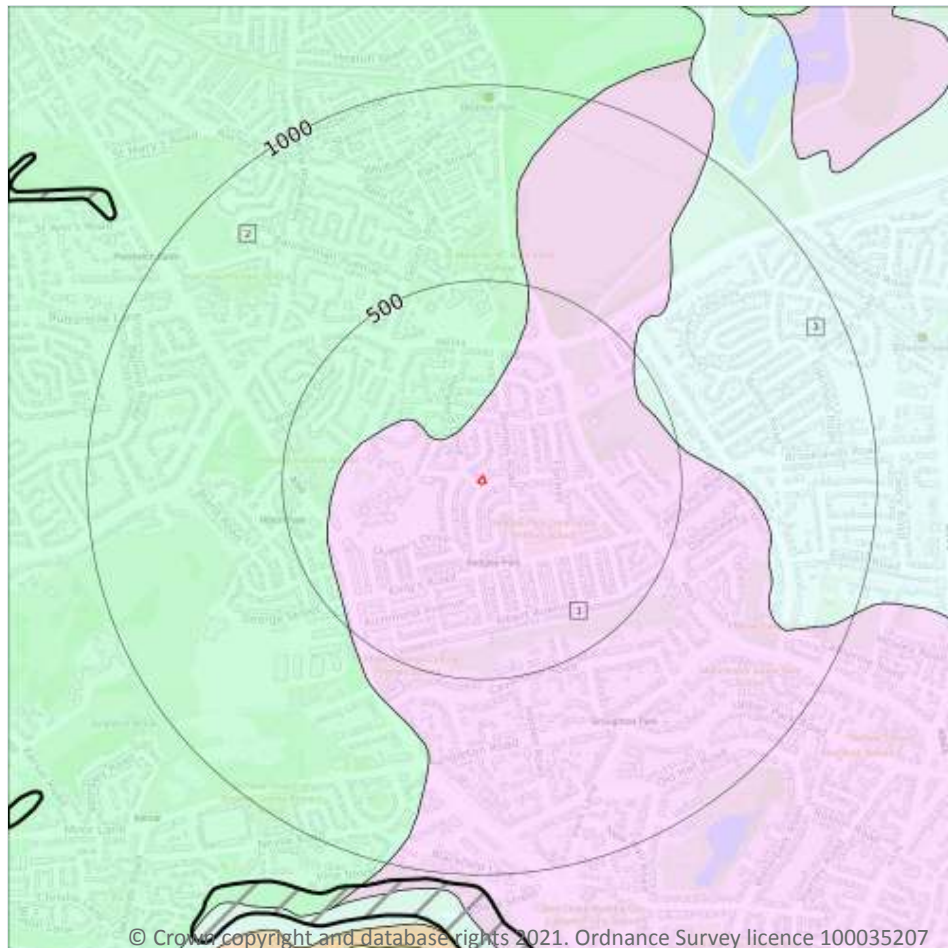
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 63**

ID	Location	LEX Code	Description	Rock description
1	128m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	159m W	LSGR-ARTDP	Landscaped Ground (Undivided)	Artificial Deposit
3	347m N	LSGR-ARTDP	Landscaped Ground (Undivided)	Artificial Deposit
4	371m W	LSGR-ARTDP	Landscaped Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



— 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

3

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 65**

ID	Location	LEX Code	Description	Rock description
1	On site	GFSDD-XSV	Glaciofluvial Sheet Deposits, Devensian - Sand And Gravel	Sand And Gravel
2	130m NW	HMGDD-XSV	Hummocky (moundy) Glacial Deposits, Devensian - Sand And Gravel	Sand And Gravel
3	445m NE	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

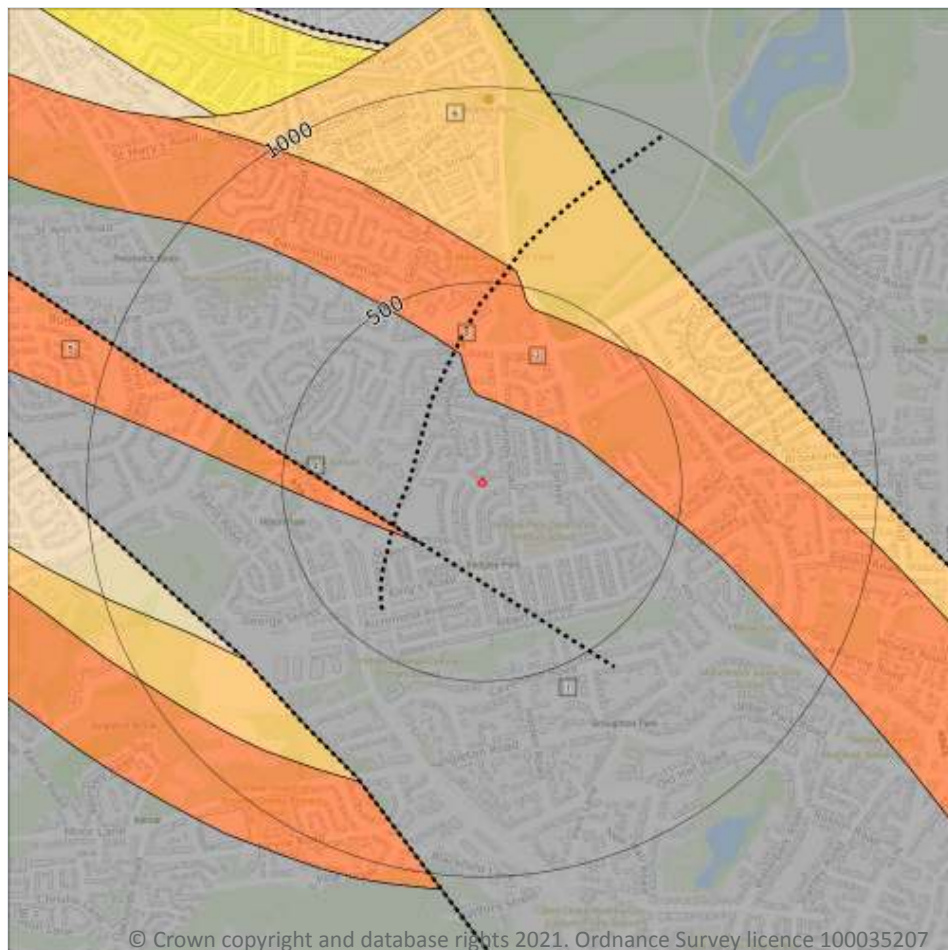
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (10k)

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

14.5 Bedrock geology (10k)

Records within 500m

4

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 67**

ID	Location	LEX Code	Description	Rock age
1	On site	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
3	192m NE	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]
5	211m SW	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]

ID	Location	LEX Code	Description	Rock age
6	450m N	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

2

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

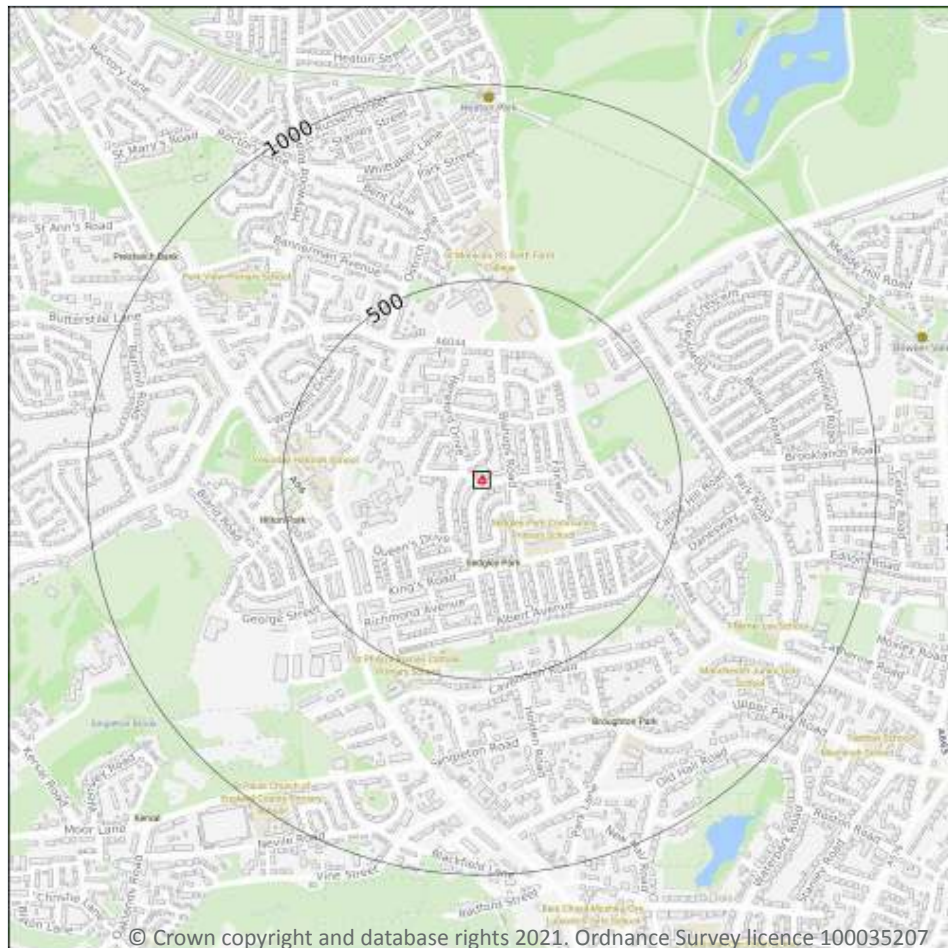
Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 67**

ID	Location	Category	Description
2	171m W	LANDFORM	Buried channel or valley margin
4	206m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 69**

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

This data is sourced from the British Geological Survey.

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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

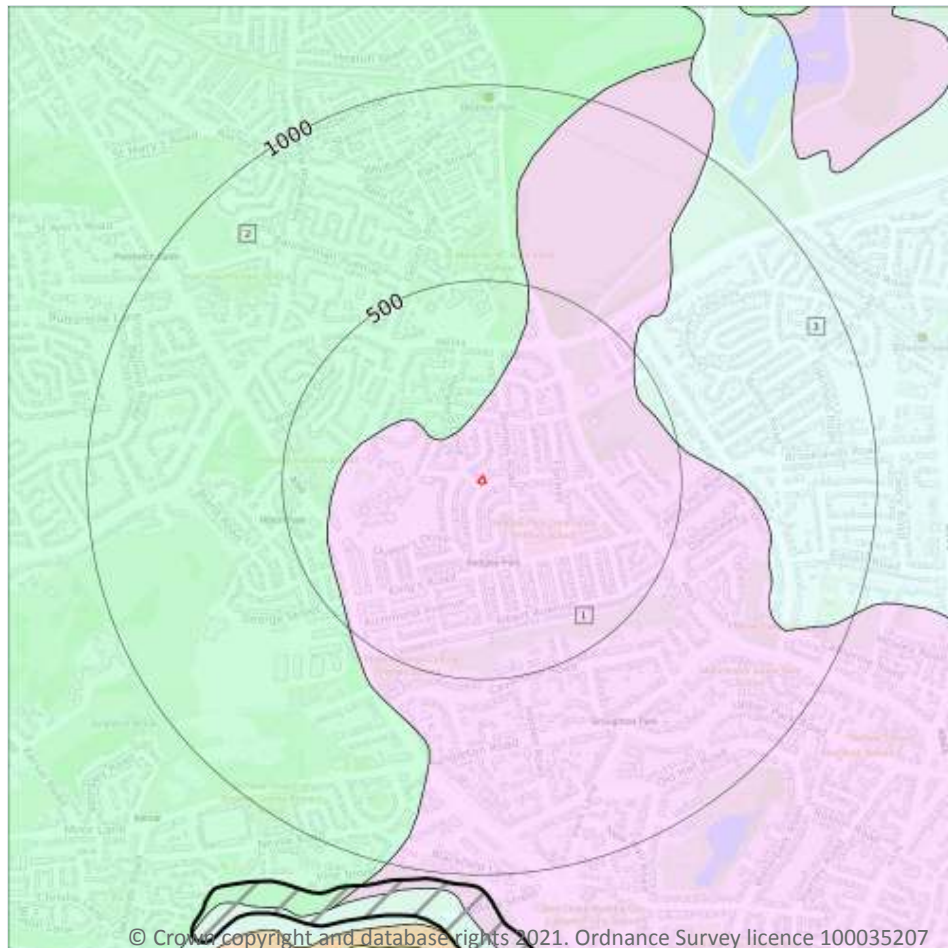
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



— Site Outline
Search buffers in metres (m)
 Landslip (50k)
Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

3

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 71**

ID	Location	LEX Code	Description	Rock description
1	On site	GFSDD-XSV	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	SAND AND GRAVEL
2	130m NW	HMGDD-XSV	HUMMOCKY (MOUNDY) GLACIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL
3	445m NE	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

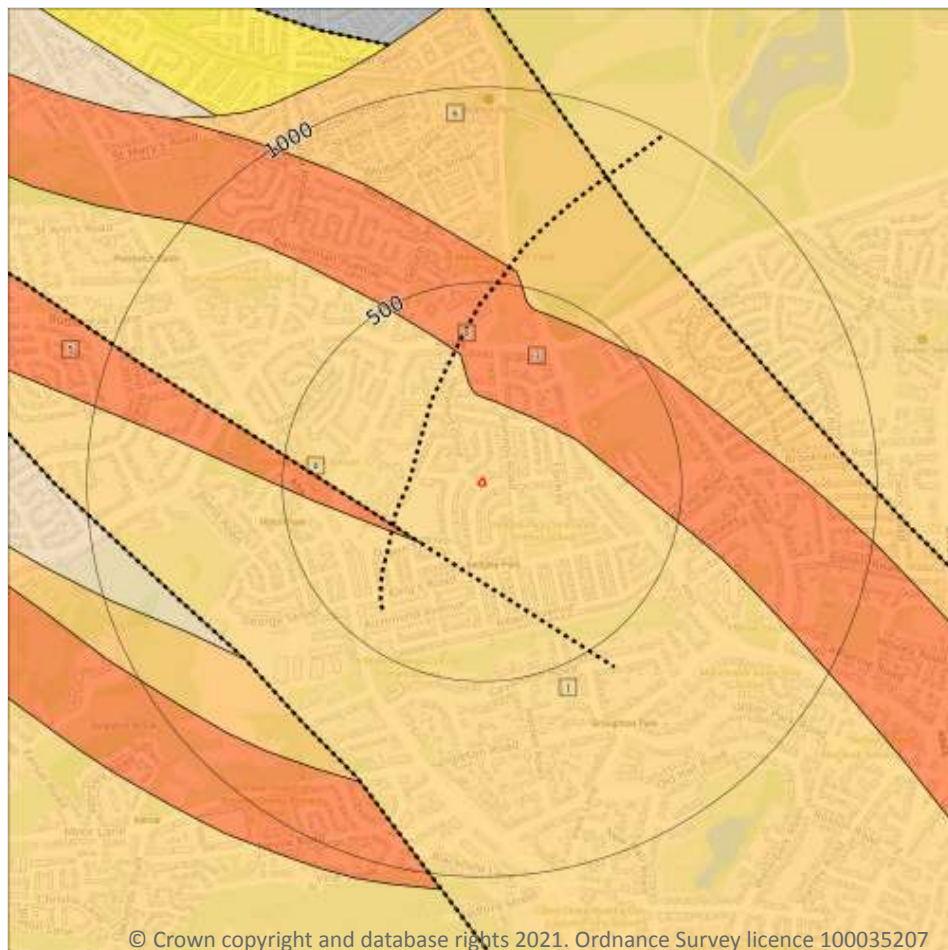
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

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

15.8 Bedrock geology (50k)

Records within 500m

4

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 73**

ID	Location	LEX Code	Description	Rock age
1	On site	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
3	192m NE	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-
5	211m SW	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-
6	450m N	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-

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	Mixed	High	Moderate

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

2

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 73**

ID	Location	Category	Description
2	171m W	LANDFORM	Approximate margin of buried (superficial deposit-filled) channel or valley
4	206m SW	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

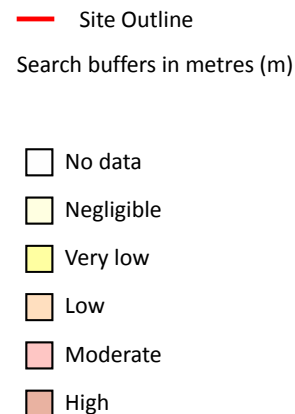
0

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.

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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).

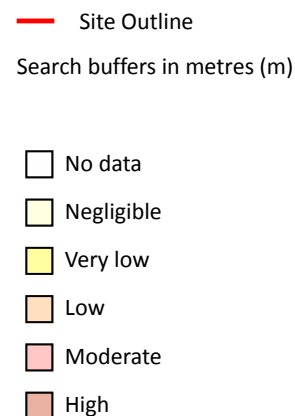
Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 76**

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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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.

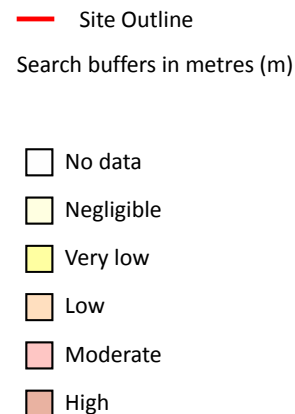
Features are displayed on the Natural ground subsidence - Running sands map on **page 77**

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



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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.

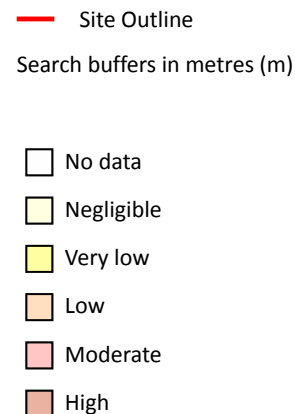
Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 78**

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



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17.4 Collapsible deposits

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 79**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

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17.5 Landslides

Records within 50m

1

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

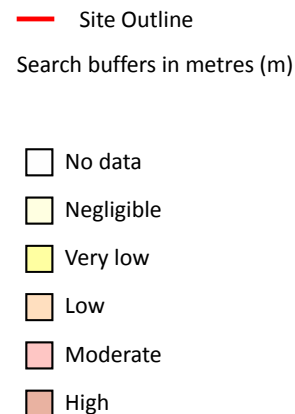
Features are displayed on the Natural ground subsidence - Landslides map on **page 80**

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

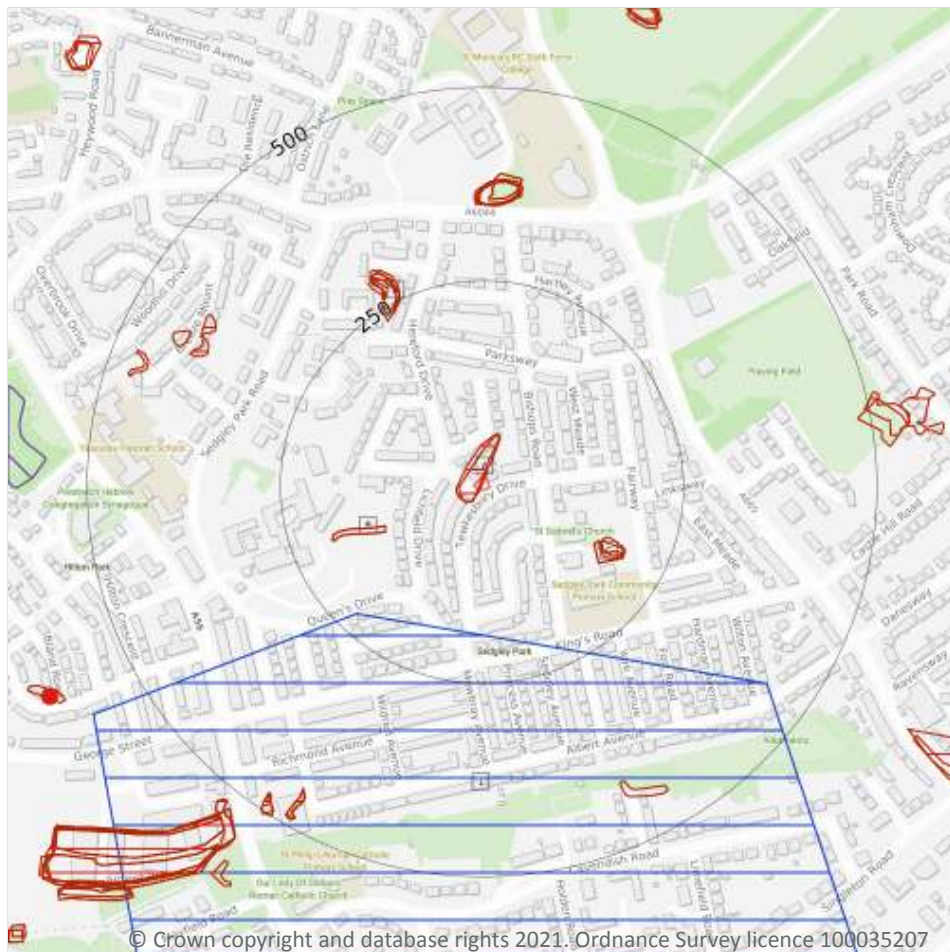
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 81**

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, ground workings and natural cavities



- Site Outline
- Search buffers in metres (m)
- Natural cavities (Area)
 - Natural cavities (Point)
 - BritPits
 - Surface ground workings
 - Underground workings
 - Historical Mineral Planning Areas
 - Mining Cavities
- 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 Natural cavities

Records within 500m

1

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.

Features are displayed on the Mining, ground workings and natural cavities map on **page 82**

ID	Location	Details	Source
1	184m S	Type: Piping in non-cohesive deposits Superficial Geology: - Bedrock Geology: Sherwood Sandstone Group	Simple Bibliography: - Full Bibliography: HARRISON, C. AND PETCH, J.R., Ground movements in part of Salford and Bury, Greater Manchester - Aspects of urban geomorphology., University of Salford., 1984; Discussion papers in geography Confidentiality: Data source can be revealed, data can be used freely

This data is sourced from Stantec UK Ltd.

18.2 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.

18.3 Surface ground workings

Records within 250m	13
----------------------------	-----------

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, ground workings and natural cavities map on **page 82**

ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Pond	1891	1:10560
A	On site	Pond	1851	1:10560
B	126m SW	Unspecified Ground Workings	1932	1:10560
B	126m SW	Unspecified Ground Workings	1915	1:10560
C	153m SE	Unspecified Ground Workings	1968	1:10560
C	153m SE	Unspecified Ground Workings	1956	1:10560
C	159m SE	Unspecified Ground Workings	1985	1:10000
C	160m SE	Unspecified Ground Workings	1977	1:10000
D	234m NW	Pond	1923	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
D	240m NW	Pond	1915	1:10560
D	240m NW	Pond	1907	1:10560
D	240m NW	Pond	1891	1:10560
D	243m NW	Pond	1851	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 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, ground workings and natural cavities map on **page 82**

ID	Location	Land Use	Year of mapping	Mapping scale
-	882m NE	Tunnel	1932	1:10560
-	882m NE	Tunnel	1915	1:10560
-	882m NE	Tunnel	1907	1:10560
-	882m NE	Tunnel	1938	1:10560
-	882m NE	Tunnel	1923	1:10560
-	884m NE	Tunnel	1891	1:10560
-	889m NE	Tunnel	1985	1:10000
-	889m NE	Tunnel	1977	1:10000
-	889m NE	Tunnel	1968	1:10560
-	889m NE	Tunnel	1956	1:10560
-	939m N	Tunnel	1891	1:10560

This is data is sourced from Ordnance Survey/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 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.

18.8 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.

18.9 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.

18.10 Brine areas

Records on site	0
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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.

18.11 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.12 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

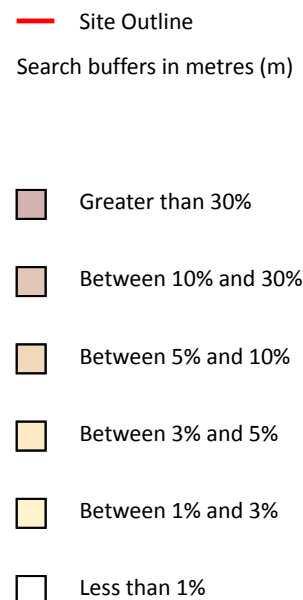
18.13 Clay mining

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 Radon



19.1 Radon

Records on site

1

Estimated percentage of dwellings exceeding the Radon Action Level. This data is the highest resolution radon dataset available for the UK and is produced to a 75m level of accuracy to allow for geological data accuracy and a 'residential property' buffer. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain. The data was derived from both geological assessments and long term measurements of radon in more than 479,000 households.

Features are displayed on the Radon map on **page 87**

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None**

This data is sourced from the British Geological Survey and Public Health England.



20 Soil chemistry

20.1 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 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

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

This data is sourced from the British Geological Survey.

20.2 BGS Estimated Urban Soil Chemistry

Records within 50m**0**

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.

20.3 BGS Measured Urban Soil Chemistry

Records within 50m**0**

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



21 Railway infrastructure and projects

21.1 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.

21.2 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.

21.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

21.4 Historical railway and tunnel features

Records within 250m**0**

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.

This data is sourced from Ordnance Survey/Groundsure.

21.5 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.

21.6 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.

21.7 Railways

Records within 250m	0
---------------------	---

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

This data is sourced from Ordnance Survey and OpenStreetMap.

21.8 Crossrail 1

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

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

This data is sourced from publicly available information by Groundsure.

21.9 Crossrail 2

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

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

This data is sourced from publicly available information by Groundsure.

21.10 HS2

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

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

This data is sourced from HS2 Ltd.



Data providers

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

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Site Details:

1, HERFORD DRIVE,
PRESTWICH, M25 0JY

Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: County Series

Map date: 1848

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1845
Revised N/A
Edition 1848
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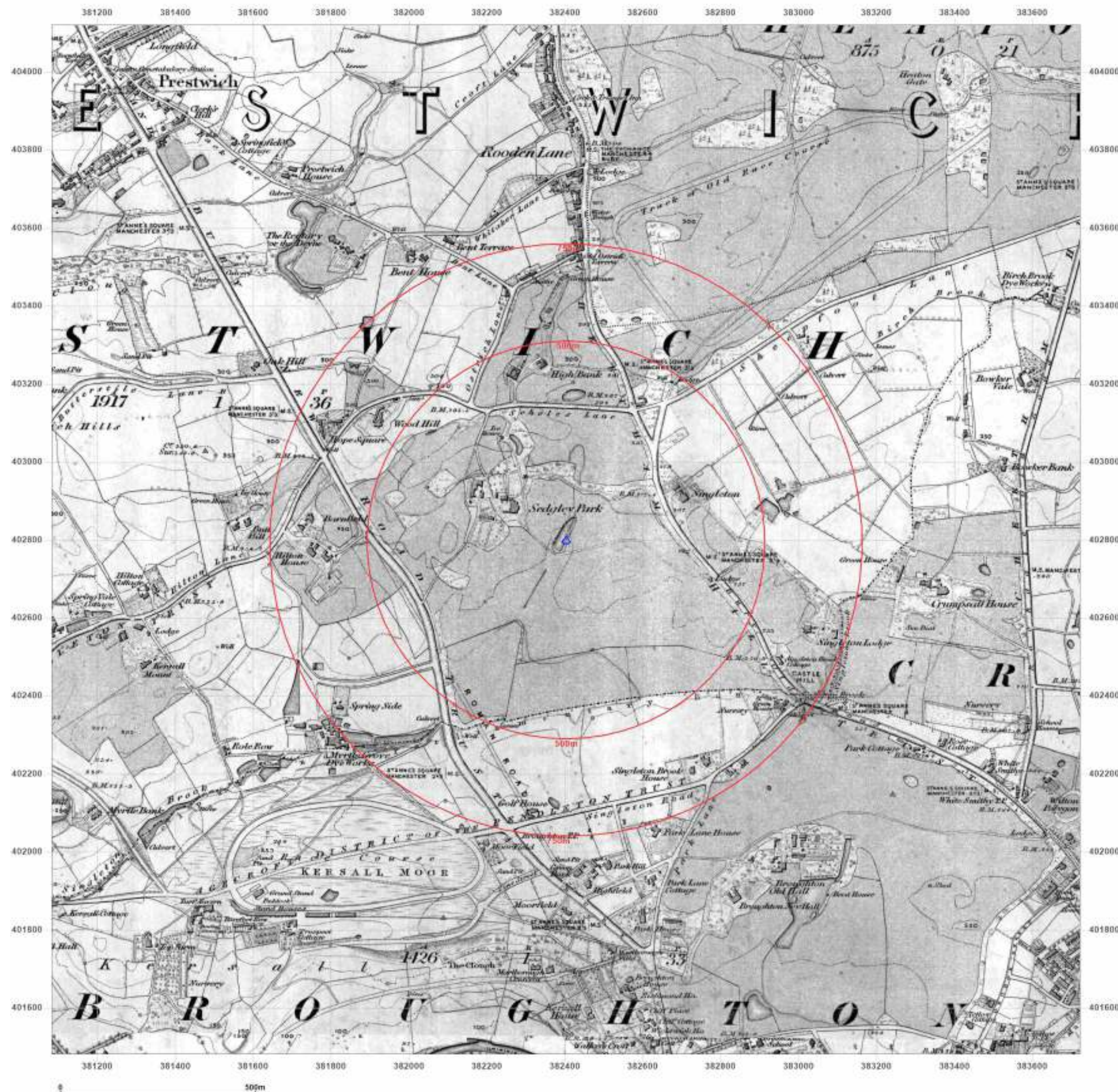


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Map legend available at:
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Site Details:

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PRESTWICH, M25 0JY

Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: County Series

Map date: 1891-1894

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1891
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Surveyed 1889
Revised 1889
Edition 1894
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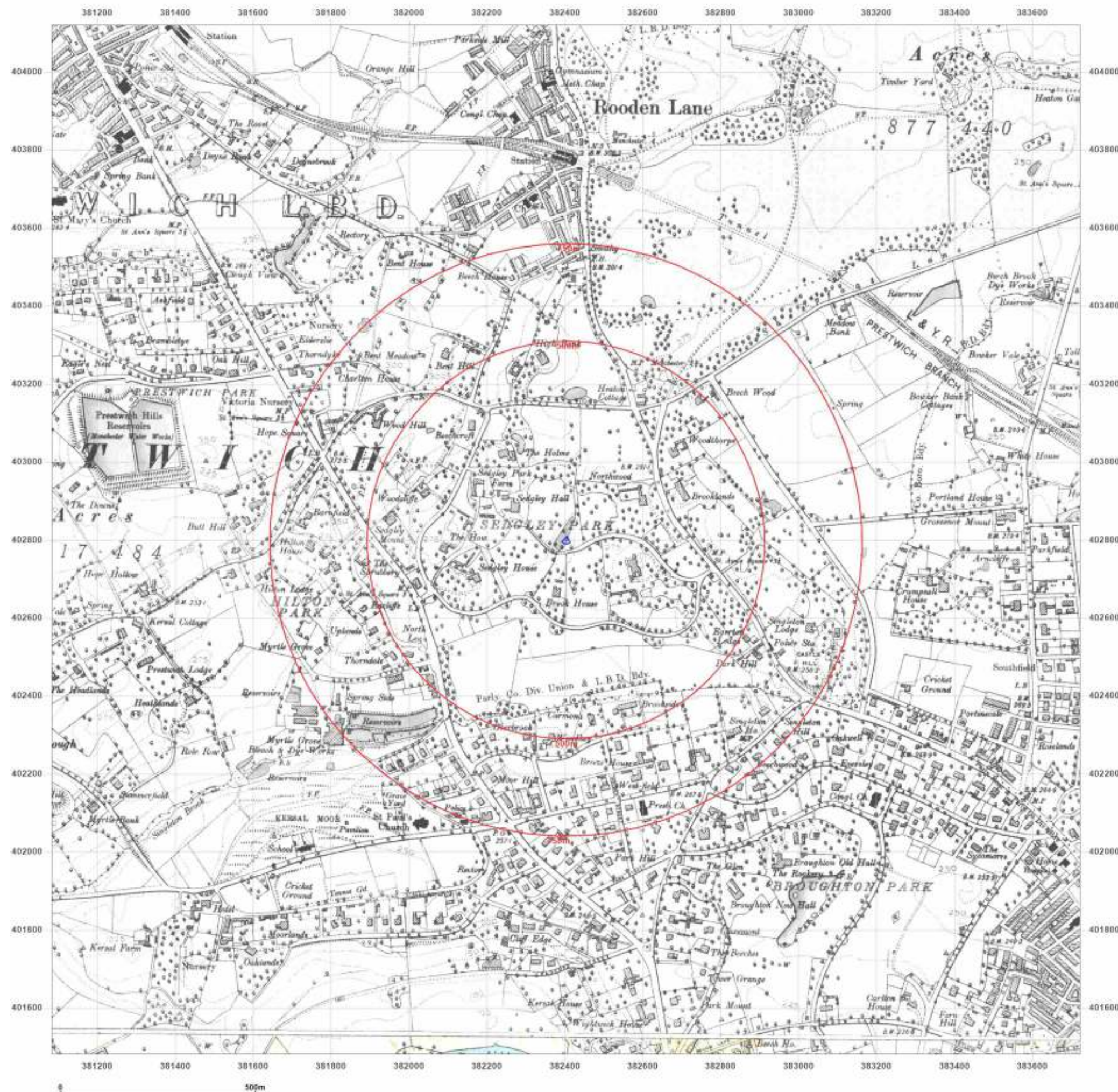


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Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: County Series

Map date: 1906-1907

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1907
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Surveyed 1844
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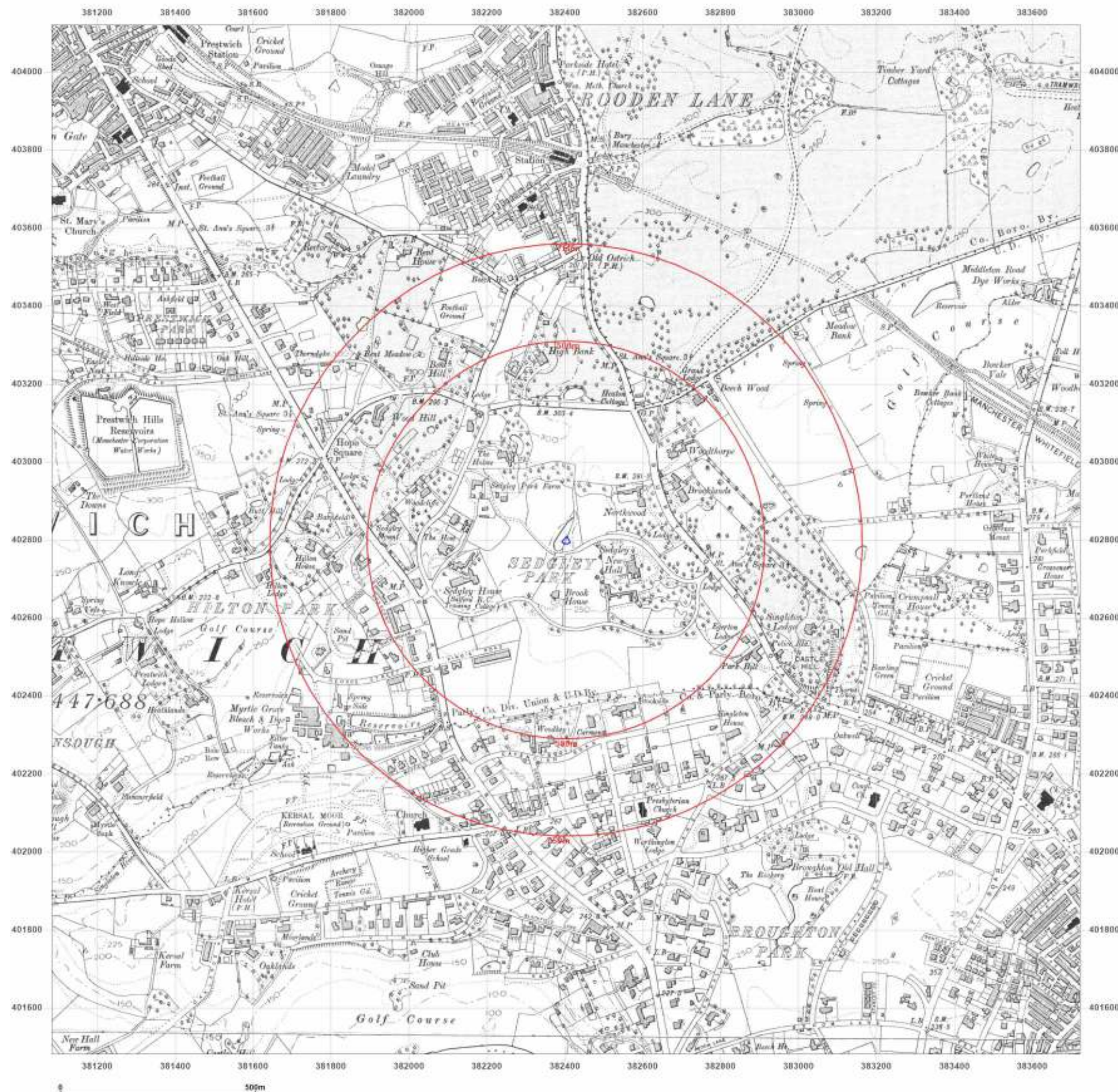


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Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: County Series

Map date: 1915

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
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Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1844
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Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: County Series

Map date: 1931-1932

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1932
Edition N/A
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Surveyed 1844
Revised 1931
Edition 1931
Copyright N/A
Levelled 1927

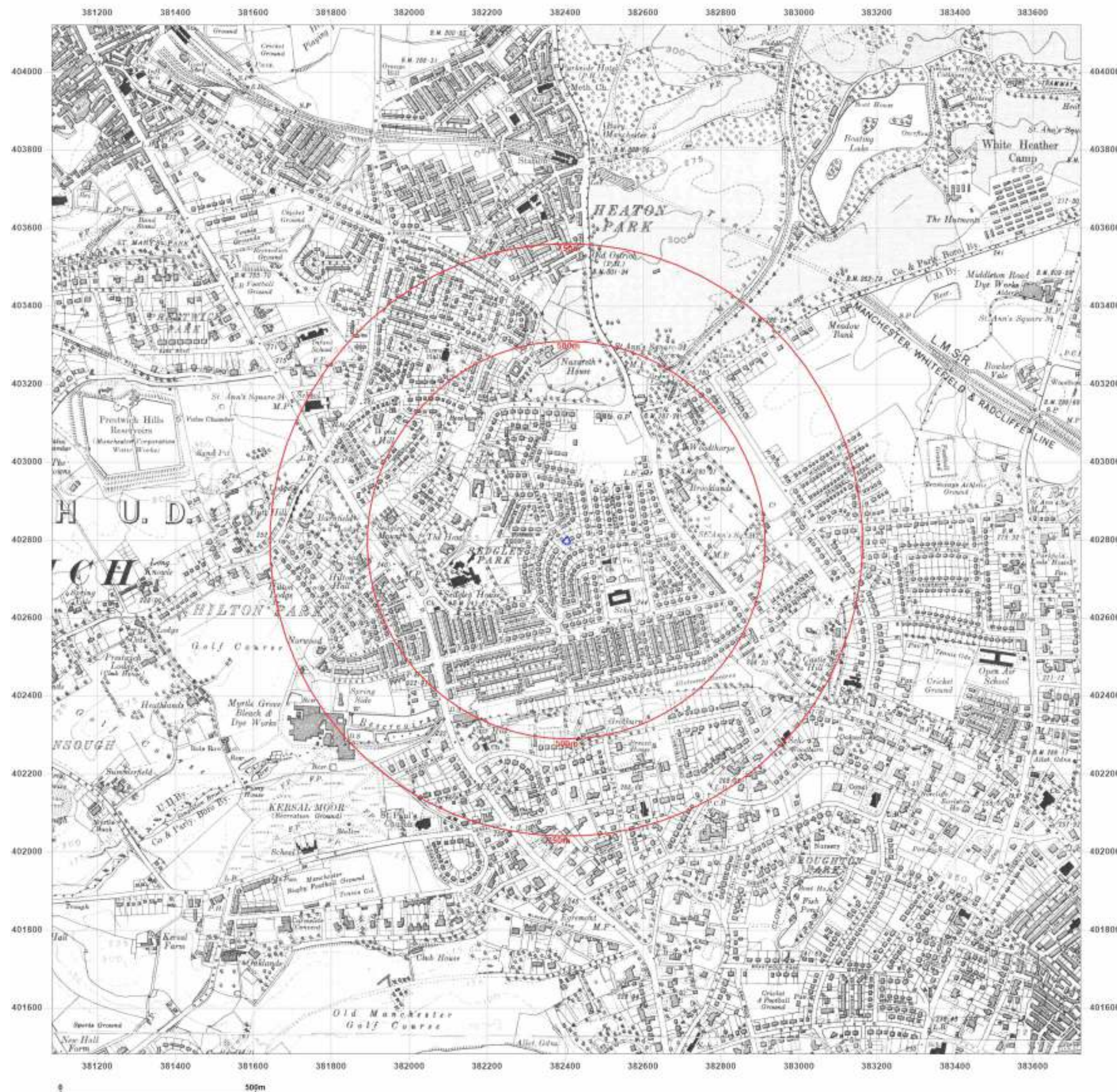


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Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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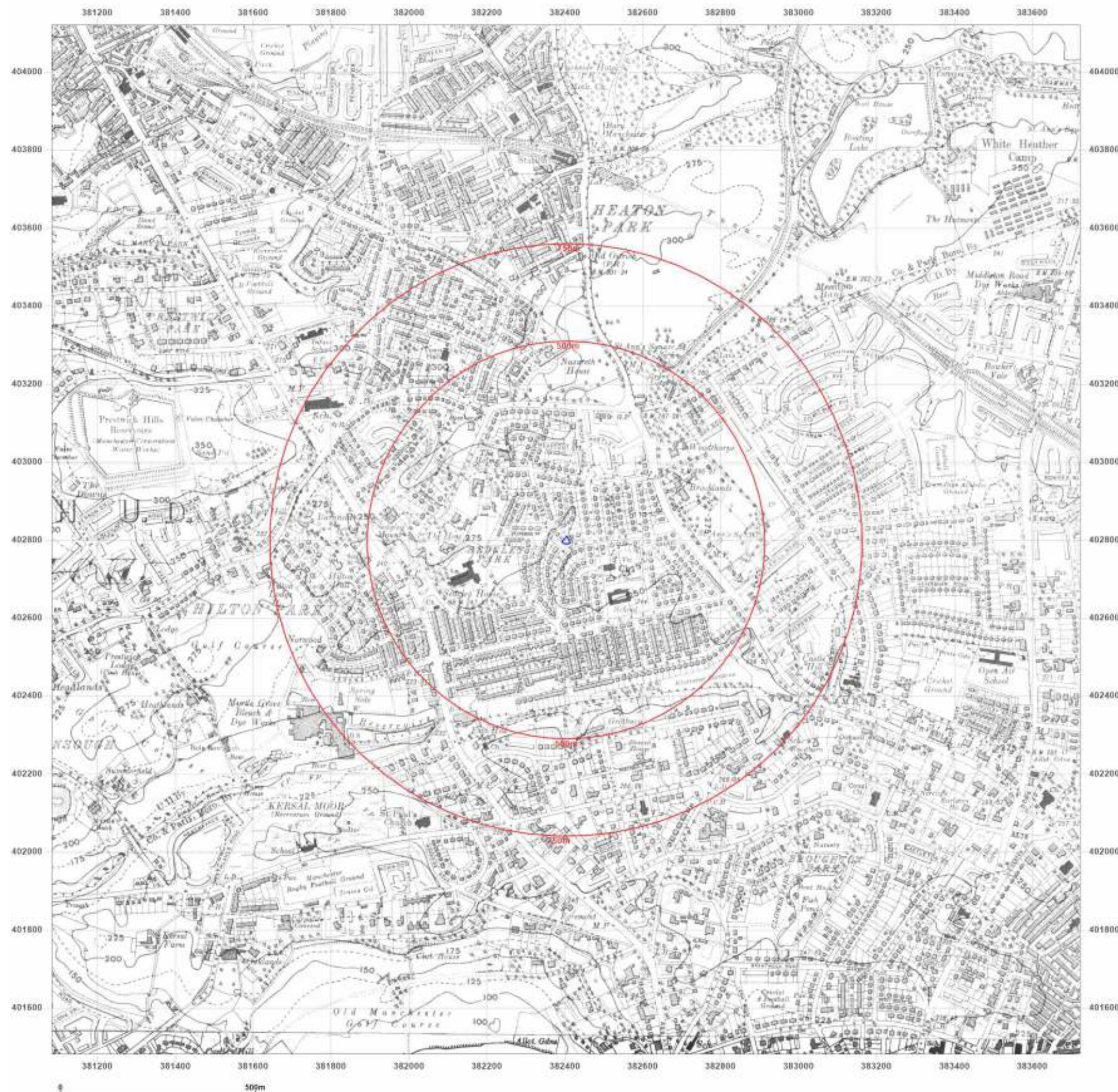


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Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: Provisional

Map date: 1956

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
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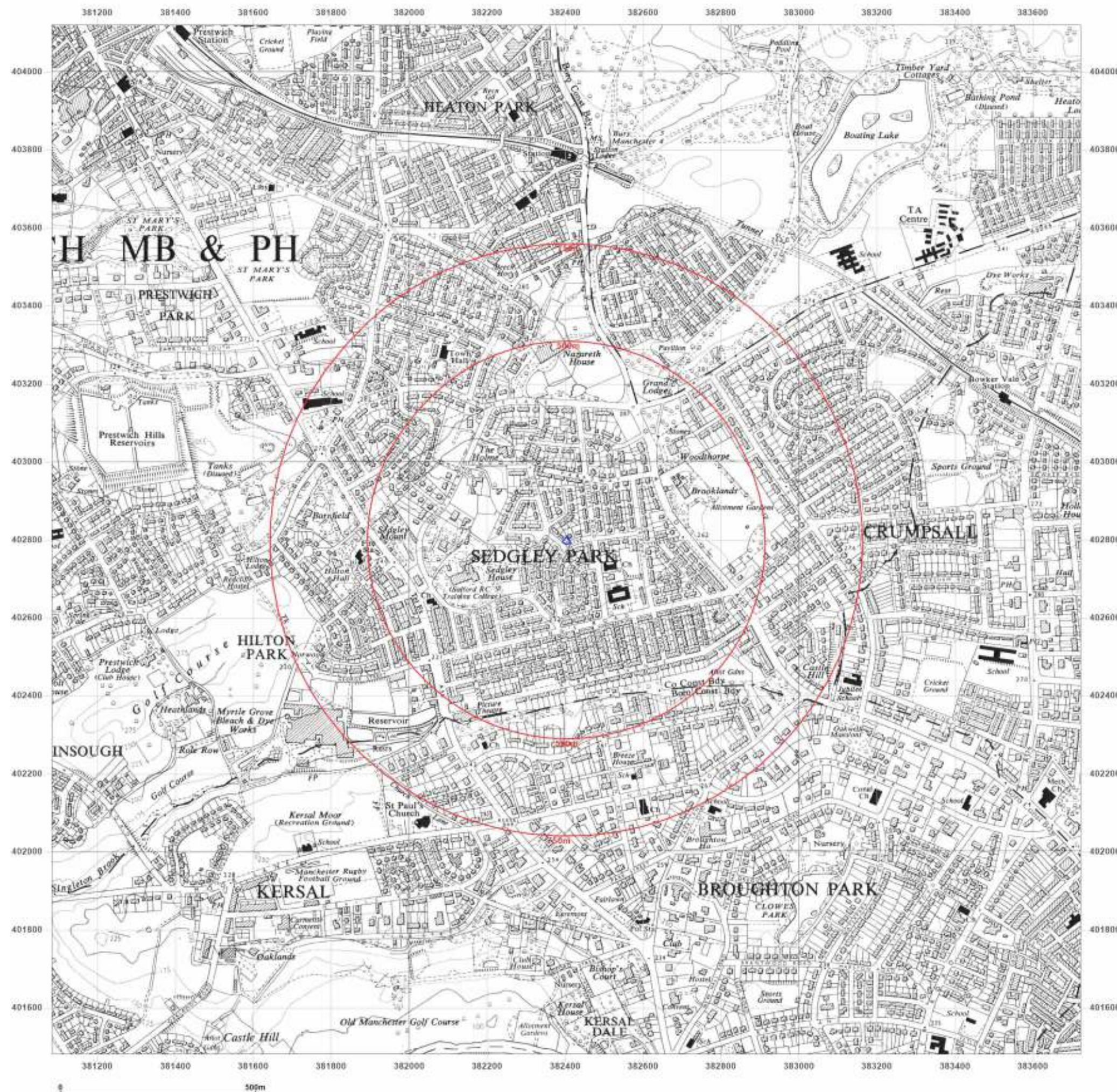


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Site Details:

1, HEREFORD DRIVE,
PRESTWICH, M25 0JY

Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: Provisional

Map date: 1968

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1968
Revised 1968
Edition N/A
Copyright N/A
Levelled N/A

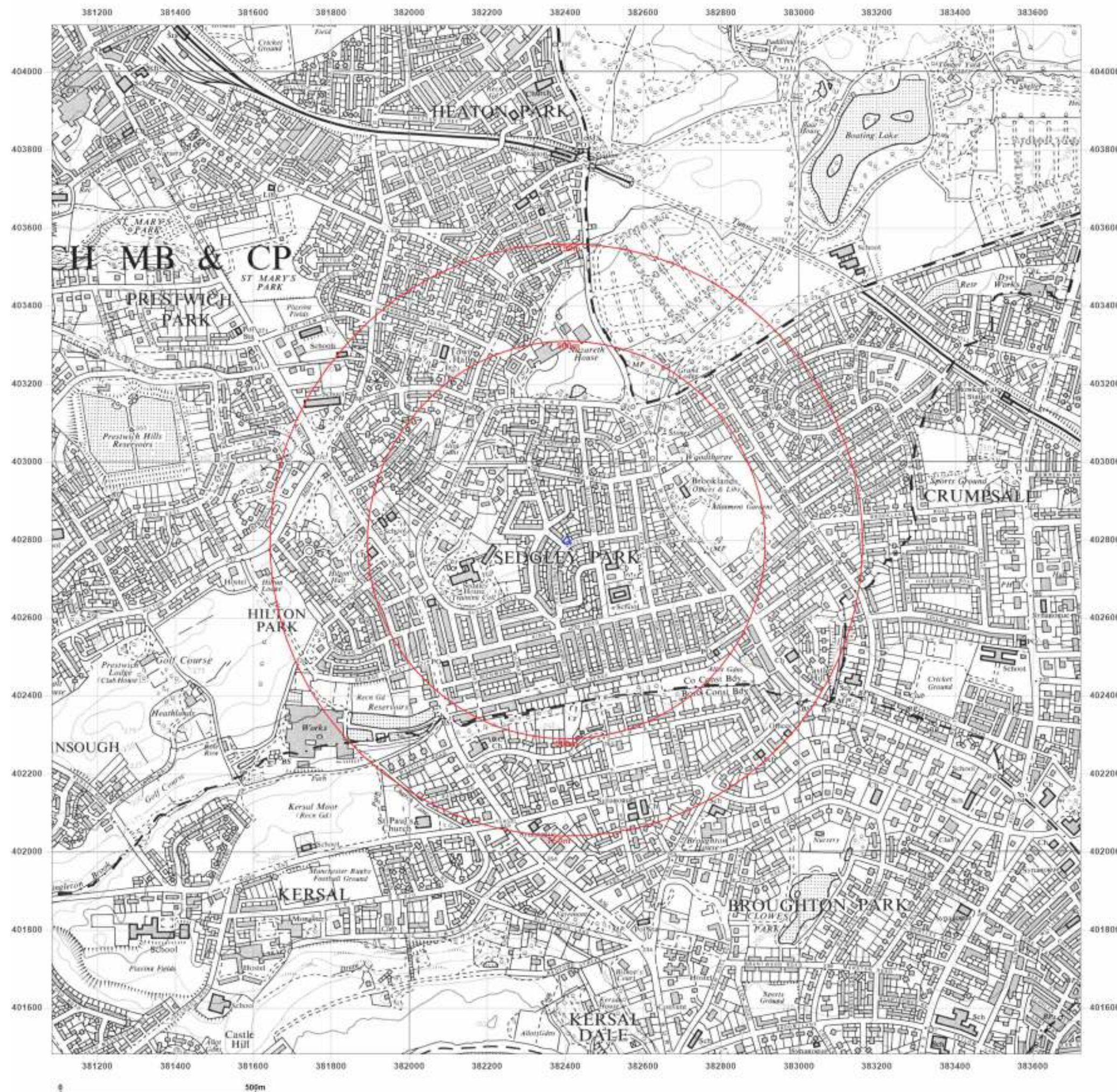


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Site Details:

1, HEREFORD DRIVE,
PRESTWICH, M25 0JY

Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: National Grid

Map date: 1977

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1975
Revised 1977
Edition N/A
Copyright N/A
Levelled N/A

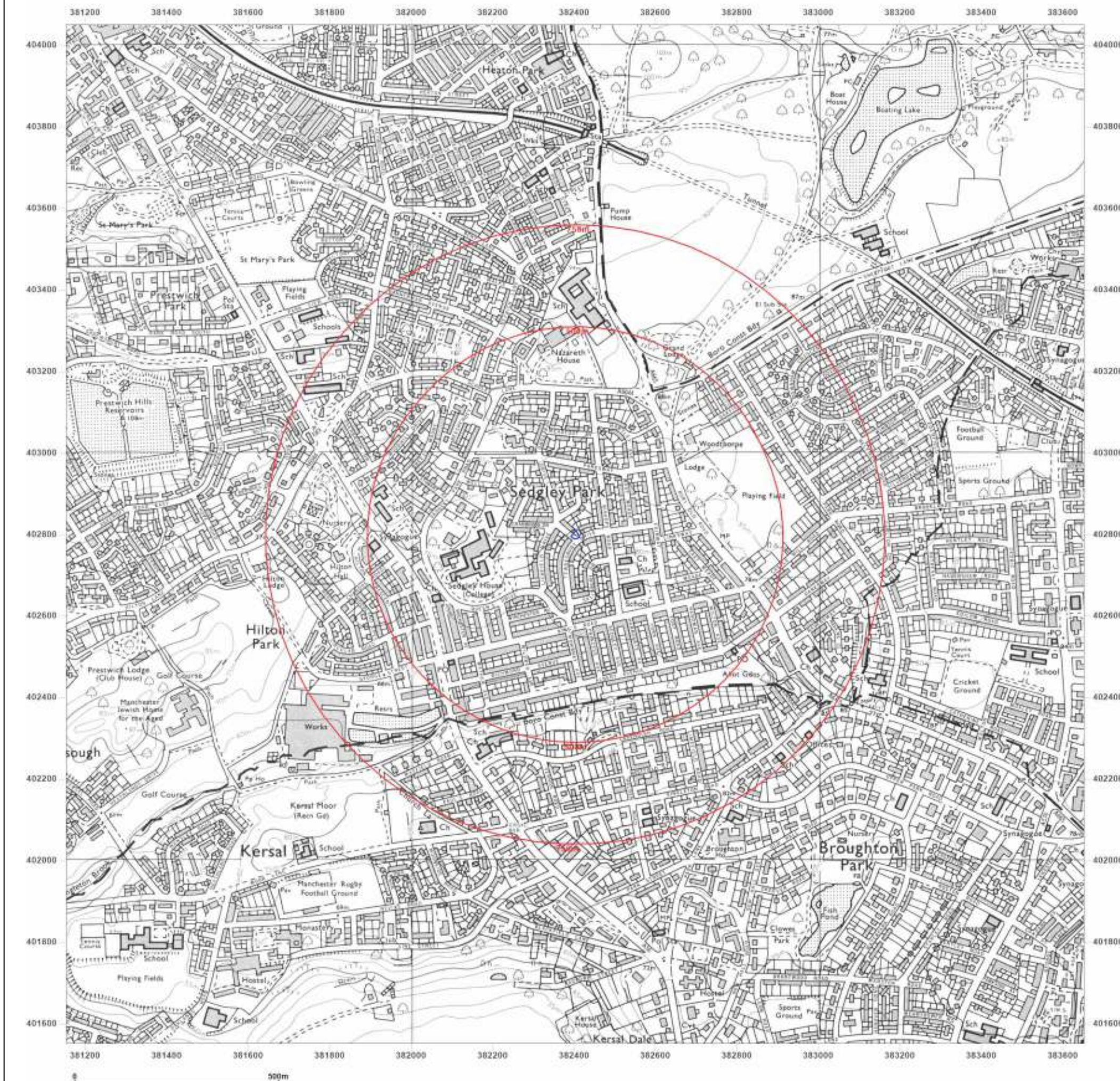


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Site Details:

1, HEREFORD DRIVE,
PRESTWICH, M25 0JY

Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: National Grid

Map date: 1985

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1985
Revised 1985
Edition N/A
Copyright N/A
Levelled N/A

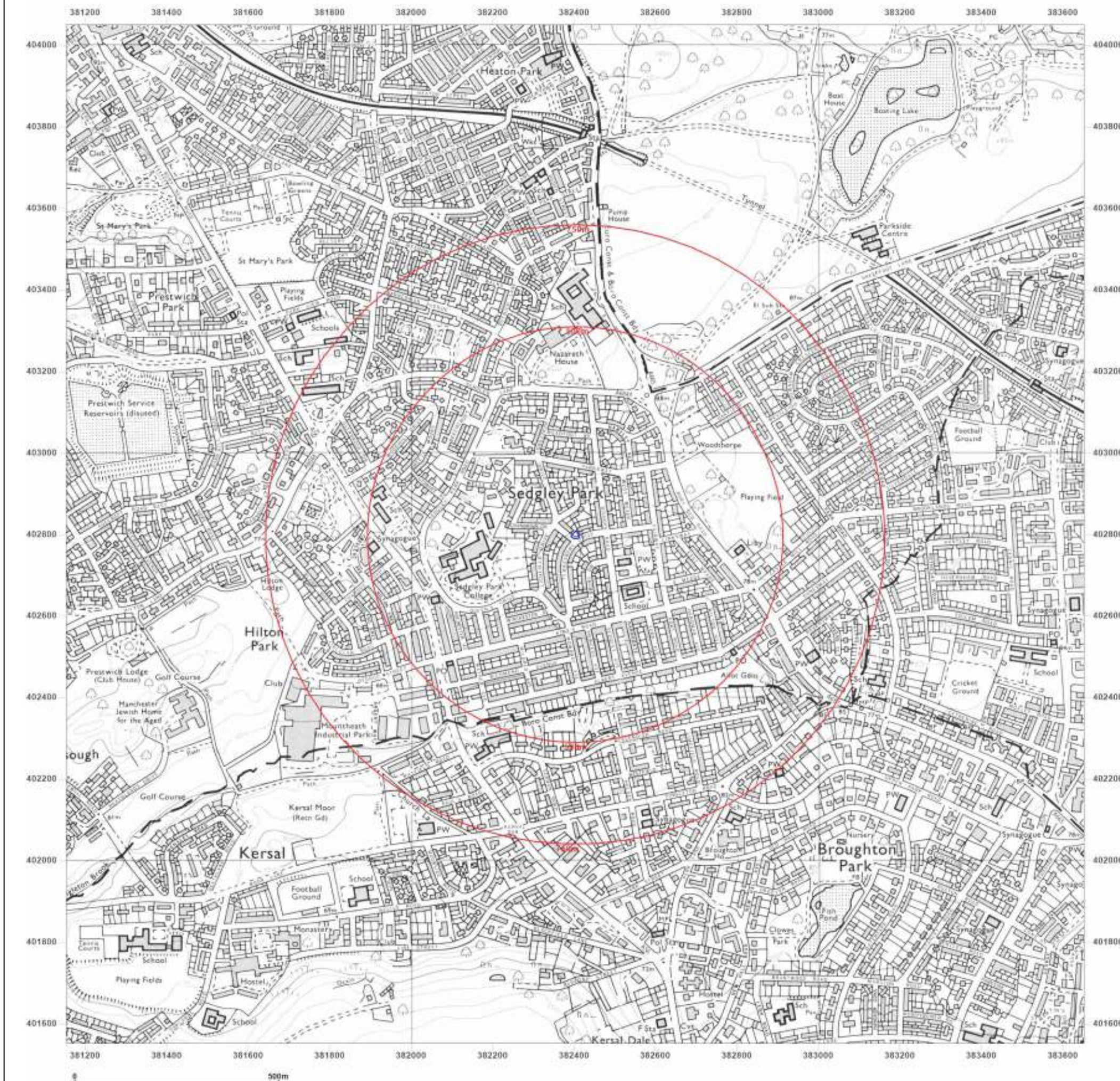


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Site Details:

1, HEREFORD DRIVE,
PRESTWICH, M25 0JY

Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

1, HEREFORD DRIVE,
PRESTWICH, M25 0JY

Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

1, HEREFORD DRIVE,
PRESTWICH, M25 0JY

Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: National Grid

Map date: 2021

Scale: 1:10,000

Printed at: 1:10,000

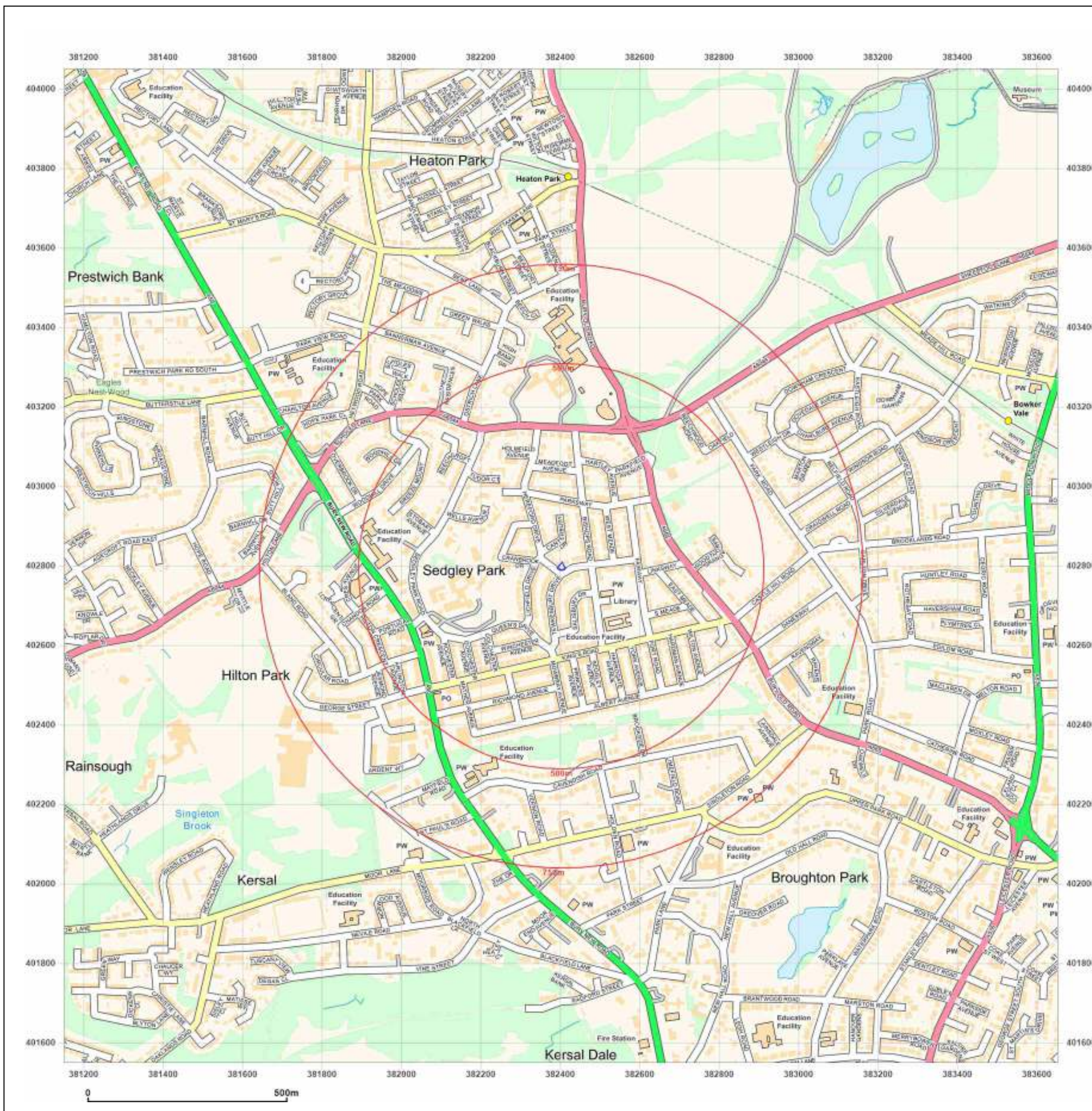


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Site Details:

1, HEREFORD DRIVE,
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Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: County Series

Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1893
Revised 1893
Edition N/A
Copyright N/A
Levelled N/A

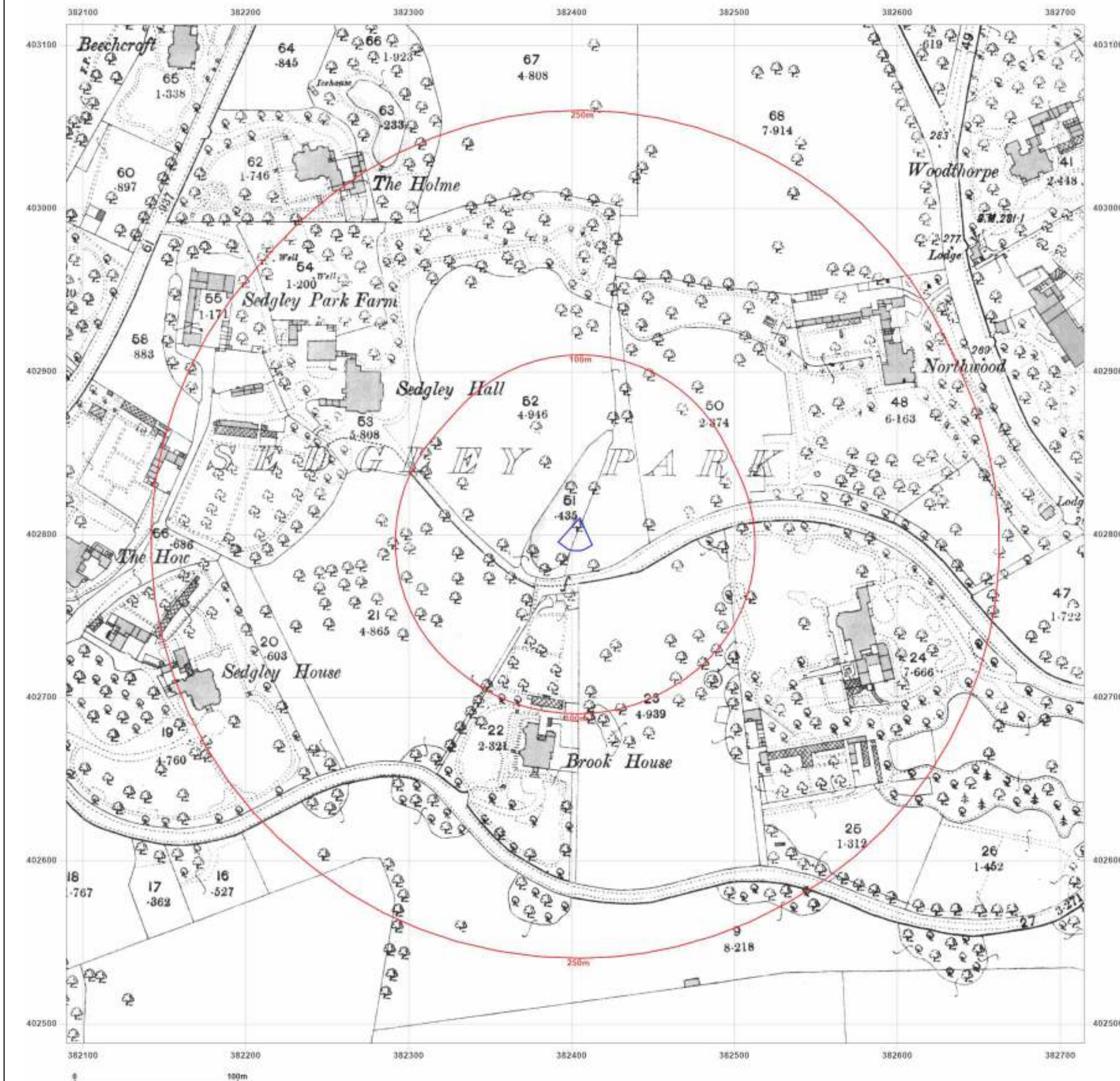


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Site Details:

1, HEREFORD DRIVE,
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Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: County Series

Map date: 1909

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1909
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

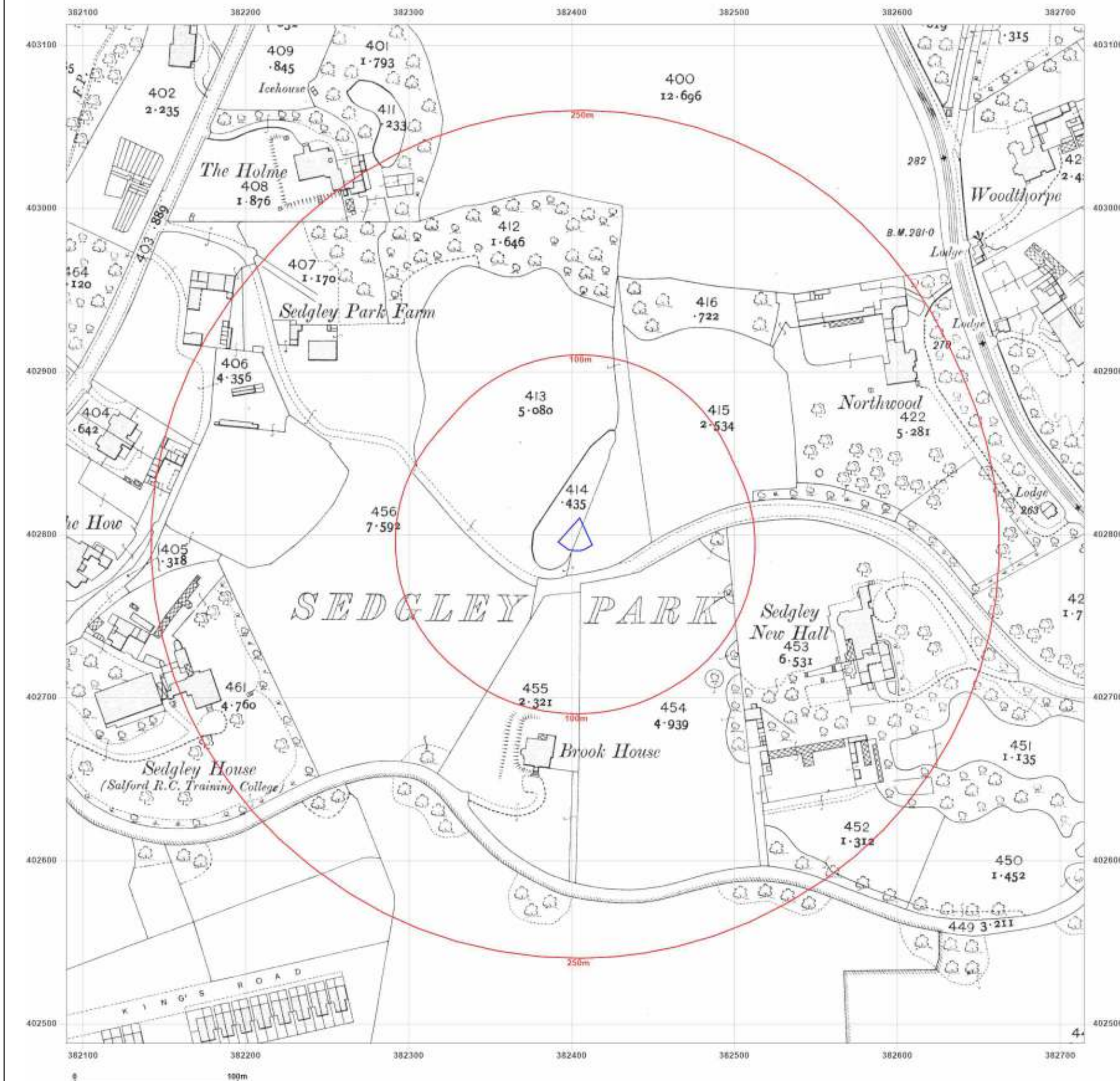


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Site Details:

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PRESTWICH, M25 0JY

Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1922
Revised 1922
Edition N/A
Copyright N/A
Levelled N/A

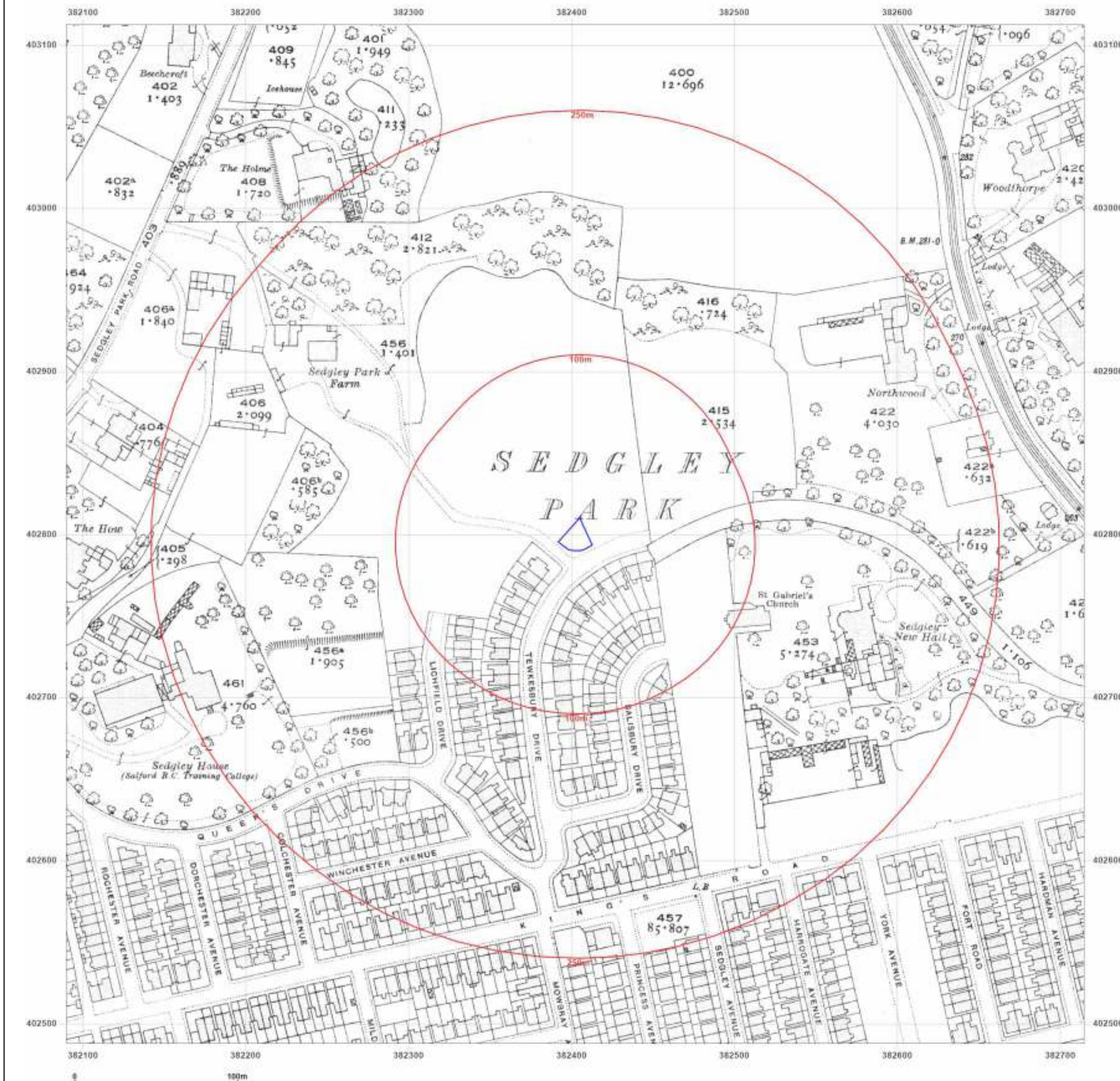


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Site Details:

1, HEREFORD DRIVE,
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Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: National Grid

Map date: 1951-1952

Scale: 1:1,250

Printed at: 1:2,000



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

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

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

Surveyed 1951
Revised 1951
Edition N/A
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Levelled 1948



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Site Details:

1, HEREFORD DRIVE,
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Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: National Grid

Map date: 1952

Scale: 1:1,250

Printed at: 1:2,000



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

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

Surveyed 1951
Revised N/A
Edition N/A
Copyright 1952
Levelled 1948

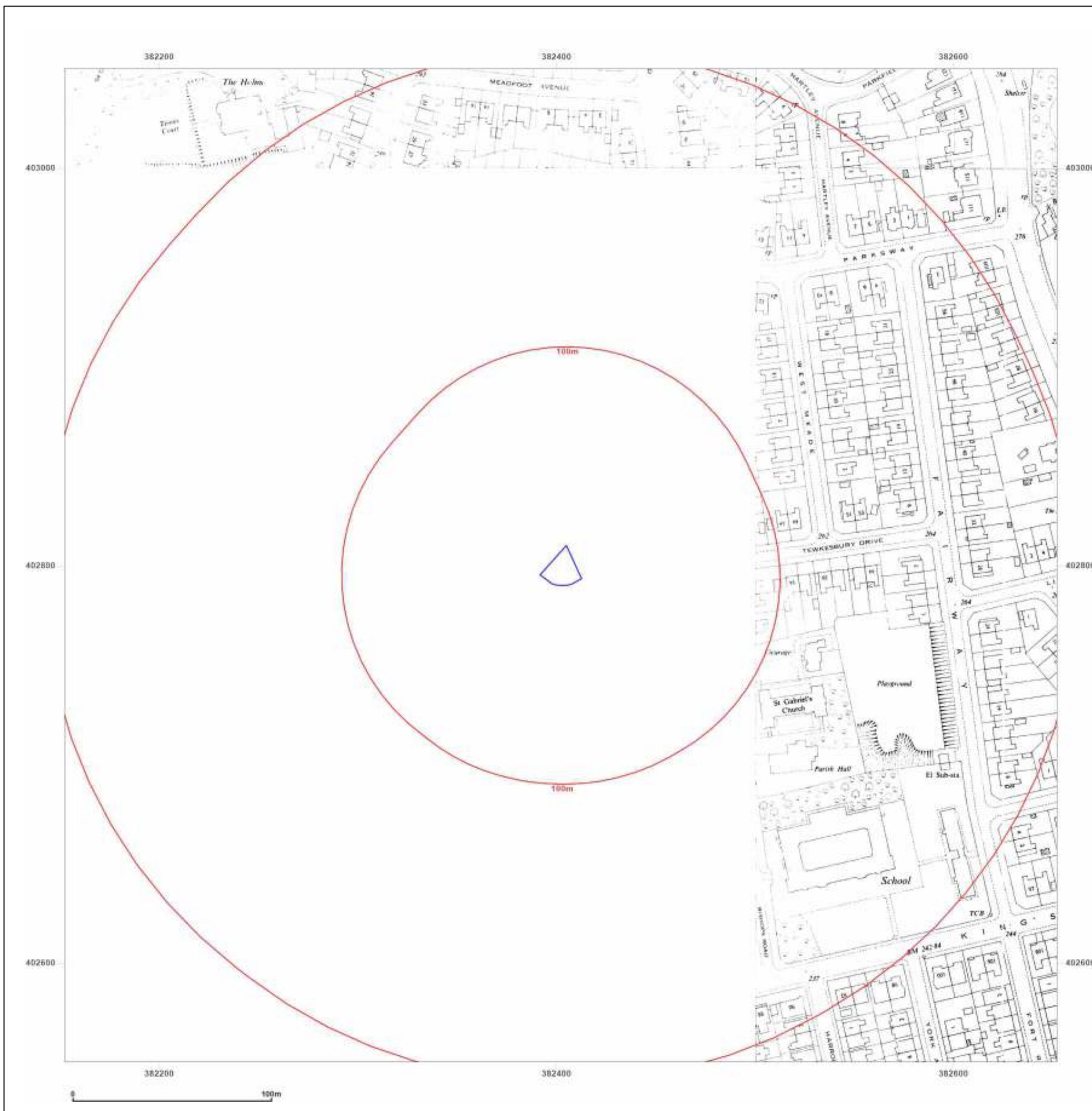


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Site Details:

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Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: National Grid

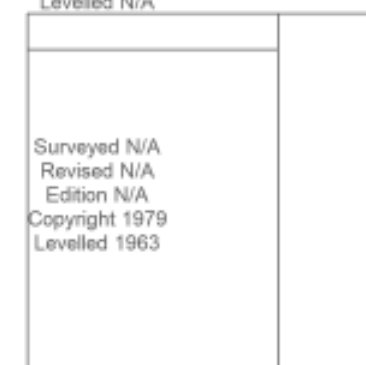
Map date: 1975-1979

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1975
Levelled N/A

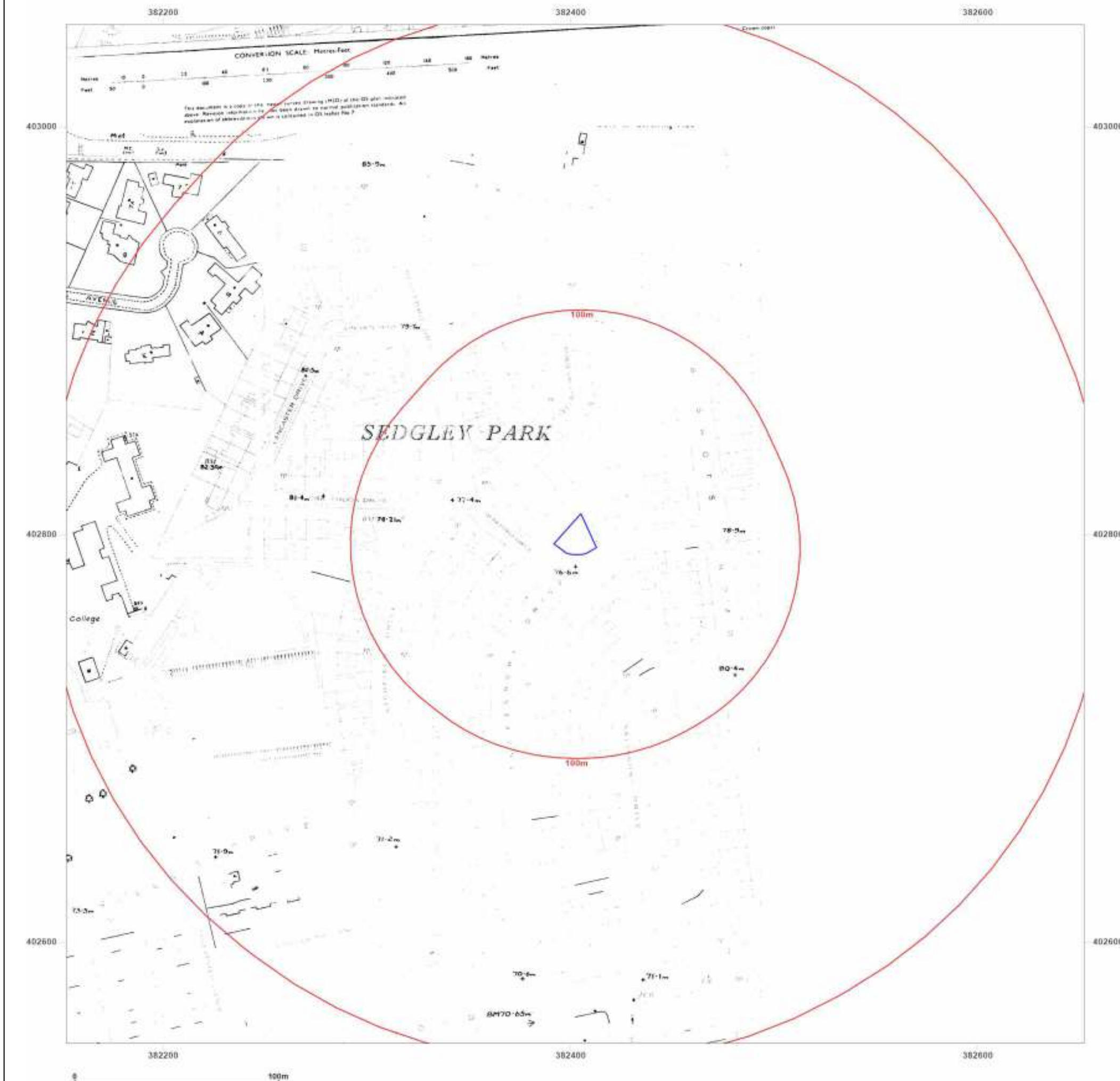


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Site Details:

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Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: National Grid

Map date: 1978-1981

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1976
Levelled 1963

Surveyed 1952
Revised 1980
Edition N/A
Copyright 1981
Levelled 1963

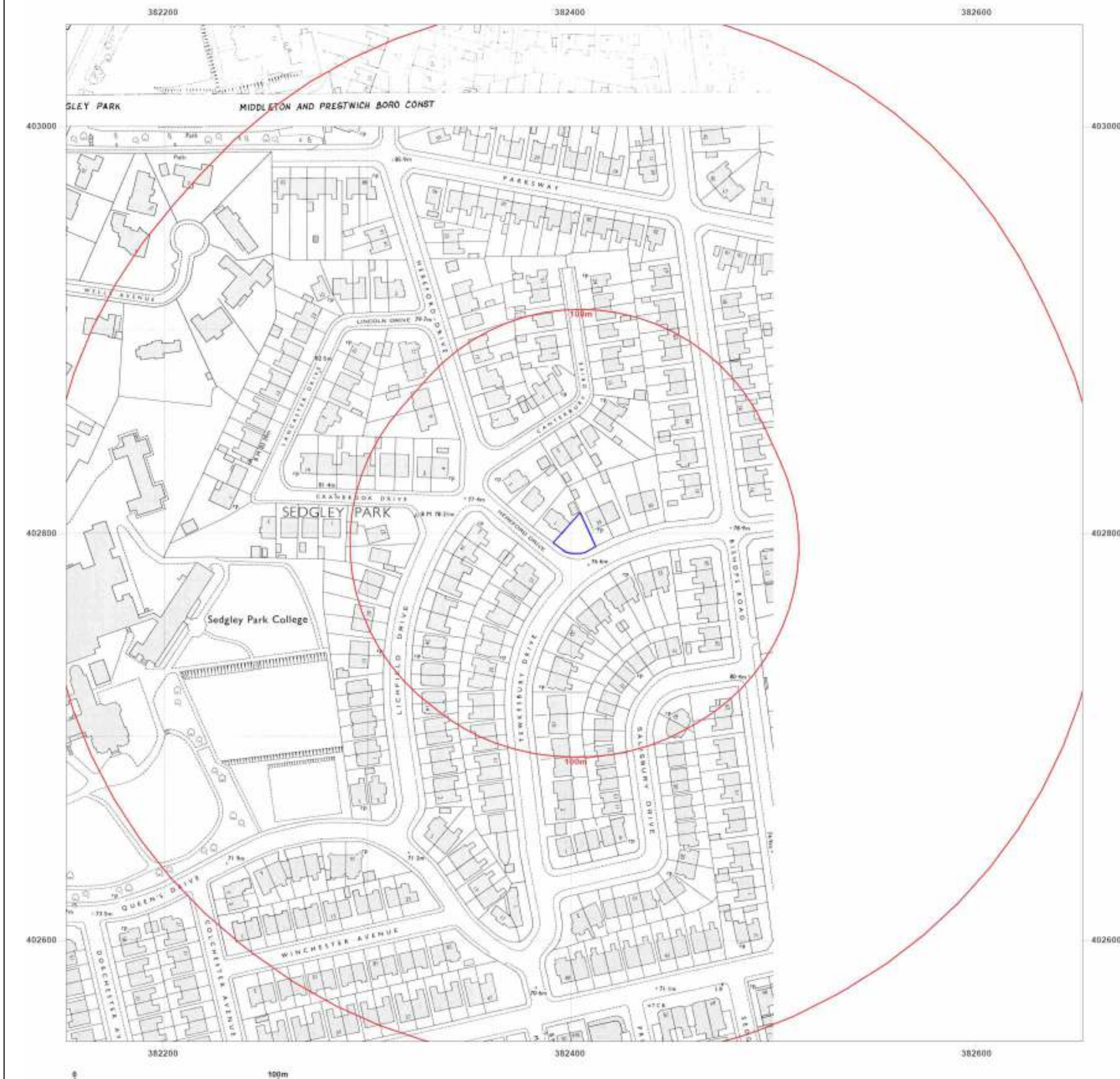


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Site Details:

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Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: National Grid

Map date: 1990-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1951
Revised 1969
Edition N/A
Copyright 1990
Levelled N/A

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

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

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Client Ref: 21-11-08
Report Ref: GS-8342140
Grid Ref: 382402, 402800

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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