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DESK STUDY WITH WALKOVER SURVEY

**AT
WOODHEY BUNGALOW,
WOODHEY ROAD,
RAMSBOTTOM,
BURY,
BL0 9RD**

**PREPARED FOR
CHRIS ROWLEY**

**REPORT NO. 7815
OCTOBER 2023**

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EXECUTIVE SUMMARY

This executive summary is a brief summary only and should be read in conjunction with the full report.

Section	Subject	Summary
Site Details	Site Address	Woodhey Bungalow, Woodhey Road, Ramsbottom, Bury, BL0 9RD
	Grid Reference	378602E 415363N
	Current Land Use	Residential property comprising a bungalow and garden.
	Proposed Development	Demolish the existing bungalow and erect a two storey dwelling.
Site History	On Site	Earliest survey (1850-51) shows the site to be within undeveloped fields with a path along the north-western edge of the site (no longer shown by 1891). By 1929 the site is occupied by a residential property with a building in the north of the site, being named "Woodhey" by 1962 with an additional small building in the northern corner. By 1978 the building has been expanded and one slightly larger building is shown in approximately its present day footprint.
	Beyond Site Boundary	Earliest survey (1850-51) shows the site to be bounded by undeveloped fields. By 1891 a stream issues 10m southeast (issuing 26m southeast by 1978 with marshland adjacent to the southeast of the site). Streams are 65m southwest (issuing 100m south by 1929), 143m northeast and 155m west, and Holcombe Brook is 203m south. Woodhey Chemical Works are 200m southwest (labelled as Woodhey Works (Printing and Dyeing) by 1910, works by 1962 and demolished by 1978). Reservoirs are 213m southwest (infilled by 1978), 228m southwest (partially infilled by 1962 and labelled as a pond by 1978) and 240m southwest (expanding to 218m southwest by 1910 and infilled by 1978). By 1910 filter beds are 195m south (no longer labelled by 1962), a laundry is 238m southwest and a cemetery is 238m northwest (expanding to 170m north by 1962). By 1929 a residential property ("Rylston") is adjacent to the northeast and a road connecting to Woodhey Road is adjacent to the northwest. A refuse tip is 75m south (no longer labelled by 1970). By 1962 a refuse tip is 246m southwest (removed by 1978) and works are 238m southwest (no longer labelled by 1978). By 2001 a school is 200m west and Woodhey Farm is 170m southwest (no longer shown by 2023).
Geological and Mining Appraisal	Made Ground	No Made Ground is indicated to be present within the site, however, as the site has been developed some may be present.
	Superficial Geology	Devensian Till comprising Diamicton (poorly sorted gravelly sandy silty clays), and Head comprising Diamicton in the southern corner of the site.
	Bedrock Geology	Sandstone of the Brooksbottoms Grit.
	Radon	No radon protection measures are required.
	Mining	The Coal Authority indicates that the site is located within a coal mining area. The Coal Authority Mining Report, ref. 1003379587001 and dated 22 nd September 2023, indicates that the site is not within a surface area that could be affected by past recorded underground mining. On the basis of the Coal Authority Report no further consideration need be given to underground coal mining.
	Subsidence Hazards	Very low to negligible.
Environmental Appraisal	Landfill Sites	Four historical landfill sites within 250m, the nearest being a refuse tip 89m south, and one known historical (closed) landfill site, where there is no PPC permit or current waste management licence, 214m to the south. Our historical appraisal has identified potential unregistered landfills in the form of refuse tips and reservoirs infilled with unknown material, which may be a source of ground gas, within 250m of the site boundary.
	Hydrogeology	Superficial deposits are indicated to be a Secondary Undifferentiated aquifer.
		Bedrock is indicated to be a Secondary A aquifer.
	Hydrology	Twenty-two watercourses, the nearest being an inland river 26m southeast, and fourteen surface water features within 250m.

EXECUTIVE SUMMARY CONTINUED

Environmental Appraisal (continued)	Flood Risk	Flood Zone 1, a Flood Risk Assessment is unlikely to be required.
	Industrial Land Uses	Electricity substations 241m and 249m west, refuse heaps 79m south and 214m southeast, cemetery 171m north, filter beds 196m south, and historical tank 235m southwest.
	Other Relevant Details	None.
Recommendations	The conceptual ground model indicates that an intrusive ground investigation is not required to assess the ground conditions for contamination unless a significant thickness of made ground is found to be present. Should this be the case, the ground investigation should obtain soil samples for contamination analysis and asbestos detection and, where possible, groundwater and surface water samples for contamination analysis. In addition the conceptual ground model indicates that ground gases might be present and hence gas standpipes should be installed and monitored over an extended period of time to allow for an assessment to be made. The presence of a stream issuing some 26m to the southeast of the site and flowing away to the southeast should be noted. Consequently, there is a potential for an underground stream to be flowing beneath the site or a spring being present.	
Other Considerations (for Warranty Providers, Building Control, Structural Engineers, Developers, etc.)	Listed below are various items that are likely to be required at some point during the development and it would be cost effective to have them carried out simultaneously. This is not an exhaustive list. • Boreholes and laboratory testing to assess the ground conditions for foundation design. • BRE Digest 365 Soakaway Tests. • Waste Classification and WAC testing for removal of waste to landfill. • CBR Testing for road design and construction. • Water Pipeline Risk Assessment.	

**DESK STUDY WITH WALKOVER SURVEY FOR WOODHEY BUNGALOW,
WOODHEY ROAD, RAMSBOTTOM, BURY, BL0 9RD**

CLIENT: CHRIS ROWLEY

1. INTRODUCTION

This report has been prepared in accordance with an email, dated 22nd September 2023, from the Client.

The brief was set out in our estimate, ref. E6313 dated 9th March 2023, and comprises a walkover survey and a desk study report including a historical, geological, mining and environmental appraisal together with a conceptual ground model.

1.1 Site Location and Description

The site is located at Woodhey Bungalow, Woodhey Road, Ramsbottom, Bury, BL0 9RD, as indicated on Figure 1. The approximate National Grid Reference of the centre of the site is 378602E 415363N.

As shown on Figures 1 and 2, the about 0.1 hectare site is bounded to the northwest by Woodhey Road, to the northeast by a residential property ("Rylston"), and to the southeast and southwest by undeveloped fields.

1.2 Proposed Development and Purpose of the Desk Study

We understand that it is proposed to demolish the existing bungalow and erect a two storey dwelling, as shown on Figure 3.

The purpose of the desk study is to obtain information regarding the sites historical, geological and environmental setting in order to produce a conceptual ground model, to assess the ground conditions, to undertake a preliminary assessment of contamination sources, pathways and receptors relating to potential hazards that exist or will potentially exist on the site and to assess the need for ground investigation.

1.3 Walkover Survey

The walkover survey was undertaken on 27th September 2023. Surface features observed were recorded on a plan of the site together with the positions and directions of photographs taken. The resulting Walkover Survey Plan and site photographs are appended.

At the time of the walkover the site was occupied by a residential property comprising a bungalow and garden. The site was bound by a fence to the west, a low brick wall and bushes to the southwest, and a fence to the east and southeast. The ground surface comprised concrete, grass, stone, and paving. A slight slope to the southeast and east was noted on the site and the garden comprised of different levels, with a lower area with stepped access noted in the south of the site. The garden areas were generally overgrown with long grass and bushes. The property fronted onto Woodhey Road and was noted to have both front and rear access, with access to the rear through an 80cm wide walkway with a gate. An overhead BT cable was present over Woodhey Road connecting to the front apex of the property and a garage and 230cm high carport were noted at the front of the property.

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2. DESK STUDY

2.1 Historical Appraisal

The past history of the site has been interpreted from the study of old Ordnance Survey plans supplied by GroundSure, as follows:

TABLE 1 SMALL SCALE SURVEYS

Date	Scale
1850-1851	1:10,560
1891	1:10,560
1908-1909	1:10,560
1927-1928	1:10,560
1948	1:10,560
1955-1956	1:10,560
1968-1969	1:10,560
1974*	1:10,000
1980	1:10,000
2001	1:10,000
2010	1:10,000
2023	1:10,000

TABLE 2 LARGE SCALE SURVEYS

Date	Scale
1891	1:2,500
1910	1:2,500
1929	1:2,500
1937	1:2,500
1962	1:2,500
1970	1:2,500
1978	1:1,250
1983*	1:1,250
1988-1992	1:1,250
1992-1994	1:1,250
1994	1:1,250
2003	1:1,250

*Site not covered by survey

Extracts of the above surveys are appended.

TABLE 3 HISTORICAL APPRAISAL

Date	On site	Beyond site boundary
1850-1851	At the time of the earliest survey, the site is shown to be located within undeveloped fields with a path depicted along the north-western edge of the site.	The site is shown to be bounded by undeveloped fields.
1891	The path along the north-western edge is no longer shown.	A stream is shown to issue around 10m to the southeast of the site. Streams are also depicted around 65m to the southwest, 143m to the northeast, and 155m to the west. Holcombe Brook is shown around 203m to the south and a sluice is 250m south. Woodhey Road is depicted 68m to the southwest of the site. Woodhey Chemical Works are shown around 200m to the southwest, with reservoirs depicted around 213m, 228m, and 240m southwest.

1910	No significant changes are noted during this time.	Woodhey Chemical Works 200m southwest are now labelled as Woodhey Works (Printing and Dyeing), and filter beds are depicted 195m south of the site. The reservoir 240m southwest has expanded and is now 218m southwest. An aqueduct is shown 185m to the northwest, a laundry is 238m southwest, and a cemetery is 238m northwest.
1929	The site is now occupied by a residential property, with a building depicted in the north of the site.	A residential property ("Rylston") is adjacent to the northeast of the site boundary, and an access road connecting to Woodhey Road is adjacent to the northwest. A spring is shown 100m to the southwest and the stream 65m southwest now issues around 100m to the south of the site. A refuse tip is depicted around 75m south of the site. A tank is shown 235m southwest of the site and chimneys are 240m and 243m southwest. The laundry 238m southwest is no longer labelled.
1937	No significant changes are noted during this time.	No significant changes are noted during this time.
1962	The residential property is now named "Woodhey" and an additional small building is depicted in the northern corner of the site.	The reservoir 228m southwest has been partially infilled and replaced with a refuse tip shown around 246m southwest. Woodhey Works 200m southwest are now labelled as works and works are also depicted 238m southwest. Residential development has occurred 95m to the northwest and the cemetery 238m northwest has expanded to become 170m north. The filter beds 195m south are no longer labelled.
1970	No significant changes are noted during this time.	The refuse tip 75m south is no longer labelled.
1978	The building on the site has been expanded and one slightly larger building is now shown in the north of the site, in approximately its present day footprint.	Marshland is depicted adjacent to the southeast of the site and the stream issuing 10m southeast now issues 26m to the southeast. The works 200m southwest have been demolished, and the tank 235m southwest and chimneys 240m and 243m southwest are no longer shown. The refuse tip 246m southwest is no longer labelled and the reservoirs 213m and 218m southwest have been infilled. The reservoir 228m southwest is now labelled as a pond. The works 238m southwest have been demolished and the aqueduct 185m northwest is no longer labelled.
1988-1992	No significant changes are noted during this time.	A playing field is around 8m northwest and tennis courts are 164m northwest.

1992-1994	No significant changes are noted during this time.	Residential development has occurred around 20m north of the site.
2001	No significant changes are noted during this time.	A school is shown around 200m west of the site and Woodhey Farm is shown around 170m southwest.
2003-2010	No significant changes are noted during this time.	No significant changes are noted during this time.
2023	No significant changes are noted during this time.	Woodhey Farm 170m southwest is no longer shown.

We are not aware of any other significant changes within the site and its immediate surrounding area.

2.2 Geological Appraisal

This following appraisal is based upon the appended Groundsure Enviro+Geo Insight Report (Sections 14 to 17).

2.2.1 Artificial Ground (Made Ground)

No Made Ground is indicated to be present within the site, however, as the site has been developed some may be present.

Made Ground, described as Made Ground (Undivided), is indicated to be about 168m to the north of the site boundary, the depth of which is unknown.

2.2.2 Superficial Geology (Drift Deposits)

Drift deposits, described as Till of the Devensian Period comprising Diamicton (poorly sorted gravelly sandy silty clays), are indicated to be present within the site, and Head deposits comprising Diamicton are indicated to be present in the southern corner of the site, the depth of which is unknown.

The drift deposits are described as having a low to high permeability.

2.2.3 Bedrock Geology

The bedrock underlying the site is indicated to be sandstone belonging to the Brooksbottoms Grit of Marsdenian Sub-age. The bedrock is described as having a moderate to high permeability.

In addition, about 171m to the southeast, the bedrock is indicated to be mudstone and siltstone of the Millstone Grit Group.

A coal seam is inferred to be present about 243m to the northwest. The dip and direction of dip of the rock strata, including the coal seam, is unknown.

2.2.4 Potential Hazards in Natural Ground

The hazard rating for shrinking/ swelling clays, running sands, collapsible deposits/ strata, and landslides is very low, and the risk from compressible deposits/ strata and dissolution of soluble rocks is negligible.

2.3 Mining, Radon, Soil Chemistry and Railway Infrastructure Appraisal

This following appraisal is based upon the appended Groundsure Enviro+Geo Insight Report (Sections 18 to 21).

2.3.1 Mining and Ground Workings

Ordnance Survey mapping identifies surface excavations which may, or may not, have been subsequently backfilled with unknown material. The Ordnance Survey indicates that there are 27 historical surface excavations within 250m of the site boundary, the nearest being a refuse heap about 79m to the south of the site boundary.

In addition, the Ordnance Survey mapping identifies underground workings in the form of tunnels, shafts and similar features. The Ordnance Survey indicates that there are 14 historical underground workings within 1,000m of the site boundary; the nearest being a tunnel about 742m to the east of the site boundary.

The British Geological Survey maintain records of mining of minerals other than coal including vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and other commodities, including ball clay, jet, black marble, graphite and chert. The British Geological Survey indicate that there is a potential for vein mineral mining beneath the site. Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. The potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

According to the report the site is not in an area affected by significant natural cavities, historical mineral planning areas, mining cavities, brine extraction, gypsum extraction, tin mining or clay mining.

The Coal Authority indicates that the site is located within a coal mining area. A CON29M Coal Authority Mining Report, ref. 1003379587001 and dated 22nd September 2023, is appended. The Coal Authority Mining Report only refers to records in the possession of the Coal Authority. It should be noted that it did not become a statutory requirement to maintain and preserve plans of abandoned mines until the Mines (Coal) Regulations Act of 1872, by which date much unrecorded mining had taken place and of those plans which were made it is likely that not all will have survived.

The Coal Authority report indicates that the site is not within a surface area that could be affected by past recorded underground mining. The Coal Authority also indicates that there is no current mining or proposals to mine coal beneath the site, however reserves of coal exist in the local area which could be worked at some time in the future.

Furthermore, there are no known coal mine entries within 20m of the site boundary that the Coal Authority has knowledge of, and the site is not in an area which is affected by past or present opencast coal mining. In addition, the Coal Authority have no plans to grant a license to extract coal by opencast methods within 800 meters of the site.

On the basis of the Coal Authority Report no further consideration need be given to underground coal mining.

2.3.2 Radon

The British Geological Survey and Public Health England have estimated the percentage of dwellings exceeding the “Radon Action Level” of 200 Becquerels/ m³ for the UK based on geological assessments and long term measurements of radon in more than 560,000 households.

The site is unlikely to be affected by radon gas as < 1% of surrounding properties are above the Radon Action Level. No radon protection measures are required.

2.3.3 Soil Chemistry

The British Geological Survey have estimated likely background concentrations of potentially harmful arsenic, cadmium, chromium, lead and nickel in the topsoil. Data for on-site topsoil is given.

2.3.4 Railway Infrastructure

There are no underground railways, railway tunnels, historical railway and tunnel features, historical railways, or active railways within 250m of the site boundary.

The site is not within 250m of the Crossrail 1, Crossrail 2, or High Speed 2 (HS2) rail projects.

2.4 **Environmental Appraisal**

This following appraisal is based upon the appended Groundsure Enviro+Geo Insight Report (Sections 1 to 13).

2.4.1 Historical Industrial Land Use

Historical potentially contaminative industrial land uses are recorded by the Ordnance Survey. Within 250m of the site boundary, there are 15 potentially contaminative industrial land uses identified, the nearest being a refuse heap 79m south, a cemetery 171m north, and filter beds 196m south.

There are is one historical tank 235m southwest, one energy feature being an electricity substation 241m west, and no petrol stations, historical garages, or military land within 250m of the site boundary.

2.4.2 Landfill

According to the report there are no active or recently closed landfill sites within 250m of the site boundary.

Local Authority records and detailed Ordnance Surveys have four records of historical landfill sites within 250m of the site boundary, the nearest being a refuse tip 89m to the south and 214m to the southwest.

The Environment Agency and Natural Resources Wales have one record of a known historical (closed) landfill site, where there is no PPC permit or current waste management licence, within 250m of the site boundary, being 214m to the south and relating to inert, industrial, commercial and special waste.

Our historical appraisal has identified potential unregistered landfills in the form of refuse tips and reservoirs infilled with unknown material, which may be a source of ground gas, within 250m of the site boundary. Reservoirs 213m southwest and 218m southwest were infilled by 1978, and a reservoir 228m southwest was partially infilled by 1962, being replaced with a refuse tip 246m southwest which was no longer labelled by 1978. In addition, a refuse tip 75m south was no longer labelled by 1970.

2.4.3 Waste

Local Authority records and detailed Ordnance Surveys indicate that there are no historical waste sites within 250m of the site.

According to the Environment Agency and Natural Resources Wales there are no active or recently closed waste sites within 250m of the site boundary.

The Environment Agency and Natural Resources Wales have two records of activities involving the storage, treatment, use or disposal of wastes that are exempt from needing a permit (within specific limits and conditions) within 250m of the site boundary, the nearest being about 63m to the east relating to the storage of sludge.

2.4.4 Current Industrial Land Use

Current potentially contaminative industrial land uses are recorded by the Ordnance Survey. Within 250m of the site boundary, there is one potentially contaminative industrial land use, being an electricity substation 249m to the west.

According to Experian, there are no current or recent petrol stations within 250m of the site boundary.

2.4.5 Sites Determined as Contaminated Land

There are no sites determined as contaminated under Section 78R of the Environmental Protection Act (1990) within 250m of the site boundary.

2.4.6 Control of Major Accident Hazards (COMAH)

Records of Control of Major Accident Hazards (COMAH), including Notification of Installations Handling Hazardous Substances (NIHHS) and other historical data, indicate that there are no dangerous or hazardous sites within 250m of the site boundary.

2.4.7 Regulated Explosives Sites

Up to April 2015 there were no sites within 250m of the site boundary registered and licensed by the Health and Safety Executive under the 2005 Manufacture and Storage of Explosives Regulations.

2.4.8 Hazardous Substance Storage and Usage

There are no Local Authority records of consents granted for sites to hold certain quantities of hazardous substances at or above defined limits in accordance with the 2015 Planning (Hazardous Substances) Regulations within 250m of the site boundary.

2.4.9 Historical Licenced Industrial Activities (IPC)

There are no historical Integrated Pollution Control (IPC) records of substances released to the air, land and water according to the Environment Agency and Natural Resources Wales within 250m of the site boundary.

2.4.10 Licenced Industrial Activities (Part 1(A))

The Environment Agency and Natural Resources Wales indicate that there are no records of Part 1(A) installations regulated under the 2016 Environmental Permitting (England and Wales) Regulations for release to the environment within 250m of the site boundary.

2.4.11 Part A(2) and Part B Authorisations

Local Authority records indicate there are no Part A(2) and Part B installations regulated under the 2016 Environmental Permitting (England and Wales) Regulations for the release of substances to the environment within 250m of the site boundary.

2.4.12 Radioactive Substance Authorisations

The Environment Agency and Natural Resources Wales indicate that there are no records of storage, use, accumulation and disposal of radioactive substances regulated under the 1993 Radioactive Substances Act within 250m of the site boundary.

2.4.13 Licensed Discharges to Controlled Waters

According to Environment Agency and Natural Resources Wales records there have been no discharges of treated or untreated effluent to controlled waters under the 1991 Water Resources Act within 250m of the site boundary.

2.4.14 Pollutant Release to Surface Waters (Red List)

The Environment Agency and Natural Resources Wales records indicate that there have been no discharges of specified substances under the 1991 Environmental Protection (Prescribed Processes and Substances) Regulations within 250m of the site boundary.

2.4.15 Pollutant Release to Public Sewers

According to Environment Agency and Natural Resources Wales records there have been no discharges of special category effluents to public sewers within 250m of the site boundary.

2.4.16 List I and List II Dangerous Substances

The Environment Agency and Natural Resources Wales records indicate that there have been no discharges of substances on List I or List II of the European Directive E2006/11/EC, regulated under the 2015 Environmental Damage (Prevention and Remediation) Regulations, within 250m of the site boundary.

2.4.17 Pollution Incidents

According to the Environment Agency and Natural Resources Wales there are four records of substantiated pollution incidents within 250m of the site boundary, all being 80m to the southwest in 2001, having no impact on water or air and a minor impact on land, which will not affect the site.

2.4.18 Pollution Inventory Substances

The Environment Agency and the Scottish Environment Protection Agency indicate that there have been no reports on annual emissions of certain regulated substances to air, controlled waters and land within 250m of the site boundary.

2.4.19 Pollution Inventory Waste Transfers

According to the Environment Agency and the Scottish Environment Protection Agency there have been no reports on annual transfers and recovery/ disposal of controlled wastes within 250m of the site boundary.

2.4.20 Pollution Inventory Radioactive Waste

The Environment Agency and the Scottish Environment Protection Agency indicate that there have been no reports on annual releases of radioactive substances within 250m of the site boundary.

2.4.21 Hydrogeology

The following designation of aquifers is in accordance with the Environment Agency's April 2010 Groundwater Protection Policy.

Superficial/ drift deposits are anticipated to be present and comprise Diamicton which are indicated to be a Secondary Undifferentiated aquifer, which is assigned where it is not possible to attribute either category A or B to a rock type.

A Secondary A aquifer comprises permeable layers capable of supporting water supplies at a local scale and in some cases forming an important source of base flow to rivers.

A Secondary B aquifer comprises predominantly lower permeability layers which may store or yield limited amounts of groundwater due to localised features such as fissures and thin permeable horizons.

The bedrock is anticipated to be sandstone which is indicated to be a Secondary A aquifer.

The vulnerability of groundwater to a pollutant found within the site and its immediate surrounding area has been assessed as "Medium", an area which may transmit pollution and/or protect from pollution.

British Geological Survey and Environment Agency data indicates that the site is not within a 1km grid where solution features are present that will enable rapid movement of a pollutant to groundwater.

Environment Agency data indicates that the site is not in an area where additional local information indicates that groundwater is vulnerable to pollution.

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According to data provided by the Environment Agency and Natural Resources Wales there are twenty groundwater abstraction licences, fifteen surface water abstraction licences, and three potable water abstraction licences within 2000m of the site boundary. The nearest being 750m northeast, 685m southeast and 896m northwest respectively.

There are no Source Protection Zones, set up to protect a water source within 500m of the site of boundary, present according to the environmental data report.

2.4.22 Hydrology

The Ordnance Survey indicate that there are twenty-two watercourses (river, stream or canal) within 250m of the site boundary, the nearest watercourse (an inland river not influenced by normal tidal action) being about 26m to the southeast.

There are fourteen surface water features (ponds or lakes) within 250m of the site boundary according to the Ordnance Survey.

The Water Framework Directive (WFD) indicates that the site is within the catchment of the River Irwell (Rossendale STW to Roch), this watercourse being about 217m to the south of the site boundary and the groundwater body is known as the Northern Manchester Carboniferous Aquifers.

2.4.23 Flooding

Flooding data is maintained by the Environment Agency and Natural Resources Wales. The Risk of Flooding from Rivers and Sea (RoFRaS) database indicates that no records are available within 50m of the site boundary.

In the period since records began in 1946, there are no records of historical floods within 250m of the site boundary.

There are no flood defences, areas benefitting from flood defences or flood storage areas present within 250m of the site boundary.

The site boundary is not within 50m of a Flood Zone 2 or Flood Zone 3.

According to Ambient Risk Analytics surface water "FloodMap" there is a negligible risk of surface water flooding on the site and a 1 in 30 year (0.1m – 0.3m) risk of surface water flooding within 50m of the site boundary.

Groundwater flooding is caused when the water table rises in areas where this is usually at shallow depth. Ambient Risk Analytics indicate that there is a low risk of groundwater flooding on the site and within 50m of the site boundary.

Given the above we anticipate that a Flood Risk Assessment is unlikely to be required.

2.4.24 Environmental Designations

Natural England, Natural Resources Wales and Scottish Natural Heritage indicate that there are environmental sensitive sites within 2000m of the site boundary.

The site is within an area of Green Belt Land and a Site of Special Scientific Interest (SSSI) Impact Risk Zone, and there are two Sites of Special Scientific Interest (SSSI) the nearest being 1040m northwest, three Local Nature Reserves (LNR) the nearest being 826m west, and six Designated Ancient Woodlands the nearest being 127m northeast.

2.4.25 Visual and Cultural Designations

Historic England, Cadw and Historic Environment Scotland indicate that within 250m of the site boundary there is one Conservation Area 211m to the southeast, and no World Heritage Sites, Areas of Outstanding Natural Beauty, National Parks, Listed Buildings, Scheduled Ancient Monuments or Registered Parks and Gardens.

2.4.26 Agricultural Designations

Natural England indicate that the Agricultural Land (quality) Classification for the site is Grade 4, poor.

Natural England and Natural Resources Wales indicate that there is no open access land within 250m of the site boundary.

The Forestry Commission indicate that there are no tree felling licences within 250m of the site boundary.

Natural England indicate that within 250m of the site boundary there is one countryside stewardship scheme, located on site, and no environmental stewardship schemes.

2.4.27 Habitat Designations

Natural England indicate that there are 15 priority habitats, the nearest being immediately adjacent to the southeast and southwest of the site, one habitat network 144m to the southeast, and no open mosaic habitats or limestone pavement orders within 250m of the site boundary.

2.5 Conceptual Ground Model

A conceptual ground model of a site and its environs uses available information to form a preliminary assessment of contamination sources, pathways and receptors, and the significance of hazards that exist or will potentially exist on the site. Its purpose is to identify the relationships between sources of contamination, pathways and receptors to allow exposure scenarios to be determined and thereby aid in the design of any intrusive investigation. It also forms the basis of the risk assessment.

2.5.1 Sources

Potential sources of contamination identified in the desk study are:

- General contaminants associated with Made Ground (if present) and past and present contaminative processes undertaken on and adjacent to the site including earthworks, construction, and demolition.
- On-site spillage and leakage of hydrocarbons (oils and fuels) from vehicles parked in the driveway and garage.
- Migrating ground gases from registered and unregistered landfills within 250m of the site. Reservoirs around 213m southwest and 218m southwest were infilled by 1978, and a reservoir 228m southwest was partially infilled by 1962, being replaced with a refuse tip 248m southwest. In addition, refuse tips 75m south and 214m southwest have been recorded.
- Accumulated ground gases in on-site confined spaces.
- Cemetery 170m to the north.

2.5.2 Pathways

Potential pathways from source and receptor for the proposed development are:

- Direct skin contact with and/ or ingestion of contaminated soils and/ or water.
- Inhalation of dust, vapours and/ or gases.
- Dissolved contaminants via infiltrating surface water/ migrating groundwater.
- Dissolved ground gases via infiltrating surface water/ migrating groundwater.
- Volatile contaminants via permeable soils and rocks.
- Ground gases via permeable soils and rocks.
- Consumption of contaminated fruit and/ or vegetables.

2.5.3 Receptors

Potential receptors for the proposed development are:

- Site operatives during demolition, earthworks and/ or construction.
- The end users of the development (young children are the most sensitive).
- Fruit and vegetables grown in gardens for consumption.
- Vegetation, bushes and trees planted as part of the development of the site.
- Controlled waters including surface water and groundwater, including aquifers.
- Adjacent properties.

2.5.4 Conclusions

An appraisal of the sources, pathways and receptors has been considered and we have produced a conceptual ground model based upon the available information, as follows:

TABLE 4 CONCEPTUAL GROUND MODEL

Potential Source	Nature of Hazard	Contaminants Associated with the Source	Pathway	Receptor	Preliminary Risk Rating
Made Ground (if present)	Contaminants in Made Ground	<u>Gen. Contaminants</u> Arsenic Cadmium Chromium Lead Mercury Molybdenum Nickel Selenium Boron Copper Zinc Cyanide Sulphide Sulphate pH Phenols Polynuclear Aromatic Hydrocarbons (PAH) Total Petroleum Hydrocarbons (TPH)	Ingestion of soil	Site Operatives	Very Low
			Ingestion of dust	End Users	
			Ingestion of contaminated vegetable produce		
			Dermal contact		
			Inhalation of dust		
			Inhalation of vapours		
			Uptake via contaminated groundwater	Vegetation	Very Low
			Vertical and lateral movement of mobile contaminants to surface water and groundwater	Controlled Waters	Very Low
			Direct contact	Structures and Services	Very Low
Asbestos on/ in ground	Asbestos fibres	Asbestos fibres	Inhalation of fibres	Site Operatives End Users	Very Low
Vehicles	Fuel/ oil spillage and/or leakage from vehicles	Total Petroleum Hydrocarbons (TPH) and/ or Benzene/ Toluene/ Ethylbenzene/ Xylene (BTEX)	Ingestion of soil	Site Operatives	Very Low
			Ingestion of dust	End Users	
			Ingestion of contaminated vegetable produce		
			Dermal contact		
			Inhalation of dust		
			Inhalation of vapours		
			Uptake via contaminated groundwater	Vegetation	Very Low
			Vertical and lateral movement of mobile contaminants to surface water and groundwater	Controlled Waters	Very Low
			Direct contact	Structures and Services	Very Low
Landfill (registered and unregistered)	Ground Gas (Asphyxiation, fire and explosion)	Methane Carbon Dioxide	Inhalation of gas Ignition of gas	Site Operatives End Users	Low

TABLE 4 (Cont'd) CONCEPTUAL GROUND MODEL

Potential Source	Nature of Hazard	Contaminants Associated with the Source	Pathway	Receptor	Preliminary Risk Rating
Graveyard (1)	Contaminant leachate from burials	Cadmium Nickel Formaldehyde Ammonia	Ingestion of soil	Site Operatives	Very Low
			Ingestion of dust	End Users	
			Ingestion of contaminated vegetable produce		
			Dermal contact		
			Inhalation of dust		
			Inhalation of vapours		
			Uptake via contaminated groundwater	Vegetation	Very Low
			Vertical and lateral movement of mobile contaminants to surface water and groundwater	Controlled Waters	Very Low
			Direct contact	Structures and Services	Very Low
Graveyard (2)	Ground Gas (Asphyxiation, fire and explosion)	Methane Carbon Dioxide	Inhalation of gas Ignition of gas	Site Operatives	Very Low

The conceptual ground model indicates that an intrusive ground investigation is not required to assess the ground conditions for contamination unless a significant thickness of made ground is found to be present. Should this be the case, the ground investigation should obtain soil samples for contamination analysis and asbestos detection and, where possible, groundwater and surface water samples for contamination analysis.

In addition the conceptual ground model indicates that ground gases might be present and hence gas standpipes should be installed and monitored over an extended period of time to allow for an assessment to be made.

The presence of a stream issuing some 26m to the southeast of the site and flowing away to the southeast should be noted. Consequently, there is a potential for an underground stream to be flowing beneath the site or a spring being present.

2.6 General

No consideration has been given to flora and fauna as this was outside our brief.

We recommend that consultation should be undertaken with and written approval obtained from the Local Authority Environmental Health Officer, the Local Authority Building Control Officer and the Coal Authority prior to commencing development.

We trust that this report fulfils your present requirements but if you have any queries or we can be of further assistance please contact the undersigned or Ms Anna Marsden at our Preston office.

SUB SURFACE CONSULTANTS LIMITED
REPORT No. 7815
OCTOBER 2023

J. M. Hawkrigg M.Earth.Sc. (Hons.)
Geotechnical Engineer
For and on behalf of
Sub Surface Consultants Limited

C. A. Marsden B.Sc.(Hons.), C.Eng., M.I.C.E.
Director
For and on behalf of
Sub Surface Consultants Limited.

PRELIMINARY RISK RATING GUIDANCE

PRELIMINARY RISK RATING GUIDANCE

The following table based on CIRIA C552 'Contaminated Land Risk Assessment. A Guide to Good Practice' has been used when developing the Conceptual Ground Model and the preliminary risk ratings. The method requires an assessment of the magnitude of the probability or likelihood of the risk occurring and the magnitude of the potential consequence or severity of the risk occurring to formulate a preliminary risk rating (Table A).

Table A DESCRIPTION OF RISK AND LIKELY ACTION REQUIRED

Preliminary Risk Rating	Action Required
Very High Risk	Extensive Ground Investigation Required. There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High Risk	Extensive Ground Investigation Required. Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short-term and are likely over the longer-term.
Moderate	Ground Investigation Required. It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the long-term.
Low Risk	Nominal Ground Investigation Required. It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very Low Risk	No Ground Investigation Required.* There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.
Negligible Risk	No Ground Investigation Required.* There is a very low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

* No further action is required unless unforeseen contaminated ground conditions are encountered.

PHOTOGRAPHS



SUB SURFACE

SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS
3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907

Photographs

Site: WOODHEY BUNGALOW, WOODHEY ROAD, RAMSBOTTOM, BURY, BL0 9RD
Client: CHRIS ROWLEY
Engineer:

Job Number:
7815
Sheet:
1 / 2
Survey Date:
27/09/23

WALKOVER SURVEY PHOTOGRAPHS

1



2



3



4



5



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2 / 2

Survey Date:

27/09/23

WALKOVER SURVEY PHOTOGRAPHS

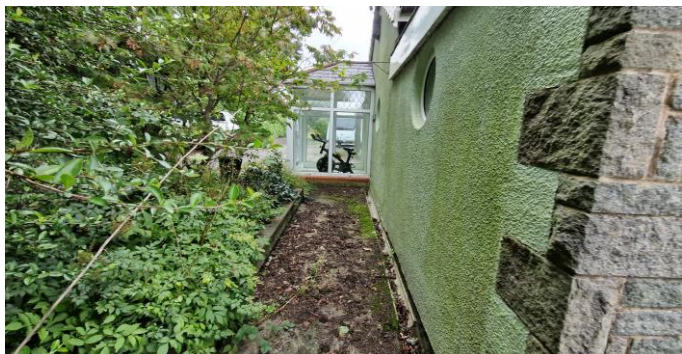
9



10



11



ENVIRO+GEO INSIGHT REPORT



Woodhey Bungalow Woodhey Road, Ramsbottom, BL0 9RD

Order Details

Date: 22/09/2023
Your ref: CMAPS-CM-1126932-4199-220923
Our Ref: CMAPS-CM-1126932-4199-220923EDRGeo

Site Details

Location: 378602 415363
Area: 0.1 ha
Authority: [Bury Metropolitan Borough Council](#) ↗



Summary of findings

[p. 2 >](#)

Aerial image

[p. 9 >](#)

OS MasterMap site plan

[p.13 >](#)

groundsure.com/insightuserguide ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
14 >	1.1 >	Historical industrial land uses >	0	0	15	17	-
16 >	1.2 >	Historical tanks >	0	0	1	5	-
16 >	1.3 >	Historical energy features >	0	0	1	7	-
17	1.4	Historical petrol stations	0	0	0	0	-
17	1.5	Historical garages	0	0	0	0	-
18	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
19 >	2.1 >	Historical industrial land uses >	0	0	22	21	-
21 >	2.2 >	Historical tanks >	0	0	1	9	-
22 >	2.3 >	Historical energy features >	0	0	2	15	-
23	2.4	Historical petrol stations	0	0	0	0	-
23	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
24	3.1	Active or recent landfill	0	0	0	0	-
24	3.2	Historical landfill (BGS records)	0	0	0	0	-
25 >	3.3 >	Historical landfill (LA/mapping records) >	0	0	4	5	-
25 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	1	2	-
26	3.5	Historical waste sites	0	0	0	0	-
26	3.6	Licensed waste sites	0	0	0	0	-
26 >	3.7 >	Waste exemptions >	0	0	2	2	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
28 >	4.1 >	Recent industrial land uses >	0	0	1	-	-
29	4.2	Current or recent petrol stations	0	0	0	0	-
29	4.3	Electricity cables	0	0	0	0	-
29	4.4	Gas pipelines	0	0	0	0	-
29	4.5	Sites determined as Contaminated Land	0	0	0	0	-



29	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
30	4.7	Regulated explosive sites	0	0	0	0	-
30	4.8	Hazardous substance storage/usage	0	0	0	0	-
30	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
30	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
30	4.11	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
31	4.12	Radioactive Substance Authorisations	0	0	0	0	-
31 >	4.13 >	Licensed Discharges to controlled waters >	0	0	0	1	-
31	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
31	4.15	Pollutant release to public sewer	0	0	0	0	-
32	4.16	List 1 Dangerous Substances	0	0	0	0	-
32	4.17	List 2 Dangerous Substances	0	0	0	0	-
32 >	4.18 >	Pollution Incidents (EA/NRW) >	0	0	4	0	-
33	4.19	Pollution inventory substances	0	0	0	0	-
33	4.20	Pollution inventory waste transfers	0	0	0	0	-
33	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
34 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
36 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
38 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
39	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
39	5.5	Groundwater vulnerability- local information	None (within 0m)				
40 >	5.6 >	Groundwater abstractions >	0	0	0	0	20
45 >	5.7 >	Surface water abstractions >	0	0	0	0	15
49 >	5.8 >	Potable abstractions >	0	0	0	0	3
50	5.9	Source Protection Zones	0	0	0	0	-
50	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m
51 >	6.1 >	Water Network (OS MasterMap) >	0	1	21	-	-



53 >	6.2 >	Surface water features >	0	1	13	-	-
54 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
54 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
54 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
56	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
56	7.2	Historical Flood Events	0	0	0	-	-
56	7.3	Flood Defences	0	0	0	-	-
57	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
57	7.5	Flood Storage Areas	0	0	0	-	-
58	7.6	Flood Zone 2	None (within 50m)				
58	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
59 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
61 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
62 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	2
63	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
63	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
63	10.4	Special Protection Areas (SPA)	0	0	0	0	0
63	10.5	National Nature Reserves (NNR)	0	0	0	0	0
64 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	3
64 >	10.7 >	Designated Ancient Woodland >	0	0	1	0	5
65	10.8	Biosphere Reserves	0	0	0	0	0
65	10.9	Forest Parks	0	0	0	0	0
65	10.10	Marine Conservation Zones	0	0	0	0	0
65 >	10.11 >	Green Belt >	1	0	0	0	0
66	10.12	Proposed Ramsar sites	0	0	0	0	0



66	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
66	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
66	10.15	Nitrate Sensitive Areas	0	0	0	0	0
67	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
68 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
69 >	10.18 >	SSSI Units >	0	0	0	0	1
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
71	11.1	World Heritage Sites	0	0	0	-	-
72	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
72	11.3	National Parks	0	0	0	-	-
72	11.4	Listed Buildings	0	0	0	-	-
72 >	11.5 >	Conservation Areas >	0	0	1	-	-
73	11.6	Scheduled Ancient Monuments	0	0	0	-	-
73	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	12.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
75	12.2	Open Access Land	0	0	0	-	-
75	12.3	Tree Felling Licences	0	0	0	-	-
75	12.4	Environmental Stewardship Schemes	0	0	0	-	-
75 >	12.5 >	Countryside Stewardship Schemes >	1	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
76 >	13.1 >	Priority Habitat Inventory >	1	1	13	-	-
77 >	13.2 >	Habitat Networks >	0	0	1	-	-
77	13.3	Open Mosaic Habitat	0	0	0	-	-
78	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
79 >	14.1 >	10k Availability >	Identified (within 500m)				
80 >	14.2 >	Artificial and made ground (10k) >	0	0	2	1	-
81 >	14.3 >	Superficial geology (10k) >	2	0	2	3	-

82 >	14.4 >	Landslip (10k) >	0	0	0	3	-
83 >	14.5 >	Bedrock geology (10k) >	1	0	1	8	-
84 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	1	7	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
85 >	15.1 >	50k Availability >	Identified (within 500m)				
86 >	15.2 >	Artificial and made ground (50k) >	0	0	1	1	-
87	15.3	Artificial ground permeability (50k)	0	0	-	-	-
88 >	15.4 >	Superficial geology (50k) >	1	0	1	1	-
89 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
89 >	15.6 >	Landslip (50k) >	0	0	0	1	-
89	15.7	Landslip permeability (50k)	None (within 50m)				
90 >	15.8 >	Bedrock geology (50k) >	1	0	1	7	-
91 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
91 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	1	5	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
93 >	16.1 >	BGS Boreholes >	0	0	1	-	-
Page	Section	Natural ground subsidence >					
94 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
95 >	17.2 >	Running sands >	Very low (within 50m)				
96 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
97 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
98 >	17.5 >	Landslides >	Very low (within 50m)				
99 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
101	18.1	BritPits	0	0	0	0	-
102 >	18.2 >	Surface ground workings >	0	0	27	-	-
103 >	18.3 >	Underground workings >	0	0	0	0	14
104	18.4	Underground mining extents	0	0	0	0	-
104	18.5	Historical Mineral Planning Areas	0	0	0	0	-



104 >	18.6 >	Non-coal mining >	1	0	0	1	0
105	18.7	JPB mining areas	None (within 0m)				
105	18.8	The Coal Authority non-coal mining	0	0	0	0	-
105	18.9	Researched mining	0	0	0	0	-
105	18.10	Mining record office plans	0	0	0	0	-
106	18.11	BGS mine plans	0	0	0	0	-
106 >	18.12 >	Coal mining >	Identified (within 0m)				
106	18.13	Brine areas	None (within 0m)				
106	18.14	Gypsum areas	None (within 0m)				
106	18.15	Tin mining	None (within 0m)				
107	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
108	19.1	Natural cavities	0	0	0	0	-
108	19.2	Mining cavities	0	0	0	0	0
108	19.3	Reported recent incidents	0	0	0	0	-
108	19.4	Historical incidents	0	0	0	0	-
109	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
110 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
112 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	0	-	-	-
112	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
112	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
113	22.1	Underground railways (London)	0	0	0	-	-
113	22.2	Underground railways (Non-London)	0	0	0	-	-
113	22.3	Railway tunnels	0	0	0	-	-
113	22.4	Historical railway and tunnel features	0	0	0	-	-
113	22.5	Royal Mail tunnels	0	0	0	-	-

114	22.6	Historical railways	0	0	0	-	-
114	22.7	Railways	0	0	0	-	-
114	22.8	Crossrail 1	0	0	0	0	-
114	22.9	Crossrail 2	0	0	0	0	-
114	22.10	HS2	0	0	0	0	-



Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2023. All Rights Reserved.

Capture Date: 23/05/2019

Site Area: 0.1ha



Recent site history - 2012 aerial photograph



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Capture Date: 26/03/2012

Site Area: 0.1ha



Recent site history - 2001 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2023. All Rights Reserved.

Capture Date: 07/05/2001

Site Area: 0.1ha



Recent site history - 2000 aerial photograph



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Capture Date: 07/05/2000

Site Area: 0.1ha



OS MasterMap site plan



Site Area: 0.1ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

32

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 14](#) >

ID	Location	Land use	Dates present	Group ID
1	79m S	Refuse Heap	1927 - 1948	729883



ID	Location	Land use	Dates present	Group ID
A	171m N	Cemetery	1980	753373
B	196m S	Filter Beds	1955	709717
B	199m S	Filter Beds	1927 - 1948	734056
B	202m S	Filter Beds	1908	748787
C	205m SW	Unspecified Works	1968	678774
C	212m SW	Printing and Dyeing Works	1955	790674
A	223m N	Cemetery	1891 - 1948	699765
C	225m SW	Printing and Dyeing Works	1908	749685
C	225m SW	Chemical Works	1891	682693
A	229m N	Cemetery	1955 - 1968	743094
D	232m W	Unspecified Mills	1955	704206
C	235m SW	Chimney	1968	684508
E	236m SW	Laundry	1908	644924
C	237m SW	Printing and Dyeing Works	1927 - 1948	768777
D	280m NW	Unspecified Mill	1968 - 1980	790685
D	318m NW	Towel Mills	1948	655296
D	347m NW	Unspecified Mills	1927	715040
F	375m W	Unspecified Mill	1927	656798
F	375m W	Unspecified Mills	1891	653207
2	376m NW	Unspecified Ground Workings	1908	647095
G	412m NE	Refuse Heaps	1968	653400
5	419m SE	Disused Cotton Mill	1908	680211
H	428m SW	Unspecified Tank	1891	674749
G	432m N	Unspecified Disused Tip	1980	654563
I	447m NW	Engineering Works	1955	659509
I	467m NW	Unspecified Works	1980	678772
J	470m NE	Sludge Beds	1948 - 1955	771694
J	480m NE	Unspecified Tanks	1980	666273



ID	Location	Land use	Dates present	Group ID
K	490m SE	Gas Works	1891 - 1908	760079
7	490m NE	Unspecified Ground Workings	1927	647096
K	496m SE	Gasometers	1891 - 1908	764411

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

6

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 14 >](#)

ID	Location	Land use	Dates present	Group ID
C	235m SW	Unspecified Tank	1937	82795
D	371m W	Unspecified Tank	1978 - 1983	104227
3	390m W	Unspecified Tank	1992	82796
F	432m W	Unspecified Tank	1910 - 1937	89647
J	477m NE	Tanks	1978 - 1988	92011
K	495m SE	Gas Works	1891 - 1910	94938

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

8

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 14 >](#)



ID	Location	Land use	Dates present	Group ID
E	241m W	Electricity Substation	1983 - 1992	56149
C	264m SW	Electricity Substation	1978 - 1992	53542
4	406m NW	Electricity Substation	1992	45048
H	449m SW	Electricity Substation	1970	56920
H	451m SW	Electricity Substation	1978 - 1992	53762
6	455m N	Electricity Substation	1978 - 1992	47688
8	494m S	Electricity Substation	1970 - 1992	50346
K	495m SE	Gas Works	1891 - 1910	59108

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

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'.

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

2.1 Historical industrial land uses

Records within 500m

43

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 19](#) >

ID	Location	Land Use	Date	Group ID
A	79m S	Refuse Heap	1948	729883
A	79m S	Refuse Heap	1927	729883
B	171m N	Cemetery	1980	753373

ID	Location	Land Use	Date	Group ID
C	196m S	Filter Beds	1955	709717
C	199m S	Filter Beds	1948	734056
C	199m S	Filter Beds	1927	734056
C	202m S	Filter Beds	1908	748787
D	205m SW	Unspecified Works	1968	678774
D	212m SW	Printing and Dyeing Works	1955	790674
B	223m N	Cemetery	1948	699765
B	223m N	Cemetery	1927	699765
B	223m N	Cemetery	1908	699765
B	223m N	Cemetery	1891	699765
D	225m SW	Printing and Dyeing Works	1908	749685
D	225m SW	Chemical Works	1891	682693
B	229m N	Cemetery	1968	743094
B	229m N	Cemetery	1955	743094
E	232m W	Unspecified Mills	1955	704206
D	235m SW	Chimney	1968	684508
F	236m SW	Laundry	1908	644924
D	237m SW	Printing and Dyeing Works	1948	768777
D	238m SW	Printing and Dyeing Works	1927	768777
E	280m NW	Unspecified Mill	1980	790685
E	280m NW	Unspecified Mill	1968	790685
E	318m NW	Towel Mills	1948	655296
E	347m NW	Unspecified Mills	1927	715040
G	375m W	Unspecified Mill	1927	656798
G	375m W	Unspecified Mills	1891	653207
1	376m NW	Unspecified Ground Workings	1908	647095
H	412m NE	Refuse Heaps	1968	653400
4	419m SE	Disused Cotton Mill	1908	680211



ID	Location	Land Use	Date	Group ID
I	428m SW	Unspecified Tank	1891	674749
H	432m N	Unspecified Disused Tip	1980	654563
J	447m NW	Engineering Works	1955	659509
J	467m NW	Unspecified Works	1980	678772
L	470m NE	Sludge Beds	1948	771694
L	474m NE	Sludge Beds	1955	771694
L	480m NE	Unspecified Tanks	1980	666273
M	490m SE	Gas Works	1908	760079
5	490m NE	Unspecified Ground Workings	1927	647096
M	491m SE	Gas Works	1891	760079
M	496m SE	Gasometers	1891	764411
M	497m SE	Gasometers	1908	764411

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

10

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 19 >](#)

ID	Location	Land Use	Date	Group ID
D	235m SW	Unspecified Tank	1937	82795
E	371m W	Unspecified Tank	1983	104227
E	372m W	Unspecified Tank	1978	104227
2	390m W	Unspecified Tank	1992	82796
G	432m W	Unspecified Tank	1910	89647
G	432m W	Unspecified Tank	1937	89647
L	477m NE	Tanks	1988	92011
L	477m NE	Tanks	1978	92011



ID	Location	Land Use	Date	Group ID
M	495m SE	Gas Works	1891	94938
M	495m SE	Gas Works	1910	94938

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

17

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 19](#) >

ID	Location	Land Use	Date	Group ID
F	241m W	Electricity Substation	1983	56149
F	242m W	Electricity Substation	1992	56149
D	264m SW	Electricity Substation	1978	53542
D	264m SW	Electricity Substation	1983	53542
D	265m SW	Electricity Substation	1992	53542
3	406m NW	Electricity Substation	1992	45048
I	449m SW	Electricity Substation	1970	56920
I	451m SW	Electricity Substation	1983	53762
I	452m SW	Electricity Substation	1978	53762
I	452m SW	Electricity Substation	1992	53762
K	455m N	Electricity Substation	1978	47688
K	459m N	Electricity Substation	1992	47688
N	494m S	Electricity Substation	1970	50346
M	495m SE	Gas Works	1891	59108
M	495m SE	Gas Works	1910	59108
N	496m S	Electricity Substation	1978	50346
N	496m S	Electricity Substation	1992	50346

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

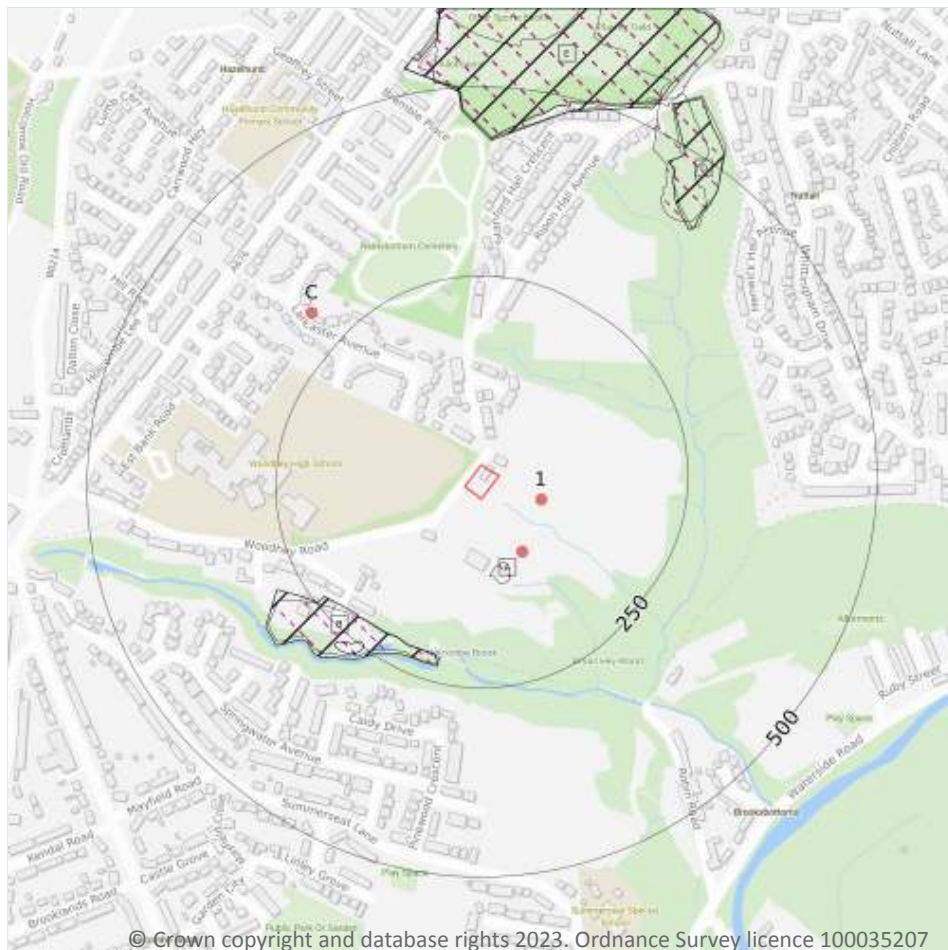
0

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'.

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (EA/NRW)
- Historical landfill (LA/OS)
- 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

9

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

Features are displayed on the Waste and landfill map on [page 24 >](#)

ID	Location	Site address	Source	Data type
A	89m S	Refuse Tip	1962 mapping	Polygon
B	214m SW	Unknown	Bury Metropolitan Borough Council	Polygon
B	246m SW	Refuse Tip	1962 mapping	Polygon
B	246m SW	Refuse Tip	1970 mapping	Polygon
D	410m NE	Refuse Tip	1962 mapping	Polygon
D	415m NE	Carrington Novare Sludge Lagoon or Broad Hey Woods	Bury Metropolitan Borough Council	Polygon
E	431m N	Refuse Tip	1962 mapping	Polygon
E	432m N	Refuse Tip	1970 mapping	Polygon
E	434m N	Bolton Road West	Bury Metropolitan Borough Council	Polygon

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

3

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.

Features are displayed on the Waste and landfill map on [page 24 >](#)

ID	Location	Details		
B	214m S	Site Address: Woodhey Dye Works, Woodhey Road, Holcombe Brook, Bury, Lancashire Licence Holder Address: Brookshaw Street Saw Mills, Chesham, Bury	Waste Licence: Yes Site Reference: C047, RD/LIC/079/77 Waste Type: Inert, Industrial, Commercial, Special Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 07/10/1977 Licence Surrender: 18/01/1996	Operator: - Licence Holder: Abbots of Bury Limited First Recorded 31/12/1918 Last Recorded: -

ID	Location	Details		
D	410m NE	Site Address: Carrington Novare, Off Hope Street, Ramsbottom, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: C069 Waste Type: Liquid sludge Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded - Last Recorded: -
E	430m N	Site Address: Land off Bolton Road West, Off Bolton Road West, Ramsbottom, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: C059 Waste Type: Industrial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded - Last Recorded: 31/12/1975

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	4
----------------------------	----------

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 24 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
1	63m E	-	WEX146050	Storing waste exemption	On a Farm	Storage of sludge



ID	Location	Site	Reference	Category	Sub-Category	Description
A	88m SE	Birches Farm Birches Road Bolton Blackburn With Darwen BL7 0HX	EPR/BE5548N U/A001	Storing waste exemption	Non- Agricultura l Waste Only	Storage of sludge
C	302m NW	11, LANCASTER AVENUE, RAMSBOTTOM, BURY, BLO 9QA	WEX235253	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
C	302m NW	11, LANCASTER AVENUE, RAMSBOTTOM, BURY, BLO 9QA	WEX235253	Using waste exemption	Not on a farm	Burning of waste as a fuel in a small appliance

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
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

1

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 28 >](#)

ID	Location	Company	Address	Activity	Category
1	249m W	Electricity Sub Station	Greater Manchester, BL0	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.



4.2 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

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

0

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.

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 28](#) >

ID	Location	Address	Details	
2	311m SE	THOMAS ROBINSON(VYELLA) LTD, HOPE WORKS, BOLTON ROAD WEST, RAMSBOTTOM, GREATER MANCHESTER	Effluent Type: TRADE DISCHARGES - PROCESS EFFLUENT - NOT WATER COMPANY Permit Number: 016990081 Permit Version: 1 Receiving Water: TRIBUTARY HOLCOMBE BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/01/1900 Revocation Date: 31/08/1990

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

4

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

Features are displayed on the Current industrial land use map on [page 28 >](#)

ID	Location	Details	
A	80m SW	Incident Date: 26/06/2001 Incident Identification: 11994 Pollutant: General Biodegradable Materials and Wastes Pollutant Description: Other General Biodegradable Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	80m SW	Incident Date: 26/06/2001 Incident Identification: 11994 Pollutant: Inert Materials and Wastes Pollutant Description: Soils and Clay	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
A	80m SW	Incident Date: 26/06/2001 Incident Identification: 11994 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

ID	Location	Details	
A	80m SW	Incident Date: 26/06/2001 Incident Identification: 11994 Pollutant: Inert Materials and Wastes:Inert Materials and Wastes:General Biodegradable Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes:Soils and Clay:Other General Biodegradable Material or Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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.

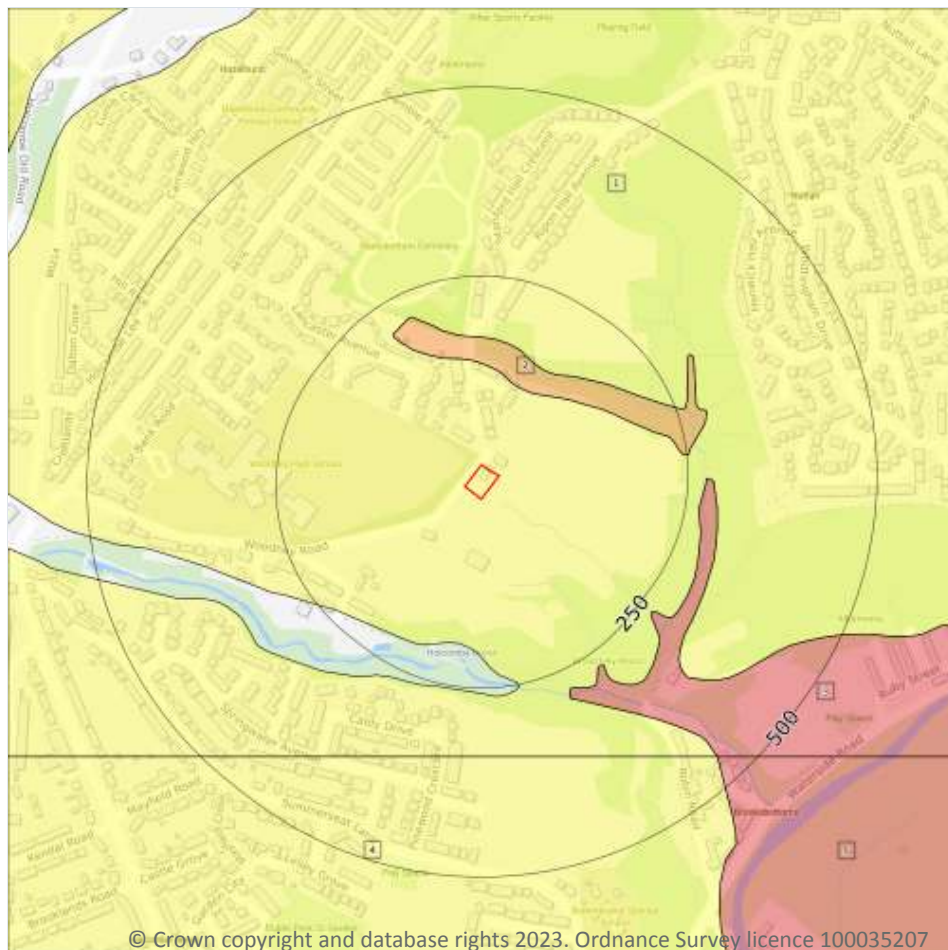
4.21 Pollution inventory radioactive waste

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

5

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 34](#) >

ID	Location	Designation	Description
1	On site	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
2	114m 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	268m E	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
4	341m S	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
5	462m SE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

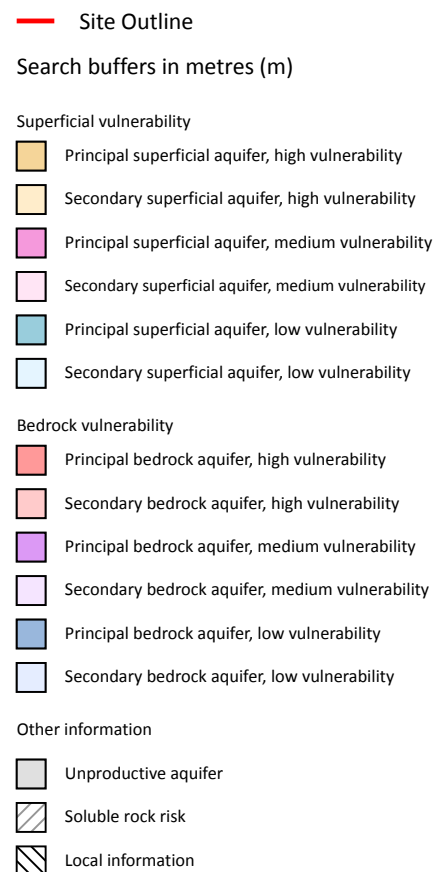
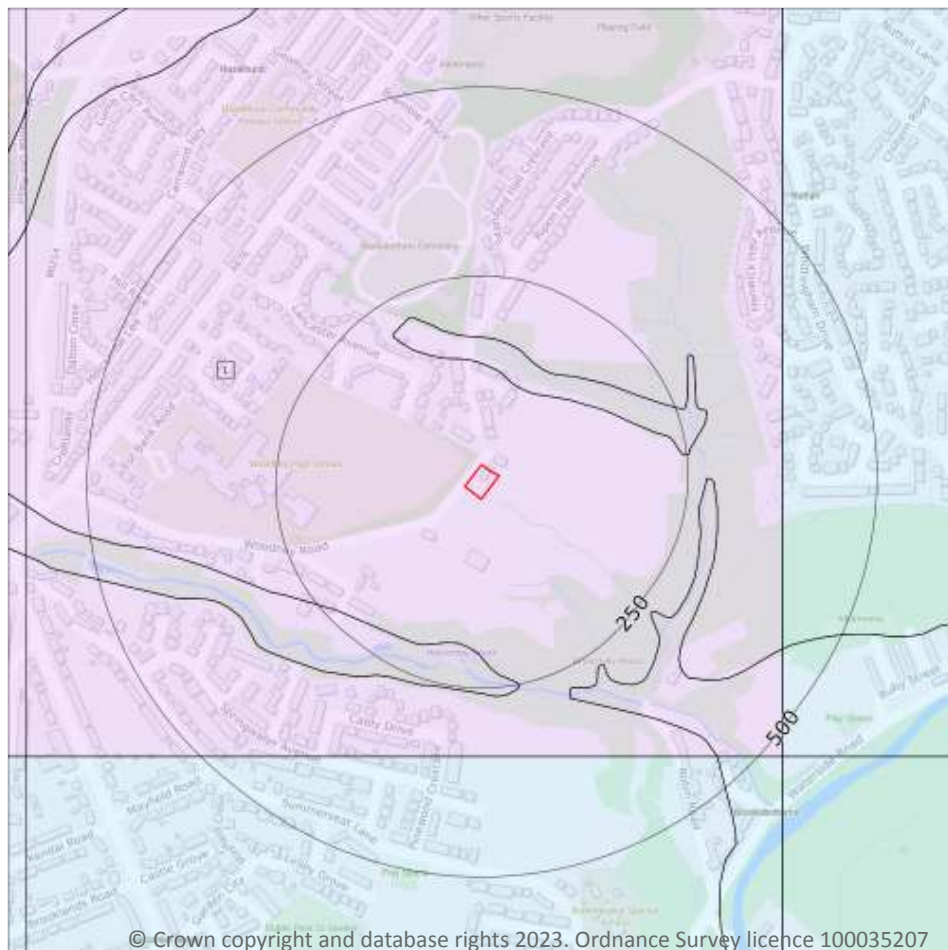
Features are displayed on the Bedrock aquifer map on [page 36](#) >

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	341m S	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



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 38](#) >

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary bedrock aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: >550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: 3-10m Patchiness value: <90% Recharge potential: High	Vulnerability: Medium Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

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

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

5.5 Groundwater vulnerability- local information

Records on site

0

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

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

Abstractions and Source Protection Zones



- 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

20

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 40 >](#)

ID	Location	Details	
-	750m NE	Status: Historical Licence No: 2569001101 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "SPRING FED CATCHPIT AT NUTTAL HALL FARM, RAMSBOTTOM" Data Type: Point Name: WHITTAKER Easting: 379300 Northing: 415700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -
-	750m NE	Status: Historical Licence No: 2569001101 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: SPRING FED CATCHPIT AT NUTTAL HALL FARM, RAMSBOTTOM Data Type: Point Name: WHITTAKER Easting: 379300 Northing: 415700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/01/1966 Version End Date: -
-	896m NW	Status: Active Licence No: 2569001228 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT HOLCOMBE, NEAR BURY, LANCS Data Type: Point Name: DARUL ULOOM Easting: 377800 Northing: 415800	Annual Volume (m ³): 22730 Max Daily Volume (m ³): 90.92 Original Application No: 2785 Original Start Date: 20/06/1990 Expiry Date: - Issue No: 100 Version Start Date: 20/06/1990 Version End Date: -
-	896m NW	Status: Historical Licence No: 2569001228 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE AT HOLCOMBE, NEAR BURY, LANCS" Data Type: Point Name: DARUL ULOOM Easting: 377800 Northing: 415800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/06/1990 Expiry Date: - Issue No: 100 Version Start Date: 20/06/1990 Version End Date: -

ID	Location	Details	
-	896m NW	Status: Historical Licence No: 2569001228 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT HOLCOMBE, NEAR BURY, LANCs Data Type: Point Name: DARUL ULOOM Easting: 377800 Northing: 415800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/06/1990 Expiry Date: - Issue No: 100 Version Start Date: 20/06/1990 Version End Date: -
-	1075m NW	Status: Historical Licence No: 2569001204 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT HOLCOMBE, BURY Data Type: Point Name: DAVENPORT Easting: 377600 Northing: 415800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 30/07/1979 Expiry Date: - Issue No: 100 Version Start Date: 30/07/1979 Version End Date: -
-	1075m NW	Status: Historical Licence No: 2569001204 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT HOLCOMBE, BURY" Data Type: Point Name: DAVENPORT Easting: 377600 Northing: 415800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 30/07/1979 Expiry Date: - Issue No: 100 Version Start Date: 30/07/1979 Version End Date: -
-	1200m SE	Status: Active Licence No: 2569001208 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT SUMMERSEAT, BURY Data Type: Point Name: KENYON Easting: 379200 Northing: 414300	Annual Volume (m ³): 14974.52 Max Daily Volume (m ³): 40.91 Original Application No: 2554 Original Start Date: 27/07/1979 Expiry Date: - Issue No: 101 Version Start Date: 26/11/2007 Version End Date: -

ID	Location	Details	
-	1200m SE	Status: Historical Licence No: 2569001208 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT SUMMERSEAT, BURY" Data Type: Point Name: JOHN KENYON & SONS Easting: 379200 Northing: 414300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 27/07/1979 Expiry Date: - Issue No: 100 Version Start Date: 27/07/1979 Version End Date: -
-	1488m NE	Status: Historical Licence No: 2569001030 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PEEL BRIDGE MILLS, RAMSBOTTOM" Data Type: Point Name: DANISCO PAPER LTD Easting: 379300 Northing: 416700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 21/08/1999 Version End Date: -
-	1488m NE	Status: Historical Licence No: 2569001030 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PEEL BRIDGE MILLS, RAMSBOTTOM Data Type: Point Name: MONDI HOLCOMBE LIMITED Easting: 379300 Northing: 416700	Annual Volume (m ³): 359149 Max Daily Volume (m ³): 1637 Original Application No: - Original Start Date: 14/02/1966 Expiry Date: 31/03/2015 Issue No: 105 Version Start Date: 11/08/2008 Version End Date: -
-	1549m W	Status: Historical Licence No: 2569001042 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "SPRING AT HIGHER HALL HOUSE (HOLHOUSE) FARM, GREENMO" Data Type: Point Name: DUXBURY Easting: 377100 Northing: 414900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 12/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 12/01/1966 Version End Date: -

ID	Location	Details	
-	1549m W	Status: Historical Licence No: 2569001042 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: SPRING AT HIGHER HALL HOUSE (HOLHOUSE) FARM, GREENMO Data Type: Point Name: DUXBURY Easting: 377100 Northing: 414900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 12/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 12/01/1966 Version End Date: -
-	1999m SW	Status: Historical Licence No: 2569001253 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT STORMER HILL,TOTTINGTON" Data Type: Point Name: EDWARD TURNBULL & CO LTD Easting: 377820 Northing: 413500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: 31-Dec-08 Issue No: 100 Version Start Date: 05/10/1998 Version End Date: -
-	1999m SW	Status: Historical Licence No: 2569001253 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE AT STORMER HILL,TOTTINGTON Data Type: Point Name: EDWARD TURNBULL & CO LTD Easting: 377820 Northing: 413500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: 31/12/2008 Issue No: 100 Version Start Date: 05/10/1998 Version End Date: -
-	1999m SW	Status: Historical Licence No: 2569001253 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT STORMER HILL, TOTTINGTON Data Type: Point Name: EDWARD TURNBULL LTD Easting: 377820 Northing: 413500	Annual Volume (m ³): 100000 Max Daily Volume (m ³): 363.64 Original Application No: - Original Start Date: 05/10/1998 Expiry Date: 31/12/2008 Issue No: 101 Version Start Date: 04/12/2007 Version End Date: -
-	1999m SW	Status: Historical Licence No: 2569001253R1 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT EDWARD TURNBULL, TOTTINGTON, BURY Data Type: Point Name: EDWARD TURNBULL LTD Easting: 377820 Northing: 413500	Annual Volume (m ³): 39000 Max Daily Volume (m ³): 200 Original Application No: - Original Start Date: 27/02/2009 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 27/02/2009 Version End Date: -

ID	Location	Details	
-	1999m SW	Status: Historical Licence No: 25/69/001/253/R02 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT EDWARD TURNBULL, TOTTINGTON, BURY Data Type: Point Name: Turnbull Prints Limited Easting: 377820 Northing: 413500	Annual Volume (m ³): 39000 Max Daily Volume (m ³): 200 Original Application No: - Original Start Date: 01/04/2015 Expiry Date: 31/3/2027 Issue No: 1 Version Start Date: 01/04/2015 Version End Date: -
-	1999m SW	Status: Historical Licence No: 2569001253R02 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT EDWARD TURNBULL, TOTTINGTON, BURY Data Type: Point Name: Turnbull Prints Limited Easting: 377820 Northing: 413500	Annual Volume (m ³): 39000 Max Daily Volume (m ³): 200 Original Application No: - Original Start Date: 01/04/2015 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/04/2015 Version End Date: -
-	1999m SW	Status: Historical Licence No: 2569001253R02 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT EDWARD TURNBULL, TOTTINGTON, BURY Data Type: Point Name: Turnbull Prints Limited Easting: 377820 Northing: 413500	Annual Volume (m ³): 39000 Max Daily Volume (m ³): 200 Original Application No: NPS/WR/034831 Original Start Date: 01/04/2015 Expiry Date: 31/03/2027 Issue No: 3 Version Start Date: 16/12/2020 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

15

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 40 >](#)



ID	Location	Details	
1	685m SE	Status: Historical Licence No: 2569001038 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL IN RAMSBOTTOM Data Type: Point Name: GREENLEAF ENTERPRISES LTD Easting: 378950 Northing: 414750	Annual Volume (m ³): 23639.7 Max Daily Volume (m ³): 90.92 Original Application No: - Original Start Date: 25/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/03/2003 Version End Date: -
-	1577m NE	Status: Historical Licence No: 2569001029 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: R.IRWELL AT RAMSBOTTOM Data Type: Point Name: MONDI PAPER LIMITED Easting: 379300 Northing: 416800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 11/09/2001 Version End Date: -
-	1577m NE	Status: Historical Licence No: 2569001224 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: R.IRWELL AT RAMSBOTTOM Data Type: Point Name: MONDI HOLCOMBE LIMITED Easting: 379300 Northing: 416800	Annual Volume (m ³): 90920 Max Daily Volume (m ³): 1091.04 Original Application No: - Original Start Date: 12/04/1988 Expiry Date: - Issue No: 103 Version Start Date: 11/08/2008 Version End Date: -
-	1577m NE	Status: Historical Licence No: 2569001029 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: GOIT FED BY SURFACE DRAINAGE AND RIVER IRWELL AT RAMSBOTTOM Data Type: Point Name: MONDI HOLCOMBE LIMITED Easting: 379300 Northing: 416800	Annual Volume (m ³): 322766 Max Daily Volume (m ³): 1637 Original Application No: - Original Start Date: 14/02/1966 Expiry Date: 31/03/2015 Issue No: 105 Version Start Date: 11/08/2008 Version End Date: -
-	1644m NE	Status: Historical Licence No: 2569001246 Details: Supply to a Leat for Throughflow Direct Source: "Surface, Non-Tidal - North West Region" Point: "RIVER IRWELL AT BRIDGE STREET, RAMSBOTTOM" Data Type: Point Name: BURY METROPOLITAN BOROUGH COUNCIL Easting: 379350 Northing: 416850	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 19/01/1994 Expiry Date: - Issue No: 100 Version Start Date: 11/08/2000 Version End Date: -



ID	Location	Details	
-	1644m NE	Status: Historical Licence No: 2569001246 Details: Supply to a Leat for Throughflow Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT BRIDGE STREET, RAMSBOTTOM Data Type: Point Name: BURY METROPOLITAN BOROUGH COUNCIL Easting: 379350 Northing: 416850	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 19/01/1994 Expiry Date: - Issue No: 100 Version Start Date: 11/08/2000 Version End Date: -
-	1644m NE	Status: Historical Licence No: 2569001246 Details: Supply To A Leat For Throughflow Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT BRIDGE STREET RAMSBOTTOM Data Type: Point Name: BURY METROPOLITAN BOROUGH COUNCIL Easting: 379350 Northing: 416850	Annual Volume (m ³): 63115200 Max Daily Volume (m ³): 172920 Original Application No: 7253 Original Start Date: 19/01/1994 Expiry Date: - Issue No: 100 Version Start Date: 11/08/2000 Version End Date: -
-	1890m NE	Status: Historical Licence No: 2569001047 Details: Boiler Feed Direct Source: "Surface, Non-Tidal - North West Region" Point: "R IRWELL AT PREMISES, BRITANNIA WORKS, KENYON STREET, RA" Data Type: Point Name: KAYS RAMSBOTTOM LTD Easting: 379400 Northing: 417100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/09/1995 Version End Date: -
-	1890m NE	Status: Historical Licence No: 2569001047 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "R IRWELL AT PREMISES, BRITANNIA WORKS, KENYON STREET, RA" Data Type: Point Name: KAYS RAMSBOTTOM LTD Easting: 379400 Northing: 417100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/09/1995 Version End Date: -



ID	Location	Details	
-	1890m NE	Status: Historical Licence No: 2569001047 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: R IRWELL AT PREMISES, BRITANNIA WORKS, KENYON STREET, RA Data Type: Point Name: KAYS RAMSBOTTOM LTD Easting: 379400 Northing: 417100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/09/1995 Version End Date: -
-	1890m NE	Status: Historical Licence No: 2569001047 Details: Boiler Feed Direct Source: Surface, Non-Tidal - North West Region Point: R IRWELL AT PREMISES, BRITANNIA WORKS, KENYON STREET, RA Data Type: Point Name: KAYS RAMSBOTTOM LTD Easting: 379400 Northing: 417100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/09/1995 Version End Date: -
-	1890m NE	Status: Historical Licence No: 2569001047 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: R IRWELL AT, BRITANNIA WORKS, KENYON STREET, RAMSBOTTOM Data Type: Point Name: KAYS RAMSBOTTOM LTD Easting: 379400 Northing: 417100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/09/1995 Version End Date: -
-	1890m NE	Status: Historical Licence No: 2569001047 Details: Boiler Feed Direct Source: Surface, Non-Tidal - North West Region Point: R IRWELL AT, BRITANNIA WORKS, KENYON STREET, RAMSBOTTOM Data Type: Point Name: KAYS RAMSBOTTOM LTD Easting: 379400 Northing: 417100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/09/1995 Version End Date: -

ID	Location	Details	
-	1890m NE	Status: Historical Licence No: 2569001047 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT BRITANNIA WORKS KENYON STREET RAMSBOTTOM Data Type: Point Name: KAYS RAMSBOTTOM LTD Easting: 379400 Northing: 417100	Annual Volume (m ³): 159111 Max Daily Volume (m ³): 636.44 Original Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/09/1995 Version End Date: -
-	1890m NE	Status: Historical Licence No: 2569001047 Details: Boiler Feed Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT BRITANNIA WORKS KENYON STREET RAMSBOTTOM Data Type: Point Name: KAYS RAMSBOTTOM LTD Easting: 379400 Northing: 417100	Annual Volume (m ³): 159111 Max Daily Volume (m ³): 636.44 Original Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 27/09/1995 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m

3

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.

Features are displayed on the Abstractions and Source Protection Zones map on [page 40 >](#)

ID	Location	Details	
-	896m NW	Status: Active Licence No: 2569001228 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT HOLCOMBE, NEAR BURY, LANCS Data Type: Point Name: DARUL ULoom Easting: 377800 Northing: 415800	Annual Volume (m ³): 22730 Max Daily Volume (m ³): 90.92 Original Application No: 2785 Original Start Date: 20/06/1990 Expiry Date: - Issue No: 100 Version Start Date: 20/06/1990 Version End Date: -



ID	Location	Details	
-	896m NW	Status: Historical Licence No: 2569001228 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE AT HOLCOMBE, NEAR BURY, LANCs" Data Type: Point Name: DARUL ULOOM Easting: 377800 Northing: 415800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/06/1990 Expiry Date: - Issue No: 100 Version Start Date: 20/06/1990 Version End Date: -
-	896m NW	Status: Historical Licence No: 2569001228 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT HOLCOMBE, NEAR BURY, LANCs Data Type: Point Name: DARUL ULOOM Easting: 377800 Northing: 415800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/06/1990 Expiry Date: - Issue No: 100 Version Start Date: 20/06/1990 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m	0
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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
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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

22

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

Features are displayed on the Hydrology map on [page 51](#) >

ID	Location	Type of water feature	Ground level	Permanence	Name
B	26m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

ID	Location	Type of water feature	Ground level	Permanence	Name
B	121m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	137m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
B	143m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
E	149m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	151m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
F	152m N	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	170m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
D	170m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	206m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Holcombe Brook
G	207m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	207m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
G	207m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Holcombe Brook
G	210m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Holcombe Brook



ID	Location	Type of water feature	Ground level	Permanence	Name
G	216m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Holcombe Brook
G	219m S	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Holcombe Brook
H	221m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Holcombe Brook
C	223m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	223m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
2	223m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Holcombe Brook
J	225m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-
C	228m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

14

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.

Features are displayed on the Hydrology map on [page 51](#) >

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 51](#) >

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Irwell (Rossendale STW to Roch)	GB112069064620	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 51](#) >

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
1	217m S	River	Irwell (Rossendale STW to Roch)	GB112069064620 ↗	Moderate	Fail	Moderate	2019

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 51](#) >



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

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



7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

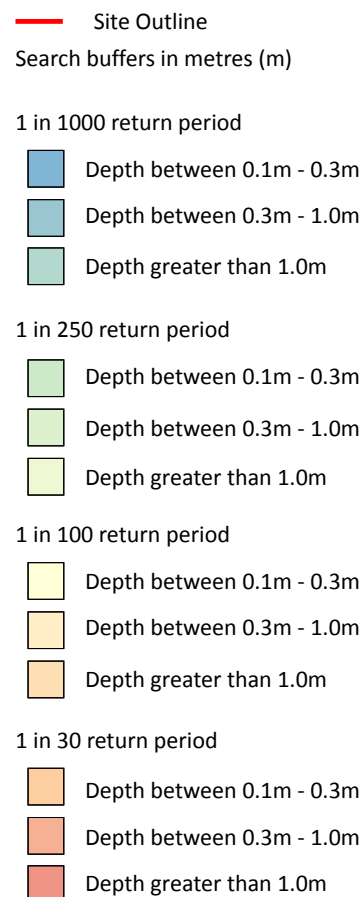
0

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

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 30 year, 0.1m - 0.3m

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 59](#) >

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

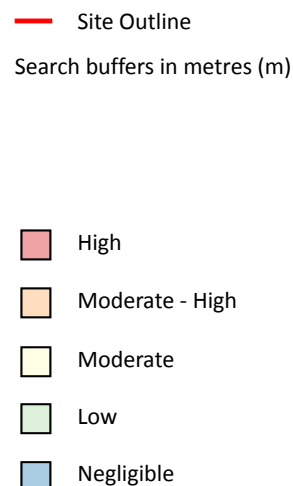
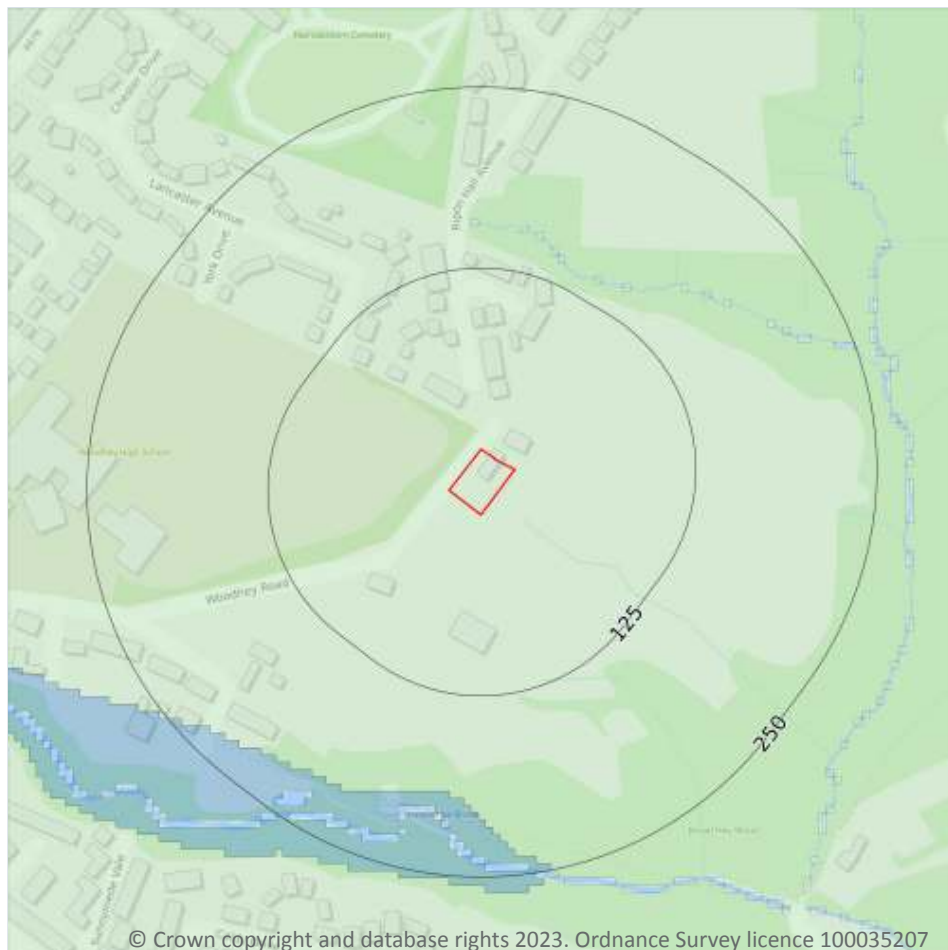
The table below shows the maximum flood depths for a range of return periods for the site.

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

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

Low

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 61](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- + Local Nature Reserves (LNR)
- Designated Ancient Woodland
- Green Belt

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10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

2

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.

Features are displayed on the Environmental designations map on [page 62](#) >

ID	Location	Name	Data source
7	1040m NW	West Pennine Moors	Natural England



ID	Location	Name	Data source
10	1402m NW	West Pennine Moors	Natural England

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0
-----------------------------	----------

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0
-----------------------------	----------

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0
-----------------------------	----------

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0
-----------------------------	----------

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

3

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

Features are displayed on the Environmental designations map on [page 62 >](#)

ID	Location	Name	Data source
3	826m W	Redisher Wood	Natural England
9	1319m SW	Kirklees Valley	Natural England
-	1922m SW	Kirklees Valley	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

6

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 62 >](#)

ID	Location	Name	Woodland Type
2	127m NE	Broad Hey Wood	Ancient & Semi-Natural Woodland
4	828m W	Dawes Bank Wood	Ancient & Semi-Natural Woodland
5	908m E	Gollinrod Wood	Ancient & Semi-Natural Woodland
6	974m E	Gollinrod Wood	Ancient & Semi-Natural Woodland
8	1050m E	Nuttall Wood	Ancient & Semi-Natural Woodland
-	1600m NW	Unknown	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

1

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

Features are displayed on the Environmental designations map on [page 62 >](#)

ID	Location	Name	Local Authority name
1	On site	Merseyside and Greater Manchester	Bury

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

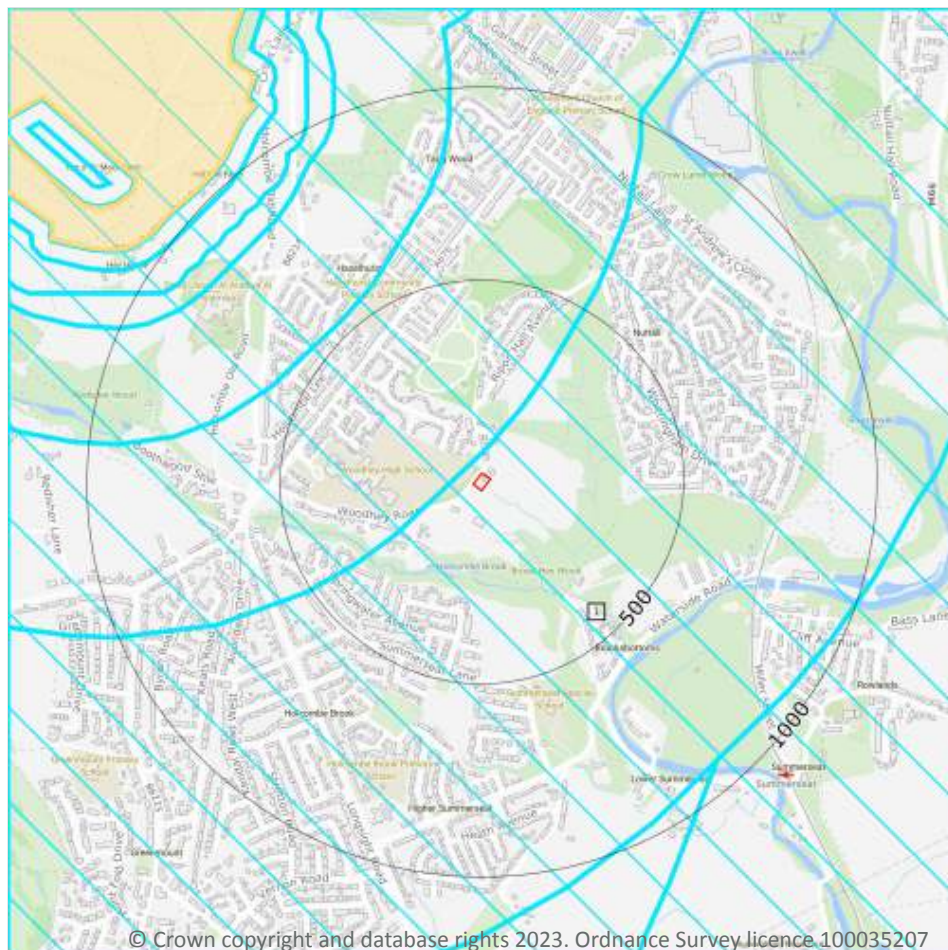
0

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.

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 68](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t). Combustion - General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill. Composting - Any composting proposal with more than 75000 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management Water supply - Large infrastructure such as warehousing / industry where total net additional gross internal floorspace following development is 1,000m² or more.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	1
-----------------------------	----------

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.

Features are displayed on the SSSI Impact Zones and Units map on [page 68 >](#)

ID: 7
 Location: 1040m NW
 SSSI name: West Pennine Moors
 Unit name: Unit 1
 Broad habitat: Bogs - Upland
 Condition: Unfavourable - No change
 Reportable features:

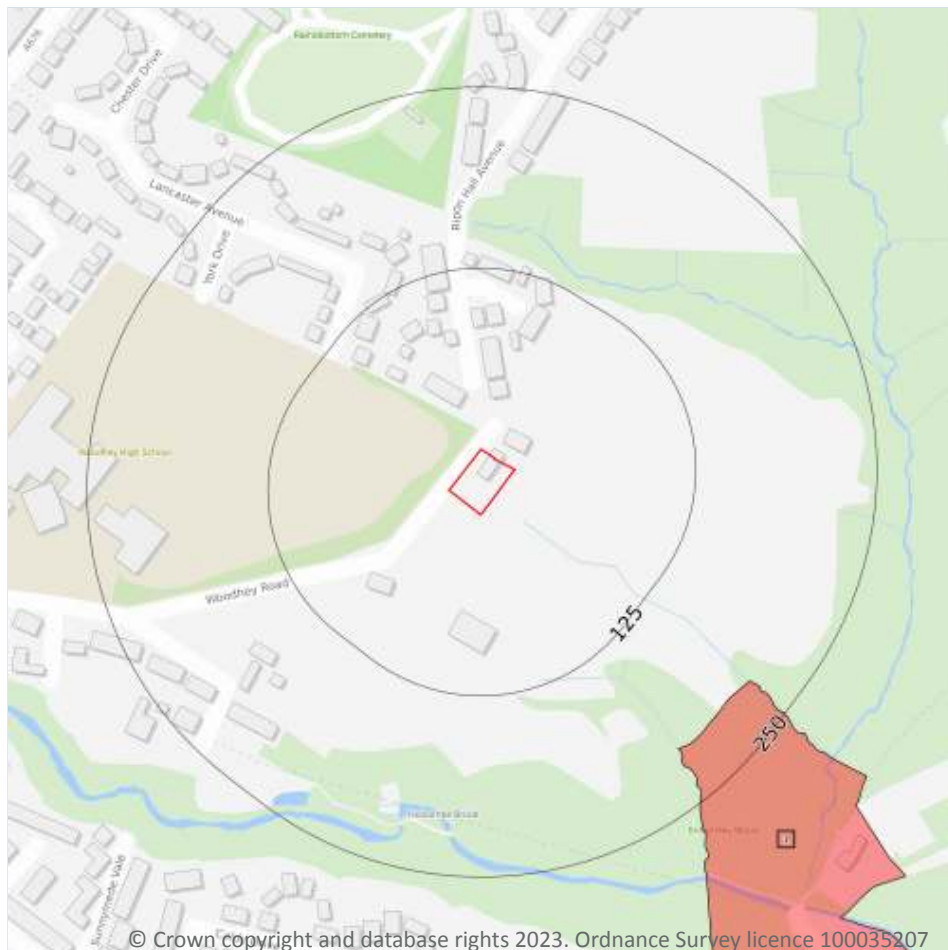
Feature name	Feature condition	Date of assessment
Assemblages of breeding birds - Upland moorland without waterbodies and upland in-bye and allotment farmland	Favourable	31/08/2012
Blanket bog and valley bog (upland)	Unfavourable - No change	17/12/2013
Subalpine dwarf-shrub heath	Favourable	17/12/2013
Wet heath (upland)	Favourable	17/12/2013



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**0**

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.

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

11.5 Conservation Areas

Records within 250m**1**

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



Features are displayed on the Visual and cultural designations map on [page 71](#) >

ID	Location	Name	District	Date of designation
1	211m SE	Summerseat	Bury	1975

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

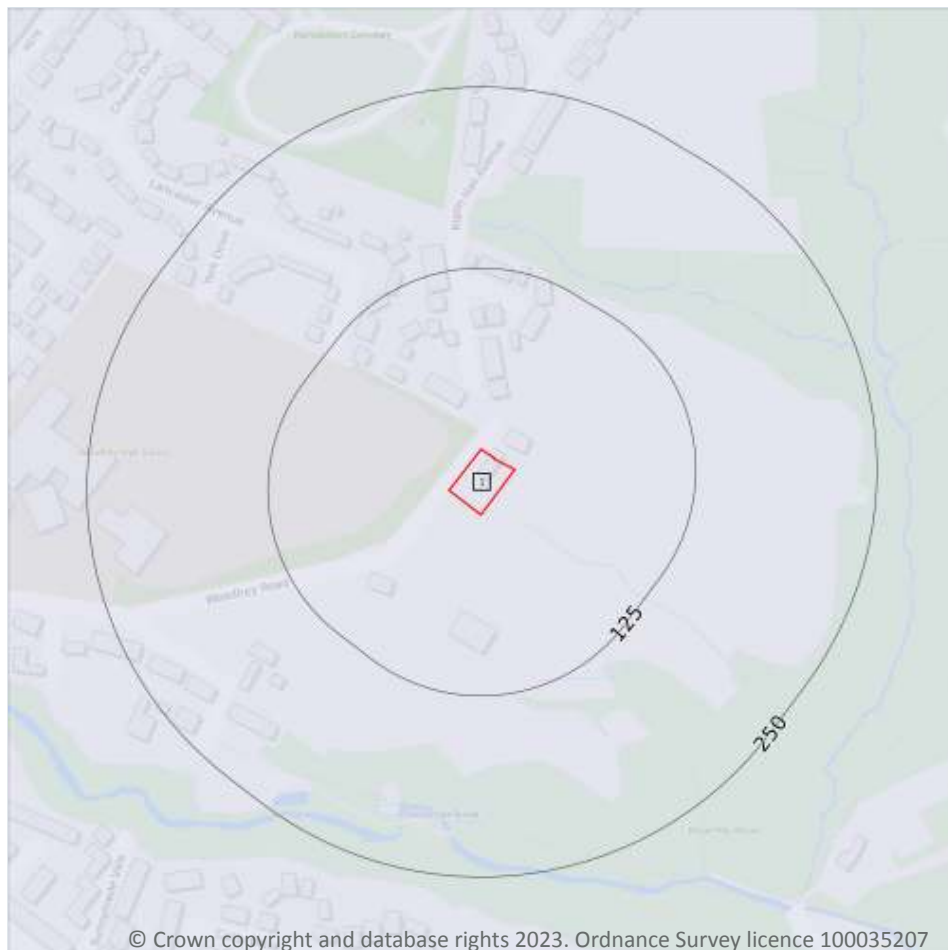
0

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 74](#) >

ID	Location	Classification	Description
1	On site	Grade 4	Poor quality agricultural land. Land with severe limitations which significantly restrict the range of crops and/or level of yields. It is mainly suited to grass with occasional arable crops (e.g. cereals and forage crops) the yields of which are variable. In moist climates, yields of grass may be moderate to high but there may be difficulties in utilisation. The grade also includes very droughty arable land.



This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

1

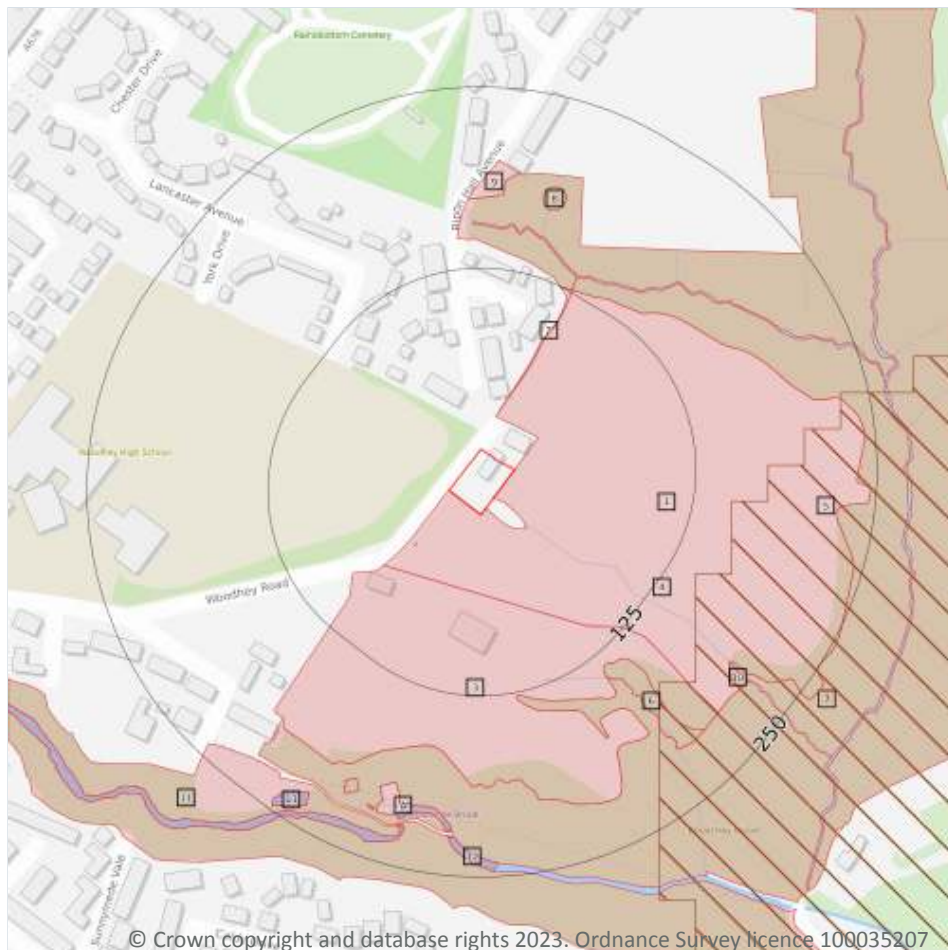
Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

Location	Reference	Scheme	Start Date	End Date
On site	539920	Countryside Stewardship (Middle Tier)	01/01/2018	31/12/2022

This data is sourced from Natural England.



13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
- Primary Habitat
- Restorable Habitat
- Associated Habitats
- Habitat Restoration-Creation
- Network Enhancement Zone 1
- Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

15

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

Features are displayed on the Habitat designations map on [page 76 >](#)

ID	Location	Main Habitat	Other habitats
1	On site	Good quality semi-improved grassland	Main habitat: LMEAD (INV > 50%)
2	29m N	Good quality semi-improved grassland	Main habitat: LMEAD (INV > 50%)
3	53m S	No main habitat but additional habitats present	Additional: DWOOD (INV 50%); LMEAD (INV 50%)
4	125m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
5	127m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%); LMEAD (INV > 50%)
6	134m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%); LMEAD (INV > 50%)
8	172m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	173m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	194m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	198m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	201m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	214m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	221m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	223m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
13	225m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	1
----------------------------	----------

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.

Features are displayed on the Habitat designations map on [page 76 >](#)

ID	Location	Type	Habitat
7	144m SE	Network Enhancement Zone 2	Not specified

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

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

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

This data is sourced from Natural England.



13.4 Limestone Pavement Orders

Records within 250m

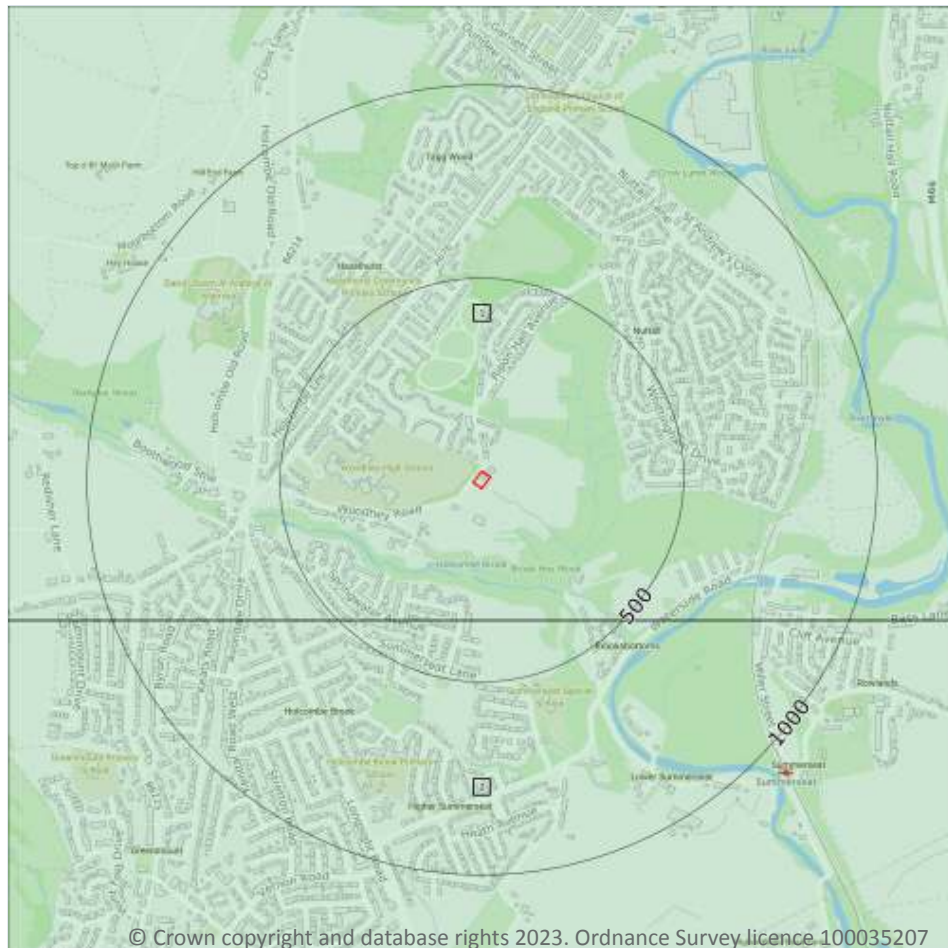
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

2

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 79](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SD71NE
2	341m S	Full	Full	Full	Full	SD71SE

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

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14.2 Artificial and made ground (10k)

Records within 500m

3

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.

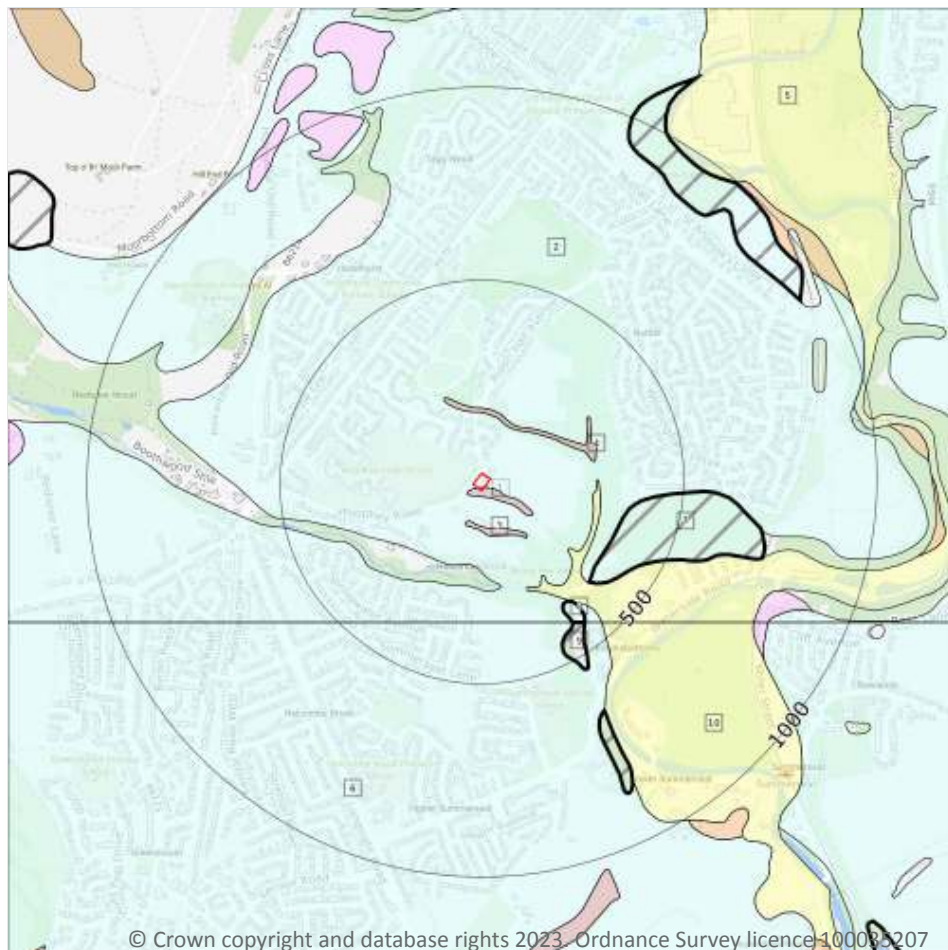
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 80](#) >

ID	Location	LEX Code	Description	Rock description
1	168m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	218m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	435m N	WMGR-ARTDP	Infilled Ground	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

7

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 81](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	HEAD-DMTN	Head - Diamicton	Diamicton
2	On site	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton



ID	Location	LEX Code	Description	Rock description
3	84m S	HEAD-DMTN	Head - Diamicton	Diamicton
4	139m NE	HEAD-DMTN	Head - Diamicton	Diamicton
5	268m E	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
6	341m S	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
10	462m SE	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

3

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

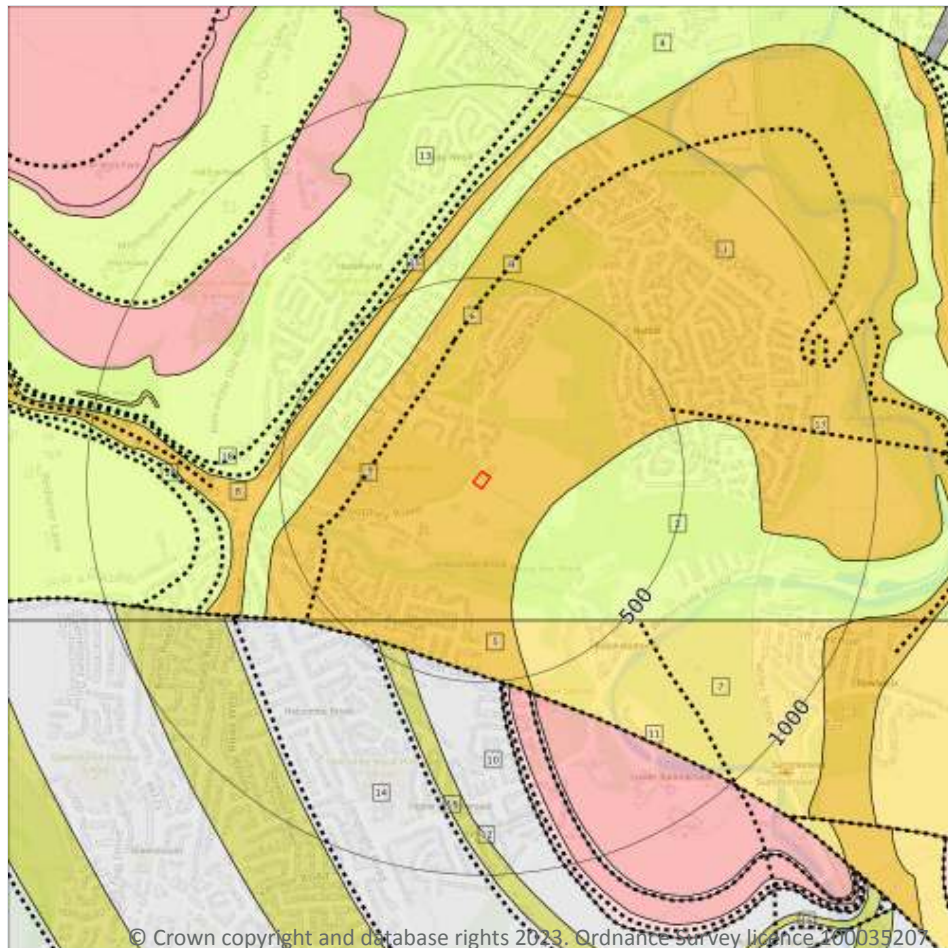
Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 81](#) >

ID	Location	LEX Code	Description	Rock description
7	350m SE	SLIP-UNKNOWN	Landslide Deposits	Unknown/unclassified Entry
8	361m SE	SLIP-UNKNOWN	Landslide Deposits	Unknown/unclassified Entry
9	414m SE	SLIP-UNKNOWN	Landslide Deposits	Unknown/unclassified Entry

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

10

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 83](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	BBS-SDST	Brooksbottoms Grit - Sandstone	Marsdenian Sub-age
2	171m SE	MG-MDSI	Millstone Grit Group [see Also Migr] - Mudstone And Siltstone	Namurian Age
4	330m NW	MG-MDSI	Millstone Grit Group [see Also Migr] - Mudstone And Siltstone	Namurian Age



ID	Location	LEX Code	Description	Rock age
5	341m S	BBS-SDST	Brooksbottoms Grit - Sandstone	Marsdenian Sub-age
7	350m S	MARSD-MDSI	Marsden Formation - Mudstone And Siltstone	Marsdenian Sub-age
8	424m NW	HLBG-SDST	Holcombe Brook Grit - Sandstone	Marsdenian Sub-age
10	458m S	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
12	461m SW	WH-SDST	Woodhead Hill Rock - Sandstone	Langsettian Sub-age
13	466m NW	MG-MDSI	Millstone Grit Group [see Also Migr] - Mudstone And Siltstone	Namurian Age
14	478m SW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

8

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 83](#) >

ID	Location	Category	Description
3	243m NW	ROCK	Coal seam, inferred
6	345m N	ROCK	Coal seam, inferred
9	434m N	ROCK	Coal seam, inferred
11	458m S	FAULT	Normal fault, inferred; crossmarks on downthrow side
15	478m NW	ROCK	Coal seam, inferred
16	483m SW	ROCK	Coal seam, inferred
17	489m E	FAULT	Normal fault, inferred
18	499m NW	FOSSIL_HORIZON	Fossil horizon, marine band

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.

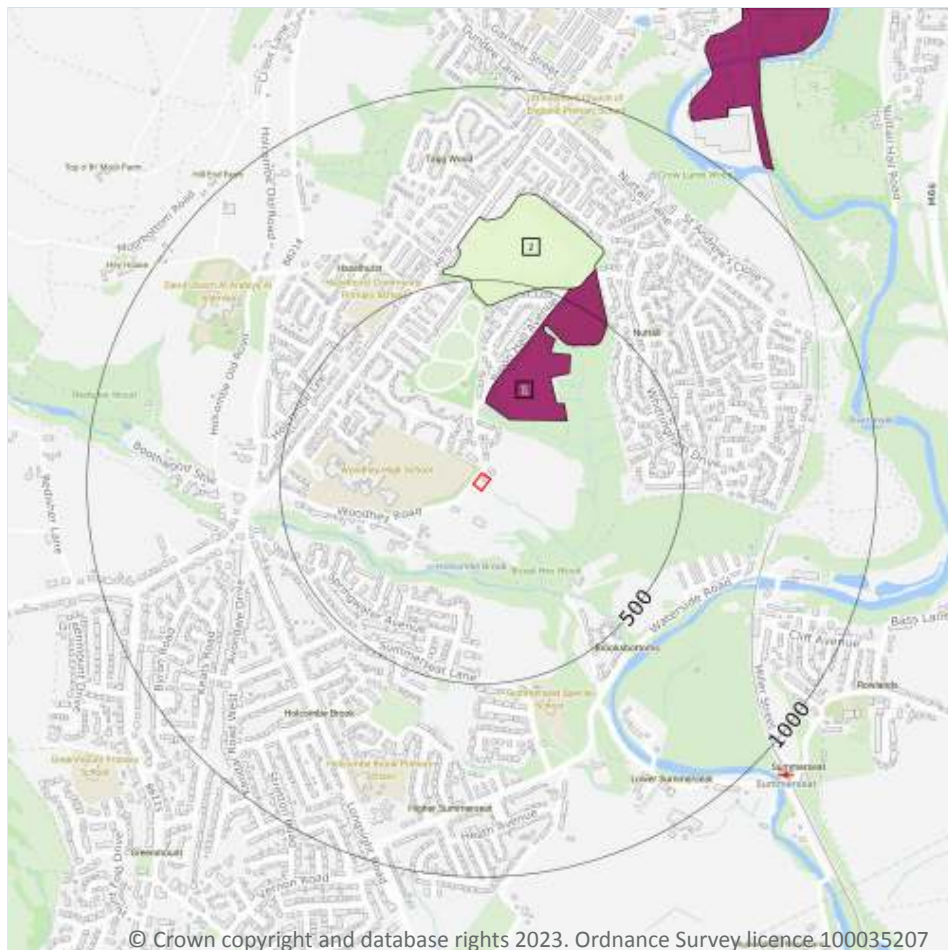
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 85](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	Full	EW076_rochdale_v4

This data is sourced from the British Geological Survey.



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



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- Site Outline
- Search buffers in metres (m)
- Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

2

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.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 86](#) >

ID	Location	LEX Code	Description	Rock description
1	156m NE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT
2	434m N	WMGR-ARTDP	INFILLED GROUND	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m

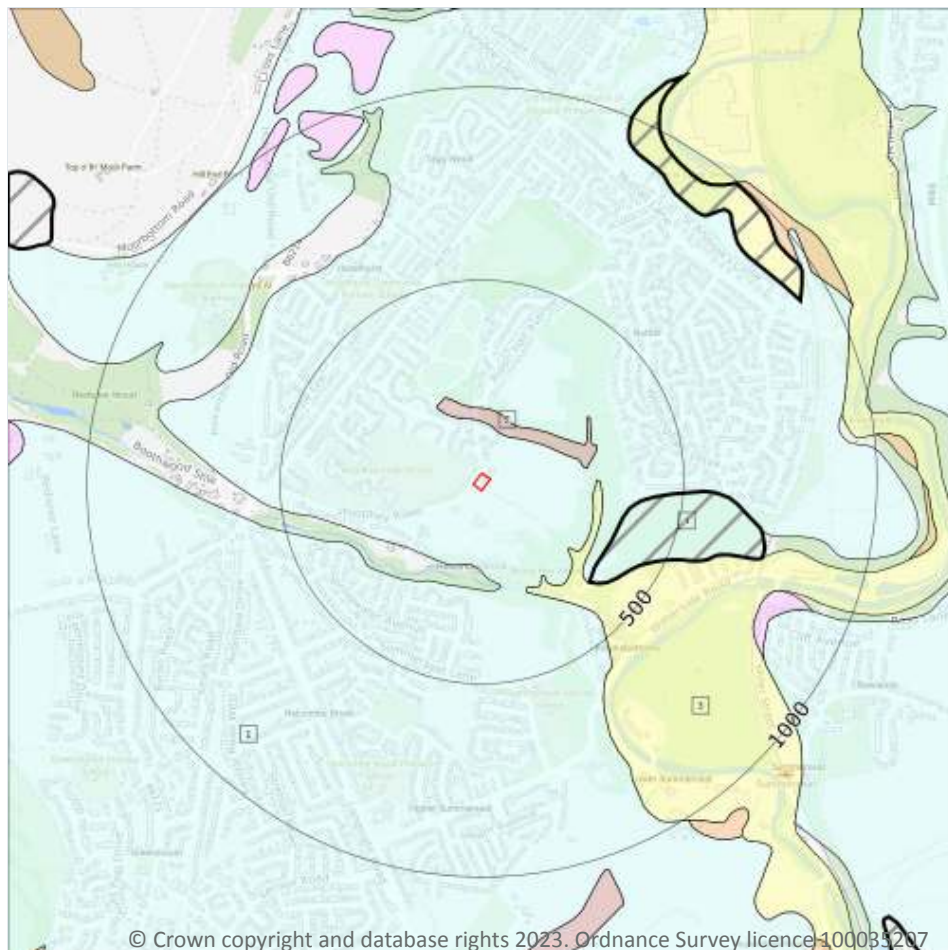
0

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 88](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	TILL, DEVANSIAN	DIAMICTON
2	114m NE	HEAD-DMTN	HEAD	DIAMICTON
3	268m E	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL



This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

1

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Mixed	High	Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

1

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.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 88](#) >

ID	Location	LEX Code	Description	Rock description
4	350m SE	SLIP-UNKNOWN	LANDSLIDE DEPOSITS	UNKNOWN/UNCLASSIFIED ENTRY

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

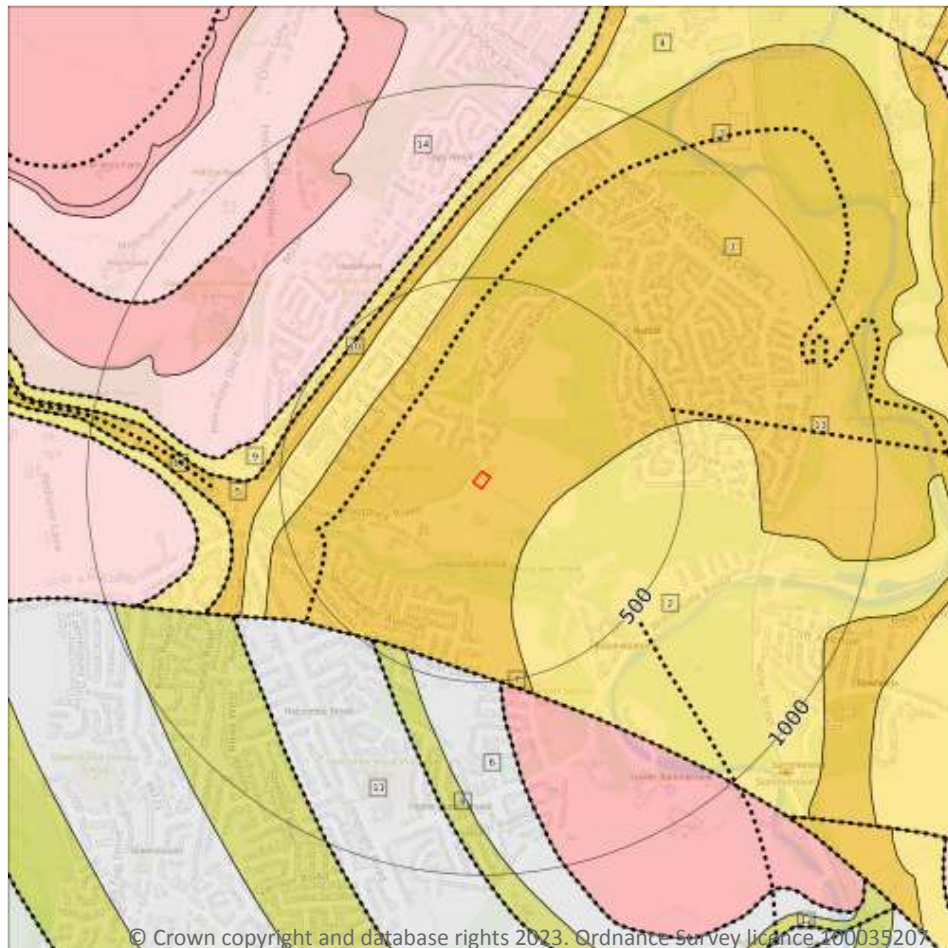
0

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

9

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 90](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	BBS-SDST	BROOKSBOTTOMS GRIT - SANDSTONE	NAMURIAN
2	171m SE	MARSD-MDSI	MARSDEN FORMATION - MUDSTONE AND SILTSTONE	NAMURIAN
4	330m NW	MARSD-MDSI	MARSDEN FORMATION - MUDSTONE AND SILTSTONE	NAMURIAN



ID	Location	LEX Code	Description	Rock age
5	424m NW	HLBG-SDST	HOLCOMBE BROOK GRIT - SANDSTONE	NAMURIAN
6	458m S	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
8	460m SW	WH-SDST	WOODHEAD HILL ROCK - SANDSTONE	WESTPHALIAN
9	467m NW	MARSD-MDSI	MARSDEN FORMATION - MUDSTONE AND SILTSTONE	NAMURIAN
11	483m SW	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
14	499m NW	ROSSE-MDSI	ROSSENDALE FORMATION - MUDSTONE AND SILTSTONE	NAMURIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m

6

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 90](#) >

ID	Location	Category	Description
3	243m NW	ROCK	Coal seam, inferred
7	458m S	FAULT	Fault, inferred
10	467m NW	ROCK	Coal seam, inferred
12	483m SW	ROCK	Coal seam, inferred



ID	Location	Category	Description
13	489m E	FAULT	Fault, inferred
15	499m NW	FOSSIL_HORIZON	Marine band

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

1

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

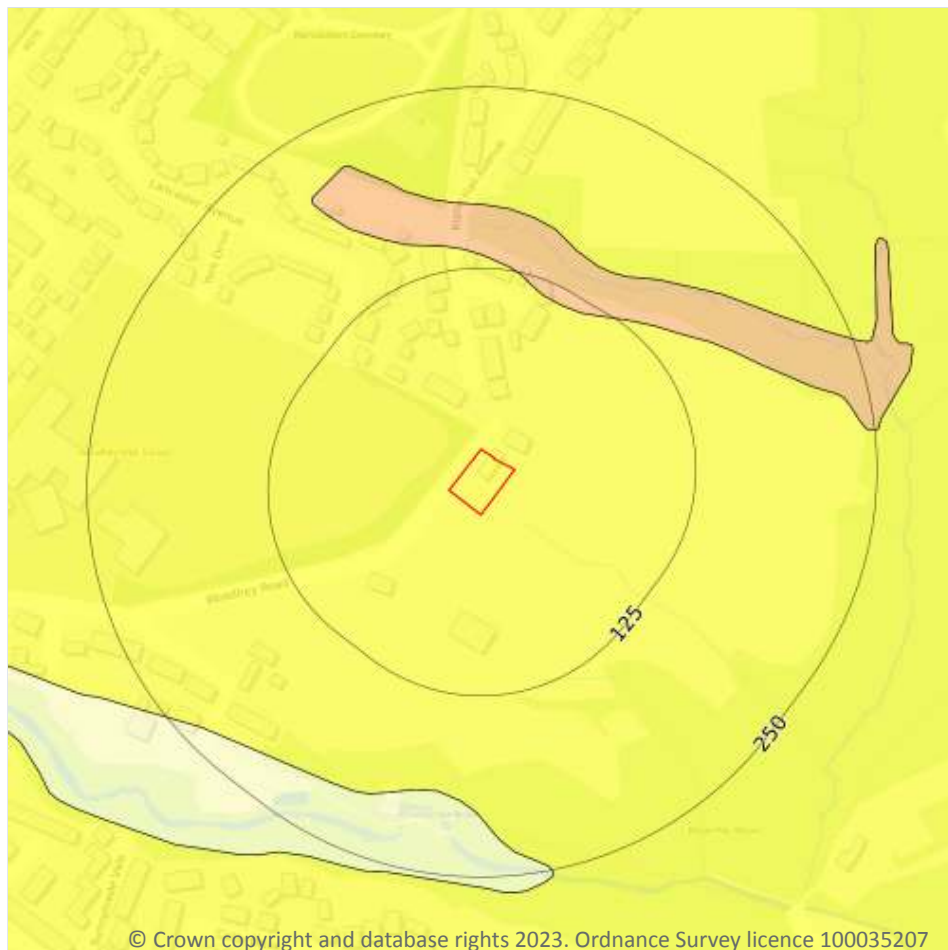
Features are displayed on the Boreholes map on [page 93](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	238m SW	378445 415161	HOLCOMBE BROOK, CALICO PRINTING CO, WOODHEY WORKS	131.06	N	22486 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

1

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

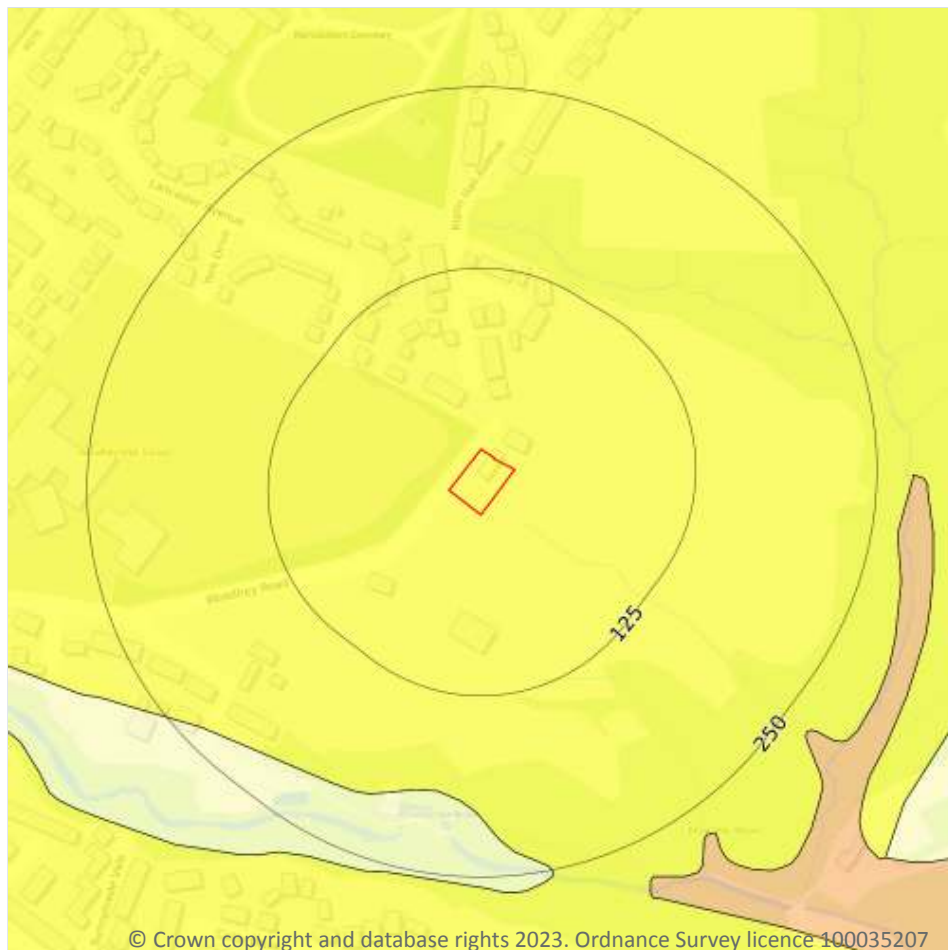
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 94 >](#)

Location	Hazard rating	Details
On site	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

1

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

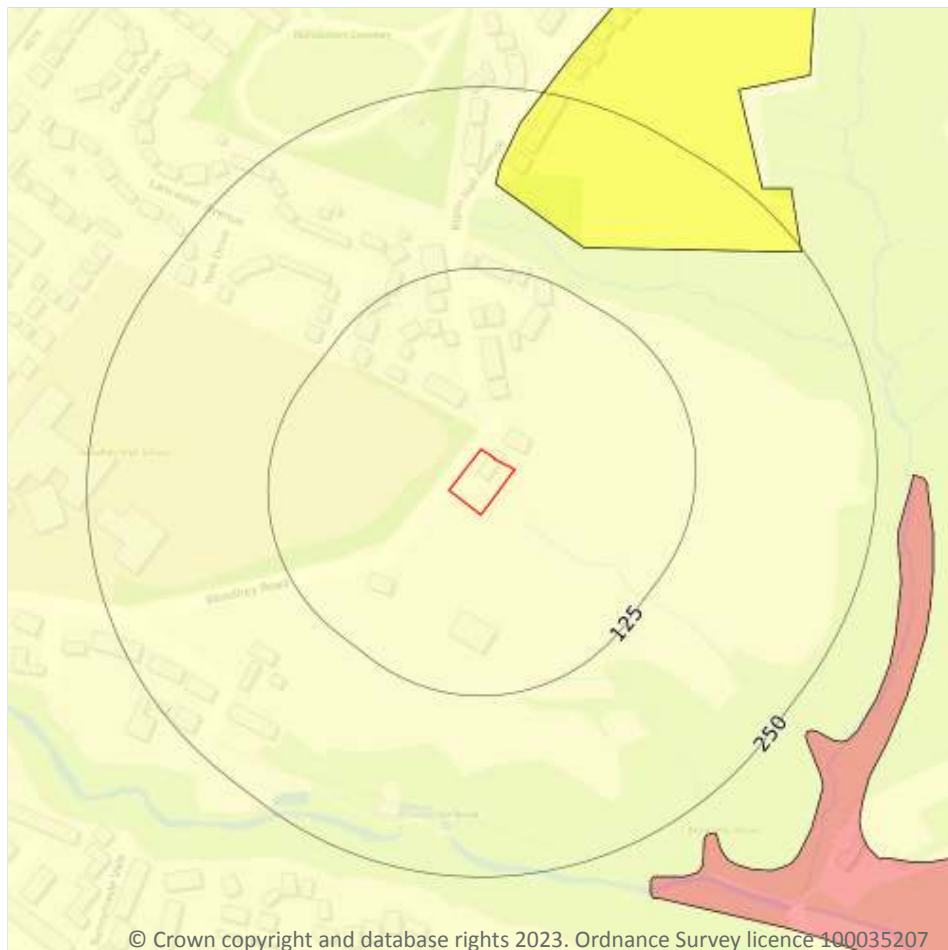
Features are displayed on the Natural ground subsidence - Running sands map on [page 95 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

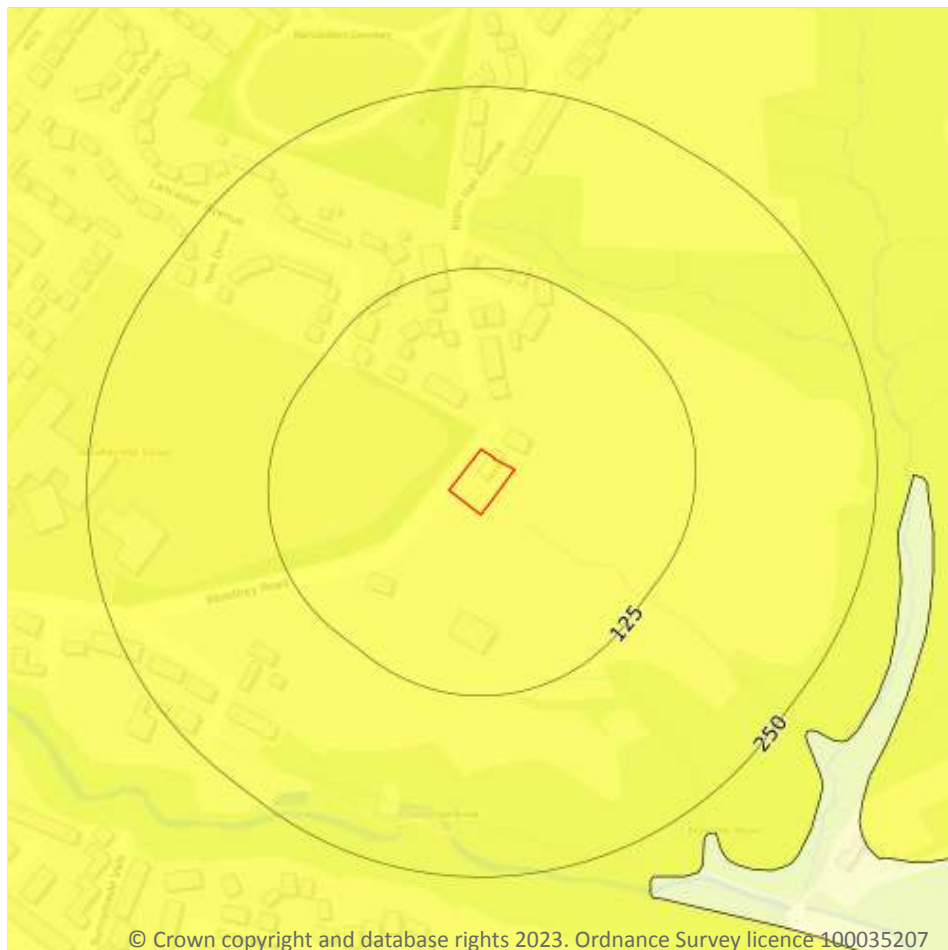
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 96 >](#)

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

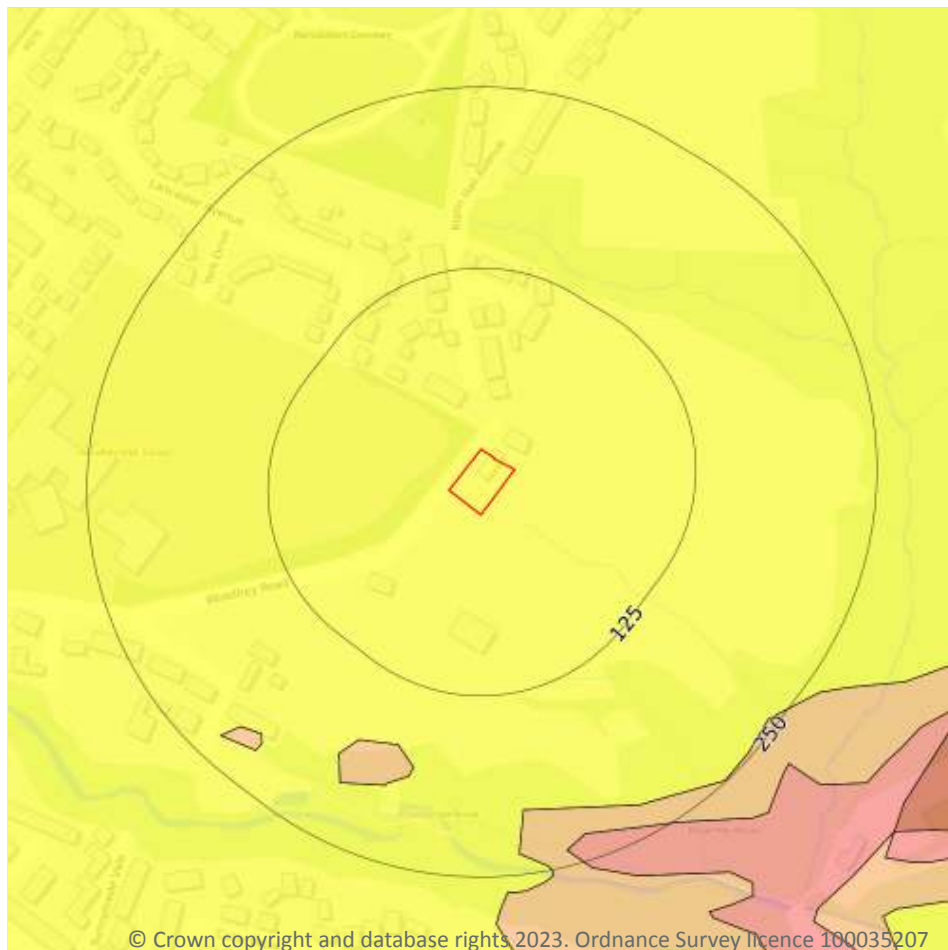
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 97 >](#)

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

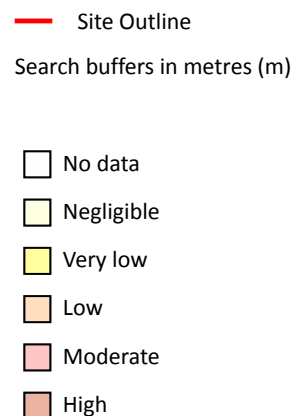
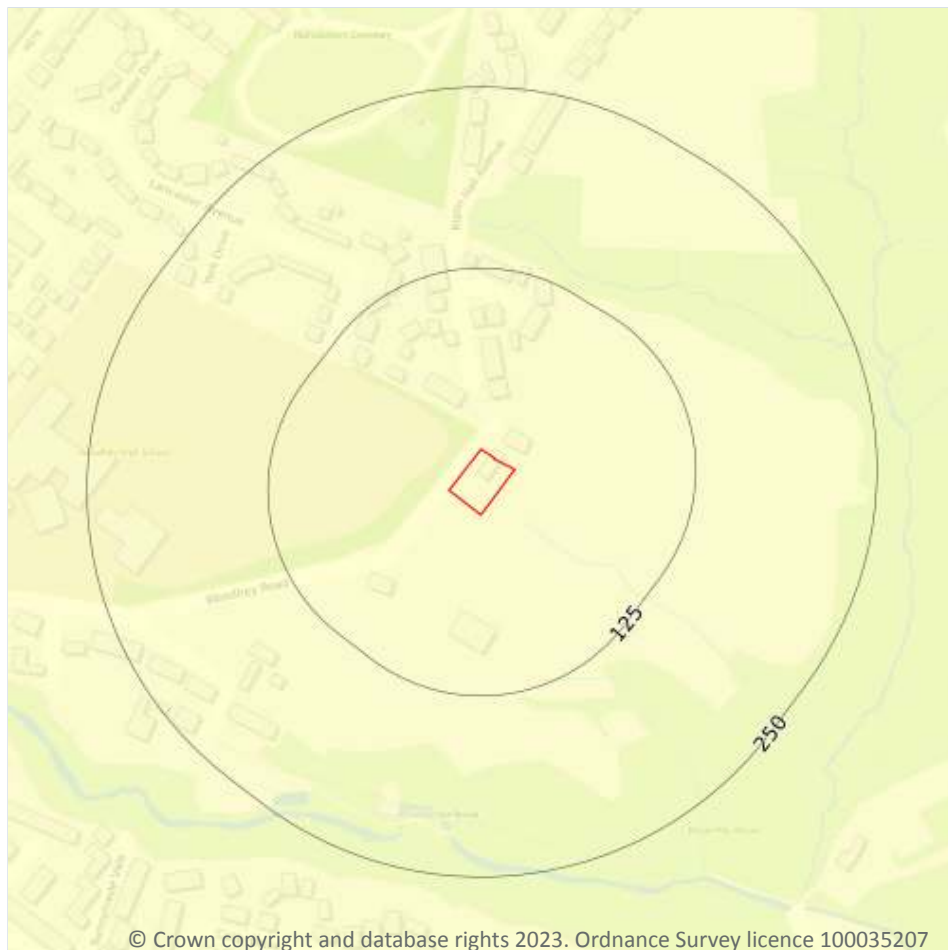
Features are displayed on the Natural ground subsidence - Landslides map on [page 98](#) >

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 99](#)

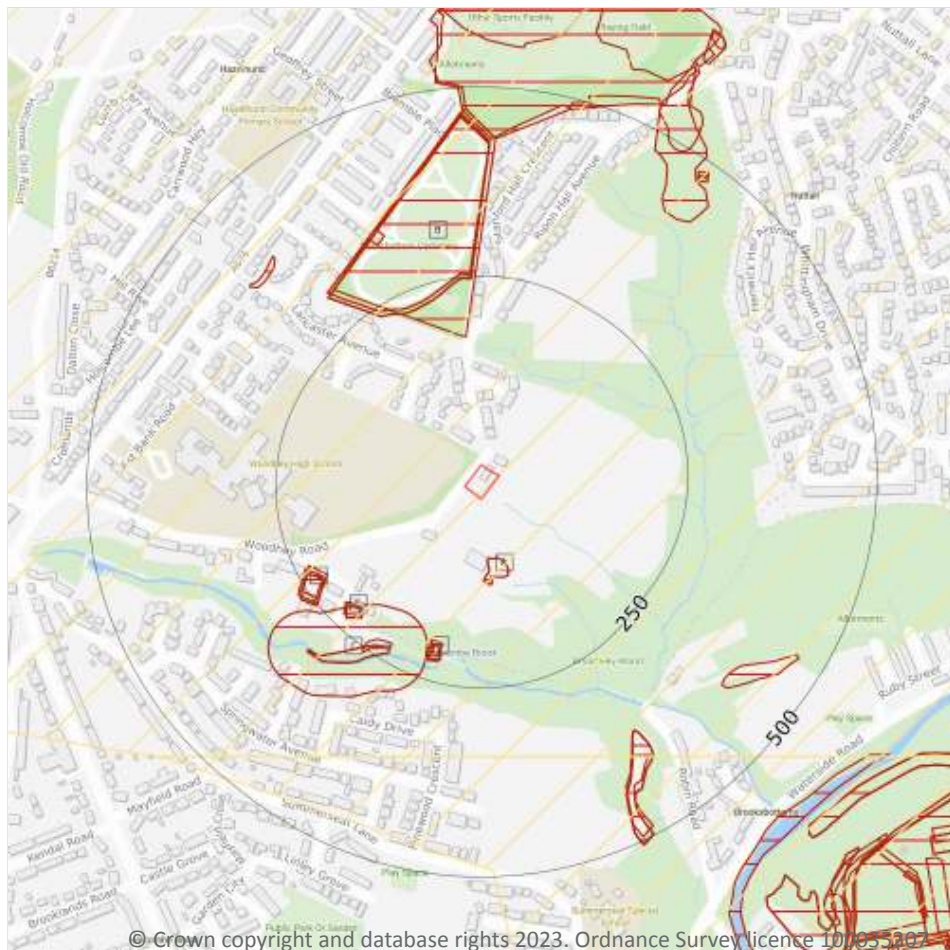
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining
- Non Coal Mining
- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

27

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

Features are displayed on the Mining and ground workings map on [page 101](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	79m S	Refuse Heap	1948	1:10560
A	79m S	Refuse Heap	1927	1:10560
B	171m N	Cemetery	1980	1:10000
C	180m SW	Reservoir	1955	1:10560
D	196m S	Filter Beds	1955	1:10560
D	199m S	Filter Beds	1948	1:10560
D	199m S	Filter Beds	1927	1:10560
D	202m S	Filter Beds	1908	1:10560
E	209m SW	Reservoirs	1955	1:10560
E	211m SW	Reservoirs	1948	1:10560
E	211m SW	Reservoirs	1927	1:10560
E	211m SW	Reservoir	1908	1:10560
F	216m SW	Pond	1968	1:10560
F	223m SW	Reservoirs	1955	1:10560
B	223m N	Cemetery	1948	1:10560
B	223m N	Cemetery	1927	1:10560
B	223m N	Cemetery	1908	1:10560
B	223m N	Cemetery	1891	1:10560
F	223m SW	Reservoirs	1948	1:10560
F	223m SW	Reservoirs	1927	1:10560
F	223m SW	Reservoir	1908	1:10560
C	225m SW	Pond	1968	1:10560
B	229m N	Cemetery	1968	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
B	229m N	Cemetery	1955	1:10560
C	232m SW	Reservoir	1948	1:10560
C	232m SW	Reservoir	1927	1:10560
C	232m SW	Reservoir	1908	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	14
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Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining and ground workings map on [page 101](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
-	742m E	Tunnel	1980	1:10000
-	743m E	Tunnel	1968	1:10560
-	743m E	Tunnel	1949	1:10560
-	744m E	Tunnel	1848	1:10560
-	744m E	Tunnel	1927	1:10560
-	744m E	Tunnel	1908	1:10560
-	744m E	Tunnel	1891	1:10560
-	910m E	Tunnel	1848	1:10560
-	910m E	Tunnel	1927	1:10560
-	910m E	Tunnel	1908	1:10560
-	910m E	Tunnel	1891	1:10560
-	915m NE	Tunnel	1980	1:10000
-	915m NE	Tunnel	1968	1:10560
-	915m NE	Tunnel	1949	1:10560

This data is sourced from Ordnance Survey/Groundsure.



18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

2

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).

Features are displayed on the Mining and ground workings map on [page 101](#) >

ID	Location	Name	Commodity	Class	Likelihood
1	On site	Not available	Vein Mineral	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.
2	341m S	Not available	Vein Mineral	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.



18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

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

This data is sourced from Groundsure.



18.11 BGS mine plans

Records within 500m	0
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This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	1
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Areas which could be affected by past, current or future coal mining.

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

This data is sourced from the Coal Authority.

18.13 Brine areas

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

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

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

18.14 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.



18.16 Clay mining

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

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

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



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

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



This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

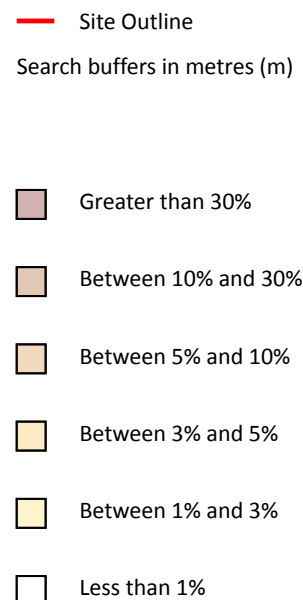
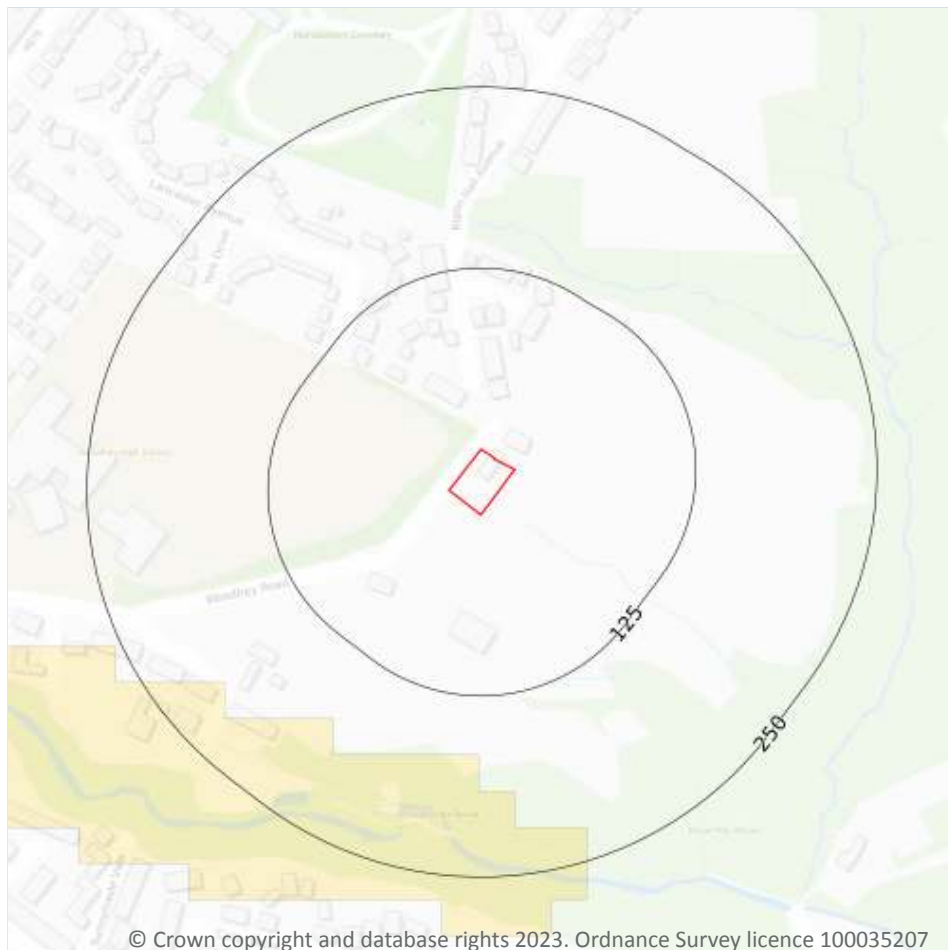
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 110](#) >

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



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

1

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 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	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

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.

22.5 Royal Mail tunnels

Records within 250m

0

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

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

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

This data is sourced from OpenStreetMap.

22.7 Railways

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

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 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.

22.9 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.

22.10 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> ↗.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: <https://www.groundsure.com/terms-and-conditions-april-2023/> ↗.



COAL AUTHORITY MINING REPORT



The Coal
Authority

CON29M

coal mining report

WOODHEY, WOODHEY ROAD, RAMSBOTTOM, BURY, BL0 9RD



Known or potential coal mining risks

Future underground coal mining

Page 4



Further action

No further reports from the Coal Authority are required. Further information on any next steps can be found in our Professional opinion.

For more information on our reports please visit
www.groundstability.com



Professional opinion

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have been identified. It is unlikely that these features will impact on the stability of the enquiry boundary.

Your reference: **cr**
Our reference: **51003379587001**
Date: **22 September 2023**

Client name:
Chris Rowley

If you require any further assistance please
contact our experts on:
0345 762 6848
groundstability@coal.gov.uk

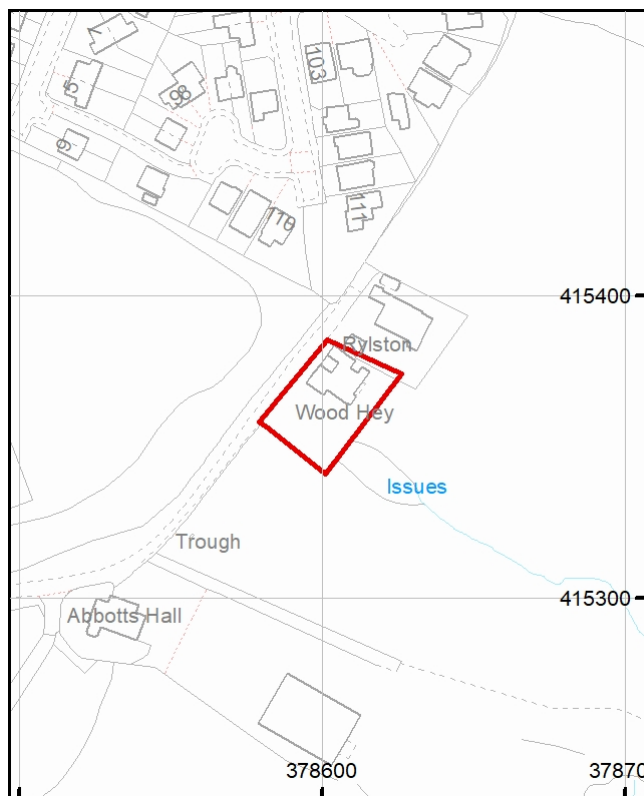


The Law
Society

Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is
on the coalfield



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This report is prepared in accordance with the latest Law Society's Guidance Notes 2018, the User Guide 2018 and the Coal Authority's Terms and Conditions applicable at the time the report was produced.



Accessibility

If you would like this information in an alternative format, please contact our communications team on 0345 762 6848 or email communications@coal.gov.uk.



What if this information changes?

If this report is for a residential property, insurance is included to cover any loss in property value caused by any changes in the information contained in this report. Please see the attached certificate of insurance for the terms and conditions of this insurance. The insurance does not cover non-residential property or further action reports.

Your reference: **cr**
Our reference: **51003379587001**
Date: **22 September 2023**

Client name:
Chris Rowley

If you require any further assistance please
contact our experts on:
0345 762 6848
groundstability@coal.gov.uk

Professional opinion



Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

If you are looking to develop, or undertake works, within a coal mining development high risk area your Local Authority planning department may require a Coal Mining Risk Assessment to be undertaken by a qualified mining geologist or engineer. Should you require any additional information then please contact the Coal Authority on **0345 762 6848** or email **cmra@coal.gov.uk**.

Detailed findings

Information provided by the Coal Authority in this report is compiled in response to the Law Society's CON29M Coal Mining enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL.

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1 Past underground coal mining

The property is not within a surface area that could be affected by any past recorded underground coal mining.

2 Present underground coal mining

The property is not within a surface area that could be affected by present underground mining.

3 Future underground coal mining

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.

The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

4 Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

5 Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

6 Past opencast coal mining

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

7 Present opencast coal mining

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

8 Future opencast coal mining

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

9 Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

10 Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

11 Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

Statutory cover



Coal mining subsidence

In the unlikely event of any coal mining related subsidence damage, the Coal Authority or the mine operator has a duty to take remedial action in respect of subsidence caused by the withdrawal of support from land or property in connection with lawful coal mining operations.

When the works are the responsibility of the Coal Authority, our dedicated public safety and subsidence team will manage the claim. The house or land owner ("the owner") is covered for these works under the terms of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994). Please note, this Act does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester.

If you believe your land or property is suffering from coal mining subsidence damage and you need more information on what to do next, please use the following link to our website which sets out what your rights are and what you need to consider before making a claim.

www.gov.uk/government/publications/coal-mining-subsidence-damage-notice-form



Coal mining hazards

Our public safety and subsidence team provide a 24 hour a day, 7 days a week hazard reporting service, to help protect the public from hazards caused by past coal workings, such as a mine shaft or shallow working collapse. To report any hazards please call **0800 288 4242**. Further information can be found on our website: www.gov.uk/coalauthority.



On behalf of the insurer

Coal Mining Report Insurance Policy Schedule

Policy number: 30274484

The insurer: Liberty Legal Indemnities – underwritten by Liberty Mutual Insurance Europe SE

Binding Authority contract number: RNMFP2303841

Property: WOODHEY, WOODHEY ROAD, RAMSBOTTOM, BURY, BL0 9RD

Report reference number: 51003379587001

Limit of cover: £50,000.00

Dated: 22 September 2023

This policy and schedule shall be read together and any word or expression to which a specific meaning has been attached in either shall bear such meaning wherever it may appear.

Where a Coal Mining Report has been obtained in connection with a sale of the property, cover is provided for the benefit of a purchaser and their lender; in the case of a re-mortgage or where the existing owner chooses to obtain a Coal Mining Report, cover is provided for the benefit of the owner and their lender.

The policy offers protection against loss sustained by the owner of the property if any new problems or adverse entries are revealed in a subsequent Coal Mining Report which were not revealed by the original report to which the policy was attached.

The insured shall at all times comply with the requirements of the Conditions of this Policy.

Coal Mining Report Terms and Conditions can be viewed online at this link:

<https://www.groundstability.com/insurance/terms/20190404/terms.html>

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

coal mining subsidence - ground movement caused by the removal of coal by underground mining

Coal Mining Subsidence Act 1991 - the Act setting out the duties of the Coal Authority to repair damage caused by coal mining subsidence

coal mining subsidence damage - damage to land, buildings or structures caused by the removal of coal by underground mining

coal seams - bed of coal of varying thickness

future opencast coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal from the surface

future underground coal mining - a licence granted, or licence application received, by the Coal Authority to excavate coal underground. Although it is unlikely, remaining coal reserves could create a possibility for future mining, which would be licensed by the Coal Authority

mine entries - collective name for shafts and adits

mine gas - reports of alleged mine gas emissions received by the Coal Authority within the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded

payments to owners of former copyhold land - historically, copyhold land gave rights to coal to the copyholder. Legislation was set up to allow others to work this coal, but they had to issue a notice and pay compensation if a copyholder came forward

shaft - vertical entry into a mine

site investigation - investigations of coal mining risks carried out with the Coal Authority's permission

stop notice - a delay to repairs because further coal mining subsidence damage may occur and it would be unwise to carry out permanent repairs

subsidence claim - a formal notice of subsidence damage to the Coal Authority since it was established on 31 October 1994

withdrawal of support - a historic notice informing landowners that the coal beneath their property was going to be worked

working facilities orders - a court order which gave permission, restricted or prevented coal mine workings

SMALL SCALE SURVEY PLANS



Site Details:

Woodhey Bungalow Woodhey
Road, Ramsbottom, BL0 9RD

Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: County Series

Map date: 1850-1851

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1847
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Edition 1850
Copyright N/A
Levelled N/A

Surveyed 1848
Revised N/A
Edition 1851
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Surveyed 1847
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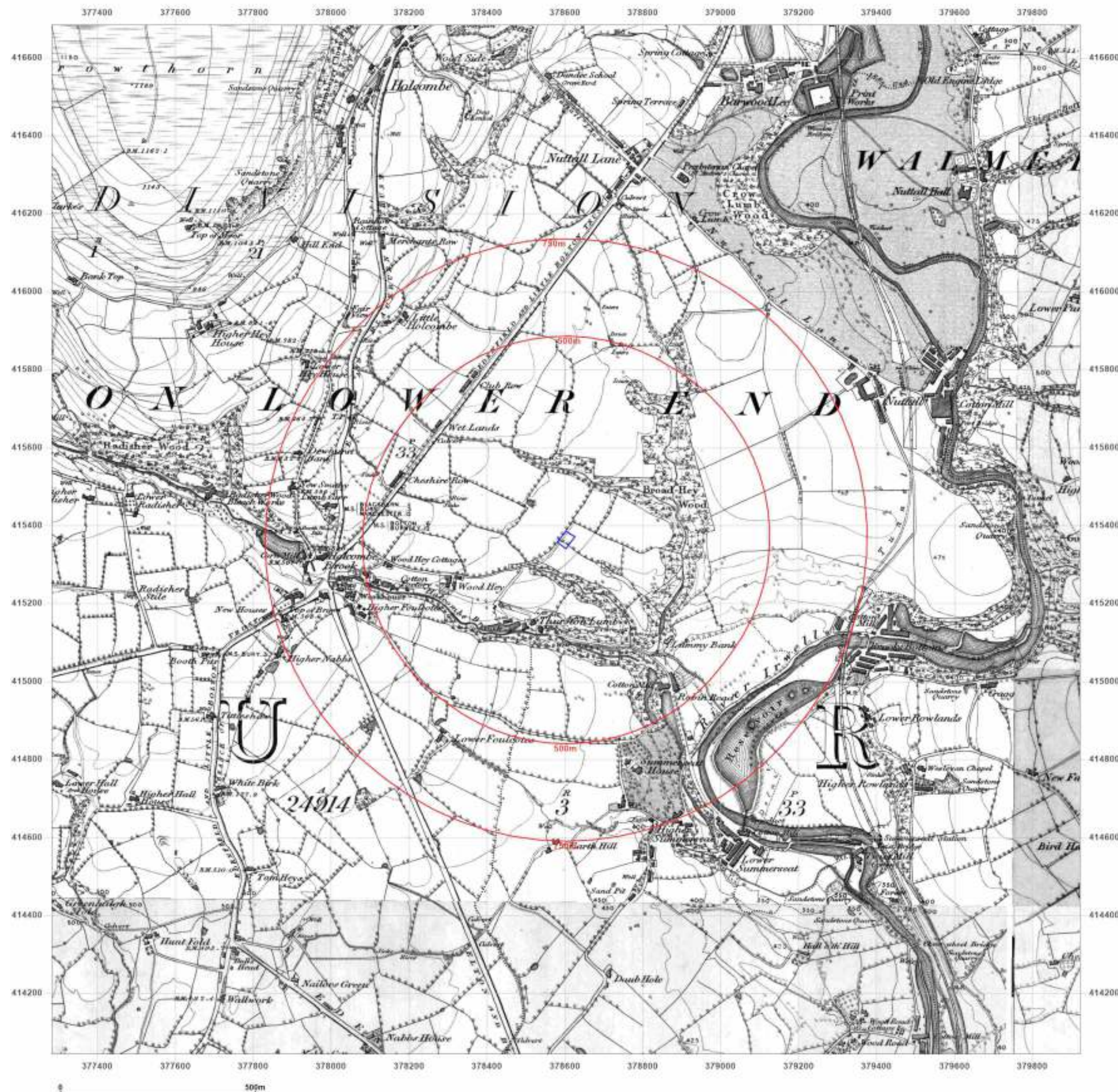


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Site Details:

Woodhey Bungalow Woodhey
Road, Ramsbottom, BL0 9RD

Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: County Series

Map date: 1891

Scale: 1:10,560

Printed at: 1:10,560



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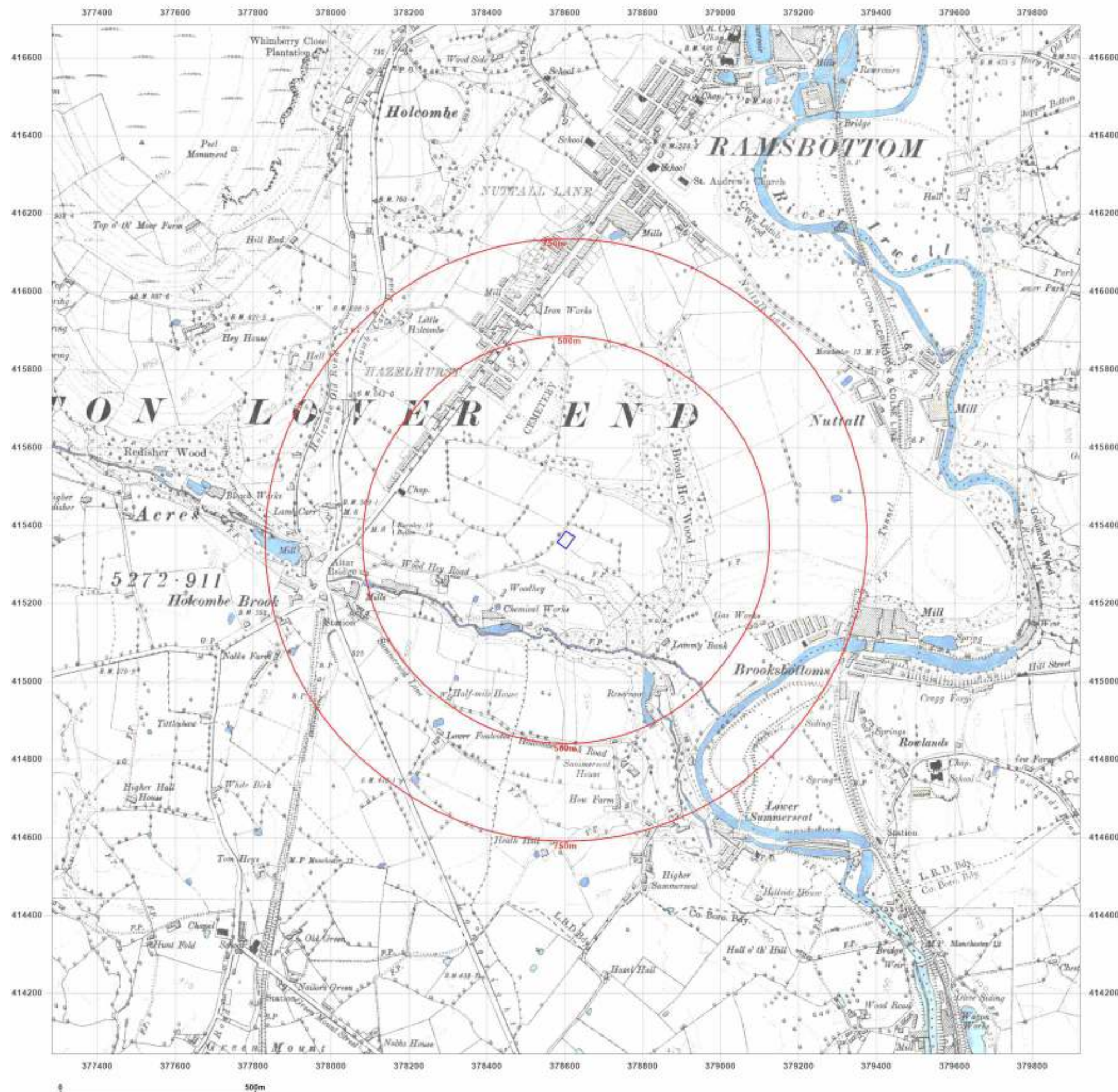


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Site Details:

Woodhey Bungalow Woodhey
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Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: County Series

Map date: 1908-1909

Scale: 1:10,560

Printed at: 1:10,560



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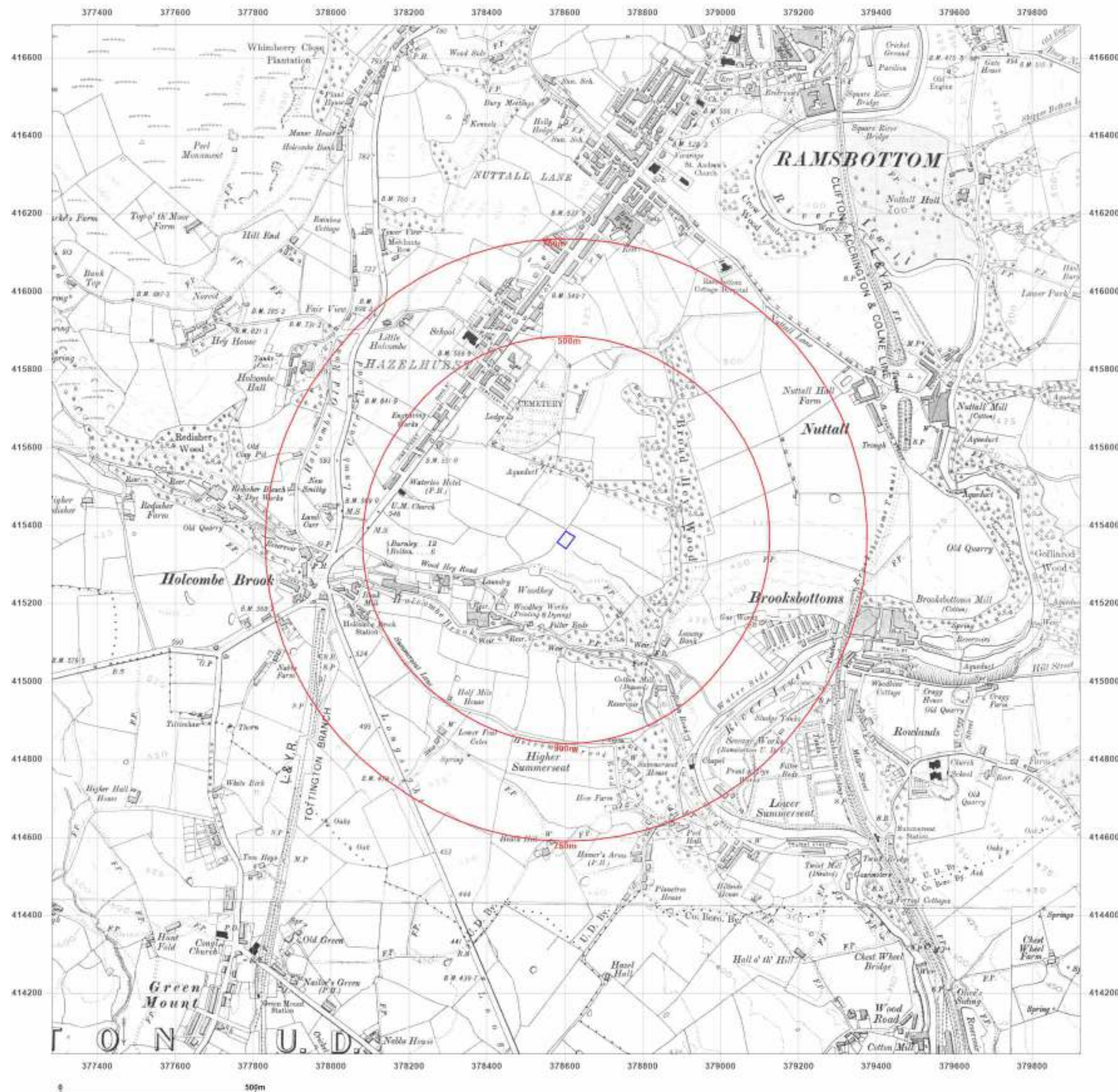


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Site Details:

Woodhey Bungalow Woodhey Road, Ramsbottom, BL0 9RD

Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: County Series

Map date: 1927-1928

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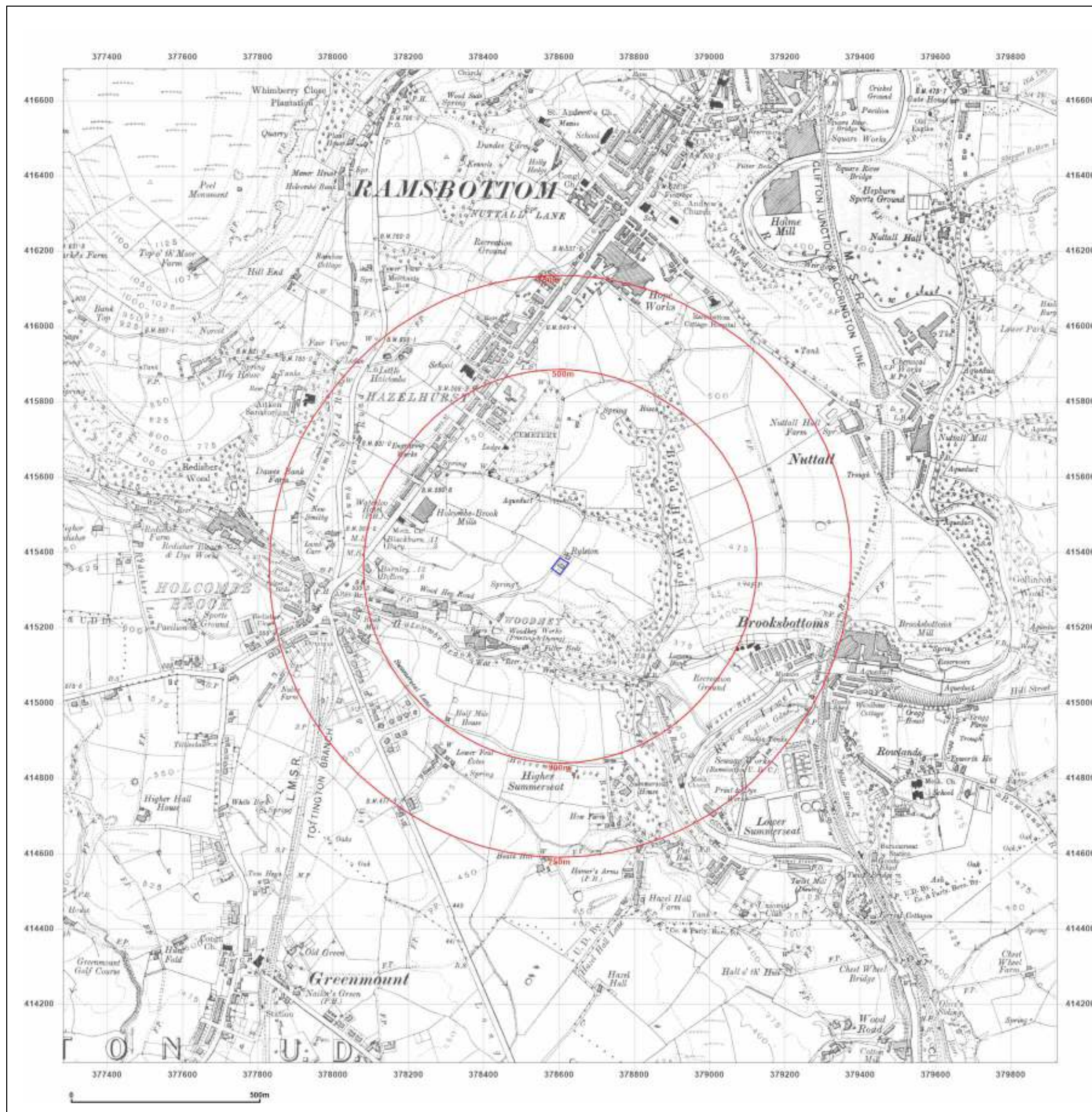


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Site Details:

Woodhey Bungalow Woodhey
Road, Ramsbottom, BL0 9RD

Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: County Series

Map date: 1948

Scale: 1:10,560

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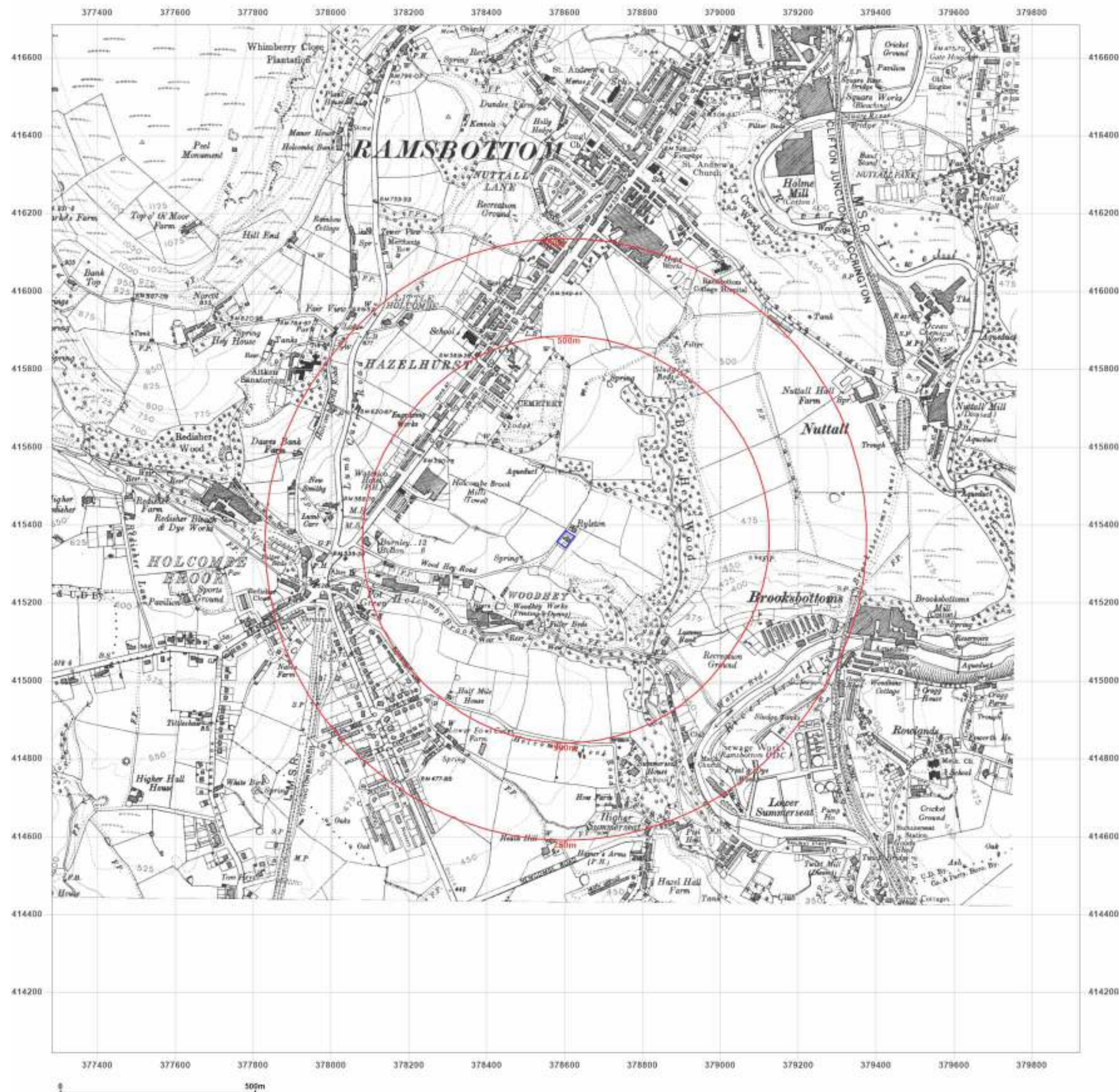


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Site Details:

Woodhey Bungalow Woodhey Road, Ramsbottom, BL0 9RD

Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: Provisional

Map date: 1955-1956

Scale: 1:10,560

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Edition N/A
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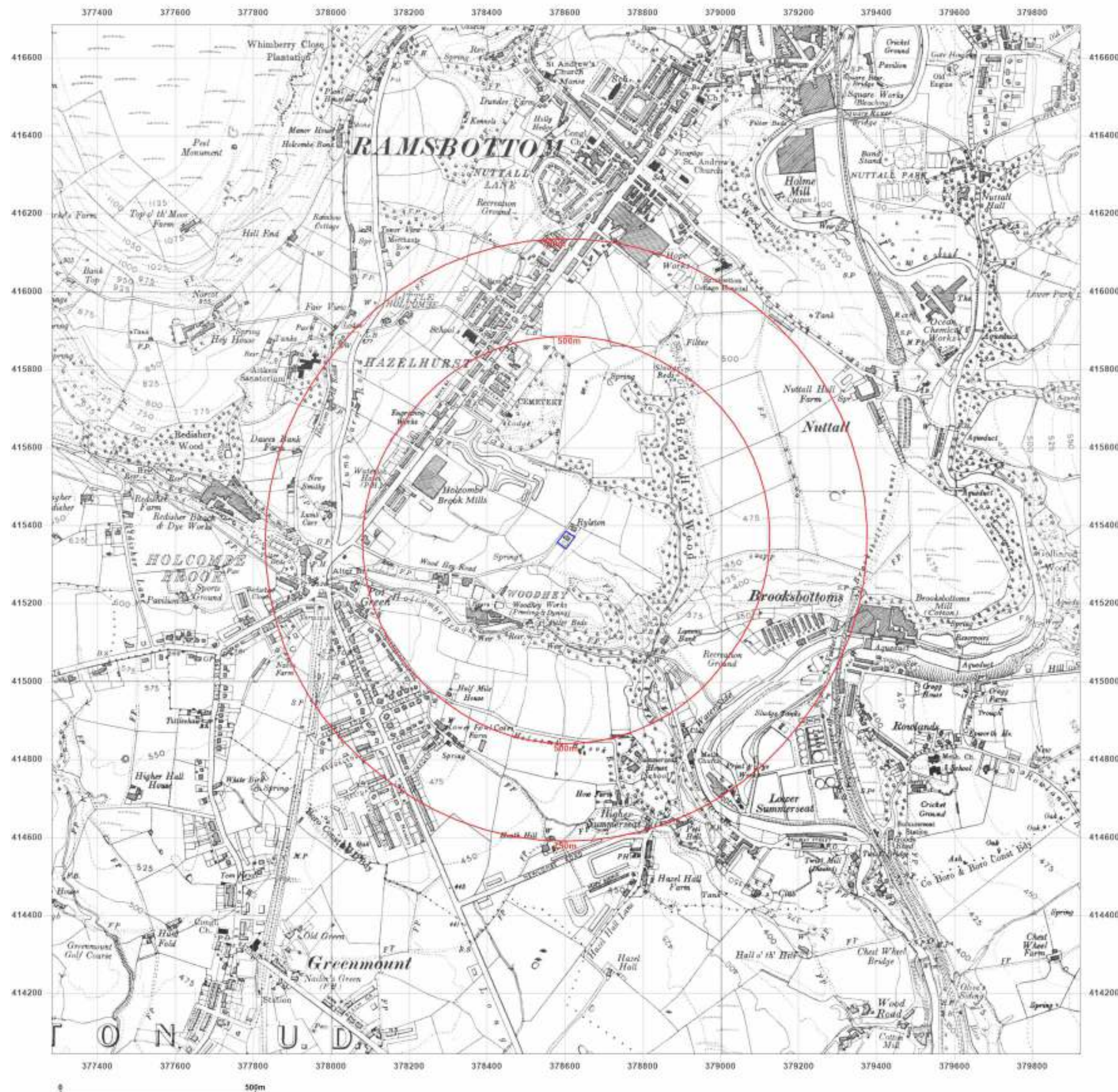


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Site Details:

Woodhey Bungalow Woodhey
Road, Ramsbottom, BL0 9RD

Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: Provisional

Map date: 1968-1969

Scale: 1:10,560

Printed at: 1:10,560



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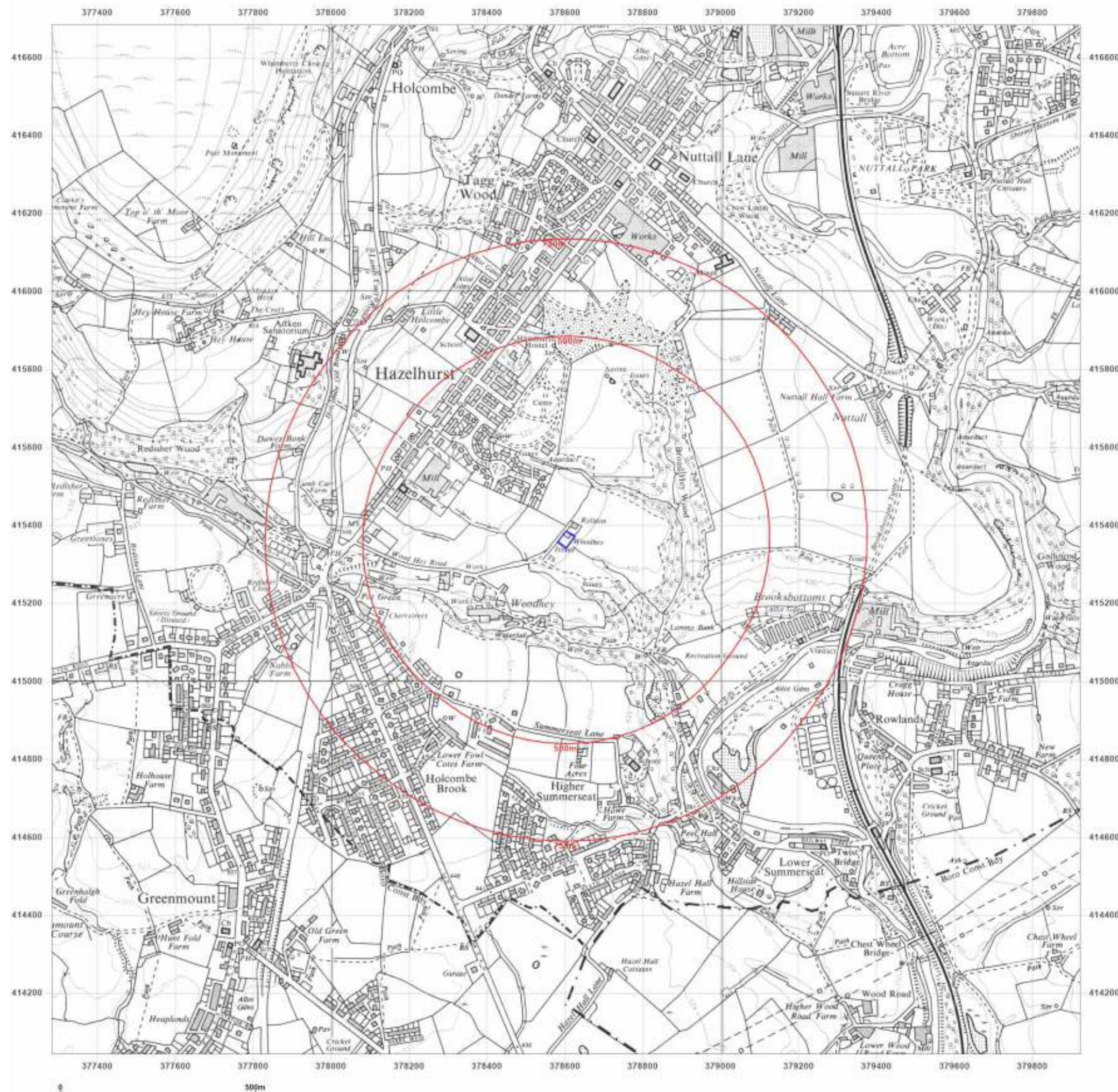


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Site Details:

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Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: National Grid

Map date: 1980

Scale: 1:10,000

Printed at: 1:10,000



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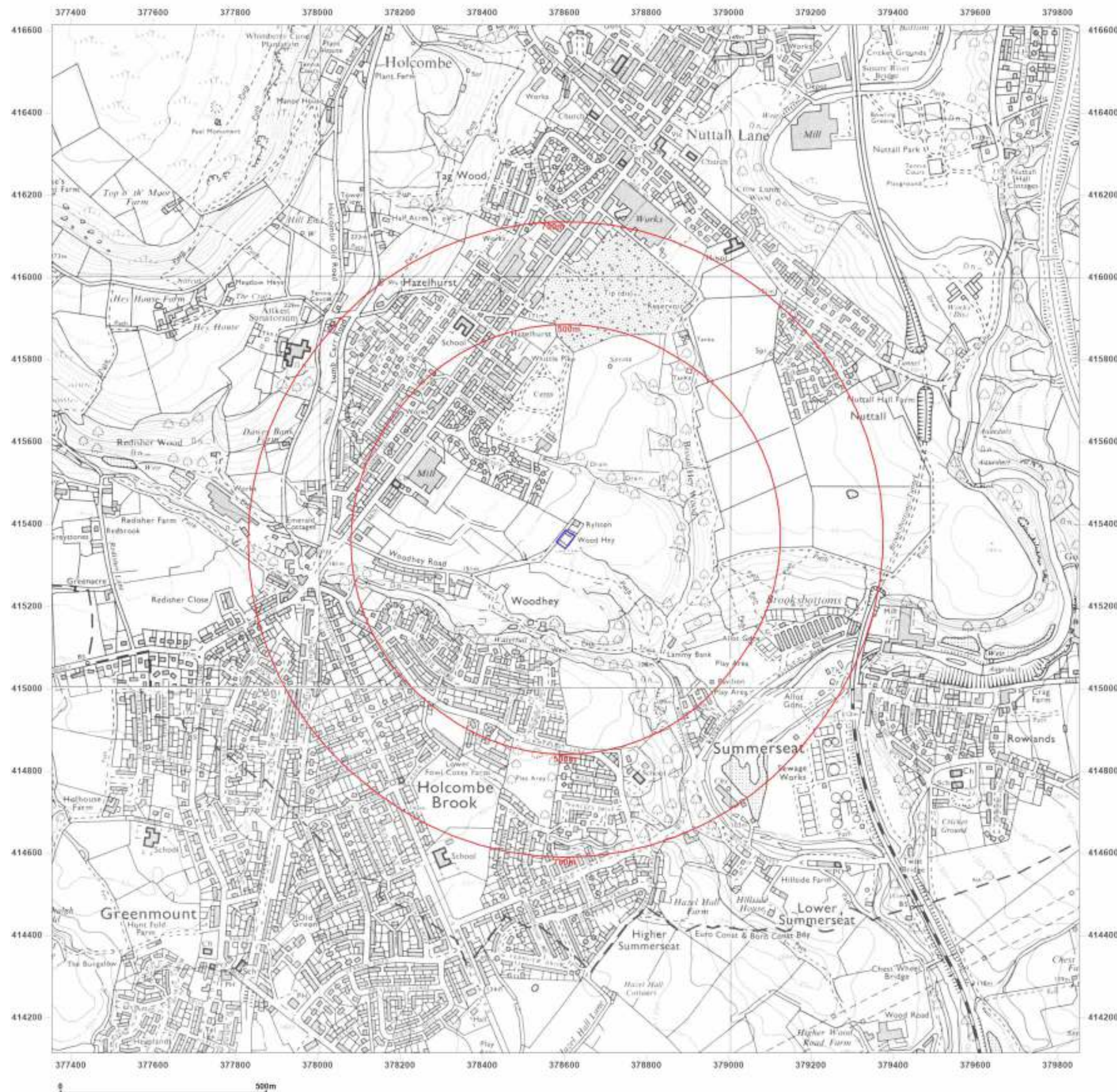


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Site Details:

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Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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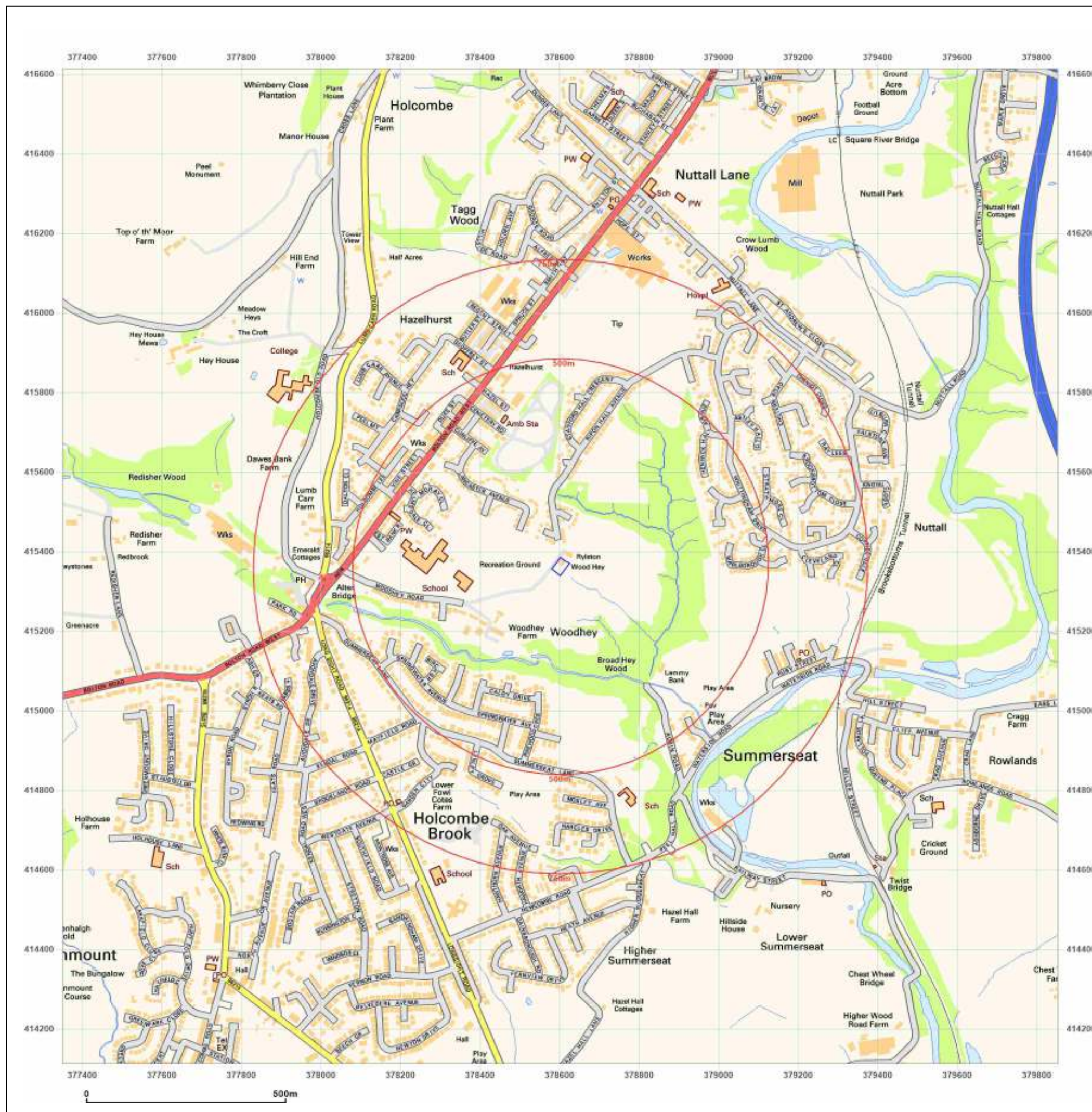


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Production date: 22 September 2023

Map legend available at:
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Site Details:

Woodhey Bungalow Woodhey
Road, Ramsbottom, BL0 9RD

Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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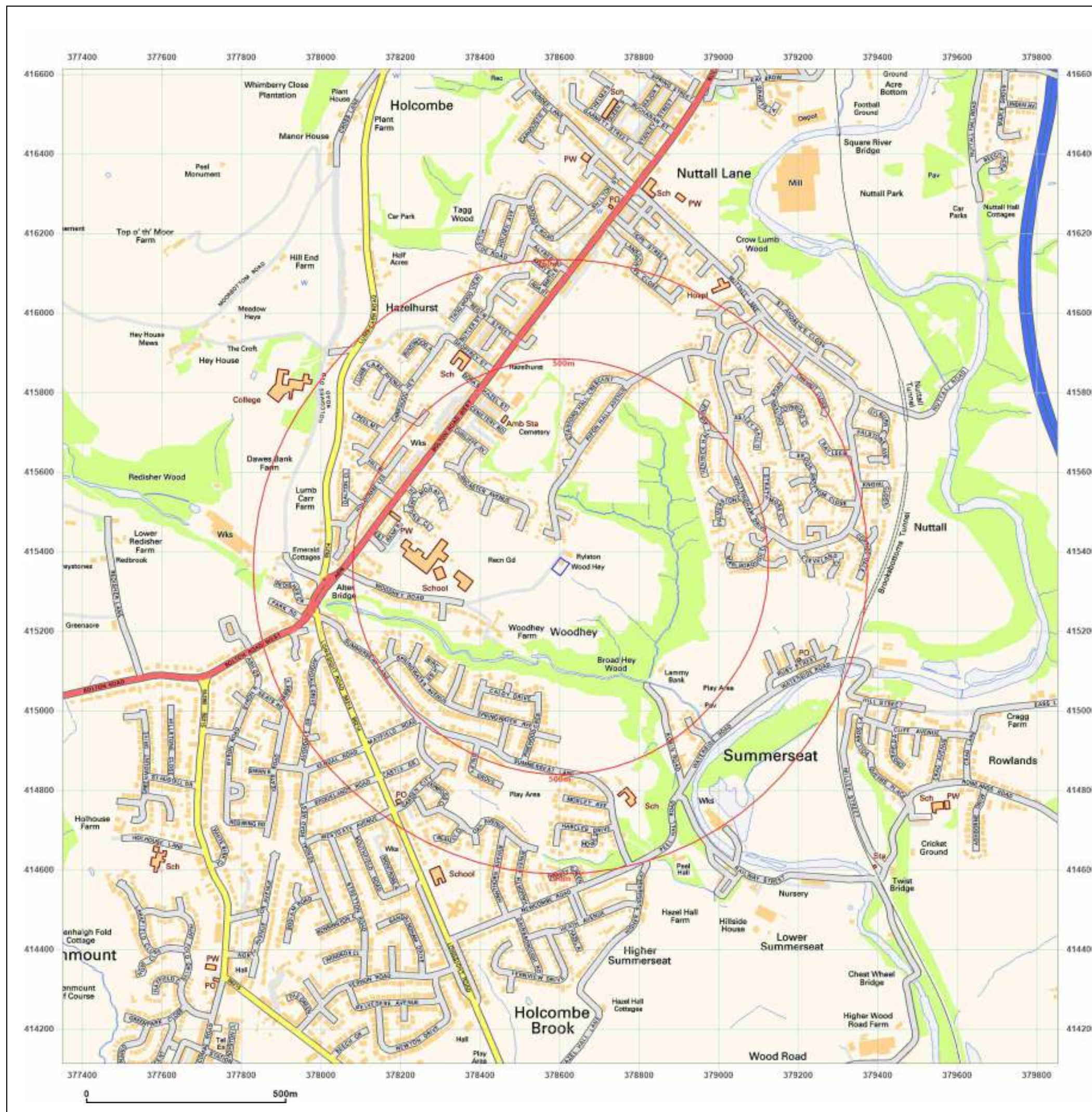


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Site Details:

Woodhey Bungalow Woodhey
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Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: National Grid

Map date: 2023

Scale: 1:10,000

Printed at: 1:10,000



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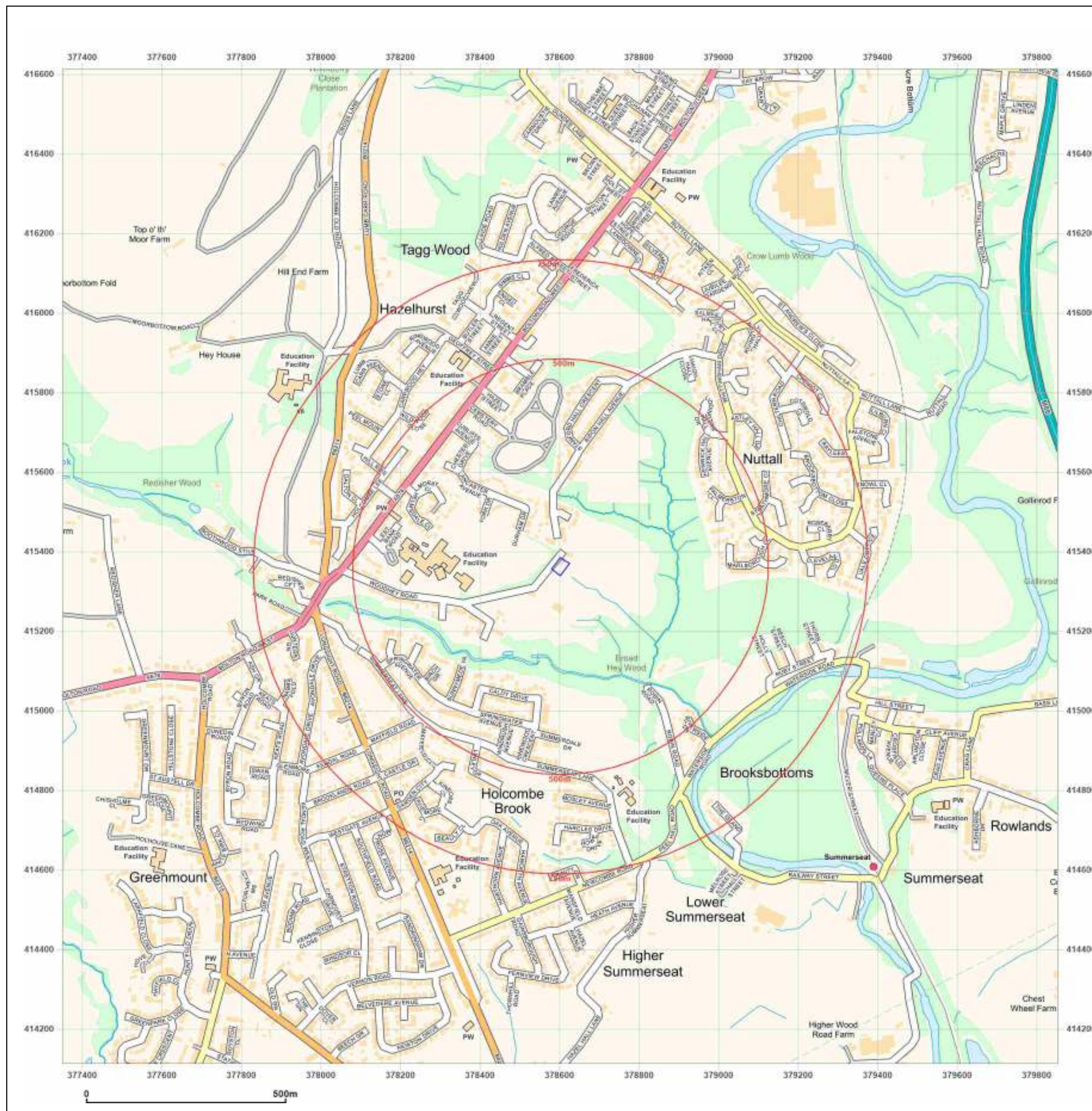


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LARGE SCALE SURVEY PLANS

Site Details:

Woodhey Bungalow Woodhey
Road, Ramsbottom, BL0 9RD

Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: County Series

Map date: 1891

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1891
Revised 1891
Edition N/A
Copyright N/A
Levelled N/A



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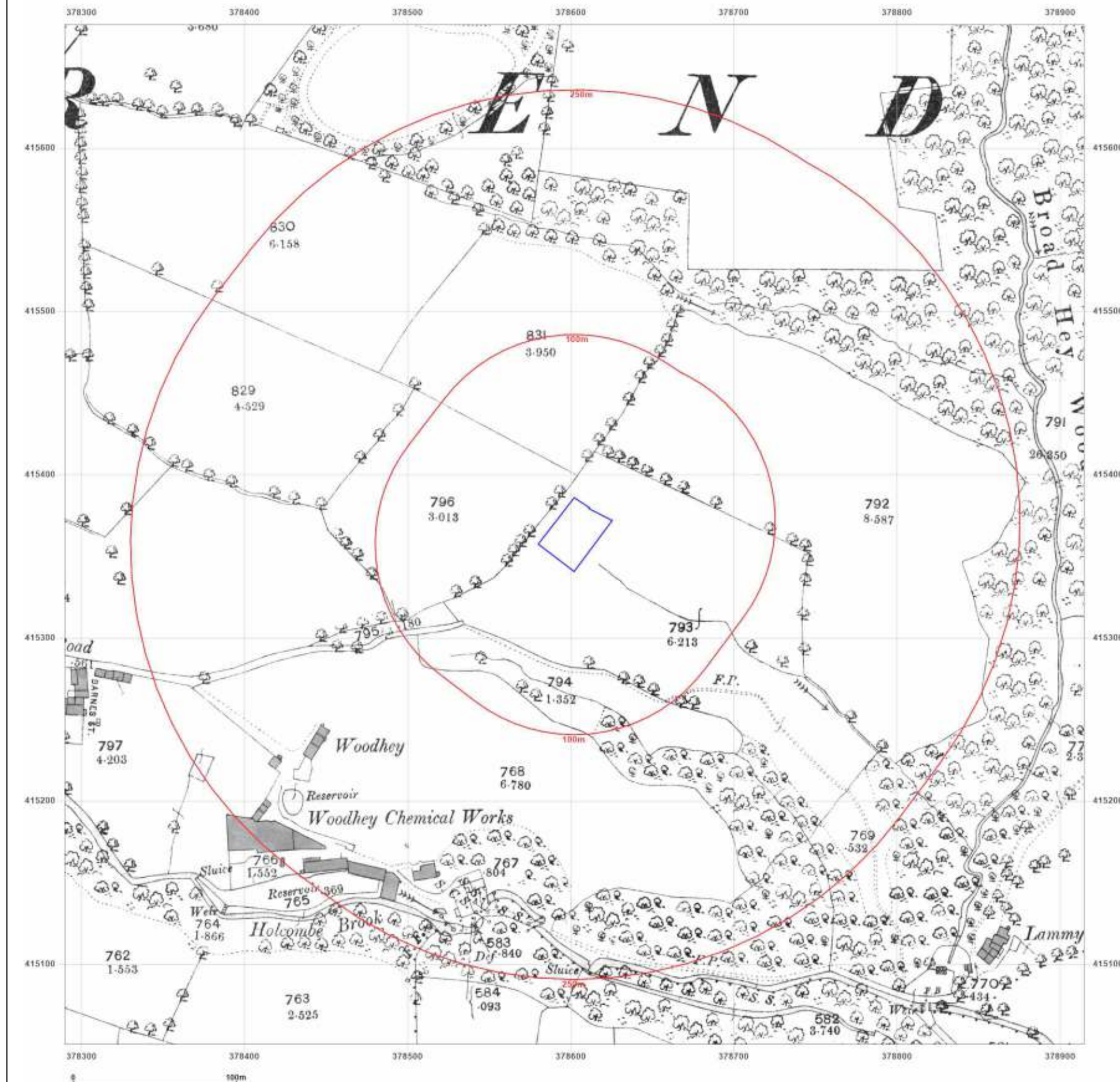


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Production date: 22 September 2023

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Site Details:

Woodhey Bungalow Woodhey
Road, Ramsbottom, BL0 9RD

Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: County Series

Map date: 1910

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1910
Revised 1910
Edition N/A
Copyright N/A
Levelled N/A



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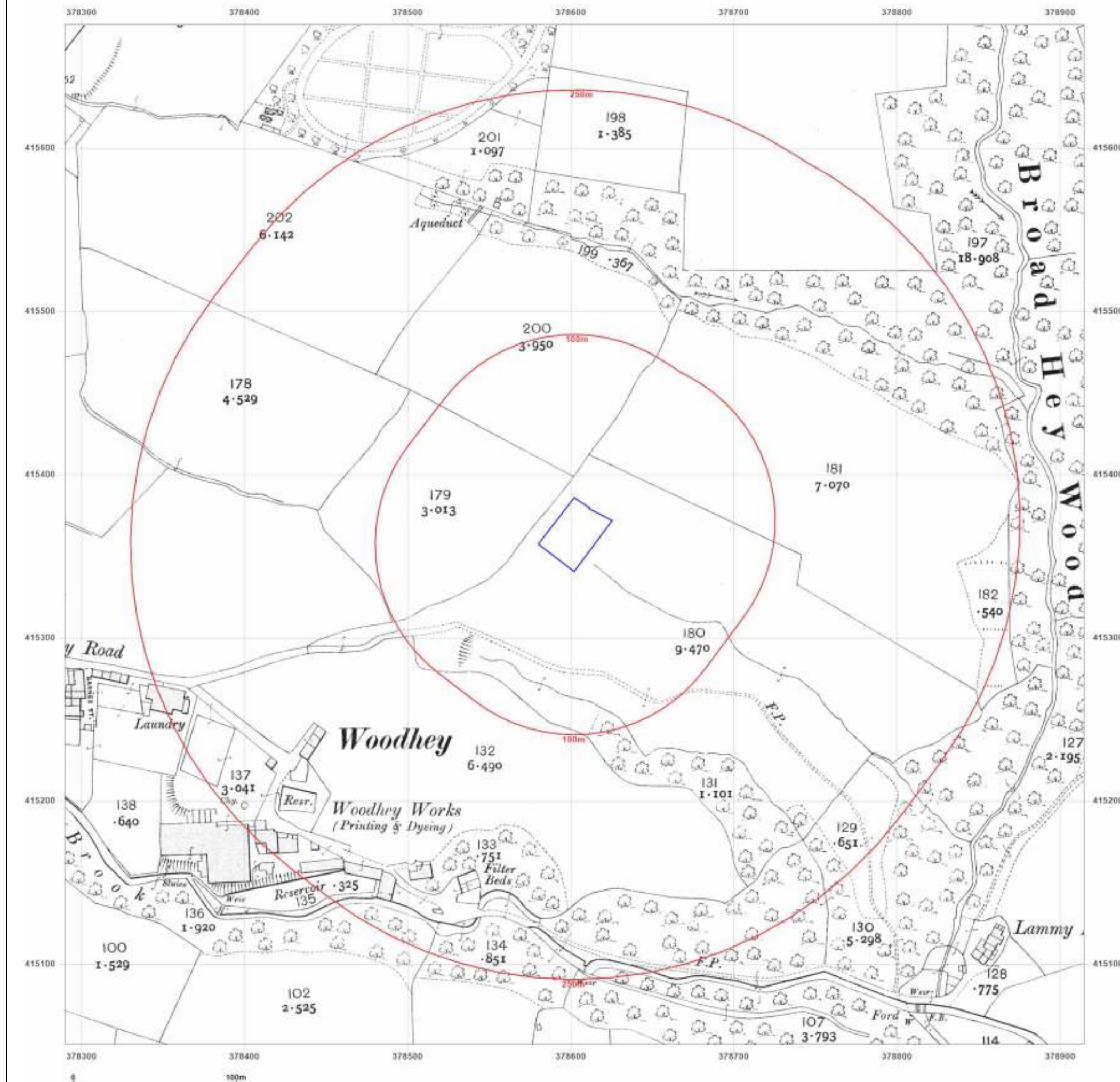


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Site Details:

Woodhey Bungalow Woodhey
Road, Ramsbottom, BL0 9RD

Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: County Series

Map date: 1929

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1929
Revised 1929
Edition N/A
Copyright N/A
Levelled N/A



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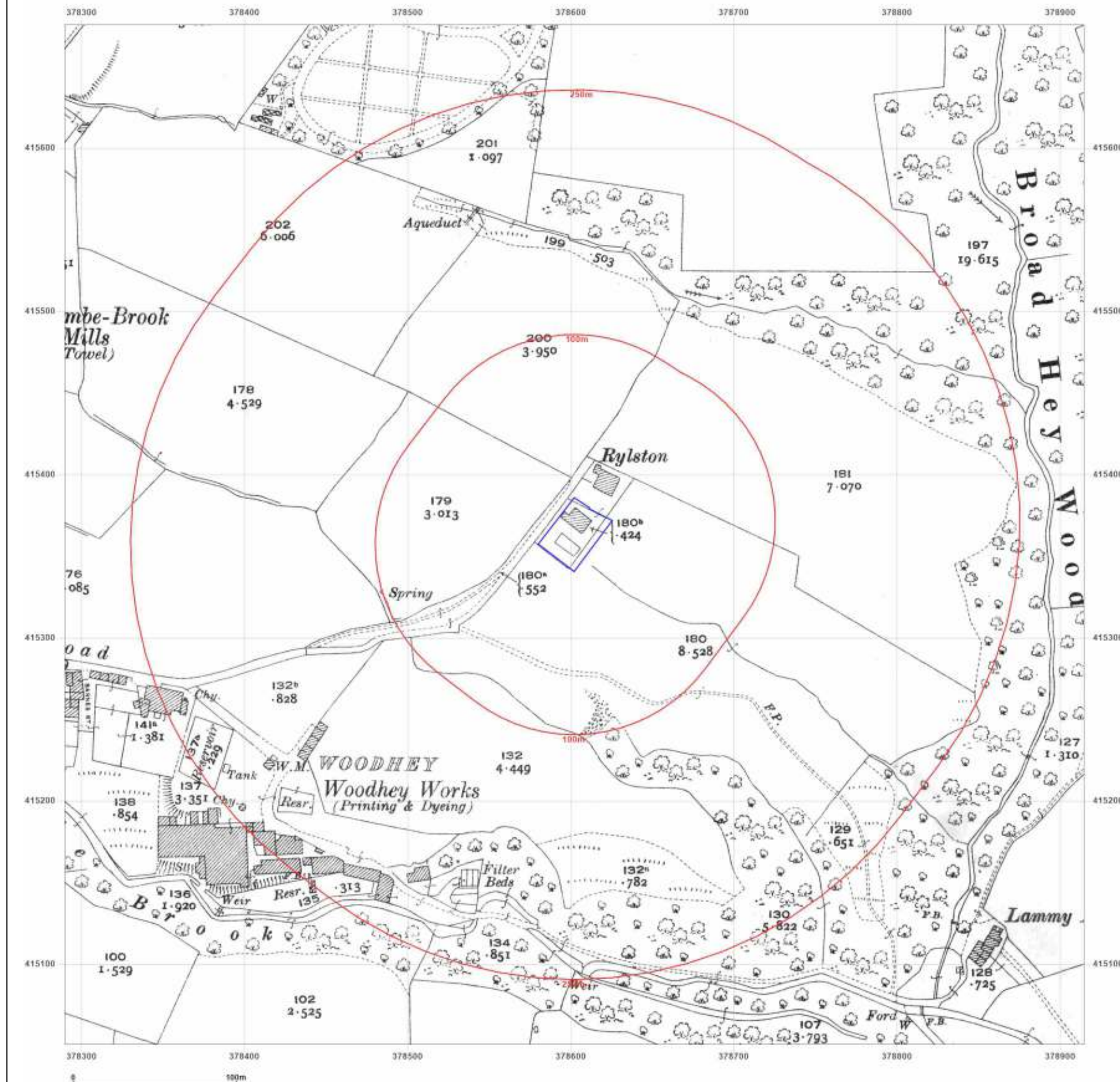


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Site Details:

Woodhey Bungalow Woodhey
Road, Ramsbottom, BL0 9RD

Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: National Grid

Map date: 1962

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1962
Revised 1962
Edition N/A
Copyright 1963
Levelled 1957



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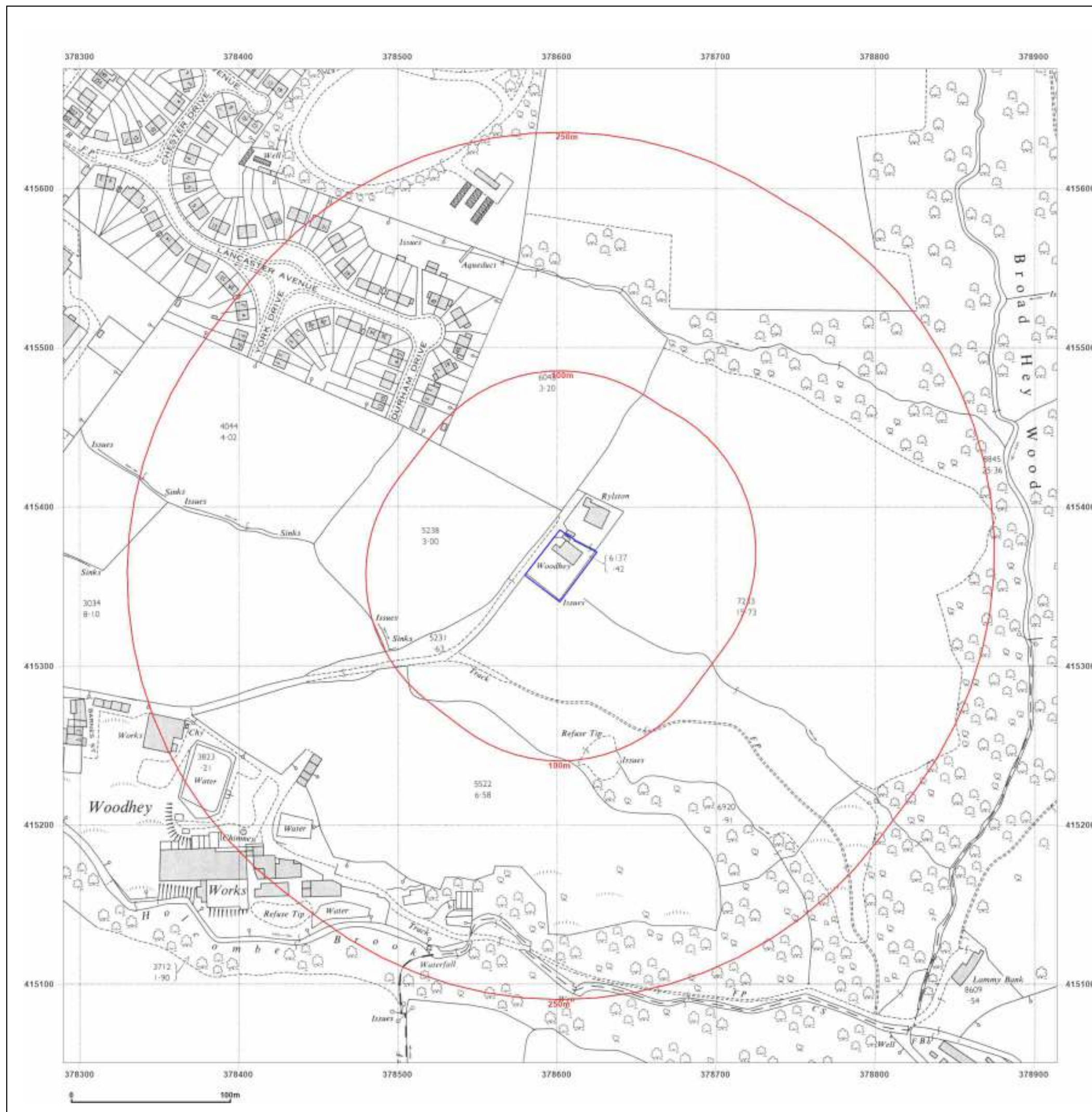


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Site Details:

Woodhey Bungalow Woodhey
Road, Ramsbottom, BL0 9RD

Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: National Grid

Map date: 1970

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1970
Revised 1970
Edition N/A
Copyright 1971
Levelled 1963



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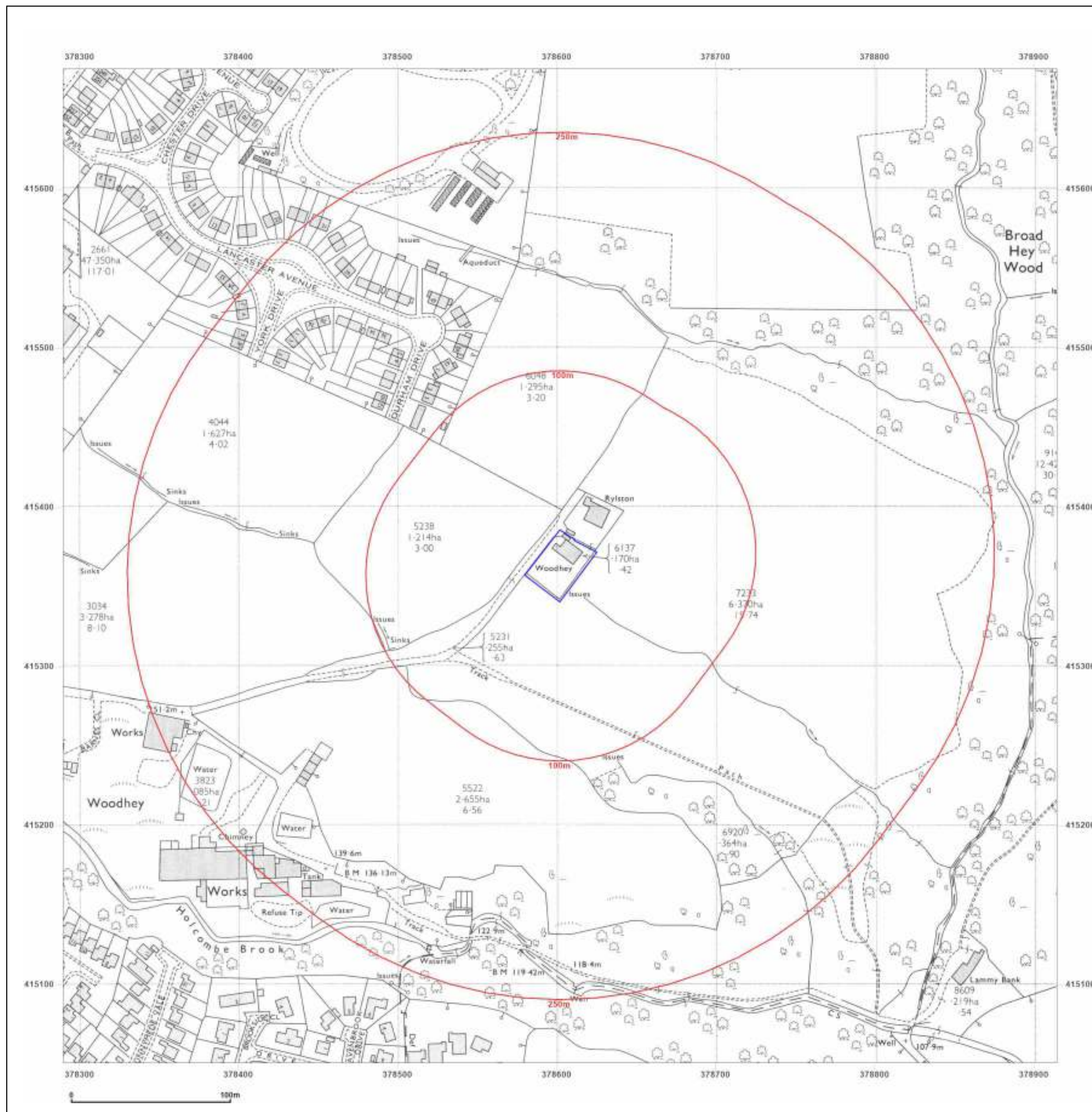


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Site Details:

Woodhey Bungalow Woodhey
Road, Ramsbottom, BL0 9RD

Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: National Grid

Map date: 1978

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1977
Revised 1977
Edition N/A
Copyright 1978
Levelled 1960

Surveyed 1977
Revised 1977
Edition N/A
Copyright 1978
Levelled 1963

Surveyed 1977
Revised 1977
Edition N/A
Copyright 1978
Levelled 1956

Surveyed 1977
Revised 1977
Edition N/A
Copyright 1978
Levelled 1963



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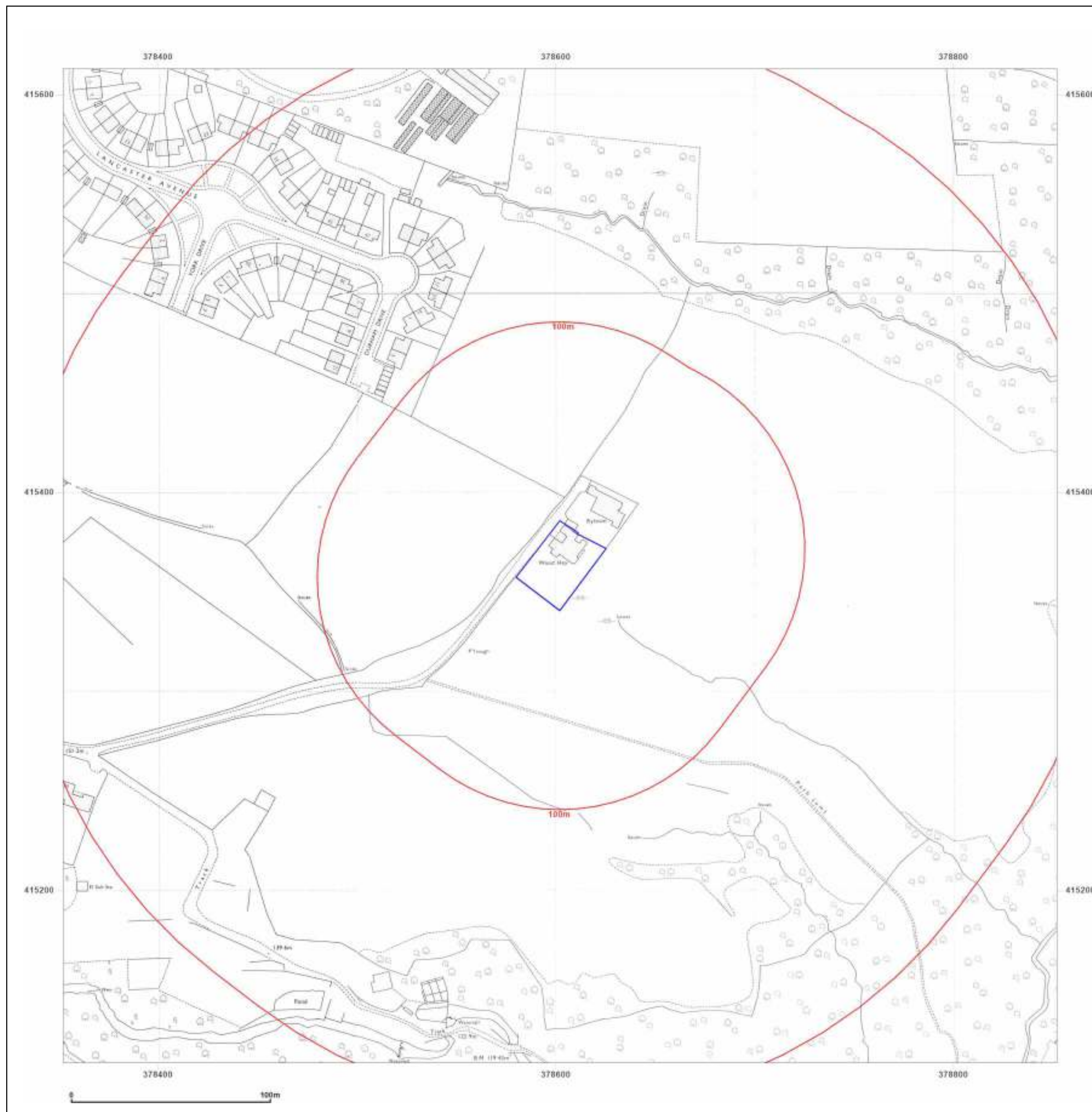


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Site Details:

Woodhey Bungalow Woodhey
Road, Ramsbottom, BL0 9RD

Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: National Grid

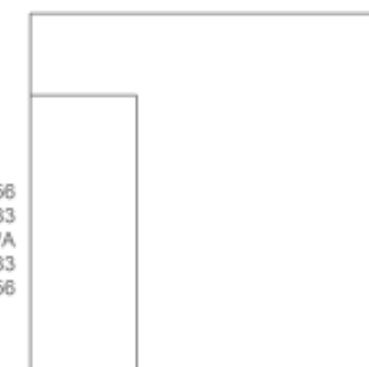
Map date: 1983

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1956
Revised 1983
Edition N/A
Copyright 1983
Levelled 1956



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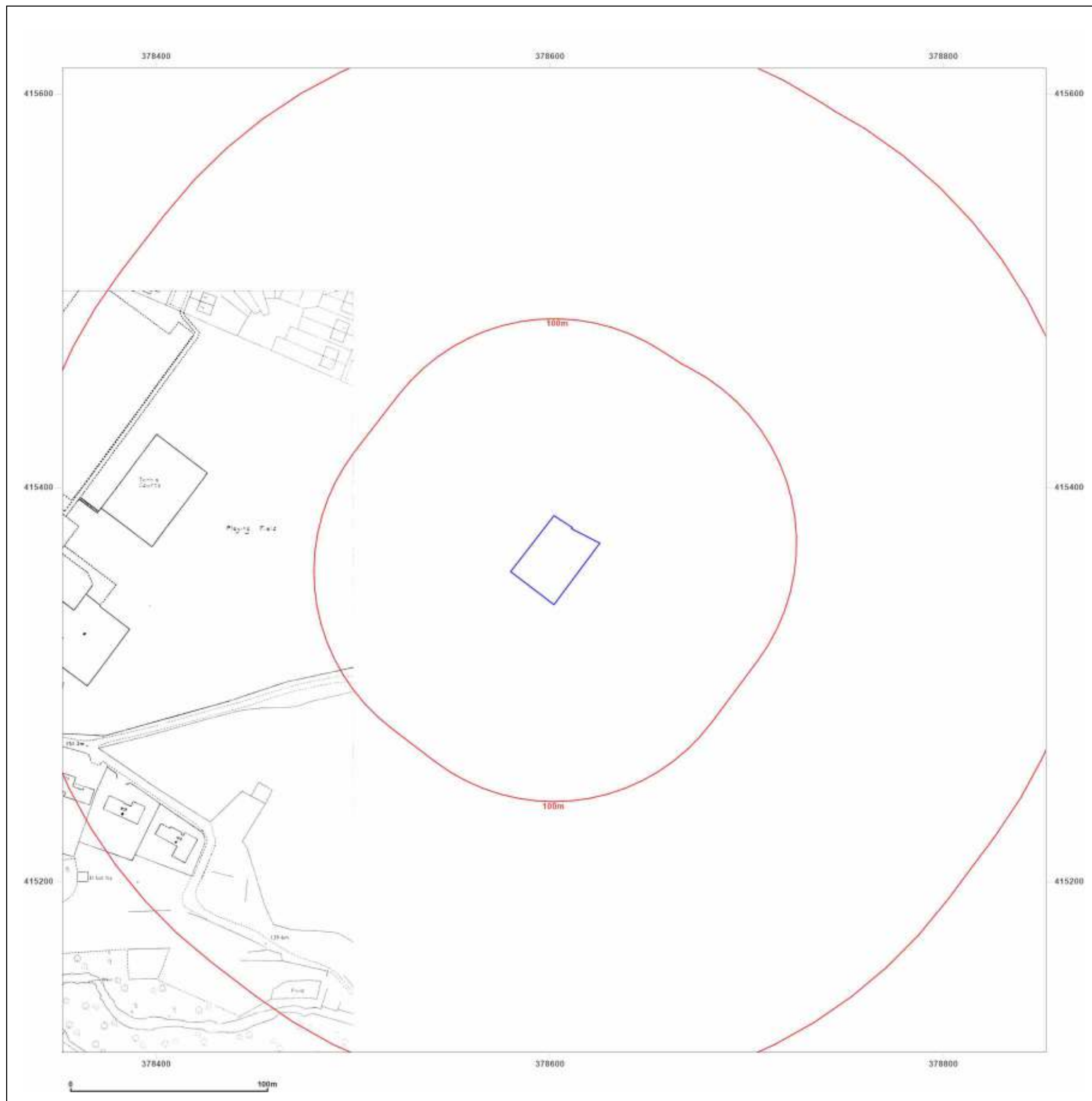


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Site Details:

Woodhey Bungalow Woodhey
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Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1989
Levelled 1960

Surveyed 1963
Revised 1988
Edition N/A
Copyright 1988
Levelled 1963

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

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



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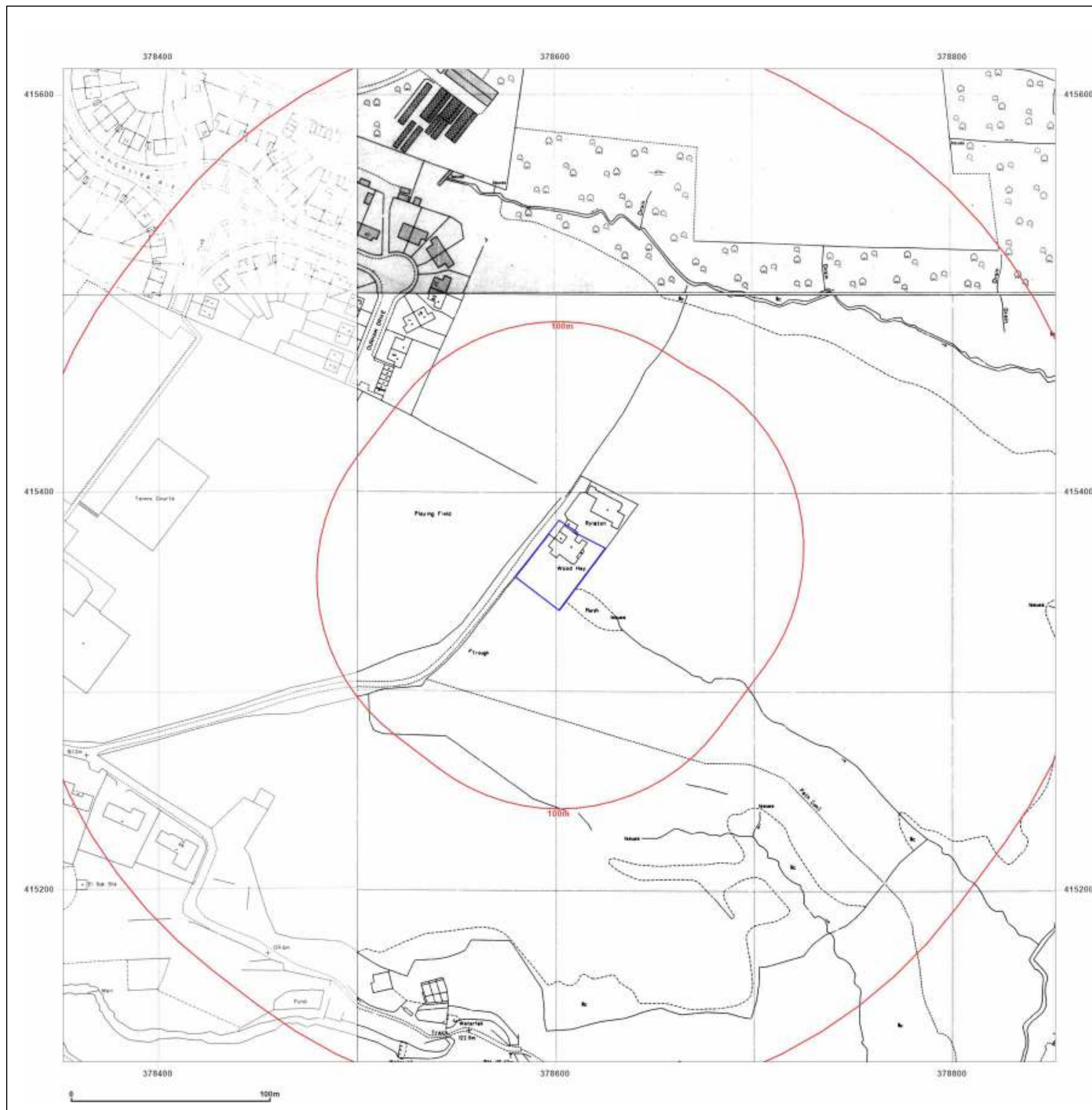


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Site Details:

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Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: National Grid

Map date: 1992-1994

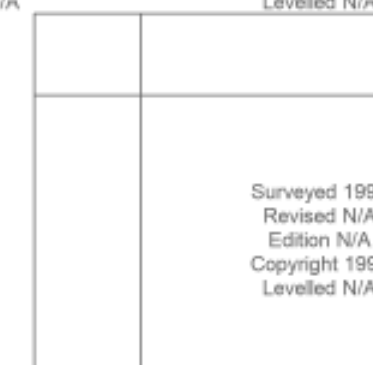
Scale: 1:1,250

Printed at: 1:2,000



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

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



Surveyed 1994
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A



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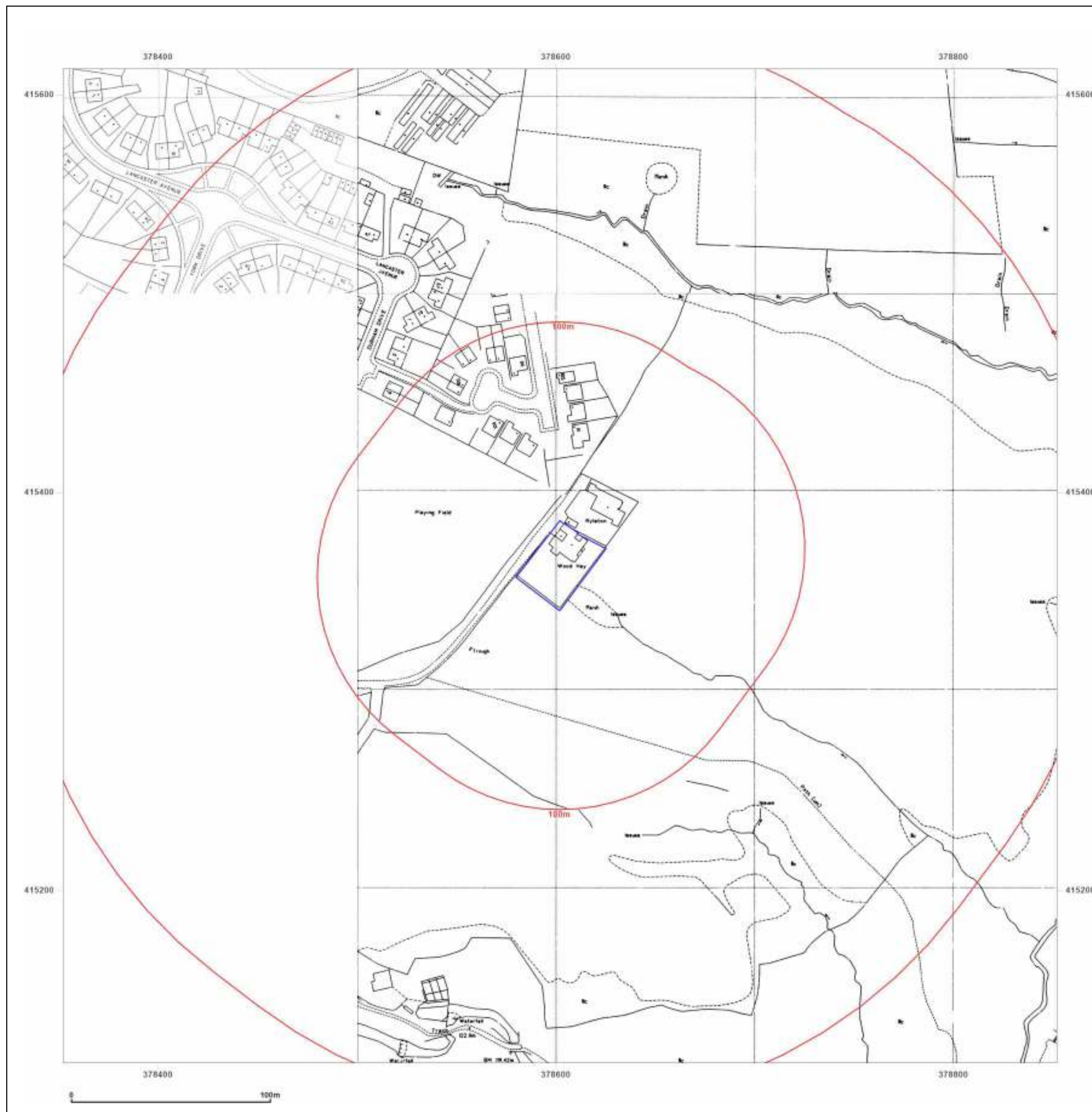


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Site Details:

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Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: National Grid

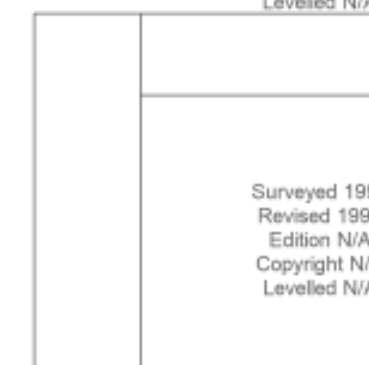
Map date: 1994

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1994
Revised N/A
Edition N/A
Copyright 1994
Levelled N/A



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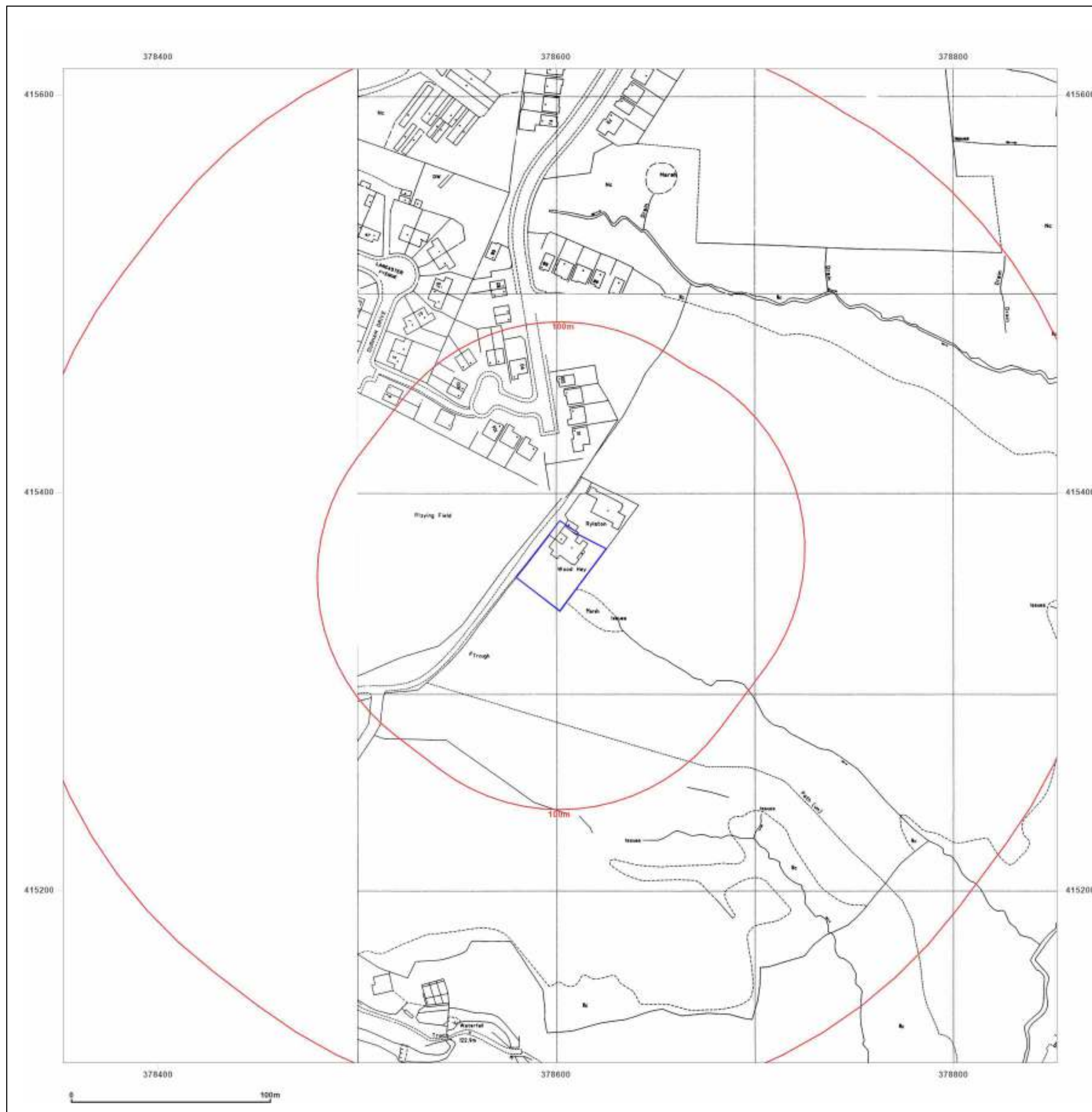


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Site Details:

Woodhey Bungalow Woodhey
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Client Ref: CMAPS-CM-1126932-4199-220923
Report Ref: CMAPS-CM-1126932-4199-220923HIS
Grid Ref: 378602, 415363

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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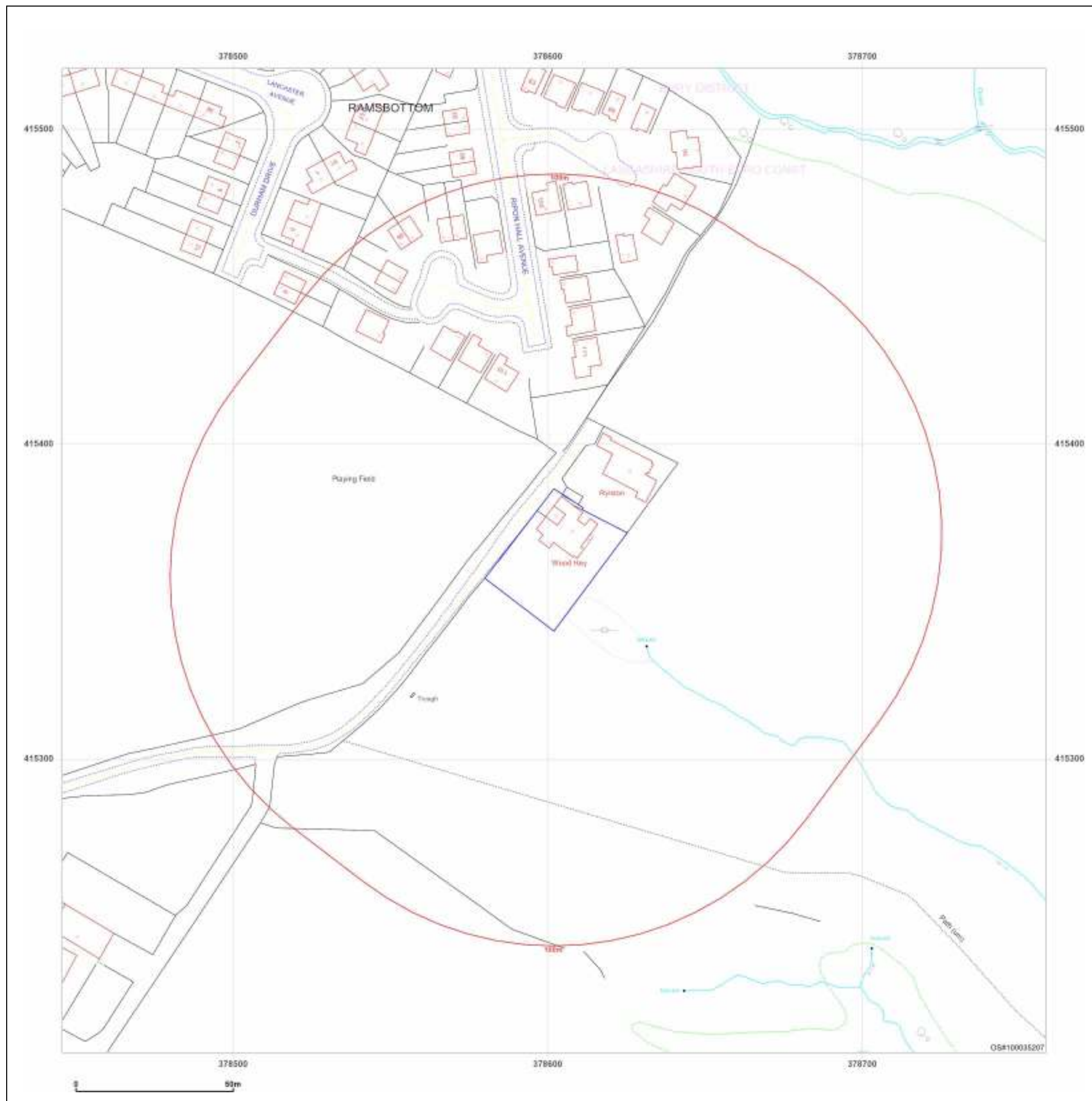


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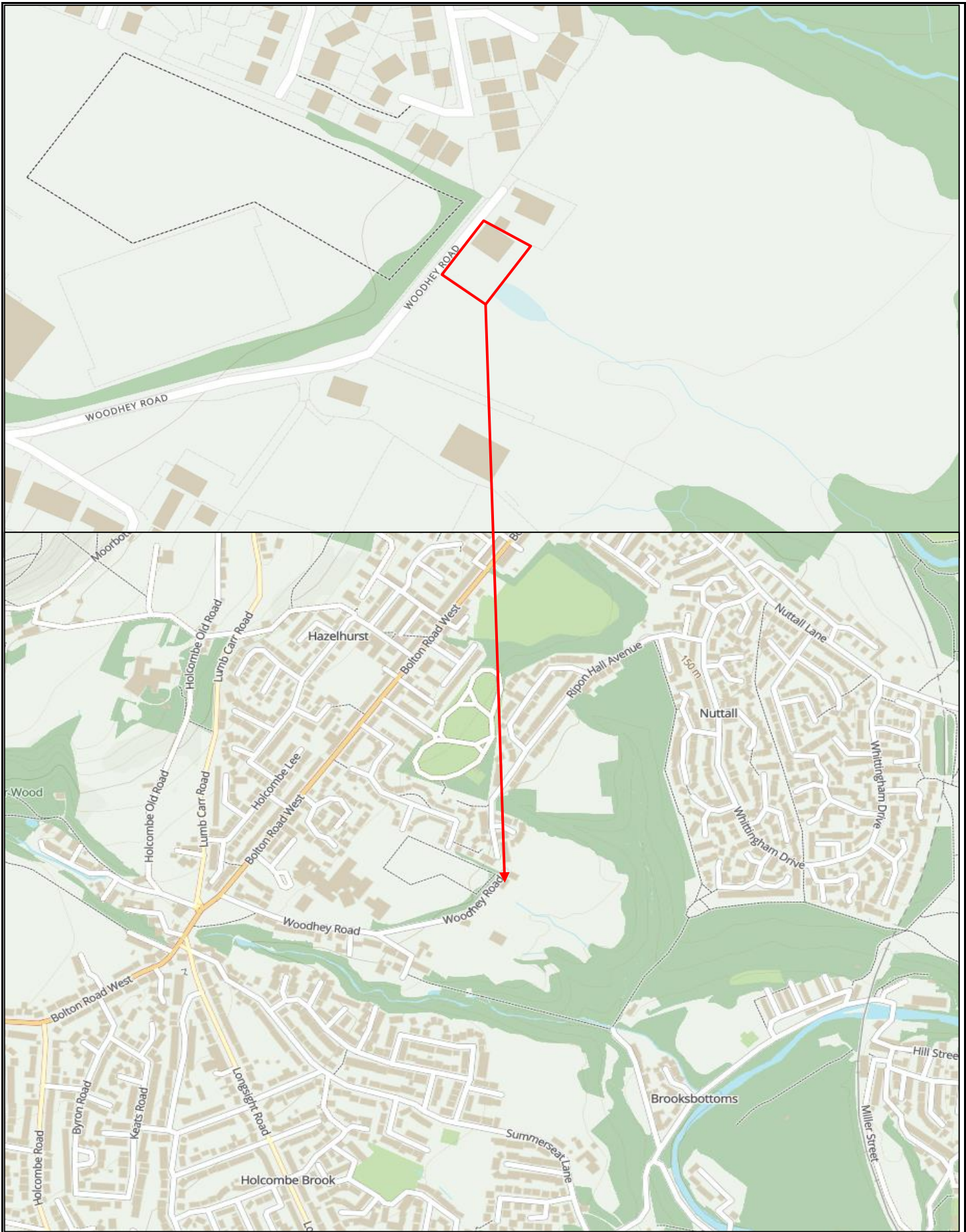
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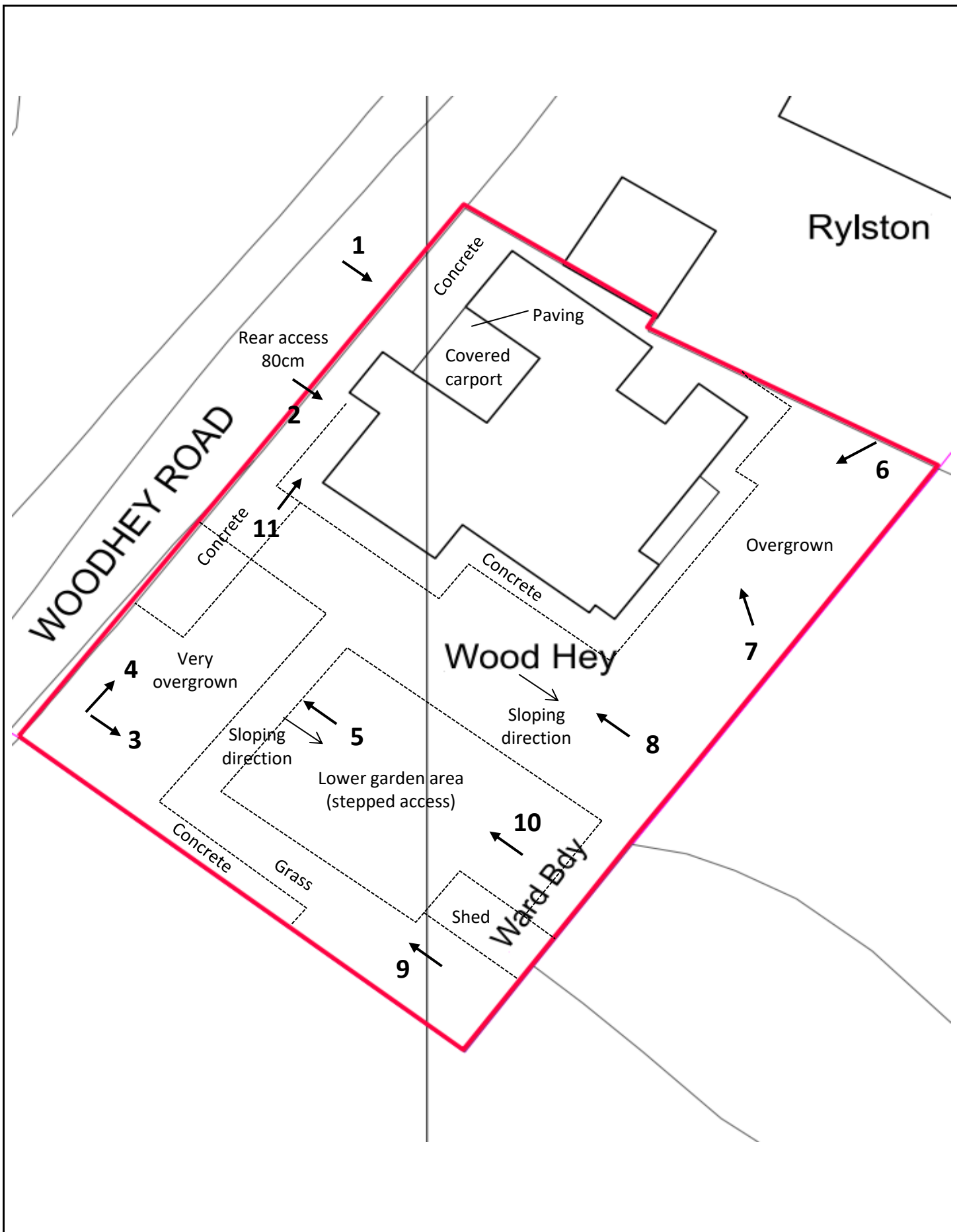
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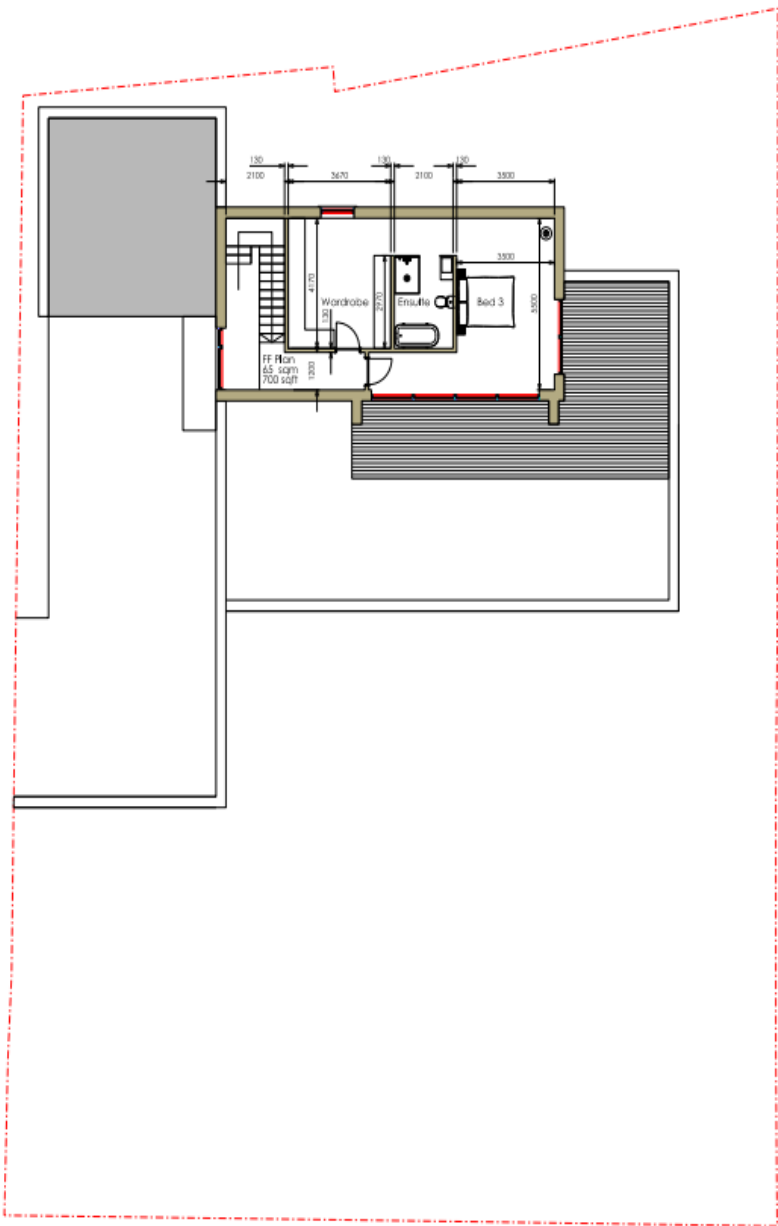
FIGURES



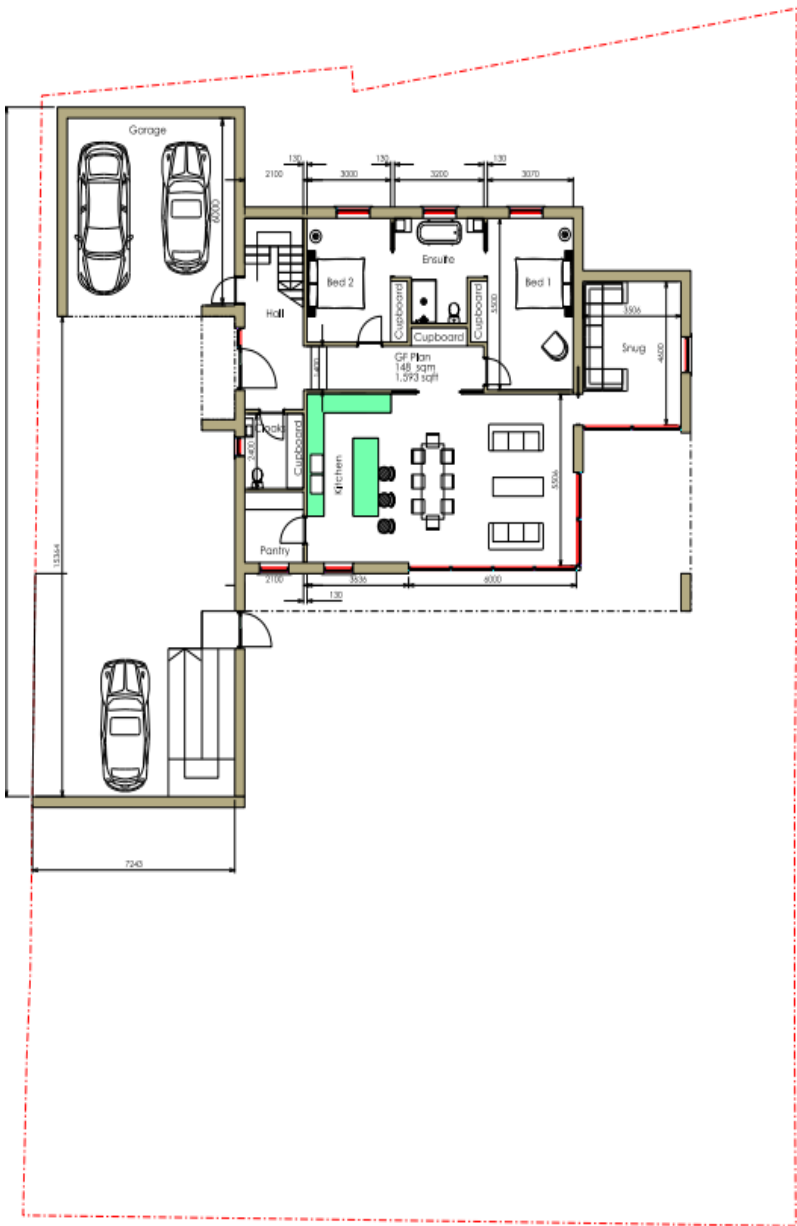
S S SUB SURFACE SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS 3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907	Site Location Plan			
Site: WOODHEY BUNGALOW, WOODHEY ROAD, RAMSBOTTOM, BURY, BL0 9RD	Date Drawn: 10-Oct-23	Date Checked:	Orientation: 	Job Number: 7815
Client: CHRIS ROWLEY	Drawn By: JMH	Checked By:	Scale: —	Figure Number: 1



SS SUB SURFACE SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS 3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907	Site Plan/ Walkover Photo Locations			
Site: WOODHEY BUNGALOW, WOODHEY ROAD, RAMSBOTTOM, BURY, BL0 9RD	Date Drawn: 10-Oct-23	Date Checked:	Orientation: 	Job Number: 7815
Client: CHRIS ROWLEY	Drawn By: JMH	Checked By:	Scale: -	Figure Number: 2



PROPOSED FIRST FLOOR PLAN 1:100



PROPOSED GROUND FLOOR PLAN 1:100

SS SUB SURFACE
 SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS
 3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907

Proposed Development

Site:
 WOODHEY BUNGALOW, WOODHEY ROAD, RAMSBOTTOM,
 BURY, BL0 9RD
 Client:
 CHRIS ROWLEY

Date Drawn:
 10-Oct-23
 Date Checked:
 —
 Orientation:

 Job Number:
 7815
 Drawn By:
 JMH
 Checked By:
 —
 Scale:
 —
 Figure Number:
 3