

CONTAMINATED LAND RISK ASSESSMENT

Phase 1 Desk Study Report

Site Address

Land Adjacent 35 Hilton Street
Bury
BL9 6LT

Client

Rizwan Suleman

Report Reference

PH1-2025-000084

Prepared by

STM Environmental Consultants Ltd

Date

11/07/2025



**CONSULTING GEO-ENVIRONMENTAL
ENGINEERS AND SCIENTISTS**

Phase 1 Contaminated Land Desk Studies, Geo-Environmental Site Investigations, Environmental Due Diligence, Flood Risk Assessments, Surface Water Management Strategies (SuDS), Ecology, Noise and Air Quality Assessments, Environmental Management Systems, GIS & Data Management Systems

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2 DOCUMENT CONTROL



CONTAMINATED LAND RISK ASSESSMENT Phase 1 Desk Study Report



Site Address: Land Adjacent 35 Hilton Street
Bury
BL9 6LT

Site Coordinates: 380940, 411745

Prepared for: Rizwan Suleman

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3 DISCLAIMER

This report and any information or advice which it contains, is provided by STM Environmental Consultants Ltd (STM) and can only be used and relied upon by Rizwan Suleman (Client). Any party other than the Client using or placing reliance upon any information contained in this report, do so at their own risk.

STM has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. However, STM gives no warranty, representation or assurance as to the accuracy or completeness of any information, assessments or evaluations presented within this report.

It is noted that some of the findings presented in this report are based on information obtained from third parties (i.e. Environmental Search Report). Whilst we assume that all information is representative of the site and of present conditions, we can offer no guarantee as to its validity regarding the short term or long-term history of the Site.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities.

It should be noted that this report has been produced for environmental purposes only. It should not in any way be construed to be or used to replace a geotechnical survey, structural survey, asbestos survey, buried services survey, unexploded ordnance survey or Invasive Plant Survey.

4 EXECUTIVE SUMMARY

SECTION	SUMMARY
Site Location And Size	The site is located at Land Adjacent 35 Hilton Street, Bury, BL9 6LT and is centred at national grid reference 380940, 411745. The site has an area of approximately 0.02ha.
Current Site Use	The site currently comprises a small, open grassy area. The main current uses in the immediate surrounding area include residential and commercial properties.
Proposed Development	The development proposal is for the erection of 2no. terraced dwellings. It is understood that there are proposals to include soft landscaping in the development.
Site History	Examination of Ordnance Survey historic maps revealed that the site was open undeveloped land, bisected by a road in c.1850-51. Maps from c.1890-91 revealed 2no. unspecified buildings constructed. By c.1959, the buildings were labelled No.37 and No.39, and were later demolished in c.1978-83, with no further changes observed on the site thereafter. The surrounding area has been predominately residential since widescale development occurred in the 1890s.
Geology	According to the BGS Geoindex, the site is located on bedrock of Pennine Lower Coal Measures Formation comprising Mudstone, Siltstone and Sandstone. The superficial deposits are Till comprising Diamicton.
Topography	The site is at an elevation of approximately 110.0mAOD (above Ordnance Datum).
Hydrogeology	The site is underlain by a Secondary B Bedrock Aquifer and a Secondary Undifferentiated Superficial Aquifer.
Hydrology	The nearest surface water body is the Inland River located 208m E of the site.
Ecology	There are no designated ecological receptors located on or within 250m of the site.
Coal Mining	The site is located in an area potentially affected by Coal Mining. It is recommended that a Coal Mining Risk Assessment is undertaken for the site as this is outside the scope of this assessment.
Relevant Previous Site Investigations	Bury Metropolitan Borough Council's online planning portal was searched in an effort to identify any relevant planning applications within a 25m radius. No relevant Contaminated Land Reports were identified in the search.
Contamination Assessment	On site potential onsite sources of contamination were identified as a Coal Mining Area and potential Made Ground. No offsite PCLUs were identified in the search. A conceptual site risk model was developed and a qualitative risk assessment carried out. Potentially significant potential pollutant linkages were identified in respect of:

	 Human Health Receptors (i.e. Future Occupiers/Users) - via inhalation of potential Coal Mine Gases (indoors and outdoors);  Human Health Receptors - Explosion/Fire risk due to build-up of Methane/VOCs in confined spaces;  Property Receptors - Damage to buildings and services due to exposure to aggressive chemicals in the soil.  Property Receptors – Explosion/Fire risk due to build-up of Methane/VOCs in confined spaces The identified risks are considered to be Low-Moderate.
Recommendations	It is recommended that a further assessment of the risks associated with potential Coal Mine gases at the site is undertaken. Depending on the findings of the Coal Mining Risk Assessment, a Phase 2 Intrusive Investigation may be required.
This table is intended as a summary of the desk study findings and should be read in conjunction with the main report.	

5 INTRODUCTION

STM Environmental Consultants Ltd (STM) were commissioned by Rizwan Suleman (Client) to undertake a Phase 1 Contaminated Land Risk Assessment (CLRA) at a site located at Land Adjacent 35 Hilton Street, Bury, BL9 6LT.

The study is required to support the discharge of Condition 5 attached to planning permission 69459 (Refer to [Appendix 1](#) for the Decision Notice).

5.1 Development Proposal

The development proposal is for the erection of 2no. terraced dwellings. It is understood that there are proposals to include soft landscaping in the development.

The proposed development plans are contained in [Appendix 2](#).

6 CONTEXT AND OBJECTIVES FOR THE RISK ASSESSMENT

6.1 Legislative Context

6.1.1 Part IIA

Part IIA of the Environmental Protection Act 1990, which came into force in England in April 2000 and in Wales in July 2001, introduced a new statutory regime for the identification and remediation of contaminated land in the United Kingdom.

The legislation considers risks from contaminated land to human beings, controlled waters (surface and ground water), protected ecological systems and property. Under the legislation "contaminated land" is defined as:

"Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that: -

(a) Significant harm is being caused or there is significant possibility of such harm being caused: or

(b) Pollution of controlled waters is being caused, or is likely to be, caused."

In order for land to be considered contaminated, there must be a contaminant, a receptor and a pathway (via which the contaminant can reach the receptor) present at the site. When these three components are identified at a site, a *pollutant linkage* is said to exist.

Pollutant Linkage = Contaminant → Pathway → Receptor

In order for a local authority to determine that a site is contaminated land, it must be satisfied that the pollutant linkage is a *significant pollutant linkage* and that the land in question is causing, or that there is a significant possibility that it will cause significant harm (SPOSH) to humans, habitats, buildings or livestock and crops if remedial work is not carried out.

6.1.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the government's policy on dealing with land contamination through the planning process. It states that planning policies and decisions should ensure that:

- a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);
- after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- adequate site investigation information, prepared by a competent person, is presented.

6.1.3 Environmental Damage Regulations

The Environmental Damage (Protections and Remediation) Regulations 2015 transpose the provisions of the EU Environmental Liability Directive into law in England and Wales.

The Regulations require action in response to the most significant cases of environmental damage. They cover specific types of:

- damage to species and habitats;
- damage to water; or
- risks to human health from contamination of land.

The Regulations apply to both imminent threats and actual cases of damage. Where these arise, those responsible must take immediate action to prevent damage occurring or remediate damage where it does occur.

The Regulations are based on the polluter pays principle 'requiring those responsible to meet the cost of preventive and remedial measures.

6.2 Objectives

This Desk Study has been written so as to provide an initial overview of the nature and extent of contamination hazards that may exist at the site. It has been undertaken in accordance with the specifications outlined in the British Standard BS 10175:2011+A2:2017 Code of Practice for the Investigation of potentially contaminated sites and the Environment Agency Document, LCRM: Stage 1 Risk Assessment.

The main objectives of the study were to:

- Enable a conceptual site risk model to be constructed;
- Provide sufficient information for a preliminary qualitative risk assessment to be undertaken;
- Inform the need for and scope of any intrusive investigations that may be required.

6.3 Summary of Research Undertaken

Details of information sources researched in order to compile this desk study are given below.

- Environment Agency Open Data (GIS)
- English Nature Open Data (GIS)
- English Heritage Open Data (GIS)
- British Geological Survey GeoIndex Web Map Service
- Coal Authority Open Data and Web Map Service.
- Historical Ordnance Survey Maps
- Local Authority Planning Application Portal
- Groundsure Enviro Insight Report & Historical Maps

7 SITE DESCRIPTION

7.1 Site Location and Size

The site is located at Land Adjacent 35 Hilton Street, Bury, BL9 6LT and is centred at national grid reference 380940, 411745. The site has an area of approximately 0.02ha.

The site lies within the jurisdiction of Bury Metropolitan Borough Council in terms of the planning process. See Figure 1 below for the Site Location and Aerial Map.

7.2 Current Site Use

The site currently comprises a small, open grassy area. The main current uses in the immediate surrounding area include residential and commercial properties.

7.3 Surrounding Land Uses

A description of current land uses surrounding the boundaries of the site is given below in Table 1.

Table 1: Summary of surrounding land uses

Boundary	Adjacent Roads	Land Use Description
Northern	Chesham Road	Residential
Eastern	Hilton Street	Residential
Southern	-	Residential
Western	-	Commercial/Residential

Figure 1: Site Location and Aerial Map



8 SITE HISTORY

8.1 Analysis of Historical Ordnance Survey Mapping

Historical maps published by the Ordnance Survey dating back to the late 1800's were reviewed in order to ascertain any previous industrial use at the site. The Groundsure Historical Maps are presented in [Appendix 3](#). A summary of the historic map analysis is provided in Table 2.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1849 1:1,056	Blank map.	Partial mapping; the area to the south is predominately open undeveloped land, with some minor development. Orchards 75m S.
1850-51 1:10,560	The site comprises open, undeveloped land, bisected by a road	The surrounding area comprises predominately open undeveloped. Hudcarr Cotton Mill 180m SE.
1890-91 1:500 1:2,500 1:10,560	2no. unspecified buildings developed.	Major development in the surrounding area, predominately residential. Orchards 75m S no longer present. Hudcarr Cotton Mill 180m SE relabelled Hudcur Mill (Cotton). Tramway 50m W. Alexandra Rope Walk 120m SE. 5no. Reservoirs 150m SE, 170m E, 190m E, 210m E, 220m E. Green Brook Mill (Velvet) 200m NE. Woollen Mills 240m W. Springfield Mill (Cotton) 240m E.
1908-09 1:10,560	No significant changes.	No significant changes.
1910 1:2,500	No significant changes.	Hudcur Mill (Cotton) 180m SE relabelled Hudcar Mills (Felt). Green Brook Mill (Velvet) 200m NE relabelled Greenbrook Mill (Slipper).
1927-28 1:10,560	No significant changes.	No significant changes.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1930 1:2,500	No significant changes.	Reservoirs 150m SE now labelled as Filter Beds. Wroe's Yard 150m S. Greenbrook Mill (Slipper) 200m NE relabelled Greenbrook Mill (Shoe & Slipper), with an associated Tank 220m NE. Springfield Mill (Cotton) 240m E no longer labelled. Woollen Mills 240m W relabelled Fernhill Mills (Woollen).
1938 1:10,560	No significant changes.	No significant changes.
1939 1:2,500	No significant changes.	Greenbrook Mill (Shoe & Slipper) 200m NE relabelled Greenbrook Shoe Factory.
1956 1:10,560	No significant changes.	No significant changes.
1959 1:1,250	The 2no. buildings are labelled No.37 and No.39.	Tramway 50m W no longer labelled. Filter Beds 150m SE no longer labelled. 4no. Reservoirs 170m E, 190m E, 210m E, 220m E no longer labelled. Hudcar Mills (Felt) 180m SE relabelled Mills 150m E. Greenbrook Shoe Factory 200m NE relabelled Works. Tank 220m NE no longer labelled. Garage 80m W. 5no. Works 100 SW, 110m SW, 120m SE, 140m S, and 160m SW. Allotment Gardens 180m NE. Mill 245m SE.
1960-61 1:2,500	No significant changes.	Fernhill Mills (Woollen) 240m W relabelled Works. .
1967-69 1:10,560	No significant changes.	No significant changes.

Table 2: Summary of historical land use identified from historical maps

Map Year & Scale	POTENTIALLY CONTAMINATIVE LAND USES	
	On Site	Off Site
1973-77 1:1,250	Blank map.	Map unclear; Depot 230m S.
1978-92 1:1,250 1:10,000	The 2no. buildings were demolished.	Works 100m SE no longer labelled. Mill 245m SE relabelled Works. 3no. Works 110m SE, 160m SE & 230m SE. Electricity Substation 200m NE. Electricity Substation 210m NW.
2001 1:10,000	No significant changes.	No significant changes.
2003 1:1,250	No significant changes.	No significant changes.
2010 1:10,000	No significant changes.	No significant changes.
2025 1:10,000	No significant changes.	No significant changes.
Current Use	The site is currently small, open grassy area.	The main current uses in the immediate surrounding area include residential and commercial properties.

9 ENVIRONMENTAL CHARACTERISTICS

A variety of Environmental datasets provided by the Environment Agency, British Geological Society, English Heritage and English Nature and others were screened in order to assess the environmental sensitivity of the site. The Groundsure Environmental Screen Report is presented in [Appendix 4](#). The results are summarised below.

9.1 Geology

9.1.1 Published Geology

According to the BGS Geoindex, the site is located on bedrock of Pennine Lower Coal Measures Formation comprising Mudstone, Siltstone and Sandstone. The superficial deposits are Till comprising Diamicton.

9.1.2 Unpublished Geology

BGS borehole records for the immediate surrounding area were reviewed in order to obtain further information on the ground conditions beneath the site. No relevant information was identified.

9.2 Hydrogeology

The Environment Agency classifies the superficial deposits as a Secondary Undifferentiated Aquifer. The bedrock is classified as a Secondary A Aquifer. There are no groundwater Source Protection Zones on or within 250m of the site.

9.3 Water Abstractions

No Groundwater or Potable Water Abstraction Licenses were identified on or within 1000m of the site.

The following Groundwater Abstraction Licenses were identified within 1000m of the site:

Table 3: Groundwater Abstraction Licenses identified within 1000m of the site

Point	Status	Details	Source	Distance/ Direction
TRIBUTARY OF THE RIVER IRWELL, AT CLARENCE PARK LIDO	Historical	Lake & Pond Throughflow	Surface, Non-Tidal - North West Region	624m NE
TRIBUTARY OF THE RIVER IRWELL, AT CLARENCE PARK LIDO	Historical	Lake & Pond Throughflow	Surface, Non-Tidal - North West Region	624m NE
RIVER IRWELL AT CHAMBER HALL WEIR Data Type: Point	Historical	Hydroelectric Power Generation	Surface, Non-Tidal - North West Region	971m W

9.4 Groundwater Level

According to BGS, the groundwater is likely to be more than 5.0 metres below the ground surface throughout the year.

9.5 Hydrology

The nearest surface water feature is Inland River which is approximately 208m E of the site.

9.6 Flood Risk

9.6.1 River and Tidal (Fluvial and Tidal) Flooding

The risk of fluvial and tidal flooding is considered to be low. The site is located within Flood Zone 1, which is defined as land having less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

9.6.2 Surface Water (Pluvial) Flooding

The Environment Agency (EA) long term flooding maps indicate that the site is at Very Low risk of surface water flooding. Very Low risk means that each year this area has a chance of flooding of less than 0.1%.

9.6.3 Groundwater Flooding

The BGS groundwater flood maps indicate that the risk of groundwater flooding at the site is Low.

9.7 Environmentally Sensitive Sites and Ecological Protection Zones

No Environmentally Sensitive Sites (e.g. Green Belt Land, Ancient Woodlands) or Ecological Protection Zones (e.g. Special Scientific Interest (SSSI), Ramsar Sites, Special Areas of Conservation (SAC)) were identified on or within 250m of the proposed development.

9.8 Conservation Areas, Designated Protected Buildings and Monuments

No Conservation Areas, Listed Buildings or Scheduled Ancient Monuments were identified on or within 50m of the proposed development.

9.9 Topography

According to [Google Earth](#), the general site level is at 110.0mAOD.

9.10 Waste Disposal Activities & Landfill Sites

The following Historical Landfill Site was identified within 250m of the site:

Table 3: Historical Landfill Site was identified within 250m of the site

Site Address	Waste Type	First Recorded Date	Distance/ Direction
Mill Lodges, Hudcar Lane, Bury, Greater Manchester	-	31/12/1976	153m E

9.11 Petrol and Fuel Sites

No Petrol or Fuel Sites were identified on or within 500m of the site.

9.12 Historical Tanks

The Groundsure report includes a summary of Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale.

No Historical Tanks were indicated to have been on site. The nearest Tank was identified approximately 154m E of the site.

9.13 Sites Determined as Contaminated Land under Part 2A EPA 1990

No Sites Determined as Contaminated Land were identified on or within 500m of the site.

9.14 Dangerous or Hazardous Sites

No Control of Major Accident Hazards (COMAH) or Notification of Installations Handling Hazardous Substances (NIHHS) Sites were identified on or within 500m of the site.

9.15 Hazardous Substance Storage/Usage

No 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 were identified on or within 500m of the site.

9.16 IPC Authorisations

No Integrated Pollution Control (IPC) Authorisations were identified on or within 500m of the site.

9.17 Part A(1) and IPPC Authorised Activities

No Part A(1) or Integrated Pollution Prevention Control (IPPC) Authorised Activities were identified on or within 500m of the site.

9.18 Part A(2) and Part B Activities and Enforcements

No Part A(2) and Part B Activities and Enforcements were identified on or within 500m of the site.

9.19 Category 3 or 4 Radioactive Substance Authorisations

No Category 3 or 4 Radioactive Substance Authorisations were identified on or within 500m of the site.

9.20 Discharge Consents

No Red List or Licensed Discharge Consents were identified on or within 500m of the site.

9.21 List 1 and List 2 Dangerous Substance Inventory Sites

No List 1 and List 2 Dangerous Substances Inventory Sites were identified on or within 500m of the site.

9.22 Pollution Incidents

No Pollution Incidents occurred on or within 50m of the site.

9.23 Coal Mining

The site is located in an area potentially affected by past, present, and future coal mining. It is recommended that a Coal Mining Risk Assessment is undertaken at the site as this is outside the scope of this assessment.

9.24 Non-Coal Mining

No Non-Coal Mining Areas were identified on or within 50m of the site.

9.25 Radon

A search of the BGS Radon dataset indicates that the property lies in an area with less than 1% chance of being affected by naturally occurring Radon gas. Therefore, it is unlikely to be affected by Radon.

9.26 Unexploded Ordnance

An Unexploded Ordnance (UXO) risk assessment in line with CIRIA C681 is beyond the scope of this report and should be considered depending on the site's location.

10 RELEVANT PLANNING HISTORY

Bury Metropolitan Borough Council's online planning portal was searched in an effort to identify any relevant planning applications. No planning applications were identified for the site in question.

10.1 Planning Applications for Adjacent Sites

Table 4 below provides a summary of the previously submitted planning applications identified for sites within 25m. Although other planning applications were identified on nearby sites; they were not deemed relevant to this report.

Table 4: Summary of planning applications for adjacent sites

Application Reference	Date	Description of Proposal	Status
92/27012	23 Apr 1992	Change of use from shop to residential - 4 Chesham Road Bury (25m NE)	Granted – Conditions Unknown*

**Decision Notice was not available on the online planning portal at the time of writing and no relevant reports were identified in the search.*

11 SITE WALKOVER

A site walkover was not undertaken as part of the initial scope of works. Photographs of the site, which have been taken from Google Maps, are presented in [Appendix 5](#).

12 PRELIMINARY CONCEPTUAL SITE RISK MODEL (CSM)

A conceptual site risk model (CSM) aims to summarise all the potential pollutant linkages or risk that may be associated with a site. It considers the potential pollution sources, receptors and pathways by which receptors can be impacted.

12.1 Potential Sources

Potentially contaminative land uses (PCLUs) of concern were identified based on their proximity to the site and whether they had the potential to generate significant quantities of ground gases, vapours and/or mobile volatile contamination (i.e. high pollution migration potential).

Any PCLUs within a 50m radius of the site as well as any PCLUs with high pollution migration potential within 250m of the site were considered to be of concern and were included within the assessment.

A summary is provided in Table 5 below.

Table 5: Summary of potential contamination sources, period of operation and distance from site.

Site Name/ Description	Industrial Profile	Approx. Year Use Established	Approx. Year Use Ended	Direction	Approx. Distance from Site (m)
Potential Made Ground	-	-	Current (2025)	Onsite	0
Coal Mining Area	-	-	Current (2025)	Onsite	0

Typical contaminants that may be associated with the above PCLUs are:

-  Acids & Alkalis
-  Asbestos
-  Fuels & Fuel Oils
-  Heavy Metals
-  Gases: Methane & Carbon Dioxide
-  Organic & Inorganic Compounds
-  Polycyclic Aromatic Hydrocarbons (PAHs)
-  Total Petroleum Hydrocarbons (TPHs)
-  Volatile Organic Compounds (VOCs)

Please note, this list is not exhaustive of all contaminants that may be present on or off site.

12.2 Potential Receptors

The potential receptors include human, water, ecological and infrastructure receptors.

12.2.1 Potential Human Health receptors

Potential human health receptors include construction workers, future occupants or users of the site and the proposed development and neighbours of the site.

12.2.2 Potential Groundwater Receptors

Potential groundwater receptors include the Secondary A Bedrock Aquifer.

12.2.3 Potential Surface Water Receptors

Potential surface water receptors include the Inland River which is approximately 208m E.

12.2.4 Potential Ecological Receptors

There are no potential ecological receptors in the vicinity of the site.

12.2.5 Potential Property Receptors

Potential property receptors include the proposed development as well as neighbouring properties and associated services.

12.3 Potential Pathways

12.3.1 Potential Pathways for Human Receptors

The main pathways via which on and off-site human receptors are likely to come into contact with, or be affected by any contamination present on the site can be summarised as follows:

-  Dermal contact with contaminated soil (i.e. absorption through the skin) – through garden activities such as children playing, gardening etc.
-  Ingestion of contaminated soil (either directly or via soil adhering to vegetables grown on the site)
-  Inhalation of contaminated soil, fugitive dust and vapours.
-  Explosion of landfill gases leading to death/injury

12.3.2 Potential Pathways for Groundwater Receptors

The principal means by which contaminants can reach the groundwater is by leaching (i.e. downward movement through the soil pores with percolating and infiltrating water).

12.3.3 Potential Pathways for Surface Water Receptors

Routes by which contaminants from the site could reach surface water include via overland run-off, drainage and groundwater entering nearby rivers as base flow.

12.3.4 Potential Pathways for Ecological Receptors

The exposure pathways for terrestrial ecological receptors will be similar to those for humans. Pathways for aquatic receptors are via uptake of contaminated sediments and water.

12.3.5 Potential Pathways for Property Receptors

Pathways by which property receptors are exposed to potential contaminants include ground gas and vapour migration through the unsaturated zone and absorption of water containing dissolved contaminants (i.e. as in the case of sulphate attack).

12.4 Potential Pollutant Linkages

The Potential Pollutant Linkages (PPLs) were identified as part of the CSM. These were concerned with the following:

-  Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors including future occupiers and site visitors (PPL1a)
-  Risk of injury/death to future occupiers and visitors as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings. (PPL1b)
-  Risk of direct contact (ingestion and absorption) with and inhalation of contaminants to on-site human health receptors such as Construction Workers (PPL1c)
-  Risk of injury/death to construction workers as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within on-site dwellings. (PPL1d)
-  Risk of direct contact with (ingestion and absorption) and inhalation of contaminants to off-site human health receptors as a result of on-site contaminants migrating off-site (PPL2a)
-  Risk of injury/death to off-site human health receptors as a result of explosion due to migration of on-site ground gas and subsequent accumulation in confined spaces in off-site buildings. (PPL2b)

- Risk of deterioration of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer (PPL3)
- Risk of deterioration of surface water quality resulting from the migration and entry of on-site contaminants into the surface water receptor (PPL4)
- Risk of deterioration of ecological quality resulting from the migration and entry of on-site contaminants to the ecological receptor during development and after completion (PPL5);
- Risk of damage to buildings and services from on and off-site contaminants (PPL6a)
- Risk of damage to property as a result of explosion due to accumulation of ground gas from on and off-site sources in confined spaces within buildings (PPL6b).

13 QUALITATIVE RISK ASSESSMENT

For land to be considered ‘contaminated land’ under Part IIA, the potential contamination source must be causing or have the significant possibility of causing harm to designated receptors. It is therefore necessary to focus on pollutant linkages that have the potential to be significant (i.e. those that are most likely to lead to a determination).

The identified PPLs were therefore individually qualitatively assessed using a basic risk assessment methodology which considers “Likelihood” and “Severity” to assess the magnitude of the potential risk. The methodology is summarised in [Appendix 6](#).

Table 6 below summarises the conceptual site risk model (CSM) including the identified PPLs and the results of the qualitative risk assessment.

Table 6: Conceptual Site Risk Model - Potential Sources, Pathways and Receptors identified on the site.

Source/ Potential Contaminants	Potential Contaminants Associated with Site as Potential Made Ground and Coal Mining Area i.e. Acids & Alkalis, Asbestos, Fuels & Fuel Oils, Heavy Metals, Gases: Methane & Carbon Dioxide, Organic & Inorganic Compounds, PAHs, TPHs, VOCs										
	On and Off-Site Contaminants				On Site Contaminants		On Site Contaminants			On and Off-Site Contaminants	
Potential Pathways	• Ingestion of soils, garden vegetables and dust • Ingestion of contaminated drinking water • Dermal absorption • Inhalation of dusts and vapours indoors and outdoors • Migration of ground gases and vapours into properties						Leaching in the unsaturated zone & diffusion in the saturated zone	• Overland run-off • Drainage channels • Base flow	• Direct contact via absorption and ingestion; • Inhalation	• Migration of ground gases and vapours through the unsaturated zone • Attack on water supply service pipes	
Potential Receptors	ON SITE HUMANS (AFTER COMPLETION) Future Occupiers & Visitors		ON SITE HUMANS (DURING DEVELOPMENT) Construction Workers		OFF SITE HUMANS Neighbours		GROUND WATER Secondary A Bedrock	SURFACE WATER Inland River 208m E	ECOLOGICAL None	ON SITE PROPERTY Buildings and Services	
Potential Hazards	• Adverse health effects • Injury/ • Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ • Death	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces	• Adverse health effects • Injury/ • Death	Explosion/ Methane build-up in confined spaces	Degradation of groundwater quality	• Degradation of surface water quality • Ecological impacts	Degradation of ecological receptor quality	Damage to property and services	Explosion/ Fire - Build-up of Methane/ VOCs in confined spaces
Plausible?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
PPL ID	PPL1a	PPL1b	PPL1c	PPL1d	PPL2a	PPL2b	PPL3	PPL4	PPL5	PPL6a	PPL6b
SEVERITY	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Major (4)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)	Moderate (3)
LIKELIHOOD	Remote (2)	Remote (2)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Improbable (1)	Remote (2)	Remote (2)
RISK	Low to Moderate (8)	Low to Moderate (8)	Low (4)	Low (4)	Low (4)	Low (4)	Very Low (3)	Very Low (3)	Very Low (3)	Low to Moderate (6)	Low to Moderate (6)
POTENTIALLY SIGNIFICANT?	YES	YES	NO	NO	NO	NO	NO	NO	NO	YES	YES

13.1 Assessment of Potential Significance of Potential Pollutant Linkages

13.1.1 Potential Risks to On-Site Human Health Receptors

PPL1a is concerned with the risk of direct contact (ingestion and dermal absorption) with and inhalation of on and off-site contaminants by on site human health receptors. PPL1a is considered to have the potential to be significant given the potential contamination sources that were identified on site. As the proposal is to introduce a residential dwelling, it is possible that human health receptors (i.e. future occupiers of the dwellings) could be exposed to potential contamination via ground gases and vapours via indoor inhalation after completion as the site is located in a potential Coal Mining Area.

Although potentially contaminative land uses were identified on or/and in the vicinity of the site, it is considered that any potential risks can be satisfactorily mitigated by Construction Workers implementing standard health and safety measures (as described in [Section 15.3](#)) as required by CDM regulations

PPL1b is concerned with the risk of injury/death of future occupiers and site visitors as a result of explosion due to the potential accumulation of ground gases and vapours from on and off-site sources. PPL1b is considered to have the potential to be significant as a potential source of explosive ground gases and/or vapours (i.e. potential Coal Measures) was identified within the vicinity of the site.

PPL1d is concerned with the risk of injury/death of construction workers as a result of explosion due to the potential accumulation of ground gases and vapours from on and off-site sources. PPL1d is considered unlikely to have the potential to be significant as construction workers will be unlikely to be working in unventilated or confined spaces for significant amounts of time.

13.1.2 Potential Risks to Off-Site Human Health Receptors

PPL2a is concerned with the risk of direct contact and inhalation of contaminants emanating from the site by off-site human health receptors. PPL2a is considered unlikely to have the potential to be significant. It is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact off-site human receptors.

PPL2b is concerned with the risk of injury/death of off-site human health receptors as a result of explosion due to accumulation of ground gases from on-site sources. PPL2b is considered unlikely to have the potential to be significant. Although potential Coal Measures was identified on the site, the surrounding area shares the same history. Therefore, the risk to offsite human health receptors is considered to be low.

13.1.3 Potential Risks to Groundwater Receptors

PPL3 is concerned with the risk of degradation of groundwater quality resulting from the migration of on-site contaminants into the underlying aquifer. PPL3 is considered unlikely to have the potential to be significant. Although the site is underlain by a Secondary A Aquifer, it is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact groundwater receptors. Additionally, no Source Protection Zones were identified.

13.1.4 Potential Risks to Surface Water Receptors

PPL4 is concerned with the risk of degradation of surface water quality resulting from the migration and entry of on-site contaminants into surface water receptors. PPL4 is considered

unlikely to have the potential to be significant. Although the nearest surface water body is the Inland River located 208m E from the site, it is considered unlikely that any potential contaminants present at the site would be of sufficient magnitude and mobility as to significantly impact surface water receptors.

13.1.5 Potential Risks to Ecological Receptors

PPL5 is concerned with the risk of deterioration of ecological receptors resulting from potential on-site contaminants. PPL5 is considered unlikely to have the potential to be significant as no designated ecological receptors were identified on or within 250m of the site.

13.1.6 Potential Risks to Property Receptors

PPL6a is concerned with the risk of damage to onsite buildings and services from on and off-site contaminants. If contaminated, the soil may contain aggressive chemicals (i.e. Sulphates, VOCs) that can attack building materials and services. Given the potential contamination sources that were identified on and in the vicinity of the site, PPL6a is considered to have the potential to be significant.

PPL6b is concerned with the risk of damage to property as a result of explosion due to migration of on and off-site ground gases and vapours and their subsequent accumulation in confined spaces in on-site buildings. PPL6b is considered to have the potential to be significant for the same reasons as PPL1b.

14 CONCLUSIONS

This Phase 1 Desk Study was carried out to support a planning application.

A review of historical maps and planning records suggests that the site and surrounding land have been subject to previous potentially contaminative land uses (PCLUs). On site potential onsite sources of contamination were identified as a Coal Mining Area and potential Made Ground. No offsite PCLUs were identified in the search.

A conceptual site risk model was developed and a qualitative risk assessment undertaken. The conclusions of the risk assessment are presented in Table 7 below.

Table 7: Summary of qualitative risk assessment

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
On-Site Human Health (Future Occupiers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	Yes	Low to Moderate
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	Yes	Low to Moderate
On-Site Human Health (Construction Workers)	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low
Off-Site Human Health	Ingestion/Absorption Inhalation	Adverse health Injury/Death	No	Low
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Injury/Death	No	Low

Potential Receptor	Potential Pathway	Potential Hazard	PSPPL?	Risk
Groundwater	Percolation/Leaching	Adverse groundwater quality	No	Very Low
Surface Water	Lateral Migration Groundwater baseflow	Adverse Surface water quality	No	Very Low
Ecology	Ingestion/Absorption	Adverse health Injury/Death	No	Very Low
Property	Physical Contact/Absorption	Damage to building and services	Yes	Low to Moderate
	Buildup of Methane/ VOCs in confined spaces	Explosion/ Fire Damage to building	Yes	Low to Moderate

15 RECOMMENDATIONS

15.1 Intrusive Site Investigation

It is recommended that a further assessment of the risks associated with potential Coal Mine gases at the site is undertaken. Depending on the findings of the Coal Mining Risk Assessment, a Phase 2 Intrusive Investigation may be required.

15.2 Watching Brief and Discovery Strategy

Therefore, it is recommended that a “watching brief” is kept at all times during the development. Should any unexpected contamination be encountered then the discovery strategy outlined below should be followed.

- Works should be halted if any suspicious ground conditions are identified by groundworkers;
- The Contractor should assess the need for any immediate health and safety or environmental management control measures. If control measures are considered to be required, they should be implemented;
- The Contractor should notify the Client's Environmental Consultant and the Local Planning Authority;
- The Environmental Consultant should attend the site to record the extent of 'contamination' and if necessary, to collect samples;
- If remedial action is considered necessary then the proposed works should be agreed with the Local Planning Authority prior to implementation;
- Once remediation is complete, the Environmental Consultant should collate evidence of work carried out for inclusion in a Remediation Verification Report which should be submitted to the Local Planning Authority.

15.3 Health and Safety

All site works should be carried out in accordance with Health and Safety Executive regulations and guidelines, the Contractor's Construction Health and Safety Plan and the Construction (Design and Management) Regulations 2015.

Precautions should be taken to minimise exposure of site workers during ground works through the implementation of site safety. Such precautions should include, but not be limited to:

- Provision of appropriate Personal Protective Equipment (PPE);
- Availability of site welfare;
- Good personal hygiene, washing and changing procedures;
- Daily safety briefings.

15.4 Services

The local Statutory Water Undertaker should be contacted in the event that new services are proposed as part of the redevelopment in order to determine their specification for the type of pipework which should be used on this site.

Further information can be found within the published guidance for the '*Selection of Water Supply Pipes to be used in Brownfield Sites*', issued in January 2011 by the UK Water Industry Research.

16 INFORMATION GAPS AND UNCERTAINTIES

Assumptions have been made regarding the nature and scale of the activities that took place on the site and the types of potential contaminants that may have resulted. These assumptions will need to be reviewed along with the Conceptual Site Model should further information come to light.

17 APPENDIX 1 – DECISION NOTICE

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Mr Rashid Mehmood
I. Planning Services
2A Cook Street
Bury
BL9 0RP

On Behalf Of:

Mr Rizman Suleman
124 Walmersley Road
Bury
BL9 6DX

PART 1 - Particulars of Application**Application Number:** 69459**Date of Registration:** 17/04/2023**Proposal:**

Erection of 2 no. terraced dwellings

Location:

Land adjacent to 35 Hilton Street, Bury, BL9 6LT

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to revised drawings numbered 5a/G, 5F, 6F, 7F and 9F and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
- 3 Details of the materials to be used in the external elevations, and boundaries, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.
- 4 Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development

shall be carried out within the terms of Classes A to G of Part 1 and Class A of Part 2 of Schedule 2 of the Order, without the submission and approval of a relevant planning application.

Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

- 5 No development shall commence unless and until:-
- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
 - Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
 - Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 6 Following the provisions of Condition 5 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 7 No development shall commence unless and until surface water drainage proposals have been submitted to and approved in writing by the Local Planning Authority. The scheme should be in accordance with the submitted Surface Water Sustainable Drainage Assessment and must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015). This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Details of proposed maintenance arrangements should also be provided. The approved scheme only shall be implemented prior to first occupation and thereafter maintained.

Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN5/1- New Development and Flood Risk, EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

- 8 A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The approved scheme shall thereafter be implemented not later than 12 months from the date the dwellings are first occupied or within the first available planting season, and any trees or

shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design.

- 9 Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted to the Local Planning Authority:
1. Foundation details for the dwellings and boundary walls confirming no encroachment under the adjacent adopted highway;
 2. Surface water drainage details confirming no projection into or discharge onto the adjacent adopted highway;
 3. Highway remedial works around the perimeter of the site to 'expose/reintroduce' edgings at the back of the footway to demarcate the limits of the adopted highway and following removal of the affected pedestrian guardrailing, to a scope and specification to be agreed;
 4. Treatment of the area between the proposed edgings and the side/rear gable and garden walls and adjacent to the existing street lighting column.

The details subsequently approved shall be implemented to a programme to be agreed with and to the satisfaction of the Local Planning Authority.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety.

- 10 No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP) has been submitted to and agreed in writing with the Local Planning Authority and shall provide the following:
1. Dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of, and statutory undertakers connection to, the development;
 2. Access route for construction vehicles from the Key Route Network;
 3. Access point(s) to the site, including all temporary works and measures required to protect highway users and facilitate access;
 4. Hours of operation and type and number of vehicle movements that can be accommodated on the adjacent residential streets;
 5. If proposed, site hoarding position clear of the visibility splay indicated on approved plan reference SHT 5a;
 6. A scheme of appropriate warning/speed limit signage in the vicinity of the construction site access(es);
 7. Arrangements for the management of deliveries to the site;
 8. Storage within the curtilage of the site of construction materials, including any requisite phasing of the development to accommodate this;
 9. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the ground work operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials.

Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure adequate off street materials storage

arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations.

- 11 The visibility splay indicated on approved plan reference SHT 5a/G shall be implemented to the written satisfaction of the Local Planning Authority before the development is first occupied and subsequently maintained free of obstruction above the height of 0.6m.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways, in the interests of highway safety.

- 12 The bin storage area/arrangements indicated on approved plan reference 7F, incorporating the 450mm high boundary wall shown with foundations that do not encroach under the adjacent adopted highway, access onto Back Walmersley Road East and measures to prevent the discharge of surface water onto the adjacent adopted highway, shall be provided to the satisfaction of the Local Planning Authority before the dwellings hereby approved are first occupied and subsequently maintained available for this use.

Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

NPPF	National Planning Policy Framework
EN1/2	EN1/2 - Townscape and Built Design
H1/2	H1/2 - Further Housing Development
H2/1	H2/1 - The Form of New Residential Development
H2/2	H2/2 - The Layout of New Residential Development
HT2/4	HT2/4 - Car Parking and New Development
EN7	EN7 - Pollution Control
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
SPD16	Development Control Policy Guidance Note 16 - Design and Layout of New Development in Bury
SPD7	Development Control Policy Guidance Note 7 - Managing the Supply of Housing Land In Bury

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

Revised drawings numbered 5a/G, 5F, 6F, 7F and 9F

NOTES TO APPLICANT

1.

The Control of Noise (Appeals) Regulations 1975, Section 60. Control of Noise on Construction Sites

Works carried out in connection with the planning permission shall comply with the above regulations which require the following:

1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.
2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.
3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.
4. Any emergency deviation from the above (1 – 3) shall be notified to Bury Council without delay.

Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Noise Regulations 1975.

Signed:

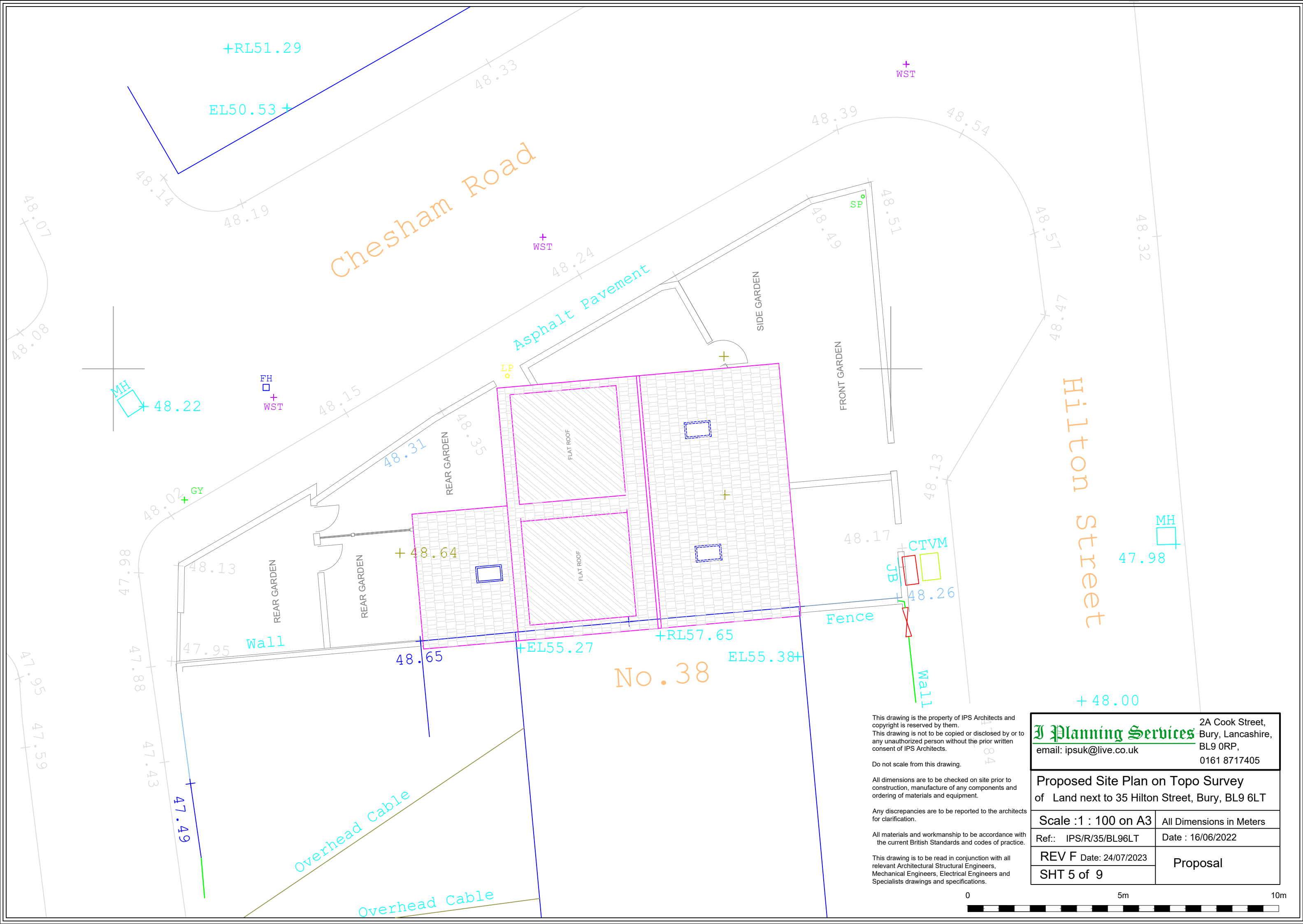


5 of 5

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On behalf of the Council

Date of Decision: 26/07/2023

18 APPENDIX 2 – PROPOSED DEVELOPMENT PLANS



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Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architects for clarification.

All materials and workmanship to be accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

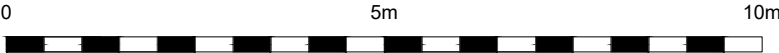
IPS Planning Services

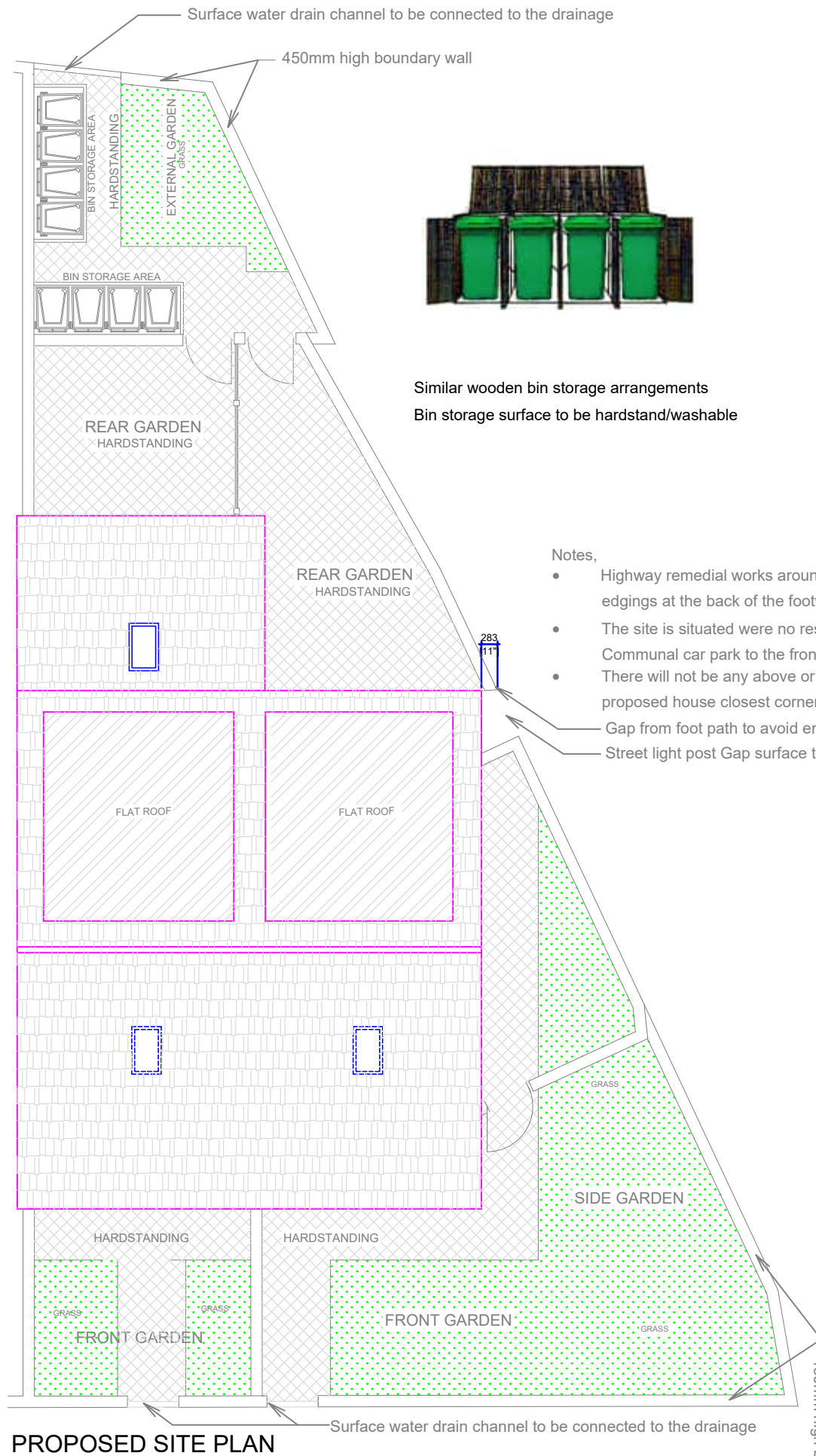
email: ipsuk@live.co.uk

2A Cook Street,
Bury, Lancashire,
BL9 0RP,
0161 8717405

Proposed Site Plan on Topo Survey
of Land next to 35 Hilton Street, Bury, BL9 6LT

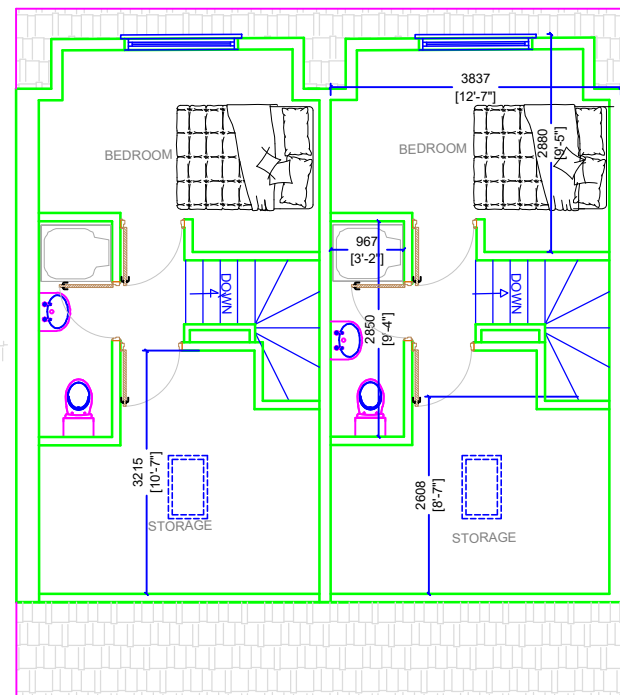
Scale : 1 : 100 on A3	All Dimensions in Meters
Ref.: IPS/R/35/BL96LT	Date : 16/06/2022
REV F Date: 24/07/2023	Proposal
SHT 5 of 9	



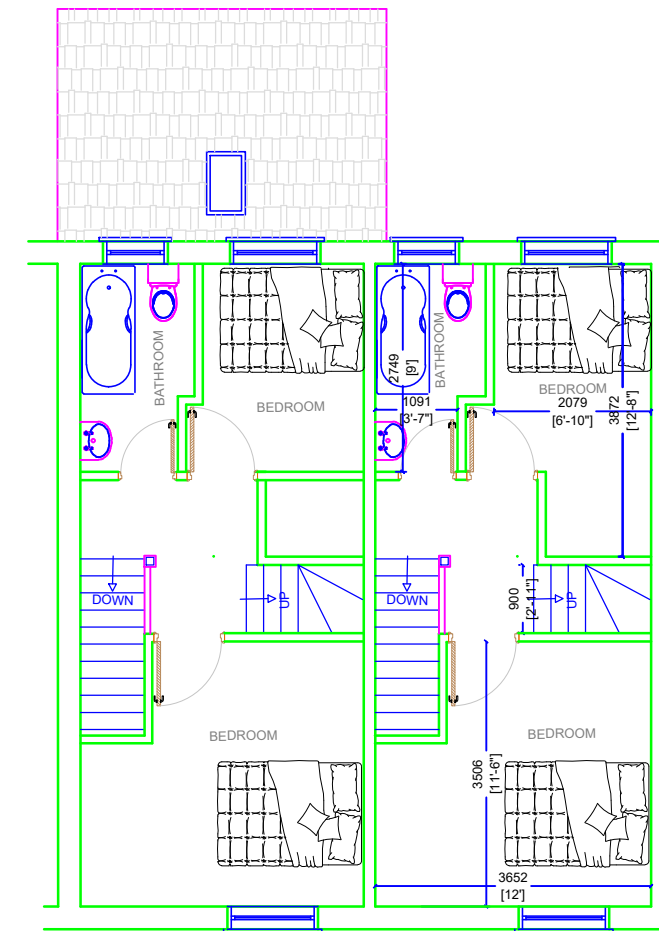


Similar wooden bin storage arrangements
Bin storage surface to be hardstand/washable

- Notes,
- Highway remedial works around the perimeter of the site will be required to expose/reintroduce edgings at the back of the footway to demarcate the limits of the adopted highway.
 - The site is situated where there is no restriction to the highway in front, there is a communal car park to the front, also a bus route is on walking distance.
 - There will not be any above or under footpath with adopted highway due to the distance between proposed house closest corner and footpath
- Gap from foot path to avoid encroachment
- Street light post Gap surface to match with footpath (Asphalt)



PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

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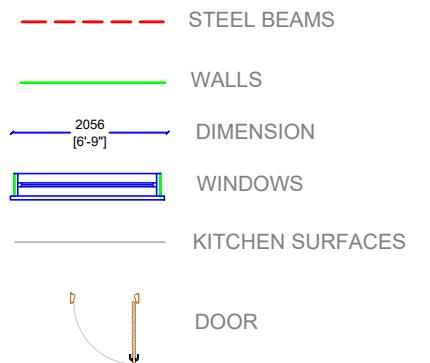
Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architects for clarification.

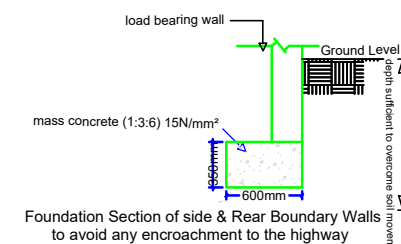
All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.



NOTES:

- Walls to be finished with bricks to match adjoining property
- Roof tiles to be Natural slates to match surroundings
- Windows to be double glazed uPVC in black colour
- External doors to be uPVC in black colour to match windows
- Rainwater goods to be 114mm Square Plastic Gutter in black colour to match surroundings
- Rear garden boundary treatment brick wall to match adjoining property
- Rear garden gate to be wooden gate
- Front and side garden boundary to be metal fence finish with black paint on stone effect base to match adjoining property



Planning Services
email: ipsuk@live.co.uk
2A Cook Street,
Bury, Lancashire,
BL9 0RP,
0161 8717405

Proposed Floor plans of Land next to 35 Hilton Street, Bury, BL9 6LT	
Scale : 1 : 100 on A3	All Dimensions in Meters
Ref: IPS/R/35/BL96LT	Date : 16/01/2023
REV F Date: 24/07/2023	Proposal
SHT 7 of 9	



19 APPENDIX 3 – HISTORICAL MAPS

Site Details:

LA 35, HILTON STREET, BURY,
BL9 6LT

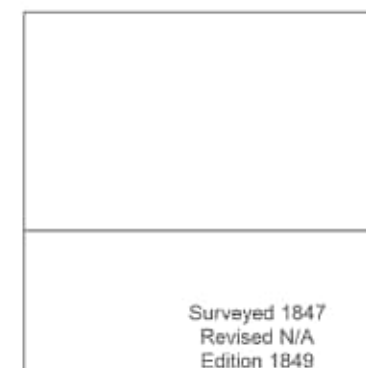
Client Ref: PH1-2025-000081
Report Ref: GS-UDC-39V-K6S-EAV
Grid Ref: 380938, 411746

Map Name: 1056 Scale Town Plan

Map date: 1849

Scale: 1:1,056

Printed at: 1:1,056



Surveyed 1847
Revised N/A
Edition 1849
Copyright N/A
Levelled N/A

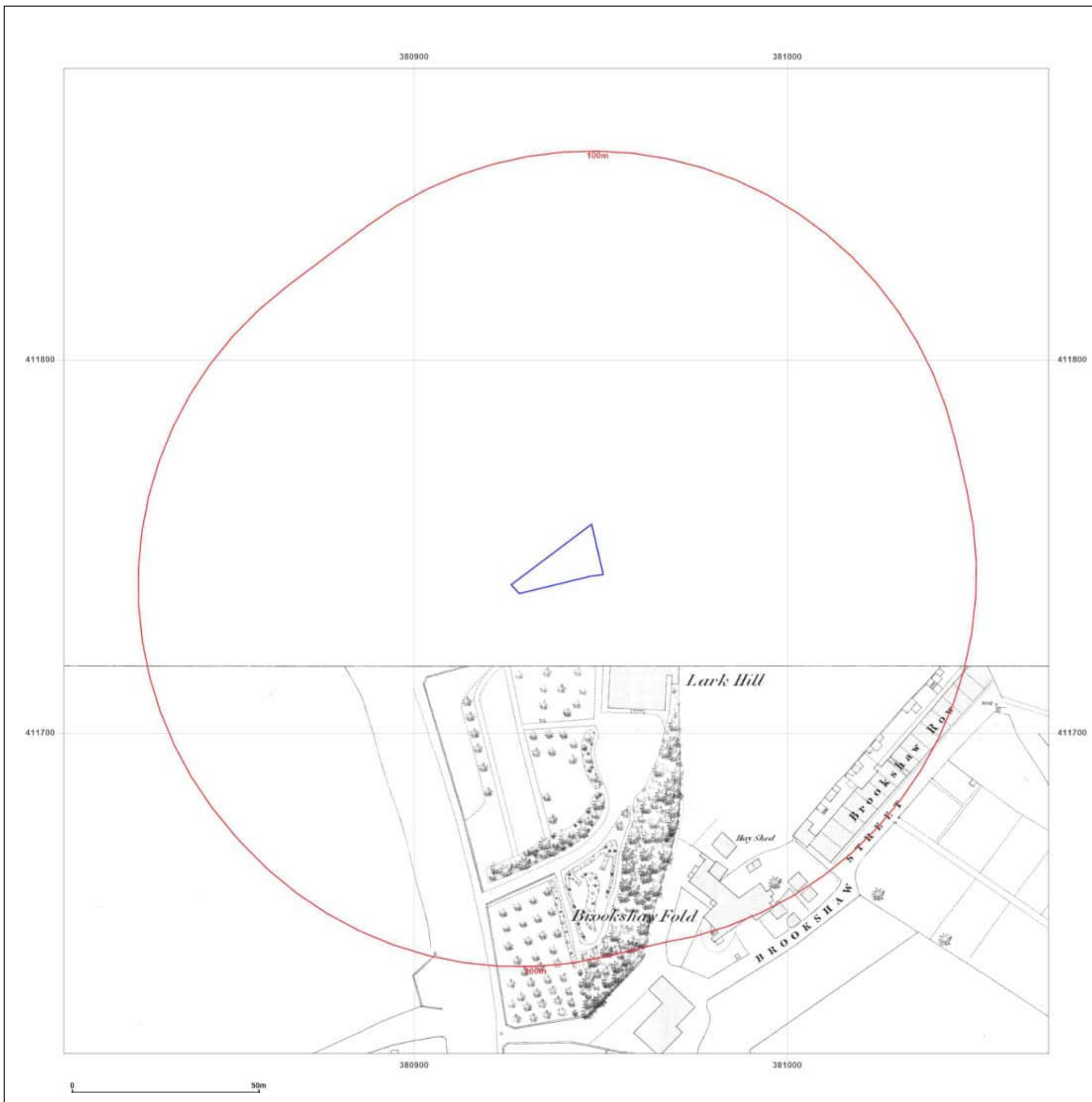


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Production date: 08 July 2025

Map legend available at:
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Site Details:

LA 35, HILTON STREET, BURY,
BL9 6LT

Client Ref: PH1-2025-000081
Report Ref: GS-UDC-39V-K6S-EAV
Grid Ref: 380938, 411746

Map Name: County Series

Map date: 1890

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1890
Revised 1890
Edition N/A
Copyright N/A
Levelled N/A

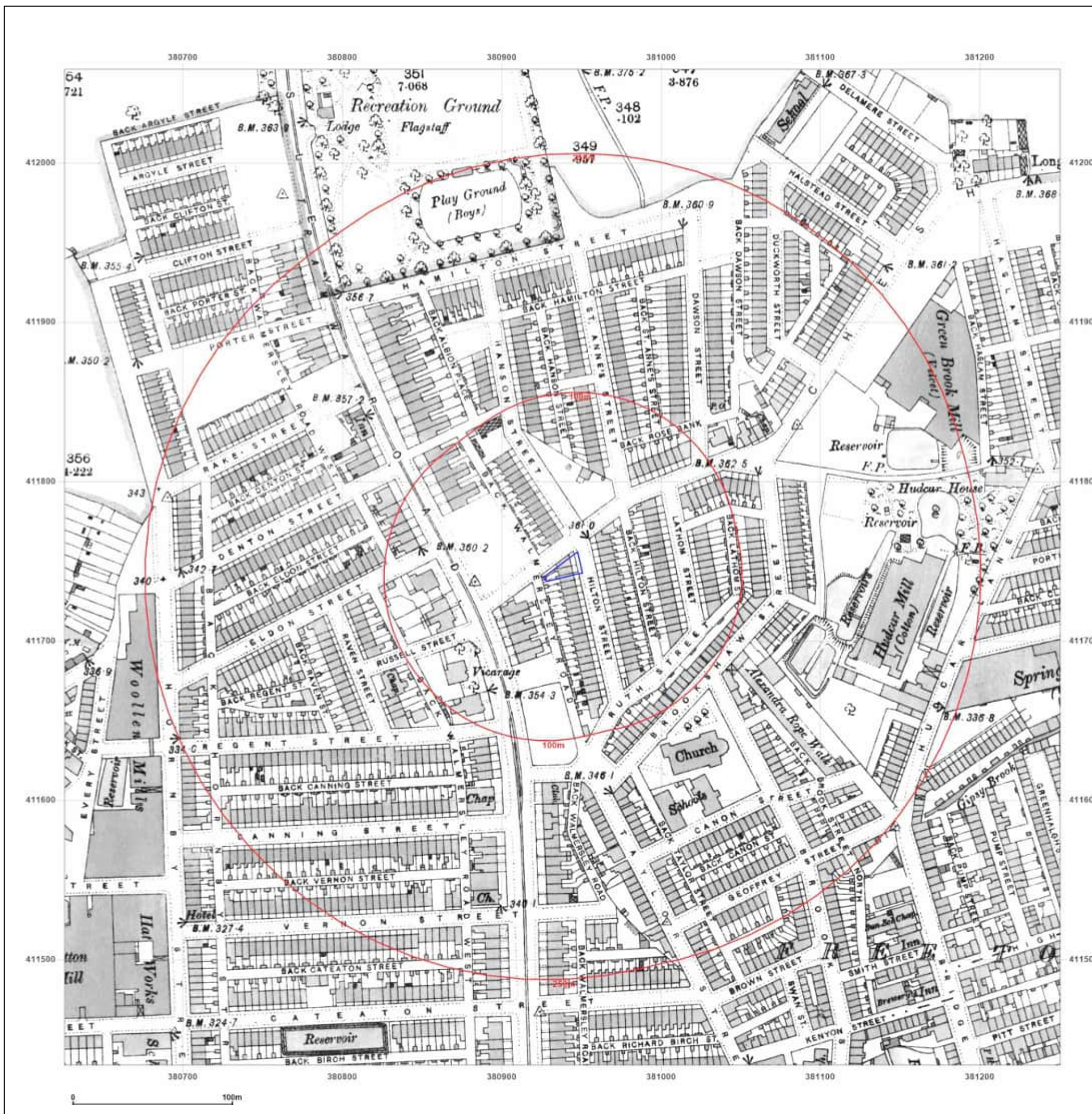


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Site Details:

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BL9 6LT

Client Ref: PH1-2025-000081
Report Ref: GS-UDC-39V-K6S-EAV
Grid Ref: 380938, 411746

Map Name: County Series

Map date: 1930

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1930
Revised 1930
Edition N/A
Copyright N/A
Levelled N/A



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Site Details:

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BL9 6LT

Client Ref: PH1-2025-000081
Report Ref: GS-UDC-39V-K6S-EAV
Grid Ref: 380938, 411746

Map Name: National Grid

Map date: 1959

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1958
Revised 1958
Edition N/A
Copyright 1959
Levelled 1928

Surveyed 1958
Revised 1958
Edition N/A
Copyright 1959
Levelled 1928

Surveyed 1958
Revised 1958
Edition N/A
Copyright 1959
Levelled 1928

Surveyed 1958
Revised 1958
Edition N/A
Copyright 1959
Levelled 1928



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BL9 6LT

Client Ref: PH1-2025-000081
Report Ref: GS-UDC-39V-K6S-EAV
Grid Ref: 380938, 411746

Map Name: National Grid

Map date: 1973-1977

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised N/A Edition N/A Copyright 1975 Levelled N/A	
Surveyed 1958 Revised 1972 Edition N/A Copyright 1973 Levelled 1982	Surveyed N/A Revised N/A Edition N/A Copyright 1977 Levelled 1982

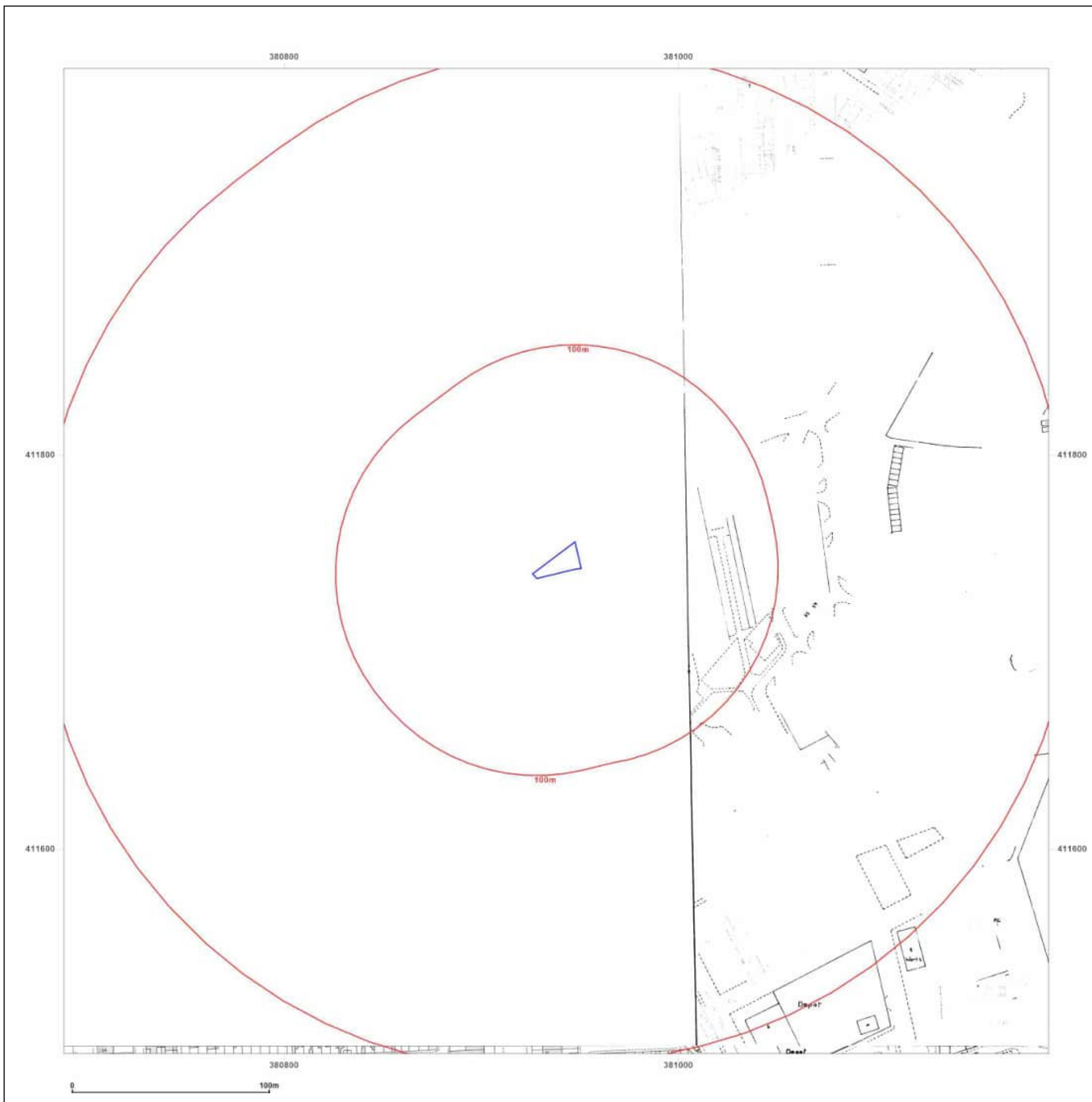


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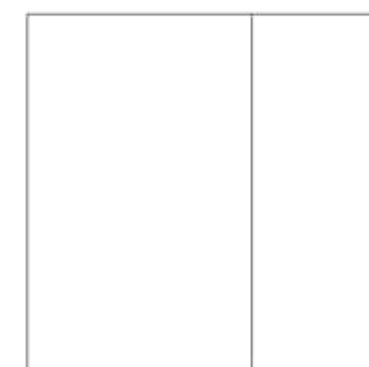
Client Ref: PH1-2025-000081
Report Ref: GS-UDC-39V-K6S-EAV
Grid Ref: 380938, 411746

Map Name: National Grid

Map date: 1978-1983

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1958
Revised 1977
Edition N/A
Copyright 1978
Levelled 1962

Surveyed 1962
Revised 1983
Edition N/A
Copyright 1983
Levelled 1962



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Site Details:

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BL9 6LT

Client Ref: PH1-2025-000081
Report Ref: GS-UDC-39V-K6S-EAV
Grid Ref: 380938, 411746

Map Name: National Grid

Map date: 1983-1985

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1962
Revised 1984
Edition N/A
Copyright 1984
Levelled 1962

Surveyed 1959
Revised 1985
Edition N/A
Copyright 1985
Levelled 1959

Surveyed 1958
Revised 1984
Edition N/A
Copyright 1985
Levelled 1962

Surveyed 1962
Revised 1983
Edition N/A
Copyright 1983
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Site Details:

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BL9 6LT

Client Ref: PH1-2025-000081
Report Ref: GS-UDC-39V-K6S-EAV
Grid Ref: 380938, 411746

Map Name: National Grid

Map date: 1984-1988

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1962 Revised 1988 Edition N/A Copyright 1988 Levelled 1962		Surveyed 1962 Revised 1984 Edition N/A Copyright 1984 Levelled 1962
Surveyed 1982 Revised 1985 Edition N/A Copyright 1985 Levelled 1982		

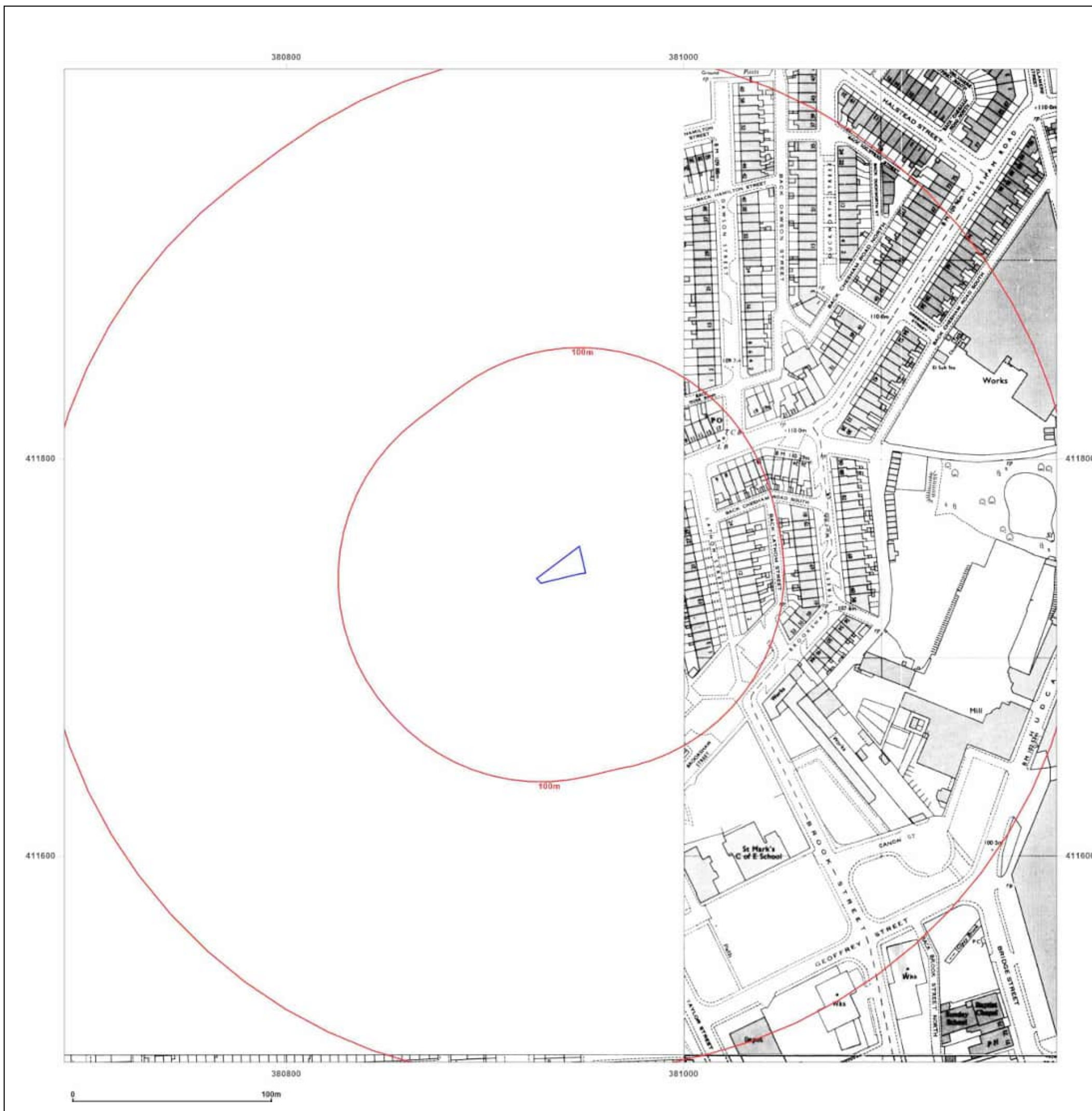


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Site Details:

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BL9 6LT

Client Ref: PH1-2025-000081
Report Ref: GS-UDC-39V-K6S-EAV
Grid Ref: 380938, 411746

Map Name: County Series

Map date: 1850-1851

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1847
Revised N/A
Edition 1851
Copyright N/A
Levelled N/A

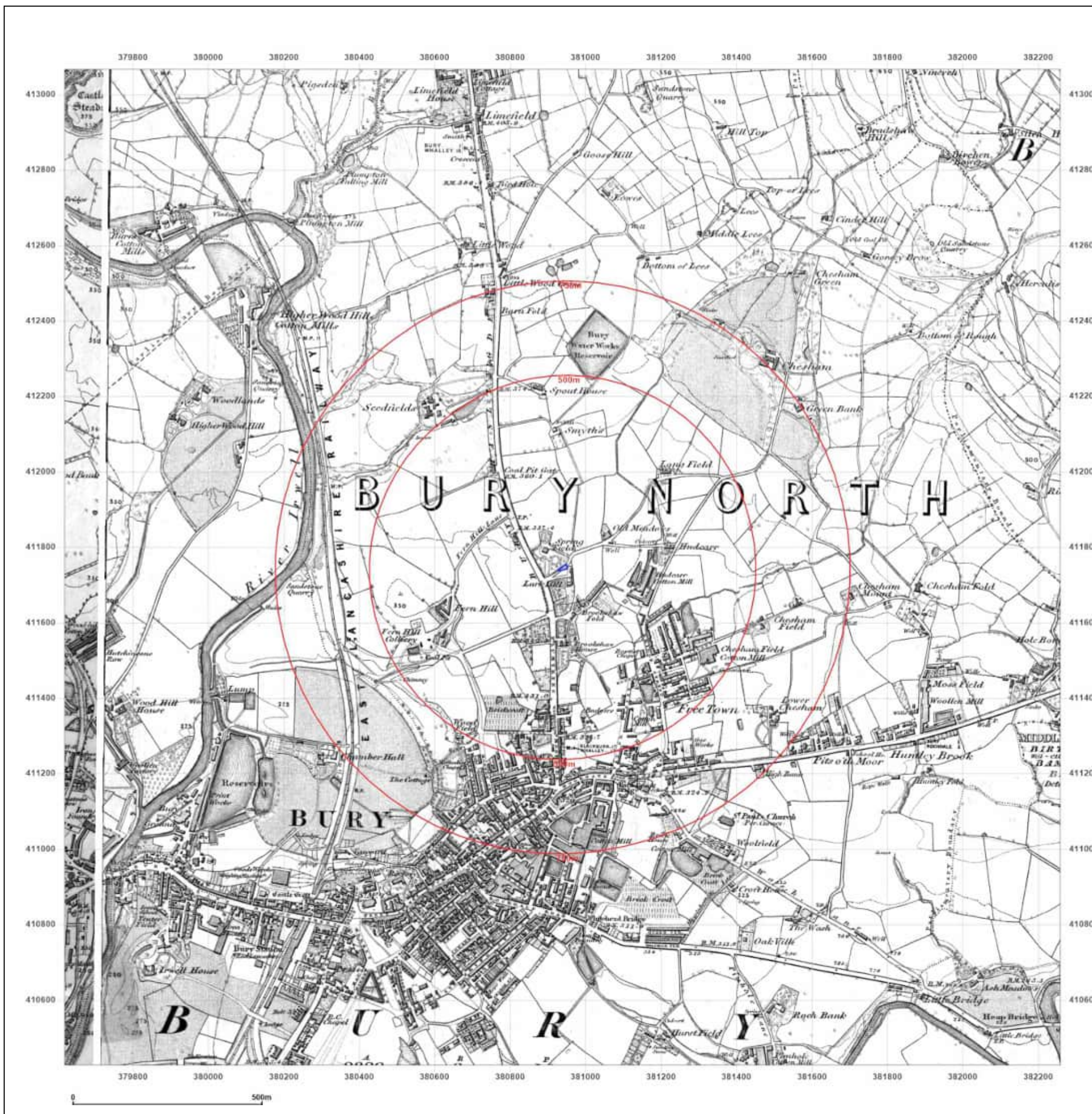


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Site Details:

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BL9 6LT

Client Ref: PH1-2025-000081
Report Ref: GS-UDC-39V-K6S-EAV
Grid Ref: 380938, 411746

Map Name: County Series

Map date: 1890-1891

Scale: 1:10,560

Printed at: 1:10,560



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

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

Surveyed 1890
Revised 1890
Edition N/A
Copyright N/A
Levelled N/A

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

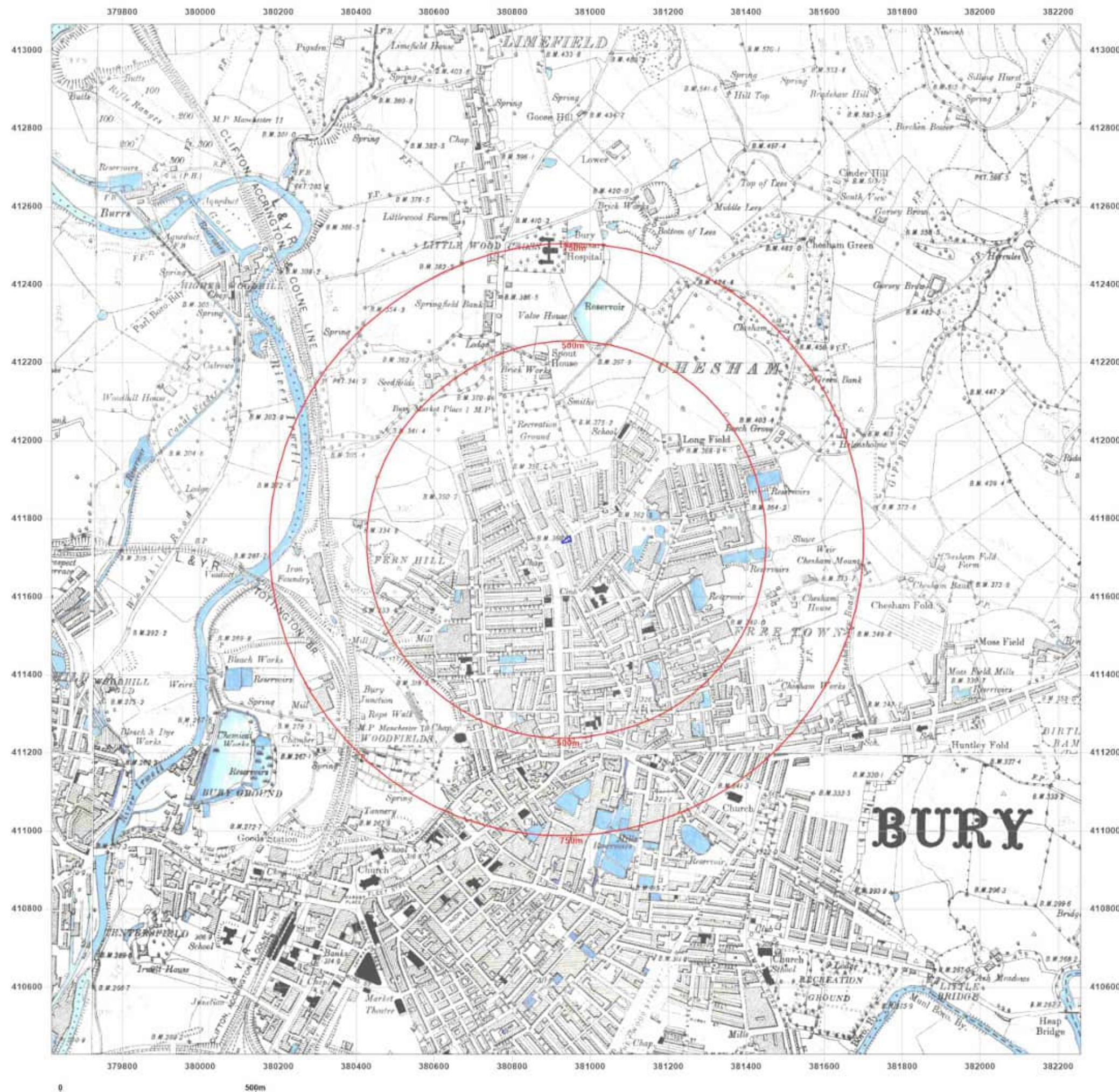


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Site Details:

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BL9 6LT

Client Ref: PH1-2025-000081
Report Ref: GS-UDC-39V-K6S-EAV
Grid Ref: 380938, 411746

Map Name: County Series

Map date: 1908-1909

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1848
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1908
Edition N/A
Copyright N/A
Levelled N/A

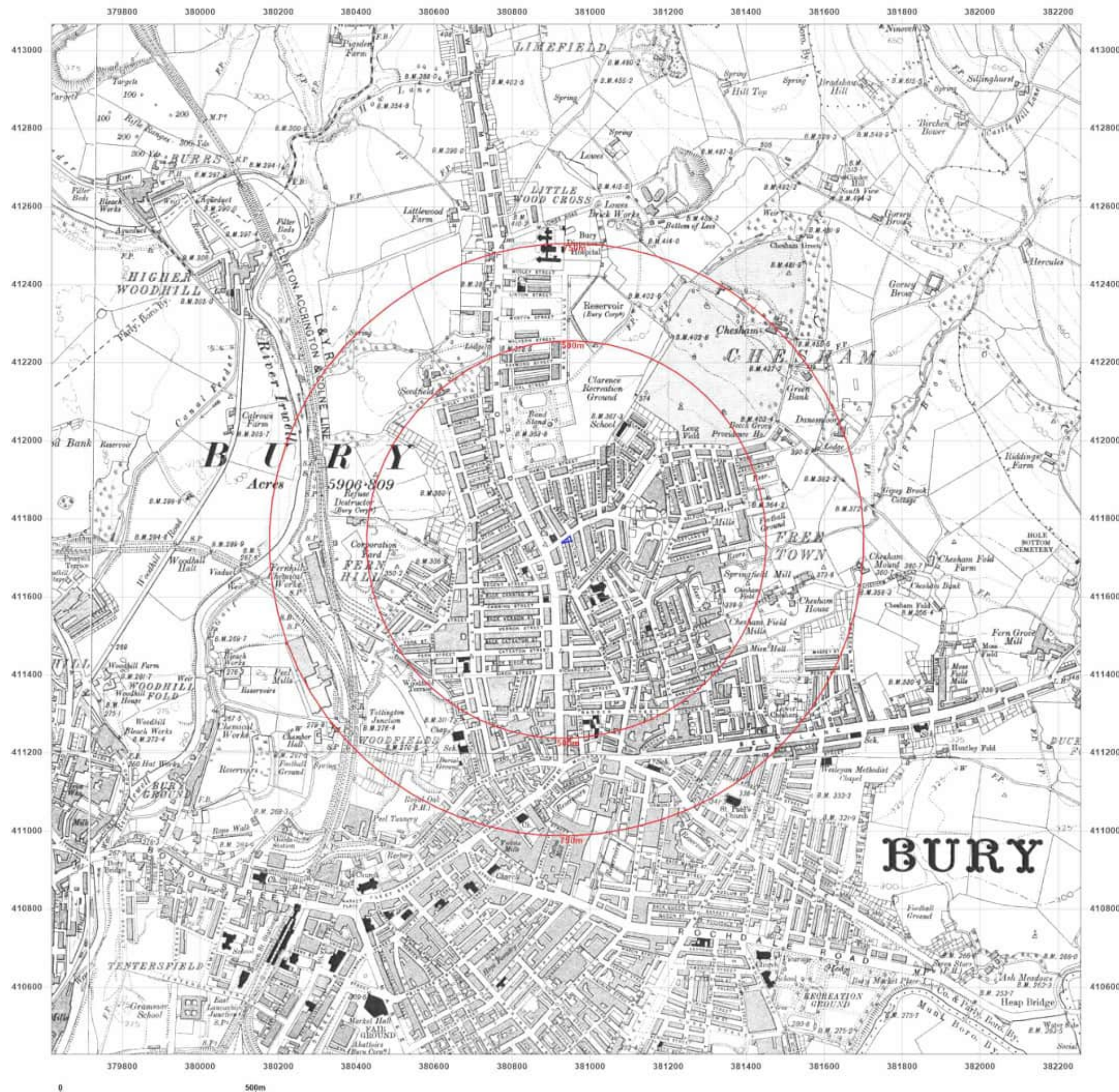


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Production date: 08 July 2025

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Site Details:

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BL9 6LT

Client Ref: PH1-2025-000081
Report Ref: GS-UDC-39V-K6S-EAV
Grid Ref: 380938, 411746

Map Name: County Series

Map date: 1927-1928

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1928
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1848
Revised 1928
Edition N/A
Copyright N/A
Levelled N/A

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

Surveyed 1844
Revised 1928
Edition N/A
Copyright N/A
Levelled N/A

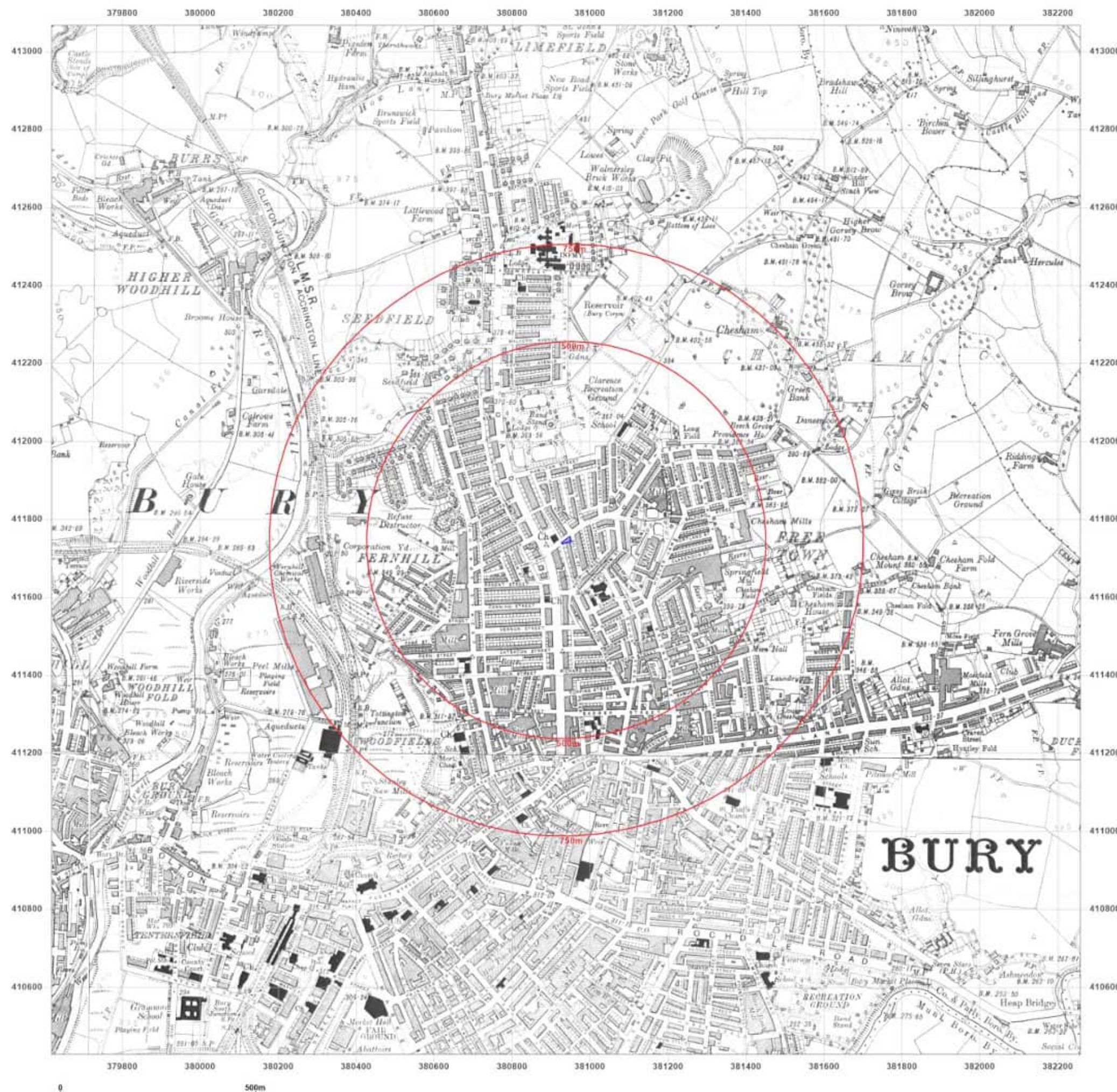


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BL9 6LT

Client Ref: PH1-2025-000081
Report Ref: GS-UDC-39V-K6S-EAV
Grid Ref: 380938, 411746

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1848
Revised 1938
Edition N/A
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Levelled N/A

Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1844
Revised 1938
Edition N/A
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BL9 6LT

Client Ref: PH1-2025-000081
Report Ref: GS-UDC-39V-K6S-EAV
Grid Ref: 380938, 411746

Map Name: Provisional

Map date: 1956

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1949
Revised 1949
Edition N/A
Copyright 1956
Levelled N/A

Surveyed 1949
Revised 1949
Edition N/A
Copyright 1956
Levelled N/A

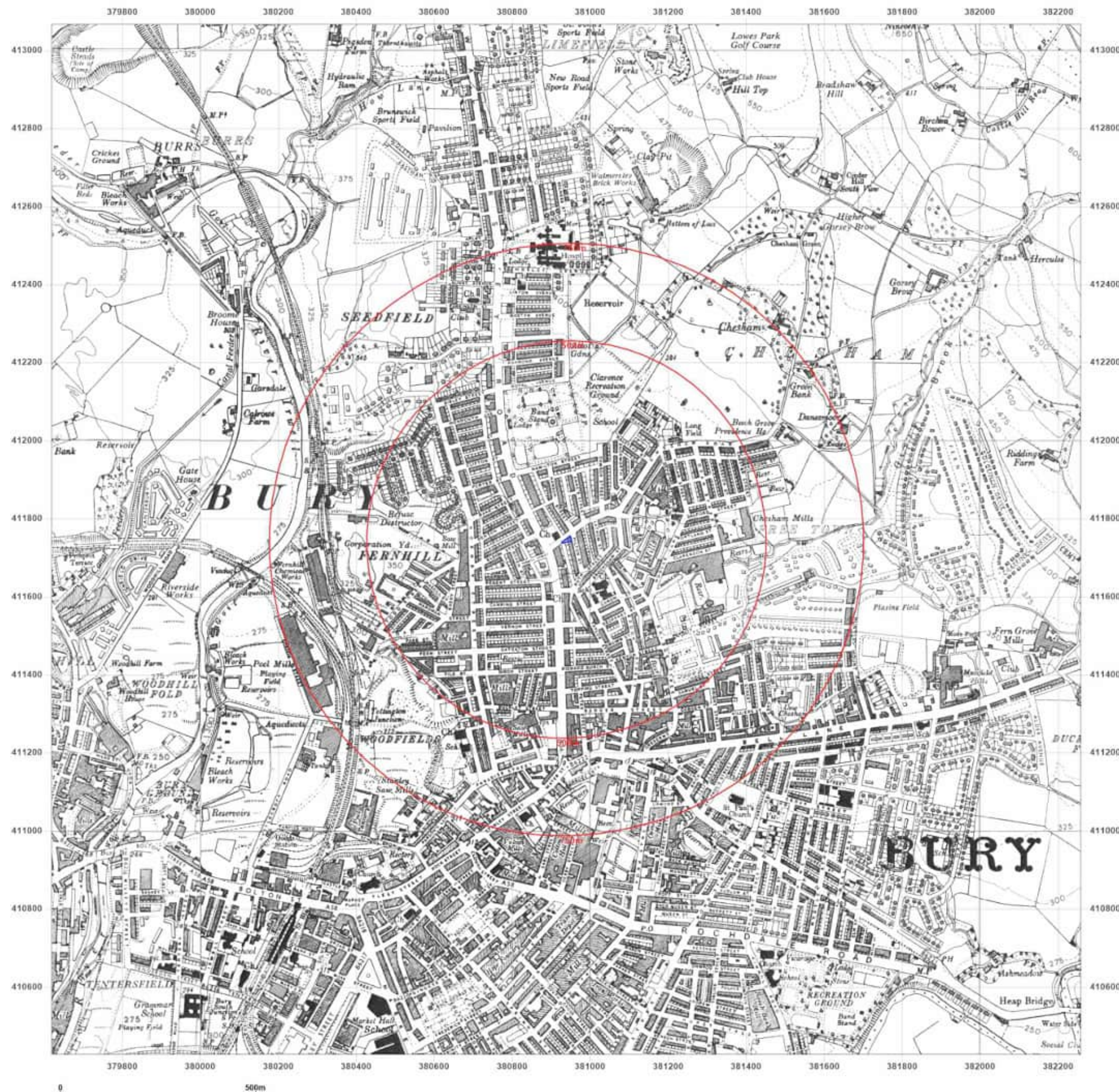


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Site Details:

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BL9 6LT

Client Ref: PH1-2025-000081
Report Ref: GS-UDC-39V-K6S-EAV
Grid Ref: 380938, 411746

Map Name: Provisional

Map date: 1967-1969

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1967
Revised 1967
Edition N/A
Copyright N/A
Levelled N/A

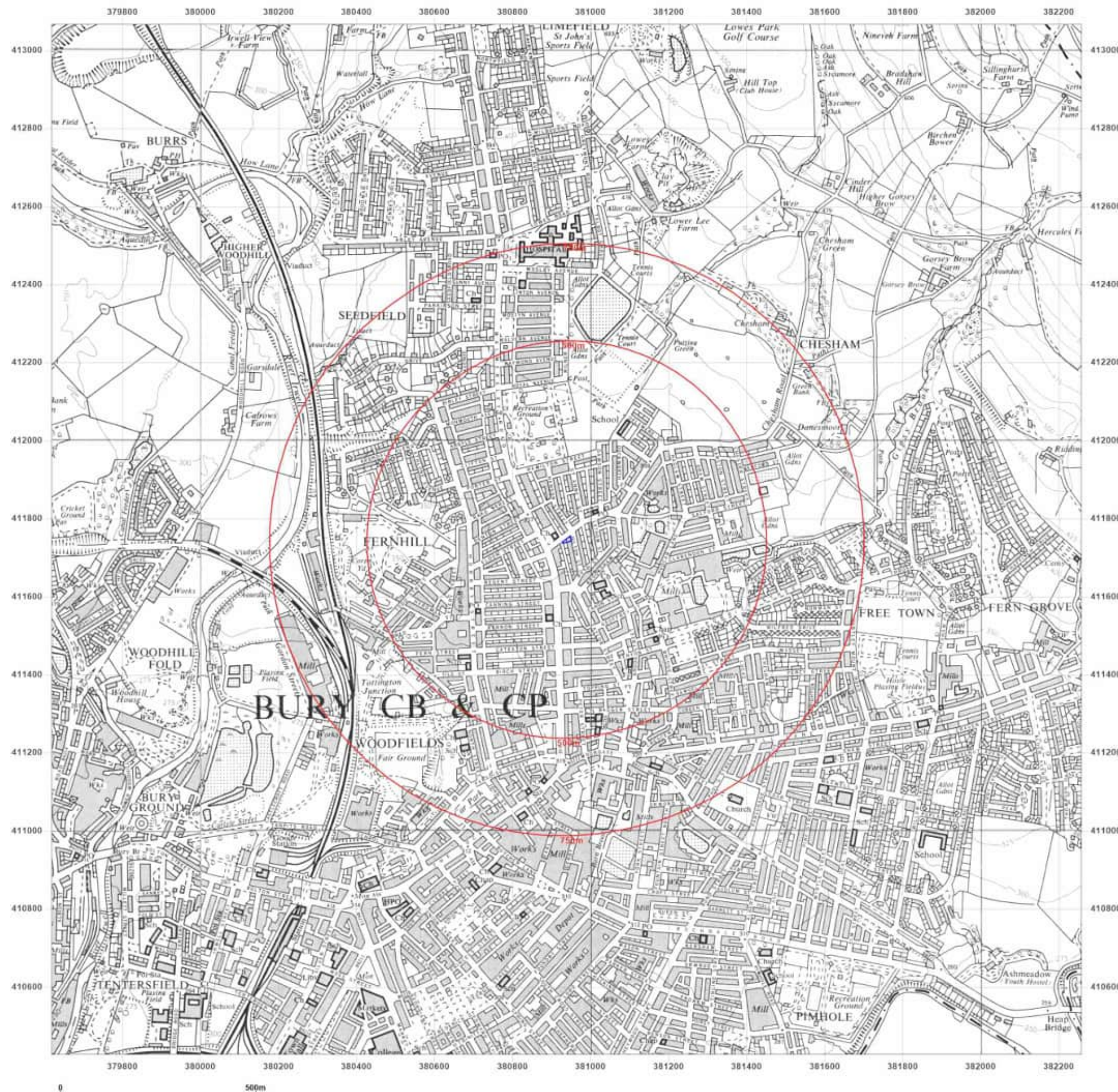


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Production date: 08 July 2025

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Site Details:

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BL9 6LT

Client Ref: PH1-2025-000081
Report Ref: GS-UDC-39V-K6S-EAV
Grid Ref: 380938, 411746

Map Name: National Grid

Map date: 1980-1983

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1978
Revised 1980
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1977
Revised 1983
Edition N/A
Copyright N/A
Levelled N/A

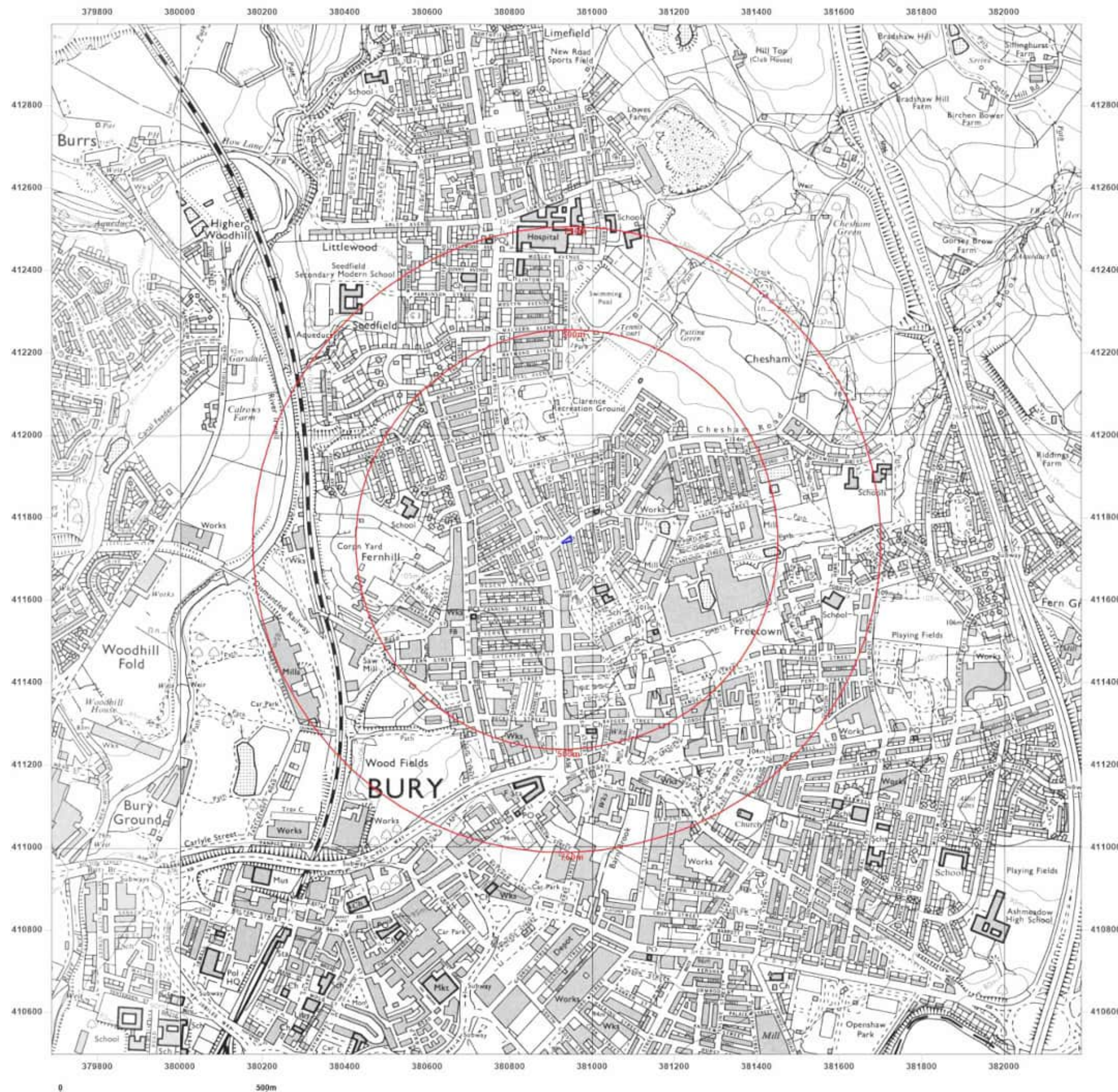


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Site Details:

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BL9 6LT

Client Ref: PH1-2025-000081
Report Ref: GS-UDC-39V-K6S-EAV
Grid Ref: 380938, 411746

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

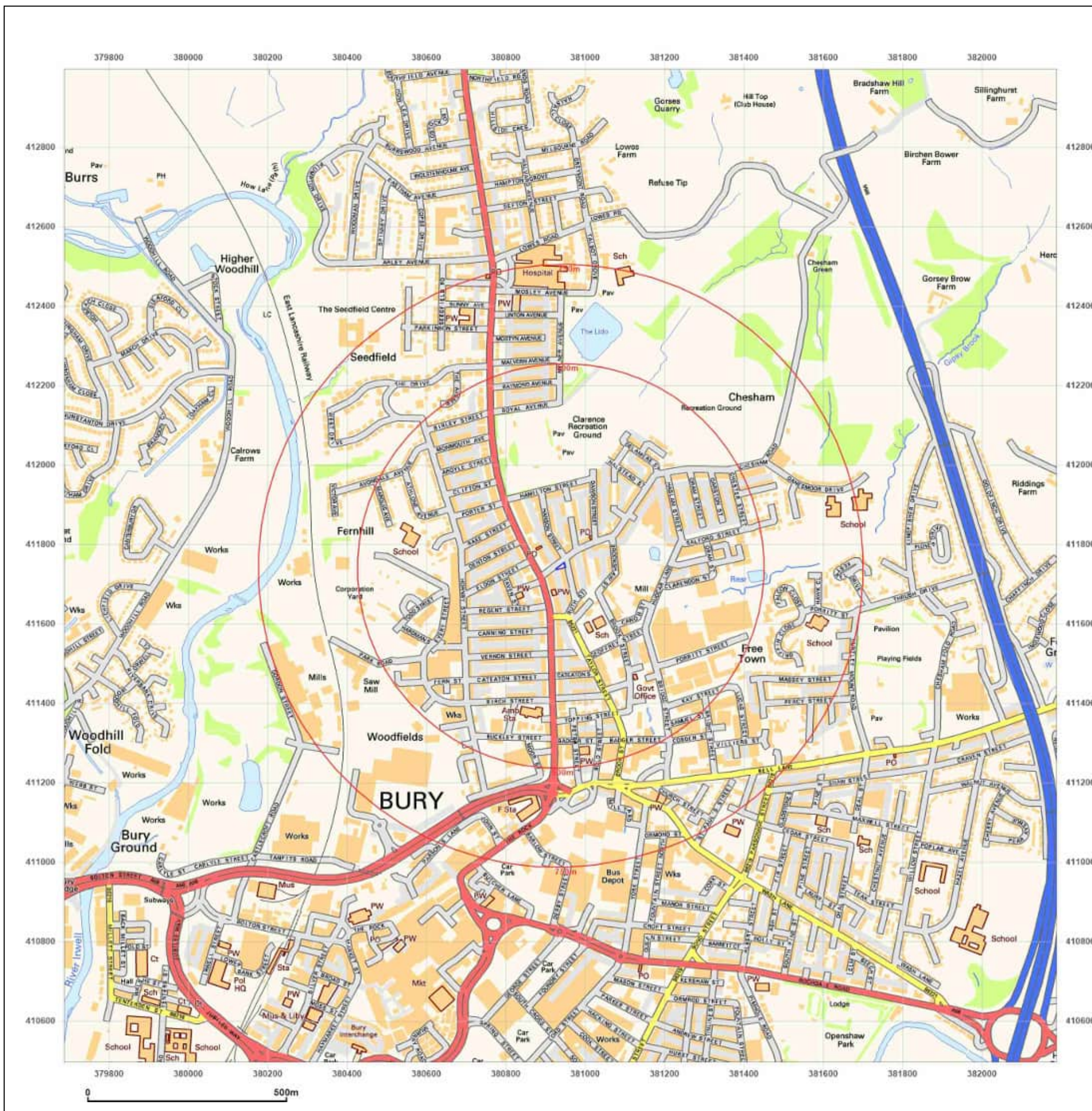


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Site Details:

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BL9 6LT

Client Ref: PH1-2025-000081
Report Ref: GS-UDC-39V-K6S-EAV
Grid Ref: 380938, 411746

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

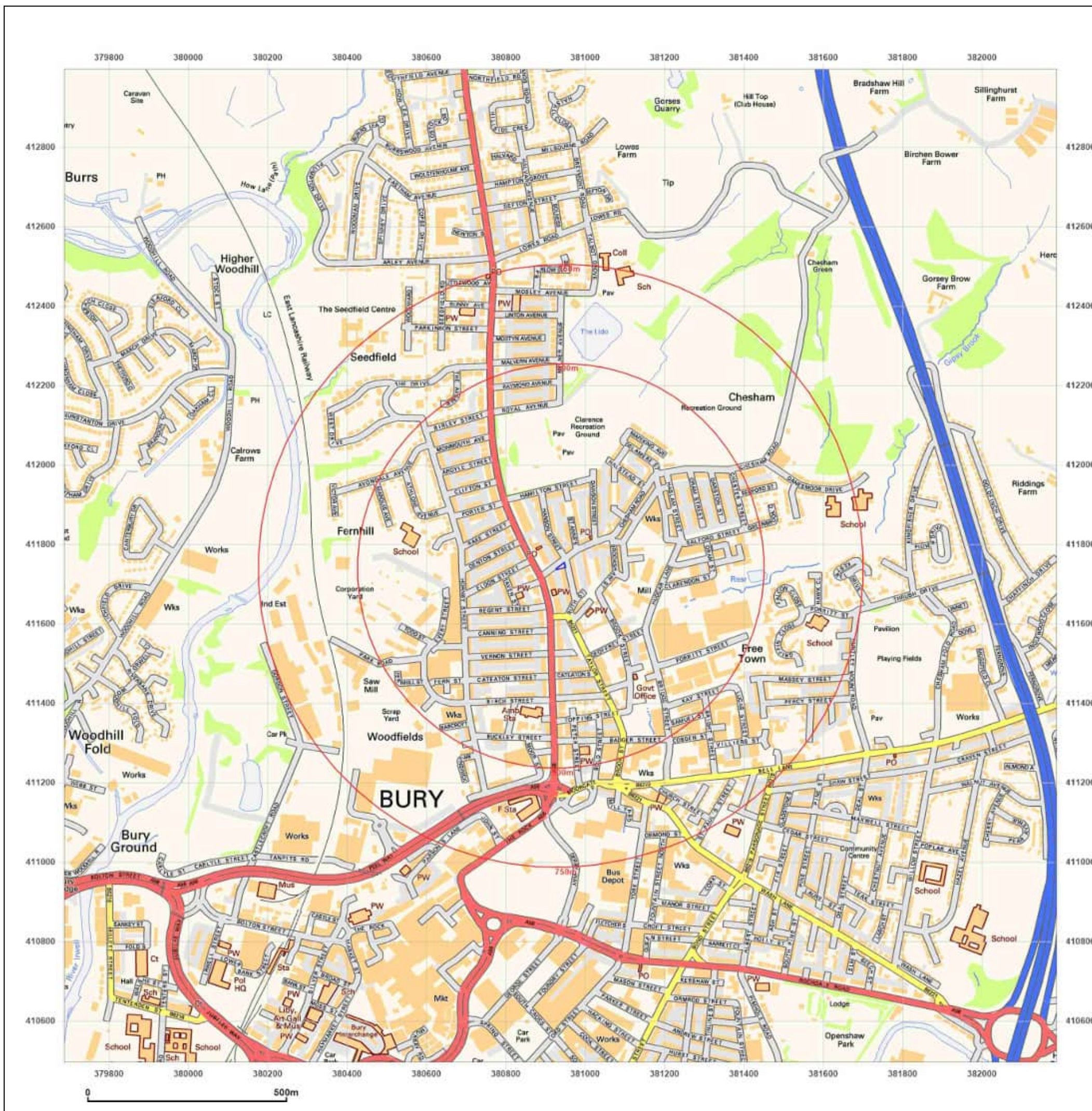


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Site Details:

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BL9 6LT

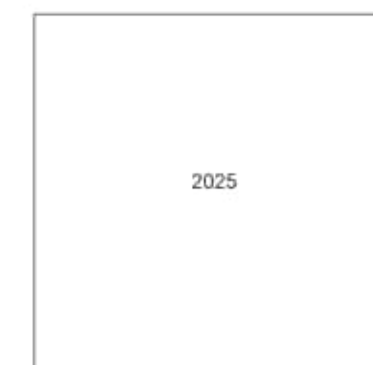
Client Ref: PH1-2025-000081
Report Ref: GS-UDC-39V-K6S-EAV
Grid Ref: 380938, 411746

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000

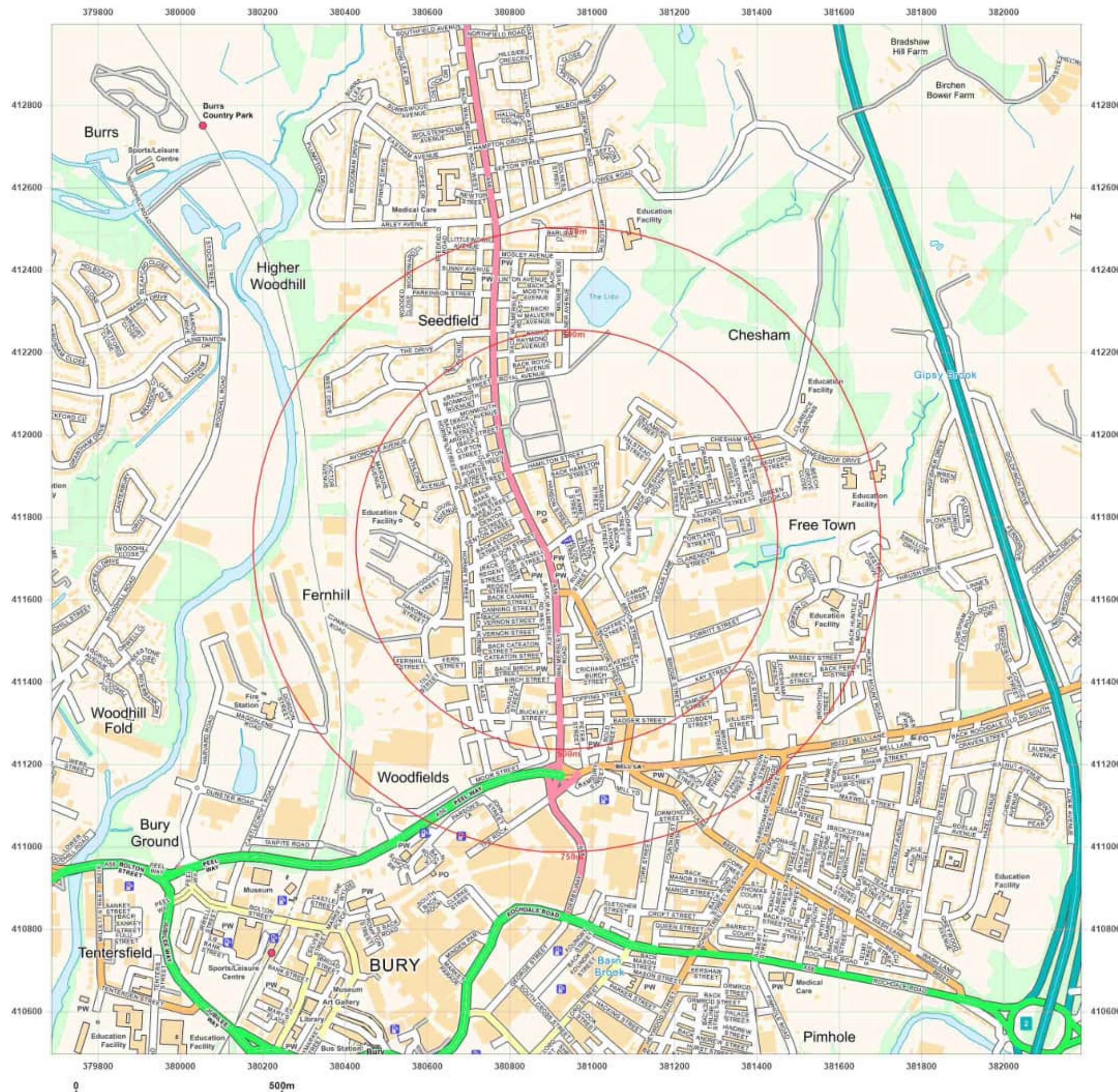


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20 APPENDIX 4 – ENVIRONMENTAL SCREENING REPORT

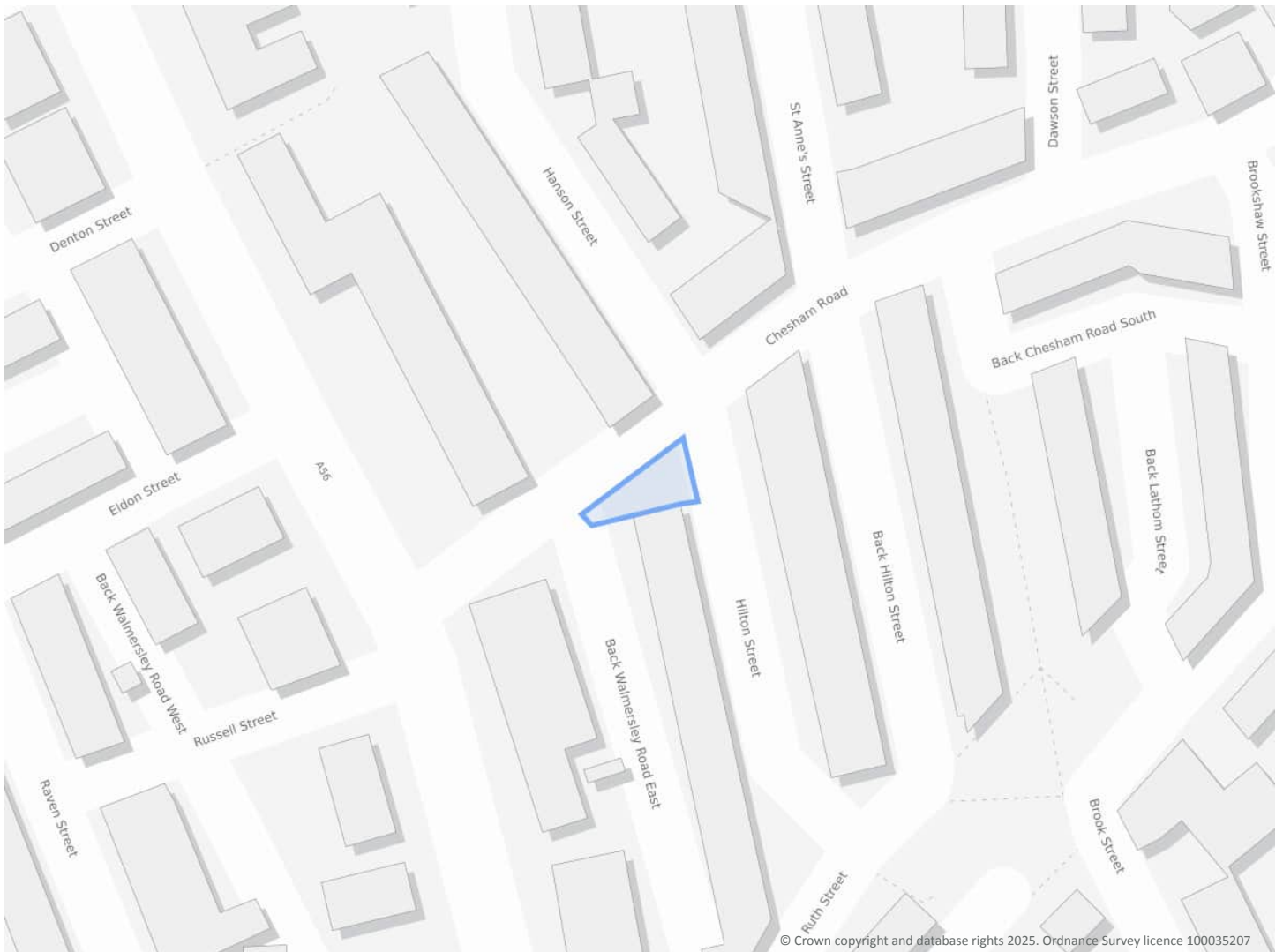
LA 35, HILTON STREET, BURY, BL9 6LT

Order Details

Date: 08/07/2025
Your ref: PH1-2025-000081
Our Ref: GS-LN4-QP4-UKT-TX6

Site Details

Location: 380940 411745
Area: 0.02 ha
Authority: [Bury Metropolitan Borough Council](#) ↗



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[Summary of findings](#)[p. 2 >](#) [Aerial image](#)[p. 9 >](#)[OS MasterMap site plan](#)[p.14 >](#) [Insight User Guide](#) ↗

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
15 >	1.1 >	Historical industrial land uses >	0	0	16	51	-
18 >	1.2 >	Historical tanks >	0	0	4	18	-
19 >	1.3 >	Historical energy features >	0	0	3	9	-
20	1.4	Historical petrol stations	0	0	0	0	-
20 >	1.5 >	Historical garages >	0	0	4	14	-
21	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
22 >	2.1 >	Historical industrial land uses >	0	0	21	64	-
26 >	2.2 >	Historical tanks >	0	0	8	29	-
27 >	2.3 >	Historical energy features >	0	0	5	25	-
29	2.4	Historical petrol stations	0	0	0	0	-
29 >	2.5 >	Historical garages >	0	0	4	22	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
31	3.1	Active or recent landfill	0	0	0	0	-
31	3.2	Historical landfill (BGS records)	0	0	0	0	-
32	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
32 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	1	0	-
32 >	3.5 >	Historical waste sites >	0	0	0	27	-
36 >	3.6 >	Licensed waste sites >	0	0	1	8	-
39 >	3.7 >	Waste exemptions >	0	4	6	45	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
44 >	4.1 >	Recent industrial land uses >	0	0	17	-	-
46	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
46	4.3	Current or recent petrol stations	0	0	0	0	-
46	4.4	Electricity cables	0	0	0	0	-
46	4.5	Gas pipelines	0	0	0	0	-



46	4.6	Sites determined as Contaminated Land	0	0	0	0	-
46	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
47	4.8	Regulated explosive sites	0	0	0	0	-
47	4.9	Hazardous substance storage/usage	0	0	0	0	-
47 >	4.10 >	Historical licensed industrial activities (IPC) >	0	0	0	3	-
48	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
48 >	4.12 >	Licensed pollutant release (Part A(2)/B) >	0	0	0	10	-
49	4.13	Radioactive Substance Authorisations	0	0	0	0	-
49 >	4.14 >	Licensed Discharges to controlled waters >	0	0	0	2	-
50	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
50	4.16	Pollutant release to public sewer	0	0	0	0	-
50	4.17	List 1 Dangerous Substances	0	0	0	0	-
50	4.18	List 2 Dangerous Substances	0	0	0	0	-
51 >	4.19 >	Pollution Incidents (EA/NRW) >	0	0	0	9	-
52	4.20	Pollution inventory substances	0	0	0	0	-
52	4.21	Pollution inventory waste transfers	0	0	0	0	-
52	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
53 >	5.1 >	Superficial aquifer >	Identified (within 500m)				
55 >	5.2 >	Bedrock aquifer >	Identified (within 500m)				
56 >	5.3 >	Groundwater vulnerability >	Identified (within 50m)				
57	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
57	5.5	Groundwater vulnerability- local information	None (within 0m)				
58 >	5.6 >	Groundwater abstractions >	0	0	0	0	16
63 >	5.7 >	Surface water abstractions >	0	0	0	0	12
66 >	5.8 >	Potable abstractions >	0	0	0	0	2
66	5.9	Source Protection Zones	0	0	0	0	-
67	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology >	On site	0-50m	50-250m	250-500m	500-2000m



68 >	6.1 >	Water Network (OS MasterMap) >	0	0	1	-	-
69	6.2	Surface water features	0	0	0	-	-
69 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
69 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
70 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding >	On site	0-50m	50-250m	250-500m	500-2000m
71	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
72 >	7.2 >	Historical Flood Events >	0	0	1	-	-
72	7.3	Flood Defences	0	0	0	-	-
72	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
72	7.5	Flood Storage Areas	0	0	0	-	-
73	7.6	Flood Zone 2	None (within 50m)				
73	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
74	8.1	Surface water flooding	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
75 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
76	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
77	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
77	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
77	10.4	Special Protection Areas (SPA)	0	0	0	0	0
77	10.5	National Nature Reserves (NNR)	0	0	0	0	0
78 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	1	1
78	10.7	Designated Ancient Woodland	0	0	0	0	0
78	10.8	Biosphere Reserves	0	0	0	0	0
78	10.9	Forest Parks	0	0	0	0	0
79	10.10	Marine Conservation Zones	0	0	0	0	0
79 >	10.11 >	Green Belt >	0	0	1	0	4



79	10.12	Proposed Ramsar sites	0	0	0	0	0
79	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
80	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
80	10.15	Nitrate Sensitive Areas	0	0	0	0	0
80	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
81 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
82	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
83	11.1	World Heritage Sites	0	0	0	-	-
83	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
83	11.3	National Parks	0	0	0	-	-
83	11.4	Listed Buildings	0	0	0	-	-
84	11.5	Conservation Areas	0	0	0	-	-
84	11.6	Scheduled Ancient Monuments	0	0	0	-	-
84	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
85 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
86	12.2	Open Access Land	0	0	0	-	-
86	12.3	Tree Felling Licences	0	0	0	-	-
86	12.4	Environmental Stewardship Schemes	0	0	0	-	-
86	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
87 >	13.1 >	Priority Habitat Inventory >	0	0	1	-	-
88	13.2	Habitat Networks	0	0	0	-	-
88	13.3	Open Mosaic Habitat	0	0	0	-	-
88	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
89 >	14.1 >	10k Availability >	Identified (within 500m)				
90 >	14.2 >	Artificial and made ground (10k) >	0	0	0	5	-



92 >	14.3 >	Superficial geology (10k) >	1	0	0	0	-
93	14.4	Landslip (10k)	0	0	0	0	-
94 >	14.5 >	Bedrock geology (10k) >	2	0	5	4	-
95 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	1	0	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
96 >	15.1 >	50k Availability >	Identified (within 500m)				
97 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
98	15.3	Artificial ground permeability (50k)	0	0	-	-	-
99 >	15.4 >	Superficial geology (50k) >	1	0	0	0	-
100 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
100	15.6	Landslip (50k)	0	0	0	0	-
100	15.7	Landslip permeability (50k)	None (within 50m)				
101 >	15.8 >	Bedrock geology (50k) >	2	0	5	4	-
102 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
103 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	1	0	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
104 >	16.1 >	BGS Boreholes >	0	0	10	-	-
Page	Section	Natural ground subsidence >					
106 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
107 >	17.2 >	Running sands >	Very low (within 50m)				
108 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
109 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
110 >	17.5 >	Landslides >	Very low (within 50m)				
111 >	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
113	18.1	BritPits	0	0	0	0	-
114 >	18.2 >	Surface ground workings >	0	0	16	-	-
114 >	18.3 >	Underground workings >	0	0	0	0	1
115	18.4	Underground mining extents	0	0	0	0	-



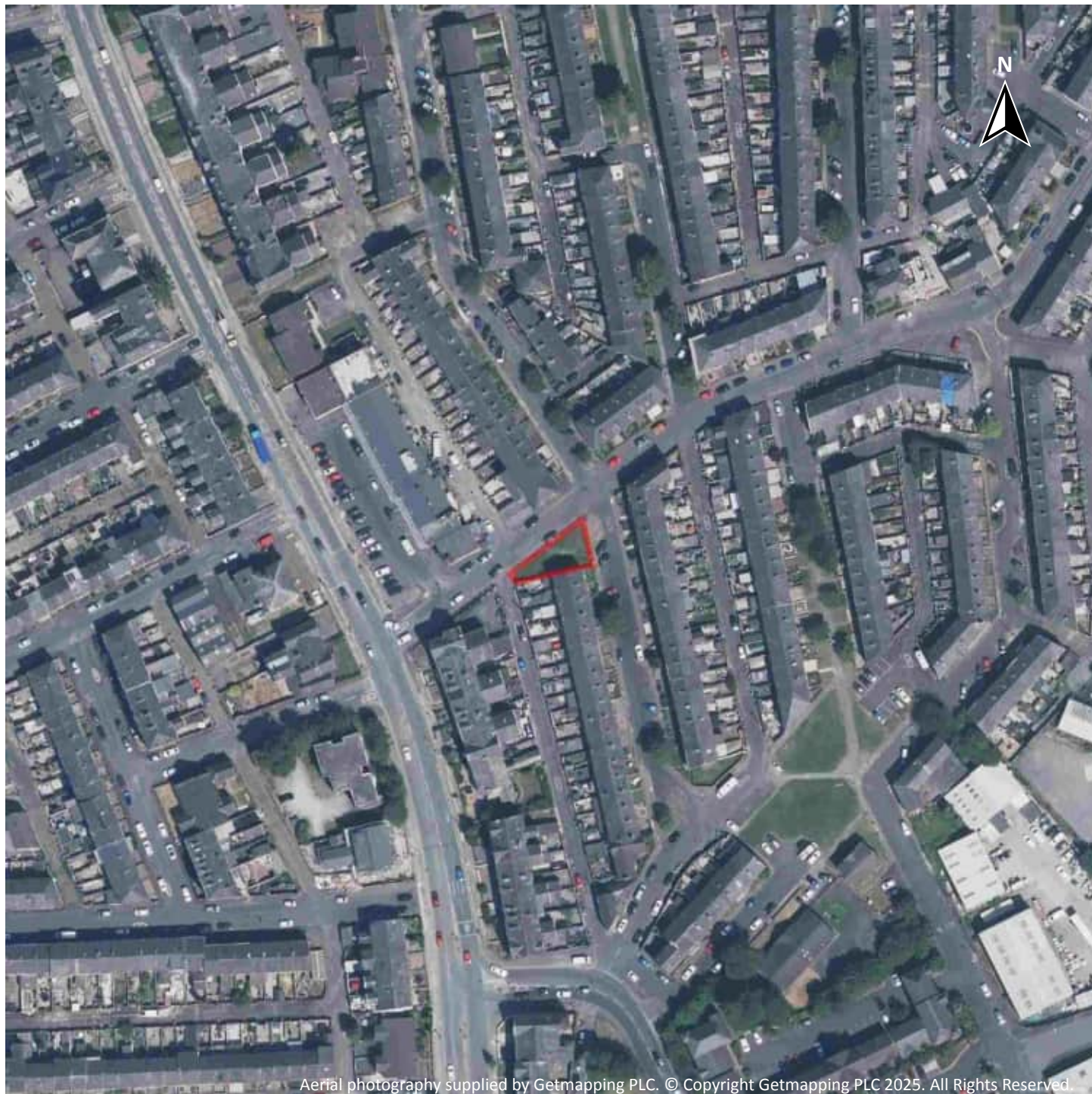
115	18.5	Historical Mineral Planning Areas	0	0	0	0	-
115 >	18.6 >	Non-coal mining >	0	0	0	0	1
116	18.7	JPB mining areas	None (within 0m)				
116	18.8	The Coal Authority non-coal mining	0	0	0	0	-
116	18.9	Researched mining	0	0	0	0	-
116	18.10	Mining record office plans	0	0	0	0	-
117	18.11	BGS mine plans	0	0	0	0	-
117 >	18.12 >	Coal mining >	Identified (within 0m)				
117	18.13	Brine areas	None (within 0m)				
117	18.14	Gypsum areas	None (within 0m)				
117	18.15	Tin mining	None (within 0m)				
118	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
119	19.1	Natural cavities	0	0	0	0	-
119	19.2	Mining cavities	0	0	0	0	0
119	19.3	Reported recent incidents	0	0	0	0	-
119	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
121 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
123 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	6	-	-	-
123	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
124	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
125	22.1	Underground railways (London)	0	0	0	-	-
125	22.2	Underground railways (Non-London)	0	0	0	-	-
125	22.3	Railway tunnels	0	0	0	-	-
125	22.4	Historical railway and tunnel features	0	0	0	-	-
125	22.5	Royal Mail tunnels	0	0	0	-	-



126	22.6	Historical railways	0	0	0	-	-
126	22.7	Railways	0	0	0	-	-
126	22.8	Crossrail 2	0	0	0	0	-
126	22.9	HS2	0	0	0	0	-



Recent aerial photograph



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Capture Date: 07/04/2023

Site Area: 0.02ha



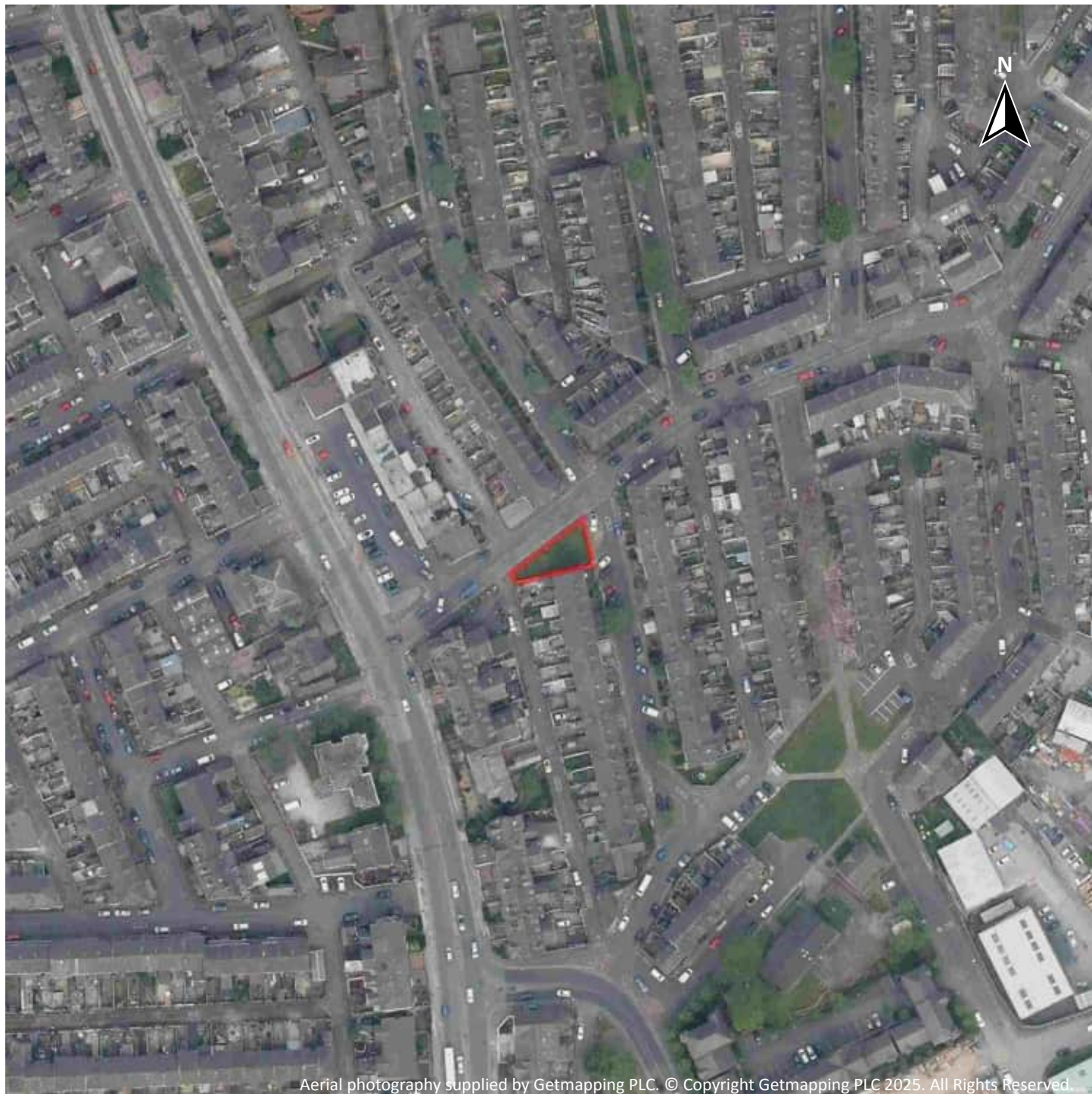
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01273 257 755

Date: 8 July 2025

Recent site history - 2019 aerial photograph



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Capture Date: 23/05/2019

Site Area: 0.02ha



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Recent site history - 2011 aerial photograph



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Capture Date: 02/05/2011

Site Area: 0.02ha



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Site Area: 0.02ha



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Recent site history - 1999 aerial photograph



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Capture Date: 10/09/1999

Site Area: 0.02ha



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OS MasterMap site plan



Site Area: 0.02ha



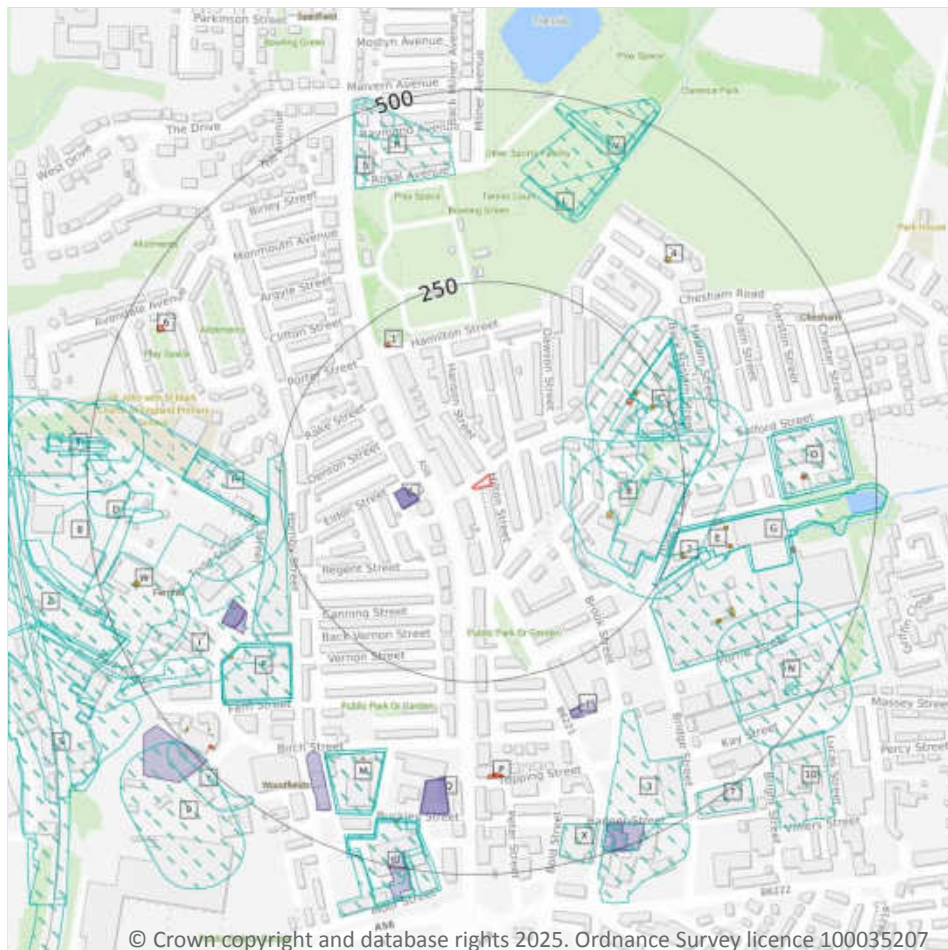
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Date: 8 July 2025

1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

67

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

Features are displayed on the Past land use map on [page 15](#) >

ID	Location	Land use	Dates present	Group ID
B	93m E	Cotton Mill	1851	654800



ID	Location	Land use	Dates present	Group ID
B	104m E	Unspecified Mills	1928	773496
C	139m E	Unspecified Commercial/Industrial	1908	670575
B	153m E	Unspecified Mills	1938 - 1956	756435
C	167m E	Unspecified Works	1967 - 1983	755697
B	171m E	Unspecified Mill	1983	673322
C	197m E	Unspecified Mill	1956	746224
C	201m E	Unspecified Mill	1938	800333
C	211m NE	Unspecified Mill	1928	791224
D	242m W	Corporation Yard	1908 - 1928	755197
E	244m E	Unspecified Mill	1908 - 1928	769582
F	244m W	Unspecified Works	1967 - 1983	717628
G	246m E	Unspecified Commercial/Industrial	1891	709164
G	246m E	Unspecified Mill	1938	750310
E	248m E	Unspecified Commercial/Industrial	1956	727353
E	248m E	Unspecified Mill	1967	730820
H	265m W	Sawmill	1956	800378
H	267m W	Sawmill	1938	785851
H	268m W	Sawmill	1928	770952
I	275m W	Colliery	1851	690211
D	278m W	Corporation Yard	1983	746613
K	310m SW	Unspecified Mill	1956	772951
K	314m SW	Unspecified Mill	1891	761609
K	314m SW	Unspecified Mill	1928 - 1938	805188
3	341m SE	Cotton Mill	1851	654801
L	345m N	Unspecified Ground Workings	1928 - 1938	750182
L	354m N	Unspecified Heap	1956	688269
L	354m N	Unspecified Ground Workings	1967 - 1983	786082
M	355m S	Unspecified Mills	1956 - 1967	718845



ID	Location	Land use	Dates present	Group ID
N	358m SE	Unspecified Mills	1908 - 1928	790352
M	360m S	Unspecified Mills	1938	795636
M	360m S	Unspecified Mill	1928	673321
O	363m E	Unspecified Mills	1908 - 1928	723257
O	367m E	Unspecified Mills	1938	709976
O	371m E	Unspecified Mills	1956 - 1983	737499
R	392m N	Brick Works	1891	666182
N	399m SE	Cotton Mill	1851	654802
D	403m W	Unspecified Pit	1891 - 1908	738915
5	406m NW	Unspecified Heap	1891	688841
I	412m SW	Unspecified Ground Workings	1851	660645
S	414m W	Railway Sidings	1908 - 1928	712998
I	428m SW	Coal Pit	1851	679599
T	429m W	Refuse Destructor	1928	773963
U	435m S	Sawmills	1956	736294
V	435m NE	Unspecified Ground Workings	1928 - 1938	782309
U	437m S	Unspecified Mills	1967	670027
U	438m S	Unspecified Works	1983	683054
U	440m S	Sawmills	1928 - 1938	760123
V	444m NE	Unspecified Heap	1956	688270
R	448m N	Unspecified Pit	1891	675349
X	450m S	Unspecified Works	1967 - 1983	731487
N	463m SE	Unspecified Ground Workings	1851	661634
X	465m S	Unspecified Works	1967	683293
N	471m SE	Gasometer	1851	659043
T	471m W	Unspecified Heap	1908	688844
T	475m W	Corporation Yard	1956	783857
T	475m W	Refuse Destructor	1938	797404



ID	Location	Land use	Dates present	Group ID
T	479m W	Refuse Destructor	1908	789338
7	480m SE	Unspecified Mill	1967	673474
8	484m W	Corporation Yard	1967	729899
S	484m SW	Railway Sidings	1938	804329
Z	486m SW	Railway Sidings	1891	719105
Z	490m SW	Railway Sidings	1956	716612
Y	493m SW	Refuse Heap	1908	656498
9	495m SW	Rope Walk	1891	691269
10	497m SE	Unspecified Mills	1967	797862
S	498m SW	Sawmill	1983	706237

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

22

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 15 >](#)

ID	Location	Land use	Dates present	Group ID
B	154m E	Unspecified Tank	1959 - 1960	101468
C	214m NE	Unspecified Tank	1978 - 1988	106472
C	215m NE	Unspecified Tank	1996	106756
C	226m NE	Unspecified Tank	1930 - 1939	103967
2	262m E	Unspecified Tank	1978 - 1988	106036
H	285m W	Unspecified Tank	1959	107171
H	285m W	Unspecified Tank	1960	107613
E	306m E	Unspecified Tank	1985 - 1988	102987



ID	Location	Land use	Dates present	Group ID
E	307m E	Unspecified Tank	1978	92163
E	318m E	Tanks	1959	82698
E	319m E	Unspecified Tank	1960	90714
E	340m SE	Unspecified Tank	1985 - 1996	101788
E	341m SE	Unspecified Tank	1978	102031
E	347m SE	Unspecified Tank	1978 - 1996	103858
4	359m NE	Unspecified Tank	1959 - 1961	93262
M	376m S	Unspecified Tank	1973	90393
K	380m SW	Unspecified Tank	1992	90389
O	406m E	Unspecified Tank	1959 - 1960	95922
W	449m W	Unspecified Tank	1890 - 1910	93282
W	449m W	Unspecified Tank	1939	98571
Y	463m SW	Unspecified Tank	1973	90395
Y	483m SW	Unspecified Tank	1973	90394

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

12

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 15 >](#)

ID	Location	Land use	Dates present	Group ID
C	201m NE	Electricity Substation	1996	57046
C	203m NE	Electricity Substation	1978 - 1988	52870
1	210m NW	Electricity Substation	1992	48899
E	290m E	Electricity Substation	1996	48879



ID	Location	Land use	Dates present	Group ID
P	370m S	Electricity Substation	1996 - 1998	51098
P	371m S	Electricity Substation	1973 - 1989	55711
G	397m E	Electricity Substation	1978 - 1996	58645
O	402m E	Electricity Substation	1985 - 1988	51464
O	402m E	Electricity Substation	1996	55235
U	439m S	Electricity Substation	1996 - 1998	58379
6	449m NW	Electricity Substation	1984 - 1992	61406
Y	475m SW	Electricity Substation	1985 - 1998	52584

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

18

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 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 15 >](#)

ID	Location	Land use	Dates present	Group ID
A	72m W	Garage	1959	17540
A	72m W	Garage	1960	21497
A	73m W	Garage	1992	17044



ID	Location	Land use	Dates present	Group ID
A	73m W	Garage	1984	17553
J	308m SE	Garage	1996 - 1997	20795
J	310m S	Garage	1988	18989
F	335m SW	Garage	1959 - 1960	21482
F	335m SW	Garage	1992	16884
F	336m SW	Garage	1984	19991
Q	377m S	Garage	1973	19193
Q	378m S	Garage	1996 - 1998	17256
Q	378m S	Garage	1985	21222
Q	378m S	Garage	1985 - 1989	17981
M	398m SW	Garage	1996 - 1998	21330
X	464m S	Garage	1988	16595
X	464m S	Garage	1996 - 1997	17419
U	482m S	Garage	1973	16119
Y	494m SW	Vehicle Dismantlers Yard	1973	16346

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

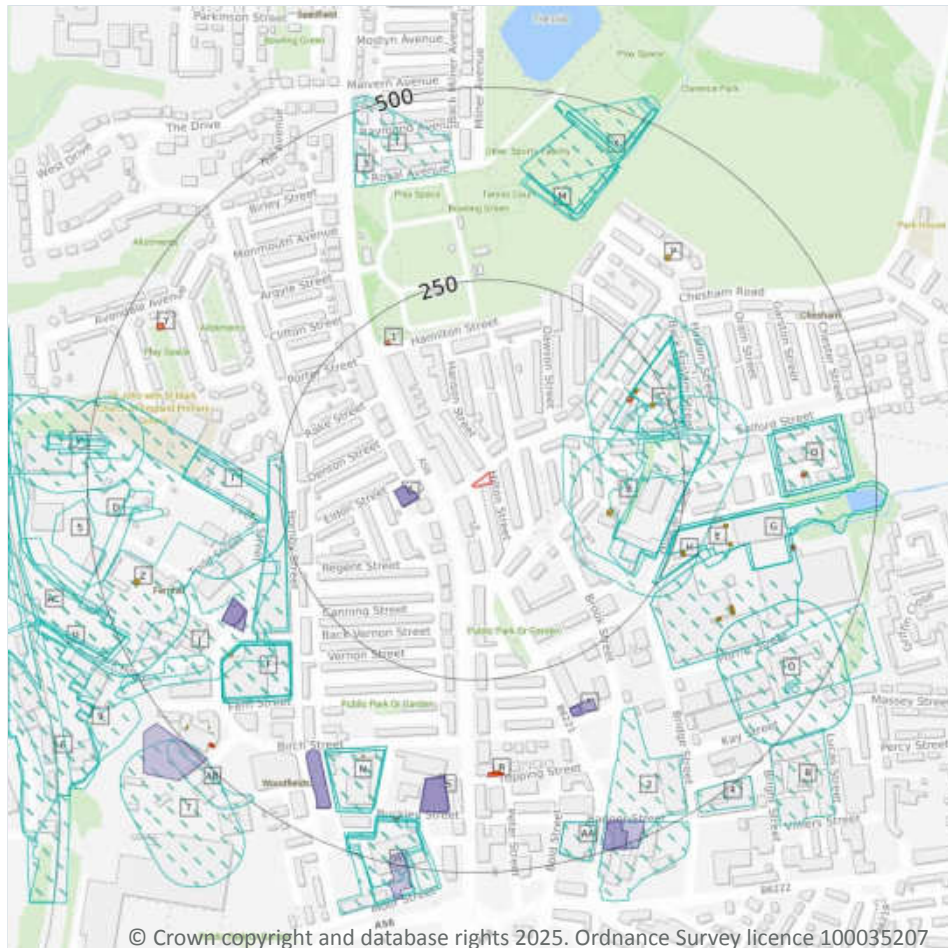
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

85

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 22](#) >

ID	Location	Land Use	Date	Group ID
B	93m E	Cotton Mill	1851	654800
B	104m E	Unspecified Mills	1928	773496
C	139m E	Unspecified Commercial/Industrial	1908	670575



ID	Location	Land Use	Date	Group ID
B	153m E	Unspecified Mills	1938	756435
C	167m E	Unspecified Works	1983	755697
C	167m E	Unspecified Works	1967	755697
B	171m E	Unspecified Mill	1983	673322
B	174m E	Unspecified Mills	1956	756435
C	197m E	Unspecified Mill	1956	746224
C	201m E	Unspecified Mill	1938	800333
C	211m NE	Unspecified Mill	1928	791224
D	242m W	Corporation Yard	1928	755197
D	242m W	Corporation Yard	1908	755197
E	244m E	Unspecified Mill	1928	769582
E	244m E	Unspecified Mill	1908	769582
F	244m W	Unspecified Works	1983	717628
F	245m W	Unspecified Works	1967	717628
G	246m E	Unspecified Mill	1938	750310
G	246m E	Unspecified Commercial/Industrial	1891	709164
E	248m E	Unspecified Commercial/Industrial	1956	727353
E	248m E	Unspecified Mill	1967	730820
I	265m W	Sawmill	1956	800378
I	267m W	Sawmill	1938	785851
I	268m W	Sawmill	1928	770952
J	275m W	Colliery	1851	690211
D	278m W	Corporation Yard	1983	746613
L	310m SW	Unspecified Mill	1956	772951
L	314m SW	Unspecified Mill	1938	805188
L	314m SW	Unspecified Mill	1891	761609
L	315m SW	Unspecified Mill	1928	805188
2	341m SE	Cotton Mill	1851	654801



ID	Location	Land Use	Date	Group ID
M	345m N	Unspecified Ground Workings	1928	750182
M	346m N	Unspecified Ground Workings	1938	750182
M	354m N	Unspecified Heap	1956	688269
M	354m N	Unspecified Ground Workings	1983	786082
M	354m N	Unspecified Ground Workings	1967	786082
N	355m S	Unspecified Mills	1956	718845
N	355m S	Unspecified Mills	1967	718845
O	358m SE	Unspecified Mills	1928	790352
O	358m SE	Unspecified Mills	1908	790352
N	360m S	Unspecified Mills	1938	795636
N	360m S	Unspecified Mill	1928	673321
Q	363m E	Unspecified Mills	1928	723257
Q	363m E	Unspecified Mills	1908	723257
Q	367m E	Unspecified Mills	1938	709976
Q	371m E	Unspecified Mills	1983	737499
Q	371m E	Unspecified Mills	1956	737499
Q	371m E	Unspecified Mills	1967	737499
T	392m N	Brick Works	1891	666182
O	399m SE	Cotton Mill	1851	654802
D	403m W	Unspecified Pit	1908	738915
3	406m NW	Unspecified Heap	1891	688841
J	412m SW	Unspecified Ground Workings	1851	660645
U	414m W	Railway Sidings	1908	712998
J	428m SW	Coal Pit	1851	679599
V	429m W	Refuse Destructor	1928	773963
D	431m W	Unspecified Pit	1891	738915
W	435m S	Sawmills	1956	736294
X	435m NE	Unspecified Ground Workings	1928	782309



ID	Location	Land Use	Date	Group ID
W	437m S	Unspecified Mills	1967	670027
W	438m S	Unspecified Works	1983	683054
X	439m N	Unspecified Ground Workings	1938	782309
W	440m S	Sawmills	1938	760123
W	441m S	Sawmills	1928	760123
X	444m NE	Unspecified Heap	1956	688270
T	448m N	Unspecified Pit	1891	675349
AA	450m S	Unspecified Works	1983	731487
AA	450m S	Unspecified Works	1967	731487
O	463m SE	Unspecified Ground Workings	1851	661634
AA	465m S	Unspecified Works	1967	683293
O	471m SE	Gasometer	1851	659043
V	471m W	Unspecified Heap	1908	688844
V	475m W	Corporation Yard	1956	783857
V	475m W	Refuse Destructor	1938	797404
V	479m W	Refuse Destructor	1908	789338
4	480m SE	Unspecified Mill	1967	673474
5	484m W	Corporation Yard	1967	729899
U	484m SW	Railway Sidings	1938	804329
AC	486m SW	Railway Sidings	1891	719105
AC	490m SW	Railway Sidings	1956	716612
6	492m SW	Railway Sidings	1928	712998
AB	493m SW	Refuse Heap	1908	656498
7	495m SW	Rope Walk	1891	691269
8	497m SE	Unspecified Mills	1967	797862
9	498m SW	Sawmill	1983	706237

This data is sourced from Ordnance Survey / Groundsure.



2.2 Historical tanks

Records within 500m

37

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 22 >](#)

ID	Location	Land Use	Date	Group ID
B	154m E	Unspecified Tank	1959	101468
B	155m E	Unspecified Tank	1960	101468
C	214m NE	Unspecified Tank	1985	106472
C	214m NE	Unspecified Tank	1988	106472
C	215m NE	Unspecified Tank	1978	106472
C	215m NE	Unspecified Tank	1996	106756
C	226m NE	Unspecified Tank	1930	103967
C	226m NE	Unspecified Tank	1939	103967
H	262m E	Unspecified Tank	1985	106036
H	262m E	Unspecified Tank	1988	106036
H	262m E	Unspecified Tank	1978	106036
I	285m W	Unspecified Tank	1959	107171
I	285m W	Unspecified Tank	1960	107613
E	306m E	Unspecified Tank	1985	102987
E	306m E	Unspecified Tank	1988	102987
E	307m E	Unspecified Tank	1978	92163
E	318m E	Tanks	1959	82698
E	319m E	Unspecified Tank	1960	90714
E	340m SE	Unspecified Tank	1985	101788
E	340m SE	Unspecified Tank	1988	101788
E	341m SE	Unspecified Tank	1978	102031
E	341m SE	Unspecified Tank	1996	101788
E	347m SE	Unspecified Tank	1985	103858



ID	Location	Land Use	Date	Group ID
E	347m SE	Unspecified Tank	1988	103858
E	349m SE	Unspecified Tank	1996	103858
E	350m SE	Unspecified Tank	1978	103858
P	359m NE	Unspecified Tank	1959	93262
P	360m NE	Unspecified Tank	1961	93262
N	376m S	Unspecified Tank	1973	90393
L	380m SW	Unspecified Tank	1992	90389
Q	406m E	Unspecified Tank	1959	95922
Q	407m E	Unspecified Tank	1960	95922
Z	449m W	Unspecified Tank	1890	93282
Z	449m W	Unspecified Tank	1910	93282
Z	449m W	Unspecified Tank	1939	98571
AB	463m SW	Unspecified Tank	1973	90395
AB	483m SW	Unspecified Tank	1973	90394

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

30

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 22 >](#)

ID	Location	Land Use	Date	Group ID
C	201m NE	Electricity Substation	1996	57046
C	203m NE	Electricity Substation	1985	52870
C	203m NE	Electricity Substation	1988	52870
C	203m NE	Electricity Substation	1978	52870
1	210m NW	Electricity Substation	1992	48899
E	290m E	Electricity Substation	1996	48879



ID	Location	Land Use	Date	Group ID
R	370m S	Electricity Substation	1996	51098
R	370m S	Electricity Substation	1997	51098
R	370m S	Electricity Substation	1998	51098
R	371m S	Electricity Substation	1985	55711
R	371m S	Electricity Substation	1973	55711
R	371m S	Electricity Substation	1985	55711
R	371m S	Electricity Substation	1989	55711
G	397m E	Electricity Substation	1985	58645
G	397m E	Electricity Substation	1988	58645
G	398m E	Electricity Substation	1996	58645
G	399m E	Electricity Substation	1978	58645
Q	402m E	Electricity Substation	1985	51464
Q	402m E	Electricity Substation	1988	51464
Q	402m E	Electricity Substation	1996	55235
W	439m S	Electricity Substation	1996	58379
W	439m S	Electricity Substation	1997	58379
W	439m S	Electricity Substation	1998	58379
Y	449m NW	Electricity Substation	1992	61406
Y	449m NW	Electricity Substation	1984	61406
AB	475m SW	Electricity Substation	1996	52584
AB	475m SW	Electricity Substation	1997	52584
AB	475m SW	Electricity Substation	1998	52584
AB	476m SW	Electricity Substation	1985	52584
AB	476m SW	Electricity Substation	1989	52584

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

26

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

Features are displayed on the Past land use - un-grouped map on [page 22 >](#)

ID	Location	Land Use	Date	Group ID
A	72m W	Garage	1959	17540
A	72m W	Garage	1960	21497
A	73m W	Garage	1992	17044
A	73m W	Garage	1984	17553
K	308m SE	Garage	1996	20795
K	308m SE	Garage	1997	20795
K	310m S	Garage	1988	18989
F	335m SW	Garage	1959	21482
F	335m SW	Garage	1960	21482
F	335m SW	Garage	1992	16884
F	336m SW	Garage	1984	19991
S	377m S	Garage	1973	19193
S	378m S	Garage	1998	17256
S	378m S	Garage	1996	17256
S	378m S	Garage	1997	17256
S	378m S	Garage	1985	21222

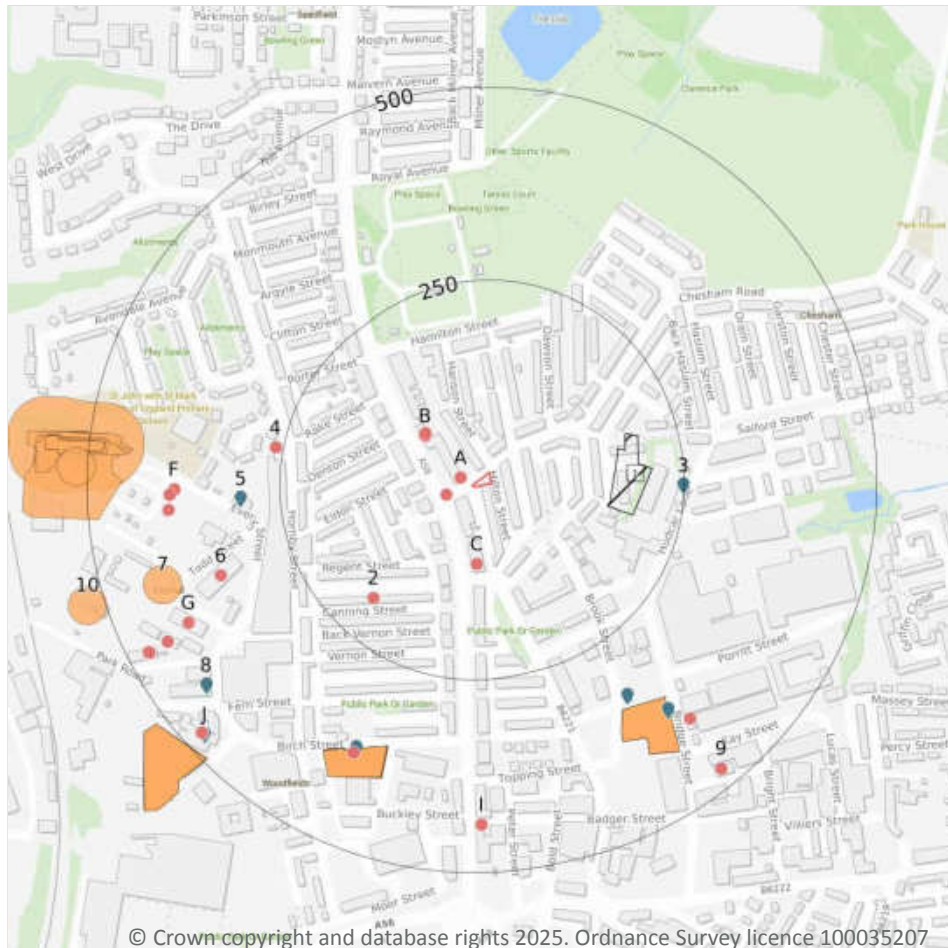


ID	Location	Land Use	Date	Group ID
S	378m S	Garage	1985	17981
S	378m S	Garage	1989	17981
N	398m SW	Garage	1998	21330
N	398m SW	Garage	1996	21330
N	398m SW	Garage	1997	21330
AA	464m S	Garage	1988	16595
AA	464m S	Garage	1996	17419
AA	464m S	Garage	1997	17419
W	482m S	Garage	1973	16119
AB	494m SW	Vehicle Dismantlers Yard	1973	16346

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Historical landfill (EA/NRW)
- Historical waste sites
- Licensed waste sites
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m	0
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Landfill sites identified from Local Authority records and high detail historical mapping.

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	1
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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 31 >](#)

ID	Location	Details		
1	153m E	Site Address: Mill Lodges, Hudcar Lane, Bury, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: C118 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: Bury and Masco Industries Limited Licence Holder: - First Recorded 31/12/1976 Last Recorded: -

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

3.5 Historical waste sites

Records within 500m	27
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Waste site records derived from Local Authority planning records and high detail historical mapping.

Features are displayed on the Waste and landfill map on [page 31 >](#)

ID	Location	Address	Further Details	Date
D	339m SE	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1988



ID	Location	Address	Further Details	Date
D	340m SE	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1997
D	340m SE	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1996
E	354m S	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1973
E	354m S	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1985
E	354m S	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1996
E	354m S	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1997
E	354m S	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1998
E	354m S	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1985
E	354m S	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1989



ID	Location	Address	Further Details	Date
7	397m W	Site Address: Fernhill Depot, Todd Street, Bury, Greater Manchester, BL9 5BJ	Type of Site: Storage & Dismantling/Recycling Of Vehicles Planning application reference: 56521 Description: Scheme comprises change of use from council works depot to dismantling and processing of vehicles; recycling of metals; processing of WEEE scrap (waste electronic & electrical equipment) (sui generis) and areas of storage (class B8). Data source: Historic Planning Application Data Type: Point	-
H	429m W	Site Address: N/A	Type of Site: Refuse Destructor (B) Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1928
H	442m W	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1960
H	446m W	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1992
H	451m W	Site Address: N/A	Type of Site: Corporation Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1939
H	475m W	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1938
H	479m W	Site Address: N/A	Type of Site: Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1908
H	479m W	Site Address: N/A	Type of Site: Corporation Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1910



ID	Location	Address	Further Details	Date
H	479m W	Site Address: N/A	Type of Site: Corporation Refuse Destructor Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1930
H	489m W	Site Address: Every Street, BURY, Greater Manchester, BL9 5BE	Type of Site: Recycling Facility Planning application reference: 49415 Description: Scheme comprises redevelopment of a household waste recycling centre (HWRC), transfer loading station (TLS) and green waste processing facility (GWPF). An application (ref: 49415) for detailed planning permission was granted by Bury M.B.C. This is part of the PFI waste management scheme, lead 05087716 This scheme is now complete. Data source: Historic Planning Application Data Type: Point	01/07/2009
K	494m SW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1996
K	494m SW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1997
K	494m SW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1998
K	494m SW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1985
K	495m SW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1989



ID	Location	Address	Further Details	Date
K	495m SW	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1985
10	498m W	Site Address: Drum Works, Park Road, Fernhill, BURY, Greater Manchester, BL9 5B	Type of Site: Waste Transfer Station Planning application reference: 35624 Description: Scheme provides the conversion from vacant industrial to stone and brick crushing yard and transfer station, and material stockpiles with planted screen to railway line. Demolition.. An application (ref: 35624) for Detailed Planning permission was refused by Bury M.B.C. on 1st August 2000. Data source: Historic Planning Application Data Type: Point	01/11/1999

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

3.6 Licensed waste sites

Records within 500m	9
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Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on [page 31 >](#)

ID	Location	Details		
3	249m E	Site Name: North West Transits Limited Site Address: Unit 4, Hudcar Lane, Freetown Business Park, Bury, Lancashire, BL9 6HD Correspondence Address: -	Type of Site: ELV Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 658619 EPR reference: EA/EPR/XP3494CG Operator: North West Transits Limited Waste Management licence No: 50290 Annual Tonnage: 2500	Issue Date: 07/06/2004 Effective Date: 07/06/2004 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked



ID	Location	Details		
5	301m W	Site Name: Fernhill Transfer & Civic Amenity Site Site Address: Every Street, Bury, Lancashire, BL9 5BE Correspondence Address: Po Box 151, Higher Swan Lane, Bolton, Manchester, BL3 3WW	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW001 EPR reference: - Operator: G M Waste Ltd Waste Management licence No: 53653 Annual Tonnage: 12133.33	Issue Date: 01/02/1995 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
D	328m SE	Site Name: Brook Street Metal Co Ltd Site Address: Land/premises At, Bridge Street, Bury, Lancashire, BL9 6HH Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BSM001 EPR reference: EA/EPR/KP3892CJ/A001 Operator: Brook Street Metal Co Ltd Waste Management licence No: 53473 Annual Tonnage: 417	Issue Date: 13/11/1998 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
E	371m SW	Site Name: Recycling Lives Bury Site Address: Birch Street, Bury, Lancashire, BL9 5AL Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 641346 EPR reference: EA/EPR/FB3802GK Operator: Global Ardour Recycling Ltd Waste Management licence No: 404508 Annual Tonnage: 7000	Issue Date: 21/05/2018 Effective Date: 08/04/2024 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
D	373m SE	Site Name: Land/ Premises At Bridge Street Site Address: Land/premises At, Bridge Street, Bury, Lancashire, BL9 6HH Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIM134 EPR reference: EA/EPR/FB3639DA/S003 Operator: Sims Group U K Limited Waste Management licence No: 53473 Annual Tonnage: 107586	Issue Date: 13/11/1998 Effective Date: 22/03/2012 Modified: 01/07/2015 Surrendered Date: Jun 24 2020 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered



ID	Location	Details		
D	373m SE	Site Name: Land/ Premises At Bridge Street Site Address: Land/premises At, Bridge Street, Bury, Lancashire, BL9 6HH Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIM134 EPR reference: EA/EPR/FB3639DA/V002 Operator: Sims Group U K Ltd Waste Management licence No: 53473 Annual Tonnage: 24999	Issue Date: 13/11/1998 Effective Date: 22/03/2012 Modified: 01/07/2015 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
D	373m SE	Site Name: Land/ Premises At Bridge Street Site Address: Land/premises At, Bridge Street, Bury, Lancashire, BL9 6HH Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 643878 EPR reference: EA/EPR/FB3639DA Operator: Unimetals Recycling (Uk) Limited Waste Management licence No: 53473 Annual Tonnage: 107586	Issue Date: 13/11/1998 Effective Date: 13/11/1998 Modified: - Surrendered Date: 13/11/1998 Expiry Date: - Cancelled Date: - Status: Surrendered
8	433m SW	Site Name: Fernhill Works Site Address: Fernhill Works, Park Road, Fernhill, Bury, Lancashire, BL9 5BQ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BUR106 EPR reference: EA/EPR/JP3193VM/T001 Operator: Bury Skip Hire Ltd Waste Management licence No: 50053 Annual Tonnage: 24999	Issue Date: 28/09/2001 Effective Date: 08/10/2010 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred



ID	Location	Details		
J	475m SW	Site Name: R M S Metal Recycling Site Address: Woodfield Mill, 2, Tile Street, Bury, Lancashire, BL9 5BR Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: RMS001 EPR reference: EA/EPR/KP3392CC/A001 Operator: R & M Stansfield Enterprises Ltd Waste Management licence No: 53469 Annual Tonnage: 325	Issue Date: 20/09/1996 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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

3.7 Waste exemptions

Records within 500m	55
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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 31](#) >

ID	Location	Site	Reference	Category	Sub-Category	Description
A	18m NW	166a, Walmersley Road, Bury, BL9 6ll	WEX110804	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	18m NW	166a, Walmersley Road, Bury, BL9 6ll	WEX252176	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	18m NW	166a, Walmersley Road, Bury, BL9 6ll	WEX379901	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	37m W	166a Walmersley Road Bury Lancashire BL9 6ll	EPR/DF0602N N/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
B	88m NW	Strachans Chemist, 166a Walmersley Road, Bury, BL9 6ll	WEX127061	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	90m NW	166a Walmersley Road Bury Lancashire BL9 6ll	EPR/AF0606X U/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal
B	91m NW	166a Walmersley Road Bury Lancashire BL9 6ll	EPR/DF0102B V/A001	Treating waste exemption	Non-agricultural waste only	Sorting and de-naturing of controlled drugs for disposal



ID	Location	Site	Reference	Category	Sub-Category	Description
C	101m S	-	WEX267179	Storing waste exemption	Not on a farm	Storage of waste in secure containers
C	101m S	Strachans Chemist, 166a Walmersley Road, Bury, BL9 6ll	WEX395011	Storing waste exemption	Not on a farm	Storage of waste in secure containers
2	195m SW	-	WEX403179	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
4	260m W	Unit B3 Jf Business Centre, fernhill Mill Hornby Street Bury BL9 5ef	EPR/FF0831NY /A001	Using waste exemption	Non-agricultural waste only	Use of waste to manufacture finished goods
6	348m W	Fernhills Business Centre Foerster Chambers, Todd Street, Bury, Greater Manchester, BL9 5bj	WEX096515	Using waste exemption	On a farm	Use of waste in construction
E	379m SW	The Scrap Yard Birch Street Bury Lancashire BL9 5al	EPR/TF0332JQ /A001	Treating waste exemption	Non-agricultural waste only	Recovery of scrap metal
E	379m SW	The Scrap Yard Birch Street Bury Lancashire BL9 5al	EPR/TF0332JQ /A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place
F	388m W	Hwrc, Every Street, Bury, BL9 5be	WEX127156	Storing waste exemption	Not on a farm	Storage of waste in a secure place
F	388m W	Greater Manchester Waste Ltd, Bury Tls, Fernhill Depot, Every Street, Fernhill, Bury, BL9 5be	WEX172028	Disposing of waste exemption	Not on a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
F	388m W	Greater Manchester Waste Ltd, Bury Tls, Fernhill Depot, Every Street, Fernhill, Bury, BL9 5be	WEX305761	Disposing of waste exemption	Not on a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice
F	394m W	-	WEX352115	Using waste exemption	Not on a farm	Use of waste in construction
F	394m W	-	WEX352115	Treating waste exemption	Not on a farm	Screening and blending of waste
F	396m W	Greater Manchester Waste Ltd, Bury Tls, Fernhill Depot, Every Street, Fernhill, Bury, BL9 5be	WEX436233	Disposing of waste exemption	Not on a farm	Deposit of agricultural waste consisting of plant tissue under a Plant Health notice



ID	Location	Site	Reference	Category	Sub-Category	Description
D	399m SE	Sims Group Uk Limited Bridge Street Bury Lancashire BL9 6hh	EPR/BE5256FC /A001	Treating waste exemption	Both agricultural and non- agricultural waste	Recovery of scrap metal
G	410m SW	Hardman Street, Bury, BL9 5aa	WEX225890	Storing waste exemption	Not on a farm	Storage of waste in a secure place
I	439m S	46, Walmersley Road, Bury, BL9 6dp	WEX224400	Storing waste exemption	Not on a farm	Storage of waste in secure containers
I	439m S	46, Walmersley Road, Bury, BL9 6dp	WEX073916	Storing waste exemption	Not on a farm	Storage of waste in secure containers
I	439m S	46, Walmersley Road, Bury, BL9 6dp	WEX349242	Storing waste exemption	Not on a farm	Storage of waste in secure containers
G	444m SW	-	WEX363656	Storing waste exemption	Not on a farm	Storage of waste in a secure place
G	444m SW	Yard 3, Park Road, Bury, BL95bq	WEX147944	Using waste exemption	Not on a farm	Use of depolluted end-of-life vehicles for vehicle parts
G	444m SW	A1 4x4, Yard3, Park Road, Bury, BL95bq	WEX147921	Storing waste exemption	Not on a farm	Storage of waste in a secure place
G	444m SW	Yard 3, Park Road, Bury, BL95bq	WEX147944	Storing waste exemption	Not on a farm	Storage of waste in a secure place
G	444m SW	Unit 6, Park Road, Bury, BL9 5bq	WEX166403	Storing waste exemption	Not on a farm	Storage of waste in a secure place
G	444m SW	Unit 6, Park Road, Bury, BL9 5bq	WEX244174	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
G	444m SW	Yard 3, Park Road, Bury, BL95bq	WEX147944	Treating waste exemption	Not on a farm	Recovery of scrap metal
G	444m SW	52, Oak Street, Manchester, M4 5ja	WEX100131	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
G	445m SW	4 Park Road Bury Lancashire BL9 5bq	EPR/ZF0100M Y/A001	Treating waste exemption	Non- agricultural waste only	Recovery of textiles
G	445m SW	4 Park Road Bury Lancashire BL9 5bq	EPR/ZF0100M Y/A001	Using waste exemption	Non- agricultural waste only	Use of waste for a specified purpose



ID	Location	Site	Reference	Category	Sub-Category	Description
G	445m SW	4 Park Road Bury Lancashire BL9 5bq	EPR/ZF0100M Y/A001	Treating waste exemption	Non- agricultural waste only	Sorting mixed waste
G	445m SW	4 Park Road Bury Lancashire BL9 5bq	EPR/ZF0100M Y/A001	Treating waste exemption	Non- agricultural waste only	Manual treatment of waste
G	445m SW	Unit 6 Park Road Bury Lancashire BL9 5bq	EPR/TF0405TN /A001	Treating waste exemption	Both agricultural and non- agricultural waste	Preparatory treatments (baling, sorting, shredding etc)
G	445m SW	Unit 6 Park Road Bury Lancashire BL9 5bq	EPR/TF0405TN /A001	Treating waste exemption	Both agricultural and non- agricultural waste	Sorting mixed waste
G	445m SW	Unit 6 Park Road Bury Lancashire BL9 5bq	EPR/TF0405TN /A001	Treating waste exemption	Both agricultural and non- agricultural waste	Recovery of scrap metal
G	445m SW	Unit 6 Park Road Bury Lancashire BL9 5bq	EPR/TF0405TN /A001	Using waste exemption	Both agricultural and non- agricultural waste	Use of waste to manufacture finished goods
G	472m SW	Unit 4, Park Road, Bury, BL9 5bq	WEX118339	Treating waste exemption	Not on a farm	Recovery of textiles
G	472m SW	Unit 4, Park Road, Bury, BL9 5bq	WEX118339	Using waste exemption	Not on a farm	Use of waste for a specified purpose
G	472m SW	Sr Ad Rj Brown Ltd, Park Road, Bury, BL9 5bq	WEX107723	Treating waste exemption	Not on a farm	Screening and blending of waste
G	472m SW	Sr Ad Rj Brown Ltd, Park Road, Bury, BL9 5bq	WEX107723	Using waste exemption	Not on a farm	Use of waste in construction
G	472m SW	Unit 4, Park Road, Bury, BL9 5bq	WEX118339	Treating waste exemption	Not on a farm	Sorting mixed waste
G	472m SW	Unit 4, Park Road, Bury, BL9 5bq	WEX118339	Treating waste exemption	Not on a farm	Manual treatment of waste
G	473m SW	Unit 6 Park Road Bury Lancashire BL9 5bq	EPR/EH0817A Y/A001	Storing waste exemption	Non- agricultural waste only	Storage of waste in a secure place

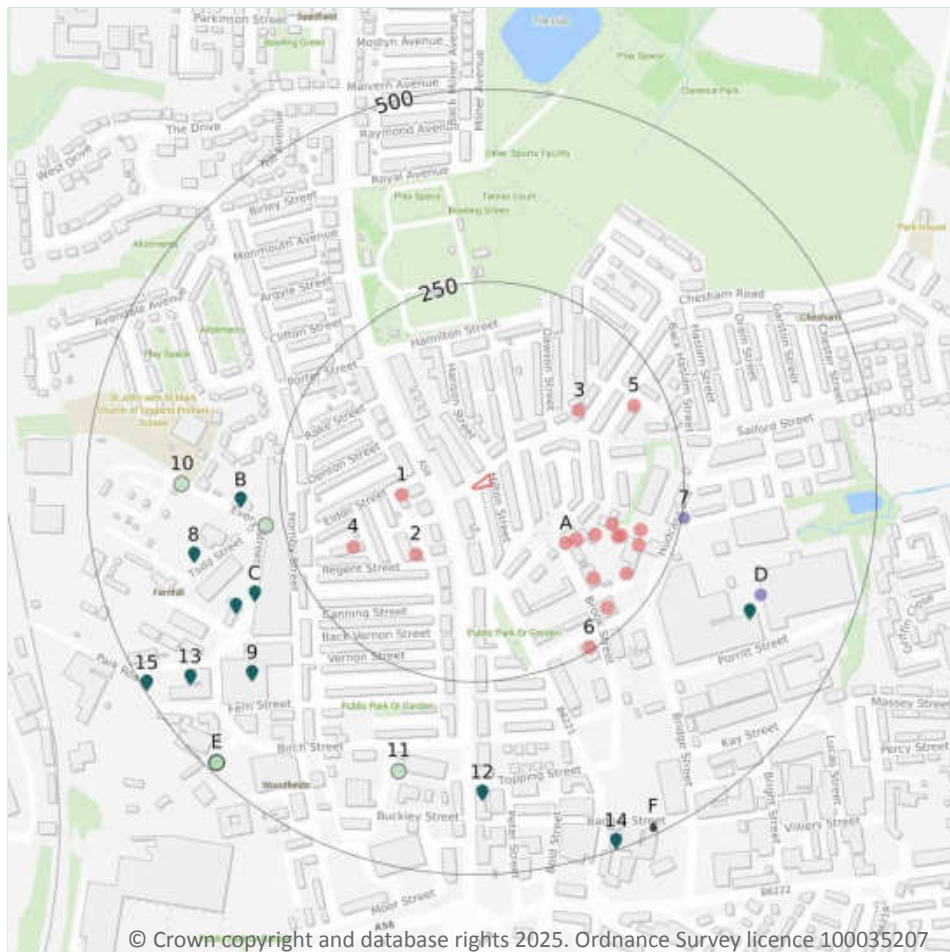


ID	Location	Site	Reference	Category	Sub-Category	Description
9	475m SE	-	WEX395708	Treating waste exemption	Not on a farm	Recovery of scrap metal
J	477m SW	Gate 2 Tile Street Bury Lancashire BL9 5br	EPR/RF0201TP /A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open
J	477m SW	Gate 2 Tile Street Bury Lancashire BL9 5br	EPR/RF0201TP /A001	Treating waste exemption	Both agricultural and non-agricultural waste	Screening and blending of waste
J	477m SW	Gate 2 Tile Street Bury Lancashire BL9 5br	EPR/RF0201TP /A001	Storing waste exemption	Both agricultural and non-agricultural waste	Storage of waste in a secure place
J	477m SW	Gate 2 Tile Street Bury Lancashire BL9 5br	EPR/RF0201TP /A001	Treating waste exemption	Both agricultural and non-agricultural waste	Preparatory treatments (baling, sorting, shredding etc)
J	477m SW	Gate 2 Tile Street Bury Lancashire BL9 5br	EPR/RF0201TP /A001	Treating waste exemption	Both agricultural and non-agricultural waste	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
J	477m SW	Gate 2 Tile Street Bury Lancashire BL9 5br	EPR/RF0201TP /A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction

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
- Historical licensed industrial activities
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

17

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 44](#) >

ID	Location	Company	Address	Activity	Category
1	92m W	Mayfield Garage	Eldon Street, Bury, Greater Manchester, BL9 5AZ	Vehicle Repair, Testing and Servicing	Repair and Servicing
2	114m SW	Works	Greater Manchester, BL9	Unspecified Works Or Factories	Industrial Features
A	123m SE	Works	Greater Manchester, BL9	Unspecified Works Or Factories	Industrial Features



ID	Location	Company	Address	Activity	Category
A	130m SE	Works	Greater Manchester, BL9	Unspecified Works Or Factories	Industrial Features
3	144m NE	Motolec Auto Electricians	29a, Chesham Road, Bury, Greater Manchester, BL9 6LY	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	149m SE	Mast (Telecommunication)	Greater Manchester, BL9	Telecommunications Features	Infrastructure and Facilities
A	164m E	North West Clutch & Transmission	Unit 6 Freetown Business Park, Hudcar Lane, Bury, Greater Manchester, BL9 6HD	Vehicle Repair, Testing and Servicing	Repair and Servicing
4	173m SW	Works	Greater Manchester, BL9	Unspecified Works Or Factories	Industrial Features
A	177m E	D & E Motors	Unit 7a Freetown Business Park, Hudcar Lane, Bury, Greater Manchester, BL9 6HD	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	178m SE	Works	Greater Manchester, BL9	Unspecified Works Or Factories	Industrial Features
A	180m E	V S F	Gail House, Hudcar Lane, Bury, Greater Manchester, BL9 6EX	Recycling, Reclamation and Disposal	Recycling Services
A	202m E	Business Park	Greater Manchester, BL9	Business Parks and Industrial Estates	Industrial Features
A	206m E	Northwest Clutch & Transmission	Unit 4 Freetown Business Park, Hudcar Lane, Bury, Greater Manchester, BL9 6HD	Vehicle Repair, Testing and Servicing	Repair and Servicing
5	208m NE	Electricity Sub Station	Greater Manchester, BL9	Electrical Features	Infrastructure and Facilities
A	209m SE	Electricity Sub Station	Greater Manchester, BL9	Electrical Features	Infrastructure and Facilities
A	219m SE	Works	Greater Manchester, BL9	Unspecified Works Or Factories	Industrial Features
6	246m SE	Works	Greater Manchester, BL9	Unspecified Works Or Factories	Industrial Features

This data is sourced from Ordnance Survey.



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

Records within 250m

0

Current or recent tanks identified from the Ordnance Survey NGD.

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m

0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m

0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m

0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m

0

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

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.



4.8 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m

3

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.

Features are displayed on the Current industrial land use map on [page 44 >](#)

ID	Location	Details	
7	253m E	Operator: Bury Cooper Whitehead Ltd Address: Hudcar Mill, Hudcar Lane, Bury, Lancashire, BL9 6HD Process: Coating Processes And Printing Permit Number: AB4311	Original Permit Number: IPCAPP Date Approved: 18-5-1992 Effective Date: 18-5-1992 Status: Surrendered
D	377m E	Operator: Scandura Textiles Address: P And S Textiles, Porrit Street, Bury, Lancashire, BL9 6HJ Process: Other Mineral Fibres Permit Number: AU2107	Original Permit Number: IPCAPP Date Approved: 9-7-1996 Effective Date: 16-7-1996 Status: Superseded By Variation
D	377m E	Operator: Scandura Textiles Address: P And S Textiles, Porrit Street, Bury, Lancashire, BL9 6HJ Process: Other Mineral Fibres Permit Number: BD3698	Original Permit Number: IPCMINVAR Date Approved: 24-11-1998 Effective Date: 30-11-1998 Status: Revoked

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



4.11 Licensed industrial activities (Part A(1))

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

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

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

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

Records within 500m	10
---------------------	----

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

Features are displayed on the Current industrial land use map on [page 44 >](#)

ID	Location	Address	Details	
B	301m W	Bettamix Concrete Ltd, Unit 1, Every Street Industrial Estate, Old Towns Yard, Every Street, Bury, BL9 5BE	Process: Use of Bulk Cement Status: Current Permit Permit Type: Part B	Enforcement: Enforcement Notified Date of enforcement: 03/11/2011 Comment: Suspension notice served, withdrawn 09/05/2012
C	315m SW	BaRoadon Concrete, Every Street, Fernhill, Bury, BL9 5BJ	Process: Use of Bulk Cement Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
C	343m SW	Every Street Garage, Every Street, Fernhill, Bury, BL9 5BE	Process: Waste Oil Burner 0.4 MW Status: New Legislation Applies Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
8	372m W	BaRoadon Concrete, Every St, Fernhill, Bury, BL9 5BJ	Process: Use of Bulk Cement Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
D	373m SE	Scandura Textiles, Porritt Street, BL9 6HJ	Process: Other Metal Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

ID	Location	Address	Details	
9	374m SW	P&S Textiles Ltd, Hornby Street, Bury, BL9 5BL	Process: Coating Processes Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
12	394m S	Geldards Dry Cleaners, 60 Walmersley Road, Bury, BL9 6DP	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
13	442m SW	A1 Independent British 4x4 Specialists Limited, Unit 4, Fernhill Street, Bury, BL9 5BG	Process: Waste Oil Burner 0.4 MW Status: New Legislation Applies Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
14	489m S	Moorside Garage, Brook Street, BL9 6AH	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
15	493m SW	The Timber Center, Park Road, Fernhill, Bury, BL9 5BH	Process: Timber Manufacture Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m	0
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Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

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

4.14 Licensed Discharges to controlled waters

Records within 500m	2
----------------------------	----------

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 44](#) >



ID	Location	Address	Details	
F	490m SE	BADGERST,B URY,LANCAS HIRE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01BRY0015 Permit Version: 1 Receiving Water: BARN BROOK	Status: VARIED UNDER EPR 2010 Issue date: - Effective Date: 01/01/1995 Revocation Date: 02/09/2010
F	490m SE	BADGERST,B URY,LANCAS HIRE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01BRY0015 Permit Version: 2 Receiving Water: BARN BROOK	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 23/03/2015

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

4.15 Pollutant release to surface waters (Red List)

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

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

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

4.16 Pollutant release to public sewer

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

Discharges of Special Category Effluents to the public sewer.

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

4.17 List 1 Dangerous Substances

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

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

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

4.18 List 2 Dangerous Substances

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

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

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



4.19 Pollution Incidents (EA/NRW)

Records within 500m

9

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 44](#) >

ID	Location	Details	
B	273m W	Incident Date: 27/04/2003 Incident Identification: 154286 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)
10	377m W	Incident Date: 24/04/2003 Incident Identification: 153490 Pollutant: Specific Waste Materials Pollutant Description: Commercial Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
11	378m S	Incident Date: 05/03/2001 Incident Identification: 24 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
E	487m SW	Incident Date: 09/05/2001 Incident Identification: 4989 Pollutant: Inert Materials and Wastes:Specific Waste Materials:Specific Waste Materials:Specific Waste Materials Pollutant Description: Construction and Demolition Materials and Wastes:Asbestos:Commercial Waste:Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
E	487m SW	Incident Date: 25/07/2003 Incident Identification: 176669 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)
E	487m SW	Incident Date: 09/05/2001 Incident Identification: 4989 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
E	487m SW	Incident Date: 09/05/2001 Incident Identification: 4989 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	
E	487m SW	Incident Date: 09/05/2001 Incident Identification: 4989 Pollutant: Specific Waste Materials Pollutant Description: Asbestos	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
E	487m SW	Incident Date: 09/05/2001 Incident Identification: 4989 Pollutant: Specific Waste Materials Pollutant Description: Commercial 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.

4.20 Pollution inventory substances

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

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

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

4.21 Pollution inventory waste transfers

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

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

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

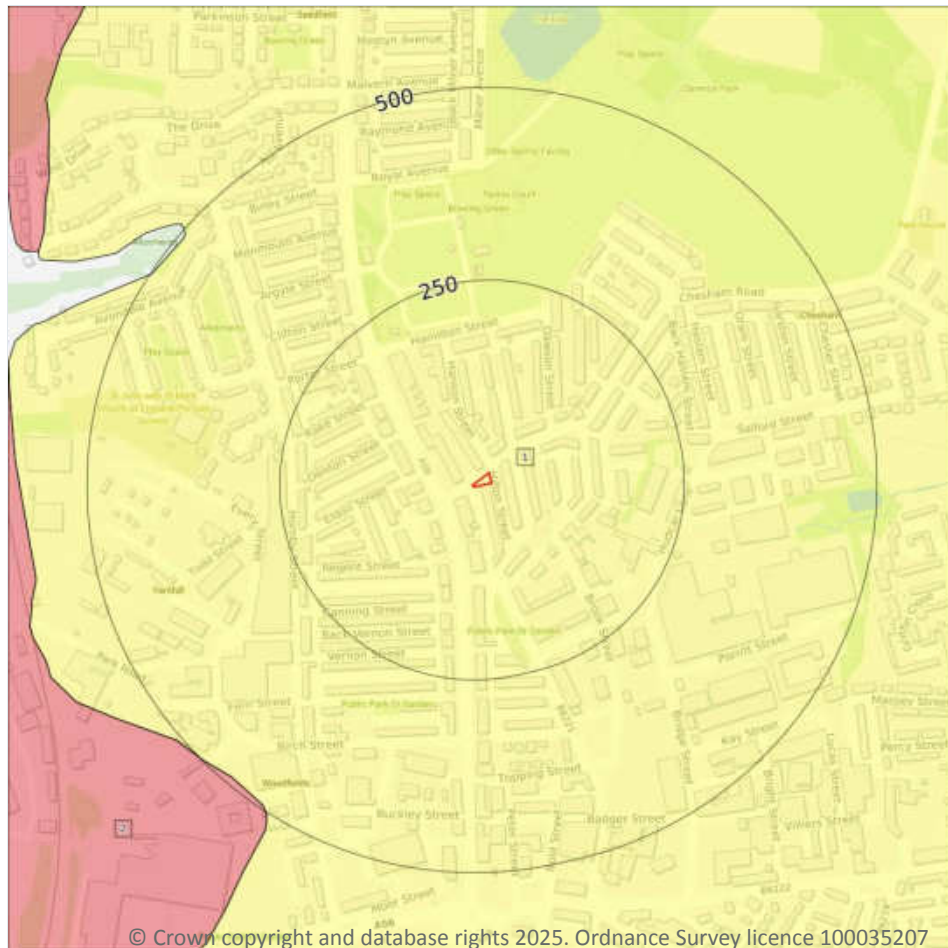
4.22 Pollution inventory radioactive waste

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

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

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

5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 53](#) >

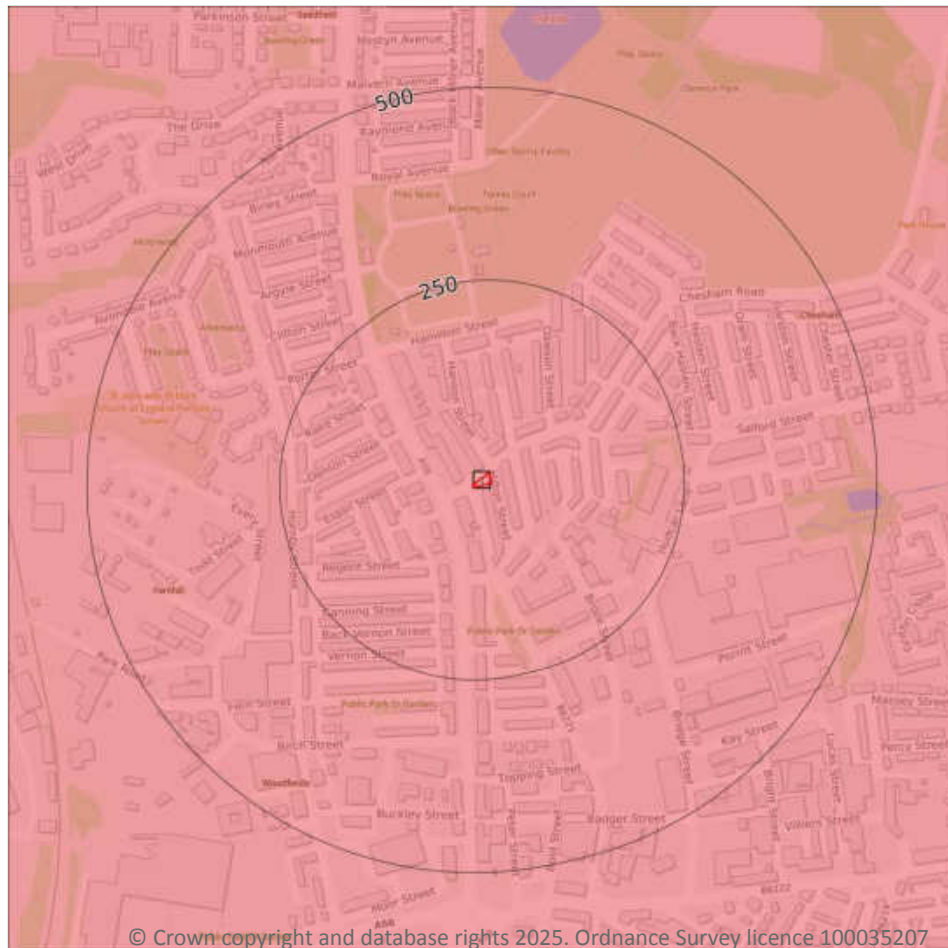
ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	490m SW	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

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5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

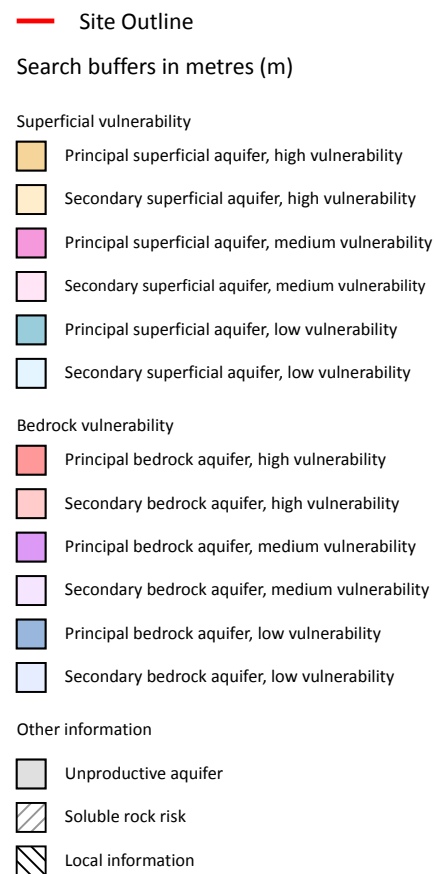
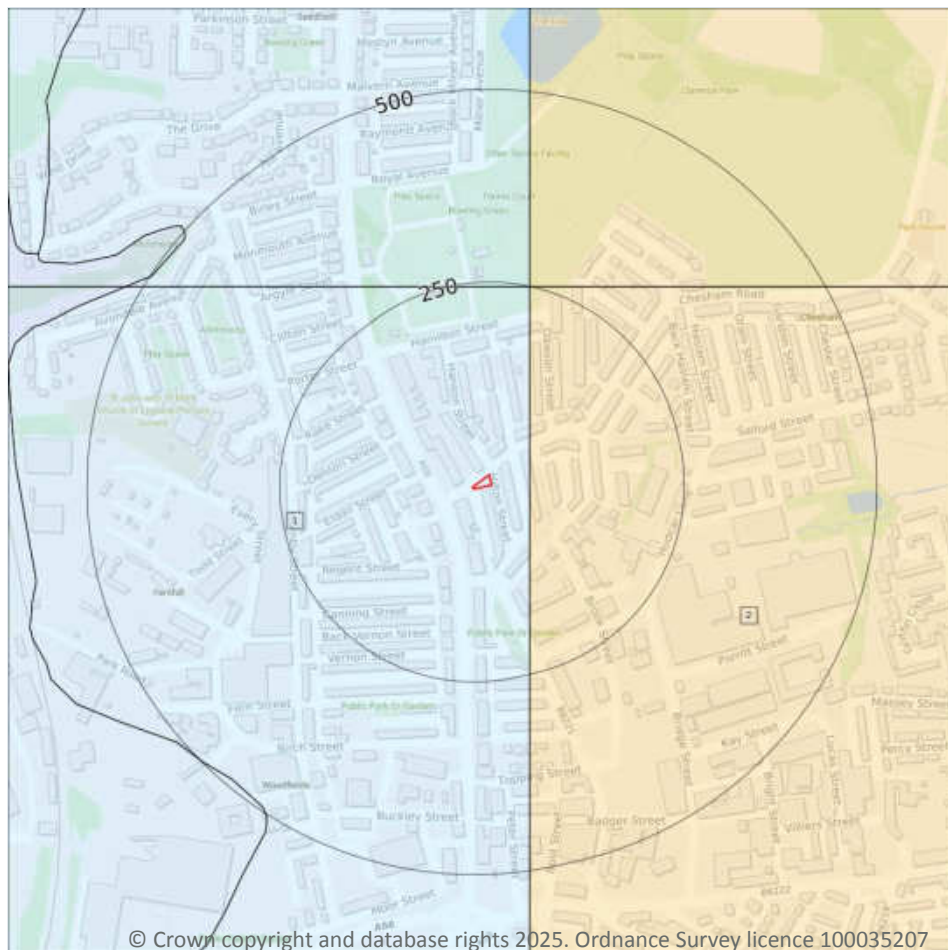
Features are displayed on the Bedrock aquifer map on [page 55 >](#)

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

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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

2

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 56](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Low 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: Medium	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
2	50m E	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: >550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

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

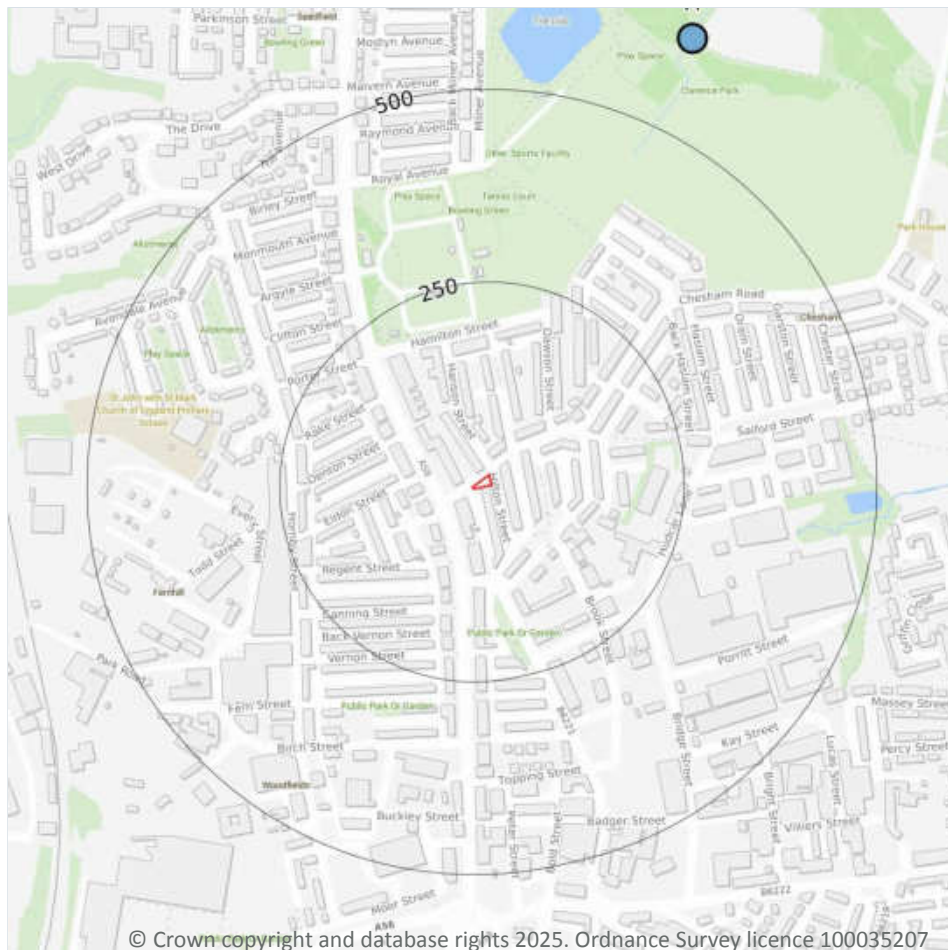
5.5 Groundwater vulnerability- local information

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

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

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

Abstractions and Source Protection Zones



- 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

16

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 58 >](#)

ID	Location	Details	
-	1547m NE	Status: Historical Licence No: 2569001284 Details: General Farming & Domestic Direct Source: Ground Water - North West Region Point: BOREHOLE AT SILLINGHURST FARM BIRTLE BURY Data Type: Point Name: RAYMOND TAYLOR Easting: 382080 Northing: 412810	Annual Volume (m ³): 10950 Max Daily Volume (m ³): 30 Original Application No: - Original Start Date: 30/11/2004 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 01/04/2008 Version End Date: -
-	1589m NW	Status: Historical Licence No: 2569001123 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "WELL AT IRWELL VIEW FARM, WALMESLEY,BURY, LANCASHIRE" Data Type: Point Name: FITTON Easting: 380100 Northing: 413100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 19/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 19/01/1966 Version End Date: -
-	1589m NW	Status: Historical Licence No: 2569001123 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: WELL AT IRWELL VIEW FARM, WALMESLEY,BURY, LANCASHIRE Data Type: Point Name: FITTON Easting: 380100 Northing: 413100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 19/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 19/01/1966 Version End Date: -
-	1624m NE	Status: Historical Licence No: 2569001196 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "SPRING FED COLLECTING TANK AT BIRTLE, BURY" Data Type: Point Name: TAYLOR Easting: 382100 Northing: 412900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 25/11/1974 Expiry Date: - Issue No: 100 Version Start Date: 25/11/1974 Version End Date: -

ID	Location	Details	
-	1624m NE	Status: Historical Licence No: 2569001196 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: SPRING FED COLLECTING TANK AT BIRTLE, BURY Data Type: Point Name: TAYLOR Easting: 382100 Northing: 412900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 25/11/1974 Expiry Date: - Issue No: 100 Version Start Date: 25/11/1974 Version End Date: -
-	1677m NE	Status: Historical Licence No: 2569001178 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, NINEVAH FARM, BURY" Data Type: Point Name: MOORE Easting: 381800 Northing: 413200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 14/01/1969 Expiry Date: - Issue No: 100 Version Start Date: 14/01/1969 Version End Date: -
-	1677m NE	Status: Historical Licence No: 2569001178 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, NINEVAH FARM, BURY Data Type: Point Name: MOORE Easting: 381800 Northing: 413200	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 14/01/1969 Expiry Date: - Issue No: 100 Version Start Date: 14/01/1969 Version End Date: -
-	1814m NE	Status: Historical Licence No: 2569001194 Details: Make-Up or Top Up Water Direct Source: Ground Water - North West Region Point: "BOREHOLE ON PREMISES AT BIRTLE, BURY" Data Type: Point Name: STONE Easting: 381900 Northing: 413300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/06/1974 Expiry Date: - Issue No: 100 Version Start Date: 12/09/1986 Version End Date: -



ID	Location	Details	
-	1814m NE	Status: Historical Licence No: 2569001194 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household" Direct Source: Ground Water - North West Region Point: "BOREHOLE ON PREMISES AT BIRTLE, BURY" Data Type: Point Name: STONE Easting: 381900 Northing: 413300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/06/1974 Expiry Date: - Issue No: 100 Version Start Date: 12/09/1986 Version End Date: -
-	1814m NE	Status: Historical Licence No: 2569001194 Details: Make-Up or Top Up Water Direct Source: Ground Water - North West Region Point: BOREHOLE ON PREMISES AT BIRTLE, BURY Data Type: Point Name: STONE Easting: 381900 Northing: 413300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/06/1974 Expiry Date: - Issue No: 100 Version Start Date: 12/09/1986 Version End Date: -
-	1814m NE	Status: Historical Licence No: 2569001194 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Ground Water - North West Region Point: BOREHOLE ON PREMISES AT BIRTLE, BURY Data Type: Point Name: STONE Easting: 381900 Northing: 413300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/06/1974 Expiry Date: - Issue No: 100 Version Start Date: 12/09/1986 Version End Date: -
-	1943m W	Status: Historical Licence No: 2569001017 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, OLIVES PAPERMILLS, BURY" Data Type: Point Name: ACTIVECRAFT LTD PAPERMAKERS Easting: 379000 Northing: 412000	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date: -



ID	Location	Details	
-	1943m W	Status: Historical Licence No: 2569001017 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, OLIVES PAPERMILLS, BURY Data Type: Point Name: ACTIVECRAFT LTD PAPERMAKERS Easting: 379000 Northing: 412000	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date: -
-	1943m W	Status: Historical Licence No: 2569001017 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, OLIVES PAPERMILLS, BURY Data Type: Point Name: ACTIVECRAFT LTD PAPERMAKERS Easting: 379000 Northing: 412000	Annual Volume (m ³): 154564 Max Daily Volume (m ³): 1591.1 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date: -
-	1949m SE	Status: Historical Licence No: 2569002085 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "WELL AT WATERFOLD FARM, HEAP BRIDGE, NEAR BURY" Data Type: Point Name: WILKINSON Easting: 382000 Northing: 410100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 15/02/1966 Version End Date: -
-	1949m SE	Status: Historical Licence No: 2569002085 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: WELL AT WATERFOLD FARM, HEAP BRIDGE, NEAR BURY Data Type: Point Name: WILKINSON Easting: 382000 Northing: 410100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 15/02/1966 Version End Date: -

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



5.7 Surface water abstractions

Records within 2000m

12

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 58 >](#)

ID	Location	Details	
A	624m NE	Status: Historical Licence No: 2569001289 Details: Lake & Pond Throughflow Direct Source: Surface, Non-Tidal - North West Region Point: TRIBUTARY OF THE RIVER IRWELL, AT CLARENCE PARK LIDO Data Type: Point Name: BURY METROPOLITAN BOROUGH COUNCIL Easting: 381211 Northing: 412322	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 22/12/2008 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 22/12/2008 Version End Date: -
A	624m NE	Status: Historical Licence No: 2569001289R01 Details: Lake & Pond Throughflow Direct Source: Surface, Non-Tidal - North West Region Point: TRIBUTARY OF THE RIVER IRWELL, AT CLARENCE PARK LIDO Data Type: Point Name: BURY METROPOLITAN BOROUGH COUNCIL Easting: 381211 Northing: 412322	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/WR/017227 Original Start Date: 01/04/2015 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/04/2015 Version End Date: -
-	971m W	Status: Historical Licence No: NW/069/0001/007 Details: Hydroelectric Power Generation Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT CHAMBER HALL WEIR Data Type: Point Name: Bury Council Easting: 380014 Northing: 411406	Annual Volume (m ³): 90000000 Max Daily Volume (m ³): 340416 Original Application No: - Original Start Date: 10/06/2016 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 10/06/2016 Version End Date: -
-	1446m W	Status: Historical Licence No: 2569001170 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: KIRKLEES BRK AT WOOLFOLD, BURY93 Data Type: Line Name: ACTIVECRAFT LTD PAPERMAKERS Easting: 378700 Northing: 412500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 23/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date: -



ID	Location	Details	
-	1446m W	Status: Historical Licence No: 2569001170 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "KIRKLEES BRK AT WOOLFOLD, BURY \$93" Data Type: Line Name: ACTIVECRAFT LTD PAPERMAKERS Easting: 378700 Northing: 412500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 23/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date: -
-	1446m W	Status: Historical Licence No: 2569001170 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: KIRKLEES BRK AT WOOLFOLD, BURY \$93 Data Type: Line Name: ACTIVECRAFT LTD PAPERMAKERS Easting: 378700 Northing: 412500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 23/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date: -
-	1446m W	Status: Historical Licence No: 2569001170 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: KIRKLEES BRK AT WOOLFOLD, BURY Data Type: Line Name: ACTIVECRAFT LTD PAPERMAKERS Easting: 378700 Northing: 412500	Annual Volume (m ³): 850102 Max Daily Volume (m ³): 3182.2 Original Application No: - Original Start Date: 23/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date: -
-	1606m SW	Status: Historical Licence No: 2569001285 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT RMC NORTHERNT BURY CANAL WHARF Data Type: Point Name: CEMEX UK MATERIALS LTD Easting: 379706 Northing: 410696	Annual Volume (m ³): 5500 Max Daily Volume (m ³): 21 Original Application No: - Original Start Date: 23/03/2005 Expiry Date: 31/03/2015 Issue No: 2 Version Start Date: 01/04/2008 Version End Date: -



ID	Location	Details	
-	1606m SW	Status: Historical Licence No: 2569001285R01 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT RMC NORTHERNT BURY CANAL WHARF Data Type: Point Name: CEMEX UK MATERIALS LTD Easting: 379706 Northing: 410696	Annual Volume (m ³): 5500 Max Daily Volume (m ³): 21 Original Application No: - Original Start Date: 01/04/2015 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 21/12/2018 Version End Date: -
-	1825m NW	Status: Historical Licence No: NW/069/0001/016 Details: General Use Relating To Secondary Category (Very Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT ELTON RESERVOIR Data Type: Point Name: Canal and River Trust Easting: 379677 Northing: 413070	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/NA/001138 Original Start Date: 31/03/2021 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 31/03/2021 Version End Date: -
-	1916m SE	Status: Historical Licence No: NW/069/0002/002 Details: Hydroelectric Power Generation Direct Source: Surface, Non-Tidal - North West Region Point: RIVER ROCH AT HEAP BRIDGE WEIR Data Type: Point Name: Brother Investments Ltd Easting: 382536 Northing: 410666	Annual Volume (m ³): 76032000 Max Daily Volume (m ³): 345600 Original Application No: - Original Start Date: 17/09/2010 Expiry Date: 31/03/2026 Issue No: 2 Version Start Date: 18/09/2015 Version End Date: -
-	1933m W	Status: Historical Licence No: 2569001170 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIR FED BY KIRKLESS BROOK AND SURFACE DRAINAGE Data Type: Point Name: ACTIVECRAFT LTD PAPERMAKERS Easting: 379000 Northing: 411900	Annual Volume (m ³): 850102 Max Daily Volume (m ³): 3182.2 Original Application No: - Original Start Date: 23/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date: -

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



5.8 Potable abstractions

Records within 2000m

2

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 58 >](#)

ID	Location	Details	
-	1814m NE	Status: Historical Licence No: 2569001194 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household" Direct Source: Ground Water - North West Region Point: "BOREHOLE ON PREMISES AT BIRTLE, BURY" Data Type: Point Name: STONE Easting: 381900 Northing: 413300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/06/1974 Expiry Date: - Issue No: 100 Version Start Date: 12/09/1986 Version End Date: -
-	1814m NE	Status: Historical Licence No: 2569001194 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Household Direct Source: Ground Water - North West Region Point: BOREHOLE ON PREMISES AT BIRTLE, BURY Data Type: Point Name: STONE Easting: 381900 Northing: 413300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/06/1974 Expiry Date: - Issue No: 100 Version Start Date: 12/09/1986 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m

0

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

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



5.10 Source Protection Zones (confined aquifer)

Records within 500m

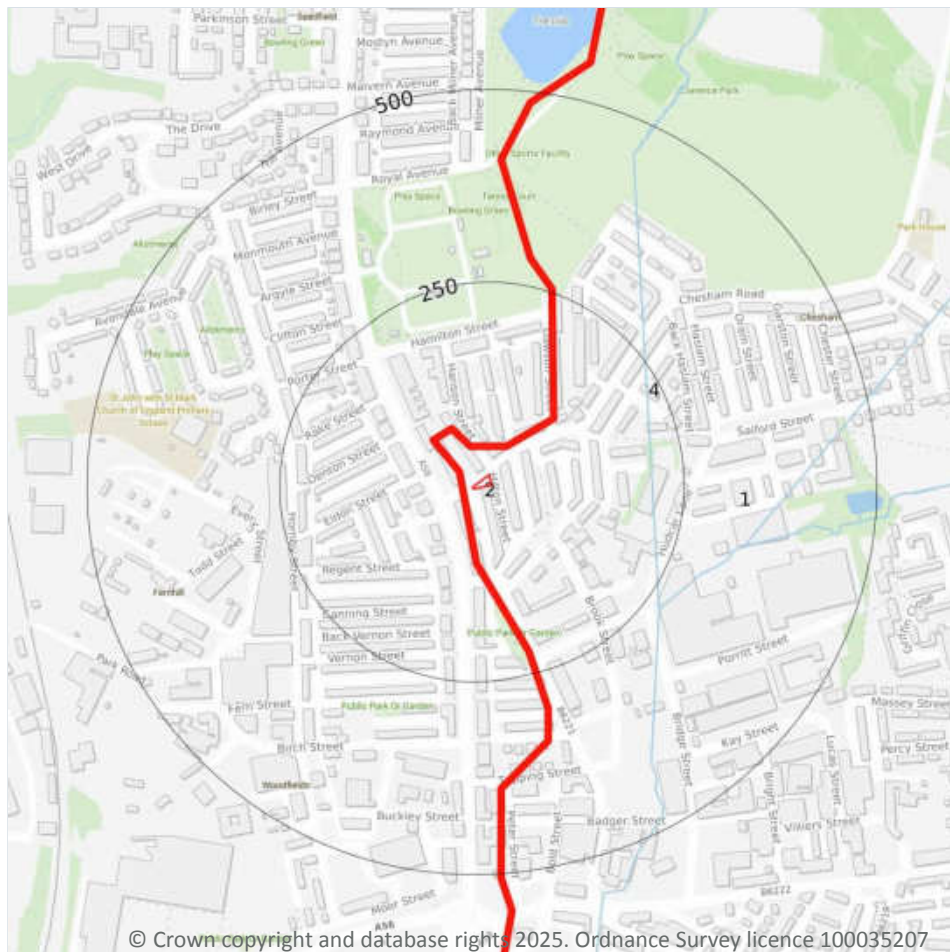
0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

1

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 68 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
4	208m E	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

0

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

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

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

Features are displayed on the Hydrology map on [page 68 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Roch (Spodden to Irwell)	GB112069064600	Roch Irk Medlock	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 68 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1431m SE	River	Roch (Spodden to Irwell)	GB112069064600 ↗	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.

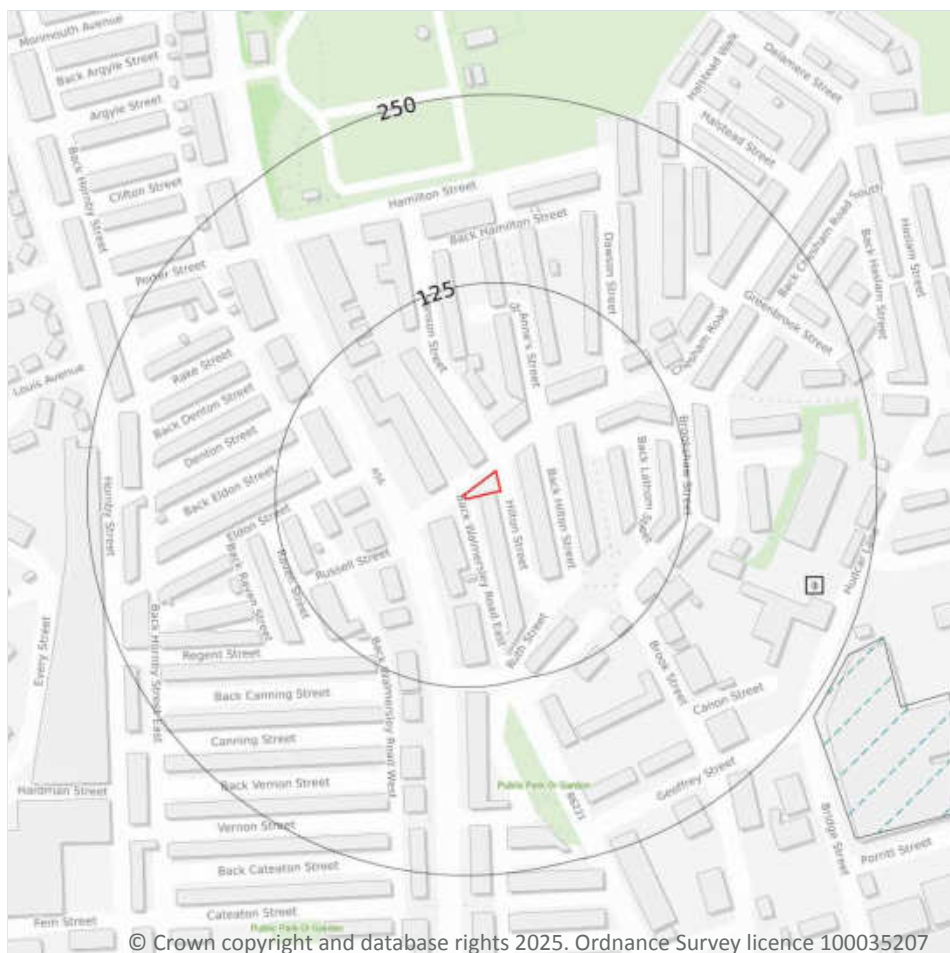
Features are displayed on the Hydrology map on [page 68](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	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



- Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

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

1

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.

Features are displayed on the River and coastal flooding map on [page 71 >](#)

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
1	216m E	Gips	1999-03-02 1999-03-03	Unknown	Channel capacity exceeded (no raised defences)	No data

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

7.3 Flood Defences

Records within 250m

0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

0

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

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



8 Surface water flooding

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

Negligible

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

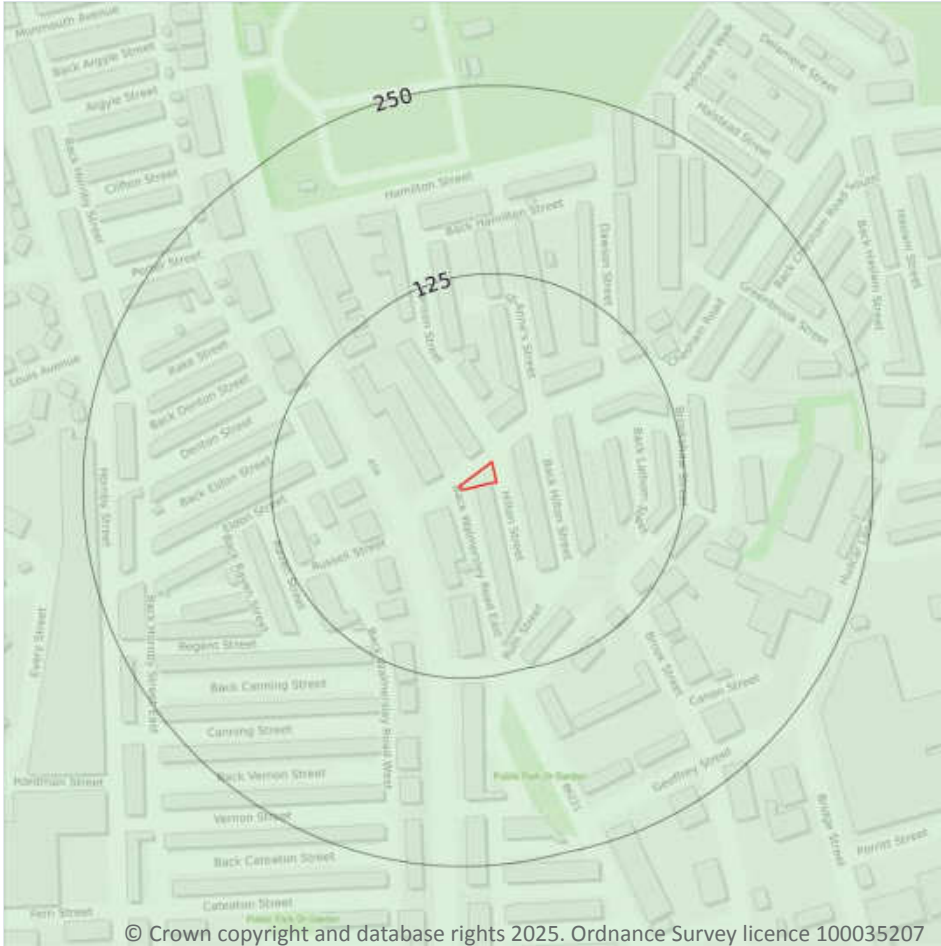
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site. The table below shows the maximum flood depths for a range of return periods for the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

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

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

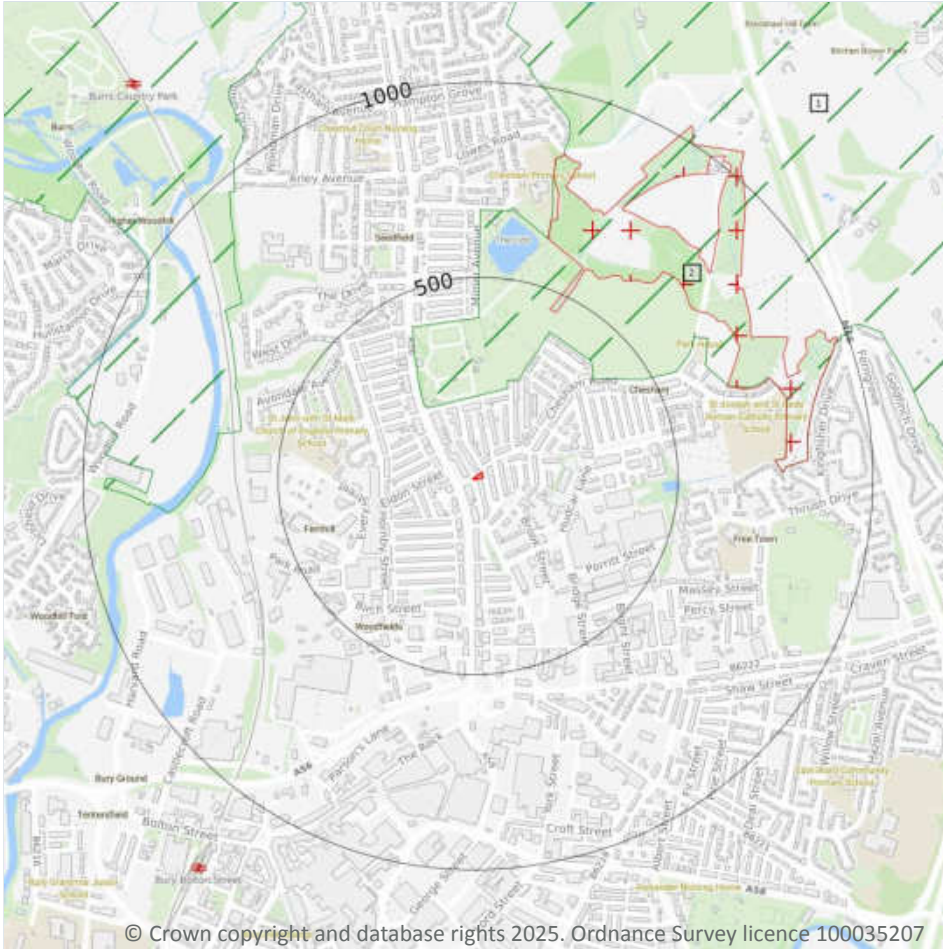
Low

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 75 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



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

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

2

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 76 >](#)

ID	Location	Name	Data source
2	453m NE	Chesham Woods	Natural England
-	1998m W	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

0

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.

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.



10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

5

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

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

ID	Location	Name	Local Authority name
1	193m N	Merseyside and Greater Manchester Green Belt	Bury
-	1514m SE	Merseyside and Greater Manchester Green Belt	Bury
-	1700m NE	Merseyside and Greater Manchester Green Belt	Rochdale
-	1715m SE	Merseyside and Greater Manchester Green Belt	Bury
-	1812m NE	Merseyside and Greater Manchester Green Belt	Rossendale

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

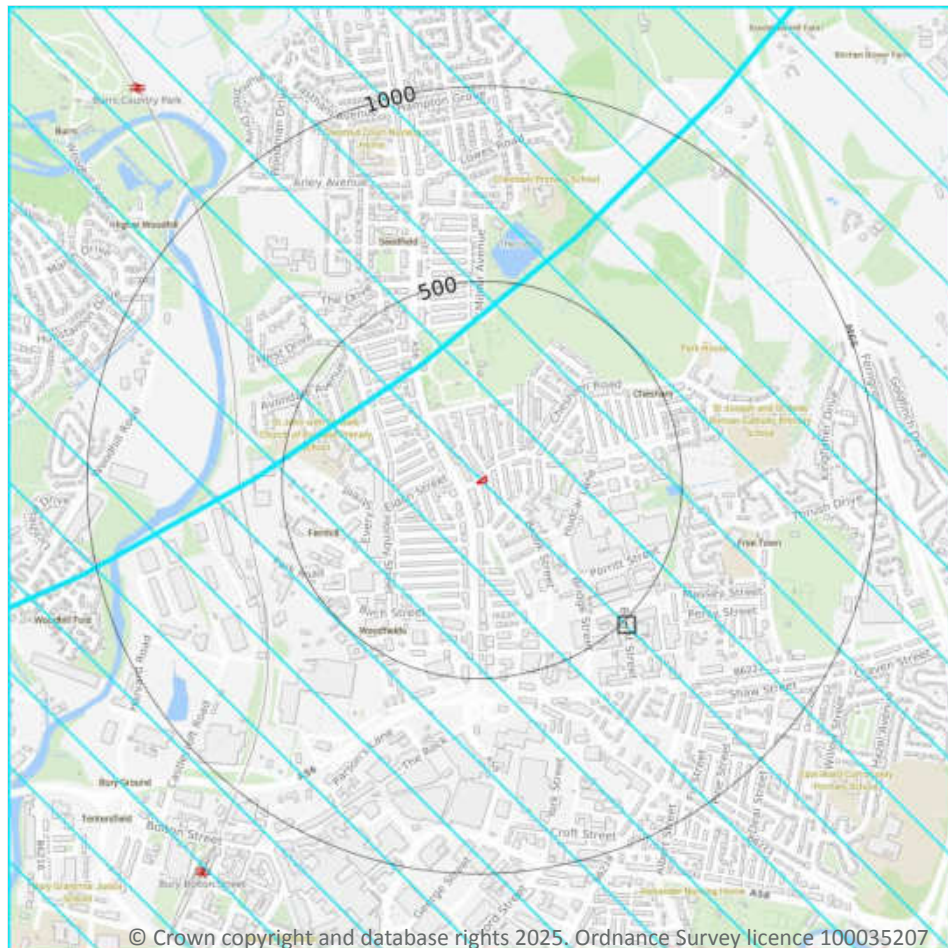
0

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 81](#) >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000630000&notes=&location=388885,445132%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

0

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

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



11 Visual and cultural designations

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

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

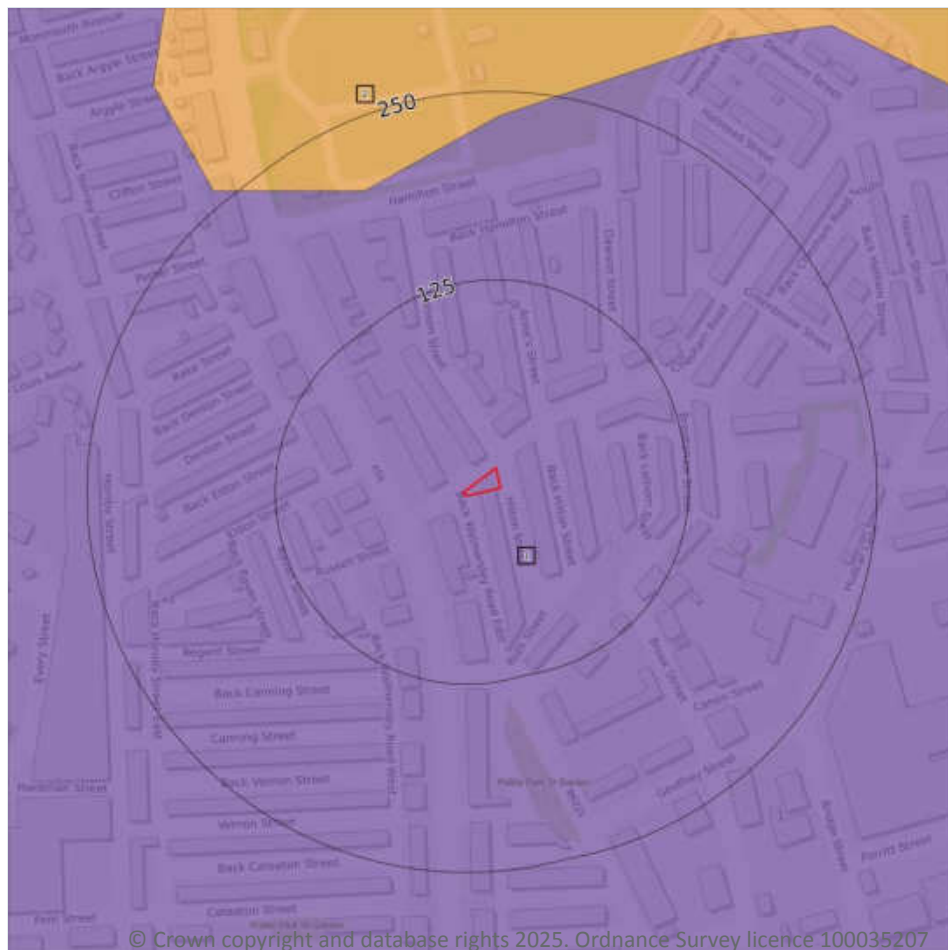
0

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

2

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 85](#) >

ID	Location	Classification	Description
1	On site	Urban	Non-agricultural/no quality assigned
2	204m NW	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



13 Habitat designations



- 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

1

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 87](#) >

ID	Location	Main Habitat	Other habitats
1	223m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.



13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

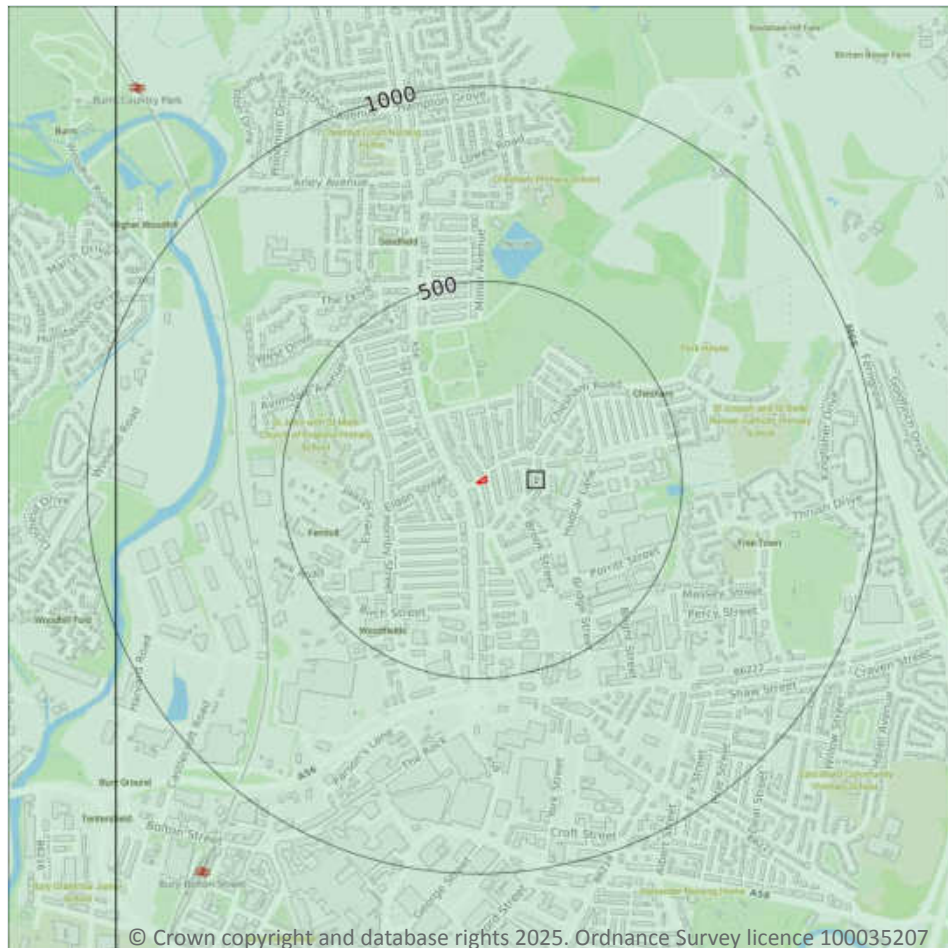
0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

1

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

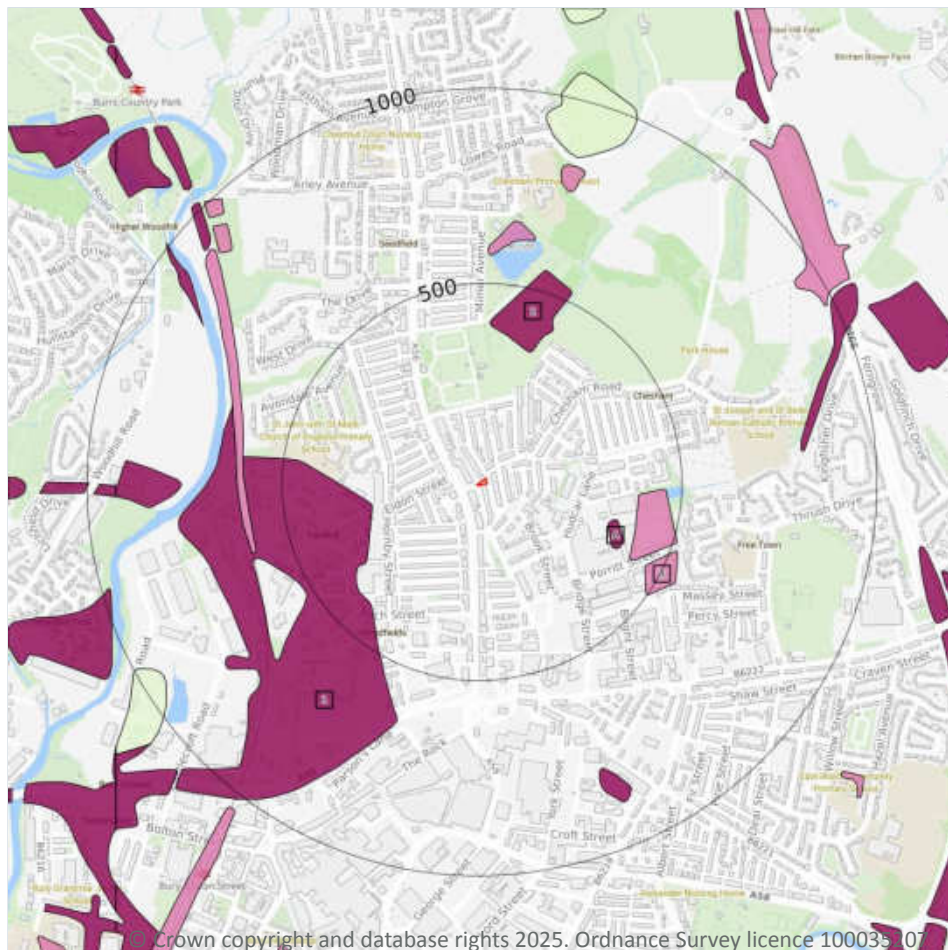
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 89](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SD81SW

This data is sourced from the British Geological Survey.



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



— Site Outline
Search buffers in metres (m)

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

14.2 Artificial and made ground (10k)

Records within 500m

5

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 90](#) >

ID	Location	LEX Code	Description	Rock description
1	274m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	328m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	343m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	389m E	WGR-VOID	Worked Ground (Undivided)	Void

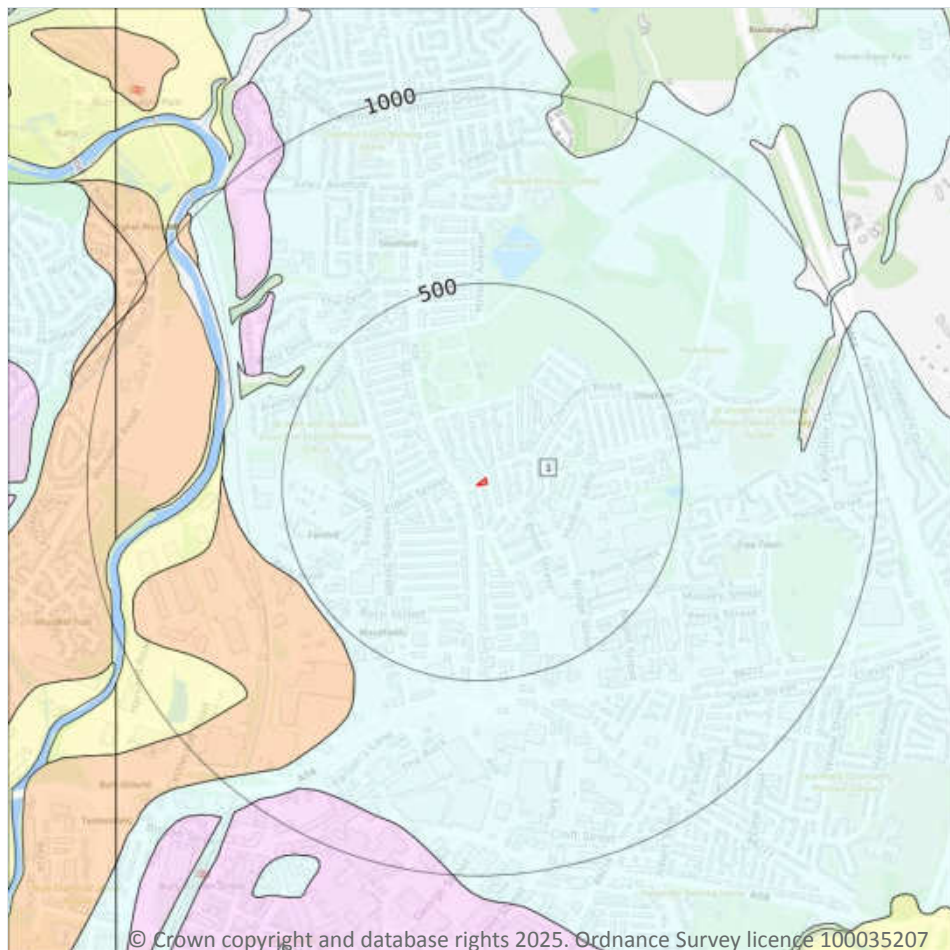


ID	Location	LEX Code	Description	Rock description
3	459m SE	WGR-VOID	Worked Ground (Undivided)	Void

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

1

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 92](#) >

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

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

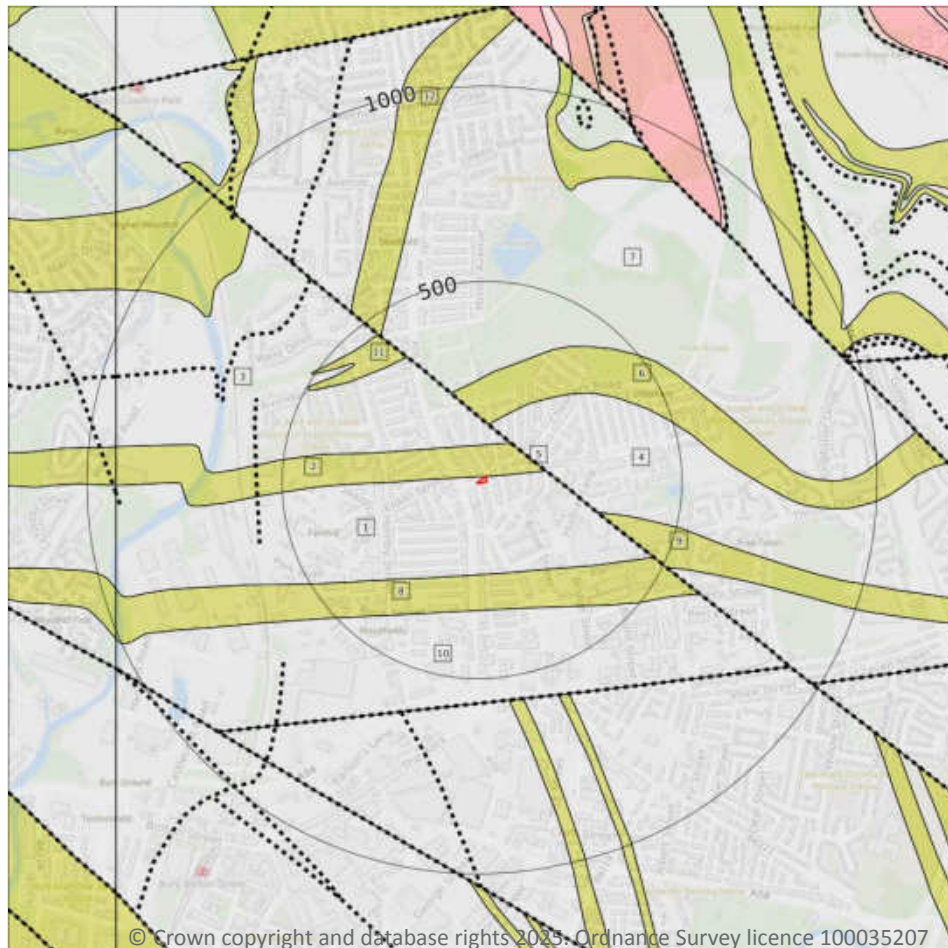
0

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

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

14.5 Bedrock geology (10k)

Records within 500m

11

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 94](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
2	On site	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
3	81m N	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age



ID	Location	LEX Code	Description	Rock age
4	108m NE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
6	133m N	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
7	231m NW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
8	233m S	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
9	293m E	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
10	325m S	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
11	366m NW	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
12	448m NW	PLCM-SDST	Pennine Lower Coal Measures Formation - 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

1

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

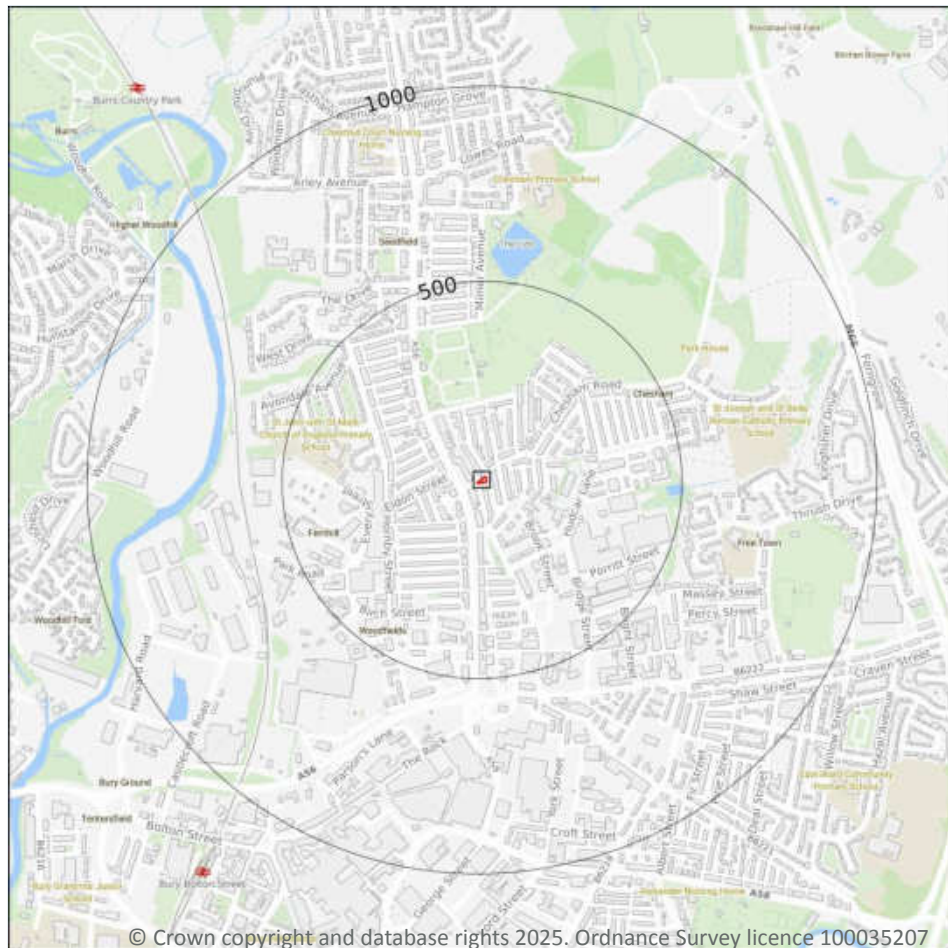
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 94](#) >

ID	Location	Category	Description
5	108m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

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

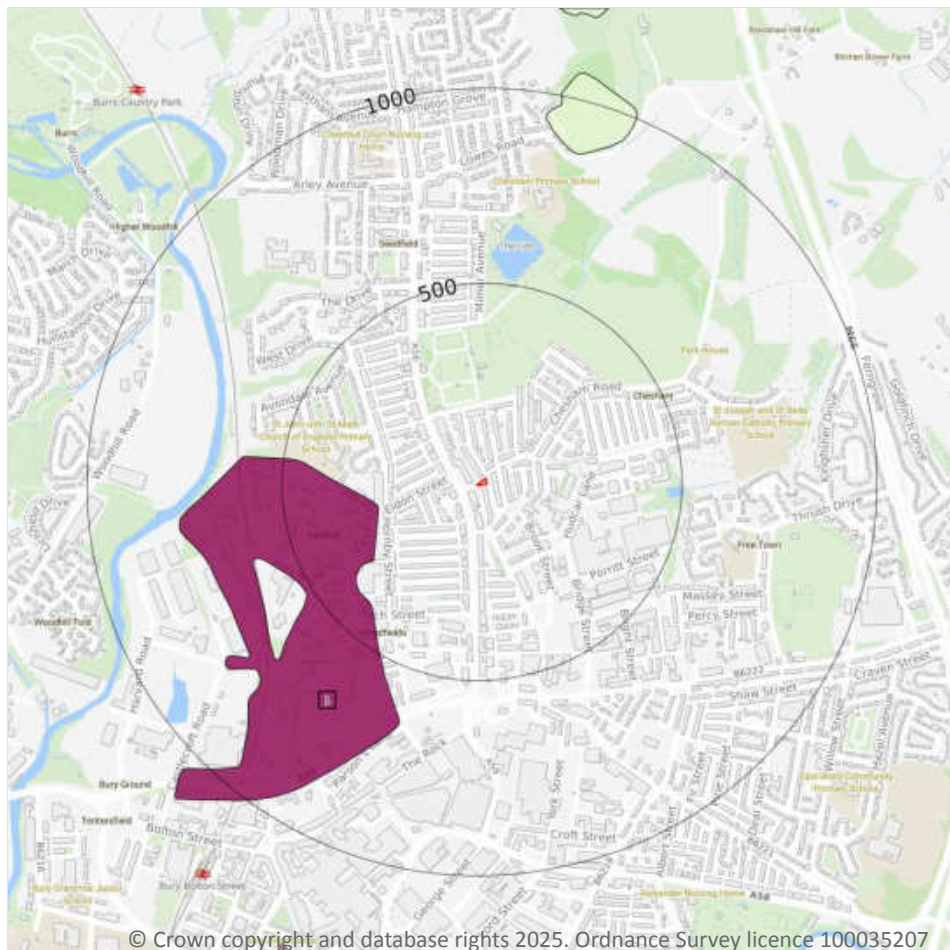
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 96](#) >

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

This data is sourced from the British Geological Survey.



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



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

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15.2 Artificial and made ground (50k)

Records within 500m

1

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 97](#) >

ID	Location	LEX Code	Description	Rock description
1	260m W	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m

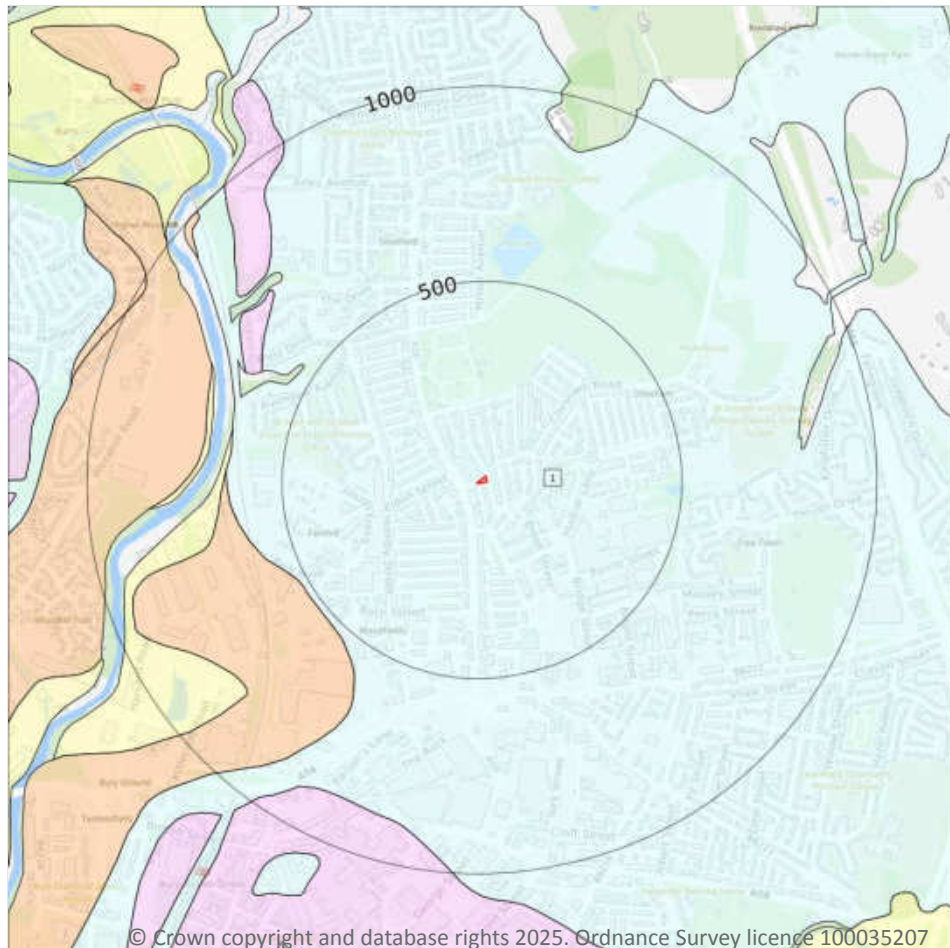
0

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

1

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 99](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	TILL, DEVANSIAN	DIAMICTON

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m**1**

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m**0**

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

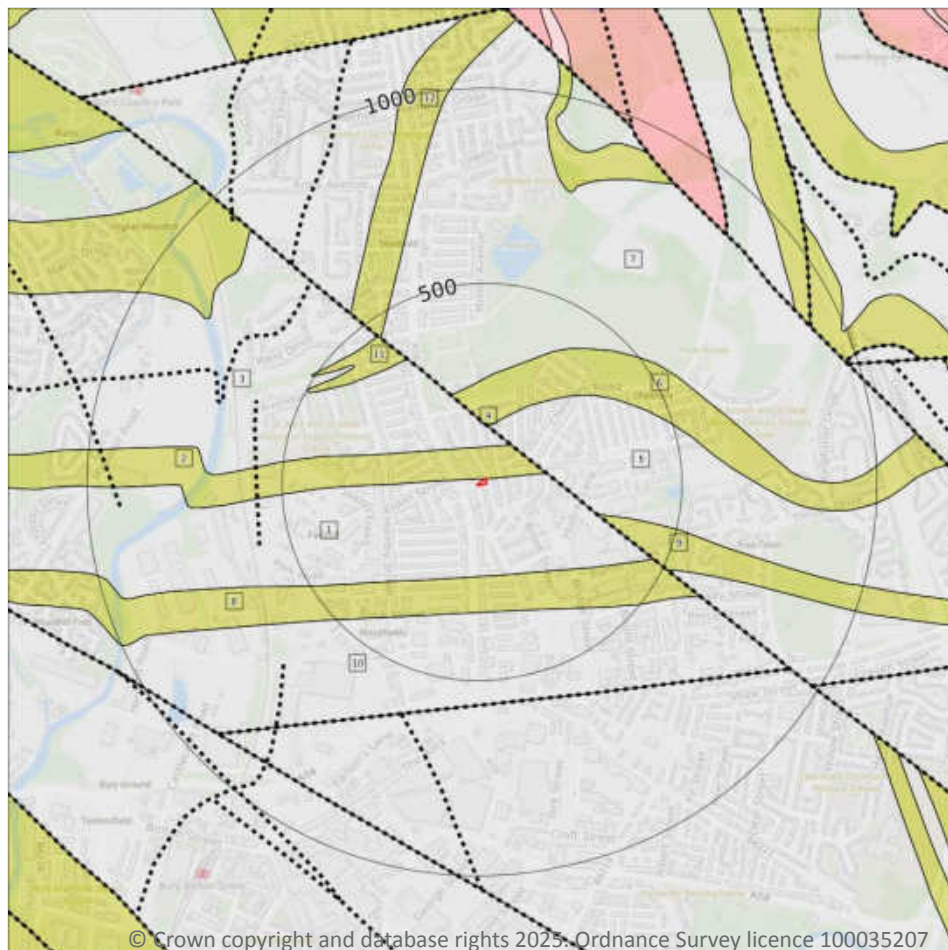
Records within 50m**0**

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

11

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 101](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
2	On site	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN

ID	Location	LEX Code	Description	Rock age
3	81m N	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
5	108m NE	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
6	133m N	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
7	231m NW	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
8	233m S	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
9	293m E	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
10	325m S	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
11	366m NW	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
12	448m NW	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	2
---------------------------	----------

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	Moderate	Low
On site	Fracture	High	Moderate

This data is sourced from the British Geological Survey.



15.10 Bedrock faults and other linear features (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 101](#) >

ID	Location	Category	Description
4	108m NE	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.



[illegible]

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

Records within 250m	10
---------------------	----

Features are displayed on the Boreholes map on [page 104](#) >

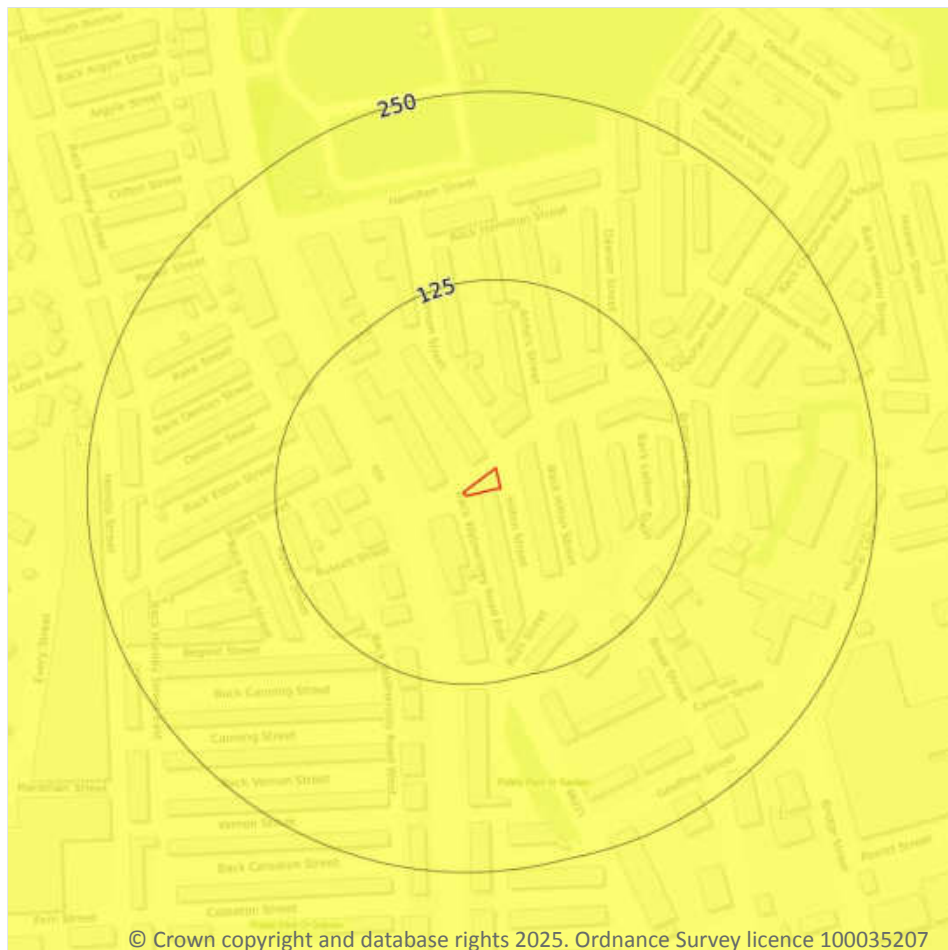
ID	Location	Grid reference	Name	Length	Confidential	Web link
1	153m NW	380810 411840	HORNBY STREET BURY 7	7.0	N	30523 ↗
2	180m NW	380770 411830	HORNBY STREET BURY 8	7.0	N	30524 ↗
3	199m W	380740 411810	HORNBY STREET BURY 9	7.0	N	30525 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
4	220m W	380710 411700	HORNBY STREET BURY 13	6.5	N	30529 ↗
A	224m W	380710 411800	HORNBY STREET BURY 10	7.0	N	30526 ↗
5	226m W	380700 411730	HORNBY STREET BURY 12	7.0	N	30528 ↗
A	231m W	380700 411790	HORNBY STREET BURY 11	7.0	N	30527 ↗
6	236m W	380700 411670	HORNBY STREET BURY 14	6.0	N	30530 ↗
B	247m SW	380710 411620	HORNBY STREET BURY 16	6.0	N	30532 ↗
B	247m SW	380700 411640	HORNBY STREET BURY 15	6.0	N	30531 ↗

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).

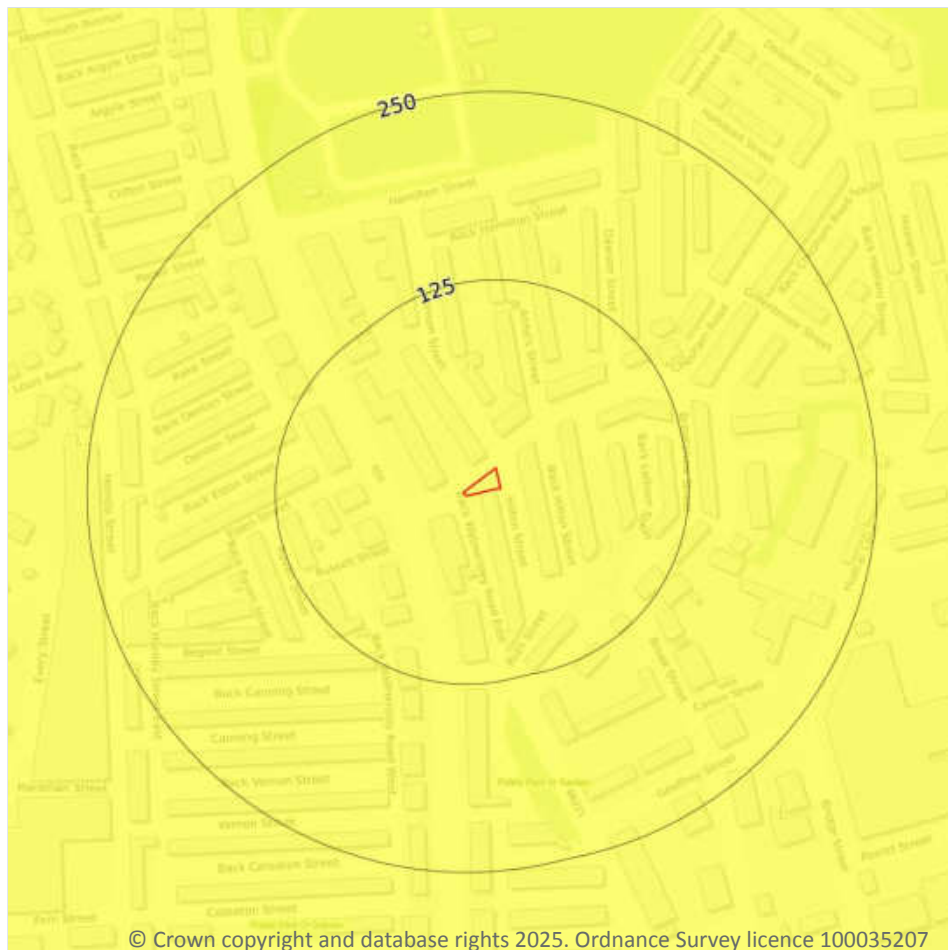
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 106 >](#)

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

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17.2 Running sands

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Running sands map on [page 107 >](#)

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
--------------------	---

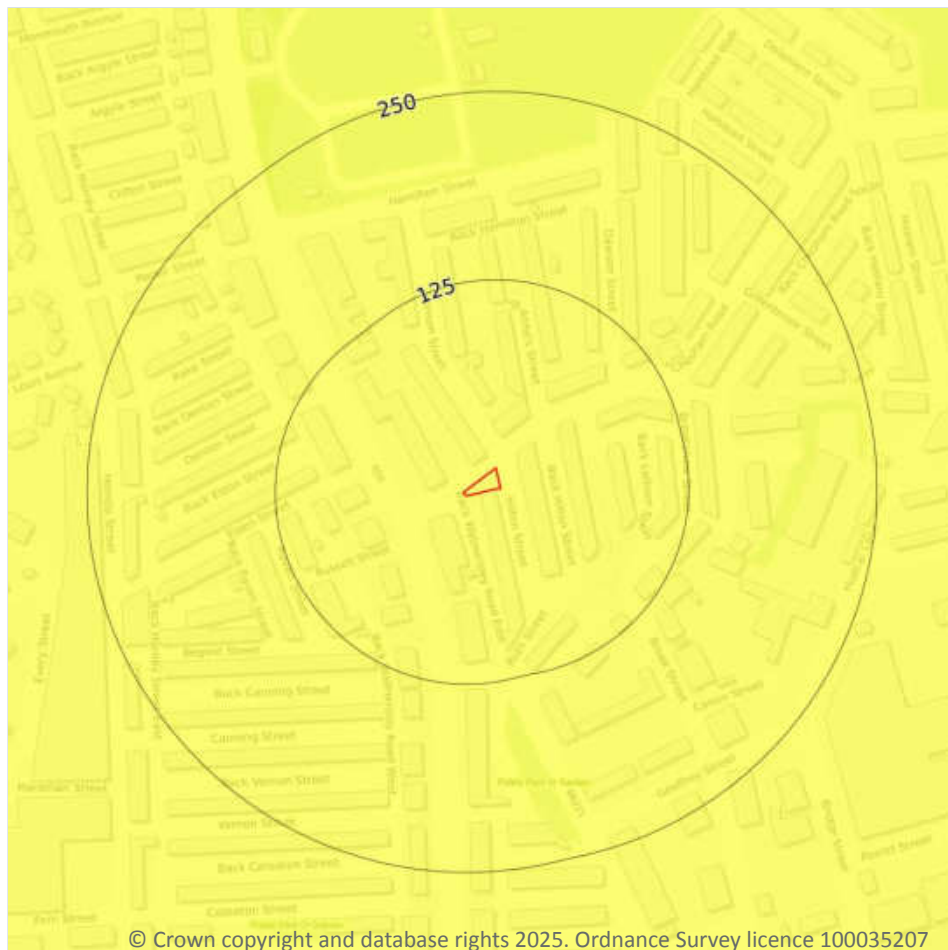
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 108](#) >

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.

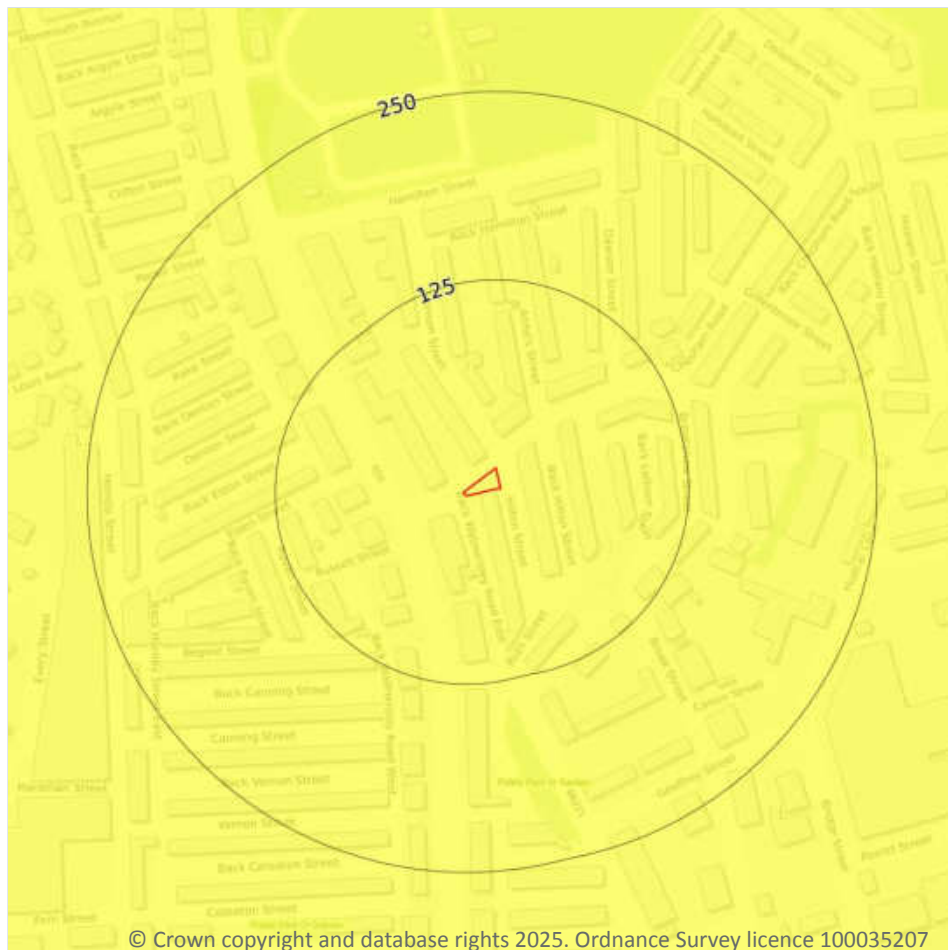
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 109 >](#)

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.

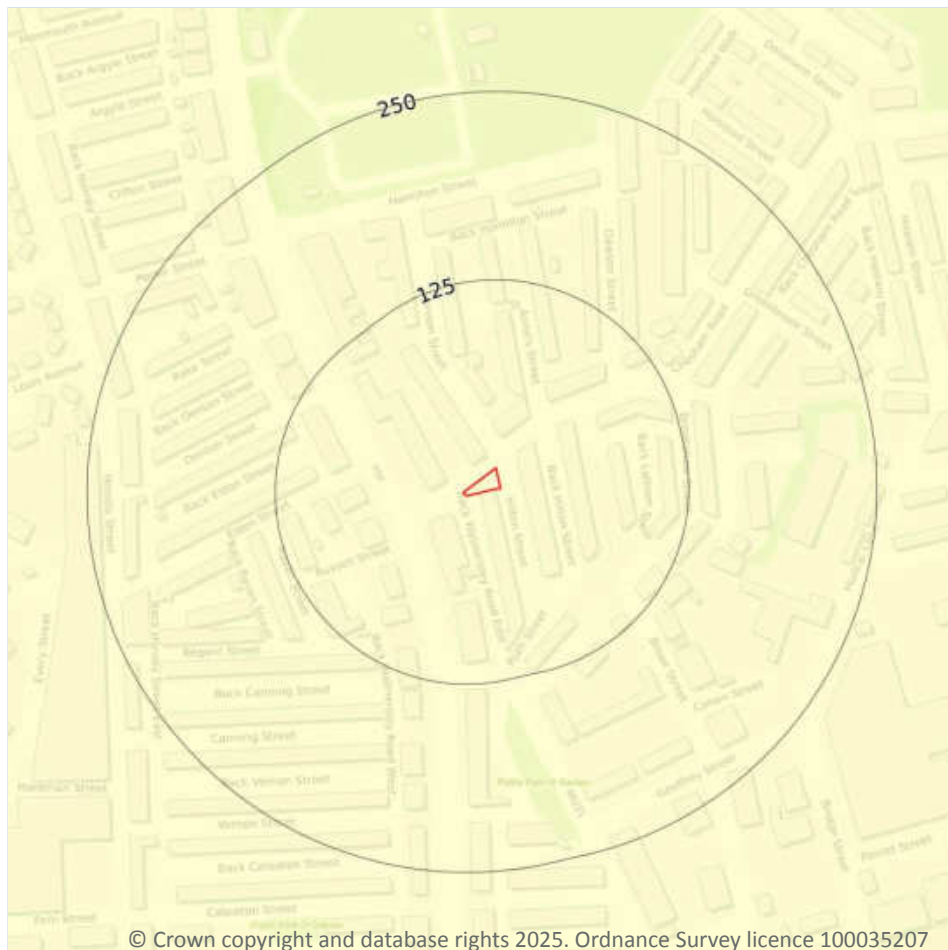
Features are displayed on the Natural ground subsidence - Landslides map on [page 110](#) >

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



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

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

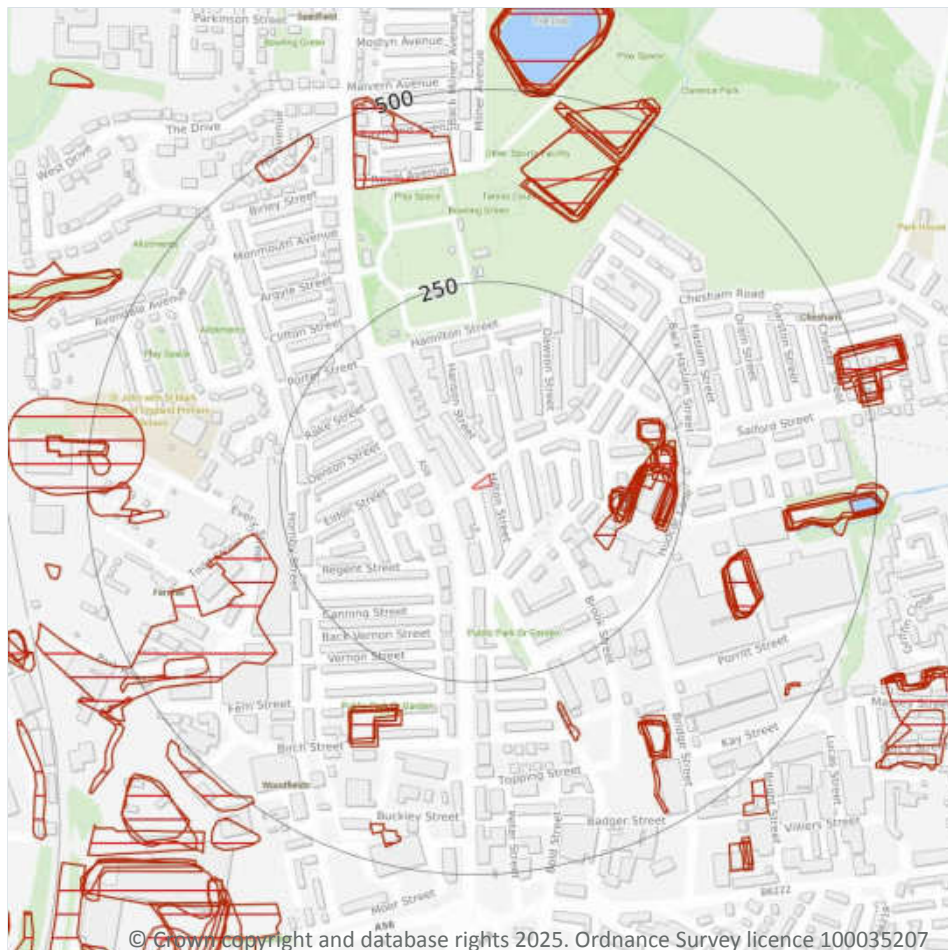
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 111](#) >

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

16

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 113 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	148m SE	Ponds	1891	1:10560
A	153m E	Ponds	1938	1:10560
A	154m E	Ponds	1928	1:10560
A	154m E	Pond	1967	1:10560
A	156m E	Ponds	1956	1:10560
A	165m E	Ponds	1851	1:10560
A	166m E	Pond	1908	1:10560
A	199m E	Pond	1928	1:10560
A	199m E	Pond	1908	1:10560
A	209m E	Pond	1928	1:10560
A	209m E	Pond	1908	1:10560
A	213m E	Pond	1967	1:10560
A	216m E	Pond	1983	1:10000
A	216m E	Pond	1967	1:10560
A	219m E	Ponds	1956	1:10560
A	219m E	Pond	1928	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

1

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 113 >](#)



ID	Location	Land Use	Year of mapping	Mapping scale
-	854m N	Coal Pit	1938	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	1
-----------------------------	----------

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 113 >](#)

ID	Location	Name	Commodity	Class	Likelihood
-	979m NE	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

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

1

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

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site

0

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

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

18.14 Gypsum areas

Records on site

0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site

0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.



18.16 Clay mining

Records on site

0

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

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



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

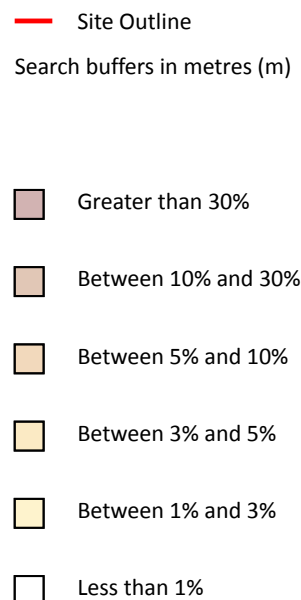
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



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 121](#) >

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

7

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 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
6m S	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
49m N	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
49m E	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
49m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
50m E	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
50m E	15 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 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

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



21 APPENDIX 5 – SITE PHOTOGRAPHY



22 APPENDIX 6 - RISK ASSESSMENT METHODOLOGY

- Severity considers the potential impact of the linkage on the receptors, if the linkage was active. Categories range from slight/superficial to fatal.
- Likelihood considers the chances of the linkage occurring and is classified into categories from improbable to frequent.

By assigning scores with each of the above categories, the risk assessment can be undertaken using the formula:

$$\text{RISK} = \text{LIKELIHOOD} \times \text{SEVERITY}$$

The matrix given in Table 8 provides a means of calculating the overall risk; while Table 9 provides the qualitative assessment based on the risk score.

Table 8: Contamination Risk Matrix

		Potential Severity				
		Fatal 5	Major 4	Moderate 3	Minor 2	Slight 1
Probable Likelihood	Frequent 5	Very High	High	Moderate	Low - Moderate	Low
	Probable 4	High	High	Moderate	Low - Moderate	Low
	Possible 3	Moderate	Moderate	Low - Moderate	Low - Moderate	Very Low
	Remote 2	Low - Moderate	Low - Moderate	Low - Moderate	Low	Very Low
	Improbable 1	Low	Low	Very Low	Very Low	Very Low

Table 9: Assessment description for risk scores

Risk Score	Risk Assessment
1-3	Very Low
4-5	Low
6-10	Low to Moderate
11-15	Moderate
16-20	High
21-25	Very High

Table 10: Risk Classification System

Risk Term	Description
Very Low	The presence of an identified hazard does not give rise to the potential to cause significant harm to groundwater, surface water, ecological and/or property receptors. In the event of such harm being realized, it is not likely to be Severe.
Low	The presence of an identified hazard does not give rise to the potential to cause significant harm to human health receptors. In the event of such harm being realized, it is not likely to be Severe.
Low to Moderate	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realized, would at worst normally be mild.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that 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 longer term.
High	Harm is likely to arise to a designated receptor from an identified hazard at the site without appropriate remedial action. Investigation is required and remedial works may be necessary in the short term and are likely over the longer term.
Very High	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, or, there is an evidence that severe harm to a designated receptor is currently happening. Urgent investigation and remediation are likely to be required.

23 ABBREVIATIONS

Below is a generic list of commonly used abbreviations.

Abbreviation	Description
ACM	Asbestos Containing Materials
AOD	Above Ordnance Datum
AONB	Areas of Outstanding Natural Beauty
BGS	British Geological Survey
c.	circa
CLRA	Contaminated Land Risk Assessment
COMAH	Control of Major Accident Hazards
CSM	Conceptual Site Risk Model
EA	Environment Agency
IPC	Integrated Pollution Control
IPPC	Integrated Pollution Prevention Control
LAPC	Local Authority Pollution Control
LNR	Local Nature Reserves
NIHHS	Notification of Installations Handling Hazardous Substances
NNR	National Nature Reserves
NP	National Parks
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PAHs	Polycyclic Aromatic Hydrocarbons
Part IIA	Part IIA of the Environmental Protection. Act 1990
PCBs	Polychlorinated Biphenyls
PCLU	Potentially Contaminative Land Use
PPL	Potential Pollutant Linkage
PSPPL	Potentially Significant Potential Pollutant Linkage
SAC	Special Areas of Conservation
SI	Site Investigation
SPA	Special Protection Area
SPOSH	Significant Possibility of Significant Harm
SSSIs	Sites of Special Scientific Interest
TPHs	Total Petroleum Hydrocarbons
UXO	Unexploded Ordnance
VOC	Volatile Organic Compounds