

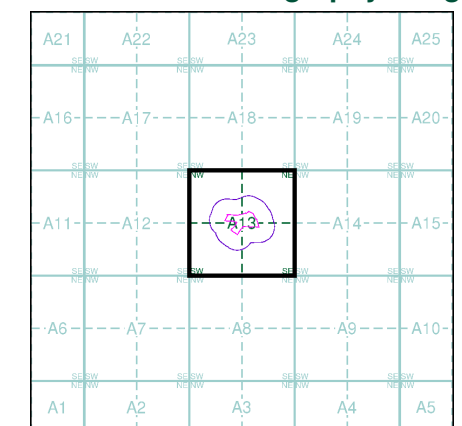


Historical Aerial Photography

Published 2001

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

Order Number: 254989345_1_1
Customer Ref: 077025
National Grid Reference: 378440, 412400
Slice: A
Site Area (Ha): 1.58
Search Buffer (m): 100

Site Details

1, Rosewood Avenue, Tottington, BURY, BL8 3HG

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk





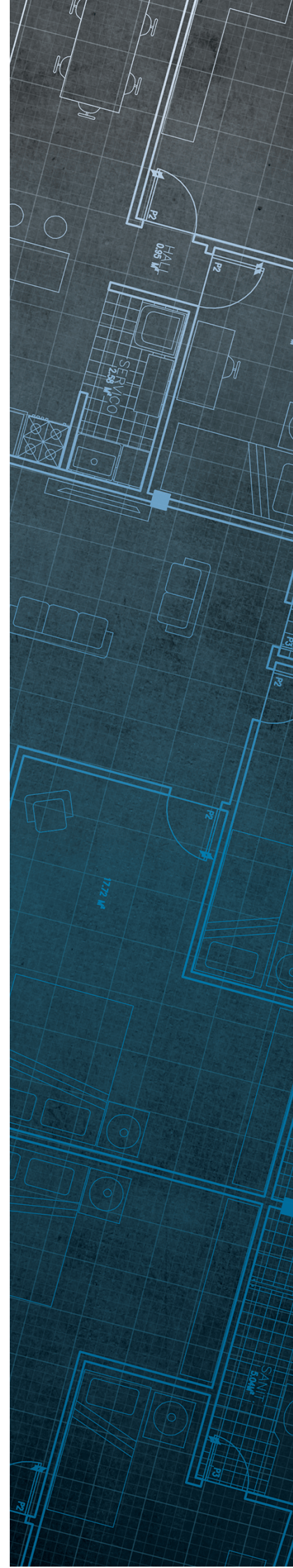
The Coal
Authority

Consultants Coal Mining Report

1 Brownhills Close
Tottington
Bury
BL8 3LF

Date of enquiry:	1 September 2020
Date enquiry received:	1 September 2020
Issue date:	1 September 2020

Our reference:	51002306652001
Your reference:	EBMA2492



Consultants

Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

Curtins

Enquiry address

1 Brownhills Close
Tottington
Bury
BL8 3LF

How to contact us

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Nottinghamshire
NG18 4RG

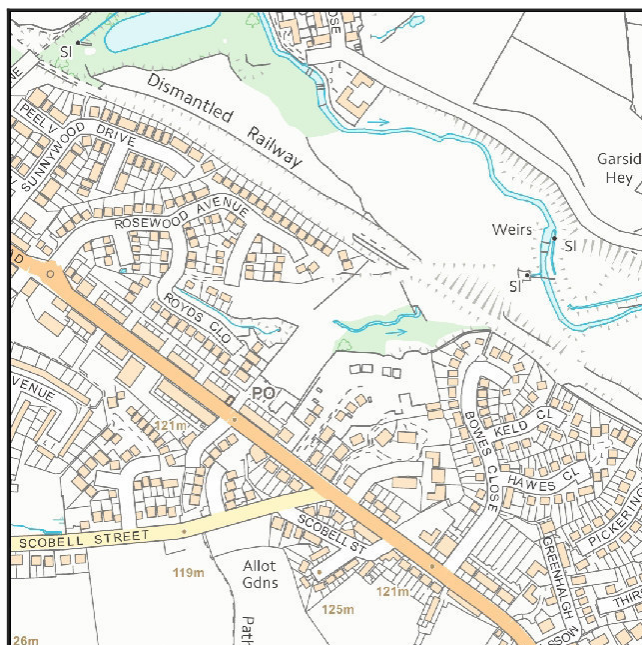
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

No past mining recorded.

Probable unrecorded shallow workings

None.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

16820		
-------	--	--

Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

Outcrops

No outcrops recorded.

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

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

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

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

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

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

Withdrawal of support notices

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Section 4 – Further information

Based on the responses in this report, no further information has been highlighted.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land

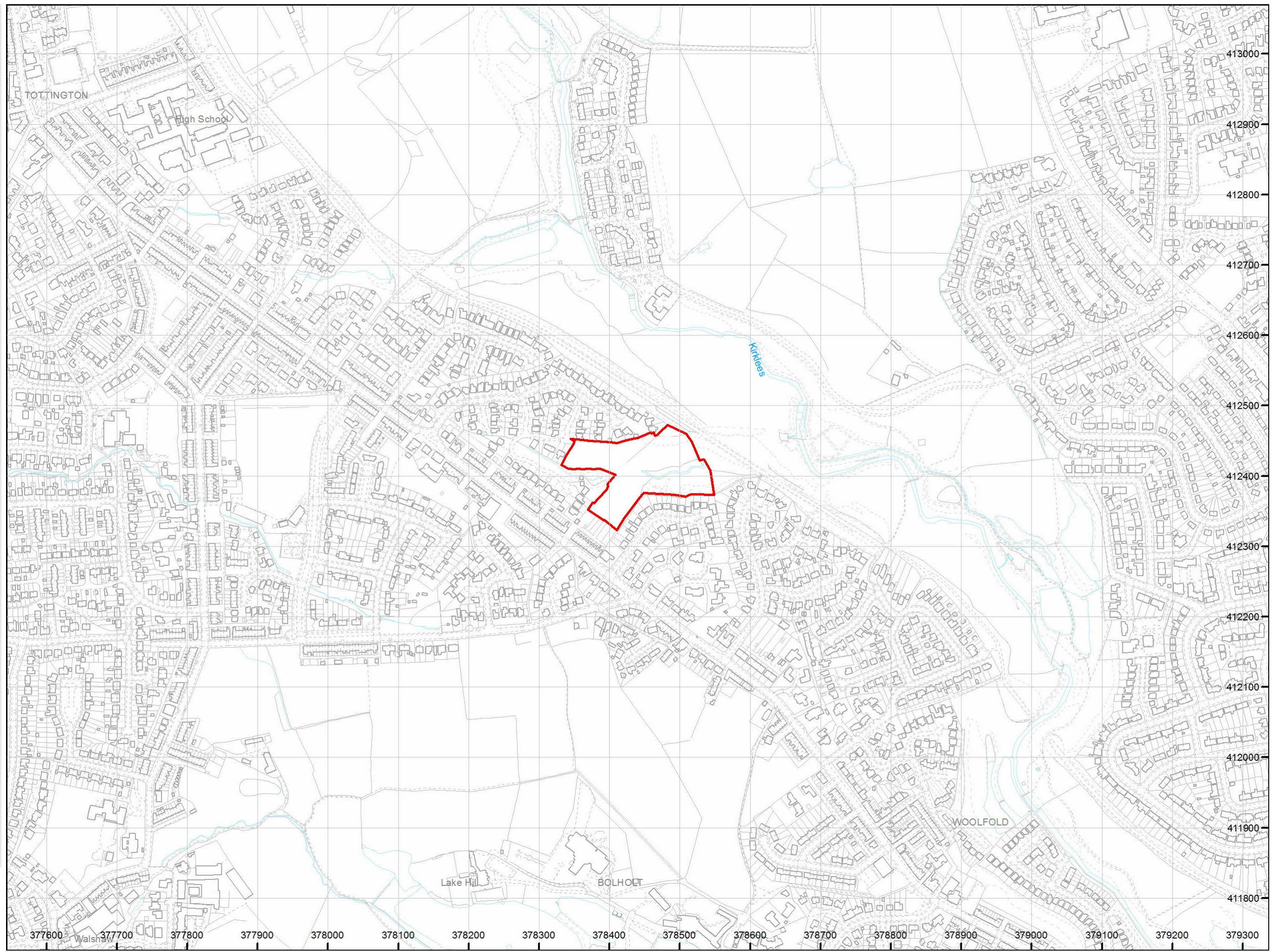
Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry boundary shown 

How to contact us
0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
www.groundstability.com



Appendix C – Existing Information

Our Ref ES804.110119.1
Your Ref 3152791
Date 11 January 2019
Please ask for Rebecca Jones
Direct Line 0161 253 6392
Direct Fax 0161 253 5563
E-mail rebecca.jones@bury.gov.uk

Department for
Communities & Wellbeing

Lesley Jones
Director of Public Health

James Dempsey
Dickens Property Group
68 Derby Street
Manchester
M8 8AT

Dear James

ENVIRONMENTAL SEARCH REQUEST
Land at Bury Road, Tottington, Bury, BL8 3DS

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

The site is approximately 1.6 Ha hectares in area and is located at National Grid Reference 378439 412397. The current OS plan is attached showing its location.

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

Contamination issues at or immediately adjacent to the site

In 1848 the site was occupied by a steep wooded river valley and open land. The stream was a tributary to the Kirklees Brook. By 1893 the southern part of the site appears to have been infilled and the stream culverted. On the 1930 map there is evidence of further tipping in the same area. Between the 1960s and 1970s further tipping occurred in the central part of former valley. By 1989 (based on aerial photographs) tipping had ceased and the site was used as public open space with a footpath running down to the former railway line.

Within the surrounding area previous potentially contaminating land use have included cotton mills, works, a laundry and brickfield to the south of Bury Road, a railway line and sewage works to the north and a further brickfield to the west.

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

Privacy Policy

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

Electronic or fax service of Legal documents is not accepted

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

CL023a – Land to the Rear of 333-351 Bury Road, Tottington (Also C121 Bury Road, Tottington Landfill)

The following report was commissioned by the then site owner, in support of a potential proposal to develop houses and recreational facilities on the site:

- Site Assessment Report, Land to Rear of 333-351 Bury Road, Tottington Pennine Ground Engineering Ltd, No Reference, Date: January 1990.

Trial pits and dynamic probe holes were excavated. The ground conditions at the site were found to comprise made ground consisting of ash, clay and rubble fill including waste material such as plastic bags, timber, organic material, bottles, glass, paper and tin cans, to depths of up to 12m bgl. Natural strata comprised on boulder clay / glacial till. The report focusses of geotechnical issues and does not include any chemical testing or gas monitoring.

CL089 – Land to the Rear of 263-331 Bury Road, Tottington (now known as Royds Close)

The following report was submitted in support of a planning application 39803/02 for a housing development built between 2002 and 2004:

- Detailed Site Investigation Report for land at Bury Road, Tottington, Bury, Cooper Associates, Reference: 3104dr, 6 March 2003
- Remediation Strategy, Morris Homes Ltd, Bury Road, Tottington, RSK ENSR, Reference: 10579L03, No Date (received 3 March 2004).
- Validation of Remedial Works, Plots 1 and 2 – Bury Road, Tottington, RSK ENSR, Reference: 10579L01, 9 December 2003.
- Validation of Remedial Works, Plot 3 – Bury Road, Tottington, RSK ENSR, Reference: 10579L01, 15 January 2004.
- Validation of Remedial Works, Plot 4 – Bury Road, Tottington, RSK ENSR, Reference: 10579L02, 23 February 2004.
- Validation of Remedial Works, Plot 5 to 8 (inclusive) – Bury Road, Tottington, RSK ENSR, Reference: 10579L07, 15 March 2004.
- Validation of Remedial Works, Plot 9 to 12 (inclusive) – Bury Road, Tottington, RSK ENSR, Reference: 10579L09, 25 May 2004.
- Validation of Remedial Works, Plot 12A to 16 (inclusive) – Bury Road, Tottington, RSK ENSR, Reference: 10579L10, 21 June 2004.

The ground conditions at the site were found to comprise made ground containing brick, masonry, metal and plastic to between 0.3 and 0.6m bgl. Locally made ground was much deeper to 2.6m bgl and comprised ash, cinders, clinker, brick, wire, metal and glass. Potentially elevated concentrations of arsenic and cadmium, and localised PAHs and diesel range organics were found.

Gas protection measures were initially proposed by Cooper Associates, but were never installed. A later assessment by RSK ENSR concluded that as the made ground (the assumed source of gas) had been removed, no specific gas protection measures were required. This was agreed by Bury Council. Clean imported soil was provided for all plots (1 to 16) and validation reports were provided for each of the plots.

CL006 – Brownhills, Tottington (now known as Rosewood Avenue, Booth Close, Brownhills Close and 1 to 9 Royds Close)

The following reports were submitted in support of a planning application (33376) for the construction of 79 houses by McLean Homes Ltd:

- Investigation of Extent and Chemical Nature of Fill Material, Land off Bury Road, Tottington, Iron Farrar Ltd, No Reference, No Date (undertaken 27 August 1997).
- Summary of Gas Monitoring, Land off Bury Road, Tottington, Ironside Farrar Ltd, Reference: 3276/SJP, December 1999.
- Remediation of Land, Bury Road, Tottington, Ironside Farrar Ltd, Reference: 3276/SJP, September 1998.

Investigations at the site in 1997 identified two distinct areas of fill material:

- Former ponds located at the north western boundary of the site in the vicinity of 17-29 Rosewood Avenue. This was found to comprise construction waste with black organic fill and a strong creosote odour to a depth of between 1.5 and 2.5m bgl.
- Filled area to the east of the site located in the vicinity of 22-32 Rosewood Avenue and the public open space which forms part of the enquiry site. The fill material comprised of blue clay/ashy material with high heavy metals including cadmium, lead and also toluene. The area was thought to have been associated with the adjacent Bury Road, Tottington Landfill Site.

Both these areas were excavated and the fill removed from site. The excavations were backfilled with site won clay. A validation report detailing the remedial work was submitted. The infilled ponds were found to extend beyond the boundary of the site beneath Scout View and Sunnywood Drive. Bury Council undertook an investigation in 1998 and concluded that the risk to residents on Scout View and Sunnywood Drive was low.

Gas monitoring (spike testing) was carried out which identified no methane but carbon dioxide at concentrations between 0% and 9.1% were found. It was proposed to install gas protection measures within the seven properties located within 50m of Bury Road Tottington Landfill (Plots 30-36 – now 59, 61, 63, 65, 28, 30, 32 Rosewood Avenue). No validation information for this part of the remedial measures was submitted.

CL023– Land at Bury Road, Tottington (now known as Cedar Fold)

The following reports were submitted in support of a planning application (38930/02) for a residential development. This development was never built:

- Geotechnical and Environmental Investigation Report, Proposed Residential Development at Land to the rear of 353 Bury Road, Tottington, The Rutter Johnson Partnership, Reference: 99097, June 1999.
- Landfill Gas Investigation Report Proposed Redevelopment at land to the Rear of 353 Bury Road, Tottington, Bury, The Rutter Johnson Partnership, Reference: 99097LFG, February 2000.

The following reports were submitted in support of a planning application (Outline 54991 and Reserve Matters 57198) for a residential development of 30 dwellings.

- Phase I Environmental Audit for Land at 353 Bury Road, Tottington, BL8 3DS, TJ Booth Associates, Reference: rep-tjba-guardian-Bury Rd,Tottington-phs I env-18111.docx, November 2011.
- Site Investigation Report for land at Bury Road, Tottington, Coopers, Reference: 5677si, 11 December 2012.
- Drawing: Trees Affected by Contamination, Ascerta Consulting Limited, Drawing Number: P, 22 April 2013.
- Remediation and Enabling Works Strategy for Land at Bury Road, Tottington, Coopers, Reference: 5677rs, 5 February 2014.
- Report on Invasive Species at Bury Road, Tottington, Bury, Ascerta, Reference: 058/Issue No. 04/July 12, August 2013.
- Invasive Weed Management Plan: Japanese Knotweed and Himalayan Balsam, Bury Road, Tottington, DB Remediation, No Reference, 7 February 2014.
- Letter Report – Additional Post Demolition Investigation for Land Behind 353 Bury Road, Tottington, Coopers, Reference: 5677BC140811L, 11 August 2014.
- Remediation Phase Completion Report for Land off Bury Road, Tottington, Coopers, Reference: 5677cr-A, 10 October 2014.
- Demolition Survey for Asbestos Containing Materials for Beechwood Cottage, Tottington, Bury, Green Contract Services, Reference: 10533, 21 February 2014.
- Material Management Plan for Beech Cottage, DB Remediation, 23 April 2014.
- Qualified Person Declaration for CL:aire Definition of Waste Code of Practice (Material Management Plan), Richard Blaney, Forge Environmental Management Limited, 2 May 2014.
- Inert Cover Validation Certificate for Plot 1-4 and 6, Bury Road, Tottington, Bury, Coopers, Reference: 5677val_Plot 1 -4 & 6, 27 March 2015.
- Validation Report for Placement of Gas Membrane for Plots 27 to 30, Bury Road, Tottington, Coopers, Reference: 5677val_Plot 27 to 30, 16 April 2015.
- Validation Report for Inert Cover Validation Certificate for Plot 28, Bury Road, Tottington, Bury, Coopers, Reference: 5677val_Plot 28, 30 April 2015.
- Validation Report for Placement of inert Cover for Plot 27, Copper Associates, Reference: 5677val_Plot27, 14 May 2015.
- Validation Report for Placement of inert Cover for Plots 24 to 26, Copper Associates, Reference: 5677val_Plot24-26, 4 June 2015.
- Validation Report for Placement of inert Cover for Plot 20 to 23 and Plot 5, Copper Associates, Reference: 5677val_Plot20-23 & 5, 30 July 2015.
- Validation Report for Placement of inert Cover for Plot 7, Copper Associates, Reference: 5677val_Plot7, 17 September 2015.
- Validation Report for Placement of inert Cover for Plots 18 to 19, Copper Associates, Reference: 5677val_Plot18-19, 22 September 2015.
- Validation Report for Placement of Gas Membrane for Plots 7-9, Cedar Fold, Bury Road, Tottington, Coopers, Reference: 5677gas_val_Plot 7-9, 20 November 2015.
- Letter from Cooper Associates responding to queries about the validation information for Plots 24-26 and Plots 27-30, Reference: 5677BC151216L, 16 December 2015.
- Validation Report for Placement of Gas Membrane for Plots 5-6, Cooper Associates, Reference: 5677gas_val_Plots 5-6, 30 July 2015.
- Validation Report for Placement of Gas Membrane for Plots 16-17, Cooper Associates, Reference: 5677gas_val_Plots 16-17, 19 November 2015.

- Validation Report for Placement of Gas Membrane for Plots 18-21, Cooper Associates, Reference: 5677gas_val_Plots 18-21, 30 July 2015.
- Validation Report for Placement of Inert Cover for Plots 29 and 30, Cooper Associates, Reference: 5677val_Plots 29 & 30, 15 April 2015.
- Validation Report for Placement of Inert Cover for Plots 24-26 Revision A, Cooper Associates, Reference: 5677val_Plots 24-26, 27 November 2015.
- Validation Report for Placement of Inert Cover for Plots 14 to 16, Cooper Associates, Reference: 5677val_Plots 14-16, 23 November 2015.
- Validation Report for Placement of Inert Cover for Plots 10-11, Cooper Associates, Reference: 5677val_Plots 10-11, 22 February 2016.
- Validation Report for Placement of Inert Cover for Plots 12-13, Cooper Associates, Reference: 5677val_Plots 12-13, 9 February 2016.
- Validation Report for Placement of Inert Cover for Plot 17, Cooper Associates, Reference: 5677val_Plot 17, 22 October 2015.
- Validation Report for Placement of Inert Cover for Plots 8-9, Cooper Associates, Reference: 5677val_Plots 8-9, 11 February 2016.
- Validation Report for Placement of Inert Cover for Plot 1, Cooper Associates, Reference: 5677val_Plot 1_Front, 24 October 2017.
- Letter Report regarding Build Phase Validation undertaken at Land at Bury Road, Tottington, Cooper Associates, Reference: 5677BC180420L, 20 April 2018.

The investigation found that ground conditions at the site differed in the east and west of the site. The western half of the site comprises of topsoil over clay fill containing brick and coal fragments generally between 0.2 and 0.6m but locally up to 1.8 metres. The eastern half of the site comprises of cohesive made ground containing ash, brick, clinker, plastic, clinker, wire and metal between 1.3 and 2.9 metres thick. The natural strata comprises of clay strata. Organic fill/peat was encountered locally. Bed rock was not encountered.

The soil sampling found elevated concentrations of PAHs (including benzo(a)pyrene) and lead, mainly within the eastern half of the site. Localised asbestos board containing amosite was identified within the fill material in the east of the site.

Limited gas monitoring found low levels of methane (maximum 0.1%v/v in WS1) and slightly elevated carbon dioxide (maximum 7.8 %v/v in WS1) with low flow rates (5.6 l/h). Subsequent assessment conclude that gas protection measures were required.

The following remedial actions were undertaken: installation of 600m clean cover in gardens and soft landscaped areas; CIRIA Characteristic Situation 2 gas protection measures in Plots 5-9, 16-21 and 27-30; site turnover and segregation different excavated materials for re-use on site; off-site disposal of unsuitable materials; controlled excavation of the oversized demolition fill in the eastern half of the site; Japanese Knotweed excavation and removal and a Watching Brief.

A validation report was submitted for the earthworks remedial actions. While validation information for the installation of the clean cover system in garden areas and the gas protection measures was submitted on a plot by plot basis. Some waste disposal information is still outstanding.

Please contact me if you would like copies of any of the reports listed above.

Landfill Sites within 250 metres

We are aware of one registered landfill within 250m of the site, which is located at the enquiry site. A location plan is enclosed (summarised below):

Landfill Name:	Bury Road, Tottington (See also CL023)	
File reference:	C121	Grid Ref.: 378410 412410
It is understood that the site was a former gravel pit which was used for tipping from as early as 1875. Little is known about the waste type but it is thought that the fill material included industrial waste from a number of bleach & dye works within the Tottington area. In 1975 the site was purchased by Roberts Waste Disposal (Bury) and further un-licensed tipping took place until 1977. The fill material is thought to be up to 14m deep and in 1977 hardcore waste was tipped on top. A stream runs SW-NE under site.		

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

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

Further information on landfills may be available from the Environment Agency by telephoning 03708 506 506, emailing enquiries@environment-agency.gov.uk or visiting their Website: <https://www.gov.uk/government/organisations/environment-agency> and completing any on-line enquiry form. Note that the Environment Agency may make a reasonable charge for supplying this information.

Sites determined as statutory contaminated land within 250 metres

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

It is not known at this time whether the site or any of the surrounding land will be identified as contaminated, however, based on current information (the site is a former landfill) it is considered possible we will carry out an inspection of the site according to our duties under Part 2A of the EPA. However, the site is not considered a high priority for further investigation under Part 2A of the EPA 1990 and it is considered very unlikely that the site will be investigated in the near future.

It would be considered prudent to conduct a detailed desk study, site reconnaissance and historical search to indicate potential problems which may require further investigations and / or remedial action. Extracts from historical mapping have been included for your information.

Historical maps for the site

Extracts from Ordnance Survey historical maps 1848, 1893, 1910, 1930, 1960, 1961 and 1970 are enclosed. Please refer to the maps for details of past uses at the site and surrounding land.

Aerial Photographs for the site

Aerial photography of the site from the 1940s, 1979, 1989, 1997-9, 2000, 2005-6 and 2011 surveys are enclosed for your information.

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

Solid & Drift Geology for the site

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

DRIFT	FLUVIOGLACIAL SAND AND GRAVEL	GLACIAL TILL
SOLID	CARBONIFEROUS OLD LAWRENCE ROCK (LOWER COAL MEASURES FORMATION)	

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

Aquifers and groundwater vulnerability classification at the site

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

Based on these designations, the bedrock beneath the site is classified as **Secondary A** (Old Lawrence Rock), while the overlying superficial deposits are classified as **Secondary A** (Sand and Gravel). Please see below for the descriptions of these classifications:

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

The Environment Agency still recommend that the older groundwater vulnerability maps are used to classify soil leaching potential. The site is located over soils classified as **HU**. Please see below for the description of this classification:

Soils of High Leaching Potential, HU: Soils at the site are classified as HU. Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification of soils of high leaching potential (H) is assumed, until proved otherwise.

Radon Affected Areas at the site

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

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

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

Environmental Permits at the site

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

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

Statutory nuisance notices in force at the site

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

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

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

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

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

Ecological designations within 250 metres

We have records of one Site of Biological Importance (SBIs) within 250m of the site. The location of the SBI is indicated on the enclosed plan and information on the SBI is presented in the table below:

Map ref.	Site Name	Grid Reference	Site Grade
C22	Kirklees Brook	SD 782130	A

There are no Sites of Special Scientific Interest (SSSI) within 250m of the site.

Private Water Supplies within 1000 metres

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

Air Quality Management Area (AQMA) at the site

The site is not located within an area predicted to exceed the national Air Quality Objectives for Nitrogen Dioxide (NO₂) as detailed in the Air Quality (England) Regulations 2015. Therefore in line with the EPUK Guidance, an air quality impact assessment will not be normally be required if the site were to be redeveloped.

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

Environmental Information Regulations 2004

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

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

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

Payment Receipt

I acknowledge your payment of £99.00. Should you require any further information please contact me on the number given above.

Customer Satisfaction Survey

The Environment Section, as part of its commitment to Customer Care, is looking at ways to improve its service. Our commitment is to listen to our customers and offer courteous, helpful advice and assistance.

With regards to your information request I should be grateful if you could complete the enclosed questionnaire to help us assess if we are meeting your needs.

Information collected in the survey will be strictly confidential and will enable us to provide a quality service. Thank you for your co-operation.

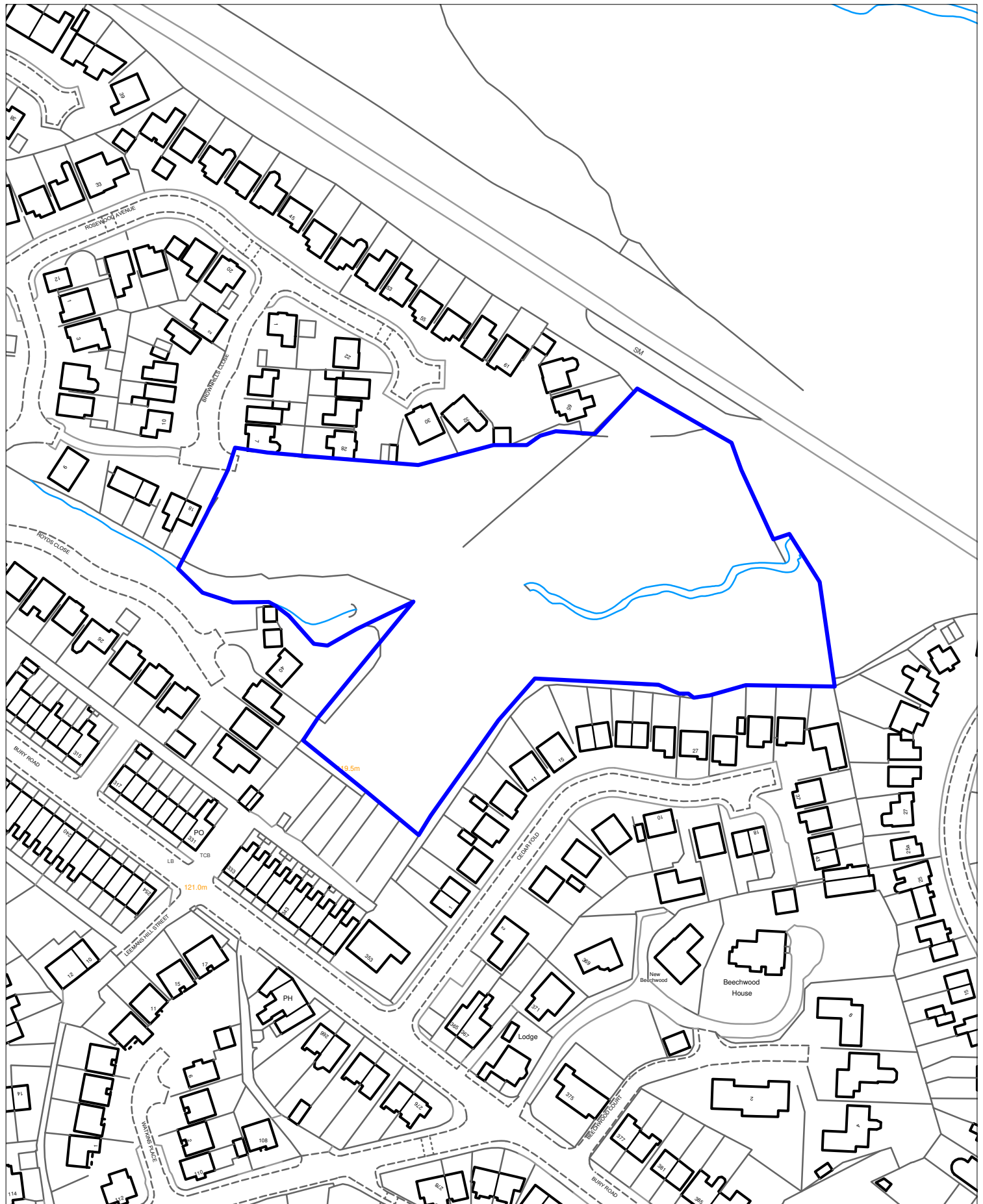
Should you require any further information please contact me on the number given above.

Yours sincerely

A handwritten signature in cursive script, appearing to read 'Rebecca Jones', written in dark ink.

Rebecca Jones
Environmental Protection Officer

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



KEY:
 Site Boundary

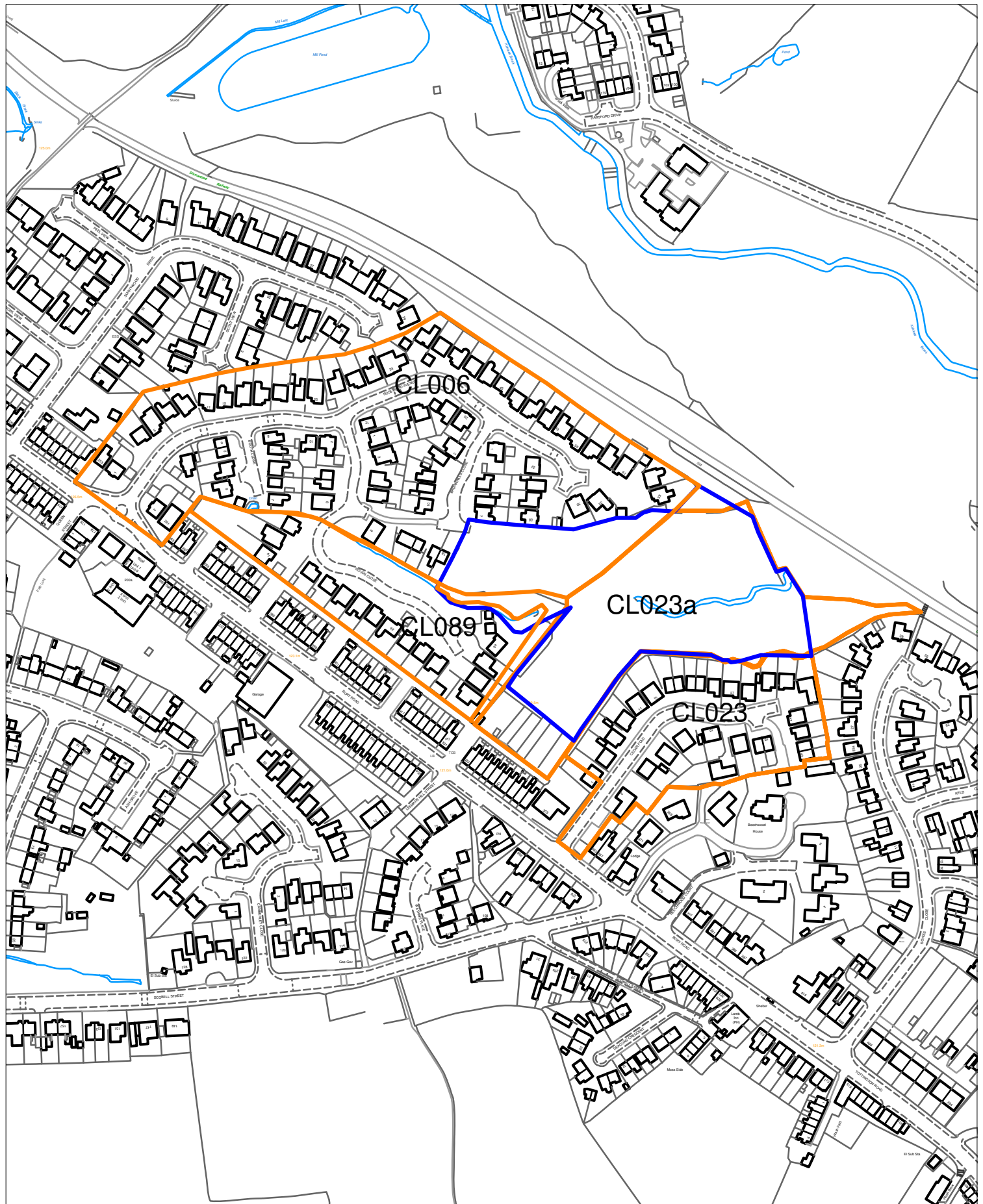
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 Tottington, Bury, BL8 3DS

Current OS Map

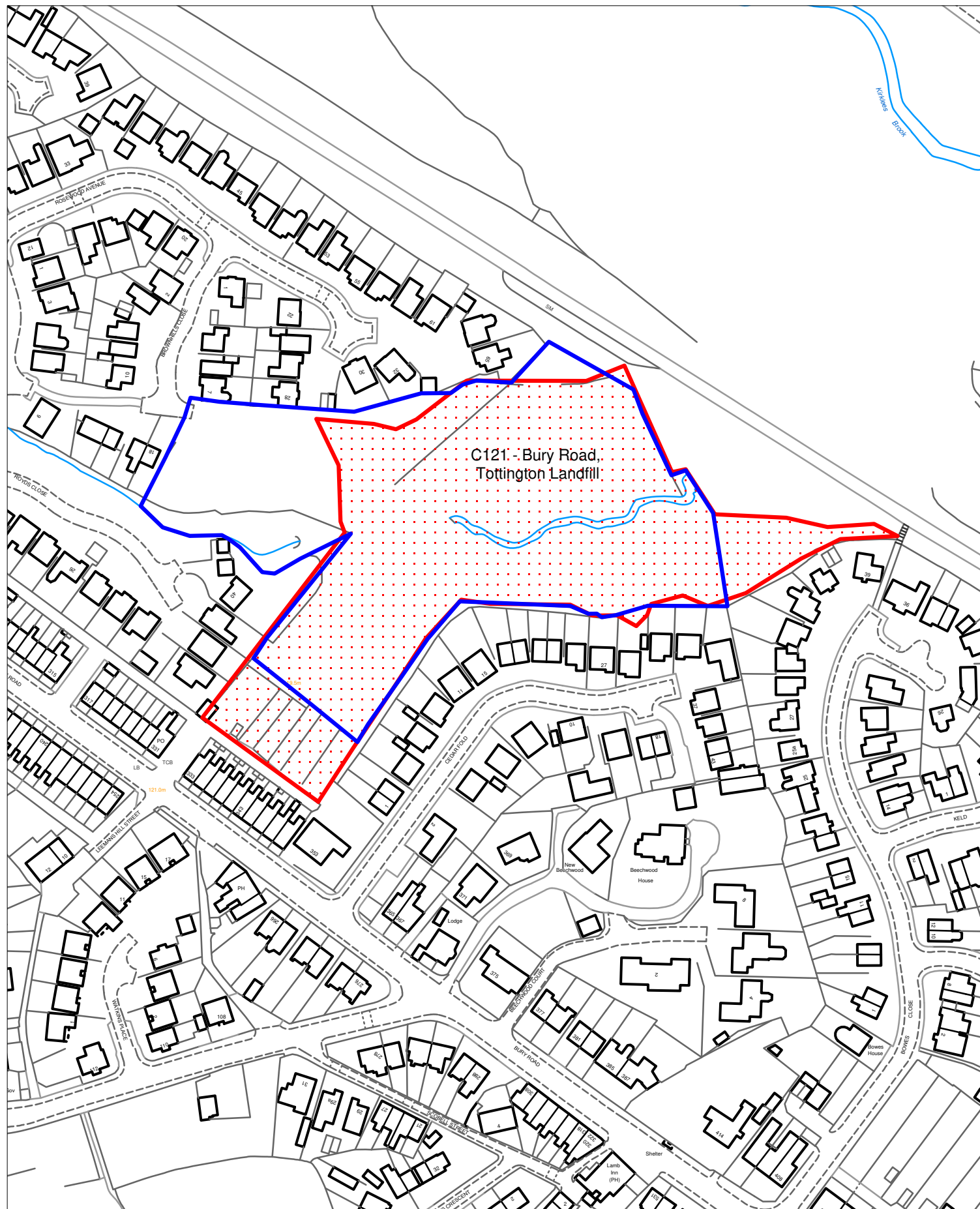


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 Ordnance Survey 100023063.

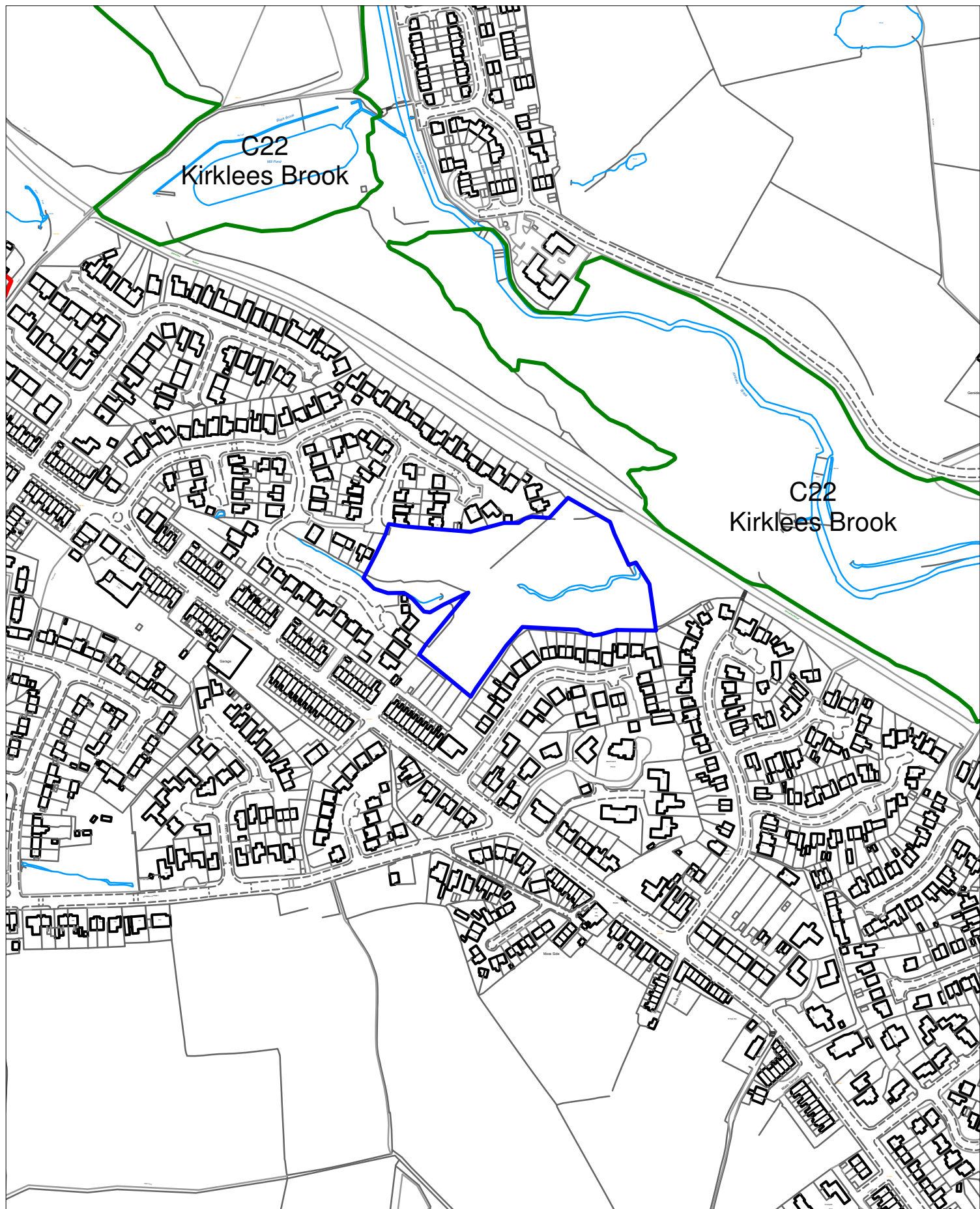
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KEY:  Site Boundary  Site Investigation Reports	TITLE: Land at Bury Road, Tottington, Bury, BL8 3DS Site Investigation Reports	
© Crown Copyright and database right 2019. Ordnance Survey 100023063.	NGR: 378439 412397 SCALE: 1:3500 @ A4 Date: January 2019	



KEY: Site Boundary Landfill Site	TITLE: Land at Bury Road, Tottington, Bury, BL8 3DS Landfill Sites	
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KEY:



Site Boundary



Site of Biological Interest (SBI)

TITLE:

Land at Bury Road,
Tottington, Bury, BL8 3DS

Sites of Biological Interest (SBI)

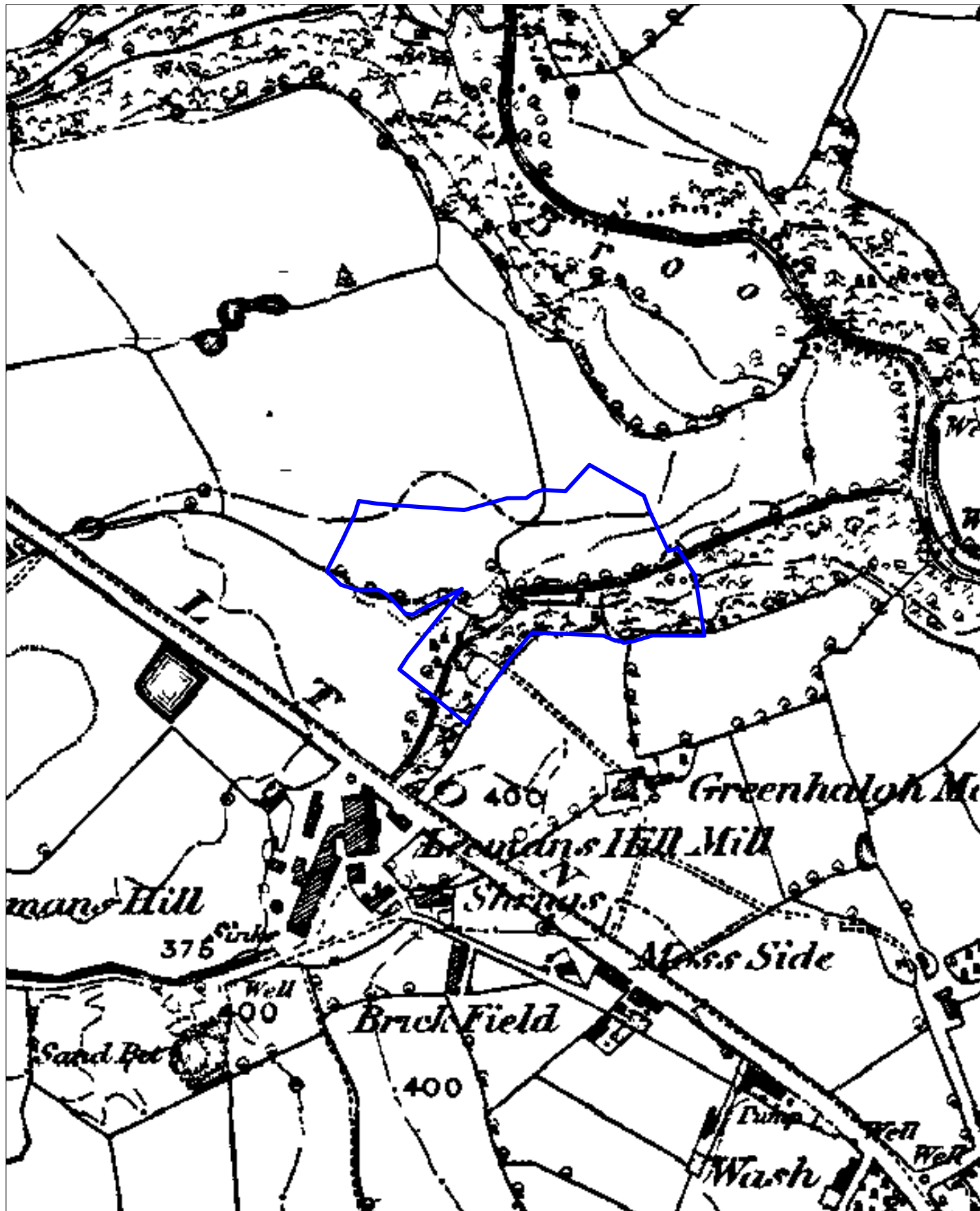


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Ordnance Survey 100023063.

NGR: 378439 412397

SCALE: 1:4500 @ A4 Date: January 2019



KEY:
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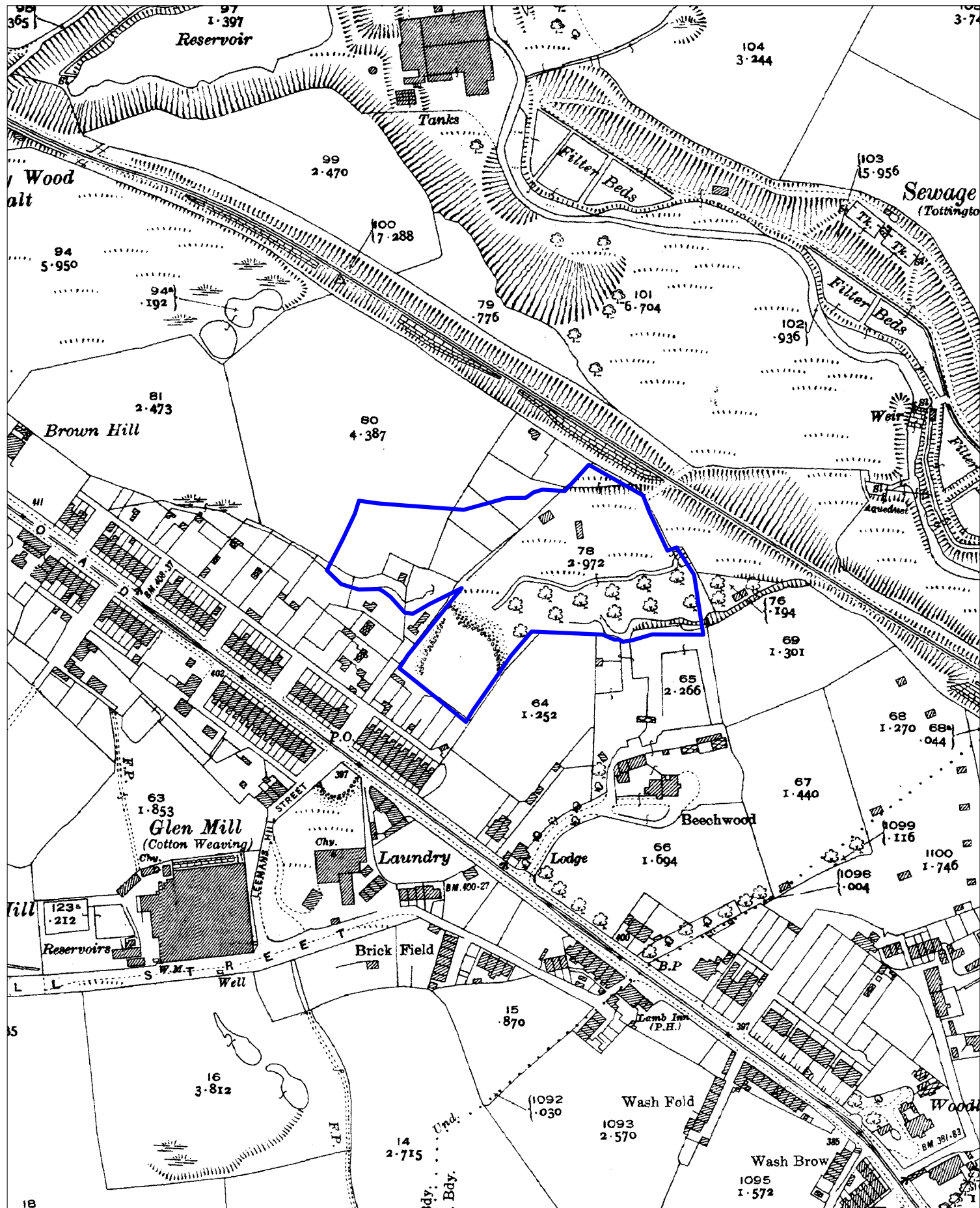
TITLE: Land at Bury Road,
 Tottington, Bury, BL8 3DS

1848 Historical Map Extract

Bury
 COUNCIL

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 Ordnance Survey 100023063.

NGR: 378439 412397
 SCALE: 1:3500 @ A4 Date: January 2019



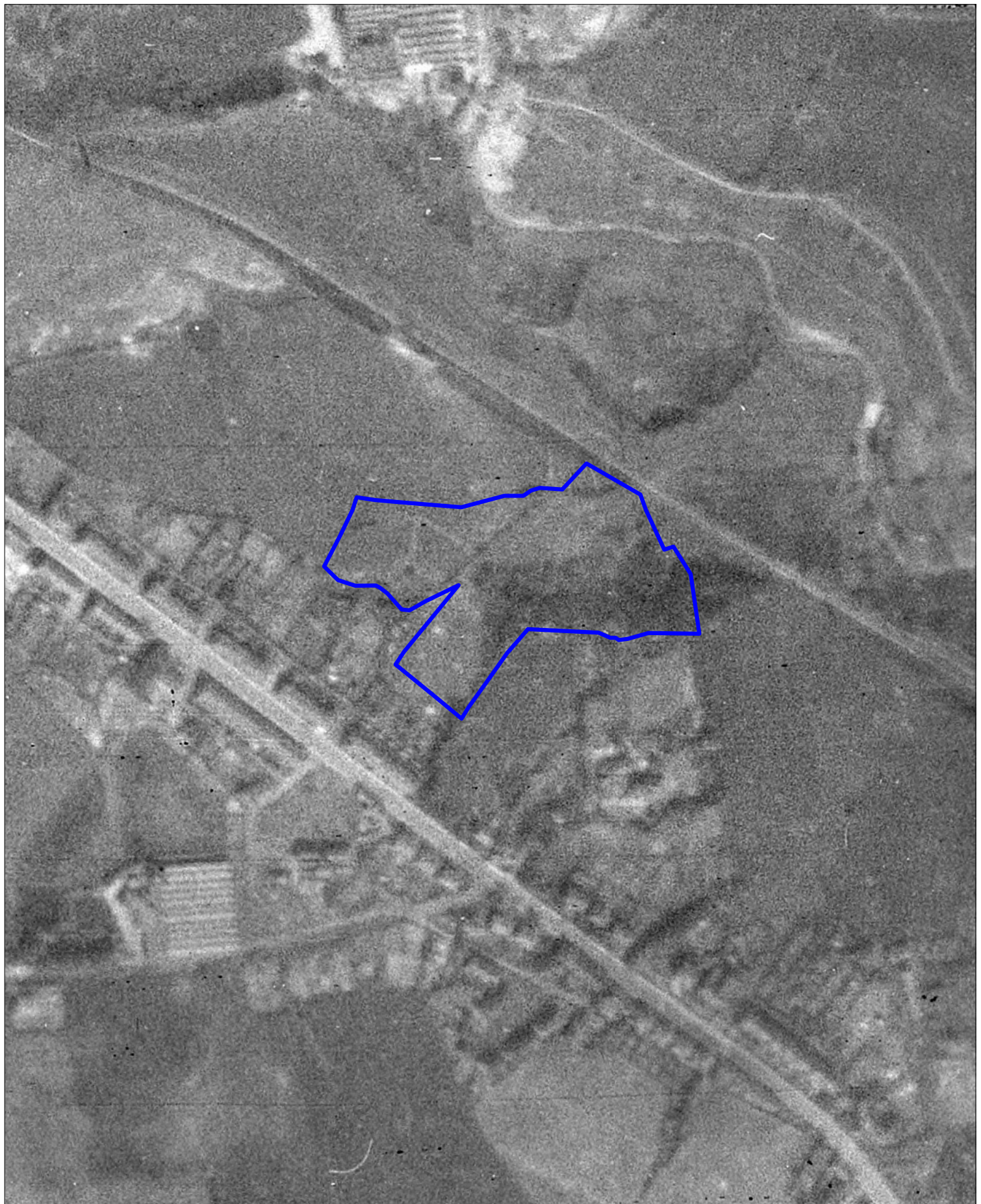
KEY:
 Site Boundary

TITLE: Land at Bury Road,
 Tottington, Bury, BL8 3DS
 1930 Historical Map Extract



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 Ordnance Survey 100023063.

NGR: 378439 412397
 SCALE: 1:3500 @ A4 Date: January 2019



KEY:



Site Boundary

TITLE:

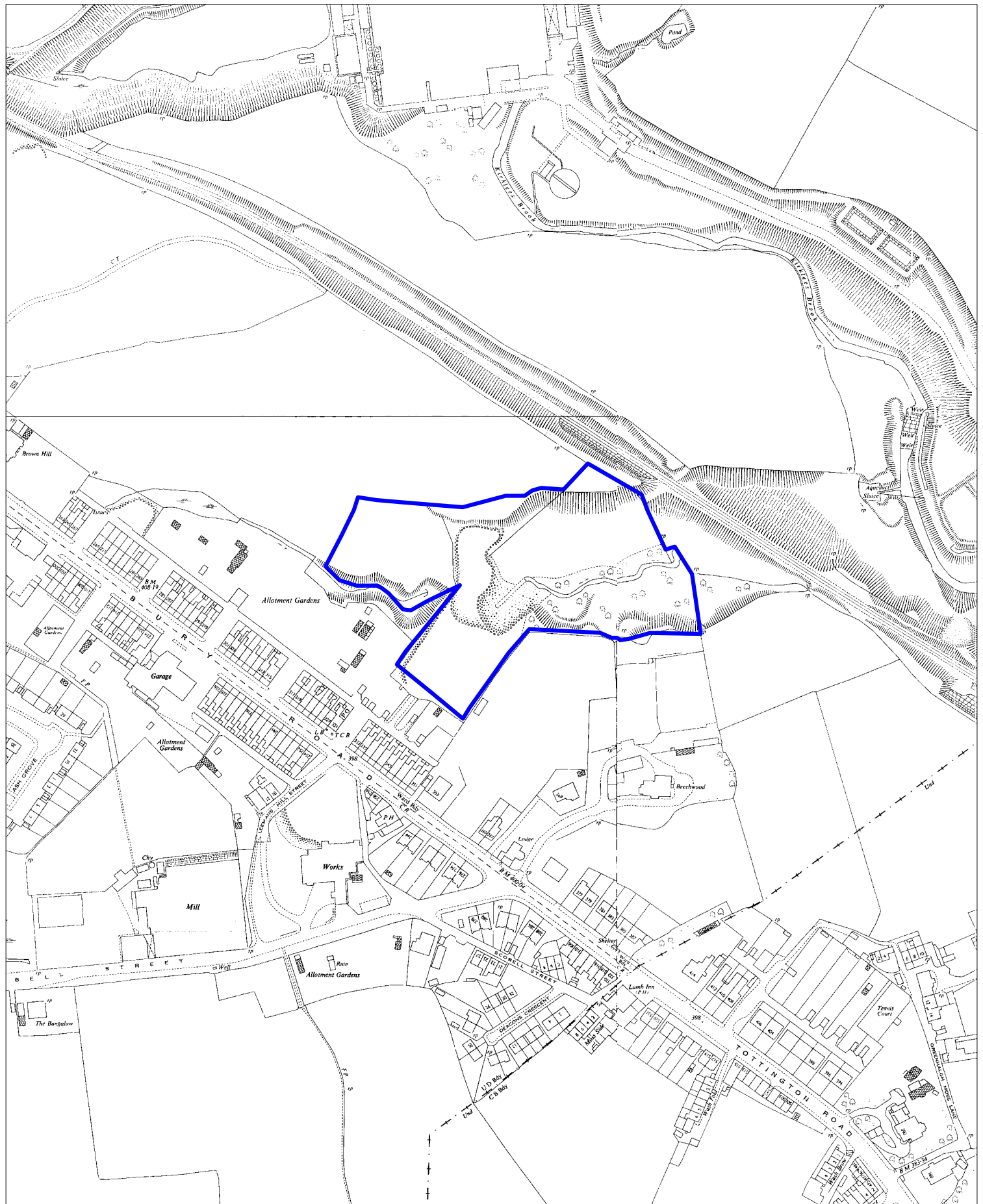
Land at Bury Road,
Tottington, Bury, BL8 3DS

1940s Historical Aerial Photograph

Bury
COUNCIL

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Ordnance Survey 100023063.

NGR: 378439 412397
SCALE: 1:3500 @ A4 Date: January 2019



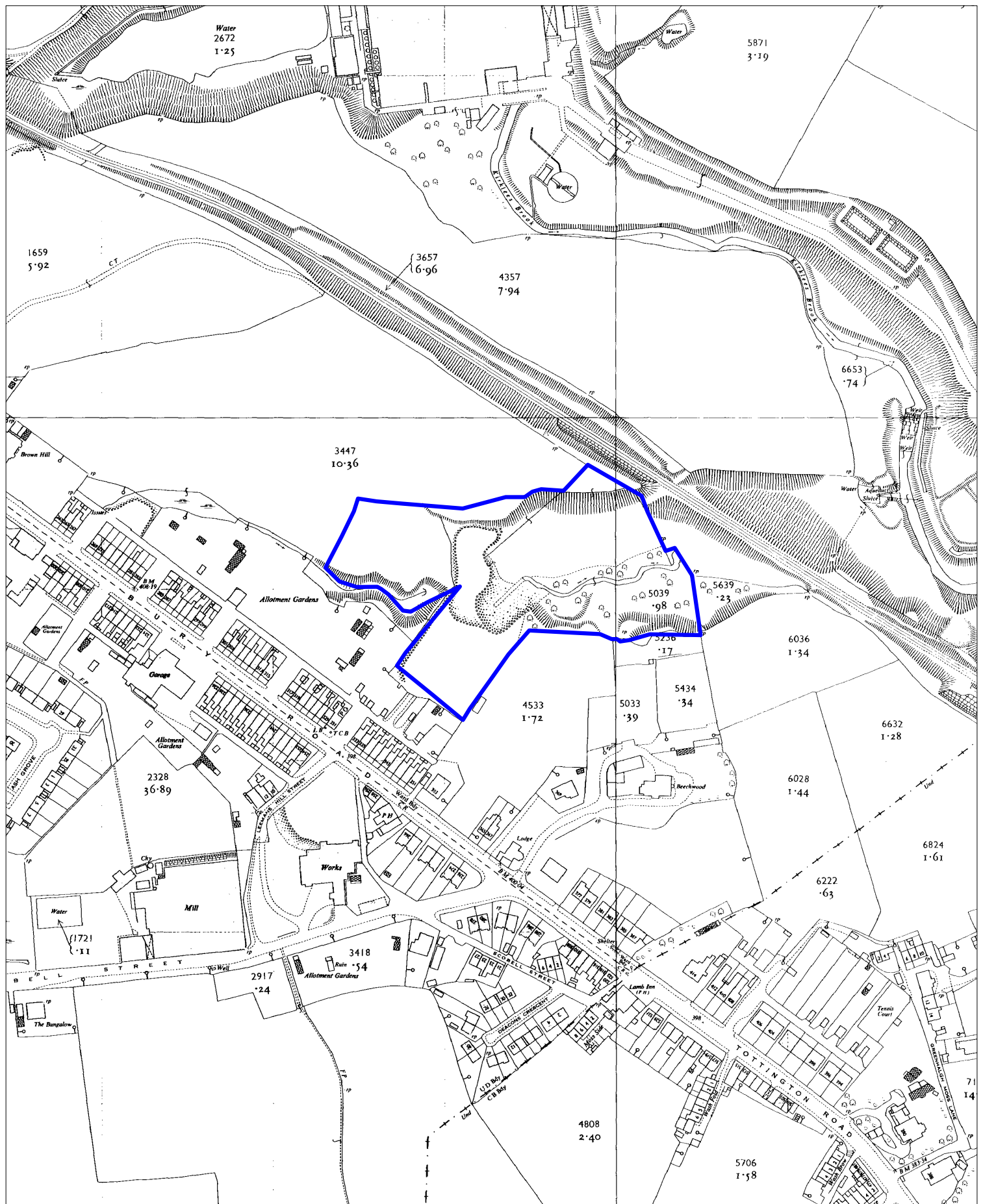
KEY:
 Site Boundary

TITLE: Land at Bury Road,
 Tottington, Bury, BL8 3DS
 1960 Historical Map Extract



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NGR: 378439 412397
 SCALE: 1:3500 @ A4 Date: January 2019



KEY:
 Site Boundary

TITLE: Land at Bury Road,
 Tottington, Bury, BL8 3DS
 1961 Historical Map Extract



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NGR: 378439 412397
 SCALE: 1:3500 @ A4 Date: January 2019