



Client:

Adele & Kieran Delaney
2 Poplar Street
Golborne
WA3 3BF

Architect:

Equilibrium Architects Ltd
Bank Chambers
Bank Street
Bury
BL9 0DL

Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

Land at Victoria Court, Bury

Nov 2024

Site Ref: 6171/VVC V1.0 PCLRA

Unit 4
Sheffield Street
Heaton Norris
Stockport
Cheshire
SK4 1RU
Telephone : 0161 480 8885
e-mail : info@geoassist.co.uk

Client:

Adele & Kieran Delaney
2 Poplar Street
Golborne
WA3 3BF

Architect:

Equilibrium Architects Ltd
Bank Chambers
Bank Street
Bury
BL9 0DL

Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

1. Introduction	4
2. Description of the Site	5
2.1 Present	5
2.2 Proposed	5
3. Historical Researches	6
3.1 Historical Mapping & Photographs	6
3.2 Anecdotal Historical Information	7
3.3 Previous on site Intrusive Investigation	7
3.4 Environmental Data Search	7
3.4.1 Historical Land uses	7
3.4.2 Statutory Authorisations, Incidents and Registers	7
3.4.3 Landfill & Other Waste Sites	8
3.4.4 In-Filled Land	8
3.4.5 Other Risks	8
4. Geology & Hydrogeology	8
4.1 Site Geology	8
4.2 Radon Affected Area	8
4.3 Hydrogeology and Groundwater Vulnerability	8
4.4 Surface Water	9
4.5 Subsurface Water	9
4.6 Water Abstractions	9
4.7 Flood Risk	9
5. Mineworkings & Mineral Sites	10
6. Designated Environmentally Sensitive Sites	11
7. Contemporary Directory Trade Entries	11
8. Conceptual Model	12
9. Conclusions & Recommendations	13
9.1 Supplementary Recommendations	13

Appendices

A1.	Site Plan
A2.	Site Photographs
A3.	Site Plan Proposed
B1.	Reference List of OS Historical Plans
C1.	Environmental Data Search Report Referenced 364093529_1_1
C2.	Coal Authority Mining Report Referenced 51003464835001

Executive Summary	
Site Address	Land at Victoria Court, Bury
Grid Ref	377810, 412790
Site Area	1,000m ²
Current Use	Overgrown scrub/self-seeded wood
Historical Use	Greenfield Land / Raised ground with self-seeded wood
Proposed Use	Residential dwelling house with garden
Geology	Superficial drift deposits shown as Glaciofluvial sand & gravel. Bedrock noted as Old Lawrence Rock - Sandstone
Other Risks	None
Coal Mining/Brine Extraction	Low risk
Flood Risk	Southern side is situated within a zone with a high risk of surface water flooding Northern side where the property will be positioned is not situated within a risk zone of surface water flooding.
Controlled Water	The site does not present a risk to surface water.
Ground Gas	Low to moderate potential for ground gas to be present
Contaminated Ground	Low to moderate potential for contaminated ground to be present from raised ground
Recommendations	Ground Investigation for contaminated land risk assessment and to obtain geotechnical and groundwater information.

Client:

Adele & Kieran Delaney
2 Poplar Street
Golborne
WA3 3BF

Architect/Consultant:

Equilibrium Architects Ltd
Bank Chambers
Bank Street
Bury
BL9 0DL

Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

1. Introduction

This report is an account of a Phase I Desk Study and Preliminary Contaminated Land Risk Assessment carried out by GeoAssist Limited at the request of the Client, Adele & Kieran Delaney, for a proposed detached residential dwelling house development with associated private garden.

The work was commissioned following the receipt of instruction to proceed issued by the Client on the 14th November 2024.

The purpose of this Phase I investigation is to provide information in order to ensure that the site:

- Is assessed in accordance with the UK government methodology outlined online in Land Contamination Risk Management (LCRM)
- Satisfies the relevant requirements of the Updated National Planning Policy Framework December 2023
- Is suitable for the intended proposed land use. In this case, as a residential development with gardens and associated access road.

The approximate grid reference for the centre of the site is 377810, 412790 and the total area of the site is approximately 1,000 m². The area of the site is outlined with a red line on the site plan in Appendix A1.

2. Description of the Site

2.1 Present

The site is located in a residential area off Victoria Court, Tottington, approximately 3km to the north west of Bury town centre. The site forms an irregular shape and falls steeply to the south down to Black Brook.

At the time of the site visit the site appeared to have been recently cleared of trees and vegetation in the area of the proposed construction. The southern part of the site was noted as overgrown wooded scrubland. Items of scrap metal were noted in the centre of the site.

The site boundary is formed by the neighbouring properties to the north and west, Black Brook forms the southern boundary to the site, over which lies further residential property. Tottington High School Academy borders the site to the northeast.

Other than the afore mentioned surface detritus, no particular visual or olfactory observations of contaminants were noted during the site walkover. Photographs from the site visit form appendix A2 to this report.

2.2 Proposed

It is understood that the proposed development incorporates:

- The erection of a detached dwelling house with associated private garden.

3. Historical Researches

3.1 Historical Mapping & Photographs

Examination of the historical maps of the area confirms that the site use has been predominantly open land with sloping ground shown from the 1960's on the north of the site indicating a ground level change. Presumably by raising the ground levels with made ground.

A series of historical maps and ordnance plans have been reviewed as part of this search. The following table highlights plans and maps that are of particular significance for the purpose of this report. Where possible, reference to the large scale (1:500, 1:1056, 1:1250 & 1:2,500) plans and maps has been made in preference to those at smaller scales (1:10,560 & 1:10,000) as the details on the smaller scale plans and maps are often lacking because of the lower resolution at which they were originally drafted. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Published	Source Scale	Potentially contaminative Feature within 250m of site boundary	Remarks	Direction from site	Distance from site(m)	Feature still present on 2023 edition?
1850	1:10,560		Open Land	On Site	0	No
		Sand Pit	Infilled by 1893	SE	248	No
1893	1:2,500	None Identified				
1894	1:10,560	None Identified				
1910	1:2,500	None Identified				
1911	1:10,560	None Identified				
1930	1:2,500		Site shown split into sections - possibly paddocks			
		Victoria Shuttle Works	Site now redeveloped	W	30	No
1931	1:10,560	None Identified				
1938	1:10,560	None Identified				
1956	1:10,000	None Identified				
1959-1960	1:1,250	Ground Level Change (made ground)	Sloping Ground	On Site	0	No
		Works	Site now redeveloped	NW	110	No
		Garage	Site now redeveloped	SE	250	No
1960-1967	1:2,500	Depot		SW	120	No
1967-1973	1:1,250	Garage		W	130	Yes
		Electricity Sub-Station		SW	110	Yes
1969	1:10,000	None Identified				
1973	1:1,250	None Identified				
1974	1:10,000	None Identified				
1975	1:25,000	None Identified				
1982	1:10,000	None Identified				
1992	1:1,250	None Identified				
1999	1:10,000	None Identified				
2006	1:10,000	None Identified				
2024	Variable	None Identified				

The historical maps referenced above form Appendix B1 to this report.

3.2 Anecdotal Historical Information

Anecdotal historical information has not been provided as part of this investigation.

3.3 Previous on site Intrusive Investigation

The searches undertaken as part of this report did not indicate that any previous ground investigations have been undertaken on the site. The issues to be covered in the present investigation are to provide information in respect of any potentially unacceptable geo-environmental risks arising from previous land uses in the immediate area, including from ground gas, and the potential for sources of contamination to impact both present and future receptors, including:

- Human
- Controlled waters via established pathways
- Property
- Adjoining land and ecological systems

3.4 Environmental Data Search

An Environmental data search report referenced 364093529_1_1, has been used for background data on this site and is included as appendix C1.

3.4.1 Historical Land uses

The Environmental data search report referenced 364093529_1_1, summarises that past and present uses of the site have the potential to lead to ground contamination. The report summarises that adjacent areas up to 250m indicate that there are potentially contaminative land uses. Data from the historical plans indicate that it is possible that the site and the immediate surrounds (250m) have been impacted by historically contaminative land uses.

3.4.2 Statutory Authorisations, Incidents and Registers

The Environmental data search report referenced 364093529_1_1, confirms that within 250m of the site boundary there are 3 statutory Authorisation, Incidents of Register entries. These include:

- One active discharge consent located 5m west of the site for a Public Sewage: Storm Sewage Overflow.
- No Integrated Pollution Prevention and Controls.
- No Authorised Local Authority Pollution Prevention & Controls.
- No water abstraction licences.
- 3 recorded pollution incidents to controlled waters the closest recorded on the site boundary affecting the Black Brook, Oil pollutant in June 1996. All were noted as category 3 minor incidents.
- 1 Substantiated Pollution Incident Register, located 214m northwest of the site, dated July 2001 for Crude Sewage. Categorised as Category 2 – Significant Incident for water quality.

The nature of the entries along with the topography of the site indicate it is unlikely that the site and any proposed development will have been or will be significantly impacted by any of the listed statutory authorisations, incidents and registers.

3.4.3 Landfill & Other Waste Sites

The Environmental data search report referenced 364093529_1_1, indicates that Bury Metropolitan Borough Council has not been able to supply landfill data. The Environment Agency England and Wales and the British Geological Survey (BGS) have supplied the following landfill and waste site data.

Table 3.4 A summary of the landfill/waste transfer data as provided by the Environment Agency England & Wales and the environmental data search report referenced 364093529_1_1

Site name	Material deposited	Operational period	Approximate distance from site (m)	Direction from site
None Identified				

Given the distance from any recorded landfill, the potential for ground gas generation from the registered landfill sources and subsequent ingress into the proposed development is classified as low.

3.4.4 In-Filled Land

Data from the County Series Surveys and the Ordnance Survey plans of the area confirms that there are likely to be areas of historically infilled land and made ground on the site and within 250m of the site boundary not previously identified as landfill. The potential for ground gas generation from infilled land and subsequent ingress into the proposed development is classified as low to moderate and further action is recommended.

3.4.5 Other Risks

None identified

4. Geology & Hydrogeology

4.1 Site Geology

The relevant 1:50,000 digital geological map of the area SJ78 SW 1960 shows the superficial deposits Glaciofluvial Deposits, Devensian - Sand and Gravel of the Quaternary period.

The solid geology is shown as being Old Lawrence Rock – Sandstone. Sedimentary bedrock of the Carboniferous period. No faults are shown as passing directly beneath the site, however, a fault is shown as passing 100m west of the site in a northwest to southeast direction.

4.2 Radon Affected Area

The Environmental data search report referenced 364093529_1_1, indicates that the site is in an intermediate probability radon area (less than 1 to 3% of homes are estimated to be at or above the Action Level). No radon protective measures are necessary in the construction of new dwellings or extensions.

4.3 Hydrogeology and Groundwater Vulnerability

The Bedrock Aquifer Designation as determined by the British Geological Survey is: 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 Superficial Aquifer Designation as determined by the British Geological Survey is: 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.

According to the British geological society the potential for ground dissolution stability hazards is high at the site.

4.4 Surface Water

The Environmental data search report referenced 131013203_1_1, and plans of the site indicate that the nearest surface water feature is Black Brook, which borders the site to the south. There is no evidence that the site in its present state, or any proposed development, will significantly impact surface water receptors and consequently the risk to surface waters is classified as low.

4.5 Subsurface Water

There is no evidence that the site in its present state or the proposed development will impact subsurface water receptors and consequently the risk to subsurface waters is classified as low.

4.6 Water Abstractions

The Environmental data search report referenced 364093529_1_1, indicates that there are no active water abstraction licences within 250m of the site boundary.

The site does not lie within a source protection zone. The Environment Agency England and Wales has defined Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk.

The maps show three main zones (inner Zone I, outer Zone II and total catchment Zone III).

4.7 Flood Risk

The Environmental data search report referenced 364093529_1_1, shows that the EA flood data map indicates that southern end of the site is located within a High Risk Flood Zone from surface water. The north side of the site, where the proposed property is shown to be located is not indicated as being located within a Flood Risk Zone.

The BGS and GFS flood data confirm the site is located in an area with limited potential for groundwater flooding to occur.

5. Mineworkings & Mineral Sites

Information provided by the Coal Authority as part of the Environmental data search report referenced 364093529_1_1 indicates that the property is in an area that may be affected by coal mining.

A Coal Authority Coal mining report referenced 51003464835001, confirms that:

- The property is not within a surface area that could be affected by any past recorded underground coal mining.
- The property is not within a surface area that could be affected by present underground mining.
- The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods.
- The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.
- The property is not in an area likely to be affected from any planned future underground coal mining.
- However, reserves of coal exist in the local area which could be worked at some time in the future.
- No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.
- There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.
- The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.
- The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.
- There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.
- The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.
- 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.
- The Coal Authority has no record of a mine gas emission requiring action.
- 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.

The professional opinion states:

According to the official mining information records held by the Coal Authority at the time of this search, evidence of, or the potential for, coal mining related features have not been identified.

Consequently, the risk to the proposed development on this site in respect of past, present or future coal workings is likely to be low.

6. Designated Environmentally Sensitive Sites

The environmental data search report referenced 364093529_1_1 indicates the site is situated within 134m of an Area of Adopted Green Belt, dated August 1997 by Bury Metropolitan Borough Council, planning department.

Areas of Green Belt are regions of principally open countryside surrounding existing built-up areas, the purpose of which is to check the unrestricted sprawl of these built-up areas and to safeguard the surrounding countryside against further encroachment.

It is considered unlikely that any proposed redevelopment of the site would adversely impact nearby designated environmentally sensitive sites.

7. Contemporary Directory Trade Entries

The environmental data search report referenced 364093529_1_1, indicates that there is one active trade directory entry within 250m of the site boundary for a Fuel Station located 182 west of the site. The likelihood that the proposed development will have been significantly impacted by surrounding contemporary industrial land uses is low.

8. Conceptual Model

The table below is the conceptual model for the site based on the information available at this time.

Table 8.1 Preliminary Conceptual model.

Potential Source /Hazard	Nature of Hazard (Risk Level to site given a Residential end use)	Potential Contaminants Associated with Source	Potential Pathway	Potential Receptor
<i>Previous & Present ON SITE Land uses:</i>				
1. Open Land/Woodland	Ground contamination Low Risk	None	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
2. Raised Ground Levels (Made Ground)	Ground contamination Low to Moderate Risk	Heavy Metals PAH ACM	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low to Moderate Risk	Carbon Dioxide, Methane	Vertical and Lateral Migration	Site Users Future Buildings & Services
<i>Previous OFF SITE land uses within 250m as indicated by Historical Plans Including:</i>				
3. Victoria Works	Ground contamination Low to Moderate Risk	See DoE Industry Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
4. Infilled Sand Pit	Ground contamination Low Risk	See DoE Industry Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk Given age and distance	Carbon Dioxide, Methane	Vertical and Lateral Migration	Site Users Future Buildings & Services
5. Garage	Ground contamination Low Risk	See DoE Industry Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
6. Works, Depot, Electricity Sub-station	Ground contamination Low Risk	See DoE Industry Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
7. Coal/Brine Workings & Mineral Extraction	Geotechnical Hazard Low Risk	None	Ground Collapse Subsidence	Humans (site users) Future Buildings & Services
	Ground contamination Low Risk	None	None	Site Users Services
	Mine Gas Low Risk	None	None	Humans (site users) Future Buildings & Services

Only sources that have not been present on site in the past or currently are considered within the off site category. Unless the information is deemed to be pertinent to the analysis.

From the sources of information examined as part of this investigation a Low to Moderate potential for contaminated materials to be present on site has been established and a Low to Moderate potential for the presence of ground gas. There is a Low Risk of the likelihood of hazards from past coal / brine workings.

9. Conclusions & Recommendations

The evidence presented elsewhere within this report indicates a requirement for further investigation in the form of intrusive site works. The phase I report has demonstrated that the site has been potentially impacted by historical uses and as a consequence there is a requirement on this site for sources of potential contamination to be considered.

Details of the nature and extent of the intrusive works are likely to include the following:

- Exploration holes to confirm the nature and type of materials underlying the site.
- The sampling and testing of a number of representative soil samples for a range of determinants as listed in the conceptual model based on the recommendations in the DoE industry profiles and experience to enable a more robust quantitative risk assessment to be made in accordance with the methods set out in the UK government methodology outlined online in Land Contamination Risk Management (LCRM)
- The installation of a number of ground gas and groundwater monitoring points with associated monitoring over a period of time as defined by best practice guidance.
- The preparation of a report detailing the results of the Ground Investigation, updating of the conceptual model to include the quantitative analysis and the implications of the results in terms of future development.

9.1 Supplementary Recommendations

If the proposed development is being warranted under a scheme such as that operated by the NHBC, then a basic site investigation for both geotechnical and environmental purposes will be required as part of the standard terms of the agreement. It is advised that the developer also obtains geotechnical information in order to maximise the value of the Ground Investigation and establish geotechnical and groundwater parameters for foundation design.



Matthew Benson MSc GMICE
Geotechnical/Environmental Engineer



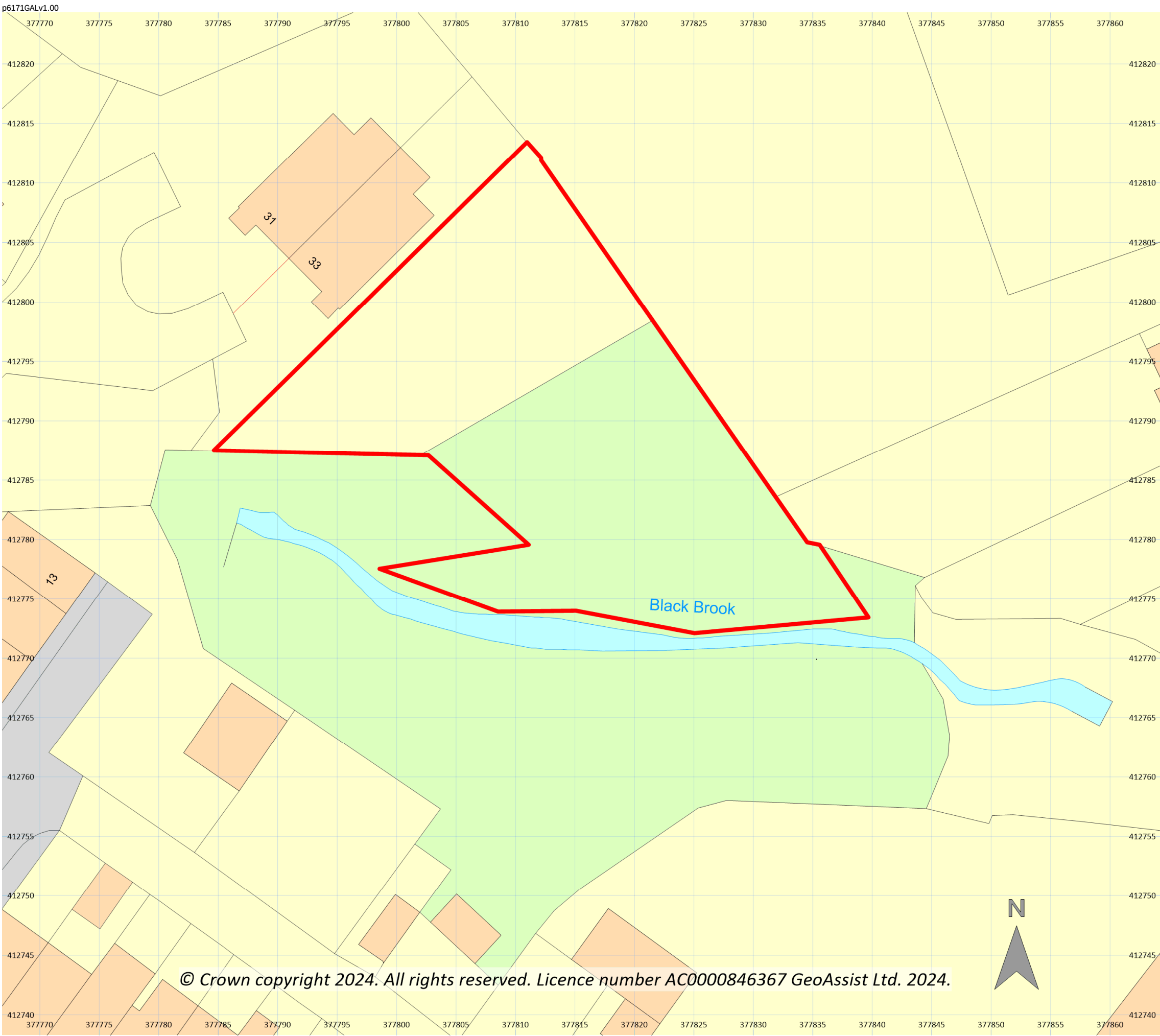
Mark Richardson MSc CEng MICE
Technical Director

This report has been prepared by GeoAssist Limited with all reasonable professional skill, care and diligence within the terms of the contract with Adele & Kieran Delaney. The report is confidential to Adele & Kieran Delaney, their/the named persons advisors and bankers, and GeoAssist Limited accepts no responsibility of whatever nature to third parties to whom this report may be divulged. GeoAssist Limited owns the copyright in this report. All rights are reserved, and unauthorised use is prohibited. Adele & Kieran Delaney may use the report for their/her/his own purposes.

GeoAssist have utilised the third-party information presented in the Environmental data search in order to undertake the Preliminary Contaminated Land Risk Assessment. GeoAssist are not liable for any errors, omissions or facts that might be contained within the Environmental data search report

Appendix A

- A1 Site Plan
- A2 Site Photographs
- A3 Site Development Plan



A1 Site Plan

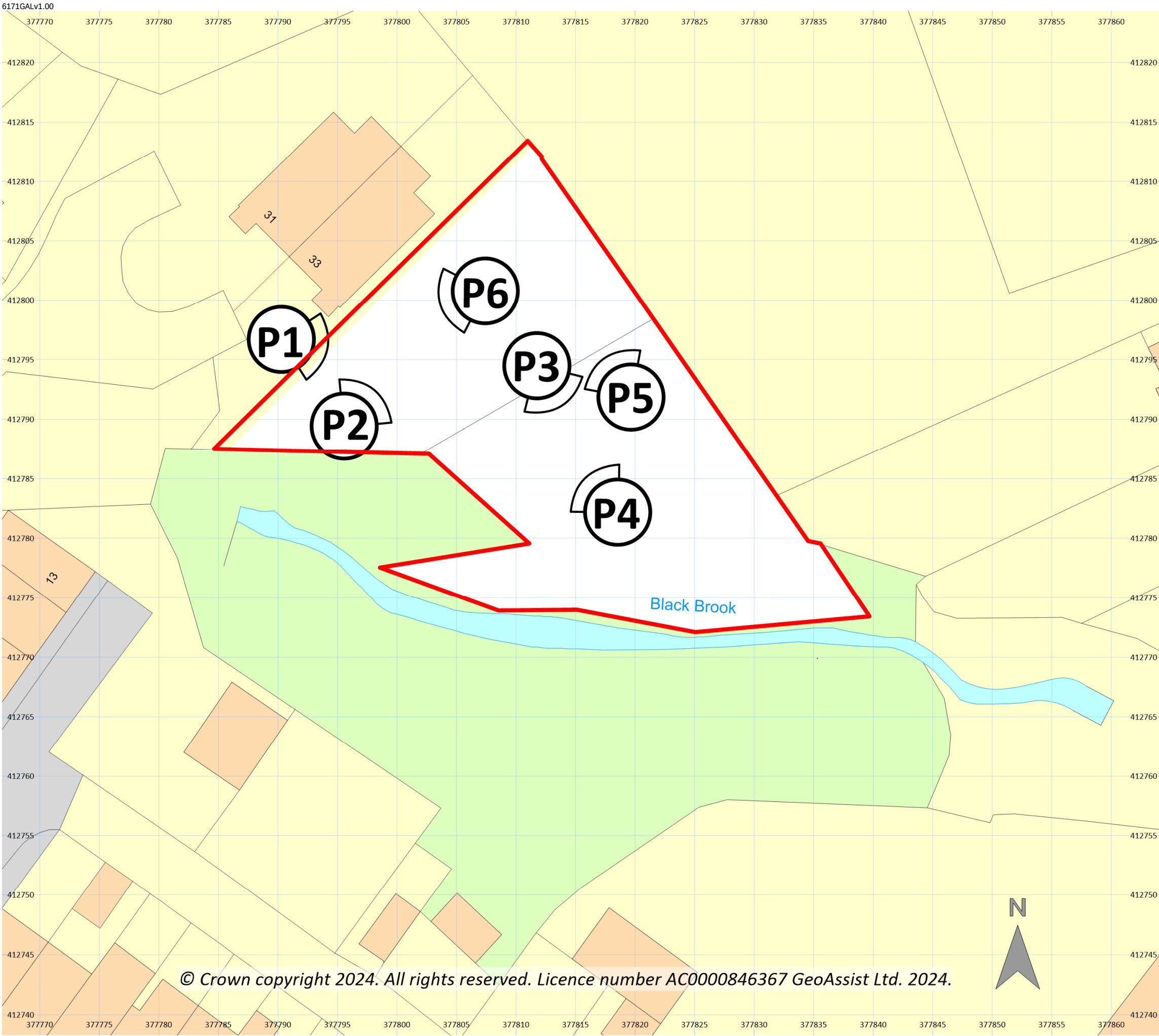
Site Name	Land at Victoria Court
Location	Bury
GeoAssist Ref	6171VVC
Client	Adele & Kieran Delaney
	2 Poplar Street Golborne WA3 3BF
Planning Consultant	Equilibrium Architects Ltd
NGR (centre of site)	377810,412790
Production Date	Nov 2024
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Do Not Scale



A2 Site Photos

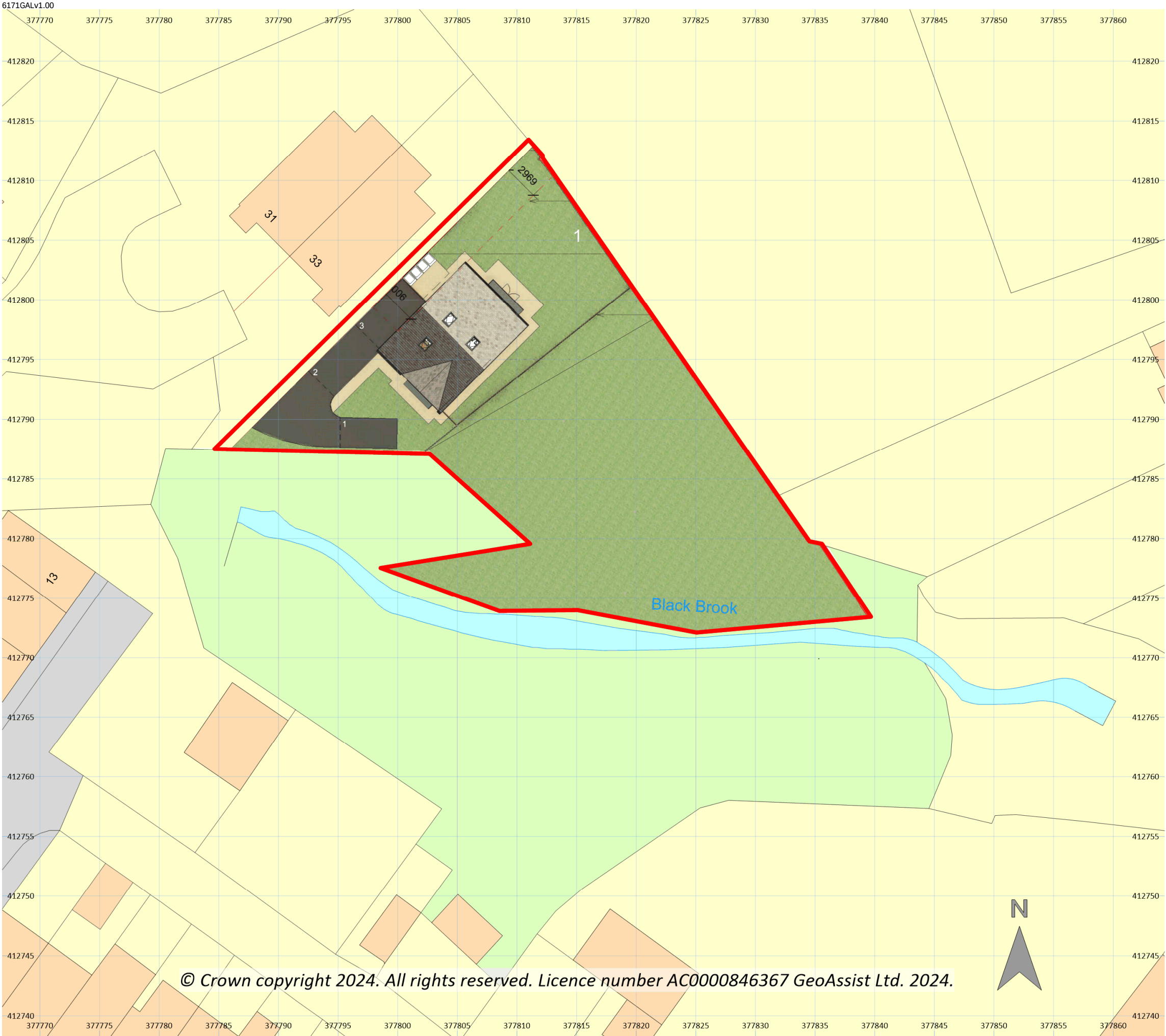
Site Name	Land at Victoria Court
Location	Bury
GeoAssist Ref	6171VVC
Client	Adele & Kieran Delaney
	2 Poplar Street Golborne WA3 3BF
Planning Consultant	Equilibrium Architects Ltd
NGR (centre of site)	377810,412790
Production Date	Nov 2024
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36



A2 Site Photo Plan

Site Name	Land at Victoria Court
Location	Bury
GeoAssist Ref	6171VVC
Client	Adele & Kieran Delaney
	2 Poplar Street Golborne WA3 3BF
Planning Consultant	Equilibrium Architects Ltd
NGR (centre of site)	377810,412790
Production Date	Nov 2024
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Do Not Scale



A3 Site Development Plan

Site Name	Land at Victoria Court
Location	Bury
GeoAssist Ref	6171VVC
Client	Adele & Kieran Delaney
	2 Poplar Street Golborne WA3 3BF
Planning Consultant	Equilibrium Architects Ltd
NGR (centre of site)	377810,412790
Production Date	Nov 2024
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Do Not Scale

Appendix B

B1 OS Historical Plans

Appendix B1

Mapping Type	Scale	Date
Lancashire And Furness	1:2,500	1893
Lancashire And Furness	1:2,500	1910
Lancashire And Furness	1:2,500	1930
Ordnance Survey Plan	1:1,250	1959 - 1960
Additional SIMs	1:1,250	1959 - 1989
Ordnance Survey Plan	1:2,500	1960 - 1967
Ordnance Survey Plan	1:1,250	1967 - 1973
Ordnance Survey Plan	1:2,500	1970
Ordnance Survey Plan	1:1,250	1973
Supply of Unpublished Survey Information	1:1,250	1973
Additional SIMs	1:1,250	1985 - 1988
Additional SIMs	1:1,250	1989
Large-Scale National Grid Data	1:1,250	1992
Large-Scale National Grid Data	1:1,250	1992 - 1995
Large-Scale National Grid Data	1:1,250	1994
Historical Aerial Photography	1:2,500	2001

Historical Mapping Legends

Ordnance Survey County Series and Ordnance Survey Plan 1:2,500

	Quarry		Gravel Pit		Sand Pit
	Clay Pit		Shingle		Refuse Heap
	Sloping Masonry		Flat Rock		
	Marsh		Reeds		Osiers
	Rough Pasture		Furze		Wood
	Mixed Wood		Brushwood		Orchard
	Fir		Ford		Stepping Stones
	Ferry		Waterfall		Lock
	Trig. Station		Altitude at Trig. Station		
	Bench Mark		Surface Level		
	Arrow denotes flow of water		Antiquities (site of)		
	Cutting		Embankment		
	Railway crossing Road		Level Crossing		Road crossing Railway
	Railway crossing River or Canal		Road over single stream		Road over River or Canal
	County Boundary (Geographical)		County & Civil Parish Boundary		Administrative County & Civil Parish Boundary
	County Borough Boundary (England)		County Burgh Boundary (Scotland)		
	Boundary Post or Stone		Police Call Box		
	Bridle Road		Pump		
	Electricity Pylon		Signal Post		
	Foot Bridge		Sluice		
	Foot Path		Spring		
	Guide Post or Board		Telephone Call Box		
	Mile Stone		Trough		
	Mooring Post or Ring		Well		

Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250

	Inactive Quarry, Chalk Pit or Clay Pit		Active Quarry, Chalk Pit or Clay Pit
	Rock		Boulders
	Cliff		Slopes
	Roofed Building		Glazed Roof Building
	Sloping Masonry		Archway
	Non-Coniferous Tree (surveyed)		Coniferous Tree (surveyed)
	Non-Coniferous Trees (not surveyed)		Coniferous Trees (not surveyed)
	Orchard Tree		Scrub
	Coppice, Osier		Reeds
	Rough Grassland		Heath
	Direction of water flow		Bench Mark
	Cave Entrance		Triangulation Station
	Electricity Transmission Line		Electricity Pylon
	County Boundary (Geographical)		County & Civil Parish Boundary
	County Boundary		Boundary post/stone
	Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)		
	Beer House		Pillar, Pole or Post
	Boundary Post or Stone		Post Office
	Capstan, Crane		Public Convenience
	Chimney		Public House
	Drinking Fountain		Pump
	Electricity Pylon or Post		Signal Box or Bridge
	Fire Alarm Pillar		Signal Post or Light
	Foot Bridge		Spring
	Gauge Post		Tank or Track
	Hydrant or Hydraulic Level Crossing		Telephone Call Box
	Level Crossing		Telephone Call Post
	Manhole		Trough
	Mile Post or Mooring Post		Water Point, Water Tap
	Mile Stone		Well
	Normal Tidal Limit		Wind Pump

Large-Scale National Grid Data 1:2,500 and 1:1,250

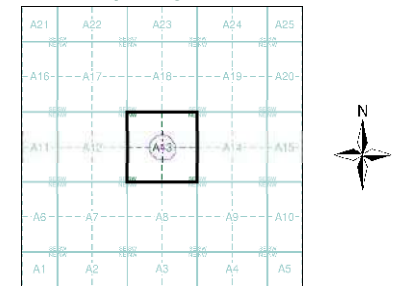
	Cliff		Slopes
	Rock		Rock (scattered)
	Boulders		Boulders (scattered)
	Positioned Boulder		Scree
	Non-Coniferous Tree (surveyed)		Coniferous Tree (surveyed)
	Non-Coniferous Trees (not surveyed)		Coniferous Trees (not surveyed)
	Orchard Tree		Scrub
	Coppice, Osier		Reeds
	Rough Grassland		Heath
	Direction of water flow		Triangulation Station
	Electricity Transmission Line		Antiquity (site of)
	Bench Mark		Buildings with Building Seed
	Roofed Building		Glazed Roof Building
	Civil parish/community boundary		
	District boundary		
	County boundary		
	Boundary post/stone		
	Boundary mereing symbol (note: these always appear in opposed pairs or groups of three)		
	Dike		Pillar, Pole or Post
	Battery		Post Office
	Cemetery		Public Convenience
	Chimney		Pump
	Cistern		Pumping Station
	Disused Pkwy		Place of Worship
	Electricity Generating Station		Sewage Pump Station
	Electricity Pole, Pillar		Signal Box or Bridge
	Electricity Sub Station		Signal Post or Light
	Filter Bed		Spring
	Fountain / Drinking Pth.		Tank or Track
	Gas Valve Compound		Trough
	Gas Governor		Wind Pump
	Guide Post		Water Point, Water Tap
	Manhole		Works (building or area)
	Mile Post or Mile Stone		Well

GeoAssist Limited
Civil, Environmental & Geotechnical
Telephone: +44 (0) 161 480 8885 e-mail: info@geoassist.co.uk

Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1893	2
Lancashire And Furness	1:2,500	1910	3
Lancashire And Furness	1:2,500	1930	4
Ordnance Survey Plan	1:1,250	1959 - 1960	5
Additional SIMs	1:1,250	1959 - 1989	6
Ordnance Survey Plan	1:2,500	1960 - 1967	7
Ordnance Survey Plan	1:1,250	1967 - 1973	8
Ordnance Survey Plan	1:2,500	1970	9
Ordnance Survey Plan	1:1,250	1973	10
Supply of Unpublished Survey Information	1:1,250	1973	11
Additional SIMs	1:1,250	1985 - 1988	12
Additional SIMs	1:1,250	1989	13
Large-Scale National Grid Data	1:1,250	1992	14
Large-Scale National Grid Data	1:1,250	1992 - 1995	15
Large-Scale National Grid Data	1:1,250	1994	16
Historical Aerial Photography	1:2,500	2001	17

Historical Map - Segment A13



Order Details

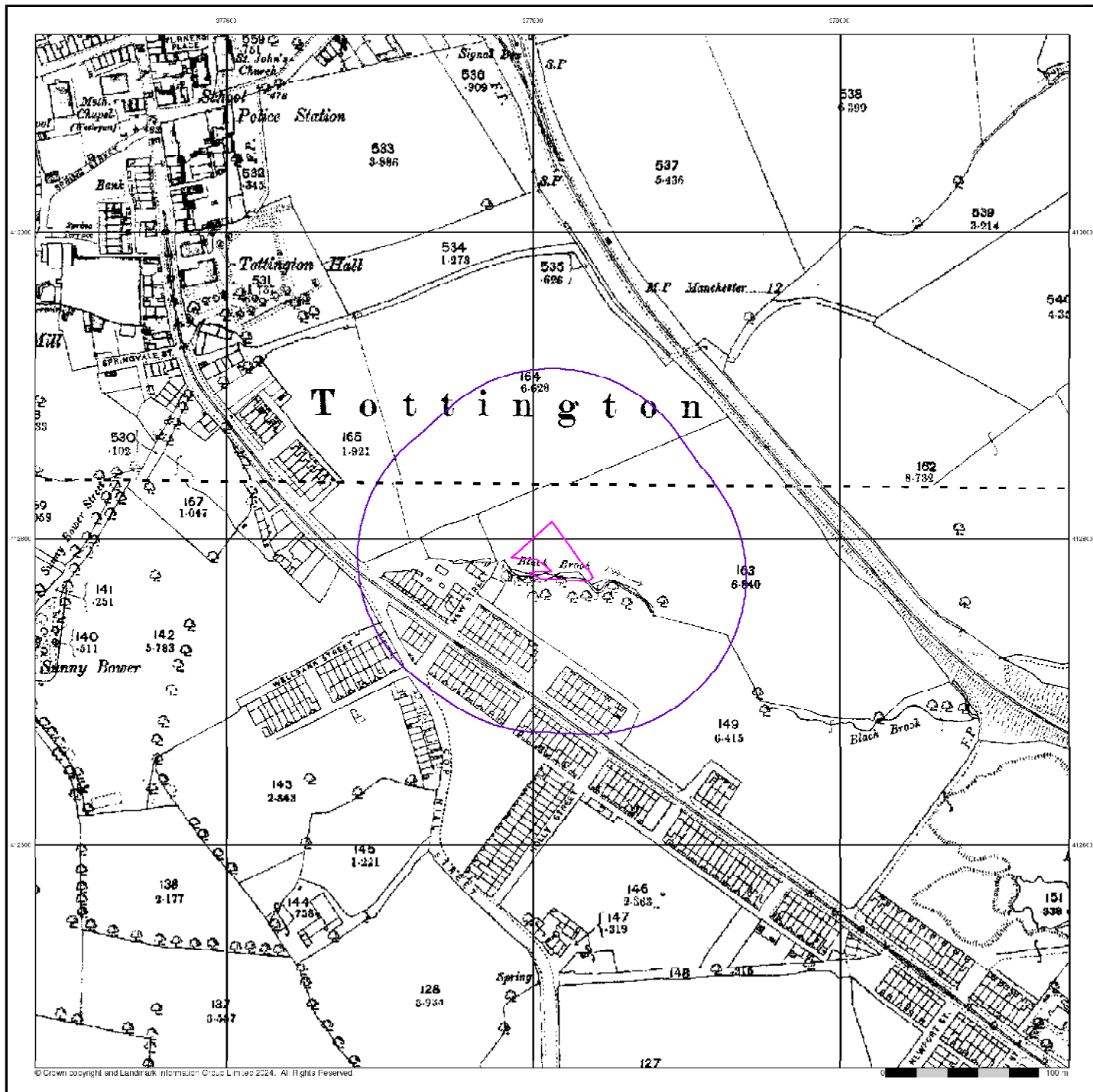
Order Number: 364093529_1_1
Customer Ref: 6171 VVC
National Grid Reference: 377810, 412790
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

Land at Victoria Court, Tottington, Bury, BL8 3GY

Landmark
INFORMATION GROUP

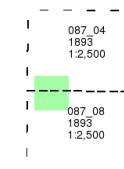
Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



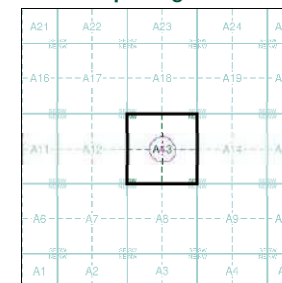
Lancashire And Furness
Published 1893
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

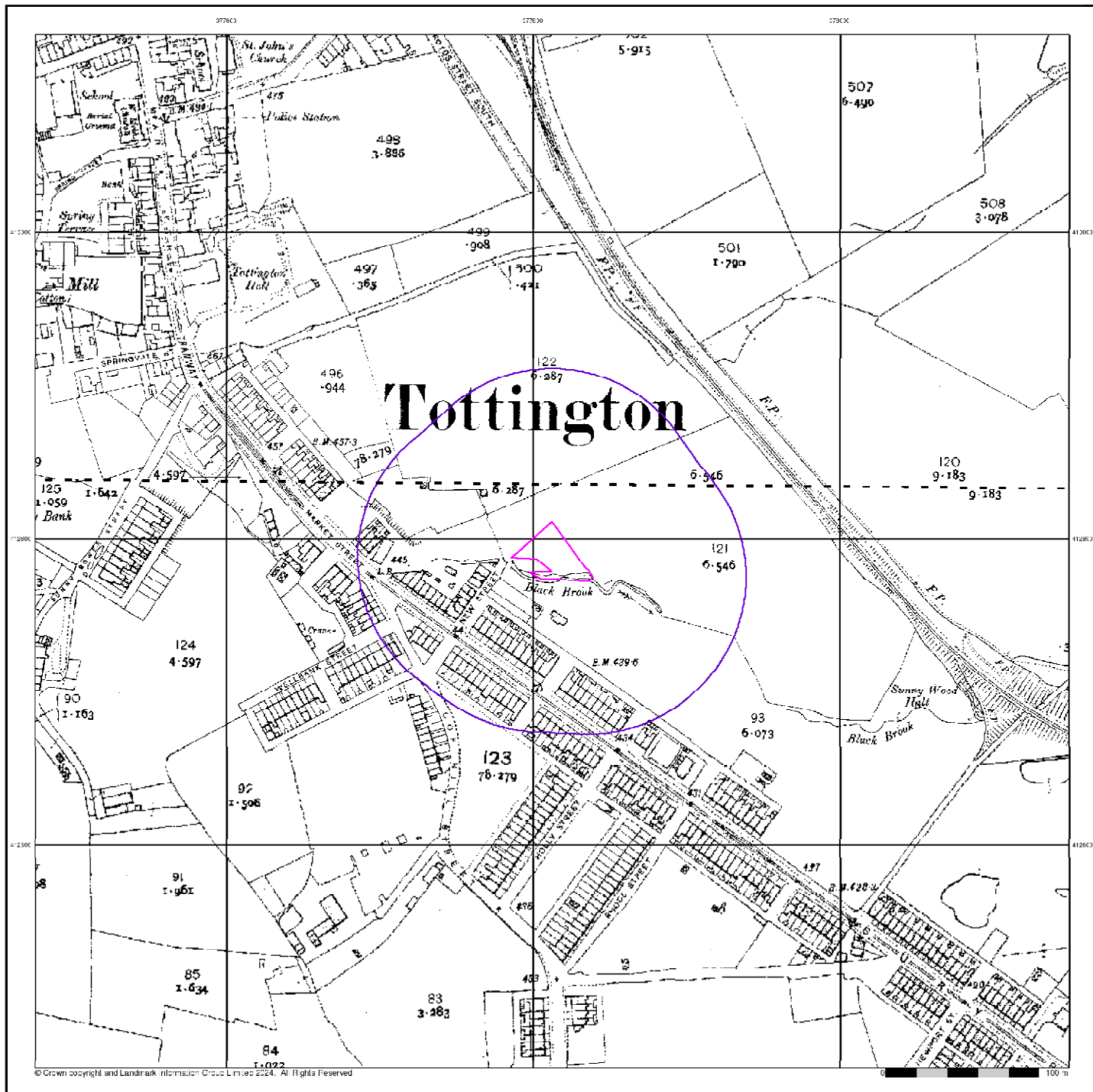


Order Details

Order Number: 364093529_1_1
Customer Ref: 6171 VVC
National Grid Reference: 377810, 412790
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

Land at Victoria Court, Tottington, Bury, BL8 3GY



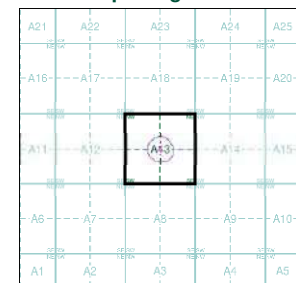
Lancashire And Furness
Published 1910
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

087 04
1910
1:2,500
087 08
1910
1:2,500

Historical Map - Segment A13

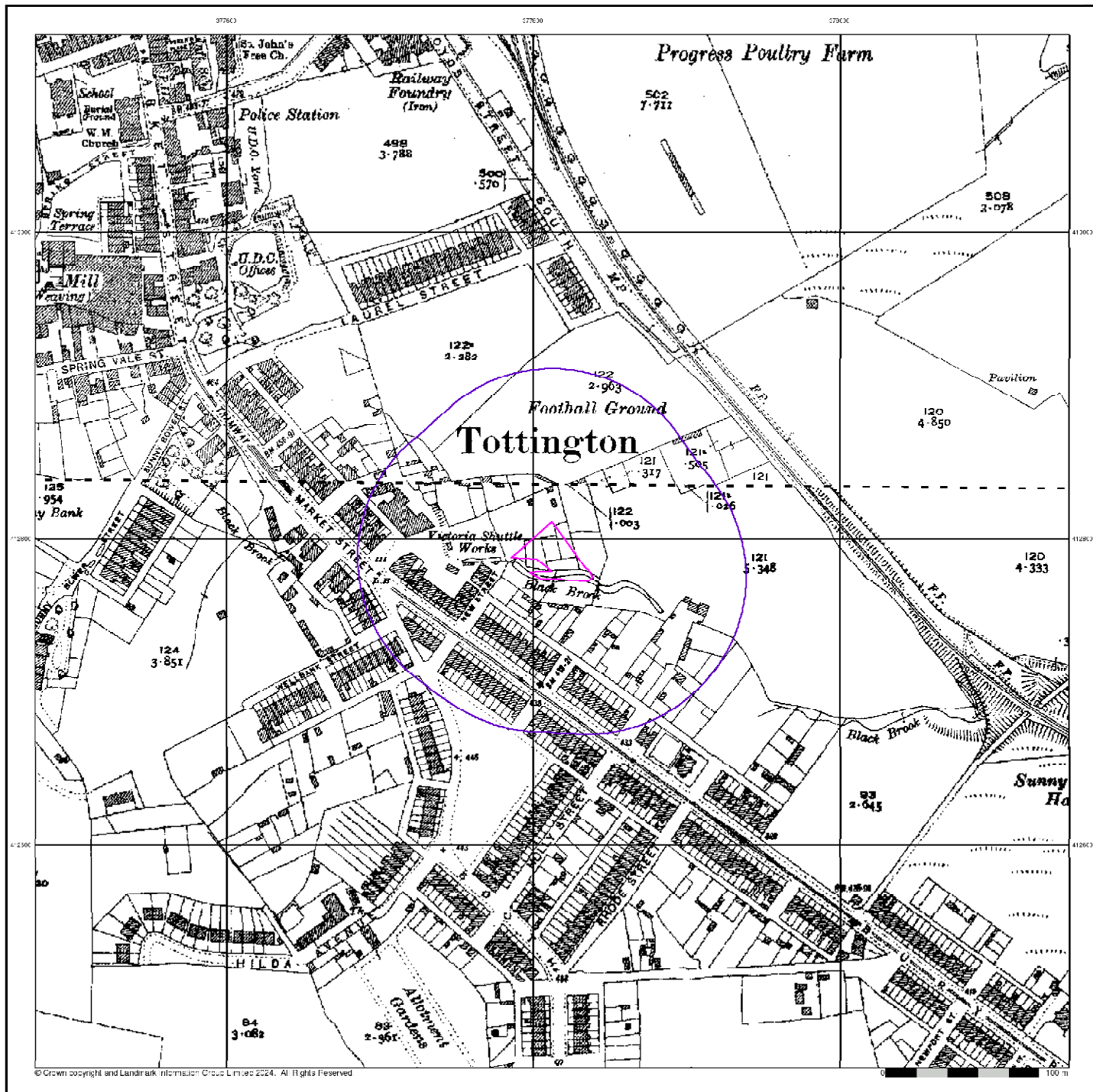


Order Details

Order Number: 364093529_1_1
Customer Ref: 6171 VVC
National Grid Reference: 377810, 412790
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

Land at Victoria Court, Tottington, Bury, BL8 3GY



Lancashire And Furness

Published 1930

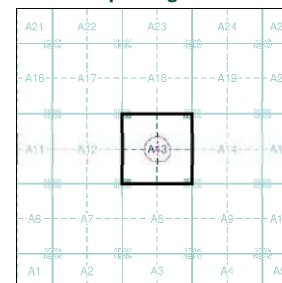
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

087 04	1930	1:2,500
087 08	1930	1:2,500

Historical Map - Segment A13

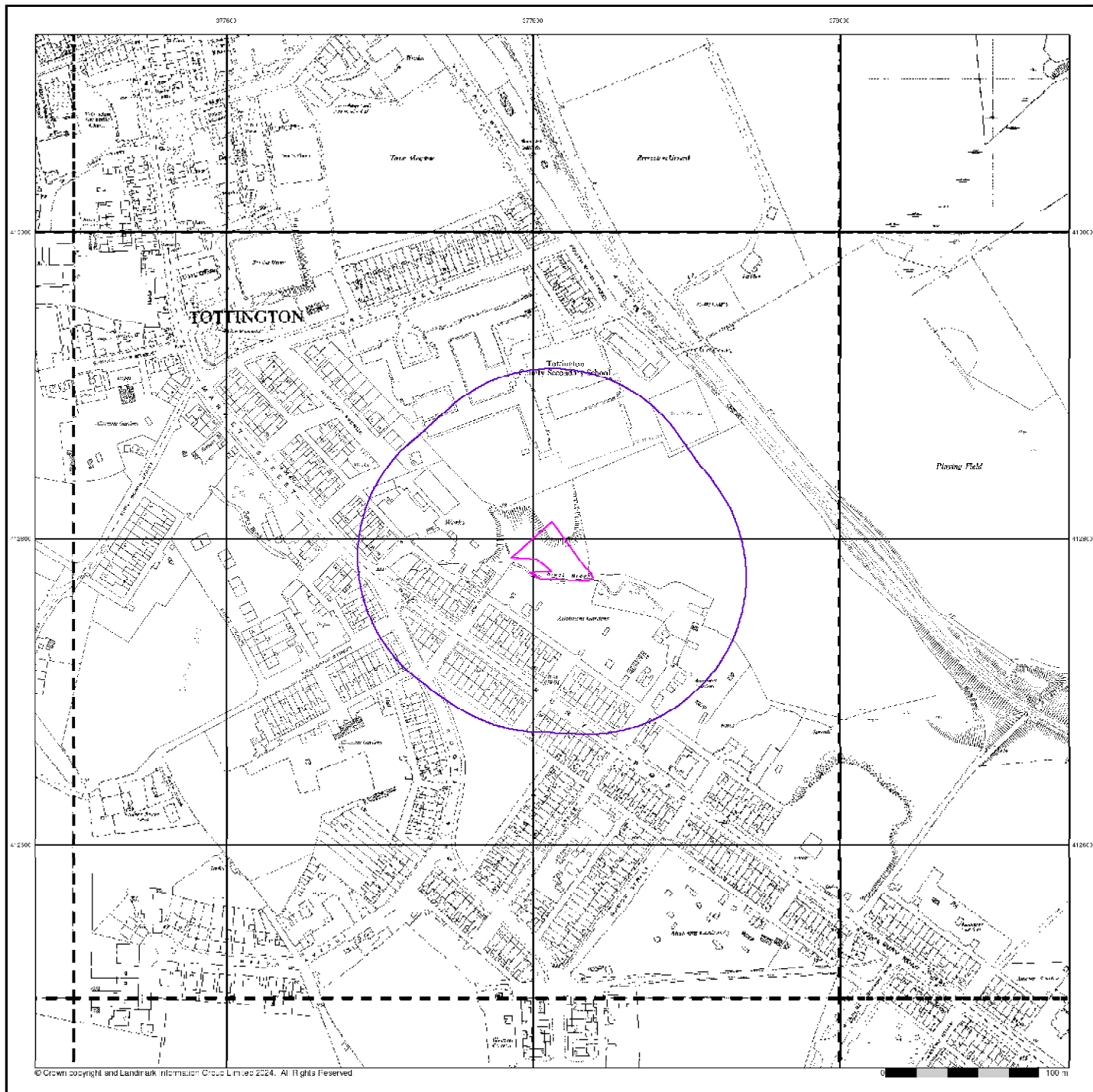


Order Details

Order Number: 364093529_1_1
Customer Ref: 6171 VVC
National Grid Reference: 377810, 412790
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

Land at Victoria Court, Tottington, Bury, BL8 3GY



Ordnance Survey Plan

Published 1959 - 1960

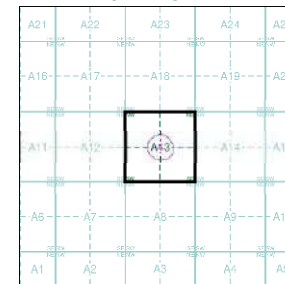
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SD77135W	SD77135E	SD78135W
1960	1960	1960
1:1,250	1:1,250	1:1,250
SD7712NW	SD7712NE	SD7812NW
1960	1960	1960
1:1,250	1:1,250	1:1,250
SD7712SW	SD7712SE	SD7812SW
1960	1960	1960
1:1,250	1:1,250	1:1,250

Historical Map - Segment A13



Order Details

Order Number: 364093529_1_1
Customer Ref: 6171 VVC
National Grid Reference: 377810, 412790
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

Land at Victoria Court, Tottington, Bury, BL8 3GY



© Crown copyright and Landmark Information Group Limited 2024. All Rights Reserved



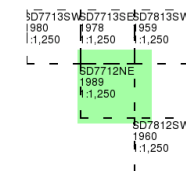
Additional SIMs

Published 1959 - 1989

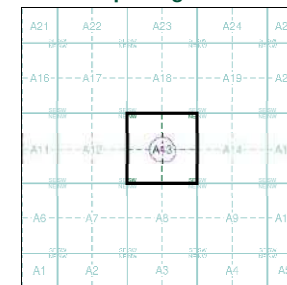
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

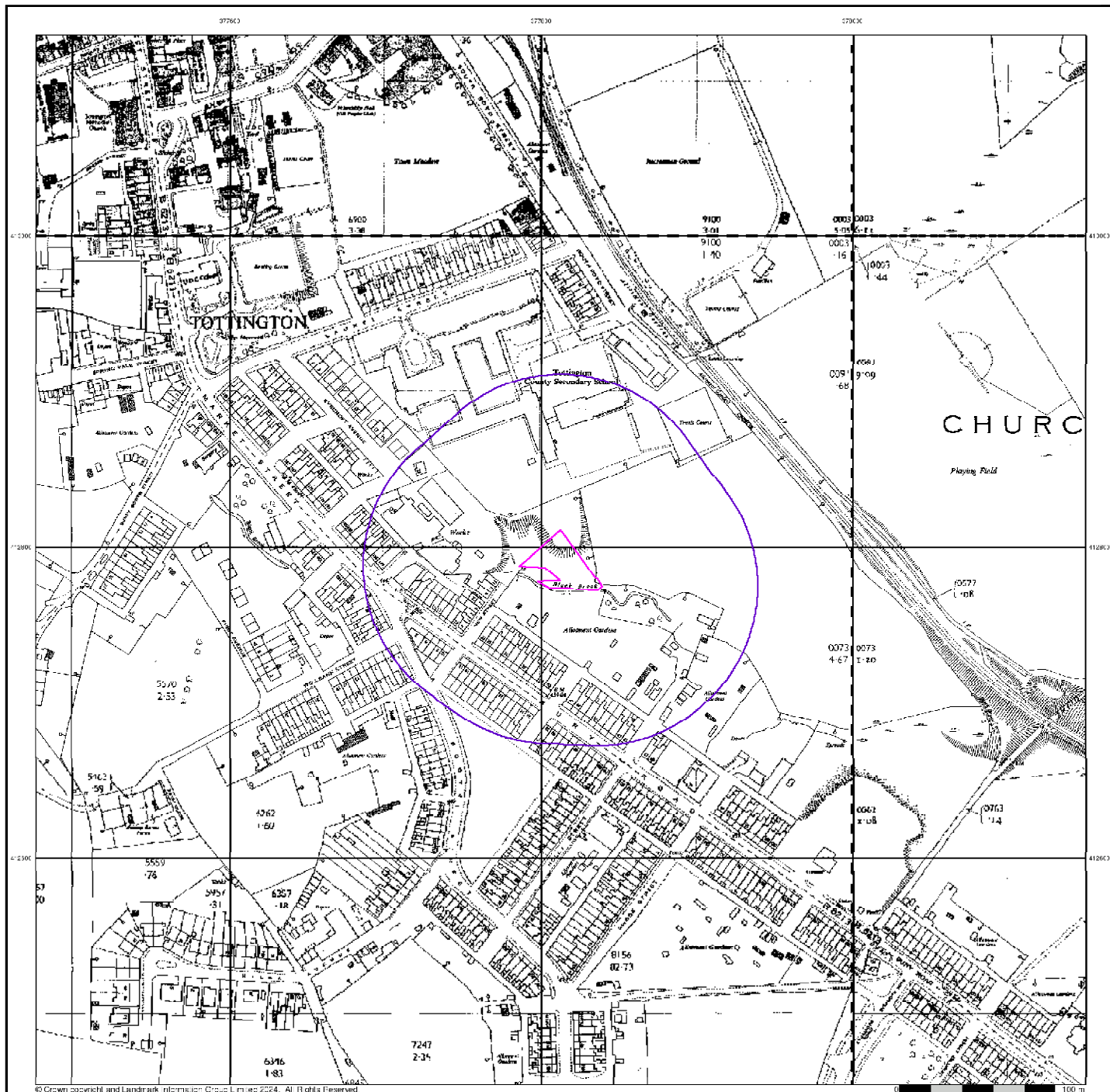
Order Number: 364093529_1_1
Customer Ref: 6171 VVC
National Grid Reference: 377810, 412790
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

Land at Victoria Court, Tottington, Bury, BL8 3GY



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



Ordnance Survey Plan

Published 1960 - 1967

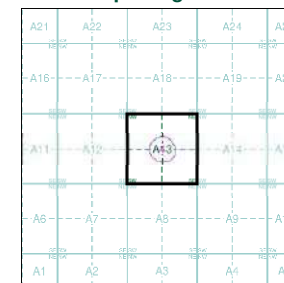
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SD7713 1964 1:2,500	SD7813 1960 1:2,500
SD7712 1967 1:2,500	SD7812 1961 1:2,500

Historical Map - Segment A13

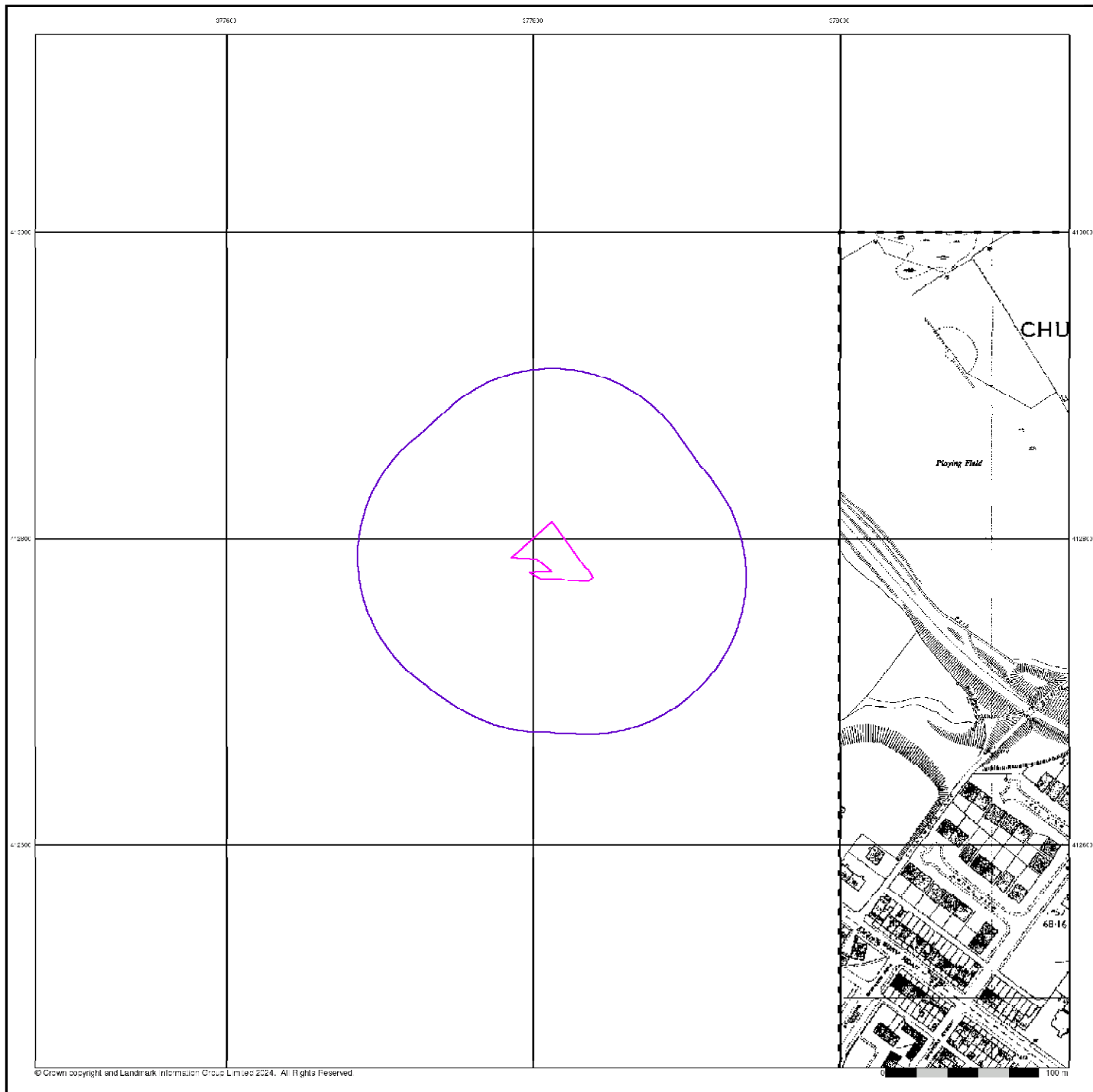


Order Details

Order Number: 364093529_1_1
Customer Ref: 6171 VVC
National Grid Reference: 377810, 412790
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

Land at Victoria Court, Tottington, Bury, BL8 3GY



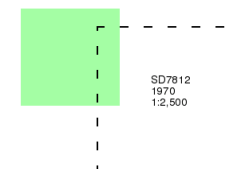
Ordnance Survey Plan

Published 1970

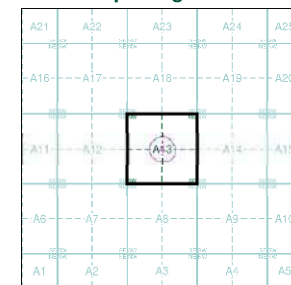
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

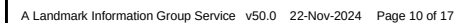
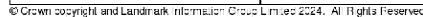


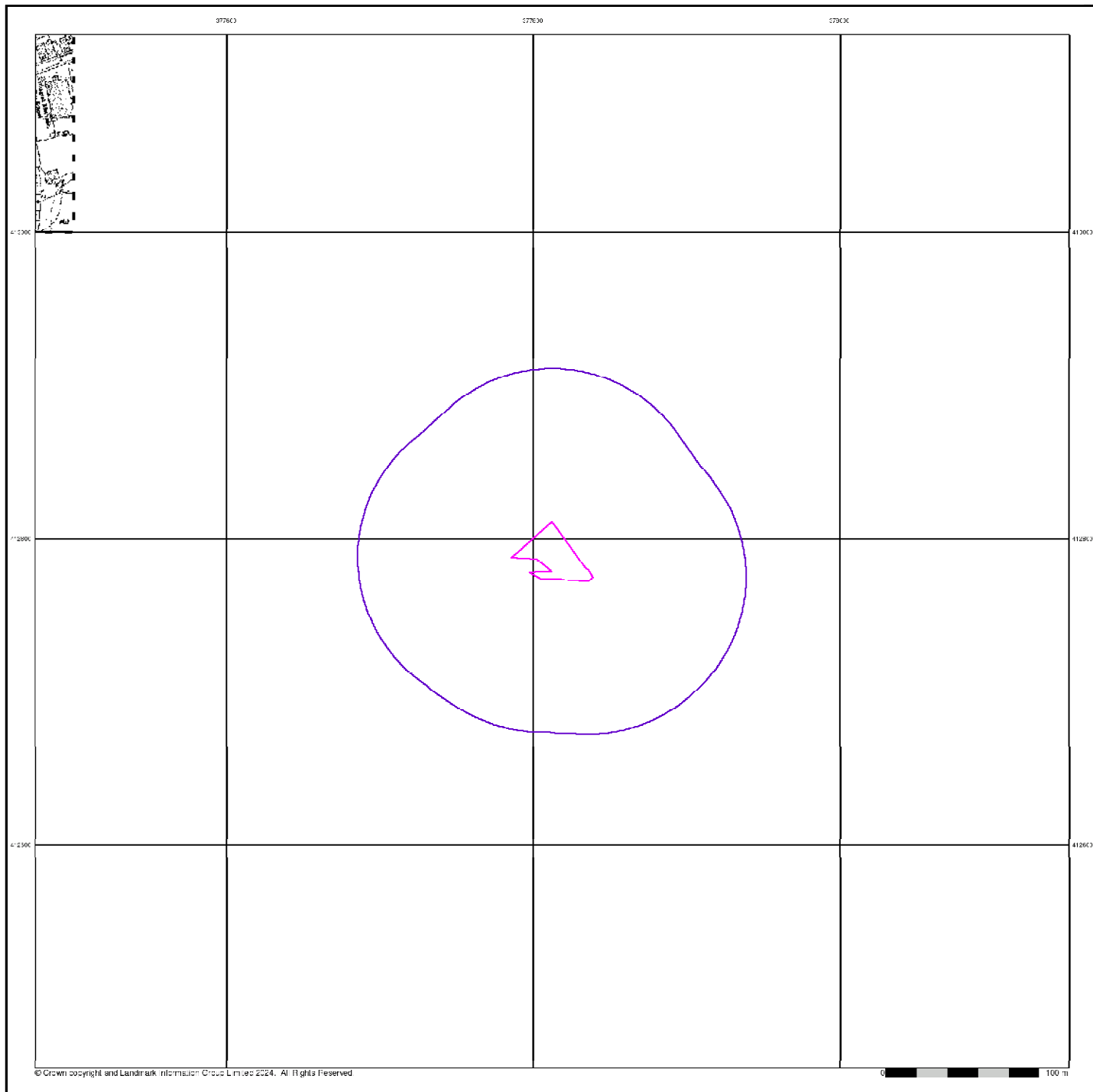
Order Details

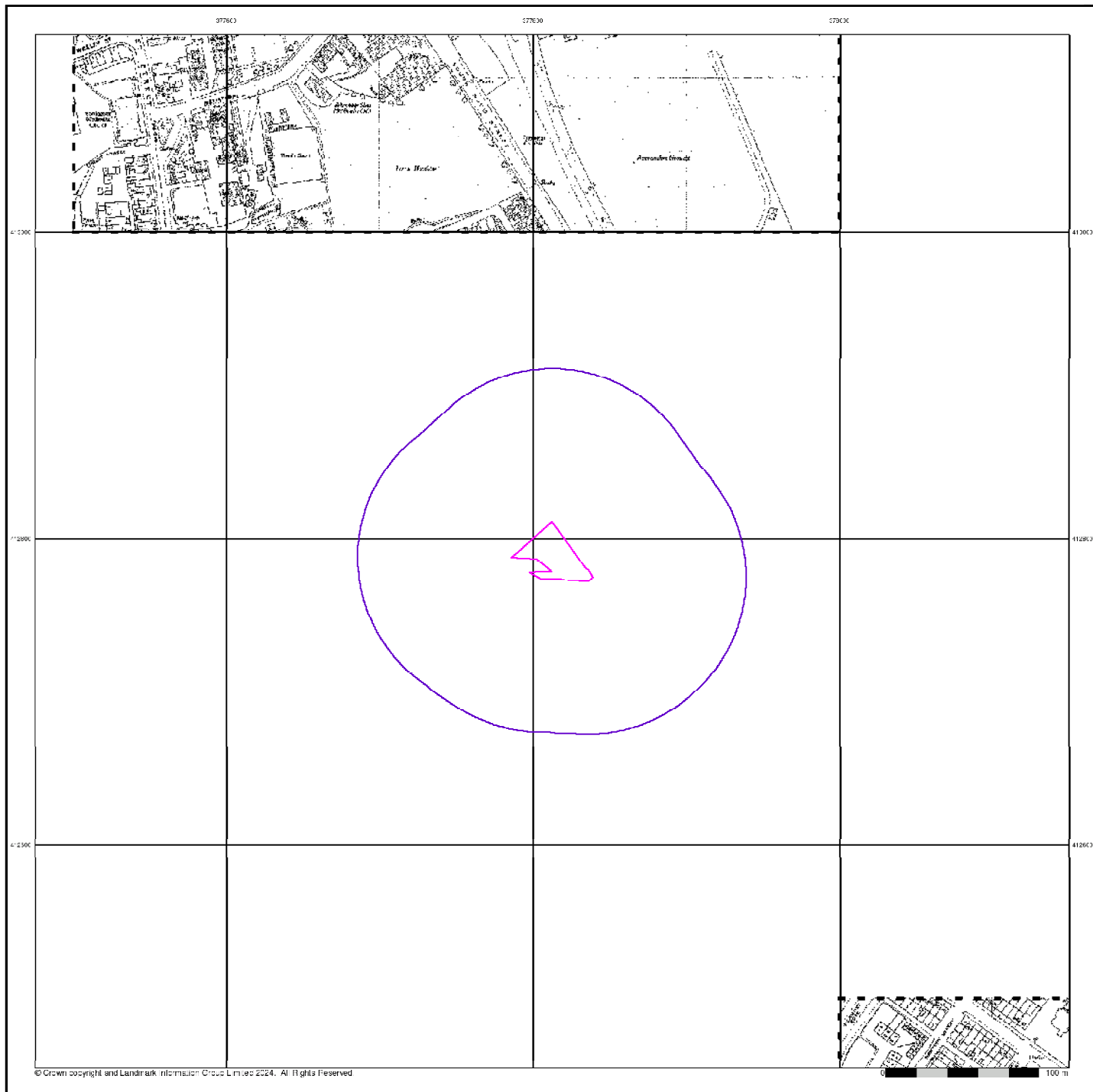
Order Number: 364093529_1_1
Customer Ref: 6171 VVC
National Grid Reference: 377810, 412790
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

Land at Victoria Court, Tottington, Bury, BL8 3GY







© Crown copyright and Landmark Information Group Limited 2024. All Rights Reserved



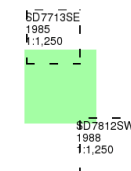
Additional SIMs

Published 1985 - 1988

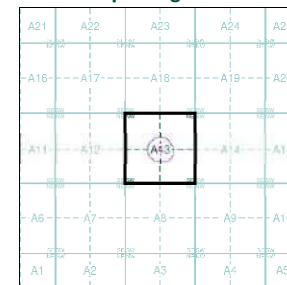
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

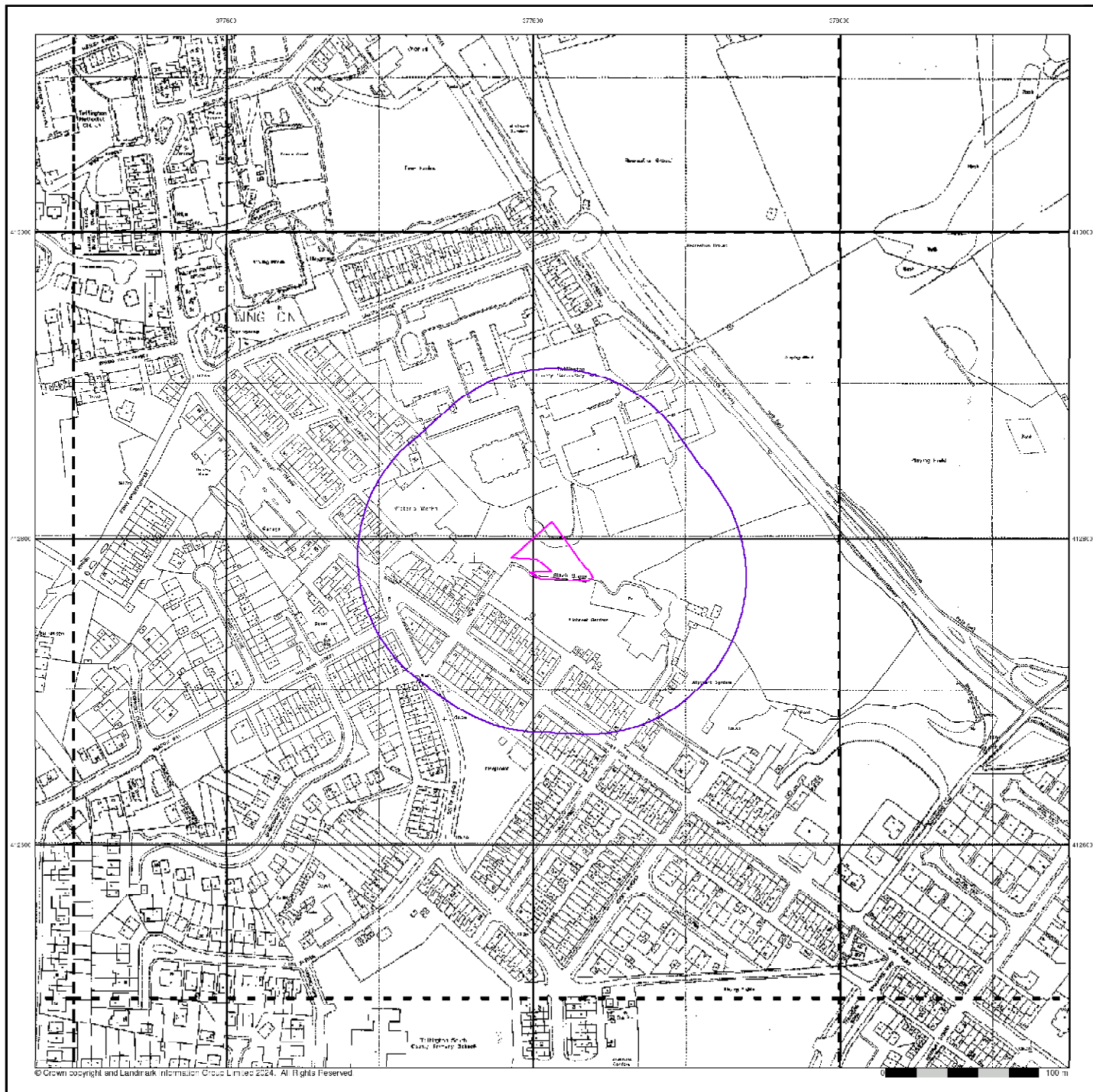
Order Number: 364093529_1_1
Customer Ref: 6171 VVC
National Grid Reference: 377810, 412790
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

Land at Victoria Court, Tottington, Bury, BL8 3GY



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



Large-Scale National Grid Data

Published 1992

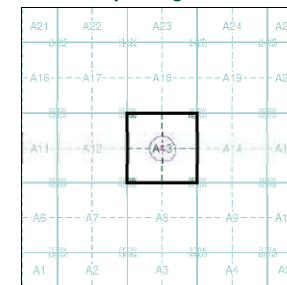
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SD7713SV6D7713SE8D7813SW	1992	1:1,250
SD7712NV6D7712NE8D7812NW	1992	1:1,250
SD7712SV6D7712SE8D7812SW	1992	1:1,250

Historical Map - Segment A13

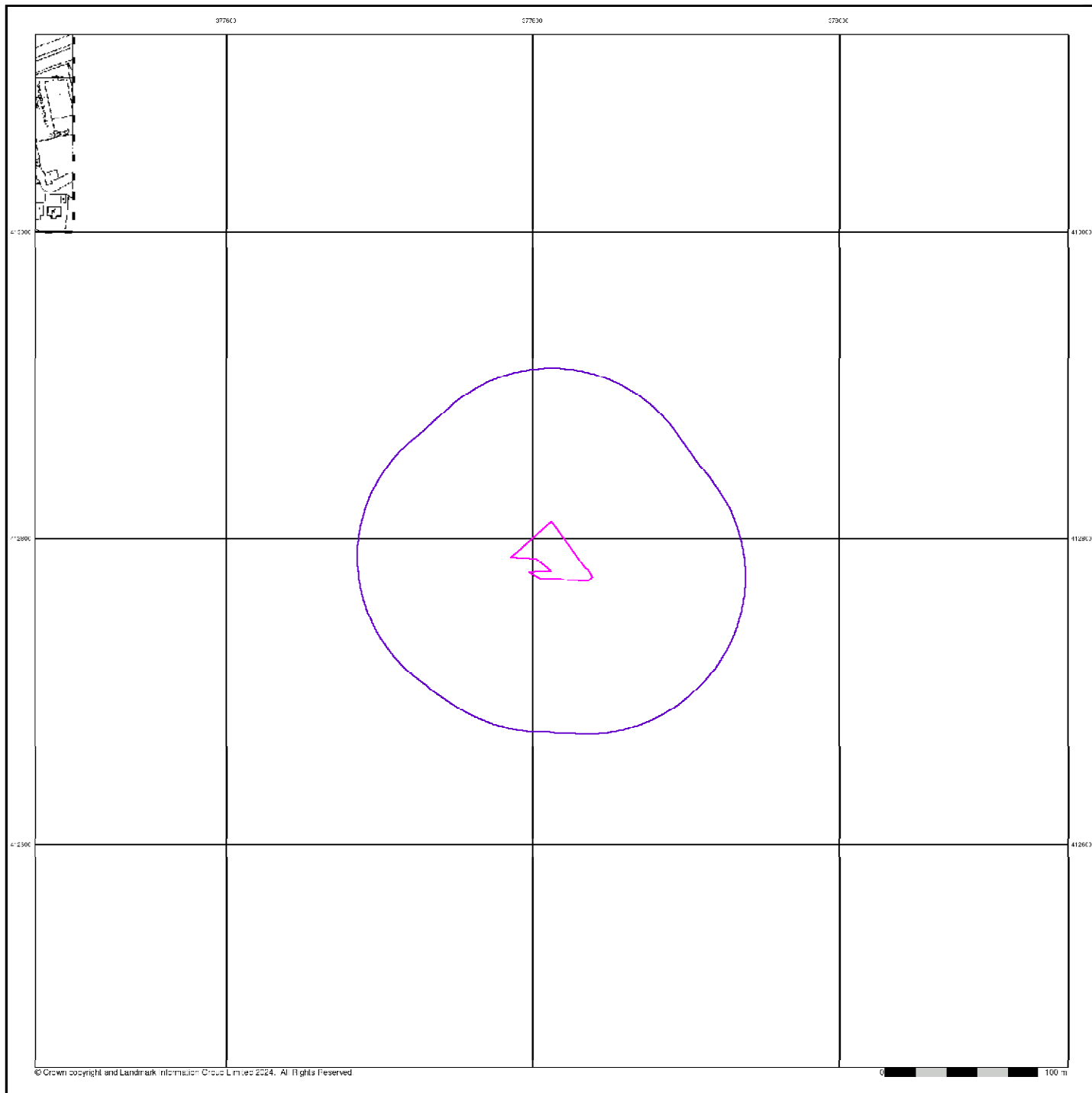


Order Details

Order Number: 364093529_1_1
Customer Ref: 6171 VVC
National Grid Reference: 377810, 412790
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

Land at Victoria Court, Tottington, Bury, BL8 3GY



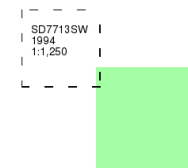
Large-Scale National Grid Data

Published 1994

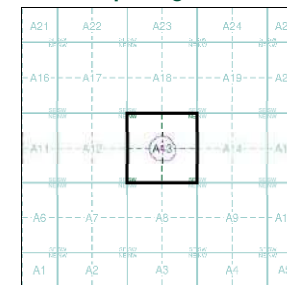
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 364093529_1_1
Customer Ref: 6171 VVC
National Grid Reference: 377810, 412790
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

Land at Victoria Court, Tottington, Bury, BL8 3GY

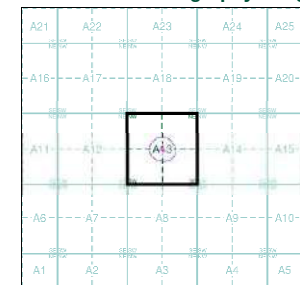


Historical Aerial Photography

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

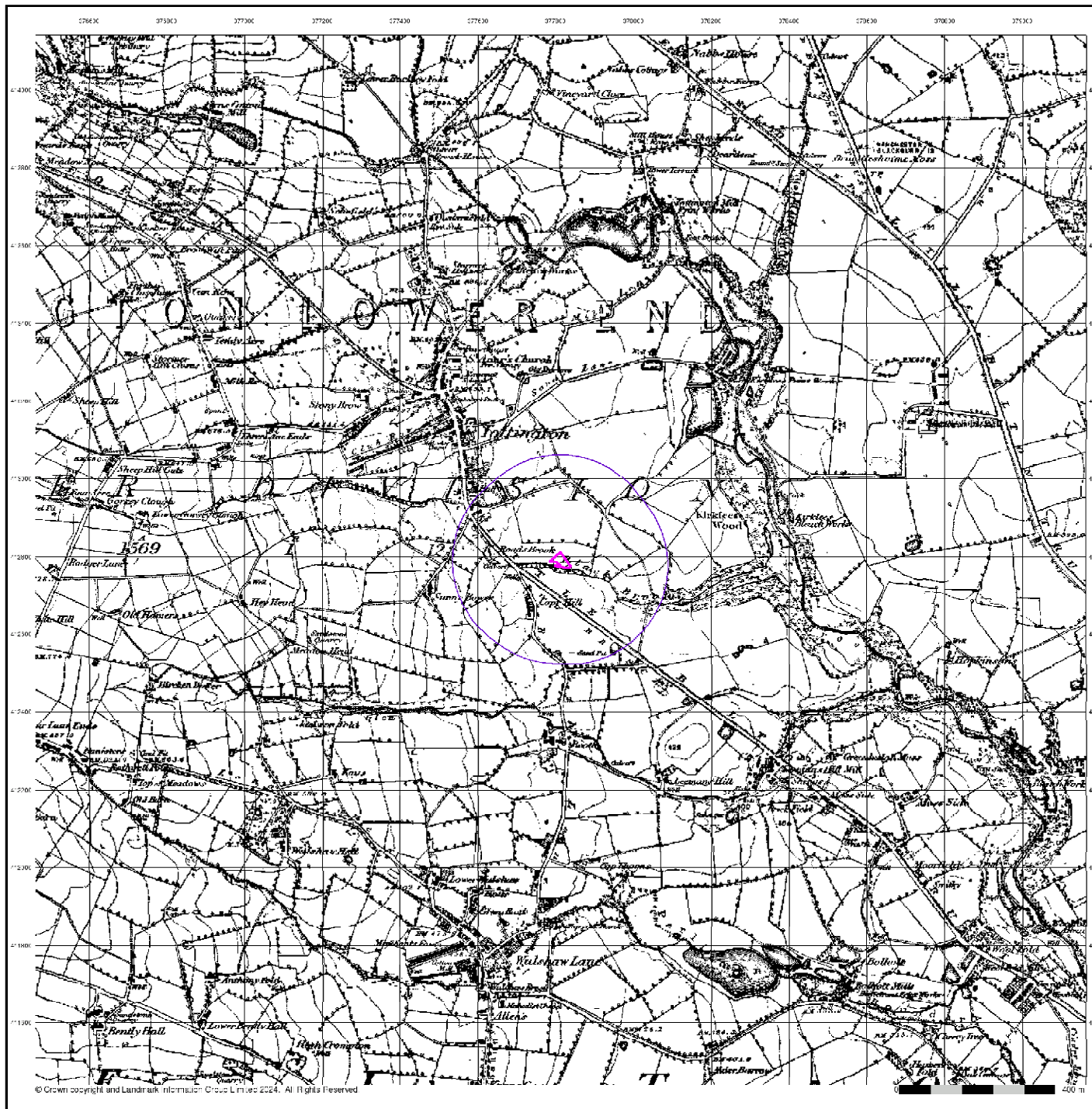
Order Number: 364093529_1_1
Customer Ref: 6171 VVC
National Grid Reference: 377810, 412790
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 100

Site Details

Land at Victoria Court, Tottington, Bury, BL8 3GY

Appendix B1 Continued

Mapping Type	Scale	Date
Lancashire And Furness	1:10,560	1850
Lancashire And Furness	1:10,560	1894
Lancashire And Furness	1:10,560	1911
Lancashire And Furness	1:10,560	1931
Lancashire And Furness	1:10,560	1938
Ordnance Survey Plan	1:10,000	1956
Ordnance Survey Plan	1:10,000	1969
Ordnance Survey Plan	1:10,000	1974
Manchester	1:25,000	1975
Ordnance Survey Plan	1:10,000	1982
10K Raster Mapping	1:10,000	1999
10K Raster Mapping	1:10,000	2006
VectorMap Local	1:10,000	2024



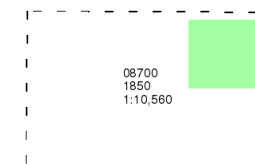
Lancashire And Furness

Published 1850

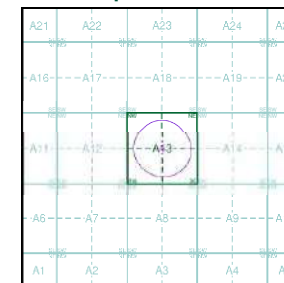
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A

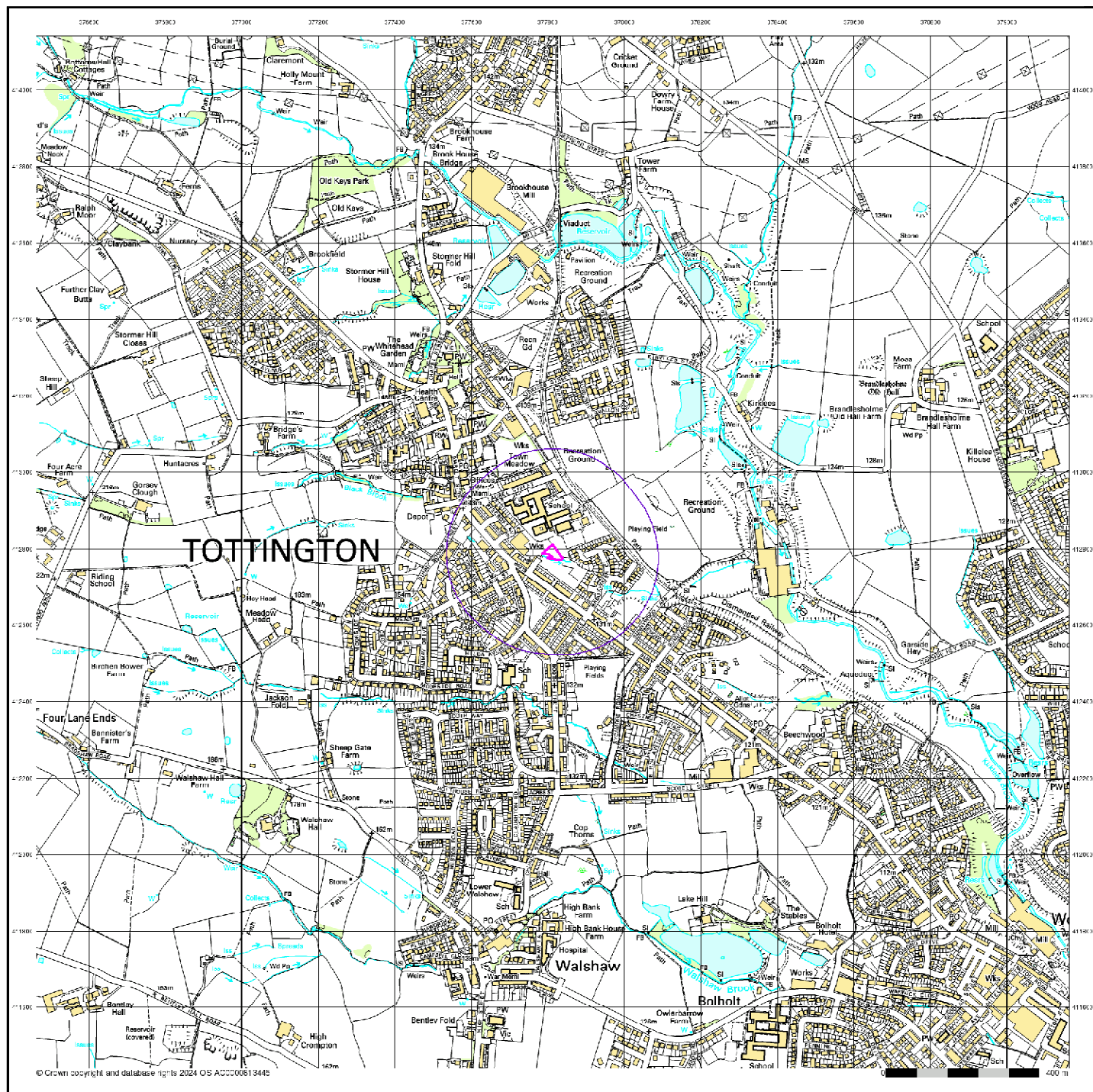


Order Details

Order Number: 364093529_1_1
Customer Ref: 6171 VVC
National Grid Reference: 377810, 412790
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 250

Site Details

Land at Victoria Court, Tottington, Bury, BL8 3GY



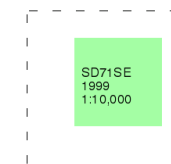
10k Raster Mapping

Published 1999

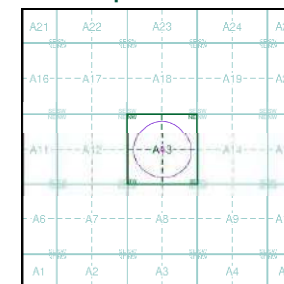
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A

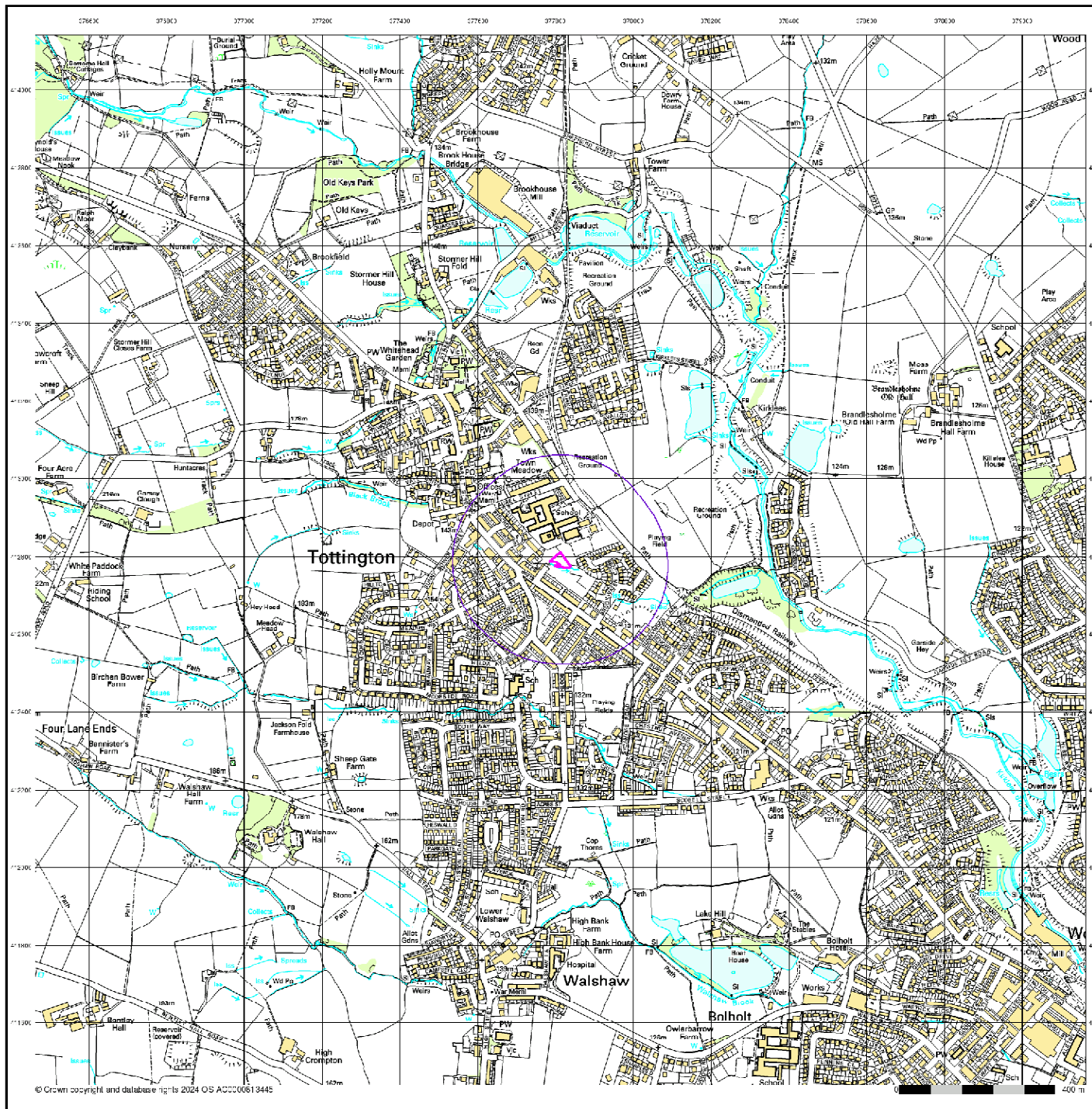


Order Details

Order Number: 364093529_1_1
Customer Ref: 6171 VVC
National Grid Reference: 377810, 412790
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 250

Site Details

Land at Victoria Court, Tottington, Bury, BL8 3GY



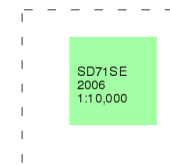
10k Raster Mapping

Published 2006

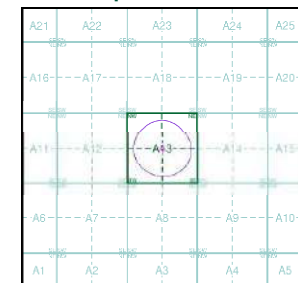
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A

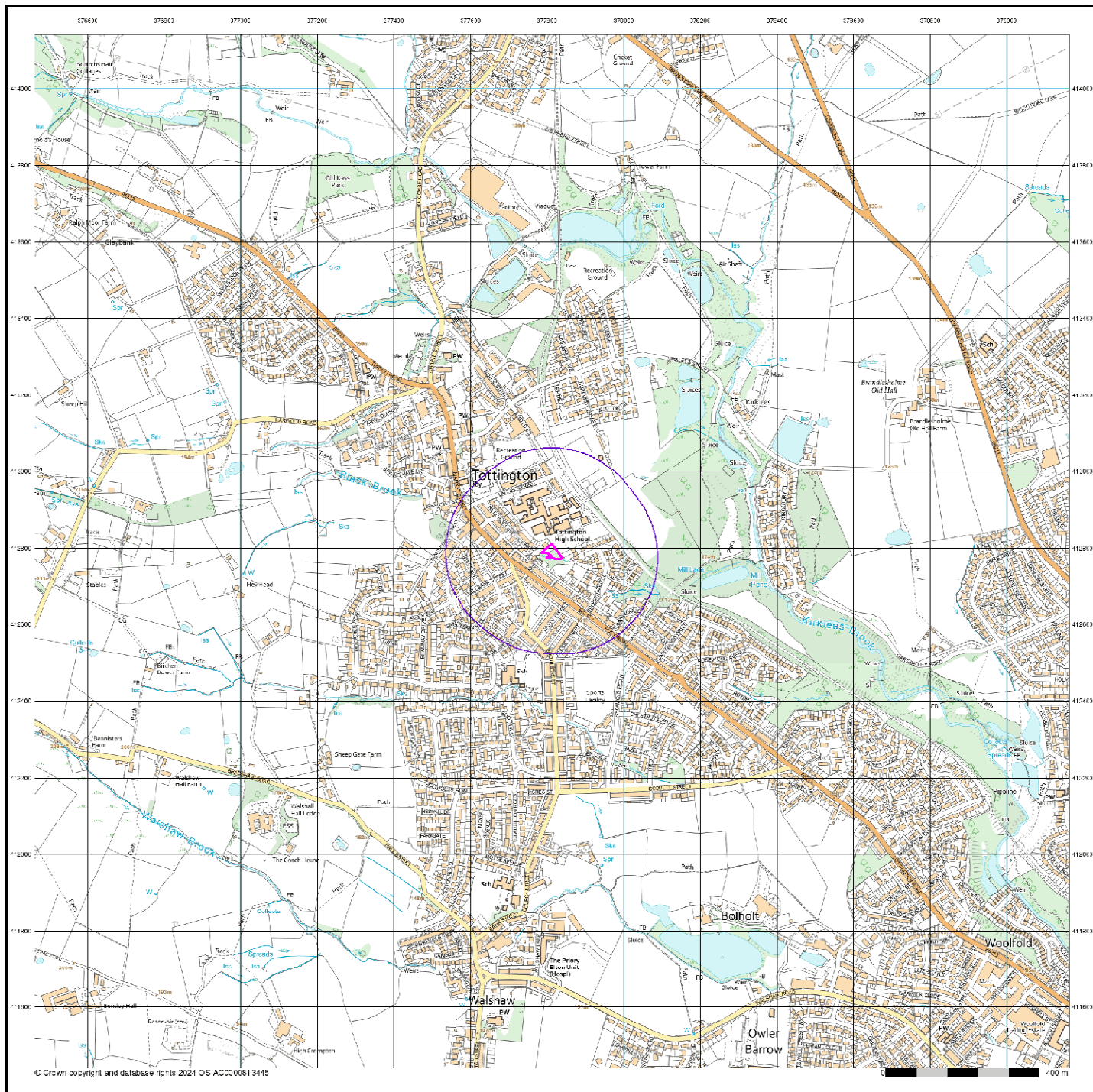


Order Details

Order Number: 364093529_1_1
Customer Ref: 6171 VVC
National Grid Reference: 377810, 412790
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 250

Site Details

Land at Victoria Court, Tottington, Bury, BL8 3GY



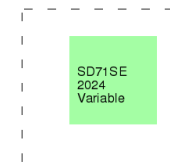
VectorMap Local

Published 2024

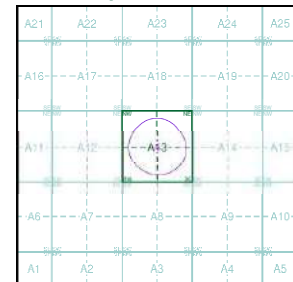
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

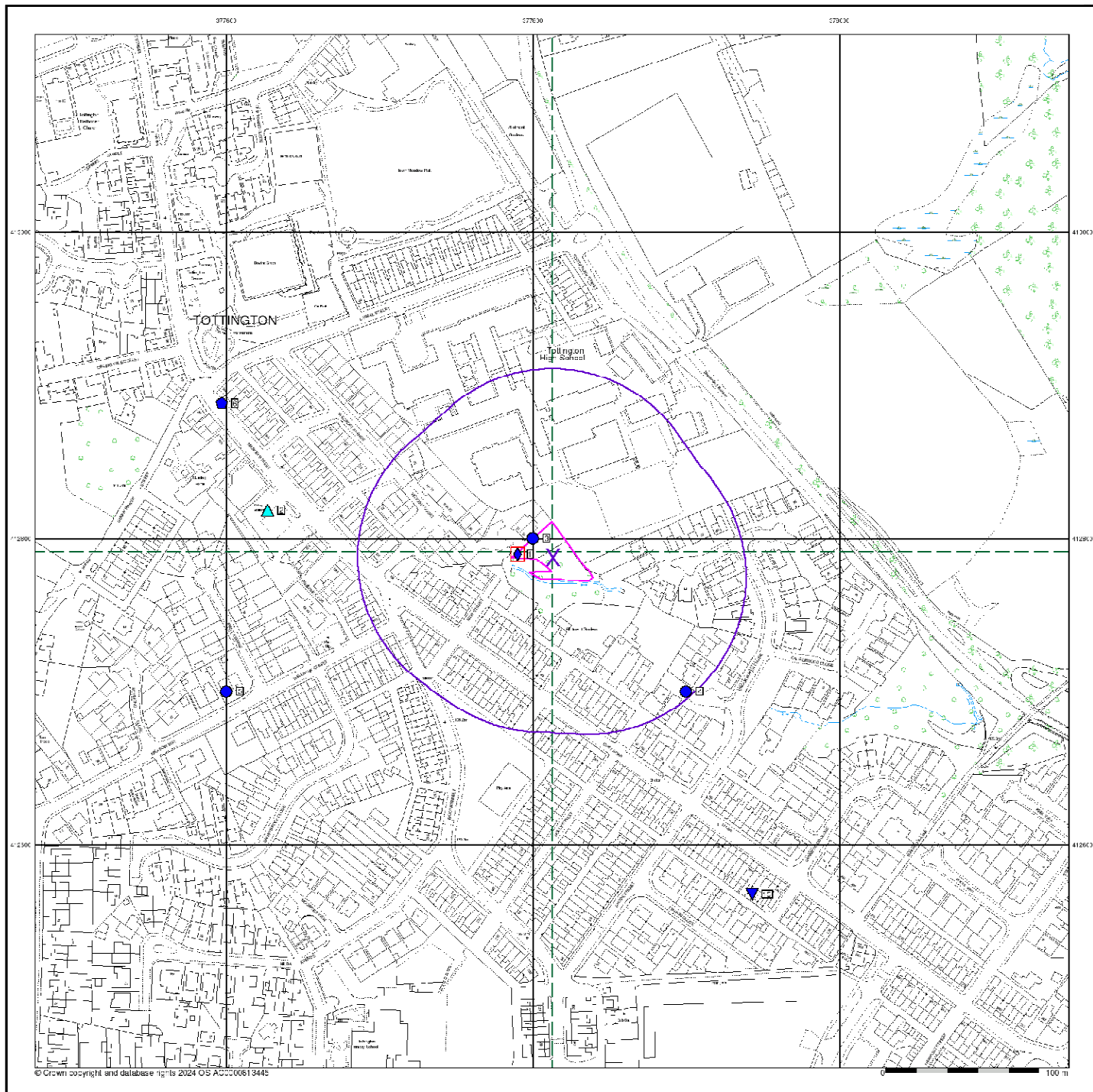
Order Number: 364093529_1_1
Customer Ref: 6171 VVC
National Grid Reference: 377810, 412790
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 250

Site Details

Land at Victoria Court, Tottington, Bury, BL8 3GY

Appendix C

- C1 Environmental Data Search
- C2 Coal Authority Data Search CON29M



General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location
- Pylon
- Overhead Transmission Line

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Historical Prosecutions
- Prosecutions
- Registered Radioactive Substance
- River Network or Water Feature
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral
- BOS Recorded Landfill Site (Location)
- BOS Recorded Landfill Site
- EA Historic Landfill (buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Non-water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Potentially Infilled Land (Water)
- Registered Landfill Site
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

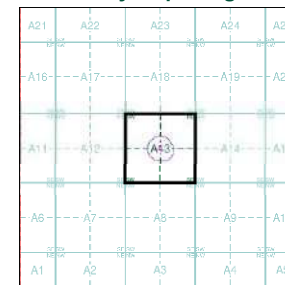
Hazardous Substances

- COMAH Site
- Explosive Site
- NHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Geological

- BOS Recorded Mineral Site

Site Sensitivity Map - Segment A13



Order Details

Order Number: 364093529_1_1
 Customer Ref: 6171 VVC
 National Grid Reference: 377810, 412790
 Slice: A
 Site Area (Ha): 0.1
 Plot Buffer (m): 100

Site Details

Land at Victoria Court, Tottington, Bury, BL8 3GY



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

Envirocheck[®] Report: Datasheet

Order Details:

Order Number:

364093529_1_1

Customer Reference:

6171 VVC

National Grid Reference:

377810, 412790

Slice:

A

Site Area (Ha):

0.1

Search Buffer (m):

250

Site Details:

Land at Victoria Court

Tottington

Bury

BL8 3GY

Client Details:

Mr M Richardson

GeoAssist Ltd

Unit 4

Sheffield Street

Heaton Norris

Stockport

Cheshire

SK4 1RU

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	6
Hazardous Substances	-
Geological	7
Industrial Land Use	10
Sensitive Land Use	12
Data Currency	13
Data Suppliers	18
Useful Contacts	19

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client. In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

Copyright Notice

© Landmark Information Group Limited 2024. The Copyright on the information and data and its format as contained in this Envirocheck® Report ("Report") is the property of Landmark Information Group Limited ("Landmark") and several other Data Providers, including (but not limited to) Ordnance Survey, British Geological Survey, the Environment Agency/Natural Resources Wales and Natural England, and must not be reproduced in whole or in part by photocopying or any other method. The Report is supplied under Landmark's Terms and Conditions accepted by the Customer. A copy of Landmark's Terms and Conditions can be found with the Index Map for this report. Additional copies of the Report may be obtained from Landmark, subject to Landmark's charges in force from time to time. The Copyright, design rights and any other intellectual rights shall remain the exclusive property of Landmark and /or other Data providers, whose Copyright material has been included in this Report. © Environment Agency & United Kingdom Research and Innovation 2024. © Natural Resources Wales & United Kingdom Research and Innovation 2024.

Natural England Copyright Notice

Site of Special Scientific Interest, National Nature Reserve, Ramsar, Special Protection Area, Special Conservation Area, Marine Nature Reserve data (derived from Ordnance Survey 1:10000 raster) is provided by, and used with the permission of, Natural England who retain the copyright and Intellectual Property Rights for the data.

Scottish Natural Heritage Copyright

Contains SNH information licensed under the Open Government Licence v3.0.

Ove Arup Copyright Notice

The Mining Instability data was obtained on licence from Ove Arup & Partners Limited (for further information, contact mining.review@arup.com). No reproduction or further use of such Data is to be made without the prior written consent of Ove Arup & Partners Limited. The supplied Mining Instability data is derived from publicly available records and other third party sources and neither Ove Arup & Partners nor Landmark warrant the accuracy or completeness of such information or data.

Stantec Copyright Notice

The cavity data presented has been extracted from the PBA (now Stantec UK Ltd) enhanced version of the original DEFRA national cavity databases. Stantec UK Ltd retain the copyright & intellectual property rights in the data. Whilst all reasonable efforts are made to check that the information contained in the cavity databases is accurate we do not warrant that the data is complete or error free. The information is based upon our own researches and those collated from a number of external sources and is continually being augmented and updated by Stantec UK Ltd. In no event shall Stantec UK Ltd or Landmark be liable for any loss or damage including, without limitation, indirect or consequential loss or damage arising from the use of this data.

Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and Public Health England. The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of Radon Affected Area status.

Natural Resources Wales Copyright Notice

Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Contains Ordnance Survey Data. Ordnance Survey Licence number 100019741. Crown Copyright and Database Right. Contains Natural Resources Wales information © Natural Resources Wales and Database Right. All rights Reserved. Some features of this information are based on digital spatial data licensed from the Centre for Ecology & Hydrology © NERC (CEH). Defra, Met Office and DARD Rivers Agency © Crown copyright. © Cranfield University. © James Hutton Institute. Contains OS data © Crown copyright and database right 2024. Land & Property Services © Crown copyright and database right.

Report Version v53.0

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Agency & Hydrological			
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes
Contaminated Land Register Entries and Notices			
Discharge Consents	pg 1	2	2
Prosecutions			
Enforcement and Prohibition Notices			
Integrated Pollution Controls			
Integrated Pollution Prevention And Control			
Local Authority Integrated Pollution Prevention And Control			
Local Authority Pollution Prevention and Controls	pg 2		1
Local Authority Pollution Prevention and Control Enforcements			
Nearest Surface Water Feature	pg 2	Yes	
Pollution Incidents to Controlled Waters	pg 3	1	2
Historical Prosecutions			
Registered Radioactive Substances			
Substantiated Pollution Incident Register	pg 3		1
Water Abstractions	pg 3		(*1)
Water Industry Act Referrals			
Groundwater Vulnerability Map	pg 4	Yes	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a
Groundwater Vulnerability - Local Information			n/a
Bedrock Aquifer Designations	pg 4	Yes	n/a
Superficial Aquifer Designations	pg 4	Yes	n/a
Source Protection Zones			
Extreme Flooding from Rivers or Sea without Defences			
Flooding from Rivers or Sea without Defences			
Areas Benefiting from Flood Defences			
Flood Water Storage Areas			
Flood Defences			
OS Water Network Lines	pg 4		7
Water Framework Directive - Catchment	pg 5	Yes	
Water Framework Directive - Groundwater	pg 5	Yes	
Water Framework Directive - Surface Waters			

Summary

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Waste			
BGS Recorded Landfill Sites			
Historical Landfill Sites			
Integrated Pollution Control Registered Waste Sites			
Licensed Waste Management Facilities (Landfill Boundaries)			
Licensed Waste Management Facilities (Locations)			
Local Authority Landfill Coverage	pg 6	1	n/a
Local Authority Recorded Landfill Sites			
Potentially Infilled Land (Non-Water)	pg 6		1
Potentially Infilled Land (Water)			
Registered Landfill Sites			
Registered Waste Transfer Sites			
Registered Waste Treatment or Disposal Sites			
Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)			
Explosive Sites			
Notification of Installations Handling Hazardous Substances (NIHHS)			
Planning Hazardous Substance Consents			
Planning Hazardous Substance Enforcements			

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Geological			
BGS 1:625,000 Solid Geology	pg 7	Yes	n/a
BGS Estimated Soil Chemistry	pg 7	Yes	Yes
BGS Recorded Mineral Sites	pg 8		1
BGS Urban Soil Chemistry			
BGS Urban Soil Chemistry Averages			
CBSCB Compensation District			n/a
Coal Mining Affected Areas	pg 9	Yes	n/a
Mining Instability	pg 9	Yes	n/a
Man-Made Mining Cavities			
Natural Cavities			
Non Coal Mining Areas of Great Britain			
Potential for Collapsible Ground Stability Hazards	pg 9	Yes	
Potential for Compressible Ground Stability Hazards			
Potential for Ground Dissolution Stability Hazards			
Potential for Landslide Ground Stability Hazards	pg 9	Yes	
Potential for Running Sand Ground Stability Hazards	pg 9	Yes	
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 9		Yes
Radon Potential - Radon Affected Areas	pg 9	Yes	n/a
Radon Potential - Radon Protection Measures			n/a
Industrial Land Use			
Contemporary Trade Directory Entries	pg 10		4
Fuel Station Entries	pg 10		2
Points of Interest - Commercial Services	pg 10		1
Points of Interest - Education and Health			
Points of Interest - Manufacturing and Production	pg 10		1
Points of Interest - Public Infrastructure	pg 10		2
Points of Interest - Recreational and Environmental	pg 10		5
Underground Electrical Cables			

Summary

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Sensitive Land Use			
Ancient Woodland			
Areas of Adopted Green Belt	pg 12		1
Areas of Unadopted Green Belt			
Areas of Outstanding Natural Beauty			
Environmentally Sensitive Areas			
Forest Parks			
Local Nature Reserves			
Marine Nature Reserves			
National Nature Reserves			
National Parks			
Nitrate Sensitive Areas			
Nitrate Vulnerable Zones			
Ramsar Sites			
Sites of Special Scientific Interest			
Special Areas of Conservation			
Special Protection Areas			
World Heritage Sites			

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (N)	0	1	377813 412800
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SW)	0	1	377813 412788
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (S)	23	1	377813 412750
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SE)	27	1	377850 412750
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (W)	36	1	377750 412788
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (W)	38	1	377750 412800
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SW (SW)	52	1	377750 412750
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	71	1	377750 412850
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SE (S)	123	1	377813 412650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SW (W)	136	1	377650 412788
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (SW)	136	1	377750 412650
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NW (NW)	142	1	377700 412900
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (N)	153	1	377750 412950
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (N)	199	1	377750 413000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (SE)	238	1	378000 412600
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NW (N)	247	1	377750 413050
1	Discharge Consents Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: New Street Combined Sewer Overflow 13 New Street, Tottington, Bury, Greater Manchester, B18 3ha Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01bry0008 Permit Version: 2 Effective Date: 3rd September 2010 Issued Date: 3rd September 2010 Revocation Date: 4th February 2016 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: Black Brook Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A13SW (W)	0	2	377790 412790

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	Discharge Consents Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: New Street Combined Sewer Overflow 13 New Street, Tottington, Bury, Greater Manchester, B18 3ha Authority: Environment Agency, North West Region Catchment Area: Not Given Reference: 01BRY0008 Permit Version: 1 Effective Date: 1st January 1995 Issued Date: Not Supplied Revocation Date: 2nd September 2010 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: Black Brook Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 100m	A13SW (W)	0	2	377790 412790
1	Discharge Consents Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: New Street Combined Sewer Overflow 13 New Street, Tottington, Bury, Greater Manchester, B18 3ha Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01bry0008 Permit Version: 4 Effective Date: 27th November 2019 Issued Date: 27th November 2019 Revocation Date: Not Supplied Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: Black Brook Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A13SW (W)	5	2	377784 412783
1	Discharge Consents Operator: United Utilities Water Limited Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Location: New Street Combined Sewer Overflow 13 New Street, Tottington, Bury, Greater Manchester, B18 3ha Authority: Environment Agency, North West Region Catchment Area: Not Supplied Reference: 01bry0008 Permit Version: 3 Effective Date: 5th February 2016 Issued Date: 5th February 2016 Revocation Date: 26th November 2019 Discharge Type: Public Sewage: Storm Sewage Overflow Discharge: Freshwater Stream/River Environment: Receiving Water: Black Brook Status: Varied under EPR 2010 Positional Accuracy: Located by supplier to within 10m	A13SW (W)	8	2	377785 412780
2	Local Authority Pollution Prevention and Controls Name: Tottington Motor Co Location: Market Street, Tottington, BURY, Lancashire, BL8 3LS Authority: Bury Metropolitan Borough Council, Environmental Health Department Permit Reference: Ps23 Dated: Not Supplied Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station Status: Authorisation revoked Positional Accuracy: Manually positioned to the address or location	A13NW (W)	162	3	377627 412817
	Nearest Surface Water Feature	A13SW (S)	0	-	377812 412773

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
3	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Greater Manchester Authority: Environment Agency, North West Region Pollutant: Oils - Unknown Note: Black Brook; Oil Incident Date: 6th June 1996 Incident Reference: 96621221 Catchment Area: Irwell Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NW (NW)	0	2	377800 412800
4	Pollution Incidents to Controlled Waters Property Type: WSC Sewage, Sewerage & Supply: Northumbrian Water Ltd Location: Black Brook, Near New Street, TOTTINGTON, Greater Manchester Authority: Environment Agency, North West Region Pollutant: Crude Sewage Note: Not Supplied Incident Date: 10th July 1999 Incident Reference: 29971 Catchment Area: Irwell Receiving Water: River Stretch (Freshwater) Cause of Incident: Drainage Failures : Combined Sewer Failure Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 10m	A13SE (SE)	97	2	377900 412700
5	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Tottington Motor Company Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Colour Note: Black Bk; Colour Incident Date: 12th March 1997 Incident Reference: 97620424 Catchment Area: Irwell Receiving Water: Freshwater Stream/River Cause of Incident: Other Cause Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SW (W)	206	2	377600 412700
6	Substantiated Pollution Incident Register Authority: Environment Agency - North West Region, South Area Incident Date: 29th July 2001 Incident Reference: 20086 Water Impact: Category 2 - Significant Incident Air Impact: Category 4 - No Impact Land Impact: Category 4 - No Impact Positional Accuracy: Located by supplier to within 10m Pollutant: Crude Sewage	A13NW (NW)	214	2	377597 412888
	Water Abstractions Operator: Whitefield Systems (Holdings) Ltd Licence Number: 2569001152 Permit Version: Not Supplied Location: Kirklees Brook, TOTTINGTONBURY, Lancashire Authority: Environment Agency, North West Region Abstraction: Manufacturing Abstraction Type: Not Supplied Source: Surface Daily Rate (m3): 3637 Yearly Rate (m3): 909200 Details: Licence Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A14NW (NE)	484	2	378200 413100

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Low Vulnerability Combined Vulnerability: Low Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: Low Bedrock Flow: Well Connected Fractures Dilution: >550 mm/year Baseflow Index: <40% Superficial Patchiness: >90% Superficial Thickness: 3-10m Superficial Recharge: Low	A13SE (SW)	0	4	377813 412788
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13SE (SW)	0	4	377813 412788
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13SE (SW)	0	4	377813 412788
	Extreme Flooding from Rivers or Sea without Defences None				
	Flooding from Rivers or Sea without Defences None				
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
7	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 76.6 Watercourse Level: On ground surface Permanent: True Watercourse Name: Black Brook Catchment Name: Mersey Primacy: 1	A13SW (S)	1	5	377812 412772
8	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 350.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Black Brook Catchment Name: Mersey Primacy: 1	A13SW (W)	5	5	377787 412782
9	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 122.6 Watercourse Level: Underground Permanent: True Watercourse Name: Black Brook Catchment Name: Mersey Primacy: 1	A13SE (SE)	23	5	377860 412765
10	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 17.0 Watercourse Level: On ground surface Permanent: True Watercourse Name: Black Brook Catchment Name: Mersey Primacy: 1	A13SE (SE)	145	5	377955 412689

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
11	OS Water Network Lines Watercourse Form: Lake Watercourse Length: 4.4 Watercourse Level: On ground surface Permanent: True Watercourse Name: Black Brook Catchment Name: Mersey Primacy: 1	A13SE (SE)	159	5	377971 412686
12	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 123.9 Watercourse Level: On ground surface Permanent: True Watercourse Name: Black Brook Catchment Name: Mersey Primacy: 1	A13SE (SE)	164	5	377974 412684
13	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 26.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A13SE (E)	249	5	378077 412706
	Water Framework Directive - Catchment Class Code: River Catchment WaterBody Name: Kirklees Brook WaterBody ID: GB112069064610 Operational: Croal Inwell Catchment: Inwell Management: Inwell Catchment: Inwell Catchment Name: Inwell	A13SE (SW)	0	2	377813 412788
	Water Framework Directive - Groundwater Waterbody Name: Northern Manchester Carboniferous Aquifers Waterbody ID: GB41202G101800 URL Address: https://environment.data.gov.uk/catchment-planning/WaterBody/GB41202G101800 Overall Rating: Poor Chemical Rating: Poor Quantitative: Good Measure: 2019	A13SE (SW)	0	2	377813 412788

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Local Authority Landfill Coverage Name: Bury Metropolitan Borough Council - Has not been able to supply Landfill data		0	6	377813 412788
14	Potentially Infilled Land (Non-Water) Bearing Ref: SE Use: Unknown Filled Ground (Pit, quarry etc) Date of Mapping: 1982	A13SE (SE)	248	-	377950 412553

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Pennine Lower Coal Measures Formation And South Wales Lower Coal Measures Formation (Undifferentiated)	A13SE (SW)	0	1	377813 412788
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: 200 - 300 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A13SE (SW)	0	1	377813 412788
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: 200 - 300 mg/kg Nickel: 15 - 30 mg/kg Concentration:	A13SW (W)	76	1	377717 412754
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: 200 - 300 mg/kg Nickel: 15 - 30 mg/kg Concentration:	A13SE (S)	117	1	377827 412654
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: 200 - 300 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A13SW (SW)	144	1	377744 412644
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic: <15 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: 200 - 300 mg/kg Nickel: 15 - 30 mg/kg Concentration:	A13NE (NE)	145	1	377935 412891
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic: 15 - 25 mg/kg Concentration: Cadmium: <1.8 mg/kg Concentration: Chromium: 60 - 90 mg/kg Concentration: Lead Concentration: 300 - 600 mg/kg Nickel: 30 - 45 mg/kg Concentration:	A13SE (E)	161	1	378000 412788

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 300 - 600 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NE (E)	165	1	378000 412811
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13NE (N)	189	1	377813 413000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 300 - 600 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13SE (SE)	191	1	378000 412674
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: <15 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 100 - 200 mg/kg Nickel Concentration: 15 - 30 mg/kg	A13NE (N)	195	1	377858 413000
	BGS Estimated Soil Chemistry Source: British Geological Survey, National Geoscience Information Service Soil Sample Type: Sediment Arsenic Concentration: 15 - 25 mg/kg Cadmium Concentration: <1.8 mg/kg Chromium Concentration: 60 - 90 mg/kg Lead Concentration: 200 - 300 mg/kg Nickel Concentration: 30 - 45 mg/kg	A13SW (S)	197	1	377792 412578
15	BGS Recorded Mineral Sites Site Name: Copp Hill Sand Pit Location: Tottington, Bury, Lancashire Source: British Geological Survey, National Geoscience Information Service Reference: 96453 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Quaternary Geology: Glaciofluvial Deposits, Devensian Commodity: Sand Positional Accuracy: Located by supplier to within 10m	A13SE (SE)	230	1	377943 412569
	BGS Measured Urban Soil Chemistry No data available				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Urban Soil Chemistry Averages No data available				
	Coal Mining Affected Areas Description: In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.	A13SE (SW)	0	7	377813 412788
	Mining Instability Mining Evidence: Inconclusive Coal Mining Source: Ove Arup & Partners Boundary Quality: As Supplied	A13SE (SW)	0	-	377813 412788
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	377813 412788
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	377813 412788
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	377813 412788
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	377813 412788
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	377813 412788
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	377813 412788
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	64	1	377821 412706
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	85	1	377705 412763
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	153	1	377731 412640
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	241	1	377849 412532
	Radon Potential - Radon Affected Areas Affected Area: The property is in an Intermediate probability radon area (1 to 3% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	377813 412788
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SE (SW)	0	1	377813 412788

Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
16	Contemporary Trade Directory Entries Name: Iron Angel Location: 3, Wellbank Street, Tottington, Bury, Lancashire, BL8 3HX Classification: Ironing & Home Laundry Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	103	-	377707 412722
17	Contemporary Trade Directory Entries Name: Shell Gem Tottington Location: Market Street, Tottington, Bury, Lancashire, BL8 3LS Classification: Petrol Filling Stations Status: Active Positional Accuracy: Automatically positioned to the address	A13NW (W)	182	-	377610 412833
18	Contemporary Trade Directory Entries Name: Sunnywood Halt Location: Sunnywood Garage, Bury Road, Tottington, Bury, Lancashire, BL8 3EU Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SE (SE)	219	-	377981 412608
19	Contemporary Trade Directory Entries Name: Henderson Irvine Fire Engineering Ltd Location: 211, Booth Street, Tottington, Bury, Lancashire, BL8 3JD Classification: Firefighting Equipment Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (S)	243	-	377777 412533
20	Fuel Station Entries Name: Gem Market Street Location: 106, Market Street, Tottington, Bury, Greater Manchester, BL8 3LS Brand: Shell Premises Type: Petrol Station Status: Open Positional Accuracy: Manually positioned to the address or location	A13NW (W)	182	-	377610 412833
21	Fuel Station Entries Name: Benimotor Services Location: Bury Road, Tottington, Bury, Greater Manchester, BL8 3EU Brand: Obsolete Premises Type: Not Applicable Status: Obsolete Positional Accuracy: Automatically positioned to the address	A13SE (SE)	219	-	377980 412607
22	Points of Interest - Commercial Services Name: Tottington Motor Co Ltd Location: Market Street, Tottington, Bury, BL8 3LS Category: Repair and Servicing Class Code: Vehicle Repair, Testing and Servicing Positional Accuracy: Positioned to address or location	A13NW (W)	159	8	377628 412804
23	Points of Interest - Manufacturing and Production Name: Victoria Works Location: Not Supplied Category: Industrial Features Class Code: Unspecified Works Or Factories Positional Accuracy: Positioned to an adjacent address or location	A13NW (W)	69	8	377724 412818
24	Points of Interest - Public Infrastructure Name: Gem Tottington Location: 106, Market Street, Tottington, Bury, BL8 3LS Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13NW (W)	182	8	377610 412833
24	Points of Interest - Public Infrastructure Name: Shell Gem Tottington Location: Shell, 106, Market Street, Tottington, BL8 3LS Category: Road And Rail Class Code: Petrol and Fuel Stations Positional Accuracy: Positioned to address or location	A13NW (W)	183	8	377609 412832
25	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13SW (S)	129	8	377776 412649

Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
25	Points of Interest - Recreational and Environmental Name: Playground Location: Booth Street, BL8 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13SW (S)	139	8	377783 412637
26	Points of Interest - Recreational and Environmental Name: Playground Location: Not Supplied Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	227	8	377661 412980
26	Points of Interest - Recreational and Environmental Name: Playground Location: BL8 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to an adjacent address or location	A13NW (NW)	235	8	377665 412994
26	Points of Interest - Recreational and Environmental Name: Playground Location: Nr Old Towns Close, BL8 Category: Recreational Class Code: Playgrounds Positional Accuracy: Positioned to address or location	A13NW (NW)	243	8	377657 412998

Sensitive Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
27	Areas of Adopted Green Belt Authority: Bury Metropolitan Borough Council Plan Name: Bury Unitary Development Plan Status: Adopted Plan Date: 29th August 1997	A13NE (NE)	134	6	377924 412888

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Environment Agency - Head Office Bury Metropolitan Borough Council - Environmental Health Department	November 2023 September 2017	Annually Annual Rolling Update
Discharge Consents Environment Agency - North West Region	October 2024	Quarterly
Enforcement and Prohibition Notices Environment Agency - North West Region	March 2013	
Integrated Pollution Controls Environment Agency - North West Region	January 2009	
Integrated Pollution Prevention And Control Environment Agency - North West Region	October 2024	Quarterly
Local Authority Integrated Pollution Prevention And Control Bury Metropolitan Borough Council - Environmental Health Department	February 2015	Variable
Local Authority Pollution Prevention and Controls Bury Metropolitan Borough Council - Environmental Health Department	February 2015	Not Applicable
Local Authority Pollution Prevention and Control Enforcements Bury Metropolitan Borough Council - Environmental Health Department	February 2015	Variable
Nearest Surface Water Feature Ordnance Survey	October 2024	
Pollution Incidents to Controlled Waters Environment Agency - North West Region	January 2000	
Historical Prosecutions Environment Agency, North West Region	March 2013	Not Applicable
Prosecutions Environment Agency - Head Office	February 2024	Annually
Registered Radioactive Substances Environment Agency - Head Office Environment Agency - North West Region	May 2023 May 2023	
Substantiated Pollution Incident Register Environment Agency - North West Region - South Area	October 2024	Quarterly
Water Abstractions Environment Agency - North West Region	October 2024	Quarterly
Water Industry Act Referrals Environment Agency - North West Region	October 2017	
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	As notified
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	As notified
Source Protection Zones Environment Agency - Head Office	September 2022	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	As notified
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2023	
Flood Water Storage Areas Environment Agency - Head Office	January 2024	Quarterly

Agency & Hydrological	Version	Update Cycle
Flood Defences Environment Agency - Head Office	August 2022	
OS Water Network Lines Ordnance Survey	October 2024	Quarterly
Surface Water 1 in 30 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 100 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water 1 in 1000 year Flood Extent Environment Agency - Head Office	May 2018	Annually
Surface Water Suitability Environment Agency - Head Office	February 2016	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified
Water Framework Directive - Catchment Environment Agency - Head Office	July 2023	Annually
Water Framework Directive - Groundwater Environment Agency - Head Office	July 2024	Annually
Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites Environment Agency - Head Office	August 2024	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - North West Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - North West Region - South Area	August 2024	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North West Region - South Area	October 2024	Quarterly
Local Authority Landfill Coverage Bury Metropolitan Borough Council	February 2003	Not Applicable
Local Authority Recorded Landfill Sites Bury Metropolitan Borough Council	October 2018	
Potentially Infilled Land (Non-Water) Landmark Information Group Limited	December 1999	
Potentially Infilled Land (Water) Landmark Information Group Limited	December 1999	
Registered Landfill Sites Environment Agency - North West Region - South Area	March 2006	Not Applicable
Registered Waste Transfer Sites Environment Agency - North West Region - South Area	April 2018	
Registered Waste Treatment or Disposal Sites Environment Agency - North West Region - South Area	June 2015	

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	September 2024	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements Bury Metropolitan Borough Council	February 2016	Variable
Planning Hazardous Substance Consents Bury Metropolitan Borough Council	February 2016	Variable
Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Estimated Soil Chemistry British Geological Survey - National Geoscience Information Service	December 2015	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	March 2024	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Coal Mining Affected Areas The Coal Authority - Property Searches	February 2023	Annual Rolling Update
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	October 2023	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	October 2023	Annually

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	September 2024	Quarterly
Fuel Station Entries Catalist Ltd - Experian	February 2024	Quarterly
Points of Interest - Commercial Services PointX	September 2024	Quarterly
Points of Interest - Education and Health PointX	September 2024	Quarterly
Points of Interest - Manufacturing and Production PointX	September 2024	Quarterly
Points of Interest - Public Infrastructure PointX	September 2024	Quarterly
Points of Interest - Recreational and Environmental PointX	September 2024	Quarterly
Underground Electrical Cables National Grid	January 2024	

Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	April 2024	Bi-Annually
Areas of Adopted Green Belt Bolton Metropolitan Borough Council Bury Metropolitan Borough Council	July 2024 July 2024	Quarterly Quarterly
Areas of Unadopted Green Belt Bury Metropolitan Borough Council	July 2024	Quarterly
Areas of Outstanding Natural Beauty Natural England	November 2024	Bi-Annually
Environmentally Sensitive Areas Natural England	August 2023	
Forest Parks Forestry Commission	May 2023	Not Applicable
Local Nature Reserves Natural England	August 2024	Bi-Annually
Marine Nature Reserves Natural England	August 2024	Bi-Annually
National Nature Reserves Natural England	August 2024	Bi-Annually
National Parks Natural England	September 2024	Bi-Annually
Nitrate Sensitive Areas Natural England	April 2023	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Environment Agency - Head Office	April 2016 November 2024	Bi-Annually
Ramsar Sites Natural England	August 2024	Bi-Annually
Sites of Special Scientific Interest Natural England	April 2024	Bi-Annually
Special Areas of Conservation Natural England	October 2024	Bi-Annually
Special Protection Areas Natural England	November 2024	Bi-Annually

Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	 British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
Centre for Ecology and Hydrology	 Centre for Ecology & Hydrology NATURAL ENVIRONMENT RESEARCH COUNCIL
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Stantec UK Ltd	

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	Bury Metropolitan Borough Council - Environmental Health Department 3 Knowsley Place, Duke Street, Bury, Lancashire, BL9 0EJ	Telephone: 0161 253 5000 Fax: 0161 253 5563 Website: www.bury.gov.uk
4	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
5	Ordnance Survey Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.co.uk
6	Bury Metropolitan Borough Council Craig House, Bank Street, Bury, Lancashire, BL9 0DN	Telephone: 0161 253 5000 Fax: 0161 705 5290 Website: www.bury.gov.uk
7	The Coal Authority - Property Searches 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	Telephone: 0345 762 6848 Fax: 01623 637 338 Email: groundstability@coal.gov.uk Website: www2.groundstability.com
8	PointX 5-6 Abbey Court, Eagle Way, Sowton, Exeter, Devon, EX2 7HY	Website: www.pointx.co.uk
9	Bolton Metropolitan Borough Council Town Hall, The Wellsprings, Bolton, Lancashire, BL1 1US	Telephone: 01204 522311 Fax: 01204 392808 Website: www.bolton.gov.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Landmark Information Group, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0330 036 6618 Fax: 0844 844 9951 Email: helpdesk@landmark.co.uk Website: www.landmark.co.uk

Please note that the Environment Agency / Natural Resources Wales / SEPA have a charging policy in place for enquiries.

Geology 1:10,000 Maps Legends

Artificial Ground and Landslip

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	MGR	Made Ground (Undivided)	Artificial Deposit	Holocene - Holocene
	WGR	Worked Ground (Undivided)	Void	Holocene - Holocene
	WMGR	Infilled Ground	Artificial Deposit	Holocene - Holocene
	SLIP	Landslide Deposit	Unknown/Unclassified Entry	Quaternary - Quaternary

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Flandrian - Pleistocene
	GFDUD	Glaciofluvial Deposits, Devensian	Sand and Gravel	Devensian - Ipswichian
	TILLD	Till, Devensian	Diamicton	Devensian - Ipswichian
	HEAD	Head	Clay, Silt, Sand and Gravel	Quaternary - Ryazanian
	ALF	Alluvial Fan Deposits	Clay, Silt, Sand and Gravel	Quaternary - Ryazanian

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	OL	Old Lawrence Rock	Sandstone	Langsettian - Langsettian
	PLCM	Pennine Lower Coal Measures Formation	Mudstone, Siltstone and Sandstone	Langsettian - Langsettian
	GNR	Ganister Rock	Sandstone	Langsettian - Langsettian
	WH	Woodhead Hill Rock	Sandstone	Langsettian - Langsettian
	GAS	Great Arc Sandstone	Sandstone	Langsettian - Langsettian
	PLCM	Pennine Lower Coal Measures Formation	Sandstone	Langsettian - Langsettian
	ON	Ousel Nest Grit	Sandstone	Langsettian - Langsettian
	HER	Helpet Edge Rock	Sandstone	Langsettian - Langsettian
	MLRS	Milnrow Sandstone	Sandstone	Langsettian - Langsettian
	CAR	Cannel Rock (South Lancashire)	Sandstone	Langsettian - Langsettian
	TRBR	Trencherbone Rock	Sandstone	Langsettian - Langsettian
	Fault			
	Rock			



Geology 1:10,000 Maps

This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:10,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around a site. This mapping may be more up to date than previously published paper maps.

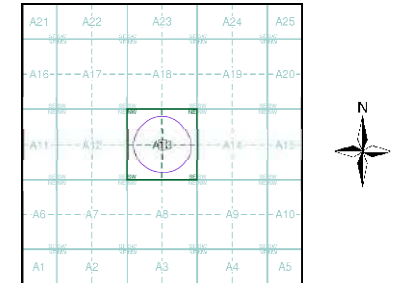
The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page.

Please Note: Not all of the layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

Geology 1:10,000 Maps Coverage

Map ID: 1
Map Name: SD71SE
Map Date: 2007
Bedrock Geology: Available
Superficial Geology: Available
Artificial Geology: Available
Faults: Available
Landslip: Available
Rock Segments: Available

Geology 1:10,000 Maps - Slice A



Order Details

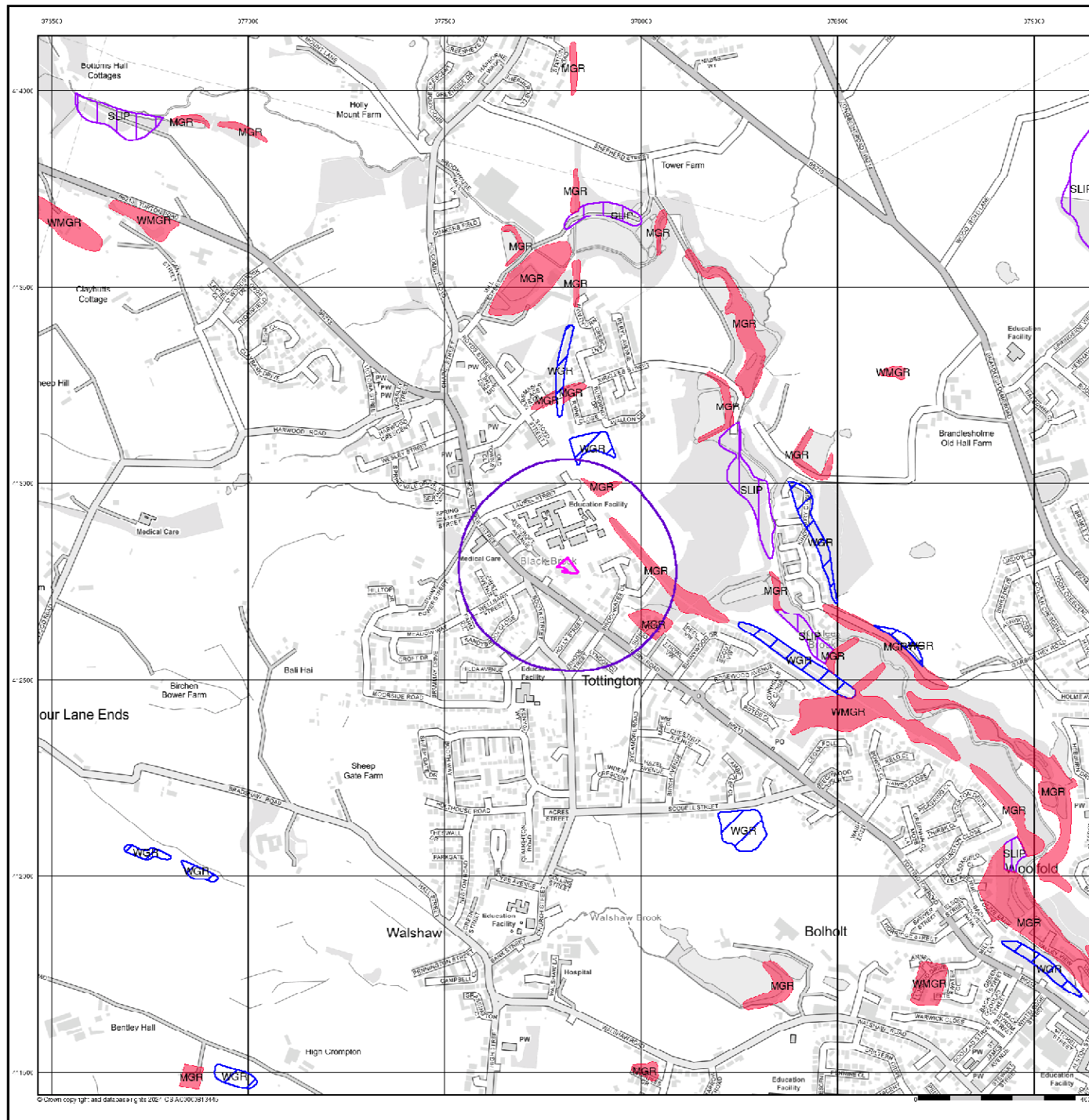
Order Number: 364093529_1_1
Customer Ref: 6171 VVC
National Grid Reference: 377810, 412790
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 250

Site Details

Land at Victoria Court, Tottington, Bury, BL8 3GY



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



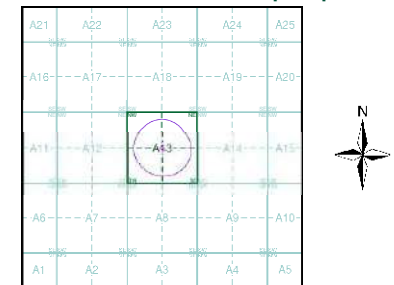
Artificial Ground and Landslip

Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- Infilled ground - areas where the ground has been cut away then wholly or partially backfilled.
- Landscaped ground - areas where the surface has been reshaped.
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

Mass movement (landslip) deposits on BGS geological maps are primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground. The dataset also includes foundered strata, where the ground has collapsed due to subsidence.

Artificial Ground and Landslip Map - Slice A



Order Details

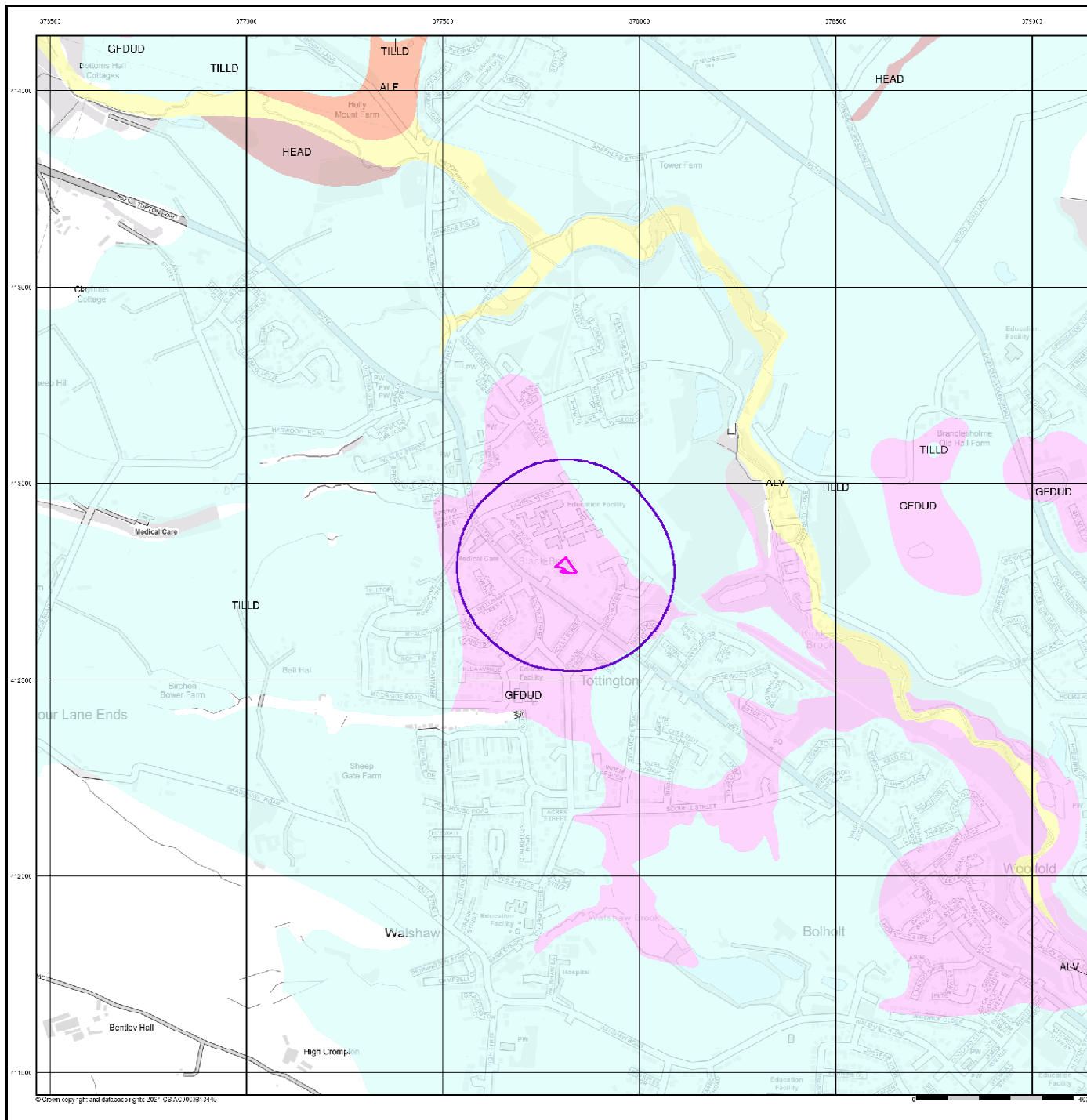
Order Number: 364093529_1_1
Customer Ref: 6171 VVC
National Grid Reference: 377810, 412790
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 250

Site Details

Land at Victoria Court, Tottington, Bury, BL8 3GY



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



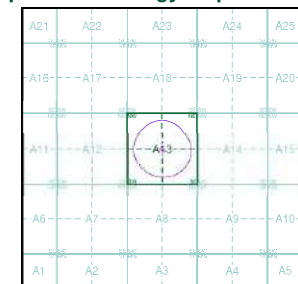
Superficial Geology

BGS 1:10,000 Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, which extends back about 1.8 million years from the present.

They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and 'in place'. Other superficial strata may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made origin.

Most of these Superficial deposits are unconsolidated sediments such as gravel, sand, silt and clay, and onshore they form relatively thin, often discontinuous patches or larger spreads.

Superficial Geology Map - Slice A

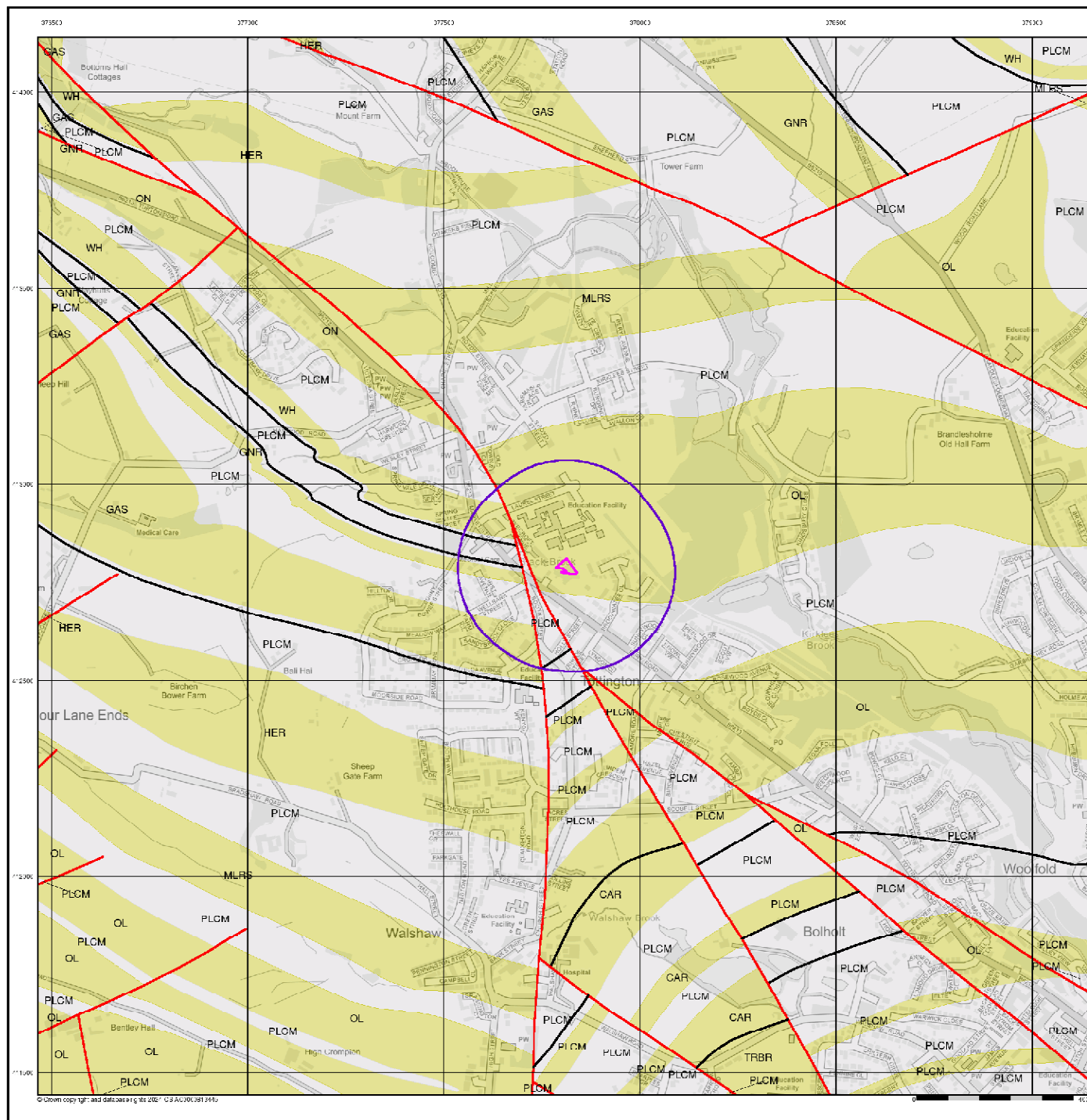


Order Details

Order Number: 364093529_1_1
Customer Ref: 6171 VVC
National Grid Reference: 377810, 412790
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 250

Site Details

Land at Victoria Court, Tottington, Bury, BL8 3GY



Bedrock and Faults

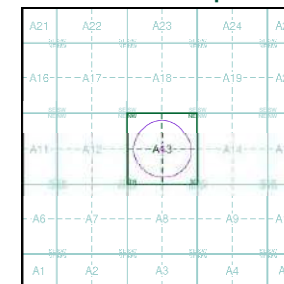
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

The bedrock has formed over vast lengths of geological time ranging from ancient and highly altered rocks of the Proterozoic, some 2500 million years ago, or older, up to the relatively young Pliocene, 1.8 million years ago.

The bedrock geology includes many lithologies, often classified into three types based on origin: igneous, metamorphic and sedimentary.

The BGS Faults and Rock Segments dataset includes geological faults and thin beds mapped as lines such as coal seams and mineral veins. These are not restricted by age and could relate to features of any of the 1:10,000 geology datasets.

Bedrock and Faults Map - Slice A



Order Details

Order Number: 364093529_1_1
Customer Ref: 6171 VVC
National Grid Reference: 377810, 412790
Slice: A
Site Area (Ha): 0.1
Search Buffer (m): 250

Site Details

Land at Victoria Court, Tottington, Bury, BL8 3GY



The Coal
Authority

CON29M

coal mining report

LAND AT VICTORIA COURT, TOTTINGTON, BURY, GREATER MANCHESTER



Known or potential coal mining risks

Future underground coal mining

Page 4



Further action

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

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



Professional opinion

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

Your reference: **364093529_2**
Our reference: **51003464835001**
Date: **22 November 2024**

Client name:
NLIS Hub

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



The Law
Society

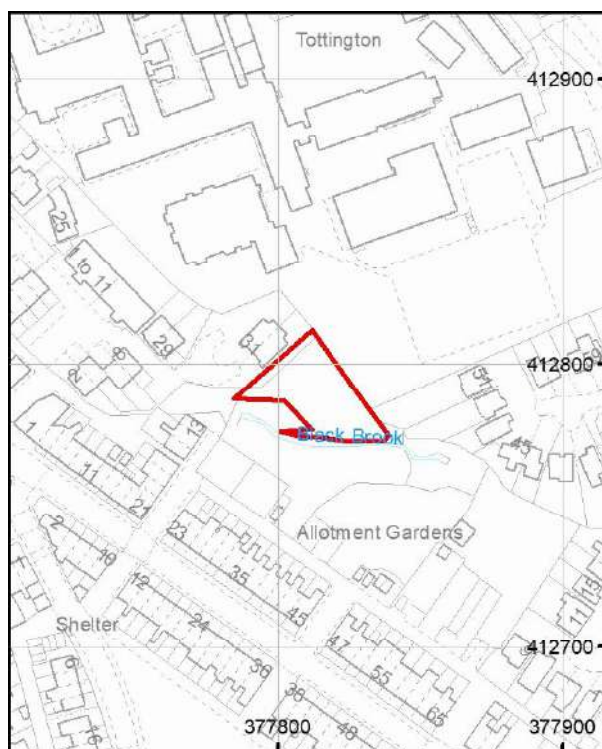
Enquiry boundary

Key

Approximate position of enquiry boundary shown



We can confirm that the location is
on the coalfield



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2018. All rights reserved.
Ordnance Survey Licence number: 100020315.

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



Accessibility

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

Your reference: **364093529_2**
Our reference: **51003464835001**
Date: **22 November 2024**

Client name:
NLIS Hub

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

Professional opinion



Future development

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

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

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

Detailed findings

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

The Coal Authority owns the copyright in this report and the information used to produce this report is protected by our database rights. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.

1 Past underground coal mining

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

2 Present underground coal mining

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

3 Future underground coal mining

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

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

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

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

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

4 Mine entries

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

5 Coal mining geology

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

6 Past opencast coal mining

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

7 Present opencast coal mining

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

8 Future opencast coal mining

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

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

9 Coal mining subsidence

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

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

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

10 Mine gas

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

11 Hazards related to coal mining

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

12 Withdrawal of support

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.

13 Working facilities order

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

14 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.

Statutory cover



Coal mining subsidence

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

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

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

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



Coal mining hazards

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

Glossary



Key terms

adit - horizontal or sloped entrance to a mine

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

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

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

coal seams - bed of coal of varying thickness

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

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

mine entries - collective name for shafts and adits

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

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

shaft - vertical entry into a mine

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

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

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

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

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