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DESK STUDY WITH WALKOVER SURVEY

**AT
LAND ADJACENT TO
27-29 TARN DRIVE,
BURY,
BL9 9QB**

**PREPARED FOR
SAEID TAPEH**

**REPORT NO. 8305A
APRIL 2026**

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EXECUTIVE SUMMARY

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

Section	Subject	Summary
Site Details	Site Address	Land adjacent to 27-29 Tarn Drive, Bury, BL9 9QB.
	Grid Reference	380345E, 408975N.
	Current Land Use	Undeveloped grassed open space adjacent to residences.
	Proposed Development	A three floor detached residence with associated parking and gardens.
Site History	On Site	In the earliest survey (1848-1851) the site was an undeveloped field. By 1937 a tennis court was built across the site, and removed by 1956-1957, by which point a playground was present in the eastern half of the site. This playground was removed by 1984-1985, when Lakeland Crescent was built along the eastern site boundary. Trees present in the centre and south of the site were cut down by 2018.
	Beyond Site Boundary	In the earliest survey (1848-1851) the area around the site was almost entirely undeveloped, with a road (Manchester Road, A56) 100m east and several residences 60m northwest, 90m east, 120m northeast and 200m south, along with a workhouse 200m south. By 1890 a spring was present 20m to the northwest (infilled by 1910), and a public house was constructed 65m to the east. A timber yard and building material works were noted from 130m to the south, potentially related to the earlier workhouse. A tramway was built along Manchester Road 100m east by 1910, and removed by 1957-1957. By 1930 the timber yard was removed and the building material works building was expanded and turned into a tannery with an associated sludge bed, reservoir and refuse heap 200m to the south, removed and infilled by 1956-1957 respectively following conversion of the tannery to a rubber works. Tarn Drive constructed along the northern site boundary by 1937, along with associated houses from 20m northwest. An unspecified building is constructed adjacent to the western site boundary by 1956-1957 (labelled 29 Tarn Drive by 1970-1974). By 1956-1957, earthworks were noted 10m to the east (removed by 1970-1974) and 30m to the north. Lakeland Crescent and an electricity substation were built along the eastern and southern site boundaries by 1984-1985, along with an associated residential development up to 170m to the south and 120m to the southwest. Domestic garages built 100m to the west by 1970-74 demolished by 1984-1985. Industrial units were constructed 200m to the south by 2005, and an area 210m to the west was developed into an industry associated storage yard by 2018.
Geological and Mining Appraisal	Made Ground	No Made Ground indicated on site, however due to previous development some may be present.
	Superficial Geology	River Terrace Deposits (sand and gravel) on site, Devensian Till (Diamicton, poorly sorted gravelly sandy silty clay) 21m northeast.
	Bedrock Geology	Trencherbone Rock (sandstone) on site, Pennine Lower Coal Measures Formation (mudstone, siltstone and sandstone) 37m northeast.
	Radon	Radon protection measures are not required.
	Mining	Three historical surface excavations, nearest 20m north between 1928 and 1938. The Coal Authority indicate there is a potential for coal mining beneath the site or within 1km of the site boundary, and that there are probable unrecorded shallow workings of coal. A rotary borehole investigation is recommended.
	Subsidence Hazards	The hazard rating from natural subsidence hazards is very low to negligible.

Environmental Appraisal	Landfill Sites	Three unregistered landfills (infilled ponds), nearest 10m northwest infilled by 1910, most recent 200m to the south infilled by 1956-1957. A refuse heap is also present 208m to the south, dated 1928. These are unlikely to affect the site.
	Hydrogeology	Superficial deposits and bedrock both comprise a Secondary A aquifer. The vulnerability of groundwater to pollution is low.
	Hydrology	No watercourses or surface water features within 250m of the site boundary.
	Flood Risk	Site is within a Flood Zone 2, a Flood Risk Assessment will be required.
	Industrial Land Uses	Fifteen historical and ten current industrial land uses identified. Historical land uses include unspecified ground workings (20m north 1928-1938), garages (nearest 126m south 1971-1987, most recent 137m southeast 1989-1995) and tanneries (nearest and most recent 156m south by 1955). Current land uses include an electricity substation (2m south), vehicle repair, testing and servicing works (nearest 149m southeast), and a closed petrol station (225m southeast).
	Other Relevant Details	None.
Recommendations	The conceptual ground model indicates that a nominal intrusive ground investigation is required to assess the ground conditions and obtain samples for PCB testing adjacent to the electricity substation. In addition, if a significant thickness of Made Ground is found to be present soil samples should be obtained for contamination analysis and asbestos detection and, where possible, groundwater and surface water samples for contamination analysis. In addition, the conceptual ground model indicates that ground gas monitoring is not required unless a significant thickness of Made Ground is encountered in site. If substantial Made Ground is present gas standpipes should be installed and monitored over an extended period of time to allow for an assessment to be made. As stated in the Geological and Mining Risk Assessment dated December 2025, ref. 8305, we recommend that a minimum of two rotary boreholes are taken out to 30m depth followed by a ground stability assessment in order to determine whether remedial measures are required for the proposed development. Also where mineworkings are found at shallow depth there is a potential for accumulated mine gas migrating to the surface or near surface level. Given this scenario consideration should be given to installing standpipes and undertaking ground gas monitoring followed by a ground gas risk assessment.	
Other Considerations (for Warranty Providers, Building Control, Structural Engineers, Developers, etc.)	Listed below are various items that are likely to be required at some point during the development and it would be cost effective to have them carried out simultaneously. This is not an exhaustive list. • Boreholes and laboratory testing to assess the ground conditions for foundation design. • BRE Digest 365 Soakaway Tests. • Waste Classification and WAC testing for removal of waste to landfill. • Water Pipeline Risk Assessment.	

**DESK STUDY WITH WALKOVER SURVEY FOR LAND ADJACENT TO 27-29
TARN DRIVE, BURY, BL9 9QB**

CLIENT: SAEID TAPEH

1 INTRODUCTION

This report has been prepared in accordance with an email, dated 14th March 2026, from the Client.

The brief was set out in our estimate, ref. E8272 and dated 13th January 2026 and comprises a walkover survey and a desk study report including a historical, geological, mining and environmental appraisal together with a conceptual ground model.

We have previously issued a Geological and Mining Risk Assessment, report no. 8305 and dated December 2025, which should be read in conjunction with this report.

1.1 Site Location and Description

The site is located adjacent to 27 and 29 Tarn Drive, Bury, BL9 9QB, as indicated on Figure 1. The approximate National Grid Reference of the centre of the site is 380345E, 408975N.

As shown on Figure 2, the about 0.03 hectare almost rectangular shaped site is bounded to the north by Tarn Drive, to the east by Lakeland Crescent, to the south by an electricity substation, and to the west by 27 and 29 Tarn Drive (apartments). The site comprises a small grassed undeveloped open space.

1.2 Proposed Development and Purpose of the Desk Study

We understand that it is proposed to build a three floor detached residence with associated parking and gardens, as shown on Figure 3.

The Environment Agency's Land Contamination Risk Management guidance ^[1] sets out a three tiered approach to risk assessment:

1. Preliminary risk assessment: first tier of risk assessment that develops the initial conceptual site model to establish whether there are any potentially unacceptable risks.
2. Generic quantitative risk assessment: uses generic assessment criteria and assumptions to estimate risk.
3. Detailed quantitative risk assessment: uses detailed site-specific information to estimate risk.

Each tier should establish contaminant sources, assess the hazard using a source-pathway-receptor (S-P-R) linkage approach to find out if there is the potential for unacceptable risk, predict what degree of harm or pollution might result and how likely it is to occur, and evaluate the risk to determine whether the risk is unacceptable.

This desk study report comprises a Tier 1 risk assessment and has been conducted in general accordance with the Environment Agency's 'Land Contamination Risk Management' guidance ^[1] and British Standard BS10175: 2011+A2:2017 ^[2].

The purpose of the desk study is to:

- To review information regarding the sites historical, geological and environmental setting in order to develop a preliminary conceptual model and establish if there are any potentially unacceptable risks arising from contamination at the site.
- to evaluate the need for intrusive investigation.
- to support the discharge of relevant planning conditions and to meet the requirements of the Local Planning Authority (Bury Metropolitan Borough Council).

1.3 Walkover Survey

The walkover survey was undertaken on 17th March 2026. Surface features observed were recorded on a plan of the site together with the positions and directions of photographs taken. The resulting Walkover Survey Plan is shown in Figure 2 and site photographs are appended.

On the day of the walkover survey, the site could be accessed from either Tarn Drive along the north of the site, or Lakeland Crescent along the east of the site. The site was level and entirely grass surfaced, and two tree stumps were present in the south and centre (photos 1 to 3, 5 and 6). A live electricity substation was noted to be present along the southern site boundary, behind a short hedge (photos 3 and 4).

The site was bounded by a brick residence and wooden residential fencing with concrete supports to the west, and a brick built electricity substation to the south. The north and east site boundaries were openly accessible.

No visual or olfactory contamination was noted during the walkover survey.

1.4 Previous Investigations

1.4.1 Geological and Mining Risk Assessment Ref. 8305

A detailed Geological and Mining Risk Assessment was produced by Sub Surface Consultants Limited dated December 2025, ref. 8305, which comprised a geological and mining risk assessment with our conclusions and recommendations, which should be read in conjunction with this report.

The risk assessment found that the site was underlain by superficial deposits of an unknown thickness, beneath which was the Trencherbone Sandstone. A coal seam (Trencherbone Mine) is anticipated to underlie the site at approximately 10 metres below rockhead, which based on BGS records is expected to comprise 0.5m of coal underlain by 0.9m of fireclay. Due to the intact rock strata above the coal seam being less than ten times the thickness of the coal seam and fireclay, surface instability and settlement may arise should workings have taken place. As a result, we recommended that a minimum of two rotary boreholes are taken out to a depth of 30 metres followed by a ground stability assessment to determine the requirement of remedial measures for the proposed development.

2 DESK STUDY

2.1 Historical Appraisal

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

TABLE 1 SMALL SCALE SURVEYS

Date	Scale
1848-1851	1:10,560
1890-1891	1:10,560
1907-1908	1:10,560
1923-1928	1:10,560
1938	1:10,560
1955-1956	1:10,560
1965-1969	1:10,560
1974-1977	1:10,000
1980-1983	1:10,000
1988***	1:10,000
1991***	1:10,000
2001	1:10,000
2010	1:10,000
2015	1:10,000
2025	1:10,000

TABLE 2 LARGE SCALE SURVEYS

Date	Scale
1890	1:2,500
1891	1:500*
1910	1:2,500
1930	1:2,500
1937	1:2,500
1956-1957	1:1,250**
1957-1958	1:1,250**
1957-1958	1:2,500
1971	1:2,500
1970-1975	1:1,250**
1984-1985	1:1,250**
1989	1:1,250**
1987-1992	1:1,250**
1992-1995	1:1,250**
1995	1:1,250**
1995	1:1,250**
2003	1:1,250

* Appended extract reproduced at 1:1,000.

** Appended extract reproduced at 1:2,000.

*** Site not covered by survey

Extracts of the above surveys are appended.

TABLE 3 HISTORICAL APPRAISAL

Date	On site	Beyond site boundary
1848-51	Site is an undeveloped field.	The area within 250m is almost entirely undeveloped, with a road present 100m to the east (today Manchester Road, A56) and several residences present 60m northwest, 120m northeast, 90m east and 200m to the south. A workhouse is present 200m to the south.
1890	No significant change to site.	Spring present 20m to the northwest. A public house (Swan and Cemetery) is present 65m to the east. A timber yard and building material works are present 130m and 200m to the south respectively (likely the workhouse present by 1848-1851). A church has been built 170m to the east.
1910	No significant change to site.	The spring 20m to the northwest is not shown. A tramway is present on the now labelled Manchester Road 100m to the east.
1930	No significant change to site	Numerous residences have been built from 180m to the southeast and 220m to the east. A school is present 110m to the southeast and a tennis ground has been created 120m to the east. The timber yard 130m to the south is no longer present, and the building material works building has been expanded and is labelled a tannery with an associated sludge bed, reservoir and refuse heap 200m to the south. Unspecified earthworks noted 240m to the north.
1937	A tennis court has been built across the site.	Tarn Drive has been constructed adjacent to the north site boundary, and houses have been built from 20m to the northwest and 130m to the southeast. The tennis court 120m to the east is no longer present and an unspecified building has been built on the same area.
1956-57	The tennis court across the site is no longer present, however a playground is present in the east and centre of the site.	Earthworks are noted 10m to the east and 30m to the north. An unspecified building has been built adjacent to the western site boundary, alongside 43 to 61 Tarn Drive. The tramway along Manchester Road 100m to the east is no longer present. A garage has been built 140m to the south and the tannery 200m to the south is a Rubber Works, with the sludge bed and reservoir no longer present (likely infilled).
1965-69	No significant change to site.	Houses constructed from 120m to the southeast.
1970-74	No significant change to site.	The building adjacent to the west of the site is labelled 29 Tarn Drive. The earthworks 10m to the east are no longer present. Domestic garages built 100m to the west. The school 110m to the southeast is labelled a community centre.
1974-77	No significant change to site.	The residential buildings 200m to the northeast have been demolished and a new residential development has been built.
1984-85	The playground covering the site is no longer present.	An electricity substation has been built adjacent to the southern site boundary. Lakeland Crescent has been built adjacent to the eastern site boundary along with associated houses up to 170m to the south and 120m to the southwest. The garages 100m to the west have been demolished.
1989	No significant change to site.	Houses constructed between 120m and 230m to the southwest.

8305A – Land adjacent to 27-29 Tarn Drive

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TABLE 3 (Cont'd) HISTORICAL APPRAISAL

Date	On site	Beyond site boundary
1995	No significant change to site.	Agricultural buildings 200m to the south have been demolished.
2003	No significant change to site.	No significant change to 250m.
2010	No significant change to site.	Unspecified works constructed 200m to the south and southwest.
2015	No significant change to site.	No significant change to 250m.
2025	No significant change to site.	The public house 65m to the east of the site is no longer labelled.

The small scale plans from 2001 to 2025 contain insufficient detail for review. However, aerial photographs from Google Earth™ indicate the industrial units 200m to the south were constructed by 2005. By 2018 an area 210m to the west was developed as a storage yard for a nearby industrial unit. In addition, trees can be seen in the centre and south of the site, with these being cut down by 2018. We are not aware of any other significant changes within the site and its immediate surrounding area.

2.2 Geological Appraisal

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

2.2.1 Artificial Ground (Made Ground)

No Made Ground is indicated to be present within the site or in its immediate vicinity. However as the site has been developed some may be present.

2.2.2 Superficial Geology (Drift Deposits)

Drift deposits, described as River Terrace Deposits (sand and gravel), are indicated to be present within the site, the depth of which is unknown.

In addition, drift deposits, described as Devensian Till (Diamicton, poorly sorted gravelly sandy silty clay), are indicated to be about 21m to the northeast of the site boundary, the depth of which is unknown.

2.2.3 Bedrock Geology

Within the site the bedrock underlying the site is indicated to be the Trencherbone Rock (sandstone) of the Pennine Lower Coal Measures Formation.

In addition, about 37m to the northeast, the bedrock is indicated to be the Pennine Lower Coal Measures Formation (mudstone, siltstone and sandstone).

A coal seam is inferred to be present about 37m to the northeast. The dip and direction of dip of the rock strata, including the coal seam, is not given. Given the location of the coal seam in relation to the site boundary there is a possibility that it underlies the site at relatively shallow depth

Rock strata are also indicated to be displaced by geological faults about 182m to the northeast of the site boundary.

2.2.4 Potential Hazards in Natural Ground

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

2.3 **Mining, Radon, Soil Chemistry and Railway Infrastructure Appraisal**

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

2.3.1 Mining and Ground Workings

Ordnance Survey mapping identifies surface excavations which may, or may not, have been subsequently backfilled with unknown material. The Ordnance Survey indicates that there are three historical surface excavations within 250m of the site boundary, the nearest being unspecified groundworkings about 20m to the north of the site boundary between 1928 and 1938.

The British Geological Survey maintain records of mining of minerals other than coal and indicates that there is no potential for non-coal mining beneath the site or within 1,000m of the site boundary.

The Coal Authority, and others, indicate that there is potential for coal mining beneath the site or within 1km of the site boundary. The appended Consultants Coal Mining Report, ref. 51003539440001 and dated 20th November 2025, indicates that they have no records of past underground mining beneath the site, but that there are probable unrecorded shallow workings.

The Coal Authority also indicates that there is no current mining or proposals to mine coal beneath the site. It should be noted that on 23rd December 2015 all underground coal mining ceased in the U.K.

Furthermore, there are no coal mine entries within 100m of the site boundary that the Coal Authority has knowledge of.

The Coal Authority Mining Report only refers to records in the possession of the Coal Authority. It should be noted that it did not become a statutory requirement to maintain and preserve plans of abandoned mines until the Mines (Coal) Regulations Act of 1872, by which date much unrecorded mining had taken place and of those plans which were made it is likely that not all will have survived.

A Geological and Mining Risk Assessment, report no. 8305 and dated December 2025, has been produced and should be read in accordance with this report.

According to the report the site is not in an area affected by significant non-coal mining, mining cavities, brine extraction, gypsum extraction, tin mining or clay mining.

2.3.2 Radon

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

The site is in a Radon Affected Area where between 1% and 3% of surrounding properties are above the Radon Action Level. Basic Radon protection measures are not required.

2.3.3 Soil Chemistry

The British Geological Survey have estimated likely background concentrations of potentially harmful arsenic, cadmium, chromium, lead and nickel in the topsoil. Data for on-site topsoil is given. In addition data for the land within 50m of the site boundary is given.

2.3.4 Railway Infrastructure

There are no active or inactive underground or overground railways and no railway tunnels within 250m of the site boundary.

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

2.4 **Environmental Appraisal**

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

2.4.1 Historical Industrial Land Use

Historical potentially contaminative industrial land uses are recorded by the Ordnance Survey. Within 250m of the site boundary, there are fifteen potentially contaminative industrial land uses identified. Those that represent the most significant risk to the site are:

- Electricity substations, the nearest adjacent to the site from 1984 (present during the walkover survey).
- Unspecified ground workings 20m to the north between 1928 and 1938.
- Garages, the nearest 126m to the south between 1971 and 1987, and the most recent being 137m to the southeast between 1989 and 1995.
- Tanneries, the nearest and most recent being 156m to the south by 1955.
- An unspecified tank / tank 241m to the south between 1930 and 1937.
- A refuse heap 208m to the south by 1928.

2.4.2 Landfill

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

Our historical appraisal has identified three unregistered landfills in the form of a pond and a reservoir infilled with unknown material and a refuse heap, which may be a source of ground gas, within 250m of the site boundary. The nearest is located 10m to the northwest and infilled by 1910, and the most recent is 200m to the south and infilled by 1956-1957. Due to the age of the nearest infilling, and the size of each, it is unlikely that the refuse heap being 208m to the south by 1928 will significantly affect the site.

2.4.3 Waste

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

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

The Environment Agency have four records of activities involving the storage, treatment, use or disposal of wastes that are exempt from needing a permit (within specific limits and conditions) within 250m of the site boundary, with all four records relating to a works site 189m to the south of the site boundary.

2.4.4 Current Industrial Land Use

Current potentially contaminative industrial land uses are recorded by the Ordnance Survey and Experian. Within 250m of the site boundary, there are nine potentially contaminative industrial land uses. Those that represent the most significant risk to the site are:

- An electricity substation 2m to the south.
- Vehicle repair, testing and servicing works, the nearest being 147m to the southeast.
- A closed petrol station 225m to the southeast.

2.4.5 Sites Determined as Contaminated Land

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

2.4.6 Control of Major Accident Hazards (COMAH)

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

2.4.7 Regulated Explosives Sites

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

2.4.8 Hazardous Substance Storage and Usage

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

2.4.9 Historical Licenced Industrial Activities (IPC)

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

2.4.10 Licenced Industrial Activities (Part A(1))

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

2.4.11 Part A(2) and Part B Authorisations

Local Authority records indicate there are no Part A(2) and two Part B installations regulated under the 2016 Environmental Permitting (England and Wales) Regulations for the release of substances to the environment within 250m of the site boundary, the nearest being about 187m to the south of the site boundary.

2.4.12 Radioactive Substance Authorisations

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

2.4.13 Licensed Discharges to Controlled Waters

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

2.4.14 Pollutant Release to Surface Waters (Red List)

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

2.4.15 Pollutant Release to Public Sewers

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

2.4.16 List I and List II Dangerous Substances

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

2.4.17 Pollution Incidents

According to the Environment Agency there are no records of substantiated pollution incidents within 250m of the site boundary.

2.4.18 Pollution Inventory Substances

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

2.4.19 Pollution Inventory Waste Transfers

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

2.4.20 Pollution Inventory Radioactive Waste

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

2.4.21 Hydrogeology

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

Superficial/ drift deposits are anticipated to be present and comprise River Terrace Deposits (sand and gravel) which are indicated to be a Secondary A aquifer.

The bedrock is anticipated to be the Trencherbone Rock (sandstone) which is indicated to be a Secondary A aquifer comprising permeable layers capable of supporting water supplies at a local scale and in some cases forming an important source of base flow to rivers.

The vulnerability of groundwater to a pollutant found within the site and its immediate surrounding area has been assessed as "Low", an area able to provide protection from pollution.

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

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

According to data provided by the Environment Agency there are sixteen groundwater abstraction licences (nearest historical 153m southeast, nearest active 1,430m southeast), twenty four surface water abstraction licences (nearest historical 427m southwest, nearest active 728m west), and two potable water abstraction licences (nearest historical 1,359m east) within 2000 m of the site boundary.

There are no Source Protection Zones, set up to protect a water source within 250m of the site of boundary, present according to the environmental data report.

2.4.22 Hydrology

The Ordnance Survey indicate that there are no watercourses (river, stream or canal) within 250m of the site boundary.

There are no surface water features (ponds or lakes) within 250m of the site boundary according to the Ordnance Survey.

Environment Agency data relating to the Water Framework Directive (WFD) indicates that the site is within the catchment of the Irwell (Rossendale STW to Roch), this watercourse being about 311m to the west of the site boundary and the groundwater body is known as the Northern Manchester Carboniferous Aquifers.

2.4.23 Flooding

Flooding data is maintained by the Environment Agency. The Risk of Flooding from Rivers and Sea (RoFRaS) database indicates that within 50 m of the site boundary the highest risk of flooding is “Low”.

In the period since records began in 1946, there is one record of a historical flood within 250m of the site boundary. This record is 247m to the southwest and is from 26th December 2015, caused by the river channel capacity being exceeded.

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

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

According to Ambiental Risk Analytics surface water “FloodMap” there is a 1 in 30 year (0.1m – 0.3m) risk of flooding on the site and a 1 in 30 year (0.3m – 1.0m) risk of flooding within 50 m of the site boundary.

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

Given the above we anticipate that a Flood Risk Assessment will be required.

2.4.24 Environmental Designations

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

Two Local Nature Reserves (LNR) (nearest 1,161m east), four Green Belt Land (nearest 871m south) and one Sites of Special Scientific Interest (SSSI) Impact Risk Zone (on site) are present.

2.4.25 Visual and Cultural Designations

Historic England indicate that within 250m of the site boundary there is two Listed Buildings and no World Heritage Sites, Areas of Outstanding Natural Beauty, National Parks, Conservation Areas, Scheduled Ancient Monuments or Registered Parks and Gardens.

2.4.26 Agricultural Designations

Natural England indicate that the Agricultural Land (quality) Classification for the site and the land within 250m of the site is Urban.

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

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

Natural England indicate that there are no environmental stewardship schemes within 250m of the site boundary.

Natural England indicate that there are no countryside stewardship schemes within 250m of the site boundary.

2.4.27 Habitat Designations

Natural England indicate that there are five priority habitats (nearest 22m east), and no habitat networks, open mosaic habitats or limestone pavement orders within 250m of the site boundary.

2.5 Conceptual Ground Model

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

2.5.1 Sources

Potential sources of contamination identified in the desk study are:

- General contaminants associated with Made Ground (if present) and past and present contaminative processes undertaken on and adjacent to the site including construction of buildings adjacent to the site and the development of a tennis court and a playground previously on site.
- Migrating leachate (contaminated surface and/ or groundwater) from any Made Ground present on site.
- Migrating ground gases from an unregistered landfill 200m to the south and infilled by 1956-1957, and a refuse heap 208m to the south by 1928.
- PCBs from the electricity substation adjacent to the southern site boundary.
- Accumulated ground gases in on-site confined spaces.

2.5.2 Pathways

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

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

2.5.3 Receptors

Potential receptors for the proposed development are:

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

2.5.4 Conclusions

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

TABLE 4 CONCEPTUAL GROUND MODEL

Potential Source	Nature of Hazard	Contaminants Associated with the Source	Pathway	Receptor	Preliminary Risk Rating
Made Ground (if present)	Contaminants in Made Ground	<u>Gen. Contaminants</u> Arsenic Cadmium Chromium Lead Mercury Molybdenum Nickel Selenium Boron Copper Zinc Cyanide Sulphide Sulphate pH Phenols Polynuclear Aromatic Hydrocarbons (PAH) Total Petroleum Hydrocarbons (TPH)	Ingestion of soil	Site Operatives	Very Low
			Ingestion of dust	End Users	
			Ingestion of contaminated vegetable produce		
			Dermal contact		
			Inhalation of dust		
			Inhalation of vapours		
			Uptake via contaminated groundwater	Vegetation	Very Low
			Vertical and lateral movement of mobile contaminants to surface water and groundwater	Controlled Waters	Very Low
			Direct contact	Structures and Services	Very Low
Asbestos on/ in ground	Asbestos fibres	Asbestos fibres	Inhalation of fibres	Site Operatives End Users	Very Low
Electricity Sub Station	Spillage/ leakage of transformer coolants	Poly Chlorinated Biphenyls (PCB)	Ingestion of soil	Site Operatives	Moderate
			Ingestion of dust	End Users	
			Ingestion of contaminated vegetable produce		
			Dermal contact		
			Inhalation of dust		
			Inhalation of vapours		
			Uptake via contaminated groundwater	Vegetation	Moderate
			Vertical and lateral movement of mobile contaminants to surface water and groundwater	Controlled Waters	Low
			Direct contact	Structures and Services	Moderate

8305A – Land adjacent to 27-29 Tarn Drive

Sub Surface North West Limited

3 Peel Street, Preston, Lancashire, PR2 2QS

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TABLE 4 (Cont'd) CONCEPTUAL GROUND MODEL

Potential Source	Nature of Hazard	Contaminants Associated with the Source	Pathway	Receptor	Preliminary Risk Rating
Landfill (unregistered)	Ground Gas (Asphyxiation, fire and explosion)	Methane Carbon Dioxide	Inhalation of gas Ignition of gas	Site Operatives End Users	Very Low
Mining (1)	Ground Gas (Asphyxiation, fire and explosion)	Methane Carbon Dioxide	Inhalation of gas Ignition of gas	Site Operatives End Users	Moderate
Mining (2)	Subsidence	-	-	Structures and services	Moderate

The conceptual ground model indicates that a nominal intrusive ground investigation is required to assess the ground conditions and obtain samples for PCB testing adjacent to the electricity substation. In addition, if a significant thickness of Made Ground is found to be present soil samples should be obtained for contamination analysis and asbestos detection and, where possible, groundwater and surface water samples for contamination analysis.

In addition, the conceptual ground model indicates that ground gas monitoring is not required unless a significant thickness of Made Ground is encountered in site. If substantial Made Ground is present gas standpipes should be installed and monitored over an extended period of time to allow for an assessment to be made.

As stated in the Geological and Mining Risk Assessment dated December 2025, ref. 8305, we recommend that a minimum of two rotary boreholes are taken out to 30m depth followed by a ground stability assessment in order to determine whether remedial measures are required for the proposed development. Also where mineworkings are found at shallow depth there is a potential for accumulated mine gas migrating to the surface or near surface level. Given this scenario consideration should be given to installing standpipes and undertaking ground gas monitoring followed by a ground gas risk assessment.

3 GENERAL

It should be noted that when developing a “brownfield site” a phased investigation should be undertaken in order that each phase informs the next. A typical phased investigation comprises the following:

- Phase I: desk study report (Tier 1 risk assessment)
- Phase II: ground investigation (Tier 2 or 3 risk assessment) with report
- Phase III: options appraisal and remediation statement report
- Phase IV: validation report.

In the preparation of this report no consideration has been given to flora and fauna as this was outside our brief.

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

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

SUB SURFACE CONSULTANTS LIMITED
REPORT No. 8305A
APRIL 2026

J. Healy M.Sci. (Hons).
Geoenvironmental Engineer
For and on behalf of
Sub Surface Consultants Limited

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



4 REFERENCES

- [1] Environment Agency, "Land Contamination Risk Management," Environment Agency, 2025.
- [2] British Standards Institution (BSI), "BS 10175: 2011+A2:2017 Investigation of potentially contaminated sites. Code of practice - Code of practice," 2011.



PRELIMINARY RISK RATING GUIDANCE

PRELIMINARY RISK RATING GUIDANCE

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

Table A DESCRIPTION OF RISK AND LIKELY ACTION REQUIRED

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

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

PHOTOGRAPHS

SUB SURFACE SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS 3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907		Photographs	
Site: LAND ADJACENT TO 27-29 TARN DRIVE, BURY, BL9 9QB		Job No. 8305A	
Client: SAEID TAPEH		Sheet 1 / 1	
Engineer:		Survey Date 17/03/26	
WALKOVER SURVEY PHOTOGRAPHS			
1		2	
3		4	
5		6	
7			

ENVIRO+GEO INSIGHT REPORT

Land adj. to 29 Tarn Drive, Bury, BL9 9QB

Order Details

Date: 16/03/2026
Your ref: CMAPS-CM-1268522-4199-160326
Our Ref: CMAPS-CM-1268522-4199-160326EDRGeo

Site Details

Location: 380341 408971
Area: 0.03 ha
Authority: [Bury Metropolitan Borough Council](#) ↗

Site plan



Quick Links

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

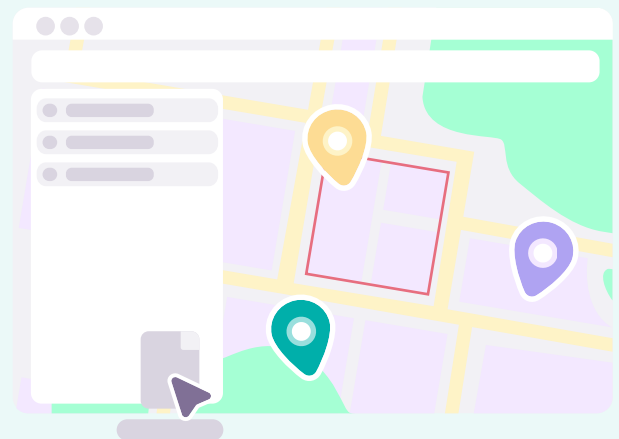
[Insight User Guide](#) ↗

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Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	1	8	28	-
17 >	1.2 >	Historical tanks >	0	0	2	7	-
18 >	1.3 >	Historical energy features >	1	1	1	10	-
18	1.4	Historical petrol stations	0	0	0	0	-
19 >	1.5 >	Historical garages >	0	0	7	0	-
19	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
20 >	2.1 >	Historical industrial land uses >	0	2	11	41	-
23 >	2.2 >	Historical tanks >	0	0	4	14	-
24 >	2.3 >	Historical energy features >	2	2	2	20	-
25	2.4	Historical petrol stations	0	0	0	0	-
25 >	2.5 >	Historical garages >	0	0	10	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
26	3.1	Active or recent landfill	0	0	0	0	-
26	3.2	Historical landfill (BGS records)	0	0	0	0	-
27 >	3.3 >	Historical landfill (LA/mapping records) >	0	0	0	3	-
27 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
28 >	3.5 >	Historical waste sites >	0	0	0	1	-
28	3.6	Licensed waste sites	0	0	0	0	-
29 >	3.7 >	Waste exemptions >	0	0	4	10	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
31 >	4.1 >	Recent industrial land uses >	0	1	8	-	-
32	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
32 >	4.3 >	Current or recent petrol stations >	0	0	1	0	-
33	4.4	Electricity cables	0	0	0	0	-
33	4.5	Gas pipelines	0	0	0	0	-



33	4.6	Sites determined as Contaminated Land	0	0	0	0	-
33	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
33	4.8	Regulated explosive sites	0	0	0	0	-
34	4.9	Hazardous substance storage/usage	0	0	0	0	-
34	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
34	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
34 >	4.12 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	2	1	-
35	4.13	Radioactive Substance Authorisations	0	0	0	0	-
35 >	4.14 >	<u>Licensed Discharges to controlled waters ></u>	0	0	0	1	-
35	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
36	4.16	Pollutant release to public sewer	0	0	0	0	-
36	4.17	List 1 Dangerous Substances	0	0	0	0	-
36	4.18	List 2 Dangerous Substances	0	0	0	0	-
36 >	4.19 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	0	1	-
37	4.20	Pollution inventory substances	0	0	0	0	-
37	4.21	Pollution inventory waste transfers	0	0	0	0	-
37	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
38 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
40 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
42 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
43	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
43	5.5	Groundwater vulnerability- local information	None (within 0m)				
44 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	2	0	14
48 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	6	18
55 >	5.8 >	<u>Potable abstractions ></u>	0	0	0	0	2
55	5.9	Source Protection Zones	0	0	0	0	-
56	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m

57	6.1	Water Network (OS MasterMap)	0	0	0	-	-
57	6.2	Surface water features	0	0	0	-	-
58 >	6.3 >	<u>WFD Surface water body catchments ></u>	1	-	-	-	-
58 >	6.4 >	<u>WFD Surface water bodies ></u>	0	0	0	-	-
59 >	6.5 >	<u>WFD Groundwater bodies ></u>	1	-	-	-	-
Page	Section	<u>River and coastal flooding ></u>	On site	0-50m	50-250m	250-500m	500-2000m
60 >	7.1 >	<u>Risk of flooding from rivers and the sea ></u>	Low (within 50m)				
61 >	7.2 >	<u>Historical Flood Events ></u>	0	0	1	-	-
61	7.3	Flood Defences	0	0	0	-	-
61	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
62	7.5	Flood Storage Areas	0	0	0	-	-
63 >	7.6 >	<u>Flood Zone 2 ></u>	Identified (within 50m)				
64	7.7	Flood Zone 3	None (within 50m)				
Page	Section	<u>Surface water flooding ></u>					
65 >	8.1 >	<u>Surface water flooding ></u>	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	<u>Groundwater flooding ></u>					
67 >	9.1 >	<u>Groundwater flooding ></u>	Moderate (within 50m)				
Page	Section	<u>Environmental designations ></u>	On site	0-50m	50-250m	250-500m	500-2000m
68	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
69	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
69	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
69	10.4	Special Protection Areas (SPA)	0	0	0	0	0
69	10.5	National Nature Reserves (NNR)	0	0	0	0	0
70 >	10.6 >	<u>Local Nature Reserves (LNR) ></u>	0	0	0	0	2
70	10.7	Designated Ancient Woodland	0	0	0	0	0
70	10.8	Biosphere Reserves	0	0	0	0	0
70	10.9	Forest Parks	0	0	0	0	0
71	10.10	Marine Conservation Zones	0	0	0	0	0
71 >	10.11 >	<u>Green Belt ></u>	0	0	0	0	4

71	10.12	Proposed Ramsar sites	0	0	0	0	0
71	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
72	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
72	10.15	Nitrate Sensitive Areas	0	0	0	0	0
72	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
73 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
74	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
75	11.1	World Heritage Sites	0	0	0	-	-
76	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
76	11.3	National Parks	0	0	0	-	-
76 >	11.4 >	Listed Buildings >	0	0	2	-	-
77	11.5	Conservation Areas	0	0	0	-	-
77	11.6	Scheduled Ancient Monuments	0	0	0	-	-
77	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
78 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
79	12.2	Open Access Land	0	0	0	-	-
79	12.3	Tree Felling Licences	0	0	0	-	-
79	12.4	Environmental Stewardship Schemes	0	0	0	-	-
79	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
80 >	13.1 >	Priority Habitat Inventory >	0	2	3	-	-
81	13.2	Habitat Networks	0	0	0	-	-
81	13.3	Open Mosaic Habitat	0	0	0	-	-
81	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
82 >	14.1 >	10k Availability >	Identified (within 500m)				
83 >	14.2 >	Artificial and made ground (10k) >	0	0	1	3	-

85 >	14.3 >	Superficial geology (10k) >	1	1	2	5	-
86	14.4	Landslip (10k)	0	0	0	0	-
87 >	14.5 >	Bedrock geology (10k) >	1	1	8	15	-
89 >	14.6 >	Bedrock faults and other linear features (10k) >	0	1	5	8	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
90 >	15.1 >	50k Availability >	Identified (within 500m)				
91	15.2	Artificial and made ground (50k)	0	0	0	0	-
91	15.3	Artificial ground permeability (50k)	0	0	-	-	-
92 >	15.4 >	Superficial geology (50k) >	1	1	2	2	-
93 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
93	15.6	Landslip (50k)	0	0	0	0	-
93	15.7	Landslip permeability (50k)	None (within 50m)				
94 >	15.8 >	Bedrock geology (50k) >	1	1	6	5	-
95 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
96 >	15.10 >	Bedrock faults and other linear features (50k) >	0	1	5	5	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
97	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
98 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
99 >	17.2 >	Running sands >	Very low (within 50m)				
100 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
101 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
102 >	17.5 >	Landslides >	Very low (within 50m)				
103 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
105	18.1	BritPits	0	0	0	0	-
106 >	18.2 >	Surface ground workings >	0	2	2	-	-
106	18.3	Underground workings	0	0	0	0	0
106	18.4	Underground mining extents	0	0	0	0	-

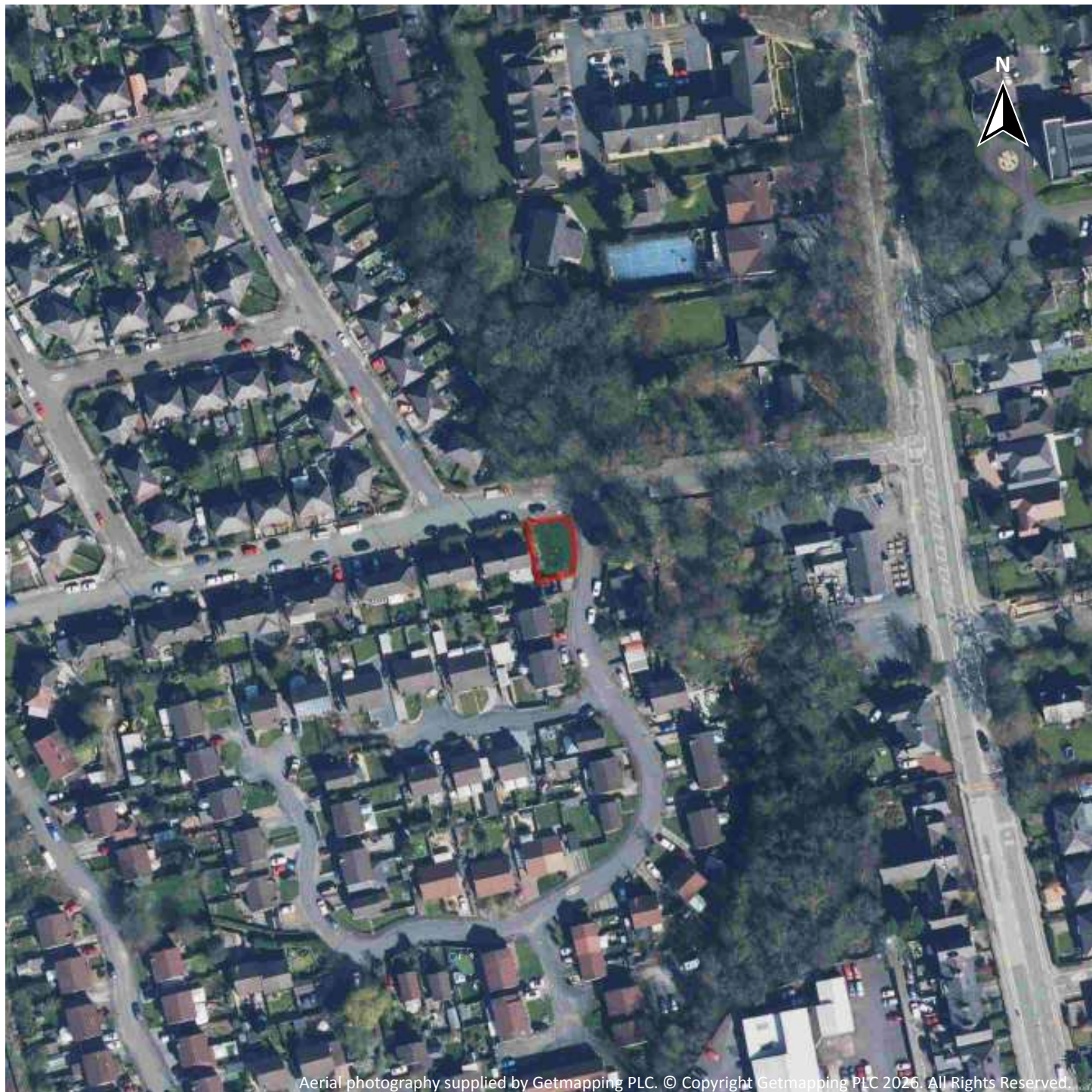


106	18.5	Historical Mineral Planning Areas	0	0	0	0	-
107	18.6	Non-coal mining	0	0	0	0	0
107	18.7	JPB mining areas	None (within 0m)				
107	18.8	The Coal Authority non-coal mining	0	0	0	0	-
107	18.9	Researched mining	0	0	0	0	-
108	18.10	Mining record office plans	0	0	0	0	-
108	18.11	BGS mine plans	0	0	0	0	-
108 >	18.12 >	Coal mining >	Identified (within 0m)				
108	18.13	Brine areas	None (within 0m)				
109	18.14	Gypsum areas	None (within 0m)				
109	18.15	Tin mining	None (within 0m)				
109	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
110	19.1	Natural cavities	0	0	0	0	-
110	19.2	Mining cavities	0	0	0	0	0
110	19.3	Reported recent incidents	0	0	0	0	-
110	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
112 >	20.1 >	Radon >	Between 1% and 3% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
114 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	8	-	-	-
115	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
115	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
116	22.1	Underground railways (London)	0	0	0	-	-
116	22.2	Underground railways (Non-London)	0	0	0	-	-
116	22.3	Railway tunnels	0	0	0	-	-
116	22.4	Historical railway and tunnel features	0	0	0	-	-
116	22.5	Royal Mail tunnels	0	0	0	-	-



117	22.6	Historical railways	0	0	0	-	-
117	22.7	Railways	0	0	0	-	-
117	22.8	Crossrail 2	0	0	0	0	-
117	22.9	HS2	0	0	0	0	-

Recent aerial photograph



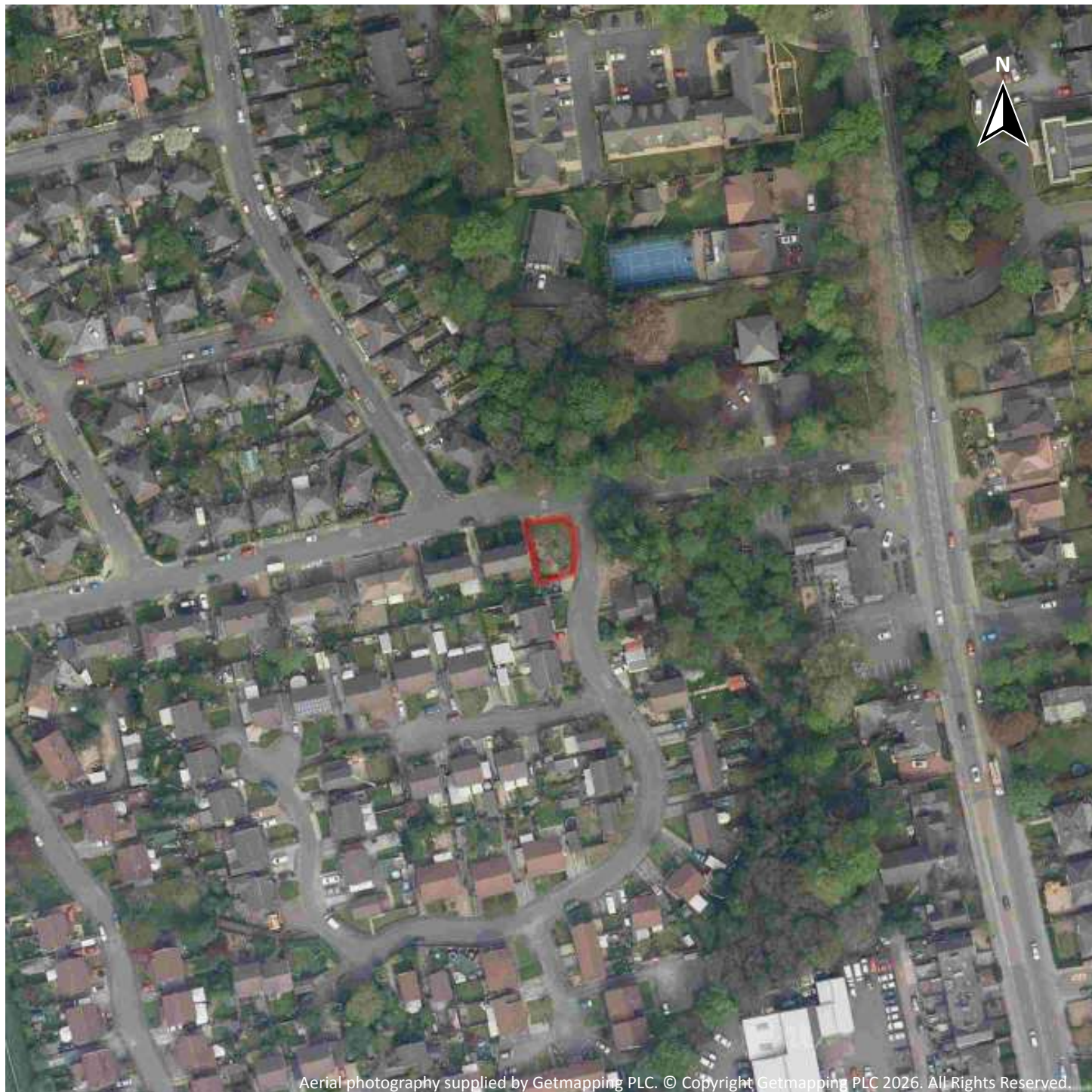
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Capture Date: 07/04/2023

Site Area: 0.03ha



Recent site history - 2019 aerial photograph



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Capture Date: 23/05/2019

Site Area: 0.03ha



Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.03ha



Recent site history - 2011 aerial photograph



Capture Date: 01/05/2011

Site Area: 0.03ha



Recent site history - 2000 aerial photograph



Capture Date: 27/06/2000

Site Area: 0.03ha



OS MasterMap site plan



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Site Area: 0.03ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

37

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

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

ID	Location	Land use	Dates present	Group ID
1	20m N	Unspecified Ground Workings	1928 - 1938	759208



ID	Location	Land use	Dates present	Group ID
C	156m S	Tannery	1955	767665
2	172m NE	Nursery	1965	678317
C	186m S	Unspecified Works	1965 - 1981	741133
C	186m S	Unspecified Works	1908	780977
C	187m S	Tannery	1928 - 1938	759132
C	192m S	Workhouse	1851	658437
C	208m S	Refuse Heap	1928	656491
D	233m N	Unspecified Pit	1908	677524
E	256m S	Paper Mills	1974 - 1981	717704
4	268m E	Unspecified Tank	1908	698001
D	271m N	Refuse Heap	1928 - 1938	761657
5	277m S	Nursery	1908	678484
F	315m E	Cemetery	1891 - 1938	744224
6	315m E	Cemetery	1965 - 1981	775803
F	315m E	Cemetery	1955	742467
G	379m SW	Unspecified Warehouse	1988	792894
G	379m SW	Unspecified Warehouse	1977	796556
8	380m SW	Unspecified Works	1991	732692
E	395m S	Paper Mills	1965	760519
I	412m S	Unspecified Commercial/Industrial	1974	670786
I	412m S	Paper Mills	1965	705421
I	412m S	Unspecified Mills	1981	732562
9	414m E	Unspecified Pit	1891 - 1938	731165
I	416m S	Unspecified Mills	1891	788452
G	431m SW	Unspecified Heap	1928	689658
G	455m SW	Oil and Tallow Works	1908	706107
I	463m S	Unspecified Mills	1908 - 1938	717429
E	471m S	Refuse Heap	1928	656490



ID	Location	Land use	Dates present	Group ID
11	477m SE	Pump	1851	682776
12	478m N	Old Gravel Pit	1851	685497
G	484m SW	Unspecified Works	1965	772672
G	488m SW	Tallow and Candle Works	1928	666544
G	488m SW	Candle Works	1938	687405
J	489m W	Unspecified Disused Tip	1988 - 1991	740606
J	489m W	Refuse Heap	1977	741558
G	493m SW	Refuse Heap	1965	656069

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m

9

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

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

ID	Location	Land use	Dates present	Group ID
C	241m S	Unspecified Tank	1930 - 1937	100096
C	243m S	Tanks	1930 - 1937	96601
C	279m S	Tanks	1956 - 1995	105839
7	366m SW	Unspecified Tank	1987	89912
E	397m S	Unspecified Tank	1995	87653
E	431m S	Unspecified Tank	1987	100447
E	432m S	Unspecified Tank	1989	91898
E	433m S	Unspecified Tank	1995	107816
G	485m SW	Unspecified Tank	1976	89904

This data is sourced from Ordnance Survey® / Groundsure.



1.3 Historical energy features

Records within 500m

13

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

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

ID	Location	Land use	Dates present	Group ID
A	On site	Electricity Substation	1984 - 1989	54695
A	On site	Electricity Substation	1995	59939
3	190m N	Electricity Substation	1973 - 1995	58988
C	277m SE	Electricity Substation	1970	47878
C	280m SE	Electricity Substation	1956 - 1957	53617
C	280m SE	Electricity Substation	1971	52639
C	281m SE	Electricity Substation	1984 - 1987	61518
H	388m SW	Electricity Substation	1989	47875
H	394m SW	Electricity Substation	1995	48780
10	456m NW	Electricity Substation	1967 - 1992	56005
E	484m S	Electricity Substation	1956 - 1971	51632
G	491m SW	Electricity Substation	1992	48777
G	492m SW	Electricity Transformer	1976	49970

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.



1.5 Historical garages

Records within 500m

7

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

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

ID	Location	Land use	Dates present	Group ID
B	126m S	Garage	1971	16923
B	127m S	Garage	1984 - 1987	18335
B	128m S	Garage	1956	18170
B	128m S	Garage	1970	19224
B	136m SE	Garage	1957	21340
B	137m SE	Garage	1989 - 1995	19613
C	202m SE	Garage	1989 - 1995	17147

This data is sourced from Ordnance Survey® / Groundsure.

1.6 Historical military land

Records within 500m

0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

54

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 20](#) >

ID	Location	Land Use	Date	Group ID
B	20m N	Unspecified Ground Workings	1938	759208
B	20m N	Unspecified Ground Workings	1928	759208
D	156m S	Tannery	1955	767665



ID	Location	Land Use	Date	Group ID
1	172m NE	Nursery	1965	678317
D	186m S	Unspecified Works	1981	741133
D	186m S	Unspecified Works	1974	741133
D	186m S	Unspecified Works	1965	741133
D	186m S	Unspecified Works	1908	780977
D	187m S	Tannery	1938	759132
D	187m S	Tannery	1928	759132
D	192m S	Workhouse	1851	658437
D	208m S	Refuse Heap	1928	656491
F	233m N	Unspecified Pit	1908	677524
G	256m S	Paper Mills	1981	717704
G	256m S	Paper Mills	1974	717704
2	268m E	Unspecified Tank	1908	698001
F	271m N	Refuse Heap	1938	761657
F	271m N	Refuse Heap	1928	761657
3	277m S	Nursery	1908	678484
H	315m E	Cemetery	1938	744224
H	315m E	Cemetery	1891	744224
H	315m E	Cemetery	1928	744224
H	315m E	Cemetery	1908	744224
H	315m E	Cemetery	1955	742467
I	315m E	Cemetery	1981	775803
I	315m E	Cemetery	1974	775803
I	315m E	Cemetery	1965	775803
J	379m SW	Unspecified Warehouse	1977	796556
J	379m SW	Unspecified Warehouse	1988	792894
5	380m SW	Unspecified Works	1991	732692
G	395m S	Paper Mills	1965	760519



ID	Location	Land Use	Date	Group ID
L	412m S	Unspecified Mills	1981	732562
L	412m S	Unspecified Commercial/Industrial	1974	670786
L	412m S	Paper Mills	1965	705421
M	414m E	Unspecified Pit	1938	731165
M	414m E	Unspecified Pit	1891	731165
M	414m E	Unspecified Pit	1928	731165
M	414m E	Unspecified Pit	1908	731165
L	416m S	Unspecified Mills	1891	788452
J	431m SW	Unspecified Heap	1928	689658
J	455m SW	Oil and Tallow Works	1908	706107
L	463m S	Unspecified Mills	1938	717429
L	463m S	Unspecified Mills	1928	717429
L	463m S	Unspecified Mills	1908	717429
G	471m S	Refuse Heap	1928	656490
6	477m SE	Pump	1851	682776
7	478m N	Old Gravel Pit	1851	685497
J	484m SW	Unspecified Works	1965	772672
J	488m SW	Candle Works	1938	687405
J	488m SW	Tallow and Candle Works	1928	666544
O	489m W	Unspecified Disused Tip	1991	740606
O	489m W	Refuse Heap	1977	741558
O	489m W	Unspecified Disused Tip	1988	740606
J	493m SW	Refuse Heap	1965	656069

This data is sourced from Ordnance Survey® / Groundsure.



2.2 Historical tanks

Records within 500m

18

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

Features are displayed on the Past land use - un-grouped map on [page 20 >](#)

ID	Location	Land Use	Date	Group ID
D	241m S	Unspecified Tank	1930	100096
D	241m S	Unspecified Tank	1937	100096
D	243m S	Tanks	1930	96601
D	243m S	Tanks	1937	96601
D	279m S	Tanks	1984	105839
D	279m S	Tanks	1987	105839
D	280m S	Tanks	1989	105839
D	280m S	Tanks	1956	105839
D	280m S	Tanks	1970	105839
D	280m S	Tanks	1957	105839
D	280m S	Tanks	1971	105839
D	282m S	Tanks	1995	105839
4	366m SW	Unspecified Tank	1987	89912
G	397m S	Unspecified Tank	1995	87653
G	431m S	Unspecified Tank	1987	100447
G	432m S	Unspecified Tank	1989	91898
G	433m S	Unspecified Tank	1995	107816
J	485m SW	Unspecified Tank	1976	89904

This data is sourced from Ordnance Survey® / Groundsure.



2.3 Historical energy features

Records within 500m

26

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

Features are displayed on the Past land use - un-grouped map on [page 20 >](#)

ID	Location	Land Use	Date	Group ID
A	On site	Electricity Substation	1984	54695
A	On site	Electricity Substation	1987	54695
A	On site	Electricity Substation	1995	59939
A	On site	Electricity Substation	1989	54695
E	190m N	Electricity Substation	1973	58988
E	190m N	Electricity Substation	1995	58988
D	277m SE	Electricity Substation	1970	47878
D	280m SE	Electricity Substation	1956	53617
D	280m SE	Electricity Substation	1957	53617
D	280m SE	Electricity Substation	1971	52639
D	281m SE	Electricity Substation	1984	61518
D	281m SE	Electricity Substation	1987	61518
K	388m SW	Electricity Substation	1989	47875
K	394m SW	Electricity Substation	1995	48780
N	456m NW	Electricity Substation	1967	56005
N	456m NW	Electricity Substation	1989	56005
N	456m NW	Electricity Substation	1982	56005
N	456m NW	Electricity Substation	1987	56005
N	456m NW	Electricity Substation	1992	56005
N	457m NW	Electricity Substation	1970	56005
G	484m S	Electricity Substation	1957	51632
G	484m S	Electricity Substation	1971	51632
G	484m S	Electricity Substation	1956	51632



ID	Location	Land Use	Date	Group ID
G	484m S	Electricity Substation	1970	51632
J	491m SW	Electricity Substation	1992	48777
J	492m SW	Electricity Transformer	1976	49970

This data is sourced from Ordnance Survey® / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey® / Groundsure.

2.5 Historical garages

Records within 500m

10

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

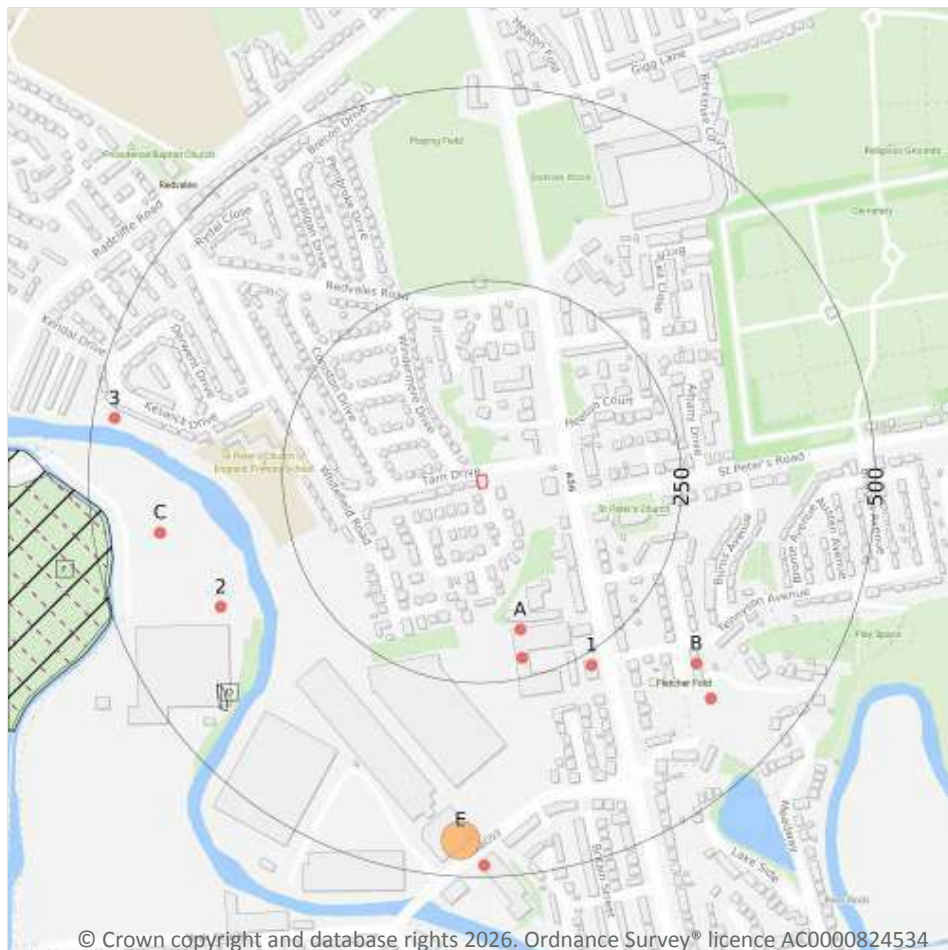
Features are displayed on the Past land use - un-grouped map on [page 20 >](#)

ID	Location	Land Use	Date	Group ID
C	126m S	Garage	1971	16923
C	127m S	Garage	1984	18335
C	127m S	Garage	1987	18335
C	128m S	Garage	1956	18170
C	128m S	Garage	1970	19224
C	136m SE	Garage	1957	21340
C	137m SE	Garage	1989	19613
C	137m SE	Garage	1995	19613
D	202m SE	Garage	1989	17147
D	203m SE	Garage	1995	17147

This data is sourced from Ordnance Survey® / Groundsure.



3 Waste and landfill



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

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

3

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

Features are displayed on the Waste and landfill map on [page 26 >](#)

ID	Location	Site address	Source	Data type
D	418m SW	Refuse Tip	1969 mapping	Polygon
D	419m SW	Refuse Tip	1969 mapping	Polygon
F	484m W	Refuse Tip	1975 mapping	Polygon

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

1

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

Features are displayed on the Waste and landfill map on [page 26 >](#)

ID	Location	Details		
F	478m W	Site Address: Land At Bury Road, Radcliffe, Bury, Greater Manchester Licence Holder Address: Gunnersbury House, Chiswick High Road, London	Waste Licence: Yes Site Reference: C008,RD/LIC/057/76 Waste Type: Inert, Industrial, Commercial, Household, Special Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 13/07/1978 Licence Surrender: 21/03/1991	Operator: Crawford Brothers Limited Licence Holder: Wimpey Waste Management Limited First Recorded: - Last Recorded: -

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

3.5 Historical waste sites

Records within 500m

1

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

Features are displayed on the Waste and landfill map on [page 26](#) >

ID	Location	Address	Further Details	Date
E	428m S	Site Address: Greenfields,Dumers Lane, Thumbs Up (Bury), BURY, Greater Manchester, BL9 9UT	Type of Site: Research/Development & Recycling Unit Planning application reference: 53186 Description: Scheme comprises demolition of warehouse and construction of a research and development and recycling building. The associated works include access roads, enabling, infrastructure, sewer systems and landscaping. Construction - block, brick, concrete, iernal partitions, metal cladding walls; linoleum/vinyl, raised access floor; single ply membrane roof; double glazed, rooflight windows; double glazed, fire, metal, timber doors; black top surfacing, drain covers, fencing, kerbing, planting, retaining, Tarmac surfacing, white lining site works; access controls, bathroom, fire alarm system, fire escapes, kitchen fittings. An application (ref: 53186) for detailed planning permission was granted by Bury M.B.C. We have been advised that this scheme is on hold. The project status will be re-checked on a regular basis. We have been advised that this scheme is on hold. The project status will be re-checked on a regular basis. Data source: Historic Planning Application Data Type: Point	-

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

3.6 Licensed waste sites

Records within 500m

0

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

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



3.7 Waste exemptions

Records within 500m

14

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

Features are displayed on the Waste and landfill map on [page 26 >](#)

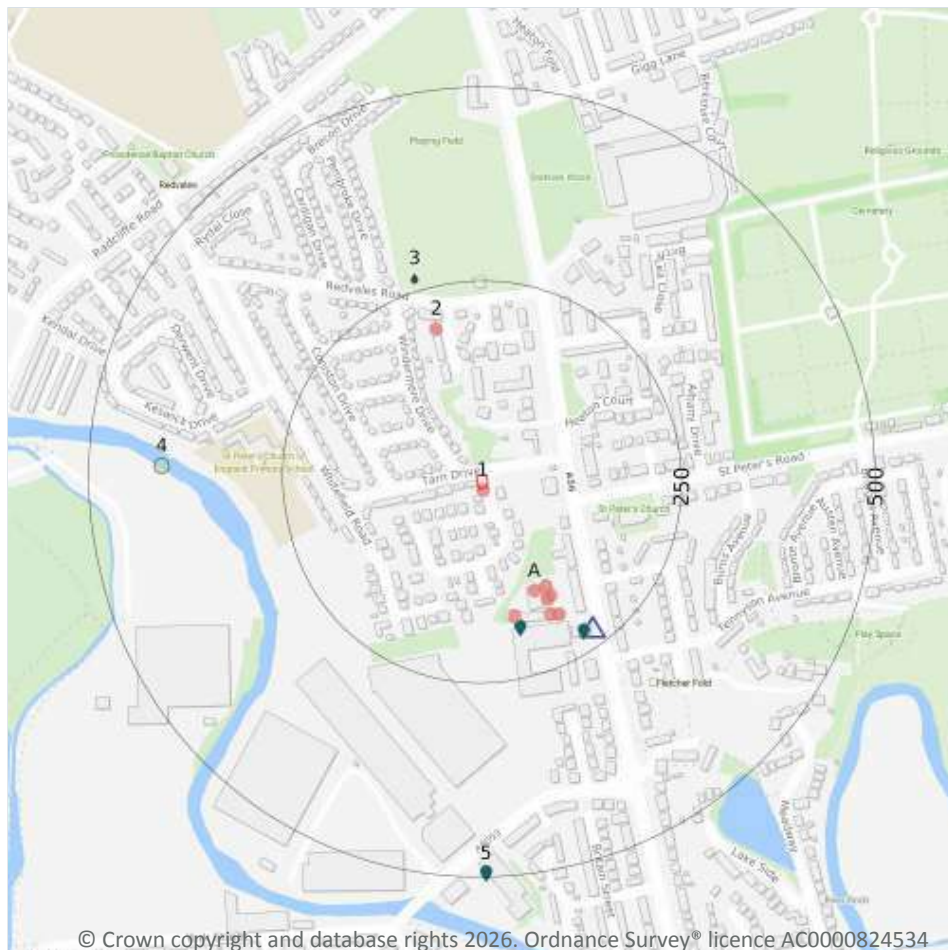
ID	Location	Site	Reference	Category	Sub-Category	Description
A	189m S	Derby Works Manchester Road Bury Lancashire BL9 9nx	EPR/TE5385ZU /A001	Using waste exemption	Non-agricultural waste only	Use of waste to manufacture finished goods
A	225m S	Derby Works, Manchester Road, Bury, BL9 9nx	WEX217039	Using waste exemption	Not on a farm	Use of waste to manufacture finished goods
A	225m S	Derby Works, Manchester Road, Bury, BL9 9nx	WEX071004	Using waste exemption	Not on a farm	Use of waste to manufacture finished goods
A	225m S	Derby Works, Manchester Road, Bury, BL9 9nx	WEX111567	Using waste exemption	Not on a farm	Use of waste to manufacture finished goods
1	267m SE	480, Manchester Road, Bury, BL9 9ny	WEX339303	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	353m SE	-	WEX442648	Using waste exemption	Not on a farm	Use of waste in construction
B	353m SE	-	WEX442648	Treating waste exemption	Not on a farm	Screening and blending of waste
2	367m SW	-	WEX209174	Using waste exemption	Not on a farm	Use of waste in construction
B	397m SE	-	WEX443043	Treating waste exemption	Not on a farm	Screening and blending of waste
B	397m SE	-	WEX442657	Using waste exemption	Not on a farm	Use of waste in construction
C	414m W	Expert Logistics Bury Road Manchester Lancashire M26 2xh	EPR/EH0917D S/A001	Using waste exemption	Non-agricultural waste only	Use of waste in construction
C	414m W	Expert Logistics Bury Road Manchester Lancashire M26 2xh	EPR/EH0917D S/A001	Treating waste exemption	Non-agricultural waste only	Screening and blending of waste
3	473m W	-	WEX208940	Using waste exemption	Not on a farm	Use of waste in construction
E	485m S	-	WEX353305	Storing waste exemption	Not on a farm	Storage of waste in a secure place



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



4 Current industrial land use



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

4.1 Recent industrial land uses

Records within 250m

9

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 31](#) >

ID	Location	Company	Address	Activity	Category
1	2m S	Electricity Sub Station	Greater Manchester, BL9	Electrical Features	Infrastructure and Facilities
A	147m SE	P R S (Plastic Repair Services)	Unit 9 Finneys Business Centre, Manchester Road, Bury, Greater Manchester, BL9 9NS	Vehicle Repair, Testing and Servicing	Repair and Servicing



ID	Location	Company	Address	Activity	Category
A	150m SE	Finneys Service & MOT Centre	Unit 1 and 2, Finneys Business Centre, Manchester Road, Bury, Greater Manchester, BL9 9NS	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	162m SE	Miller Independent	Finneys Business Centre, Manchester Road, Bury, Greater Manchester, BL9 9NS	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	165m SE	Business Centre	Greater Manchester, BL9	Business Parks and Industrial Estates	Industrial Features
A	170m S	J R B Fitted Furniture Ltd	Unit 8 Finneys Business Centre, Manchester Road, Bury, Greater Manchester, BL9 9NS	Furniture	Consumer Products
A	183m SE	Motorpool Services	Unit 4 Finneys Business Centre, Manchester Road, Bury, Greater Manchester, BL9 9NS	Vehicle Repair, Testing and Servicing	Repair and Servicing
A	189m SE	Aline Services Ltd	Unit 3a Finneys Business Centre, Manchester Road, Bury, Greater Manchester, BL9 9NS	Distribution and Haulage	Transport, Storage and Delivery
2	197m N	Electricity Sub Station	Greater Manchester, BL9	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey®.

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

Records within 250m	0
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Current or recent tanks identified from the Ordnance Survey® NGD.

This data is sourced from Ordnance Survey®.

4.3 Current or recent petrol stations

Records within 500m	1
----------------------------	----------

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 31](#) >

ID	Location	Company	Address	LPG	Status
A	225m SE	ESSO	Manchester Road, Bury, Greater Manchester, BL9 9NS	No	Closed

This data is sourced from Experian.



4.4 Electricity cables

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

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

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

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

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

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

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

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

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

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m	0
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Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.



4.9 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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

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

Records within 500m

3

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

Features are displayed on the Current industrial land use map on [page 31](#) >

ID	Location	Address	Details	
A	187m S	Melba Swintex Ltd, Derby Works, Manchester Road, Bury, BL9 9NX	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
A	225m SE	Derby Garage, Manchester Road, Bury, BL9 9NT	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

ID	Location	Address	Details	
5	495m S	Bibby & Baron, Dumers Lane, BL9 7PF	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

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

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

4.14 Licensed Discharges to controlled waters

Records within 500m	1
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Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on [page 31 >](#)

ID	Location	Address	Details	
3	267m N	REDVALES ROAD CSO, REDVALES ROAD, BURY, LANCASHIRE, BL9 9PU	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01BRY0024 Permit Version: 3 Receiving Water: RIVER IRWELL VIA CULVERT	Status: VARIED UNDER EPR 2010 Issue date: 05/02/2016 Effective Date: 05/02/2016 Revocation Date: -

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

4.15 Pollutant release to surface waters (Red List)

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

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

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

4.16 Pollutant release to public sewer

Records within 500m

0

Discharges of Special Category Effluents to the public sewer.

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

4.17 List 1 Dangerous Substances

Records within 500m

0

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

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

4.18 List 2 Dangerous Substances

Records within 500m

0

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

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m

1

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

Features are displayed on the Current industrial land use map on [page 31 >](#)

ID	Location	Details	
4	406m W	Incident Date: 03/04/2017 Incident Identification: 1512890 Pollutant: Organic Chemicals/Products Pollutant Description: Pesticides and Biocides	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.20 Pollution inventory substances

Records within 500m**0**

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

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

4.21 Pollution inventory waste transfers

Records within 500m**0**

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

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

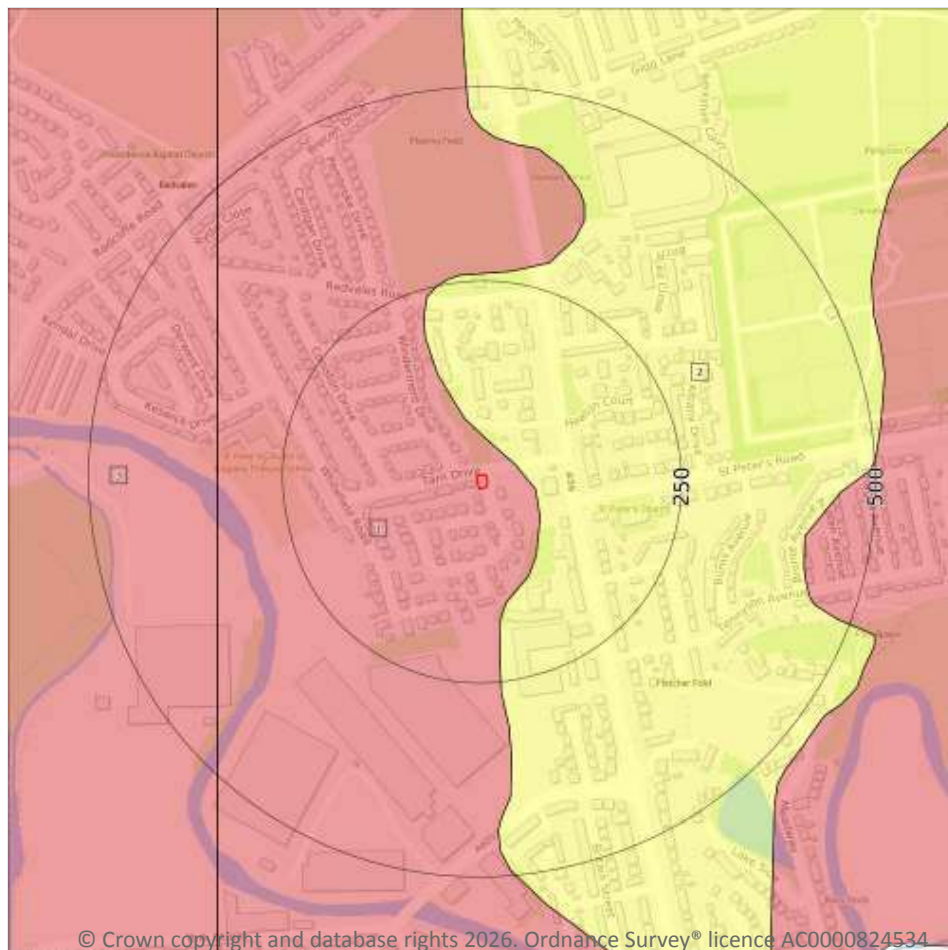
4.22 Pollution inventory radioactive waste

Records within 500m**0**

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

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

5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

3

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 38 >](#)

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	36m NE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

ID	Location	Designation	Description
3	334m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

2

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 40](#) >

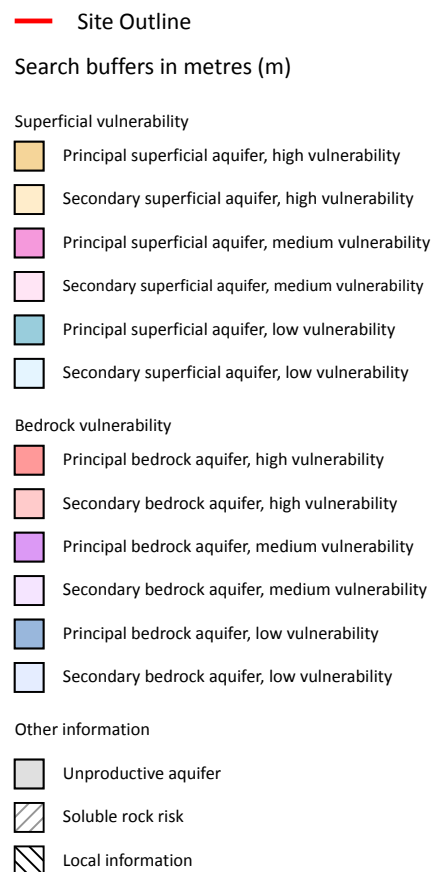
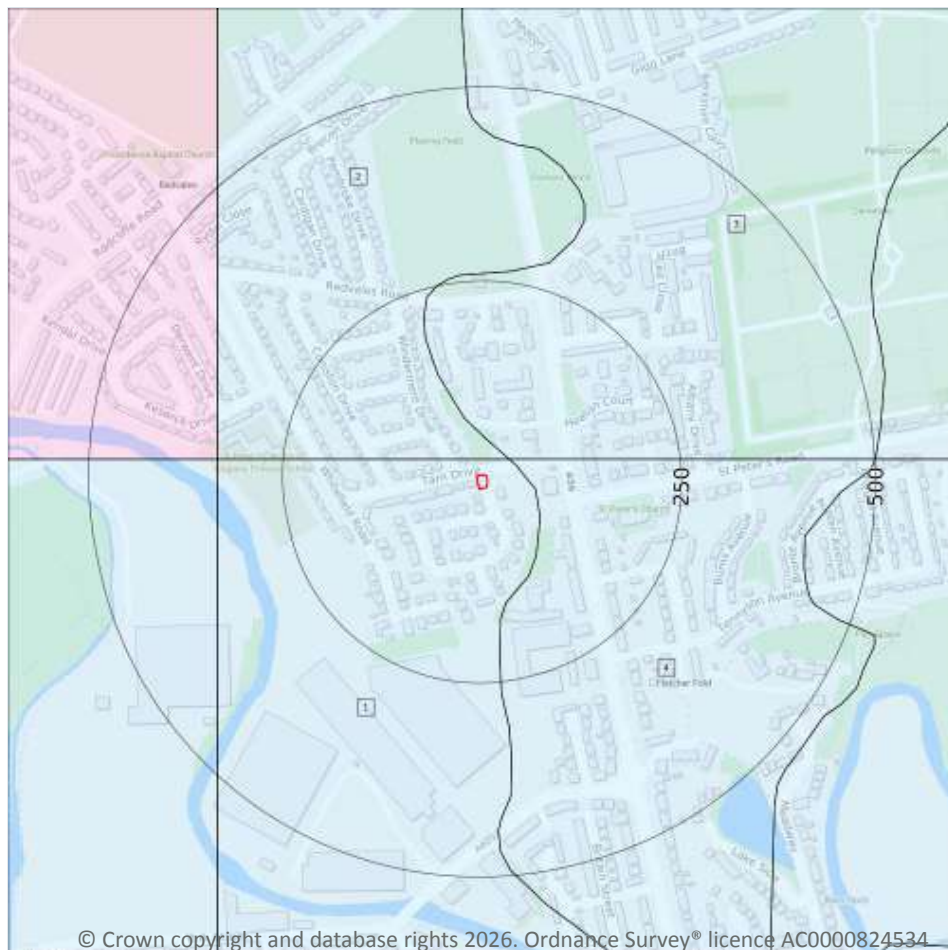
ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	334m W	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers



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



Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m

4

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 42](#) >

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: >550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Medium	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
2	20m N	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: >550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
3	36m NE	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: >550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
4	37m NE	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: >550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Medium	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site

0

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

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

5.5 Groundwater vulnerability- local information

Records on site

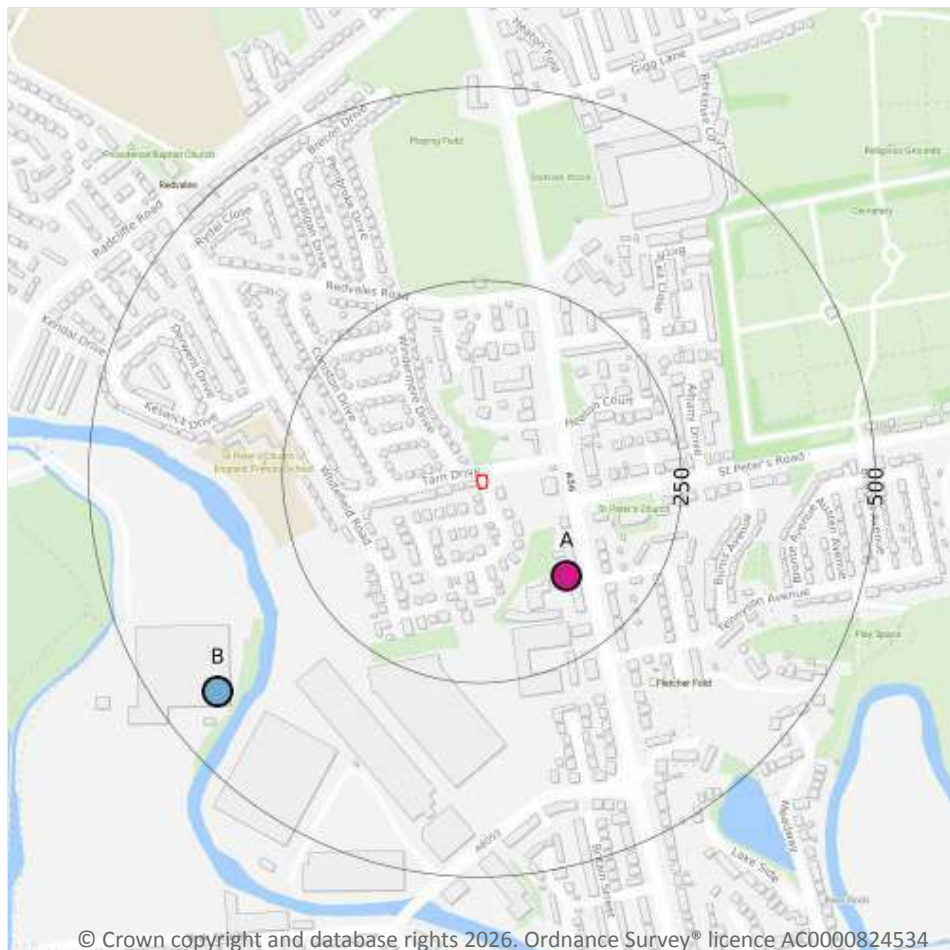
0

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

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



Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

16

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 44](#) >

ID	Location	Details	
A	153m SE	Status: Historical Licence No: 2569001258 Details: Pollution Remediation Direct Source: Ground Water - North West Region Point: "WELL POINT SYSTEM AT MANCHESTER ROAD, BURY" Data Type: Point Name: TOTALFINAELF UK LTD Easting: 380450 Northing: 408850	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 12/06/2002 Expiry Date: - Issue No: 1 Version Start Date: 12/06/2002 Version End Date: -
A	153m SE	Status: Historical Licence No: 2569001258 Details: Pollution Remediation Direct Source: Ground Water - North West Region Point: WELL POINT SYSTEM AT MANCHESTER ROAD, BURY Data Type: Point Name: TOTALFINAELF UK LTD Easting: 380450 Northing: 408850	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 12/06/2002 Expiry Date: - Issue No: 1 Version Start Date: 12/06/2002 Version End Date: -
-	955m S	Status: Historical Licence No: NW/069/0001/020 Details: Dewatering Direct Source: Ground Water - North West Region Point: BURY WASTEWATER TREATMENT WORKS Data Type: Poly4 Name: United Utilities Water Ltd Easting: 380289 Northing: 407968	Annual Volume (m ³): 769479 Max Daily Volume (m ³): 2109 Original Application No: NPS/WR/040221 Original Start Date: 01/05/2024 Expiry Date: 31/07/2025 Issue No: 1 Version Start Date: 01/05/2024 Version End Date: -
-	955m S	Status: Historical Licence No: NW/069/0001/021 Details: Dewatering Direct Source: Ground Water - North West Region Point: BURY WASTEWATER TREATMENT WORKS Data Type: Poly4 Name: United Utilities Water Ltd Easting: 380289 Northing: 407968	Annual Volume (m ³): 769479 Max Daily Volume (m ³): 2109 Original Application No: NPS/WR/042279 Original Start Date: 01/05/2024 Expiry Date: 31/07/2025 Issue No: 1 Version Start Date: 01/05/2024 Version End Date: -
-	1359m E	Status: Historical Licence No: 2569002272 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, PILSWORTH, BURY" Data Type: Point Name: CASTLEBROOK WATER CO. LTD Easting: 381680 Northing: 408700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 10/04/2000 Expiry Date: - Issue No: 3 Version Start Date: 10/09/2002 Version End Date: -



ID	Location	Details	
-	1359m E	Status: Historical Licence No: 2569002272 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, PILSWORTH, BURY Data Type: Point Name: CASTLEBROOK WATER CO. LTD Easting: 381680 Northing: 408700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 10/04/2000 Expiry Date: - Issue No: 3 Version Start Date: 10/09/2002 Version End Date: -
-	1430m SE	Status: Active Licence No: 2569002264R02 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: A BOREHOLE AT BURY GOLF CLUB, BLACKFORD BRIDGE, BURY Data Type: Point Name: Bury Golf Club Limited Easting: 380963 Northing: 407673	Annual Volume (m ³): 7000 Max Daily Volume (m ³): 50 Original Application No: NPS/WR/016967 Original Start Date: 01/04/2015 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/04/2024 Version End Date: -
-	1430m SE	Status: Historical Licence No: 2569002264R1 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: A BOREHOLE AT BURY GOLF CLUB, BLACKFORD BRIDGE, BURY Data Type: Point Name: RAYMOND ADAMS Easting: 380963 Northing: 407673	Annual Volume (m ³): 7000 Max Daily Volume (m ³): 50 Original Application No: - Original Start Date: 01/06/2007 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 01/04/2008 Version End Date: -
-	1436m SE	Status: Historical Licence No: 2569002264 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: "A BOREHOLE AT BURY GOLF CLUB, BLACKFORD BRIDGE, BURY" Data Type: Point Name: BURY GOLF CLUB Easting: 380970 Northing: 407670	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 17/04/1997 Expiry Date: 16-Apr-07 Issue No: 100 Version Start Date: 17/04/1997 Version End Date: -



ID	Location	Details	
-	1436m SE	Status: Historical Licence No: 2569002264 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: A BOREHOLE AT BURY GOLF CLUB, BLACKFORD BRIDGE, BURY Data Type: Point Name: RAYMOND ADAMS Easting: 380970 Northing: 407670	Annual Volume (m ³): 9000 Max Daily Volume (m ³): 55 Original Application No: - Original Start Date: 17/04/1997 Expiry Date: 16/04/2007 Issue No: 101 Version Start Date: 27/01/2004 Version End Date: 16/04/2007
-	1436m SE	Status: Historical Licence No: 2569002264R1 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: A BOREHOLE AT BURY GOLF CLUB, BLACKFORD BRIDGE, BURY Data Type: Point Name: RAYMOND ADAMS Easting: 380970 Northing: 407670	Annual Volume (m ³): 7000 Max Daily Volume (m ³): 50 Original Application No: - Original Start Date: 01/06/2007 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 01/04/2008 Version End Date: -
-	1623m NE	Status: Historical Licence No: 2569002063 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "WELL AT WATER FARM, HEAP BRIDGE, BURY" Data Type: Point Name: FISH Easting: 381800 Northing: 409700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 14/02/1966 Version End Date: -
-	1623m NE	Status: Historical Licence No: 2569002063 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: WELL AT WATER FARM, HEAP BRIDGE, BURY Data Type: Point Name: FISH Easting: 381800 Northing: 409700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 14/02/1966 Version End Date: -

ID	Location	Details	
-	1994m E	Status: Active Licence No: NW/069/0002/013 Details: Dewatering Direct Source: Ground Water - North West Region Point: SUMP 'A' AT PILSWORTH LANDFILL SITE, PILSWORTH ROAD, BURY Data Type: Point Name: Viridor Waste Management Ltd Easting: 382340 Northing: 408890	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/NA/001648 Original Start Date: 31/03/2021 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 31/03/2021 Version End Date: -
-	1998m NE	Status: Historical Licence No: 2569002085 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "WELL AT WATERFOLD FARM, HEAP BRIDGE, NEAR BURY" Data Type: Point Name: WILKINSON Easting: 382000 Northing: 410100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 15/02/1966 Version End Date: -
-	1998m NE	Status: Historical Licence No: 2569002085 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: WELL AT WATERFOLD FARM, HEAP BRIDGE, NEAR BURY Data Type: Point Name: WILKINSON Easting: 382000 Northing: 410100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 15/02/1966 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

24

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 44 >](#)



ID	Location	Details	
B	427m SW	Status: Historical Licence No: 2569001245 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "RIVER IRWELL AT RADCLIFFE, MANCHESTER" Data Type: Point Name: UNIFI DYED YARNS LTD Easting: 380000 Northing: 408700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 23/11/1993 Expiry Date: - Issue No: 101 Version Start Date: 01/03/2000 Version End Date: -
B	427m SW	Status: Historical Licence No: 2569001245 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "RIVER IRWELL AT RADCLIFFE, MANCHESTER" Data Type: Point Name: UNIFI DYED YARNS LTD Easting: 380000 Northing: 408700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 23/11/1993 Expiry Date: - Issue No: 101 Version Start Date: 01/03/2000 Version End Date: -
B	427m SW	Status: Historical Licence No: 2569001245 Details: Boiler Feed Direct Source: "Surface, Non-Tidal - North West Region" Point: "RIVER IRWELL AT RADCLIFFE, MANCHESTER" Data Type: Point Name: UNIFI DYED YARNS LTD Easting: 380000 Northing: 408700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 23/11/1993 Expiry Date: - Issue No: 101 Version Start Date: 01/03/2000 Version End Date: -
B	427m SW	Status: Historical Licence No: 2569001245 Details: Boiler Feed Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT RADCLIFFE, MANCHESTER Data Type: Point Name: UNIFI DYED YARNS LTD Easting: 380000 Northing: 408700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 23/11/1993 Expiry Date: - Issue No: 101 Version Start Date: 01/03/2000 Version End Date: -



ID	Location	Details	
B	427m SW	Status: Historical Licence No: 2569001245 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT RADCLIFFE, MANCHESTER Data Type: Point Name: UNIFI DYED YARNS LTD Easting: 380000 Northing: 408700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 23/11/1993 Expiry Date: - Issue No: 101 Version Start Date: 01/03/2000 Version End Date: -
B	427m SW	Status: Historical Licence No: 2569001245 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT RADCLIFFE, MANCHESTER Data Type: Point Name: UNIFI DYED YARNS LTD Easting: 380000 Northing: 408700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 23/11/1993 Expiry Date: - Issue No: 101 Version Start Date: 01/03/2000 Version End Date: -
-	728m W	Status: Active Licence No: NW/069/0001/004 Details: Hydroelectric Power Generation Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT BEALEY'S WEIR Data Type: Point Name: Resolution Hydro Limited Easting: 379607 Northing: 409015	Annual Volume (m ³): 80000000 Max Daily Volume (m ³): 259200 Original Application No: NPS/WR/004482 Original Start Date: 20/12/2010 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/04/2019 Version End Date: -
-	942m W	Status: Historical Licence No: 2569001158 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "R IRWELL AT RADCLIFFE, MANCHESTER" Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 379400 Northing: 409100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 29/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 05/05/2001 Version End Date: -



ID	Location	Details	
-	942m W	Status: Historical Licence No: 2569001158 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "R IRWELL AT RADCLIFFE, MANCHESTER" Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 379400 Northing: 409100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 29/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 05/05/2001 Version End Date: -
-	942m W	Status: Historical Licence No: 2569001158 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: R IRWELL AT RADCLIFFE, MANCHESTER Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 379400 Northing: 409100	Annual Volume (m ³): 3636800 Max Daily Volume (m ³): 14183.52 Original Application No: - Original Start Date: 29/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 05/05/2001 Version End Date: -
-	942m W	Status: Historical Licence No: 2569001158 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: R IRWELL AT RADCLIFFE, MANCHESTER Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 379400 Northing: 409100	Annual Volume (m ³): 3636800 Max Daily Volume (m ³): 14183.52 Original Application No: - Original Start Date: 29/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 05/05/2001 Version End Date: -
-	1149m W	Status: Historical Licence No: 2569004054 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "THE MANCHESTER, BOLTON AND BURY CANAL AT BANK TOP, BURY" Data Type: Point Name: BRITISH WATERWAYS Easting: 379200 Northing: 408790	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1969 Expiry Date: - Issue No: 100 Version Start Date: 04/12/1998 Version End Date: -

ID	Location	Details	
-	1149m W	Status: Historical Licence No: 2569004054 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: THE MANCHESTER, BOLTON AND BURY CANAL AT BANK TOP, BURY Data Type: Point Name: BRITISH WATERWAYS BOARD Easting: 379200 Northing: 408790	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 01/04/1969 Expiry Date: - Issue No: 100 Version Start Date: 04/12/1998 Version End Date: -
-	1241m NW	Status: Historical Licence No: 2569001056 Details: Dust suppression Direct Source: "Surface, Non-Tidal - North West Region" Point: "THE RIVER IRWELL AT HINDS LANE, BURY" Data Type: Point Name: J B SKIPS & SERVICES LTD Easting: 379450 Northing: 409850	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1997 Version End Date: -
-	1241m NW	Status: Historical Licence No: 2569001056 Details: Dust suppression Direct Source: Surface, Non-Tidal - North West Region Point: THE RIVER IRWELL AT HINDS LANE, BURY Data Type: Point Name: J B SKIPS & SERVICES LTD Easting: 379450 Northing: 409850	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1997 Version End Date: -
-	1756m W	Status: Historical Licence No: 2569004019 Details: Boiler Feed Direct Source: "Surface, Non-Tidal - North West Region" Point: "WITHINS RESERVOIR, FED BY & O/FLOW TO UNNAMED TRIB OF R IRW" Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 378600 Northing: 408700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 05/05/2001 Version End Date: -



ID	Location	Details	
-	1756m W	Status: Historical Licence No: 2569004019 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "WITHINS RESERVOIR, FED BY & O/FLOW TO UNNAMED TRIB OF R IRW" Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 378600 Northing: 408700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 05/05/2001 Version End Date: -
-	1756m W	Status: Historical Licence No: 2569004019 Details: Boiler Feed Direct Source: Surface, Non-Tidal - North West Region Point: WITHINS RESERVOIR, FED BY & O/FLOW TO UNNAMED TRIB OF R IRW Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 378600 Northing: 408700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 05/05/2001 Version End Date: -
-	1756m W	Status: Historical Licence No: 2569004019 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: WITHINS RESERVOIR, FED BY & O/FLOW TO UNNAMED TRIB OF R IRW Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 378600 Northing: 408700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 05/05/2001 Version End Date: -
-	1756m W	Status: Historical Licence No: 2569004019 Details: Boiler Feed Direct Source: Surface, Non-Tidal - North West Region Point: WITHINS RESERVOR FED BY UNNAMED TRIBUTARY OF RIVER IRWELL Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 378600 Northing: 408700	Annual Volume (m ³): 270000 Max Daily Volume (m ³): 8728.32 Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 05/05/2001 Version End Date: -



ID	Location	Details	
-	1756m W	Status: Historical Licence No: 2569004019 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: WITHINS RESERVOR FED BY UNNAMED TRIBUTARY OF RIVER IRWELL Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 378600 Northing: 408700	Annual Volume (m ³): 270000 Max Daily Volume (m ³): 8728.32 Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 05/05/2001 Version End Date: -
-	1829m N	Status: Historical Licence No: 2569001285 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT RMC NORTHERNT BURY CANAL WHARF Data Type: Point Name: CEMEX UK MATERIALS LTD Easting: 379706 Northing: 410696	Annual Volume (m ³): 5500 Max Daily Volume (m ³): 21 Original Application No: - Original Start Date: 23/03/2005 Expiry Date: 31/03/2015 Issue No: 2 Version Start Date: 01/04/2008 Version End Date: -
-	1829m N	Status: Historical Licence No: 2569001285R01 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT RMC NORTHERNT BURY CANAL WHARF Data Type: Point Name: CEMEX UK MATERIALS LTD Easting: 379706 Northing: 410696	Annual Volume (m ³): 5500 Max Daily Volume (m ³): 21 Original Application No: - Original Start Date: 01/04/2015 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 21/12/2018 Version End Date: -
-	1927m SW	Status: Historical Licence No: 2569004004 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIR FED BY SURFACE DRAINAGE ATRADCLIFFE Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 378800 Northing: 407800	Annual Volume (m ³): 40004.8 Max Daily Volume (m ³): 109.104 Original Application No: - Original Start Date: 28/01/1966 Expiry Date: - Issue No: 101 Version Start Date: 05/05/2001 Version End Date: -

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



5.8 Potable abstractions

Records within 2000m

2

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 44](#) >

ID	Location	Details	
-	1359m E	Status: Historical Licence No: 2569002272 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, PILSWORTH, BURY" Data Type: Point Name: CASTLEBROOK WATER CO. LTD Easting: 381680 Northing: 408700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 10/04/2000 Expiry Date: - Issue No: 3 Version Start Date: 10/09/2002 Version End Date: -
-	1359m E	Status: Historical Licence No: 2569002272 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, PILSWORTH, BURY Data Type: Point Name: CASTLEBROOK WATER CO. LTD Easting: 381680 Northing: 408700	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 10/04/2000 Expiry Date: - Issue No: 3 Version Start Date: 10/09/2002 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m

0

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

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



5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

0

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

This data is sourced from the Ordnance Survey®.

6.2 Surface water features

Records within 250m

0

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



This data is sourced from the Ordnance Survey®.

6.3 WFD Surface water body catchments

Records on site	1
------------------------	----------

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

Features are displayed on the Hydrology map on [page 57 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Irwell (Rossendale STW to Roch)	GB112069064620	Croal Irwell	Irwell

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

6.4 WFD Surface water bodies

Records identified	1
---------------------------	----------

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 57 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
6	311m W	River	Irwell (Rossendale STW to Roch)	GB112069064620 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site

1

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on [page 57](#) >

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

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



7 River and coastal flooding



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

7.1 Risk of flooding from rivers and the sea

Records within 50m

5

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

Features are displayed on the River and coastal flooding map on [page 60](#) >

Distance	Flood risk category
On site	Low
0 - 50m	Low

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

7.2 Historical Flood Events

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

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

Features are displayed on the River and coastal flooding map on [page 60 >](#)

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
A	247m SW	Radcliffe And Redvales	2015-12-26 2015-12-26	Main river	Channel capacity exceeded (no raised defences)	Fluvial

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

7.3 Flood Defences

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

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

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

7.4 Areas Benefiting from Flood Defences

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

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

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



7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

7.6 Flood Zone 2

Records within 50m

1

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

Features are displayed on the River and coastal flooding map on [page 60 >](#)

Location	Type
On site	Zone 2 - (Fluvial /Tidal Models)

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

7.7 Flood Zone 3

Records within 50m

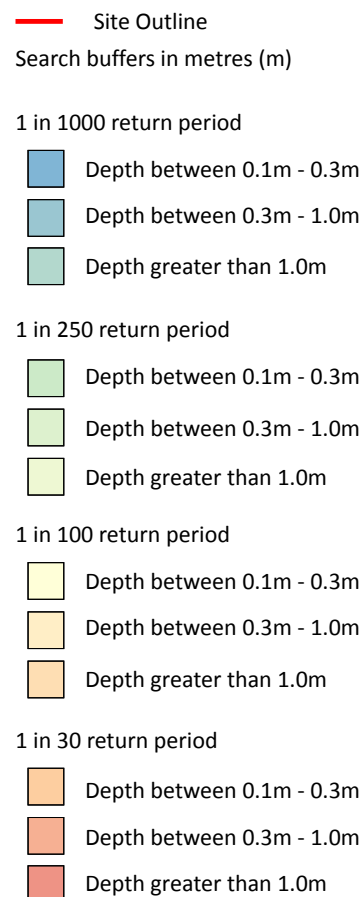
0

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

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



8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.3m - 1.0m

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

Features are displayed on the Surface water flooding map on [page 65](#) >

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

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

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.1m and 0.3m
1 in 100 year	Between 0.1m and 0.3m
1 in 30 year	Between 0.1m and 0.3m

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

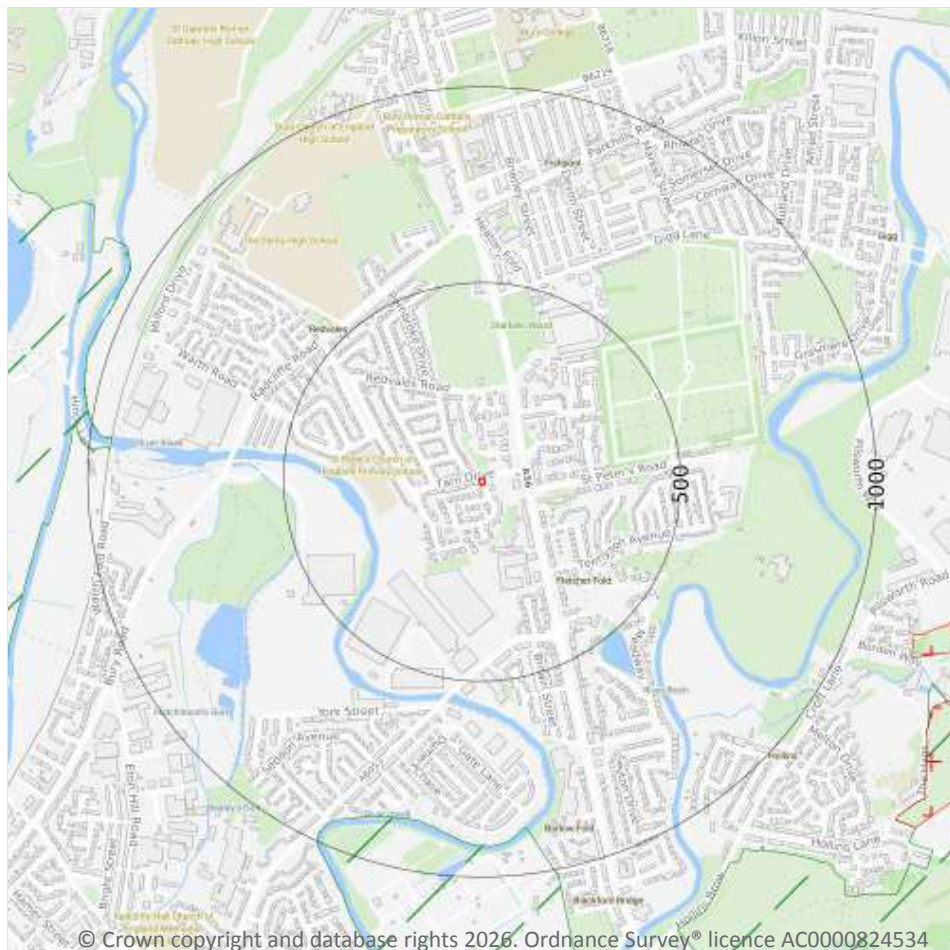
Moderate

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 67](#) >

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



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

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

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

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

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

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

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

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

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

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

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

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

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

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

10.6 Local Nature Reserves (LNR)

Records within 2000m

2

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency. Features are displayed on the Environmental designations map on [page 68 >](#)

ID	Location	Name	Data source
4	1161m E	Hollins Vale	Natural England
-	1368m S	Springwater Park	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

0

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.



10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

4

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

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

ID	Location	Name	Local Authority name
1	871m S	Merseyside and Greater Manchester Green Belt	Bury
2	945m W	Merseyside and Greater Manchester Green Belt	Bury
3	1143m SE	Merseyside and Greater Manchester Green Belt	Bury
-	1823m E	Merseyside and Greater Manchester Green Belt	Rochdale

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m

0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m

0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

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



10.14 Potential Special Protection Areas (pSPA)

Records within 2000m

0

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m

0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

Records within 2000m

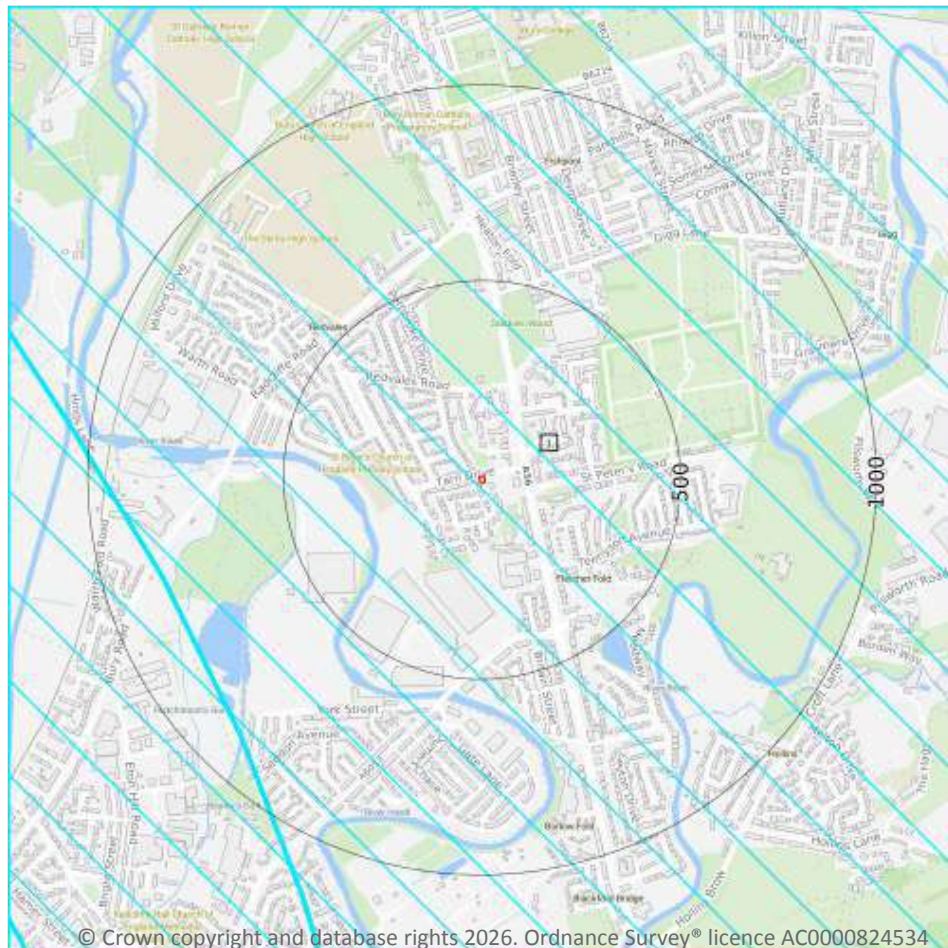
0

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

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



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 73](#) >

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

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

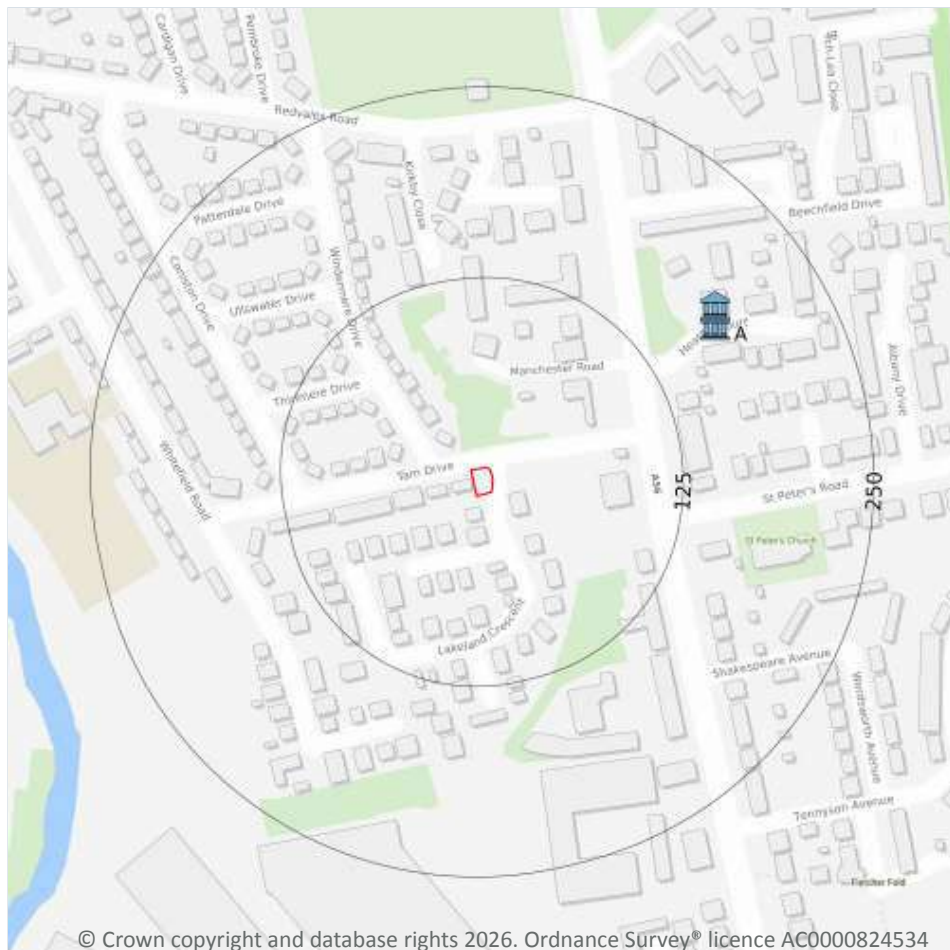
0

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

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



11 Visual and cultural designations



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- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

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

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

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

11.4 Listed Buildings

Records within 250m

2

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on [page 75 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
A	175m NE	Wall Immediately South Of Heaton Grove	II	1250752	07/04/1989
A	183m NE	Heaton Grove	II	1356844	13/02/1978

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



11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

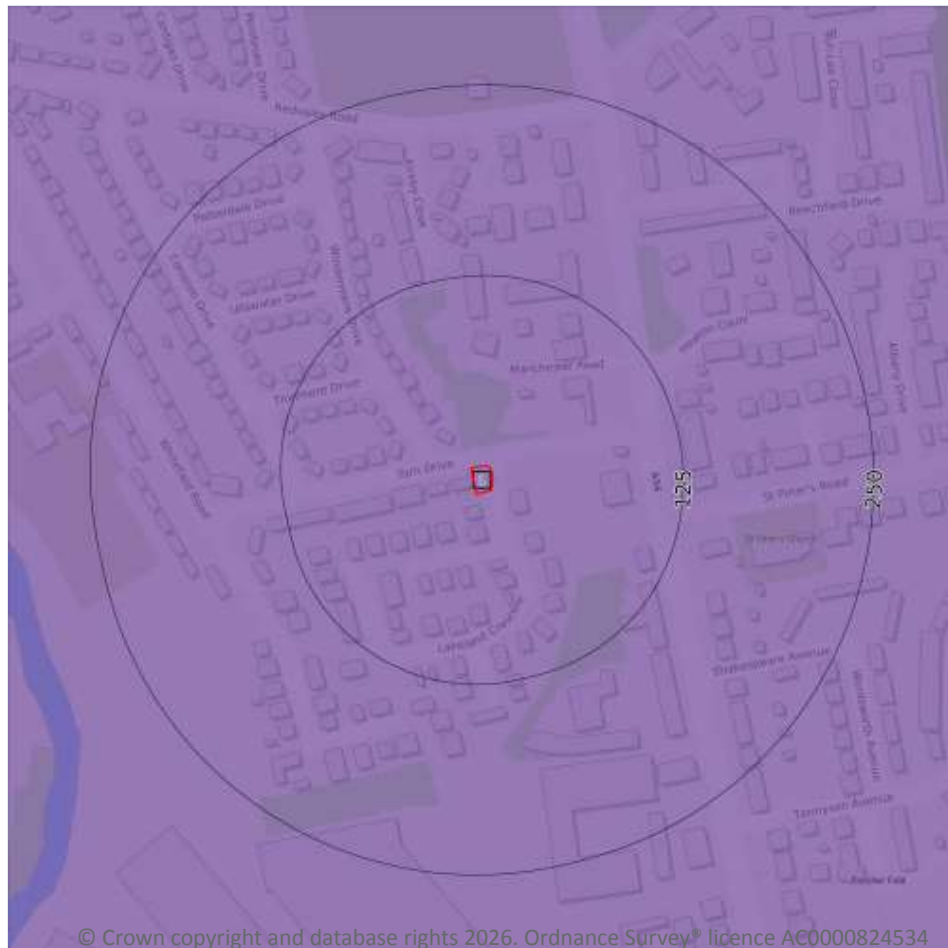
Records within 250m

0

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

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

12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

1

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

Features are displayed on the Agricultural designations map on [page 78](#) >

ID	Location	Classification	Description
1	On site	Urban	Non-agricultural/no quality assigned

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

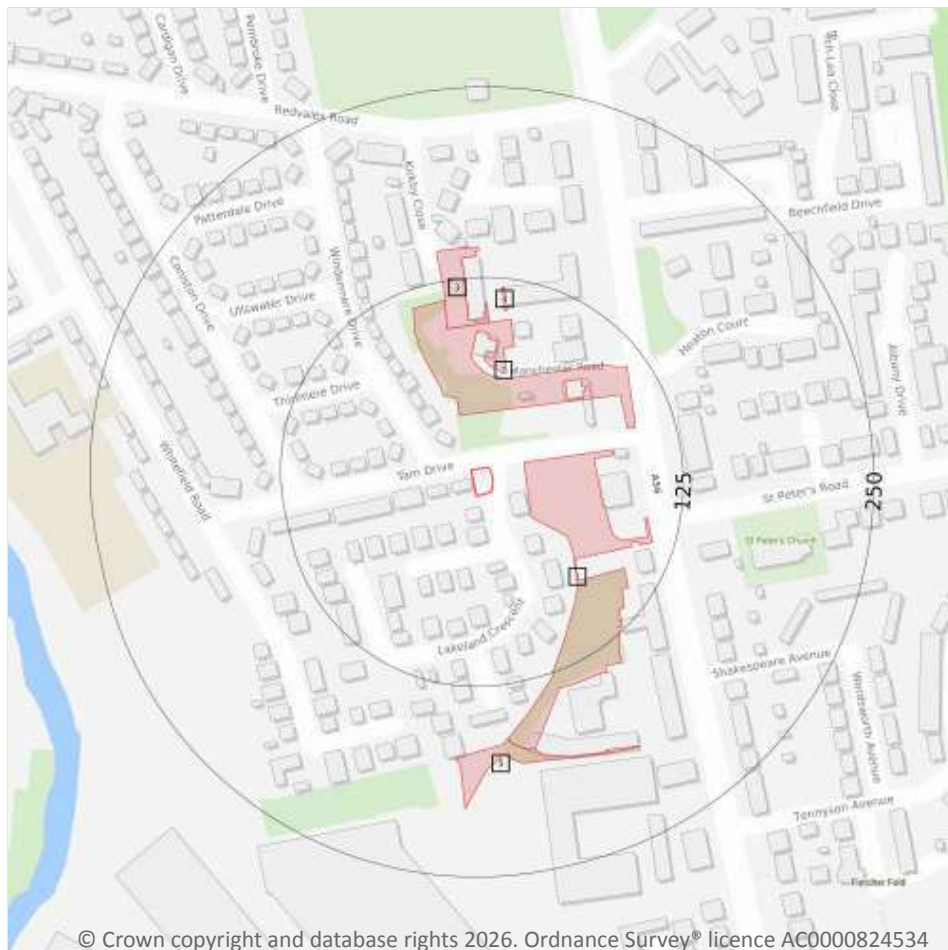
Records within 250m

0

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

This data is sourced from Natural England.

13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

5

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

Features are displayed on the Habitat designations map on [page 80](#) >

ID	Location	Main Habitat	Other habitats
1	22m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	36m N	No main habitat but additional habitats present	Main habitat: DWOOD (INV > 50%)
3	94m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	104m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
5	160m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

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

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

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

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

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

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

2

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

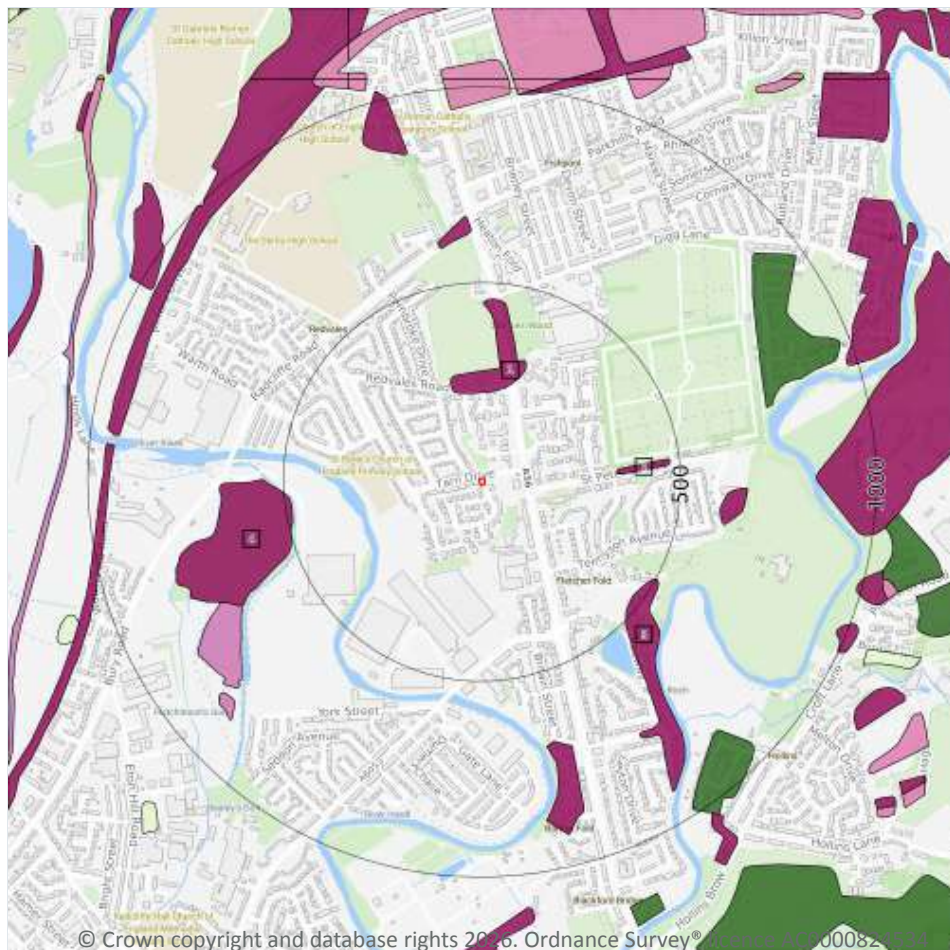
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 82](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SD80NW
2	334m W	Full	Full	Full	Full	SD70NE

This data is sourced from the British Geological Survey.



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



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

14.2 Artificial and made ground (10k)

Records within 500m

4

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 83](#) >

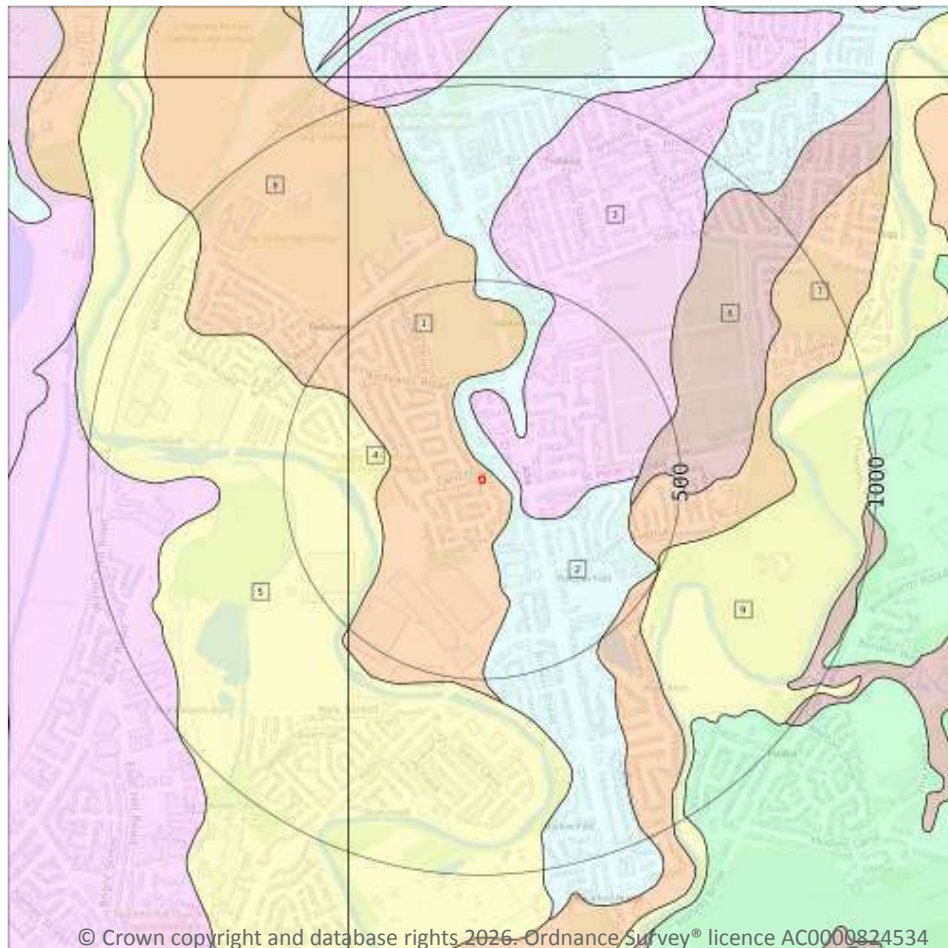
ID	Location	LEX Code	Description	Rock description
1	218m N	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
2	338m E	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
3	474m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
4	484m W	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit



This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

9

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

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 85 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	RTD1-XSV	River Terrace Deposits, 1-Sand And Gravel	Sand and gravel
2	21m NE	TILLD-DMTN	Till, Devensian-Diamicton	Diamicton
3	68m NE	GFDUD-XSV	Glaciofluvial Deposits, Devensian-Sand And Gravel	Sand and gravel
4	229m W	ALV-XCZSV	Alluvium-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel



ID	Location	LEX Code	Description	Rock description
5	334m W	ALV-XCZSV	Alluvium-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
6	377m E	HEAD-XCZSV	Head-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel
7	379m E	RTD1-XSV	River Terrace Deposits, 1-Sand And Gravel	Sand and gravel
8	390m NW	RTD1-XSV	River Terrace Deposits, 1-Sand And Gravel	Sand and gravel
9	486m SE	ALV-XCZSV	Alluvium-Clay, Silt, Sand And Gravel	Clay, silt, sand and gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

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

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

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

14.5 Bedrock geology (10k)

Records within 500m

25

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 87](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	TRBR-SDST	Trencherbone Rock-Sandstone	Westphalian
2	37m NE	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
4	54m NE	CAR-SDST	Cannel Rock (South Lancashire)-Sandstone	Westphalian

ID	Location	LEX Code	Description	Rock age
5	83m NE	PLCM-SDST	Pennine Lower Coal Measures Formation-Sandstone	Westphalian
6	158m N	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
7	161m SW	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
8	182m NE	TRBR-SDST	Trencherbone Rock-Sandstone	Westphalian
10	216m SW	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
12	218m W	TRBR-SDST	Trencherbone Rock-Sandstone	Westphalian
14	233m N	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
18	284m SW	PLCM-SDST	Pennine Lower Coal Measures Formation-Sandstone	Westphalian
19	321m SW	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
20	334m W	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
21	334m W	TRBR-SDST	Trencherbone Rock-Sandstone	Westphalian
22	335m NW	PLCM-SDST	Pennine Lower Coal Measures Formation-Sandstone	Westphalian
23	342m S	PLCM-SDST	Pennine Lower Coal Measures Formation-Sandstone	Westphalian
26	358m W	PLCM-SDST	Pennine Lower Coal Measures Formation-Sandstone	Westphalian
27	374m SW	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
30	409m NW	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
32	425m NE	CAR-SDST	Cannel Rock (South Lancashire)-Sandstone	Westphalian
34	430m NW	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
35	444m NW	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
37	474m SW	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
38	482m SW	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
39	483m NW	PLCM-SDST	Pennine Lower Coal Measures Formation-Sandstone	Westphalian



This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

14

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

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 87](#) >

ID	Location	Category	Description
3	37m NE	ROCK	Coal seam, inferred
9	182m NE	FAULT	Fault, inferred, displacement unknown
11	216m SW	FAULT	Fault, inferred, displacement unknown
13	229m SW	ROCK	Coal seam, inferred
15	233m N	ROCK	Coal seam, inferred
16	249m SW	ROCK	Coal seam, inferred
17	275m S	ROCK	Coal seam, inferred
24	344m W	ROCK	Coal seam, inferred
25	352m SW	ROCK	Coal seam, inferred
28	380m SW	ROCK	Coal seam, inferred
29	391m SW	ROCK	Coal seam, inferred
31	412m SW	ROCK	Coal seam, inferred
33	425m NE	ROCK	Coal seam, inferred
36	444m NW	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 90](#) >

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

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

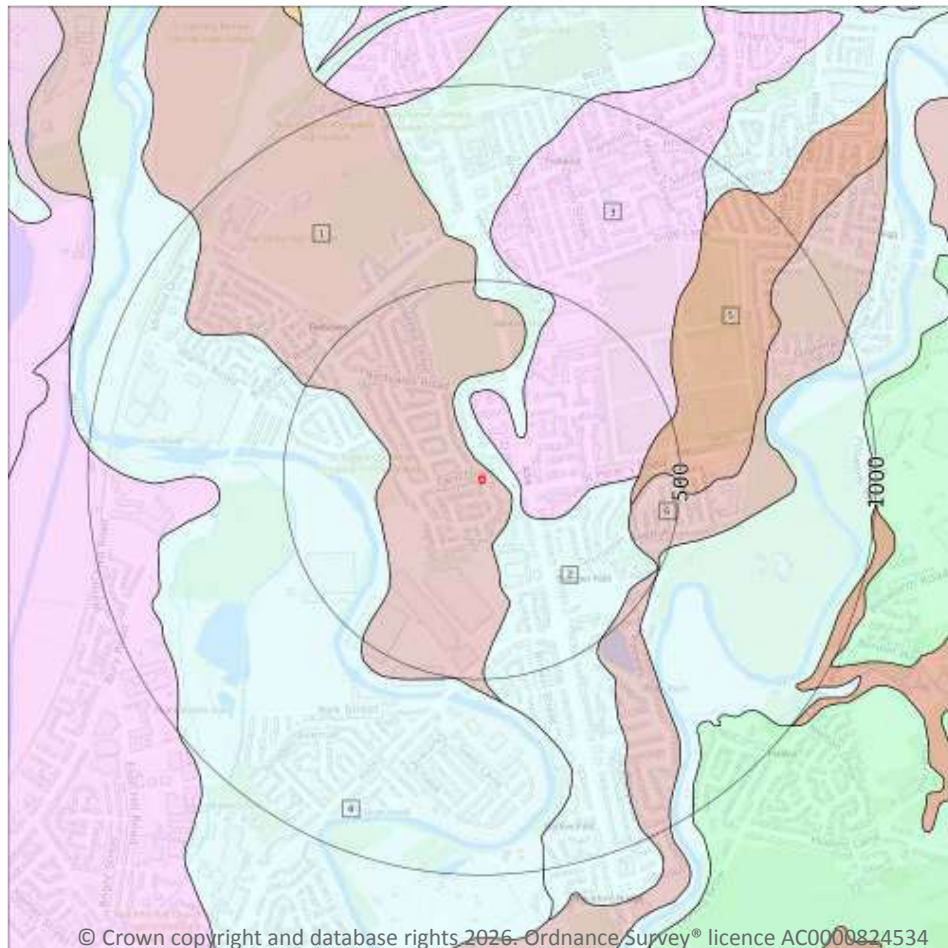
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

6

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

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 92](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	RTD1-XSV	River Terrace Deposits, 1	Sand and gravel
2	21m NE	TILLD-DMTN	Till, Devensian	Diamicton
3	68m NE	GFDUD-XSV	Glaciofluvial deposits, Devensian	Sand and gravel
4	229m W	ALV-XCZSV	Alluvium	Clay, silt, sand and gravel



ID	Location	LEX Code	Description	Rock description
5	377m E	HEAD-XCZSV	Head	Clay, silt, sand and gravel
6	379m E	RTD1-XSV	River Terrace Deposits, 1	Sand and gravel

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

2

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	Very High	High
21m NE	Mixed	High	Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

13

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 94](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	TRBR-SDST	Trencherbone Rock-Sandstone	Westphalian
2	37m NE	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
4	84m NE	PLCM-SDST	Pennine Lower Coal Measures Formation-Sandstone	Westphalian

ID	Location	LEX Code	Description	Rock age
5	174m N	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
6	174m SW	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
7	181m NE	TRBR-SDST	Trencherbone Rock-Sandstone	Westphalian
9	216m SW	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
12	233m N	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
16	335m NW	PLCM-SDST	Pennine Lower Coal Measures Formation-Sandstone	Westphalian
17	342m S	PLCM-SDST	Pennine Lower Coal Measures Formation-Sandstone	Westphalian
20	425m NE	CAR-SDST	Cannel Rock (South Lancashire)-Sandstone	Westphalian
22	430m NW	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
24	474m SW	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

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

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	High	Moderate
37m NE	Fracture	Moderate	Low

This data is sourced from the British Geological Survey.



15.10 Bedrock faults and other linear features (50k)

Records within 500m

11

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

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 94](#) >

ID	Location	Category	Description
3	37m NE	ROCK	Coal seam, inferred
8	181m NE	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
10	216m SW	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
11	229m SW	ROCK	Coal seam, inferred
13	233m N	ROCK	Coal seam, inferred
14	249m SW	ROCK	Coal seam, inferred
15	334m S	ROCK	Coal seam, inferred
18	344m W	ROCK	Coal seam, inferred
19	380m SW	ROCK	Coal seam, inferred
21	425m NE	ROCK	Coal seam, inferred
23	440m NW	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

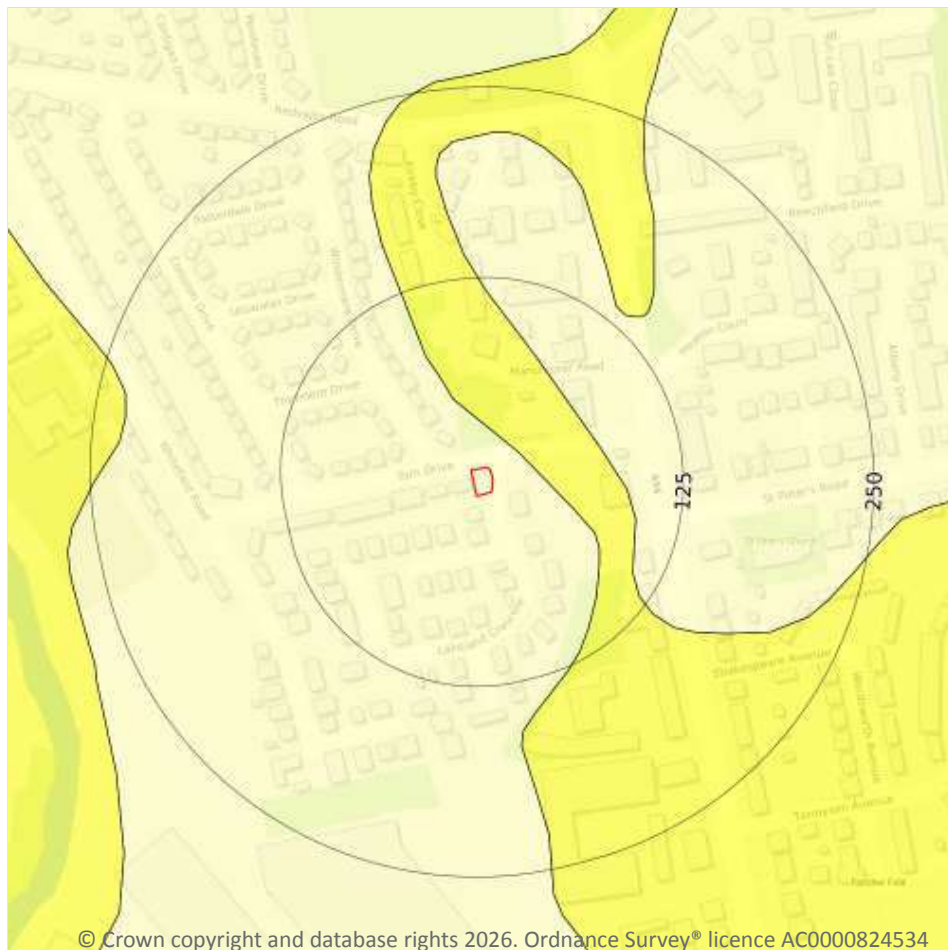
0

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

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

2

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

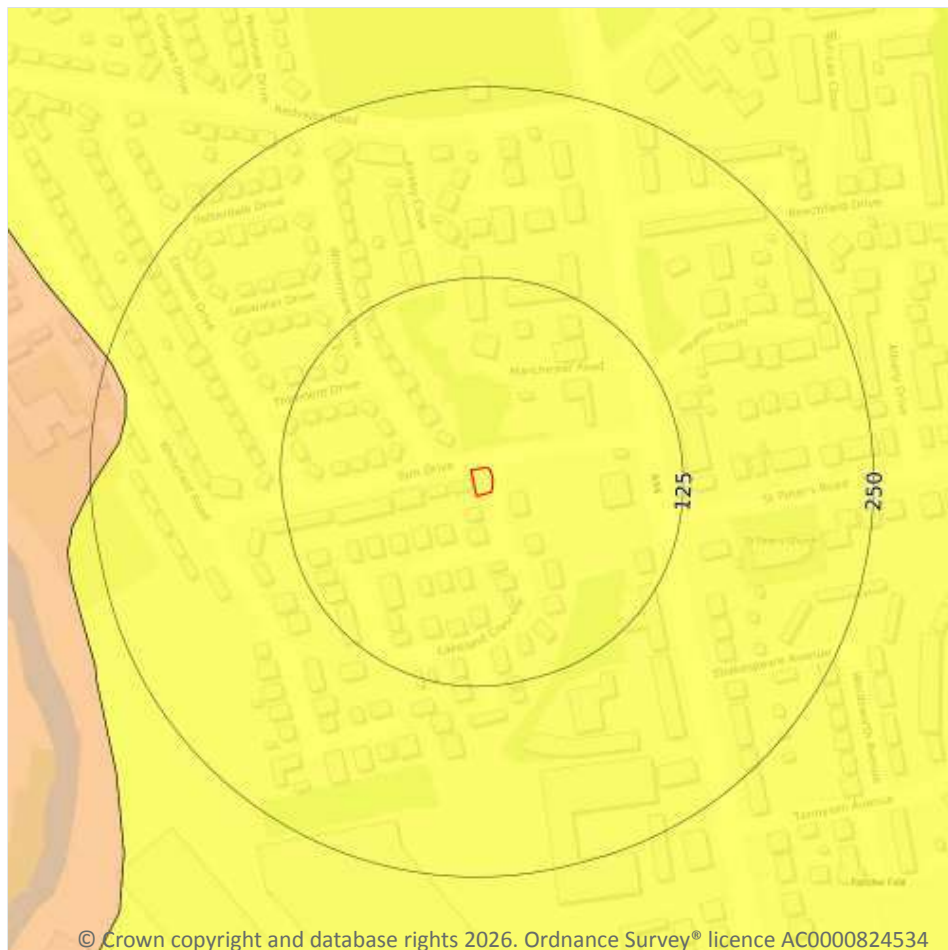
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 98](#) >

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
21m NE	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

17.2 Running sands

Records within 50m

1

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

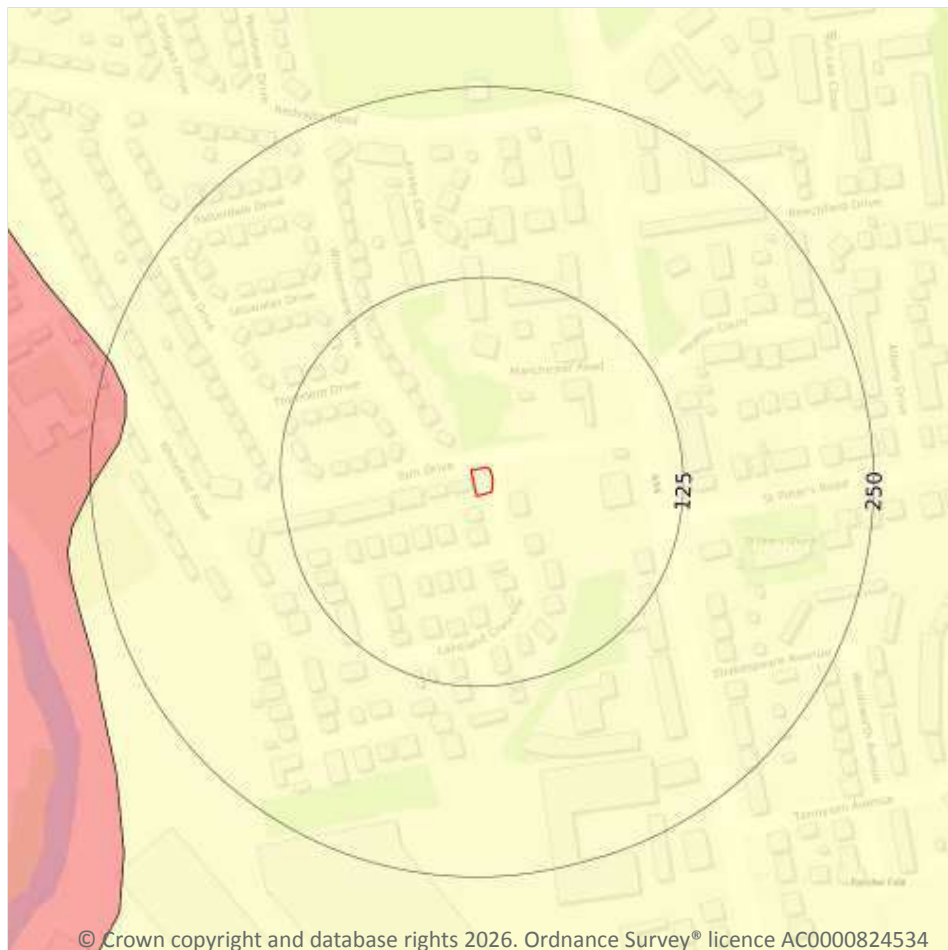
Features are displayed on the Natural ground subsidence - Running sands map on [page 99](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



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

17.3 Compressible deposits

Records within 50m

1

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

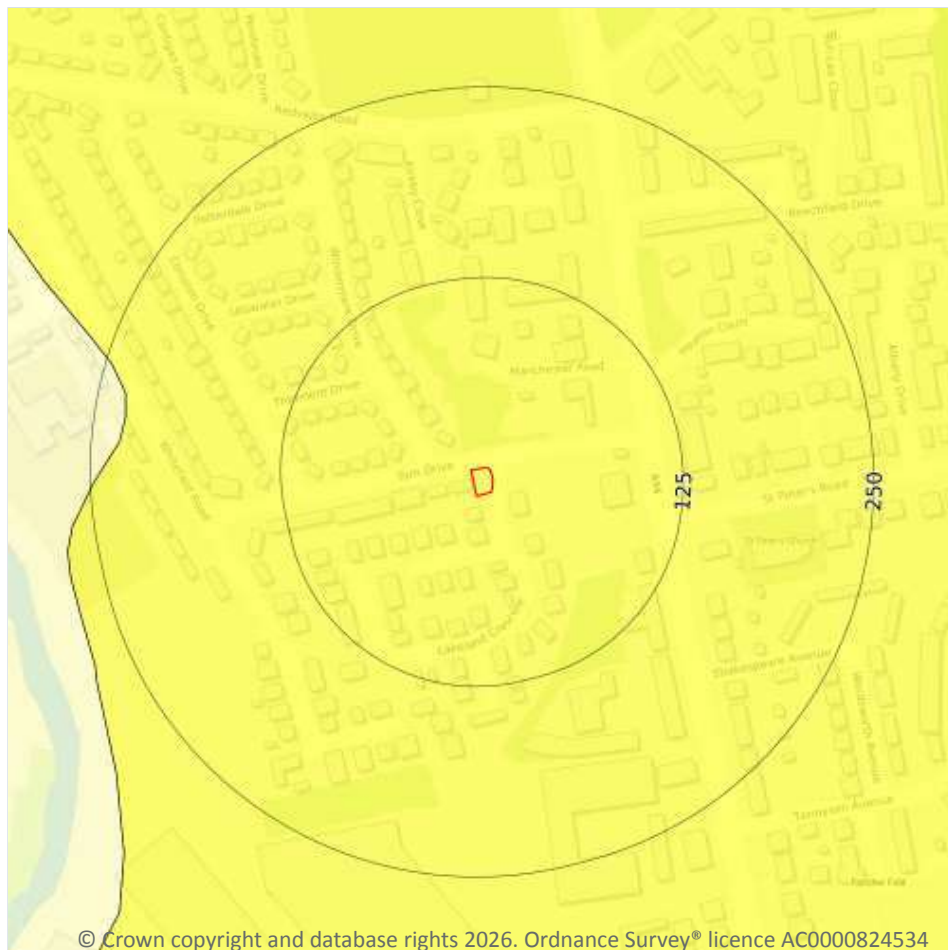
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 100](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



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

17.4 Collapsible deposits

Records within 50m

1

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

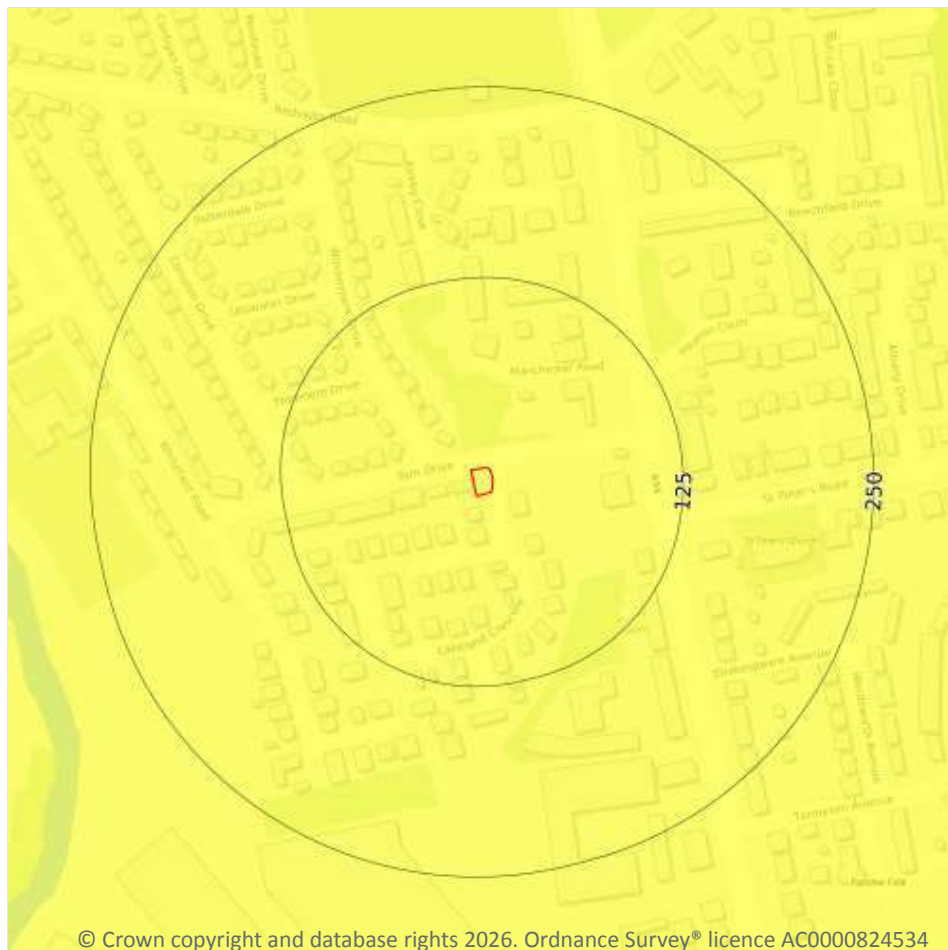
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 101 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



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

17.5 Landslides

Records within 50m

1

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

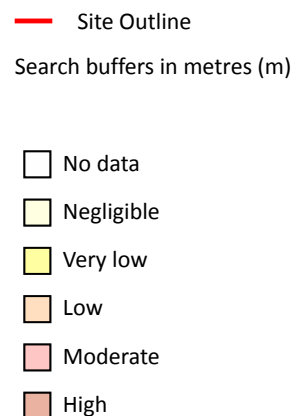
Features are displayed on the Natural ground subsidence - Landslides map on [page 102 >](#)

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

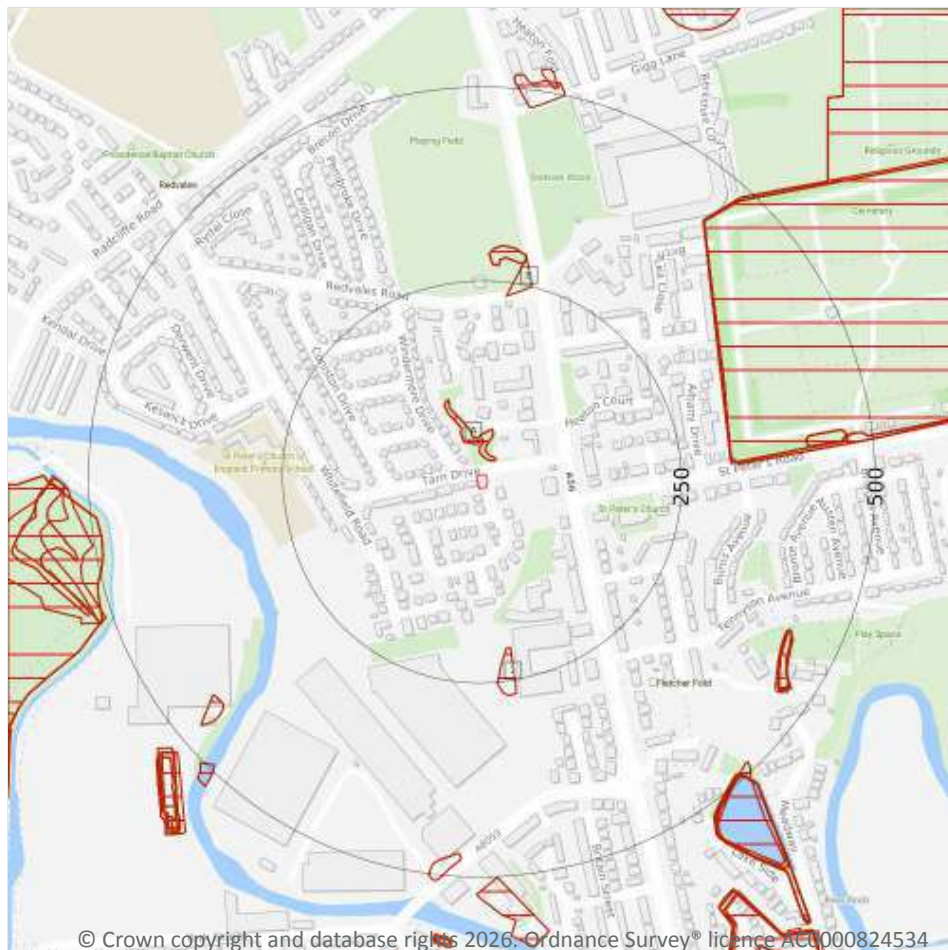
Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 103](#) >

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

This data is sourced from the British Geological Survey.



18 Mining and ground workings



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

18.1 BritPits

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

4

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

Features are displayed on the Mining and ground workings map on [page 105 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	20m N	Unspecified Ground Workings	1928	1:10560
A	20m N	Unspecified Ground Workings	1938	1:10560
1	208m S	Refuse Heap	1928	1:10560
B	233m N	Unspecified Pit	1908	1:10560

This data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m

0

Historical land uses identified from Ordnance Survey® mapping that indicate the presence of underground workings e.g. mine shafts.

This data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.



18.6 Non-coal mining

Records within 1000m

0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

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

This data is sourced from Groundsure.



18.10 Mining record office plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**1**

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

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site**0**

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

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



18.14 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

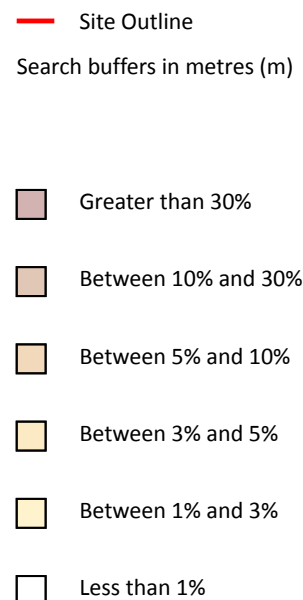
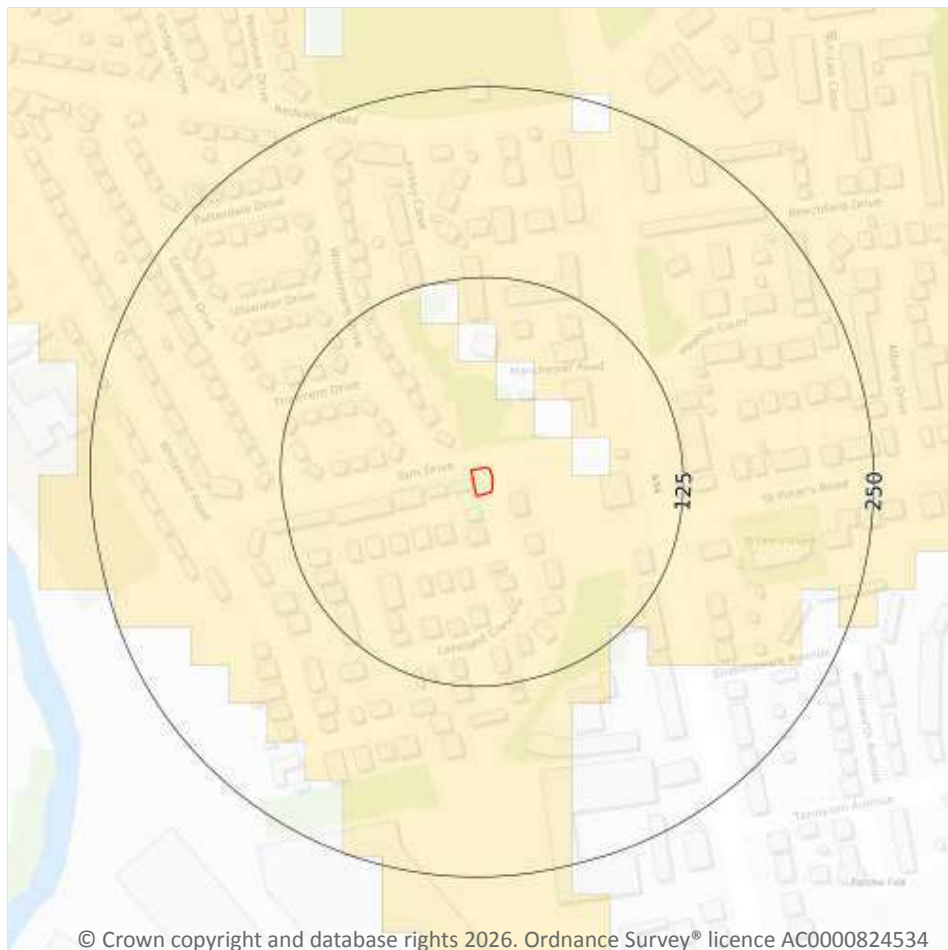
Not all 'holes' noted on Ordnance Survey® mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



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20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 112](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Between 1% and 3%	None



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

9

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
20m N	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
20m N	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
36m NE	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
37m NE	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
37m NE	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
41m NE	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
47m NE	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
47m NE	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.



21.2 BGS Estimated Urban Soil Chemistry

Records within 50m**0**

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

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m**0**

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

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects

22.1 Underground railways (London)

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

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

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

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

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

Railway tunnels taken from contemporary Ordnance Survey® mapping.

This data is sourced from the Ordnance Survey®.

22.4 Historical railway and tunnel features

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

Railways and tunnels digitised from historical Ordnance Survey® mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

This data is sourced from Ordnance Survey®/Groundsure.

22.5 Royal Mail tunnels

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

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey® and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.



Data providers

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

Terms and conditions

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



**COAL AUTHORITY
CONSULTANTS COAL MINING REPORT**



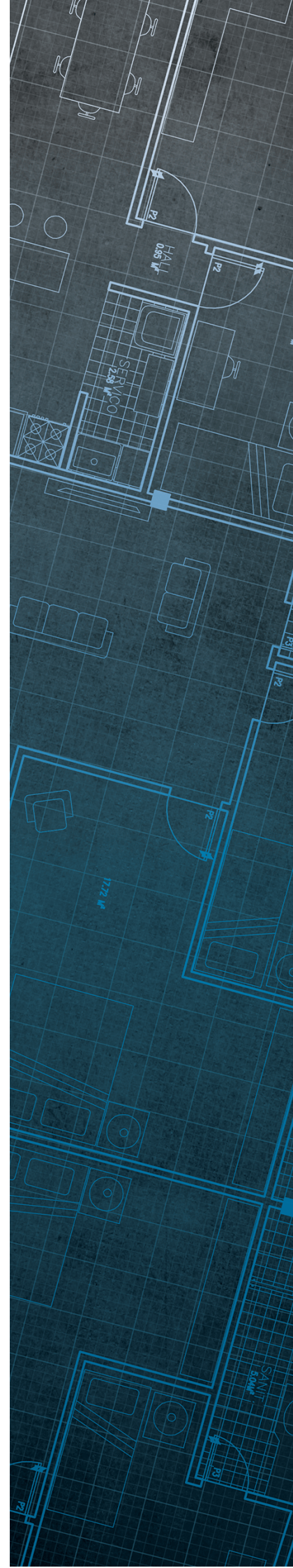
The Coal
Authority

Consultants Coal Mining Report

27-29 Tarn Drive
Bury
Bury
BL9 9QB

Date of enquiry:	20 November 2025
Date enquiry received:	20 November 2025
Issue date:	20 November 2025

Our reference:	51003539440001
Your reference:	8305



Consultants

Coal Mining Report

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

Client name

SUB SURFACE LIMITED

Enquiry address

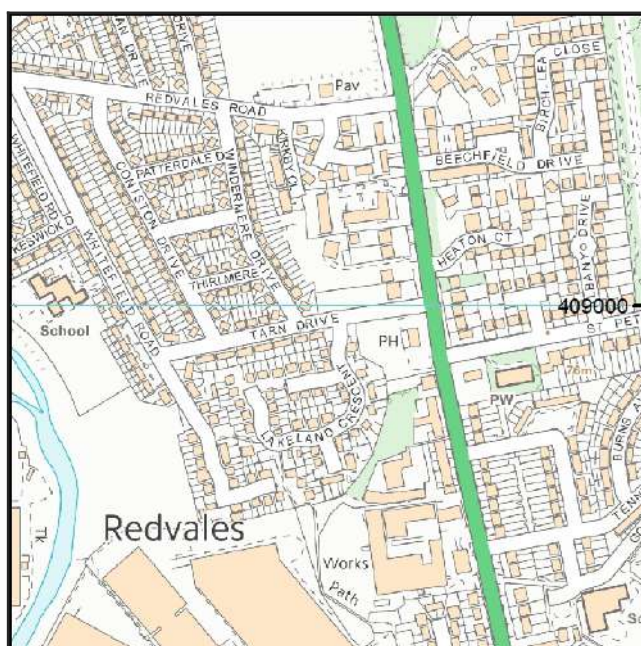
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Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

No past mining recorded.

Probable unrecorded shallow workings

Yes.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

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

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

For assistance in identifying the specific abandoned mine plans relevant to your requirements, **please contact us at InformationManagers@MiningRemediation.gov.uk**.

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
TRENCHERBONE	Coal	Yes	49.0	North-East	305

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

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

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

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

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

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

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

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

Withdrawal of support notices

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

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

Payments to owners of former copyhold land

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

Section 4 – Further information

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

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 500m of 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.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **email us at reports@miningremediation.gov.uk**.

Past underground coal mining

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

Probable unrecorded shallow workings

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

Spine roadways at shallow depth

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

Mine entries

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

Abandoned mine plan catalogue numbers

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

Outcrops

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

Geological faults, fissures and breaklines

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

Opencast mines

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

Coal Authority managed tips

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

Site investigations

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

Remediated sites

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

Coal mining subsidence

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

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

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

Mine gas

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

Mine water treatment schemes

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

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

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

Future underground mining

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

Coal mining licensing

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

Court orders

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

Section 46 notices

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

Withdrawal of support notices

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

Payment to owners of former copyhold land

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

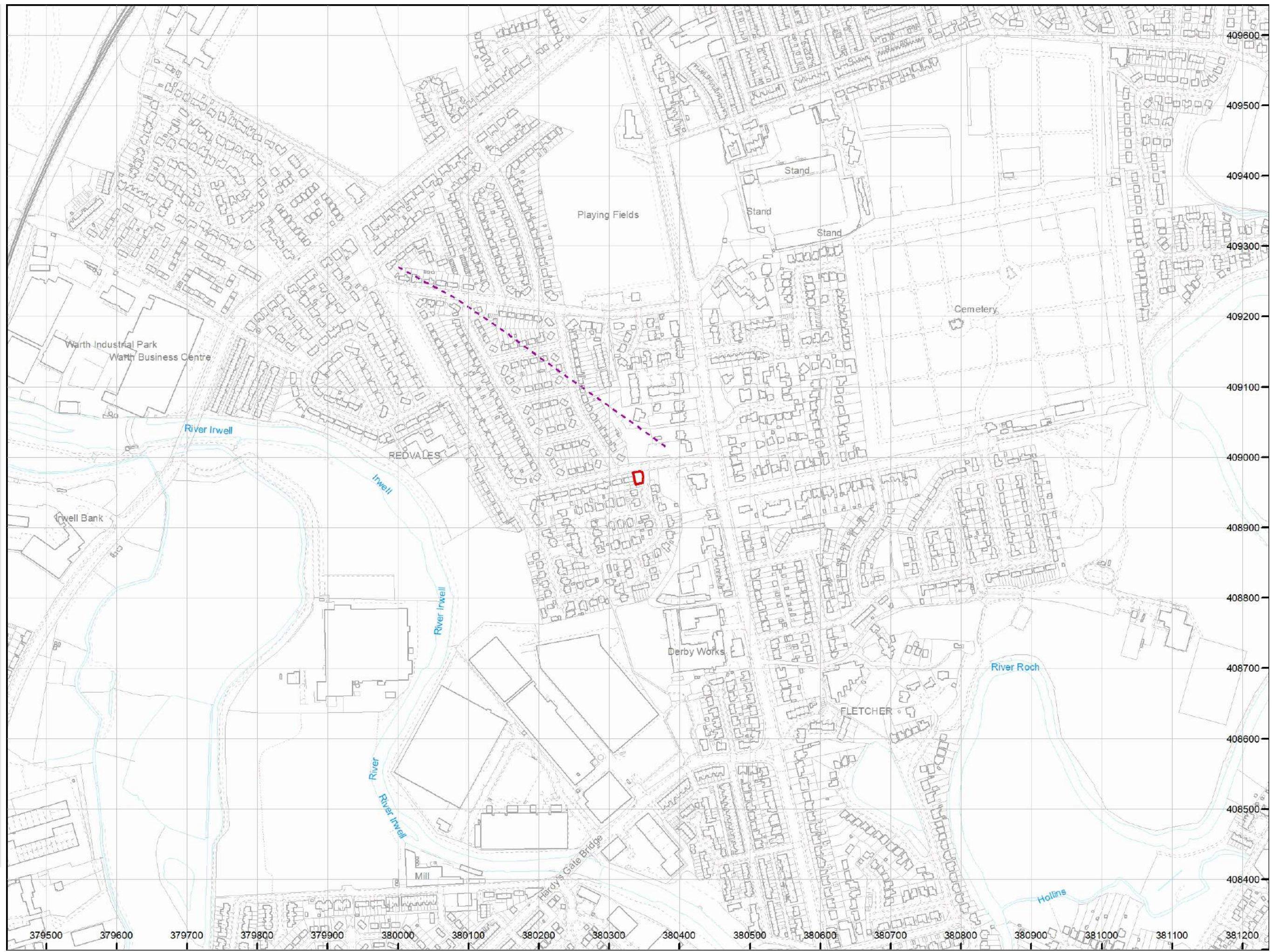
The map highlights any specific surface or subsurface features within or near to the boundary of the site.

Key

Approximate position of the enquiry boundary shown 

Outcrop (Conjectured) 

How to contact us
0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
reports@miningremediation.gov.uk

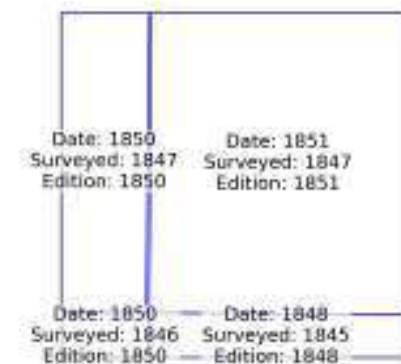


SMALL SCALE SURVEY PLANS

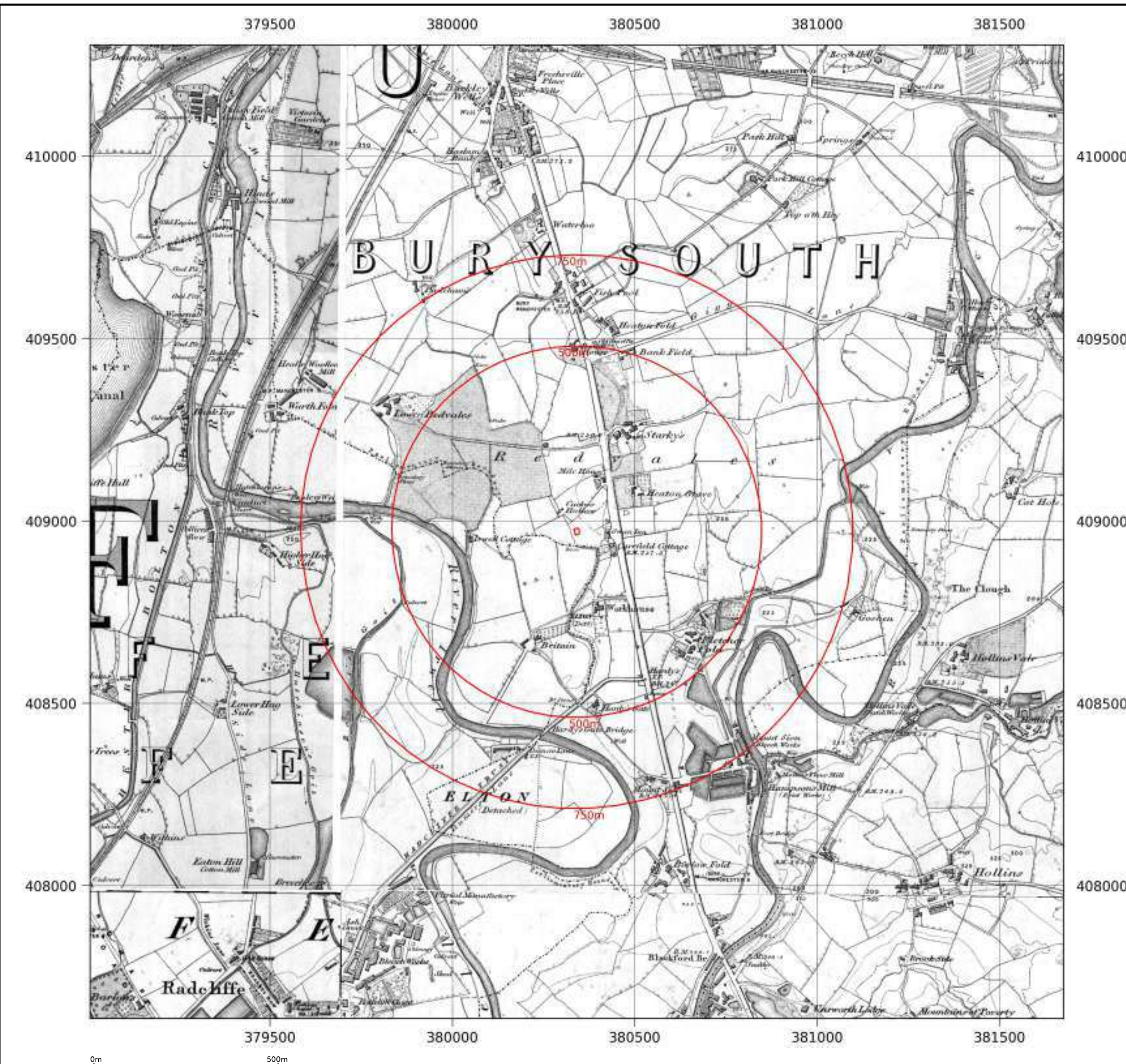


Site details: Land adj. to 29 Tarn Drive, Bury, BL9 9QB
 Client ref: CMAPS-CM-1268522-4199-160326
 Report ref: CMAPS-CM-1268522-4199-160326HIS
 Grid ref: 380341.31, 408971.2
 Production date: 16 March 2026

Map name: County Series
 Map date: 1848-1851
 Scale: 1:10,560
 Printed at: 1:10,560



Contact us with any questions at:
info@centremaps.co.uk





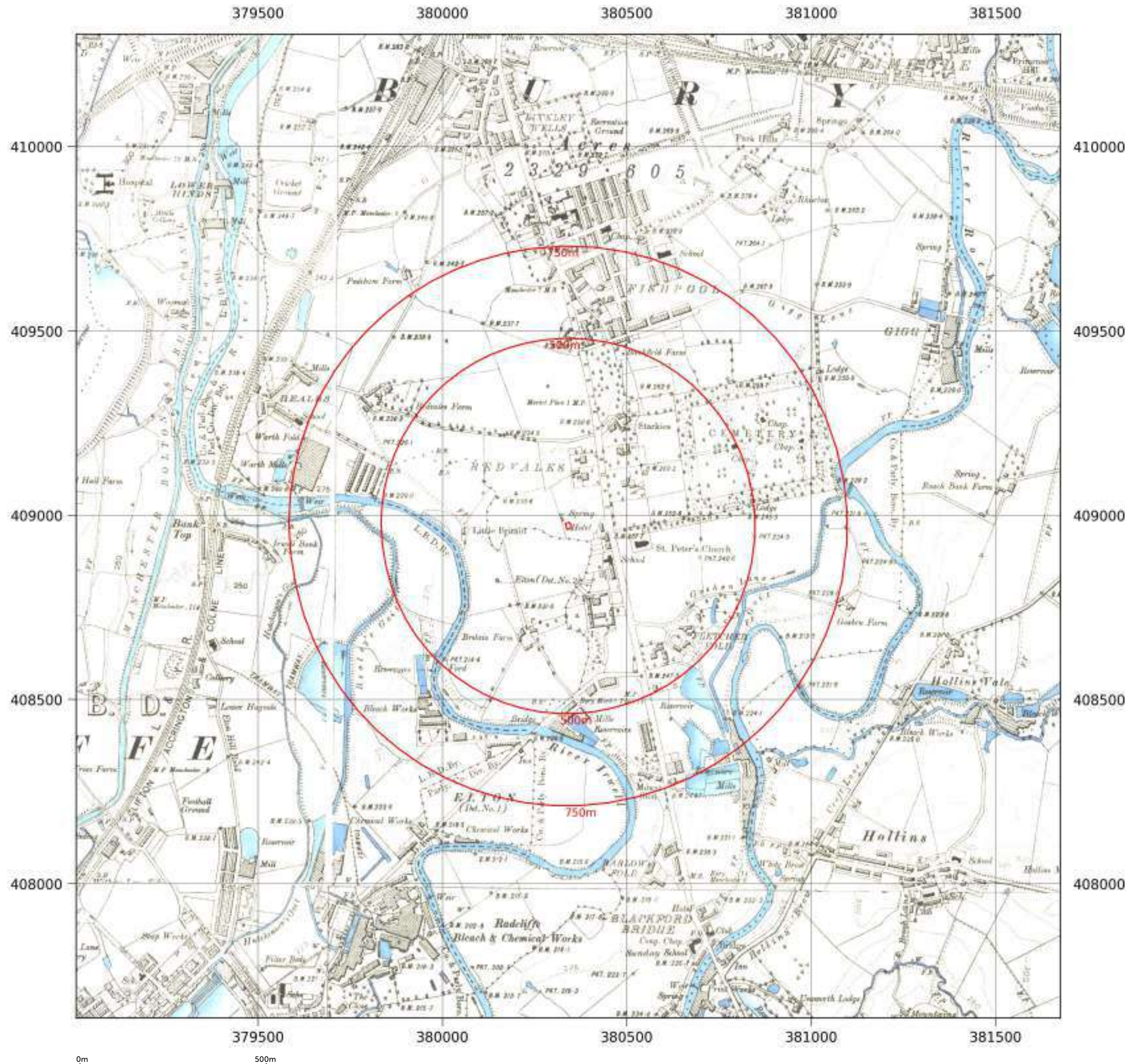
Site details: Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref: CMAPS-CM-1268522-4199-160326
Report ref: CMAPS-CM-1268522-4199-160326HIS
Grid ref: 380341.31, 408971.2
Production date: 16 March 2026

Map name: County Series
Map date: 1890-1891
Scale: 1:10,560
Printed at: 1:10,560



Date: 1890 Surveyed: 1890 Revised: 1890	Date: 1891 Surveyed: 1891 Revised: 1891
Date: 1891 Surveyed: 1891 Revised: 1891	Date: 1891 Surveyed: 1891 Revised: 1891

Contact us with any questions at:
info@centremaps.co.uk





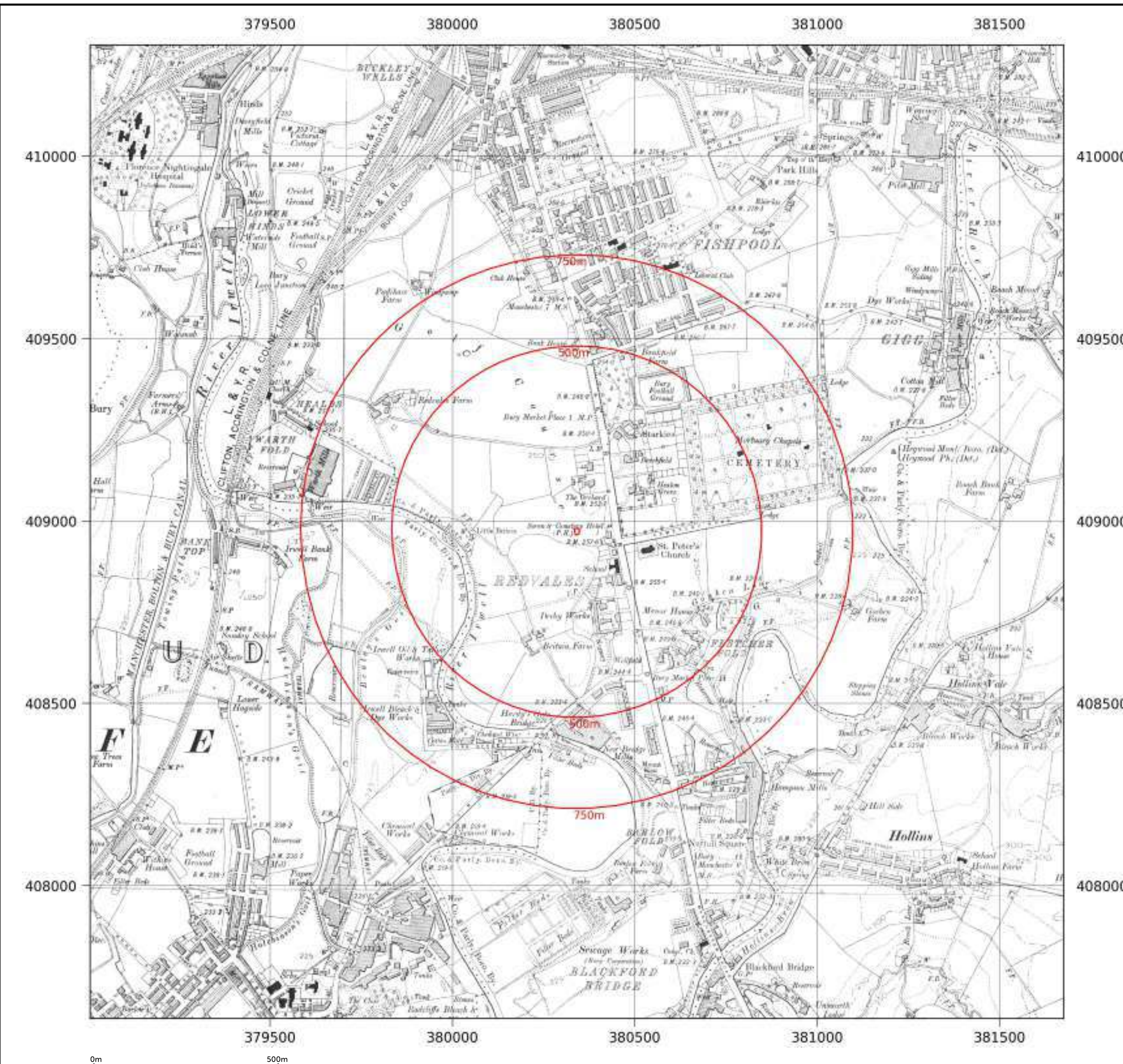
Site details: Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref: CMAPS-CM-1268522-4199-160326
Report ref: CMAPS-CM-1268522-4199-160326HIS
Grid ref: 380341.31, 408971.2
Production date: 16 March 2026

Map name: County Series
Map date: 1907-1908
Scale: 1:10,560
Printed at: 1:10,560



Date: 1908 Surveyed: 1844 Revised: 1908	Date: 1908 Surveyed: 1844 Revised: 1908
Date: 1908 Surveyed: 1844 Revised: 1908	Date: 1907 Surveyed: 1844 Revised: 1907

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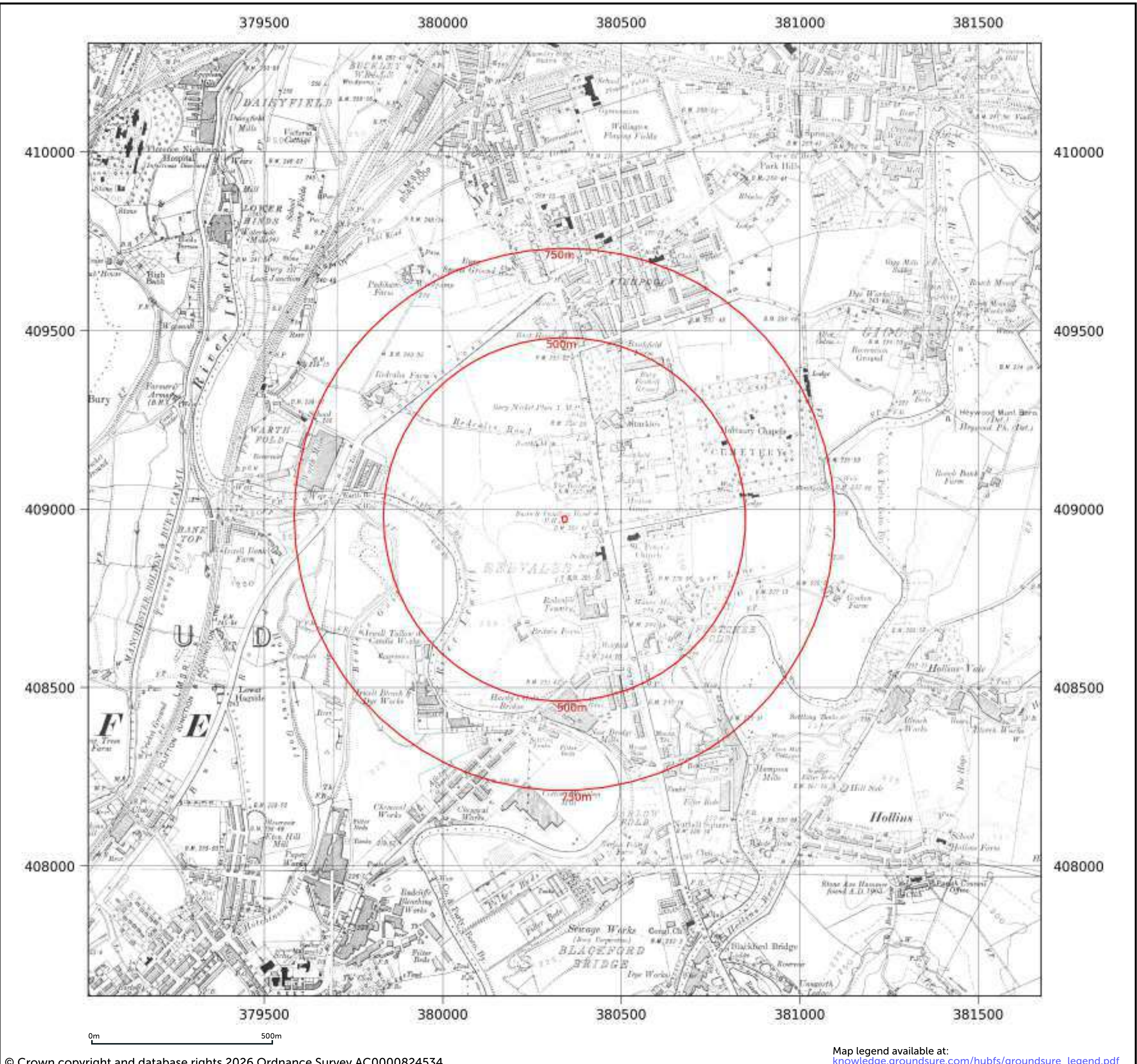
Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAPS-CM-1268522-4199-160326
Report ref:	CMAPS-CM-1268522-4199-160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

Map name:	County Series
Map date:	1923-1928
Scale:	1:10,560
Printed at:	1:10,560

W N E S

Date: 1927 Surveyed: 1844 Revised: 1927	Date: 1928 Surveyed: 1844 Revised: 1928
Date: 1927 Surveyed: 1844 Revised: 1927	Date: 1923 Surveyed: 1844 Revised: 1923

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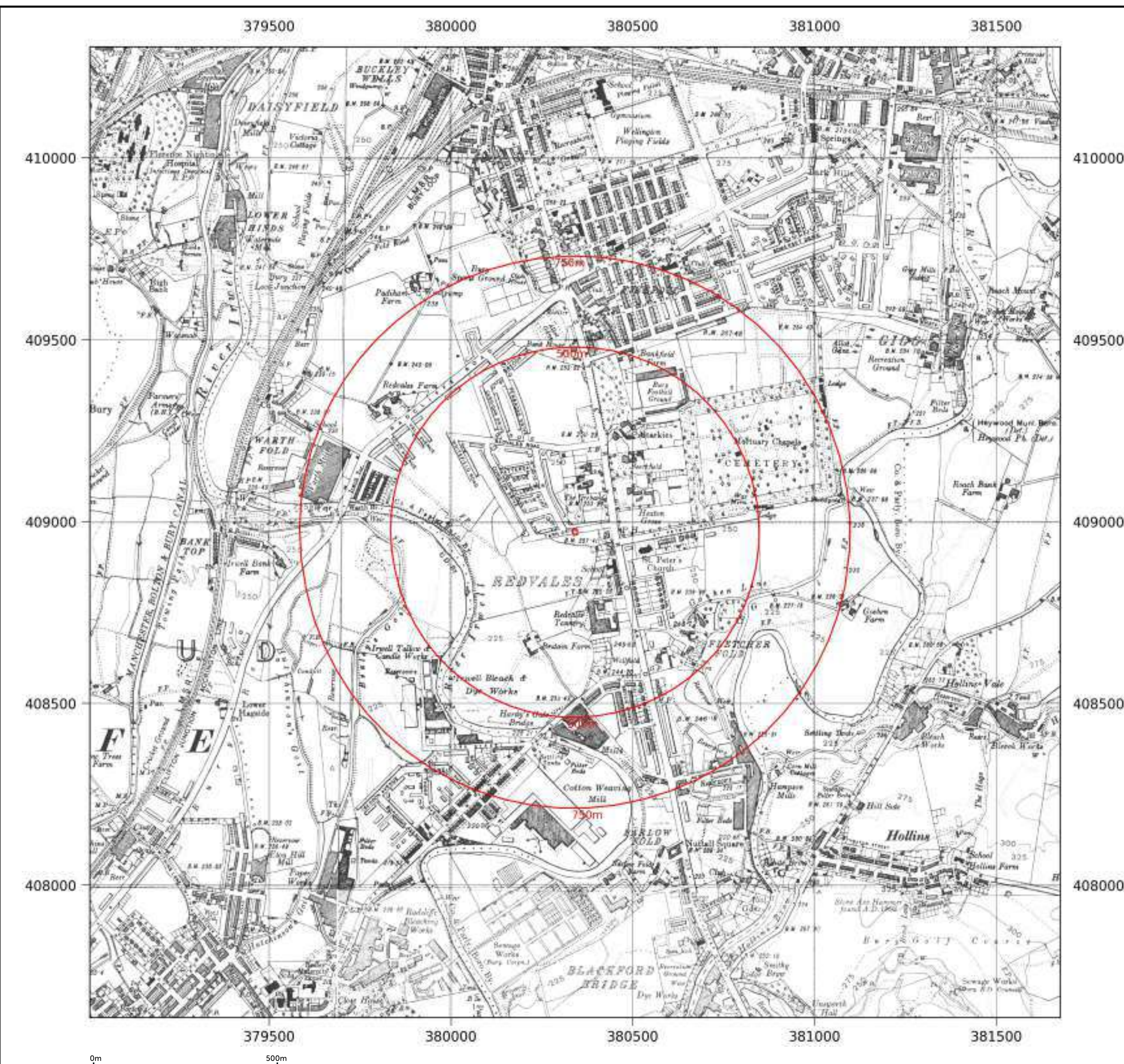
Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAPS-CM-1268522-4199- 160326
Report ref:	CMAPS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

Map name:	County Series
Map date:	1938
Scale:	1:10,560
Printed at:	1:10,560



Date: 1938 Surveyed: 1844 Revised: 1938	Date: 1938 Surveyed: 1844 Revised: 1938
Date: 1938 Surveyed: 1844 Revised: 1938	Date: 1938 Surveyed: 1844 Revised: 1938

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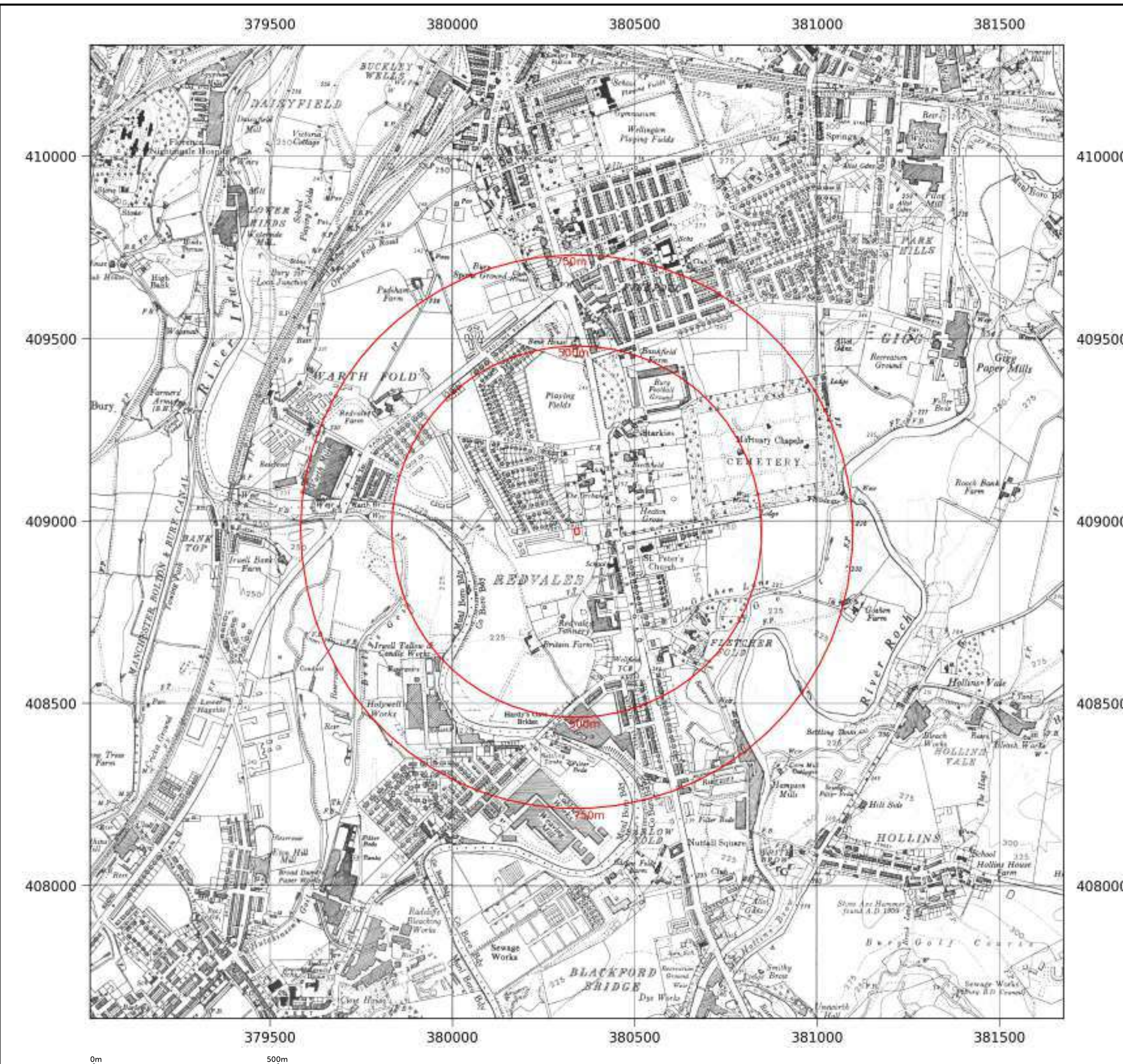
Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAPS-CM-1268522-4199- 160326
Report ref:	CMAPS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

Map name:	Provisional
Map date:	1955-1956
Scale:	1:10,560
Printed at:	1:10,560



Date: 1956 Surveyed: 1949 Revised: 1949 Copyright: 1956	Date: 1956 Surveyed: 1949 Revised: 1949 Copyright: 1956
Date: 1955 Surveyed: 1950 Revised: 1955 Edition: 1955	Date: 1955 Surveyed: 1949 Revised: 1955 Edition: 1955

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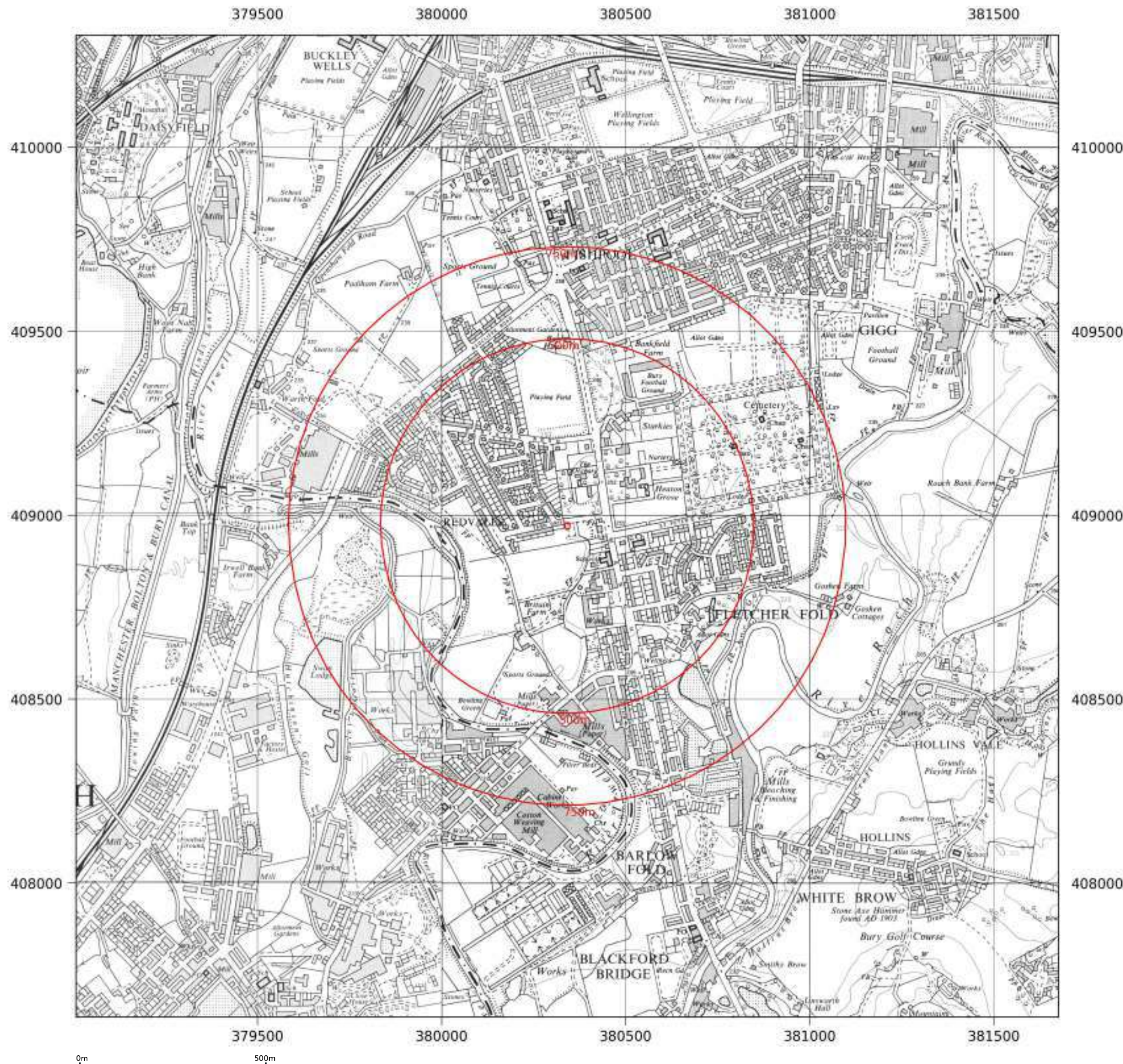
Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAPS-CM-1268522-4199- 160326
Report ref:	CMAPS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

Map name:	Provisional
Map date:	1965-1969
Scale:	1:10,560
Printed at:	1:10,560



Date: 1969 Surveyed: 1969 Revised: 1969	Date: 1967 Surveyed: 1967 Revised: 1967
Date: 1965 Surveyed: 1965 Revised: 1965	Date: 1965 Surveyed: 1965 Revised: 1965

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Map legend available at:
knowledge.groundsurre.com/hubfs/groundsurre_legend.pdf

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Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAPS-CM-1268522-4199- 160326
Report ref:	CMAPS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

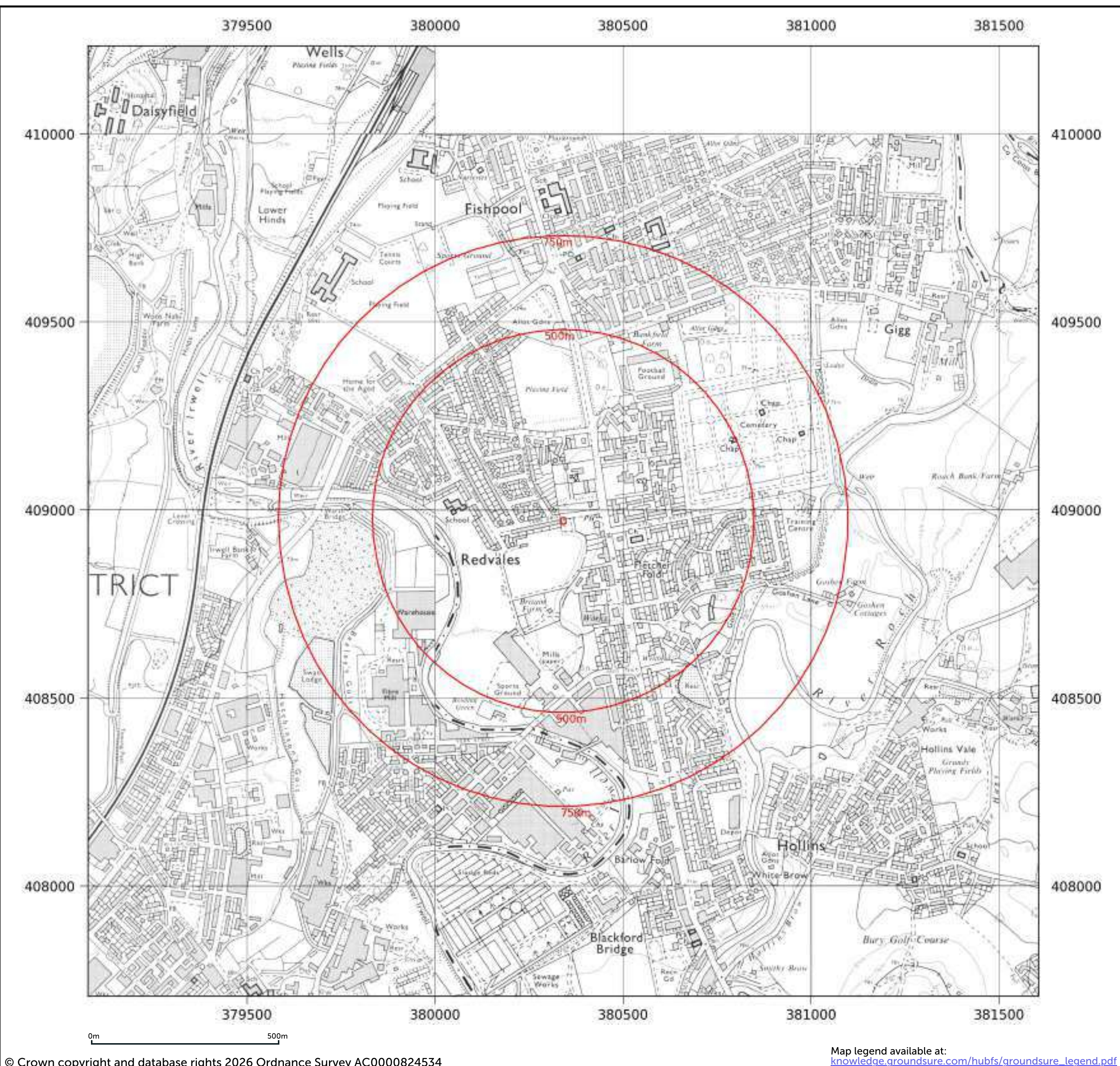
Map name:	National Grid
Map date:	1974-1977
Scale:	1:10,000
Printed at:	1:10,000



Date: 1974 Surveyed: 1974 Revised: 1974	
Date: 1977 Surveyed: 1976 Revised: 1977	Date: 1974 Surveyed: 1974 Revised: 1974

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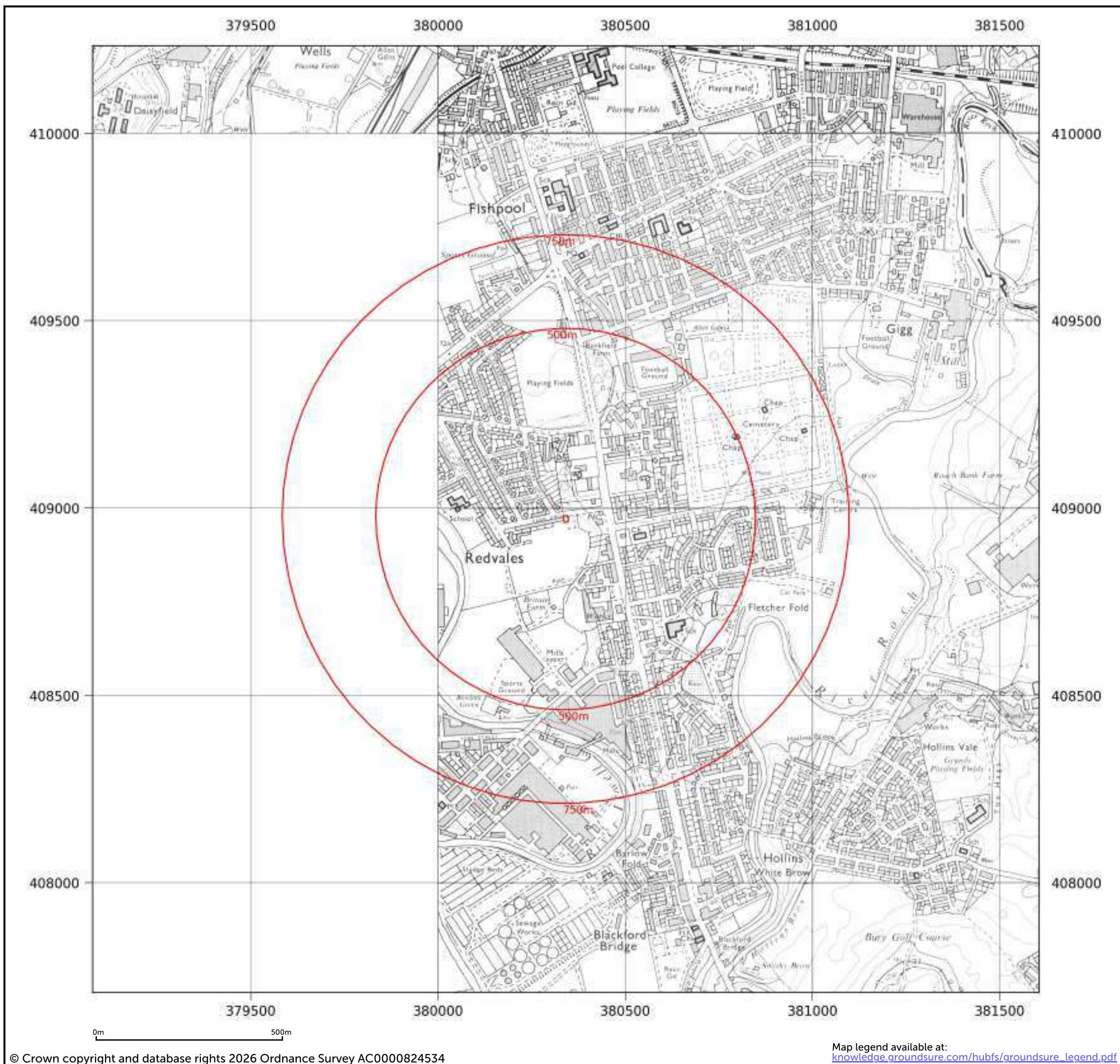
Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAPS-CM-1268522-4199- 160326
Report ref:	CMAPS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

Map name:	National Grid
Map date:	1980-1983
Scale:	1:10,000
Printed at:	1:10,000



Date: 1980 Surveyed: 1978 Revised: 1980	Date: 1983 Surveyed: 1977 Revised: 1983
Date: 1981 Surveyed: 1980 Revised: 1981	

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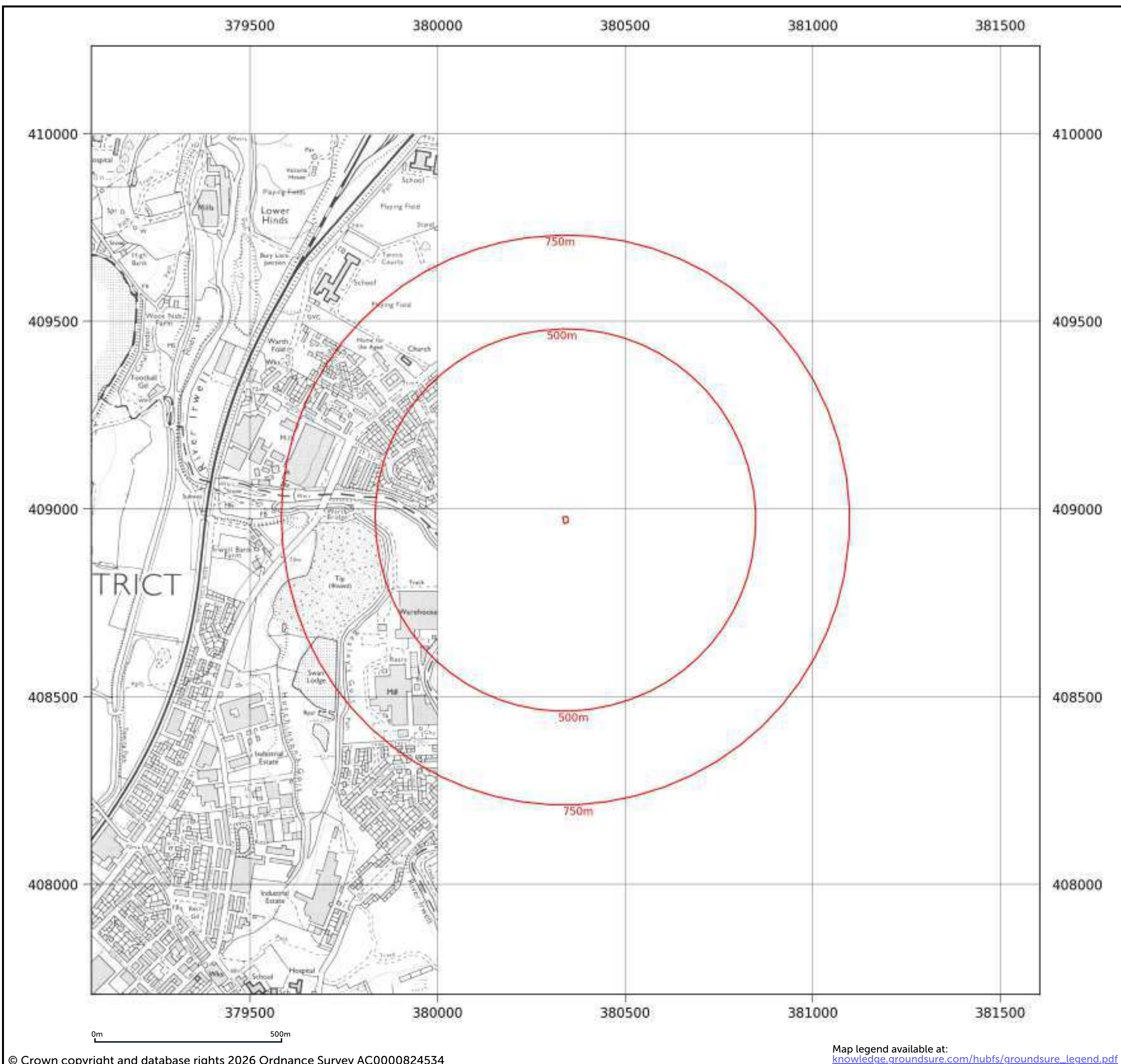
Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAPS-CM-1268522-4199- 160326
Report ref:	CMAPS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

Map name:	National Grid
Map date:	1988
Scale:	1:10,000
Printed at:	1:10,000



Date: 1988
Surveyed: 1985
Revised: 1988

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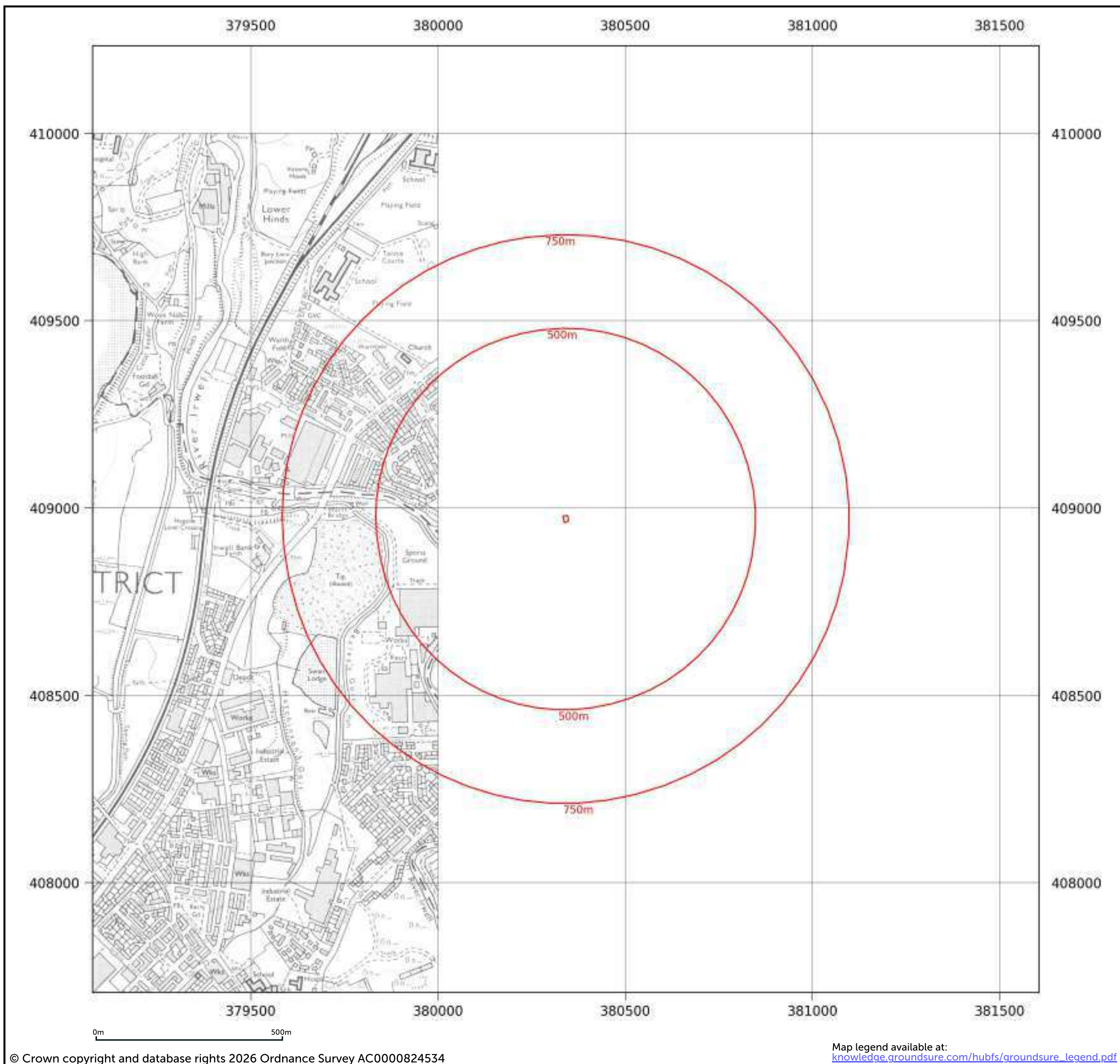
Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAFS-CM-1268522-4199- 160326
Report ref:	CMAFS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

Map name:	National Grid
Map date:	1991
Scale:	1:10,000
Printed at:	1:10,000



Date: 1991
Surveyed: 1987
Revised: 1991

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Site details: Land adj. to 29 Tarn Drive,
Bury, BL9 9QB

Client ref: CMAPS-CM-1268522-4199-
160326

Report ref: CMAPS-CM-1268522-4199-
160326HIS

Grid ref: 380341.31, 408971.2

Production date: 16 March 2026

Map name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



Date: 2001	Date: 2001
Date: 2001	Date: 2001

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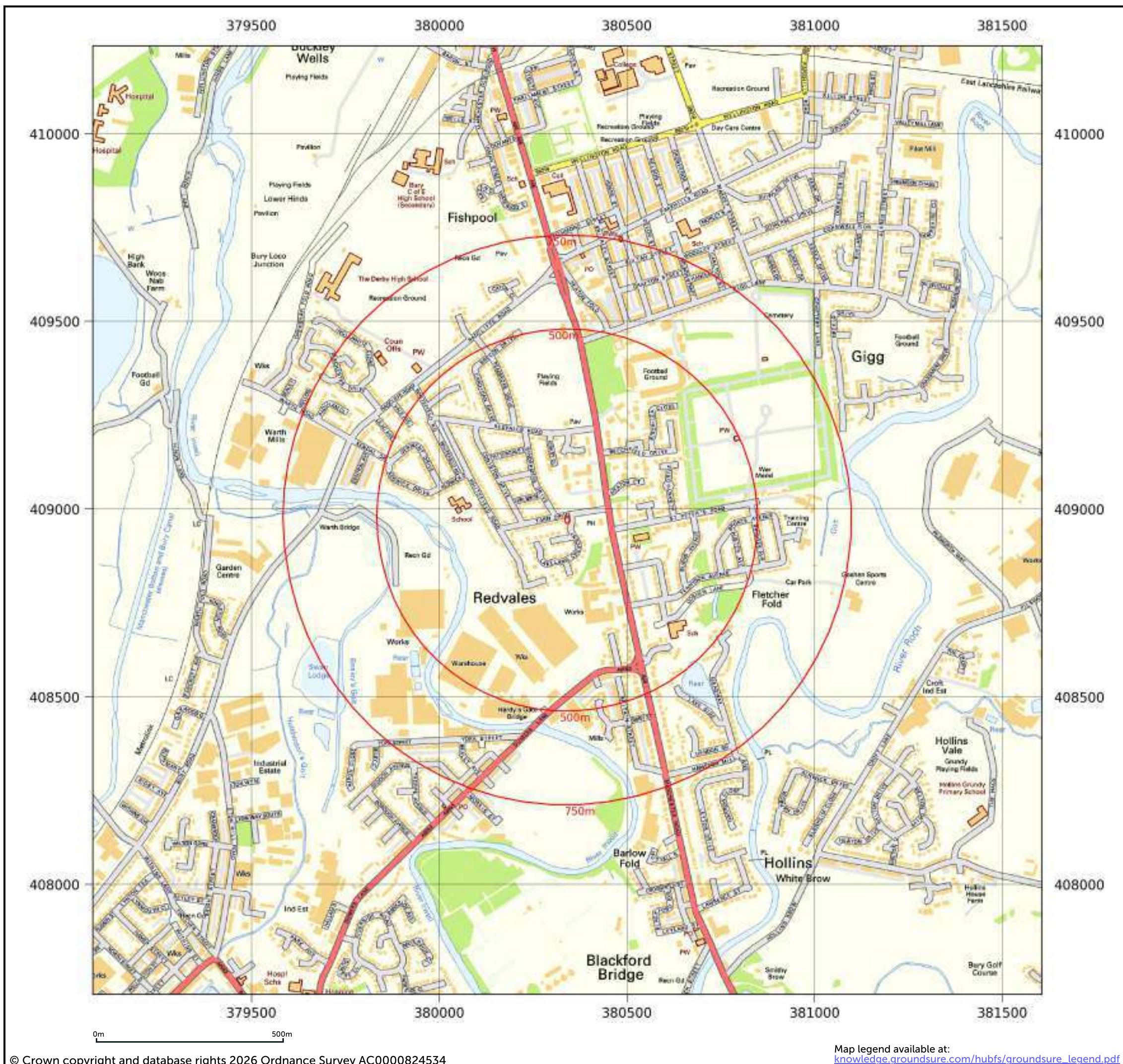
Site details: Land adj. to 29 Tarn Drive, Bury, BL9 9QB
 Client ref: CMAPS-CM-1268522-4199-160326
 Report ref: CMAPS-CM-1268522-4199-160326HIS
 Grid ref: 380341.31, 408971.2
 Production date: 16 March 2026

Map name: National Grid
 Map date: 2010
 Scale: 1:10,000
 Printed at: 1:10,000



Date: 2010	Date: 2010
Date: 2010	Date: 2010

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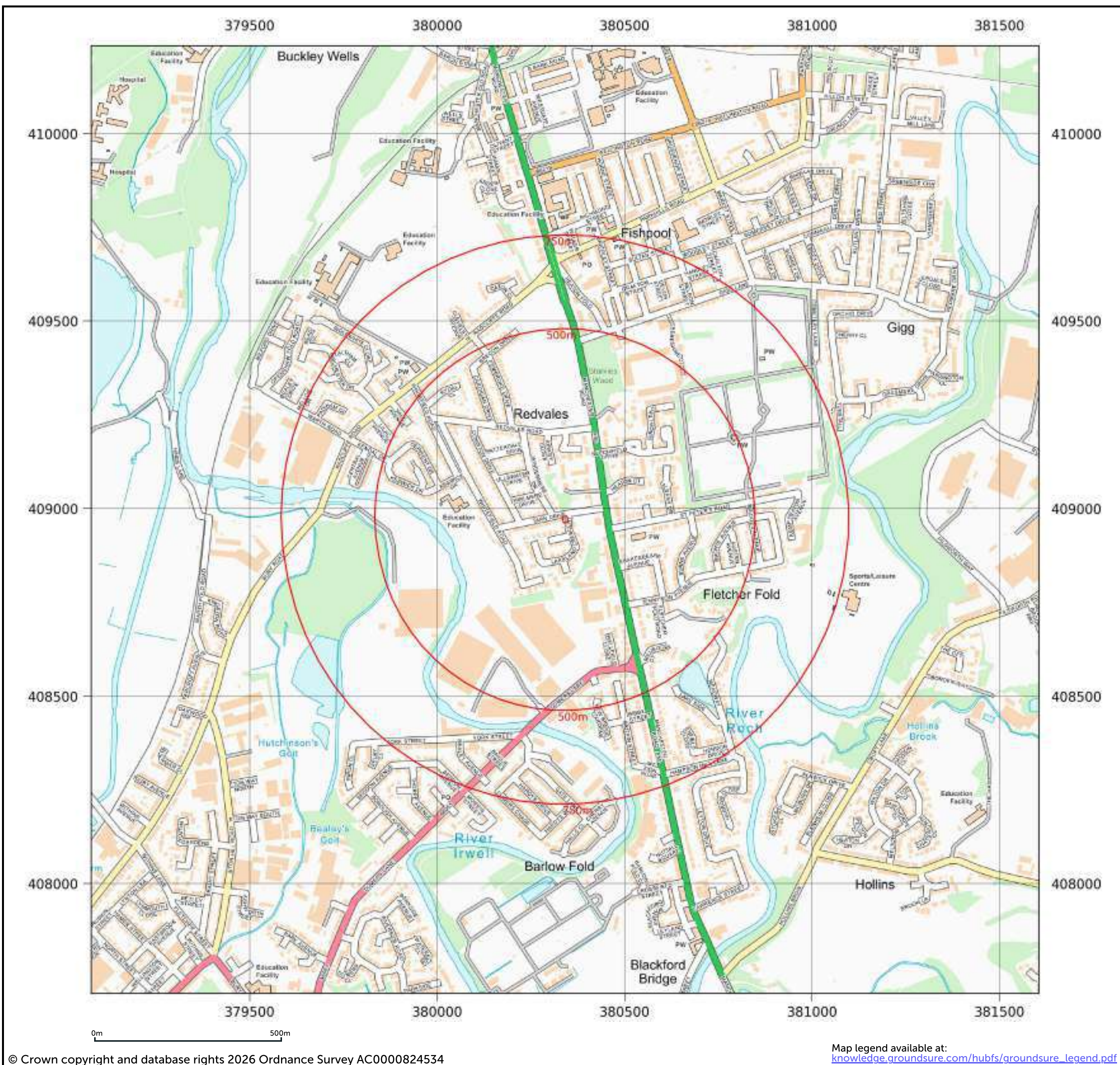
Site details: Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref: CMAPS-CM-1268522-4199-160326
Report ref: CMAPS-CM-1268522-4199-160326HIS
Grid ref: 380341.31, 408971.2
Production date: 16 March 2026

Map name: National Grid
Map date: 2025
Scale: 1:10,000
Printed at: 1:10,000



Date: 2025	Date: 2025
Date: 2025	Date: 2025

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LARGE SCALE SURVEY PLANS



Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAPS-CM-1268522-4199- 160326
Report ref:	CMAPS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

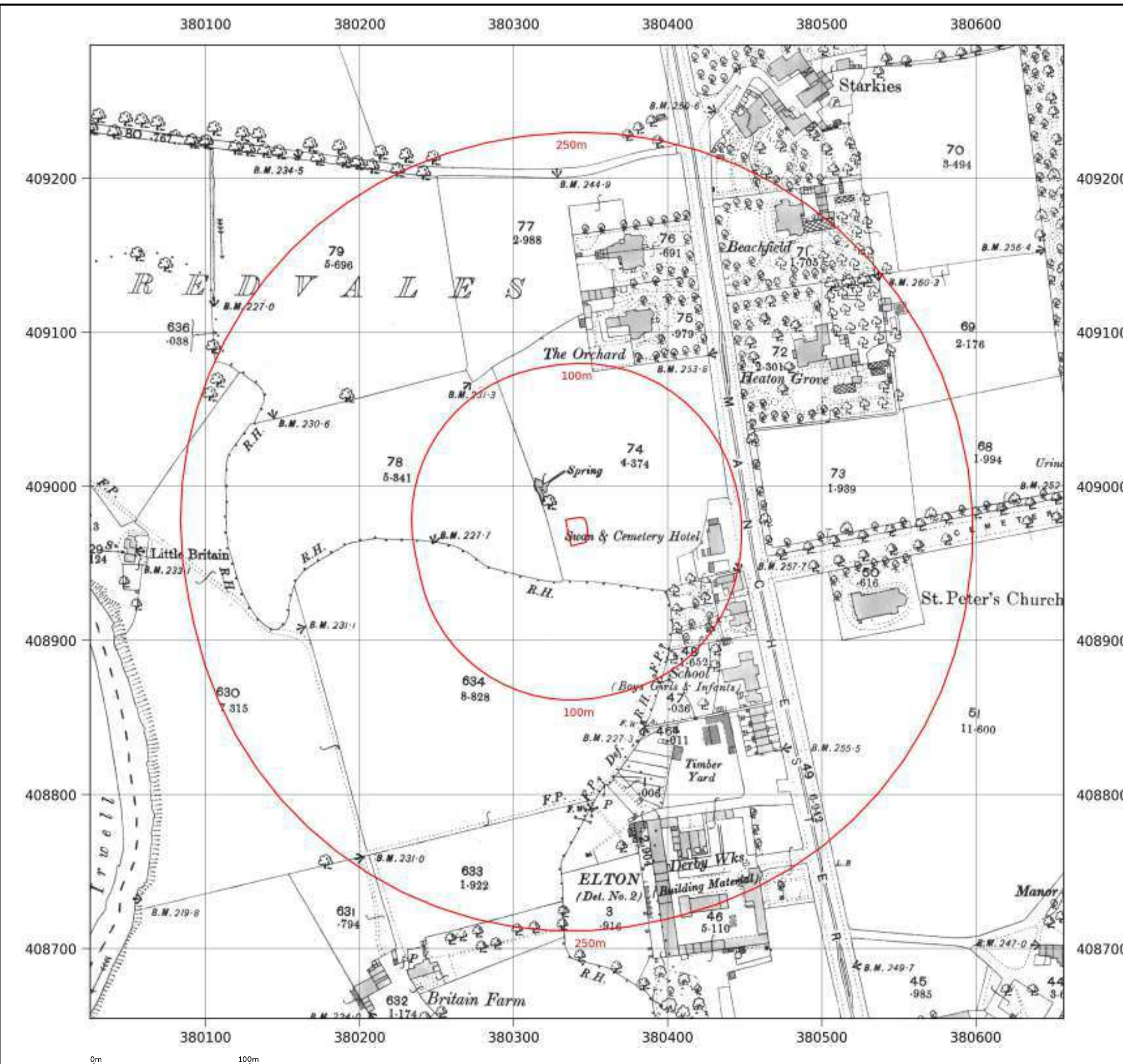
Map name:	County Series
Map date:	1890
Scale:	1:2,500
Printed at:	1:2,500



Date: 1890
Surveyed: 1890
Revised: 1890

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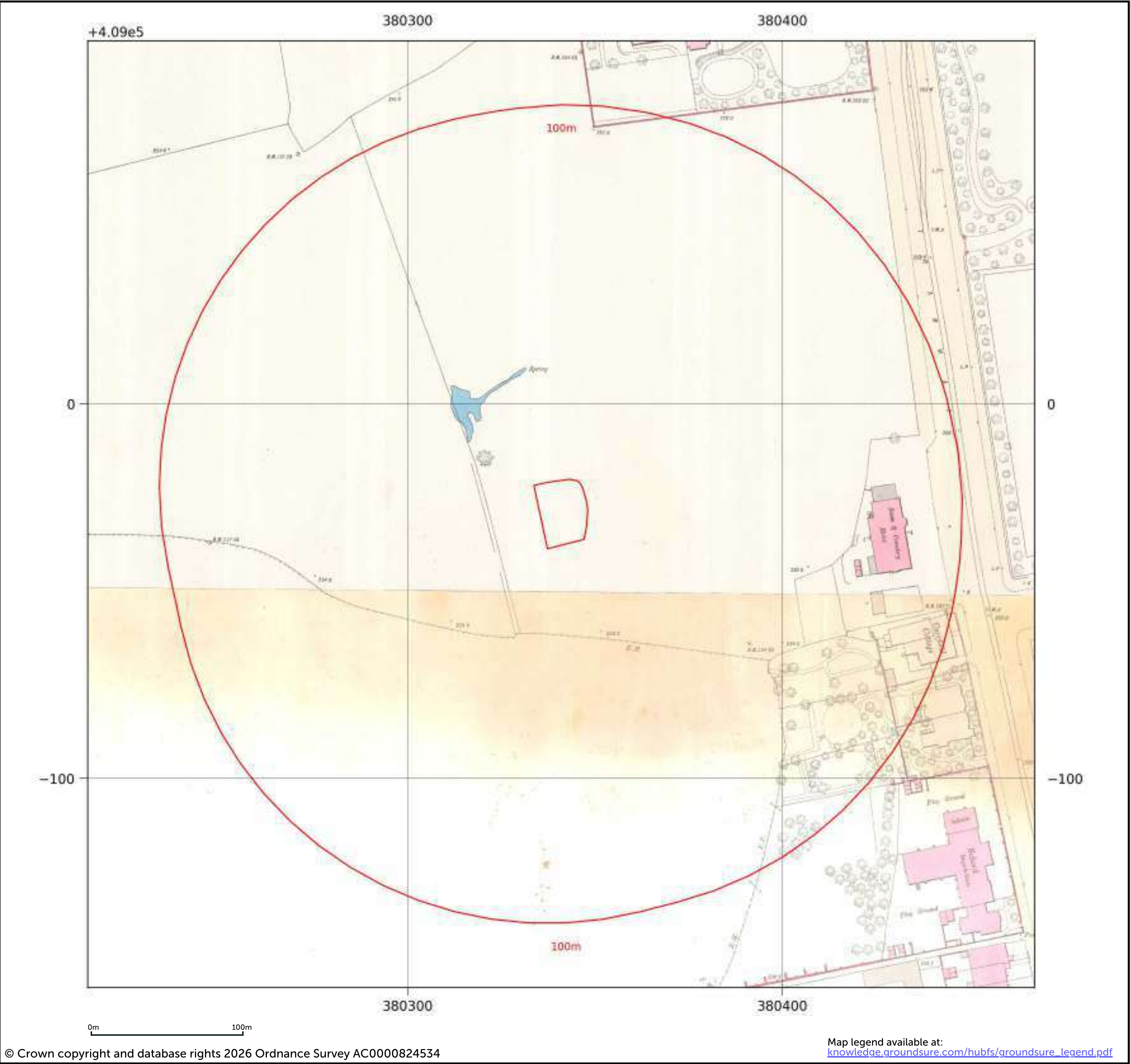
Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAPS-CM-1268522-4199- 160326
Report ref:	CMAPS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

Map name:	500 Scale Town Plans
Map date:	1891
Scale:	1:500
Printed at:	1:1,000



Date: 1891 Surveyed: 1891
Date: 1891 Surveyed: 1891

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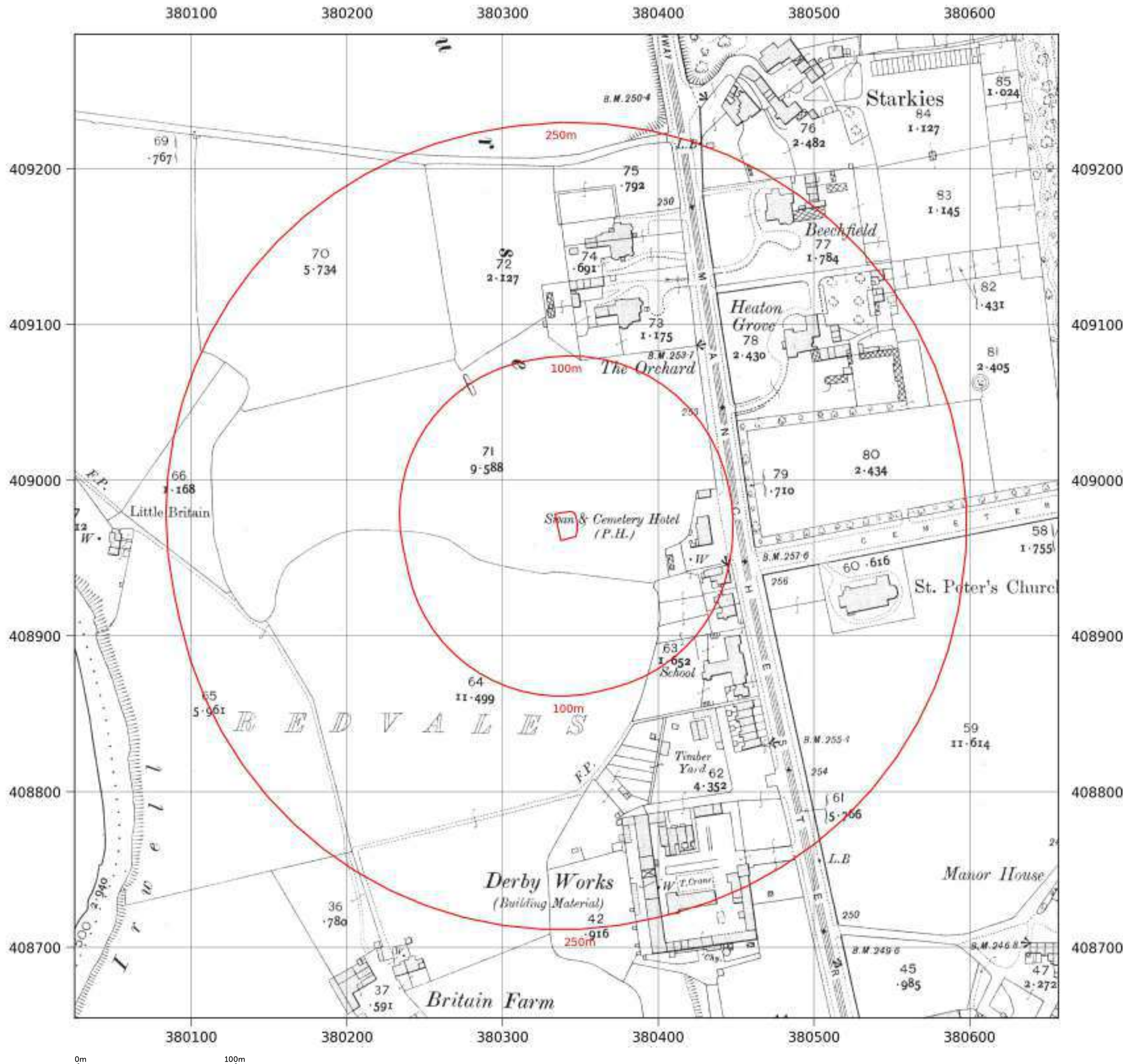
Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAPS-CM-1268522-4199- 160326
Report ref:	CMAPS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

Map name:	County Series
Map date:	1910
Scale:	1:2,500
Printed at:	1:2,500



Date: 1910
Surveyed: 1910
Revised: 1910

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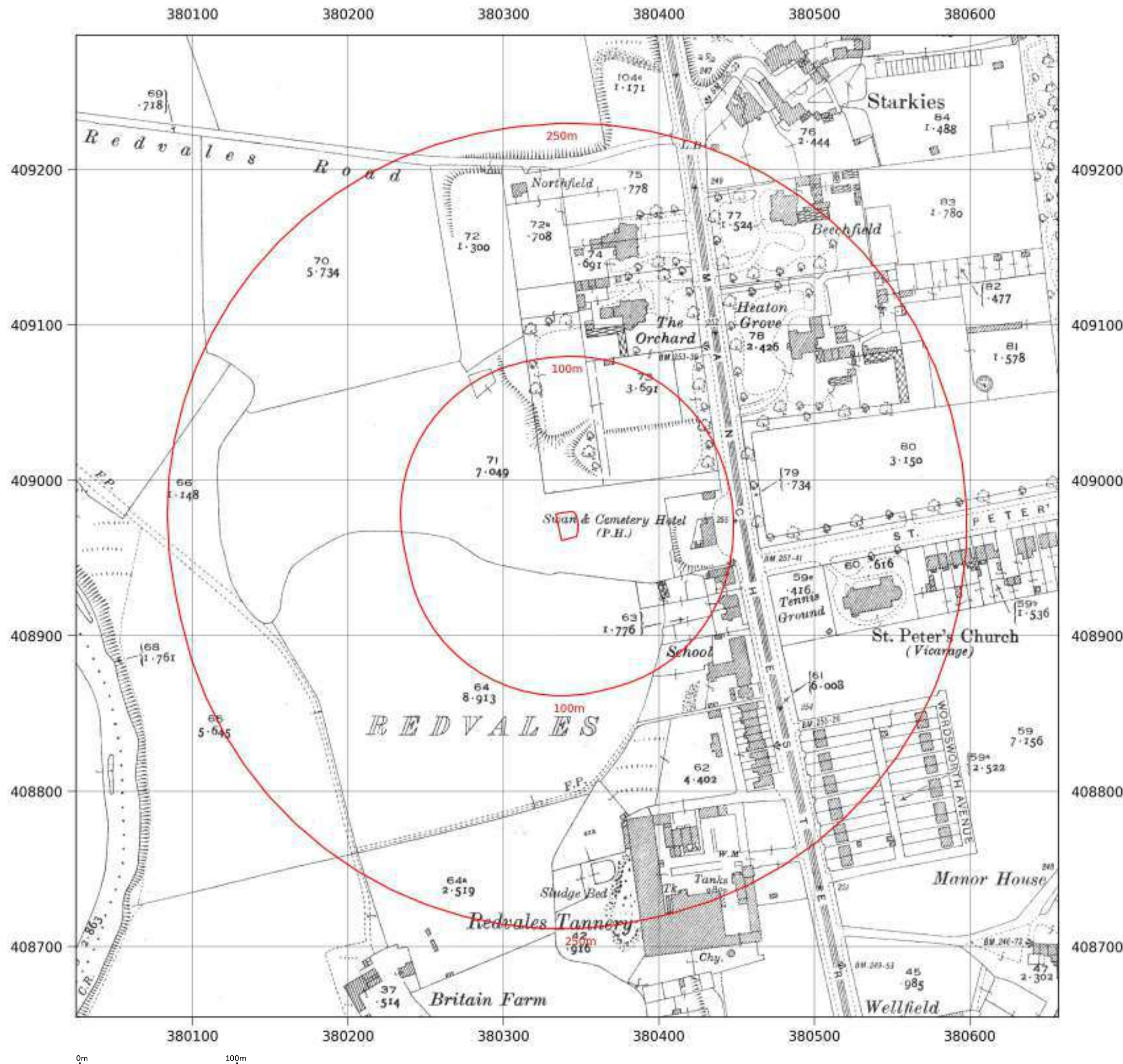
Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAPS-CM-1268522-4199- 160326
Report ref:	CMAPS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

Map name:	County Series
Map date:	1930
Scale:	1:2,500
Printed at:	1:2,500



Date: 1930
Surveyed: 1930
Revised: 1930

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Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAPS-CM-1268522-4199- 160326
Report ref:	CMAPS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

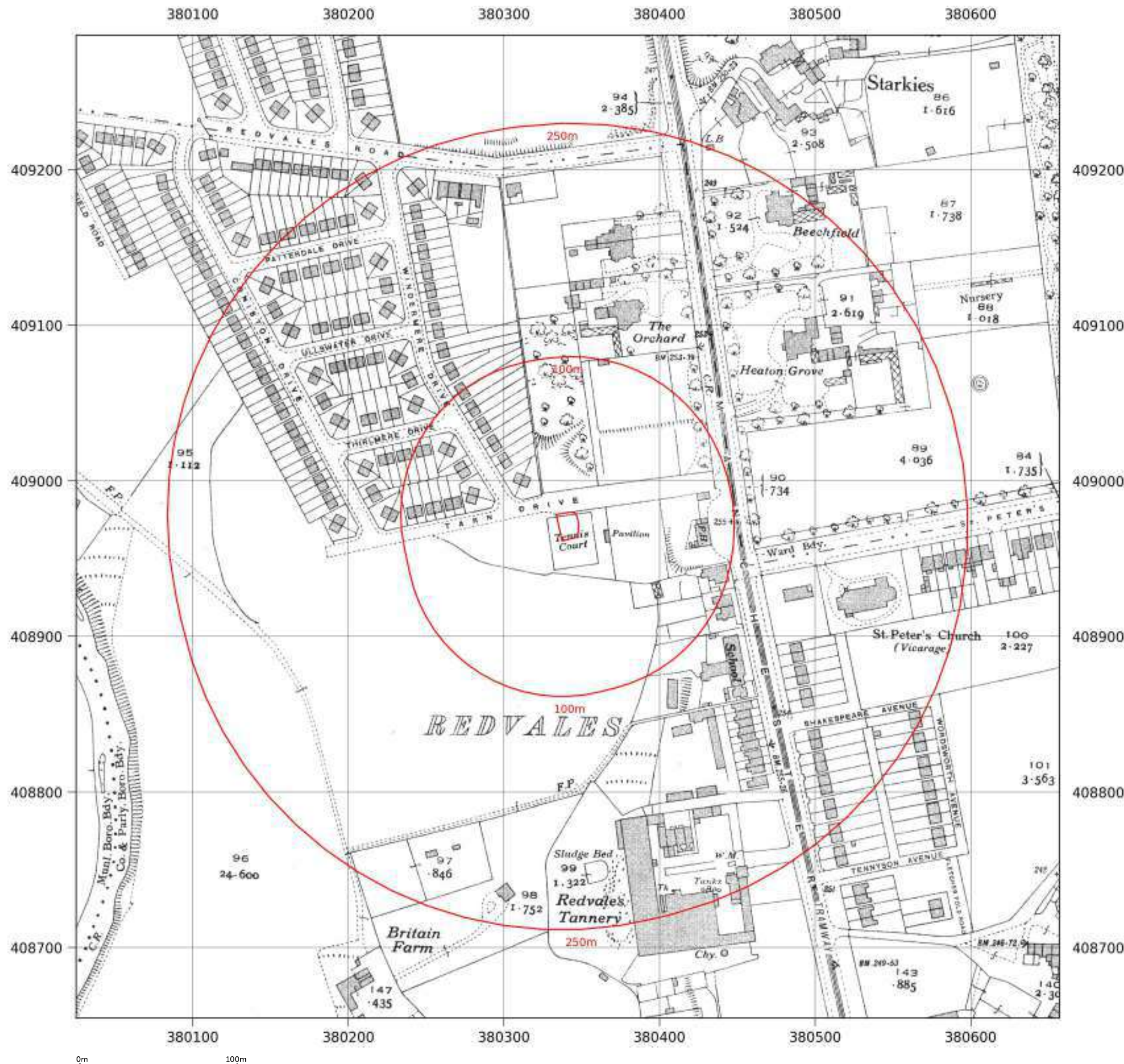
Map name:	County Series
Map date:	1937
Scale:	1:2,500
Printed at:	1:2,500



Date: 1937
Surveyed: 1937
Revised: 1937

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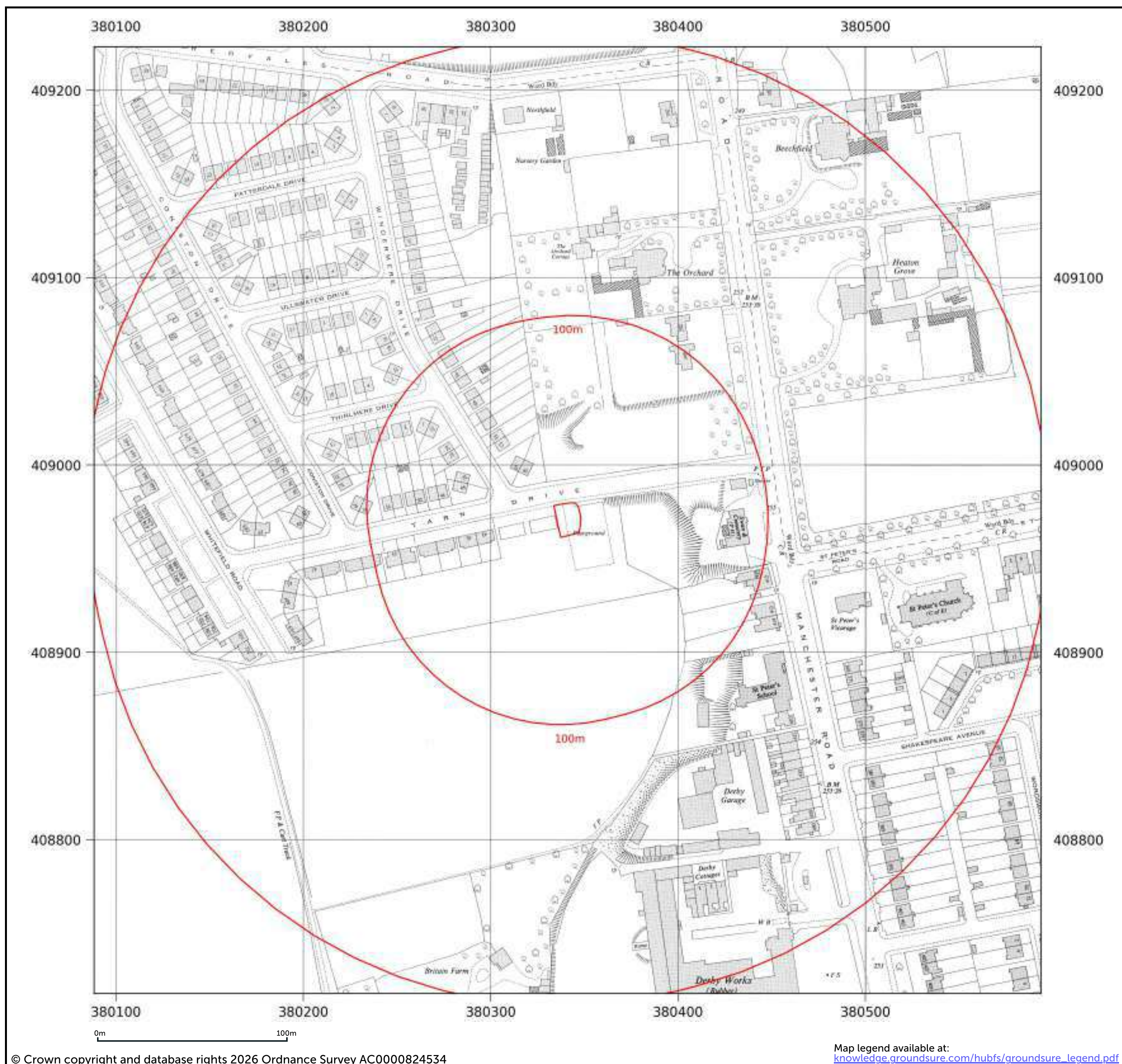
Site details: Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref: CMAPS-CM-1268522-4199-160326
Report ref: CMAPS-CM-1268522-4199-160326HIS
Grid ref: 380341.31, 408971.2
Production date: 16 March 2026

Map name: National Grid
Map date: 1956-1957
Scale: 1:1,250
Printed at: 1:2,000



Date: 1957 Surveyed: 1957 Revised: 1957 Levelled: 1928	Date: 1957 Surveyed: 1957 Revised: 1957 Levelled: 1928
Date: 1956 Surveyed: 1956 Revised: 1956 Levelled: 1928	Date: 1956 Surveyed: 1956 Revised: 1956 Levelled: 1928

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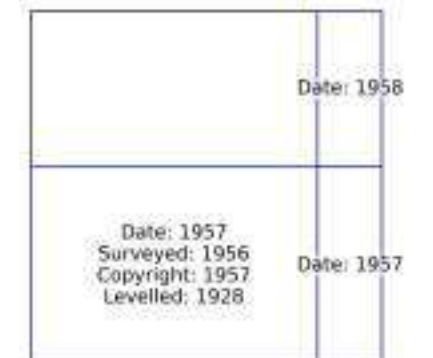


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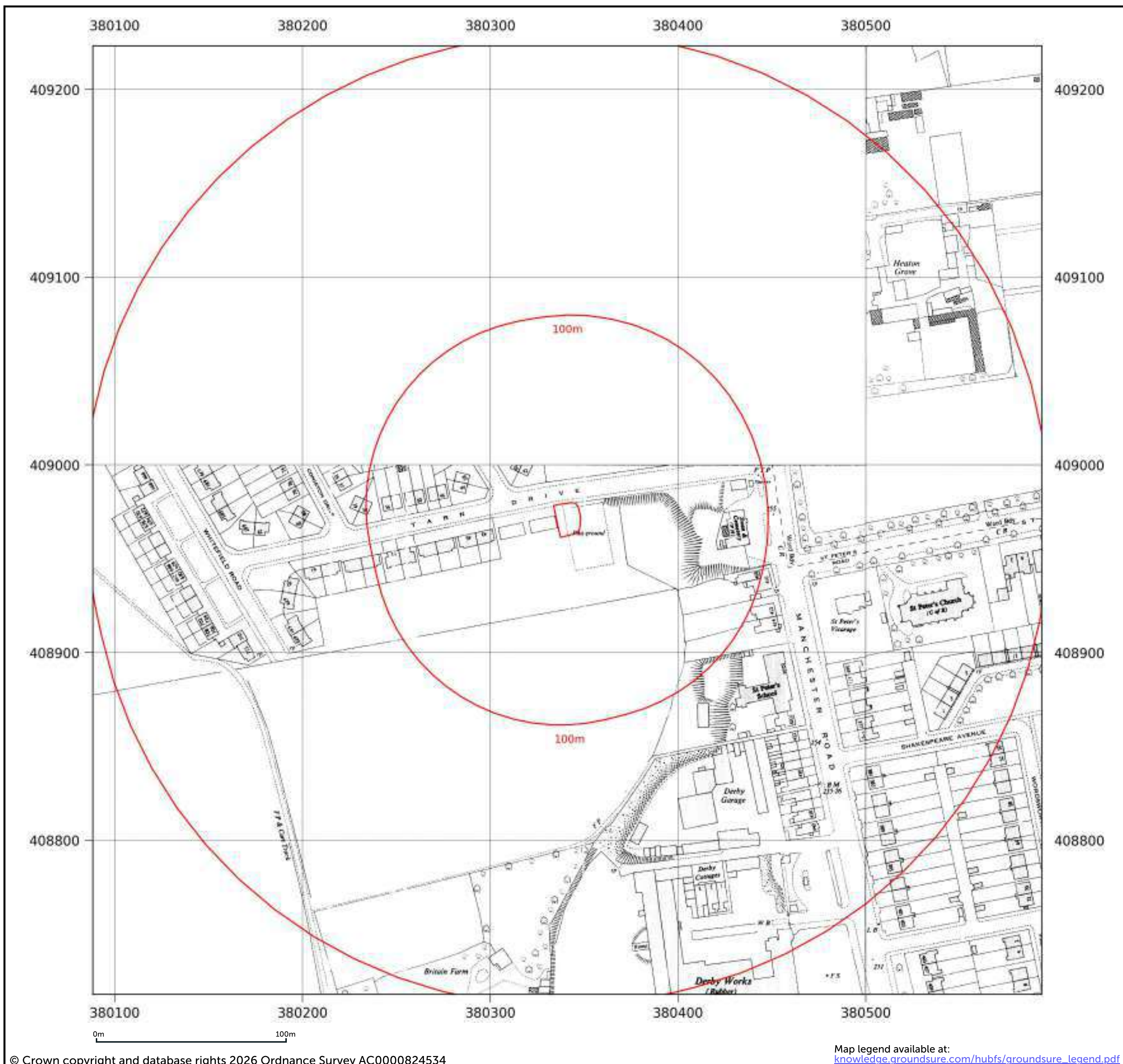
Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAFS-CM-1268522-4199- 160326
Report ref:	CMAFS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

Map name:	National Grid
Map date:	1957-1958
Scale:	1:1,250
Printed at:	1:2,000



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Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAFS-CM-1268522-4199- 160326
Report ref:	CMAFS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

Map name:	National Grid
Map date:	1957-1958
Scale:	1:2,500
Printed at:	1:2,500

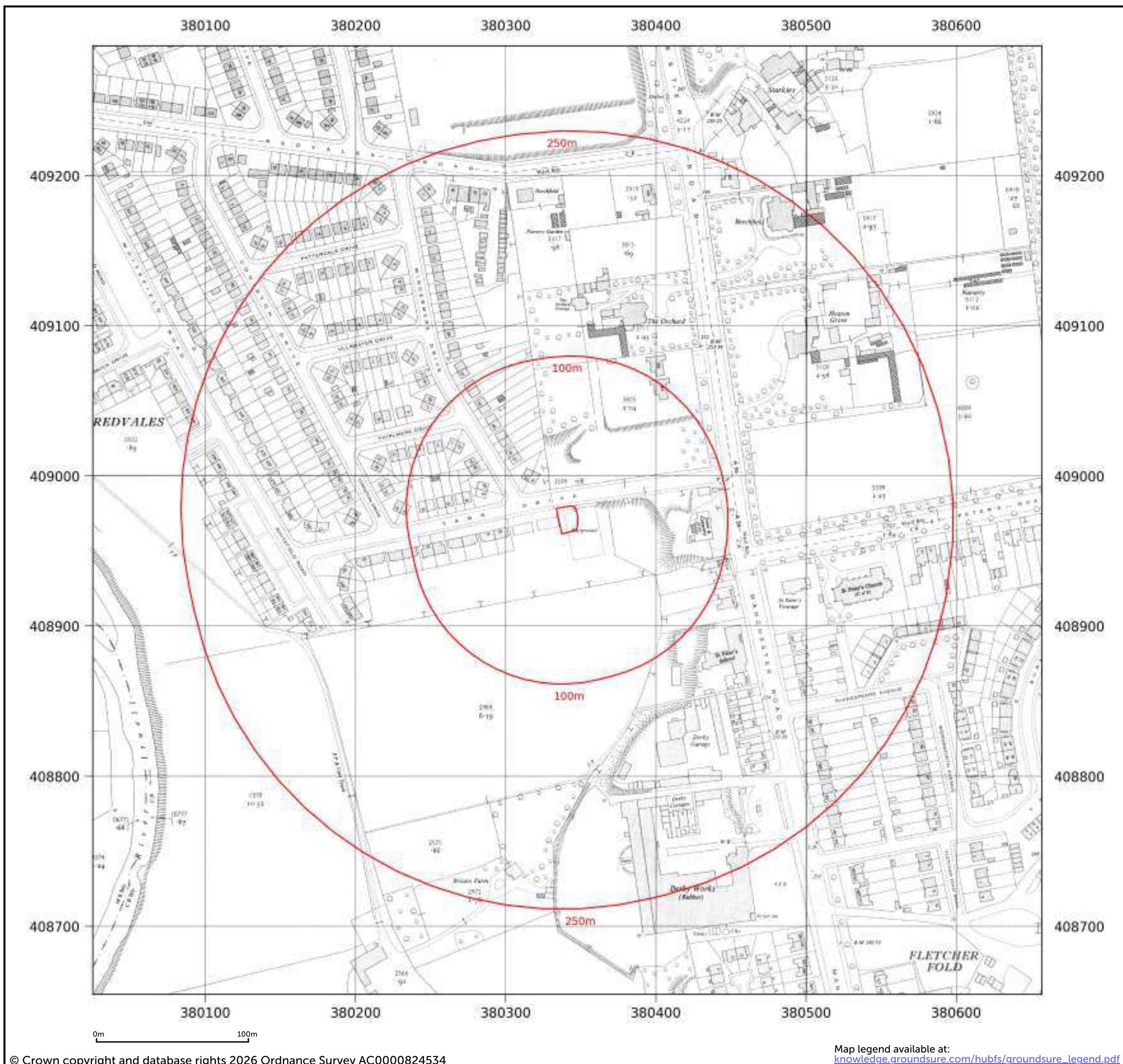


Date: 1958
Surveyed: 1957
Revised: 1957
Edition: 1958
Levelled: 1928

Date: 1957
Surveyed: 1956
Revised: 1956
Edition: 1957
Levelled: 1928

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Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAFS-CM-1268522-4199- 160326
Report ref:	CMAFS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

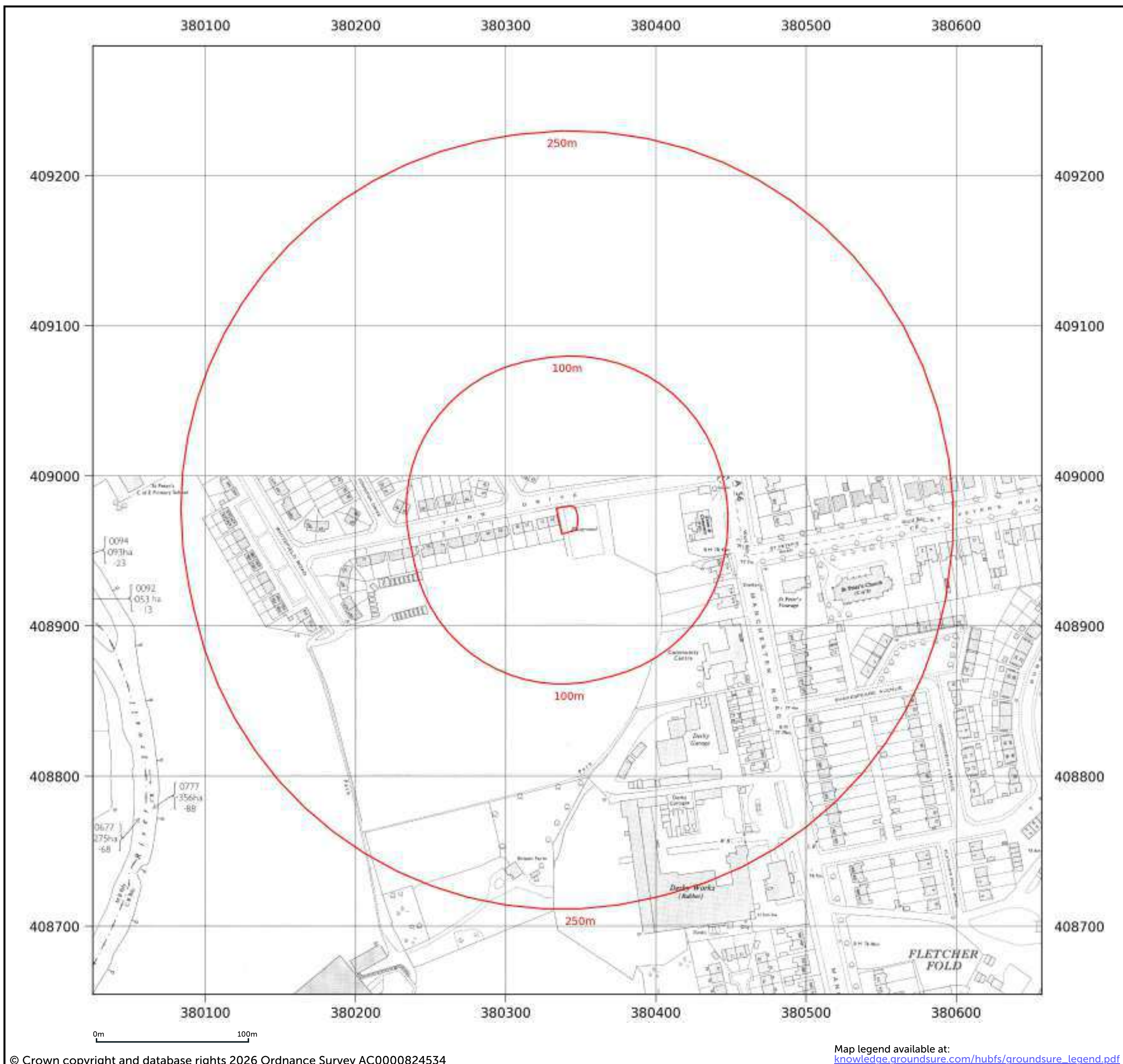
Map name:	National Grid
Map date:	1971
Scale:	1:2,500
Printed at:	1:2,500



Date: 1971
Surveyed: 1956
Revised: 1969
Copyright: 1971
Levelled: 1962

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Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAPS-CM-1268522-4199- 160326
Report ref:	CMAPS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

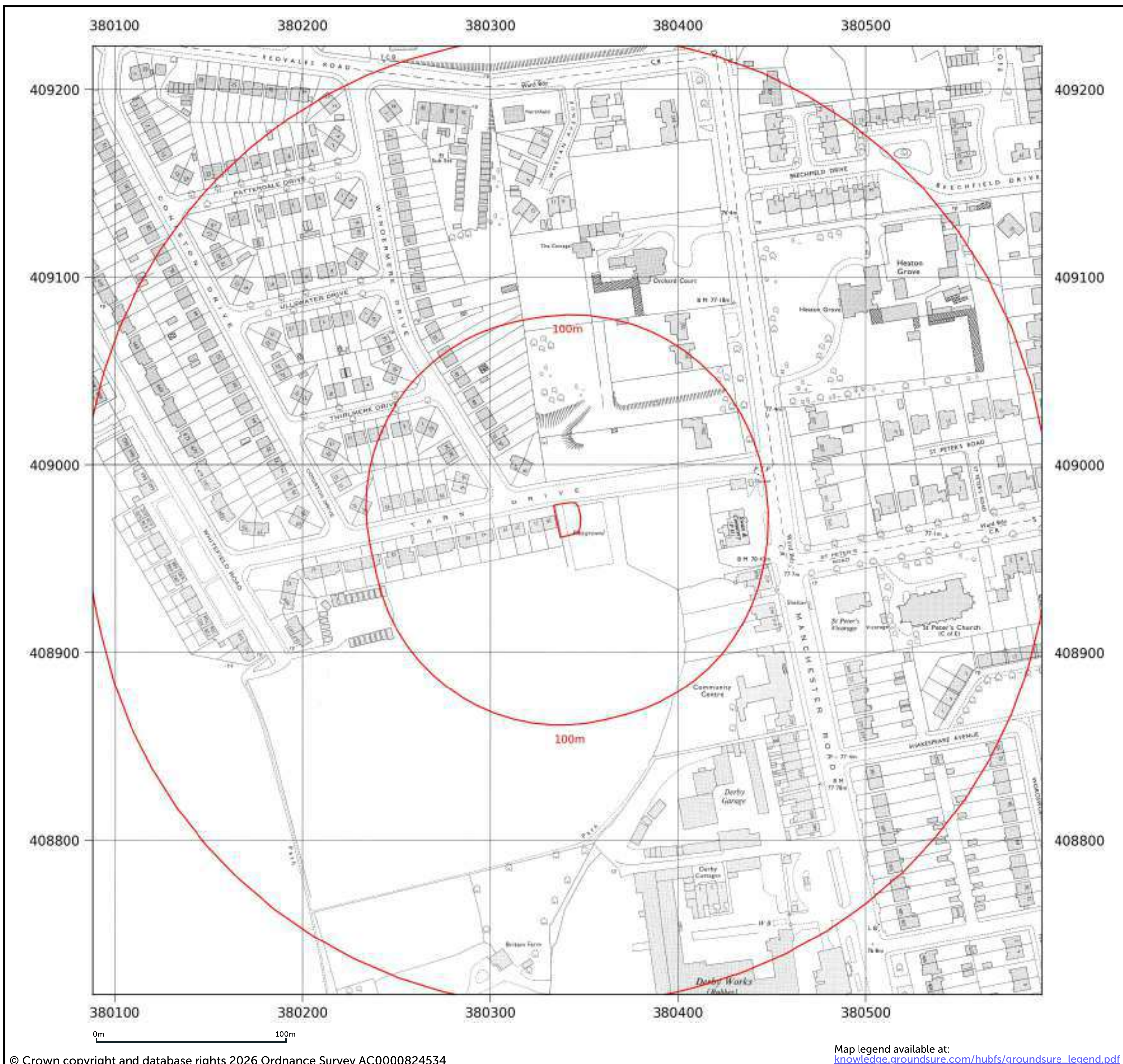
Map name:	National Grid
Map date:	1970-1975
Scale:	1:1,250
Printed at:	1:2,000



Date: 1973 Surveyed: 1957 Revised: 1973 Copyright: 1973 Levelled: 1962	Date: 1971 Surveyed: 1957 Revised: 1970 Copyright: 1971 Levelled: 1956
Date: 1970 Surveyed: 1956 Revised: 1969 Copyright: 1970 Levelled: 1962	Date: 1975 Surveyed: 1956 Revised: 1974 Copyright: 1975 Levelled: 1962

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Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAFS-CM-1268522-4199- 160326
Report ref:	CMAFS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

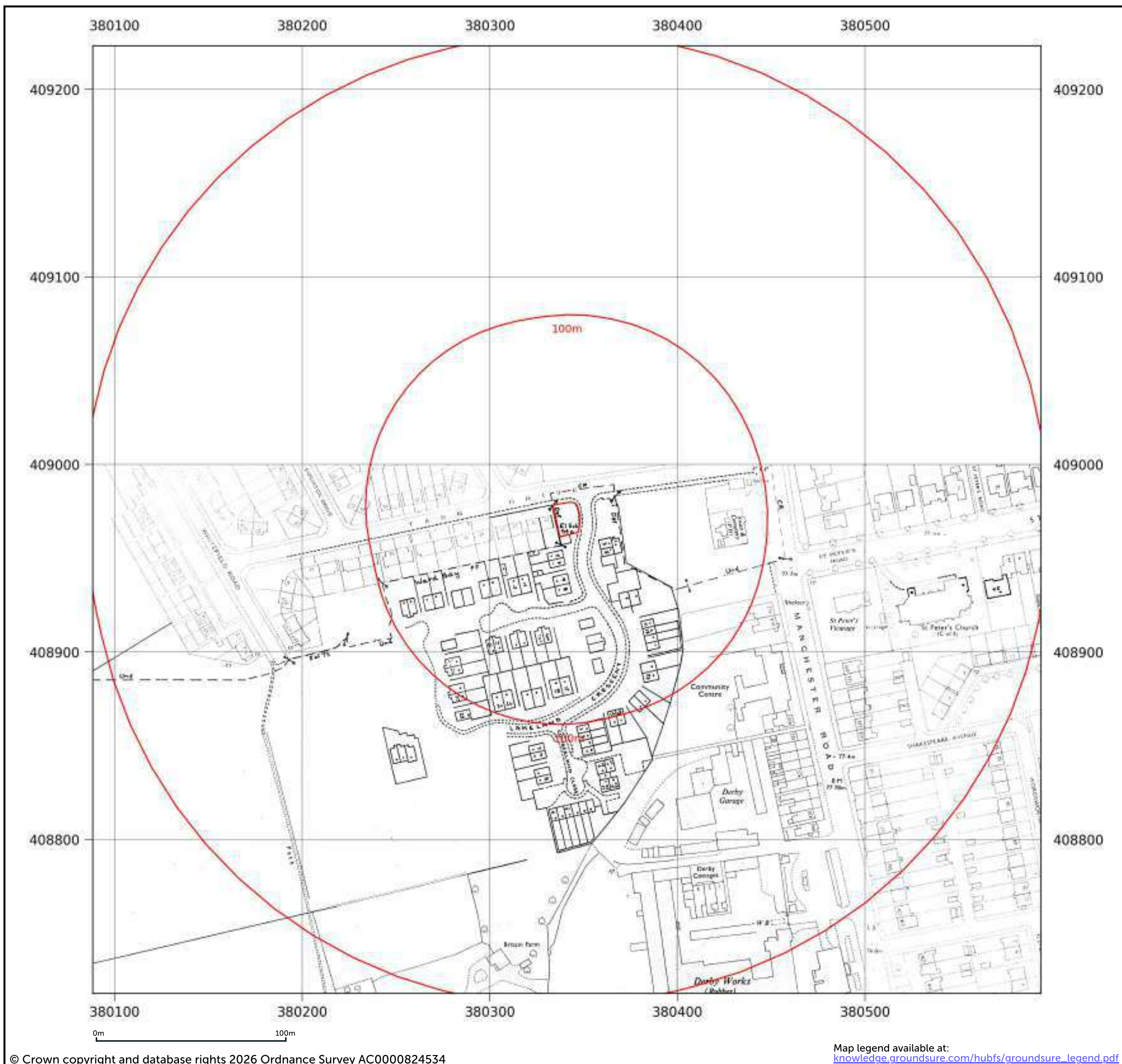
Map name:	National Grid
Map date:	1984-1985
Scale:	1:1,250
Printed at:	1:2,000



Date: 1984 Copyright: 1984 Levelled: 1962	Date: 1985 Surveyed: 1962 Revised: 1985 Copyright: 1985 Levelled: 1962
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Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAFS-CM-1268522-4199- 160326
Report ref:	CMAFS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

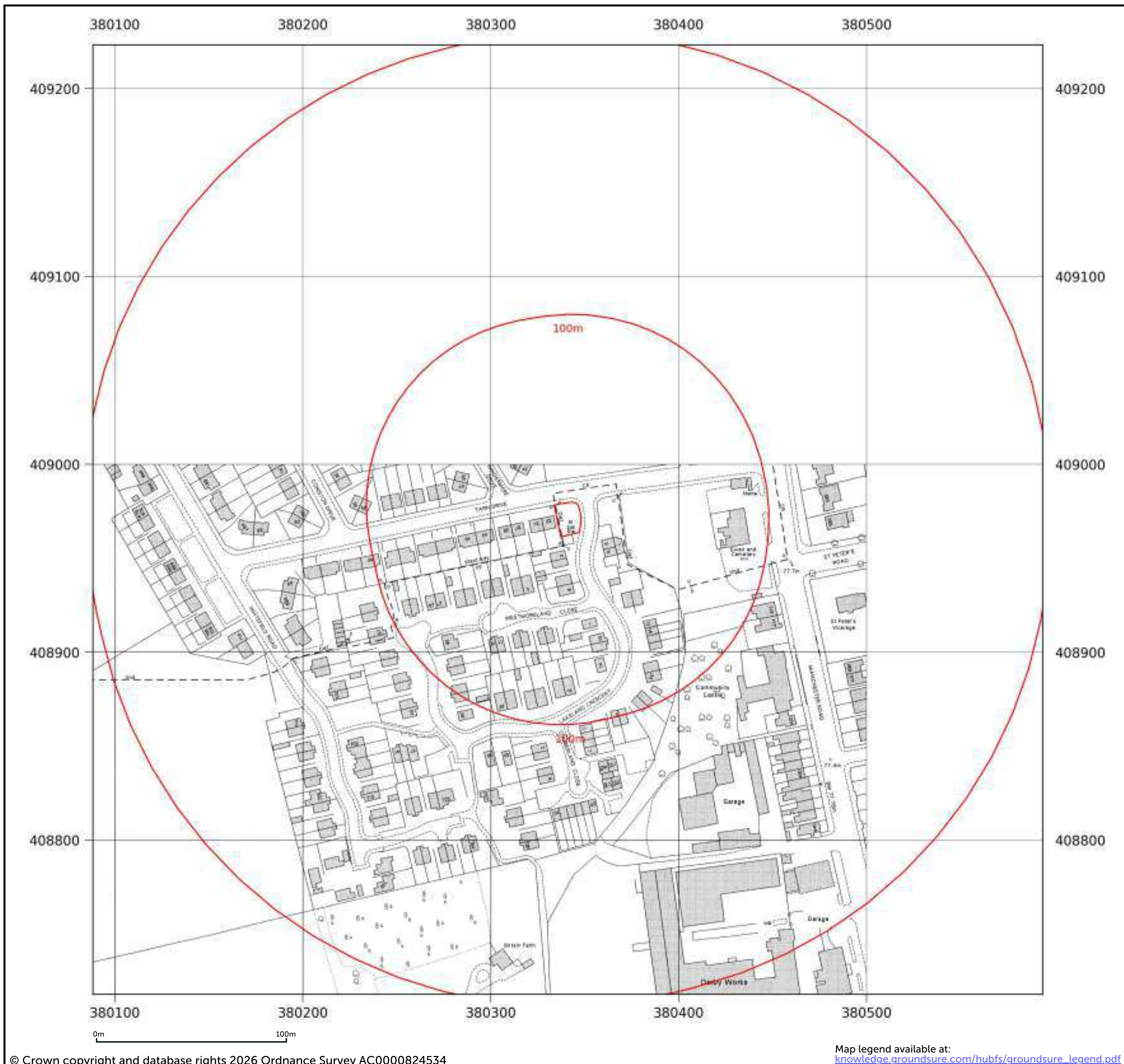
Map name:	National Grid
Map date:	1989
Scale:	1:1,250
Printed at:	1:2,000



Date: 1989
Surveyed: 1956
Revised: 1988
Copyright: 1989

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Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAPS-CM-1268522-4199- 160326
Report ref:	CMAPS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

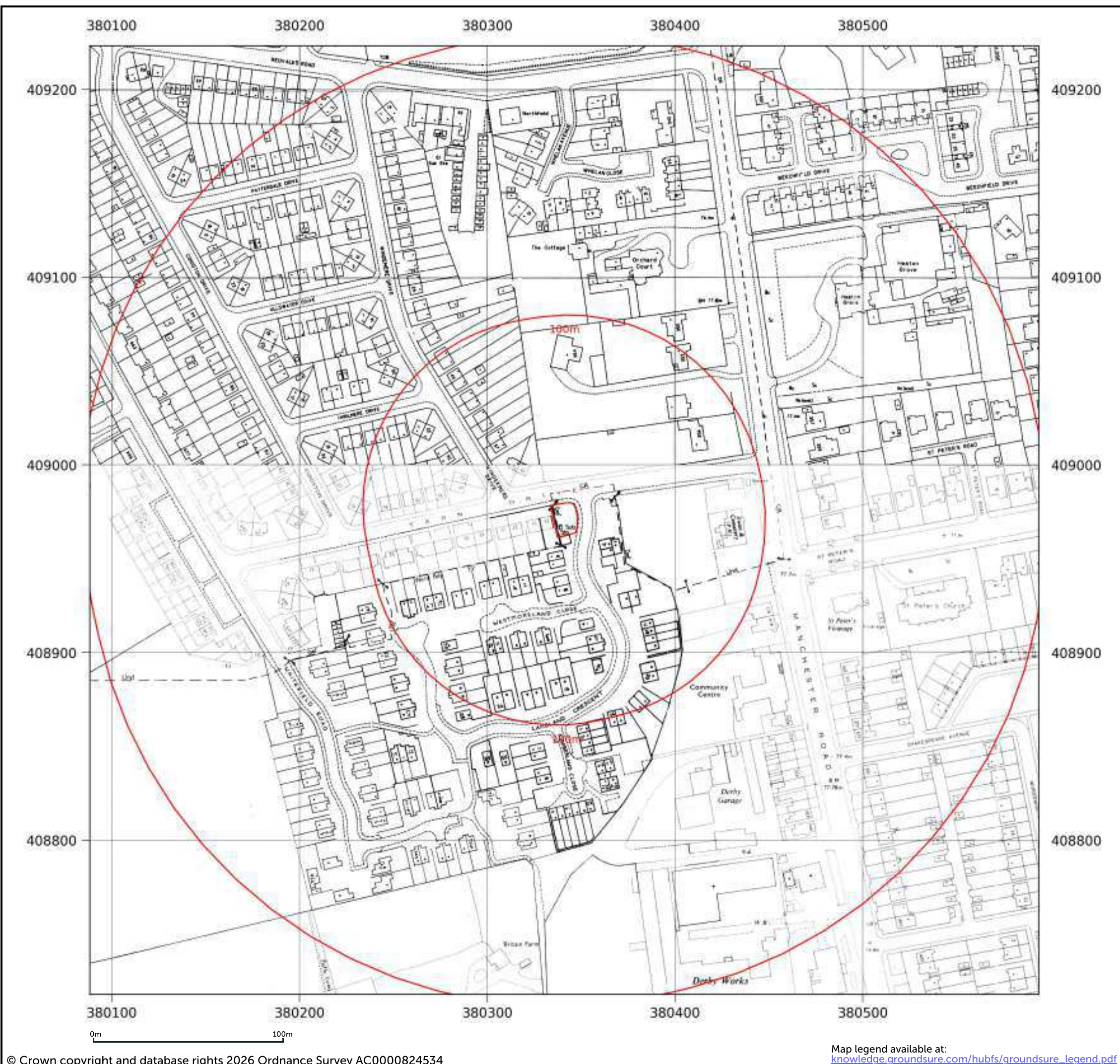
Map name:	National Grid
Map date:	1987-1992
Scale:	1:1,250
Printed at:	1:2,000



Date: 1992 Surveyed: 1992 Copyright: 1992	Date: 1992 Surveyed: 1992 Copyright: 1992
Date: 1987 Surveyed: 1962 Revised: 1987 Copyright: 1987 Levelled: 1962	Date: 1992 Surveyed: 1992 Revised: 1992

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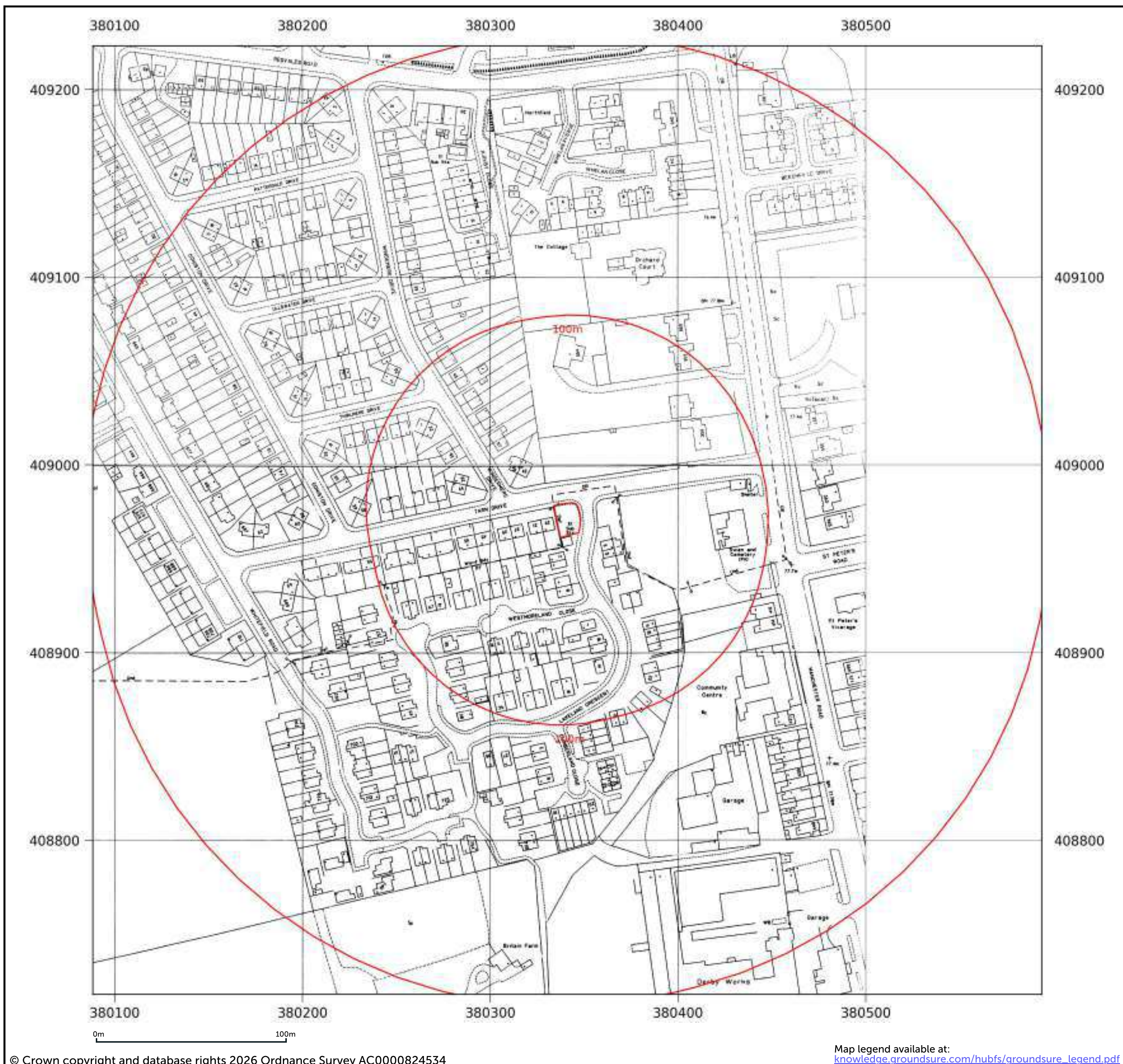


Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAPS-CM-1268522-4199- 160326
Report ref:	CMAPS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

Map name:	National Grid
Map date:	1992-1995
Scale:	1:1,250
Printed at:	1:2,000



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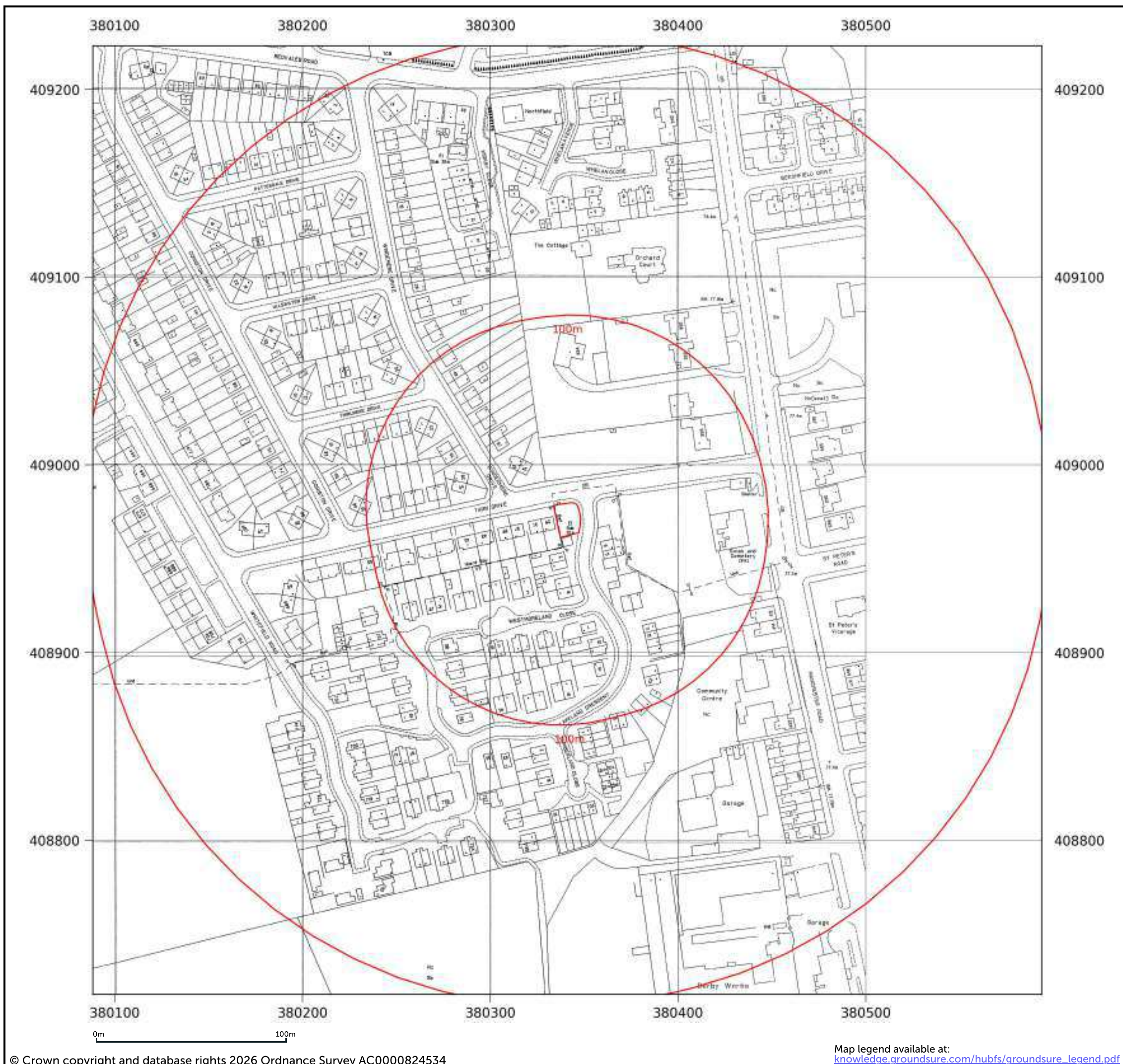
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Client ref:	CMAPS-CM-1268522-4199- 160326
Report ref:	CMAPS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

Map name:	National Grid
Map date:	1995
Scale:	1:1,250
Printed at:	1:2,000



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Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAPS-CM-1268522-4199- 160326
Report ref:	CMAPS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

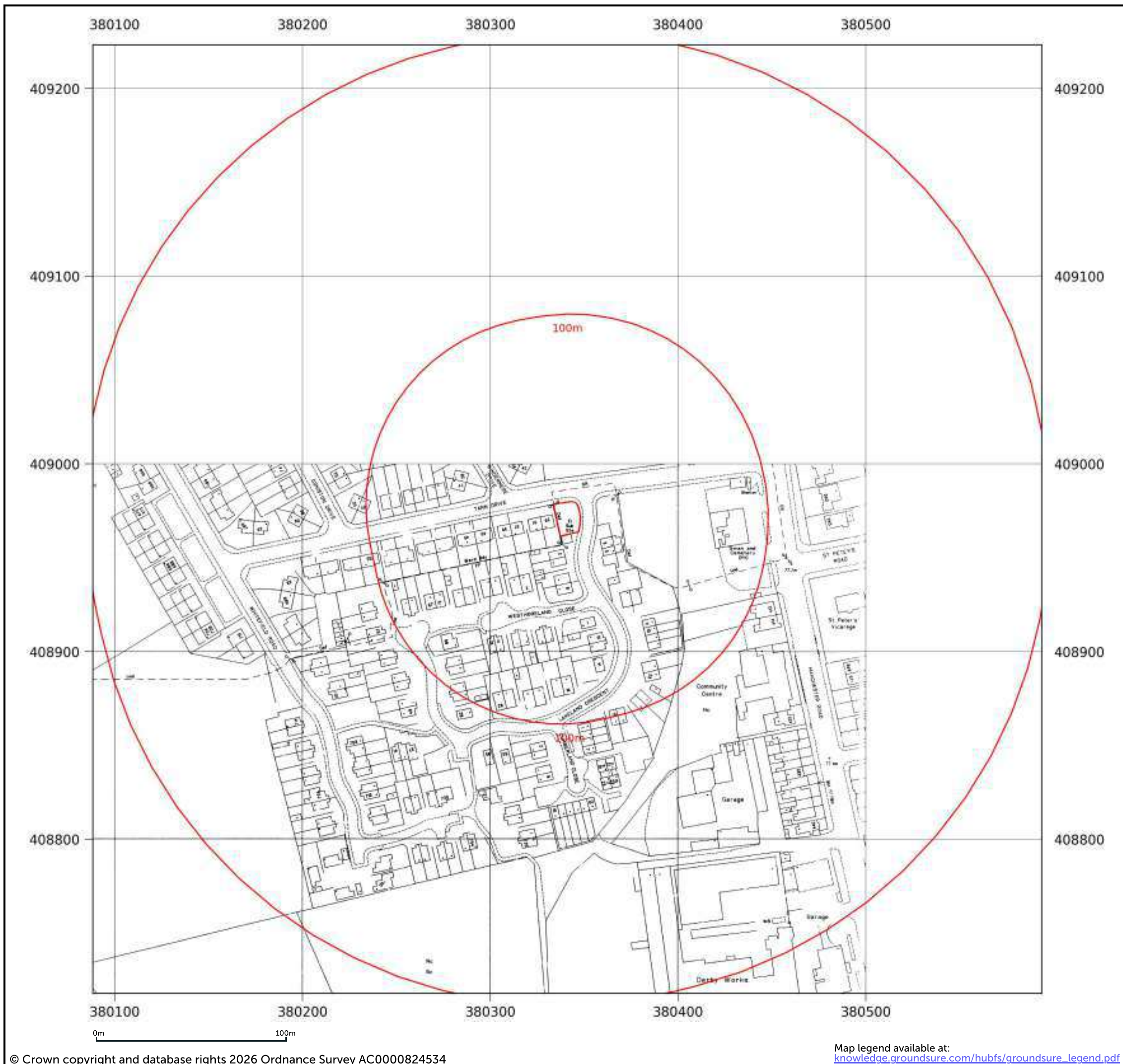
Map name:	National Grid
Map date:	1995
Scale:	1:1,250
Printed at:	1:2,000



Date: 1995
Surveyed: 1995
Copyright: 1995

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Site details:	Land adj. to 29 Tarn Drive, Bury, BL9 9QB
Client ref:	CMAPS-CM-1268522-4199- 160326
Report ref:	CMAPS-CM-1268522-4199- 160326HIS
Grid ref:	380341.31, 408971.2
Production date:	16 March 2026

Map name:	LandLine
Map date:	2003
Scale:	1:1,250
Printed at:	1:1,250

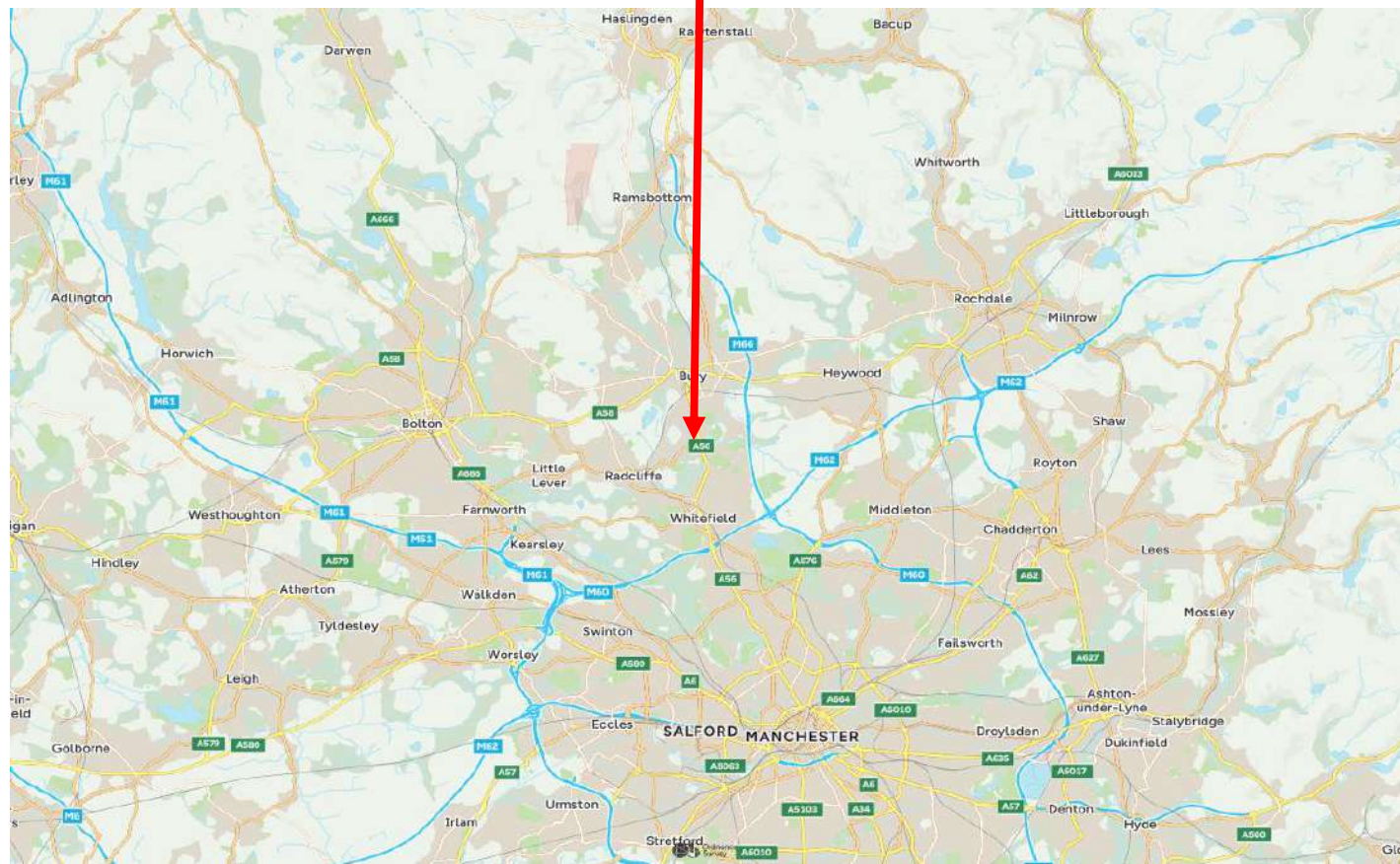
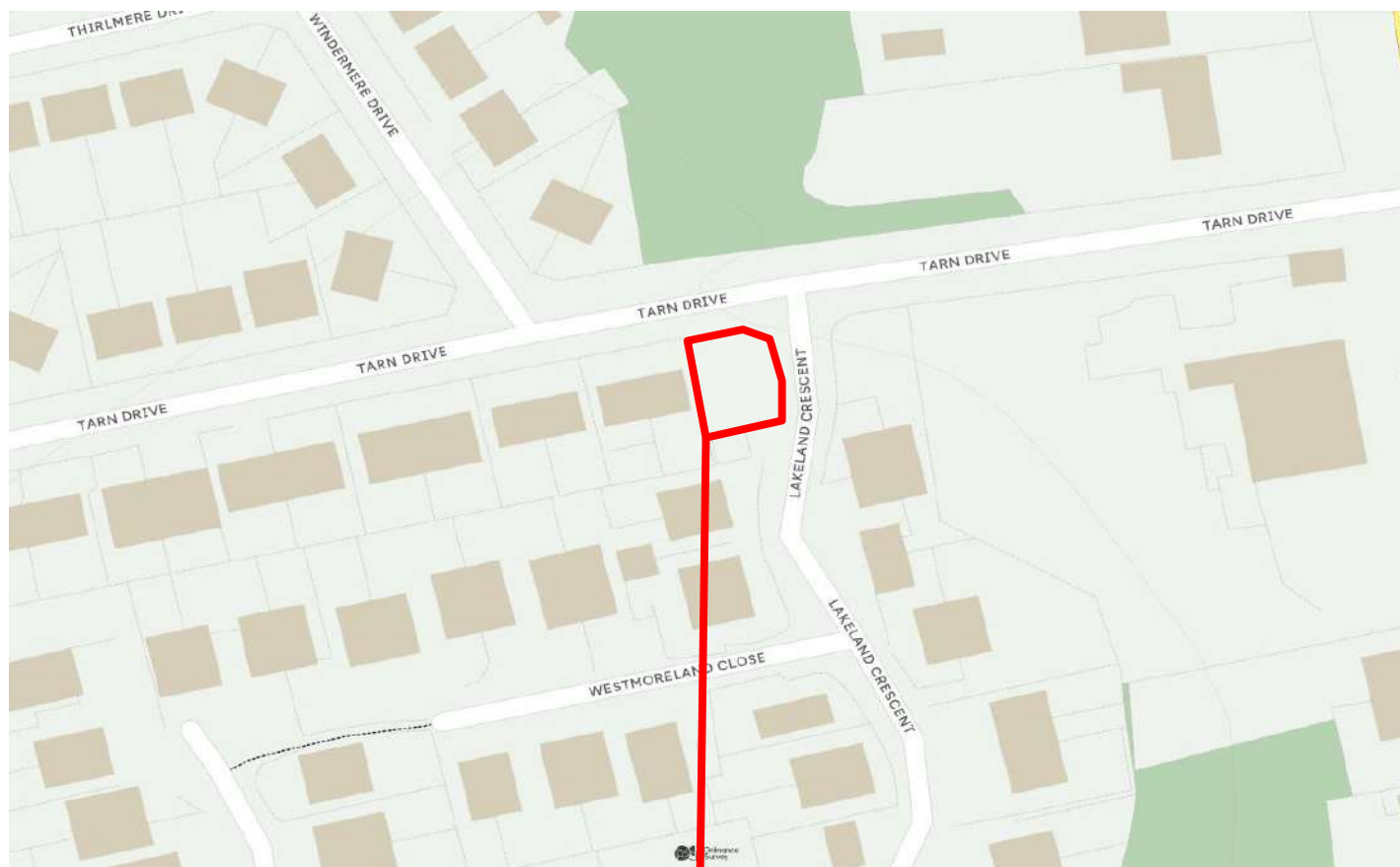


Date: 2003

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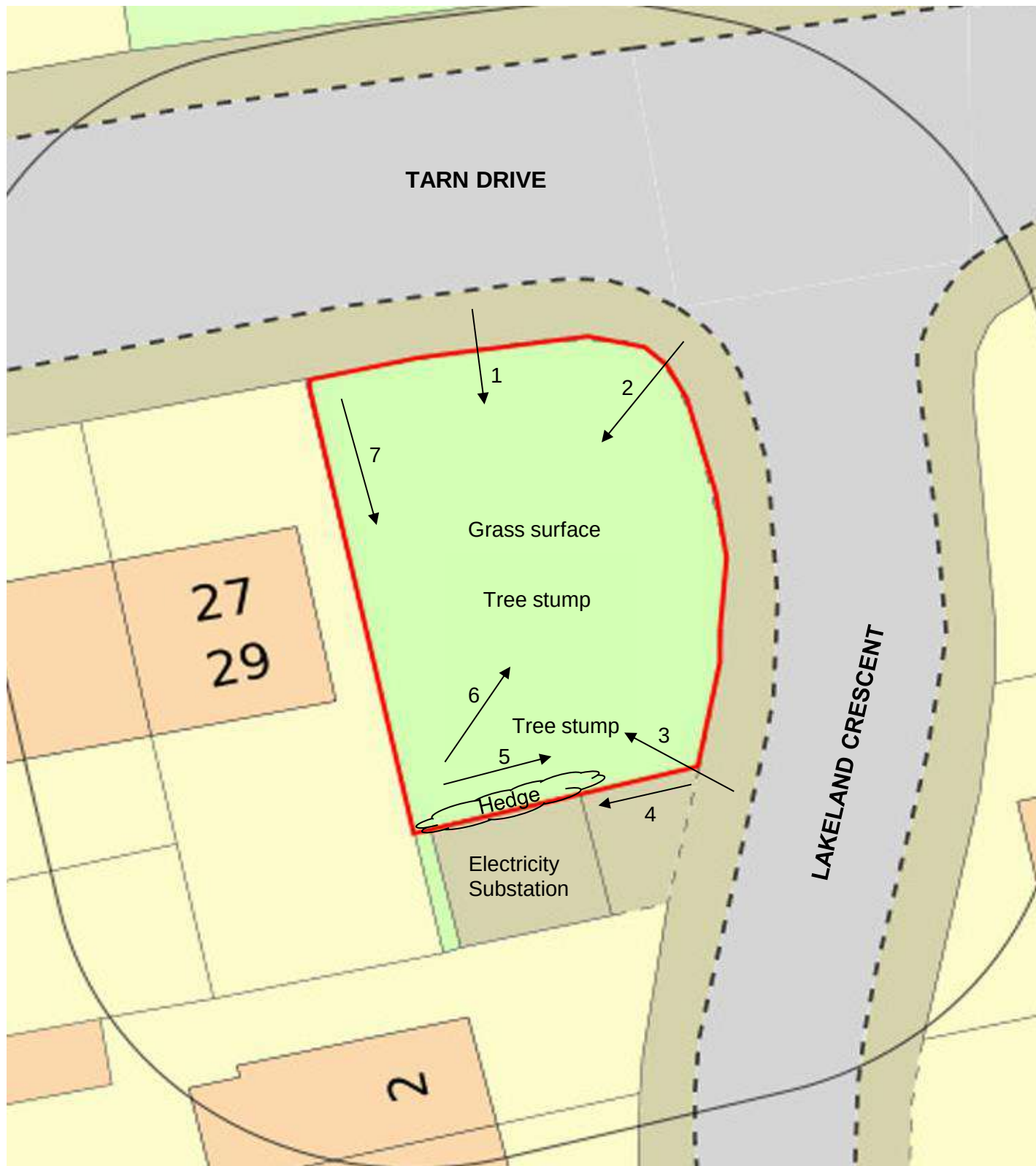


FIGURES

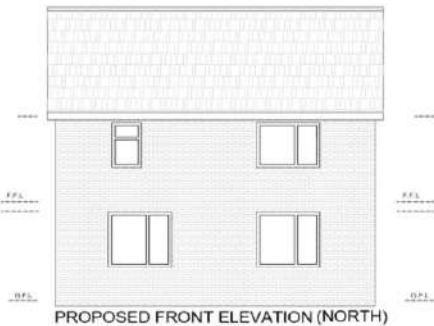


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SS SUB SURFACE SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS 3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907	Site Location Plan			
Site: LAND ADJACENT TO 27-29 TARN DRIVE, BURY, BL9 9QB	Date Drawn: 24-Mar-26	Date Checked:	Orientation: 	Job Number: 8305A
Client: SAEID TAPEH	Drawn By: JH	Checked By:	Scale: —	Figure Number: 1



SS SUB SURFACE SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS 3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907	Site Surroundings Plan			
Site: LAND ADJACENT TO 27-29 TARN DRIVE, BURY, BL9 9QB	Date Drawn: 24-Mar-26	Date Checked:	Orientation: 	Job Number: 8305A
Client: SAEID TAPEH	Drawn By: JH	Checked By:	Scale: -	Figure Number: 2



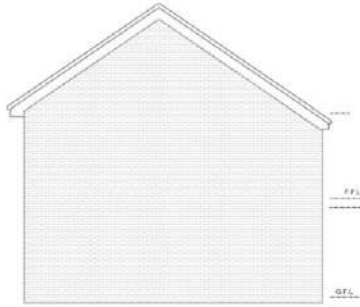
PROPOSED FRONT ELEVATION (NORTH)



PROPOSED REAR ELEVATION (SOUTH)



PROPOSED SIDE ELEVATION (EAST)



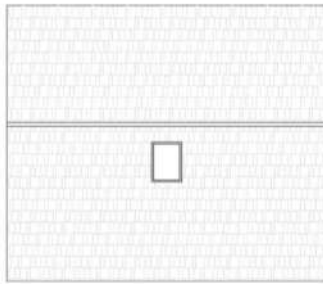
PROPOSED SIDE ELEVATION (WEST)



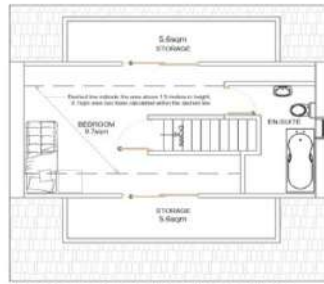
PROPOSED GROUND FLOOR PLAN
External covered area 58.6sqm, 48.4 sqm: Gross internal covered area.



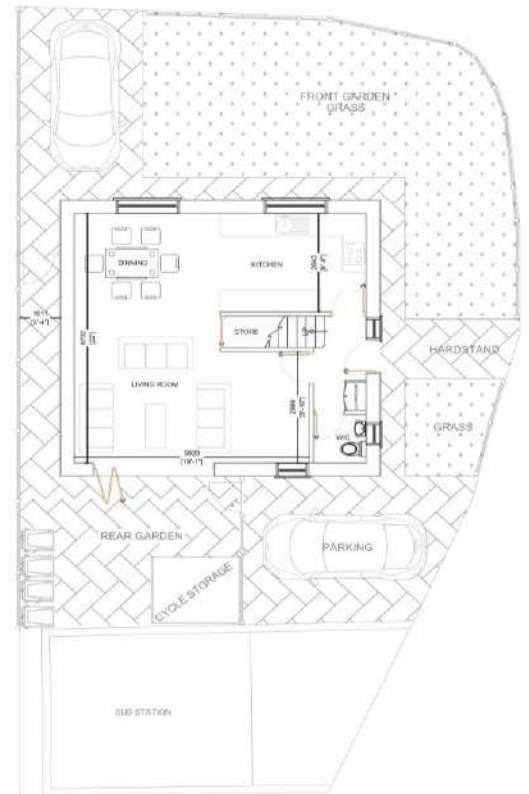
PROPOSED FIRST FLOOR PLAN
48.4 sqm: Gross internal covered area.



PROPOSED ROOF PLAN

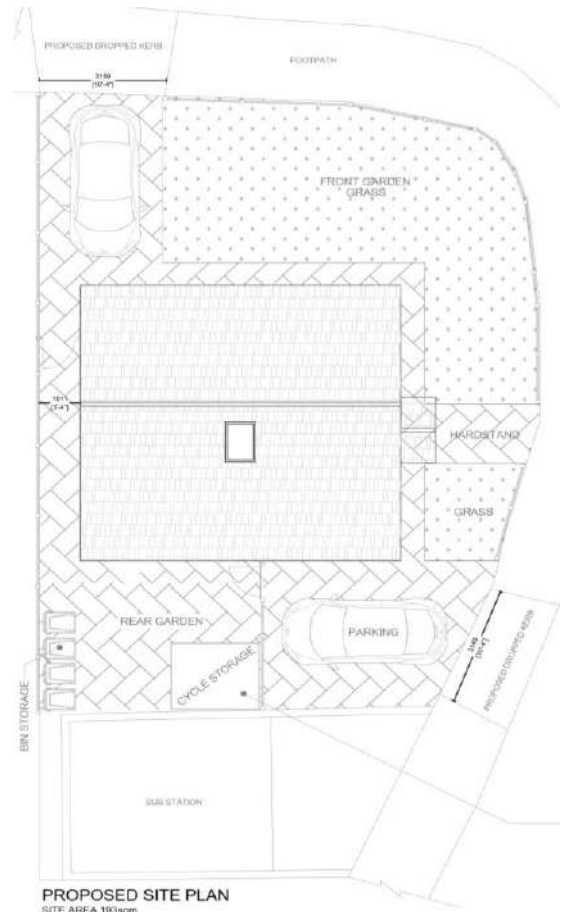


PROPOSED SECOND FLOOR PLAN
37.2 sqm: Gross internal covered area.



PROPOSED GROUND FLOOR PLAN Incl. BOUNDARY

PROPOSED LANDSCAPING PLAN
SITE AREA 193sqm



PROPOSED SITE PLAN
SITE AREA 193sqm

SS SUB SURFACE

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Site:
LAND ADJACENT TO 27-29 TARN DRIVE, BURY, BL9 9QB

Client:
SAEID TAPEH

Proposed Development Plan

Date Drawn:
24-Mar-26

Date Checked:

Orientation:



Job Number:
8305A

Drawn By:
JH

Checked By:

Scale:

—

Figure Number:
3