

Sedgwick Associates

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**Land at The Gatehouse, Woodhill Road,
Bury BL8 1BN**

Preliminary Risk Assessment

For a planning application by

Ms Shabana Begum

for a replacement dwelling

August 2022
sa 5013

1. INTRODUCTION

- 1.1. This Preliminary Risk Assessment is based on Groundsure's detailed evidence base centred on the application site. This comprises the Enviro+Geo Insight report and historical mapping. The information provided is supported by a walkover of the site and the record is appended.

2. HISTORICAL MAPPING

- 2.1. The historical maps show development on the site, shown as Lodge or Gate House, on maps from 1890. A dwelling in this location can be seen to have existed continuously until the present day. Originally in an isolated setting, the urban area extended during the interwar period to adjoin the sites SW boundary.

3. ENVIRONMENTAL INFORMATION

- 3.1. There are few environmental features of note. There is a vulnerability to surface water flooding on part of the site within the 1 in 30 year return period, and a moderate risk of groundwater flooding. There are no landfill sites within 500m of the site. The site is in a coal mining notification area but there are no records of underground or surface coal mining activity. There are no historic industrial uses on the site which might have left a legacy of contamination.

4. GEOLOGICAL INFORMATION

- 4.1. The site is underlain by secondary aquifers in bedrock and the superficial geology and there are 7 licensed groundwater abstractions and 18 surface water abstractions within 2000m of the site, but none of these abstractions are for potable water.
- 4.2. It is inferred that the site is underlain by coal measures but there are no coal workings within 500m of the site. There are 3 former mineral workings (sand and sandstone) within 500m of the site.

5. CONCLUSIONS

- 5.1. No change of use is proposed for the site. The application is for a replacement dwelling but the existing dwelling is to be altered and extended and will not be demolished. The design of the works on the site will accommodate the risk of surface water flooding as far

as possible. This PRA indicates that there are no likely concerns with regard to ground contamination nor of landfill gas. It is recommended that prior to the commencement of development coal mining records are interrogated but unless they show workings that could affect the development, no further assessment is required.

Site Visit Record			
Site Name	The Gatehouse, Woodhill Road, Bury	Job ref	sa 5013
Surveyor	Paul Sedgwick	Date of Visit	05/08/2022

Visit purpose	Site Walkover						
Access	Existing driveway						
Size	0.19 ha						
Site use	Dwelling and curtilage						
Topography/slopes	Generally level						
Vegetation	Lawn, trees, hedgerows.				Within site and on adjoining boundaries		
Water courses	n/a						
Surface type	Managed grassland, tarmacadam						
Services	Not inspected						
Structures/Building	Number			1 – to be retained			
	Occupied/vacant			Occupied			
	Construction			Rendered brick			
	Storey			2-storey			
	Foundations/Structures			Not inspected			
	Basements			none			
	Retaining Walls			none			
Obvious contamination sources	None						
Fuel tanks	None						
Surrounding land uses	North			Farmland			
	South			Residential			
	East			Farmland			
	West			Residential			
Other comments	No indications of contamination from site inspection – vegetation healthy, no smells.						
Time of Visit	From	1430h	To	1500h	Photos Taken		Y/N