



RED DOOR DAY CENTRE, BURY

PHASE I GEO-ENVIRONMENTAL ASSESSMENT REPORT

Project No 2405-03

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1. INTRODUCTION

1.1 Context

This report describes a desk-based Phase I Geo-Environmental Assessment Report carried out for a site off Peter Street, Bury and has been completed in general accordance with the following guidance:

- Environment Agency guidance - Land Contamination: Risk Management (LCRM).
- BS 10175:2011+A2:2017 Investigation of Potentially Contaminated Sites.
- BS5930: 2015+A1:2020 Code of Practice for Ground Investigations.
- BS EN 1997-1:2004+A1:2013 Eurocode 7. Geotechnical design. General rules plus UK National Annex.
- BS EN 1997-2:2007 Eurocode 7 Geotechnical design. Ground investigation and testing plus UK National Annex.

Definitions of terms and acronyms used within this report is presented in Section 8.0.

1.2 Proposed Development

Single storey day centre (Use Class F1) with kitchen and accessible wash areas, meeting and activity rooms, staff offices, cycle and car parking, landscaping and associated works.

The proposed development is shown across two drawings, Proposed Level 00 Plan and Proposed Roof Plan as shown on the proposed development plan drawing No's L1000 and L1001, provided by the client.

It is noted that the application boundary includes an existing car park that will be retained as part of the proposed development. This assessment therefore only covers the area of the application boundary that is to be redeveloped.

1.3 Objectives and Scope

The objectives of this assessment were to determine the environmental setting and ground conditions of the site, highlighting potential areas of concern that may govern the redevelopment.

The scope of works comprises a Phase I Assessment and site walk-over, with a review of the site, surroundings, historical uses and environmental setting in order to develop a preliminary Conceptual Site Model (CSM).

The report is intended to meet the requirements of a Preliminary Investigation as defined in BS10175:2011+A2:2017 and has been produced in general accordance with the recommendations for a Tier 1 Preliminary Risk Assessment as described in LCRM guidance.

1.4 Limitations

This Phase 1 Geo-Environmental Assessment Report has been prepared in accordance with the relevant legislative framework, guidance and risk assessment methodology as outlined in Appendix A.

The findings and opinions conveyed via this assessment are based on information obtained from a number of sources as detailed within this report, we have assumed this information is correct and reliable. Nevertheless, we cannot and does not guarantee the authenticity or reliability of the information it has relied upon.

We have used reasonable skill, care and diligence in the production of this report. There may be other conditions prevailing on the site which are outside the scope of work and have not been highlighted by this assessment and therefore have not been taken into account by this report. Responsibility cannot be accepted for such site conditions not revealed by the assessment.

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Any recommendations made in this report should be confirmed with the Regulatory Authorities prior to implementation to ensure compliance.

This assessment has been based on the proposed planning layouts provided. Any subsequent change to the planning layout may have an impact on the validity of recommendations made within this report. Furthermore, new information, changed practices or new legislation may necessitate revised interpretation of the report after the date of its submission.

The site plans enclosed in this report should not be scaled off. Any site boundary line depicted on plans does not imply legal ownership of land.

Notwithstanding site observations concerning the presence or otherwise of archaeological issues, asbestos-containing materials (ACM) or invasive weeds (e.g. Japanese knotweed), this report does not constitute a formal survey of these potential issues and specialist advice should be sought.

2. THE SITE

2.1 Location

The site is located off Bold Street, Bury, BL9 6AB, centred on National Grid Reference 381016, 411252 as shown on the Site Location Plan, Drawing No. C5773/01.

2.2 Site Description

A site reconnaissance survey was carried out at the site on 17th May 2024. The main site features and potential issues identified during this survey are detailed below and are shown on the Site Features Plan, Drawing No. C5773/02. The main site features and potential issues identified are detailed below.

Feature	Description
Site Area	0.046 hectares.
Site Access	Access to the site is gained off Bold Street to the east.
Site Overview Imagery	 Orientated North Update from Google: All images: Imagery Google©2024, Imagery ©2024 Airbus, CNES / Airbus, Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies, The Geoinformation Group, Map data ©2024.
Current Land Use and Site Features	The site comprises part of an existing hardstanding carpark associated with a church building. There are overhead services (telecoms) crossing the south-western corner of the site.
Potential Sources of Gross Contamination	There are no potential sources of gross contamination identified.
Vegetation / Ecology	No vegetation present, with the exception of some weeds growing through the asphalt surfacing at the boundaries of the site.
Topography	The site gently slopes to the south, with an access ramp to the car park on the southern boundary, and one in the north-eastern corner of the site. The site sits approximately 0.5m to 1m above surrounding ground levels and a retaining wall of masonry construction is present along the boundaries in the east south, and south-west.
Site Boundaries	The site is bounded to the south by Back Moorgate W, to the east by Bold Street, to the west by Back Peter Street with retail building further behind and to the north by church building and carpark.
Surrounding Area	The site is set within a primarily commercial area with residential areas further north.

3. GEO-ENVIRONMENTAL SETTING

3.1 Historical Setting

A review of the available historical Ordnance Survey Maps and satellite imagery has been conducted, with the pertinent issues that may have affected the site, or its environs, summarised below. The Historical Maps are presented in Appendix B. A review of the historical industrial data within the geo-environmental data report has also been undertaken below, the report is presented in Appendix C.

Notable features on site, and potentially contaminative or geotechnically relevant features within 100m of the site boundary have been presented. Any features that have potentially been infilled will be considered up to 250m from the site boundary.

Feature	Distance (m) & Direction	Years Present	Description
School	Onsite	1910 – 1959	On the map dated 1910, a school is marked on-site covering the majority of the site. The school is labelled St Joseph's RC Primary School on the map of 1958. An additional building was also noted along the western boundary on this map. The school is no longer present on the map of 1973, suggesting it had been demolished between 1959 and 1973. The site remains unoccupied for the remainder of the mapping, and recent aerial imagery shows the site to be a car park.
Victoria Foundry (Iron)	15m – NE	1849-1890	This was only noted in the earliest mapping of 1849 15m northeast of the site. In the subsequent large-scale mapping, it appeared to be part of "Barn Brook Boiler Works". The site may have been part of the iron foundry. The next available map dated 1890 shows the area around the site to have been completely redeveloped. A chapel and school are now present directly north of the site and it is assumed that the site is associated with these developments.
Potentially Infilled ponds	20m – N	1849 – 1890	A pond was first noted in the earliest mapping of the site. The pond was last noted on the 1851 small scale map of the site and is presumed to be infilled with unknown material prior to the construction of the chapel on the map dated 1890.
Vitriol Works/ Albert Works	67m – E	1849 – Present	The Vitriol works was first noted in the earliest large-scale mapping of the site. This was last noted on the 1851 small scale mapping. It was labelled as "Albert Iron Works" on the 1890 mapping. On the 1957 map, it was labelled as "Works". However, on 1987 mapping, it was relabelled "Albert Works" and is still present on the latest available map of 2003. On most recent aerial imagery in 2023, the building footprint remains the same however, it appears they works are now occupied by several small commercial businesses including a car garage.
Gasometers	67m – S	1849 –1910	The gasometers were first noted in the earliest mapping of the site. There are no building denoted as a gasworks. However, there is a tar pump situated south of the gasometers. There is also a large cotton works "Moorside Works" directly south of the gasometers and therefore could be associated with the works. They were last noted on the
	80m – S		

			1891 map of the site and are no longer present on the map dated 1910.
Timber Yard/ Saw Mills	90m – W	1849-1937	This was only noted on the earliest mapping of the site, it is then no longer labelled as a timber yard on later mapping. Redevelopment of the site occurs between 1910 and 1930 and a “Saw Mills” was labelled approximately 10m south of the timber yard. This is present up until the map dated 1937 where it appears to have been demolished.
Barn Brook Boiler Works	10m – E	1890 – 1939	This was first noted on 1890 large scale mapping. The Boiler Works are labelled as “works” from the map dated 1957, however, the building footprint remains the same and is still present on the latest available map of 2003. From most recent aerial imagery of 2023, the area appears to be a gear manufacturer.
Moorside Works	90m – S	1849 – 1985	The Moorside Works was first noted on the 1849 large scale mapping. It was no longer labelled from 1939 maps. On the subsequent maps, the area was labelled as a series of Mills and Works until the map dated 1985, where some redevelopment of the area started to occur. By the map dated 2003, the area had been redeveloped into “Moorgate Retail Park”.
Garages	70m – S	1958 – 1992	This garage was first noted on the 1958 mapping, 70m south of the site. It was last noted on 1992 mapping. Subsequent mapping showed its absence, suggesting demolition between 1992 and 2003.
	80m – E	1987 – 2003	This garage was first noted on 1987 mapping; however, the building was noted on earlier mapping dated 1977, but was not labelled. The garage was still present on the latest available map of 2003. Recent aerial imagery suggests the building is still present, however, it does not appear to be in use as a garage.
	100m SW	1958 – 1959	This garage was first noted on 1958 mapping; however, the building was noted on earlier mapping dated 1930, but was not labelled. The garage was last noted on 1959 mapping, and a road is in place of the garage on the 1973 map.
Works	From 10m – E	1957 – 2003	Several “Works” were first noted on the 1957 mapping. One of the “Works” located 80m east was redeveloped, part of the redeveloped building was later labelled as “garage” on 1987. On the 1972 mapping, an additional “Works” was noted 70m northwest of the site. Most of these still remain the same in 2003 mapping except one located 85m south of the site, which was redeveloped into a retail park (Moorgate Retail Park) as seen in 2003 mapping.
Depot	95m – NE	1992 – 2003	The depot was first noted on 1992 mapping; however, the building was noted on earlier mapping dated 1977, but was not labelled. The depot was last noted on 2003 mapping.

In summary, the map evidence indicates that the site was used as a school between 1910 and 1959, aside which it was used presumably as a car park for the nearby chapel and remains so to the present day.

Several industrial end uses have been present in proximity to the site from the earliest available maps until the present day. A former pond, now believed to have been potentially infilled, is present

20m north of the site. Historical land use in the wider surrounding area has been predominantly commercial/industrial.

3.2 Published Geology

The following publications of the British Geological Survey (BGS) were examined in respect of the geology underlying the site:

- British Geological Survey (BGS) 1:50,000 Scale Geological Map Sheet 085 Manchester. Solid and Drift Edition.
- BGS Geology of Britain Map Viewer.
- BGS GeoIndex Onshore.
- BGS 1:10,000 Scale Geological Map SD81SW.
- Coal Authority Interactive Map.
- Geo-Environmental Data Report.

Extracts of the 1:10,000 geological mapping from the Geo-Environmental Data Report are presented below for reference:



BGS 1:10 000 Superficial Geology



BGS 1:10 000 Solid Geology

Made Ground

BGS mapping does not display any made ground deposits on site, however based on the historical mapping and the development that has taken place, made ground deposits are likely to be present.

Superficial Deposits

The site is indicated to be underlain by Devensian Till. This stratum typically comprises sandy and gravelly clays.

Solid Geology

The deeper solid geology is indicated to be part of the Pennine Lower Coal Measures Formation which typically comprises mudstone, siltstone, sandstone and coal seams.

A fault is shown to traverse 54m south of the site in an east to west direction, downthrown to the south. However, any movements associated with this fault should now have stopped.

3.3 BGS Exploratory Hole Records

There are no BGS exploratory hole records within a relevant distance of the site (assumed as an approximate 50m radius). The majority of the borehole records within 100m of the site are also marked as confidential.

3.4 Mining and Mineral Extraction

Coal Mining

The online Coal Authority Interactive Map layers have been reviewed and the details are summarised in the table below:

Relevant Interactive Map Data	Issue at Subject Site?
Coal Authority Reporting Area	Yes
High Risk Development Area	No

As the site lies within the Coal Authority Reporting Area, a mining search has been undertaken as the site could be affected by past or current coal mining. The mining searches are presented in Appendix D. No significant issues are identified therefore coal mining risks are not any considered further in this report.

3.5 Hydrogeology

Based on the inferred geology, a summary of the Environment Agency aquifer designations is presented in the table below:

Stratum	Coverage	Aquifer Designation
Devensian Till	Full Site	Secondary Aquifer (Undifferentiated). The classification is assigned where it is not possible to attribute either category A or B to the aquifer.
Pennine Lower Coal Measures Formation	Full Site	Secondary (A) Aquifer. These are 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.

A summary of the pertinent hydrogeological features within the Geo-Environmental Data Report are provided below:

Feature	Distance (m) & Direction	Details
Nearest Active Groundwater Abstraction	1996m E	Licence No: NW/069/0002/010 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE - NORTHERN MANCHESTER CARBONIFEROUS AQUIFERS Annual Volume (m3): 62400 Original Start Date: 19/09/2018 Expiry Date: 31/03/2027
Nearest Active Potable Groundwater Abstraction	-	None within 2000m.
Source Protection Zones	-	None within 500m.

3.6 Hydrology

A summary of the pertinent hydrological aspects within the Geo-Environmental Data Report are provided below:

Feature	Distance (m) & Direction	Details
Nearest Watercourse	77m SE	Barn Brook. N to S flow.
Nearest Surface Water Abstraction	1004m W	Status: Historical Licence No: 2569001289 Details: Lake & Pond Throughflow Direct Source: Surface, Non-Tidal - North West Region Point: TRIBUTARY OF THE RIVER IRWELL, AT CLARENCE PARK LIDO Name: BURY METROPOLITAN BOROUGH COUNCIL
Closest Active Licenced Discharge Consent	-	None within 500m.

Information obtained from the Environment Agency (EA) Risk of Flooding from Rivers and the Sea (RoFRaS) database indicates that the risk of flooding across the site is low.

The British Geological Survey indicate there is a potential for groundwater flooding at the subject site, with a low risk rating.

No further consideration of flood risk is undertaken in this report. Specialist flood risk advice should be sought with regards to drainage and flooding.

3.7 Landfill and Waste Management Sites

There are no active landfill sites recorded within 500m.

There are two recorded historic landfills within 500m, the nearest is recorded 313m west at Woodfields, Bury, Greater Manchester, registered to County Borough of Bury, stated to accept industrial, commercial, Inert household, and liquid sludge after 1971, no end date is supplied.

There are two current waste management sites recorded within 250m of the site. The nearest is recorded 223m northwest at Land/premises At, Bridge Street, Bury, Lancashire, BL9 6HH, registered to Brook Street Metal Co Ltd, operating as metal recycling site.

There are thirty-two historical waste management sites with the nearest recorded as a scrap yard, located 169m to the northeast of the site. There is limited information provided on the waste site, except that it appears to have ceased operations in the 1980s.

3.8 Environmental Regulatory Data

A summary of the relevant environmental aspects, both on site and within 250m of the site contained in the Geo-Environmental Data Report, are presented in the table below:

Entry	On-site	0 – 50m	50 – 250m	Details
Recent Industrial Land Uses	0	3	41	Nearest is a company called “SBT Gears” with activities including bearing, gear and drive elements 10m east of the site. A company located 27m northwest of the site offers activities including bricks, tiles, clay and ceramic products. Other uses within 50m – 250m includes electrical substations, garages, industrial features, unspecified works, metal works, servicing,

				gantries, ambulance and medical services, and container and storage companies.
Current or Recent Fuel Stations	0	0	0	
Licensed Industrial Activities (Part A(1))	0	0	0	
Licensed Pollutant Release (Part A(2)/B)	0	0	2	Closest entry is garage 86m to the east of site and has a historical permit status. The remaining entry is a dry cleaning services 106m northwest of the site with an active permit status.
Radioactive Substances	0	0	0	
Pollution Incidents (EA/NRW)	0	0	1	The incident is recorded as oils and fuel with Category 3 impact (minor) to land.

In regard to the entries identified above, based on the uses listed, alongside distances and ages, none are considered to be of significant relevance to be carried forward to the preliminary CSM and have not been considered further.

3.9 Radon

Information from the environmental database report indicates the property is in an area where <1% of properties are above the Action Level for radon, and therefore radon protective measures are not required in accordance with BRE Report 211 'Radon – Guidance on protective measures for new dwellings'.

3.10 UXO Risk

In accordance with CIRIA Report C681, we have reviewed non-specialist UXO data for the site using the online Zetica Bomb Risk Mapping data.

There is no indication of former military use from the Phase I Assessment. The map indicates the site to be in an area where the bomb risk is low. A copy of the map is presented in Appendix E.

As the site is at low risk, no further consideration of UXO is required at this stage. Should new evidence indicate that UXO may be an issue, it would be prudent to seek appropriate specialist advice.

4. PHASE 1 SUMMARY AND RISK ASSESSMENT

4.1 Introduction

The risk posed by any contaminants in soil or groundwater will depend on the nature and level of the source, the probability of exposure occurring, the potential pollution pathway and the likely effects on the receptors.

A contaminant is defined as a substance that has the potential to cause harm, a risk is considered to exist if such a substance is present at sufficient concentrations to cause harm and if a pathway is present through which a receptor could be exposed to the contaminant.

The following sections discuss the identified potential on-site and off-site sources, and any pollution that could impact receptors via the pathways associated with the proposed development. Pollution linkages are assessed which may represent a risk to human health and/or controlled water receptors from the information gained from the Phase I Assessment searches. The assessment has been carried out on a qualitative basis and aims to produce a complete and comprehensive Preliminary Conceptual Site Model.

Three potential impacts exist for any given site and all three need to be considered in the qualitative risk assessment, these are:

- On-site impacts.
- The site impacting its surroundings.
- Off-site sources impacting the subject site.

4.2 Potential Contaminative Sources

On-Site

From the information obtained, the following sources have been identified which may affect the redevelopment of the site for commercial end use:

- Made ground associated with the previous developments.

Off-Site

The following off-site sources have been identified which may affect the redevelopment of the site:

- Works (from 10m E)
- Iron Foundry (15m NE)
- Infilled Ponds (20m N).
- Gasometer (67m S).
- Garage (70m S and 80m E).
- Depot (95m NE).

Associated Contaminants

The contaminants commonly associated with the potential sources of contamination identified are tabulated below:

Contaminative Sources	Department of the Environment Industry Profile or Other Source	Commonly Associated Contaminants
On Site		
Made Ground	AGS Guides BS8485 and BS8576	Heavy metals, polycyclic aromatic hydrocarbons (PAHs), asbestos, ground gases (carbon dioxide and methane).

Off Site		
Works/Saw Mills	Metal Manufacturing, refining and finishing works	Heavy metals, PAHs, petroleum hydrocarbons, PCBs, asbestos and oils.
Iron Foundry	Metal Manufacturing, refining and finishing works	Heavy metals, PAHs, petroleum hydrocarbons, PCBs, asbestos and oils.
Infilled Ponds	AGS Guides	Heavy metals, polycyclic aromatic hydrocarbons (PAHs), asbestos, ground gases (carbon dioxide and methane).
Gasometer	BS8485 and BS8576	Natural gases, gas works wastes (spent oxides, coal tars etc)
Garages, Depot	Gas Works	Petroleum hydrocarbons, heavy metals, polycyclic aromatic hydrocarbons (PAHs), oils, asbestos

4.3 Pathways

A pathway is defined as a medium by which a contaminant comes into contact with, or otherwise impacts a receptor.

At this stage the potential contaminants identified above are considered to present potential risks to site end users and controlled waters through the following pathways:

Potential Pathways	
Pathways in respect to Human Health	• Dermal contact with contamination. • Inhalation of dusts. • Inhalation of gases or vapours in both indoor and outdoor air.
Pathways in respect to Controlled Waters – Surface water	• Surface run-off /over land flow. • Drainage discharge. • Base flow from groundwater.
Pathways in respect to Controlled Waters – Groundwater	• Leaching of mobile contamination into groundwater via the unsaturated zone. • Migration of perched groundwater in any permeable soils or along existing or proposed service runs. • Migration into the saturated zone and flow through the aquifers underlying the site.
Pathways in respect to Property/structures/water pipes	• Direct contact with substances deleterious to building materials and potable water supply pipelines. • Migration of ground gases (methane) into confined spaces (explosion and damage to property).

4.4 Receptors

The identified receptors are listed below:

- Commercial end users (human health – end use considered to be commercial scenario for land contamination assessment purposes given usage).
- Structures/Property/Potable water supply pipes.
- Nearest watercourse. Barn Brook 77m SE/flowing north to south (Controlled waters).
- Superficial Aquifer: Secondary undifferentiated - Devensian Till (Controlled waters).

- Bedrock Aquifer. Secondary A – Pennine Lower Coal Measures Formation (Controlled waters). Till, Devensian (Secondary Undifferentiated Aquifer) (Controlled waters).

Under current UK health and safety legislation, employers are required to carry out their own appropriate site-specific risk assessments and mitigation to protect employees. It has been assumed that any future construction works onsite will be undertaken in compliance with these requirements. Therefore, construction workers have not been specifically considered as part of this assessment.

4.5 Preliminary Conceptual Site Model (CSM)

The information obtained in the previous sections has been used to compile a Preliminary CSM. The identified potential contaminants and receptors have been assessed in the table below as to whether a plausible source-pathway-receptor pollutant linkage for the proposed end use of the site exists. The risk classification has been estimated in accordance with information in the Guidance and Methodology in Appendix A.

The Preliminary CSM's are presented in the tables overleaf, any assessed risk above moderate will possibly require further action:

Potential Source	Potential Pathway	Potential Receptor	Likelihood	Severity	Level of Risk	Justification
On site Made ground Metals, PAHs, asbestos	Root uptake, direct contact, inhalation of dusts	End-users	Low likelihood	Medium	Moderate/ Low	Historic development is limited, with the demolition of the former school building/house in the 1950s and then used as a car park. Made ground associated with the previous development is likely to be limited and consist predominantly of demolition materials. Both the current site and proposed development are/will be surfaced in hardstanding, which will break some of the pathways to site end users, however areas of soft landscaping are proposed around the perimeter of the site, and therefore limited pathways may still be present. The risk is considered to be moderate/low at this stage.
On site Made Ground Metals and organic contamination	Migration into/chemical attack of water supply pipelines	Water Pipelines / End users	Unlikely	Medium	Low	Made ground associated with the previous development is likely to be limited and, any potential contamination would have likely been minor, with any organic or volatile contamination likely to have significantly degraded since redevelopment over 60 years ago. The risk is considered to be low at this stage, but . contaminants should be assessed to determine the correct pipe material and level of precautions required, if any.
On site Made ground Ground Gas (carbon dioxide and methane)	Migration into confined spaces, inhalation and asphyxiation/ explosion	End-users / property / structures	Unlikely	Medium to Severe	Moderate/ Low	As stated above made ground is expected to be limited and consist predominantly of demolition materials. The nature of the made ground expected has limited gassing capability and is generally of a very low gas generation potential. At this stage the risk is considered to be moderate/low, primarily because gas build up can be attributed with severe risks. However, the made ground is not considered to be a likely significant source of ground gas.
Off site Works/Saw Mills Metals, PAHs, asbestos	Root uptake, direct contact, inhalation of dusts	End-users	Unlikely	Medium	Low	Several works were noted from 10m east of the site from 1957 with majority of them still present. The site is expected to be underlain with low permeability superficial deposits which will limit the migration of mobile contamination. The site is also proposed to be predominantly covered in hardstanding with minimal soft landscaping present. Therefore, the risk of off-site contamination affecting end-users is considered to be low at this stage.
Off site Infilled Pond Ground Gas (carbon dioxide and methane)	Migration into confined spaces, inhalation and asphyxiation/ explosion	End-users / property / structures	Unlikely	Medium	Low	The infilled pond noted 20m north of the site could potentially be backfilled with materials capable of generating ground gas. However, the pond was infilled and has been built over for more than 100 years, meaning the majority of degassing will likely have occurred. The infilled pond is unlikely to be a significant risk, and given the age, is unlikely to produce significant quantities

						to cause explosion or asphyxiation and therefore, the risk is considered to be low.
Off site Infilled pond Metals, PAHs, petroleum hydrocarbons	Root uptake, direct contact, inhalation of vapours	End users	Unlikely	Medium	Low	The pond noted 20m north of the site was infilled and built over more than 100 years ago, and therefore any significant potentially mobile organic contaminants associated with pond infill materials will have degraded. No significant contamination is anticipated to have arisen from this source and the risk is considered to be low.
Off site Gasometer Natural gases, gas works wastes, coal tars spent oxides	Migration into confined spaces, inhalation and asphyxiation/ explosion	End-users / property / structures	Unlikely	Medium	Low	The site is considered sufficiently distant from this potential source of contamination. As well as this, the gasometer was last noted in the 1891 mapping and therefore was removed for over 100 years. Additionally, given the low permeability of the underlying Devensian Till comprising of clay and low sensitivity of the end use of the site, associated risks are considered to be low.
Off site Garage Petroleum hydrocarbons, PAHs, heavy metals, oils, asbestos	Root uptake, Direct contact, inhalation of dusts / vapours	End-users	Unlikely	Medium	Low	Garages were noted from 1958 mapping, with the closest located 70m south of the site. Two of these garages were last noted between 1959 and 1992, however one was noted on most recent mapping. Recent satellite imagery also noted the presence of garage some distant from the site. Given the underlying Devensian Till and distance, it is unlikely for contaminants to migrate to the site. In addition, the site is currently surfaced in hardstanding and the proposed development will be predominantly surfaced in hardstanding except the soft landscaping areas along the perimeter. The risk is considered to be low.
Off site Depot Petroleum hydrocarbons, heavy metals, PAHs, asbestos	Root uptake, Direct contact, inhalation of dusts / vapours	End Users	Unlikely	Medium	Low	The depot located 95m northeast was first noted in 1992 mapping and was also noted on most recent mapping. Due to the expected impermeable soils underlying the site it is unlikely that any contaminants associated with the garage have migrated into the shallow soils at the site. Therefore, the risk is considered to be low at this stage.

Controlled Waters						
Potential Source	Potential Pathway	Potential Receptor	Likelihood	Severity	Level of Risk	Justification
Made Ground PAH's, Metals	Overland flow, / migration through saturated zone	Barn Brook 77m away (Surface waters)	Unlikely	Medium	Low	It is considered contaminants associated with the made ground and other past uses are unlikely to impact the River. This is due to the low permeability of the clays underlying the area, which will inhibit lateral migration, and the potential for contaminants to attenuate and degrade over this distance. Therefore a low risk is posed to the river from the made ground.
	Leaching through unsaturated zone / Migration through saturated zone	Secondary (Undifferentiated) Aquifer (Groundwater)	Unlikely	Medium	Low	It is considered contaminants associated with the made ground and other past uses are unlikely to impact the Secondary (Undifferentiated) Aquifer. No potential significant potentially contaminative activities associated with previous development of the site have been identified. The site is currently surfaced in hardstanding and the proposed development will also predominantly be covered in hardstanding, with a new surface water drainage system installed. The combination of these will significantly reduce the potential for leaching through the unsaturated zone, reducing the risk to controlled waters.
	Migration through saturated zone	Secondary A Aquifer (Groundwater)	Unlikely	Medium	Low	The nearest active potable groundwater abstraction is more than 1900m away and there are no Source Protection Zones near the site. As stated above, the site is currently surfaced in hardstanding and the proposed development will be predominantly covered in hardstanding, with a new surface water drainage system installed which will further reduce the risk to controlled waters.

Human Health Risk – Soils Contamination Summary

Based on the preliminary CSM and the current use of the site, the overall risk from land contamination at the site is considered to be **low to moderate/low** for a redeveloped site. This would need to be confirmed by appropriate intrusive investigation, testing and assessment.

Human Health Risk – Ground Gas Summary

As stated within the CSM table, the risk from ground gas is low and no further action is required. In addition, adopting the CL:AIRE RB17 approach, where natural soils with low organic content are present and there is generally less than 1m of made ground with no significant putrescible material, this is not considered to represent a significant ground gas source, therefore no gas monitoring is required and the site would fall into the definition of Characteristic Situation 1 (CS1), with no protection measures required.

Should significant depths of made ground or putrescible material be encountered during any site investigations then this assessment should be revised.

Controlled Waters Risk - Summary

Based on the preliminary CSM, we believe the overall risk to controlled waters at the site is **low**.

The above assessed level of risk will need to be confirmed by intrusive investigation and quantitative risk assessment.

5. PRELIMINARY GEOTECHNICAL ASSESSMENT

5.1 Hazard Identification

A preliminary geotechnical hazard identification exercise has been undertaken in general accordance with the Highways England document CD 622, 'Managing geotechnical risk'. Potential geotechnical hazards based on the expected ground conditions are listed below:

- Made ground of unknown nature; if placed in a non-engineered manner may cause excessive settlement of foundations, highways and infrastructure.
- Presence of obstruction in the ground from historical developments (e.g. relict foundations) causing difficulties with excavations or penetrative works (e.g. piling).
- Attack of buried concrete by aggressive ground conditions; the site may contain unknown made ground and potentially sulphate bearing soils.
- Shrink / swell of clay; settlement / heave of foundations and floor slabs when located within the influence of trees and vegetation.
- Shallow groundwater/groundwater rise causing resulting in difficulties with excavations due to trench collapse.

A retaining wall is present along the eastern, southern and south-western boundaries. Constructed of brick, the integrity of the wall and any requirements during future construction activities should be confirmed by a suitably qualified structural engineer.

The above identified geotechnical hazards will need to be considered as part of further investigations and assessments.

5.2 Foundation and Geotechnical Design

The proposed development will comprise a single storey structure and an associated garden. The type of foundation solution should be informed by an on-site intrusive investigation to confirm ground conditions and obtain geotechnical parameters for preliminary foundation and floor slab design. Intrusive investigation should also obtain data to allow appropriate concrete classification in accordance with BRE SD1 and for preliminary pavement design.

5.3 Drainage

Given the site is underlain by low permeability clays, it is unlikely that drainage to SuDS such as traditional soakaways will be suitable.

5.4 Recommendations

To confirm the ground conditions in respect to the identified potential geotechnical hazards and risks, an appropriate intrusive investigation will need to be undertaken.

6. CONCLUSIONS AND RECOMMENDATIONS

6.1 *Geo-Environmental Summary*

The site has had limited development in the past and has remained unchanged in the past 60 years. Based on the proposed commercial development, the overall risk to human health from on-site soils contamination is considered to be low to moderate/low.

The risk from off-site sources of contamination is considered to be low.

The risk from permanent ground gases is considered to be low.

Radon is not considered to pose a risk.

The overall risk to controlled waters is considered to be low.

Intrusive investigations will be required to confirm the above assessed levels of risks and determine remedial requirements, if any.

6.2 *Geotechnical Summary*

Intrusive investigations will be required to confirm the most suitable foundation solution and to obtain parameters for concrete classification, floor slab and highways design.

Drainage to SuDS is unlikely to be a viable option for the site given the expected presence of impermeable deposits.

6.3 *Further Work*

To confirm the risks to the identified receptors and confirm the ground conditions in respect to the identified geotechnical and geo-environmental risks, an appropriate intrusive investigation will need to be undertaken. The following further works are recommended, although this list is not exhaustive and should be read in conjunction with any planning conditions that are applicable to the site:

- Intrusive ground investigation comprising:
 - Windowless sampling.
 - Geotechnical testing of soils.
 - Contamination analyses of soil and groundwater.
- Assessment and recommendations based on the above, including requirements for further work, if necessary.

7. ABBREVIATIONS AND DEFINITIONS

Glossary	
Term / Abbreviation	Definition
AST	Above Ground Storage Tank.
B(a)P	Benzo (a) Pyrene.
BGS	British Geological Survey.
BRE	Building Research Establishment.
BS	British Standard.
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes.
CBR	California Bearing Ratio (used in pavement/highways design).
CAR 2012	Control of Asbestos Regulations (2012).
CBCB	Cheshire Brine Compensation Board.
CBCD	Cheshire Brine Compensation District.
CBR	California Bearing Ratio.
CIEH	Chartered Institute of Environmental Health.
CIRIA	Construction Industry Research Association.
CL:AIRE	Contaminated Land: Applications in Real Environments.
CLEA	Contaminated Land Exposure Assessment.
CLO	Contaminated Land Officer.
COMAH	Control of Major Accident Hazards.
Contamination	Presence of a substance which is in, on or under land, and which has the potential to cause significant harm or to cause significant pollution of controlled water. There is no assumption in this definition that harm results from the presence of the contamination. Naturally enhanced concentrations of harmful substances can fall within this definition of contamination. Contamination may relate to soils, surface water, groundwater or ground gas.
Controlled Waters	Inland freshwater (any lake, pond or watercourse above the freshwater limit), water contained in underground strata and any coastal water between the limit of highest tide or the freshwater line to the three-mile limit of territorial waters.
CPT	Cone Penetration Test.
CSM	Conceptual Site Model. A schematic hypothesis of the nature and sources of contamination, potential migration pathways (including description of the ground and groundwater) and potential receptors, developed on the basis of the information from the preliminary investigation and refined during subsequent phases of investigation and which is an essential part of the risk assessment process. The conceptual site model is initially derived from the information obtained by the preliminary investigation (i.e. the Phase I Phase I Assessment). This conceptual model is used to focus subsequent investigations, where these are considered to be necessary, in order to meet the objectives of the investigations and the risk assessment. The results of intrusive investigations can provide additional data that can be used to further refine the conceptual site model.

DCP	Dynamic Cone Penetrometer.
DNAPL	Dense Non-Aqueous Phase Liquid.
DoWCoP	Definition of Waste Code of Practice.
DWS	Drinking Water Standard.
EA	Environment Agency.
EHO	Environmental health Officer.
EQS	Environmental Quality Standard.
GAC	Generic Assessment Criteria.
GDR	Geotechnical Design Report.
GFR	Geotechnical Feedback Report.
GIR	Ground Investigation Report.
GSV	Gas Screening Value.
Harm	Adverse effect on the health of living organisms, or other interference with ecological systems of which they form part, and, in the case of human health, including property/structures and water supply pipelines.
Hazard	Inherently dangerous quality of a substance, procedure or event.
HDPE	High Density Polyethylene.
HSV	Hand Shear Vane.
K	Modulus of Subgrade Reaction.
LCRM	Land Contamination: Risk Management (EA guidance).
LNAPL	Light Non-Aqueous Phase Liquid (petrol, diesel, kerosene).
LOD	Limit of Detection (for particular method adopted).
MMP	Materials Management Plan.
Mv	Modulus of Volume of Compressibility.
ND	Not Detected.
NHBC	National House Building Council.
NR	Not Recorded.
OS	Ordnance Survey.
PAH	Polycyclic Aromatic Hydrocarbon.
Pathway	Mechanism or route by which a contaminant comes into contact with, or otherwise affects, a receptor.
PCB	Poly-Chlorinated Biphenyl.
PCSM	Preliminary Conceptual Site Model.
pH	Scale used to specify how acidic or basic a water-based solution is.
PHC	Petroleum Hydrocarbons.
PID	Photo Ionisation Detector.
PNEC	Predicted No-Effect Concentration.
Precision	Level of agreement within a series of measurements of a parameter.

PSD	Particle Size Distribution.
PVC	Polyvinyl Chloride.
Receptor	Human health, living organisms, ecological systems, controlled waters (surface waters and groundwater within aquifers), atmosphere, structures and utilities that could potentially be adversely affected by contaminant(s).
Risk	Probability of the occurrence, magnitude and consequences of an unwanted adverse effect on a receptor.
Risk Assessment	Process of establishing, to the extent possible, the existence, nature and significance of risk.
Sampling	Methods and techniques used to obtain a representative sample of the material under investigation.
SOM	Soil Organic Matter.
Source	Location from which contamination is, or was, derived. This could possibly be the location of the highest soil, groundwater or gas concentration of the contaminant(s).
SPT	Standard Penetration Test.
SVOCs	Semi Volatile Organic Compounds.
TOC	Total Organic Carbon.
TPH CWG	Total Petroleum Hydrocarbon (Criteria Working Group).
TVOCs	Total volatile organic compounds.
UCS	Unconfined Compressive Strength.
Uncertainty	Parameter, associated with the result of a measurement that characterises the dispersion of the values that could reasonably be attributed to the measurement.
UST	Underground Storage Tank.
UXO	Unexploded Ordnance.
VCCs	Vibro Concrete Columns.
VSCs	Vibro Stone Columns
VOCs	Volatile Organic Compounds.
WAC	Waste Assessment Criteria.
WFD (in waste context)	Waste Framework Directive.
WFD (in water context)	Water Framework Directive.
Units	Definition
°	Degrees
Φ	Phi angle (in degrees)
g/l	Grams per Litre
Km	Kilometres
kPa	Kilo Pascal (Equivalent to kN/m ²)
KN/m ² /mm	Kilo Newton per metered squared per millimeter
kN/m ²	Kilo Newtons per metre squared
kPa	Kilo Pascal (Equivalent to kN/m ²)
l/hr	Litres per hour

MJ/kg	Mega joule per kilogram
MN	Mega Newton
M ² /MN	Mega Newton per metre squared
M	Metres
m bgl	Metres Below Ground Level
m OD	Metres Ordnance Datum (sea level)
µg/l	Micrograms per Litre (parts per billion)
µm	Micrometre
mb	Millibars (atmospheric pressure)
mg/kg	Milligrams per kilogram (parts per million)
mg/m ³	Milligram per metre cubed
mm	Millimetre
ppb	Parts Per Billion
Ppm	Parts Per Million

8. REFERENCES

References used in the production of this report are listed below; note not all of the below are relevant to the subject site and may not have been utilised.

Association of Ground Investigation Specialists. 'Description Of Anthropogenic Materials– A Practitioners' Guide'. 2018.

BS 8576 'Guidance on investigations for ground gas – Permanent gases and Volatile Organic Compounds (VOCs)'. 2013.

BS 5930+A1:2020: 'Code of Practice for Site Investigations'. 2020.

BS 10175:2011+A2:2017 'Investigation of Potentially Contaminated sites - code of practice'. 2017.

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CIRIA Special Publication SP32, PSA Civil Engineering Technical Guide 34, 'Construction over abandoned mine workings'. 1984.

CIRIA C574 'Engineering in Chalk'. 2002.

CIRIA C665 'Assessing Risks Posed by Hazardous Ground Gases to Buildings'. 2007.

CIRIA C681 'Unexploded Ordnance (UXO) A guide for the construction industry'. 2009.

CIRIA C753 'The SuDS Manual'. 2015.

CIRIA C758 'Abandoned Mine Workings Manual'. 2019.

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CL:AIRE TB19 'Managing Risks and Liabilities associated with Per and Polyfluoroalkyl Substances (PFASs)'. 2019.

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National Planning Policy Framework (NPPF). 2023.

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NHBC Standards. Chapter 4.1: Land Quality - Managing Ground Conditions.

NHBC. 'Hazardous Ground Gas - An essential guide for housebuilders'. May 2023.

Water Framework Directive, 2000.

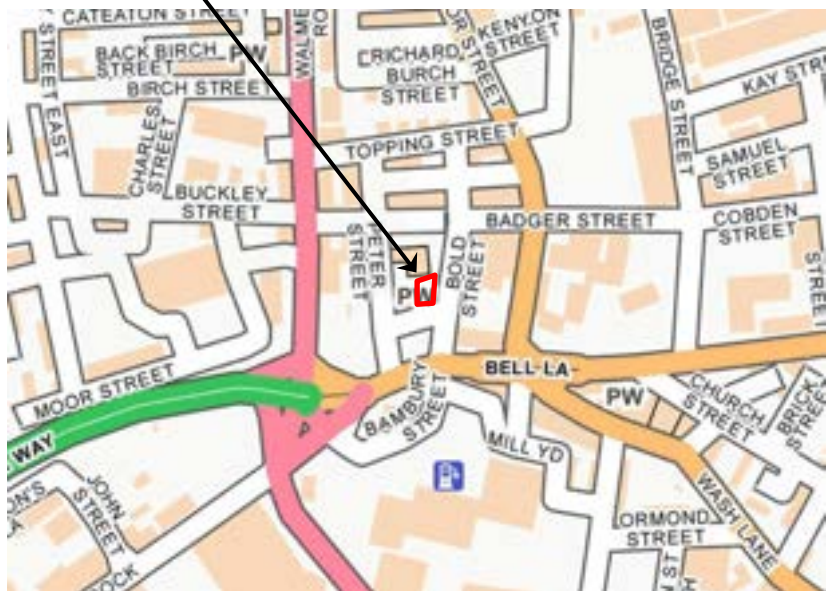
DRAWINGS



SITE LOCATION

NEAREST POSTCODE: BL9 6AB

SITE ENTRANCE WHAT3WORDS:
///CLOTS.STUFF.GRIN

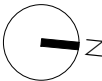


REV	DATE	DESCRIPTION	BY	CKD
 renaissance				
CLIENT				
MUSE PLACES				
PROJECT TITLE				
RED DOOR, PETER STREET, BURY				
DRAWING TITLE				
SITE LOCATION PLAN				
DRAWING No.		REVISION	SCALE	DATE
C5773/01		-	NTS	15/05/24
DRAWN BY			CHECKED BY	
SD			AJS	



REVISION	DATE	DESCRIPTION
P01	04/11/2025	PLANNING PRE-APPLICATION ISSUE
P02	17/11/2025	PLANNING ISSUE

LEVEL 00 **GROUND FLOOR**

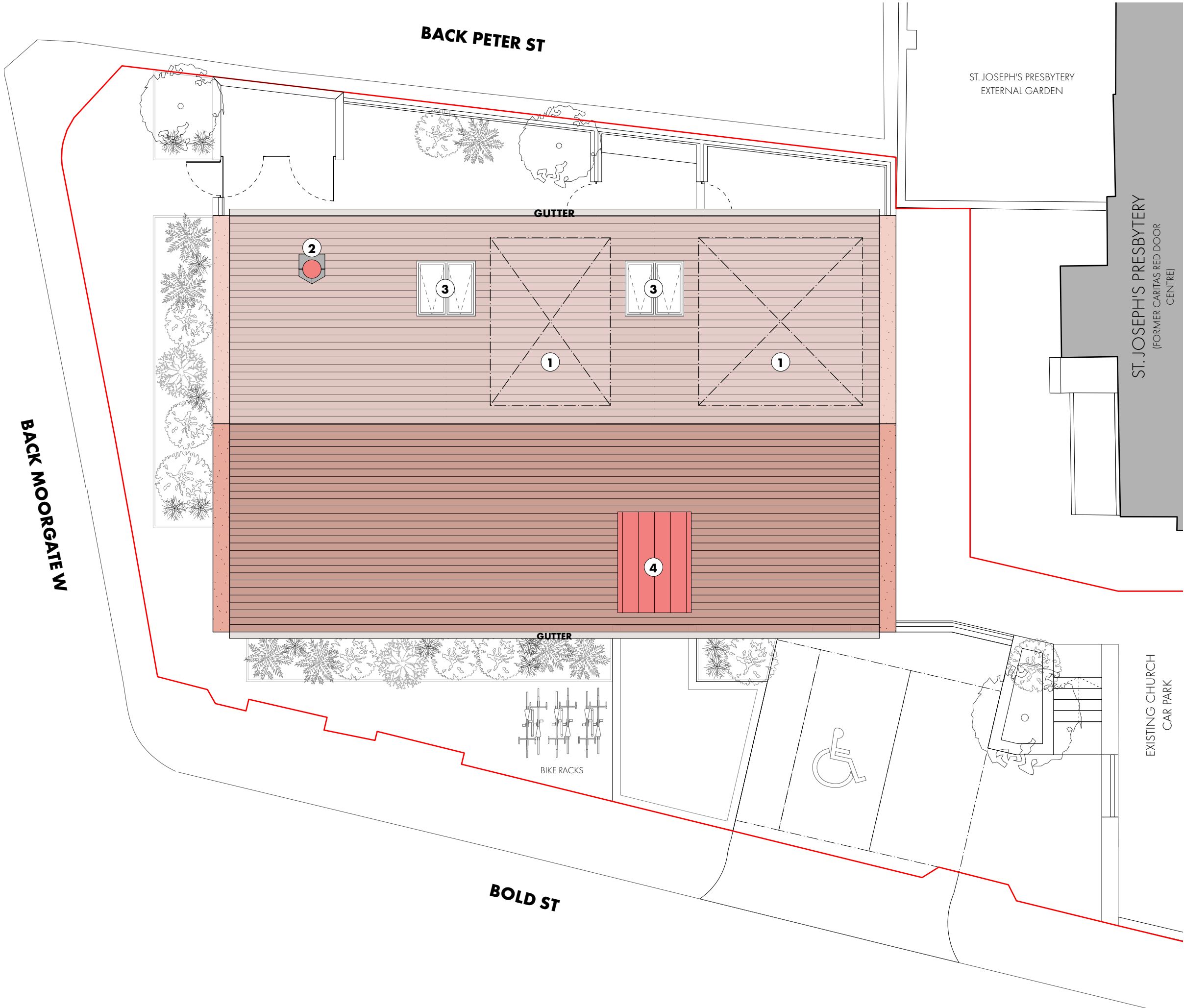


- KEY**
- 1 ENTRANCE LOBBY
 - 2 CAFE
 - 3 MEETING ROOM
 - 4 OFFICE
 - 5 ACTIVITY ROOM
 - 6 ACCESSIBLE WC
 - 7 ACCESSIBLE SHOWER & WC
 - 8 KITCHEN
 - 9 LAUNDRY / SLUICE
 - 10 STORE
 - 11 PLANT
 - 12 SMOKING AREA
 - 13 ACCESSIBLE PARKING SPACE
 - 14 PARKING SPACE

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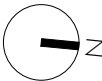
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PROJECT	CARITAS, RED DOOR BURY					
DRAWING	PROPOSED LEVEL 00 PLAN					
DATE	NOV' 2025	DRAWN BY	CAW	SCALE	1:100	@A3
JOB NO.	1454	DWG.NO.	L1000			



REVISION	DATE	DESCRIPTION
P01	04/11/2025	PLANNING PRE-APPLICATION ISSUE
P02	17/11/2025	PLANNING ISSUE

ROOF PLAN



- KEY**
- 1 PV ARRAY
 - 2 KITCHEN EXTRACT
 - 3 ROOFLIGHT
 - 4 ZINC STANDING SEAM DORMER

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PROJECT	CARITAS, RED DOOR BURY					
DRAWING	PROPOSED ROOF PLAN					
DATE	NOV' 2025	DRAWN BY	CAW	SCALE	1:100	@A3
JOB NO.	1454	DWG.NO.	L1001			

APPENDIX A

METHODOLOGY AND GUIDANCE

This Appendix provides information on the approaches, methods and guidance used by renaissance in the preparation of this report.

The term 'geo-environmental' is used to describe aspects relating to ground-related environmental issues (such as potential soils and groundwater contamination). The term 'geotechnical' is used to describe aspects relating to the physical nature of the site (such as foundation requirements). It should be noted that this is an integrated investigation and these two main aspects are related, unless otherwise specified within the report.

Phase I reports are written in general accordance with the description of a Preliminary Investigation as defined in BS10175:2011+A2:2017 and are also produced in general accordance with the recommendations for a Tier 1 Preliminary Risk Assessment as described in LCRM guidance.

The first stage of the investigation and assessment of a site is the Preliminary Investigation/Tier 1 Preliminary Risk Assessment, often referred to as a Phase 1 Desk Study, comprising a desk study and walk-over survey and collation of desk-based searches, which culminates in the Preliminary Risk Assessment and the development of a preliminary/initial Conceptual Site Model (CSM). From this are identified any potential geotechnical and geo-environmental hazards and the qualitative degree of risk associated with them. In the geotechnical hazard identification, this is referred to as the Ground Model.

From the geo-environmental perspective, the hazard Identification process uses professional judgement to evaluate all the hazards in terms of possible contaminant linkages (of source-pathway-receptor). Possible contaminant linkages are potentially unacceptable risks in terms of the current contaminated land regime legal framework and require either remediation or further assessment. These are normally addressed via intrusive ground investigation and generic risk assessment as part of Phase II investigations and reports.

The second stage is the Ground Investigation, Generic Risk Assessment and Geotechnical Interpretation. This represents the further assessment mentioned above. The Ground Investigation comprises field work and laboratory testing based on the findings of the Preliminary Risk Assessment, to reduce uncertainty in the geotechnical and geo-environmental hazard identification. This may include an exploratory, a detailed or/and supplementary Investigations as described in BS 10175:2011+A2:2017. Phase II Assessments are produced in general accordance with the recommendations for a Tier 2 Generic Quantitative Risk Assessment as described in LCRM guidance and are also intended to fulfil the requirements of a Ground Investigation Report (GIR) as detailed in BS EN 1997-2:2007.

Contaminated Land – Legislative Background

Land contamination can be addressed in several ways, e.g. during planning, under Part 2A, following an incident, during an investigation into environmental damages, or during the application of an environmental permit, or its surrender.

For the planning process the key test is as a minimum the site cannot be determined as contaminated land, e.g. there is not significant harm, significant possibility of significant harm to human health or that there is not significant harm to, or the significant possibility that the pollution of controlled waters will occur.

Environmental liabilities and risks have been evaluated in terms of a source -pathway - target relationship in accordance with the approach set out in:

- The 1995 Environment Act.
- The Contaminated Land Statutory Guidance, DEFRA – April 2012.
- The Contaminated Land (England) Regulations 2006.
- The Contaminated Land (England) Amendment Regulations 2012.

- Water Resources Act.
- Water Framework Directive.
- Environmental Damage Regulations.
- Environment Agency (EA) - Land Contamination Risk Management (LCRM) 2019.

Contaminated land is defined within the legislative framework as land which is in such condition by reason of substances in, on or under the land that:

- Significant harm is being caused or there is a significant possibility of such harm being caused.
- Significant pollution of controlled waters is being or is likely to be caused.

The potential for harm is based on the presence of three factors:

Source - substances that are potential contaminants or pollutants that may cause harm.

Pathway - a potential route by which contaminants can move from the source to the receptor, and the impact of that migration on the source e.g. ;attenuation.

Receptor - a receptor that may be harmed, for example the water environment, humans and water, considering the sensitivity of the receptor

Where a source, pathway and target are all present a pollutant linkage exists and there is potential for harm to be caused.

Source → Pathway → Receptor

Where any one of the “pollution linkages” between the above is absent there is deemed to be no risk.

The presence of a source does not automatically imply that a contamination problem exists, since contamination must be defined in terms of pollutant linkages and unacceptable risk of harm. The nature and importance of both pathways and receptors are site specific and will vary according to the intended end use of the site, its characteristics, and its surroundings.

The key principle which supports the SPR approach is ‘suitable for use’ criteria. This requires remedial action only where contamination is considered to pose unacceptable actual or potential risks to health or the environment and, taking into account the proposed use of the site.

Relevant Guidance Documents

This report has been prepared in accordance with the list of guidance below, however the list is not exhaustive:

- DETR: Circular 02/2000: Environmental Protection Act 1990: Part IIA: Contaminated land. 2012.
- Environment Agency technical advice to third parties on Pollution of Controlled Waters for Part IIA of the EPA1990, May 2002.
- BS 10175:2011+A2:2017.
- Environment Agency (EA) - Land Contamination Risk Management (LCRM). 2019.
- Groundwater Protection - <https://www.gov.uk/government/collections/groundwater-protection>.
- UK Technical Advisory Group (UKTAG) - - Water Framework Directive
- Incidents and their classification: the Common Incident Classification Scheme (CICS) – Used by the Environment Agency to classify pollution incidents.

Relevant Legislative Documents

The following is a non-exhaustive list of legislative framework documents that has been considered in the production of this report:

- The Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance (2012).
- The Environment Protection Act (1990).
- The Water Resources Act (1991).
- The Environment Act (1995).
- The Contaminated Land (England) Act (2000).
- The Pollution Prevention and Control (England and Wales) Regulations (2000).
- The Landfill Regulations (England and Wales) Regulations (2002).
- The Landfill (England and Wales) (Amendment) Regulations (2004).
- Contaminated Land (England) Regulations (2012).
- The Environmental Damage (Prevention and Remediation) Regulations (2009).
- Environmental Permitting Regulations (England and Wales) Regulations (2010).
- The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
- Health and Safety at Work Act.
- National Planning Policy Framework (NPPF)(2021).

Contaminated Land Risk Assessment Approach

Contaminated Land Risk Assessment is a technique that identifies and considers the associated risk, determines whether the risks are significant and whether action needs to be taken. The four main stages of risk assessment are:

Hazard Identification → Hazard Assessment → Risk Estimation → Risk Evaluation

LCRM outlines the framework to be followed for risk assessment in the UK. The framework is designed to be consistent with UK legislation and policies including planning. The starting point of the risk assessment is to identify the context of the problem and the objectives of the process. Under LCRM, three tiers of risk assessment exist – Stage/Tier Preliminary Risk Assessment, Stage 2 Generic Quantitative and Stage 3 Detailed Quantitative.

Further information can be found at the below site:

<https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

Formulating and developing a conceptual model for the site is an important requirement of risk assessment, this supports the identification and assessment of pollutant linkages. Development of the conceptual model forms the main part of preliminary risk assessment, and the model is subsequently refined or revised as more information and understanding is obtained through the risk assessment process.

Risk is a combination of the likelihood of an event occurring and the magnitude of its consequences. Therefore, both the likelihood and the consequences of an event must be taken into account when assessing risk.

The risk assessment process needs to take into account the degree of confidence required in decisions. Identification of uncertainties is an essential step in risk assessment.

The likelihood of an event is classified on a four-point system using the following terms and definitions from CIRIA C552, with reference to Incidents and their classification: the Common Incident Classification Scheme(CICS), Environmental Protection Act 1990: Part 2A –

Contaminated Land Statutory Guidance 2012 and other guidance as appropriate which will be detailed within the main body of the report if applied.

The likelihood of a given receptor being impacted is related to a number of factors, e.g. the geology which could inhibit contaminant migration. For example, a site with a significant thickness of clay between it and a receptor may reduce migration of contamination via the subsurface, which will reduce the likelihood of a given receptor being impacted. The geology or drainage for example could offer a preferential pathway e.g. mines shafts/faults increasing the likelihood and potential magnitude of an impact. The depth of contamination will also affect the exposure pathway, for example petroleum hydrocarbons at depth are unlikely to reach a receptor via dermal contact but could via vapour pathways which will influence the likelihood of an impact being felt e.g. if there are no buildings on site.

The terms and definitions used for the assessment of the likelihood are provided below:

High likelihood: There is a pollution linkage and an event appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution. Examples - Extensive areas with concentrations above saturation limits for mobile contamination e.g. petroleum hydrocarbons within the water table.

Likely: There is a pollution linkage and all the elements are present and in the right place, which means it is probable that an event will occur. Circumstances are such that the event is not inevitable, but possible in the short term and likely over the long term. Examples – Localised areas of contaminants with concentrations above saturation limits for mobile contamination e.g. localised petroleum hydrocarbons within the water table; shallow contamination above relevant human health generic assessment criteria is present with little or no hardstanding.

Low likelihood: There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain even over a longer period such event would take place, and is less likely in the short term. Examples - A thickness/distance of low permeability deposits preventing contaminant migration to a receptor is present; a site is mostly covered hard standing preventing exposure to soil contamination.

Unlikely: There is a pollution linkage, but circumstances are such that it is improbable the event would occur even in the long term. Examples – A site is underlain by a substantial thickness of low permeability clays, between the source and potential receptors which will inhibit significantly, but not completely rule out migration to sensitive receptors.

The severity is also classified using a system based on CIRIA C552, with reference to Incidents and their classification: the Common Incident Classification Scheme (CICS), Environmental Protection Act 1990: Part 2A – Contaminated Land Statutory Guidance 2012 and other guidance as appropriate which will be detailed within the main body of the report, if applied. The terms and definitions are:

Severe: Short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short-term risk of pollution of sensitive water resources. Catastrophic damage to buildings or property. A short-term risk to a particular ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000); Examples – High concentrations of contaminant on surface of recreation area, major spillage of contaminants from site into controlled waters, explosion causing building to collapse.

Medium: Chronic damage to human health ('significant harm' as defined in DETR 2000). Pollution of sensitive water resources. A significant change in a particular ecosystem or organism forming part of that ecosystem (note definition of ecosystem in 'Draft Circular on Contaminated Land', DETR 2000); Examples - Concentrations of contaminants exceed the generic assessment criteria,

leaching of contaminants from a site to a Principal or Secondary Aquifer, death of species within a designated nature reserve.

Mild: Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services ('significant harm' as defined in 'Draft Circular on Contaminated Land', DETR 2000). Damage to sensitive buildings, structures, services or the environment. Examples – Pollution of non-classified groundwater or damage to buildings rendering it unsafe to occupy.

Minor: harm, not necessarily significant harm, which may result in financial loss or expenditure to resolve. Non-permanent health effects to human health (easily prevented by use of personal protective clothing etc). Easily repairable effects of damage to buildings, structures and services. Examples – Presence of contaminants at such concentrations PPE is required during site work, loss of plants in landscaping scheme or discolouration of concrete.

Once the likelihood and severity have been determined, a risk category can be assigned using the table below.

		Consequences			
		Severe	Medium	Mild	Minor
Probability	Highly Likely	Very High	High	Moderate	Moderate/ Low
	Likely	High	Moderate	Moderate/ Low	Low
	Low Likelihood	Moderate	Moderate/ Low	Low	Very Low
	Unlikely	Moderate/ Low	Low	Very Low	Very Low
	No Linkage	Negligible			

Definitions of the risk categories obtained from the above table are as follows together with an assessment of the further work that might be required:

Very high: 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 is currently happening. This risk, if realised, could result in substantial liability. Urgent investigation and remediation are likely to be required.

High: 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 is required and remedial works may be necessary in the short term and are likely over the longer term.

Moderate: 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 would be more likely to be relatively mild. Investigation is normally required to clarify the risk and determine the liability. Some remedial works may be required in the longer term.

Low: 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: 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.

Some linkages may be identified which constitutes a theoretical connection between a source and a receptor, but professional judgement shows them not to be possible for some reason. These are labelled 'no linkage' in the summary table, which give rise to a **negligible** risk category and no further action is required.

Ground Gas Risk Assessment

BS8485:2015+A1:2019, BS 8576:2013, CL:AIRE RB17 and NHBC 'Hazardous Ground Gas - An essential guide for housebuilders' 2023, are the current guidance which gives up-to-date advice on all aspects of permanent ground gas risk. BS8576 alongside CIRIA C682 also provides guidance on assessment of hydrocarbon vapour intrusion.

The CL:AIRE publication 'Good Practice for Coal Mine Gas Emissions' 2021 provides guidance on the assessment of risks from mine gas sources.

The above all outline good practice in investigation, the collection of relevant data and monitoring programmes in a risk-based approach to ground gas contamination. The aim of the guidance is for a consistent approach to decision making, particularly relating to the scope of protective design measures on a site-specific basis.

Legislative Framework

BS8485:2015+A1:2019, BS 8576:2013 and CIRIA C665 provides technical guidance, however they also recognise the context into which the guidance has to be employed. Government policy is based upon a "suitable for use approach", which is relevant to both the current and proposed future use of land. When considering the current use of land, Part IIA of the Environment Protection Act 1990 provides the regulatory regime. The presence of hazardous ground gases could provide the "source" in a "pollutant linkage" which could lead the regulator to determine that considerable harm or there is a significant possibility of such harm being caused. Under such circumstances, the regulator would determine the land to be "contaminated land" under the provisions of the Act, setting out the process of remediation as described in the DETR Circular 02/2000 Statutory guidance on contaminated land.

Generation Potential of Sources

BS 8576:2013 Figure 6 provides a basis for assessing the generation potential from sources identified as part of the Phase I Assessment. These are summarised below:

Generation Potential	Typical Sources
Very Low	- Natural carbonate soil and strata, e.g. chalk and limestone. - Natural soil strata with a low degradable organic content, e.g. alluvium, peat. - In-filled pond less than 15 m diameter, in-filled before 1930s to 1940s. - Made ground with low degradable organic content (e.g. up to 5% organic material such as pieces of wood, pieces of paper, rags, etc. with a high proportion of ash and no food or other easily degradable waste). - Mine workings shallow or shaft (where there is clear evidence that they are flooded). - Inert landfill sites.
Low	- Natural soil strata with a high degradable organic content (DOC). - Made ground with total organic carbon (TOC) up to 6% (e.g. dock silt, no food or other easily degradable waste).

	• Foundry sand (includes phenolic binders, rags and wood that decay, albeit at low rates). • Landfill 1945 to mid 1960s (see also Moderate below).
Moderate	• Sewage sludge. • Mine workings – unflooded, more than 50 years since last worked (gas is liberated from coal when mine workings are excavated; this continues for up to about 50 years). • Landfill 1945 to mid 1960s (this could also be “low” or, if disturbed, “high”).
High	• Landfill mid 1960s to early 1990s. • Mine workings – unflooded – less than 50 years since last worked.
Very High	• Municipal landfill sites. • Landfill early 1990s onward

Frequency and Duration of Monitoring

BS8576 notes to determine where and how to monitor ground gases requires consideration of credible pathways of possible exposure of the receptors, taking into account what is known about the geology and hydrogeology, building construction and services layout, foreseeable events such as flooding, changes in groundwater level, climate change, extreme weather conditions, the closure of mines, and possible changes to the gas regime caused by future development.

The monitoring period for a specific site covers the “worst case” scenario. A “worst case” scenario will typically occur during falling atmospheric pressure and, in particular, weather conditions such as rainfall, frost and dry weather.

The benefits of the additional information and whether it is likely to change the scope of gas protection should be considered, as are the consequences of failing to characterise adequately pollutant linkages. Investigations concerned with soil gas are required to provide monitoring data sufficient to allow prediction of worst case conditions enabling the confident assessment of risk and subsequent design of appropriate gas protection schemes. Monitoring programmes should not be an academic exercise in data collection. CL:AIRE publication TB17 “Ground Gas Monitoring and ‘Worst-Case’ Conditions” provides further guidance.

Below are matrices that will aid in determining an appropriate number of gas monitoring visits and the length of monitoring period.

Typical/idealised periods of monitoring

		Generation of Potential Source				
		Very Low	Low	Moderate	High	Very High
Sensitivity of development	Low (Commercial)	1 month	2 months	3 months	6 months	12 months
	Moderate (Apartments)	2 months	3 months	6 months	12 months	24 months
	High (Low Rise Residential)	3 months	6 months	6 months	12 months	24 months

Typical/idealised frequency of monitoring/Number of Visits Required

		Generation of Potential Source				
		Very Low	Low	Moderate	High	Very High
Sensitivity of development	Low (Commercial)	4	6	6	12	12
	Moderate (Apartments)	6	6	9	12	24
	High (Low Rise Residential)	6	9	12	24	24

Note:

- Generation potential of sources based on descriptions within BS 8576:2013.
- At least two sets of readings should be at low and falling atmospheric pressure (but not restricted to periods below <1000 mb) known as worst case conditions. Historical data can be used as part of the data set (Table 5.5b).

RB17 Approach

CL:AIRE RB17 (Card et al 2012) is a pragmatic approach to ground gas risk assessment and was developed because gas concentration, pressure and flow rate measured in a well headspace may not be representative of the conditions in the surrounding formation.

In these low-risk situations, the approach is to use the conceptual site model and the estimation of the likely gas generation from a source to identify where or if gas monitoring is required to better define the risks.

APPENDIX B

HISTORICAL MAPS

Site Details:

BACK MOORGATE NORTH,
BURY, BL9 6AB

Client Ref: C5773-5291-SD
Report Ref: GS-XNA-ENB-M5V-OFD
Grid Ref: 381016, 411251

Map Name: 1056 Scale Town Plan

Map date: 1849

Scale: 1:1,056

Printed at: 1:1,056



Surveyed 1847
Revised N/A
Edition 1849
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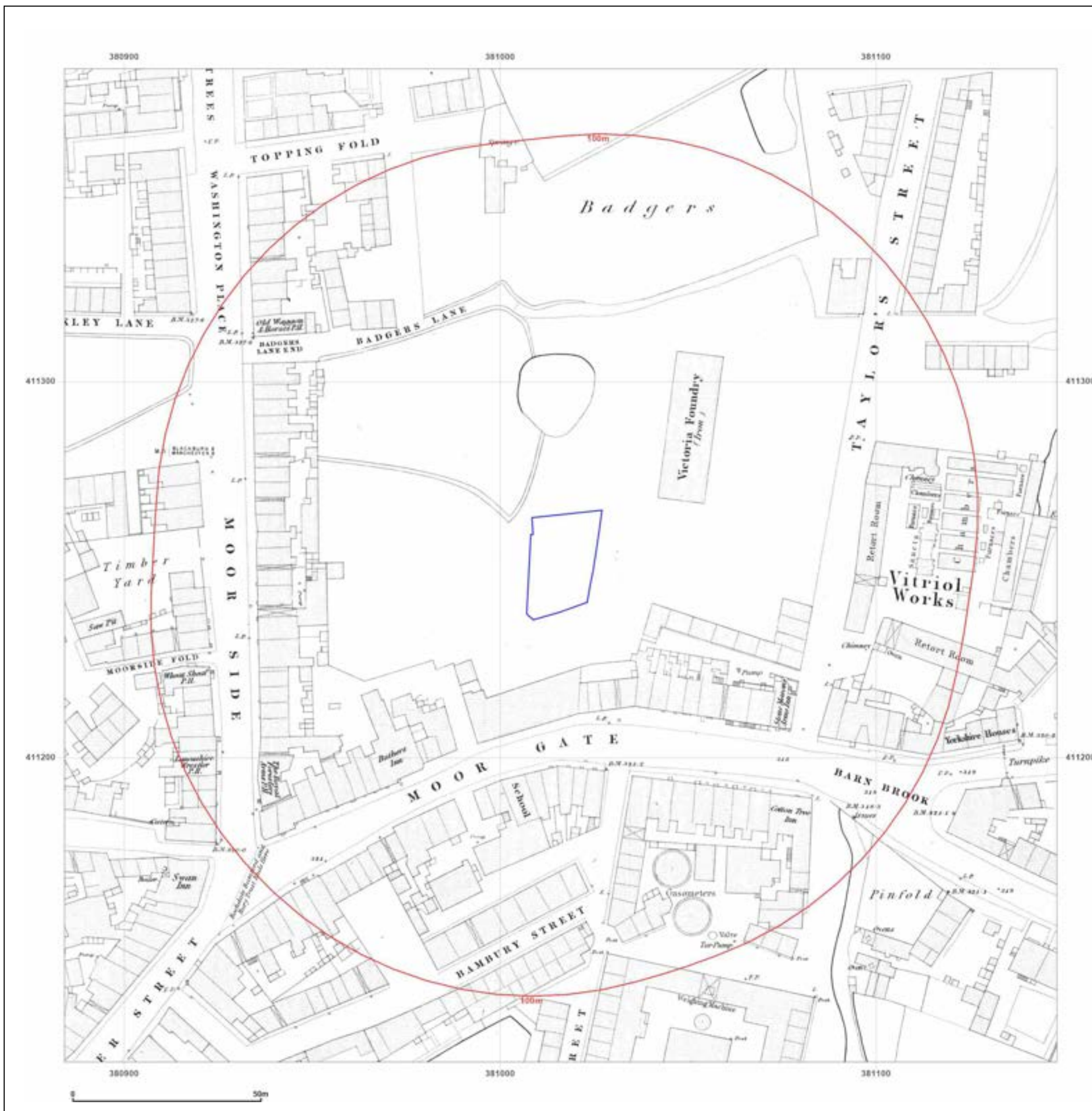


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BURY, BL9 6AB

Client Ref: C5773-5291-SD
Report Ref: GS-XNA-ENB-M5V-OFD
Grid Ref: 381016, 411251

Map Name: County Series

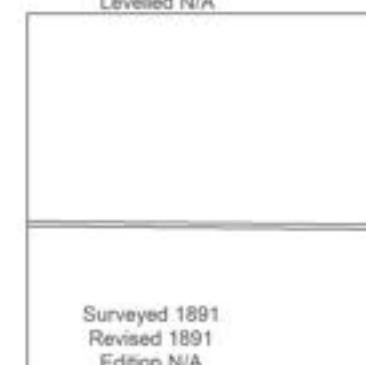
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Scale: 1:2,500

Printed at: 1:2,500



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Revised 1891
Edition N/A
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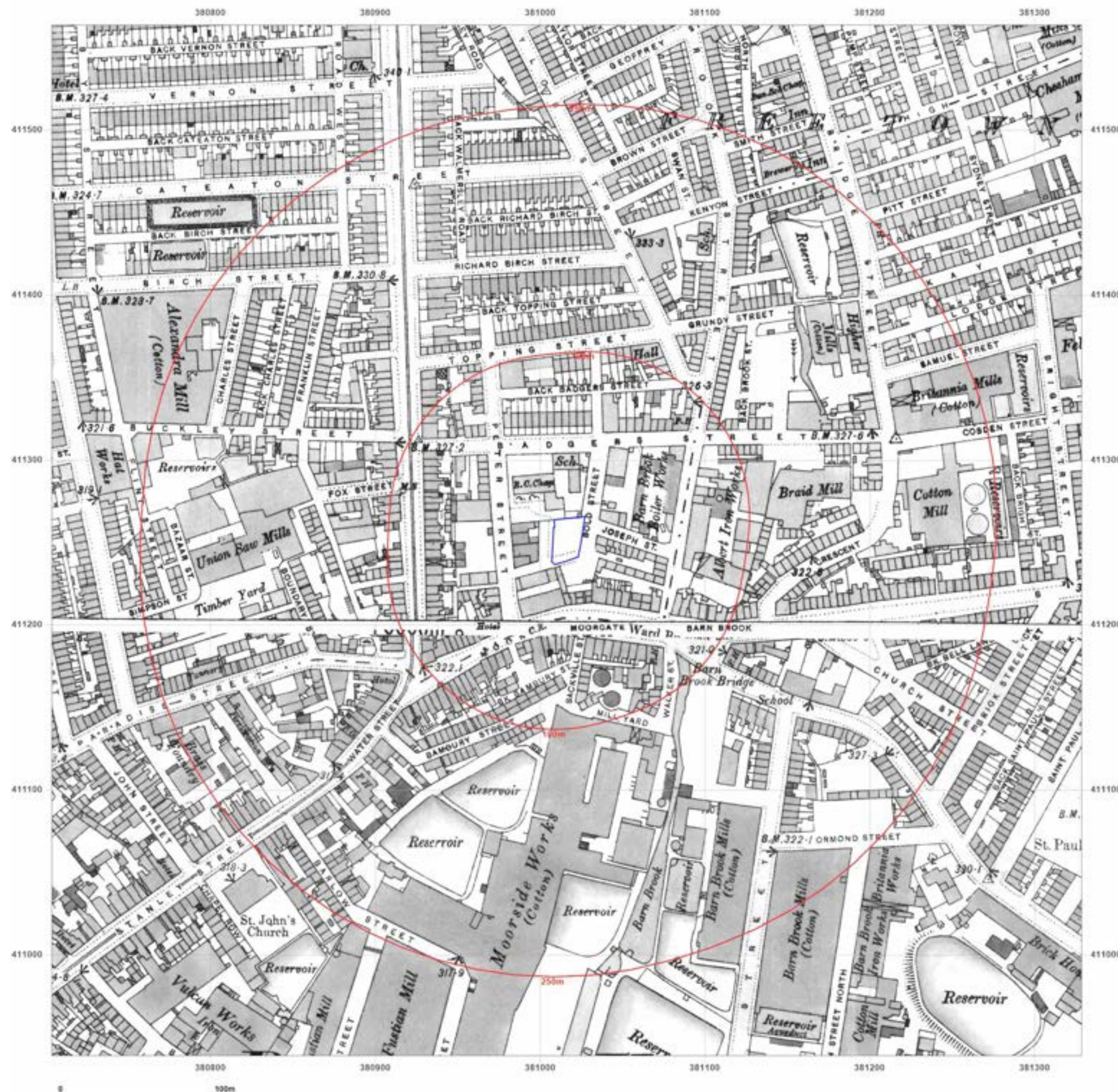


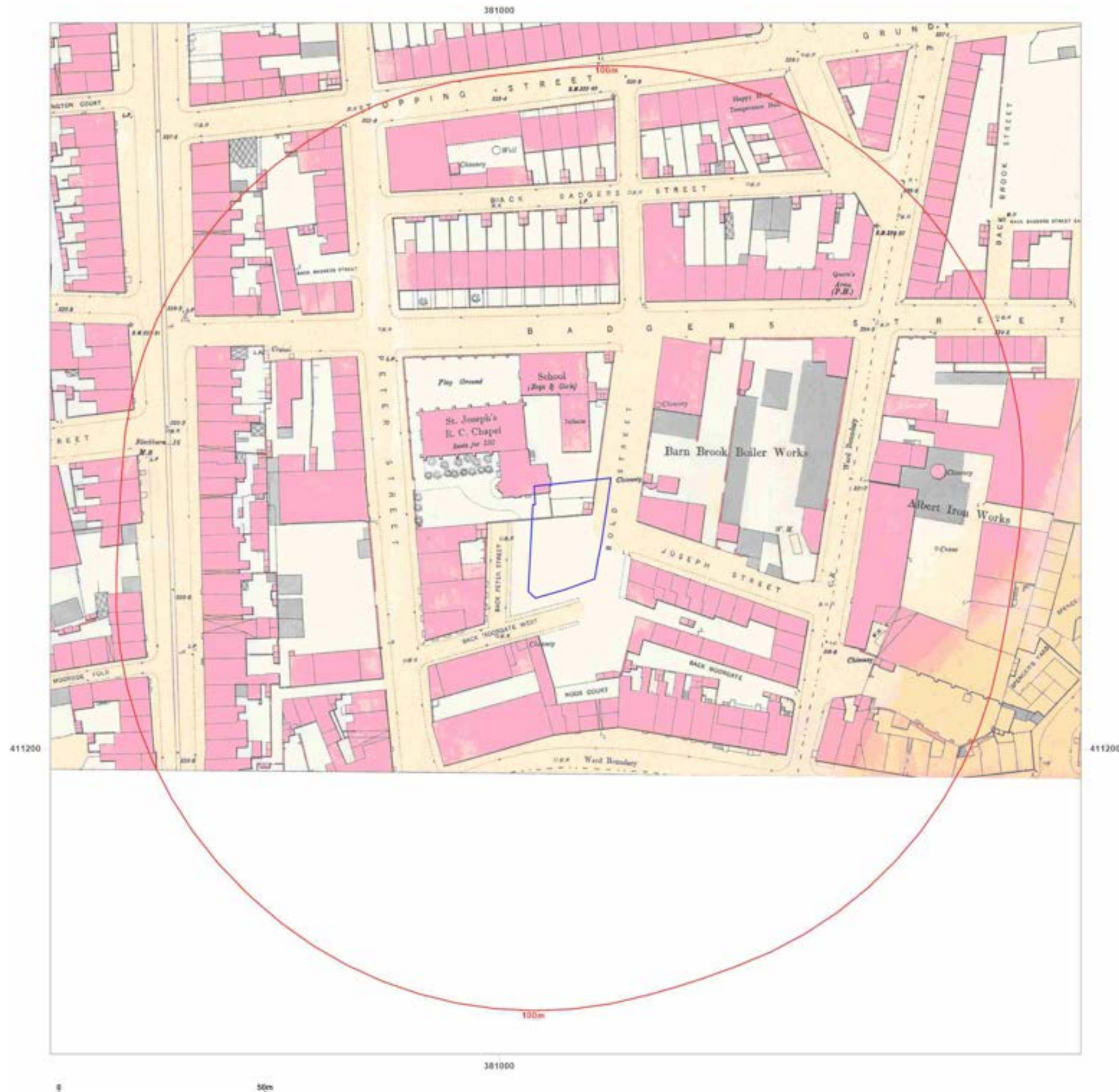
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BURY, BL9 6AB

Client Ref: C5773-5291-SD
Report Ref: GS-XNA-ENB-M5V-OFD
Grid Ref: 381016, 411251

Map Name: County Series

Map date: 1910

Scale: 1:2,500

Printed at: 1:2,500



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Client Ref: C5773-5291-SD
Report Ref: GS-XNA-ENB-M5V-OFD
Grid Ref: 381016, 411251

Map Name: County Series

Map date: 1930

Scale: 1:2,500

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Report Ref: GS-XNA-ENB-M5V-OFD
Grid Ref: 381016, 411251

Map Name: County Series

Map date: 1937-1939

Scale: 1:2,500

Printed at: 1:2,500



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Client Ref: C5773-5291-SD
Report Ref: GS-XNA-ENB-M5V-OFD
Grid Ref: 381016, 411251

Map Name: National Grid

Map date: 1957-1958

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1957
Edition 1959
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Revised 1957
Edition 1959
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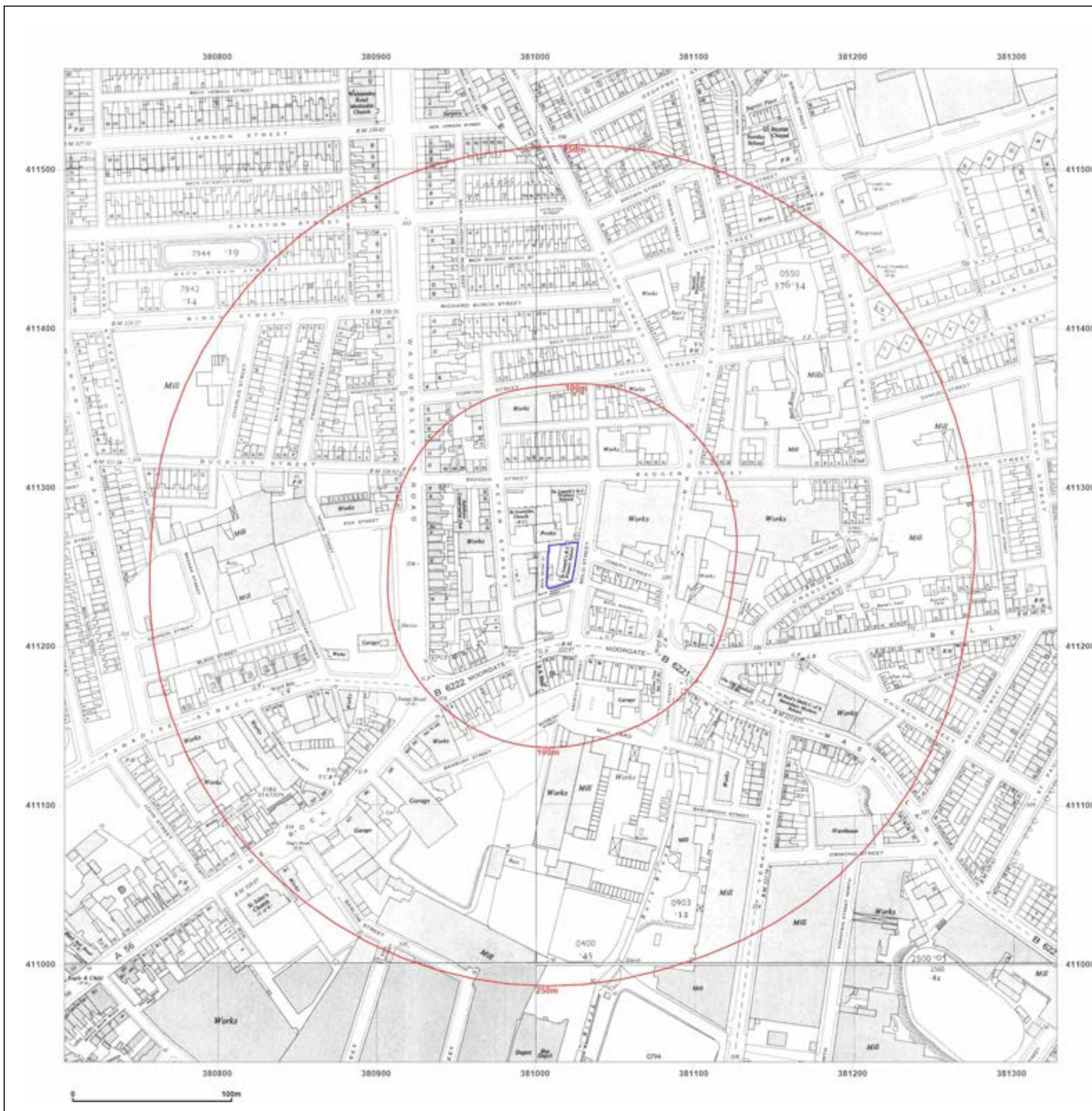


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Report Ref: GS-XNA-ENB-M5V-OFD
Grid Ref: 381016, 411251

Map Name: National Grid

Map date: 1959

Scale: 1:1,250

Printed at: 1:2,000



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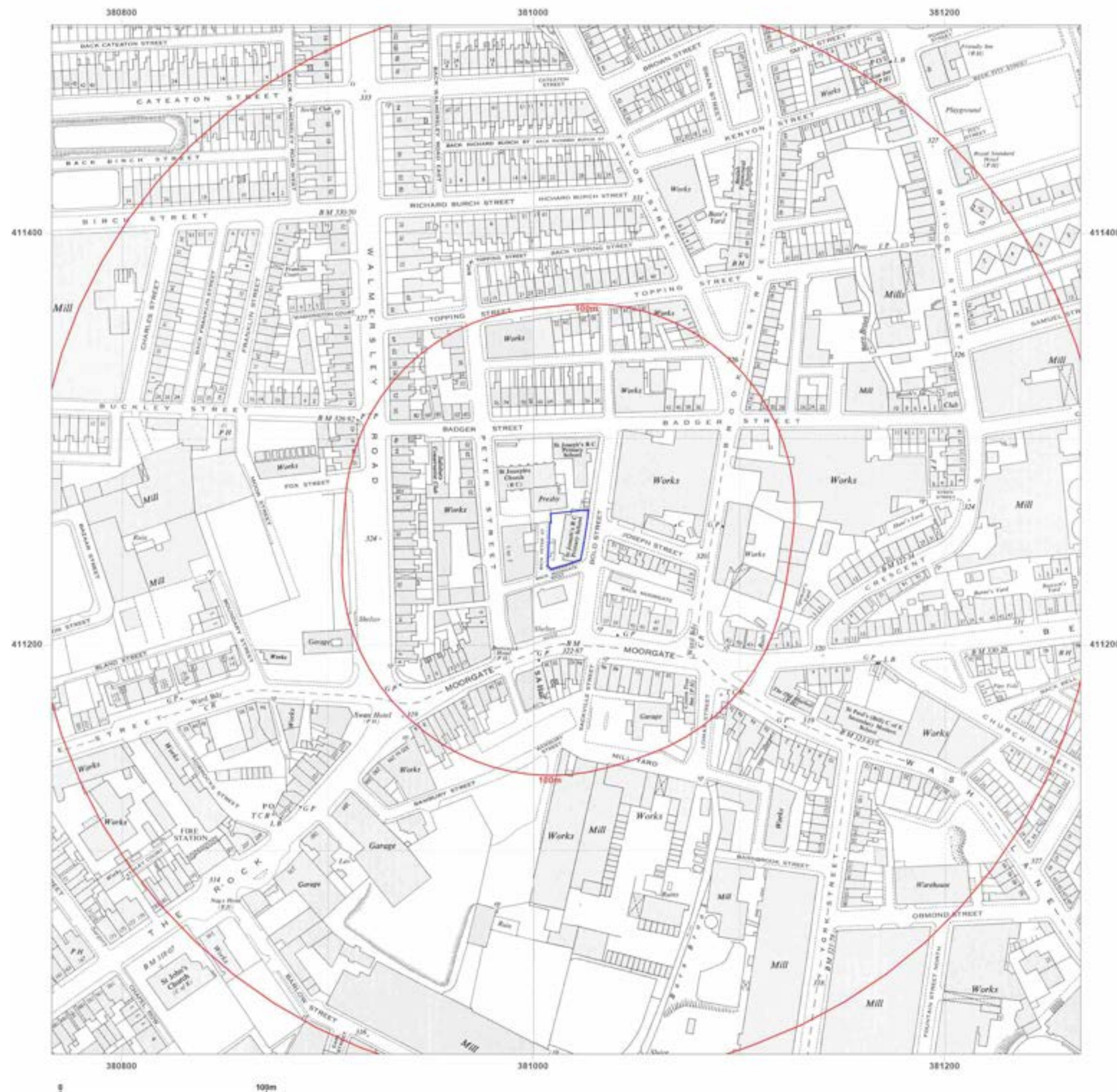


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Client Ref: C5773-5291-SD
Report Ref: GS-XNA-ENB-M5V-OFD
Grid Ref: 381016, 411251

Map Name: National Grid

Map date: 1973-1977

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1958
Revised 1972
Edition N/A
Copyright 1973
Levelled 1962

Surveyed N/A
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Edition N/A
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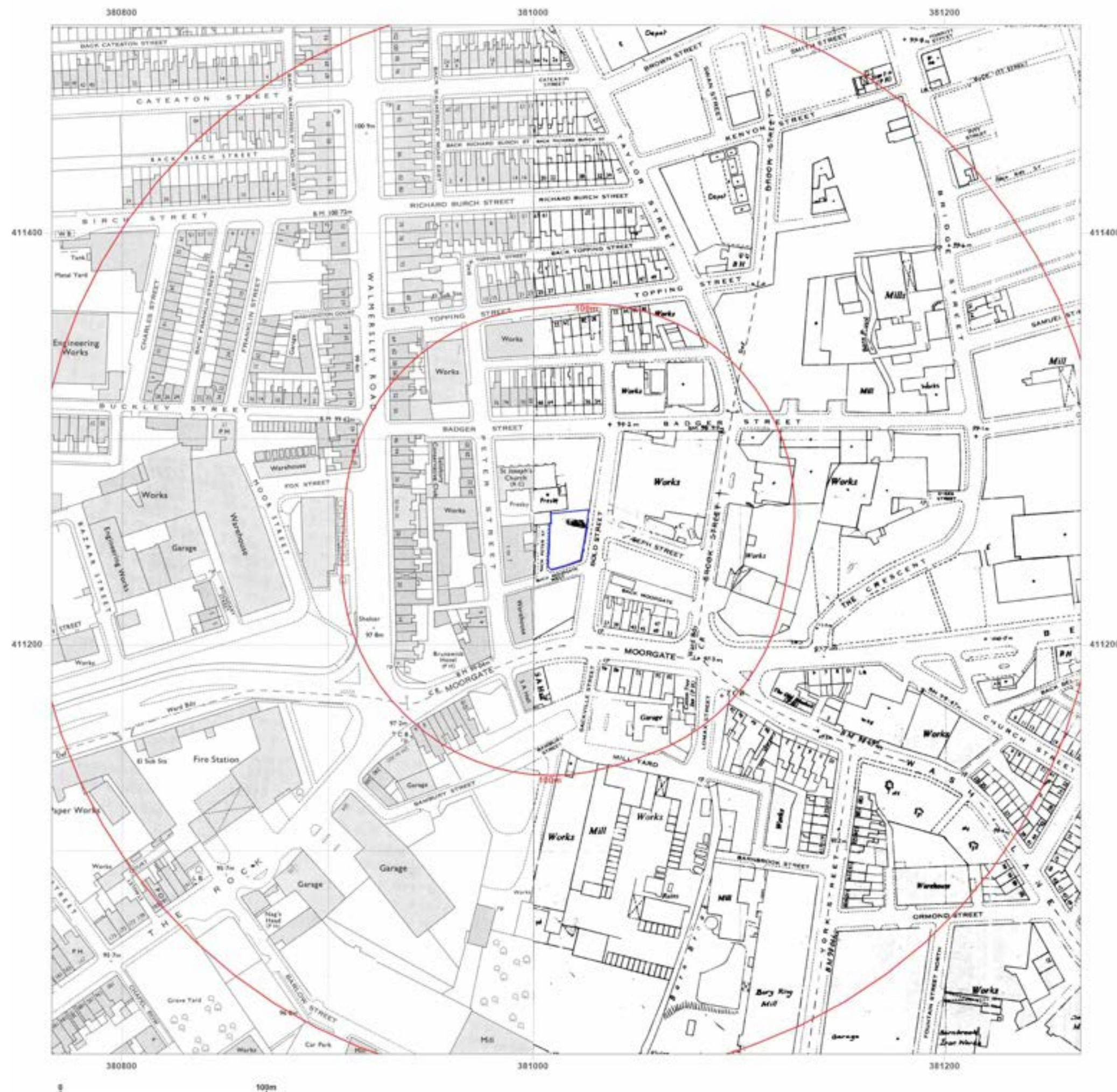


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Client Ref: C5773-5291-SD
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Grid Ref: 381016, 411251

Map Name: National Grid

Map date: 1978-1983

Scale: 1:1,250

Printed at: 1:2,000



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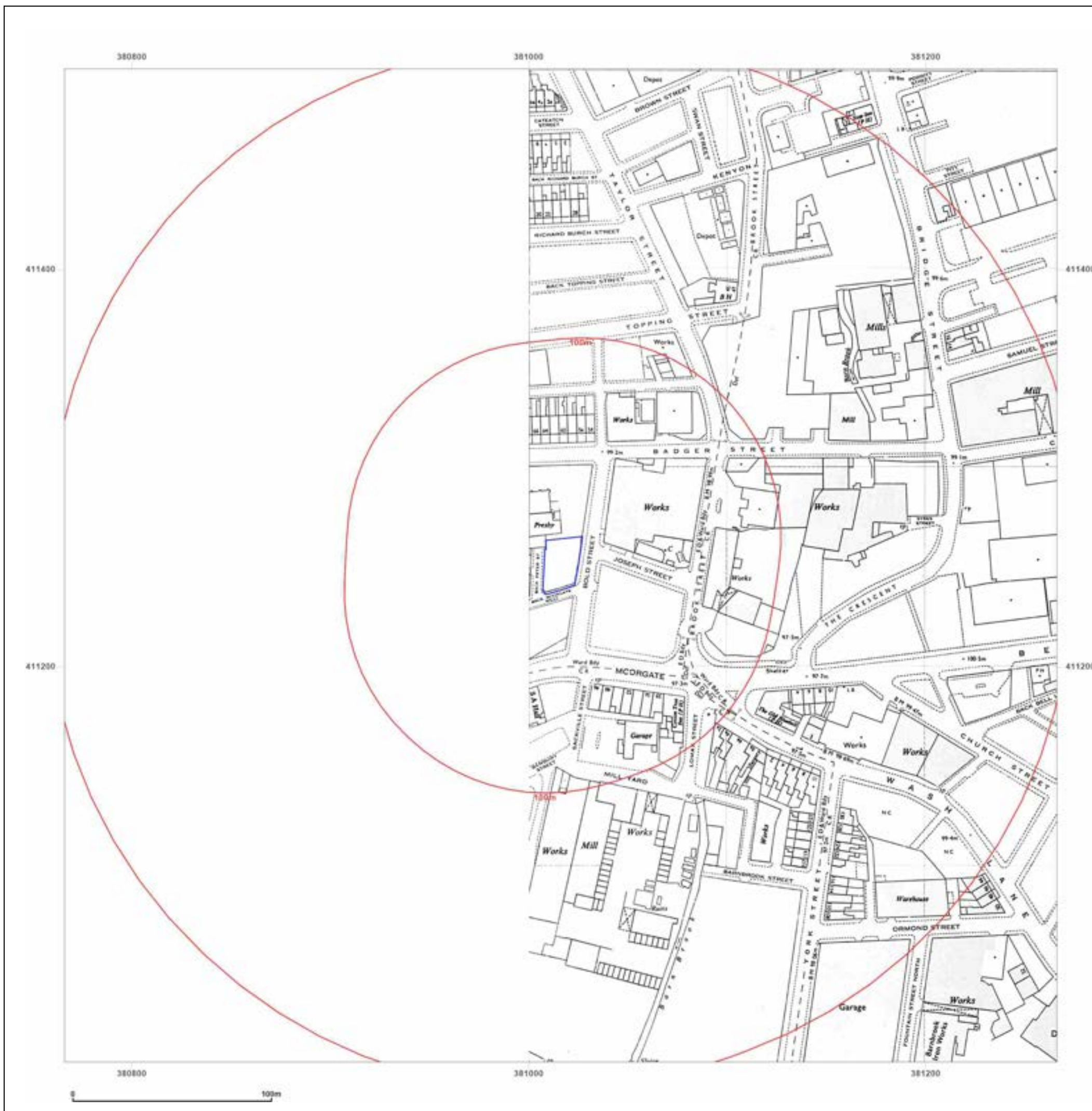


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Client Ref: C5773-5291-SD
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Grid Ref: 381016, 411251

Map Name: National Grid

Map date: 1984

Scale: 1:1,250

Printed at: 1:2,000



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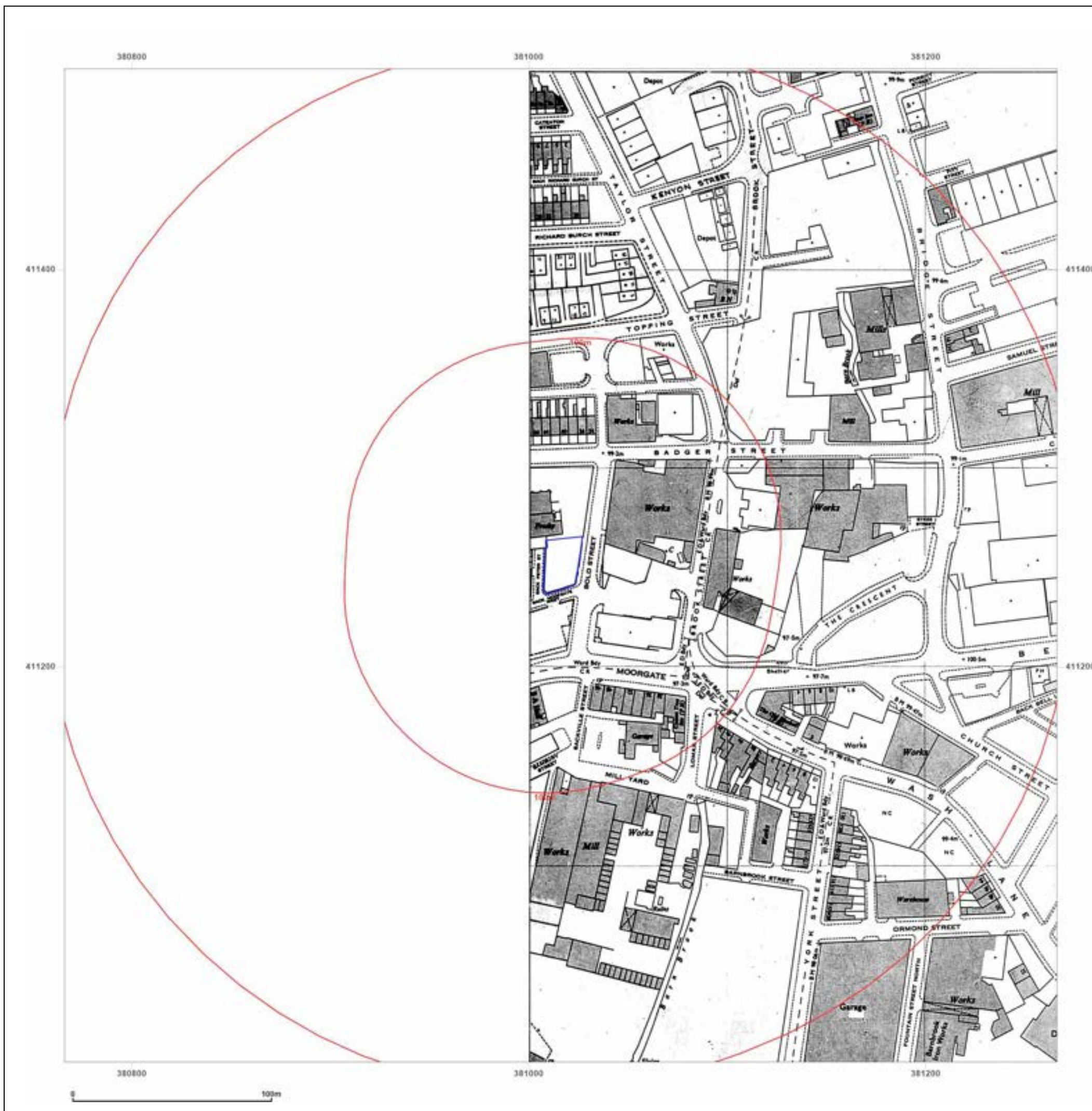


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Grid Ref: 381016, 411251

Map Name: National Grid

Map date: 1983-1985

Scale: 1:1,250

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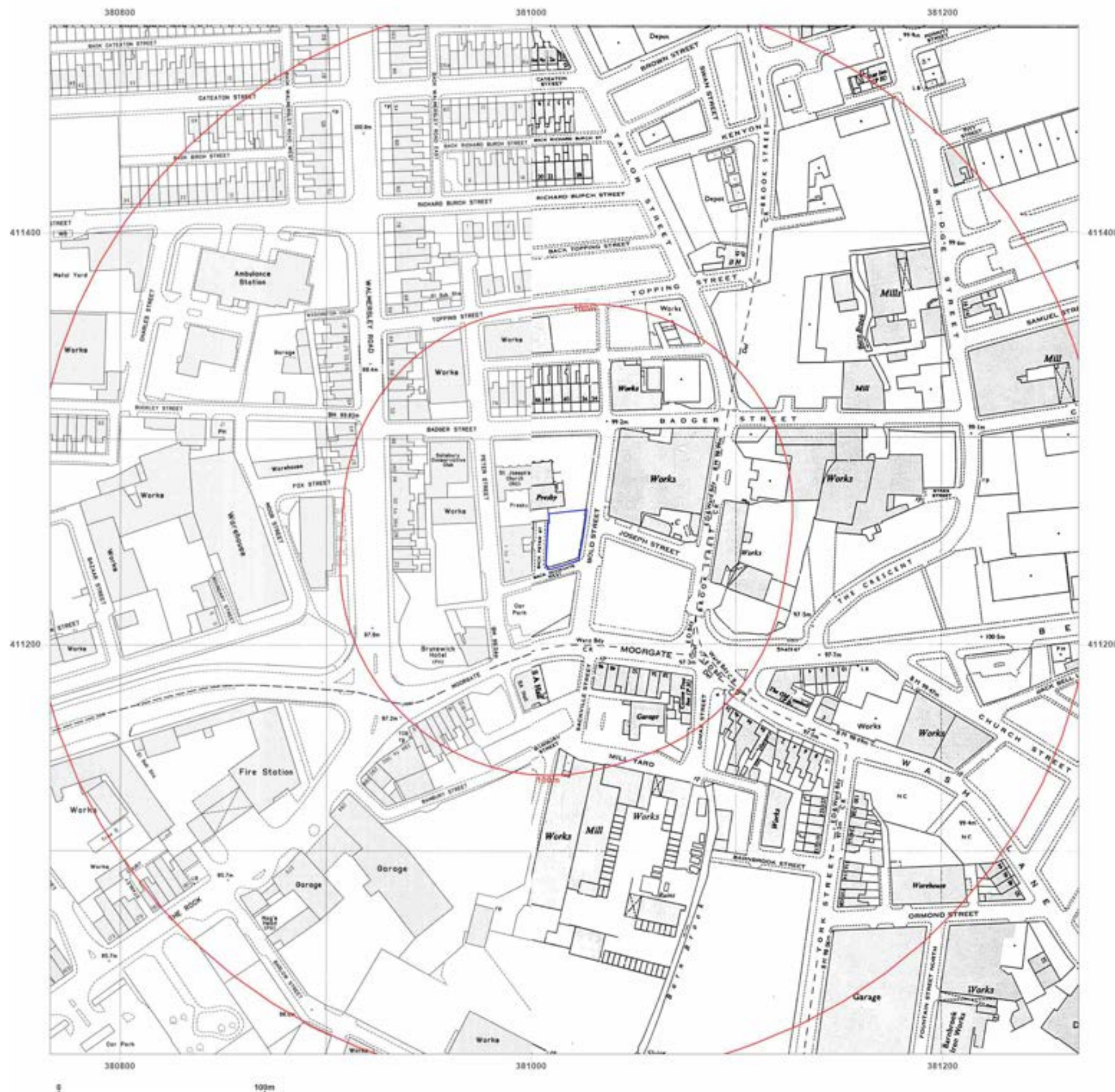


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Grid Ref: 381016, 411251

Map Name: National Grid

Map date: 1985-1988

Scale: 1:1,250

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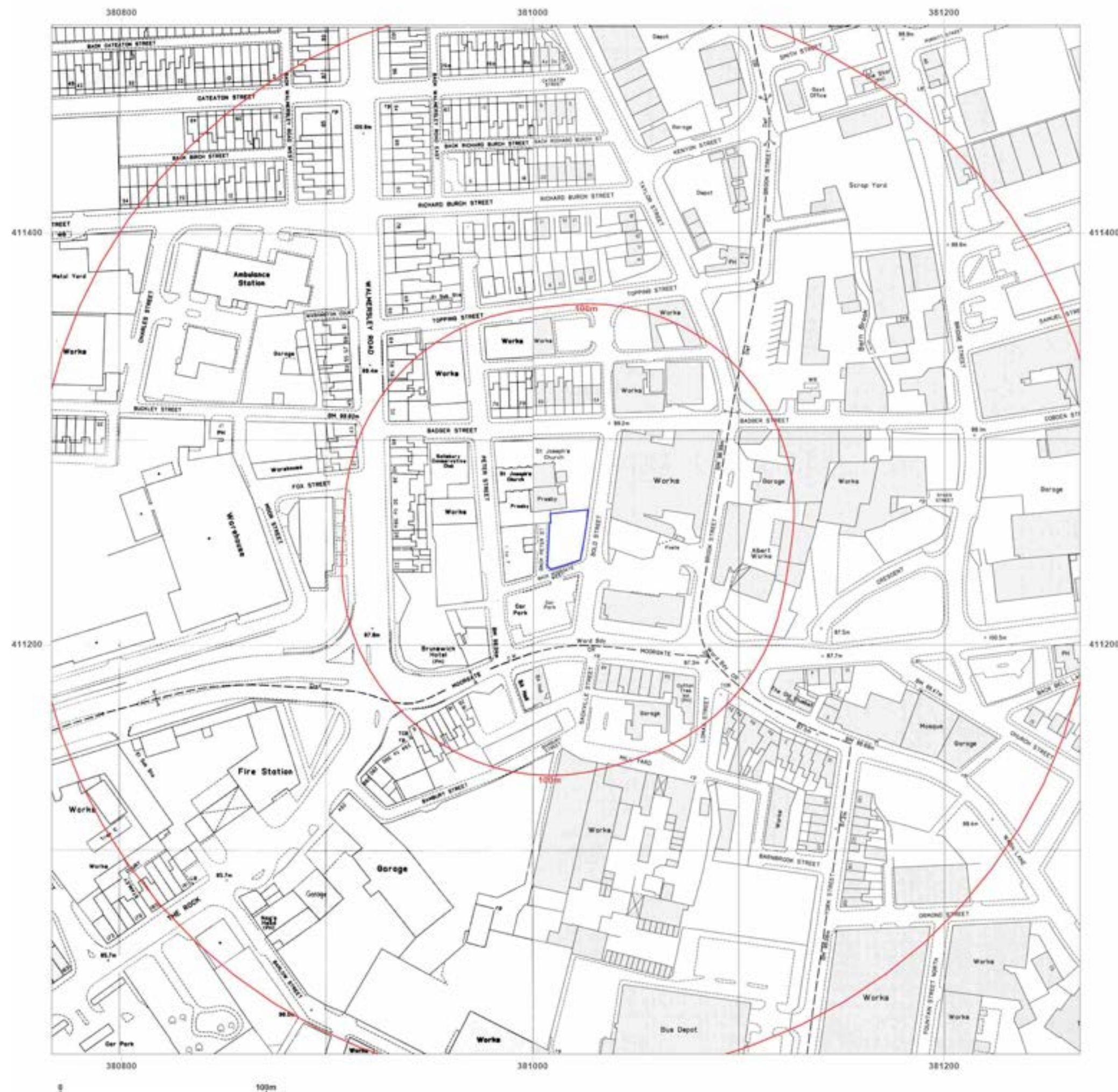


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Report Ref: GS-XNA-ENB-M5V-OFD
Grid Ref: 381016, 411251

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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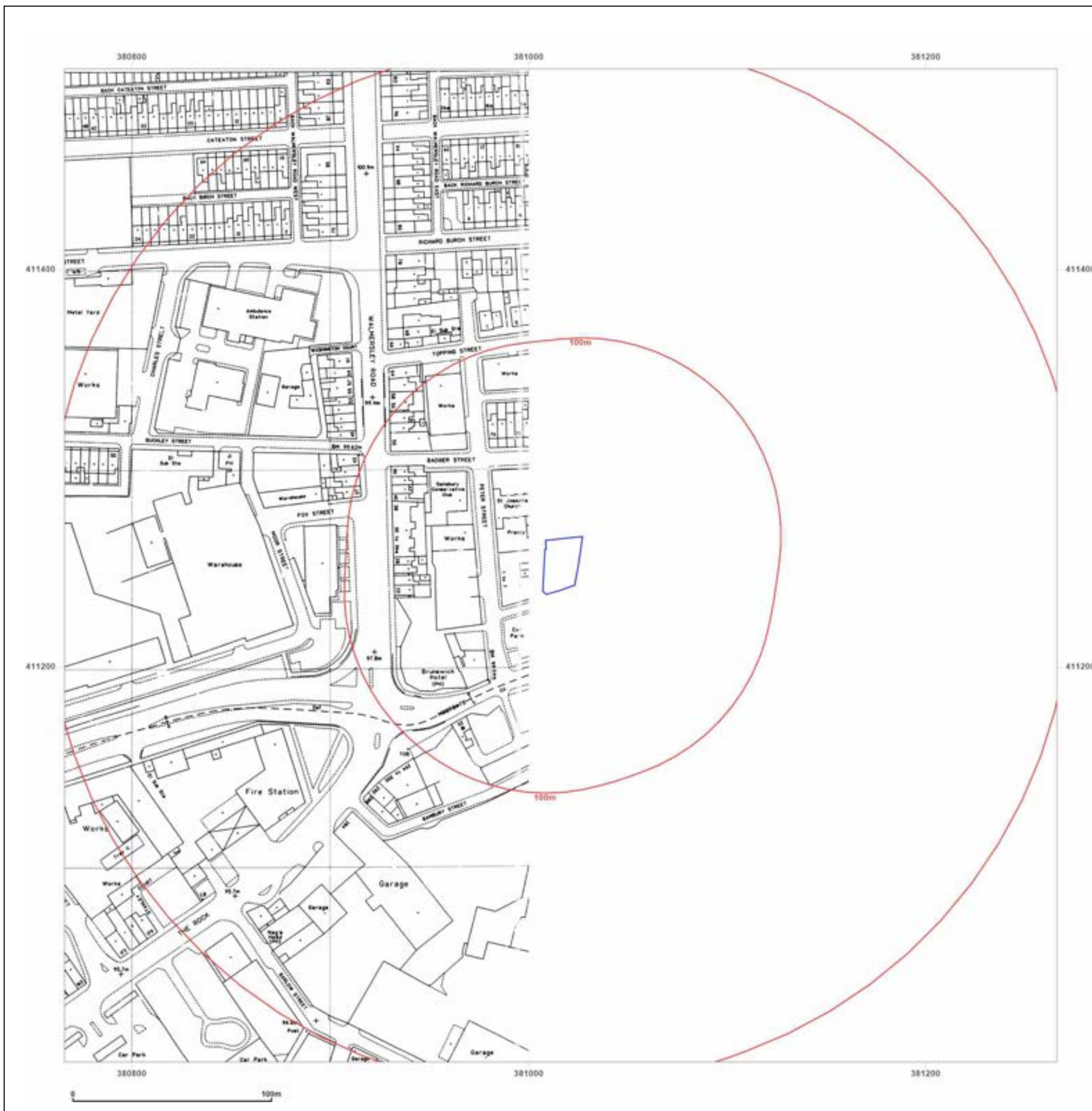


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Report Ref: GS-XNA-ENB-M5V-OFD
Grid Ref: 381016, 411251

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Client Ref: C5773-5291-SD
Report Ref: GS-XNA-ENB-M5V-OFD
Grid Ref: 381016, 411251

Map Name: County Series

Map date: 1850-1851

Scale: 1:10,560

Printed at: 1:10,560



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Edition 1850
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Surveyed 1847
Revised N/A
Edition 1851
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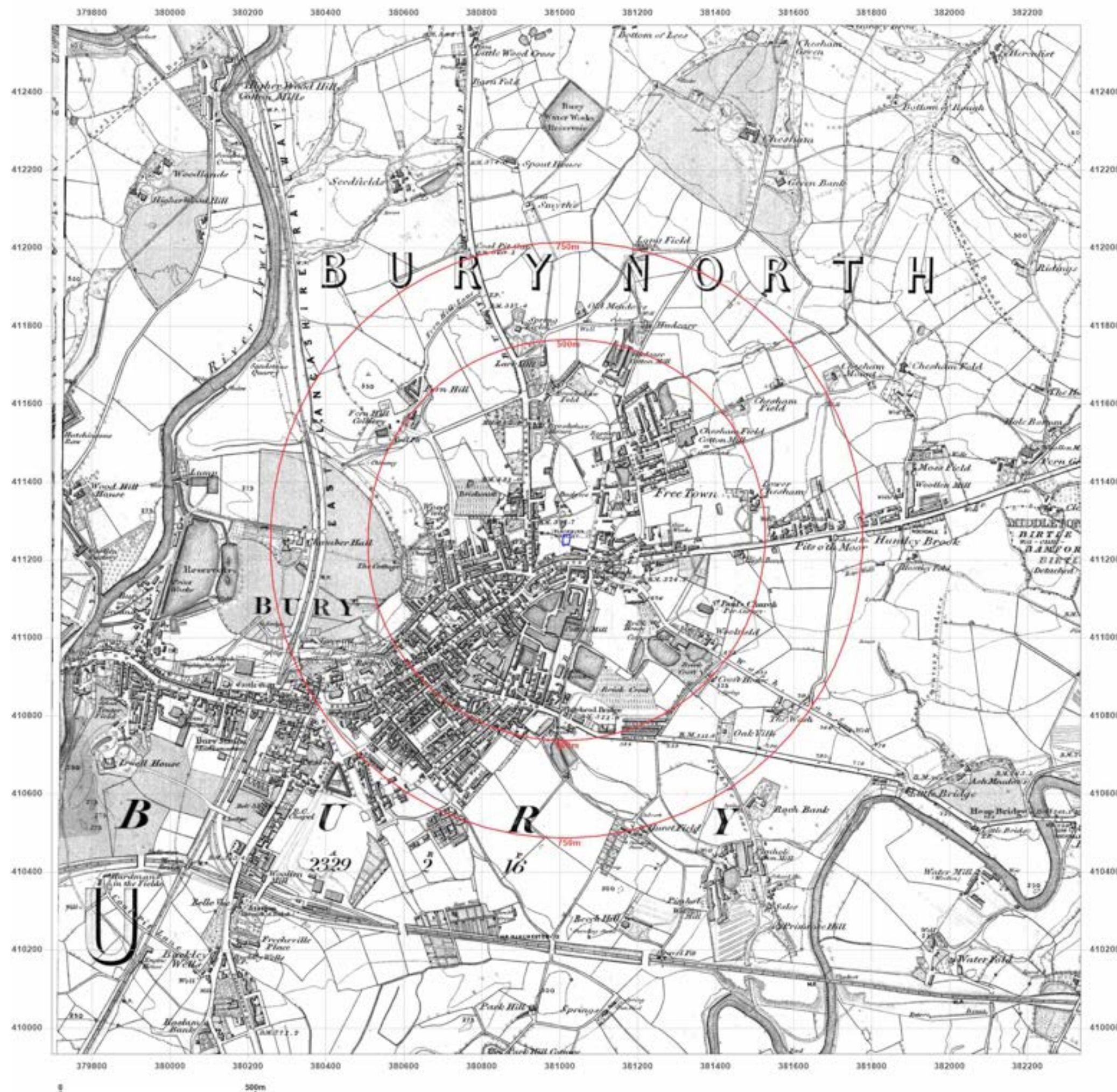


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Report Ref: GS-XNA-ENB-M5V-OFD
Grid Ref: 381016, 411251

Map Name: County Series

Map date: 1890-1891

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1890
Edition N/A
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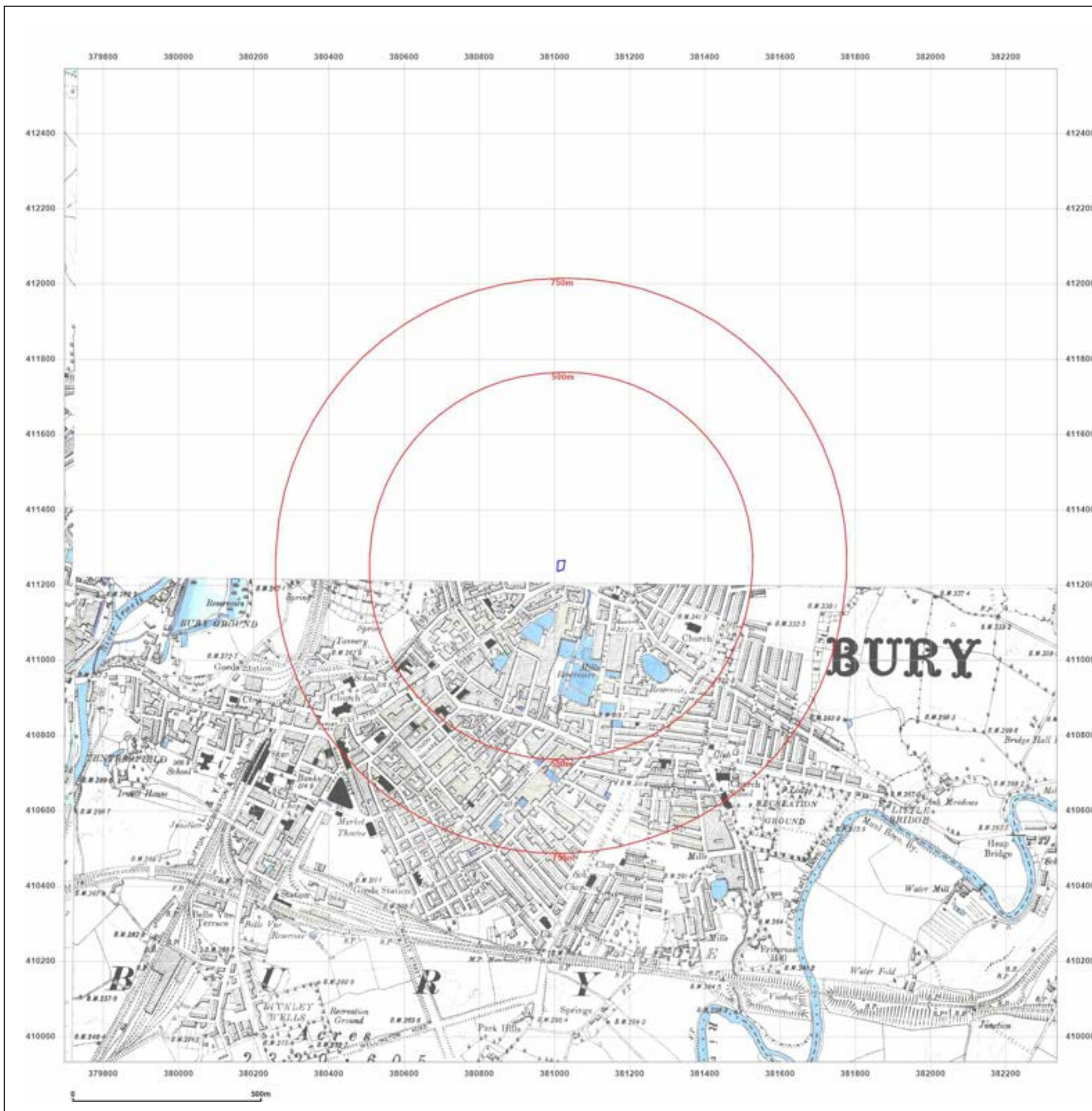


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Client Ref: C5773-5291-SD
Report Ref: GS-XNA-ENB-M5V-OFD
Grid Ref: 381016, 411251

Map Name: County Series

Map date: 1891

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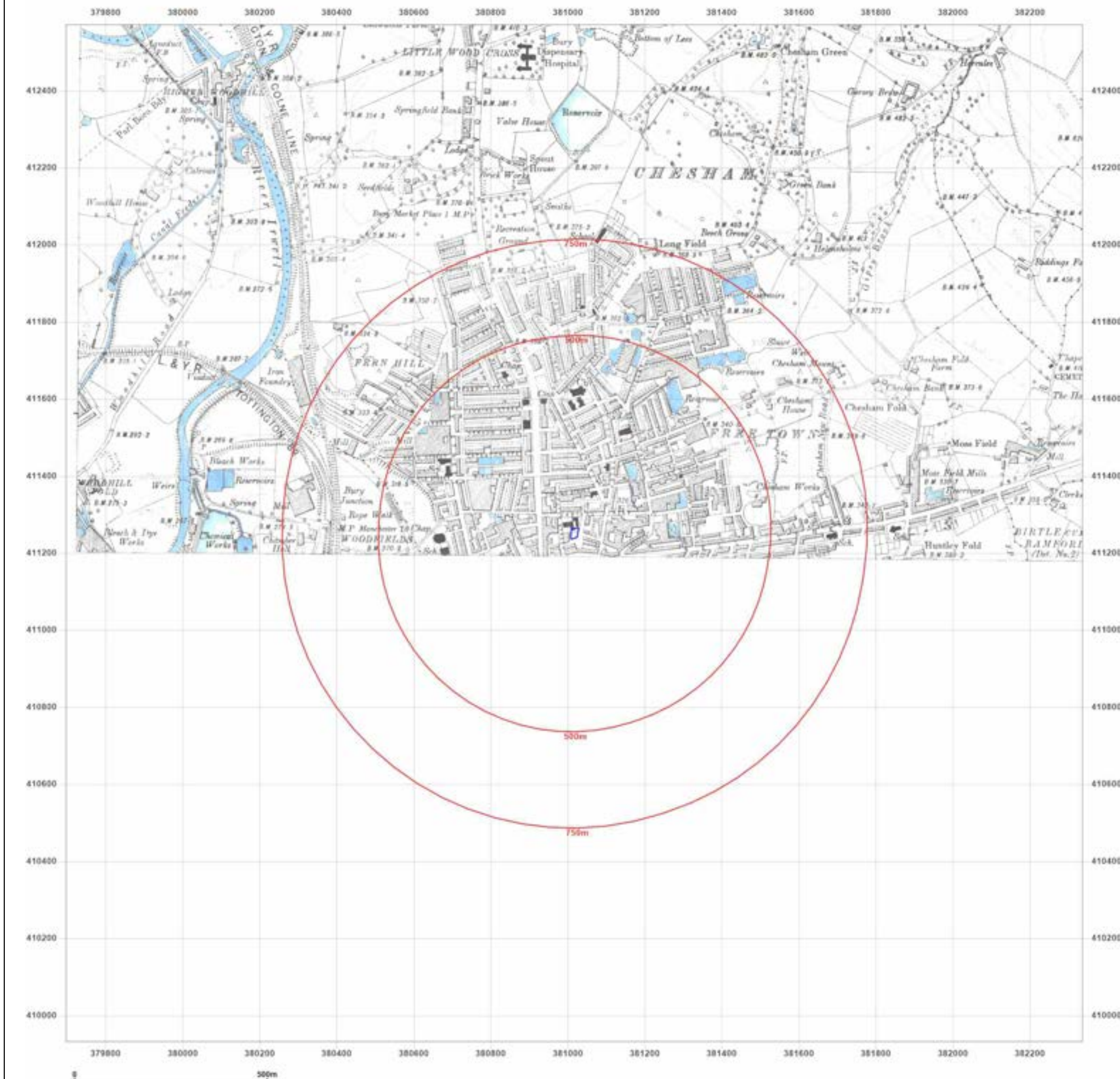


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Client Ref: C5773-5291-SD
Report Ref: GS-XNA-ENB-M5V-OFD
Grid Ref: 381016, 411251

Map Name: County Series

Map date: 1908-1909

Scale: 1:10,560

Printed at: 1:10,560



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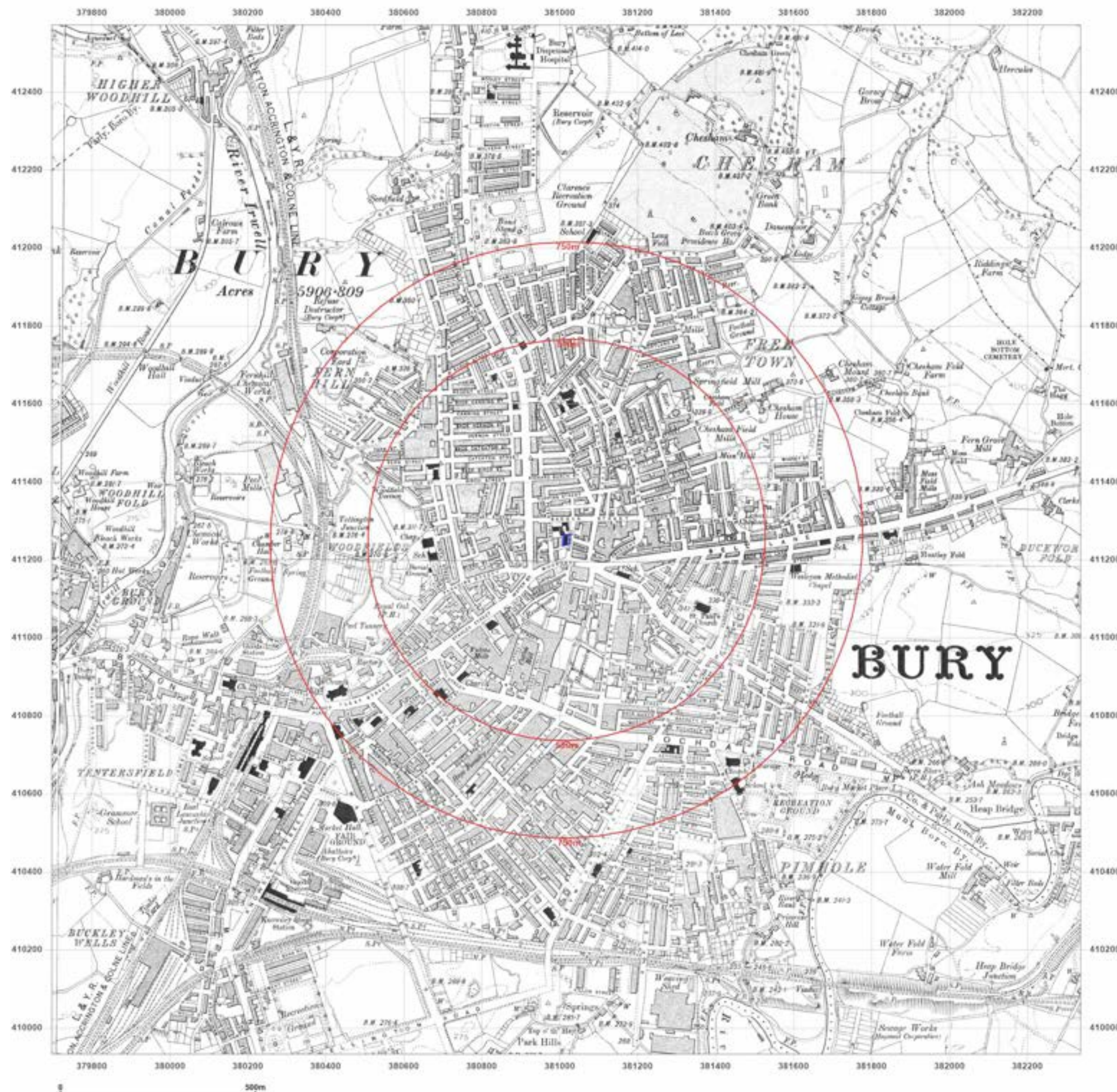


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Report Ref: GS-XNA-ENB-M5V-OFD
Grid Ref: 381016, 411251

Map Name: County Series

Map date: 1927-1928

Scale: 1:10,560

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Revised 1928
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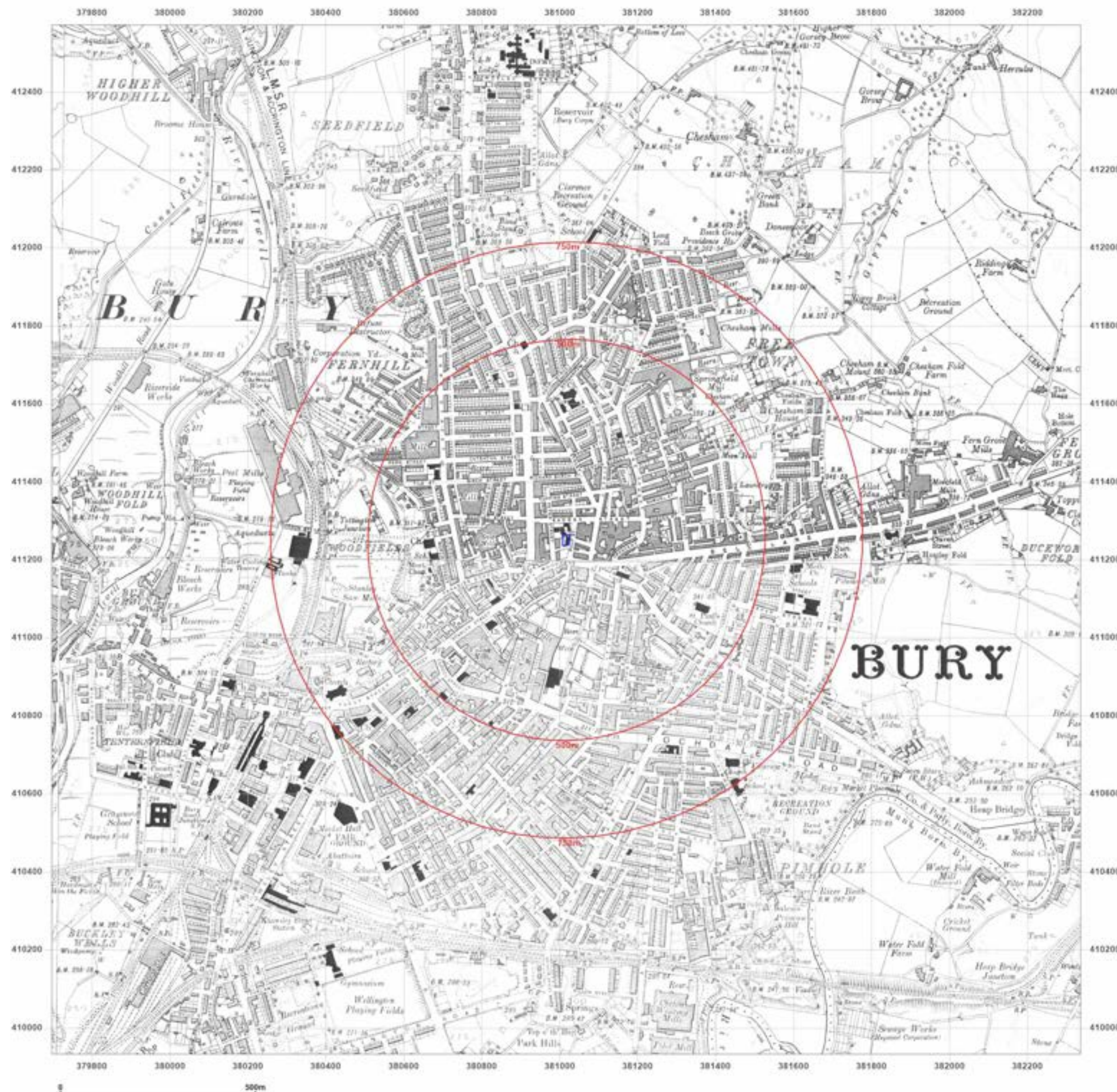


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Grid Ref: 381016, 411251

Map Name: County Series

Map date: 1938

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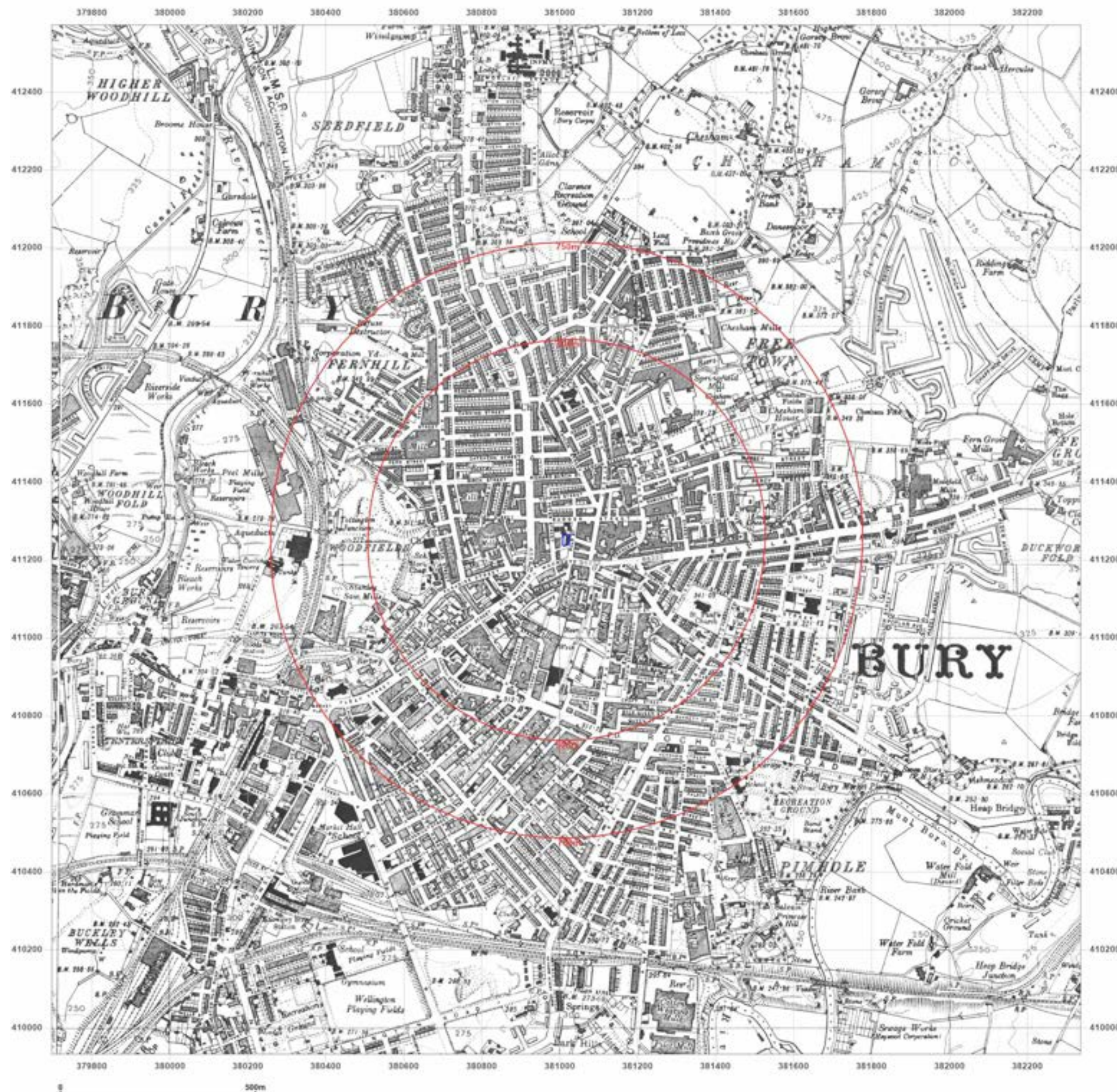


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Report Ref: GS-XNA-ENB-M5V-OFD
Grid Ref: 381016, 411251

Map Name: Provisional

Map date: 1955-1956

Scale: 1:10,560

Printed at: 1:10,560



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

Surveyed 1950
Revised 1955
Edition 1955
Copyright N/A
Levelled N/A

Surveyed 1949
Revised 1955
Edition 1955
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Levelled N/A

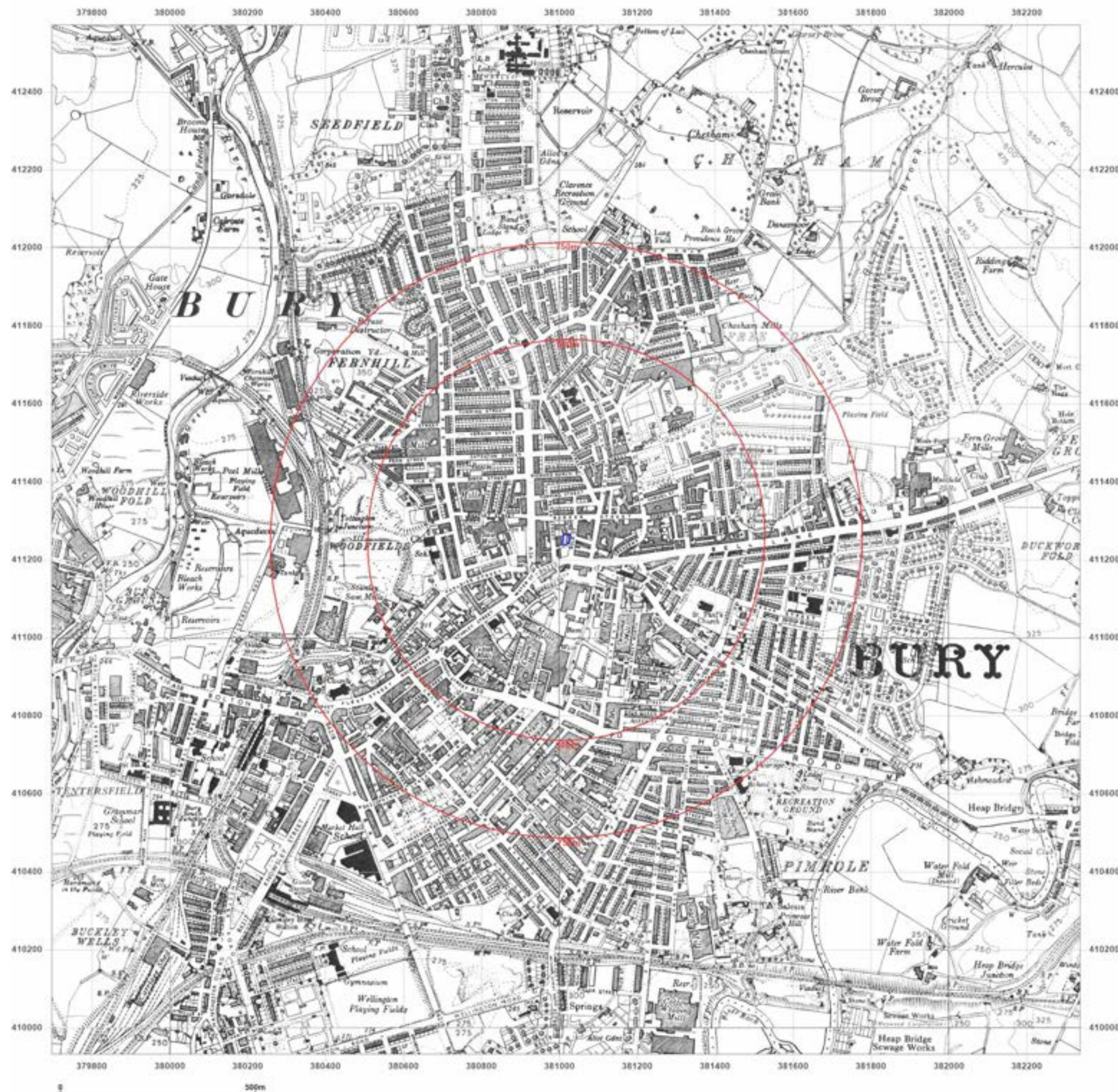


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Site Details:

BACK MOORGATE NORTH,
BURY, BL9 6AB

Client Ref: C5773-5291-SD
Report Ref: GS-XNA-ENB-M5V-OFD
Grid Ref: 381016, 411251

Map Name: Provisional

Map date: 1965-1969

Scale: 1:10,560

Printed at: 1:10,560



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Edition N/A
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Edition N/A
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Surveyed 1965
Revised 1965
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1965
Revised 1965
Edition N/A
Copyright N/A
Levelled N/A

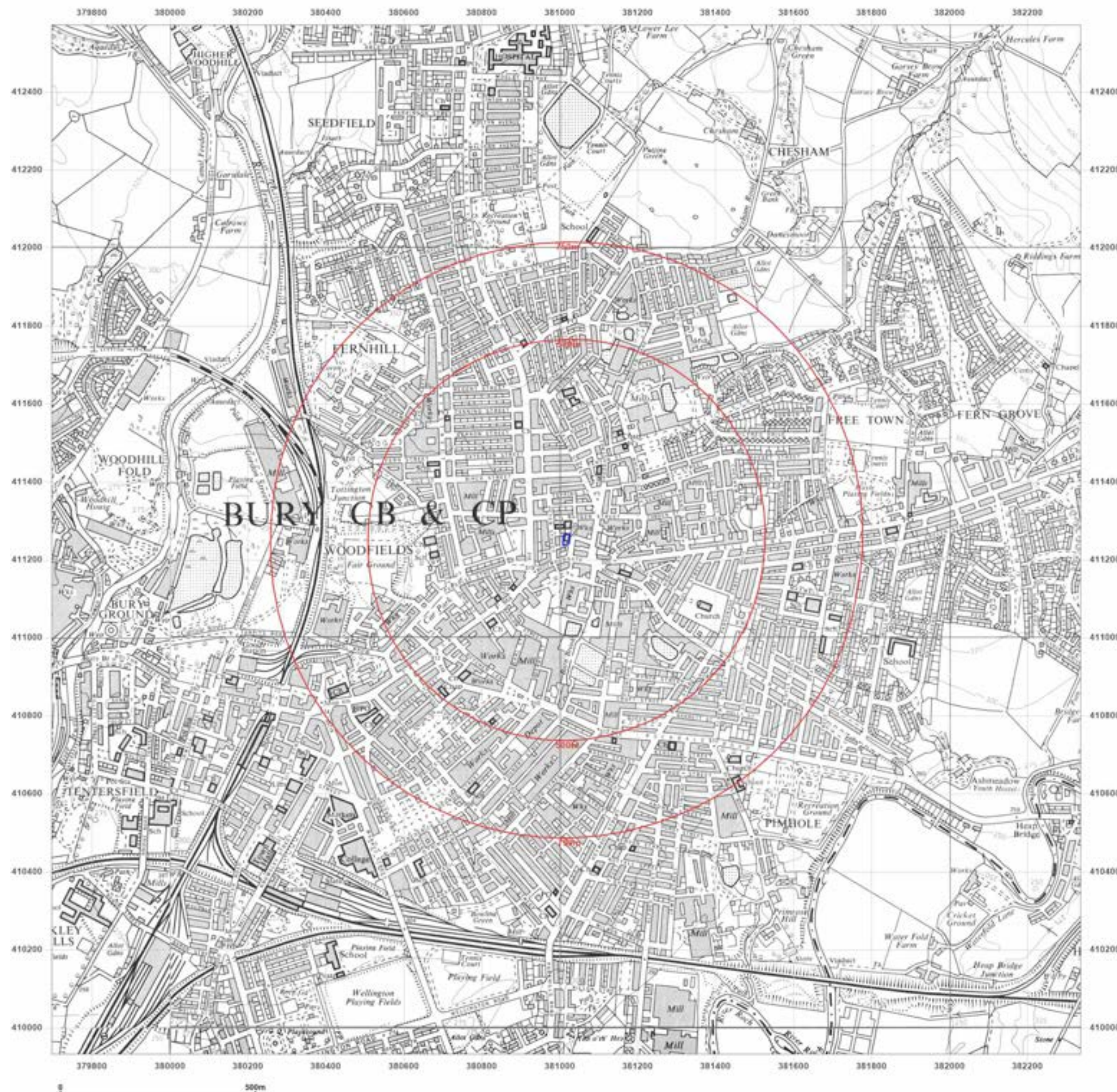


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Site Details:

BACK MOORGATE NORTH,
BURY, BL9 6AB

Client Ref: C5773-5291-SD
Report Ref: GS-XNA-ENB-M5V-OFD
Grid Ref: 381016, 411251

Map Name: National Grid

Map date: 1980-1983

Scale: 1:10,000

Printed at: 1:10,000



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Revised 1980
Edition N/A
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Surveyed 1977
Revised 1983
Edition N/A
Copyright N/A
Levelled N/A

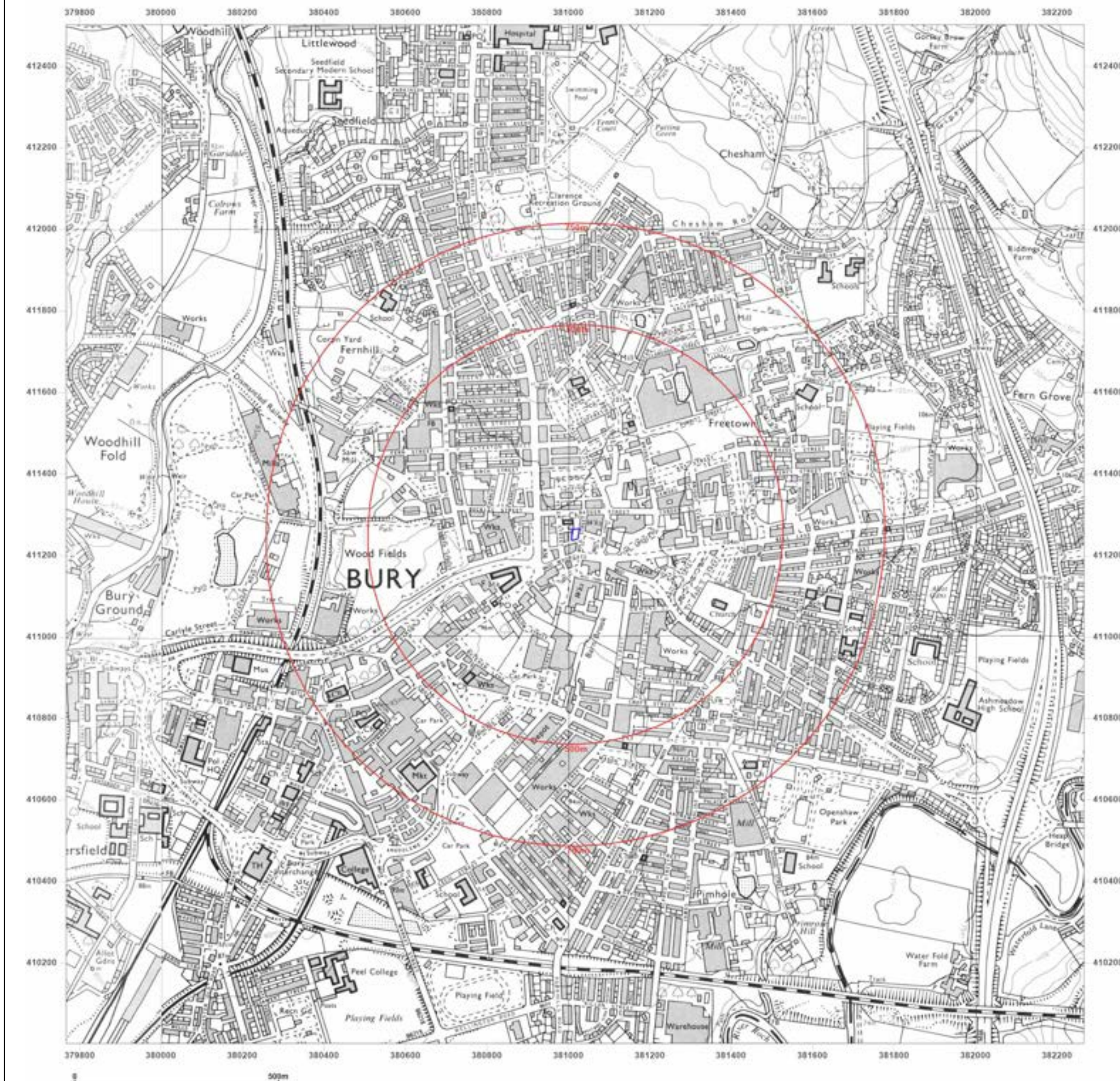


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Site Details:

BACK MOORGATE NORTH,
BURY, BL9 6AB

Client Ref: C5773-5291-SD
Report Ref: GS-XNA-ENB-M5V-OFD
Grid Ref: 381016, 411251

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000

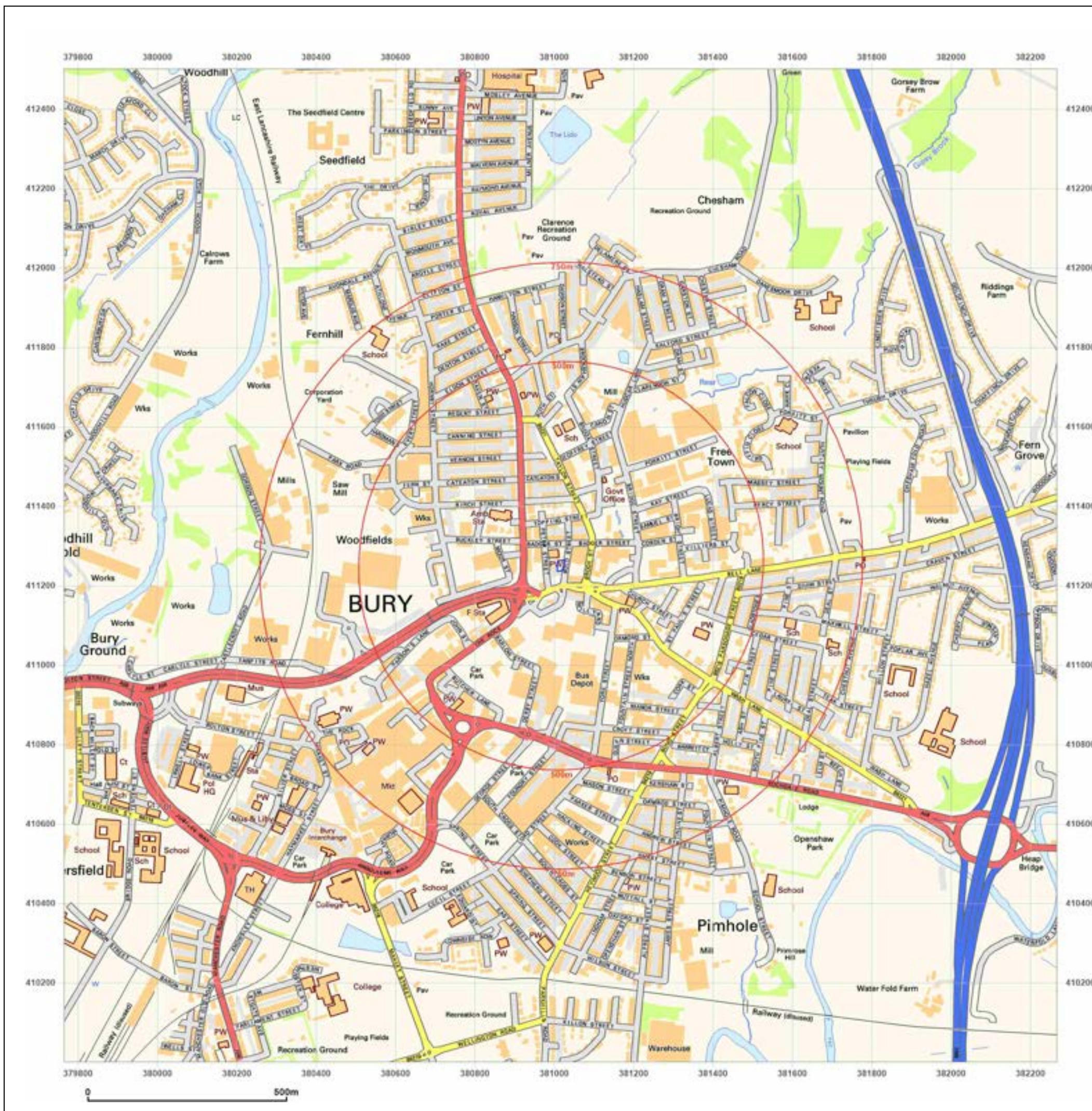


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Site Details:

BACK MOORGATE NORTH,
BURY, BL9 6AB

Client Ref: C5773-5291-SD
Report Ref: GS-XNA-ENB-M5V-OFD
Grid Ref: 381016, 411251

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

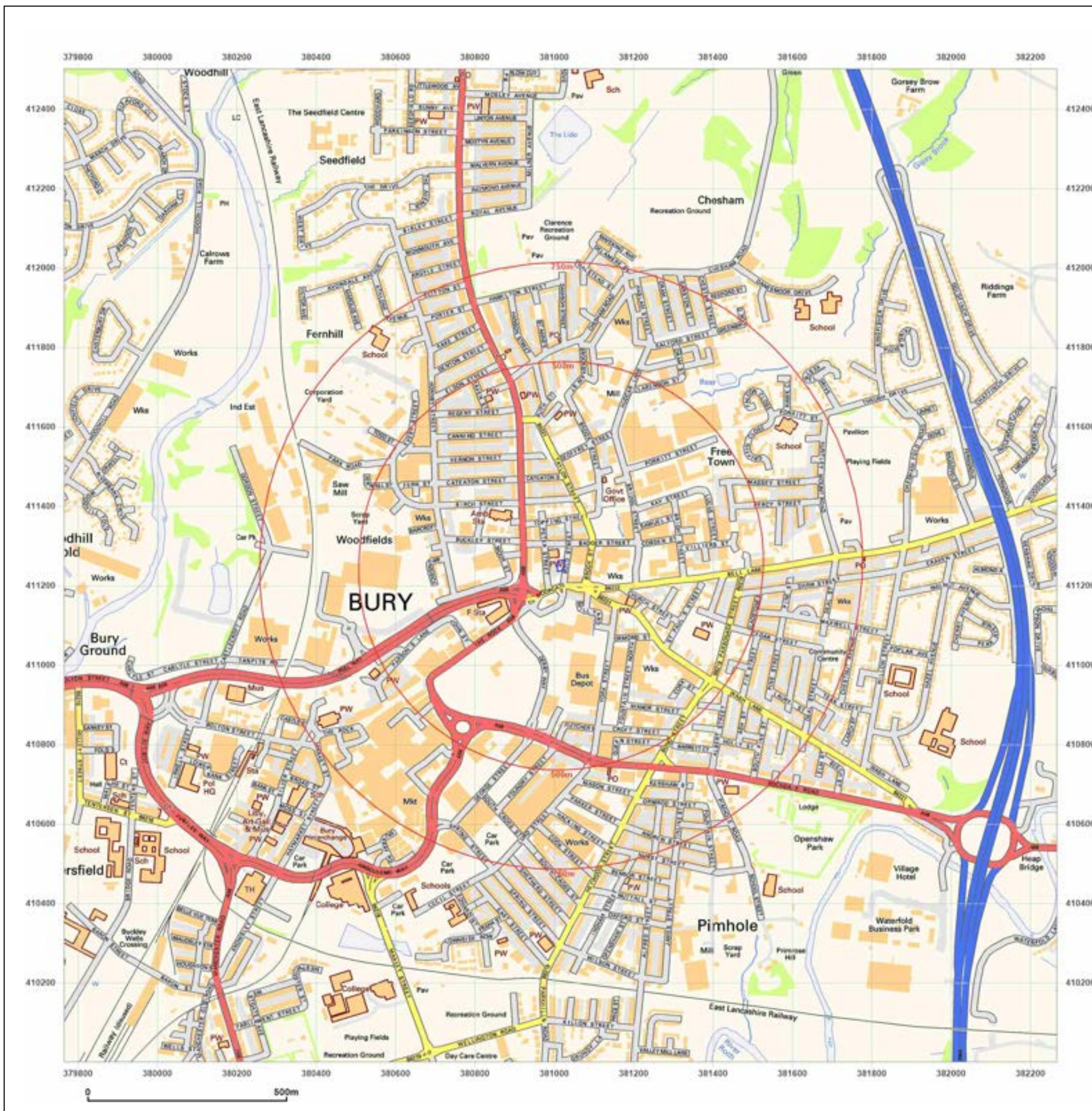


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Production date: 15 May 2024

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Site Details:

BACK MOORGATE NORTH,
BURY, BL9 6AB

Client Ref: C5773-5291-SD
Report Ref: GS-XNA-ENB-M5V-OFD
Grid Ref: 381016, 411251

Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000

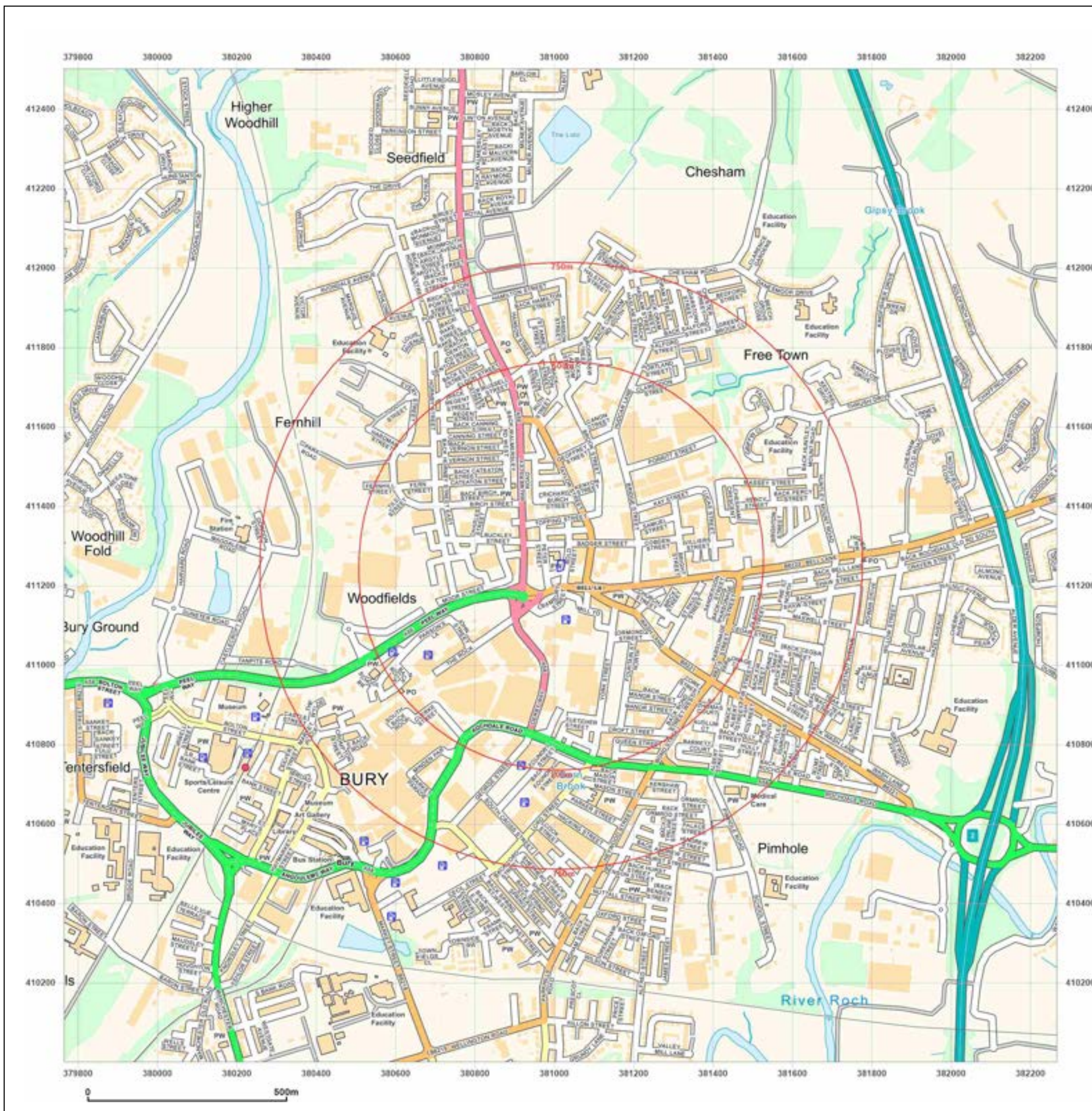


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APPENDIX C

GEO-ENVIRONMENTAL REPORT

BACK MOORGATE NORTH, BURY, BL9 6AB**Order Details**

Date: 15/05/2024
Your ref: C5773-5291-SD
Our Ref: GS-3NA-FQV-E3Y-CAU

Site Details

Location: 381016 411252
Area: 0.04 ha
Authority: [Bury Metropolitan Borough Council](#) ↗

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

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	44	71	-
20 >	1.2 >	Historical tanks >	0	0	7	33	-
22 >	1.3 >	Historical energy features >	0	0	5	15	-
23	1.4	Historical petrol stations	0	0	0	0	-
23 >	1.5 >	Historical garages >	0	0	32	18	-
25 >	1.6 >	Historical military land >	0	0	0	1	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
26 >	2.1 >	Historical industrial land uses >	0	2	58	99	-
32 >	2.2 >	Historical tanks >	0	0	13	57	-
35 >	2.3 >	Historical energy features >	0	0	19	31	-
37	2.4	Historical petrol stations	0	0	0	0	-
37 >	2.5 >	Historical garages >	0	0	54	29	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
41	3.1	Active or recent landfill	0	0	0	0	-
41 >	3.2 >	Historical landfill (BGS records) >	0	0	0	1	-
42 >	3.3 >	Historical landfill (LA/mapping records) >	0	0	0	1	-
42 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	2	-
43 >	3.5 >	Historical waste sites >	0	0	10	22	-
47 >	3.6 >	Licensed waste sites >	0	0	4	14	-
52 >	3.7 >	Waste exemptions >	0	0	4	31	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
56 >	4.1 >	Recent industrial land uses >	0	3	41	-	-
59 >	4.2 >	Current or recent petrol stations >	0	0	0	2	-
60	4.3	Electricity cables	0	0	0	0	-
60	4.4	Gas pipelines	0	0	0	0	-
60	4.5	Sites determined as Contaminated Land	0	0	0	0	-



60	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
60	4.7	Regulated explosive sites	0	0	0	0	-
61	4.8	Hazardous substance storage/usage	0	0	0	0	-
61 >	4.9 >	<u>Historical licensed industrial activities (IPC) ></u>	0	0	0	3	-
61	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
62 >	4.11 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	2	9	-
63	4.12	Radioactive Substance Authorisations	0	0	0	0	-
63 >	4.13 >	<u>Licensed Discharges to controlled waters ></u>	0	0	2	0	-
64	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
64	4.15	Pollutant release to public sewer	0	0	0	0	-
64	4.16	List 1 Dangerous Substances	0	0	0	0	-
64	4.17	List 2 Dangerous Substances	0	0	0	0	-
64 >	4.18 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	1	20	-
67	4.19	Pollution inventory substances	0	0	0	0	-
67	4.20	Pollution inventory waste transfers	0	0	0	0	-
67	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
68 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
70 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
71 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
72	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
72	5.5	Groundwater vulnerability- local information	None (within 0m)				
73 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	10
76 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	10
79	5.8	Potable abstractions	0	0	0	0	0
79	5.9	Source Protection Zones	0	0	0	0	-
79	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
80 >	6.1 >	<u>Water Network (OS MasterMap) ></u>	0	0	7	-	-



81	6.2	Surface water features	0	0	0	-	-
81 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
82 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
82 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
83	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
83	7.2	Historical Flood Events	0	0	0	-	-
83	7.3	Flood Defences	0	0	0	-	-
84	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
84	7.5	Flood Storage Areas	0	0	0	-	-
85	7.6	Flood Zone 2	None (within 50m)				
85	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
86 >	8.1 >	Surface water flooding >	1 in 100 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
88 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
89	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
90	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
90	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
90	10.4	Special Protection Areas (SPA)	0	0	0	0	0
90	10.5	National Nature Reserves (NNR)	0	0	0	0	0
91 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
91	10.7	Designated Ancient Woodland	0	0	0	0	0
91	10.8	Biosphere Reserves	0	0	0	0	0
91	10.9	Forest Parks	0	0	0	0	0
92	10.10	Marine Conservation Zones	0	0	0	0	0
92 >	10.11 >	Green Belt >	0	0	0	0	5
92	10.12	Proposed Ramsar sites	0	0	0	0	0



92	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
93	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
93	10.15	Nitrate Sensitive Areas	0	0	0	0	0
93	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
94 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
95	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
96	11.1	World Heritage Sites	0	0	0	-	-
96	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
96	11.3	National Parks	0	0	0	-	-
96	11.4	Listed Buildings	0	0	0	-	-
97	11.5	Conservation Areas	0	0	0	-	-
97	11.6	Scheduled Ancient Monuments	0	0	0	-	-
97	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
98 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
99	12.2	Open Access Land	0	0	0	-	-
99	12.3	Tree Felling Licences	0	0	0	-	-
99	12.4	Environmental Stewardship Schemes	0	0	0	-	-
99	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
100	13.1	Priority Habitat Inventory	0	0	0	-	-
100	13.2	Habitat Networks	0	0	0	-	-
100	13.3	Open Mosaic Habitat	0	0	0	-	-
100	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
101 >	14.1 >	10k Availability >	Identified (within 500m)				
102 >	14.2 >	Artificial and made ground (10k) >	0	0	0	5	-
104 >	14.3 >	Superficial geology (10k) >	1	0	0	2	-

105	14.4	Landslip (10k)	0	0	0	0	-
106 >	14.5 >	Bedrock geology (10k) >	1	0	7	5	-
107 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	1	3	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
108 >	15.1 >	50k Availability >	Identified (within 500m)				
109 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
110	15.3	Artificial ground permeability (50k)	0	0	-	-	-
111 >	15.4 >	Superficial geology (50k) >	1	0	0	2	-
112 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
112	15.6	Landslip (50k)	0	0	0	0	-
112	15.7	Landslip permeability (50k)	None (within 50m)				
113 >	15.8 >	Bedrock geology (50k) >	1	0	3	5	-
114 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
114 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	1	3	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
116 >	16.1 >	BGS Boreholes >	0	0	53	-	-
Page	Section	Natural ground subsidence >					
120 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
121 >	17.2 >	Running sands >	Very low (within 50m)				
122 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
123 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
124 >	17.5 >	Landslides >	Very low (within 50m)				
125 >	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
127	18.1	BritPits	0	0	0	0	-
128 >	18.2 >	Surface ground workings >	0	0	28	-	-
129	18.3	Underground workings	0	0	0	0	0
129	18.4	Underground mining extents	0	0	0	0	-
129	18.5	Historical Mineral Planning Areas	0	0	0	0	-



130	18.6	Non-coal mining	0	0	0	0	0
130	18.7	JPB mining areas	None (within 0m)				
130	18.8	The Coal Authority non-coal mining	0	0	0	0	-
130	18.9	Researched mining	0	0	0	0	-
131	18.10	Mining record office plans	0	0	0	0	-
131	18.11	BGS mine plans	0	0	0	0	-
131 >	18.12 >	Coal mining >	Identified (within 0m)				
131	18.13	Brine areas	None (within 0m)				
132	18.14	Gypsum areas	None (within 0m)				
132	18.15	Tin mining	None (within 0m)				
132	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
133	19.1	Natural cavities	0	0	0	0	-
133	19.2	Mining cavities	0	0	0	0	0
133	19.3	Reported recent incidents	0	0	0	0	-
133	19.4	Historical incidents	0	0	0	0	-
134	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
135 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
137 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	2	-	-	-
137	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
137	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
138	22.1	Underground railways (London)	0	0	0	-	-
138	22.2	Underground railways (Non-London)	0	0	0	-	-
138	22.3	Railway tunnels	0	0	0	-	-
138	22.4	Historical railway and tunnel features	0	0	0	-	-
138	22.5	Royal Mail tunnels	0	0	0	-	-

139	22.6	Historical railways	0	0	0	-	-
139	22.7	Railways	0	0	0	-	-
139	22.8	Crossrail 1	0	0	0	0	-
139	22.9	Crossrail 2	0	0	0	0	-
139	22.10	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 23/05/2019

Site Area: 0.04ha



Recent site history - 2012 aerial photograph



Capture Date: 26/03/2012

Site Area: 0.04ha



Recent site history - 2001 aerial photograph



Capture Date: 07/05/2001

Site Area: 0.04ha



Recent site history - 2000 aerial photograph



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Capture Date: 27/06/2000

Site Area: 0.04ha



Recent site history - 1999 aerial photograph



Capture Date: 10/09/1999

Site Area: 0.04ha



OS MasterMap site plan



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Site Area: 0.04ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

116

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
A	12m NE	Unspecified Works	1967 - 1983	696440



ID	Location	Land use	Dates present	Group ID
B	55m S	Cotton Mill	1851	644092
C	65m S	Unspecified Tanks	1891	666443
1	66m E	Cotton Mill	1851	644089
A	66m E	Unspecified Works	1967	679039
D	81m S	Unspecified Mills	1891	754787
B	86m S	Unspecified Works	1967 - 1983	775726
B	91m S	Unspecified Works	1928 - 1938	717904
D	93m S	Unspecified Mills	1956	757028
G	112m SE	Unspecified Works	1983	679040
H	123m W	Sawmills	1956	729111
H	127m W	Unspecified Works	1983	679055
H	145m W	Sawmills	1928 - 1938	728610
H	147m W	Unspecified Mills	1967	653119
J	150m SW	Fire Station	1983	771647
B	152m SE	Unspecified Commercial/Industrial	1908	643126
B	152m SE	Unspecified Mill	1928 - 1938	748837
B	157m SE	Unspecified Mill	1956	729467
B	160m SE	Unspecified Mills	1967	762024
K	172m E	Unspecified Mill	1967	707210
K	172m E	Gas Works	1851	648822
K	176m E	Unspecified Mill	1938 - 1956	757383
K	176m E	Unspecified Mill	1928	762568
3	201m E	Unspecified Mill	1967	656816
D	207m SW	Unspecified Mills	1928 - 1938	717387
J	213m SW	Fire Station	1967	757715
M	217m W	Unspecified Mills	1956 - 1967	739418
D	219m SW	Unspecified Commercial/Industrial	1851 - 1891	759067
M	219m W	Unspecified Mills	1938	749265



ID	Location	Land use	Dates present	Group ID
M	220m W	Unspecified Mill	1928	656810
B	220m SE	Unspecified Mill	1928 - 1938	735555
B	220m SE	Unspecified Commercial/Industrial	1891 - 1908	757982
B	223m SE	Unspecified Mill	1956	786777
K	228m E	Unspecified Tank	1908 - 1928	734135
K	228m E	Unspecified Tank	1908 - 1928	766750
D	230m SW	Unspecified Commercial/Industrial	1891	643120
D	230m SW	Unspecified Mills	1908 - 1938	720318
K	233m E	Unspecified Tank	1938	727125
K	233m E	Unspecified Tank	1938	760652
K	235m E	Unspecified Tanks	1956 - 1967	737970
K	236m E	Gasometer	1851	655130
D	239m S	Iron Foundry	1851	683055
D	247m SW	Unspecified Works	1967	679053
D	247m SW	Unspecified Mill	1967	656811
D	249m SW	Unspecified Mills	1956	722417
D	253m SW	Cotton Mill	1908 - 1938	720713
B	254m SE	Unspecified Mill	1928 - 1938	701806
B	254m SE	Unspecified Commercial/Industrial	1891 - 1908	788872
B	255m SE	Unspecified Works	1983	679042
B	259m SE	Unspecified Mills	1956	653120
B	277m SE	Cotton Mill	1851	644088
N	284m NE	Unspecified Mill	1967	722913
N	284m NE	Unspecified Commercial/Industrial	1956	774938
O	297m NE	Unspecified Mills	1908 - 1928	785503
P	299m E	Unspecified Mills	1967	781107
D	304m SW	Unspecified Tank	1851	674829
O	305m NE	Cotton Mill	1851	644090



ID	Location	Land use	Dates present	Group ID
Q	335m W	Burial Ground	1908	659447
R	353m N	Unspecified Mills	1928	713155
4	358m W	Refuse Heap	1928	677991
O	367m NE	Unspecified Ground Workings	1851	648133
R	371m N	Cotton Mill	1851	644091
S	372m W	Refuse Heap	1908	677995
R	372m N	Unspecified Mills	1938 - 1956	703345
N	374m N	Unspecified Mill	1908 - 1928	741537
T	374m NW	Unspecified Mill	1928 - 1938	728159
T	374m NW	Unspecified Mill	1891	763276
T	375m NW	Unspecified Mill	1956	730332
O	376m NE	Gasometer	1851	655120
U	377m NW	Unspecified Works	1967 - 1983	773178
V	378m W	Rope Walk	1891	641253
D	382m SW	Unspecified Mill	1956	719525
D	382m SW	Unspecified Works	1967 - 1983	760984
6	382m SE	Unspecified Works	1967	679041
D	383m SW	Unspecified Mill	1928 - 1938	698560
D	383m SW	Unspecified Commercial/Industrial	1891 - 1908	749192
Q	387m W	Unspecified Pit	1967	690927
R	389m N	Unspecified Mill	1983	656817
Q	398m W	Unspecified Ground Workings	1938	648134
Q	402m W	Unspecified Heap	1928 - 1938	722061
Q	402m SW	Refuse Heap	1956	714334
V	411m W	Refuse Heap	1928	773198
W	412m W	Refuse Heap	1908	728215
X	413m N	Unspecified Commercial/Industrial	1891	733943
X	413m N	Unspecified Mill	1938	768108



ID	Location	Land use	Dates present	Group ID
Y	415m S	Unspecified Mill	1928 - 1967	699365
Y	415m S	Unspecified Commercial/Industrial	1891 - 1908	741942
W	423m SW	Sawmills	1938 - 1956	697029
W	424m SW	Unspecified Works	1967	679054
AA	426m NW	Colliery	1851	645270
Z	427m S	Tram Depot	1928 - 1938	704547
Z	428m S	Tram Depot	1956	724533
Z	428m S	Unspecified Depot	1967 - 1983	783304
AB	430m E	Unspecified Works	1891	679038
V	431m W	Cuttings	1967	642628
V	431m W	Refuse Heap	1938	699003
AB	437m E	Unspecified Pit	1908	757147
V	440m W	Refuse Heap	1956	710356
V	440m W	Refuse Heap	1938 - 1956	768349
AB	442m E	Unspecified Pit	1891	759660
9	450m SE	Refuse Heap	1851	677987
W	451m SW	Unspecified Ground Workings	1908	648131
AB	457m E	Unspecified Pit	1908	695041
10	458m S	Iron Foundry	1851	683057
AD	463m S	Unspecified Works	1967	679052
AD	465m S	Unspecified Foundry	1908 - 1938	736073
AD	466m S	Unspecified Foundry	1956	750021
AF	473m S	Unspecified Works	1967 - 1983	761901
W	474m W	Sawmills	1928	721899
AF	477m S	Unspecified Mill	1928 - 1938	727597
AF	477m S	Unspecified Commercial/Industrial	1891 - 1908	736006
AF	478m S	Unspecified Mill	1956	718356
AH	483m NE	Unspecified Ground Workings	1908 - 1928	750775



ID	Location	Land use	Dates present	Group ID
AH	488m NE	Unspecified Pit	1938	696660
AA	488m NW	Unspecified Ground Workings	1851	648137
11	494m N	Unspecified Commercial/Industrial	1908	643125

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

40

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	69m S	Unspecified Tank	1891	82597
C	83m S	Unspecified Tank	1891	93625
B	155m S	Unspecified Tank	1891	82593
B	183m S	Unspecified Tank	1891 - 1959	101591
K	227m E	Tanks	1890 - 1939	96651
K	233m E	Tanks	1959	91245
K	234m E	Tanks	1958	96844
K	254m E	Unspecified Tank	1958	82599
M	255m NW	Unspecified Tank	1973	82639
D	259m S	Unspecified Tank	1975 - 1983	96386
D	269m SW	Unspecified Tank	1891	90676
D	271m SW	Unspecified Tank	1891	82561
B	320m SE	Unspecified Tank	1988	82596
D	321m SW	Unspecified Tank	1891	82564
B	337m SE	Unspecified Tank	1910	90471



ID	Location	Land use	Dates present	Group ID
P	337m E	Unspecified Tank	1930 - 1939	100107
D	342m S	Unspecified Tank	1910	97496
B	344m SE	Unspecified Tank	1930	82594
B	346m SE	Tanks	1910 - 1930	102275
B	360m SE	Unspecified Tank	1891	91917
D	363m SW	Unspecified Tank	1973	82563
5	369m S	Unspecified Tank	1891	82595
N	369m NE	Unspecified Tank	1985 - 1996	103107
N	370m NE	Unspecified Tank	1978	89748
D	382m S	Unspecified Tank	1891 - 1937	103479
N	386m NE	Unspecified Tank	1978 - 1996	90512
D	395m SW	Unspecified Tank	1973	89237
D	395m SW	Unspecified Tank	1982	101037
D	395m SW	Unspecified Tank	1982	104036
8	419m NE	Unspecified Tank	1978 - 1988	89591
R	442m N	Unspecified Tank	1958 - 1959	90118
S	453m W	Unspecified Tank	1973	82640
N	459m NE	Tanks	1959	87201
N	460m NE	Unspecified Tank	1958	82598
T	469m NW	Unspecified Tank	1992	82638
AE	471m SE	Unspecified Tank	1958 - 1959	90798
N	477m NE	Unspecified Tank	1985 - 1988	91708
N	477m NE	Unspecified Tank	1978	89269
S	480m W	Unspecified Tank	1973	82641
AE	484m SE	Unspecified Tank	1957	97284

This data is sourced from Ordnance Survey / Groundsure.



1.3 Historical energy features

Records within 500m	20
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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
F	110m NW	Electricity Substation	1996 - 1998	54702
F	111m NW	Electricity Substation	1973 - 1989	55975
H	183m W	Electricity Substation	1996 - 1998	54434
J	214m SW	Electricity Substation	1973 - 1998	50981
D	230m S	Electricity Generating Station	1910	50867
D	253m S	Electricity Substation	1973 - 1987	57767
D	268m S	Electricity Depot	1973 - 1975	52160
D	314m S	Electricity Depot	1983	54754
B	325m SE	Electricity Substation	1994	53128
B	325m SE	Electricity Substation	1975 - 1988	57712
B	351m SE	Electricity Substation	1996 - 1997	52058
B	351m SE	Electricity Substation	1988	58929
D	362m SW	Electricity Substation	1973	45019
7	411m E	Electricity Substation	1996 - 1997	50702
S	439m W	Electricity Substation	1985 - 1998	53197
AC	446m S	Electricity Substation	1993 - 1998	55541
AC	448m S	Electricity Substation	1973	56715
AC	449m S	Electricity Substation	1982	48526
AC	457m S	Electricity Substation	1987	54401
N	475m NE	Electricity Substation	1996	45505

This data is sourced from Ordnance Survey / Groundsure.



1.4 Historical petrol stations

Records within 500m	0
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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	50
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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
C	64m S	Garage	1958 - 1984	18957
C	65m S	Garage	1959 - 1988	17661
A	68m E	Garage	1996 - 1997	18855
A	79m NE	Garage	1988	16419
E	95m S	Garage	1985	17211
E	95m S	Garage	1985 - 1989	17677
2	100m SW	Garage	1958 - 1959	19690
E	106m SW	Garage	1973	14615
I	125m NW	Garage	1985	14891
I	125m NW	Garage	1985 - 1989	18502
I	126m NW	Garage	1996 - 1998	19247
I	133m NW	Garage	1973	16119
E	134m SW	Garage	1959	16465
E	145m SW	Garage	1958	15575



ID	Location	Land use	Dates present	Group ID
E	146m SW	Garage	1973	15877
H	161m W	Garage	1973	14614
L	177m N	Garage	1996 - 1997	17653
L	178m N	Garage	1988	15718
D	179m S	Garage	1996 - 1998	19194
E	181m SW	Garage	1958	16445
E	182m SW	Garage	1973 - 1985	17414
E	182m SW	Garage	1959	16833
E	182m SW	Garage	1985 - 1989	18777
K	186m E	Garage	1996 - 1997	18785
K	191m E	Garage	1988	16724
G	198m SE	Garage	1988	15844
G	199m SE	Garage	1996 - 1997	19424
B	219m SE	Garage	1983 - 1984	19703
D	237m S	Garage	1998	15554
D	237m S	Garage	1987 - 1993	17867
D	247m SW	Garage	1996 - 1998	17874
D	249m S	Garage	1987	16332
D	252m S	Garage	1998	15295
D	252m S	Garage	1993	17144
B	268m SE	Garage	1975 - 1983	19185
M	273m W	Garage	1996 - 1998	18909
D	324m S	Garage	1993 - 1998	19401
D	378m S	Garage	1982	19722
D	381m SW	Garage	1973	15039
D	382m SW	Garage	1982 - 1987	19270
D	384m SW	Garage	1993 - 1998	17415
W	442m W	Garage	1973	16969



ID	Location	Land use	Dates present	Group ID
S	443m W	Vehicle Dismantlers Yard	1973	14780
W	452m W	Garage	1958 - 1959	19159
U	475m NW	Garage	1958 - 1959	17482
AG	480m N	Garage	1959 - 1992	18505
AG	481m N	Garage	1958	16585
AG	482m N	Garage	1984	16963
U	488m NW	Garage	1992	16707
U	489m NW	Garage	1984	14968

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

1

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.

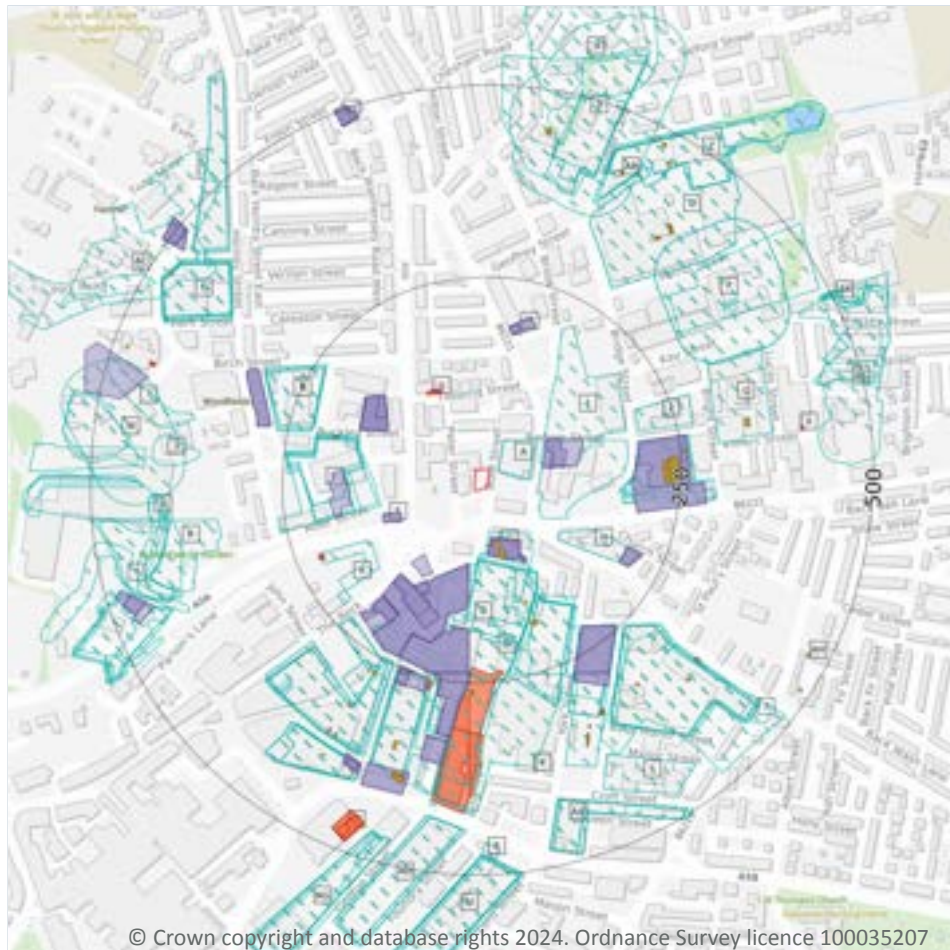
Features are displayed on the Past land use map on [page 15 >](#)

ID	Location	Site Name	Date of Operation	Activities
Z	422m S	Bury	circa WWI	National Shell Factory; 18pdr and 4.5in shell, rectifying shell

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

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2.1 Historical industrial land uses

Records within 500m

159

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 26](#) >

ID	Location	Land Use	Date	Group ID
A	12m NE	Unspecified Works	1983	696440
A	12m NE	Unspecified Works	1967	696440
B	55m S	Cotton Mill	1851	644092



ID	Location	Land Use	Date	Group ID
C	65m S	Unspecified Tanks	1891	666443
1	66m E	Cotton Mill	1851	644089
A	66m E	Unspecified Works	1967	679039
D	81m S	Unspecified Mills	1891	754787
B	86m S	Unspecified Works	1983	775726
B	86m S	Unspecified Works	1967	775726
B	91m S	Unspecified Works	1938	717904
B	91m S	Unspecified Works	1928	717904
D	93m S	Unspecified Mills	1956	757028
H	112m SE	Unspecified Works	1983	679040
I	123m W	Sawmills	1956	729111
I	127m W	Unspecified Works	1983	679055
I	145m W	Sawmills	1928	728610
I	145m W	Sawmills	1938	728610
I	147m W	Unspecified Mills	1967	653119
K	150m SW	Fire Station	1983	771647
B	152m SE	Unspecified Mill	1938	748837
B	152m SE	Unspecified Mill	1928	748837
B	152m SE	Unspecified Commercial/Industrial	1908	643126
B	157m SE	Unspecified Mill	1956	729467
B	160m SE	Unspecified Mills	1967	762024
L	172m E	Unspecified Mill	1967	707210
L	172m E	Gas Works	1851	648822
L	176m E	Unspecified Mill	1938	757383
L	176m E	Unspecified Mill	1928	762568
L	178m E	Unspecified Mill	1956	757383
2	201m E	Unspecified Mill	1967	656816
D	207m SW	Unspecified Mills	1938	717387



ID	Location	Land Use	Date	Group ID
D	207m SW	Unspecified Mills	1928	717387
K	213m SW	Fire Station	1967	757715
N	217m W	Unspecified Mills	1956	739418
N	217m W	Unspecified Mills	1967	739418
D	219m SW	Unspecified Commercial/Industrial	1851	759067
N	219m W	Unspecified Mills	1938	749265
N	220m W	Unspecified Mill	1928	656810
B	220m SE	Unspecified Mill	1938	735555
B	220m SE	Unspecified Commercial/Industrial	1891	757982
B	220m SE	Unspecified Mill	1928	735555
B	220m SE	Unspecified Commercial/Industrial	1908	757982
B	223m SE	Unspecified Mill	1956	786777
L	228m E	Unspecified Tank	1928	734135
L	228m E	Unspecified Tank	1908	734135
L	228m E	Unspecified Tank	1928	766750
L	228m E	Unspecified Tank	1908	766750
D	230m SW	Unspecified Mills	1938	720318
D	230m SW	Unspecified Commercial/Industrial	1891	643120
D	230m SW	Unspecified Mills	1928	720318
D	230m SW	Unspecified Mills	1908	720318
L	233m E	Unspecified Tank	1938	727125
L	233m E	Unspecified Tank	1938	760652
L	235m E	Unspecified Tanks	1956	737970
L	235m E	Unspecified Tanks	1967	737970
L	236m E	Gasometer	1851	655130
D	239m S	Iron Foundry	1851	683055
D	247m SW	Unspecified Works	1967	679053
D	247m SW	Unspecified Mill	1967	656811



ID	Location	Land Use	Date	Group ID
D	249m SW	Unspecified Mills	1956	722417
D	253m SW	Cotton Mill	1938	720713
D	253m SW	Unspecified Commercial/Industrial	1891	759067
D	253m SW	Cotton Mill	1928	720713
D	253m SW	Cotton Mill	1908	720713
B	254m SE	Unspecified Mill	1938	701806
B	254m SE	Unspecified Commercial/Industrial	1891	788872
B	254m SE	Unspecified Mill	1928	701806
B	254m SE	Unspecified Commercial/Industrial	1908	788872
B	255m SE	Unspecified Works	1983	679042
B	259m SE	Unspecified Mills	1956	653120
B	277m SE	Cotton Mill	1851	644088
O	284m NE	Unspecified Commercial/Industrial	1956	774938
O	284m NE	Unspecified Mill	1967	722913
P	297m NE	Unspecified Mills	1928	785503
P	297m NE	Unspecified Mills	1908	785503
Q	299m E	Unspecified Mills	1967	781107
D	304m SW	Unspecified Tank	1851	674829
P	305m NE	Cotton Mill	1851	644090
R	335m W	Burial Ground	1908	659447
S	353m N	Unspecified Mills	1928	713155
3	358m W	Refuse Heap	1928	677991
P	367m NE	Unspecified Ground Workings	1851	648133
S	371m N	Cotton Mill	1851	644091
T	372m W	Refuse Heap	1908	677995
S	372m N	Unspecified Mills	1956	703345
O	374m N	Unspecified Mill	1928	741537
O	374m N	Unspecified Mill	1908	741537



ID	Location	Land Use	Date	Group ID
U	374m NW	Unspecified Mill	1928	728159
U	374m NW	Unspecified Mill	1938	728159
U	374m NW	Unspecified Mill	1891	763276
U	375m NW	Unspecified Mill	1956	730332
P	376m NE	Gasometer	1851	655120
V	377m NW	Unspecified Works	1983	773178
W	378m W	Rope Walk	1891	641253
V	378m NW	Unspecified Works	1967	773178
D	382m SW	Unspecified Works	1983	760984
D	382m SW	Unspecified Mill	1956	719525
D	382m SW	Unspecified Works	1967	760984
5	382m SE	Unspecified Works	1967	679041
D	383m SW	Unspecified Mill	1938	698560
D	383m SW	Unspecified Commercial/Industrial	1891	749192
D	383m SW	Unspecified Mill	1928	698560
D	383m SW	Unspecified Commercial/Industrial	1908	749192
R	387m W	Unspecified Pit	1967	690927
S	389m N	Unspecified Mill	1983	656817
R	398m W	Unspecified Ground Workings	1938	648134
R	402m W	Unspecified Heap	1928	722061
R	402m SW	Refuse Heap	1956	714334
6	402m W	Unspecified Heap	1938	722061
S	403m N	Unspecified Mills	1938	703345
W	411m W	Refuse Heap	1928	773198
Y	412m W	Refuse Heap	1908	728215
Z	413m N	Unspecified Mill	1938	768108
Z	413m N	Unspecified Commercial/Industrial	1891	733943
AA	415m S	Unspecified Mill	1938	699365



ID	Location	Land Use	Date	Group ID
AA	415m S	Unspecified Commercial/Industrial	1891	741942
AA	415m S	Unspecified Mill	1928	699365
AA	415m S	Unspecified Commercial/Industrial	1908	741942
AA	418m S	Unspecified Mill	1956	699365
AA	418m S	Unspecified Mill	1967	699365
Y	423m SW	Sawmills	1938	697029
Y	424m SW	Unspecified Works	1967	679054
AC	426m NW	Colliery	1851	645270
AD	427m S	Tram Depot	1938	704547
AD	427m S	Tram Depot	1928	704547
AD	428m S	Unspecified Depot	1983	783304
AD	428m S	Tram Depot	1956	724533
AD	428m S	Unspecified Depot	1967	783304
AE	430m E	Unspecified Works	1891	679038
W	431m W	Cuttings	1967	642628
W	431m W	Refuse Heap	1938	699003
Y	432m SW	Sawmills	1956	697029
AE	437m E	Unspecified Pit	1908	757147
W	440m W	Refuse Heap	1956	710356
W	440m W	Refuse Heap	1938	768349
AE	442m E	Unspecified Pit	1891	759660
7	450m SE	Refuse Heap	1851	677987
Y	451m SW	Unspecified Ground Workings	1908	648131
W	451m W	Refuse Heap	1956	768349
AE	457m E	Unspecified Pit	1908	695041
8	458m S	Iron Foundry	1851	683057
AG	463m S	Unspecified Works	1967	679052
AG	465m S	Unspecified Foundry	1938	736073



ID	Location	Land Use	Date	Group ID
AG	465m S	Unspecified Foundry	1928	736073
AG	465m S	Unspecified Foundry	1908	736073
AG	466m S	Unspecified Foundry	1956	750021
AI	473m S	Unspecified Works	1983	761901
AI	473m S	Unspecified Works	1967	761901
Y	474m W	Sawmills	1928	721899
AI	477m S	Unspecified Mill	1938	727597
AI	477m S	Unspecified Commercial/Industrial	1891	736006
AI	477m S	Unspecified Mill	1928	727597
AI	477m S	Unspecified Commercial/Industrial	1908	736006
AI	478m S	Unspecified Mill	1956	718356
AK	483m NE	Unspecified Ground Workings	1908	750775
AK	487m NE	Unspecified Ground Workings	1928	750775
AK	488m NE	Unspecified Pit	1938	696660
AC	488m NW	Unspecified Ground Workings	1851	648137
9	494m N	Unspecified Commercial/Industrial	1908	643125

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

70

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 26 >](#)

ID	Location	Land Use	Date	Group ID
C	69m S	Unspecified Tank	1891	82597
C	83m S	Unspecified Tank	1891	93625
C	83m S	Unspecified Tank	1891	93625
B	155m S	Unspecified Tank	1891	82593



ID	Location	Land Use	Date	Group ID
B	183m S	Unspecified Tank	1891	101591
B	183m S	Unspecified Tank	1958	101591
B	184m S	Unspecified Tank	1959	101591
L	227m E	Tanks	1890	96651
L	227m E	Tanks	1910	96651
L	227m E	Tanks	1930	96651
L	227m E	Tanks	1939	96651
L	233m E	Tanks	1959	91245
L	234m E	Tanks	1958	96844
L	254m E	Unspecified Tank	1958	82599
N	255m NW	Unspecified Tank	1973	82639
D	259m S	Unspecified Tank	1983	96386
D	260m S	Unspecified Tank	1975	96386
D	269m SW	Unspecified Tank	1891	90676
D	269m SW	Unspecified Tank	1891	90676
D	271m SW	Unspecified Tank	1891	82561
B	320m SE	Unspecified Tank	1988	82596
D	321m SW	Unspecified Tank	1891	82564
B	337m SE	Unspecified Tank	1910	90471
B	337m SE	Unspecified Tank	1910	90471
Q	337m E	Unspecified Tank	1930	100107
Q	337m E	Unspecified Tank	1939	100107
D	342m S	Unspecified Tank	1910	97496
D	342m S	Unspecified Tank	1910	97496
B	344m SE	Unspecified Tank	1930	82594
B	346m SE	Tanks	1910	102275
B	346m SE	Tanks	1930	102275
B	346m SE	Tanks	1910	102275



ID	Location	Land Use	Date	Group ID
B	360m SE	Unspecified Tank	1891	91917
B	360m SE	Unspecified Tank	1891	91917
D	363m SW	Unspecified Tank	1973	82563
4	369m S	Unspecified Tank	1891	82595
O	369m NE	Unspecified Tank	1985	103107
O	369m NE	Unspecified Tank	1988	103107
O	369m NE	Unspecified Tank	1996	103107
O	370m NE	Unspecified Tank	1978	89748
D	382m S	Unspecified Tank	1891	103479
D	384m S	Unspecified Tank	1891	103479
D	384m S	Unspecified Tank	1910	103479
D	384m S	Unspecified Tank	1930	103479
D	384m S	Unspecified Tank	1937	103479
D	384m S	Unspecified Tank	1910	103479
O	386m NE	Unspecified Tank	1985	90512
O	386m NE	Unspecified Tank	1988	90512
O	387m NE	Unspecified Tank	1996	90512
O	387m NE	Unspecified Tank	1978	90512
D	395m SW	Unspecified Tank	1973	89237
D	395m SW	Unspecified Tank	1982	101037
D	395m SW	Unspecified Tank	1982	104036
AB	419m NE	Unspecified Tank	1985	89591
AB	419m NE	Unspecified Tank	1988	89591
AB	419m NE	Unspecified Tank	1978	89591
S	442m N	Unspecified Tank	1959	90118
S	443m N	Unspecified Tank	1958	90118
T	453m W	Unspecified Tank	1973	82640
O	459m NE	Tanks	1959	87201



ID	Location	Land Use	Date	Group ID
O	460m NE	Unspecified Tank	1958	82598
U	469m NW	Unspecified Tank	1992	82638
AH	471m SE	Unspecified Tank	1959	90798
AH	472m SE	Unspecified Tank	1958	90798
O	477m NE	Unspecified Tank	1985	91708
O	477m NE	Unspecified Tank	1988	91708
O	477m NE	Unspecified Tank	1978	89269
T	480m W	Unspecified Tank	1973	82641
AH	484m SE	Unspecified Tank	1957	97284
AH	484m SE	Unspecified Tank	1957	97284

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

50

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 26 >](#)

ID	Location	Land Use	Date	Group ID
G	110m NW	Electricity Substation	1996	54702
G	110m NW	Electricity Substation	1997	54702
G	110m NW	Electricity Substation	1998	54702
G	111m NW	Electricity Substation	1985	55975
G	111m NW	Electricity Substation	1989	55975
G	111m NW	Electricity Substation	1985	55975
G	111m NW	Electricity Substation	1973	55975
I	183m W	Electricity Substation	1996	54434
I	183m W	Electricity Substation	1997	54434
I	183m W	Electricity Substation	1998	54434



ID	Location	Land Use	Date	Group ID
K	214m SW	Electricity Substation	1985	50981
K	214m SW	Electricity Substation	1973	50981
K	214m SW	Electricity Substation	1996	50981
K	214m SW	Electricity Substation	1997	50981
K	214m SW	Electricity Substation	1998	50981
K	215m SW	Electricity Substation	1985	50981
K	215m SW	Electricity Substation	1989	50981
D	230m S	Electricity Generating Station	1910	50867
D	230m S	Electricity Generating Station	1910	50867
D	253m S	Electricity Substation	1973	57767
D	253m S	Electricity Substation	1982	57767
D	253m S	Electricity Substation	1982	57767
D	253m S	Electricity Substation	1987	57767
D	268m S	Electricity Depot	1973	52160
D	310m S	Electricity Depot	1973	52160
D	314m S	Electricity Depot	1983	54754
D	314m S	Electricity Depot	1975	52160
B	325m SE	Electricity Substation	1994	53128
B	325m SE	Electricity Substation	1983	57712
B	325m SE	Electricity Substation	1985	57712
B	326m SE	Electricity Substation	1975	57712
B	326m SE	Electricity Substation	1988	57712
B	351m SE	Electricity Substation	1997	52058
B	351m SE	Electricity Substation	1996	52058
B	351m SE	Electricity Substation	1988	58929
D	362m SW	Electricity Substation	1973	45019
X	411m E	Electricity Substation	1997	50702
X	411m E	Electricity Substation	1996	50702



ID	Location	Land Use	Date	Group ID
T	439m W	Electricity Substation	1996	53197
T	439m W	Electricity Substation	1997	53197
T	439m W	Electricity Substation	1998	53197
T	440m W	Electricity Substation	1985	53197
T	440m W	Electricity Substation	1989	53197
AF	446m S	Electricity Substation	1993	55541
AF	446m S	Electricity Substation	1998	55541
AF	448m S	Electricity Substation	1973	56715
AF	449m S	Electricity Substation	1982	48526
AF	449m S	Electricity Substation	1982	48526
AF	457m S	Electricity Substation	1987	54401
O	475m NE	Electricity Substation	1996	45505

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

83

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 26 >](#)

ID	Location	Land Use	Date	Group ID
C	64m S	Garage	1958	18957



ID	Location	Land Use	Date	Group ID
C	64m S	Garage	1983	18957
C	64m S	Garage	1983	18957
C	64m S	Garage	1984	18957
C	65m S	Garage	1988	17661
C	65m S	Garage	1959	17661
A	68m E	Garage	1996	18855
A	68m E	Garage	1997	18855
A	79m NE	Garage	1988	16419
E	95m S	Garage	1985	17211
E	95m S	Garage	1985	17677
E	95m S	Garage	1989	17677
F	100m SW	Garage	1958	19690
F	100m SW	Garage	1959	19690
E	106m SW	Garage	1973	14615
J	125m NW	Garage	1985	14891
J	125m NW	Garage	1985	18502
J	125m NW	Garage	1989	18502
J	126m NW	Garage	1998	19247
J	126m NW	Garage	1996	19247
J	126m NW	Garage	1997	19247
J	133m NW	Garage	1973	16119
E	134m SW	Garage	1959	16465
E	145m SW	Garage	1958	15575
E	146m SW	Garage	1973	15877
I	161m W	Garage	1973	14614
M	177m N	Garage	1996	17653
M	177m N	Garage	1997	17653
M	178m N	Garage	1988	15718



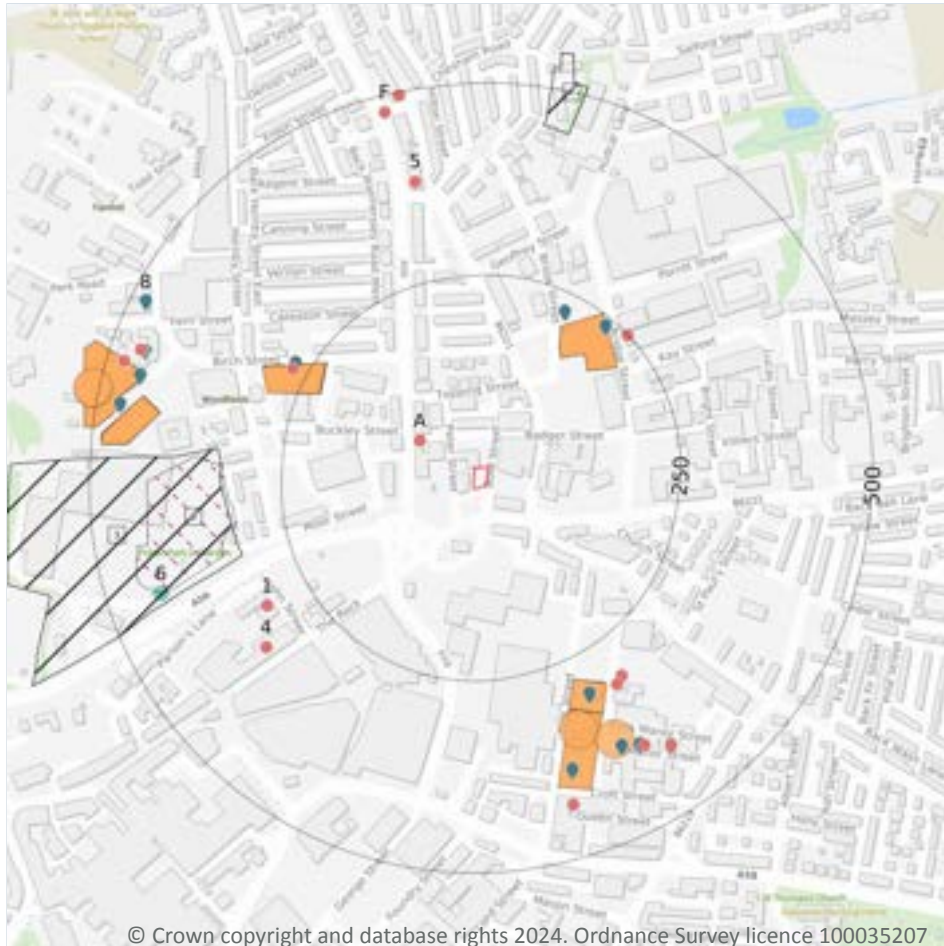
ID	Location	Land Use	Date	Group ID
D	179m S	Garage	1998	19194
D	179m S	Garage	1996	19194
D	179m S	Garage	1997	19194
E	181m SW	Garage	1958	16445
E	182m SW	Garage	1985	17414
E	182m SW	Garage	1973	17414
E	182m SW	Garage	1959	16833
E	182m SW	Garage	1985	18777
E	182m SW	Garage	1989	18777
L	186m E	Garage	1996	18785
L	186m E	Garage	1997	18785
L	191m E	Garage	1988	16724
H	198m SE	Garage	1988	15844
H	199m SE	Garage	1996	19424
H	199m SE	Garage	1997	19424
B	219m SE	Garage	1983	19703
B	219m SE	Garage	1983	19703
B	219m SE	Garage	1984	19703
D	237m S	Garage	1998	15554
D	237m S	Garage	1993	17867
D	237m S	Garage	1987	17867
D	247m SW	Garage	1998	17874
D	247m SW	Garage	1996	17874
D	247m SW	Garage	1997	17874
D	249m S	Garage	1987	16332
D	252m S	Garage	1998	15295
D	252m S	Garage	1993	17144
B	268m SE	Garage	1983	19185

ID	Location	Land Use	Date	Group ID
B	268m SE	Garage	1975	19185
N	273m W	Garage	1998	18909
N	273m W	Garage	1996	18909
N	273m W	Garage	1997	18909
D	324m S	Garage	1998	19401
D	326m S	Garage	1993	19401
D	378m S	Garage	1982	19722
D	378m S	Garage	1982	19722
D	381m SW	Garage	1973	15039
D	382m SW	Garage	1982	19270
D	382m SW	Garage	1982	19270
D	382m SW	Garage	1987	19270
D	384m SW	Garage	1998	17415
D	384m SW	Garage	1993	17415
Y	442m W	Garage	1973	16969
T	443m W	Vehicle Dismantlers Yard	1973	14780
Y	452m W	Garage	1958	19159
Y	452m W	Garage	1959	19159
V	475m NW	Garage	1959	17482
V	476m NW	Garage	1958	17482
AJ	480m N	Garage	1992	18505
AJ	480m N	Garage	1959	18505
AJ	481m N	Garage	1958	16585
AJ	482m N	Garage	1984	16963
V	488m NW	Garage	1992	16707
V	489m NW	Garage	1984	14968

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 (BGS)
- Historical landfill (LA/OS)
- Historical waste sites
- Licensed waste sites
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

1

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.

Features are displayed on the Waste and landfill map on [page 41](#) >

ID	Location	Address	BGS Number	Risk	Waste Type
6	430m W	Woodfields, Bury	1084	No risk to aquifer	N/A

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	1
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Landfill sites identified from Local Authority records and high detail historical mapping.

Features are displayed on the Waste and landfill map on [page 41 >](#)

ID	Location	Site address	Source	Data type
2	312m W	Refuse Tip	1972 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	2
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Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

Features are displayed on the Waste and landfill map on [page 41 >](#)

ID	Location	Details		
3	313m W	Site Address: Woodfields, Bury, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: C079 Waste Type: Industrial, Commercial, Household, Liquid sludge Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: County Borough of Bury Cleansing Department Licence Holder: - First Recorded 31/10/1971 Last Recorded: -
7	446m N	Site Address: Mill Lodges, Hudcar Lane, Bury, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: C118 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: Bury and Masco Industries Limited Licence Holder: - First Recorded 31/12/1976 Last Recorded: -



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

3.5 Historical waste sites

Records within 500m

32

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 41 >](#)

ID	Location	Address	Further Details	Date
B	169m NE	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1987
B	170m NE	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1997
B	170m NE	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1996
C	222m NW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1984
C	222m NW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1972
C	223m NW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1996
C	223m NW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1997



ID	Location	Address	Further Details	Date
C	223m NW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1998
C	224m NW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1985
C	224m NW	Site Address: N/A	Type of Site: Scrap Metal Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1989
D	276m SE	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1994
D	276m SE	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1987
D	309m S	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1994
D	310m S	Site Address: N/A	Type of Site: Scrap Metal Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1983
D	310m S	Site Address: N/A	Type of Site: Scrap Metal Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1985
D	311m S	Site Address: N/A	Type of Site: Scrap Metal Works Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1974



ID	Location	Address	Further Details	Date
D	315m S	Site Address: York Street, Mill, York Street, BURY, Greater Manchester, BL9 7AR	Type of Site: Waste Recycling Building Planning application reference: 51924 Description: Scheme comprises change of use of site to waste recycling centre with construction of transfer building. An application (ref: 51924) for detailed planning permission was granted by Bury M.B.C. A detailed planning application has been granted. Data source: Historic Planning Application Data Type: Point	20/07/2010
D	345m SE	Site Address: Manor Street, BURY, Greater Manchester, BL9 7BL	Type of Site: Recycling Centre Planning application reference: 32631/96 Description: An application (ref: 32631/96) for Detailed Planning permission was submitted to Bury M.B.C. on 31st October 1996. Data source: Historic Planning Application Data Type: Point	-
E	415m W	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1996
E	415m W	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1997
E	415m W	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1998
E	415m W	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1984
E	415m W	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1985
E	415m W	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1989



ID	Location	Address	Further Details	Date
E	443m W	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1996
E	443m W	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1997
E	443m W	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1998
E	443m W	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1984
E	444m W	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1985
E	444m W	Site Address: N/A	Type of Site: Scrap Yard Planning application reference: N/A Description: N/A Data source: Historic Mapping Data Type: Polygon	1989
E	482m W	Site Address: Tile Street, BURY, Greater Manchester, BL9 5BR	Type of Site: Waste Transfer Station (Conversion) Planning application reference: 44340 Description: Scheme comprises proposed change of use from breakers yard to materials recycling facility & contractors yard. An application (ref: 44340) for detailed planning permission was withdrawn from Bury M.B.C. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-



ID	Location	Address	Further Details	Date
E	482m W	Site Address: Land At, Tile Street, BURY, Greater Manchester, BL9 5BR	Type of Site: Waste Recycling Centre (Extension) Planning application reference: 54507 Description: Scheme comprises extension to an waste recycling centre to allow further recycling of non hazardous skip waste. An application (ref: 54507) for detailed planning permission was submitted to Bury M.B.C. A detailed planning application has been submitted. Data source: Historic Planning Application Data Type: Point	04/06/2012

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

3.6 Licensed waste sites

Records within 500m	18
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Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

Features are displayed on the Waste and landfill map on [page 41 >](#)

ID	Location	Details		
B	223m NE	Site Name: Brook Street Metal Co Ltd Site Address: Land/premises At, Bridge Street, Bury, Lancashire, BL9 6HH Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BSM001 EPR reference: EA/EPR/KP3892CJ/A001 Operator: Brook Street Metal Co Ltd Waste Management licence No: 53473 Annual Tonnage: 417	Issue Date: 13/11/1998 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
B	237m NE	Site Name: Land/ Premises At Bridge Street Site Address: Land/premises At, Bridge Street, Bury, Lancashire, BL9 6HH Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIM134 EPR reference: EA/EPR/FB3639DA/V002 Operator: Sims Group U K Ltd Waste Management licence No: 53473 Annual Tonnage: 24999	Issue Date: 13/11/1998 Effective Date: 22/03/2012 Modified: 01/07/2015 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified



ID	Location	Details		
B	237m NE	Site Name: Land/ Premises At Bridge Street Site Address: Land/premises At, Bridge Street, Bury, Lancashire, BL9 6HH Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SIM134 EPR reference: EA/EPR/FB3639DA/S003 Operator: Sims Group U K Limited Waste Management licence No: 53473 Annual Tonnage: 107586	Issue Date: 13/11/1998 Effective Date: 22/03/2012 Modified: 01/07/2015 Surrendered Date: Jun 24 2020 12:00AM Expiry Date: - Cancelled Date: - Status: Surrendered
B	237m NE	Site Name: Land/ Premises At Bridge Street Site Address: Land/premises At, Bridge Street, Bury, Lancashire, BL9 6HH Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 636414 EPR reference: EA/EPR/FB3639DA Operator: Sims Group Uk Limited Waste Management licence No: 53473 Annual Tonnage: 107586	Issue Date: 13/11/1998 Effective Date: 13/11/1998 Modified: - Surrendered Date: 13/11/1998 Expiry Date: - Cancelled Date: - Status: Surrendered
C	269m NW	Site Name: Recycling Lives Bury Site Address: Birch Street, Bury, Lancashire, BL9 5AL Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 635296 EPR reference: EA/EPR/FB3802GK Operator: Recycling Lives Limited Waste Management licence No: 404508 Annual Tonnage: 7000	Issue Date: 21/05/2018 Effective Date: 21/05/2018 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
D	304m SE	Site Name: York Street Transfer Station Site Address: York Street Mill, York Street, Bury, Lancashire, BL9 7AR Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SBL001 EPR reference: EA/EPR/BP3891CF/V002 Operator: Swinnerton Bros Ltd Waste Management licence No: 53921 Annual Tonnage: 2083.333	Issue Date: 22/09/1983 Effective Date: - Modified: 17/05/2002 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked



ID	Location	Details		
D	304m SE	Site Name: York Street Transfer Station Site Address: York Street Mill, York Street, Bury, Lancashire, BL9 7AR Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 643755 EPR reference: EA/EPR/BP3891CF Operator: Swinnerton Bros Limited Waste Management licence No: 53921 Annual Tonnage: 2083	Issue Date: 22/09/1983 Effective Date: 22/09/1983 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked
D	384m SE	Site Name: Bury Skip Hire Ltd Site Address: Land / Premises At, Manor Street, Bury, Lancs, BL9 7BL Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BSH001 EPR reference: ZP3298EE/A001 Operator: Bury Skip Hire Ltd Waste Management licence No: 100427 Annual Tonnage: 0	Issue Date: 29/09/2008 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
D	387m S	Site Name: Mr Skip & Grab Hire Site Address: York Street Recycling Centre, York Street, Bury, Lancashire, BL9 7AR Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SKI039 EPR reference: EA/EPR/NP3994VS/V002 Operator: Mr Richard Roberts & Mr Ian Marshall Waste Management licence No: 102063 Annual Tonnage: 74999	Issue Date: 21/10/2010 Effective Date: - Modified: 07/03/2011 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified



ID	Location	Details		
D	387m S	Site Name: Mr Skip & Grab Hire Site Address: York Street Recycling Centre, York Street, Bury, Lancashire, BL9 7AR Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 629331 EPR reference: EA/EPR/NP3994VS Operator: Mr Richard Roberts & Mr Ian Marshall Waste Management licence No: 102063 Annual Tonnage: 74999	Issue Date: 21/10/2010 Effective Date: 21/10/2010 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
D	393m SE	Site Name: Manor Skip Hire Site Address: Land / Premises At, Manor Street, Bury, Lancashire, BL9 7BL Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 640852 EPR reference: EA/EPR/XP3593VS Operator: Nicola Lewis Waste Management licence No: 100427 Annual Tonnage: 24999	Issue Date: 29/09/2008 Effective Date: 29/09/2008 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
D	416m SE	Site Name: K M A Transfer Station Site Address: Manor Street, Bury, Lancashire, BL9 7BL Correspondence Address: Manor Street, Bury, Lancashire, BL9 7BL	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GAS001 EPR reference: - Operator: Gerald Ashe & Karen Marie Ashe Waste Management licence No: 50015 Annual Tonnage: 0	Issue Date: 07/08/1998 Effective Date: 03/11/2001 Modified: 02/11/2001 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified



ID	Location	Details		
D	416m SE	Site Name: Briggs Skips Site Address: Manor Street, Bury, Lancashire, BL9 7BL Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BRI120 EPR reference: EA/EPR/CP3398CV/T003 Operator: Briggs Susan Ann Waste Management licence No: 50015 Annual Tonnage: 25000	Issue Date: 07/08/1998 Effective Date: 10/03/2005 Modified: 02/11/2001 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked
D	416m SE	Site Name: Briggs Skips Site Address: Manor Street, Manor Street, Bury, Lancashire, BL9 7BL Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 626270 EPR reference: EA/EPR/CP3398CV Operator: Susan Ann Briggs Waste Management licence No: 50015 Annual Tonnage: 25000	Issue Date: 07/08/1998 Effective Date: 07/08/1998 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked
E	451m W	Site Name: Woodfield Mill Site Address: 2 Woodfield Mill, Tile Street, Bury, Lancashire, BL9 5BR Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 652558 EPR reference: EA/EPR/GB3032RG Operator: Recycle Motor Spares Limited Waste Management licence No: 53469 Annual Tonnage: 4999	Issue Date: 20/09/1996 Effective Date: 20/09/1996 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued



ID	Location	Details		
E	456m W	Site Name: R M S Metal Recycling Site Address: Woodfield Mill, 2, Tile Street, Bury, Lancashire, BL9 5BR Correspondence Address: -	Type of Site: Metal Recycling Site (mixed MRS's) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: RMS001 EPR reference: EA/EPR/KP3392CC/A001 Operator: R & M Stansfield Enterprises Ltd Waste Management licence No: 53469 Annual Tonnage: 325	Issue Date: 20/09/1996 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
E	468m W	Site Name: A1 Van Breakers Site Address: Gate 2, Tile Street, Woodfields, Bury, Lancashire, BL9 5BR Correspondence Address: -	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 656523 EPR reference: EA/EPR/ZP3994CR Operator: Ian Smith Waste Management licence No: 50372 Annual Tonnage: 2500	Issue Date: 25/04/2005 Effective Date: 25/04/2005 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
8	479m NW	Site Name: Fernhill Works Site Address: Fernhill Works, Park Road, Fernhill, Bury, Lancashire, BL9 5BQ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: BUR106 EPR reference: EA/EPR/JP3193VM/T001 Operator: Bury Skip Hire Ltd Waste Management licence No: 50053 Annual Tonnage: 24999	Issue Date: 28/09/2001 Effective Date: 08/10/2010 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred

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

3.7 Waste exemptions

Records within 500m	35
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Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 41](#) >



ID	Location	Site	Reference	Category	Sub-Category	Description
A	80m NW	46, WALMERSLEY ROAD, BURY, BL9 6DP	WEX349242	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	80m NW	46, WALMERSLEY ROAD, BURY, BL9 6DP	WEX224400	Storing waste exemption	Not on a farm	Storage of waste in secure containers
A	80m NW	46, WALMERSLEY ROAD, BURY, BL9 6DP	WEX073916	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	249m NE	Sims Group UK Limited Bridge Street BURY Lancashire BL9 6HH	EPR/BE5256FC /A001	Treating waste exemption	Both agricultural and non- agricultural waste	Recovery of scrap metal
C	270m NW	The Scrap Yard Birch Street BURY Lancashire BL9 5AL	EPR/TF0332JQ /A001	Storing waste exemption	Non- Agricultural Waste Only	Storage of waste in a secure place
C	270m NW	The Scrap Yard Birch Street BURY Lancashire BL9 5AL	EPR/TF0332JQ /A001	Treating waste exemption	Non- Agricultural Waste Only	Recovery of scrap metal
D	305m SE	the tyre yard, the tyre yard, fountain street north, bury, BL9 7an	WEX108300	Storing waste exemption	Not on a farm	Storage of waste in secure containers
D	305m SE	the tyre yard, the tyre yard, fountain street north, bury, BL9 7an	WEX108300	Storing waste exemption	Not on a farm	Storage of waste in a secure place
D	305m SE	the tyre yard, the tyre yard, fountain street north, bury, BL9 7an	WEX108300	Treating waste exemption	Not on a farm	Mechanical treatment of end-of-life tyres
D	305m SE	the tyre yard, the tyre yard, fountain street north, bury, BL9 7an	WEX108300	Using waste exemption	Not on a farm	Use of depolluted end-of-life vehicles for vehicle parts
1	310m SW	Paradise Mill John Street Bury Lancashire BL9 0NH	EPR/RH0916JR /A001	Storing waste exemption	Non- Agricultural Waste Only	Storage of waste in a secure place
D	311m SE	The Tyre Yard, Fountain Street North, Bury, BL9 7AN	WEX237959	Treating waste exemption	Not on a farm	Mechanical treatment of end-of-life tyres
4	341m SW	-	WEX269740	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
5	381m N	-	WEX267179	Storing waste exemption	Not on a farm	Storage of waste in secure containers



ID	Location	Site	Reference	Category	Sub-Category	Description
D	396m SE	MANOR STREET, BURY, BL9 7BL	WEX353447	Treating waste exemption	Not on a farm	Mechanical treatment of end-of-life tyres
D	396m SE	MANOR STREET, BURY, BL9 7BL	WEX353447	Treating waste exemption	Not on a farm	Recovery of scrap metal
D	416m SE	Unit 1, Manor Street, Bury, BL9 7BL	WEX282719	Treating waste exemption	Not on a farm	Mechanical treatment of end-of-life tyres
D	416m SE	Unit 1, Manor Street, Bury, BL9 7BL	WEX282719	Treating waste exemption	Not on a farm	Recovery of scrap metal
D	431m S	YORK STREET MILL, UNIT 4, YORK STREET, BURY, BL9 7AR	WEX093188	Treating waste exemption	Not on a farm	Manual treatment of waste
E	461m W	Gate 2 Tile Street BURY Lancashire BL9 5BR	EPR/RF0201TP /A001	Storing waste exemption	Both agricultural and non-agricultural waste	Storage of waste in a secure place
E	461m W	Gate 2 Tile Street BURY Lancashire BL9 5BR	EPR/RF0201TP /A001	Treating waste exemption	Both agricultural and non-agricultural waste	Preparatory treatments (baling, sorting, shredding etc)
E	461m W	Gate 2 Tile Street BURY Lancashire BL9 5BR	EPR/RF0201TP /A001	Treating waste exemption	Both agricultural and non-agricultural waste	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
E	461m W	Gate 2 Tile Street BURY Lancashire BL9 5BR	EPR/RF0201TP /A001	Using waste exemption	Both agricultural and non-agricultural waste	Use of waste in construction
E	461m W	Gate 2 Tile Street BURY Lancashire BL9 5BR	EPR/RF0201TP /A001	Disposing of waste exemption	Both agricultural and non-agricultural waste	Burning waste in the open
E	461m W	Gate 2 Tile Street BURY Lancashire BL9 5BR	EPR/RF0201TP /A001	Treating waste exemption	Both agricultural and non-agricultural waste	Screening and blending of waste

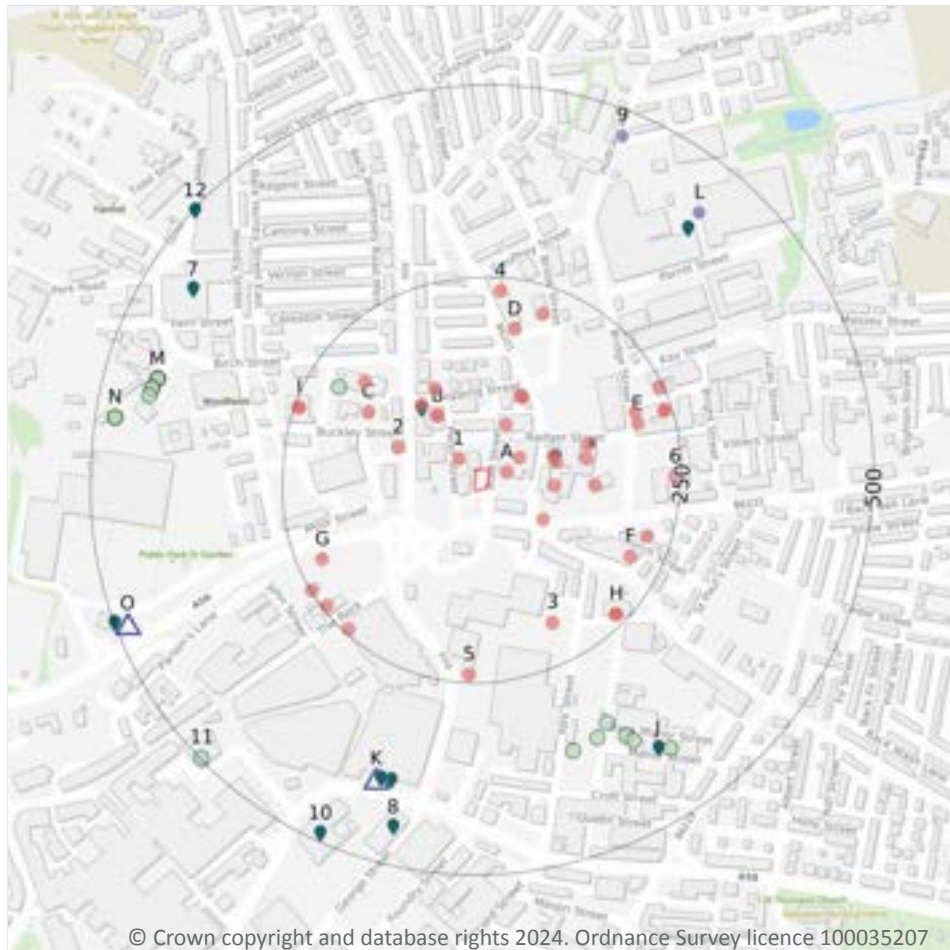


ID	Location	Site	Reference	Category	Sub-Category	Description
F	478m N	166A WALMERSLEY ROAD BURY LANCASHIRE BL9 6LL	EPR/DF0602N N/A001	Treating waste exemption	Non- Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
E	478m W	M60 Skip Hire, Gate 2 Tile Street, Bury, BL9 5BR	WEX136010	Storing waste exemption	Not on a farm	Storage of waste in a secure place
E	478m W	M60 Skip Hire, Gate 2 Tile Street, Bury, BL9 5BR	WEX136010	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
E	478m W	M60 Skip Hire, Gate 2 Tile Street, Bury, BL9 5BR	WEX136010	Treating waste exemption	Not on a farm	Treatment of waste wood and waste plant matter by chipping, shredding, cutting or pulverising
E	478m W	M60 Skip Hire, Gate 2 Tile Street, Bury, BL9 5BR	WEX136010	Using waste exemption	Not on a farm	Use of waste in construction
E	478m W	M60 Skip Hire, Gate 2 Tile Street, Bury, BL9 5BR	WEX136010	Disposing of waste exemption	Not on a farm	Burning waste in the open
E	478m W	M60 Skip Hire, Gate 2 Tile Street, Bury, BL9 5BR	WEX136010	Treating waste exemption	Not on a farm	Screening and blending of waste
F	495m N	166A, WALMERSLEY ROAD, BURY, BL9 6LL	WEX379901	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
F	495m N	166A, WALMERSLEY ROAD, BURY, BL9 6LL	WEX110804	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
F	495m N	166A, WALMERSLEY ROAD, BURY, BL9 6LL	WEX252176	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

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

4.1 Recent industrial land uses

Records within 250m

44

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 56 >](#)

ID	Location	Company	Address	Activity	Category
A	23m E	S B T Gears	Barnbrook Boiler Works, Brook Street, Bury, Greater Manchester, BL9 6AH	Bearing, Gear and Drive Elements	Industrial Products
1	27m NW	Craffity	5-7, Peter Street, Bury, Greater Manchester, BL9 6AB	Bricks, Tiles, Clay and Ceramic Products	Industrial Products
A	41m NE	Works	Greater Manchester, BL9	Unspecified Works Or Factories	Industrial Features



ID	Location	Company	Address	Activity	Category
A	62m NE	Works	Greater Manchester, BL9	Unspecified Works Or Factories	Industrial Features
A	85m SE	C & M Engineering	Workshop, Brook Street, Bury, Greater Manchester, BL9 6AH	Precision Engineers	Engineering Services
A	85m E	Krupa Bros & Son Ltd	14, Brook Street, Bury, Greater Manchester, BL9 6AH	Cutting, Drilling and Welding Services	Construction Services
A	86m E	Works	Greater Manchester, BL9	Unspecified Works Or Factories	Industrial Features
B	87m NW	Works	Greater Manchester, BL9	Unspecified Works Or Factories	Industrial Features
A	87m E	Works	Greater Manchester, BL9	Unspecified Works Or Factories	Industrial Features
B	88m NW	Keeday Leisure Equipment Ltd	2, Topping Street, Bury, Greater Manchester, BL9 6DR	Hobby, Sports and Pastime Products	Consumer Products
A	102m NE	Superior Signs	1-7, Taylor Street, Bury, Greater Manchester, BL9 6DT	Signs	Industrial Products
A	103m NE	Signs 2 Safety	1-7, Taylor Street, Bury, Greater Manchester, BL9 6DT	Signs	Industrial Products
A	104m NE	Works	Greater Manchester, BL9	Unspecified Works Or Factories	Industrial Features
2	105m W	Belec	39, Walmersley Road, Bury, Greater Manchester, BL9 5AE	Electrical Equipment Repair and Servicing	Repair and Servicing
B	111m NW	Autoshop	64, Walmersley Road, Bury, Greater Manchester, BL9 6DP	Vehicle Parts and Accessories	Motoring
B	118m NW	Electricity Sub Station	Greater Manchester, BL9	Electrical Features	Infrastructure and Facilities
A	127m E	Works	Greater Manchester, BL9	Unspecified Works Or Factories	Industrial Features
A	132m E	Works	Greater Manchester, BL9	Unspecified Works Or Factories	Industrial Features
A	139m E	Car Leasing	Bell Lane, -, Bury, Greater Manchester, BL9 6HH	Vehicle Hire and Rental	Hire Services
C	159m NW	Walmersley Trade Centre	-, Buckley Street, Bury, Greater Manchester, BL9 5AF	Secondhand Vehicles	Motoring



ID	Location	Company	Address	Activity	Category
C	185m NW	Bury Ambulance Station	Greater Manchester, BL9	Ambulance and Medical Transportation Services	Health Support Services
D	185m N	Brook Street Motors	-, Taylor Street, Bury, Greater Manchester, BL9 6DT	Vehicle Repair, Testing and Servicing	Repair and Servicing
3	195m SE	Electricity Sub Station	Greater Manchester, BL9	Electrical Features	Infrastructure and Facilities
E	201m E	Britannia Mills Storage Co Ltd	Britannia Mill, Cobden Street, Bury, Greater Manchester, BL9 6AW	Container and Storage	Transport, Storage and Delivery
E	204m NE	Car Care Solutions	Unit 4a Britannia Mill, Samuel Street, Bury, Greater Manchester, BL9 6AG	Vehicle Repair, Testing and Servicing	Repair and Servicing
F	207m SE	B M Auto Bodies	Star Works, Church Street, Bury, Greater Manchester, BL9 6BN	Vehicle Repair, Testing and Servicing	Repair and Servicing
D	214m N	J S T Fabrication	Unit 3, Kenyon Street, Bury, Greater Manchester, BL9	Metalworkers Including Blacksmiths	Construction Services
G	218m SW	Electricity Sub Station	Greater Manchester, BL9	Electrical Features	Infrastructure and Facilities
F	219m E	Cartime	-, Bell Lane, Bury, Greater Manchester, BL9 6AR	Secondhand Vehicles	Motoring
4	233m N	Cleansafe	Remar House, Geoffrey Street, Bury, Greater Manchester, BL9 6FT	Cleaning Equipment and Supplies	Industrial Products
H	236m SE	The Shed Company	Unit 4 Britannia Warehouse, Ormond Street, Bury, Greater Manchester, BL9 7AJ	Garden Goods	Consumer Products
H	236m SE	The M O T Centre	Unit 4 Britannia Warehouse, Ormond Street, Bury, Greater Manchester, BL9 7AJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
H	236m SE	M & M Motors & Autobodies Ltd	Unit 2a Britannia Warehouse, Ormond Street, Bury, Greater Manchester, BL9 7AJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
H	236m SE	Ormond Street Garage	Unit 1 Britannia Warehouse, Ormond Street, Bury, Greater Manchester, BL9 7AJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
5	239m S	Electricity Sub Station	Greater Manchester, BL9	Electrical Features	Infrastructure and Facilities
E	240m E	Carrera 2000	Britannia Mill, Cobden Street, Bury, Greater Manchester, BL9 6AW	Giftware	Consumer Products



ID	Location	Company	Address	Activity	Category
E	240m E	D A S Bury Ltd	Britannia Mill, Cobden Street, Bury, Greater Manchester, BL9 6AW	Vehicle Repair, Testing and Servicing	Repair and Servicing
6	242m E	Farnell Land Rover	Cartime 4x4, Bell Lane, Bury, Greater Manchester, BL9 6DJ	New Vehicles	Motoring
I	244m W	Works	Greater Manchester, BL9	Unspecified Works Or Factories	Industrial Features
G	244m SW	B & H Electronics	1-5 Stanley Court, The Rock, Bury, Greater Manchester, BL9 ONE	Vehicle Parts and Accessories	Motoring
I	244m W	Advanced Automotive	-, Charles Street, Bury, Greater Manchester, BL9 5AJ	Vehicle Repair, Testing and Servicing	Repair and Servicing
G	245m SW	My House Clearance Bury	Apartment 76, 16, St Johns Gardens, Bury, Greater Manchester, BL9 ONP	Clearance and Salvage Dealers	Recycling Services
E	245m NE	Motor Restore Ltd	6-16, Samuel Street, Bury, Greater Manchester, BL9 6AG	Vehicle Repair, Testing and Servicing	Repair and Servicing
G	249m SW	Travelling Crane	Greater Manchester, BL9	Travelling Cranes and Gantries	Industrial Features

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	2
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Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 56 >](#)

ID	Location	Company	Address	LPG	Status
K	397m S	SHELL	Rochdale Road, Derby Street, Bury, Greater Manchester, BL9 7AX	Not Applicable	Obsolete
O	484m W	TESCO	Peel Way, Woodfield Retail Park, Bury, Greater Manchester, BL9 5BY	No	Open

This data is sourced from Experian.



4.3 Electricity cables

Records within 500m	0
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High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0
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High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0
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Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0
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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.

4.7 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.



4.8 Hazardous substance storage/usage

Records within 500m	0
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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.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	3
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Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

Features are displayed on the Current industrial land use map on [page 56 >](#)

ID	Location	Details	
L	431m NE	Operator: Scandura Textiles Address: P And S Textiles, Porrit Street, Bury, Lancashire, BL9 6HJ Process: Other Mineral Fibres Permit Number: AU2107	Original Permit Number: IPCAPP Date Approved: 9-7-1996 Effective Date: 16-7-1996 Status: Superseded By Variation
L	431m NE	Operator: Scandura Textiles Address: P And S Textiles, Porrit Street, Bury, Lancashire, BL9 6HJ Process: Other Mineral Fibres Permit Number: BD3698	Original Permit Number: IPCMINVAR Date Approved: 24-11-1998 Effective Date: 30-11-1998 Status: Revoked
9	467m N	Operator: Bury Cooper Whitehead Ltd Address: Hudcar Mill, Hudcar Lane, Bury, Lancashire, BL9 6HD Process: Coating Processes And Printing Permit Number: AB4311	Original Permit Number: IPCAPP Date Approved: 18-5-1992 Effective Date: 18-5-1992 Status: Surrendered

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

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0
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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.

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

Records within 500m

11

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 56 >](#)

ID	Location	Address	Details	
A	86m E	Moorside Garage, Brook Street, BL9 6AH	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
B	106m NW	Geldards Dry Cleaners, 60 Walmersley Road, Bury, BL9 6DP	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
K	392m S	Rock Service Station (Shell), Bury Rock, Rochdale Road, Bury, BL9 7AX	Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
K	394m S	Rock Service Station (Shell), Bury Rock, Rochdale Road, Bury, BL9 7AX	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
L	405m NE	Scandura Textiles, Porritt Street, BL9 6HJ	Process: Other Metal Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
J	406m SE	Cass Of Bury, Manor Street, BL9 7BL	Process: Combustion & Incineration Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
7	437m NW	P&S Textiles Ltd, Hornby Street, Bury, BL9 5BL	Process: Coating Processes Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
8	450m S	H & J Quick Ltd, Derby Street, BL9 0NW	Process: Respraying of Road Vehicles Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified



ID	Location	Address	Details	
10	489m SW	Save, Angeleume Road, BL9 0BZ	Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
12	497m NW	BaRoadon Concrete, Every Street, Fernhill, Bury, BL9 5BJ	Process: Use of Bulk Cement Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
O	499m W	Tesco Stores Ltd., Peel Way, Bury, BL9 5BY	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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

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.

4.13 Licensed Discharges to controlled waters

Records within 500m

2

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on [page 56 >](#)

ID	Location	Address	Details	
A	137m E	BADGER ST, BURY, LANCASHIRE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01BRY0015 Permit Version: 1 Receiving Water: BARN BROOK	Status: VARIED UNDER EPR 2010 Issue date: - Effective Date: 01/01/1995 Revocation Date: 02/09/2010
A	137m E	BADGER ST, BURY, LANCASHIRE	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01BRY0015 Permit Version: 2 Receiving Water: BARN BROOK	Status: SURRENDERED UNDER EPR 2010 Issue date: 03/09/2010 Effective Date: 03/09/2010 Revocation Date: 23/03/2015

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



4.14 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.

4.15 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.

4.16 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.

4.17 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.

4.18 Pollution Incidents (EA/NRW)

Records within 500m**21**

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 56](#) >

ID	Location	Details	
C	208m NW	Incident Date: 05/03/2001 Incident Identification: 24 Pollutant: Oils and Fuel Pollutant Description: Diesel	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
J	344m SE	Incident Date: 09/10/2001 Incident Identification: 35564 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
J	356m SE	Incident Date: 01/08/2002 Incident Identification: 96983 Pollutant: Specific Waste Materials Pollutant Description: Containers	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
J	361m S	Incident Date: 14/03/2002 Incident Identification: 63990 Pollutant: Specific Waste Materials Pollutant Description: Commercial Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
J	370m SE	Incident Date: 05/06/2003 Incident Identification: 163679 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
J	380m SE	Incident Date: 05/06/2003 Incident Identification: 163681 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Smoke	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
J	415m SE	Incident Date: 04/09/2002 Incident Identification: 105253 Pollutant: Specific Waste Materials Pollutant Description: Tyres	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
M	431m W	Incident Date: 09/05/2001 Incident Identification: 4989 Pollutant: Inert Materials and Wastes:Specific Waste Materials:Specific Waste Materials:Specific Waste Materials Pollutant Description: Construction and Demolition Materials and Wastes:Asbestos:Commercial Waste:Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
M	431m W	Incident Date: 25/07/2003 Incident Identification: 176669 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)



ID	Location	Details	
M	431m W	Incident Date: 09/05/2001 Incident Identification: 4989 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
M	431m W	Incident Date: 09/05/2001 Incident Identification: 4989 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
M	431m W	Incident Date: 09/05/2001 Incident Identification: 4989 Pollutant: Specific Waste Materials Pollutant Description: Asbestos	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
M	431m W	Incident Date: 09/05/2001 Incident Identification: 4989 Pollutant: Specific Waste Materials Pollutant Description: Commercial Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
M	434m W	Incident Date: 15/06/2001 Incident Identification: 9486 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
M	434m W	Incident Date: 15/06/2001 Incident Identification: 9486 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
M	434m W	Incident Date: 15/06/2001 Incident Identification: 9486 Pollutant: Inert Materials and Wastes:Specific Waste Materials Pollutant Description: Construction and Demolition Materials and Wastes:Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
M	436m W	Incident Date: 04/07/2002 Incident Identification: 89253 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
N	474m W	Incident Date: 07/07/2002 Incident Identification: 89789 Pollutant: Specific Waste Materials:Oils and Fuel Pollutant Description: Vehicles and Vehicle Parts:Mixed/Waste Oils	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)



ID	Location	Details	
N	474m W	Incident Date: 07/07/2002 Incident Identification: 89789 Pollutant: Specific Waste Materials Pollutant Description: Vehicles and Vehicle Parts	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
N	474m W	Incident Date: 07/07/2002 Incident Identification: 89789 Pollutant: Oils and Fuel Pollutant Description: Mixed/Waste Oils	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
11	497m SW	Incident Date: 20/08/2001 Incident Identification: 48060 Pollutant: Oils and Fuel Pollutant Description: Gas and Fuel Oils	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.19 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.

4.20 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.

4.21 Pollution inventory radioactive waste

Records within 500m

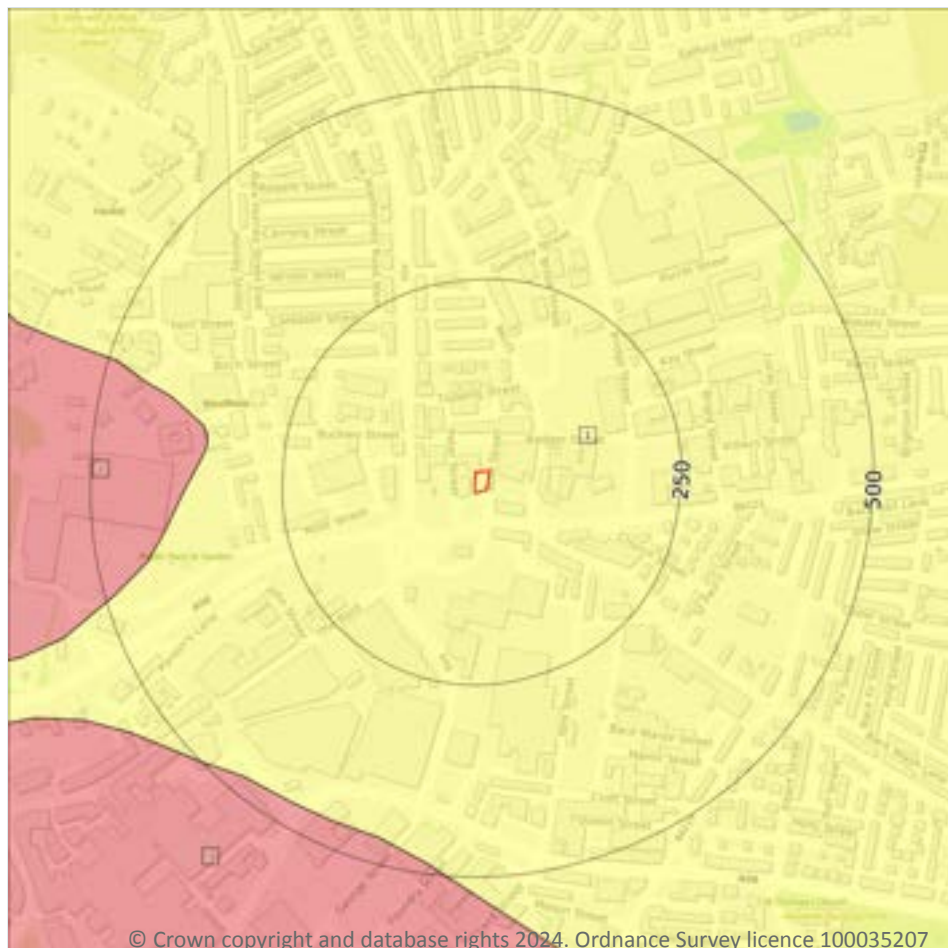
0

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 68](#) >

ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
2	351m 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



ID	Location	Designation	Description
3	465m S	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

1

Aquifer status of groundwater held within bedrock geology.

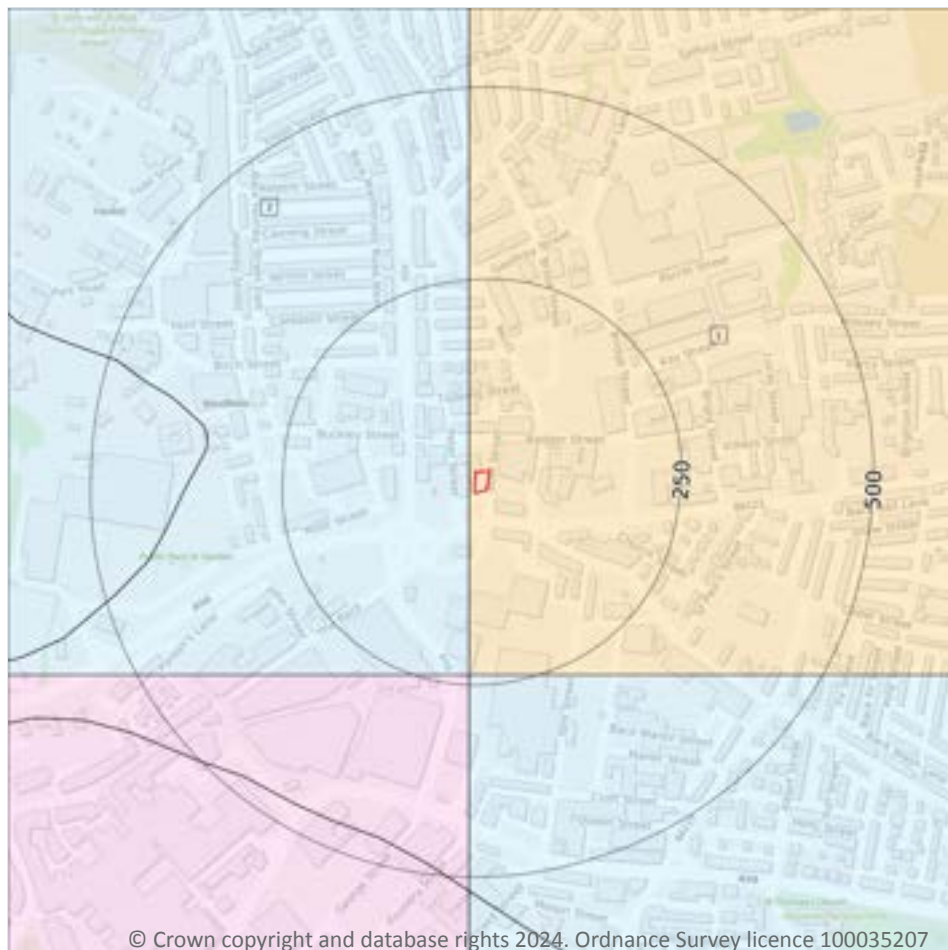
Features are displayed on the Bedrock aquifer map on [page 70](#) >

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

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



Groundwater vulnerability



— Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m

2

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

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

Features are displayed on the Groundwater vulnerability map on [page 71](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: >550mm/year	Vulnerability: High Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
2	6m SW	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: >550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Medium	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures

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
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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
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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

10

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 73 >](#)

ID	Location	Details	
-	1502m SE	Status: Historical Licence No: 2569002085 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "WELL AT WATERFOLD FARM, HEAP BRIDGE, NEAR BURY" Data Type: Point Name: WILKINSON Easting: 382000 Northing: 410100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 15/02/1966 Version End Date: -
-	1502m SE	Status: Historical Licence No: 2569002085 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: WELL AT WATERFOLD FARM, HEAP BRIDGE, NEAR BURY Data Type: Point Name: WILKINSON Easting: 382000 Northing: 410100	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 15/02/1966 Version End Date: -
-	1647m SE	Status: Historical Licence No: 2569002059 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "WELL AT SPOUT BANK FARM, HEAP BRIDGEBURY, LANCASHIRE" Data Type: Point Name: FISH Easting: 382300 Northing: 410200	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: -
-	1647m SE	Status: Historical Licence No: 2569002059 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: WELL AT SPOUT BANK FARM, HEAP BRIDGEBURY, LANCASHIRE Data Type: Point Name: FISH Easting: 382300 Northing: 410200	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: -



ID	Location	Details	
-	1726m SE	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: -
-	1726m SE	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: -
-	1869m NE	Status: Historical Licence No: 2569001284 Details: General Farming & Domestic Direct Source: Ground Water - North West Region Point: BOREHOLE AT SILLINGHURST FARM BIRTLE BURY Data Type: Point Name: RAYMOND TAYLOR Easting: 382080 Northing: 412810	Annual Volume (m ³): 10950 Max Daily Volume (m ³): 30 Original Application No: - Original Start Date: 30/11/2004 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 01/04/2008 Version End Date: -
-	1955m NE	Status: Historical Licence No: 2569001196 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "SPRING FED COLLECTING TANK AT BIRTLE, BURY" Data Type: Point Name: TAYLOR Easting: 382100 Northing: 412900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 25/11/1974 Expiry Date: - Issue No: 100 Version Start Date: 25/11/1974 Version End Date: -



ID	Location	Details	
-	1955m NE	Status: Historical Licence No: 2569001196 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: SPRING FED COLLECTING TANK AT BIRTLE, BURY Data Type: Point Name: TAYLOR Easting: 382100 Northing: 412900	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 25/11/1974 Expiry Date: - Issue No: 100 Version Start Date: 25/11/1974 Version End Date: -
-	1996m E	Status: Active Licence No: NW/069/0002/010 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE - NORTHERN MANCHESTER CARBONIFEROUS AQUIFERS Data Type: Point Name: Access Utilities Limited Easting: 382983 Northing: 410861	Annual Volume (m ³): 62400 Max Daily Volume (m ³): 200 Original Application No: - Original Start Date: 19/09/2018 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 19/09/2018 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	10
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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 73 >](#)

ID	Location	Details	
-	1004m W	Status: Historical Licence No: NW/069/0001/007 Details: Hydroelectric Power Generation Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT CHAMBER HALL WEIR Data Type: Point Name: Bury Council Easting: 380014 Northing: 411406	Annual Volume (m ³): 90000000 Max Daily Volume (m ³): 340416 Original Application No: - Original Start Date: 10/06/2016 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 10/06/2016 Version End Date: -



ID	Location	Details	
-	1072m N	Status: Historical Licence No: 2569001289 Details: Lake & Pond Throughflow Direct Source: Surface, Non-Tidal - North West Region Point: TRIBUTARY OF THE RIVER IRWELL, AT CLARENCE PARK LIDO Data Type: Point Name: BURY METROPOLITAN BOROUGH COUNCIL Easting: 381211 Northing: 412322	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 22/12/2008 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 22/12/2008 Version End Date: -
-	1072m N	Status: Historical Licence No: 2569001289R01 Details: Lake & Pond Throughflow Direct Source: Surface, Non-Tidal - North West Region Point: TRIBUTARY OF THE RIVER IRWELL, AT CLARENCE PARK LIDO Data Type: Point Name: BURY METROPOLITAN BOROUGH COUNCIL Easting: 381211 Northing: 412322	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS/WR/017227 Original Start Date: 01/04/2015 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/04/2015 Version End Date: -
-	1409m SW	Status: Historical Licence No: 2569001285 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT RMC NORTHERNT BURY CANAL WHARF Data Type: Point Name: CEMEX UK MATERIALS LTD Easting: 379706 Northing: 410696	Annual Volume (m ³): 5500 Max Daily Volume (m ³): 21 Original Application No: - Original Start Date: 23/03/2005 Expiry Date: 31/03/2015 Issue No: 2 Version Start Date: 01/04/2008 Version End Date: -
-	1409m SW	Status: Historical Licence No: 2569001285R01 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT RMC NORTHERNT BURY CANAL WHARF Data Type: Point Name: CEMEX UK MATERIALS LTD Easting: 379706 Northing: 410696	Annual Volume (m ³): 5500 Max Daily Volume (m ³): 21 Original Application No: - Original Start Date: 01/04/2015 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 21/12/2018 Version End Date: -



ID	Location	Details	
-	1526m W	Status: Historical Licence No: 2569001170 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: KIRKLEES BRK AT WOOLFOLD, BURY93 Data Type: Line Name: ACTIVECRAFT LTD PAPERMAKERS Easting: 378700 Northing: 412500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 23/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date: -
-	1526m W	Status: Historical Licence No: 2569001170 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "KIRKLEES BRK AT WOOLFOLD, BURY \$93" Data Type: Line Name: ACTIVECRAFT LTD PAPERMAKERS Easting: 378700 Northing: 412500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 23/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date: -
-	1526m W	Status: Historical Licence No: 2569001170 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: KIRKLEES BRK AT WOOLFOLD, BURY \$93 Data Type: Line Name: ACTIVECRAFT LTD PAPERMAKERS Easting: 378700 Northing: 412500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 23/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date: -
-	1526m W	Status: Historical Licence No: 2569001170 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: KIRKLEES BRK AT WOOLFOLD, BURY Data Type: Line Name: ACTIVECRAFT LTD PAPERMAKERS Easting: 378700 Northing: 412500	Annual Volume (m ³): 850102 Max Daily Volume (m ³): 3182.2 Original Application No: - Original Start Date: 23/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date: -
-	1618m E	Status: Historical Licence No: NW/069/0002/002 Details: Hydroelectric Power Generation Direct Source: Surface, Non-Tidal - North West Region Point: RIVER ROCH AT HEAP BRIDGE WEIR Data Type: Point Name: Brother Investments Ltd Easting: 382536 Northing: 410666	Annual Volume (m ³): 76032000 Max Daily Volume (m ³): 345600 Original Application No: - Original Start Date: 17/09/2010 Expiry Date: 31/03/2026 Issue No: 2 Version Start Date: 18/09/2015 Version End Date: -

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



5.8 Potable abstractions

Records within 2000m

0

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.

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

7

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

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

ID	Location	Type of water feature	Ground level	Permanence	Name
4	77m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Barn Brook



ID	Location	Type of water feature	Ground level	Permanence	Name
A	126m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Barn Brook
A	142m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	Barn Brook
A	149m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Barn Brook
5	157m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Barn Brook
6	178m NE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Barn Brook
7	182m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Barn Brook

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	0
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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 80 >](#)



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

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

6.4 WFD Surface water bodies

Records identified	1
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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 80 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1005m SE	River	Roch (Spodden to Irwell)	GB112069064600 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site	1
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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 80 >](#)

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

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

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

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

7.2 Historical Flood Events

Records within 250m

0

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.

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

7.3 Flood Defences

Records within 250m

0

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

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

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

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

7.5 Flood Storage Areas

Records within 250m

0

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

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

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

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

7.7 Flood Zone 3

Records within 50m

0

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

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



8 Surface water flooding



Site Outline

Search buffers in metres (m)

1 in 1000 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 100 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 86](#) >

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

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

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

This data is sourced from Ambiantal Risk Analytics.



9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

Low

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

Features are displayed on the Groundwater flooding map on [page 88](#) >

This data is sourced from Ambiental 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

1

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 89](#) >

ID	Location	Name	Data source
2	847m NE	Chesham Woods	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

0

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

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

10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

5

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

Features are displayed on the Environmental designations map on [page 89](#) >

ID	Location	Name	Local Authority name
1	686m N	Merseyside and Greater Manchester	Bury
-	1316m E	Merseyside and Greater Manchester	Bury
4	1328m SE	Merseyside and Greater Manchester	Bury
5	1337m SE	Merseyside and Greater Manchester	Rochdale
-	1985m SE	Merseyside and Greater Manchester	Bury

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 94](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 4000m². Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.



This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m

0

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

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



11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

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

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

11.3 National Parks

Records within 250m

0

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

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

11.4 Listed Buildings

Records within 250m

0

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



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

11.5 Conservation Areas

Records within 250m

0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

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

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

11.7 Registered Parks and Gardens

Records within 250m

0

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

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



12 Agricultural designations



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

12.1 Agricultural Land Classification

Records within 250m

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 98](#) >

ID	Location	Classification	Description
1	On site	Urban	-

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

13.1 Priority Habitat Inventory

Records within 250m

0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

0

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

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

1

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

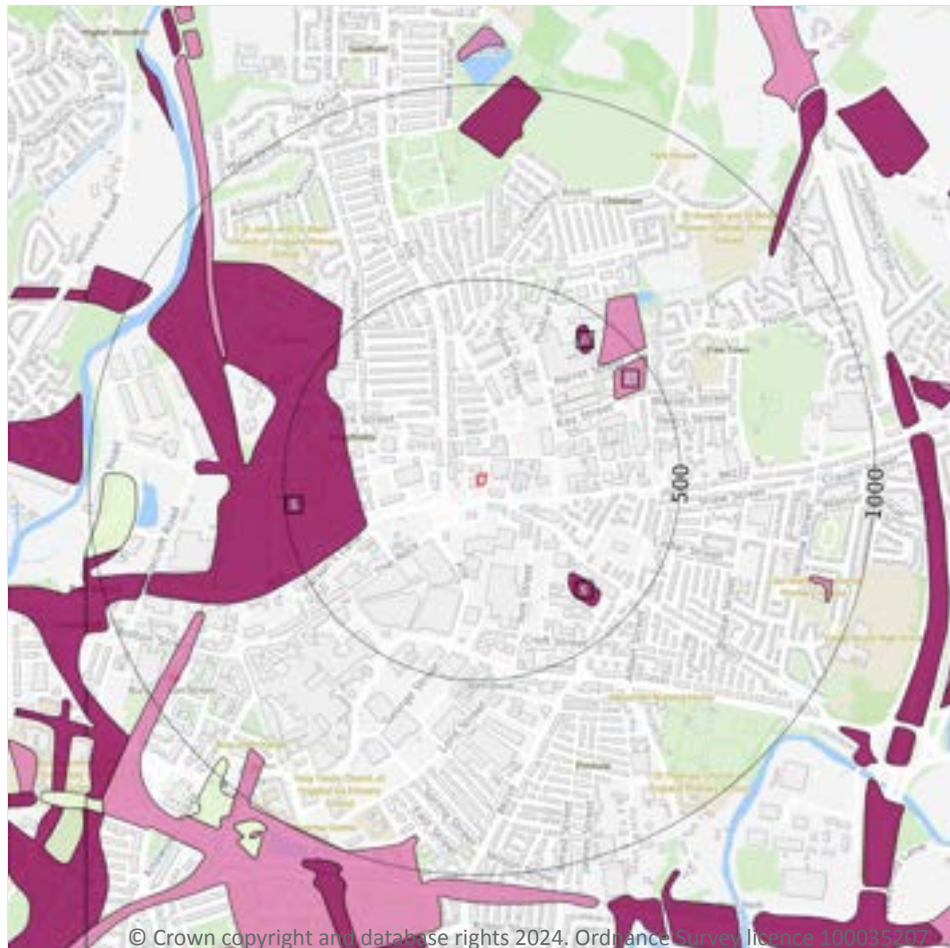
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 101](#) >

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

This data is sourced from the British Geological Survey.



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



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

14.2 Artificial and made ground (10k)

Records within 500m

5

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

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 102 >](#)

ID	Location	LEX Code	Description	Rock description
1	302m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	318m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	385m NE	WGR-VOID	Worked Ground (Undivided)	Void
A	398m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

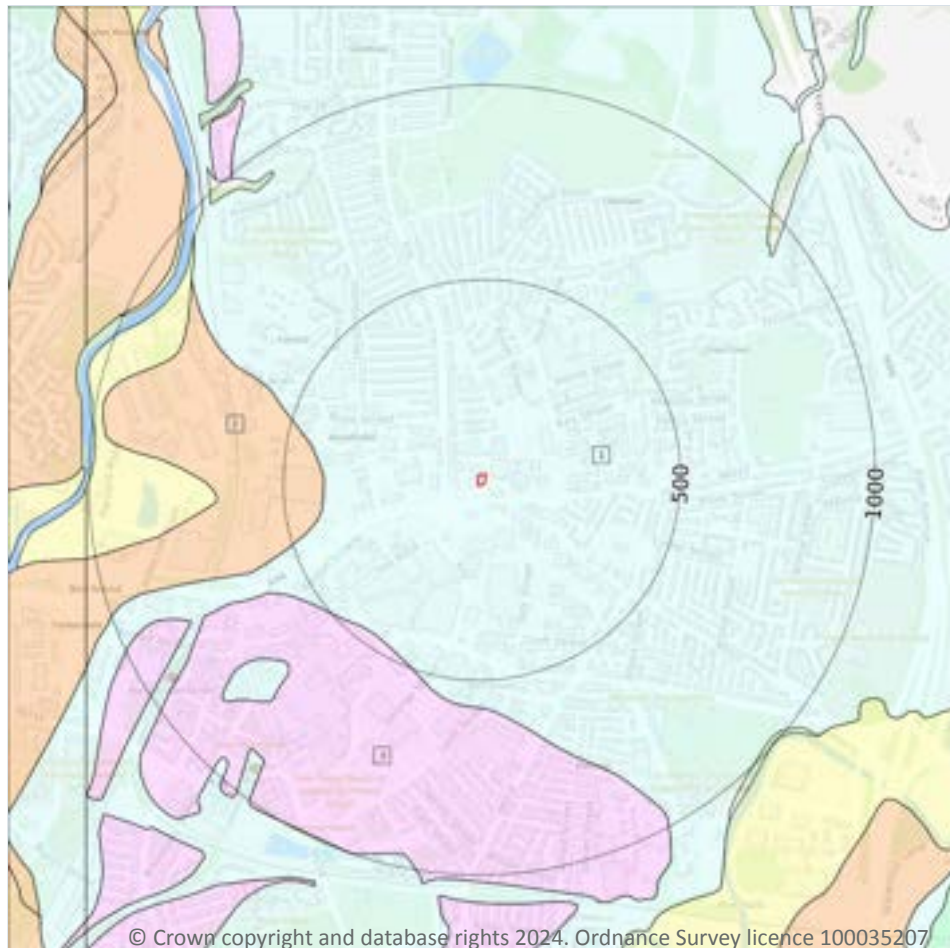


ID	Location	LEX Code	Description	Rock description
A	405m NE	WGR-VOID	Worked Ground (Undivided)	Void

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



— Site Outline
Search buffers in metres (m)

Landslip (10k)

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

14.3 Superficial geology (10k)

Records within 500m

3

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 104](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
2	396m W	RTD2-XSV	River Terrace Deposits, 2 - Sand And Gravel	Sand And Gravel
3	466m SW	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel



This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

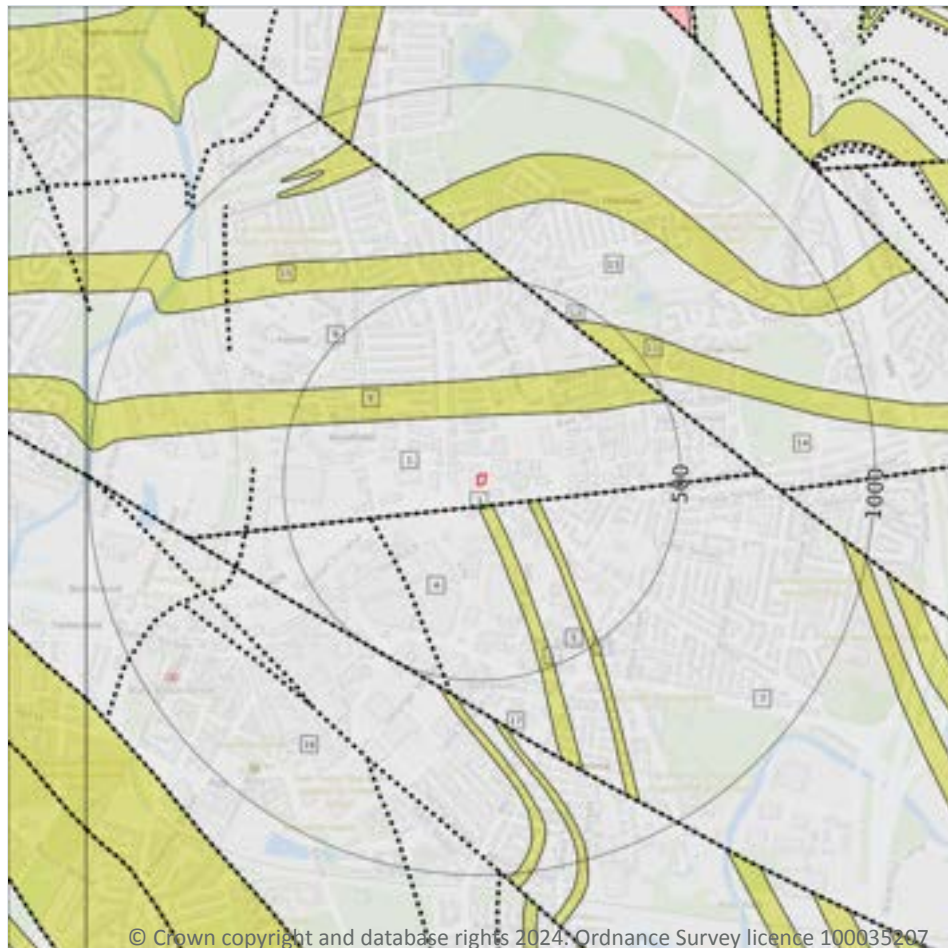
0

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

13

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 106](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
2	54m S	OL-SDST	Old Lawrence Rock - Sandstone	Langsettian Sub-age
4	54m S	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age



ID	Location	LEX Code	Description	Rock age
5	59m SE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
6	120m SE	OL-SDST	Old Lawrence Rock - Sandstone	Langsettian Sub-age
7	145m E	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
8	151m N	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
9	244m N	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
11	440m NE	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
13	449m NE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
14	463m NE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
15	494m N	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
16	498m SW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

4

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.

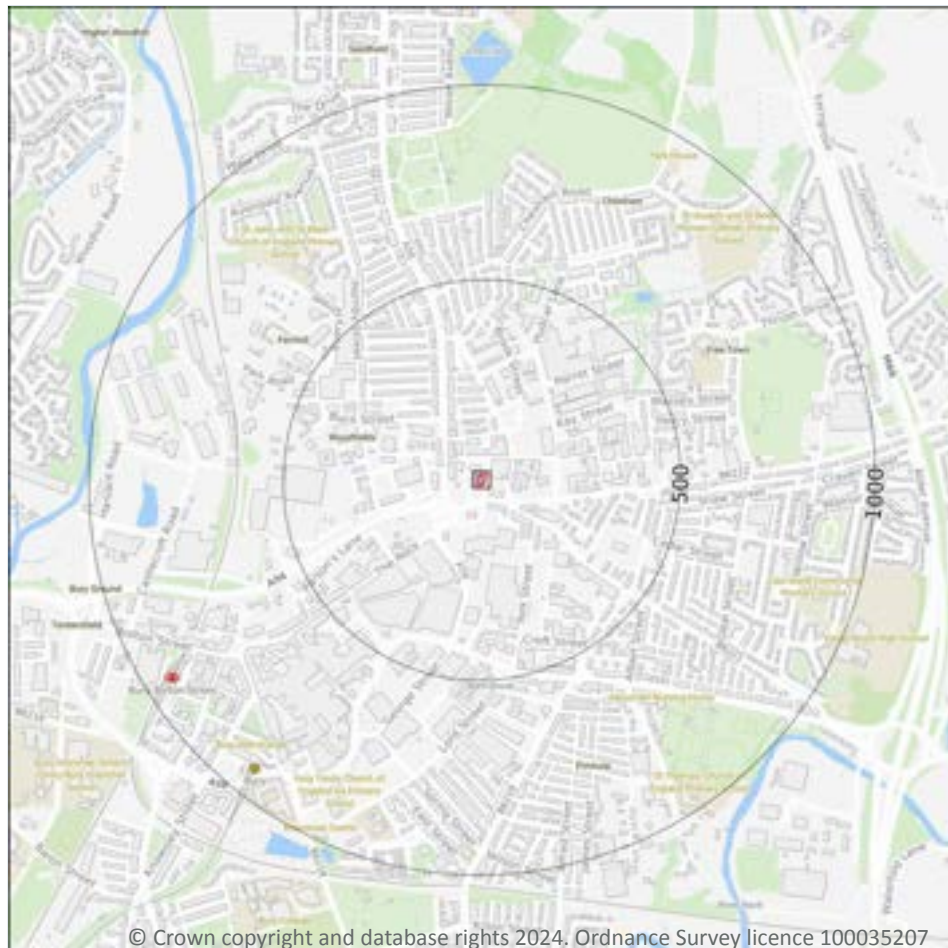
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 106](#) >

ID	Location	Category	Description
3	54m S	FAULT	Normal fault, inferred; crossmarks on downthrow side
10	282m SW	ROCK	Coal seam, inferred
12	440m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side
17	498m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

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

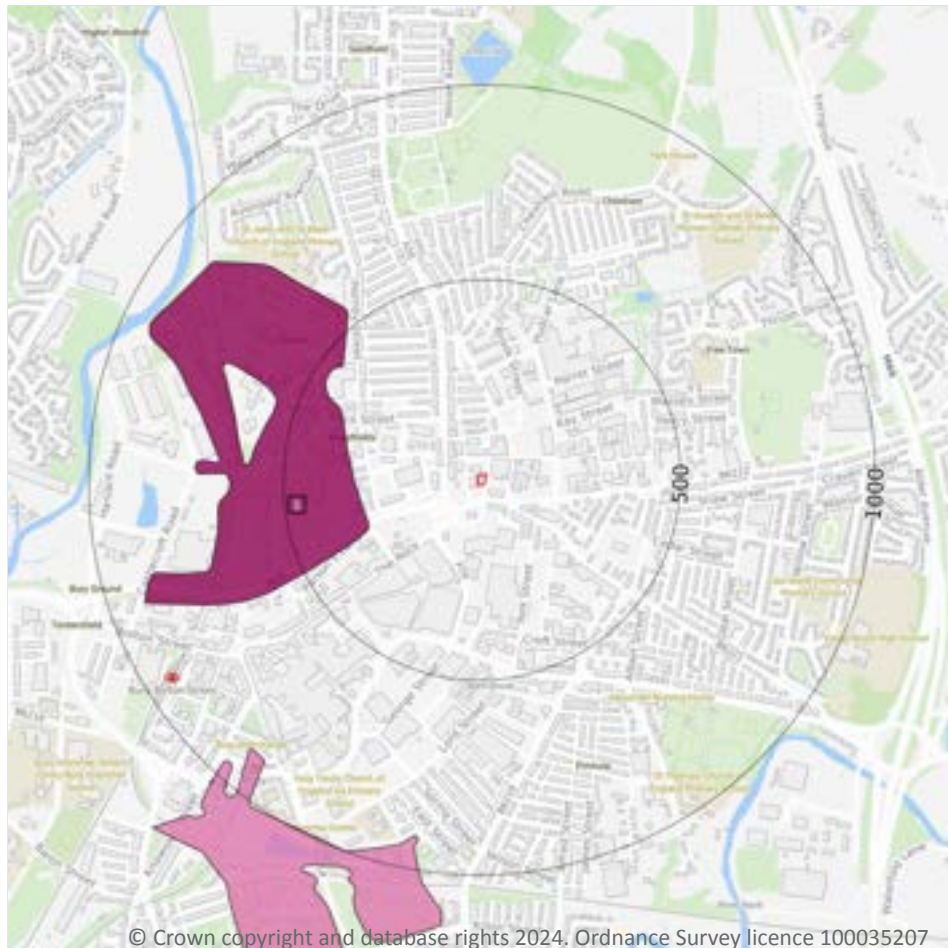
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 108](#) >

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

This data is sourced from the British Geological Survey.



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



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

15.2 Artificial and made ground (50k)

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 109 >](#)

ID	Location	LEX Code	Description	Rock description
1	298m W	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

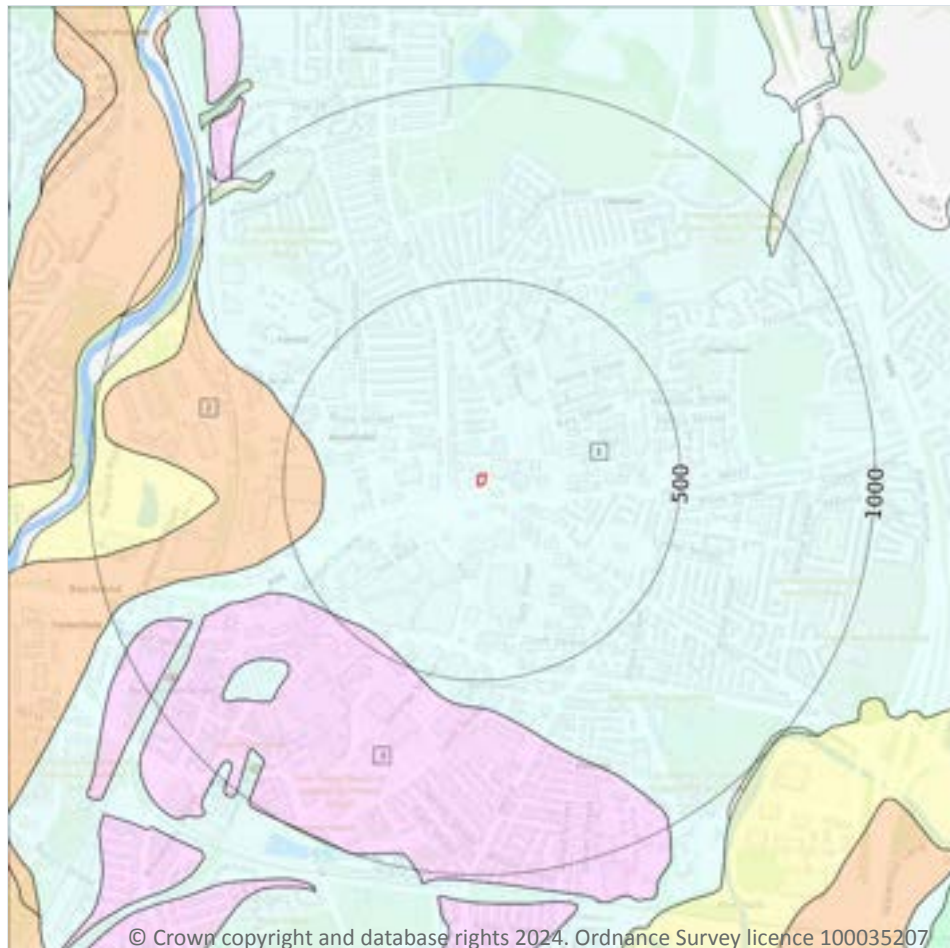
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



— Site Outline
Search buffers in metres (m)

Landslip (50k)

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

15.4 Superficial geology (50k)

Records within 500m

3

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 111](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
2	396m W	RTD2-XSV	RIVER TERRACE DEPOSITS, 2	SAND AND GRAVEL
3	466m SW	GFDUD-XSV	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

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

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

15.8 Bedrock geology (50k)

Records within 500m

9

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 113](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
2	53m S	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN

ID	Location	LEX Code	Description	Rock age
4	151m N	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
5	245m N	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
7	440m NE	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
9	448m NE	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
10	463m NE	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
11	494m N	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
12	498m SW	PLCM-MDSS	PENNINE LOWER 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	1
---------------------------	----------

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Moderate	Low

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	4
----------------------------	----------

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 113](#) >

ID	Location	Category	Description
3	54m S	FAULT	Fault, inferred

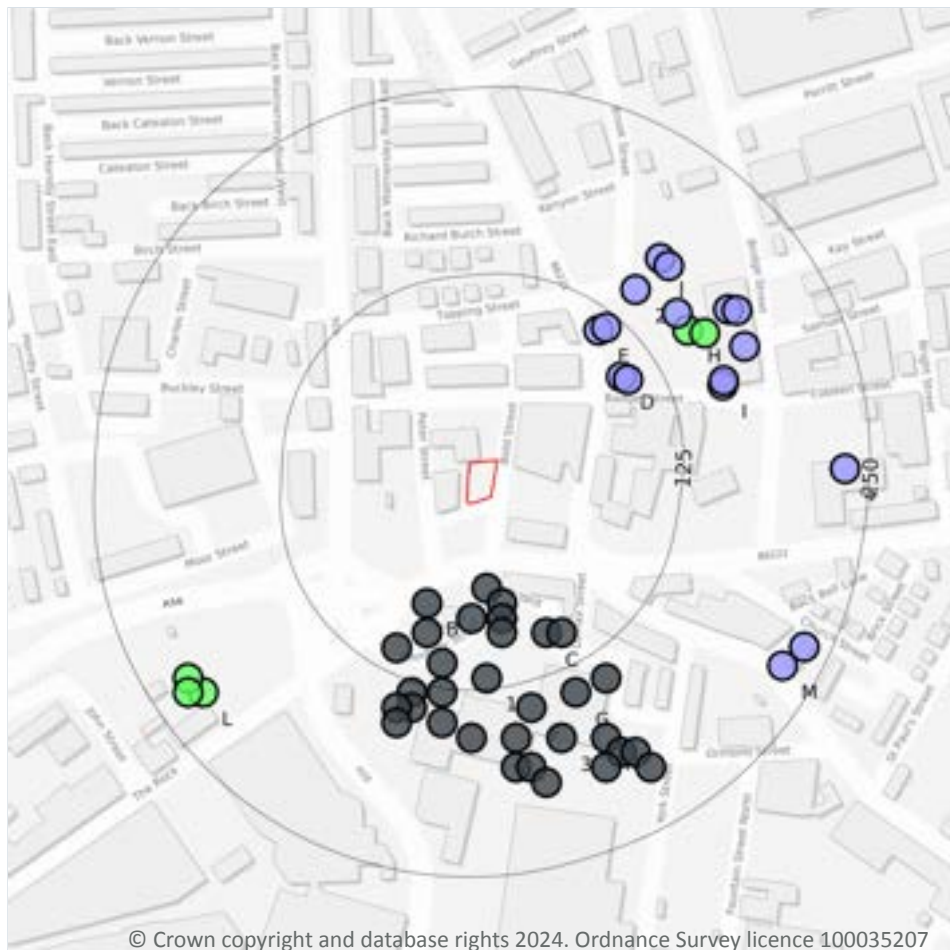


ID	Location	Category	Description
6	282m SW	ROCK	Coal seam, inferred
8	440m NE	FAULT	Fault, inferred
13	498m SW	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

53

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.

Features are displayed on the Boreholes map on [page 116](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	58m S	381020 411180	THE ROCK BURY TP17	-	Y	N/A
A	70m S	381030 411170	THE ROCK BURY TP19	-	Y	N/A
B	73m SW	380980 411170	THE ROCK BURY 5	-	Y	N/A



ID	Location	Grid reference	Name	Length	Confidential	Web link
A	77m S	381010 411160	THE ROCK BURY TP16	-	Y	N/A
A	80m S	381030 411160	THE ROCK BURY 6	-	Y	N/A
A	89m S	381030 411150	THE ROCK BURY TP18	-	Y	N/A
B	91m S	380980 411150	THE ROCK BURY TP15	-	Y	N/A
C	99m SE	381060 411150	THE ROCK BURY TP20	-	Y	N/A
D	100m NE	381110 411322	JEWSONS BURY TP5	1.1	N	20092486 ↗
C	103m SE	381070 411150	THE ROCK BURY TP21	-	Y	N/A
D	103m NE	381115 411320	BRIDGE ST. DEPOT, BURY, GREATER MANCHESTER 8	6.0	N	18539011 ↗
B	108m SW	380960 411140	THE ROCK BURY TP14	-	Y	N/A
B	108m S	380990 411130	THE ROCK BURY 3	-	Y	N/A
E	111m NE	381095 411353	JEWSONS BURY TP4	1.0	N	20092485 ↗
E	115m NE	381100 411355	BRIDGE ST. DEPOT, BURY, GREATER MANCHESTER 7	7.0	N	18539010 ↗
1	117m S	381020 411120	THE ROCK BURY TP9	-	Y	N/A
B	128m S	380990 411110	THE ROCK BURY TP11	-	Y	N/A
B	132m S	380970 411110	THE ROCK BURY 2	-	Y	N/A
B	142m S	380970 411100	THE ROCK BURY TP13	-	Y	N/A
F	143m S	381050 411100	THE ROCK BURY 7	-	Y	N/A
G	143m SE	381080 411110	THE ROCK BURY TP6	-	Y	N/A
G	144m SE	381100 411120	THE ROCK BURY TP5	-	Y	N/A
B	145m S	380960 411100	THE ROCK BURY TP12	-	Y	N/A
2	147m NE	381120 411380	JEWSONS BURY TP3	0.7	N	20092484 ↗
B	148m S	380990 411090	THE ROCK BURY 4	-	Y	N/A
B	155m S	380960 411090	THE ROCK BURY 1	-	Y	N/A
H	155m NE	381155 411353	BRIDGE ST. DEPOT, BURY, GREATER MANCHESTER 5	10.7	N	18539008 ↗
H	156m NE	381148 411364	JEWSONS BURY TP1	1.75	N	20092482 ↗



ID	Location	Grid reference	Name	Length	Confidential	Web link
B	157m S	381010 411080	THE ROCK BURY TP10	-	Y	N/A
I	159m E	381178 411316	JEWSONS BURY TP6	1.3	N	20092487 ↗
F	160m S	381040 411080	THE ROCK BURY TP8	-	Y	N/A
I	161m E	381179 411319	BRIDGE ST. DEPOT, BURY, GREATER MANCHESTER 4	8.0	N	18539007 ↗
H	163m NE	381166 411351	BRIDGE ST. DEPOT, BURY, GREATER MANCHESTER 3	10.5	N	18539006 ↗
3	168m S	381070 411080	THE ROCK BURY TP7	-	Y	N/A
J	174m NE	381136 411401	JEWSONS BURY TP2	1.7	N	20092483 ↗
J	174m NE	381142 411396	BRIDGE ST. DEPOT, BURY, GREATER MANCHESTER 6	8.0	N	18539009 ↗
K	179m SE	381100 411080	THE ROCK BURY TP4	-	Y	N/A
F	179m S	381040 411060	THE ROCK BURY 10A	-	Y	N/A
F	181m S	381050 411060	THE ROCK BURY 10	-	Y	N/A
H	183m NE	381193 411342	BRIDGE ST. DEPOT, BURY, GREATER MANCHESTER 2	7.0	N	18539005 ↗
H	185m NE	381182 411367	BRIDGE ST. DEPOT, BURY, GREATER MANCHESTER 1	6.0	N	18539004 ↗
H	190m NE	381188 411366	JEWSONS BURY TP7	1.5	N	20092488 ↗
K	192m SE	381110 411070	THE ROCK BURY 8	-	Y	N/A
F	194m S	381060 411050	THE ROCK BURY 9	-	Y	N/A
K	197m SE	381120 411070	THE ROCK BURY TP1	-	Y	N/A
K	197m SE	381100 411060	THE ROCK BURY TP3	-	Y	N/A
K	211m SE	381130 411060	THE ROCK BURY TP2	-	Y	N/A
L	219m SW	380830 411110	THE ROCK BURY BHC	11.0	N	30638 ↗
L	221m SW	380820 411120	THE ROCK BURY BHA	11.1	N	30636 ↗
M	226m SE	381218 411128	WASH LANE BURY TP 2	2.8	N	15932762 ↗
L	227m SW	380820 411110	THE ROCK BURY BHB	12.7	N	30637 ↗

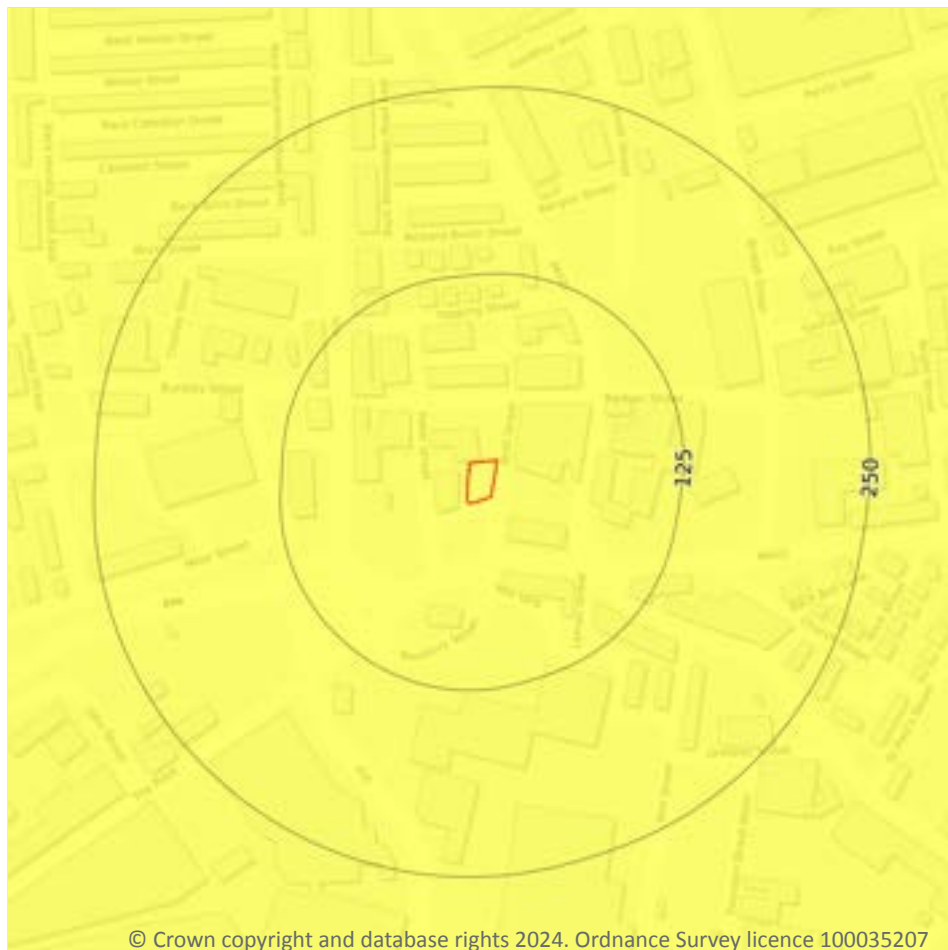


ID	Location	Grid reference	Name	Length	Confidential	Web link
M	233m SE	381233 411141	WASH LANE BURY TP 1	2.8	N	15932761 ↗
4	233m E	381260 411260	GIN HALL SERVICE RESERVOIR BH4	5.0	N	30661 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

1

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

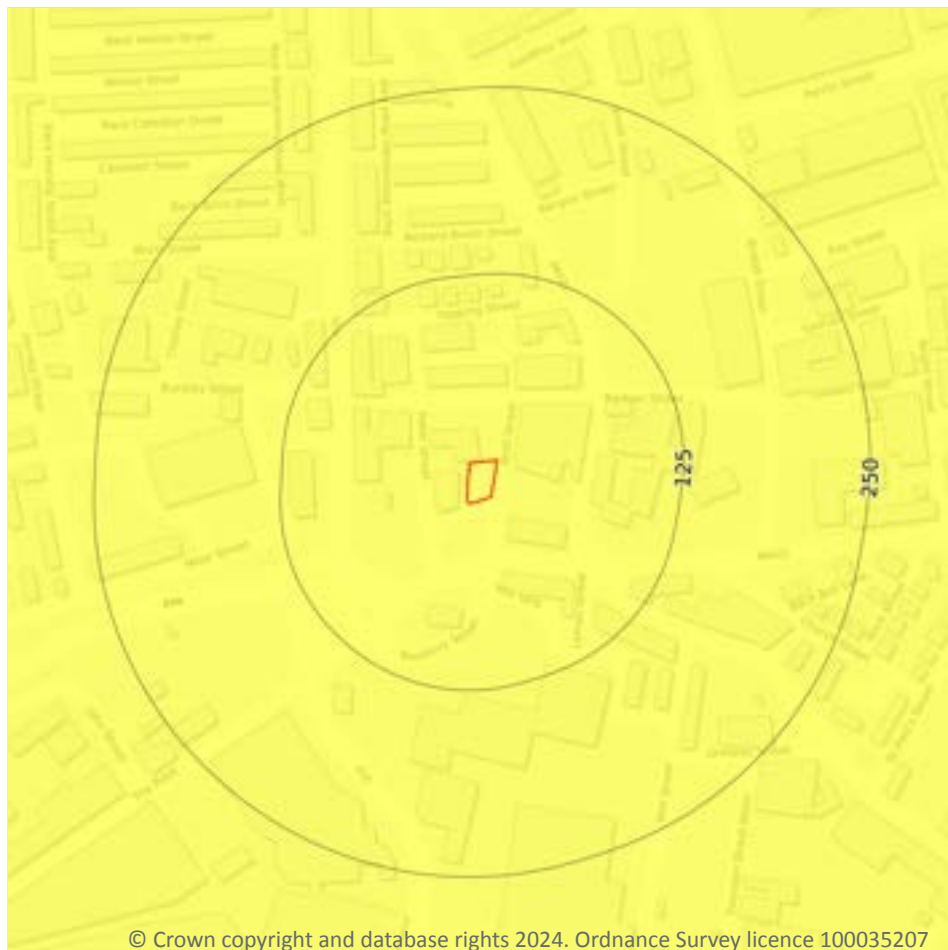
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 120](#) >

Location	Hazard rating	Details
On site	Very low	Ground conditions predominantly low plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

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17.2 Running sands

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Running sands map on [page 121 >](#)

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.

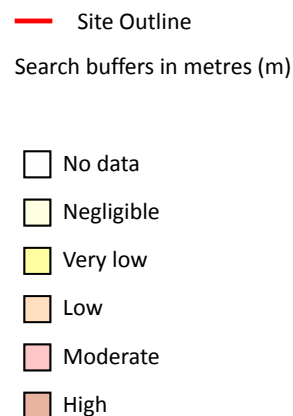
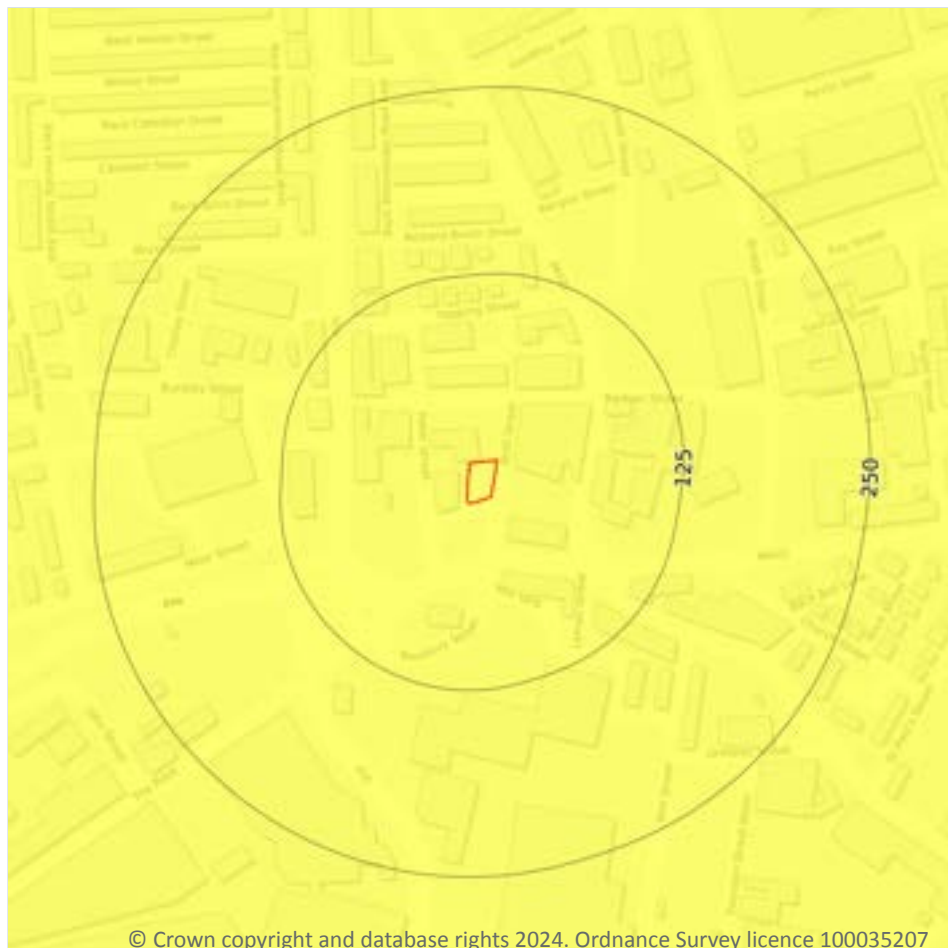
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 122 >](#)

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



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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.

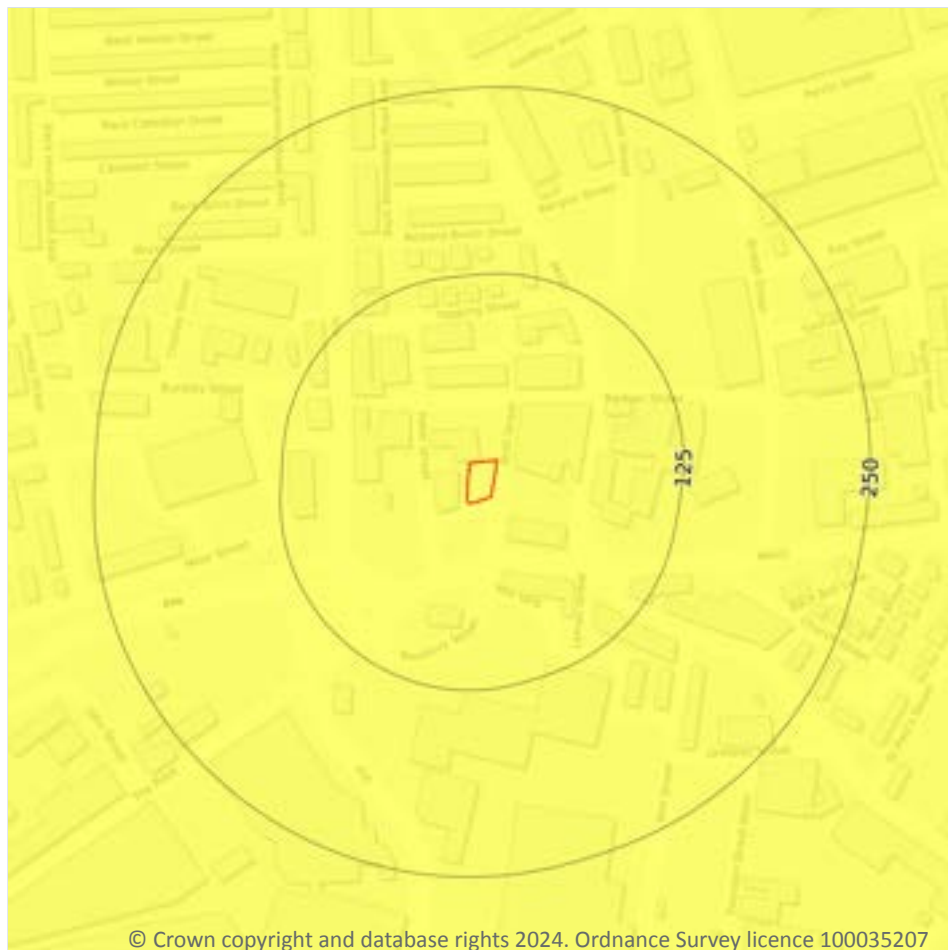
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 123 >](#)

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 124 >](#)

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



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

17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 125 >](#)

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

28

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 127](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
A	118m S	Reservoirs	1938	1:10560
A	118m S	Reservoirs	1891	1:10560
A	118m S	Reservoirs	1928	1:10560
A	118m S	Reservoirs	1908	1:10560
A	119m S	Ponds	1851	1:10560
A	123m S	Reservoirs	1956	1:10560
1	149m N	Pond	1851	1:10560
B	155m NE	Ponds	1891	1:10560
C	156m SE	Reservoirs	1891	1:10560
2	177m W	Ponds	1891	1:10560
B	180m NE	Reservoir	1928	1:10560
B	180m NE	Pond	1851	1:10560
B	180m NE	Reservoir	1938	1:10560
D	184m S	Ponds	1851	1:10560
B	187m NE	Reservoir	1956	1:10560
D	191m S	Reservoir	1938	1:10560
D	191m S	Reservoir	1928	1:10560
D	192m S	Reservoir	1956	1:10560
D	195m S	Pond	1967	1:10560
C	196m S	Ponds	1938	1:10560
C	196m S	Ponds	1928	1:10560
C	198m S	Ponds	1908	1:10560
C	198m S	Pond	1956	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
E	232m E	Ponds	1891	1:10560
F	242m NW	Ponds	1891	1:10560
G	245m SW	Pond	1891	1:10560
E	246m E	Pond	1938	1:10560
E	249m E	Ponds	1956	1:10560

This is 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 is 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
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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.

19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

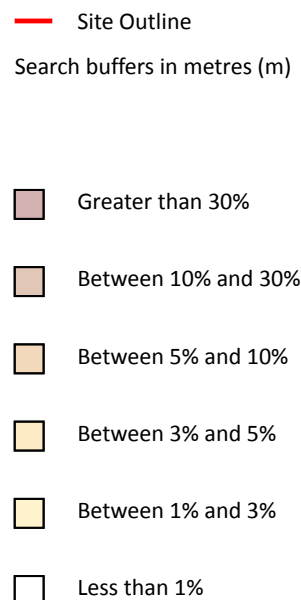
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 135 >](#)

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None



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



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

3

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
7m SW	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
7m SW	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

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 1

Records within 500m

0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 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.

22.10 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/ ↗.



APPENDIX D

MINING SEARCHES

Red Door, Peter Street, Bury

Professional opinion

Inc. integrated mine entry interpretive assessment



Site plan



Search results

	1. Past underground coal mining Not identified		9. Coal mining subsidence claims Not identified
	2. Present underground coal mining Not identified		10. Mine gas emissions Not identified
	3. Future underground coal mining Not identified		11. Emergency Call Out incidents Not identified
	4. Mine entries Not identified		12. Withdrawal of support Not identified
	5. Coal mining geology Not identified		13. Working facilities orders Not identified
	6. Past opencast coal mining Not identified		14. Payments to copyhold owners Not identified
	7. Present opencast coal mining Not identified		Cheshire Brine Not identified
	8. Future opencast coal mining Not identified		

Coal mining (CON29M) assessment

We consider the property to be acceptably free from coal mining related risk. No further action is required with regards to past coal mining.

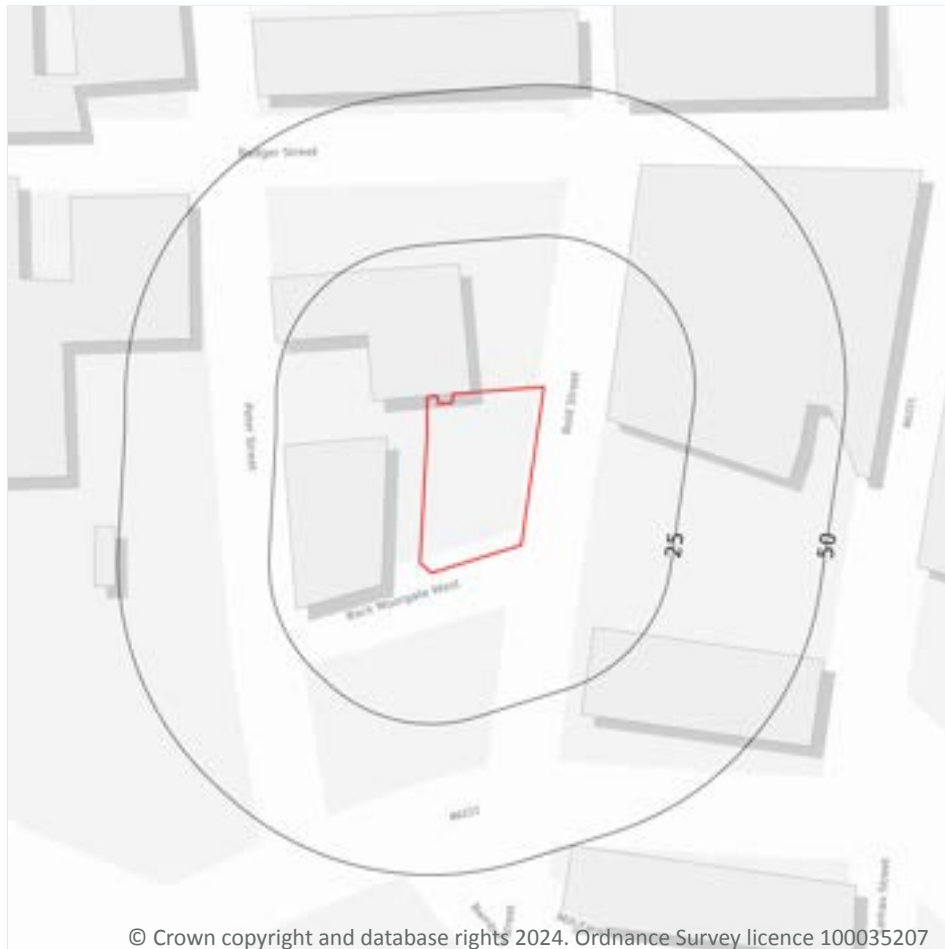


Coal mining

CON29M reports are a requirement for conveyancing and are recommended throughout the official Coal Mining Reporting Area. This is the area within which it is deemed prudent to clarify the risk presented by coal mining, using the questions laid out in the Law Society's CON29M form. The need for a CON29M does not always translate to an identification of risk, and reports will often be assessed as free from risk or 'Passed' even though they are within the official Coal Mining Reporting Area.



Coal mining (CON29M)



- Site Outline
- Search buffers in metres (m)
- Mine entries
 - Adits
 - Shafts
 - Calculated 'zone of influence'
- Subsidence claims
 - Awaiting decision
 - Rejected
 - Admitted
 - Deferred
 - Settled
 - Withdrawn
- Probable shallow coal mine workings
- Coal outcrops
- Past shallow coal mine workings

Coal mining (CON29M)

The map above shows relevant, mappable hazards identified that could constitute a risk to the property. It does not necessarily show all features or potential issues identified in this report. Further details of any features shown indicating the location of Mine Entries or Subsidence Claims can be found in the relevant sections of this report (4 and 9 respectively).

Responses to the Law Society CON29M Coal Mining search enquiries are produced using official Coal Authority data and the expert interpretation of Groundsure. This report is prepared in accordance with The Law Society CON29M (2018) Guidance Notes. Additional interpretation and calculation of mine entry zones of influence has also been carried out by Groundsure using Coal Authority and British Geological Survey data.

Please read this report carefully, and in particular any sections flagged with an amber 'i'.





The Law Society

These enquiries are The Law Society CON29M (2018) Coal Mining search enquiries and are used with permission of The Law Society. The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL. The Law Society has no responsibility for information provided in response to CON29M (2018) Coal Mining search enquiries within this report or otherwise.

1. Past underground coal mining



Is the property within the zone of likely physical influence on the surface of past underground coal workings?

- The property does not lie within the potential zone of influence of any recorded underground coal workings.

2. Present underground coal mining



Is the property within the zone of likely physical influence on the surface of present underground coal workings?

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

3. Future underground coal mining



(a) Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?

- The property does not lie within the boundary of an underground site for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods.

(b) Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?

- The property does not lie within the boundary of an underground site for which a licence to remove coal by underground methods has been granted.

(c) Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?

- The property does not lie within the zone of likely physical influence on the surface of planned future underground workings.

(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of

[Back to Summary](#)

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Ref: GS-AHT-GKT-WZS-ABW
Your ref: C5773\5319\AT
Grid ref: 381016 411252

the Coal Mining Subsidence Act 1991?

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

4. Mine entries



Are there any shafts and adits or other entries to underground coal mine workings within the property or within 20 metres of the boundary of the property?

- No coal mine entries are recorded to lie within 20 metres of the property.

5. Coal mining geology



Is there any record of any fault or other line of weakness due to coal mining at the surface within the boundary of the property that has made the property unstable?

- No damage arising from geological faults or other lines of weakness activated by coal mining are recorded within the property.

6. Past opencast coal mining



Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?

- The property does not lie within the boundary of an opencast site from which coal was removed by opencast methods.

7. Present opencast coal mining



Is the property within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods?

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

8. Future opencast coal mining



(a) Is the property within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods?



- The property does not lie within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods.

(b) Is the property within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted?

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

9. Coal mining subsidence claims



(a) Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 31st October 1994?

- We have no evidence of a damage notice or subsidence claim for the property or within 50m of the property since 31st October 1994.

(b) In respect of any such notice or claim has the responsible person given notice agreeing that there is a remedial obligation or otherwise accepted that a claim would lie against them?

- Not applicable.

(c) In respect of any such notice or acceptance has the remedial obligation or claim been discharged?

- Not applicable.

(d) Does any current "Stop Notice" delaying the start of remedial works or repairs affect the property?

- There are no current Stop Notices delaying the start of remedial works or repairs to the property.

(e) Has any request been made under Section 33 of the 1991 Act to execute preventive works before coal is worked, which would prevent the occurrence or reduce the extent of subsidence damage to any buildings, structures or works and, if yes, has any person withheld consent or failed to comply with any such request to execute preventive works?

- There is no record of a request that has been made to carry out preventive works before coal is worked under Section 33 of the Coal Mining Subsidence Act 1991.

NB. Records of damage notices or subsidence claims before 31st October 1994 are excluded from The Coal Authority data from which this search is compiled.

10. Mine gas emissions



Does the Coal Authority have record of any mine gas emission within the boundary of the property being reported that subsequently required action by the Authority to mitigate the effects of the mine gas emission?

- No mine gas emissions are recorded within the boundary of the property.



11. Emergency Surface Hazard Call Out incidents



Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?

- **No Emergency Surface Hazard Call Out procedures are recorded against the property.**

12. Withdrawal of support



(a) Does the land lie within a geographical area in respect of which a notice of entitlement to withdraw support has been published?

- **The property does not lie in an area where the right to withdraw support has been granted.**

(b) Does the land lie within a geographical area in respect of which a revocation notice has been given under section 41 of the Coal Industry Act 1994?

- **The property does not lie within a geographical area in which a revocation notice has been given under section 41 of the Coal Industry Act 1994.**

13. Working facilities orders



Is the property within a geographical area subject to an order in respect of the working of coal under the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof?

- **The property is not in an area where a court order has been issued.**

14. Payments to owners of former copyhold land



(a) Has any relevant notice, which may affect the property, been given?

- **The property does not lie within former copyholder land.**

(b) If yes, has any notice of retained interests in coal and coal mines been given?

- **No notices of retained interests in coal and coal mines been given.**

(c) If yes, has any acceptance notice or rejection notice been served?

- **No acceptance or rejection notices have been served.**

(d) If any such acceptance notice has been served, has any compensation been paid to a claimant?

- **No compensation has been paid to a claimant.**



Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Data providers

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

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com

↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed here: www.groundsure.com/terms-and-conditions-april-2023/ ↗

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see www.groundsure.com/remediation ↗ for full details.



Coal Mining Report Insurance Policy



Coal Mining Report Insurance Policy

The Schedule

Policy Number: The Reference contained in the **Coal Mining Search Report**

Premium: £1.40 inclusive of Insurance Premium Tax at 12%

Property: The property which is the subject of the **Coal Mining Search Report**

Limit of Indemnity: £100,000 increasing by 10% compound per annum on each anniversary of and for the first 10 years following the **Commencement Date**

Commencement Date: The date of the **Coal Mining Search Report**

You/Your:

1. A purchaser of the **Property**
2. A lender providing a **Mortgage** in connection with a purchase of the **Property**
3. A lender providing a **Mortgage** by way of a re-mortgage of the **Property**

Definitions

Where a word is defined below or in the schedule it shall carry the same meaning wherever it appears in bold text in this policy

Insured Use: The continued use of the **Property** as a single house or flat or a single commercial premises

Market Value: The value as determined by a surveyor appointed by agreement between **You** and **Us** or (in default of agreement) the President for the time being of the Royal Institution of Chartered Surveyors

Mortgage: A mortgage or charge secured on the **Property** by an institutional mortgage lender

Coal Mining Search Report: The coal mining search report attached to this policy

Search: An official search comprising a search in form CON29M (2018) being mining searches relating to coal and brine in the area in which the **Property** is situated

We/Our/Us:

Zurich Insurance plc. A public limited company incorporated in Ireland. Registration No. 13460. Registered Office: Zurich House, Ballsbridge Park, Dublin 4, Ireland. UK Branch registered in England and Wales Registration No. BR7985. UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ.

Zurich Insurance plc is authorised by the Central Bank of Ireland and authorised and subject to limited regulation by the Financial Conduct Authority. Details about the extent of our authorisation by the Financial Conduct Authority are available from us on request. Our FCA Firm Reference Number is 203093.

Communications may be monitored or recorded to improve our service and for security and regulatory purposes.

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Your Policy

This is a legal document and should be kept in a safe place.

This policy is an agreement between **You** and **Us** and cover is provided subject to the payment of the **Premium**.

You must read this policy and its conditions, exclusions, schedule and any endorsements as one contract. Please read all of them to make sure that they provide the cover **You** require. If they do not, please contact **Us** or **Your** insurance adviser who arranged the policy for **You**.

When **You** take out and make changes to the cover provided by this policy, **You** must take reasonable care to ensure that **You** accurately answer any questions which **We** ask of **You** and that any information **You** give **Us** is accurate. If **You** are taking out this policy for purposes which are mainly related to **Your** trade, business or profession, **You** must also let **Us** know about all facts which are material to **Our** decision to provide **You** with insurance. Failure to meet these obligations could result in this policy being invalidated, a claim not being paid, or an additional premium being charged.

Fair presentation of the risk

a) At inception of this policy and also whenever changes are made to it at **Your** request **You** must:

- i) where **You** have taken out this policy for purposes which are wholly or mainly related to **Your** trade, business or profession, disclose to **Us** all material facts in a clear and accessible manner and not misrepresent any material facts, and
- ii) where **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, take reasonable care not to misrepresent any material facts.

b) If **You** do not comply with clause a) of this condition **We** may:

- i) avoid this policy which means that **We** will treat it as if it had never existed and refuse all claims where any non-disclosure or misrepresentation by **You** is proven by **Us** to be deliberate or reckless in which case **We** will not return the premium paid by **You**; and
- ii) recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred.

c) If **You** do not comply with clause a) of this condition and the non-disclosure or misrepresentation is not deliberate or reckless this policy may be affected in one or more of the following ways depending on what **We** would have done if **We** had known about the facts which **You** failed to disclose or misrepresented:

- i) if **We** would not have provided **You** with any cover **We** will have the option to:
 1. avoid the policy which means that **We** will treat it as if it had never existed and repay the premium paid; and
 2. recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred
- ii) if **We** would have applied different terms to the cover **We** will have the option to treat this policy as if those different terms apply. **We** may recover any payments made by **Us** on claims which have already been paid to the extent that such claims would not have been payable had such additional terms been applied
- iii) if **We** would have charged **You** a higher premium for providing the cover **We** will charge **You** the additional premium which **You** must pay in full.

d) If any insured person, other than **You**, is responsible for a misrepresentation or failure to make a fair presentation of the risk, **We** will invoke the remedies available to **Us** under this condition as against that particular person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

NB: For the purposes of the duty of disclosure stated in paragraphs a) i) and ii) above the content of the **Coal Mining Search Report** will be deemed to satisfy **Your** disclosure obligations.

Cover

1. **You** are in the process of purchasing the **Property** relying on the **Coal Mining Search Report** and/or
2. **You** (being a lender) have agreed to provide a **Mortgage** in connection with **Your** borrower's purchase or re-mortgage of the **Property** relying on the **Coal Mining Search Report**.

We will pay the following losses sustained by **You** arising out of the **Property** being affected by any matter which would have been revealed by a **Search** had one been carried out on the date of the **Coal Mining Search Report** but which was not revealed by the **Coal Mining Search Report**:



1. any reduction in **Market Value** of the **Property** calculated at the date **You** become aware of the matter(s) and/or loss in connection with a **Mortgage** as a result of such reduction.
2. all other costs and expenses including out of court settlement costs incurred by **Us** or by **You** with **Our** prior written agreement.

Waiver of Breach of Policy Condition

We will not exercise **Our** right to avoid **Our** liability to **You** in respect of loss where **You** have inadvertently breached any term or condition of the policy provided that such breach does not prejudice **Our** rights and remedies under the policy or otherwise directly or indirectly result in or increase the amount of any loss.

Protection for Mortgagees and Successors in Title

We will not avoid **Our** liability to make a payment to **You** solely because another person breaches the terms and conditions of this policy, provided such breach was not committed on **Your** behalf or with **Your** agreement, and **We** will invoke the remedies available to **Us** under the Policy as against that other person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

Joint Insured

Any party insured under this policy standing in the relation of parent company, subsidiary company, associated company, branch office or joint venture partner to each other will be deemed to be joint insured for the purposes of this policy and jointly liable and responsible for any breach of any terms and conditions of this policy. If there is any inconsistency between this clause and any other term of this policy, this clause shall prevail.

Exclusions

We will not pay for any:

1. amount in excess of the **Limit of Indemnity**.
2. loss which would be recoverable under a household buildings insurance policy.
3. loss arising from any matter that **You** were aware of at the **Commencement Date**.
4. loss if the **Property** is used for any purpose other than the **Insured Use**.

Claims Conditions and How to Claim

1. **You** must:

- i) give **Us** written notice as soon as possible of any potential or actual claim or any circumstances likely to result in a claim. Please provide the policy number, **Your** name, the full address of the **Property** and a brief description of the incident that has occurred. Notifications should be sent to: Speciality Lines Claims Team, Zurich Insurance, 8th Floor, 70 Mark Lane, London, EC3R 7NQ. Email: claims@uk.zurich.com ↗, Enquiry line: telephone 0207 648 3523
- ii) pass all court documents and/or other communications to **Us** as soon as possible after receipt
- iii) not deal with, make any admission of liability or attempt to settle a claim without **Our** prior written agreement.
- iv) agree to and carry out at **Our** expense all things necessary to minimise any loss.
- v) provide all information and assistance that **We** may require to help defend and settle the claim.

2. **We** are entitled to:

- i) decide how to settle or defend a claim and may carry out proceedings in the name of any person insured under this policy, including proceedings for recovering any claim.
- ii) pay to **You** at any time, an amount equal to the **Limit of Indemnity** or any lower amount for which the claim can be settled, after deduction of any sum already paid. **We** may then give up control of and have no further liability in connection with the claim.

3. If **We** admit liability for a claim but there is a dispute as to the amount to be paid the dispute will be referred to an arbitrator. The arbitrator will be appointed jointly by **You** and **Us** in accordance with the law at the time. **You** may not take any legal action against **Us** over the dispute before the arbitrator has reached a decision.

4. If **You** or anyone acting on Your behalf:



- a) makes a fraudulent or exaggerated claim under this policy; or
- b) uses fraudulent means or devices including the submission of false or forged documents in support of a claim whether or not the claim is itself genuine; or
- c) makes a false statement in support of a claim whether or not the claim is itself genuine; or
- d) submits a claim under this policy for loss or damage which **You** or anyone acting on **Your** behalf or in connivance with **You** deliberately caused; or
- e) realises after submitting what **You** reasonably believed was a genuine claim under this policy and then fails to tell **Us** that **You** have not suffered any loss or damage; or
- f) suppresses information which **You** know would otherwise enable **Us** to refuse to pay a claim under this policy

We will be entitled to refuse to pay the whole of the claim and recover any sums that **We** have already paid in respect of the claim.

If any fraud is perpetrated by or on behalf of an insured person and not on behalf of **You** this condition should be read as if it applies only to that insured person's claim and references to this policy should be read as if they were references to the cover effected for that person alone and not to the policy as a whole.

5. If any claim is covered by any other insurance, **We** will not pay for more than **Our** share of that claim.

6. The most **We** will pay for any loss (or all losses in the aggregate), including costs and expenses agreed by **Us** is the **Limit of Indemnity**. Once **We** have paid a loss or losses equal to the amount of the **Limit of Indemnity**, **We** will have no further liability under this policy.

General Conditions

1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.
2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the Property address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.
3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

Cancellation Clause

If **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, **You** may cancel this policy within 14 days of receiving the policy by writing to **Us** and in such event **We** may, at **Our** discretion, charge **You** for the time that **You** have been on cover. Any refund will be made to the party who paid the premium. If **You** do cancel, **You** may be in breach of the terms of **Your** mortgage or the terms of the contract for the sale of **Your** property. If **You** are in doubt, **You** may wish to seek legal advice prior to cancellation.

Fair Processing and Complaints Procedure

Our Complaints Procedure

Our commitment to customer service

We are committed to providing a high level of customer service. If you feel we have not delivered this, we would welcome the opportunity to put things right for you.

Who to contact in the first instance

Many concerns can be resolved straight away. Therefore in the first instance, please get in touch with your usual contact at Zurich or your broker or insurance intermediary, as they will generally be able to provide you with a prompt response to your satisfaction.

Contact details will be provided on correspondence that we or our representatives have sent you.

Many complaints can be resolved within a few days of receipt

If we can resolve your complaint to your satisfaction within the first few days of receipt, we will do so. Otherwise, we will keep you



updated with progress and will provide you with our decision as quickly as possible.

Next steps if you are still unhappy

If you are not happy with the outcome of your complaint, you may be able to ask the Financial Ombudsman Service to review your case.

We will let you know if we believe the ombudsman service can consider your complaint when we provide you with our decision. The service they provide is free and impartial, but you would need to contact them within 6 months of the date of our decision.

More information about the ombudsman and the type of complaints they can review is available via their website www.financial-ombudsman.org.uk ↗.

You can also contact them as follows:

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR

Telephone: 08000 234567 (free on mobile phones and landlines)

Email: complaint.info@financial-ombudsman.org.uk ↗

If the Financial Ombudsman Service is unable to consider your complaint, you may wish to obtain advice from the Citizens Advice Bureau or seek legal advice.

The Financial Services Compensation Scheme (FSCS)

We are covered by the Financial Services Compensation Scheme (FSCS) which means that you may be entitled to compensation if we are unable to meet our obligations to you. Further information is available on www.fscs.org.uk ↗ or by contacting the FSCS directly on 0800 678 1100.

How we use your information

Who controls your personal information

This notice tells you how Zurich Insurance plc ('Zurich'), as data controller, will deal with your personal information. Where Zurich introduces you to a company outside the group, that company will tell you how your personal information will be used.

You can ask for further information about our use of your personal information or complain about its use in the first instance, by contacting our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com ↗.

If you have any concerns regarding our processing of your personal information, or are not satisfied with our handling of any request by you in relation to your rights, you also have the right to make a complaint to the Information Commissioner's Office. Their address is: First Contact Team, Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, SK9 5AF.

What personal information we collect about you

We will collect and process the personal information that you give us by phone, e-mail, filling in forms, including on our website, and when you report a problem with our website. We also collect personal information from your appointed agent such as your trustee, broker, intermediary or financial adviser in order to provide you with the services you have requested and from other sources, such as credit reference agencies and other insurance companies, for verification purposes. We will also collect information you have volunteered to be in the public domain and other industry-wide sources. We will only collect personal information that we require to fulfil our contractual or legal requirements unless you consent to provide additional information. The type of personal information we will collect includes; basic personal information (i.e. name, address and date of birth), occupation and financial details, health and family information, claims and convictions information and where you have requested other individuals be included in the arrangement, personal information about those individuals.

If you give us personal information on other individuals, this will be used to provide you with a quotation and/or contract of insurance and/or provision of financial services. You agree you have their permission to do so. Except where you are managing the contract on another's behalf, please ensure that the individual knows how their personal information will be used by Zurich. More information about this can be found in the 'How we use your personal information' section.

How we use your personal information

We and our selected third parties will only collect and use your personal information (i) where the processing is necessary in connection with providing you with a quotation and/or contract of insurance and/or provision of financial services that you have requested; (ii) to meet our legal or regulatory obligations; or (iii) for our 'legitimate interests'. It is in our legitimate interests to collect



your personal information as it provides us with the information that we need to provide our services to you more effectively including providing you with information about our products and services. We will always ensure that we keep the amount of information collected and the extent of any processing to the absolute minimum to meet this legitimate interest. Examples of the purposes for which we will collect and use your personal information are:

1. to provide you with a quotation and/or contract of insurance;
2. to identify you when you contact us;
3. to deal with administration and assess claims;
4. to make and receive payments;
5. to obtain feedback on the service we provide to you;
6. to administer our site and for internal operations including troubleshooting, data analysis, testing, research, statistical and survey purposes;
7. for fraud prevention and detection purposes.

We will contact you to obtain consent prior to processing your personal information for any other purpose, including for the purposes of targeted marketing unless we already have consent to do so.

Who we share your personal information with

Where necessary, we will share the personal information you gave us for the purposes of providing you with the goods and services you requested with the types of organisations described below:

associated companies including reinsurers, suppliers and service providers;
introducers and professional advisers;
regulatory and legal bodies;
survey and research organisations;
credit reference agencies;
healthcare professionals, social and welfare organisations; and
other insurance companies

Or, in order to meet our legal or regulatory requirements, with the types of organisations described below:

regulatory and legal bodies;
central government or local councils;
law enforcement bodies, including investigators;
credit reference agencies; and
other insurance companies

How we use your personal information for websites and email communications

When you visit one of our websites we may collect information from you such as your email address or IP address. This helps us to track unique visits and monitor patterns of customer website traffic, such as who visits and why they visit.

We use cookies and/or pixel tags on some pages of our website. A cookie is a small text file sent to your computer. A pixel tag is an invisible tag placed on certain pages of our website but not on your computer. Pixel tags usually work together with cookies to assist us to provide you with a more tailored service. This allows us to monitor and improve our email communications and website. Useful information about cookies, including how to remove them, can be found on our websites.

How we transfer your personal information to other countries

Where we transfer your personal information to countries that are outside of the UK and the European Union (EU) we will ensure that it is protected and that the transfer is lawful. We will do this by ensuring that the personal information is given adequate safeguards by using 'standard contractual clauses' which have been adopted or approved by the UK and the EU, or other solutions that are in line with the requirements of European data protection laws.

A copy of our security measures for personal information transfers can be obtained from our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN, or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com ↗.

How long we keep your personal information for

We will retain and process your personal information for as long as necessary to meet the purposes for which it was originally



collected. These periods of time are subject to legal, tax and regulatory requirements or to enable us to manage our business.

Your data protection rights

You have a number of rights under the data protection laws, namely:

- to access your data (by way of a subject access request);
 - to have your data rectified if it is inaccurate or incomplete;
 - in certain circumstances, to have your data deleted or removed;
 - in certain circumstances, to restrict the processing of your data;
 - a right of data portability, namely to obtain and reuse your data for your own purposes across different services;
 - to object to direct marketing;
 - not to be subject to automated decision making (including profiling), where it produces a legal effect or a similarly significant effect on you;
 - to claim compensation for damages caused by a breach of the data protection legislation.
- if we are processing your personal information with your consent, you have the right to withdraw your consent at any time.

We will, for the purposes of providing you with a contract of insurance, processing claims, reinsurance and targeted marketing, process your personal information by means of automated decision making and profiling where we have a legitimate interest or you have consented to this.

What happens if you fail to provide your personal information to us

If you do not provide us with your personal information, we will not be able to provide you with a contract or assess future claims for the service you have requested.

Fraud prevention and detection

In order to prevent and detect fraud we may at any time:

- check your personal data against counter fraud systems
- use your information to search against various publicly available and third party resources
- use industry fraud tools including undertaking credit searches and to review your claims history
- share information about you with other organisations including but not limited to the police, the Insurance Fraud Bureau (IFB), other insurers and other interested parties.

If you provide false or inaccurate information and fraud is identified, the matter will be investigated and appropriate action taken. This may result in your case being referred to the Insurance Fraud Enforcement Department (IFED) or other police forces and fraud prevention agencies. You may face fines or criminal prosecution. In addition, Zurich may register your name on the Insurance Fraud Register, an industry-wide fraud database.

Claims history

We may pass information relating to claims or potential claims to any relevant database. We and other insurers may search these databases when you apply for insurance, when claims or potential claims are notified to us or at time of renewal to validate your claims history or that of any other person or property likely to be involved in the policy or claim.

This helps to check information provided and prevent fraudulent claims.



APPENDIX E

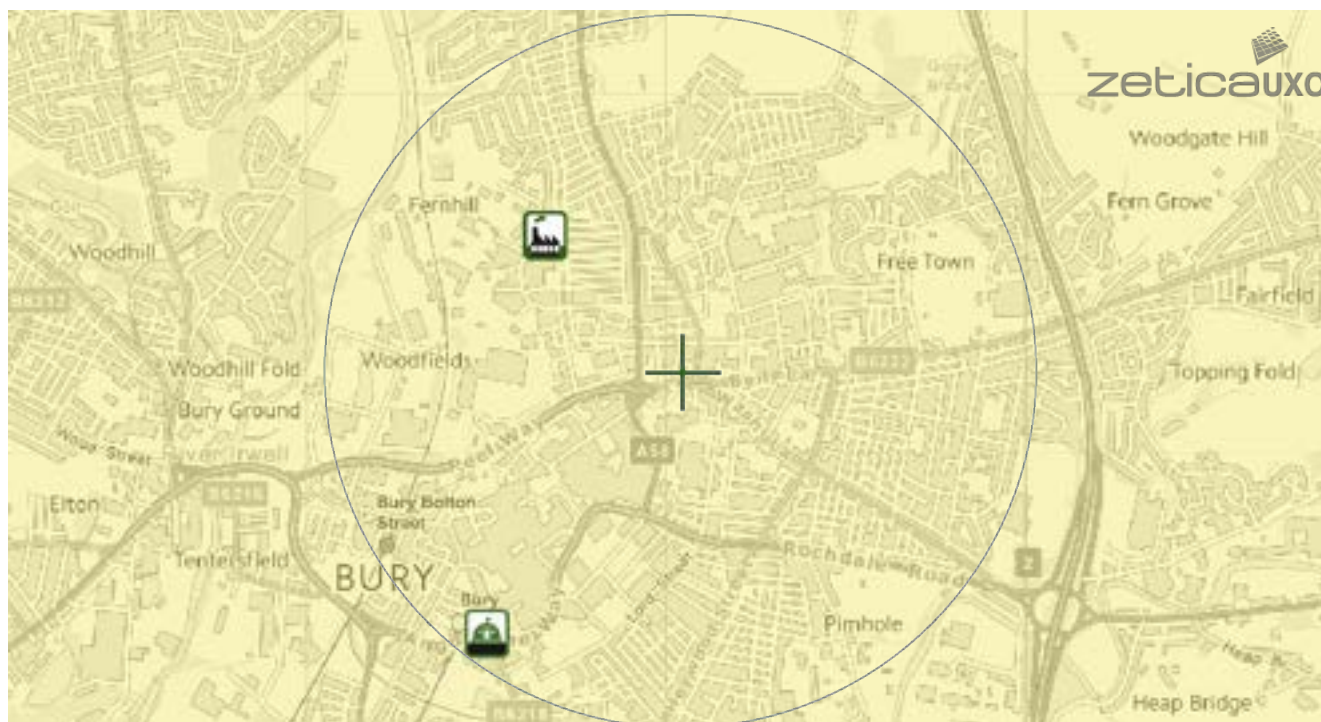
UXO SCREENING MAP

UNEXPLODED BOMB RISK MAP



SITE LOCATION

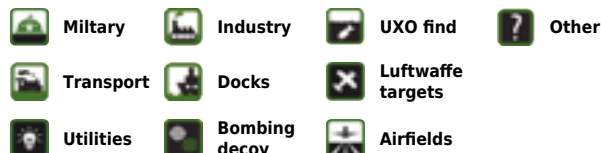
Map Centre: 381010,411232



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.



How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density. Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then [additional detailed research](#) is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our [pre-desk study assessments \(PDSA\)](#) by emailing a site boundary and location to uxo@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 email: uxo@zetica.com web: www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

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