



Client:

C&A Motors
Apartment 2809
Beetham Towers
301 Deansgate
Manchester
M3 4LT

Consultant/Engineer:

Equilibrium Architects Ltd
435-437 Walmersley Road
Bury
BL9 5EU

Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

Drinkwater Park Development, Prestwich, Bury

June 2016

**Site Ref: 5808/PDP V1.00
PCLRA**

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Drinkwater Park Development, Prestwich, Bury

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Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

1. Introduction

This report is an account of a Phase I Desk Study and Preliminary Contaminated Land Risk Assessment carried out by GeoAssist Limited at the request of C&A Motors as the owner of the land known as Drinkwater Park Development, Prestwich, Bury.

The work was commissioned following the receipt of instruction to proceed issued by the Client on the 6th June 2016.

The purpose of this Phase I investigation is to provide information in order to ensure that the site is assessed in accordance with the methodology outlined in CLR11, satisfies the relevant requirements of the National Planning Policy Framework March 2012 and is suitable for the intended proposed land use. In this case, as a residential development.

The approximate grid reference for the centre of the site is 380260, 403040 and the total area of the site is approximately 4300 m². The area of the site is outlined with a red line on the site plan in Appendix A1.

2. Description of the Site

The site is located in a mainly green belt area sandwiched between The River Irwell and to the west of the urban area of Prestwich. The site is a brownfield site that was formerly a local authority waste transfer station.

The site forms an irregular shape with an engineered mound topped with a concrete platform. The site was noted to be surfaced with tarmacadam and concrete.

The site is bounded by a perimeter access road to the north and open green space to the east, south and west.

No visual or olfactory observations of contaminants were noted during the site walkover. Photographs from the site visit form appendix A2 to this report.

3. Historical Researches

3.1 Historical Mapping

Examination of the historical maps of the area confirms that the site has only ever been developed as a waste transfer site (Circa 1990's). A series of historical maps and ordnance plans have been reviewed as part of this search. The following table highlights plans and maps that are of particular significance for the purpose of this report. Where possible, reference to the large scale (1:500, 1:1056, 1:1250 & 1:2,500) plans and maps has been made in preference to those at smaller scales (1:10,560 & 1:10,000) as the details on the smaller scale plans and maps are often lacking because of the lower resolution at which they were originally drafted.

Date of Mapping	Scale	Potentially contaminative Feature within 250m of site boundary	Remarks	Direction from site	Distance from site(m)	Feature still present on 2015 edition
1848 – 1850	1:10,560	Dye Works		N	90	No
1891 - 1893	1:2,500	Sewage Works		NW	80	
1909	1:2,500					
1922	1:2,500					
1932 - 1937	1:10,560					
1938	1:10,560					
1952 – 1953	1:1,250	Paint Works		N	100	No
1967 -1968	1:10,000					
1975 - 1979	1:10,000	Waste Transfer Station		On Site	0	Yes but not active
1993 - 1994	1:1,250					
1999	1:10,000					
2015	1:10,000					

A comprehensive list of the historical maps as referred to is attached in Appendix B1 to this report.

3.2 Anecdotal Historical Information

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

3.3 Previous Intrusive Investigation

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

- Human
- Controlled waters via established pathways
- Property
- Adjoining land
- Ecological systems

- Archaeological sites and monuments

3.4 Environmental Data Search

An Environmental data search report referenced 88359245_1_1, has been used for background data on this site and is included as appendix C1.

3.4.1 Historical Land uses

The Environmental data search report referenced 88359245_1_1, summarises that past and present use of the site indicates that there are potentially contaminative land uses on the site namely, the previous site usage as a waste transfer station. Data from the historical plans indicate that the site and the immediate surrounds (250m) possess the potential to be impacted by potential contamination. The report also summarises that adjacent areas up to 250m indicate potentially contaminative land uses capable of impacting the site.

3.4.2 Statutory Authorisations, Incidents and Registers

The Environmental data search report referenced 88359245_1_1, confirms that within 250m of the site boundary there is/are:

- § No historical or active Discharge Consents
- § No historical or active Local Authority Pollution Prevention and Controls
- § 4 historical Pollution Incidents to Controlled Waters

The most recent historical Pollution Incident to Controlled Waters occurred in 1996 and was categorised as a minor incident. All other previous pollution incidents were also category 3 minor incidents. It is therefore unlikely that these incidents will have significantly impacted the site or impact the proposed development.

3.4.3 Landfill & Other Waste Sites

The Environmental data search report referenced 88359245_1_1, indicates that Bury Metropolitan Borough Council did not supply any landfill data. The Envirocheck Datasheet Report provided the following landfill and waste transfer data.

Table 3.4 A summary of the landfill/waste transfer data as provided by the Environment Agency England & Wales & the environmental data search report referenced 88359245_1_1

Site name	Material deposited	Operational period	Approximate distance from site (m)	Direction from site
Drinkwater Park Buckley Lane Prestwich	Deposited Waste included Inert, Industrial, Commercial, Household and Special Waste, and Liquid Sludge	1953 - 1984	60	E
Drinkwater Park	Industrial, Commercial and Household Waste	1953 – 1984	121	E
Land at Clifton Road	Household, Industrial and Commercial	1995 - 2011	On Site	N

The potential for ground gas generation from registered landfill sources and subsequent ingress into the proposed development is classified as moderate given the proximity of historical landfills in the area.

3.4.4 In-Filled Land

Data from the County Series Surveys and the Ordnance Survey plans of the area confirms that there are likely to be significant areas of infilled land on the site and within 250m of the site boundary. It is therefore possible that the proposed development may be impacted by ground gas generation.

4. Geology & Hydrogeology

4.1 Site Geology

The relevant Ordnance Survey map referenced 96 SW Lancashire shows the site to be located on drift deposits of Glacial Sands and Gravels and First Terracing of the Recent Epoch.

The underlying solid geology is shown to be Manchester Marl from the Permo Triassic Period.

4.2 Radon Affected Area

The Environmental data search report referenced 88359245_1_1, indicates that the site is in a lower probability radon area. No radon protective measures are necessary in the construction of new dwellings or extensions.

4.3 Hydrogeology and Groundwater Vulnerability

The Bedrock Aquifer Designation as determined by the British Geological Survey is: Secondary B - predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers. There is The Superficial Aquifer Designation as determined by the British Geological Survey is: Secondary A - permeable layers capable of supporting water supplies at a local rather than strategic scale, for the designation of the superficial aquifer and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

4.4 Surface Water

The Environmental data search report referenced 88359245_1_1, and plans of the site confirm that the

nearest surface water feature (a drainage channel/ditch) is located on site to the north western edge of the site boundary. There is no evidence that the site in its present state, or any proposed development, will significantly impact surface water receptors and consequently the risk to surface waters is classified as low.

4.5 Subsurface Water

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

4.6 Water Abstractions

The Environmental data search report referenced 88359245_1_1, indicates that there are no active water abstractions within 250m of the site.

5. Mineworkings & Mineral Sites

Information provided by the Coal Authority as part of the Environmental data search report referenced 88359245_1_1 indicates that the property:

- § Is in a surface area that could be affected by underground mining in 4 seams of coal at 340m to 980m depth, and was last worked in 1990. Any movement due to coal mining should have stopped.
- § The property is not within a surface area that could be affected by present underground mining.
- § The property is not in an area where the coal authority has plans to grant a licence to remove coal using underground methods nor has a licence been granted to remove or work coal using underground methods.
- § The property is not in an area likely to be affected from any planned future underground coal mining. However, reserves of coal do exist in the local area that may be worked in the near future.
- § There are no known coal mine entries within, or within 20 metres of, the boundary of the property.
- § The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

Consequently, the risk to the development on this site in respect of past, present or future coal workings or brine extraction is classified as low.

6. Designated Environmentally Sensitive Sites

The environmental data search report referenced 88359245_1_1 indicates the site is situated within a Nitrate Vulnerable Zone (NVZ herein). NVZs were set up under Council Directive 91/676/EEC and have

been established in areas where nitrate from agricultural land is causing, or could cause, pollution of the water environment. In these zones Action Programmes of compulsory measures apply. These measures include a requirement for farmers to limit their applications of livestock manures and, in some circumstances, to observe closed periods for the application of organic manure to agricultural land. Action Programme measures apply to all land within designated NVZs from: i) 1996 for 66 NVZs to protect drinking water sources. These amounted to 8% of England's land area; ii) 19th December 2002 (2001/2002 review) for around 55% of England; and iii) [] (2005/2006 review) for a further land area of 15% (total around 70%) in England.

The purpose of NVZs is to enforce a reduction of Nitrate leaching into water courses, to ensure a reduction in Eutrophic waters.

The site is also located within an area of adopted greenbelt land. Areas of Green Belt are regions of principally open countryside surrounding existing built-up areas, the purpose of which is to check the unrestricted sprawl of these built-up areas and to safeguard the surrounding countryside against further encroachment. The proposed development is highly unlikely to impact these environmentally sensitive sites from a contaminated land perspective.

7. Conceptual Model

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

Table 7.1 Preliminary Conceptual model.

Potential Source / Hazard	Nature of Hazard (Risk Level to site given a residential end use)	Contaminants Associated with Source	Potential Pathway	Potential Receptor
Previous ON SITE Land uses:				
1. Previous and Current Land Use Waste Transfer Station	Ground contamination Moderate Risk	Metals PAH TPH	Dermal Contact Ingestion Inhalation	Site Users Construction workers
	Gas from in-filled ground Low to Moderate Risk	CH4 CO2	None	Site Users Future Buildings & Services
Previous OFF SITE land uses within 250m as indicated by Historical Plans Including:				
2. Dye Works	Ground contamination Low Risk / Moderate Risk	DoE Profile	None	Site Users Construction workers
	Gas from in-filled ground Low Risk	None	None	Site Users Future Buildings & Services
3. Sewage Works	Ground contamination Low Risk / Moderate Risk	DoE Profile	None	Site Users Construction workers
	Gas from in-filled ground Low Risk / Moderate Risk	None	None	Site Users Future Buildings & Services
4. Paint Works	Ground contamination Low Risk / Moderate Risk	DoE Profile	None	Site Users Construction workers
	Gas from in-filled ground Low Risk	None	None	Site Users Future Buildings & Services
5. Historic Landfill	Ground contamination Moderate Risk	None	Dermal Contact Ingestion Inhalation	Site Users Construction workers
	Gas from in-filled ground Moderate Risk	CH4 CO2	Lateral and vertical migration from offsite source	Site Users Future Buildings & Services
6. Coal Workings & Brine Extraction	Geotechnical Hazard Low Risk	None	Ground Collapse Subsidence	Humans (site users) Future Buildings & Services
	Ground contamination Low Risk	None	None	Site Users Services
	Mine Gas Low Risk	None	None	Humans (site users) Future Buildings & Services

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

From the sources of information examined as part of this investigation a moderate potential for contaminated materials to be present on site has been established along with a moderate potential for the presence of ground gas.

8. Conclusions & Recommendations

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

Details of the exact nature and extent of the intrusive works can only be confirmed following agreement with the Local Planning Authority. However, they are likely to include the following:

- Exploration Holes to confirm the nature and type of materials underlying the site.
- The sampling and testing of a number of representative soil samples for a range of determinants as listed in the conceptual model based on the recommendations in the DoE industry profiles and experience to enable a more robust quantitative risk assessment to be made in accordance with the methods set out in CLR11.
- The installation of a number of ground gas monitoring points with associated monitoring over a period of time as defined by best practice guidance.
- The preparation of a report detailing the results of the Ground Investigation, updating of the conceptual model to include the quantitative analysis and the implications of the results in terms of future development.

8.1 Supplementary Recommendations

It is recommended that a geotechnical investigation is undertaken at the same time as any environmental investigation.



Matthew Benson BSc

Geotechnical/Environmental Engineer



Mark Richardson MSc CEng MICE

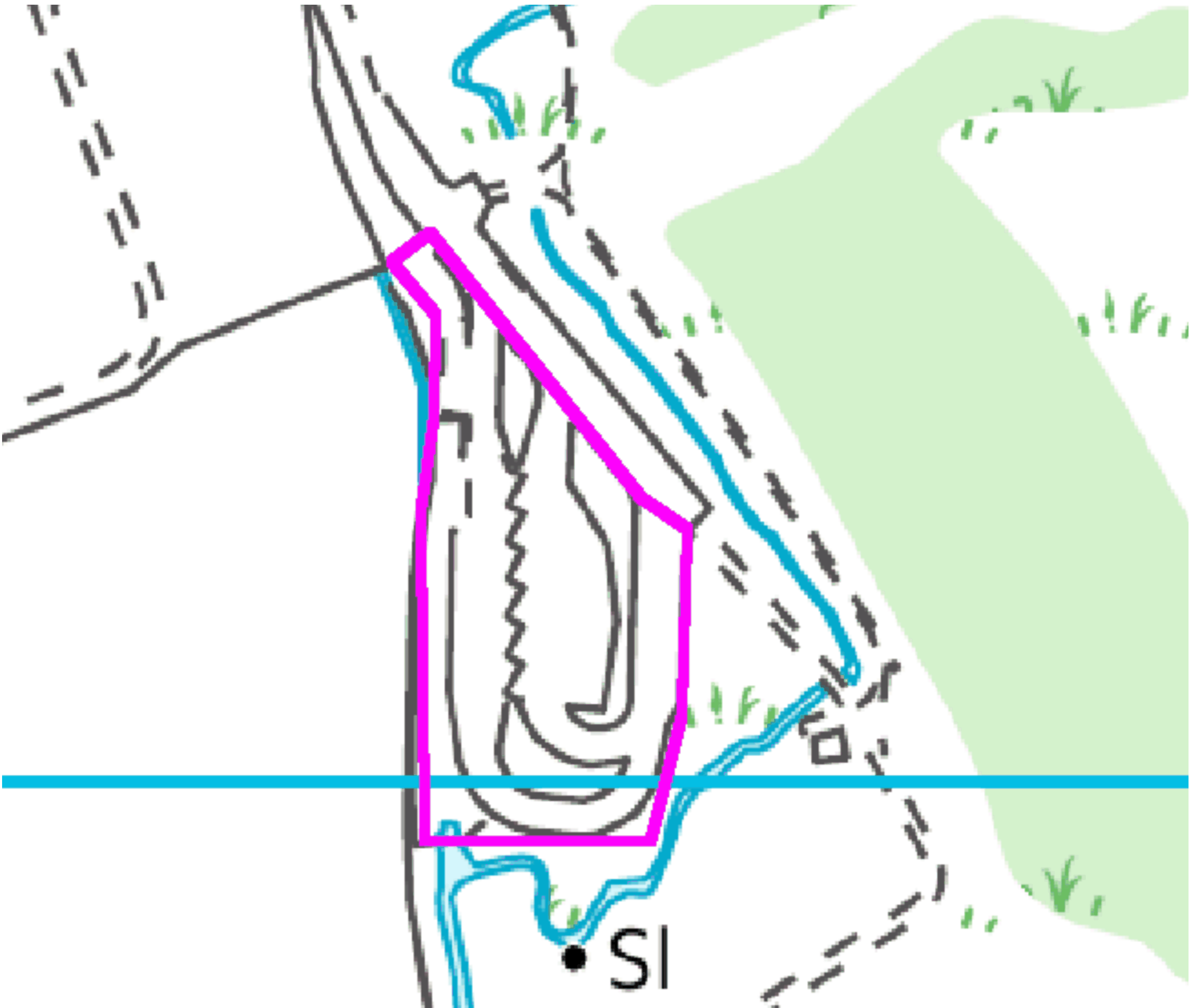
Technical Director

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Appendix A

A1 Site Plan

A2 Site Photographs



GeoAssist Limited
Civil, Environmental & Geotechnical
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A1 Site Plan

Site Name	Drinkwater Park Development
Location	Prestwich, Bury
GeoAssist Ref	5808DPD
Client	C&A Motors
	Apartment 2809 Beetham Towers 301 Deansgate Manchester M3 4LT
Planning Consultant	Equilibrium Architects Ltd
NGR (centre of site)	380260,403040
Production Date	June 2016Jun-16
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

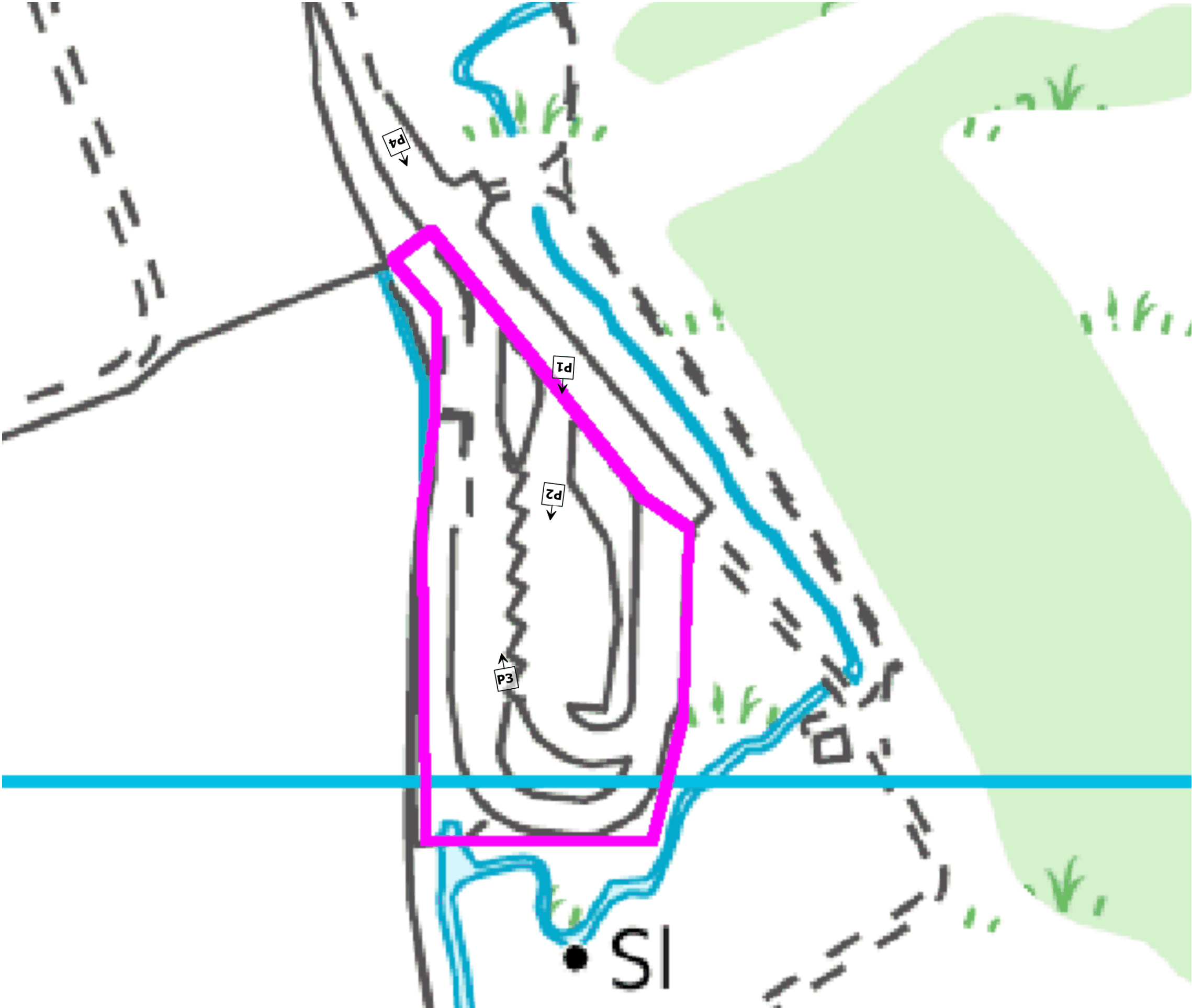




P1	P2
P3	P4

A2 Site Photos

Site Name	Drinkwater Park Development
Location	Prestwich, Bury
GeoAssist Ref	5808DPD
Client	C&A Motors
	Apartment 2809 Beetham Towers 301 Deansgate Manchester M3 4LT
Planning Consultant	Equilibrium Architects Ltd
NGR (centre of site)	380260,403040
Production Date	Mar 2016Jun-16
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36



A2. Site Photo Plan

Site Name	Drinkwater Park Development
Location	Prestwich, Bury
GeoAssist Ref	5808DPD
Client	C&A Motors
	Apartment 2809 Beetham Towers 301 Deansgate Manchester M3 4LT
Planning Consultant	Equilibrium Architects Ltd
NGR (centre of site)	380260,403040
Production Date	Mar 2016Jun-16
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Appendix B

B1 Reference List of OS Historical Plans

Appendix B1

Customer Ref: 5808/PDP

National Grid Reference: 380260, 403040

Site Area (Ha): 0.36

Search Buffer (m): 250

Site Details: Drinkwater Park
Development, Prestwich, Bury

Map Series Name	Published	Source Scale
Lancashire And Furness	1848-1850	1:10,560
Lancashire And Furness	1894	1:10,560
Lancashire And Furness	1910	1:10,560
Lancashire And Furness	1923-1930	1:10,560
Lancashire And Furness	1932-1937	1:10,560
Lancashire And Furness	1938	1:10,560
Ordnance Survey Plan	1956	1:10,560
Ordnance Survey Plan	1967-1968	1:10,560
Ordnance Survey Plan	1975-1979	1:10,000
Ordnance Survey Plan	1986	1:10,000
Ordnance Survey Plan	1990	1:10,000
10K Raster Mapping	1999	1:10,000

Appendix B1 Continued

Map Series Name	Published Dates	Source Scale
Lancashire And Furness	1891-1893	1:2,500
Lancashire And Furness	1909	1:2,500
Lancashire And Furness	1922	1:2,500
Ordnance Survey Plan	1952-1953	1:1,250
Ordnance Survey Plan	1953-1954	1:2,500
Additional SIMs	1953-1978	1:1,250
Ordnance Survey Plan	1957-1984	1:1,250
Ordnance Survey Plan	1960-1975	1:2,500
Additional SIMs	1991	1:2,500
Large-Scale National Grid Data	1992	1:2,500
Large-Scale National Grid Data	1992	1:1,250
Large-Scale National Grid Data	1993-1994	1:1,250

Appendix C

- C1 Environmental Data Search**
- C2 Coal Authority Mining Report**

Order Number: 88359245_1_1
Customer Ref: 5808 PDP
National Grid Reference: 380260, 403040

White Area (Ha): 0.43
Search Buffer (m): 250

Site Details

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

88359245_1_1

Customer Reference:

5808 PDP

National Grid Reference:

380260, 403040

Slice:

A

Site Area (Ha):

0.43

Search Buffer (m):

250

Site Details:

Drinkwater Park Development

Prestwich

Manchester

M25 9TG

Client Details:

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Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	7
Hazardous Substances	-
Geological	10
Industrial Land Use	-
Sensitive Land Use	12
Data Currency	13
Data Suppliers	17
Useful Contacts	18

Introduction

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

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Report Version v50.0

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Agency & Hydrological			
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes
Contaminated Land Register Entries and Notices			
Discharge Consents			
Prosecutions Relating to Controlled Waters			n/a
Enforcement and Prohibition Notices			
Integrated Pollution Controls			
Integrated Pollution Prevention And Control			
Local Authority Integrated Pollution Prevention And Control			
Local Authority Pollution Prevention and Controls			
Local Authority Pollution Prevention and Control Enforcements			
Nearest Surface Water Feature	pg 2	Yes	
Pollution Incidents to Controlled Waters	pg 2		4
Prosecutions Relating to Authorised Processes			
Registered Radioactive Substances			
River Quality			
River Quality Biology Sampling Points			
River Quality Chemistry Sampling Points			
Substantiated Pollution Incident Register			
Water Abstractions			
Water Industry Act Referrals			
Groundwater Vulnerability	pg 3	Yes	n/a
Drift Deposits			n/a
Bedrock Aquifer Designations	pg 3	Yes	n/a
Superficial Aquifer Designations	pg 3	Yes	n/a
Source Protection Zones			
Extreme Flooding from Rivers or Sea without Defences	pg 3	Yes	Yes
Flooding from Rivers or Sea without Defences	pg 3	Yes	Yes
Areas Benefiting from Flood Defences			
Flood Water Storage Areas			
Flood Defences			
Detailed River Network Lines	pg 4	Yes	Yes
Detailed River Network Offline Drainage	pg 6		Yes

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Waste			
BGS Recorded Landfill Sites			
Historical Landfill Sites	pg 7		1
Integrated Pollution Control Registered Waste Sites			
Licensed Waste Management Facilities (Landfill Boundaries)			
Licensed Waste Management Facilities (Locations)	pg 7		1
Local Authority Landfill Coverage	pg 7	1	n/a
Local Authority Recorded Landfill Sites			
Registered Landfill Sites	pg 8		1
Registered Waste Transfer Sites	pg 9	1	
Registered Waste Treatment or Disposal Sites			
Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)			
Explosive Sites			
Notification of Installations Handling Hazardous Substances (NIHHS)			
Planning Hazardous Substance Consents			
Planning Hazardous Substance Enforcements			
Geological			
BGS 1:625,000 Solid Geology	pg 10	Yes	n/a
BGS Recorded Mineral Sites			
Brine Compensation Area			n/a
Coal Mining Affected Areas	pg 10	Yes	n/a
Mining Instability	pg 10	Yes	n/a
Man-Made Mining Cavities			
Natural Cavities			
Non Coal Mining Areas of Great Britain			
Potential for Collapsible Ground Stability Hazards	pg 10	Yes	Yes
Potential for Compressible Ground Stability Hazards	pg 10		Yes
Potential for Ground Dissolution Stability Hazards			
Potential for Landslide Ground Stability Hazards	pg 10	Yes	Yes
Potential for Running Sand Ground Stability Hazards	pg 11	Yes	Yes
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 11	Yes	Yes
Radon Potential - Radon Affected Areas			n/a
Radon Potential - Radon Protection Measures			n/a

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

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (S)	0	1	380250 403000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SW (W)	0	1	380258 403042
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (E)	10	1	380300 403050
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (SE)	13	1	380300 403000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SW (SW)	40	1	380200 403000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (NE)	43	1	380300 403100
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (E)	59	1	380350 403042
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SE)	77	1	380350 402950
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (NE)	79	1	380350 403100
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SE (S)	91	1	380300 402900
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (SE)	111	1	380350 402900
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (N)	146	1	380258 403250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (NE)	150	1	380400 403150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (SE)	154	1	380350 402850
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (N)	157	1	380300 403250
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (E)	159	1	380450 403042
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (NE)	181	1	380350 403250
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (N)	204	1	380300 403300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (E)	209	1	380500 403050
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (E)	209	1	380500 403042
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SE (E)	211	1	380500 403000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (NE)	215	1	380400 403250

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (E)	216	1	380500 403100
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (NW)	216	1	380150 403300
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SW (W)	235	1	380000 403042
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NW (NW)	241	1	380000 403150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (N)	246	1	380258 403350
	Nearest Surface Water Feature	A13NW (NW)	0	-	380242 403056
1	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Industrial Effluent Note: Slack Brook Incident Date: 14th April 1992 Incident Reference: 92610621 Catchment Area: Irwell Receiving Water: Not Given Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SW (SW)	167	2	380100 402900
2	Pollution Incidents to Controlled Waters Property Type: Private Sewage (Non-PLC): Sewerage Systems Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Unknown Sewage Note: River Irwell Incident Date: 27th September 1992 Incident Reference: 92611748 Catchment Area: Irwell Receiving Water: Not Given Cause of Incident: Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NW (N)	200	2	380200 403300
3	Pollution Incidents to Controlled Waters Property Type: Tip Drainage Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Tip Leachate Note: Prestwich Clough Incident Date: 11th April 1995 Incident Reference: 95610778 Catchment Area: Irwell Receiving Water: Not Given Cause of Incident: Mechanical Failure Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13NE (N)	204	2	380300 403300
4	Pollution Incidents to Controlled Waters Property Type: Landfill/Waste Disposal Site Location: Drinkwater Park, BURY Authority: Environment Agency, North West Region Pollutant: Miscellaneous - Tip Leachate Note: Pumping Station Overflow Incident Date: 6th March 1998 Incident Reference: SO980665 Catchment Area: Irwell Receiving Water: Freshwater Stream/River Cause of Incident: Electrical Failure Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SE (E)	211	2	380500 403000

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Groundwater Vulnerability Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise Map Sheet: Sheet 11 South Pennines Scale: 1:100,000	A13SW (W)	0	2	380258 403042
	Drift Deposits None				
	Bedrock Aquifer Designations Aquifer Designation: Secondary Aquifer - B	A13SW (W)	0	1	380258 403042
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13SW (W)	0	1	380258 403042
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NW (NW)	0	2	380250 403055
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (N)	12	2	380265 403095
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NW (NW)	48	2	380190 403115
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (S)	80	2	380250 402910
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (SW)	221	2	380038 402903
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (SW)	233	2	380140 402780
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NW (NW)	0	2	380250 403055
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (N)	12	2	380265 403095
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NW (NW)	48	2	380190 403115
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (S)	80	2	380250 402910
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (SW)	221	2	380038 402903
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13SW (SW)	233	2	380140 402780
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Flood Defences None				
5	Detailed River Network Lines River Type: Secondary River River Name: Not Supplied Hydrographic Area: D011 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13SW (S)	0	2	380246 402992
6	Detailed River Network Lines River Type: Extended Culvert (greater than 50m) River Name: Not Supplied Hydrographic Area: D011 River Flow Type: Primary Flow Path River Surface Level: Below Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13SW (W)	0	2	380243 403041
7	Detailed River Network Lines River Type: Secondary River River Name: Drain Hydrographic Area: D011 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Drain (ditch, Reen, Rhyne, Drain) Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13NW (NW)	0	2	380242 403055
8	Detailed River Network Lines River Type: Extended Culvert (greater than 50m) River Name: Drain Hydrographic Area: D011 River Flow Type: Primary Flow Path River Surface Level: Below Surface Drain Feature: Drain (ditch, Reen, Rhyne, Drain) Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13NW (NW)	3	2	380233 403097
9	Detailed River Network Lines River Type: Secondary River River Name: Not Supplied Hydrographic Area: D011 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13NE (NE)	4	2	380292 403068

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
10	Detailed River Network Lines River Type: Secondary River River Name: Not Supplied Hydrographic Area: D011 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13SW (S)	8	2	380248 402982
11	Detailed River Network Lines River Type: Secondary River River Name: Drain Hydrographic Area: D011 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Drain (ditch, Reen, Rhyne, Drain) Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13NW (N)	67	2	380215 403166
12	Detailed River Network Lines River Type: Extended Culvert (greater than 50m) River Name: Not Supplied Hydrographic Area: D011 River Flow Type: Primary Flow Path River Surface Level: Below Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13SW (S)	71	2	380251 402918
13	Detailed River Network Lines River Type: Secondary River River Name: Not Supplied Hydrographic Area: D011 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13SW (S)	71	2	380251 402918
14	Detailed River Network Lines River Type: Extended Culvert (greater than 50m) River Name: Not Supplied Hydrographic Area: D011 River Flow Type: Primary Flow Path River Surface Level: Below Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13NE (N)	162	2	380300 403255
15	Detailed River Network Lines River Type: Secondary River River Name: Not Supplied Hydrographic Area: D011 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13SW (S)	192	2	380210 402800

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
16	Detailed River Network Lines River Type: Extended Culvert (greater than 50m) River Name: River Irwell Hydrographic Area: D011 River Flow Type: Primary Flow Path River Surface Level: Below Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13SW (SW)	197	2	380133 402824
17	Detailed River Network Lines River Type: Secondary River River Name: Not Supplied Hydrographic Area: D011 River Flow Type: Primary Flow Path River Surface Level: Surface Drain Feature: Not a Drain Flood Risk: Other Rivers Management Status: Water Course: Not Supplied Name: Water Course: Not Supplied Reference:	A13NE (N)	223	2	380299 403320
18	Detailed River Network Offline Drainage River Type: Tertiary River Hydrographic Area: D011	A13NE (NE)	243	2	380472 403212
19	Detailed River Network Offline Drainage River Type: Tertiary River Hydrographic Area: D011	A13NE (NE)	244	2	380506 403162

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
20	Historical Landfill Sites Licence Holder: Greater Manchester Waste Disposal Authority Location: Buckely Lane, Prestwich Name: Drinkwater Park Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHLD16320 First Input Date: 31st December 1953 Last Input Date: 31st January 1984 Specified Waste Type: Deposited Waste included Inert, Industrial, Commercial, Household and Special Waste, and Liquid Sludge EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: 4200/9643 BGS Ref: Not Supplied Other Ref: C032, RD/RES/022/81	A13SE (E)	60	2	380352 403018
21	Licensed Waste Management Facilities (Locations) Licence Number: 53680 Location: Land/premises At, Clifton Road, Prestwich, Manchester, M25 3HR Operator Name: Viridor Waste (Greater Manchester) Ltd Operator Location: Not Supplied Authority: Environment Agency - North West Region, South Area Site Category: Household, Commercial And Industrial Transfer Stations Licence Status: Surrendered Issued: 1st February 1995 Last Modified: 27th April 2009 Expires: Not Supplied Suspended: Not Supplied Revoked: Not Supplied Surrendered: 16th November 2011 IPPC Reference: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13NE (N)	38	2	380270 403130
	Local Authority Landfill Coverage Name: Bury Metropolitan Borough Council - Has not been able to supply Landfill data		0	3	380258 403042

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
22	Registered Landfill Sites Licence Holder: G.M.W.D.A. Licence Reference: R/022 Site Location: Drinkwater Park, Clifton Road, Prestwich, Manchester, Greater Manchester Licence Easting: 380400 Licence Northing: 403100 Operator Location: Blackfriars House, Parsonage, MANCHESTER, Greater Manchester, M3 2JA Authority: Environment Agency - North West Region, South Area Site Category: Landfill Max Input Rate: Very Large (Equal to or greater than 250,000 tonnes per year) Waste Source: No known restriction on source of waste Restrictions: Status: Licence lapsed/cancelled/defunct/not applicable/surrenderedCancelled Dated: 28th January 1981 Preceded By: Not Given Licence: Superseded By: Not Given Licence: Positional Accuracy: Approximate location provided by supplier Boundary Accuracy: Not Applicable Authorised Waste: Alkalis Aluminium Asbestos Blood, Fat, Grease, Etc Carcasses And Flesh Cellulose Wastes (Natural/Synth.) Construction And Demolition Wastes Dyestuffs Waste Empty Used Containers Excrement Fats, Waxes And Greases Food Processing Wastes/Starch Glue Wastes Gulley Emptyings Household + Commercial Waste Ind. Non-Haz. Waste Medical, Surgical, Veterinary Wastes Metal Oxides Metals (Elemental) Non-Toxic Metal Compounds Other Inorganic Materials Polymeric Material, Products/Scrap Scrap Rubber (Including Tyres) Silt And Dredgings Slag, Boiler/Flue Cleanings Tannery & Fellmongers Waste Tar, Pitch, Bitumen, Asphalts Used Filter Materials \$ Waste Treated Timber Prohibited Waste: Acid Tars Ammonia Ammonium Salts Cadmium Contaminated Rubbish/Bags/Sacks Distillation Residues Fuel Oil Industrial Effluent Treatment Sludge Interceptor Pit Wastes \$ Iron, Titanium, Aluminium Oxides Kerosene And Derv. Latex, Latex/Rubber Sol'Ns/Susp'Ns Magnesium Mercury Mineral Oils Mineral Processing Wastes Oil/Water Mixtures Other Elemental Metals Other Industrial Wastes Other Inorganic Materials Other Non-Toxic Metal Compounds Paint Waste \$ Printing Industry Wastes/Ink \$ Prod'Ts Of Incomplete Polymerisation \$ Proprietary Alkaline Cleaners Soaps & Detergents Sodium/Potassium Sodium/Potassium Oxides/Hydroxides Tank Cleaning Sludge \$ Vegetable And Other Oils Water (Contaminated)	A13NE (E)	121	2	380400 403100

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
23	Registered Waste Transfer Sites Licence Holder: Greater Manchester Waste Ltd Licence Reference: 00881 Site Location: Drinkwater Park C.A.Site, Clifton Road, Prestwich, Manchester, Greater Manchester Operator Location: PO Box 151, Higher Swan Lane, BOLTON, Lancashire, BL3 3WW Authority: Environment Agency - North West Region, South Area Site Category: Civic Amenity Max Input Rate: Medium (Equal to or greater than 25,000 and less than 75,000 tonnes per year) Waste Source: No known restriction on source of waste Restrictions: Licence Status: Operational as far as is known Dated: 1st February 1995 Preceded By: Not Given Licence: Superseded By: Not Given Licence: Positional Accuracy: Manually positioned to the address or location Boundary Quality: Not Supplied Authorised Waste: Asbestos Gmwda Group 1 - Non/V.Slow Decomp.Wast Gmwda Group 2 - Slow Decomp./Slight So Gmwda Group 3 - Decomp./Sol.Waste = No Gmwda Group 5 - Chemical/Toxic Waste Max.Waste Permitted By Licence Prohibited Waste: Acid Tars Clinical - Grp A As In Hse '92 Distillation Residues Dyestuffs Waste Foundry Sand Incinerator Residues Industrial Effluent Treatment Sludge Interceptor Pit Wastes Laboratory Chemicals Pharmaceuticals Polymeric Material, Products/Scrap Printing Industry Wastes/Ink Prod'Ts Of Incomplete Polymerisation Sewage Tank Cleaning Sludge Used Filter Mat'ls/Cake/Screenings	A13SE (SE)	0	2	380270 403030

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Permian Rocks (Undifferentiated)	A13SW (W)	0	1	380258 403042
	Coal Mining Affected Areas Description: In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.	A13SW (W)	0	4	380258 403042
	Mining Instability Mining Evidence: Inconclusive Coal Mining Source: Ove Arup & Partners Boundary Quality: As Supplied	A13SW (W)	0	-	380258 403042
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	0	1	380258 403042
	Potential for Collapsible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	233	1	380038 402873
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	235	1	380000 403042
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	0	1	380258 403042
	Potential for Compressible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SE (E)	79	1	380370 403039
	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	233	1	380038 402873
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	235	1	380000 403042
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	0	1	380258 403042
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	235	1	380000 403042
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	0	1	380258 403042
	Potential for Landslide Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	91	1	380331 402912
	Potential for Landslide Ground Stability Hazards Hazard Potential: High Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	94	1	380344 402918
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SE (S)	111	1	380305 402880
	Potential for Landslide Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	117	1	380388 402936
	Potential for Landslide Ground Stability Hazards Hazard Potential: High Source: British Geological Survey, National Geoscience Information Service	A13SE (E)	183	1	380470 402981
	Potential for Landslide Ground Stability Hazards Hazard Potential: High Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	221	1	380389 403269

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	233	1	380038 402873
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	235	1	380000 403042
	Potential for Landslide Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	240	1	380039 402861
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	0	1	380258 403042
	Potential for Running Sand Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (SE)	91	1	380331 402912
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	233	1	380038 402873
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	235	1	380000 403042
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SE (E)	0	1	380264 403042
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	0	1	380258 403042
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13SW (SW)	233	1	380038 402873
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	235	1	380000 403042
	Radon Potential - Radon Affected Areas Affected Area: The property is in a lower probability radon area, as less than 1% of homes are above the action level Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	0	1	380258 403042
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13SW (W)	0	1	380258 403042

Sensitive Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
24	Ancient Woodland Name: Prestwich Clough Wood Reference: 1105585 Area(m²): 82070.79 Type: Ancient and Semi-Natural Woodland	A13NW (N)	156	5	380208 403256
25	Areas of Adopted Green Belt Authority: Bury Metropolitan Borough Council Plan Name: Bury Unitary Development Plan Status: Adopted Plan Date: 29th August 1997	A13SW (W)	0	3	380258 403042
26	Nitrate Vulnerable Zones Name: Not Supplied Description: Surface Water Source: Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	A13SW (W)	0	7	380258 403042

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Salford City Council - Environmental Health Department Bury Metropolitan Borough Council - Environmental Health Department	November 2013 October 2013	Annual Rolling Update Annual Rolling Update
Discharge Consents Environment Agency - North West Region	April 2016	Quarterly
Enforcement and Prohibition Notices Environment Agency - North West Region	March 2013	As notified
Integrated Pollution Controls Environment Agency - North West Region	October 2008	Not Applicable
Integrated Pollution Prevention And Control Environment Agency - North West Region	April 2016	Quarterly
Local Authority Integrated Pollution Prevention And Control Bury Metropolitan Borough Council - Environmental Health Department Salford City Council - Environmental Health Department	February 2015 March 2015	Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Controls Bury Metropolitan Borough Council - Environmental Health Department Salford City Council - Environmental Health Department	February 2015 March 2015	Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Bury Metropolitan Borough Council - Environmental Health Department Salford City Council - Environmental Health Department	February 2015 March 2015	Annual Rolling Update Annual Rolling Update
Nearest Surface Water Feature Ordnance Survey	July 2012	Quarterly
Pollution Incidents to Controlled Waters Environment Agency - North West Region	January 2000	Not Applicable
Prosecutions Relating to Authorised Processes Environment Agency - North West Region	March 2013	As notified
Prosecutions Relating to Controlled Waters Environment Agency - North West Region	March 2013	As notified
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	July 2012	Annually
River Quality Chemistry Sampling Points Environment Agency - Head Office	July 2012	Annually
Substantiated Pollution Incident Register Environment Agency - North West Region - South Area	April 2016	Quarterly
Water Abstractions Environment Agency - North West Region	January 2016	Quarterly
Water Industry Act Referrals Environment Agency - North West Region	April 2016	Quarterly
Groundwater Vulnerability Environment Agency - Head Office	April 2015	Not Applicable
Drift Deposits Environment Agency - Head Office	January 1999	Not Applicable
Bedrock Aquifer Designations British Geological Survey - National Geoscience Information Service	August 2015	As notified
Superficial Aquifer Designations British Geological Survey - National Geoscience Information Service	August 2015	As notified
Source Protection Zones Environment Agency - Head Office	April 2016	Quarterly

Agency & Hydrological	Version	Update Cycle
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	February 2016	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	February 2016	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2016	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	February 2016	Quarterly
Flood Defences Environment Agency - Head Office	February 2016	Quarterly
Detailed River Network Lines Environment Agency - Head Office	March 2012	Annually
Detailed River Network Offline Drainage Environment Agency - Head Office	March 2012	Annually
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	Annually
Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	June 1996	Not Applicable
Historical Landfill Sites Environment Agency - Head Office	March 2016	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - North West Region	October 2008	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - North West Region - South Area	May 2016	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North West Region - South Area	April 2016	Quarterly
Local Authority Landfill Coverage Bury Metropolitan Borough Council Salford City Council - Environmental Health Department	May 2000 May 2000	Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Bury Metropolitan Borough Council Salford City Council - Environmental Health Department	May 2000 May 2000	Not Applicable Not Applicable
Registered Landfill Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Transfer Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable
Registered Waste Treatment or Disposal Sites Environment Agency - North West Region - South Area	March 2003	Not Applicable

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	February 2016	Bi-Annually
Explosive Sites Health and Safety Executive	February 2016	Bi-Annually
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	November 2000	Not Applicable
Planning Hazardous Substance Enforcements Bury Metropolitan Borough Council Salford City Council	February 2016 June 2016	Annual Rolling Update Annual Rolling Update
Planning Hazardous Substance Consents Bury Metropolitan Borough Council Salford City Council	February 2016 June 2016	Annual Rolling Update Annual Rolling Update
Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	Not Applicable
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	May 2016	Bi-Annually
Brine Compensation Area Cheshire Brine Subsidence Compensation Board	August 2011	Not Applicable
Coal Mining Affected Areas The Coal Authority - Property Searches	March 2014	As notified
Mining Instability Ove Arup & Partners	October 2000	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	June 2015	Annually
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	July 2011	As notified
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	July 2011	As notified

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	April 2016	Quarterly
Fuel Station Entries Catalist Ltd - Experian	February 2016	Quarterly
Gas Pipelines National Grid	July 2014	Quarterly
Underground Electrical Cables National Grid	January 2016	Bi-Annually
Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	June 2015	Bi-Annually
Areas of Adopted Green Belt Bury Metropolitan Borough Council Salford City Council	May 2016 May 2016	As notified As notified
Areas of Unadopted Green Belt Bury Metropolitan Borough Council Salford City Council	November 201 November 201	As notified As notified
Areas of Outstanding Natural Beauty Natural England	April 2016	Bi-Annually
Environmentally Sensitive Areas Natural England	April 2016	Annually
Forest Parks Forestry Commission	April 1997	Not Applicable
Local Nature Reserves Natural England	April 2016	Bi-Annually
Marine Nature Reserves Natural England	April 2016	Bi-Annually
National Nature Reserves Natural England	April 2016	Bi-Annually
National Parks Natural England	March 2016	Bi-Annually
Nitrate Sensitive Areas Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	April 2016	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA)	October 2015	Annually
Ramsar Sites Natural England	April 2016	Bi-Annually
Sites of Special Scientific Interest Natural England	April 2016	Bi-Annually
Special Areas of Conservation Natural England	April 2016	Bi-Annually
Special Protection Areas Natural England	April 2016	Bi-Annually
World Heritage Sites English Heritage - National Monument Record Centre	September 2015	Bi-Annually

A selection of organisations who provide data within this report

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

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Kingsley Dunham Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	Bury Metropolitan Borough Council Craig House, Bank Street, Bury, Lancashire, BL9 0DN	Telephone: 0161 253 5000 Fax: 0161 705 5290 Website: www.bury.gov.uk
4	The Coal Authority - Property Searches 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	Telephone: 0345 762 6848 Fax: 01623 637 338 Email: groundstability@coal.gov.uk
5	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
6	Salford City Council Crompton House, 100 Chorley Road, Swinton, Manchester, Greater Manchester, M27 2AD	Telephone: 0161 794 4711 Fax: 0161 727 7162 Website: www.salford.gov.uk
7	Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Government Buildings, Otley Road, Lawnswood, Leeds, West Yorkshire, LS16 5QT	Telephone: 0113 2613333 Fax: 0113 230 0879
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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



The Coal
Authority

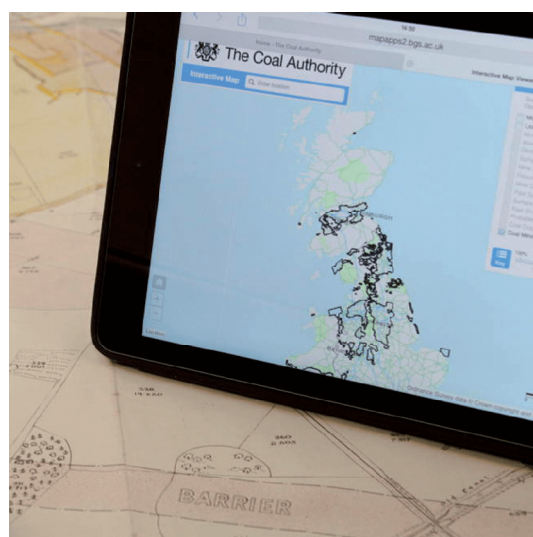
Resolving the **impacts** of mining

CON29M Non-Residential Mining Report

DRINKWATER PARK DEVELOPMENT
PRESTWICH
MANCHESTER
GREATER MANCHESTER

Date of enquiry: 08 June 2016
Date enquiry received: 08 June 2016
Issue date: 08 June 2016

Our reference: 51001180845001
Your reference: 88359245_2 |



CON29M Non-Residential Mining Report

This report is based on, and limited to, the records held by the Coal Authority and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Client name

LANDMARK INFORMATION GROUP LIMITED

Enquiry address

DRINKWATER PARK DEVELOPMENT, PRESTWICH,
MANCHESTER, GREATER MANCHESTER

How to contact us

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+44 (0)1623 637 000 (International)

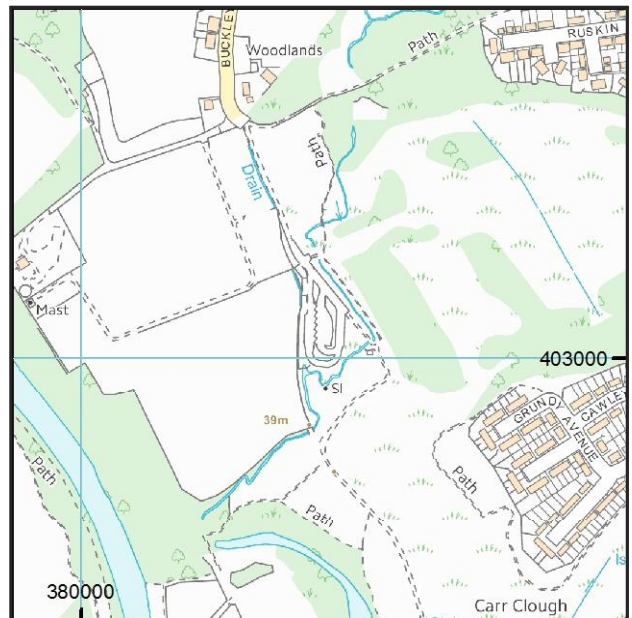
200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

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Approximate position of property



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Summary

Has the search report highlighted evidence or potential of		
1	Past underground coal mining	Yes
2	Present underground coal mining	No
3	Future underground coal mining	Yes
4	Mine entries	No
5	Coal mining geology	No
6	Past opencast coal mining	No
7	Present opencast coal mining	No
8	Future opencast coal mining	No
9	Coal mining subsidence	Yes
10	Mine gas	No
11	Hazards related to coal mining	No
12	Withdrawal of support	Yes
13	Working facilities order	No
14	Payments to owners of former copyhold land	No
15	Information from the Cheshire Brine Subsidence Compensation Board	No

Further recommended reports
Coal mining subsidence claims history

For detailed findings, please go to page 4.

Detailed findings

1. Past underground coal mining

The property is in a surface area that could be affected by underground mining in 4 seams of coal at 340m to 980m depth, and last worked in 1990.

Any movement in the ground due to coal mining activity should have stopped.

2. Present underground coal mining

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

3. Future underground coal mining

The property is not in an area where the Coal Authority has plans to grant a licence to remove coal using underground methods.

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

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

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

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

4. Mine entries

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

5. Coal mining geology

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

6. Past opencast coal mining

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

7. Present opencast coal mining

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

8. Future opencast coal mining

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

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

9. Coal mining subsidence

A damage notice or claim for alleged subsidence damage was made in January 2000 for PROPOSED LANDFILL SITE ADJACENT TO BUCKLE LANE, PRESTWICH, GREATER MANCHESTER. However, the claim was rejected.

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

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

If further subsidence damage claims information is required, please visit www.groundstability.com.

10. Mine gas

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

11. Hazards related to coal mining

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

12. Withdrawal of support

The property is in an area where notices to withdraw support were given in 1959, 1976.

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

13. Working facilities order

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

14. Payments to owners of former copyhold land

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

15. Information from the Cheshire Brine Subsidence Compensation Board

The property lies outside the Cheshire Brine Compensation District.

Additional remarks

Information provided by the Coal Authority in this report is compiled in response to the Law Society's Con29M Coal Mining and Brine Subsidence Claim enquiries. The said enquiries are protected by copyright owned by the Law Society of 113 Chancery Lane, London WC2A 1PL. Please note that Brine Subsidence Claim enquiries are only relevant for England and Wales. This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions applicable at the time the report was produced.

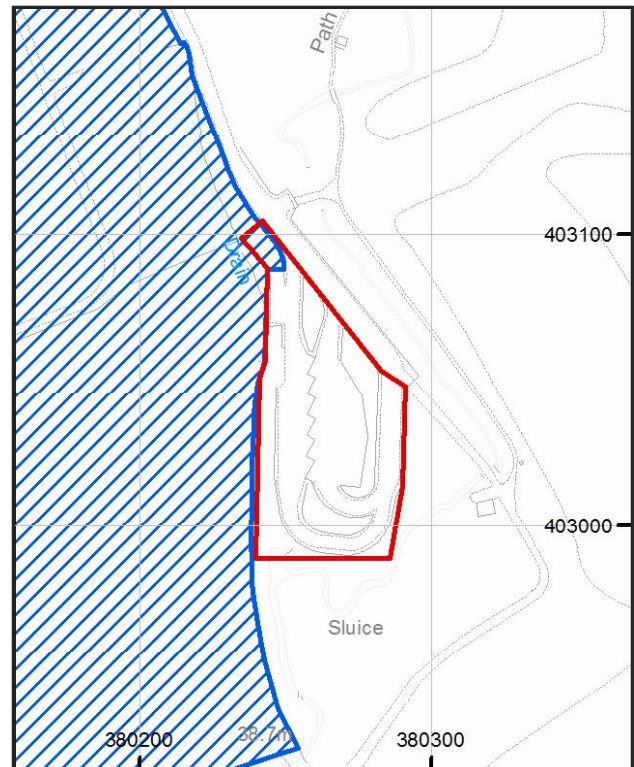
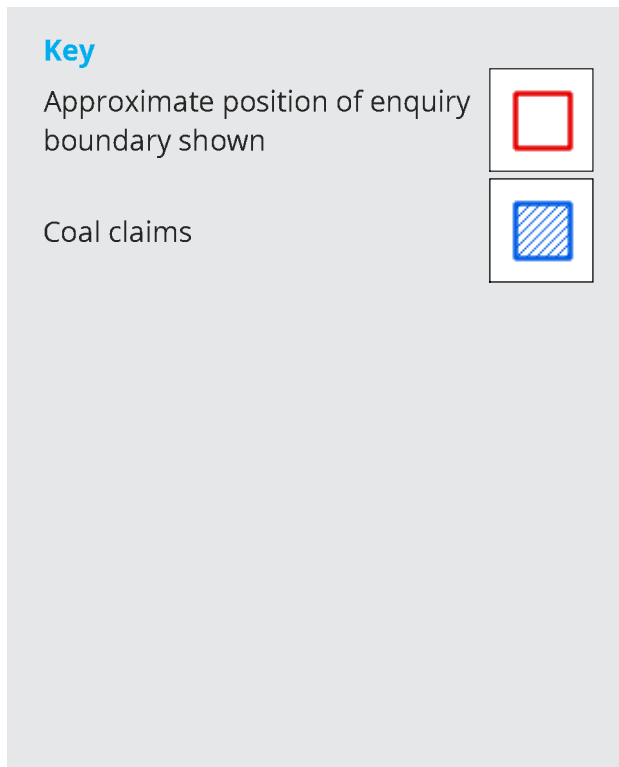
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Enquiry boundary



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