



Preliminary Risk Assessment: Desk Study

Mr K Gardner

2 Delamere Avenue

Whitefield

Bury

Greater Manchester

M45 7WJ

01 September 2025

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Executive Summary

Brief	Arbtech Consulting Ltd was instructed by Mr Ken Gardner to produce a Preliminary Geo-Environmental Risk Assessment to support a planning application for the demolition of the existing house and garage and construction of a single 1.5-storey dwelling with integral garage.
Site Use & Surrounding Area	The site is a long-established residential property with domestic garage and gardens. The surrounding area is predominantly residential suburban housing, with minor commercial and community facilities. No significant industrial uses are present within close proximity.
Environmental Setting	The site is underlain by glaciofluvial sand and gravel over Chester Pebble Beds sandstone bedrock. Superficial deposits are a Secondary A aquifer and bedrock a Principal aquifer. The site is not within a Source Protection Zone, and there are no nearby surface water bodies or flood risks. Ground stability risks are negligible.
Contamination Potential Sources	The site contains limited potential contamination sources. On-site, the residential dwelling and domestic garage may have hydrocarbons from vehicle use. Off-site historical sources include surface workings and an unspecified heap, representing infilled ground of unknown quality. Off-site current sources comprise electricity substations, which could contribute PCBs, hydrocarbons, and heavy metals. Other potential sources include a licensed medium combustion plant, with possible hydrocarbons, PAHs, and metals. Overall, all identified sources are considered low risk, with limited potential pathways to receptors.
Development Considerations	Safe construction practices, including PPE and dust suppression, should be followed. Excavated soils should be tested and classified for reuse or disposal to avoid the spread of any contamination. A discovery strategy will manage any unexpected contamination during groundworks.
Uncertainty and Data Gaps	Minor uncertainties relate to small-scale made ground or historical off-site features. Given the residential use and low-risk sources, these are not considered significant, and a Phase 2 investigation is not required.
Recommendations	Development can proceed using standard good practice mitigation measures to manage potential contamination. A discovery strategy should be implemented to address any unforeseen contamination encountered during groundworks. Additionally, all excavated soils should be handled safely, with appropriate testing and classification to guide reuse or disposal in compliance with relevant regulations.

This is intended as a summary only. Further detail and the limitations of the assessment is provided within the main body of the Report.

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Introduction

Background

Arbtech Consulting Ltd (Arbtech) was instructed by Mr Ken Gardner to produce a Preliminary Geo-Environmental Risk Assessment to inform a planning application with Bury Council for the *demolition of the existing house, garage and house and erection of a 1.5 storey house with integral garage* at the site known as 2 Delamere Avenue, Whitefield, Bury, Greater Manchester, M45 7WJ.

A Phase I report is required to assess the historical use and present condition of the site, determine the extent and nature of any contamination risk, and identify potential risks to future users of the land, neighbouring properties, workers, and other offsite receptors. This assessment will ensure that the development can be carried out safely without unacceptable risks to workers, neighbours, controlled waters, property, or ecological systems with suitable recommendations.

Objectives

The objectives of the Arbtech Consulting preliminary geoenvironmental site assessment was to undertake a Phase I Desk Study for the site. Guidance set out in LCRM ¹, GPLC1-3² and the National Planning Policy Framework (NPPF)³ states that a Preliminary Risk Assessment with a site reconnaissance is required as a minimum to ascertain if there is a potential contamination risk. If contamination is a potential, then site investigation works are carried out to establish a viable pollutant linkage to assess the potential risks to human health and controlled water receptors. Based on the findings of this report, an appropriate site investigation can be derived, if required, once planning approval has been granted.

1 EA (2020). Land contamination risk management (LCRM).

2 EA (2016). Guiding Principles for Land Contamination. GPLC1- Risk Assessment and Conceptual Models GPLC 2. Site Investigation and Good Practice GPLC 3

3 DCL (2025). National Planning Policy Framework. Department of Communities and Local Government.

Scope of Works

- ⇒ Review of the environmental setting of the Site, including the current use / status of the Site and surrounding area, and review of the geology, hydrogeology and hydrology;
- ⇒ Review of the historical activities of the Site and surrounding area;
- ⇒ Review of regulatory information relating to the Site;
- ⇒ Review of the online planning records for the Site;
- ⇒ Consult and review information from the Local Authority in relation to Part 2A of the 1990 Environmental Protection Act; and
- ⇒ Develop an outline Conceptual Site Model and undertake a Preliminary Risk Assessment with respect to potential contamination focussed on the proposed end use of the Site.

In completing this Assessment, Arbtech Consulting Ltd has utilised the following data sources and third-party information:

- ⇒ Current and Historical Ordnance Survey (OS) maps;
- ⇒ British Geological Survey (BGS) data;
- ⇒ Environment Agency (EA) online data; and
- ⇒ Review of third-party environmental reports.

Site Context

Site Information



Fig.1 2023 Aerial Photograph

Contains Data from, © 2025 Groundsure Insights (Appendix 3)



Fig 2 OS Mastermap site plan

Contains Data from, © 2025 Groundsure Insights

Site co-ordinates:	(NGR) 380005 405914	Site Area:	0.09ha
Site Location	The application site is located to the northwest of Whitefield, Greater Manchester situated directly to the southeast of Chapel Field Stand Golf Club; north of the A667 Ringley Road and west of the A665 Dales Lane. The site accessed via Delamere Avenue, which is oriented northeast to southwest to the north of the site.		
Current Site use	The site is rectangular shaped, oriented northwest to southeast, and currently features as residential use. A driveway comprising hardstanding flagstones is located to the northwest. The same composition hardstanding surrounds the front (northeast) west and south of the house featuring as a patio area. The southern part of the site comprises mostly lawned surfacing with a further strip of hardstanding to the southern boundary. Dense vegetation and trees line the boundaries to the east, south and southwest The front (north) and southern garden are vegetated and landscaped with hardstanding showing excellent condition. Representative photos are presented as Appendix 2.		
Surrounding Area features	The site is located within a predominantly residential suburban setting, characterised by detached and semi-detached housing with associated gardens. The immediate area features light commercial land use, education facilities, and community facilities. Highway infrastructure includes Bury New Road (A56) to the west. Public open spaces, such as Philips Park and Heaton Park, are located within short distance. No heavy industry is identified in the immediate vicinity.		

Data Review

Historical Features	
Strategy	The Groundsure Report provides a database of environmental information held by various statutory bodies including the EA, Local Authority (LA), Health & Safety Executive (HSE) and HPA amongst others. A full copy of the Groundsure Report is provided in Appendix 3, and the most relevant information is summarised below. The historical development of the Site and surrounding area has been assessed through a review of available historical OS maps and Google Earth historical satellite imagery. A summary of the key historical Site uses and developments in the surrounding area is presented below. Copies of pertinent historical maps are included as Appendix 4.
Historical Features On-Site	1850 (1st Edition OS mapping): The site features as part of a wider area of open land with very little development within close vicinity (100m). 1909 mapping shows the site remains undeveloped with a relative increase in development beyond 100m including a Golf Course to the northwest 1922 edition identifies residential properties have been developed to the south, southeast and southwest of the site. 1932 mapping – the site and immediate surrounding areas to the east and west is now developed to feature residential properties. On the subject site is a rectangular building to the north oriented northeast / northwest with two smaller rectangle units to the north (adjoining No.1 Delamere Ave. and Midwest, oriented northwest to southeast. Delamere Avenue is adjacent to the north. 1987-1992 mapping shows an adjoining unit between the west of the house and the unit against the northwestern boundary. The site shows current configuration with no significant change.
Potentially Contaminative Historical Features Off-Site	Limited potential sources of contamination identified in the surrounding area within 100m with an absence of recorded historical industrial land uses.
Implications for historic Land Contamination Risk	Absence of sources of potential historic contamination have been identified on the subject site itself and limited sources within close proximity. Generally, whilst any surrounding sources can be discounted largely because of length of time since activities occurred and any subsequent development,

the focus is placed upon potential risk to construction workers during groundworks and future residents.

The site itself has historically been developed from 1932 to residential land use featuring a house, garden and domestic garage within the development boundary.

Generally, the wider area is noted as mainly residential with general sub-urban development increasing in time. This context will be further assessed in the risk assessment.

Environmental Setting

Feature		Information	
Published Geology	Artificial	No Artificial and Made Ground recorded on the subject site.	
	Superficial	Superficial geology is recorded as Glaciofluvial Deposits, Devensian – Sand and Gravel. Noted as intergranular with very high to high permeability. No landslip recorded within 500m.	
	Bedrock	Bedrock geology is recorded as Chester Pebble Beds Formation - Sandstone. Noted as mixed flow type with high to moderate permeability. 10No. Bedrock faults and other linear features recorded within 500m – the nearest is 65m south fault (normal fault, inferred, crossmarks on downthrow side).	
	BGS Logs	2No. BGS logs within 250m – the nearest is 235m west Ref. SD70NE257 from 1996 to 34.50mbgl. Water strikes noted at 7mbgl, 12mbgl, 15mbgl, 20mbgl, 24.7mbgl, 28.5mbgl and 34.5mbgl. Logs are generally consistent with BGS records.	
Hydrogeology	Aquifer Designation	Superficial	Secondary A
		Bedrock	Principal
	Source Protection Zone (SPZ)	No Source Protection Zones within 500m. The site is in an area of medium to high vulnerability for the combined Aquifer. Bedrock shows well connected fractures.	
	Groundwater Abstractions	14No. recorded groundwater abstractions within 1km – the nearest is historical, 235m west for spray irrigation – direct. The nearest active is 242m west, also for spray irrigation - direct 3No. potable abstractions within 2km – (all historical) the nearest is 630m northeast for drinking, cooking, sanitary, washing (small garden) - commercial/industrial/public services.	
Hydrology	Surface Water Abstractions	No surface water abstractions within 1km.	
	Nearest Surface Water	No surface water features and no Water Network (OS Master Map) within 250m.	

Environmental Setting

Feature		Information
		1No. entry on site for WFD Surface water body catchments for the Irwell (Roch to Croal) River Catchment, part of the Irwell management catchment.
	Water Data	On site Surface water body Irwell (Roch to Croal) is recorded at 889m north as overall moderate rating. On site Groundwater body Manchester and East Cheshire Permo-Triassic Sandstone Aquifers is recorded as overall poor rating.
	Flooding	No entries recorded within 50m for risk of flooding from rivers or sea, no historical flood events, no flood defences or areas benefiting from flood defences, and no flood storage areas. No flood zones within 50m. Surface water highest flooding risk on site is negligible and in 50m – 1 in 30 year, 0.1m - 0.3m. Highest groundwater flooding risk on site and within 50m – moderate.
	Discharge Consents	No Licensed discharge to controlled waters within 500m. No Licensed pollutant (Part A(2)/B) release within 500m.
	Pollution Incidents	No pollution incidents recorded within 500m.
Minerals and Mining	Coal Report	The site and surrounding areas are within a JPB mining area. The site is within an area which could be affected by past, current or future coal mining.
	Coal Mining Development Risk	No development high risk is associated with the site from coal mining (Mining Remediation Authority Map Viewer)
	Surface Extractions	4No. records within 250m for Surface Ground Workings – the nearest is 190m east unspecified heap 1932. 1No. Brit pits within 500m - the nearest is 356m south for Sand.
	Mining Instability / Non-Coal Mining Area	No records for non-coal mining within 500m. 10No. records within 1km for Underground Workings – the nearest is 457m northeast tunnel 1891.

Environmental Setting

Feature		Information
Ground Stability	Shrinking/Swelling Clay	Negligible
	Running Sand	Very low
	Compressible Ground	Negligible
	Collapsible Ground	Very low
	Landslide	Very low
	Ground Dissolution	Negligible
Landfill Site	Registered	No active, recent or historical landfill records within 500m. No historical or licensed waste sites within 500m. 2No. Waste exemption sites within 500m - the nearest is 489m east for sorting and de-naturing of controlled drugs for disposal.
	Potential: infilled land	7No. Artificial and Made Ground record within 500m – the nearest is 267m southeast as Worked Ground (undivided).
Radon	Less than 1% no protective measures required.	
Designated Sites	Within 1km: ⇒ SSSI Impact Risk Zone on site. ⇒ 3No. Local Nature Reserves – the nearest is 736m north Springwater Park. ⇒ 2No. Green Belt records – the nearest is 11m northwest Merseyside and Greater Manchester Green Belt. ⇒ 2No. Listed Buildings – the nearest is 163m northeast Stand Rectory. ⇒ 1No. Conservation Area on site. ⇒ Agricultural land classification on site – Urban. ⇒ 8No. Priority Habitat Inventory – the nearest is 145m east deciduous woodland. No other environmental designation records.	
Contemporary Trade Directory	2No. Entries for Recent industrial land uses within 250m: ⇒ 174m N & 190m SE Electricity Substation	
Fuel Station Entries	No fuel station entries within 500m.	
Unexploded Bomb Risk (UXO)	Zetica Risk maps presented in Appendix 5 identifies a low risk of UXO.	

Environmental Setting

Feature	Information
Environmental Search (other)	1No. entry for Current or recent tanks – 232m west Roofed storage tank. 1No. entry for Licensed industrial activities (Part A(1)) – 105m west new medium combustion plant.

Environmental Database Review

Features on Site	The site has limited potential for contamination with the majority of the site featuring as residential use with associated garden areas and a small domestic use garage with hardstanding surfacing since c.1932
Potentially Contaminative Features Off-Site (250m)	Offsite potential to onsite migration potential from: Absence of recorded historical industrial records. Current: ⇒ 174m N & 190m SE Electricity Substation Other: ⇒ 1No. entry for Current or recent tanks – 232m west Roofed storage tank. ⇒ 1No. entry for Licensed industrial activities (Part A(1)) – 105m west new medium combustion plant.
Implications for Land Contamination Risk	Limited potential sources of contamination have been identified within 100m. The site is considered to be within an area of general urban background contamination, typical of residential land within a built-up environment. This context is considered further in the conceptual site model below.

Planning Review

Planning Records	Portal	Arbtech Consulting Ltd (Arbtech) was instructed by Coastline Construction to produce a Preliminary Geo-Environmental Risk Assessment to inform a planning application with Bury Council for the demolition of the existing house, garage and house and erection of a 1.5 storey house with integral garage Indicative proposed planning layout are presented as Appendix 6.
Part 2A of the Environmental Protection Act (EPA) 1990		No recorded sites determined as Contaminated Land within 500m.
Local Records	Authority	Arbtech Consulting Ltd. have not contacted Bury Metropolitan Borough Council however, there are currently no entries on Bury Council's Contaminated Land Register. consultations can be made at Contaminated land - Bury Council

Conceptual Site Model

Overview

A conceptual site model (CSM) is a representation of the characteristics of the site. It shows the possible relationships between contaminants, pathways and receptors. The CSM is used to identify potential contaminants, receptors (e.g., humans, groundwater), and pathways (e.g., inhalation, ingestion).

Overall Site Sensitivity

The site is considered to have a low to moderate overall sensitivity in relation to potential land contamination. The current and historical land use has been predominantly residential since the early 20th century, with no evidence of significant contaminative uses either on-site or within close proximity. The presence of only minor potential off-site sources, such as local substations and small-scale licensed industrial/commercial activity, represents a limited risk of migration to the subject site.

From an environmental perspective, the underlying superficial deposits (glaciofluvial sand and gravel) are classified as a Secondary A aquifer, and the bedrock (Chester Pebble Beds Formation – Sandstone) is designated as a Principal aquifer, with high permeability and fracture connectivity. The site does not lie within a Source Protection Zone; however, the aquifer designation increases sensitivity with respect to controlled waters. Medium to high groundwater vulnerability is therefore noted. Several groundwater abstractions are recorded within 1 km, the nearest active abstraction being ~242 m west for spray irrigation.

There are no surface water features within 250 m, and the nearest surface water body (River Irwell catchment) is located ~889 m to the north, which reduces direct surface water sensitivity. The site is not within a flood zone and is at negligible risk of flooding from rivers, surface water, or groundwater.

With respect to human health, the proposed end use as a single residential dwelling with gardens increases the sensitivity of future receptors, particularly in relation to direct exposure pathways to soils, and construction workers during redevelopment. However, given the absence of significant contaminative land use, the sensitivity is primarily linked to the proposed residential receptor and the underlying aquifer system rather than on-site contamination sources.

Identified potential contamination sources within 100m of the Site are presented in the following table:

Contamination Sources				
Ref.	Source	Location	Dates Present	Potential Associated Contaminants of Concern
Source 1	On-Site Potential	Residential dwelling and domestic garage (including made ground / hardstanding)	1932 – present	Hydrocarbons (fuel/oils from domestic vehicles and garage use)
Source 2	Off-Site Potential – Historical	Surface workings / unspecified heap	Late 19th – 20th C	Infilled ground of unknown quality
Source 3	Off-Site Potential – Current	Electricity substations (174 m north, 190 m southeast)	Present	Polychlorinated biphenyls (PCBs), hydrocarbons, heavy metals
Source 4	Other	Licensed medium combustion plant (105 m west)	Present / recent / historical	Hydrocarbons, solvents, combustion by-products (PAHs, heavy metals), metals

Potential Receptors

Relevant potential receptors are considered to include:

- ⇒ Construction workers during groundworks (hardstanding).
- ⇒ Third parties (adjacent Site users and adjacent residents).
- ⇒ Future Site users (residential).
- ⇒ Principal Aquifer
- ⇒ The Built Environment (the building and infrastructure/utilities).

Potential Pathways

The potential pathways are considered to be:

- ⇒ Direct contact, ingestion or inhalation of soil bound contaminants/dust during or following redevelopment.
- ⇒ Inhalation of organic vapours associated with contamination.
- ⇒ Migration of ground gas/vapours into on-site buildings.
- ⇒ Leaching of contamination into groundwater followed by migration of groundwater to the wider groundwater environment.

Pollutant Linkage Assessment

Source	Pathway	Receptor	Risk Rating	Justification and any Mitigation	Investigation Required
On-Site Potential Residential dwelling and domestic garage (including made ground / hardstanding)	Direct contact, ingestion or inhalation of soil-bound contaminants/dust during groundworks; inhalation of vapours	Construction workers; Future site users (residential)	Low	Limited hydrocarbons expected, small scale residential garage with hardstanding present; mitigated by standard construction hygiene (PPE, dust suppression), no new landscaping proposed, no expected exposure, no change of use with limited sources.	Not required
Off-Site Potential – Historical Surface workings / unspecified heap	Leaching of infilled ground into groundwater	Principal aquifer	Low	Historical, off-site, and likely naturally attenuated; distance and soil cover limit potential exposure	Not required
Off-Site Potential – Current Electricity substations (174 m north, 190 m southeast)	Migration of hydrocarbons/PCBs via soil or vapour; inhalation of vapours	Future site users; adjacent residents	Low	Distance and limited mobility of contaminants; current landscaping will remain and standard building construction prevent exposure	Not required
Other Licensed medium combustion plant (105 m west)	Migration of hydrocarbons, solvents, PAHs, heavy metals via air deposition or groundwater	Future site users; construction workers	Low	Distance, localised nature of emissions; robust landscaping, dust suppression, PPE, and standard construction practice sufficient	Not required

Conclusions and Recommendations

Land Contamination Summary

Uncertainty and Data Gaps	The assessment relies on historical mapping, aerial imagery, and regulatory data. Minor uncertainties exist regarding small-scale made ground or off-site features, but these are not considered to pose significant risk due to the site's long-established residential use and proposed mitigation. No Phase 2 investigation is deemed necessary.
Soils	The site comprises glaciofluvial sand and gravel over sandstone bedrock, with no significant made ground beyond domestic hardstanding. Potential hydrocarbons from garage use are low, and exposure will be mitigated by dust suppression, hygiene practices, and clean imported topsoil for any proposed landscaping (not proposed to be required at this stage).
Groundwater	Superficial deposits are Secondary A, bedrock is a Principal Aquifer, with medium–high vulnerability. No direct contamination pathways to groundwater have been identified, and potential leaching from minor domestic or historical off-site sources is limited.
Ground Gas	No landfill or significant organic infill is present. Ground gas risk is negligible, and standard construction methods, including ventilation where required, are sufficient.
Volatile Organic Vapours	Minor hydrocarbons from domestic use are the only potential sources. Off-site sources are distant and unlikely to affect the site. Standard construction and landscaping practices mitigate risk.
Potential Contaminated Land Development Risks	All risks are low, related to minor soil contamination and historic off-site features. Mitigation through standard construction, dust control, PPE, and clean landscaping ensures safe development. A Phase 2 investigation is not required. A discovery strategy may be put in place as a contingency. A discovery strategy will be implemented during construction to manage any unforeseen contamination encountered, ensuring that any unexpected materials are appropriately assessed and mitigated in accordance with good practice guidance.

Recommendations and Development

Ground Investigation Recommendations

Based on the preliminary assessment, an intrusive investigation is not considered necessary for the proposed single-dwelling residential development, as on-site and off-site contamination risks are low.

Discovery Strategy:

If any unexpected contamination (e.g., hydrocarbon staining, unusual soils, odours, or debris) is encountered during excavation or groundworks, works should cease immediately in the affected area.

The situation should be assessed by a competent environmental professional to determine appropriate management or remediation measures before works continue.

Standard construction practices, including dust suppression and appropriate personal protective equipment for workers, should be followed at all times.

Soil testing and classification may be required for the reuse or disposal of surplus soils.

Development Considerations

Health and Safety: Safe working practices must be followed throughout all intrusive works. Site workers should be equipped with appropriate Personal Protective Equipment (PPE) to minimize exposure to potential contaminants.

Material Management: Soil testing and classification should guide the reuse or disposal of excavated materials to ensure compliance with waste regulations and avoid spreading contamination.

Appendices

Appendix 1: Risk Evaluation

Appendix 2: Site Photographs

Appendix 3: Groundsure Enviro + Geo Insight

Appendix 4: Historical Map Selection

Appendix 5: Zetica UXO Mapping

Appendix 6: Proposed Development Plans

Appendix 7: Document Production Record

If you require clarification of the information contained herein, please do not hesitate to contact us via 01244 661170.

Yours Sincerely,

Charlotte Radiven BSc Hons

Geo-Environmental Manager

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Appendix 1: Risk Evaluation

PRINCIPLES OF RISK EVALUATION

The risk evaluation methodology presented below is qualitative in nature and is therefore a subjective method. It is based upon guidance presented in CIRIA publication referenced C552, 'Contaminated land risk assessment ~ A guide to good practice', 2001 and involves the classification of the following:

- The magnitude of the potential consequence (severity) of risk occurring
- The magnitude of the probability (likelihood) of the risk occurring
- These are then considered in conjunction to give a risk matrix

Consequence to Receptor Definition Matrix

	Human Health	Controlled Waters	Buildings/Services
Severe Consequence	Acute or chronic permanent impact on human health.	Sensitive controlled water pollution ongoing, or just about to occur.	Catastrophic collapse
Medium Consequence	Chronic permanent impact on human health	Gradual pollution of sensitive controlled water	Degradation of materials
Mild Consequence	Chronic temporary impact on human health	Gradual pollution of non-sensitive controlled water	Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
Minor Consequence	Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc).	Slight discoloration of water	Easily repairable effects of damage to buildings, structures and services, i.e. discoloration of concrete

Probability Definitions

Probability	Definition in Context
Higher	There is a pollution linkage and an event that either 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. Positive evidence of source, pathway and receptor.
Likely	There is a pollution linkage, and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term. Suspect source, pathway, and receptor
Low Likelihood	There is a pollution linkage, and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place and is less likely in the shorter term.
Unlikely	There is a pollution linkage, but circumstances are such that it is improbable that an event would occur even in the very long term. No evidence of hazard, pathway, and receptor

Standard Risk Matrix

		Consequence/Magnitude of impact			
		Severe	Medium	Mild	Minor
Probability	High	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

Classified risks and likely action

Significance Level	Definition/Comments
Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required. Demonstrable contaminated land situation, highest threat & liability level, urgent action recommended.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term. Likely contaminated land situation, risk assessment and action recommended.
Moderate	It is possible that harm could arise to a designated receptor from an identified hazard. However, if is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term. Plausible contaminated land situation, risk assessment and possible action recommended.
Low Risk	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. Unlikely contaminated land situation, possible risk assessment and possible action.
Very Low Risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe. Negligible risk, no action recommended except vigilance for changes in conditions.

Appendix 2: Site Photographs

Site Walkover Photos



Plate 1: North (front) of site facing northeast



Plate 2: North (front) of site facing southwest



Plate 3: Facing southeast from driveway to garage



Plate 4: Facing northwest to Delamere Road (driveway)



Plate 5: Gated pathway to western boundary



Plate 6: Rear (southern) garden



Plate 7: Rear (southern) patio facing west



Plate 8: Rear (southern) garden facing southwest from patio



Plate 9: Facing west across patio directly south of 2 Delamere Avenue



Plate 10: Facing northwest from southeast of the garden (to the south)



Plate 11: Southeast of the garden facing southwest



Plate 12: Southwest corner of the garden facing northeast with rear (south) of house in shot.

Appendix 3: Groundsure Enviro + Geo Insight

2, DELAMERE AVENUE, RADCLIFFE, BURY, M45 7WJ

Order Details

Date: 05/08/2025
Your ref: 2 DELAMERE AVENUE, M45 7WJ 43280036
Our Ref: GS-IPG-NR3-WKM-YGB

Site Details

Location: 380005 405914
Area: 0.09 ha
Authority: [Bury Metropolitan Borough Council](#) ↗



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[Summary of findings](#)

[p. 2 >](#) [Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#) [Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

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Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	3	34	-
17 >	1.2 >	Historical tanks >	0	0	2	2	-
17 >	1.3 >	Historical energy features >	0	0	1	10	-
18	1.4	Historical petrol stations	0	0	0	0	-
18	1.5	Historical garages	0	0	0	0	-
19	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
20 >	2.1 >	Historical industrial land uses >	0	0	4	60	-
23 >	2.2 >	Historical tanks >	0	0	4	4	-
23 >	2.3 >	Historical energy features >	0	0	1	15	-
24	2.4	Historical petrol stations	0	0	0	0	-
25	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
26	3.1	Active or recent landfill	0	0	0	0	-
26	3.2	Historical landfill (BGS records)	0	0	0	0	-
27	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
27	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
27	3.5	Historical waste sites	0	0	0	0	-
27	3.6	Licensed waste sites	0	0	0	0	-
27 >	3.7 >	Waste exemptions >	0	0	0	2	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
29 >	4.1 >	Recent industrial land uses >	0	0	2	-	-
30 >	4.2 >	National Geographic Database (NGD) - Current or recent tanks >	0	0	1	-	-
30	4.3	Current or recent petrol stations	0	0	0	0	-
30	4.4	Electricity cables	0	0	0	0	-
30	4.5	Gas pipelines	0	0	0	0	-



30	4.6	Sites determined as Contaminated Land	0	0	0	0	-
31	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
31	4.8	Regulated explosive sites	0	0	0	0	-
31	4.9	Hazardous substance storage/usage	0	0	0	0	-
31	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
31 >	4.11 >	<u>Licensed industrial activities (Part A(1)) ></u>	0	0	1	0	-
32	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
32	4.13	Radioactive Substance Authorisations	0	0	0	0	-
32	4.14	Licensed Discharges to controlled waters	0	0	0	0	-
32	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
33	4.16	Pollutant release to public sewer	0	0	0	0	-
33	4.17	List 1 Dangerous Substances	0	0	0	0	-
33	4.18	List 2 Dangerous Substances	0	0	0	0	-
33	4.19	Pollution Incidents (EA/NRW)	0	0	0	0	-
33	4.20	Pollution inventory substances	0	0	0	0	-
34	4.21	Pollution inventory waste transfers	0	0	0	0	-
34	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
35 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
37 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
39 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
40	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
40	5.5	Groundwater vulnerability- local information	None (within 0m)				
41 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	4	0	17
47 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	2
47 >	5.8 >	<u>Potable abstractions ></u>	0	0	0	0	3
48	5.9	Source Protection Zones	0	0	0	0	-
49	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



50	6.1	Water Network (OS MasterMap)	0	0	0	-	-
50	6.2	Surface water features	0	0	0	-	-
51 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
51 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
52 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
53	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
53	7.2	Historical Flood Events	0	0	0	-	-
53	7.3	Flood Defences	0	0	0	-	-
54	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
54	7.5	Flood Storage Areas	0	0	0	-	-
55	7.6	Flood Zone 2	None (within 50m)				
55	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
56 >	8.1 >	Surface water flooding >	1 in 30 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
58 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
59	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
60	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
60	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
60	10.4	Special Protection Areas (SPA)	0	0	0	0	0
60	10.5	National Nature Reserves (NNR)	0	0	0	0	0
61 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	7
61 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	5
62	10.8	Biosphere Reserves	0	0	0	0	0
62	10.9	Forest Parks	0	0	0	0	0
62	10.10	Marine Conservation Zones	0	0	0	0	0
62 >	10.11 >	Green Belt >	0	1	0	0	3



63	10.12	Proposed Ramsar sites	0	0	0	0	0
63	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
63	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
63	10.15	Nitrate Sensitive Areas	0	0	0	0	0
64 >	10.16 >	Nitrate Vulnerable Zones >	0	0	0	1	0
65 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
66	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
67	11.1	World Heritage Sites	0	0	0	-	-
68	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
68	11.3	National Parks	0	0	0	-	-
68 >	11.4 >	Listed Buildings >	0	0	2	-	-
69 >	11.5 >	Conservation Areas >	1	0	0	-	-
69	11.6	Scheduled Ancient Monuments	0	0	0	-	-
69	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
70 >	12.1 >	Agricultural Land Classification >	Grade 3 (within 250m)				
71	12.2	Open Access Land	0	0	0	-	-
71	12.3	Tree Felling Licences	0	0	0	-	-
71	12.4	Environmental Stewardship Schemes	0	0	0	-	-
71	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	13.1 >	Priority Habitat Inventory >	0	0	8	-	-
73	13.2	Habitat Networks	0	0	0	-	-
73	13.3	Open Mosaic Habitat	0	0	0	-	-
73	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
74 >	14.1 >	10k Availability >	Identified (within 500m)				
75 >	14.2 >	Artificial and made ground (10k) >	0	0	0	7	-

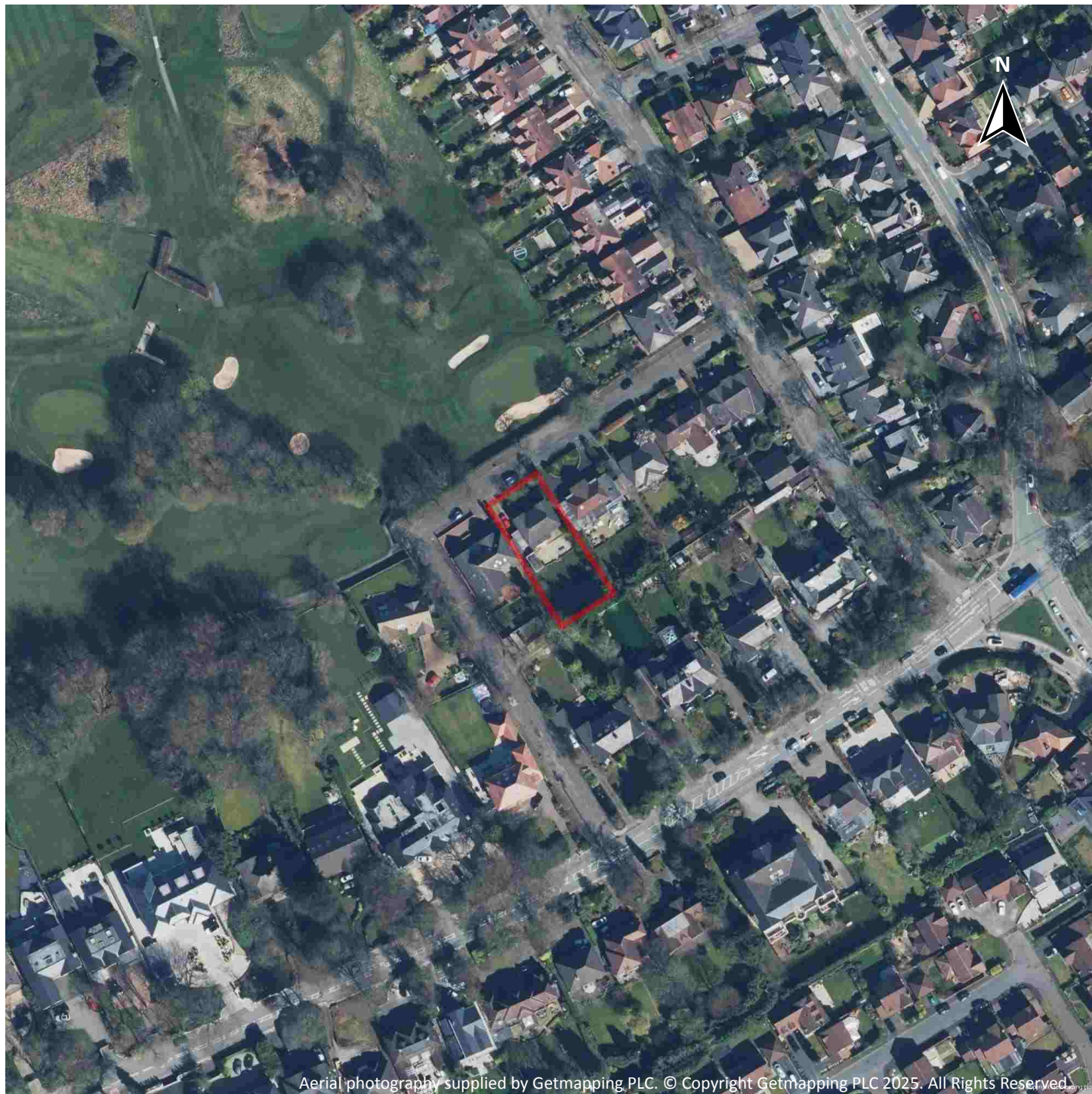
77 >	14.3 >	Superficial geology (10k) >	2	0	0	2	-
78	14.4	Landslip (10k)	0	0	0	0	-
79 >	14.5 >	Bedrock geology (10k) >	2	0	8	1	-
80 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	6	4	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
82 >	15.1 >	50k Availability >	Identified (within 500m)				
83	15.2	Artificial and made ground (50k)	0	0	0	0	-
83	15.3	Artificial ground permeability (50k)	0	0	-	-	-
84 >	15.4 >	Superficial geology (50k) >	1	0	0	1	-
85 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
85	15.6	Landslip (50k)	0	0	0	0	-
85	15.7	Landslip permeability (50k)	None (within 50m)				
86 >	15.8 >	Bedrock geology (50k) >	1	0	5	0	-
87 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
87 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	4	2	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
88 >	16.1 >	BGS Boreholes >	0	0	2	-	-
Page	Section	Natural ground subsidence >					
89 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
90 >	17.2 >	Running sands >	Very low (within 50m)				
91 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
92 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
93 >	17.5 >	Landslides >	Very low (within 50m)				
94 >	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
96 >	18.1 >	BritPits >	0	0	0	1	-
97 >	18.2 >	Surface ground workings >	0	0	4	-	-
97 >	18.3 >	Underground workings >	0	0	0	10	0
98	18.4	Underground mining extents	0	0	0	0	-



98	18.5	Historical Mineral Planning Areas	0	0	0	0	-
98	18.6	Non-coal mining	0	0	0	0	0
99 >	18.7 >	<u>JPB mining areas</u> >	Identified (within 0m)				
99	18.8	The Coal Authority non-coal mining	0	0	0	0	-
99	18.9	Researched mining	0	0	0	0	-
100	18.10	Mining record office plans	0	0	0	0	-
100	18.11	BGS mine plans	0	0	0	0	-
100 >	18.12 >	<u>Coal mining</u> >	Identified (within 0m)				
100	18.13	Brine areas	None (within 0m)				
101	18.14	Gypsum areas	None (within 0m)				
101	18.15	Tin mining	None (within 0m)				
101	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
102	19.1	Natural cavities	0	0	0	0	-
102	19.2	Mining cavities	0	0	0	0	0
102	19.3	Reported recent incidents	0	0	0	0	-
102	19.4	Historical incidents	0	0	0	0	-
Page	Section	<u>Radon</u> >					
104 >	20.1 >	<u>Radon</u> >	Less than 1% (within 0m)				
Page	Section	<u>Soil chemistry</u> >	On site	0-50m	50-250m	250-500m	500-2000m
106 >	21.1 >	<u>BGS Estimated Background Soil Chemistry</u> >	3	1	-	-	-
106	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
107	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
108	22.1	Underground railways (London)	0	0	0	-	-
108	22.2	Underground railways (Non-London)	0	0	0	-	-
108	22.3	Railway tunnels	0	0	0	-	-
108	22.4	Historical railway and tunnel features	0	0	0	-	-
108	22.5	Royal Mail tunnels	0	0	0	-	-

109	22.6	Historical railways	0	0	0	-	-
109	22.7	Railways	0	0	0	-	-
109	22.8	Crossrail 2	0	0	0	0	-
109	22.9	HS2	0	0	0	0	-

Recent aerial photograph

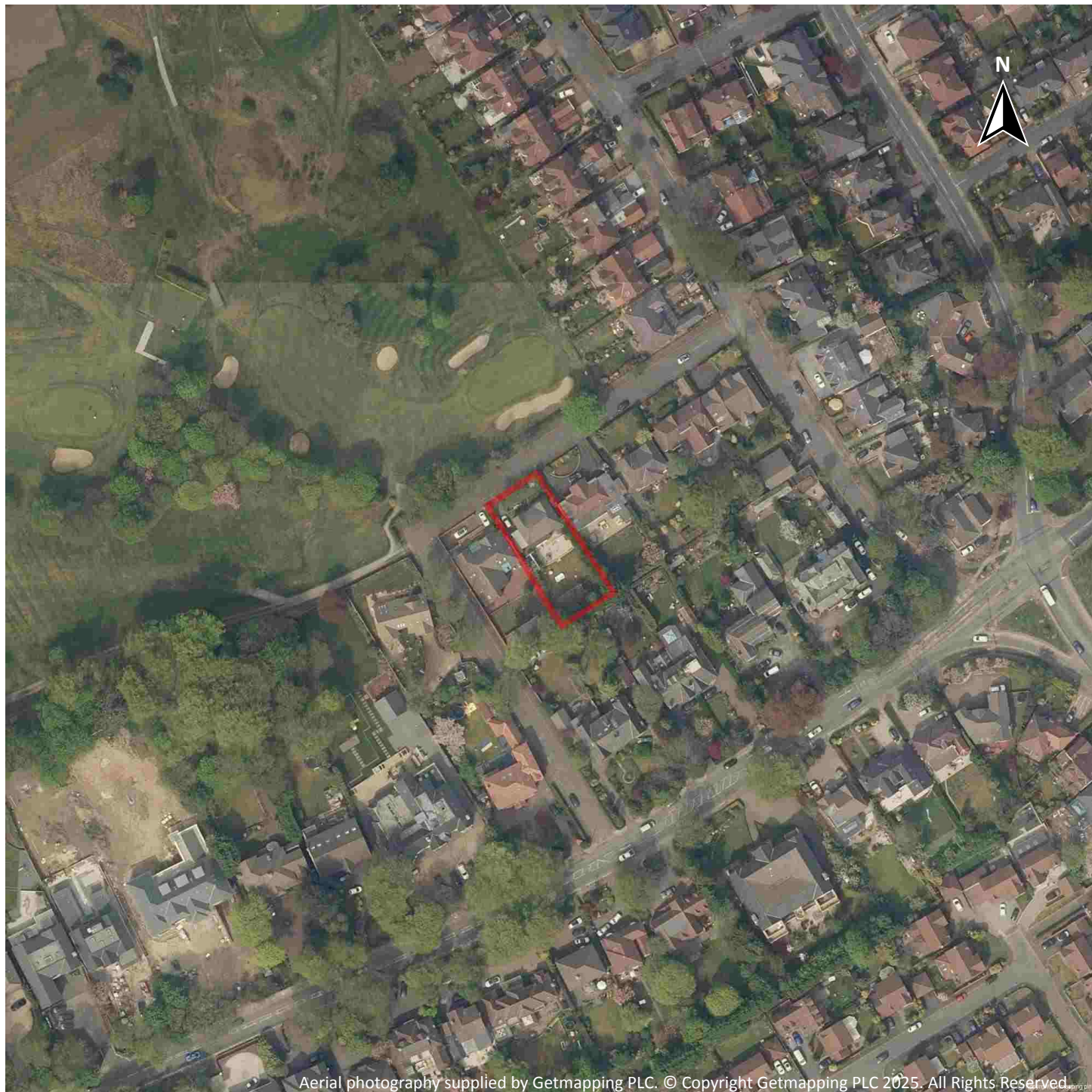


Capture Date: 07/04/2023

Site Area: 0.09ha



Recent site history - 2019 aerial photograph



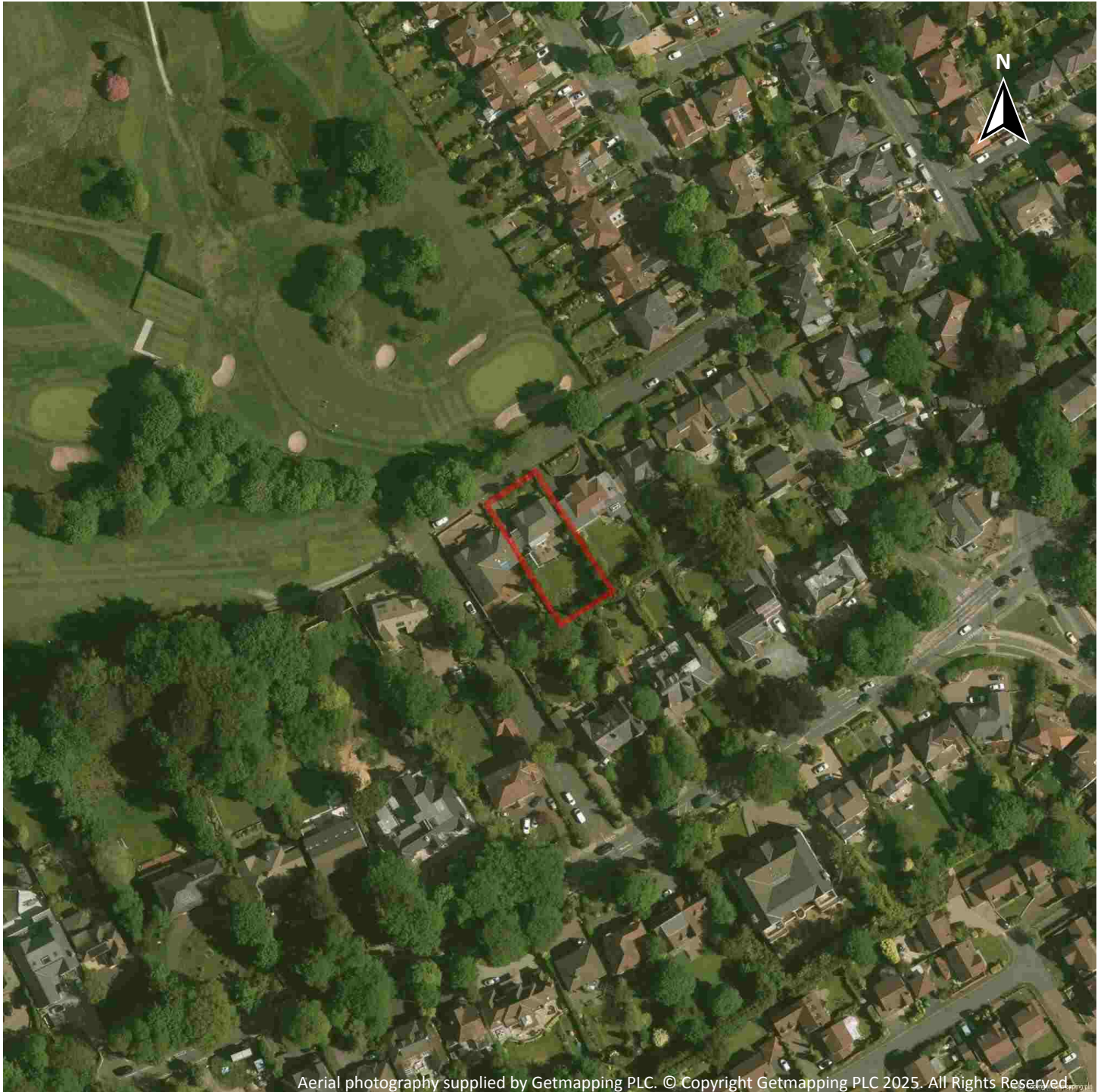
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Capture Date: 22/04/2019

Site Area: 0.09ha



Recent site history - 2015 aerial photograph



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Capture Date: 11/06/2015

Site Area: 0.09ha



Recent site history - 2011 aerial photograph



Capture Date: 01/05/2011

Site Area: 0.09ha



Recent site history - 2000 aerial photograph



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Capture Date: 27/06/2000

Site Area: 0.09ha



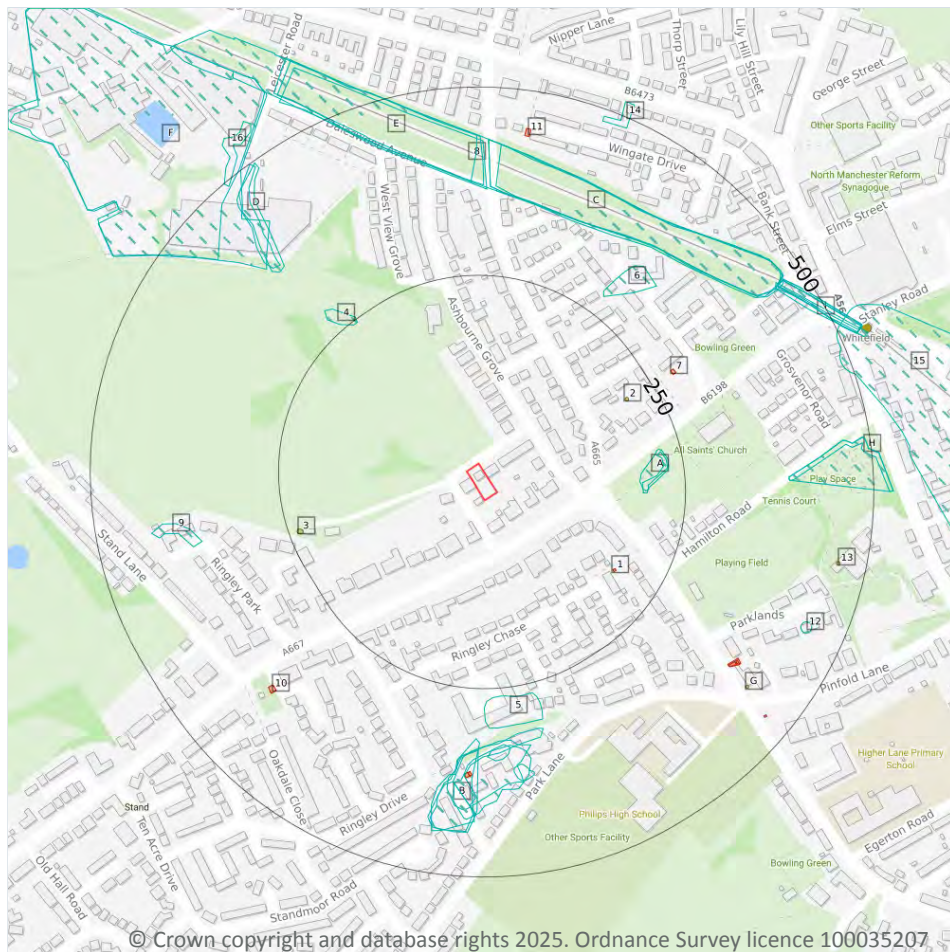
OS MasterMap site plan



Site Area: 0.09ha



1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

37

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

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

ID	Location	Land use	Dates present	Group ID
A	190m E	Unspecified Heap	1932 - 1938	741077



ID	Location	Land use	Dates present	Group ID
A	194m E	Unspecified Ground Workings	1955	661265
4	246m NW	Refuse Heap	1965	656023
5	261m S	Refuse Heap	1965	656546
6	277m NE	Unspecified Heap	1965 - 1981	782186
B	311m S	Refuse Heap	1932 - 1938	722911
B	317m S	Unspecified Pits	1965	703851
B	320m S	Old Sand Pit	1907 - 1923	710893
B	325m S	Unspecified Heap	1965	688903
B	327m S	Sand Pit	1891	763048
B	332m S	Gravel Pit	1955	764315
C	345m N	Cuttings	1891 - 1907	752614
8	348m N	Cuttings	1923 - 1938	707844
C	348m N	Cuttings	1915 - 1923	760870
C	349m N	Cuttings	1955 - 1981	712213
B	353m S	Sand Pit	1848	743031
D	363m NW	Unspecified Ground Workings	1955	792667
9	364m W	Unspecified Ground Workings	1965 - 1977	765385
E	365m N	Cuttings	1891	770260
D	370m NW	Unspecified Ground Workings	1932 - 1938	800983
E	370m N	Cuttings	1907 - 1923	757564
E	375m N	Cuttings	1955 - 1991	750261
B	376m S	Gravel Pit	1955	742178
F	378m NW	Unspecified Works	1988 - 1991	740883
H	388m E	Unspecified Ground Workings	1907 - 1915	719809
H	388m E	Unspecified Ground Workings	1923	763027
F	434m NW	Unspecified Works	1977	773724
12	441m SE	Unspecified Tank	1891	698049
I	457m NE	Tunnel	1891	756793



ID	Location	Land use	Dates present	Group ID
I	457m NE	Tunnel	1938 - 1981	771246
I	461m NE	Tunnels	1915	704235
I	461m NE	Tunnel	1907	747946
I	461m NE	Tunnel	1923	753889
I	462m NE	Tunnel	1932	784758
14	484m N	Sand Pit	1915 - 1923	772599
15	488m E	Goods Yard	1955	791233
16	493m NW	Unspecified Ground Workings	1955	772318

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

4

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
2	210m NE	Unspecified Tank	1932	90827
3	232m W	Unspecified Tank	1987 - 1992	105483
G	419m SE	Unspecified Tank	1909 - 1922	103443
13	460m E	Unspecified Tank	1922 - 1932	99310

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

11

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
1	185m SE	Electricity Substation	1992	47372
7	281m NE	Electricity Substation	1987	48800
B	361m S	Electricity Substation	1989 - 1992	52399
B	362m S	Electricity Substation	1987	48806
10	373m SW	Electricity Substation	1968 - 1992	62423
G	382m SE	Electricity Substation	1970	59901
G	384m SE	Electricity Substation	1956	53916
G	389m SE	Electricity Substation	1955	52179
G	389m SE	Electricity Substation	1969	57173
11	439m N	Electricity Substation	1987	47365
G	462m SE	Gas Governor	1992	49476

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

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

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m

0

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'.



This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

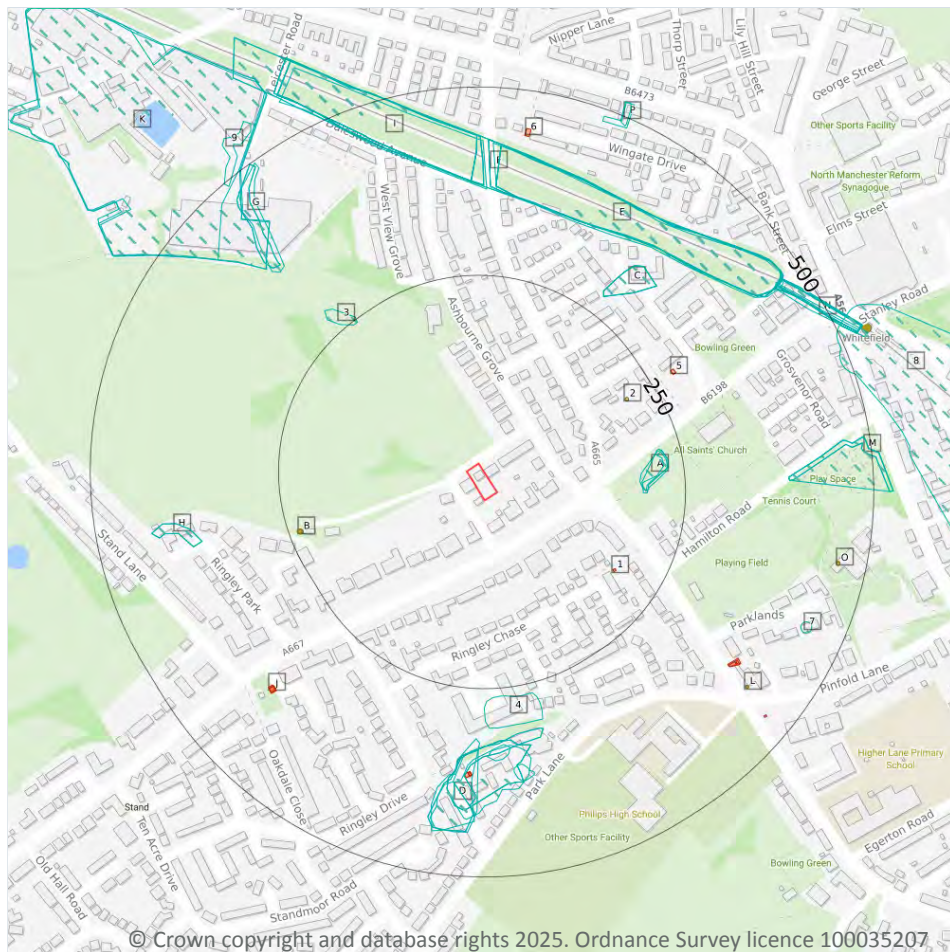
0

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

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



2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

64

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

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

ID	Location	Land Use	Date	Group ID
A	190m E	Unspecified Heap	1932	741077
A	191m E	Unspecified Heap	1938	741077
A	194m E	Unspecified Ground Workings	1955	661265



ID	Location	Land Use	Date	Group ID
3	246m NW	Refuse Heap	1965	656023
4	261m S	Refuse Heap	1965	656546
C	277m NE	Unspecified Heap	1981	782186
C	277m NE	Unspecified Heap	1974	782186
C	277m NE	Unspecified Heap	1965	782186
D	311m S	Refuse Heap	1932	722911
D	311m S	Refuse Heap	1938	722911
D	317m S	Unspecified Pits	1965	703851
D	320m S	Old Sand Pit	1923	710893
D	320m S	Old Sand Pit	1915	710893
D	320m S	Old Sand Pit	1907	710893
D	325m S	Unspecified Heap	1965	688903
D	327m S	Sand Pit	1891	763048
D	332m S	Gravel Pit	1955	764315
E	345m N	Cuttings	1891	752614
E	348m N	Cuttings	1923	760870
E	348m N	Cuttings	1915	760870
E	348m N	Cuttings	1907	752614
F	348m N	Cuttings	1932	707844
F	348m N	Cuttings	1938	707844
E	349m N	Cuttings	1981	712213
E	349m N	Cuttings	1974	712213
E	349m N	Cuttings	1965	712213
E	349m N	Cuttings	1955	712213
D	353m S	Sand Pit	1848	743031
G	363m NW	Unspecified Ground Workings	1955	792667
H	364m W	Unspecified Ground Workings	1977	765385
H	364m W	Unspecified Ground Workings	1965	765385



ID	Location	Land Use	Date	Group ID
I	365m N	Cuttings	1891	770260
G	370m NW	Unspecified Ground Workings	1932	800983
G	370m NW	Unspecified Ground Workings	1938	800983
I	370m N	Cuttings	1923	757564
I	370m N	Cuttings	1915	757564
I	370m N	Cuttings	1907	757564
I	375m N	Cuttings	1991	750261
I	375m N	Cuttings	1977	750261
I	375m N	Cuttings	1965	750261
I	375m N	Cuttings	1988	750261
I	375m N	Cuttings	1955	750261
D	376m S	Gravel Pit	1955	742178
K	378m NW	Unspecified Works	1988	740883
K	378m NW	Unspecified Works	1991	740883
M	388m E	Unspecified Ground Workings	1915	719809
M	388m E	Unspecified Ground Workings	1907	719809
M	388m E	Unspecified Ground Workings	1923	763027
K	434m NW	Unspecified Works	1977	773724
7	441m SE	Unspecified Tank	1891	698049
N	457m NE	Tunnel	1891	756793
N	457m NE	Tunnel	1981	771246
N	457m NE	Tunnel	1974	771246
N	457m NE	Tunnel	1965	771246
N	457m NE	Tunnel	1955	771246
N	461m NE	Tunnel	1923	753889
N	461m NE	Tunnels	1915	704235
N	461m NE	Tunnel	1907	747946
N	462m NE	Tunnel	1932	784758



ID	Location	Land Use	Date	Group ID
N	462m NE	Tunnel	1938	771246
P	484m N	Sand Pit	1923	772599
8	488m E	Goods Yard	1955	791233
P	489m NE	Sand Pit	1915	772599
9	493m NW	Unspecified Ground Workings	1955	772318

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

8

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

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

ID	Location	Land Use	Date	Group ID
2	210m NE	Unspecified Tank	1932	90827
B	232m W	Unspecified Tank	1992	105483
B	232m W	Unspecified Tank	1989	105483
B	233m W	Unspecified Tank	1987	105483
L	419m SE	Unspecified Tank	1909	103443
L	419m SE	Unspecified Tank	1922	103443
O	460m E	Unspecified Tank	1922	99310
O	460m E	Unspecified Tank	1932	99310

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

16

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



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

ID	Location	Land Use	Date	Group ID
1	185m SE	Electricity Substation	1992	47372
5	281m NE	Electricity Substation	1987	48800
D	361m S	Electricity Substation	1989	52399
D	361m S	Electricity Substation	1992	52399
D	362m S	Electricity Substation	1987	48806
J	373m SW	Electricity Substation	1970	62423
J	373m SW	Electricity Substation	1989	62423
J	373m SW	Electricity Substation	1968	62423
J	373m SW	Electricity Substation	1987	62423
J	373m SW	Electricity Substation	1992	62423
L	382m SE	Electricity Substation	1970	59901
L	384m SE	Electricity Substation	1956	53916
L	389m SE	Electricity Substation	1969	57173
L	389m SE	Electricity Substation	1955	52179
6	439m N	Electricity Substation	1987	47365
L	462m SE	Gas Governor	1992	49476

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

0

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'.

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

0

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

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

3.2 Historical landfill (BGS records)

Records within 500m

0

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

This data is sourced from the British Geological Survey.



3.3 Historical landfill (LA/mapping records)

Records within 500m

0

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

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

0

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.

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

3.5 Historical waste sites

Records within 500m

0

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

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

3.6 Licensed waste sites

Records within 500m

0

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

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

3.7 Waste exemptions

Records within 500m

2

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

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

ID	Location	Site	Reference	Category	Sub-Category	Description
A	489m E	-	WEX267834	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

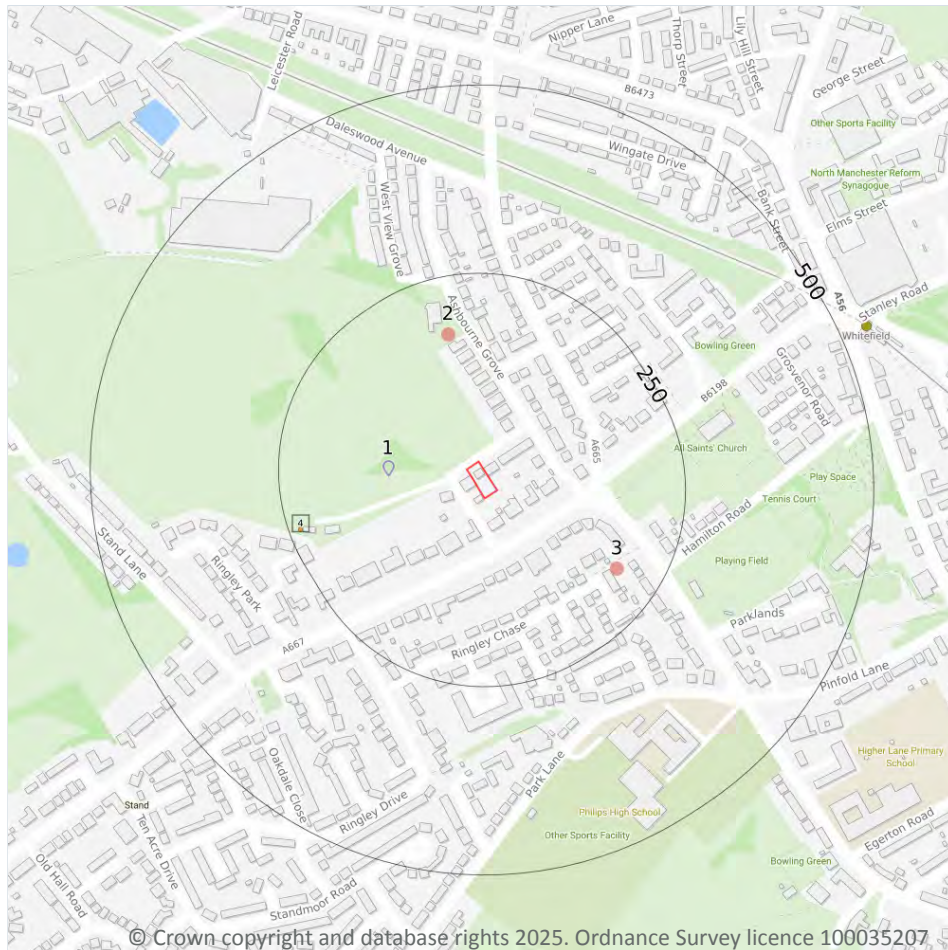


ID	Location	Site	Reference	Category	Sub-Category	Description
A	489m E	Inglewood House Dental Practice, 225 Bury New Rd, Whitefield, Manchester, M45 8gw	WEX395469	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

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
- NGD current or recent tanks
- 📍 Part A(1) industrial activities

4.1 Recent industrial land uses

Records within 250m

2

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 29 >](#)

ID	Location	Company	Address	Activity	Category
2	174m N	Electricity Sub Station	Greater Manchester, M45	Electrical Features	Infrastructure and Facilities
3	190m SE	Electricity Sub Station	Greater Manchester, M45	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.



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

Records within 250m**1**

Current or recent tanks identified from the Ordnance Survey NGD.

Features are displayed on the Current industrial land use map on [page 29](#) >

ID	Location	Tank description	Activity	Date first identified
4	232m W	Roofed Storage Tank	Commercial Activity: Distribution Or Storage	20/06/2014

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m**0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.4 Electricity cables

Records within 500m**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m**0**

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

This data is sourced from Local Authority records.



4.7 Control of Major Accident Hazards (COMAH)

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m

0

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

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m

0

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

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m

0

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

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m

1

Records of Part A(1) 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 29](#) >

ID	Location	Details	
1	105m W	Operator: URBAN RESERVE (ASSETCO) LIMITED Installation Name: Bryn Power Process: NEW MEDIUM COMBUSTION PLANT Permit Number: SP3302SL Original Permit Number: SP3302SL	EPR Reference: EPR/SP3302SL Issue Date: 18/03/2021 Effective Date: 18/03/2021 Last date noted as effective: 28/04/2025 Status: Effective

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

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

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

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.

This data is sourced from Local Authority records.

4.13 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.

4.14 Licensed Discharges to controlled waters

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

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

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

4.15 Pollutant release to surface waters (Red List)

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

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

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

4.16 Pollutant release to public sewer

Records within 500m**0**

Discharges of Special Category Effluents to the public sewer.

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

4.17 List 1 Dangerous Substances

Records within 500m**0**

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

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

4.18 List 2 Dangerous Substances

Records within 500m**0**

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

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

4.19 Pollution Incidents (EA/NRW)

Records within 500m**0**

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

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

4.20 Pollution inventory substances

Records within 500m**0**

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

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

4.21 Pollution inventory waste transfers

Records within 500m**0**

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

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

4.22 Pollution inventory radioactive waste

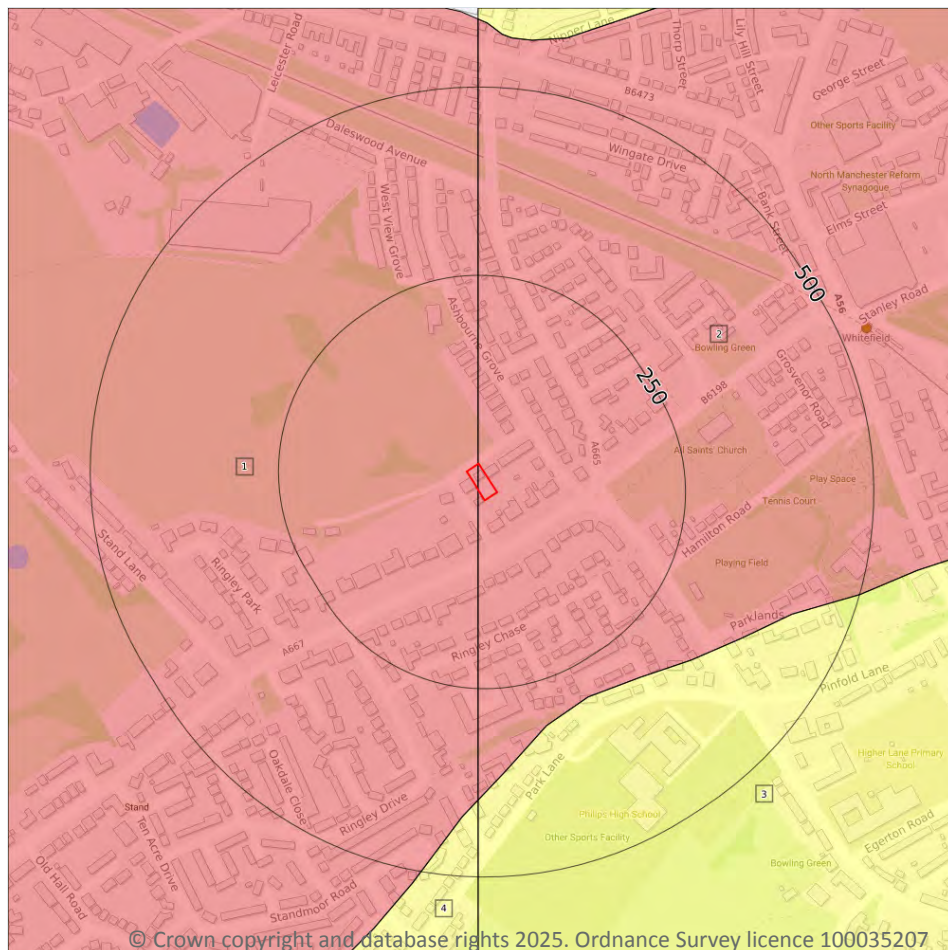
Records within 500m**0**

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

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



5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

4

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 35 >](#)

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

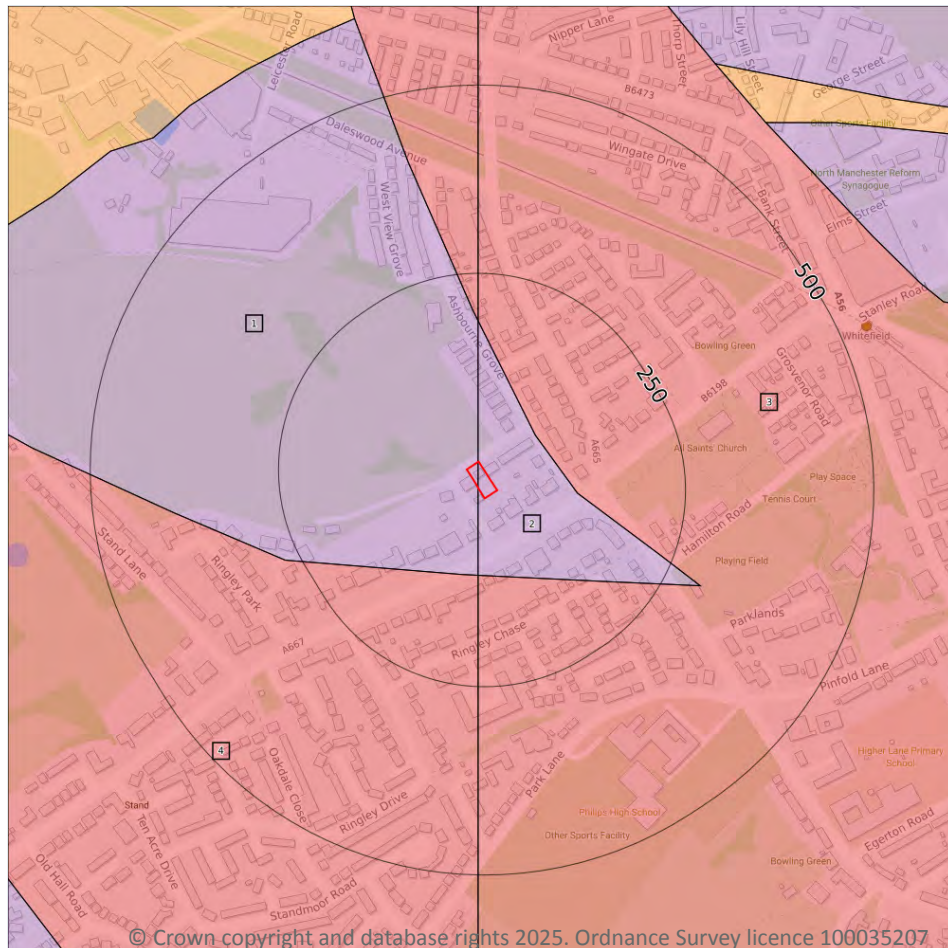


ID	Location	Designation	Description
3	295m SE	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
4	398m S	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

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



Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m

4

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 37](#) >

ID	Location	Designation	Description
1	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers
2	On site	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

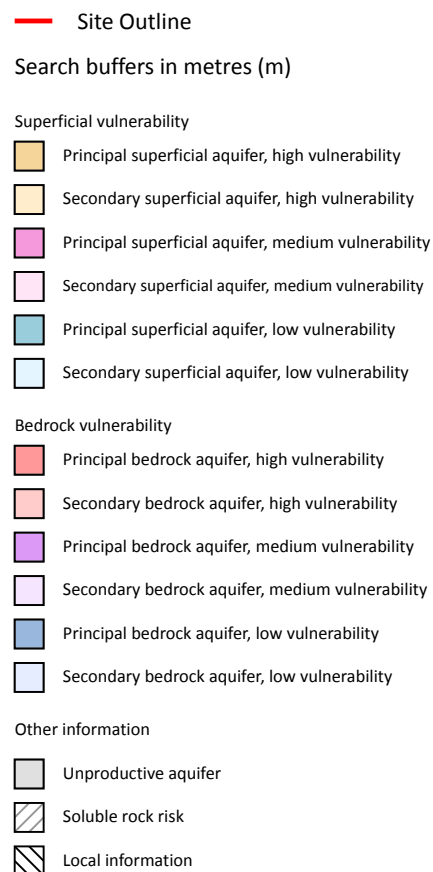
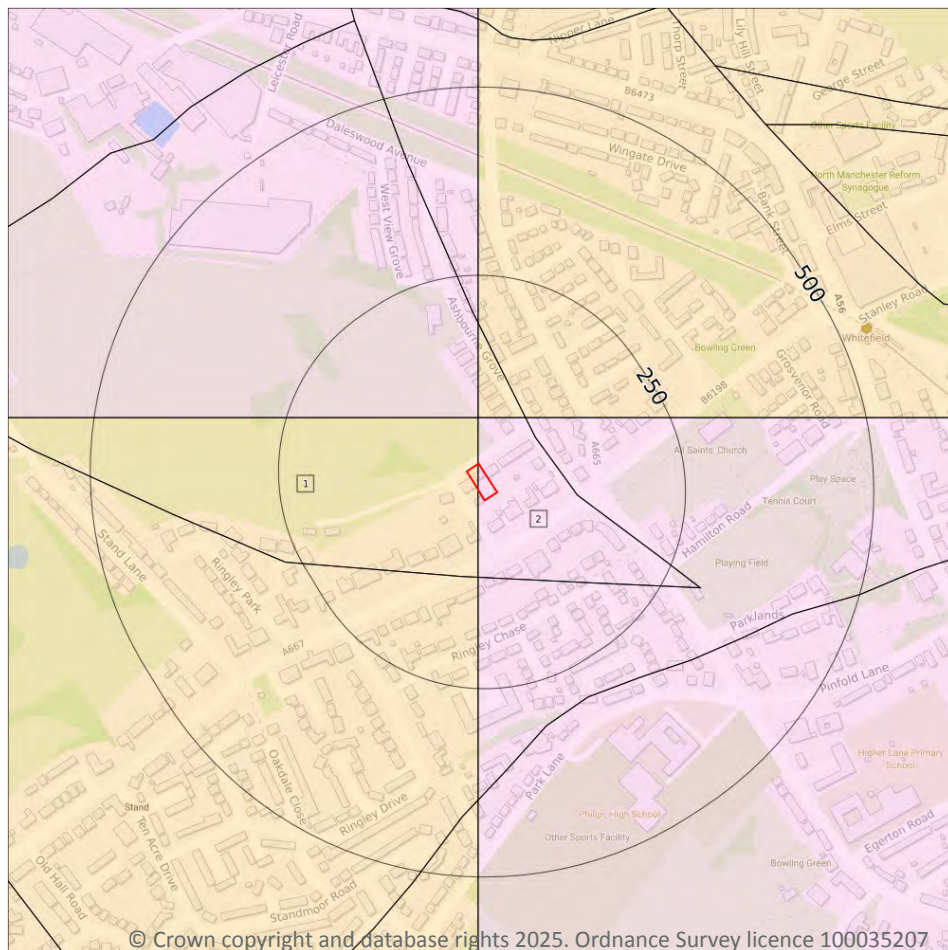


ID	Location	Designation	Description
3	82m NE	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
4	103m S	Secondary 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.



Groundwater vulnerability



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 39](#) >



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: >10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: >70% Dilution value: >550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Principal Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

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

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

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

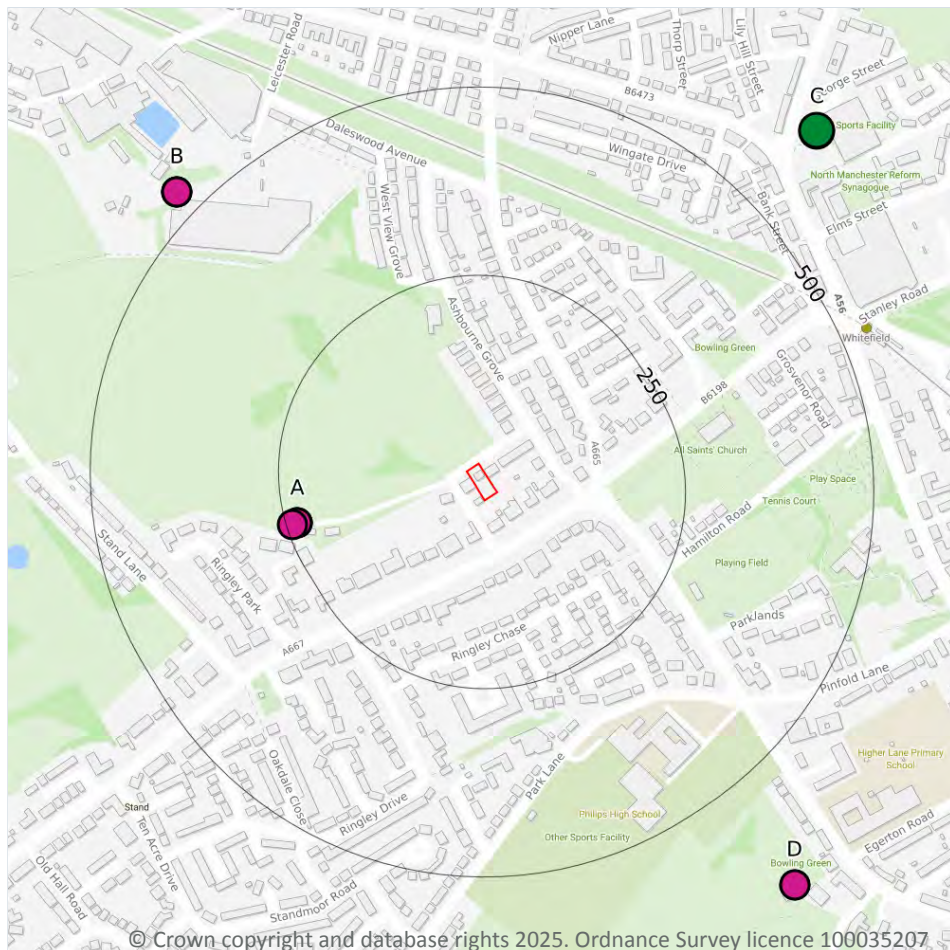
5.5 Groundwater vulnerability- local information

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

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

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

Abstractions and Source Protection Zones



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

5.6 Groundwater abstractions

Records within 2000m

21

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 41](#) >



ID	Location	Details	
A	235m W	Status: Historical Licence No: 2569004053 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: "A BOREHOLE AT STAND GOLF CLUB, WHITEFIELD" Data Type: Point Name: STAND GOLF CLUB Easting: 379760 Northing: 405860	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/05/1997 Expiry Date: - Issue No: 100 Version Start Date: 28/05/1997 Version End Date: -
A	235m W	Status: Historical Licence No: 2569004053 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: A BOREHOLE AT STAND GOLF CLUB, WHITEFIELD Data Type: Point Name: STAND GOLF CLUB Easting: 379760 Northing: 405860	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 28/05/1997 Expiry Date: - Issue No: 100 Version Start Date: 28/05/1997 Version End Date: -
A	235m W	Status: Historical Licence No: 2569004053 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: BOREHOLE AT STAND GOLF CLUB WHITEFIELD Data Type: Point Name: THE TRUSTEES OF STAND GOLF CLUB Easting: 379760 Northing: 405860	Annual Volume (m ³): 9000 Max Daily Volume (m ³): 55 Original Application No: - Original Start Date: 28/05/1997 Expiry Date: - Issue No: 101 Version Start Date: 07/09/2005 Version End Date: -
A	242m W	Status: Active Licence No: 2569004053 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: BOREHOLE AT STAND GOLF CLUB Data Type: Point Name: Stand Golf Club Limited Easting: 379754 Northing: 405858	Annual Volume (m ³): 9000 Max Daily Volume (m ³): 55 Original Application No: NPS/WR/018926 Original Start Date: 28/05/1997 Expiry Date: - Issue No: 102 Version Start Date: 12/05/2015 Version End Date: -
B	535m NW	Status: Historical Licence No: 2569004030 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "WELLPOINT SYSTEM AT PREMISES, RADCLIFFE" Data Type: Point Name: JAMES HALSTEAD LTD Easting: 379600 Northing: 406300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 24/01/1995 Version End Date: -



ID	Location	Details	
B	535m NW	Status: Historical Licence No: 2569004030 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: WELLPOINT SYSTEM AT PREMISES, RADCLIFFE Data Type: Point Name: POLYFLOR LTD Easting: 379600 Northing: 406300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/03/2000 Version End Date: -
B	535m NW	Status: Historical Licence No: 2569004030 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: WELL POINT SYSTEM AT PREMISES RADCLIFFE Data Type: Point Name: POLYFLOR LTD Easting: 379600 Northing: 406300	Annual Volume (m ³): 68200 Max Daily Volume (m ³): 382 Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/03/2000 Version End Date: -
C	630m NE	Status: Historical Licence No: 2569004056 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: LAND AT TOTAL FITNESS, BURY NEW ROAD, WHITEFIELD, BURY Data Type: Point Name: TOTAL FITNESS UK LTD Easting: 380450 Northing: 406380	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: 31/03/2011 Issue No: 1 Version Start Date: 17/02/2005 Version End Date: -
C	630m NE	Status: Historical Licence No: 2569004056 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: LAND AT TOTAL FITNESS BURY NEW ROAD WHITEFIELD BURY Data Type: Point Name: TOTAL FITNESS UK LTD Easting: 380450 Northing: 406380	Annual Volume (m ³): 24000 Max Daily Volume (m ³): 166 Original Application No: - Original Start Date: 17/02/2005 Expiry Date: 31/03/2011 Issue No: 1 Version Start Date: 17/02/2005 Version End Date: -



ID	Location	Details	
C	630m NE	Status: Historical Licence No: NW/069/0004/004 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT WHITEFIELD, MANCHESTER Data Type: Point Name: Total Fitness Health Clubs Limited Easting: 380450 Northing: 406381	Annual Volume (m ³): 24000 Max Daily Volume (m ³): 166 Original Application No: - Original Start Date: 29/01/2014 Expiry Date: 31/03/2020 Issue No: 1 Version Start Date: 29/01/2014 Version End Date: -
D	653m SE	Status: Active Licence No: 2569004052 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: BOREHOLE AT WHITEFIELD GOLF CLUB, HIGHER LANE, WHITEFIELD Data Type: Point Name: WHITEFIELD GOLF CLUB LTD Easting: 380420 Northing: 405380	Annual Volume (m ³): 8000 Max Daily Volume (m ³): 100 Original Application No: 7349 Original Start Date: 10/10/1996 Expiry Date: - Issue No: 101 Version Start Date: 09/11/2005 Version End Date: -
D	653m SE	Status: Historical Licence No: 2569004052 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: "BOREHOLE AT WHITEFIELD GOLF CLUB, HIGHER LANE, WHITEFIELD" Data Type: Point Name: WHITEFIELD GOLF CLUB Easting: 380420 Northing: 405380	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 10/10/1996 Expiry Date: - Issue No: 100 Version Start Date: 19/04/1999 Version End Date: -
-	961m NE	Status: Active Licence No: 2569004042 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, STANLEY ROAD, WHITEFIELD Data Type: Point Name: DANISH CROWN UK LIMITED Easting: 380900 Northing: 406300	Annual Volume (m ³): 7000 Max Daily Volume (m ³): 21 Original Application No: 2396B Original Start Date: 18/07/1973 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2008 Version End Date: -



ID	Location	Details	
-	961m NE	Status: Historical Licence No: 2569004042 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, STANLEY ROAD, WHITEFIELD" Data Type: Point Name: DANISH BACON INDEPENDENT DBI LTD Easting: 380900 Northing: 406300	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/07/1973 Expiry Date: - Issue No: 100 Version Start Date: 01/07/1986 Version End Date: -
-	1983m NE	Status: Active Licence No: 2569002264R02 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: A BOREHOLE AT BURY GOLF CLUB, BLACKFORD BRIDGE, BURY Data Type: Point Name: Bury Golf Club Limited Easting: 380963 Northing: 407673	Annual Volume (m ³): 7000 Max Daily Volume (m ³): 50 Original Application No: NPS/WR/016967 Original Start Date: 01/04/2015 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/04/2024 Version End Date: -
-	1983m NE	Status: Historical Licence No: 2569002264R1 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: A BOREHOLE AT BURY GOLF CLUB, BLACKFORD BRIDGE, BURY Data Type: Point Name: RAYMOND ADAMS Easting: 380963 Northing: 407673	Annual Volume (m ³): 7000 Max Daily Volume (m ³): 50 Original Application No: - Original Start Date: 01/06/2007 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 01/04/2008 Version End Date: -
-	1984m NE	Status: Historical Licence No: 2569002264 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: "A BOREHOLE AT BURY GOLF CLUB, BLACKFORD BRIDGE, BURY" Data Type: Point Name: BURY GOLF CLUB Easting: 380970 Northing: 407670	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 17/04/1997 Expiry Date: 16-Apr-07 Issue No: 100 Version Start Date: 17/04/1997 Version End Date: -



ID	Location	Details	
-	1984m NE	Status: Historical Licence No: 2569002264 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: A BOREHOLE AT BURY GOLF CLUB, BLACKFORD BRIDGE, BURY Data Type: Point Name: RAYMOND ADAMS Easting: 380970 Northing: 407670	Annual Volume (m ³): 9000 Max Daily Volume (m ³): 55 Original Application No: - Original Start Date: 17/04/1997 Expiry Date: 16/04/2007 Issue No: 101 Version Start Date: 27/01/2004 Version End Date: 16/04/2007
-	1984m NE	Status: Historical Licence No: 2569002264R1 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: A BOREHOLE AT BURY GOLF CLUB, BLACKFORD BRIDGE, BURY Data Type: Point Name: RAYMOND ADAMS Easting: 380970 Northing: 407670	Annual Volume (m ³): 7000 Max Daily Volume (m ³): 50 Original Application No: - Original Start Date: 01/06/2007 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 01/04/2008 Version End Date: -
-	1986m N	Status: Active Licence No: NW/069/0001/020 Details: Dewatering Direct Source: Ground Water - North West Region Point: BURY WASTEWATER TREATMENT WORKS Data Type: Poly4 Name: United Utilities Water Ltd Easting: 380289 Northing: 407968	Annual Volume (m ³): 769479 Max Daily Volume (m ³): 2109 Original Application No: NPS/WR/040221 Original Start Date: 01/05/2024 Expiry Date: 31/07/2025 Issue No: 1 Version Start Date: 01/05/2024 Version End Date: -
-	1986m N	Status: Active Licence No: NW/069/0001/021 Details: Dewatering Direct Source: Ground Water - North West Region Point: BURY WASTEWATER TREATMENT WORKS Data Type: Poly4 Name: United Utilities Water Ltd Easting: 380289 Northing: 407968	Annual Volume (m ³): 769479 Max Daily Volume (m ³): 2109 Original Application No: NPS/WR/042279 Original Start Date: 01/05/2024 Expiry Date: 31/07/2025 Issue No: 1 Version Start Date: 01/05/2024 Version End Date: -

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



5.7 Surface water abstractions

Records within 2000m

2

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 41](#) >

ID	Location	Details	
-	1600m E	Status: Historical Licence No: NW/069/0004/002 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: POINT "C" ON WHITEFIELD BROOK Data Type: Point Name: Onsite Central Limited Easting: 381610 Northing: 406123	Annual Volume (m ³): 0.001 Max Daily Volume (m ³): 0.001 Original Application No: - Original Start Date: 01/11/2011 Expiry Date: 27/11/2011 Issue No: 1 Version Start Date: 01/11/2011 Version End Date: -
-	1806m E	Status: Historical Licence No: NW/069/0004/002 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: POINT "B" ON WHITEFIELD BROOKE WHITEFIELD, MANCHESTER Data Type: Point Name: Onsite Central Limited Easting: 381829 Northing: 405811	Annual Volume (m ³): 0.001 Max Daily Volume (m ³): 0.001 Original Application No: - Original Start Date: 01/11/2011 Expiry Date: 27/11/2011 Issue No: 1 Version Start Date: 01/11/2011 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m

3

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

Features are displayed on the Abstractions and Source Protection Zones map on [page 41](#) >



ID	Location	Details	
C	630m NE	Status: Historical Licence No: 2569004056 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: LAND AT TOTAL FITNESS, BURY NEW ROAD, WHITEFIELD, BURY Data Type: Point Name: TOTAL FITNESS UK LTD Easting: 380450 Northing: 406380	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: - Expiry Date: 31/03/2011 Issue No: 1 Version Start Date: 17/02/2005 Version End Date: -
C	630m NE	Status: Historical Licence No: 2569004056 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: LAND AT TOTAL FITNESS BURY NEW ROAD WHITEFIELD BURY Data Type: Point Name: TOTAL FITNESS UK LTD Easting: 380450 Northing: 406380	Annual Volume (m ³): 24000 Max Daily Volume (m ³): 166 Original Application No: - Original Start Date: 17/02/2005 Expiry Date: 31/03/2011 Issue No: 1 Version Start Date: 17/02/2005 Version End Date: -
C	630m NE	Status: Historical Licence No: NW/069/0004/004 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT WHITEFIELD, MANCHESTER Data Type: Point Name: Total Fitness Health Clubs Limited Easting: 380450 Northing: 406381	Annual Volume (m ³): 24000 Max Daily Volume (m ³): 166 Original Application No: - Original Start Date: 29/01/2014 Expiry Date: 31/03/2020 Issue No: 1 Version Start Date: 29/01/2014 Version End Date: -

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

5.9 Source Protection Zones

Records within 500m

0

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

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



5.10 Source Protection Zones (confined aquifer)

Records within 500m

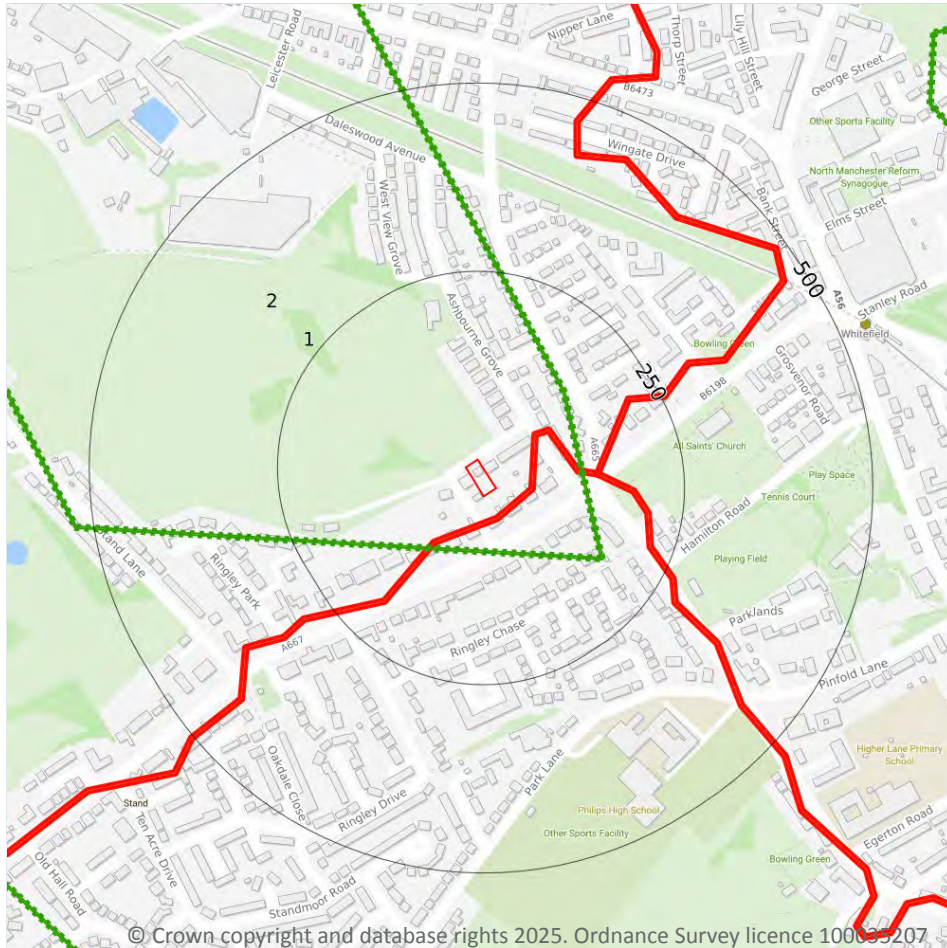
0

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

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



6 Hydrology



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

6.1 Water Network (OS MasterMap)

Records within 250m

0

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

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

0

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



This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

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

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

Features are displayed on the Hydrology map on [page 50 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Irwell (Roch to Croal)	GB112069060840	Croal Irwell	Irwell

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

6.4 WFD Surface water bodies

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

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

Features are displayed on the Hydrology map on [page 50 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	889m N	River	Irwell (Roch to Croal)	GB112069060840 ↗	Moderate	Fail	Moderate	2019

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



6.5 WFD Groundwater bodies

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

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

Features are displayed on the Hydrology map on [page 50](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Manchester and East Cheshire Permo-Triassic Sandstone Aquifers	GB41201G101100 ↗	Poor	Poor	Poor	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

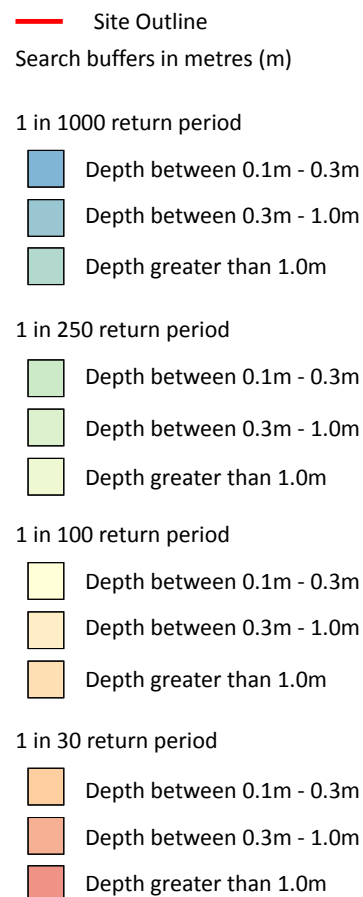
0

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



8.1 Surface water flooding

Highest risk on site

Negligible

Highest risk within 50m

1 in 30 year, 0.1m - 0.3m

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 56](#) >

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

Moderate

Highest risk within 50m

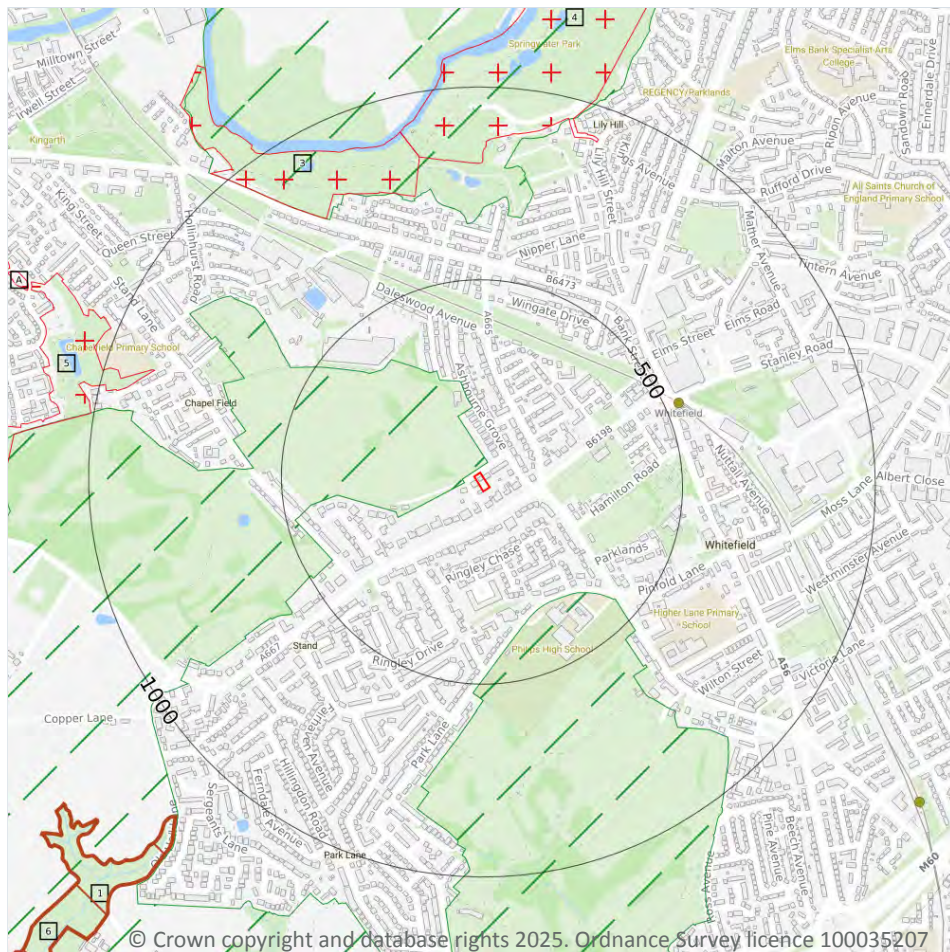
Moderate

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

Features are displayed on the Groundwater flooding map on [page 58 >](#)

This data is sourced from Ambiantal Risk Analytics.

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- ▨ Designated Ancient Woodland
- ▨ 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

7

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 59 >](#)

ID	Location	Name	Data source
3	736m N	Springwater Park	Natural England
4	802m N	Springwater Park	Natural England
5	874m W	Chapelfield	Natural England
A	1255m NW	Chapelfield	Natural England
A	1320m NW	Chapelfield	Natural England
-	1392m S	Philip's Park	Natural England
-	1507m S	Mere Clough	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m

5

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.

Features are displayed on the Environmental designations map on [page 59 >](#)

ID	Location	Name	Woodland Type
6	1162m SW	Carters Hill Wood	Ancient & Semi-Natural Woodland
-	1298m S	North Wood	Ancient & Semi-Natural Woodland
-	1441m S	Philips Wood	Ancient & Semi-Natural Woodland
-	1489m S	Mere Clough	Ancient & Semi-Natural Woodland
-	1514m W	Nuttall Wood	Ancient & Semi-Natural Woodland

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



10.8 Biosphere Reserves

Records within 2000m

0

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

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

10.9 Forest Parks

Records within 2000m

0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

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

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

10.11 Green Belt

Records within 2000m

4

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

Features are displayed on the Environmental designations map on [page 59](#) >

ID	Location	Name	Local Authority name
1	11m NW	Merseyside and Greater Manchester Green Belt	Bury
2	646m N	Merseyside and Greater Manchester Green Belt	Bury
-	1701m NE	Merseyside and Greater Manchester Green Belt	Bury
-	1840m E	Merseyside and Greater Manchester Green Belt	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

1

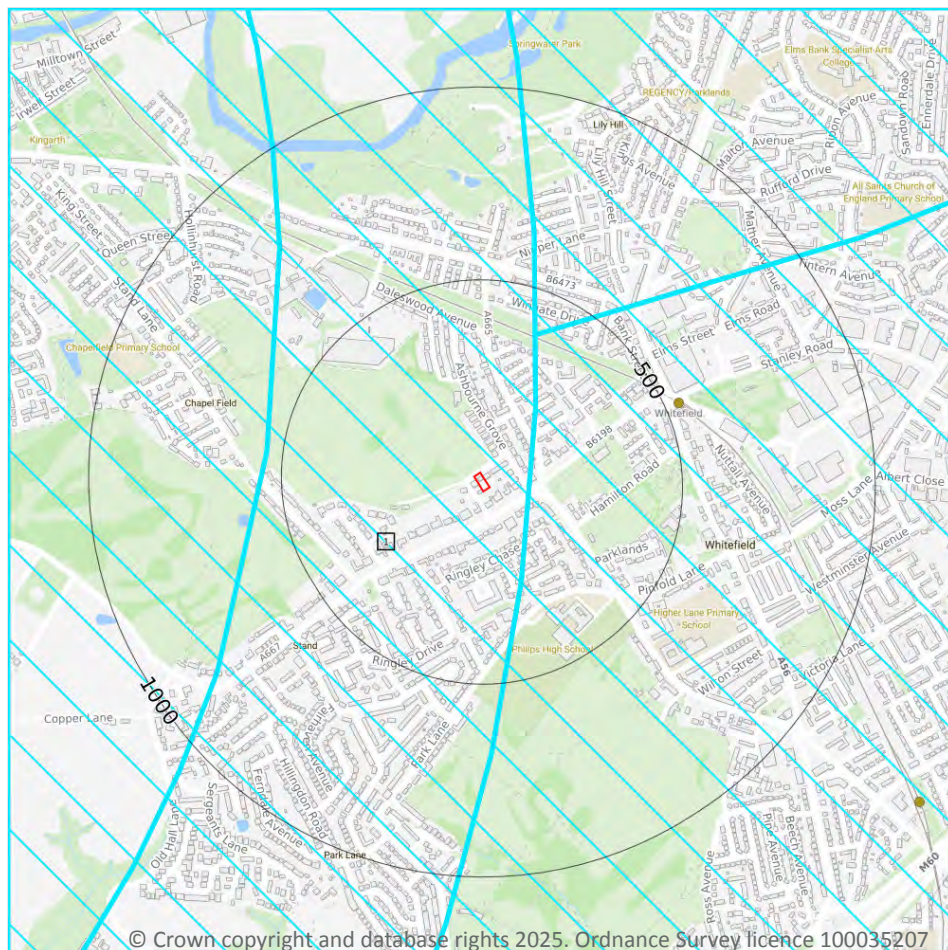
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
365m S	Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ	Surface Water	643	Existing

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 65 >](#)

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0300000530000&notes=&location=379157,404166%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.



10.18 SSSI Units

Records within 2000m

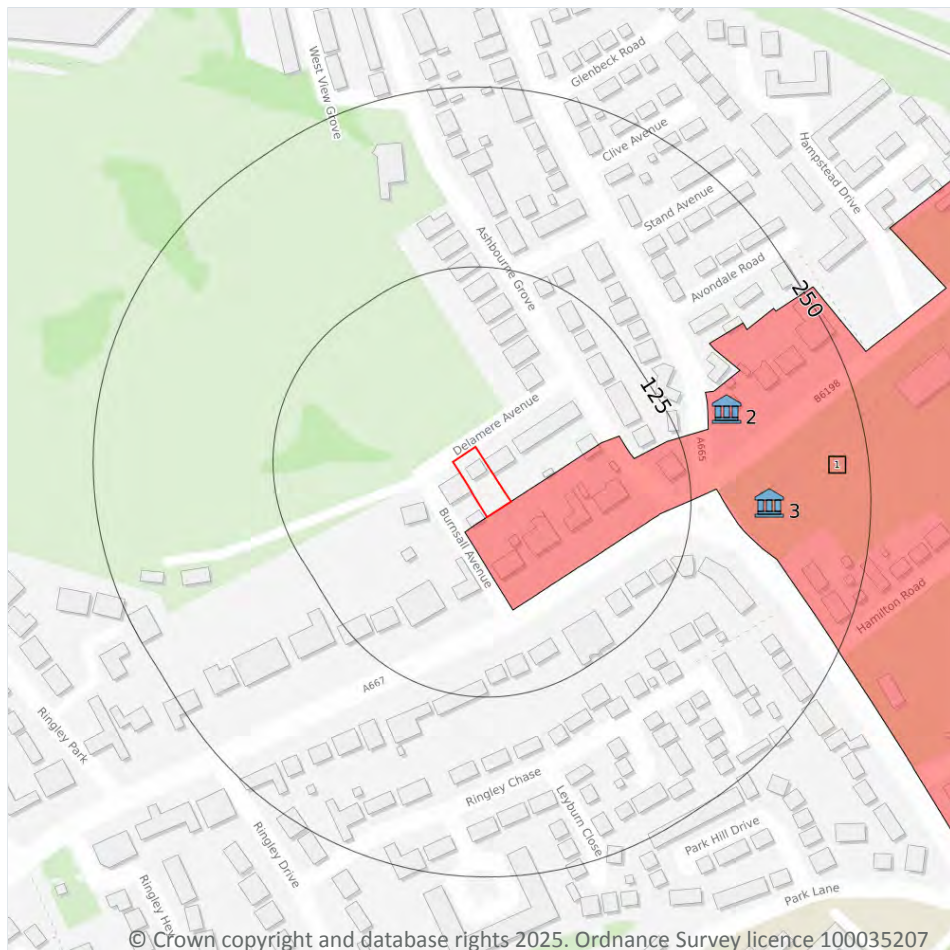
0

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

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



11 Visual and cultural designations



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

11.1 World Heritage Sites

Records within 250m

0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m**0**

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

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

11.3 National Parks

Records within 250m**0**

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

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

11.4 Listed Buildings

Records within 250m**2**

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

Features are displayed on the Visual and cultural designations map on [page 67 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
2	163m NE	Stand Rectory	II	1067259	29/01/1985
3	180m E	Whitefield War Memorial	II	1250826	05/04/1995

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



11.5 Conservation Areas

Records within 250m

1

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.

Features are displayed on the Visual and cultural designations map on [page 67](#) >

ID	Location	Name	District	Date of designation
1	On site	All Saints, Whitefield	Bury	03/2004

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

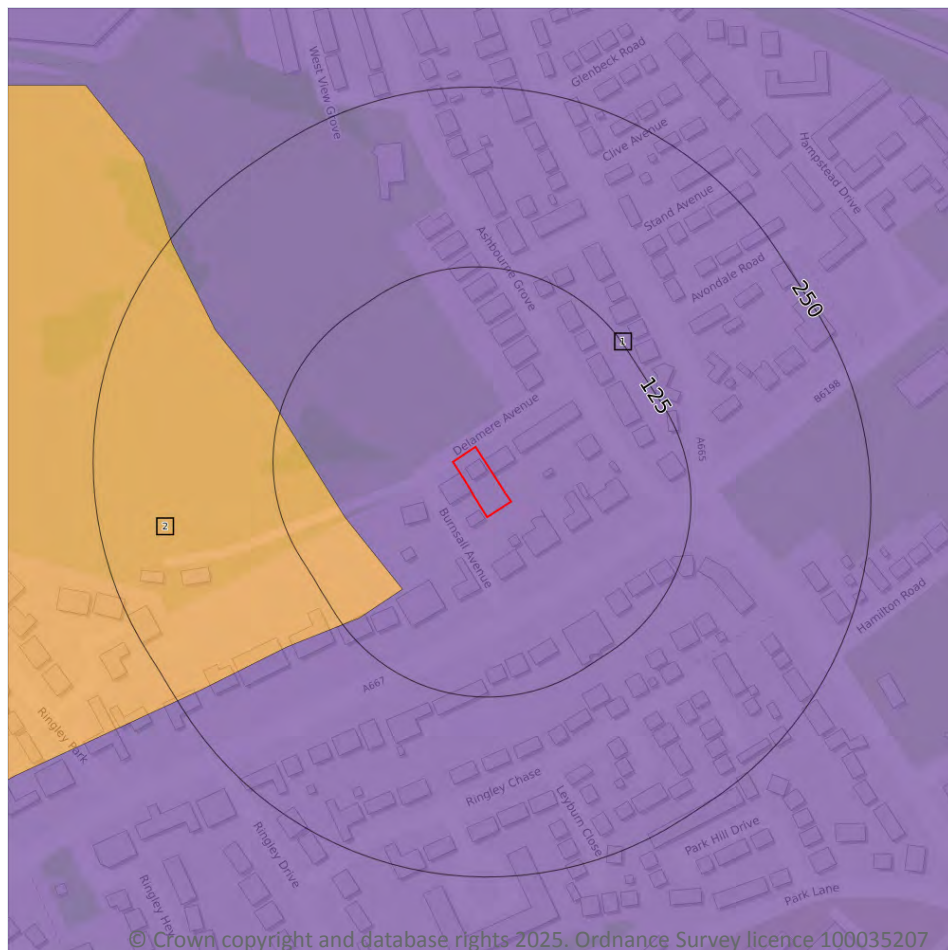
0

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

2

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 70](#) >

ID	Location	Classification	Description
1	On site	Urban	Non-agricultural/no quality assigned
2	77m SW	Grade 3	Good to moderate quality agricultural land. Land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield. Where more demanding crops are grown yields are generally lower or more variable than on land in Grades 1 and 2.



This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m

0

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

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

12.3 Tree Felling Licences

Records within 250m

0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m

0

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

This data is sourced from Natural England.



13 Habitat designations



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

13.1 Priority Habitat Inventory

Records within 250m

8

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

Features are displayed on the Habitat designations map on [page 72 >](#)

ID	Location	Main Habitat	Other habitats
A	145m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
1	161m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	161m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	162m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
A	166m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	199m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	233m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	234m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

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

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

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

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

This data is sourced from Natural England.

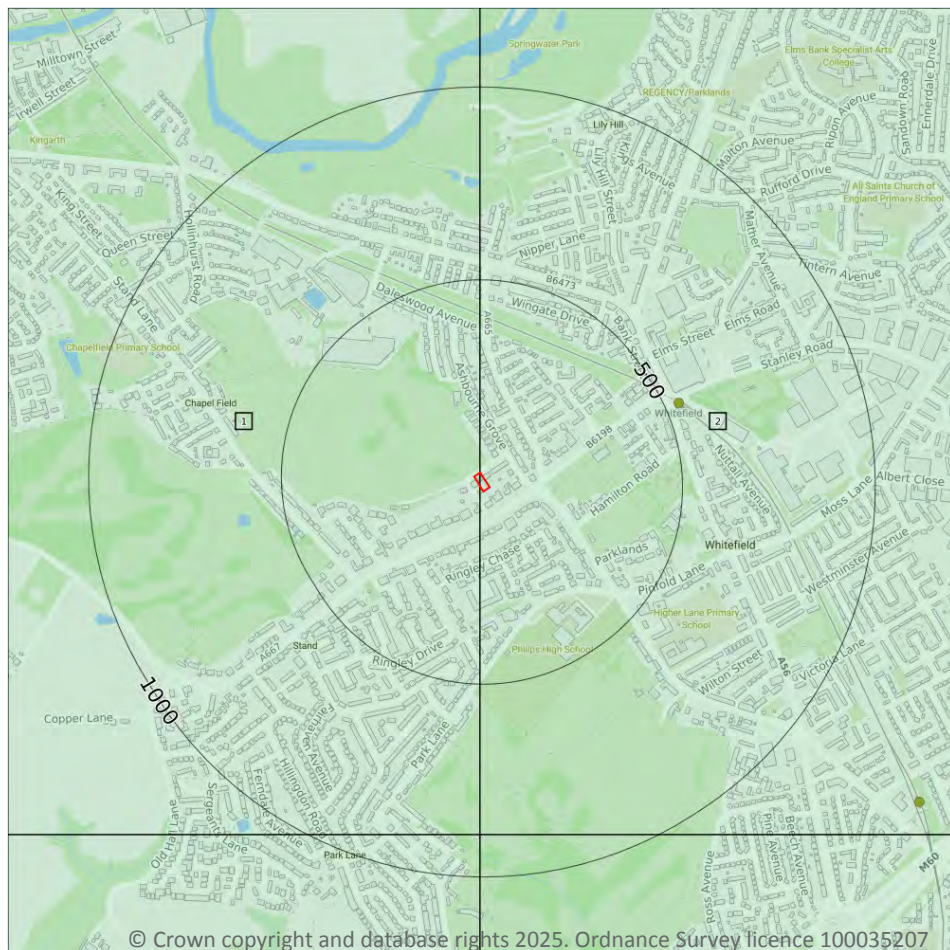
13.4 Limestone Pavement Orders

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

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



— Site Outline
Search buffers in metres (m)

- Full coverage
- Partial coverage
- No coverage

14.1 10k Availability

Records within 500m

2

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

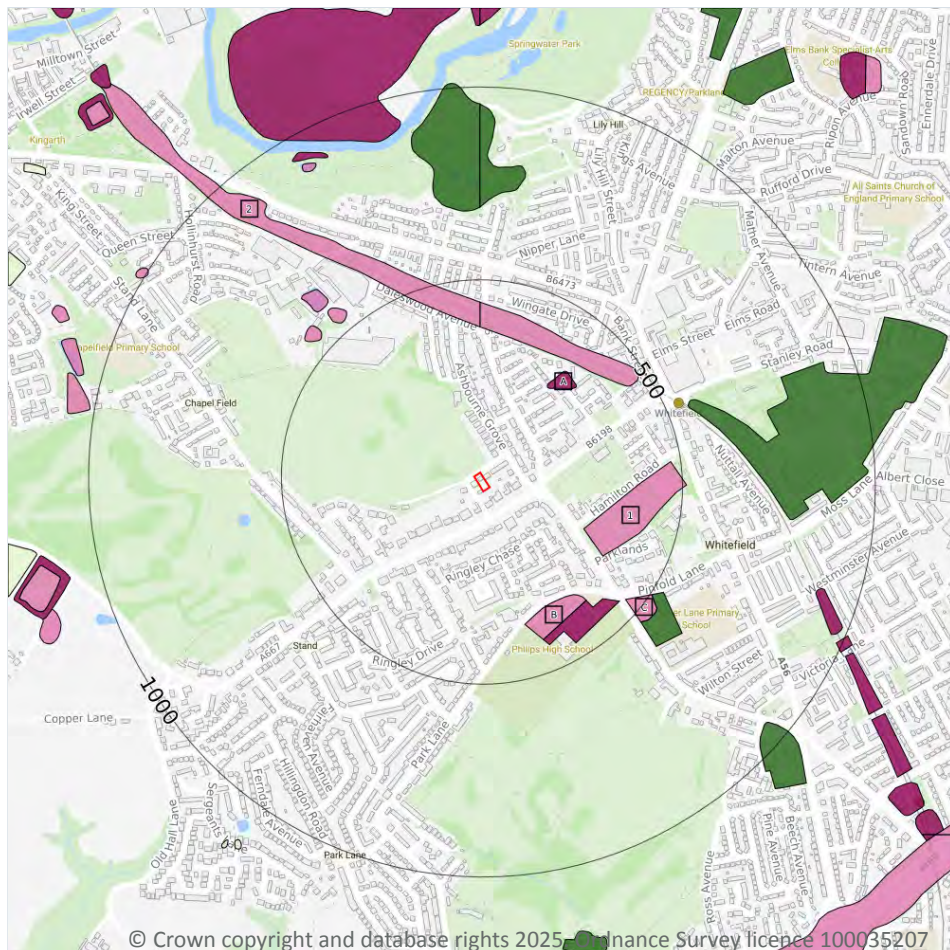
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 74](#) >

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

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

7

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 75](#) >

ID	Location	LEX Code	Description	Rock description
1	267m SE	WGR-VOID	Worked Ground (Undivided)	Void
A	282m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
B	339m SE	WGR-VOID	Worked Ground (Undivided)	Void
A	354m N	WGR-VOID	Worked Ground (Undivided)	Void

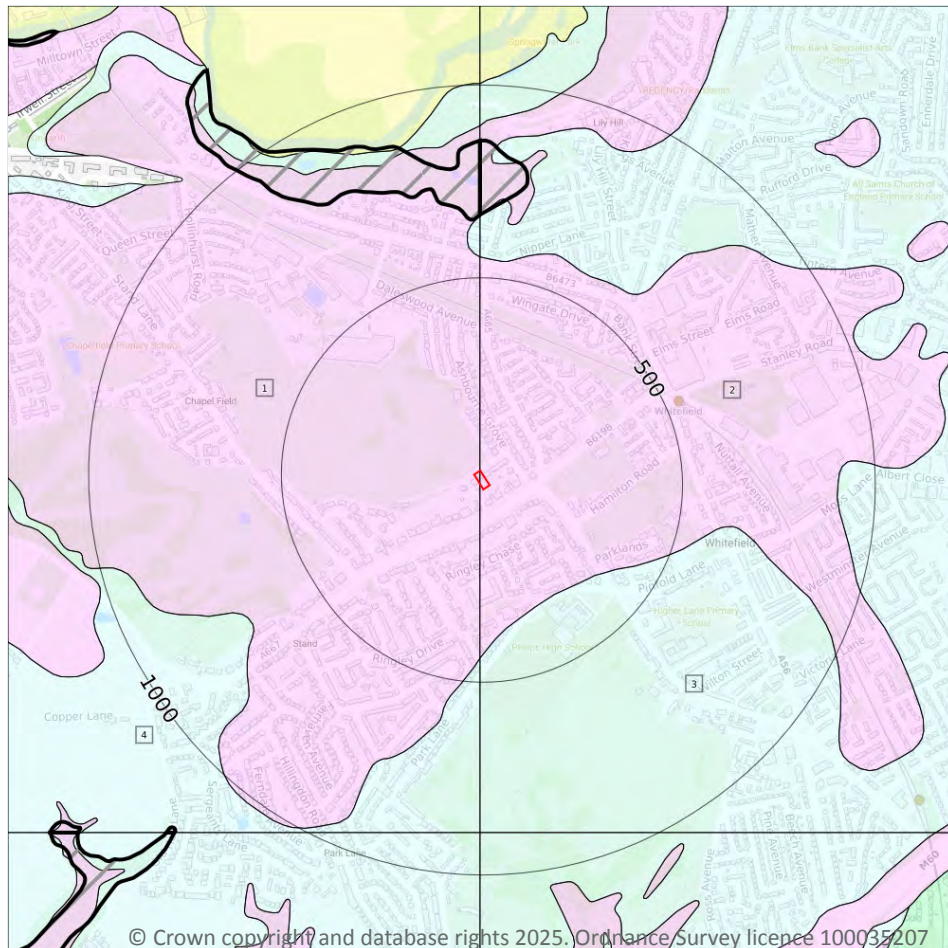


ID	Location	LEX Code	Description	Rock description
2	378m N	WGR-VOID	Worked Ground (Undivided)	Void
B	386m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
C	457m SE	WGR-VOID	Worked Ground (Undivided)	Void

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

4

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 77 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel
2	On site	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel
3	329m SE	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
4	438m S	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton



This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

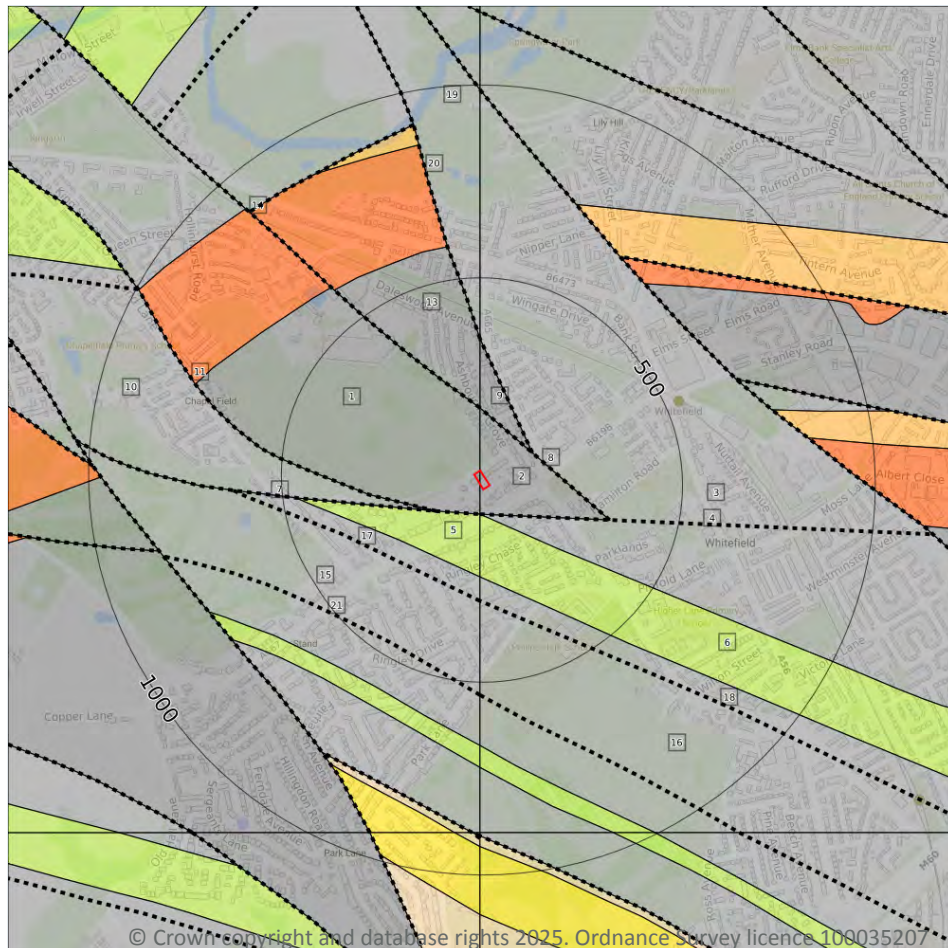
0

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

11

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 79 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
2	On site	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
3	65m S	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age - Duckmantian Sub-age

ID	Location	LEX Code	Description	Rock age
5	65m S	NR-SDST	Nob End Rock - Sandstone	Bolsovian Sub-age
6	65m S	NR-SDST	Nob End Rock - Sandstone	Bolsovian Sub-age
9	123m NE	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
10	133m SW	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age - Duckmantian Sub-age
13	163m N	CPB-SDST	Chester Pebble Beds Formation - Sandstone	Early Triassic Epoch
15	210m SW	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age - Duckmantian Sub-age
16	227m S	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age - Duckmantian Sub-age
19	342m N	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age - Duckmantian Sub-age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	10
----------------------------	-----------

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 79](#) >

ID	Location	Category	Description
4	65m S	FAULT	Normal fault, inferred; crossmarks on downthrow side
7	65m S	FAULT	Normal fault, inferred; crossmarks on downthrow side
8	123m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side
11	133m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side
12	139m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side
14	163m N	FAULT	Normal fault, inferred; crossmarks on downthrow side
17	264m SW	FOSSIL_HORIZON	Fossil horizon, marine band
18	289m S	FOSSIL_HORIZON	Fossil horizon, marine band
20	342m N	FAULT	Normal fault, inferred; crossmarks on downthrow side

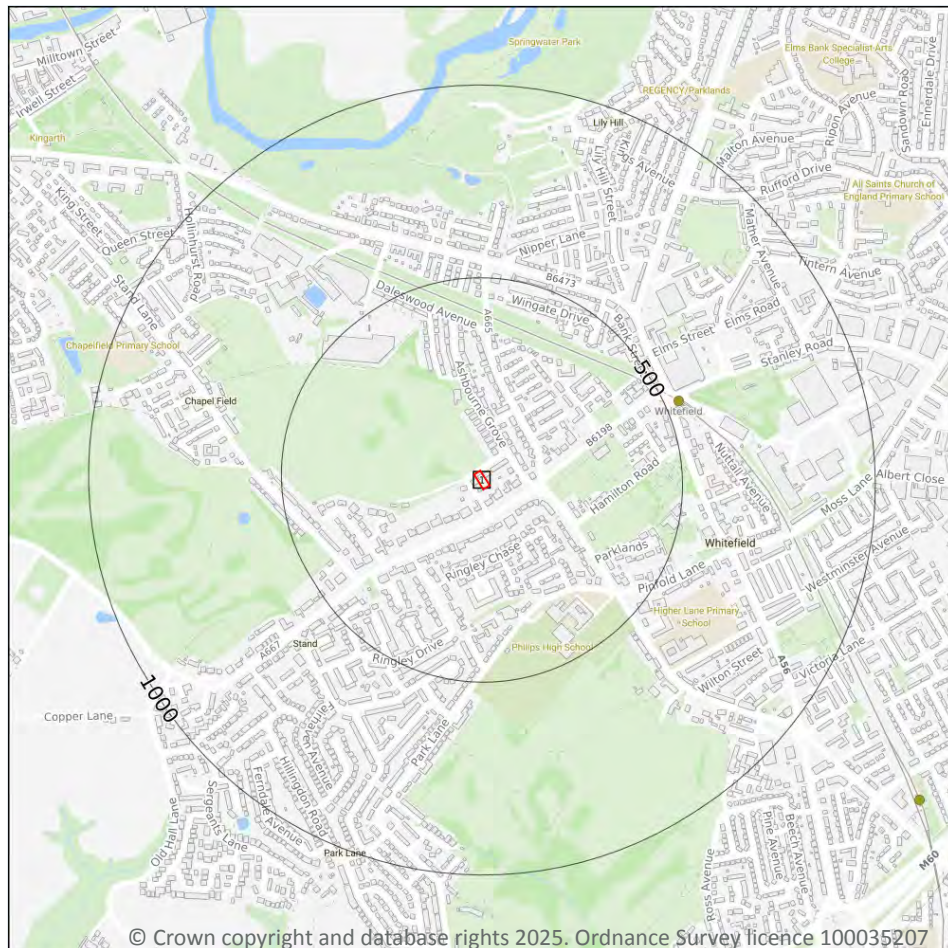


ID	Location	Category	Description
21	464m SW	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline

Search buffers in metres (m)

□ Geological map tile

15.1 50k Availability

Records within 500m

1

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

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 82](#) >

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

This data is sourced from the British Geological Survey.



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

15.2 Artificial and made ground (50k)

Records within 500m

0

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

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

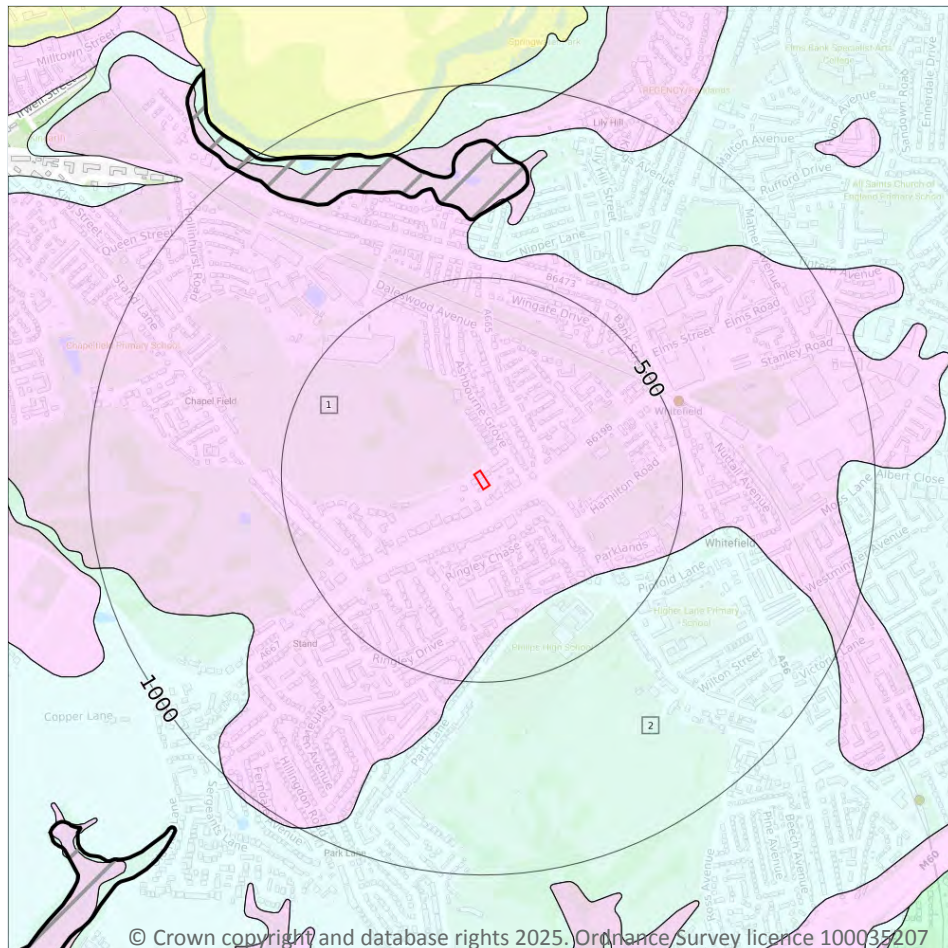
0

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

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



- Site Outline
- Search buffers in metres (m)
- Landslip (50k)
- Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

2

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 84](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	GFDUD-XSV	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL
2	329m SE	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON

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	Intergranular	Very High	High

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)

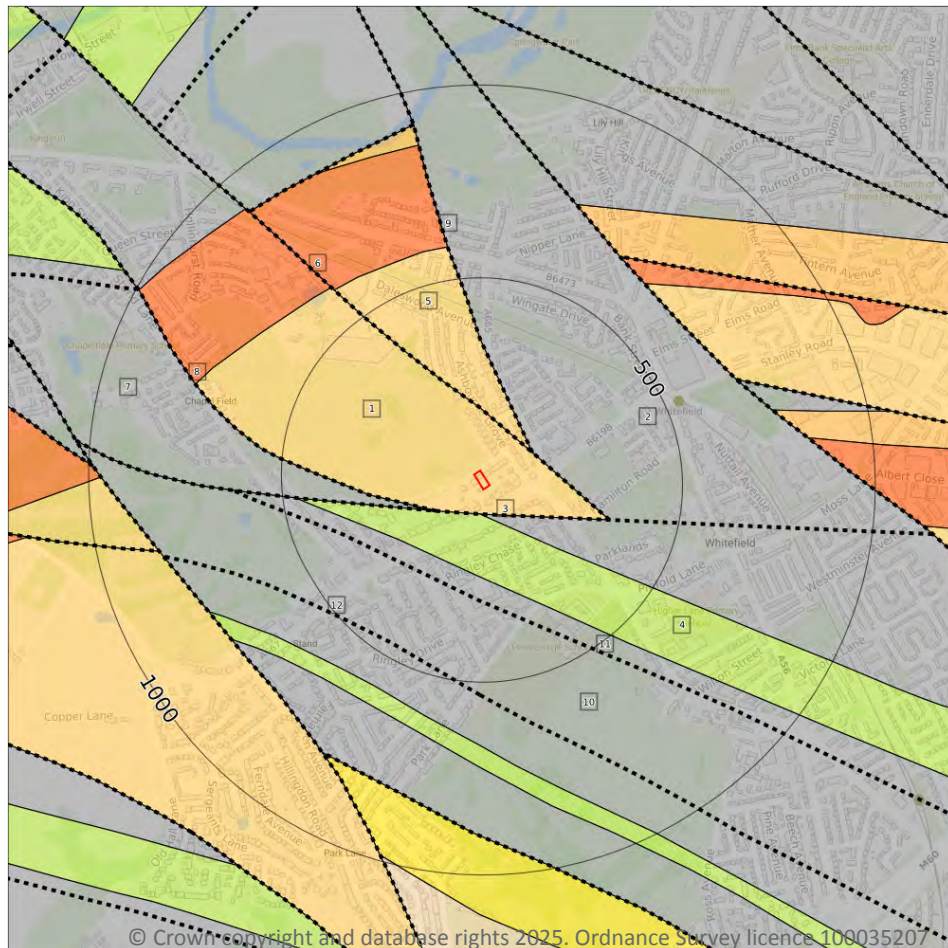
Records within 50m**0**

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

6

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 86](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
2	64m S	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
4	65m S	NR-SDST	NOB END ROCK - SANDSTONE	WESTPHALIAN

ID	Location	LEX Code	Description	Rock age
5	124m NE	CHES-SDST	CHESTER FORMATION - SANDSTONE	OLENEKIAN
7	132m SW	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
10	210m SW	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	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	Mixed	High	Moderate

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	6
----------------------------	----------

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.

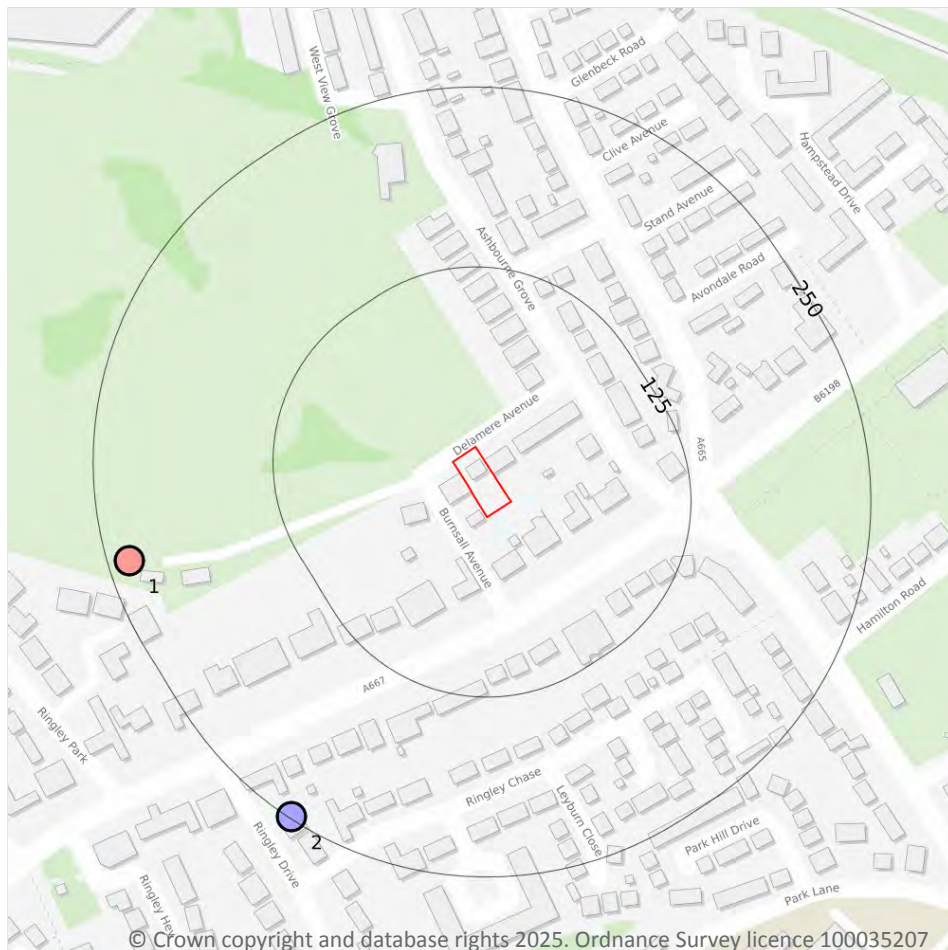
Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 86](#) >

ID	Location	Category	Description
3	64m S	FAULT	Fault, inferred
6	124m NE	FAULT	Fault, inferred
8	132m SW	FAULT	Fault, inferred
9	139m NE	FAULT	Fault, inferred
11	264m SW	FOSSIL_HORIZON	Marine band
12	464m SW	ROCK	Coal seam, 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

2

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.

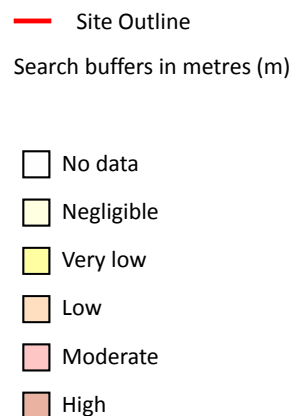
Features are displayed on the Boreholes map on [page 88](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	235m W	379760 405860	STAND GOLF CLUB ABH	34.5	N	18653 ↗
2	248m SW	379873 405682	33 RINGLEY ROAD, WHITEFIELD, MANCHESTER 2	5.5	N	17761781 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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).

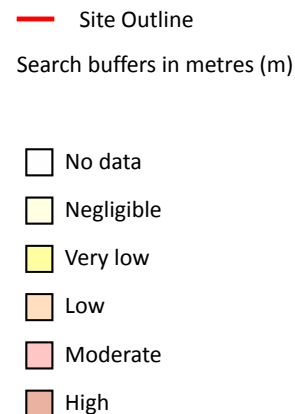
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 89](#) >

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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.

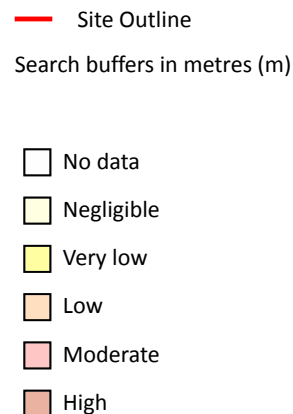
Features are displayed on the Natural ground subsidence - Running sands map on [page 90](#) >

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



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.

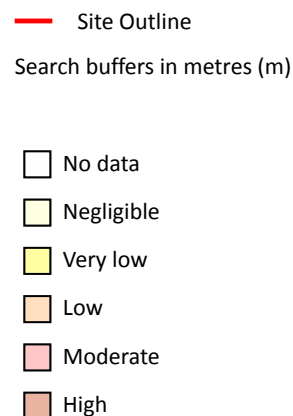
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 91](#) >

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



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.

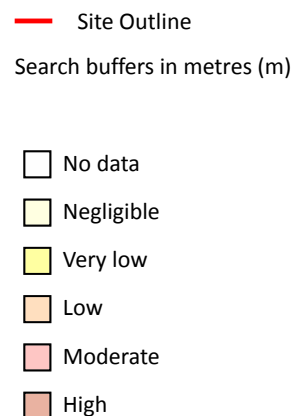
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 92 >](#)

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



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.

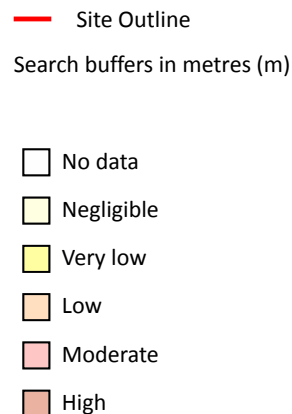
Features are displayed on the Natural ground subsidence - Landslides map on [page 93](#) >

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

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 94](#)

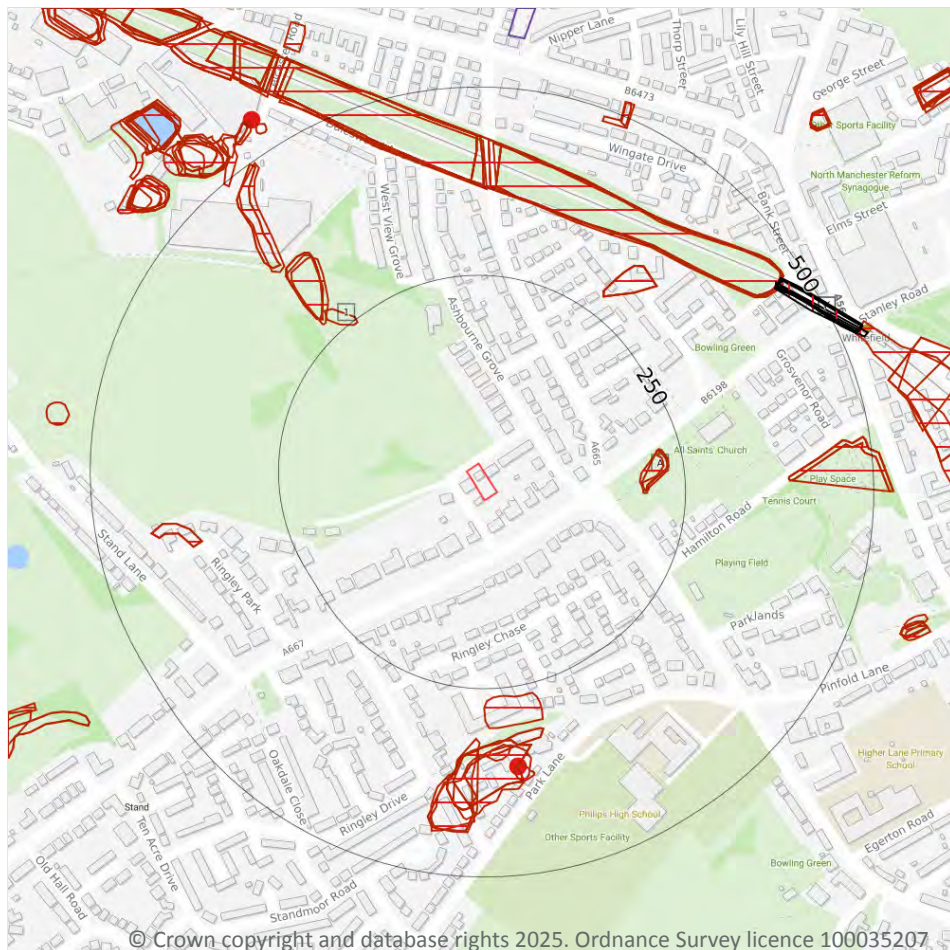
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



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

1

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.

Features are displayed on the Mining and ground workings map on [page 96 >](#)

ID	Location	Details	Description
D	356m S	Name: Sand Hole Sand Pit Address: Whitefield, BURY, Lancashire Commodity: Sand Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	4
----------------------------	----------

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

Features are displayed on the Mining and ground workings map on [page 96 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	190m E	Unspecified Heap	1932	1:10560
A	191m E	Unspecified Heap	1938	1:10560
A	194m E	Unspecified Ground Workings	1955	1:10560
1	246m NW	Refuse Heap	1965	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	10
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Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining and ground workings map on [page 96 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
K	457m NE	Tunnel	1891	1:10560
K	457m NE	Tunnel	1981	1:10000
K	457m NE	Tunnel	1974	1:10000



ID	Location	Land Use	Year of mapping	Mapping scale
K	457m NE	Tunnel	1965	1:10560
K	457m NE	Tunnel	1955	1:10560
K	461m NE	Tunnels	1915	1:10560
K	461m NE	Tunnel	1907	1:10560
K	461m NE	Tunnel	1923	1:10560
K	462m NE	Tunnel	1932	1:10560
K	462m NE	Tunnel	1938	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m

0

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

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

This data is sourced from the British Geological Survey.



18.7 JPB mining areas

Records on site

1

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

Location	Details
On site	In addition to being located inside an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) have information such as mining plans and maps held within their archive of mining activities that have occurred within 1km of this property which may supplement this information. Please note, the plans held by JPB may also relate to non-mining records. Further details and a quote for services (if appropriate) can be obtained by emailing this report to enquiries.gs@jpb.co.uk ↗.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m

0

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

This data is sourced from Groundsure.



18.10 Mining record office plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site**1**

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

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site**0**

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

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

18.14 Gypsum areas

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

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

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

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

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

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

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

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

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

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

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

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

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

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

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

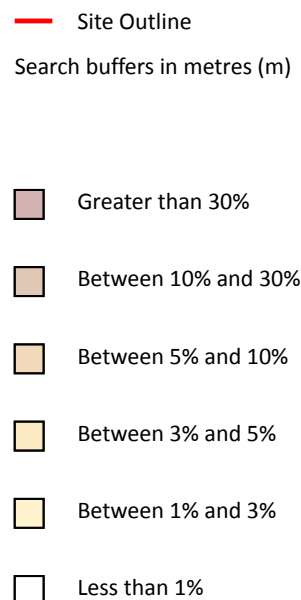
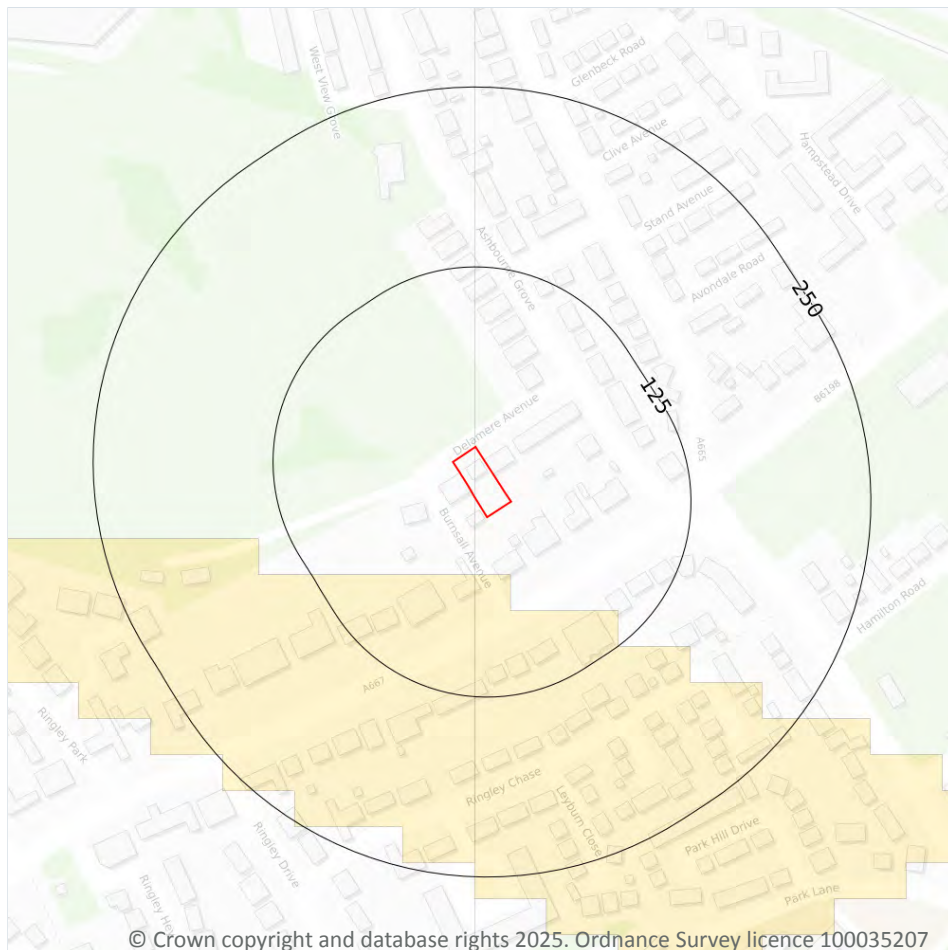
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.



20 Radon



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 104](#) >

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

4

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

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	200 - 300 mg/kg	120 - 240 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	200 - 300 mg/kg	120 - 240 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 - 25 mg/kg	No data	200 - 300 mg/kg	120 - 240 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
45m NE	15 - 25 mg/kg	No data	200 - 300 mg/kg	120 - 240 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

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

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects

22.1 Underground railways (London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m**0**

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

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m**0**

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m**0**

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

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m**0**

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



This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

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

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

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

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m

0

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

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m

0

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

This data is sourced from HS2 Ltd.

Data providers

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

Terms and conditions

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



Appendix 4: Historical Map Selection

Site Details:

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Client Ref: 2 DELAMERE AVENUE, M45 7WJ 43280036
Report Ref: GS-PJE-P4Z-P98-F1Q
Grid Ref: 380005, 405914

Map Name: County Series

Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1893
Revised 1893
Edition N/A
Copyright N/A
Levelled N/A

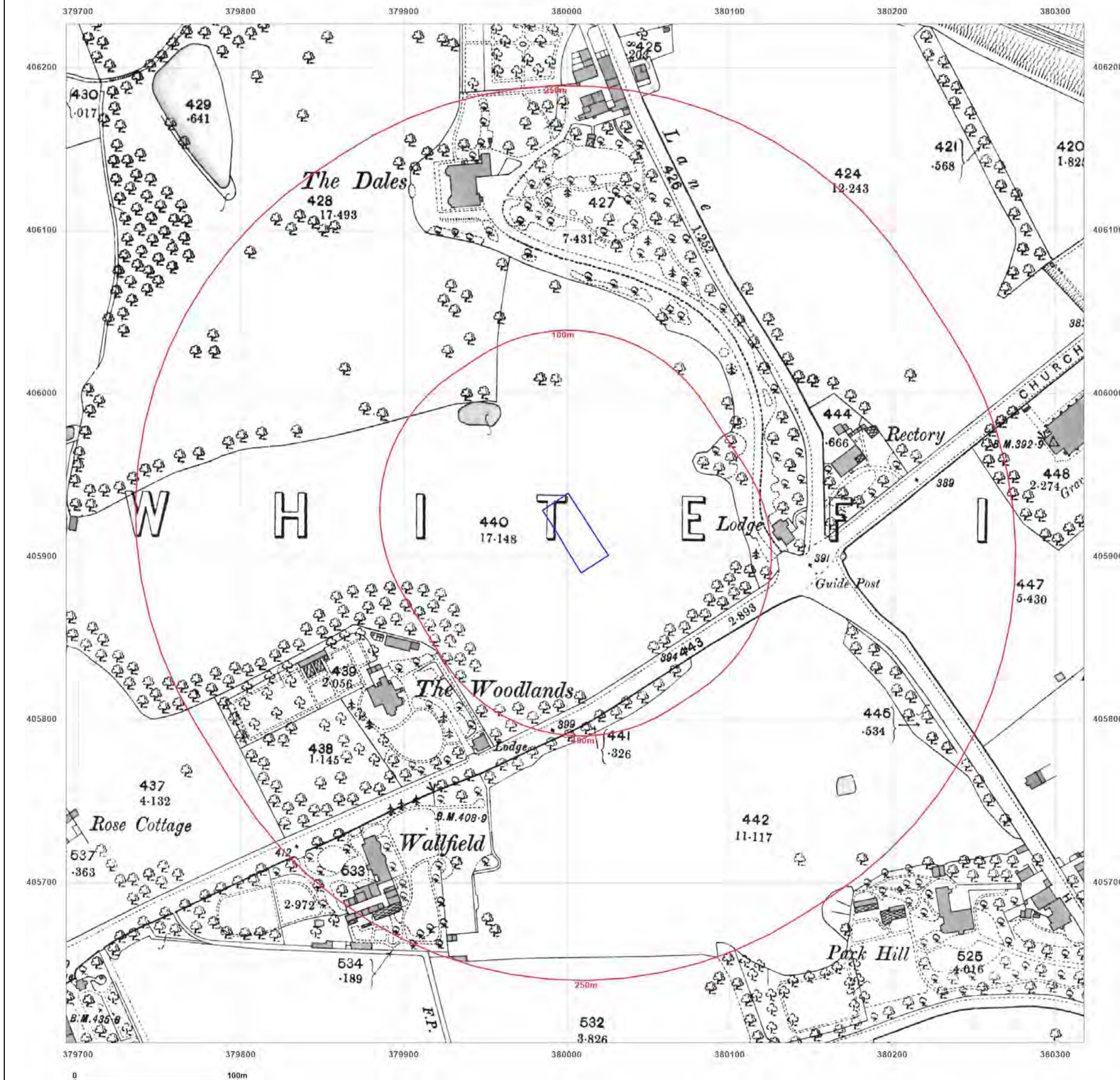


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Map legend available at:
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Site Details:

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Client Ref: 2 DELAMERE AVENUE, M45 7WJ 43280036
Report Ref: GS-PJE-P4Z-P98-F1Q
Grid Ref: 380005, 405914

Map Name: County Series

Map date: 1909

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1909
Revised 1909
Edition N/A
Copyright N/A
Levelled N/A

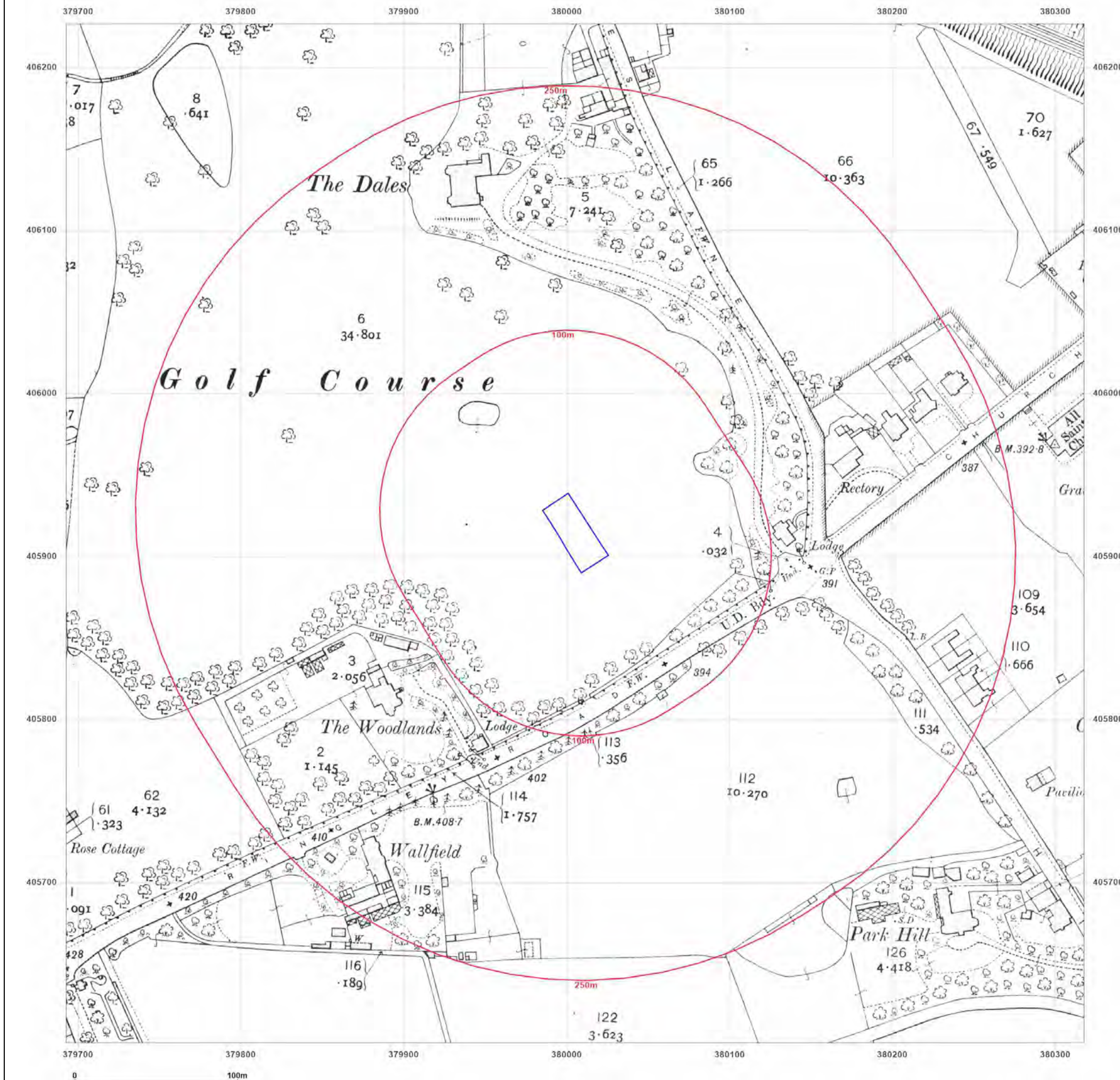


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Client Ref: 2 DELAMERE AVENUE, M45 7WJ 43280036
Report Ref: GS-PJE-P4Z-P98-F1Q
Grid Ref: 380005, 405914

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1822
Revised 1922
Edition N/A
Copyright N/A
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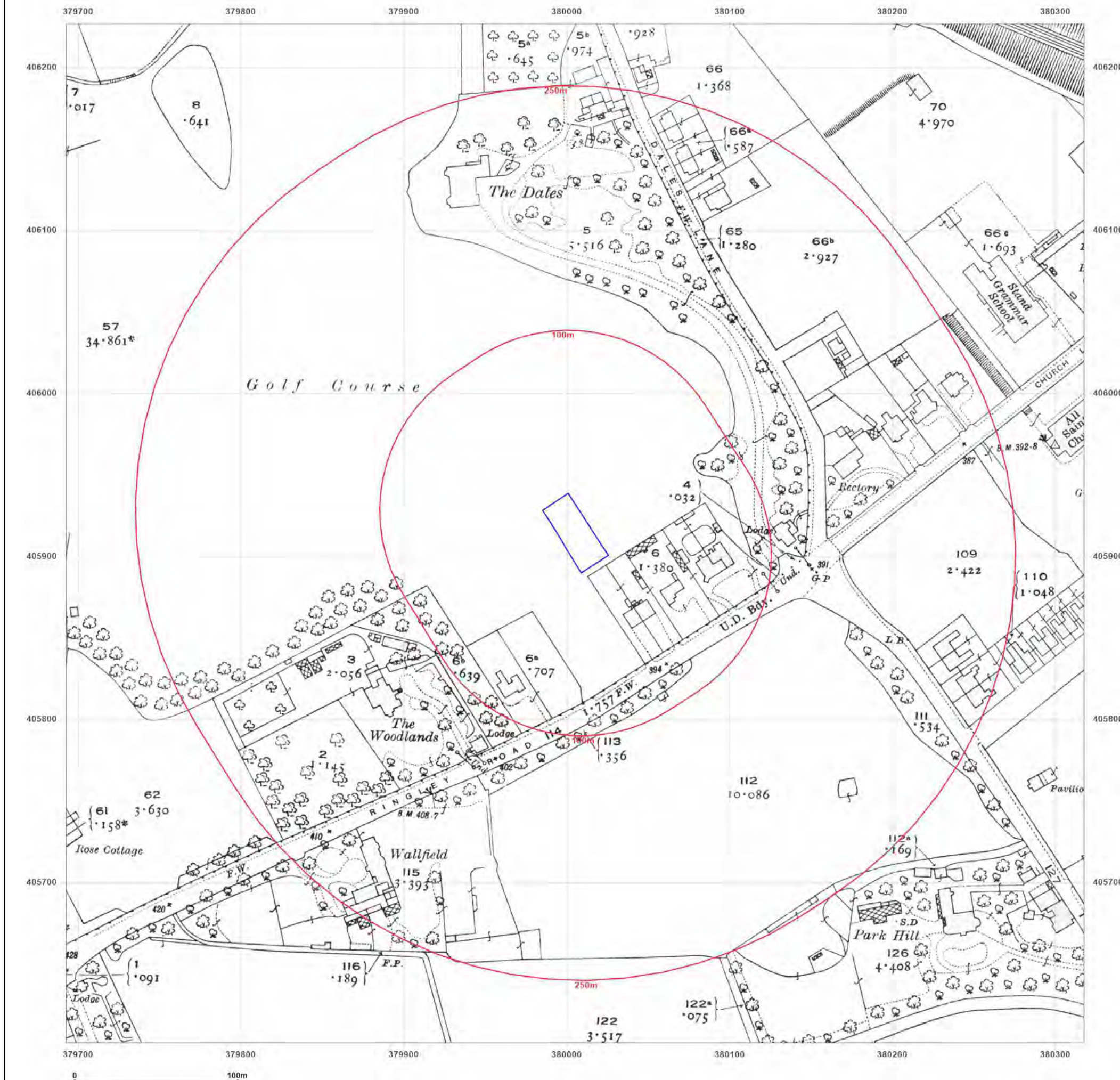


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Client Ref: 2 DELAMERE AVENUE, M45 7WJ 43280036
Report Ref: GS-PJE-P4Z-P98-F1Q
Grid Ref: 380005, 405914

Map Name: County Series

Map date: 1932

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1832
Revised 1932
Edition N/A
Copyright N/A
Levelled N/A

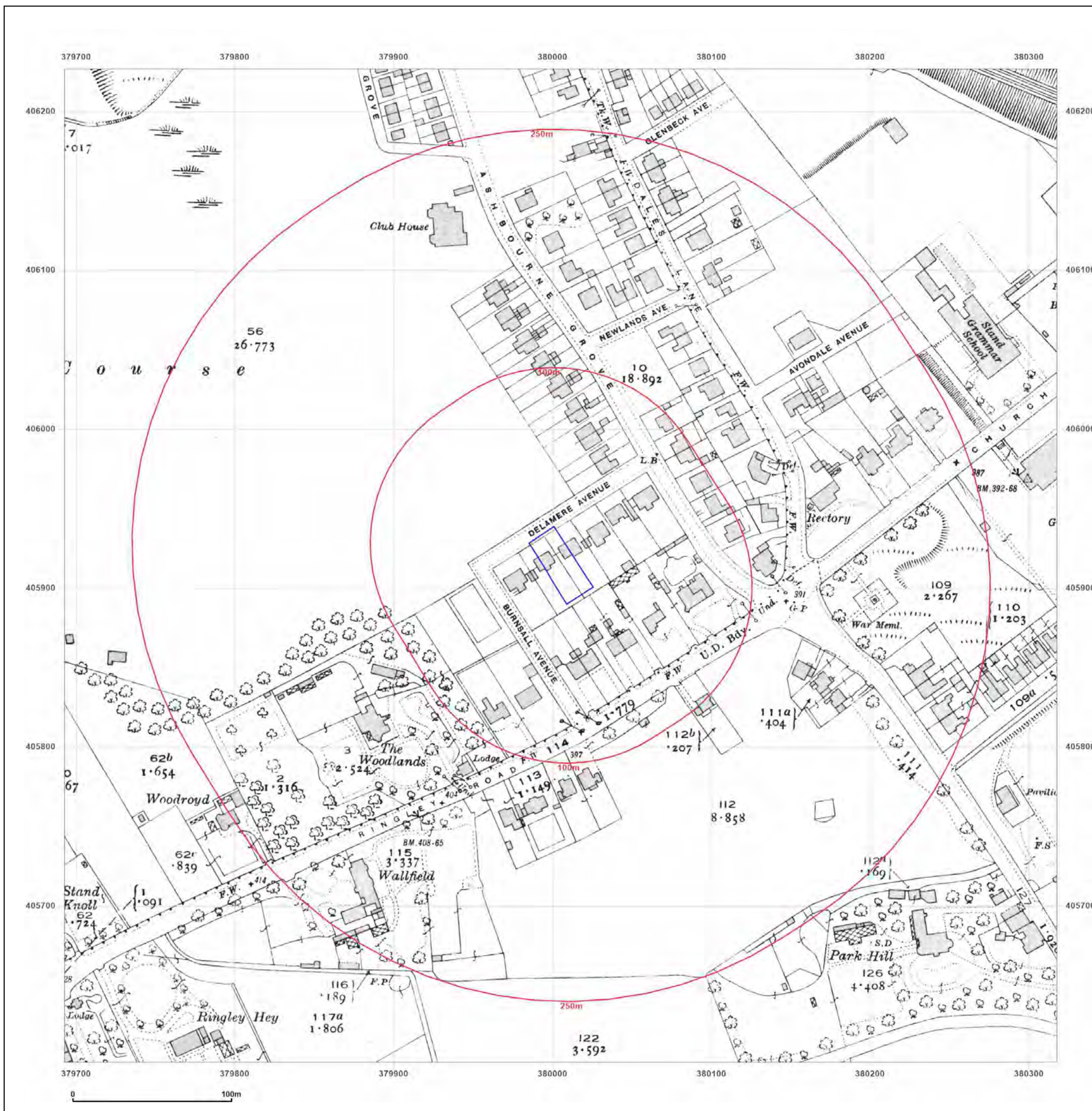


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Client Ref: 2 DELAMERE AVENUE, M45 7WJ 43280036
Report Ref: GS-PJE-P4Z-P98-F1Q
Grid Ref: 380005, 405914

Map Name: National Grid

Map date: 1955-1956

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1955
Revised 1955
Edition N/A
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Levelled 1927

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

Surveyed 1955
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Client Ref: 2 DELAMERE AVENUE, M45 7WJ 43280036
Report Ref: GS-PJE-P4Z-P98-F1Q
Grid Ref: 380005, 405914

Map Name: National Grid

Map date: 1955-1956

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1955
Revised N/A
Edition N/A
Copyright 1956
Levelled 1927

Surveyed 1955
Revised 1955
Edition N/A
Copyright N/A
Levelled 1927

Surveyed 1955
Revised N/A
Edition N/A
Copyright 1956
Levelled 1927

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

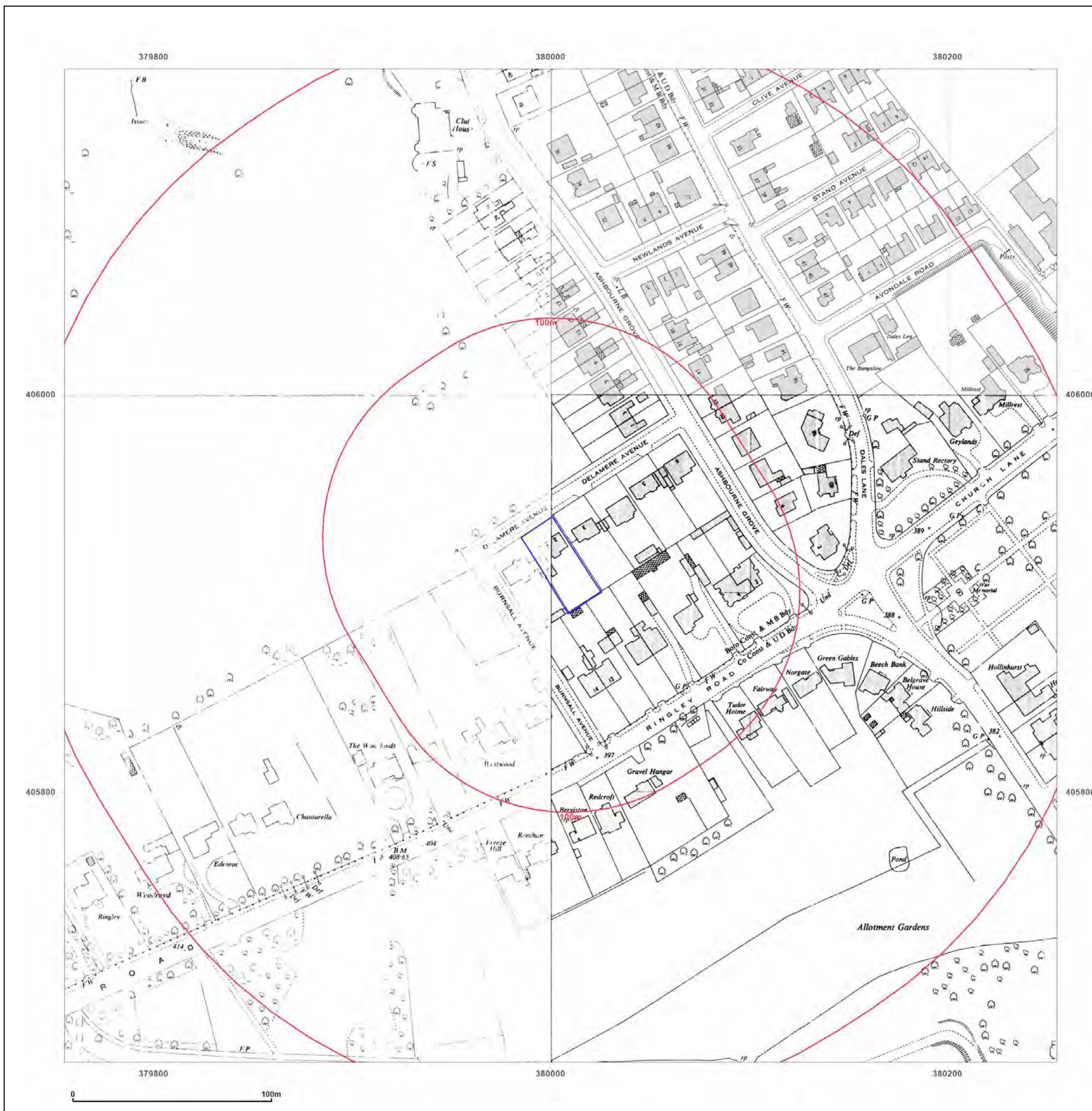


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Client Ref: 2 DELAMERE AVENUE, M45 7WJ 43280036
Report Ref: GS-PJE-P4Z-P98-F1Q
Grid Ref: 380005, 405914

Map Name: National Grid

Map date: 1956

Scale: 1:2,500

Printed at: 1:2,500



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Edition 1956
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Edition 1956
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Levelled 1927

Surveyed 1955
Revised 1955
Edition 1956
Copyright N/A
Levelled 1948

Surveyed 1955
Revised 1955
Edition 1956
Copyright N/A
Levelled 1948

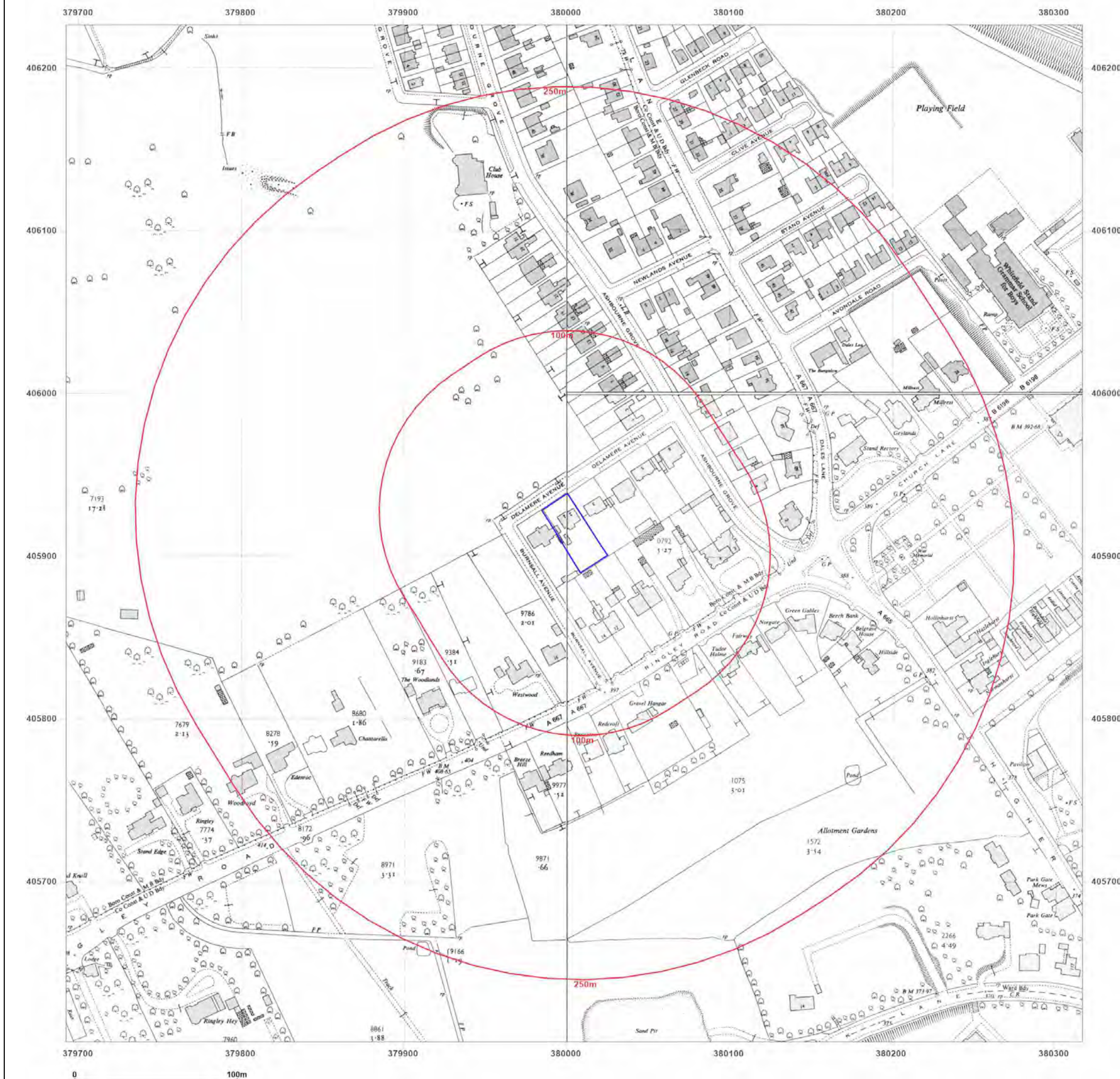


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Client Ref: 2 DELAMERE AVENUE, M45 7WJ 43280036
Report Ref: GS-PJE-P4Z-P98-F1Q
Grid Ref: 380005, 405914

Map Name: National Grid

Map date: 1965-1970

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1955
Revised 1965
Edition N/A
Copyright 1965
Levelled 1962

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Surveyed 1968
Revised 1968
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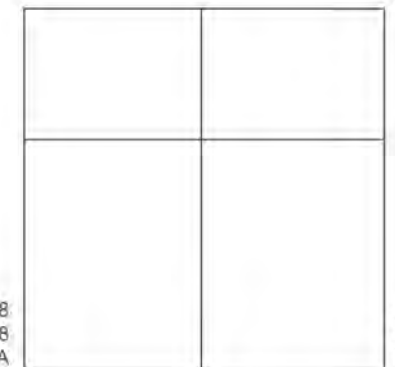
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Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1968
Revised 1968
Edition N/A
Copyright 1970
Levelled 1962



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Client Ref: 2 DELAMERE AVENUE, M45 7WJ 43280036
Report Ref: GS-PJE-P4Z-P98-F1Q
Grid Ref: 380005, 405914

Map Name: National Grid

Map date: 1987-1992

Scale: 1:1,250

Printed at: 1:2,000



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Revised 1986
Edition N/A
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Levelled 1962

Surveyed 1955
Revised 1989
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Copyright 1989
Levelled N/A

Surveyed 1992
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

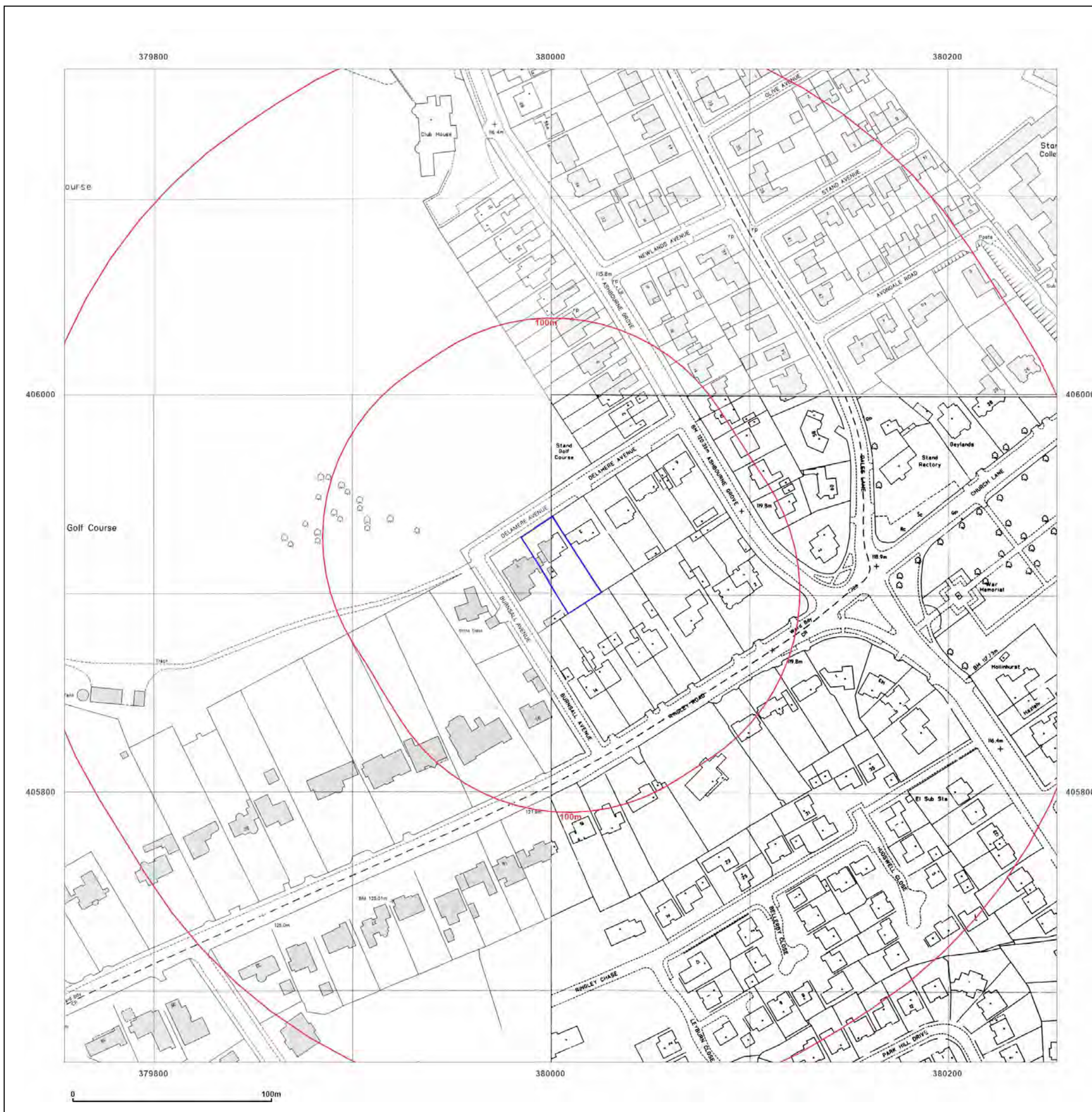


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Client Ref: 2 DELAMERE AVENUE, M45 7WJ 43280036
Report Ref: GS-PJE-P4Z-P98-F1Q
Grid Ref: 380005, 405914

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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Revised 1992
Edition N/A
Copyright N/A
Levelled N/A

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Edition N/A
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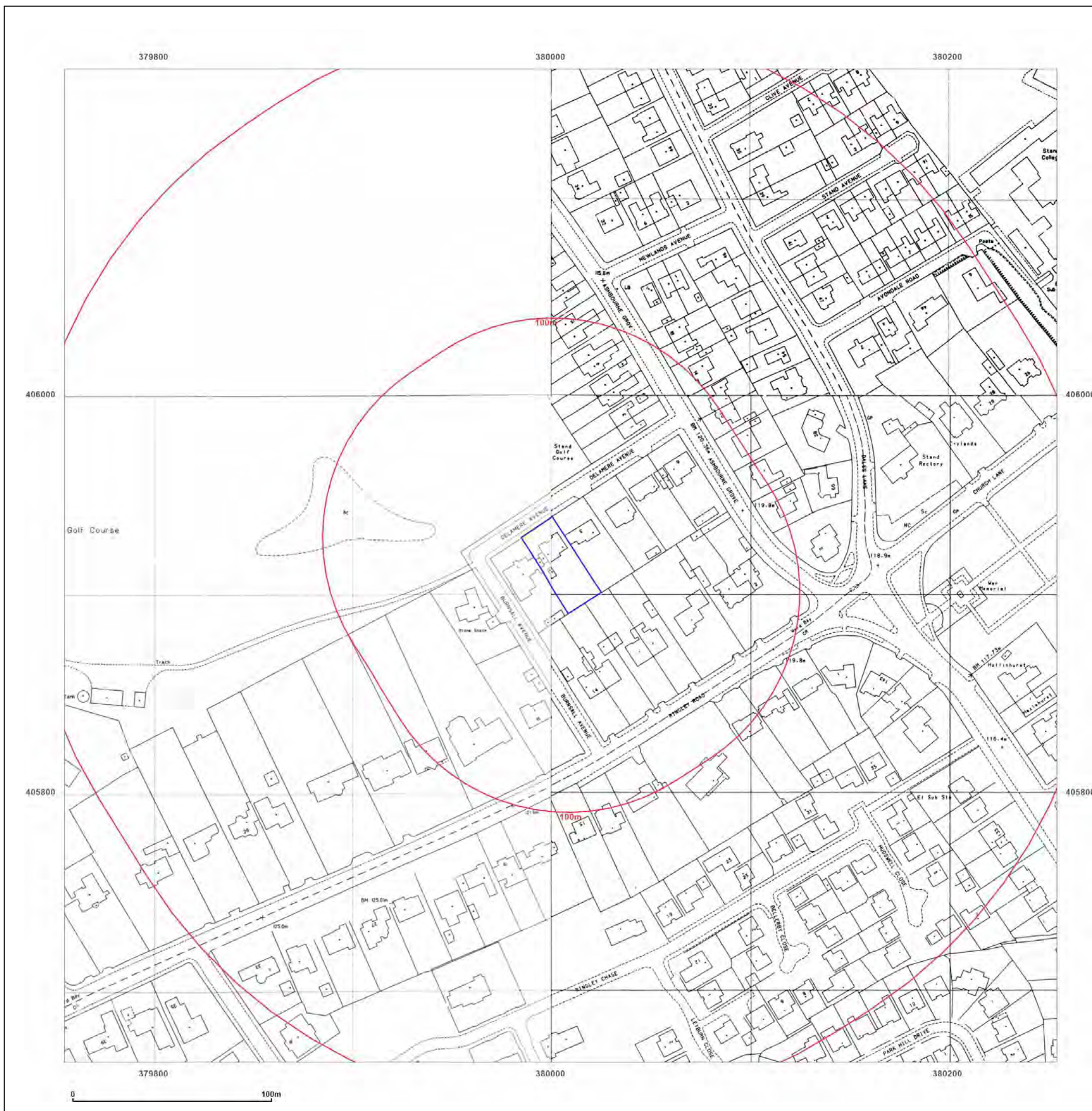


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Client Ref: 2 DELAMERE AVENUE, M45 7WJ 43280036
Report Ref: GS-PJE-P4Z-P98-F1Q
Grid Ref: 380005, 405914

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

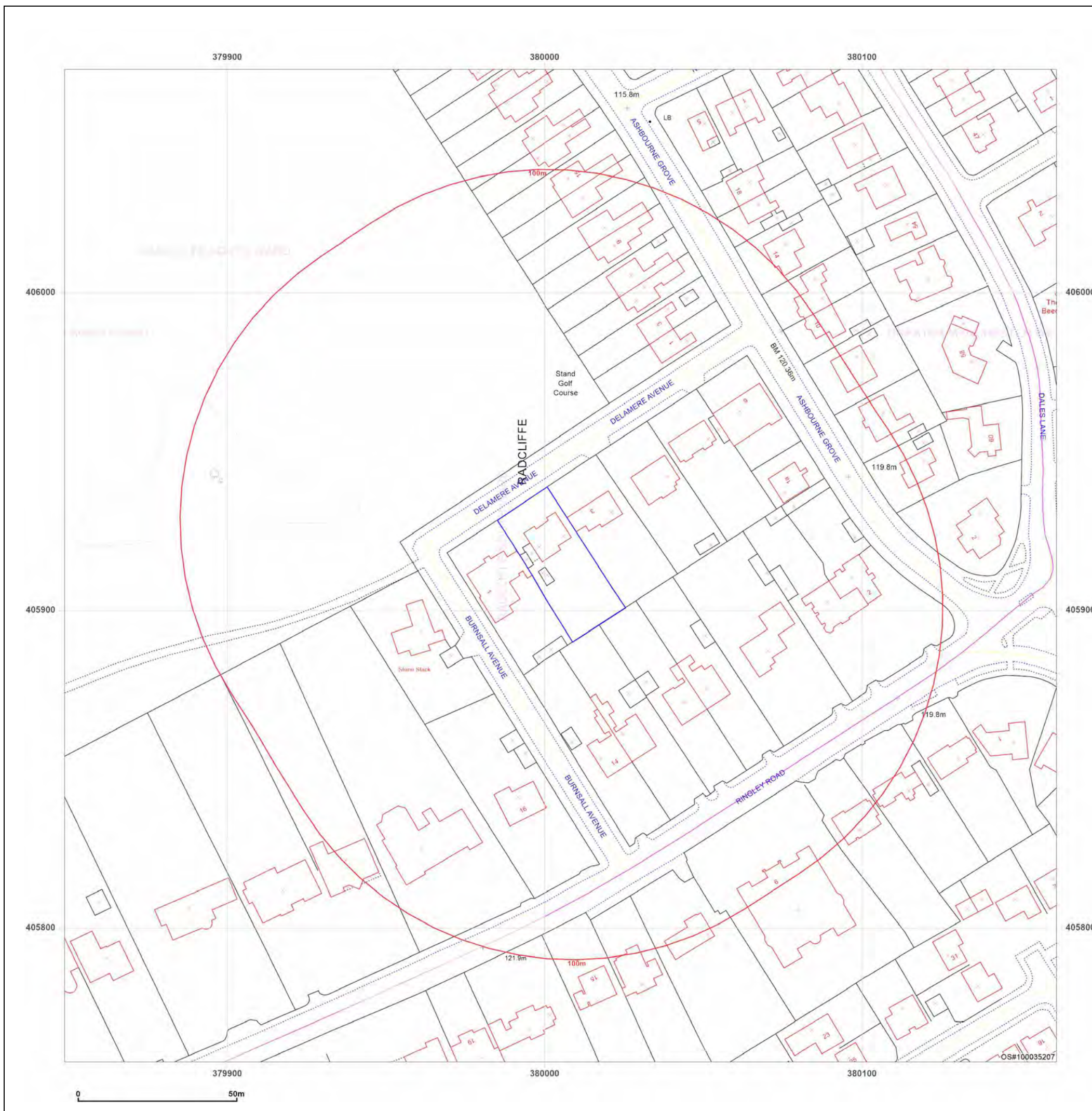


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Client Ref: 2 DELAMERE AVENUE, M45 7WJ 43280036
Report Ref: GS-PJE-P4Z-P98-F1Q
Grid Ref: 380005, 405914

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000

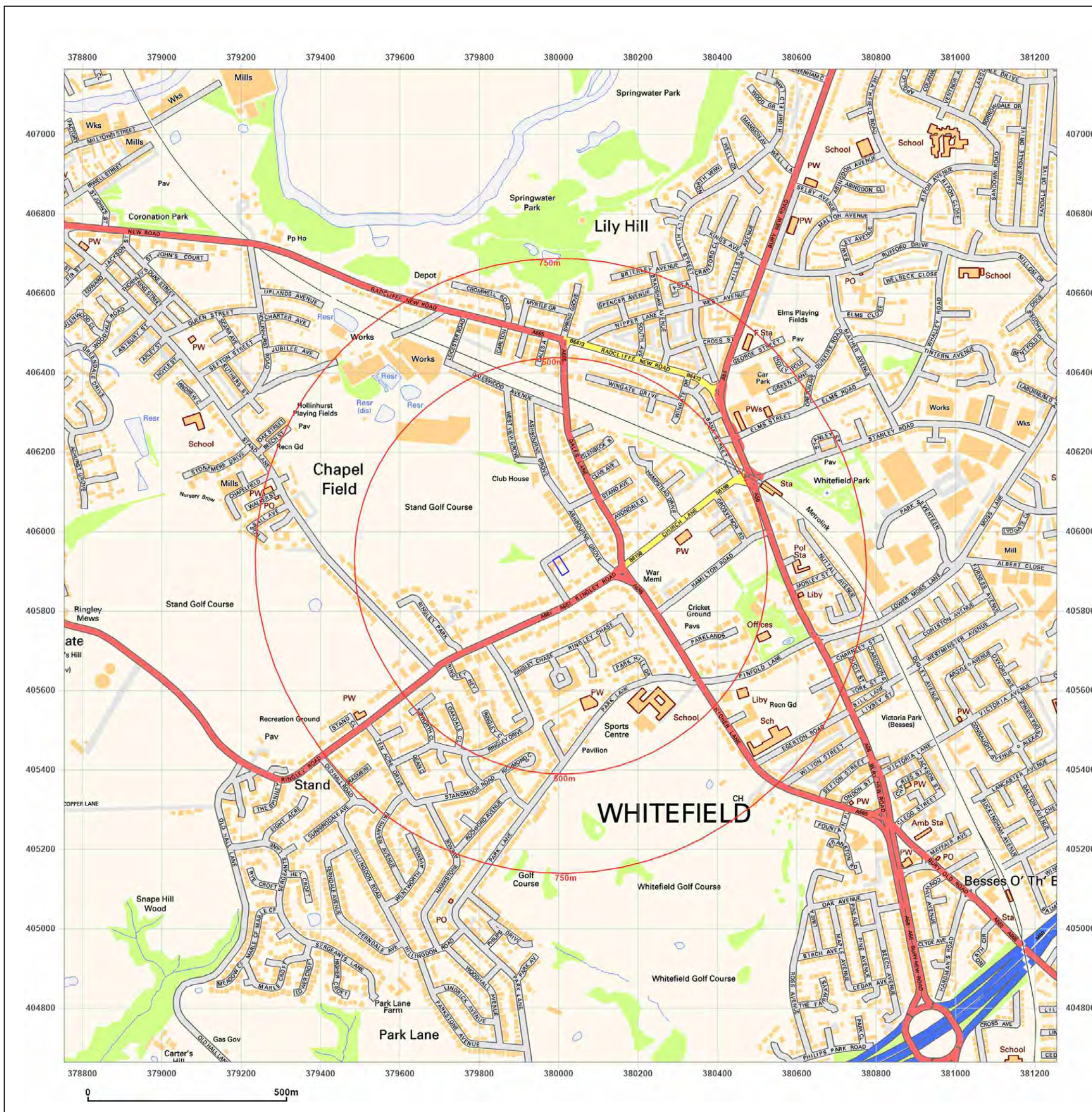


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Site Details:

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Client Ref: 2 DELAMERE AVENUE, M45 7WJ 43280036
Report Ref: GS-PJE-P4Z-P98-F1Q
Grid Ref: 380005, 405914

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000

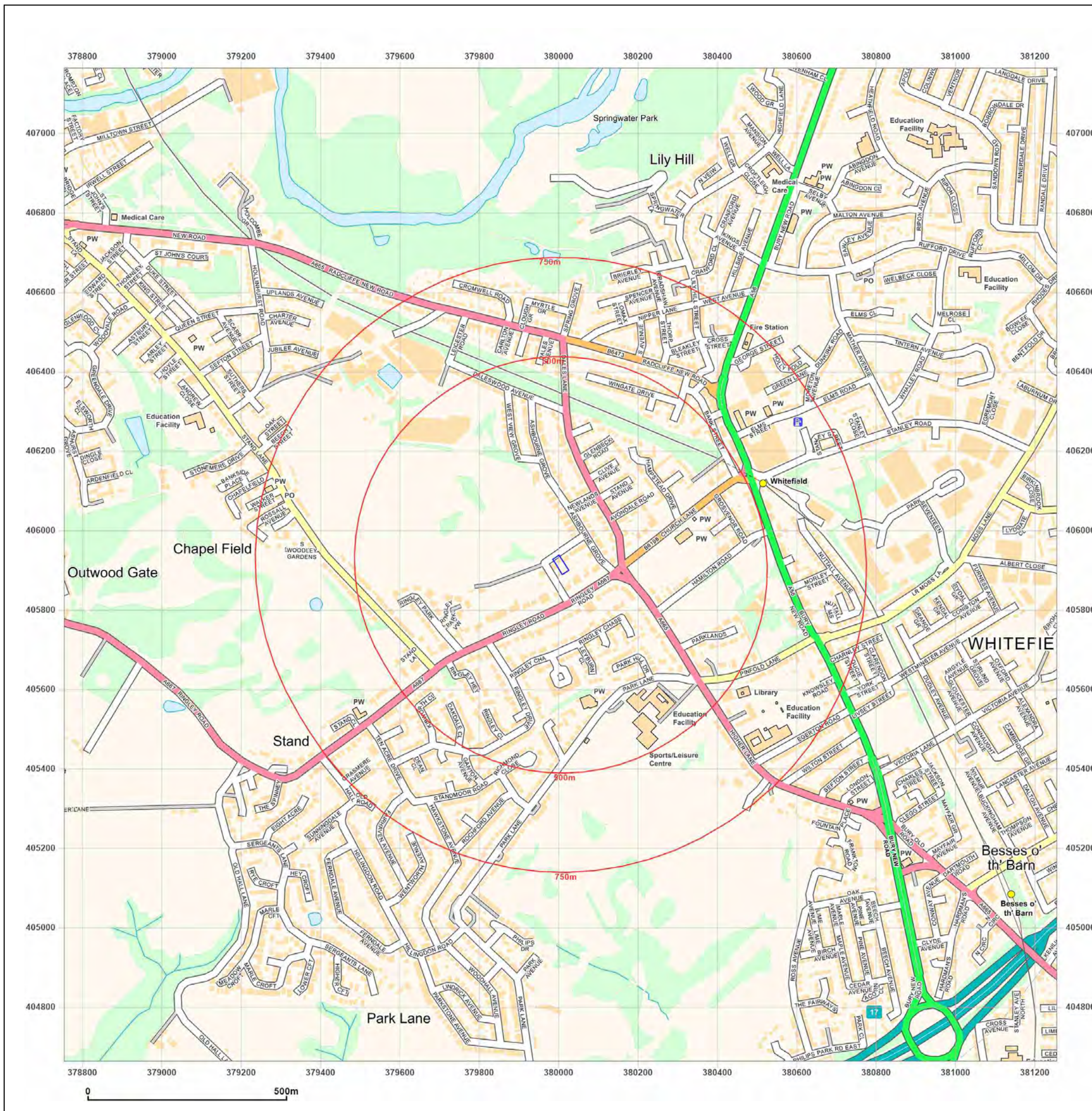


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Appendix 5: Zetica UXO Mapping

UNEXPLODED BOMB RISK MAP



SITE LOCATION

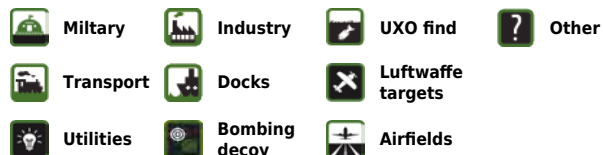
Location: M45 7WJ,
Map Centre: 380021,405931



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 pdsa@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.

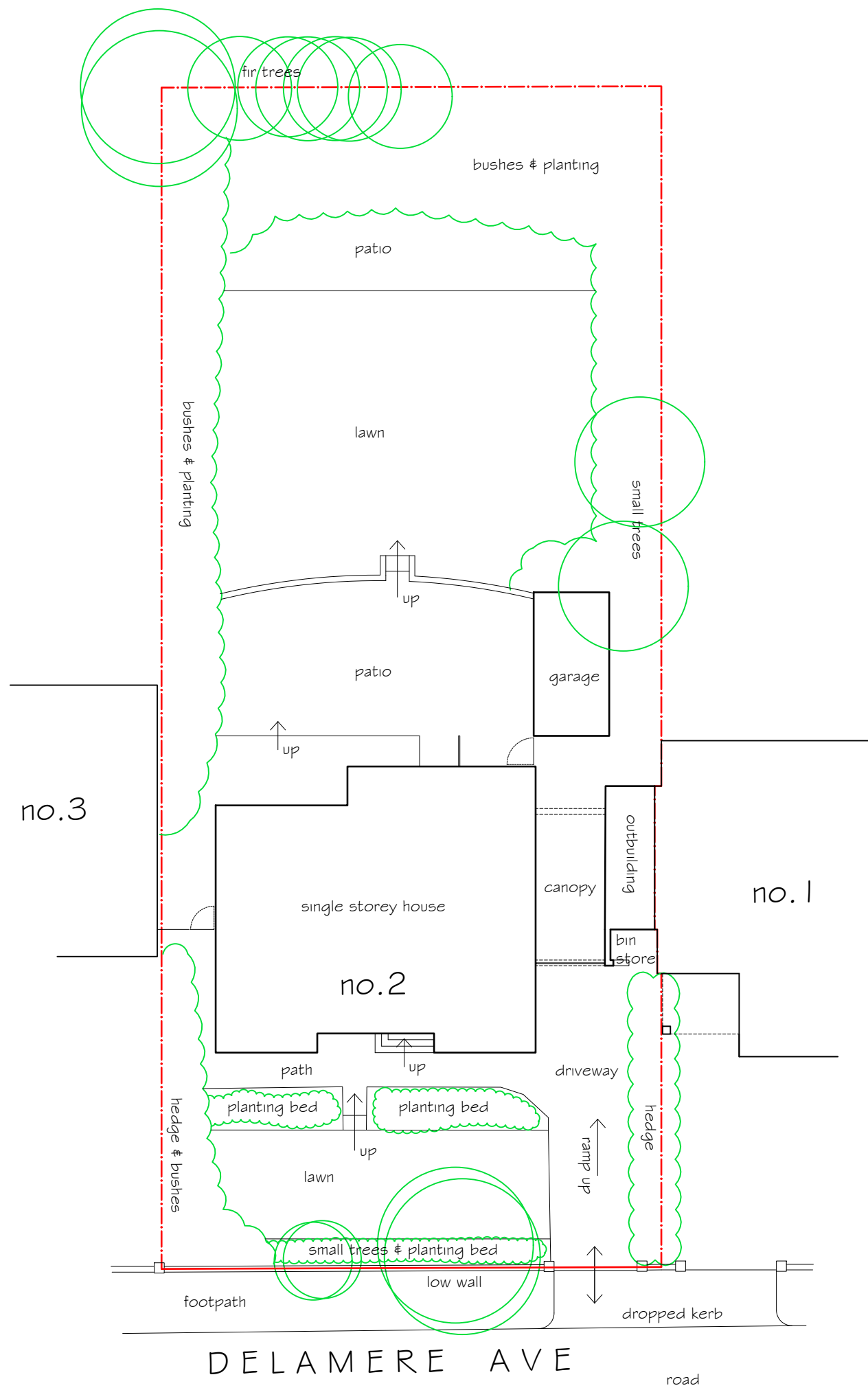
If I have any questions, who do I contact?

tel: [+44 \(0\) 1993 886682](tel:+44201993886682) 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](#).

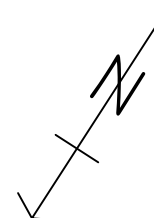
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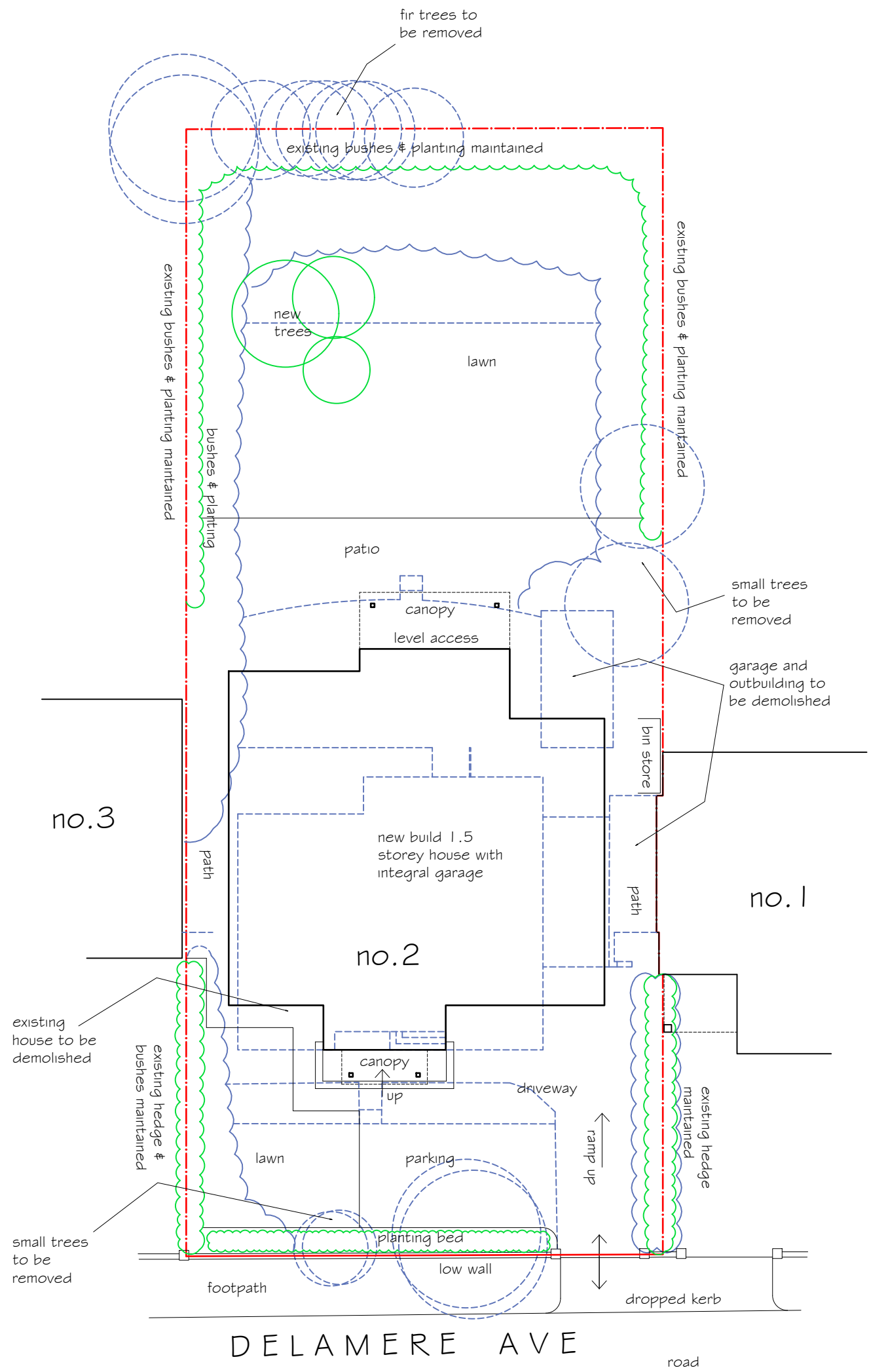
Appendix 6: Proposed Development Plans



EXISTING BLOCK SITE PLAN - 14/08/25

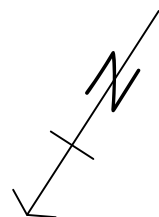
0 5m 10m
 scale 1:200 @ A3





PROPOSED BLOCK SITE PLAN - 14/08/25

0 5m 10m
 scale 1:200 @ A3



Appendix 7: Document Production Record

Document number	Author	Position	Editor	Position	Issue number	Date
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