

Site Details:

New Office Block,
Bury, Plisworth Road, Bury, BL9
8RD

Client Ref: EMS_745837_970188
Report Ref: EMS-745837_970188
Grid Ref: 381529, 408666

Map Name: National Grid

Map date: 1956

Scale: 1:1,250

Printed at: 1:2,000



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Revised 1956
Edition N/A
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Surveyed 1956
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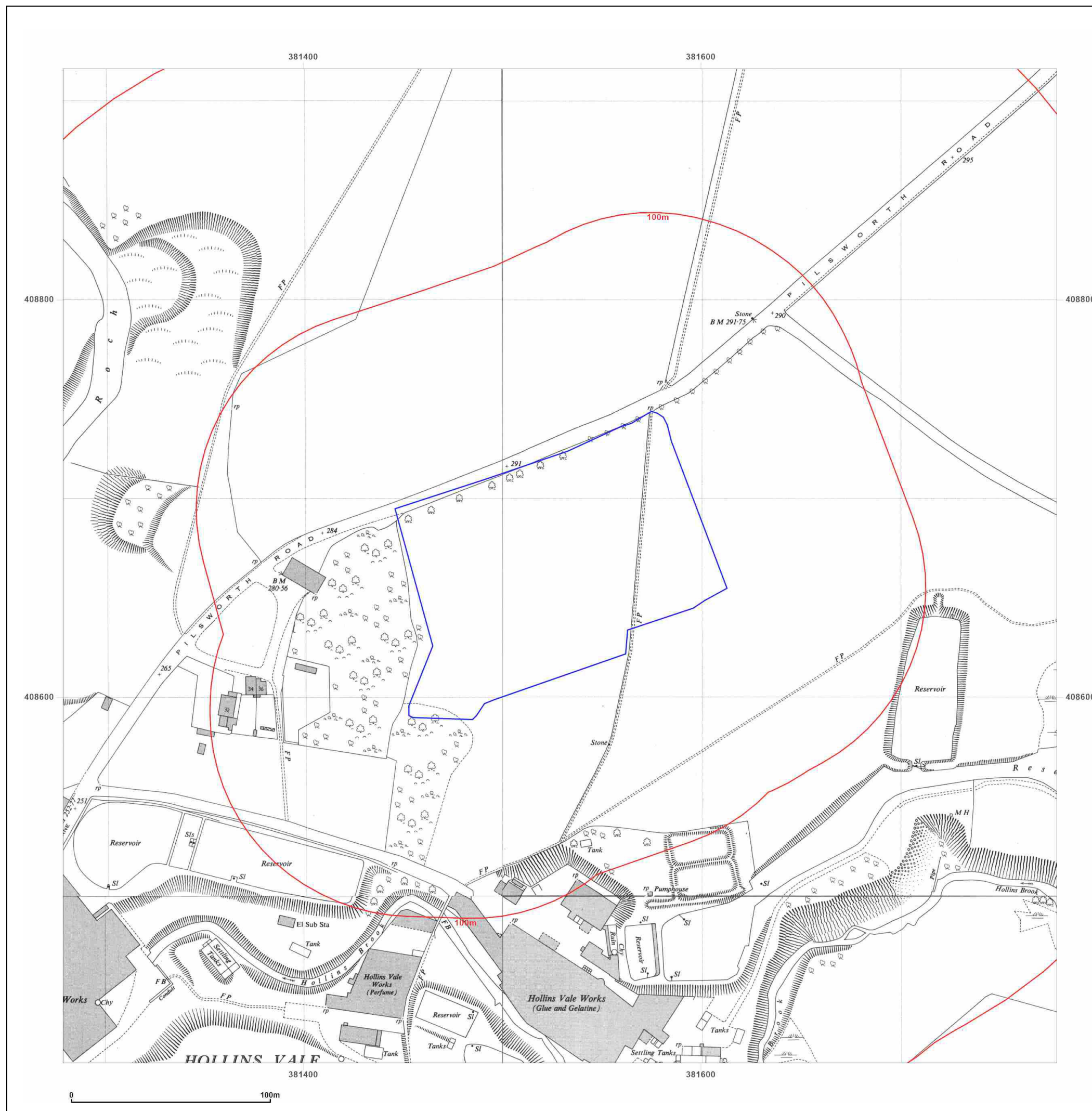


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Report Ref: EMS-745837_970188
Grid Ref: 381529, 408666

Map Name: National Grid

Map date: 1957

Scale: 1:1,250

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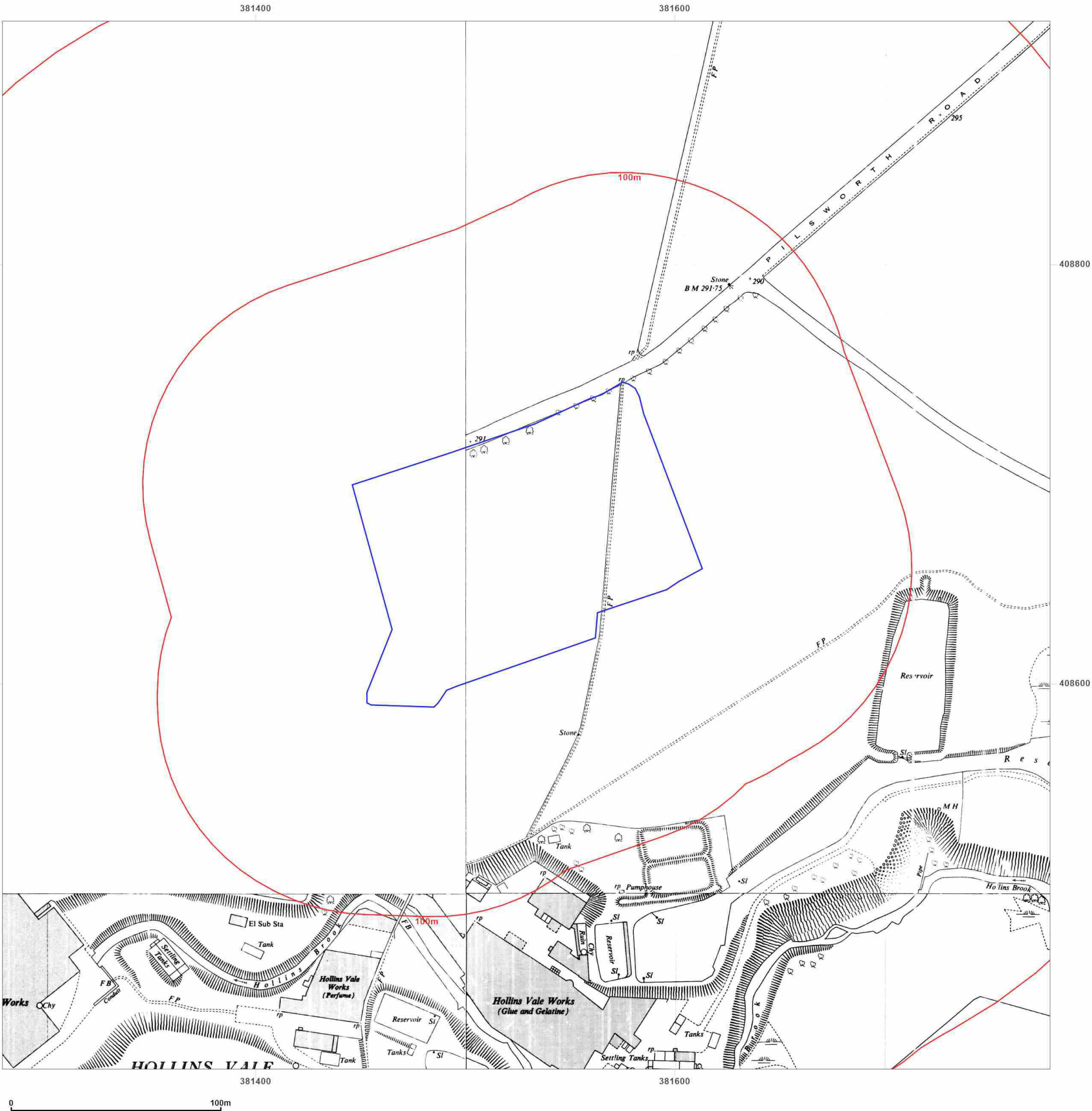


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Client Ref: EMS_745837_970188
Report Ref: EMS-745837_970188
Grid Ref: 381529, 408666

Map Name: National Grid

Map date: 1957

Scale: 1:2,500

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Surveyed 1956
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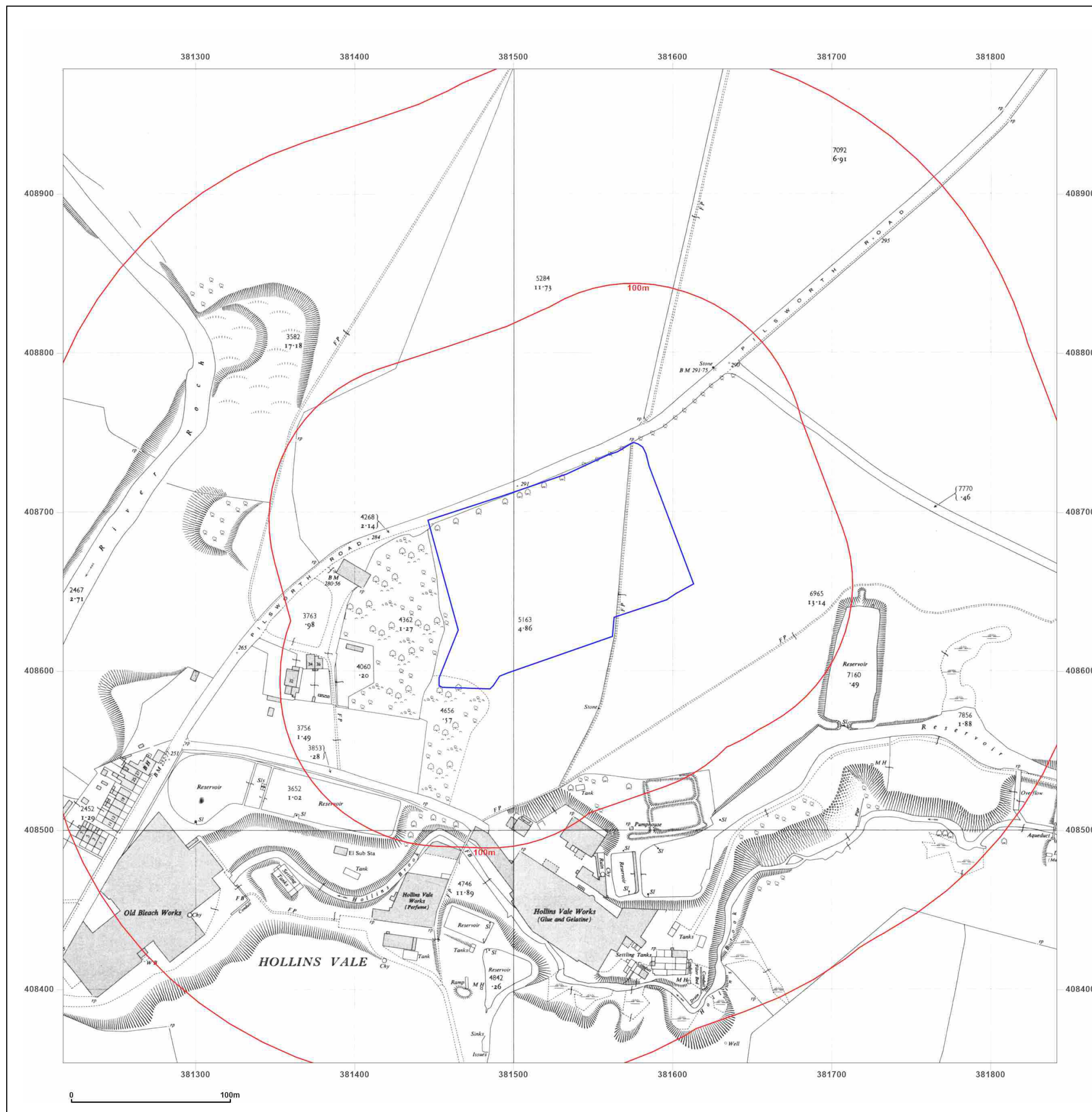


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8RD

Client Ref: EMS_745837_970188
Report Ref: EMS-745837_970188
Grid Ref: 381529, 408666

Map Name: National Grid

Map date: 1970

Scale: 1:1,250

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Surveyed 1956	
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Site Details:

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8RD

Client Ref: EMS_745837_970188
Report Ref: EMS-745837_970188
Grid Ref: 381529, 408666

Map Name: National Grid

Map date: 1981-1985

Scale: 1:1,250

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Edition N/A
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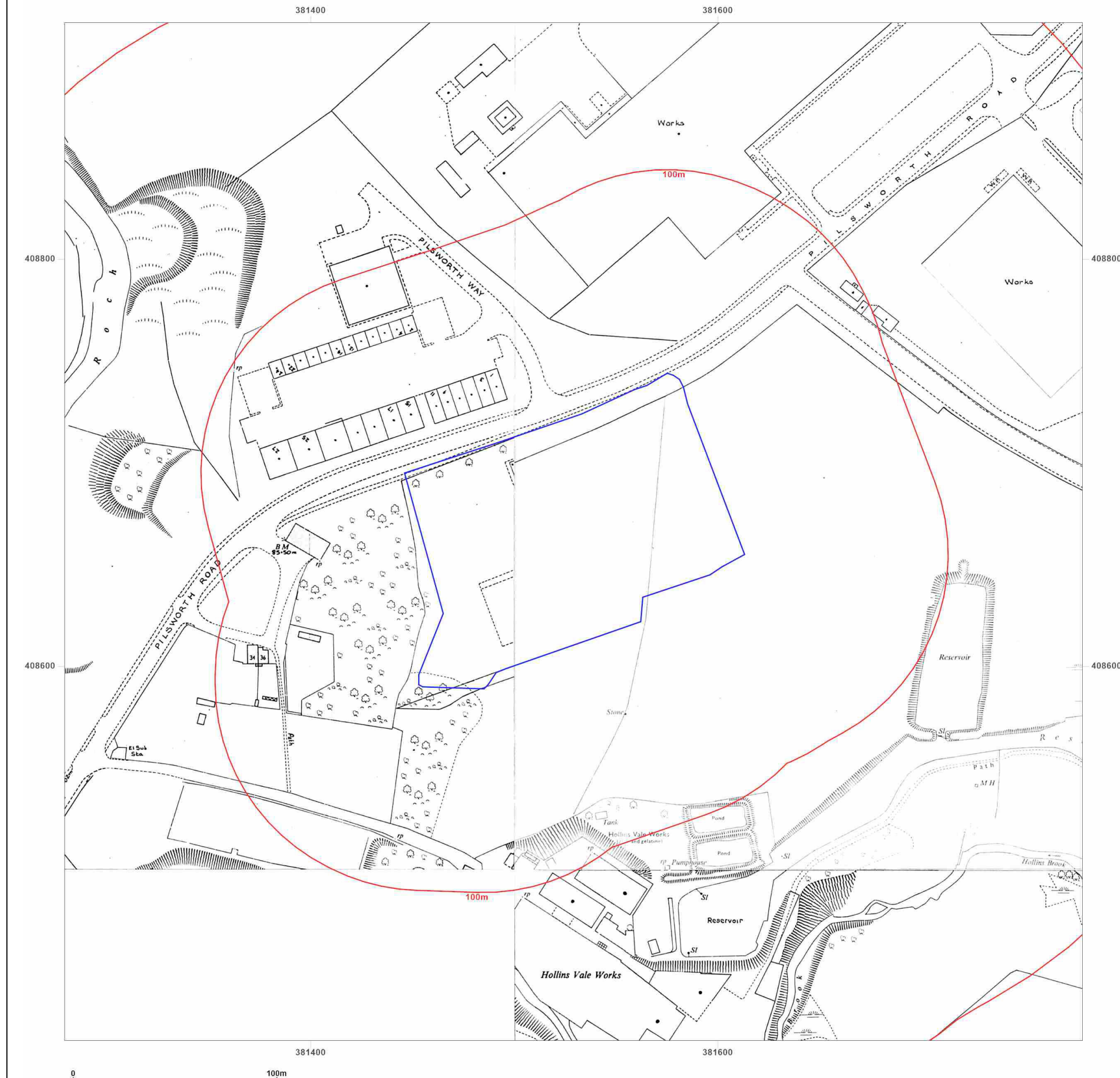


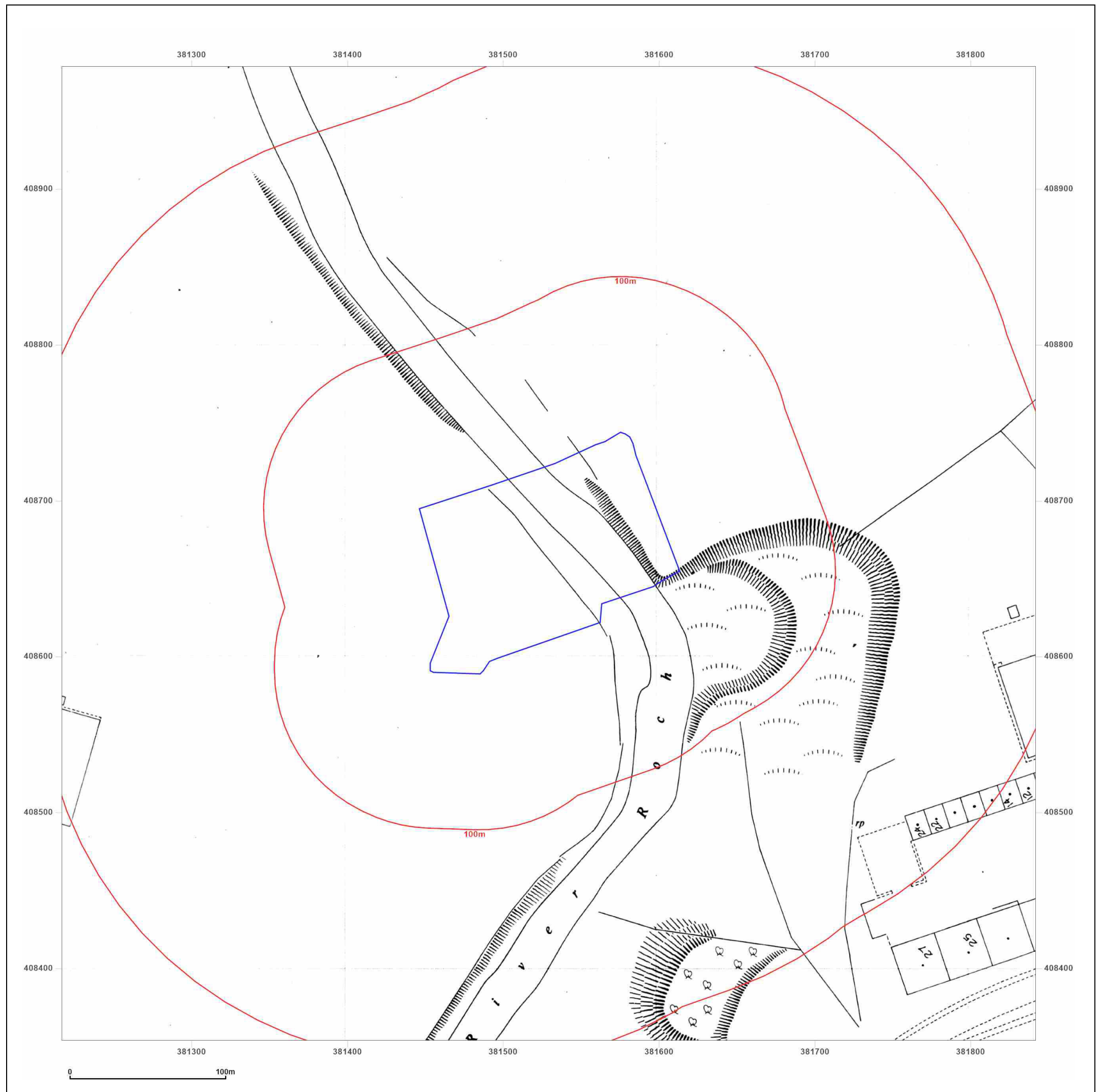
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8RD

Client Ref: EMS_745837_970188
Report Ref: EMS-745837_970188
Grid Ref: 381529, 408666

Map Name: National Grid

Map date: 1988

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1986
Revised 1988
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8RD

Client Ref: EMS_745837_970188
Report Ref: EMS-745837_970188
Grid Ref: 381529, 408666

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

Printed at: 1:2,000



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Revised 1990
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8RD

Client Ref: EMS_745837_970188
Report Ref: EMS-745837_970188
Grid Ref: 381529, 408666

Map Name: National Grid

Map date: 1991-1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
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Client Ref: EMS_745837_970188
Report Ref: EMS-745837_970188
Grid Ref: 381529, 408666

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



2003



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APPENDIX 4 - Groundsure Report

New Office Block, Bury, Plisworth Road, Bury, BL9 8RD

Order Details

Date: 17/12/2021
Your ref: EMS_745837_970189
Our Ref: EMS-745837_970189
Client: emapsite

Site Details

Location: 381525 408665
Area: 1.56 ha
Authority: [Bury Metropolitan Borough Council](#)



Summary of findings

p. 2 **Aerial image**

p. 8

OS MasterMap site plan

p.12 groundsure.com/insightuserguide

Summary of findings

Page	Section	Past land use	On site	0-50m	50-250m	250-500m	500-2000m
<u>13</u>	<u>1.1</u>	<u>Historical industrial land uses</u>	0	1	28	13	-
<u>15</u>	<u>1.2</u>	<u>Historical tanks</u>	0	0	34	16	-
<u>17</u>	<u>1.3</u>	<u>Historical energy features</u>	0	1	4	3	-
18	1.4	Historical petrol stations	0	0	0	0	-
18	1.5	Historical garages	0	0	0	0	-
18	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
<u>19</u>	<u>2.1</u>	<u>Historical industrial land uses</u>	0	1	51	18	-
<u>22</u>	<u>2.2</u>	<u>Historical tanks</u>	0	0	66	22	-
<u>26</u>	<u>2.3</u>	<u>Historical energy features</u>	0	1	9	3	-
26	2.4	Historical petrol stations	0	0	0	0	-
27	2.5	Historical garages	0	0	0	0	-
Page	Section	Waste and landfill	On site	0-50m	50-250m	250-500m	500-2000m
28	3.1	Active or recent landfill	0	0	0	0	-
28	3.2	Historical landfill (BGS records)	0	0	0	0	-
29	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
<u>29</u>	<u>3.4</u>	<u>Historical landfill (EA/NRW records)</u>	0	0	1	1	-
29	3.5	Historical waste sites	0	0	0	0	-
<u>30</u>	<u>3.6</u>	<u>Licensed waste sites</u>	0	0	0	1	-
<u>30</u>	<u>3.7</u>	<u>Waste exemptions</u>	0	0	1	9	-
Page	Section	Current industrial land use	On site	0-50m	50-250m	250-500m	500-2000m
<u>32</u>	<u>4.1</u>	<u>Recent industrial land uses</u>	1	5	30	-	-
<u>35</u>	<u>4.2</u>	<u>Current or recent petrol stations</u>	0	0	0	1	-
35	4.3	Electricity cables	0	0	0	0	-
35	4.4	Gas pipelines	0	0	0	0	-
35	4.5	Sites determined as Contaminated Land	0	0	0	0	-



35	4.6	<u>Control of Major Accident Hazards (COMAH)</u>	0	0	0	1	-
36	4.7	Regulated explosive sites	0	0	0	0	-
36	4.8	<u>Hazardous substance storage/usage</u>	0	0	0	1	-
36	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
37	4.10	<u>Licensed industrial activities (Part A(1))</u>	0	19	0	4	-
40	4.11	<u>Licensed pollutant release (Part A(2)/B)</u>	0	0	0	1	-
41	4.12	Radioactive Substance Authorisations	0	0	0	0	-
41	4.13	<u>Licensed Discharges to controlled waters</u>	0	0	5	0	-
42	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
42	4.15	<u>Pollutant release to public sewer</u>	0	1	0	0	-
42	4.16	List 1 Dangerous Substances	0	0	0	0	-
42	4.17	List 2 Dangerous Substances	0	0	0	0	-
43	4.18	<u>Pollution Incidents (EA/NRW)</u>	1	0	3	11	-
44	4.19	<u>Pollution inventory substances</u>	0	6	0	0	-
47	4.20	<u>Pollution inventory waste transfers</u>	0	1	0	0	-
48	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
49	5.1	<u>Superficial aquifer</u>	Identified (within 500m)				
51	5.2	<u>Bedrock aquifer</u>	Identified (within 500m)				
52	5.3	<u>Groundwater vulnerability</u>	Identified (within 50m)				
53	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
53	5.5	Groundwater vulnerability- local information	None (within 0m)				
54	5.6	<u>Groundwater abstractions</u>	0	0	2	0	23
61	5.7	<u>Surface water abstractions</u>	0	0	0	0	13
64	5.8	<u>Potable abstractions</u>	0	0	2	0	0
65	5.9	Source Protection Zones	0	0	0	0	-
65	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m
66	6.1	<u>Water Network (OS MasterMap)</u>	0	0	12	-	-



68	6.2	<u>Surface water features</u>	0	0	3	-	-
68	6.3	<u>WFD Surface water body catchments</u>	2	-	-	-	-
68	6.4	<u>WFD Surface water bodies</u>	0	0	2	-	-
69	6.5	<u>WFD Groundwater bodies</u>	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
70	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
70	7.2	Historical Flood Events	0	0	0	-	-
70	7.3	Flood Defences	0	0	0	-	-
71	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
71	7.5	Flood Storage Areas	0	0	0	-	-
72	7.6	Flood Zone 2	None (within 50m)				
72	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding					
73	8.1	<u>Surface water flooding</u>	1 in 30 year, 0.3m - 1.0m (within 50m)				
Page	Section	Groundwater flooding					
75	9.1	<u>Groundwater flooding</u>	Low (within 50m)				
Page	Section	Environmental designations	On site	0-50m	50-250m	250-500m	500-2000m
76	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
77	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
77	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
77	10.4	Special Protection Areas (SPA)	0	0	0	0	0
77	10.5	National Nature Reserves (NNR)	0	0	0	0	0
78	10.6	<u>Local Nature Reserves (LNR)</u>	1	0	0	0	0
78	10.7	Designated Ancient Woodland	0	0	0	0	0
78	10.8	Biosphere Reserves	0	0	0	0	0
78	10.9	Forest Parks	0	0	0	0	0
79	10.10	Marine Conservation Zones	0	0	0	0	0
79	10.11	<u>Green Belt</u>	0	0	1	0	3
79	10.12	Proposed Ramsar sites	0	0	0	0	0



79	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
80	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
80	10.15	Nitrate Sensitive Areas	0	0	0	0	0
80	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
81	<u>10.17</u>	<u>SSSI Impact Risk Zones</u>	1	-	-	-	-
82	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
83	11.1	World Heritage Sites	0	0	0	-	-
83	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
83	11.3	National Parks	0	0	0	-	-
83	11.4	Listed Buildings	0	0	0	-	-
84	11.5	Conservation Areas	0	0	0	-	-
84	11.6	Scheduled Ancient Monuments	0	0	0	-	-
84	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations	On site	0-50m	50-250m	250-500m	500-2000m
85	<u>12.1</u>	<u>Agricultural Land Classification</u>	Grade 3 (within 250m)				
86	12.2	Open Access Land	0	0	0	-	-
86	12.3	Tree Felling Licences	0	0	0	-	-
86	12.4	Environmental Stewardship Schemes	0	0	0	-	-
86	<u>12.5</u>	<u>Countryside Stewardship Schemes</u>	1	0	1	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
87	<u>13.1</u>	<u>Priority Habitat Inventory</u>	0	0	29	-	-
89	<u>13.2</u>	<u>Habitat Networks</u>	2	0	14	-	-
90	<u>13.3</u>	<u>Open Mosaic Habitat</u>	0	0	1	-	-
90	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
91	<u>14.1</u>	<u>10k Availability</u>	Identified (within 500m)				
92	<u>14.2</u>	<u>Artificial and made ground (10k)</u>	1	3	9	9	-
94	<u>14.3</u>	<u>Superficial geology (10k)</u>	1	1	2	2	-

<u>95</u>	<u>14.4</u>	<u>Landslip (10k)</u>	0	0	1	0	-
<u>96</u>	<u>14.5</u>	<u>Bedrock geology (10k)</u>	1	0	4	4	-
<u>97</u>	<u>14.6</u>	<u>Bedrock faults and other linear features (10k)</u>	1	0	4	3	-
Page	Section	Geology 1:50,000 scale	On site	0-50m	50-250m	250-500m	500-2000m
<u>98</u>	<u>15.1</u>	<u>50k Availability</u>	Identified (within 500m)				
<u>99</u>	<u>15.2</u>	<u>Artificial and made ground (50k)</u>	0	0	1	0	-
100	15.3	Artificial ground permeability (50k)	0	0	-	-	-
<u>101</u>	<u>15.4</u>	<u>Superficial geology (50k)</u>	1	1	2	1	-
<u>102</u>	<u>15.5</u>	<u>Superficial permeability (50k)</u>	Identified (within 50m)				
<u>102</u>	<u>15.6</u>	<u>Landslip (50k)</u>	0	0	1	0	-
102	15.7	Landslip permeability (50k)	None (within 50m)				
<u>103</u>	<u>15.8</u>	<u>Bedrock geology (50k)</u>	1	0	4	3	-
<u>104</u>	<u>15.9</u>	<u>Bedrock permeability (50k)</u>	Identified (within 50m)				
<u>104</u>	<u>15.10</u>	<u>Bedrock faults and other linear features (50k)</u>	1	0	4	2	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
<u>106</u>	<u>16.1</u>	<u>BGS Boreholes</u>	0	2	19	-	-
Page	Section	Natural ground subsidence					
<u>108</u>	<u>17.1</u>	<u>Shrink swell clays</u>	Low (within 50m)				
<u>109</u>	<u>17.2</u>	<u>Running sands</u>	Very low (within 50m)				
<u>110</u>	<u>17.3</u>	<u>Compressible deposits</u>	Negligible (within 50m)				
<u>111</u>	<u>17.4</u>	<u>Collapsible deposits</u>	Very low (within 50m)				
<u>112</u>	<u>17.5</u>	<u>Landslides</u>	Very low (within 50m)				
<u>113</u>	<u>17.6</u>	<u>Ground dissolution of soluble rocks</u>	Negligible (within 50m)				
Page	Section	Mining, ground workings and natural cavities	On site	0-50m	50-250m	250-500m	500-2000m
115	18.1	Natural cavities	0	0	0	0	-
116	18.2	BritPits	0	0	0	0	-
<u>116</u>	<u>18.3</u>	<u>Surface ground workings</u>	0	0	51	-	-
118	18.4	Underground workings	0	0	0	0	0
118	18.5	Historical Mineral Planning Areas	0	0	0	0	-



118	18.6	Non-coal mining	0	0	0	0	0
119	18.7	Mining cavities	0	0	0	0	0
119	18.8	JPB mining areas	None (within 0m)				
119	18.9	<u>Coal mining</u>	Identified (within 0m)				
119	18.10	Brine areas	None (within 0m)				
120	18.11	Gypsum areas	None (within 0m)				
120	18.12	Tin mining	None (within 0m)				
120	18.13	Clay mining	None (within 0m)				
Page	Section	Radon					
121	19.1	<u>Radon</u>	Less than 1% (within 0m)				
Page	Section	Soil chemistry	On site	0-50m	50-250m	250-500m	500-2000m
122	20.1	<u>BGS Estimated Background Soil Chemistry</u>	4	3	-	-	-
122	20.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
123	20.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects	On site	0-50m	50-250m	250-500m	500-2000m
124	21.1	Underground railways (London)	0	0	0	-	-
124	21.2	Underground railways (Non-London)	0	0	0	-	-
124	21.3	Railway tunnels	0	0	0	-	-
124	21.4	Historical railway and tunnel features	0	0	0	-	-
124	21.5	Royal Mail tunnels	0	0	0	-	-
125	21.6	Historical railways	0	0	0	-	-
125	21.7	Railways	0	0	0	-	-
125	21.8	Crossrail 1	0	0	0	0	-
125	21.9	Crossrail 2	0	0	0	0	-
125	21.10	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 23/05/2019

Site Area: 1.56ha

