

PROPOSED NEW TWO BEDROOM DWELLING



PLANNING STATEMENT

CONTENTS

Design statement

Appendix 1 – Environmental report

Appendix 2 – Tree report

DESIGN STATEMENT

Location.

The site is to the north of Carr Bank Lodge, 7 Ramsbottom Lane, Ramsbottom, BL0 9DJ.
The site is within the Ramsbottom Conservation Area.

Existing Building Accommodation.

The property is a former lodge at the end of an access lane and was previously a restaurant following a change of use and extensions to provide additional accommodation from residential in September 2007 (Application number – 48500). The business proved to be of limited success and the building put up for sale. The application site is the raised area to the north of the lodge building.

Proposals.

The proposals are to construct a single dwelling at the high level with parking provided below.

Access to the site.

Vehicular and pedestrian access to the site is from Ramsbottom Lane and the former coach drive which is shared with the existing lodge.

Plan and layout.

The ground level will provide garaging space for two cars with space for refuse/recycling bins. The upper level will provide accommodation in the form of a two bedroom single storey dwelling with an external decking area and steps down to the garden area. The development will require the removal of the trees and scrub planting currently on the site. The tree survey and report indicate that the trees are of no significance and recommends removal.

Elevations.

The elevations will be as shown on the accompanying drawings and will be in natural stone with a split faced appearance and untreated larch or similar sawn timber cladding. Glass balustrades will be provided to the decking area and external steps.

Refuse storage.

Refuse will be stored in the ground level garage.

Landscaping.

It is proposed to remove the existing trees and scrub planting, see tree survey, and provide a lawned garden with replacement trees to the Ramsbottom Road (eastern) boundary. Off road parking will be provided by the new garage. Perimeter planting, stone walls and metal railings will remain to the side facing Ramsbottom Lane.

Car Parking.

Two additional car spaces are proposed with this development.

Appendix 1 – Environment report

Homecheck Environmental



Contamination Risk PASSED

Professional Opinion

Argyll Environmental Consultants have passed this report in accordance with the definition of contaminated land within Part 2A of the Environmental Protection Act 1990. Please refer to the Professional Opinion page and Section 1 for further information.

Report issued for the property at
**Carr Bank Lodge Carr Bank
Ramsbottom
BL0 9DJ**

Report Reference
158779592_1_1

National Grid Reference
379090 417040

Customer Reference
1591_HCP

Report Date
9 March 2018



Flood Risk: None Identified

Refer to Section 2 for further information

Conveyancer Guidance

While this report may have identified areas at risk of flooding within 250m of the search centre, we consider there to be no significant risk of flooding to the property. Please refer to Section 2 for further information.

Contact Details

If you require assistance please contact your Search Provider or phone Customer Services on 0844 844 9966 or email helpdesk@homecheck.co.uk



Radon: None Identified

Refer to Section 3 for further information

Landmark Contribution

By purchasing this report, the recipient may be eligible for Remediation Contribution of up to £60,000 if served with a Remediation Notice by the Local Authority. Such a notice may require the homeowner to pay for all, or contribute to, the remediation of the property. For more information see Landmark's Terms and Conditions.



Ground Stability: IDENTIFIED

Refer to Section 4 for further information



Other Influential Factors:

Refer to Section 5 for further information

Environmental Constraints: None Identified

See Section 5a

Homecheck Environmental



Professional Opinion

Contamination Risk

PASSED

In the professional opinion of Argyll Environmental Consultants, the level of contamination risk associated with the information disclosed in the Homecheck Professional report dated 9th March 2018 and reference 158779592_1_1, 1591_HCP for

**Carr Bank Lodge Carr Bank
Ramsbottom
BL0 9DJ**

1) is unlikely that the property would be designated "contaminated land" within the meaning of Part 2A of the Environmental Protection Act 1990.

2) is unlikely to have an adverse effect on the security of the property for normal lending purposes.

The professional opinion refers to Section 1 of this report and should always be read in conjunction with the full text of that report. No physical site inspection or survey has been carried out or is proposed.

Approved by

Argyll Environmental Ltd



Homecheck® Report

Carr Bank Lodge Carr Bank
Ramsbottom
BL0 9DJ

Report Reference 158779592_1_1

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Date 9 March 2018

Contents and Summary of Findings



Site Location



Section 1: Contamination Risk Findings

Contamination Risk	0-25m	25-250m	250-500m	See Section
Designated Contaminated Land	No	No	No	1a
Landfill and Waste	No	Yes	Yes	1b
Potentially Contaminative Activities	No	Yes	Yes	1c
Known Pollution Incidents	No	No	Yes	1d
Other Potential Contaminative Land Uses	Yes	Yes	n/a	1e



Section 2: Flood Findings

Flood	0-25m	25-250m	See Section
River Flooding	No	Yes	2a
Coastal Flooding	No	No	2b
Surface Water Flooding	No	Yes	2c



Section 3: Radon Findings

Radon	Result	See Section
Radon Affected Property	No	3



Section 4: Ground Stability Findings

Ground Stability	Result	See Section
Man-Made Factors	Yes	4a
Natural Factors	Yes	4b



Section 5: Other Influential Factors

Other Influential Factors	Result	See Section
Environmental Constraints	No	5a

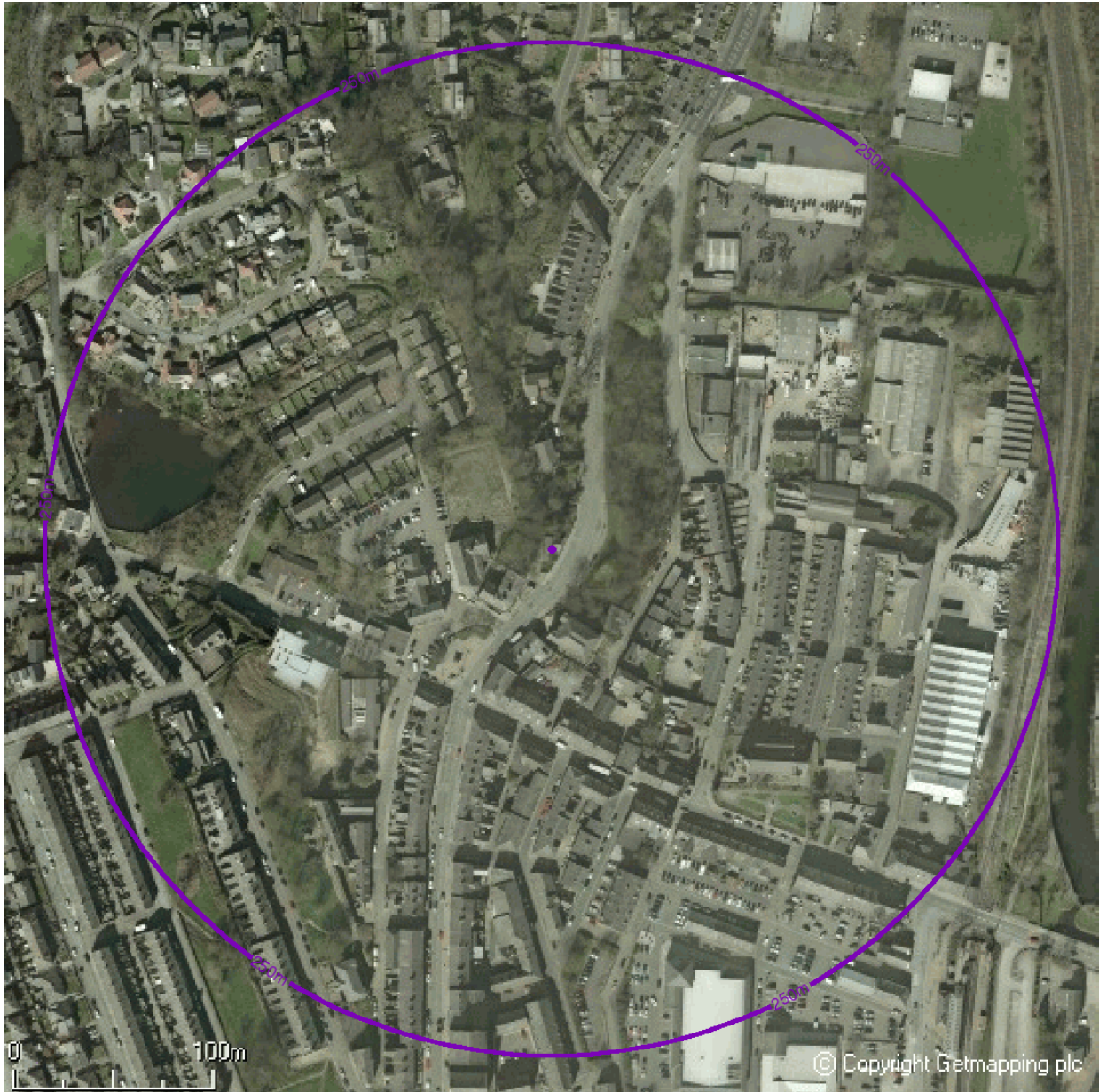


Site Location



Aerial Photograph

The photograph below shows the location of the site to which this report relates.



Homecheck® Report

Carr Bank Lodge Carr Bank
Ramsbottom
BL0 9DJ

Report Reference 158779592_1_1

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Date 9 March 2018
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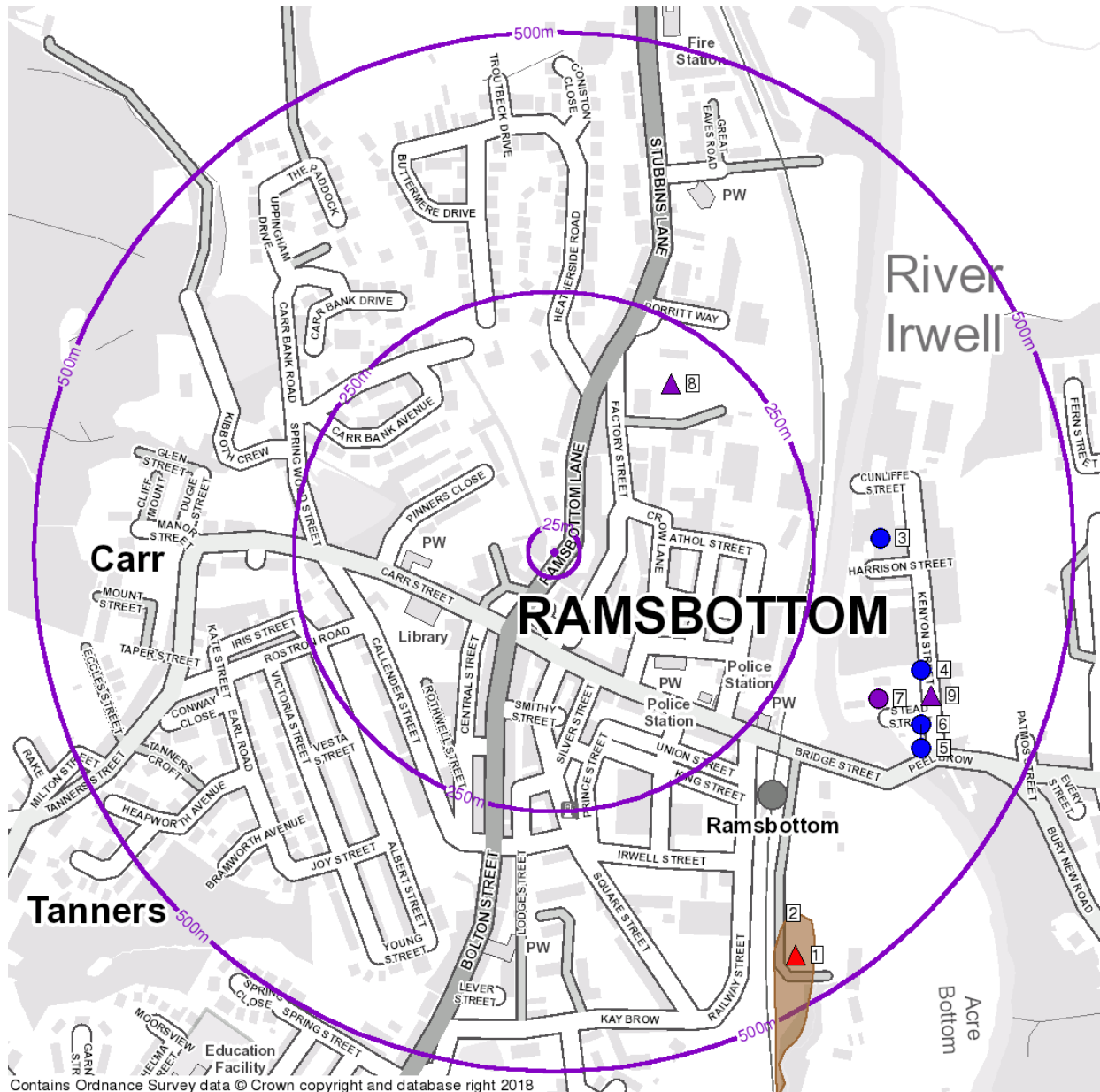
Section 1: Contamination Risk Findings

The whole of section 1 deals with potential sources of contamination and provides the information by which this report has either been passed or referred for assessment.



Section 1a and 1b: Information Map

The map detailed below shows the location of the Designated Contaminated Land and Landfill and Waste features highlighted within sections 1a and 1b of this report.



Section 1a

- Contaminated Land Registry Entries and Notices

Section 1b

- Registered Landfill Sites
- Registered Landfills (Potential Buffer)
- BGS Recorded Landfill Sites
- Local Authority Recorded Landfill Sites
- Historical Landfill Sites
- Permitted Waste Sites - Authorised Landfill Site Boundaries
- Environmental Permitting Regulations - Waste
- Integrated Pollution Control Registered Waste Sites
- Registered Waste Treatment or Disposal Sites
- Registered Waste Transfer Sites

Section 1a: Designated Contaminated Land

The data within this section tells you whether your property or surrounding area has been identified by the Local Authority as "Contaminated Land" under the Environmental Protection Act 1990. Should there be an indication of contamination, it is not necessarily a cause for concern. Your report will be assessed by our professional environmental consultants who will advise you what, if any, considerations need to be made should you proceed with the property purchase.

Enquiry	Result
Has any contaminated land been identified within 500m of the property?	No

Map ID	Reference	Location	Details	Distance	Contact
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Contaminated Land Register Entries and Notices

No factors identified for this property

Section 1b: Landfill and Waste

The information in this section is telling you about active and historic landfill and waste sites within 500 metres of the property. Having a landfill or waste site near your property does not necessarily mean that you or the property will be affected. However, it is something you need to be aware of, because landfill and waste can have a detrimental effect on the surrounding environment, house value and health. A closed landfill/waste site should be given equal consideration to an active site, because of landfill by-products. For instance, landfill with lots of organic material can continue to produce odours and gas for many years.

Enquiry	Result
Have any landfill and waste sites been identified within 500m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
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Registered Landfill Sites

1	Name: Irwell Metal Co Reference: 00009/76/M1	Near Mill Lodge (East Of Railway Line) Railway Street Ramsbottom Bury Lancashire	Licence Status: Licence lapsed/cancelled/ defunct/not applicable/surrenderedCancelled Record Date: 13th December 1977 Site Category: Landfill Boundary Quality: Not Applicable Positional Accuracy: Manually positioned to the address or location	455m	1
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BGS Recorded Landfill Sites

No factors identified for this property

Local Authority Recorded Landfill Sites

No factors identified for this property

Local Authority Recorded Landfill Coverage

The following list details the Local Authorities that cover the search area who have made landfill data available:

Bury Metropolitan Borough Council - Has not been able to supply Landfill data 5

For further information regarding the availability of Local Authority Recorded Landfill data you may wish to forward enquiries to one or more of the contacts indicated above.

Map ID	Reference	Location	Details	Distance	Contact
Historical Landfill Sites					
2	Name: Mill Lodge Reference: EAHLD15670	Railway Street/Kenyon Street, Ramsbottom, Bury, Greater Manchester	Specified Waste Type: Deposited Waste included Inert and Industrial Waste Date of Issue: 13th December 1977 First Input Date: 31st December 1977 Last Input Date: 31st July 1979 Boundary Quality: As Supplied Positional Accuracy: Positioned by the supplier	417m	1
Permitted Waste Sites - Authorised Landfill Site Boundaries					
No factors identified for this property					
Environmental Permitting Regulations - Waste					
3	Reference: 50393	Unit 4 Harrison Street Ramsbottom Bury Lancashire BL0 0AH	Licensed Waste Type: Metal recycling sites (vehicle dismantlers) Operator Name: 9 Apart Limited Status: Modified Date of issue: 18th July 2005 Positional Accuracy: Located by supplier to within 10m	314m	1
4	Reference: 100969	Waterside Mill Kenyon Street Ramsbottom Lancashire BL0 0AB	Licensed Waste Type: HCl Waste TS + treatment Operator Name: Wheeldon Brothers Waste Ltd Status: Transferred Date of issue: 4th August 2009 Positional Accuracy: Located by supplier to within 10m	371m	1
5	Reference: 53695	Kenyon Street Ramsbottom Bury Lancashire BL0 0AB	Licensed Waste Type: Special waste transfer stations Operator Name: Irwell Street Metal Co Ltd Status: Issued Date of issue: 5th January 1994 Positional Accuracy: Located by supplier to within 10m	391m	1
6	Reference: 53695	Land/premises At Kenyon Street Ramsbottom Bury Lancashire BL0 0AB	Licensed Waste Type: Special waste transfer stations Operator Name: Irwell Street Metal Co Ltd Status: Modified Date of issue: 5th January 1994 Positional Accuracy: Located by supplier to within 10m	391m	1
Integrated Pollution Control Registered Waste Sites					
No factors identified for this property					
Registered Waste Treatment or Disposal Sites					
7	Name: Irwell Street Metal Co Ltd Reference: 00255/M04	Kenyon Street Works Ramsbottom Bury Lancashire	Site Category: Transfer - with Baling(compaction) Licence Status: Operational as far as knownOperational Record Date: 1st March 1992 Max Input Rate: Medium (Equal to or greater than 25,000 and less than 75,000 tonnes per year) Boundary Quality: Not Supplied Positional Accuracy: Approximate location provided by supplier	343m	1

Map ID	Reference	Location	Details	Distance	Contact
Registered Waste Transfer Sites					
8	Name: Greater Manchester Waste Ltd Reference: 00883	Stubbins Yard C.A.Site Stubbins Lane Ramsbottom Bury Lancashire	Site Category: Civic Amenity Licence Status: Licence has completion certificateSurrendered Record Date: 1st February 1995 Boundary Quality: Not Supplied Positional Accuracy: Approximate location provided by supplier	195m	1
9	Name: Irwell St. Metal Co. Ltd Reference: 00255/82/M2	Kenyon Street Works Ramsbottom Bury Lancashire	Site Category: Transfer Licence Status: Record supersededSuperseded Record Date: 5th December 1984 Boundary Quality: Not Supplied Positional Accuracy: Manually positioned to the road within the address or location	389m	1

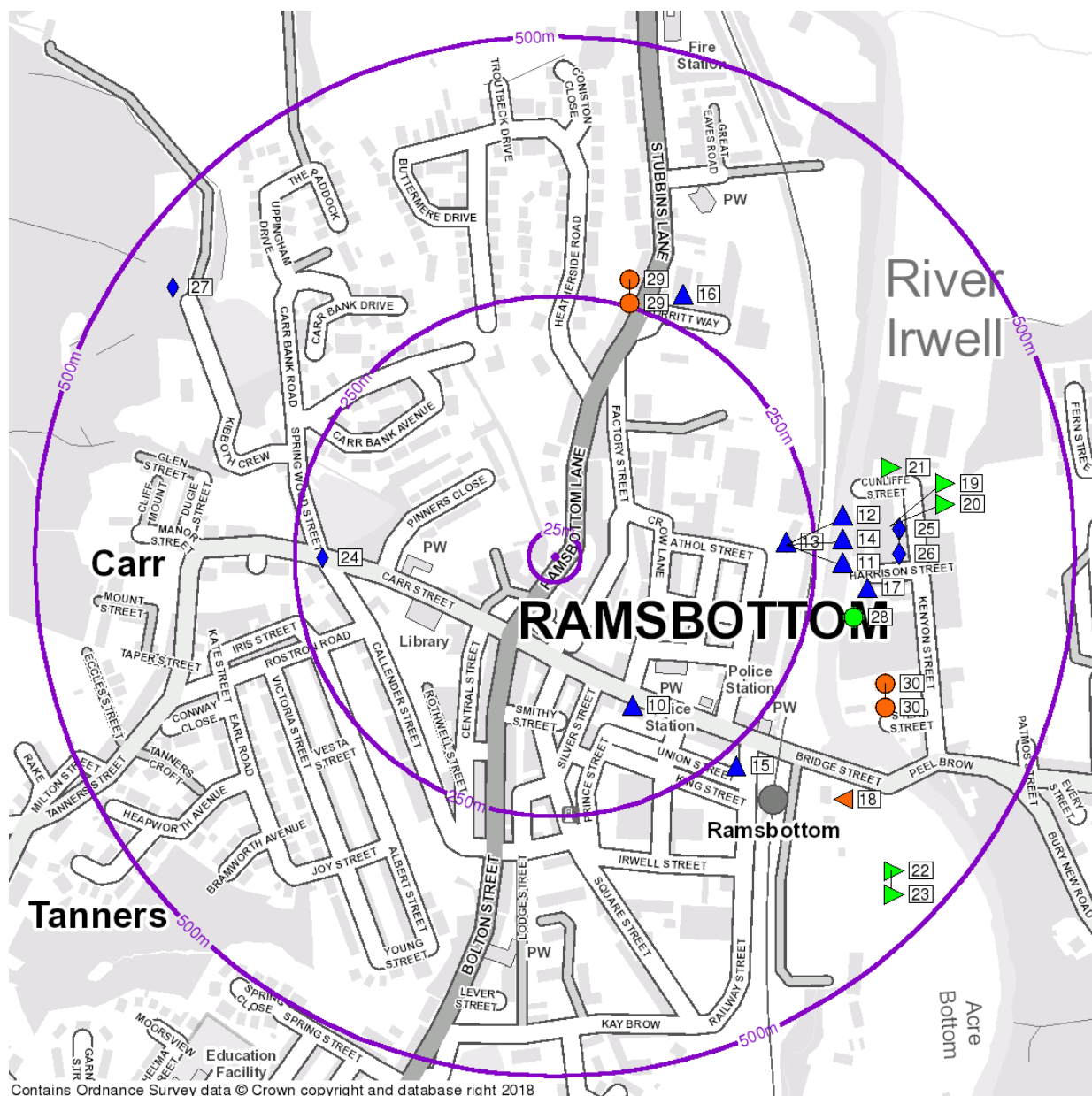
Next Steps

If you would like any further information in respect of the above findings we recommend that you get in touch with those listed in the 'Useful Contacts' section. Each contact reference shown in the above table relates to detailed contact information contained near the back of this report. Further information is also available in the 'Useful Information' section.



Section 1c and 1d: Information Map

The map detailed below shows the location of the Potentially Contaminative Activities and Known Pollution Incidents features highlighted within sections 1c and 1d of this report.



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Section 1c

- ▲ Local Authority Pollution Prevention and Controls
- ▼ Local Authority Integrated Pollution Prevention and Control
- ▲ Integrated Pollution Controls
- ▶ Environmental Permitting Regulations - Industry
- ◆ Consent to Discharge to Controlled Waters

- ✕ Radioactive Substances Register
- ✕ Planning Hazardous Substance Consents
- ✕ Control of Major Accident Hazards Sites (COMAH)
- ✕ Notification of Installations Handling Hazardous Substances (NIHHS)
- ★ Explosive Sites

Section 1d

- ✚ Local Authority Pollution Prevention and Control Enforcements
- ✚ Enforcement and Prohibition Notices
- ✚ Planning Hazardous Substance Enforcements
- Prosecutions Relating to Authorised Processes
- Environmental Pollution Incidents
- Prosecutions Relating to Controlled Waters

Section 1c: Potentially Contaminative Activities

This section describes current and historic licensed activities within 500 metres of the property, which have the potential to cause contamination or have an impact on the environment. The licensed activities could range from pollution to air, land or water; storage or disposal of radioactive substances; or storage of hazardous or explosive materials. Licences may no longer be active, but the nature of the past activity means it could still have an impact.

Enquiry	Result
Have any potentially contaminative activities been identified within 500m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
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Local Authority Pollution Prevention and Controls

10	Name: First Impression Reference: LAPPC0613	44 Bridge Street Ramsbottom Bury BL0 9aq	Description: PG6/46 Dry cleaning Status: Authorised Date of Issue: 1st February 2007 Positional Accuracy: Manually positioned to the address or location	164m	2
11	Name: Ma Crushing And Screening Reference: LAPPC13-01	Unit 3 Garden Street Ramsbottom BL0 9bg	Description: PG3/16 Mobile screening and crushing processes Status: Permitted Date of Issue: Not Supplied Positional Accuracy: Located by supplier to within 10m	223m	2
12	Name: Ma Crushing And Screening Reference: LAPPC14-02	Unit 3 Garden Street Ramsbottom BL0 9bg	Description: PG3/16 Mobile screening and crushing processes Status: Permitted Date of Issue: Not Supplied Positional Accuracy: Located by supplier to within 10m	223m	2
13	Name: Ma Crushing And Screening Reference: LAPPC14-01	Unit 3 Garden Street Ramsbottom BL0 9bg	Description: PG3/16 Mobile screening and crushing processes Status: Permitted Date of Issue: Not Supplied Positional Accuracy: Located by supplier to within 10m	223m	2
14	Name: Ma Crushing And Screening Reference: LAPPC13-02	Unit 3 Garden Street Ramsbottom BL0 9bg	Description: PG3/16 Mobile screening and crushing processes Status: Permitted Date of Issue: Not Supplied Positional Accuracy: Located by supplier to within 10m	223m	2
15	Name: Station Garage Reference: Ps25	Railway Street Ramsbottom BURY Lancashire BL0 9AL	Description: PG1/14 Petrol filling station Status: Authorised Date of Issue: Not Supplied Positional Accuracy: Automatically positioned to the address	269m	2
16	Name: Ramsbottom Service Station Reference: Lappc05-08	Stubbins Road Ramsbottom BURY Lancashire BL0 0PU	Description: PG1/14 Petrol filling station Status: Authorised Date of Issue: Not Supplied Positional Accuracy: Automatically positioned to the address	279m	2

Map ID	Reference	Location	Details	Distance	Contact
17	Name: Smart Alex Reference: LAPPC06-16	Unit 2 Field Mill Harrison Street Bury BL0 0ah	Description: PG6/46 Dry cleaning Status: Authorisation revokedRevoked Date of Issue: Not Supplied Positional Accuracy: Manually positioned to the address or location	302m	2

Local Authority Integrated Pollution Prevention And Control

No factors identified for this property

Integrated Pollution Controls

18	Name: Mondi Holcombe Ltd Reference: AU7451	Holcombe Mill Bridge Street Ramsbottom BURY Lancashire BL0 OBS	Type: Paper And Pulp Manufacturing Processes Status: Authorisation superseded by a substantial or non substantial variationSuperseded Date of Issue: 27th January 1997 Positional Accuracy: Manually positioned to the address or location	365m	1
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Environmental Permitting Regulations - Industry

19	Name: Kays Ltd Reference: WP3339LW	Britannia Works Kenyon Street Ramsbottom BURY Lancashire BL0 0AE	Status: Superseded By Variation Date of Issue: 14th June 2007 Positional Accuracy: Automatically positioned to the address	324m	1
20	Name: Kays Ltd Reference: VP3435XJ	Britannia Works Kenyon Street Ramsbottom Bury Lancashire BL0 0AE	Status: Superseded By Variation Date of Issue: 14th February 2008 Positional Accuracy: Automatically positioned to the address	324m	1
21	Name: Kays Ltd Reference: XP3131YF	Ramsbottom Soap Works Britannia Works Kenyon Street,,Ramsbottom BURY Lancashire BL0 0AE	Status: Surrender Effective Date of Issue: Not Supplied Positional Accuracy: Automatically positioned to the address	331m	1
22	Name: Mondi Holcombe Ltd Reference: Bj6542iq	Danisco Paper Limited Holcombe Mill Bridge Street Ramsbottom Bury Lancashire BL0 OBS	Status: Superseded By Variation Date of Issue: 9th January 2002 Positional Accuracy: Automatically positioned to the address	443m	1
23	Name: Mondi Holcombe Ltd Reference: KP3530KN	Danisco Paper Limited Holcombe Paper Mill Peel Bridge,, Ramsbottom Lancashire BL0 OBS	Status: Surrender Effective Date of Issue: Not Supplied Positional Accuracy: Automatically positioned to the address	443m	1

Homecheck® Report

Carr Bank Lodge Carr Bank
Ramsbottom
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Date 9 March 2018
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Map ID	Reference	Location	Details	Distance	Contact
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Consent to Discharge to Controlled Waters

24	Name: United Utilities Water Limited Reference: 01bry0001	Carr Street Cso Carr Street Ramsbottom Bury Lancashire BL0 9ae	Type: Sewerage Discharge Discharge Type: Public Sewage: Storm Sewage Overflow Property Type: STORM TANK/CSO ON SEWERAGE NETWORK (WATER COMPANY) Discharge Environment Type: Freshwater Stream/River Receiving Water: River Irwell Status: Varied under EPR 2010 Date of Issue: 5th February 2016 Positional Accuracy: Located by supplier to within 10m	225m	1
25	Name: Kays (Ramsbottom) Ltd Reference: 0165/76	Britannia Works Kenyon St Ramsbottom Bury Lancashire	Type: Trade Discharge Discharge Type: Trade Discharges - Cooling Water Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Discharge Environment Type: Freshwater Stream/River Receiving Water: River Irwell Status: Surrendered under EPR 2010 Date of Issue: Not Supplied Positional Accuracy: Located by supplier to within 10m	333m	1
26	Name: Kays (Ramsbottom) Ltd Reference: 0165/76	Britannia Works Kenyon St Ramsbottom Bury Lancashire	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Property Type: WWTW (NOT WATER CO) (NOT STP AT A PRIVATE PREMISES) Discharge Environment Type: Freshwater Stream/River Receiving Water: River Irwell Status: Authorisation revokedRevoked Date of Issue: Not Supplied Positional Accuracy: Located by supplier to within 10m	333m	1
27	Name: Brian Leslie Murfin Reference: 0170/1308	Top Wood Farm Springwood St Ramsbottom Bury Lancashire BL0 9ds	Type: Sewage Discharge Discharge Type: Sewage Discharges - Final/Treated Effluent - Not Water Company Property Type: FARMS (NOT HOUSE)/CROP + ANIMAL REARING/PLANT NURSERY Discharge Environment Type: Freshwater Stream/River Receiving Water: Trib Of Irwell Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989 Date of Issue: 16th October 1970 Positional Accuracy: Located by supplier to within 100m	451m	1

Radioactive Substances Register

No factors identified for this property

Homecheck® Report

Carr Bank Lodge Carr Bank
 Ramsbottom
 BL0 9DJ

Report Reference 158779592_1_1

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Map ID	Reference	Location	Details	Distance	Contact
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Planning Hazardous Substance Consents

No factors identified for this property

Control of Major Accident Hazards Sites (COMAH)

No factors identified for this property

Notification of Installations Handling Hazardous Substances (NIHHS)

No factors identified for this property

Explosive Sites

No factors identified for this property

Next Steps

If you would like any further information in respect of the above findings we recommend that you contact the relevant Local Authority or the Environment Agency/Natural Resources Wales, their contact details can be found in the 'Useful Contacts' section of this report. Further Information is also available in the 'Useful Information' section.

Section 1d: Known Pollution Incidents

The data within this section describes unpermitted activity in your area (e.g. polluting incidents, or exceedance of permitted allowance) where the activity led to a prosecution or enforcement of regulations. Whilst all of these records are historic, the nature of the incident may have long term effects.

Enquiry	Result
Have any known pollution incidents been identified within 500m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
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Local Authority Pollution Prevention and Control Enforcements

No factors identified for this property

Enforcement and Prohibition Notices

No factors identified for this property

Planning Hazardous Substance Enforcements

No factors identified for this property

Prosecutions Relating to Authorised Processes

28	Reference: Not Supplied	Kenyon Street Ramsbottom	Details: Illegally depositing and storing waste Hearing Date: 1st June 2009 Prosecution Verdict: Guilty Positional Accuracy: Manually positioned to the address or location	293m	1
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Environmental Pollution Incidents

29	Reference: 301340	Not Supplied	Incident Type: Pollution Incident - Environmental Impact - Air: Significant Incident Incident Date: 25th March 2005 Positional Accuracy: Located by supplier to within 10m Pollutant Type: Atmospheric Pollutants And Effects: Chemical Odour	277m	1
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Map ID	Reference	Location	Details	Distance	Contact
30	Reference: 1247989	Not Supplied	Incident Type: Pollution Incident - Environmental Impact - Air: Significant Incident; Land: Minor Incident; Water: Minor Incident Incident Date: 22nd June 2014 Positional Accuracy: Located by supplier to within 10m Pollutant Type: Atmospheric Pollutants And Effects: Smoke	340m	1

Prosecutions Relating to Controlled Waters

No factors identified for this property

Next Steps

If you would like any further information in respect of the above findings we recommend that you contact the relevant Local Authority or the Environment Agency/Natural Resources Wales, their contact details can be found in the "Useful Contacts" section of this report. Further information is also available in the "Useful Information" section.

Section 1e: Other Potential Contaminative Land Uses

This section describes either current or historic activity, which could be considered to be contaminative. This section makes no statement about whether the activity requires a licence; however our environmental experts deem that the activities described in this section could lead to potential contamination. The information is taken from a variety of sources including trade directories, Landmark's extensive historical map collection and analysis of historic activity. Records are highlighted due to the potential for contamination to exist.

Enquiry	Result
Have any other potential sources of contamination been identified within 250m of the property?	Yes

Map ID	Reference	Location	Details	Distance	Contact
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Fuel Station Entries

No factors identified for this property

Contemporary Trade Directory Entries

31	Name: Formbys	19-21 Market Place Ramsbottom BURY Lancashire BL0 9AJ	Classification: Bookbinding & Equipment Status: Active Positional Accuracy: Automatically positioned to the address	22m	-
32	Name: Your 4 Walls	10 Market Chambers Market Place Ramsbottom Bury BL0 9AJ	Classification: Wallpapers & Wall Coverings Status: Active Positional Accuracy: Automatically positioned to the address	37m	-
33	Name: J P Motors	Paradise Street Ramsbottom Bury Lancashire BL0 9BS	Classification: Garage Services Status: Inactive Positional Accuracy: Automatically positioned to the address	65m	-
34	Name: A Clayton	10 Paradise Street Ramsbottom Bury Lancashire BL0 9BS	Classification: Engineers - General Status: Inactive Positional Accuracy: Automatically positioned to the address	66m	-
35	Name: Canopy Products Ltd	The Warehouse 2-4 Paradise Street Ramsbottom Bury BL0 9BS	Classification: Joinery Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	85m	-
36	Name: Car Medic	47 Bridge Street Ramsbottom Bury Lancashire BL0 9AD	Classification: Car Body Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	89m	-
37	Name: Robert Mather Ltd	Crow Lane Ramsbottom Bury Lancashire BL0 9BR	Classification: Engineers - General Status: Inactive Positional Accuracy: Automatically positioned to the address	99m	-
38	Name: Design Drafting Services	4 Carr Street Ramsbottom Bury Lancashire BL0 9AE	Classification: Printed Circuit Services Status: Inactive Positional Accuracy: Automatically positioned to the address	108m	-

Map ID	Reference	Location	Details	Distance	Contact
39	Name: Platinum Blinds	6 Pinners Close Ramsbottom Bury BL0 9LP	Classification: Blinds, Awnings & Canopies Status: Active Positional Accuracy: Automatically positioned to the address	118m	-
40	Name: A1 Appliances	Crow Lane Works Crow Lane Ramsbottom Bury Lancashire BL0 9BR	Classification: Washing Machines - Servicing & Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	119m	-
41	Name: Russo Engineering	Crow Lane Works Crow Lane Ramsbottom BURY Lancashire BL0 9BR	Classification: Wrought Ironwork Status: Active Positional Accuracy: Automatically positioned to the address	119m	-
42	Name: Bridge Savers	66 Bridge Street Ramsbottom Bury Lancashire BL0 9AG	Classification: Toiletries Status: Inactive Positional Accuracy: Automatically positioned to the address	120m	-
43	Name: D & D Roofing	2 Crow Lane Ramsbottom BURY Lancashire BL0 9BR	Classification: Fascias and Soffits Status: Inactive Positional Accuracy: Automatically positioned to the address	131m	-
44	Name: Dine At Home	15 Bolton Street Ramsbottom BURY BL0 9HU	Classification: Tableware Status: Inactive Positional Accuracy: Automatically positioned to the address	133m	-
45	Name: Abicus Office Systems	3a Smithy Street Ramsbottom Bury Lancashire BL0 9AT	Classification: Office Furniture & Equipment Status: Inactive Positional Accuracy: Automatically positioned to the address	144m	-
46	Name: Cooks Emporium	22 Bolton Street Ramsbottom Bury Lancashire BL0 9HX	Classification: Cookers - Sales & Service Status: Inactive Positional Accuracy: Automatically positioned to the address	147m	-
47	Name: First Impression	44 Bridge Street Ramsbottom Bury Lancashire BL0 9AQ	Classification: Dry Cleaners Status: Inactive Positional Accuracy: Automatically positioned to the address	165m	-
48	Name: Muovitech	Unit 2 Factory Street Ramsbottom Bury BL0 9BT	Classification: Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	167m	-
49	Name: Orbital Design	3 Princes Court Silver Street Ramsbottom Bury Lancashire BL0 9BJ	Classification: Printers Status: Active Positional Accuracy: Automatically positioned to the address	181m	-

Map ID	Reference	Location	Details	Distance	Contact
50	Name: Trade Frames Direct	Ramsbottom Mill Crow Lane Ramsbottom Bury BL0 9BR	Classification: Window Frames - Sales & Service Status: Active Positional Accuracy: Automatically positioned to the address	187m	-
51	Name: Ramsbottom	Garden St Ramsbottom Bury Lancashire BL0 9BG	Classification: Garage Services Status: Inactive Positional Accuracy: Manually positioned to the road within the address or location	193m	-
52	Name: Joshua Greaves & Sons Ltd	Garden Street Ramsbottom Bury Lancashire BL0 9BG	Classification: Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	194m	-
53	Name: Ramsbottom Stoves & Chimney Linings	42 Bolton Street Ramsbottom Bury Lancashire BL0 9HX	Classification: Woodburning Stoves Status: Inactive Positional Accuracy: Automatically positioned to the address	195m	-
54	Name: Chem-Dry Cascade	21 Union Street Ramsbottom Bury Lancashire BL0 9AN	Classification: Carpet, Curtain & Upholstery Cleaners Status: Inactive Positional Accuracy: Automatically positioned to the address	216m	-
55	Name: Screenway Design	21 Union Street Ramsbottom Bury Lancashire BL0 9AN	Classification: Screen Process Printers Status: Inactive Positional Accuracy: Automatically positioned to the address	216m	-
56	Name: Chem-Dry Cascade	21 Union Street Ramsbottom Bury Lancashire BL0 9AN	Classification: Carpet, Curtain & Upholstery Cleaners Status: Inactive Positional Accuracy: Automatically positioned to the address	216m	-
57	Name: Brierley Mould Services	21 Union Street Ramsbottom Bury Lancashire BL0 9AN	Classification: Tool Design, Manufacturers & Makers Status: Inactive Positional Accuracy: Manually positioned to the address or location	216m	-
58	Name: Chem Dry	21 Union Street Ramsbottom Bury Lancashire BL0 9AN	Classification: Carpet, Curtain & Upholstery Cleaners Status: Active Positional Accuracy: Automatically positioned to the address	216m	-
59	Name: Formulated Polymer Products Ltd	8 Garden Street Ramsbottom Bury Lancashire BL0 9BQ	Classification: Gum & Resin Manufacturers & Distributors Status: Active Positional Accuracy: Automatically positioned to the address	222m	-
60	Name: Ramsbottom Engineering Ltd	Garden Street Ramsbottom Bury Lancashire BL0 9BG	Classification: Engineers - General Status: Inactive Positional Accuracy: Automatically positioned to the address	228m	-

Map ID	Reference	Location	Details	Distance	Contact
61	Name: P & R Pristine Bakery Services	Garden Street Ramsbottom Bury Lancashire BL0 9BG	Classification: Bakery Equipment Manufacturers & Suppliers Status: Inactive Positional Accuracy: Automatically positioned to the address	228m	-
62	Name: Siandratti Furniture	1 Cross Street Ramsbottom Bury Lancashire BL0 9DZ	Classification: Wrought Ironwork Status: Inactive Positional Accuracy: Automatically positioned to the address	243m	-

Former Marshes

No factors identified for this property

Potentially Infilled Land (Non-Water)

No factors identified for this property

Potentially Infilled Land (Water)

63	Not Supplied	Not Supplied	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1955	159m	-
64	Not Supplied	Not Supplied	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1955	165m	-
65	Not Supplied	Not Supplied	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1955	210m	-
66	Not Supplied	Not Supplied	Unknown Filled Ground (Pond, marsh, river, stream, dock etc) Map Published Date: 1955	247m	-

Potentially Contaminative Industrial Uses (Past Land Use)

67	Not Supplied	Not Supplied	Class: Natural and man-made textile manufacture and products Map Published Date: 1850 - 1912	64m	-
68	Not Supplied	Not Supplied	Class: Natural and man-made textile manufacture and products Map Published Date: 1850	92m	-
69	Not Supplied	Not Supplied	Class: Factory or works - use not specified Map Published Date: 1982	92m	-
70	Not Supplied	Not Supplied	Class: Factory or works - use not specified Map Published Date: 1930	104m	-
71	Not Supplied	Not Supplied	Class: Refuse disposal Map Published Date: 1930 - 1955	143m	-
72	Not Supplied	Not Supplied	Class: Factory or works - use not specified Map Published Date: 1894 - 1982	191m	-
73	Not Supplied	Not Supplied	Class: Railways Map Published Date: 1894 - 1955	198m	-
74	Not Supplied	Not Supplied	Class: Railways Map Published Date: 1850 - 1982	245m	-
75	Not Supplied	Not Supplied	Class: Factory or works - use not specified Map Published Date: 1982	247m	-

Homecheck® Report

Carr Bank Lodge Carr Bank
Ramsbottom
BL0 9DJ

Report Reference 158779592_1_1

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Date 9 March 2018
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Map ID	Reference	Location	Details	Distance	Contact
Historical Tanks And Energy Facilities					
76	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1983	45m	-
77	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1978	45m	-
78	Not Supplied	Not Supplied	Type: Tanks Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1963	212m	-
79	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1978	225m	-
80	Not Supplied	Not Supplied	Type: Electrical Sub Station Facilities Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1983	226m	-
81	Not Supplied	Not Supplied	Type: Tanks Positional Accuracy: Positioned to location of cartographic text Date of Mapping: 1978	240m	-

Next Steps

If you would like any further information in respect of the above findings we recommend that you contact our Customer Services Team, whose details can be found in the 'Useful Contacts' section of this report. Further Information is also available in the 'Useful Information' section.



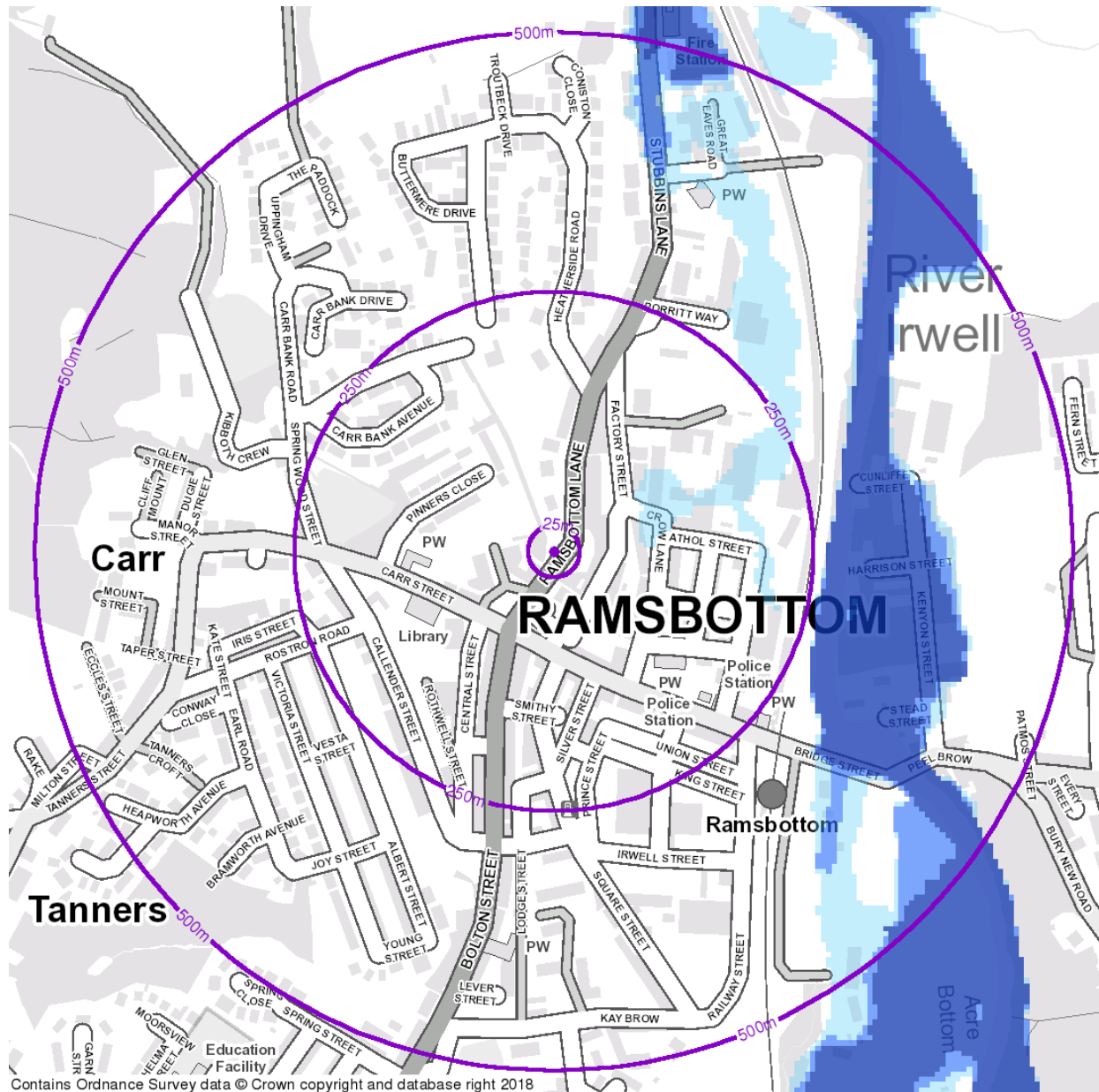
Section 2: Flood Findings

The whole of this section deals with potential sources of flooding that may impact the property.

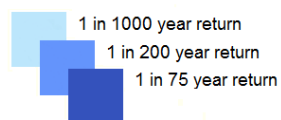


Section 2a and 2b: River and Coastal Flood Map

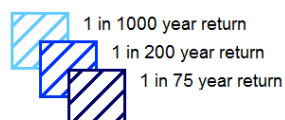
The map detailed below shows the location of potential river and coastal flood risk. The potential risk has been modelled on the basis of an event occurring on average every 75, 200 or 1000 years.



River Flooding



Coastal Flooding



Section 2a: River Flooding

River flooding mainly happens when the river catchment (that is the area of land that feeds water into the river and the streams that flow into the main river) receives greater than usual amounts of water (for example through rainfall or melting of snow). The amount of runoff depends on the soil type, catchment steepness, drainage characteristics, agriculture and urbanisation as well as the saturation of the catchment. The extra water causes the level of the water in the river to rise above its banks or retaining structures.

Enquiry	Result	Contact
Is there a potential risk of river flooding within 250m of the property?	Yes	-

Section 2b: Coastal Flooding

Coastal flooding is the inundation of land areas along the coast caused by sea water rising above normal tidal conditions. Coastal flooding can arise from a combination of high tides, wind induced tidal surge, storm surge created by low pressure and wave action.

Enquiry	Result	Contact
Is there a potential risk of coastal flooding within 250m of the property?	No	-

Section 2c: Surface Water Flooding

Surface water flooding results from rainfall running over ground before entering a watercourse or sewer. It is usually associated with high intensity rainfall events (typically greater than 30mm per hour) but can also occur with lower intensity rainfall or melting snow where the ground is already saturated, frozen, developed (for example in an urban setting) or otherwise has low permeability.

Enquiry	Result	Contact
Is there a potential risk of surface water flooding within 250m of the property?	Yes	-

Next Steps

In order to gain more detailed information on the type and likelihood of your property being impacted by a flood event, and the potential impact on insurance, we recommend that you purchase our Homecheck Professional Flood Report.

If you would like more information please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email **helpdesk@homecheck.co.uk**.

Flood data provided by JBA Risk Management Limited. © Copyright JBA Risk Management Limited 2008-2018



Section 3: Radon Findings

The information within this section tells you whether the property is located in a radon affected area. Radon is a radioactive gas which occurs naturally in rocks and soils. You cannot see, hear, feel or taste it. Exposure to particularly high levels of radon may increase the risk of developing lung cancer, and is therefore something you need to be aware of or should consider.

Enquiry	Result	Contact
Is the property in a radon affected area?	The property is in a lower probability radon area, as less than 1% of homes are above the action level	3
What level of radon protection measures for new dwellings or extensions to existing ones is required for the property?	No radon protective measures are necessary in the construction of new dwellings or extensions	3

Next Steps

The level of radon concentration can only be established by having the building tested. Action should be taken if the indoor radon level is measured and found to be above 200 becquerel's per cubic meter. If you would like any further information we recommend you contact Public Health England whose details can be found in the 'Useful Contacts' section of this report.

Further Action

Airtech Environmental Systems can advise on radon testing kits, which cost £39.36 including VAT and can run from 7 days to 3 months. They also have a team of surveyors on hand to provide recommendations and advice for any properties above the target level of 100 becquerel's per cubic meter or action level of 200 becquerel's per cubic meter. Airtech Environmental Systems can provide a report, recommendations and a quotation for any recommended works. For more detailed information please call their free-phone number 0800 378017.



Section 4: Ground Stability Findings

This section provides summary information on factors that could affect the ground stability of the property. It considers both man-made factors (e.g. mining activity) and natural hazards (e.g. geological stability).

Section 4a: Man-Made Factors

Enquiry	Result	Contact
Is the property within 25m of a Coal Mining Affected Area?	Yes	4
Comment: The property is in an area which may be affected by Coal Mining activity. It is recommended that a Coal Mining report is obtained from the Coal Authority.		

Next Steps

This section has highlighted that the property is in a coal mining affected area. We recommend that you purchase a Coal Mining Report from the Coal Authority. Please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@homecheck.co.uk.

Section 4b: Natural Factors

Enquiry	Result	Contact
What is the potential for natural ground instability in the area within 50m of the property?	Moderate	-
Comment: The British Geological Survey has assessed the area of search as having moderate potential for natural ground instability. This does not necessarily mean there is cause for concern in terms of the property's stability. Active subsidence will be dependent on local conditions, such as the proximity of trees or areas where trees have been removed, which require an inspection of the site to identify the nature of the ground on which the property is built. A house buyers survey is advised to look for signs of property damage that may indicate poor natural ground conditions.		

Next Steps

This section has highlighted that ground stability is an area of concern, meaning that your property may be affected by subsidence or land-heave. If you would like any further information in respect of the above findings we recommend that you purchase our Homecheck Mining and Subsidence Report. Please contact your Search Provider or our Customer Services Team on **0844 844 9966** or email helpdesk@homecheck.co.uk.



Section 5: Other Influential Factors

The following section provides information on a variety of factors which may have an influence on the property or surrounding area.



Section 5a: Environmental Constraints

Enquiry	Result
Is the property within 250m of an area likely to be impacted by Environmental Constraints?	No

Map ID	Reference	Location	Details	Distance	Contact
--------	-----------	----------	---------	----------	---------

Areas of Outstanding Natural Beauty

No factors identified for this property

Local Nature Reserves

No factors identified for this property

National Nature Reserves

No factors identified for this property

National Parks

No factors identified for this property

Ramsar Sites

No factors identified for this property

Sites of Special Scientific Interest

No factors identified for this property

Special Areas of Conservation

No factors identified for this property

Special Protection Areas

No factors identified for this property

Useful Contacts

Contact 1 - Environment Agency - National Customer Contact Centre (NCCC)

PO Box 544	Tel: 03708 506 506	enquiries@environment-agency.gov.uk
Templeborough		
Rotherham		
S60 1BY		

Contact 2 - Bury Metropolitan Borough Council - Environmental Health Department

3 Knowsley Place	Tel: 0161 253 5000	www.bury.gov.uk
Duke Street	Fax: 0161 253 5563	
Bury		
Lancashire		
BL9 0EJ		

Contact 3 - Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards

Chilton	Tel: 01235 822622	radon@phe.gov.uk
Didcot	Fax: 01235 833891	www.ukradon.org
Oxfordshire		
OX11 0RQ		

Contact 4 - The Coal Authority - Property Searches

200 Lichfield Lane	Tel: 0345 762 6848	groundstability@coal.gov.uk
Mansfield	Fax: 01623 637 338	www2.groundstability.com
Nottinghamshire		
NG18 4RG		

Contact 5 - Bury Metropolitan Borough Council

Craig House	Tel: 0161 253 5000	www.bury.gov.uk
Bank Street	Fax: 0161 705 5290	
Bury		
Lancashire		
BL9 0DN		

Landmark Information Group Limited

Legal and Financial	Tel: 0844 844 9966	helpdesk@homecheck.co.uk
Imperium	Fax: 0844 844 9980	www.landmarkinfo.co.uk
Reading		
Berkshire		
RG2 0TD		

The Landmark website contains links to many of our data suppliers which may prove useful.

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

Landmark works in association with:



Report Version: HCP v1.0.4.5

Homecheck® Report

Carr Bank Lodge Carr Bank
Ramsbottom
BL0 9DJ

Report Reference 158779592_1_1

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Date 9 March 2018
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Useful Information

The following explanatory notes may be of assistance to users of the Homecheck Professional report. Practitioners are reminded that full guidance notes are contained in the Practitioners Guide.

Professional Opinion

A Professional Opinion in relation to Part 2A of the Environmental Protection Act 1990 is provided by Argyll Environmental Consultants. In many cases the report will be PASSED without referral. However, in some cases, entries that may be of concern are revealed by the search, in which case the report is REFERRED free of charge for more detailed consideration, although this will not include a physical site inspection. After such referral the report may be PASSED or suggestions made of some FURTHER ACTION that could be taken, in the form of questions to ask of the appropriate authorities. When responses to these questions are received it is the responsibility of the client and their professional advisors to decide if they are happy to proceed.

Flood Risk

A limited flood risk screening exercise is included in this report designed to satisfy basic flood risk screening due diligence including consideration of river, coastal and surface water flooding. Where a potential flood risk is "Identified" you may wish to consider commissioning a more detailed flood risk screening report. When there is "None Identified" this does not indicate that there is not risk of flooding at the property, but that the risk of flooding from the sources screened (river, coastal and surface water) within the vicinity of the property is such that the risk may not be considered significant.

Location Map

The Ordnance Survey location map may show features which are not necessarily otherwise included in this report. You are advised to supplement the information contained in the report with the descriptive text shown on the map.

Positional Accuracy

We locate data in a variety of ways according to information provided to us and subsequent in-house research. If data is provided as a point on the ground, we provide a "positional accuracy" which tells you how confident we are of the actual location.

Section 1b: Landfill and Waste

At present no complete national data set exists for landfill site boundaries, therefore, a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position, and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear for Registered Landfill data, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as a red hatched area. For further information regarding landfill sites identified in the report, please contact the relevant environment agency or authority referenced in the Useful Contacts section.

The BGS holds records of over 3,000 landfill sites that accepted waste prior to the Control of Pollution Act (COPA) 1974. These were not subject to any strict regulation or monitoring.

Permitted Waste Sites and Environmental Permitting Regulations - Waste cover current or recently current consents issued for landfill sites, waste transfer, treatment or disposal sites by the Environment Agency/Natural Resources Wales, under Section 64 of the Environmental Protection Act 1990 (Part 2) and prescribed by regulation 10 of SI No. 1056 of the Waste Management Licensing Regulations 1994.

Section 1c: Potentially Contaminative Activities

Identified discharge consents could be for storm water discharges, soakaways or septic tanks.

If a radioactive substance licence has been identified the consent band will be given under enquiries and replies. Consents fall into one of four bands: Band 1 and 2 Nuclear licensed sites authorised by the Nuclear Installations Inspectorate e.g. nuclear power stations Band 3 Site registered/authorised to accumulate and dispose of radioactive materials, only non-nuclear operations are carried out on site e.g. hospitals Band 4 Sites registered to keep and use radioactive material e.g. laboratories, universities, commercial premises using appliances such as monitoring equipment, alarm systems, tritium lighting etc.

Data supplied for Explosive Sites, Control of Major Accident Hazards Sites (COMAH) and Notification of Installations Handling Hazardous Substances (NIHHS) contains public sector information published by the Health and Safety Executive and licensed under the Open Government Licence.

Section 1e: Other Potential Contaminative Land Uses

This section relates to categories of potentially contaminative land uses that have been identified by the analysis of selected Ordnance Survey historical mapping. The published date (range of dates) of the map (s) and the distance from the centre of search to the nearest point of the feature is given. Further details of the extent of the site or its activities are not available. Should you wish to examine the Ordnance Survey maps these are normally available for public inspection at the local archive or local major library. Alternatively, extracts of editions of Ordnance Survey maps are available on www.old-maps.co.uk

Potentially infilled land has been identified when a 'cavity' (a hole made by an extractive industry or natural occurrence e.g. pond) was indicated on a historic map but there was no evidence of its existence in the last available map for the area. No details of what may have been used to fill the cavity or exactly when or if it was filled are available from the mapping.

The point locations of historical tanks and energy facilities are identified from the text on Ordnance Survey 1:1250 and 1:2500 scale mapping published between 1943 and 1996, based upon a predetermined list of abbreviations, e.g. El Sub (Electricity Sub-station) and F Stn (Filling Station). The position of the point has been located at the centre of the identified text so that it would be within approximately 30 meters of the feature it was describing. The features themselves are related to energy and petroleum storage and cover the following: tanks, petrol storage, potential tanks (at depots etc.), electricity sub stations and related features, gas and gas monitoring related features, oil related features and miscellaneous power features. NB: It should be noted that the Ordnance Survey abbreviation for tank (tk) is the same as that for tracks. Therefore some of the captured text may relate to tracks and not tanks when the exact nature of the feature is not clear from the mapping.

Section 2: Flood Findings

Sections 2a, b and c of the report provide data on modelled extents of river, coastal and surface water flooding generated by JBA Risk Management, a market leader in flood risk assessment commonly engaged by insurers to assess flood risk. The data has been modelled for several perils or return periods: 1 in 75, 1 in 200 or 1 in 1000 which relate to areas with a 1.3%, 0.5% and 0.1% annual probability of flooding in any one year respectively. Properties at risk of flooding during a 1 in 75 year event are typically considered to be at a high risk of flooding. The data has been generated to provide a UK wide screening tool and as a result may have inherent limitations. In addition, there may be areas of the country which are modelled to varying degrees of accuracy based on currently available topographical information.

Section 3: Radon Findings

Due to the nature of way the information is gathered, your property/site may have more than one probability of radon attributed to it. We report the worst case scenario on the property/site you have provided. This information is an estimate of the probability that a property /site in Great Britain is at or above the "Action Level" for radon (the level at which Public Health England recommends that radon levels should be reduced, those with an average of 200 Bq m⁻³ or more). This information satisfies CON29 Standard Enquiry of Local Authority; 3.13 Radon Gas: Location of the Property in a Radon Affected Area. Where the property/site is a new build, this information provides information on the level of protection required for new buildings under BR211 (Scivyer, 2007) Radon: Guidance on protective measures for new buildings.

Disclaimer: "Some of the responses contained in this section are based on data and information provided by the Natural Environment Research Council (NERC) or its component bodies the British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC, BGS nor Public Health England where applicable, gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including liability for negligence) arising from its use is excluded to the fullest extent permitted by law."

Section 5a: Environmental Constraints

The Local Nature Reserves national dataset is "indicative" not "definitive". Definitive information can only be provided by individual local authorities and you should refer directly to their information for all purposes that require the most up to date and complete dataset.

General

If after reading the details in this report regarding the sites identified, you still require further information, please contact the relevant environment agency or authority indicated in the Useful Contacts section quoting the corresponding reference given in the text of the report.

The contacts in the Useful Contacts section may be able to provide further information relating to items identified in the report, however they are not in a position to advise how these might affect the value of a property. The findings of the report should be discussed with your professional advisor.

The Purpose and Scope of the Report

The report is designed to satisfy the concerns raised by the Law Society warning card and has been prepared to assist conveyancing professionals who may be advising clients when they sell or buy a property, obtain a mortgage, seek further mortgage advice, or commence any building works. It is designed to bring information to their attention and help them decide whether they need to seek any further specialist advice. As the report is so detailed, this information can cause concern, but professional advisors will see that further action is suggested on all issues that have been identified.

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Insurance

Houses registered between 1st April 1999 and 31st December 2002 and covered by the NHBC Buildmark scheme probably have insurance against certain costs if contamination occurs within ten years of their construction. From 1st January 2003, NHBC will only provide this cover if building control has been carried out by NHBC Building Control Services Limited.

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If you experience difficulties accessing our Terms and Conditions, please copy and paste the link directly into your browser, you will then be able to access our Terms and Conditions from there. Should you still experience difficulties, please telephone our Customer Service Team on 0844 844 9966.

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Search Code

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

TPOs Contact Details:

The Property Ombudsman Scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP Tel:
01722 333306
Fax: 01722 332296
Web site: www.tpos.co.uk
Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk

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Search Code

COMPLAINTS PROCEDURE

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of its receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt. - Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Head of Customer Relations
Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TYD

Telephone: 0844 844 9966

E-mail: helpdesk@landmark.co.uk

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Appendix 2 – Tree report



Preliminary Tree Survey

**Carr Bank Lodge
Land off Ramsbottom Lane
Ramsbottom**

Report reference: R-2854-01
September 2017

Report Title:	Preliminary Tree Survey Carr Bank Lodge Land off Ramsbottom Lane Ramsbottom
Report Reference:	R-2854-01
Written by	Victoria Black FdSc Arb Arboricultural Consultant
QA review:	Michael Gane Arboricultural Technician
Date	19.09.17



Unit A, 1 Station Road, Guiseley, Leeds, LS20 8BX
Phone: **01943 884451**
01943 879129
Email: admin@brooks-ecological.co.uk
www.brooks-ecological.co.uk
Registered in England Number 5351418



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Tree Descriptions and Recommendations	5
Conclusions	5
Implications For Future Potential Development.....	ERROR! BOOKMARK NOT DEFINED.
Tree Works	ERROR! BOOKMARK NOT DEFINED.
Proposed Tree Removal To Facilitate Development	ERROR! BOOKMARK NOT DEFINED.
Implications For Retained Trees	ERROR! BOOKMARK NOT DEFINED.
Appendix 1: Tree Data	6
Appendix 2: Explanation Of Tree Descriptions	7
Appendix 3: General Recommendations	9
Appendix 4: Tree Constraints Plan.....	10
Appendix 5: Tree Protection Plan	ERROR! BOOKMARK NOT DEFINED.

Summary

This survey included eight individual trees. No recommendations have been made for any tree on this site.

The site is extremely overgrown with vegetation including bramble and self-sown young sycamore, oak, rowan, holly and beech.

Due to topography and terrain of the site coupled with the mass of overgrown vegetation on site, it was impossible to obtain accurate stem diameters and canopy spreads for all trees onsite. Therefore, some of the data has been estimated and the trees should be re-inspected once the overgrown vegetation has been cleared.

The trees on this site have a moderate impact on the local treescape.

Introduction

Purpose of the Report

1. This report has been commissioned to provide professional independent, detailed arboricultural advice on all relevant trees present at Carr Bank Lodge, Land off Ramsbottom Lane, Ramsbottom.
2. The report has been undertaken in accordance with BS 5837:2012 'Trees in relation to construction – Recommendations'.
3. A topographical plan has been supplied by the client.

Limitations

4. All findings and recommendations are based on visual observations conducted from ground level during the site visit only. No other diagnostic procedures were used to establish any extent of internal decay nor was a climbing inspection undertaken.
5. All measurements were obtained with the use of a clinometer and an electronic distometer. On occasion it is not viable to provide accurate measurements due to restricted access or other mitigating circumstances on site, and the data may be estimated.
6. Due to the large potential penalties for illegally carrying out work to protected trees, it is recommended that a check is carried out prior to any works being undertaken to ensure the trees on site are not protected by a Tree Preservation Order or are within a Conservation Area. We are happy to assist in establishing whether trees on this site are protected by a Tree Preservation Order or a Conservation Area by the Local Authority, if required.

Site Visit

Site Description

7. Land Use – The trees surveyed are situated within a derelict raised site to the rear of a detached business unit, Carr Bank Lodge.
8. Topography - The site is approximately level within the centre of the site. The site itself is approximately 2m higher than the natural land level.
9. Treescape - The area generally is very well tree'd. There are numerous large mature trees adjacent to the site.
10. The trees on this site have a moderate impact on the local treescape.
11. Species diversity – The species diversity on this site is average. The species

surveyed include; hawthorn, holly, beech and norway spruce.

12. Visual amenity value - The trees on site collectively provide a moderate visual amenity to the surrounding area.

Survey Conditions

13. The survey was carried out on 27th April 2017 by Victoria Black.
14. The weather conditions; bright and clear.

Results

Tree descriptions and recommendations

15. The tree survey revealed a total of eight individual trees. Of these, all eight trees were identified as retention category 'C'. There was no retention category 'A', 'B' or 'U' trees identified. Please refer to Appendix 2 for retention category and definition criteria.
16. Due to topography and terrain of the site coupled with the mass of overgrown vegetation on site, it was impossible to obtain accurate stem diameters and canopy spreads for all trees onsite. Therefore, some of the data has been estimated and the trees should be re-inspected once the overgrown vegetation has been cleared.
17. The trees on site are typical of grouped specimens. They have tall spindly stems and unbalanced canopies as they compete for sunlight. Minor deadwood, stubs and hanging /broken branches can be found within their canopies. Due to setting it is not advised that any remedial works are carried out at present.
18. Those trees which overhang the public footpaths or public highways, detailed at Appendix 1, shall require future maintenance to maintain clearance heights for vehicular or pedestrian traffic. These heights should be 5.6m above a road and 2.5m above a footpath.

Conclusions

19. The trees surveyed were generally found to be in fair condition.
20. Any proposed development should be accompanied by an Arboricultural Method Statement detailing the protection measures necessary for each tree. This should specify fencing standard and positions, acceptable tree friendly construction techniques and necessary tree work.

Appendix 1: Tree Data

Tree/group number	Common name	Botanical name	Age class	Height (m)	Diameter (mm)	Canopy Spread				Crown clearance (m)	Physiological condition	Structural condition	Observations	Recommendations	Visual amenity value	Remaining contribution (years)	Retention category
						North	East	South	West								
T1	Hawthorn	Crataegus monogyna	Early mature	7	260*	3	3	3	3	1.5	Fair	Fair	Situated on adjacent land and overhanging site boundary. Single stemmed with imbalanced canopy. Dieback of canopy.	No action required at present	Mod	10 to 20	C1
T2	Hawthorn	Crataegus monogyna	Early mature	7	220 *	3	3	3.4	3	1.9	Fair	Fair	Situated on adjacent land and overhanging site boundary. Single stemmed with imbalanced canopy. Dieback of canopy.	No action required at present	Mod	10 to 20	C1
T3	Holly	Ilex aquifolium	Early mature	8	150, 140 & 150	2	1	2	2.7	2	Fair	Fair	Tree growing on banking and overhanging boundary. Multi stemmed at ground level with a balanced canopy. Sucker growth.	No action required at present	Mod	10 to 20	C1
T4	Beech	Fagus sylvatica	Early mature	15	360*	3.6	3.7	2.8	3.2	0	Fair	Fair	Low hanging crown. Single stemmed with balanced crown. Epicormic growth at the base.	No action required at present	Mod	10 to 20	C1
T5	Spruce	Picea sp.	Early mature	16	380	3	3.4	2.3	3.80	0	Fair	Fair	Single stemmed with imbalanced canopy due to suppression.	No action required at present	Mod	10 to 20	C1
T6	Spruce	Picea sp.	Early mature	12	270	1.5	1.3	4	2.2	0	Fair	Fair	Twin stemmed with imbalanced canopy. Covered in dense Ivy limiting inspection. Tree overhangs building.	Remove ivy and reinspect	Mod	10 to 20	C1

T7	Beech	Fagus sylvatica	Early mature	9	300*	5.2	3.7	2.3	3.78	0.2	Fair	Fair	Twin stemmed with imbalanced canopy. Covered in dense Ivy limiting inspection.	Remove ivy and reinspect	Mod	10 to 20	C1
T8	Holly	Ilex aquifolium	Mature	8	90,90,100, 60,50 & 110	2.3	2	2.4	2.7	0	Fair	Fair	Multi stemmed from ground level with imbalanced canopy. Supressed by neighbouring trees. Minor bark wounds throughout.	Monitor bark wounds	Mod	10 to 20	C1

Appendix 2: Explanation of Tree Descriptions

Measurements

Tree height is calculated in metres from ground level to the highest point of the tree.

Stem diameter is measured and rounded down to the nearest ten millimetres at 1.5m above ground level using a specialist measuring tape. Where a tree divides into multiple stems each stem will be measured.

Canopy spread is measured from the centre of the stem base to the tips of the branches in all four cardinal points using an electronic distometer.

Crown clearance is estimated in metres and is an indication of the lowest significant live branches of the crown.

Age Class is divided into young, semi-mature, early-mature, mature, over mature, and veteran.

Physiological condition is an assessment of the health and vigour of the tree.

Structural condition is an indication of the structural integrity of the tree. This is given as good, average or poor.

The observations column will include a brief description of each tree and provide further information as relevant.

The remaining contribution is a rough estimate of the number of years a tree is expected to survive in a structurally sound condition.

Retention Categories

Category ratings are allocated based on the current quality and value of a tree in its current surroundings assuming the recommendations of this report are carried out. No consideration is given to any specific development proposal when allocating category ratings.

Category A trees are those which are of high quality and value, are in good structural and physiological condition and are expected to contribute for at least another 40 years.

Category B trees are those which would be considered as category A trees but which are of lower quality and value, poorer structural condition, and which are expected to contribute for at least 20 years.

Category C trees are those which are of low quality and value, are in poor condition, and are expected to contribute for at least 10 years.

Category U trees are those which are expected to contribute for less than 10 years due to serious defects. As is common in risk management, where there is doubt, the precautionary principle may be applied.

Sub-categories

Sub- categories of 1, 2 or 3 are included in the tree data tables and are defined as follows:

Sub-category 1 trees are those with 'mainly arboricultural value'

Sub-category 2 trees are those with 'mainly landscape value'

Sub-category 3 trees are those with 'mainly cultural or conservation value'

Appendix 3: General Recommendations

All work must be to BS 3998:1989 - '*Recommendations for tree work*'.

This report is based upon a visual inspection. The consultant shall not be responsible for events which happen after this time due to factors which were not apparent at the time, and the acceptance of this report constitutes an agreement with the guidelines and the terms listed in this report.

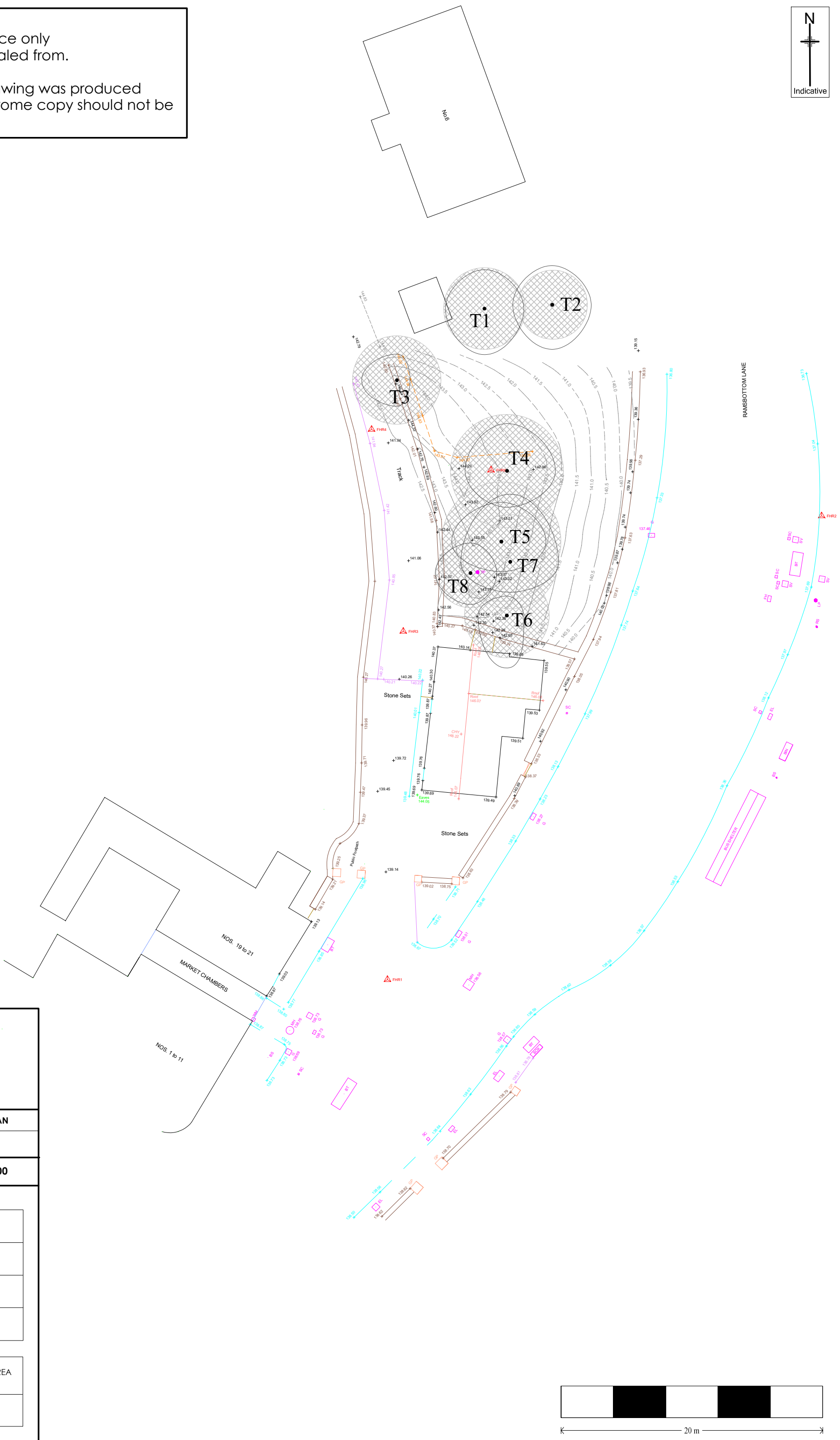
Any defects seen by a contractor or the employer that were not apparent to the consultant must be brought to the consultant's attention immediately.

It is advisable to have trees inspected by an arboricultural consultant regularly.

Appendix 4: Tree Constraints Plan

Please note:
The plan is for guidance only
and should not be scaled from.

The original of this drawing was produced
in colour - a monochrome copy should not be
relied upon.



Brooks

Ecological

Grounded advice

Email: vb@brooks-ecological.co.uk

Tel No: 01943 884 451

www.brooks-ecological.co.uk

APPENDIX 4 - TREE CONSTRAINTS PLAN

Site: Land off Ramsbottom Lane
Ramsbottom.

Paper Size: A2

Scale: 1:200

BS 5837: 2012 Retention Categories

	CATEGORY A
	CATEGORY B
	CATEGORY C
	CATEGORY U

	ROOT PROTECTION AREA
	TREE STEM

