AGENDA FOR

OVERVIEW AND SCRUTINY COMMITTEE – CALL-IN

Contact:: Josh Ashworth
Direct Line: 0161 253 5667
E-mail: J.R.Ashworth@bury.gov.uk
Web Site: www.bury.gov.uk

To: All Members of Overview and Scrutiny Committee

Councillors : J Rydeheard (Chair), J Southworth, M Rahimov, T Pilkington, L Ryder, A Chaudhry, N Bayley, S Haroon, C Birchmore, J Sheppard and J Roith

Dear Member/Colleague

Overview and Scrutiny Committee

You are invited to attend a meeting of the Overview and Scrutiny Committee which will be held as follows:-

Date:	Tuesday, 3 November 2026
Place:	Council Chamber - Town Hall
Time:	7.30 pm
Briefing Facilities:	If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.
Notes:	

AGENDA

1 APOLOGIES

2 DECLARATIONS OF INTEREST

Members of the Overview and Scrutiny Committee are asked to consider whether they have an interest in any matters on the agenda and, if so, to formally declare that interest.

3 PUBLIC QUESTION TIME

A period of 30 minutes has been set aside for members of the public to ask questions on the agenda for tonight's meeting.

4 CALL-IN - OBJECTIONS TO THE PROPOSED DISPOSAL OF PUBLIC OPEN SPACE - LAND ON THE NORTH SIDE OF MILTON ROAD, RADCLIFFE, BURY *(Pages 5 - 48)*

Following the receipt of a Notice of Call-in within the required deadline, from Councillor J Sheppard and Councillor C Birchmore calling in the decision of the Cabinet at the meeting held on the 14th October 2026 a meeting of the Committee has been convened in order to consider the matter in accordance with the reasons set out on the Notice of Call-In.

In considering the matter, the options available to the Scrutiny Committee are as follows:

1. The Scrutiny Committee decides not to offer any comments on the Notice. In this situation the decision of the Cabinet will stand.

2. The Scrutiny Committee decides to offer comments or objections, which will be referred back to the Cabinet

3. The Scrutiny Committee may refer the Notice, without comment, to the Council. The matter will then be considered by the Council (a standard item appears on all Council summons to consider referrals from Scrutiny Committees). Any comments or objections from Council will be referred back to the Cabinet at the earliest opportunity, in accordance with the Council Constitution.

The Cabinet will be required to consider any objections and comments but will not be bound by them unless "it is contrary to the Policy Framework or contrary to or not wholly consistent with the Budget"

Included within the agenda are the papers below:

- Original Cabinet Paperwork and Appendix
- Decision Minute From Cabinet
- Call in Request
- Scrutiny Report Addressing Call in Concerns

5 CALL-IN - NEW ASH GROVE ADDITIONAL PROVISION ACADEMY

(Pages 49 - 1782)

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Within the agenda pack included for this call in item are the below;

- Original Cabinet Paperwork and Appendix
- Decision Minute From Cabinet
- Call in Request
- Scrutiny Report Addressing Call in Concerns
- Appendix with descriptions of contents to support the scrutiny report

6 URGENT BUSINESS

Any other business which by reason of special circumstances the Chair agrees may be considered as a matter of urgency.

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Agenda Item 4

Classification: Open	Decision Type: Key

Report to:	Cabinet	**Date:** 14 October 2026
Subject:	Objections to the proposed disposal of Public Open Space – Land on the North Side of Milton Road, Radcliffe, Bury	
Report of	Deputy Leader and Cabinet Member for Finance and Corporate Services	

Summary

1. The report provides details of the objections received to the proposed disposal of Public Open Space (POS) of land on the North Side of Milton Road, Radcliffe, Bury

2. The extent of the land concerned is shown edged red on the plan contained within Appendix 1 to this report.

Recommendation(s)

3. Cabinet is asked to consider the responses received to the consultation and resolved to proceed with the disposal of the POS as shown edged red on the attached plan in Appendix 1.

Reasons for recommendation

4. Approval to the disposal of the land which will make the land available for the Council to dispose of.

Alternative options considered and rejected

5. Not to approve the disposal of the land as recommended.

Report Author and Contact Details:

Name: *Roger Frith*
Position: *Assistant Director of Corporate Assets and Facilities Management*
Department: *Corporate Assets and Facilities Management*
E-mail: *r.frith@bury.gov.uk*

Background

6. This report refers to a plot of land to the North Side of Milton Road, Radcliffe, Bury as shown edged red on the plan shown in Appendix 1. The land comprises of an area of approximately 14,685 square metres.

7. The land is managed by the Council's Leisure Services and is currently vacant.

8. Sections 123(2A) and 127(3) of the Local Government Act 1972 and section 233(4) of the Town and Country Planning Act 1990 ('the 1990 Act') require a local authority wishing to dispose of open space under those powers to advertise its intentions in a local newspaper for two consecutive weeks and to consider objections.

9. Notices advertising the intention to dispose of POS were placed in editions of the Bury Times on 27 August 2026 and 3 September 2026 with a closing date for objections of 24 September 2026. Local Ward Councillors were informed that the advertisements were to be placed in the Bury Times on 26 August 2026.

10. A total of 20 objections to the POS have been received for the disposal of the Site and are included in Appendix 2.

11. For the purposes of this report, the objections been grouped by theme. Some responders raised multiple points of objection. The different themes/issues have been set out in the table below.

Summary of Objections

Objection category		Bury Council's Comment
Loss of Public Open Space or community asset	**18**	There are other nearby areas for of open space, including: Bolton Road Park, Red Bank Nature Reserve, Red Bank Playing Fields and other areas of open spaces within nearby housing estates.
Health, wellbeing, access or equality	**16**	There are other nearby areas for recreational use, including: Bolton Road Park, Red Bank Nature Reserve, Red Bank Playing Fields and other areas of open spaces within nearby housing estates.
Alternative sites or site-selection concerns	**16**	These objections refer to the potential future use of the site not its disposal, which the subject of this report.
Biodiversity, green infrastructure or drainage	**13**	These issues will be considered should a planning application for development on the site be brought forward.
Safety, traffic, parking, noise or infrastructure	**12**	These issues will be considered should a planning application for development on the site be brought forward.
Deprivation or households without gardens	**11**	There are other nearby areas for green spaces, including: Bolton Road Park, Red Bank Nature Reserve, Red Bank Playing Fields and other areas of open spaces within local housing estates.
Loss of current community planting	**1**	This issue will be considered and alternative provision sought should the site be brought forward for disposal.
Local Plan issues	**1**	This is noted, but is a separate issue not relevant to this report

Objection category		Bury Council's Comment
Mining or ground-stability risk	**1**	These issues will be considered should a planning application for development on the site be brought forward.
Concern about housing, flats or HMO use	**1**	These issues will be considered should a planning application for development on the site be brought forward.
Counting note: Categories overlap because an objection may raise more than one issue.		

12. Many of the objections relate to the potential unknown future use of the site and are not relevant to this decision which is solely to approve the disposal of the POS. These range from: infrastructural, environmental, structural risks, potential damage to health and wellbeing, loss of green infrastructure and the risk to community safety.

13. Any future proposals to build on the site will require planning permission and there will be the opportunity for the public to make comments on any proposals that come forward at this stage. These issues will therefore fall to be considered at the planning stage.

14. Members are requested to consider the objections and balance the loss of Public Open Space for members of the public who use it for recreational purposes.

Links with the Corporate Priorities:

Please summarise how this links to the Let's Do It Strategy.

Not applicable as the POS notices are a procedural requirement. Any future disposal would be subject to a future cabinet report.

Equality Impact and Considerations:

*Please provide an explanation of the outcome(s) of an initial or full EIA and make **specific reference regarding the protected characteristic of Looked After Children**. There must be a signed off EIA template appended with a full analysis or explanation as to why an analysis is not needed for the report to be put forward to Cabinet. Sign off to be completed by the Council's Equality, Diversity and Inclusion (EDI) Manager (contact l.cawley@bury.gov.uk for advice).*

Not applicable as the POS notices are a procedural requirement. Any future disposal would be subject to a future cabinet report.

Environmental Impact and Considerations:

Please provide an explanation of the Environmental impact of this decision. Please include the impact on both ***Carbon emissions*** *(contact climate@bury.gov.uk for advice) and* ***Biodiversity*** *(contact S.Tinsley@bury.gov.uk and Dennis.whittle@bury.gov.uk for advice)*

Not applicable as the POS notices are a procedural requirement. Any future development would be considered as part of a planning application.

Assessment and Mitigation of Risk:

Not applicable as the POS notices are a procedural requirement. Any future disposal would be subject to a future cabinet report.

Procurement Implications:

There are no procurement implications

Legal Implications:

It is a legal requirement that the Council must advertise its intention to dispose of the land and invite public objections. Cabinet should have regard to the objections and give them open minded consideration. This appendix to this report sets out all objections received, as they relate to the proposed disposal and the existing use and value of the land as public open space.

Some of the objections concern the suitability of the site for the particular development which may subsequently be proposed, including planning, highways and ground conditions. Those issues are not for determination as part of the present public open space disposal process and, where relevant, will be considered through the appropriate planning and regulatory processes.

The present decision does not authorise a sale or other disposal of the land. Any subsequent disposal will require separate approval and compliance with the relevant legal and governance requirements.

Financial Implications:

Approval of the recommendation will enable the disposal to proceed and a capital receipt to be generated from the sale.

Appendices:

Please list any appended documents (please save these as clearly labelled separate documents in the Teams folder).

Appendix 1 – Red edged plan

Appendix 2 – Public Open Space Objections

Background papers:

Please list any background documents to this report and include a hyperlink where possible.

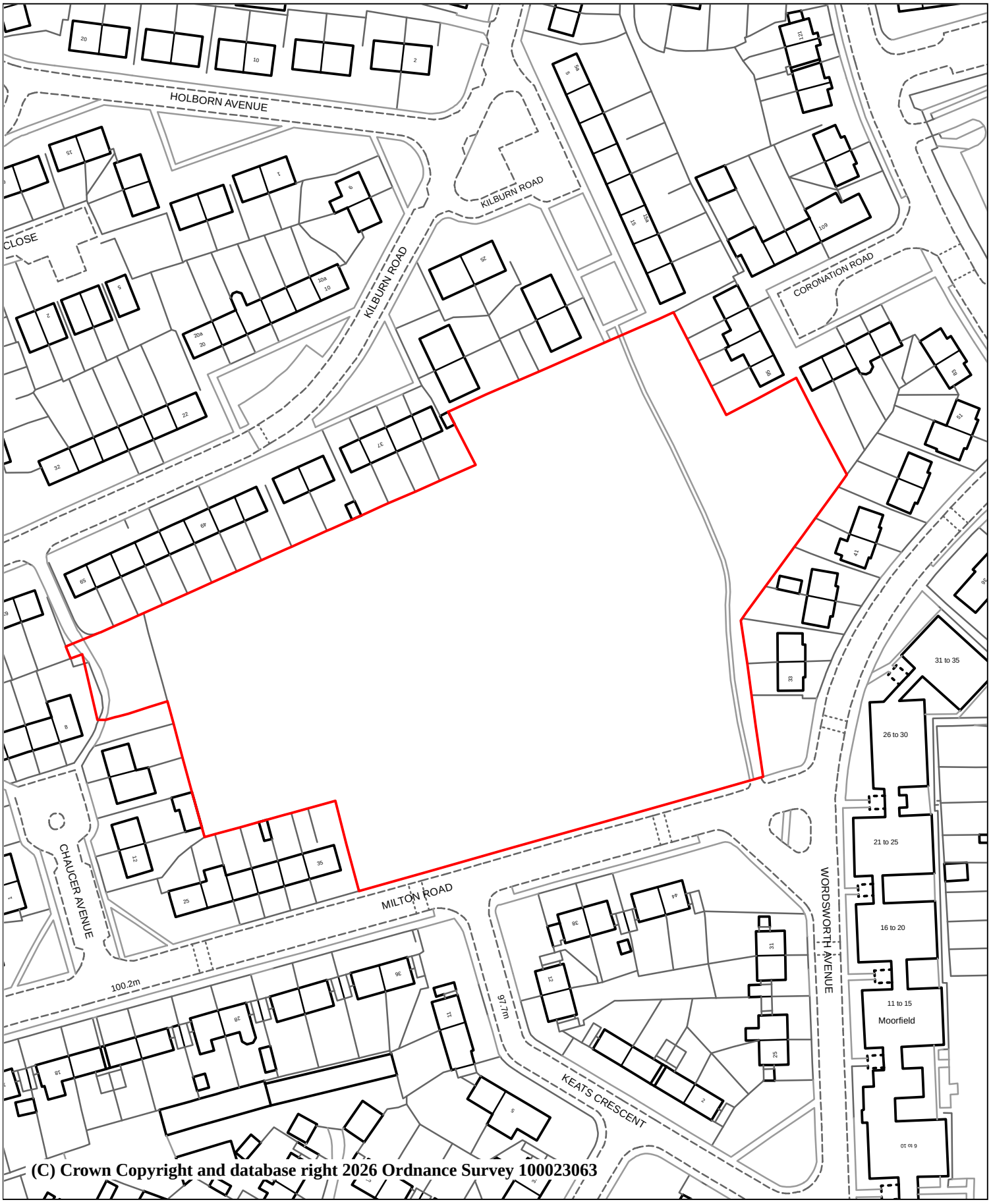
Please include a glossary of terms, abbreviations and acronyms used in this report.

Term	Meaning
POS	Public Open Space

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PLAN REFERRED TO

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PLAN Land at Milton Road
Radcliffe
M26 3RD

SCALE 1:1250

DRAWN BY MB

DATE 25/08/2026

Directorate of Place
Land & Property

3 Knowsley Place
Duke Street,
Bury, BL9 0EJ
email:property@bury.gov.uk

Bury COUNCIL

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Objection 1

Dear Bury Council Property Department,

Re: FORMAL OBJECTION: Section 123(2A) Local Government Act 1972 – Proposed Disposal of Land at Milton Road Fields.

I am emailing you with respect to the choice of the proposed disposal of Milton Road Fields to facilitate its proposed use as a pupil referral unit to be run by Oak Learning Partnership. Under Section 123 of the Local Government Act, the council is legally required to listen to formal objections.

My honest opinion is that I believe the Council has yet again failed to do its due diligence and genuinely believe that this site is not suitable to house the PRU.

Milton Road Fields was awarded funding by The Lancashire Wildlife Trust for improvement and enhancement of biodiversity on the site. The field is used by the community and was assigned as a community project by Bury Council. Access to green space around this field is limited and as such this area provides for existing leisure use which incidentally is the same reason given by the Council for not choosing one of the other proposed PRU sites.

The area has significantly more one-bedroom flats than the Bury Average which means residents have limited green space/gardens of their own. Due to its open perspective, it is considered as a safer environment than some of the other local spaces which are impacted by anti-social behaviour and drugs and alcohol.

The area is very close to a primary school and sheltered housing for our older residents.

The proposed location is in the middle of a residential area with an Index of Multiple Deprivation of 1. The LSOA for this area is ranked as the second most deprived in Bury and is ranked 200 out of 33,755 neighbourhoods in England where 1 is the most deprived. You can check this out for yourself using the following link:

https://deprivation.communities.gov.uk/about-your-neighbourhood/E01005004?postcode=M263WD

Please see the attached screenshots.

This area has suffered so much deprivation and lack of infrastructure to address the issues that it has recently been awarded Pride in Place funding, something reserved for areas with an IMD of 1 and poor Community Needs Index (CNI).

Not only is this area deprived it has a very significant rating for crime being 99% more deprived than 33,755 neighbourhoods in England (see attached). This area is particularly prone to crimes relating to drugs and has had several recent investigations into cuckooing. There is also evidence of regional gang activity in this area.

As you can see from the attached Google maps screen shot, the proposed site is in the middle of a residential area (gold outline) with very limited access to public transport (only one bus).

I have been told that this site was identified after six other sites were discounted. I am struggling to understand how any of the other sites identified were less suitable than this proposed site. In an email response from the Council, they told me that:

“In December 2024, the Council made a formal commitment to the Academy Chain Oak Learning Partnership, to provide a permanent combined Pupil Referral Unit (PRU) facility by the end of 2028. This was a condition of academisation.”

Quite frankly that is a failure on the part of the Council especially since the proposed site on Milton Road Fields was not even included in the original plans for locating the PRU. The Council should have ensured that a suitable site was located before committing to anything in terms of academisation, which they clearly failed to do.
My conclusion is that this site was simply selected because it was believed that it would incur less objections than other areas. There is a feeling amongst many Radcliffe residents that the Council does not appear to afford Radcliffe residents the same consideration in terms of open consultation that it does residents in other areas. In fact, there has been no consultation from the Council with either residents or elected representatives for the area about the choice of this site.

I cannot stress enough that I simply believe this is the wrong location for a Pupil Referral unit. Yet again, it feels like concerns of Radcliffe residents are being ignored and that yet again Radcliffe residents are having their right to access to green space removed.

I urge the Council to reconsider their choice of this field and to move forward with future proposals on the choice of sites in a more open fashion listening to the opinions of residents and elected members before choosing any site.

Please can you send me acknowledgement of receipt of this email.

Objection 2

To whom it may concern,

I am writing to submit a formal objection under Section 123(2A) of the Local Government Act 1972 regarding the proposed disposal of Milton Road Fields, Radcliffe. I object on the grounds that this land is a vital community asset previously designated for community projects. Its loss will disproportionately harm local health and wellbeing, particularly for nearby residents in high-density flats with no private gardens.

The fields are a safe, highly visible environment used by local school children and sheltered housing residents. While a PRU facility is needed in the borough, the Council must protect this scarce green infrastructure and explore alternative sites.

Despite the benefits the fields provide us local residents, I would also implore you to look into the crime rates of this area. The adjacent property to the fields has been one of consistent anti-social behaviour since I moved to the area in June 2024, which has often led to police and fire presence due to fighting, drug activity and uncontrolled bonfires. This is not a safe area for vulnerable children to be relocated.

As a neighbouring resident of Milton Meadows, I was not consulted regarding any potential planning permission, or informed of this projects undertaking.

Objection 3

I am writing to submit a formal objection under Section 123(2A) of the Local Government Act 1972 regarding the proposed disposal of Milton Road Fields, Radcliffe. I object on the grounds that this land is a vital community asset previously designated for community projects. Its loss will disproportionately harm local health and wellbeing, particularly for nearby residents in high-density flats with no private gardens.

The fields are a safe, highly visible environment used by local school children and sheltered housing residents. While a PRU facility is needed in the borough, the Council must protect this scarce green infrastructure and explore alternative sites.

Objection 4

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The fields are a safe, highly visible environment used by local school children and sheltered housing residents. While a PRU facility is needed in the borough, the Council must protect this scarce green infrastructure and explore alternative sites

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Objection 5

Ref sec 123 of Local Gov Act (2a) and Local Go. act 1972

I am writing to submit a formal objection under Section 123(2A) of the Local Government Act 1972 regarding the proposed disposal of Milton Road Fields, Radcliffe.

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The fields are a safe, highly visible environment used by local school children and sheltered housing residents. While a PRU facility is needed in the borough, the Council must protect this scarce green infrastructure and explore alternative sites

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Objection 6

Good morning.

Can I please register my formal objection to the proposed Pupil Referral Unit being located on green space on Milton Road. This space is the green heart of our estate.

Objection 7

I am writing to submit a formal objection under Section 123(2A) of the Local Government Act 1972 regarding the proposed disposal of Milton Road Fields, Radcliffe.I object on the grounds that this land is a vital community asset previously designated for community projects. Its loss will disproportionately harm local health and wellbeing, particularly for nearby residents in high-density flats with no private gardens.

The fields are a safe, highly visible environment used by local school children and sheltered housing residents. While a PRU facility is needed in the borough, the Council must protect this scarce green infrastructure and explore alternative sites.

Objection 8

To : Chief Executive, Bury Council

Director of Property / Land & Property

Council Solicitor

Re: Milton Road Field, Radcliffe – Supplementary objection to proposed disposal under Section 123(2A) Local Government Act 1972

I submit this supplementary objection to the proposed disposal of Milton Road Field, Radcliffe. This representation is made in addition to, and does not replace, withdraw or supersede my previous written Section 123 objection. I request that both representations are retained on the Council's disposal file and provided to the appropriate decision-maker for consideration.

This supplementary objection draws attention to significant evidence contained within a Bury Council letter dated 10 October 2023, concerning the Council's authorisation of the Growing Radcliffe Together community and environmental project on Milton Road Field.

1. Bury Council's own evidence demonstrates the public value of the land

On 10 October 2023, Bury Council formally granted permission for Growing Radcliffe Together to undertake works on Milton Road Field including:

1. native wildflower planting to improve biodiversity;

2. tree planting;

3. an access path through the field, creating a walking route between greenspaces;

4. measures intended to prevent vehicle access and reduce fly-tipping;

5. wildlife and community information signage; and

6. continued use of the land for the project and for a minimum of three years following completion.

The Council's letter expressly stated that the project would provide: "wildlife benefit, increased usage, increased learning and natural surveillance to this site."

This is important contemporaneous evidence from the landowner itself that the site was being actively treated as a community, environmental, biodiversity, recreational and learning asset.

2. The Council should explain the change in its approach

The Council's current statutory notice describes the land as public open space and confirms that it is being disposed of pursuant to Section 123(1) and (2A) of the Local Government Act 1972.

There is therefore a legitimate question as to what has changed between the Council's 2023 decision to facilitate environmental and community improvements to the site and its current proposal to dispose of it.

I ask the Council to confirm:

1. when the Growing Radcliffe Together project was deemed complete;

2. whether the three-year period referred to in the Council's 10 October 2023 letter has expired;

3. whether the Council subsequently varied, terminated or otherwise amended the permission granted in that letter;

4. whether any commitments, conditions or obligations arising from that project remain outstanding; and

5. what consideration was given to the continuing public, environmental and community benefits of the site before it was identified for disposal.

3. This evidence should be expressly considered as part of the Section 123 process

The current statutory notice confirms that the land "consists or forms part of an open space" for the purposes of Section 123(2A).

The 2023 Council letter is therefore directly relevant to the question of the site's existing public use and value.

I request that this evidence is expressly considered alongside my original objection when the Council considers representations concerning the proposed disposal.

Bury Council's own previous decision-making records demonstrate that objections to the disposal of public open space are considered as part of the disposal process.

4. The permanent loss of the site's existing benefits requires proper consideration

The proposed disposal would potentially result in the permanent loss of the benefits which the Council itself identified in 2023, including:

1. biodiversity improvements;

2. wildlife benefits;

3. community use;

4. walking connectivity;

5. learning opportunities;

6. natural surveillance; and

7. measures designed to reduce fly-tipping and unauthorised vehicle access.

Those matters should form part of the Council's consideration of whether disposal of this particular parcel of public open space is justified.

5. Alternative sites should be demonstrably considered

If disposal is proposed to facilitate the Ash Grove Alternative Provision Academy, I ask the Council to demonstrate that reasonable alternative sites have been properly considered and to explain why the permanent loss of this particular public open space is considered necessary and justified.

I fully recognise the importance of providing appropriate alternative educational provision. However, that objective should be considered alongside the established community and environmental value of the land rather than treated as automatically determining the disposal question.

For the avoidance of doubt, this is a supplementary representation and must be read together with my previous Section 123 objection.

I respectfully request that:

1. my original Section 123 objection remains fully recorded and unaffected;

2. this supplementary objection is added to the same disposal file;

3. both representations are provided to the appropriate decision-maker;

4. the 10 October 2023 Bury Council letter is expressly considered;

5. the Council confirms the status and completion date of the Growing Radcliffe Together project and the associated three-year period referred to in its letter;

6. the Council explains what consideration was given to the continuing community and environmental benefits of the site before proposing its disposal; and

7. the Council does not determine to proceed with disposal without first properly considering my original and supplementary objections in accordance with the statutory Section 123 process.

The October 2023 correspondence is particularly significant because it provides Bury Council's own contemporaneous evidence of the community, environmental, biodiversity, recreational and learning value which it attributed to Milton Road Field.

Any decision now to dispose of the land should therefore transparently explain what has changed since 2023 and how the permanent loss of those identified public benefits has been weighed against the case for disposal.

Please acknowledge receipt of this additional information and confirm that it will be considered.

Objection 9

RE: Formal Objection to the Proposed Disposal of Public Open Space at Milton Road, Radcliffe (Milton Meadows)

I am writing in my official capacity as a local representative to register a formal and strenuous objection to the council's declared intention to dispose of the public open space situated on the north side of Milton Road, Radcliffe (known locally as Milton Meadows).

While I recognise the statutory obligation to locate provision for educational services, disposing of this specific asset for development presents severe infrastructural, environmental, and structural risks that run contrary to the long-term interests of the Radcliffe community.

I urge the council to reject the disposal of this land based on the following critical material considerations:

1. Severe Ground Instability & High Mining Risk

Official records from the Mining Remediation Authority confirm that the entire footprint of Milton Meadows sits squarely within a Development High Risk Area. This designation indicates the presence of historical shallow coal mining workings, potential mine entries, and geological vulnerabilities. Introducing a heavy, institutional multi-story facility onto this specific parcel introduces profound structural and public safety concerns. Ground remediation—such as extensive deep-grouting—will not only be extraordinarily costly to the taxpayer but risks destabilising adjacent residential properties on Milton Road, Westminster Avenue, and Wordsworth Avenue.

1. Loss of Asset of Community Value and Biodiversity Loss

Milton Meadows is not redundant wasteland; it is a highly valued, actively used green lung within a heavily built-up urban area. Significant volunteer hours and ecological planning have gone into enhancing this space, including historical partnerships with organisations like the Lancashire Wildlife Trust. Disposing of this land directly contradicts the council's own climate emergency declarations and biodiversity net-gain targets by destroying a local habitat corridor and removing crucial natural drainage that protects local homes from surface water runoff.

3. Placement of an Institutional Facility in the Heart of a Vulnerable Residential Community

The suggested location is entirely surrounded by homes. Placing a Pupil Referral Unit (PRU) in the middle of an established residential area raises serious concerns regarding increased traffic and parking pressures, safeguarding and community safety, noise and disturbance, and immense pressure on already stretched local infrastructure. Crucially, we must evaluate the cumulative impact on a neighbourhood that has already experienced significant social and economic challenges.

This area is not simply “deprived”—it is objectively among the most disadvantaged communities in Bury. We are not opposed to supporting children and young people who require alternative educational provision. Those young people absolutely deserve high-quality facilities, appropriate support, and environments that meet their needs. However, Milton Road Fields is fundamentally the wrong site.

4. Failure of Social Equity and Economic Parity

Residents of Radcliffe increasingly feel that their concerns are routinely ignored, while essential community assets are repeatedly placed at risk. The removal of access to vital green space from one of the most deprived neighbourhoods in the borough is explicitly incompatible with the Council’s stated commitment to achieving social and economic parity across Bury. If parity means anything, it must mean that residents living in deprived communities are entitled to the exact same protection of green space, health, wellbeing, safety, and quality of life as residents living elsewhere in the borough.

I therefore formally call on Bury Council to execute the following steps immediately:

* Withdraw the Proposal: Withdraw any proposal to locate a Pupil Referral Unit on Milton Road Fields.
* Protect the Asset: Protect Milton Road Fields as a permanent community green space.

* Consult the Public: Consult meaningfully with local residents before considering any future development affecting this site.

* Identify Alternative Sites: Identify alternative locations for any proposed PRU that do not result in the loss of vital community open space in a highly deprived neighbourhood.

I look forward to receiving formal acknowledgment of this objection and being kept informed of any upcoming cabinet or committee reviews regarding this site.

Objection 10

I am writing to submit a formal objection under Section 123(2A) of the Local Government Act 1972 regarding the proposed disposal of Milton Road Fields, Radcliffe.I object on the grounds that this land is a vital community asset previously designated for community projects. Its loss will disproportionately harm local health and wellbeing, particularly for nearby residents in high-density flats with no private gardens.

The fields are a safe, highly visible environment used by local school children and sheltered housing residents. While a PRU facility is needed in the borough, the Council must protect this scarce green infrastructure and explore alternative sites.

Objection 11

I am writing to submit a formal objection under Section 123(2A) of the Local Government Act 1972 regarding the proposed disposal of Milton Road Fields, Radcliffe.I object on the grounds that this land is a vital community asset previously designated for community projects. Its loss will disproportionately harm local health and wellbeing, particularly for nearby residents in high-density flats with no private gardens.

The fields are a safe, highly visible environment used by local school children and sheltered housing residents. While a PRU facility is needed in the borough, the Council must protect this scarce green infrastructure and explore alternative sites

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Objection 12

Objection to the soundness of the Publication Local Plan in relation to Green Infrastructure and Protected Open Space

I object to the Publication Bury Local Plan insofar as its policies and supporting evidence could permit or facilitate the loss or development of Milton Road Fields / Milton Road Open Space, Radcliffe, including the area locally referred to as Milton Meadows.

This representation concerns the soundness and evidential basis of the Local Plan. It is not an objection to a planning application: no planning application for the proposed Pupil Referral Unit has been submitted.

The issue for examination is whether the Local Plan provides a sufficiently robust, justified and effective policy framework to protect this established open-space and Green Infrastructure asset while accommodating identified public-service needs.

1. Conflict with Policy LP-GI1 – Green Infrastructure

The Publication Local Plan identifies LP-GI1 – Green Infrastructure as a strategic policy. The policy states that the Council will seek to protect and enhance a network of multi-functional green and blue infrastructure. It states that the Council will resist development which could negatively affect the functionality of the Green Infrastructure network unless specified criteria are satisfied.

Of relevance, LP-GI1 requires that development affecting the network must:

* not sever or cause fragmentation of the Green Infrastructure network;

* be limited and form part of, and be essential to, the provision and improvement of public services and utilities, where that criterion is relied upon;

* provide positive benefits for the network's integrity, connectivity, role and multi-functionality; and

* incorporate sufficient mitigation or compensation for loss or damage to the network.

The Council's own justification states that its Strategic Green Infrastructure network is shown on the Policies Map and expressly includes areas of outdoor open space, sport and recreation.

Accordingly, if Milton Road Fields falls within the mapped Strategic Green Infrastructure designation, the Council must demonstrate how any proposed development of the site satisfies all relevant elements of LP-GI1, rather than treating the land simply as available development land.

2. The site is established open space – Policy LP-OS1 : – Protected open space, sport and recreation as a strategic policy.

"The Council will seek to retain an adequate supply of good-quality and accessible open-space, sport and recreational assets". It states that development resulting in the loss of such assets will not be allowed unless it can clearly be demonstrated that:

1. the site is surplus to current and future community requirements, taking account of its value and potential to address identified deficiencies;

2. equivalent or better replacement provision is made; or

3. the development is alternative sports/recreational provision whose benefits clearly outweigh the loss.

A proposed PRU is not alternative sports or recreational provision. Nor can replacement landscaping or biodiversity measures automatically constitute equivalent replacement open-space provision.

The central question is therefore whether the Council has robustly demonstrated that Milton Road Fields is genuinely surplus to current and future community requirements.

The Local Plan itself acknowledges identified deficiencies in the quantity, quality and accessibility of open space across the Borough.

3. The Council's earlier Green Space Audit recorded Milton Road Open Space (RP/RD028/00), Radcliffe, as 1.477 hectares of informal recreation space assessed as "Good". This is historical evidence rather than a substitute for the Council's current assessment, but it demonstrates that the site has an established recreational function and should not be characterised simply as undeveloped or incidental land.

The Publication Plan now relies upon the Bury Open Space Assessment 2026 as the relevant evidence base for LP-OS1.

The Council should therefore demonstrate transparently:

* how Milton Road Fields is assessed in the 2026 evidence base;

* its current quantity, quality, accessibility and community value;

* whether there is a local quantitative or qualitative deficiency;

* whether the site is genuinely surplus to current and future requirements; and

* how any loss is consistent with the Local Plan's objective of retaining an adequate supply of accessible open space.

4. No adequate justification for selecting this site has been demonstrated. If the Council considers that land at Milton Road Fields is required for public-service infrastructure, the evidence must demonstrate why development on this particular open-space/GI asset is necessary.

The Council should therefore publish evidence demonstrating:

* the specific need which the proposed facility is intended to meet;

* why Milton Road Fields is required to meet that need;

* why other reasonable sites were considered;

* what reasonable alternatives were assessed and why they were rejected;

* the comparative impact of those alternatives on open space, Green Infrastructure, accessibility, health and the environment; and

* why the loss of this particular asset represents an appropriate planning strategy.

This is directly relevant to the "justified" soundness test because Bury's own transitional arrangements confirm that the Plan will be examined against the December 2023 NPPF, including the requirement that the strategy takes account of reasonable alternatives and is based on proportionate evidence.

5. The Council's own LP-GI1 justification recognises that Green Infrastructure is multi-functional, providing environmental, health and wellbeing, ecological, climate-resilience and landscape benefits. Consequently, the value of Milton Road Fields cannot properly be assessed solely by its acreage or by whether another piece of grassland could be provided elsewhere.

Any assessment should consider the cumulative loss of:

* recreational and informal open-space function;

* access to green space;

* health and wellbeing benefits;

* ecological connectivity;

* landscape and visual amenity;

* permeability and climate resilience; and
* the site’s contribution to the wider Green Infrastructure network.

6. Biodiversity Net Gain is not a substitute for open-space or Green Infrastructure protection. Any future biodiversity net gain associated with development should not be treated as equivalent compensation for the loss of an established public open-space and Green Infrastructure asset.

Biodiversity, recreation, public access, landscape, health and Green Infrastructure functions are not interchangeable. LP-GI1 itself requires consideration of the integrity, connectivity, role and multi-functionality of the network and separately requires mitigation or compensation for loss or damage.

7. The Plan must be capable of applying its own policies consistently and there is a significant potential inconsistency between:

* the Plan’s strategic objective of conserving and enhancing Green Infrastructure;

* LP-GI1’s requirement to resist development that negatively affects the functionality of the network;

* LP-OS1’s protection of existing open-space assets; and

* any parallel Council strategy that would facilitate the permanent development of Milton Road Fields.

The Examination should therefore consider whether the Local Plan is internally coherent, justified and effective in protecting the assets which its own policies identify as important.

8. Soundness : for the purposes of Regulation 19 examination, I consider the Plan potentially unsound in this respect because it has not adequately demonstrated:

Positively prepared: that the need for public-service infrastructure has been balanced against the identified need to retain accessible open space and Green Infrastructure.

Justified: that the approach is supported by proportionate evidence and takes account of reasonable alternative locations.

Effective: that the Plan’s stated protection of Green Infrastructure and open space can operate effectively where development of an established asset is being contemplated.

Consistent with national policy: that the approach properly reflects the national policy requirement for robust evidence concerning open-space provision and the protection of existing open-space assets.

I respectfully request that the Council and, if necessary, the appointed Planning Inspector:

1. Confirm the precise status of Milton Road Fields on the Publication Policies Map, including whether and to what extent it forms part of the Strategic Green Infrastructure network and/or protected open-space designation.

2. Require the Council to provide the current evidence supporting any contention that the site is surplus to current and future community requirements.

3. Require publication of the relevant assessment of the site’s quantity, quality, accessibility, recreational, environmental and community functions.

4. Require a transparent assessment of reasonable alternative locations for the proposed public-service use.

5. Require the Council to demonstrate how any development of the site would satisfy the requirements of LP-GI1 and LP-OS1.

6. Require the Plan to be modified if the evidence does not demonstrate that the proposed approach is justified, effective and consistent with its own strategic policies.

Conclusion

Milton Road Fields should not be treated simply as an available parcel of land.
The Council's Publication Local Plan places strategic importance on Green Infrastructure and explicitly seeks to retain an adequate supply of accessible open space. Its own policies require strong evidence before such land can be lost.

The fact that the proposed PRU is a public-service facility does not, by itself, resolve the requirements of LP-GI1 or LP-OS1. The Council must still demonstrate necessity, appropriate site selection, compliance with the Green Infrastructure tests and, critically, that the open-space asset is genuinely surplus or otherwise satisfies the policy's requirements.

I therefore ask that the Inspector carefully examine the evidential basis for any approach that would facilitate development of Milton Road Fields and, where the necessary evidence is absent, require appropriate modification to the Local Plan.

Objection 13

To whom it may concern,

I am writing to formally object to the disposal of the land on Milton Road, Radcliffe.

My son and I frequently use this field to play, look for insects, and watch the wide variety of birds that visit the area. Many other local families also enjoy and rely on this green space. It is disappointing that this land is being considered for sale and potential redevelopment into housing, flats, or HMOs.

Please reconsider this decision and preserve this valuable space for our estate.

Objection 14

I am writing to submit a formal objection under Section 123(2A) of the Local Government Act 1972 regarding the proposed disposal of Milton Road Fields, Radcliffe.I object on the grounds that this land is a vital community asset previously designated for community projects. Its loss will disproportionately harm local health and wellbeing, particularly for nearby residents in high-density flats with no private gardens.

The fields are a safe, highly visible environment used by local school children and sheltered housing residents. While a PRU facility is needed in the borough, the Council must protect this scarce green infrastructure and explore alternative sites

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Objection 15

FORMAL STATUTORY OBJECTION

Section 123(2A) Local Government Act 1972

Proposed Disposal of Open Space Land at Milton Road Fields (Milton Meadows), Radcliffe

To: Property Services / Cabinet Local Authority Members

Bury Council, Town Hall, Knowsley Street, Bury, BL9 0SW

Email: Property@bury.gov.uk<mailto:Property@bury.gov.uk>

Date: 2nd September 2026

Dear Sir / Madam,

I am writing to submit my formal statutory objection regarding Bury Council's advertised intention to dispose of the public open space land on the north side of Milton Road, Radcliffe (Milton Road Fields / Milton Meadows).

I strongly object to the release and disposal of this land under Section 123 of the Local Government Act 1972 on the following grounds:

* Loss of Vital Green Infrastructure: This land is a highly valued community asset and wildlife oasis. It was previously designated by the Council as a community project and is actively looked after by local volunteers.

* Harm to Local Health and Wellbeing: This estate has a higher-than-average density of high-rise and one-bedroom flats. For many residents living here without a private garden, Milton Road Fields is their only accessible link to outdoor recreation, mental health support, and green space.

* Community Safety: Due to its open aspect and clear visibility, these fields provide a safe outdoor environment relied upon by vulnerable local residents, including young children from the nearby primary school and elderly residents from local sheltered housing.

* Failure to Explore Alternatives: While the borough requires a Pupil Referral Unit (PRU), Milton Road Fields is entirely the wrong location. The Council has a duty to protect scarce green space and must thoroughly evaluate alternative brownfield or non-open space sites.

I request that Bury Council immediately withdraws the proposal to dispose of this land and maintains its protection as permanent public open space. I expect the Council Cabinet to fully consider this statutory objection with an open mind, as required by law, before making any further decisions.

Please record my objection formally.

Objection 16

I am writing to submit a formal objection under Section 123(2A) of the Local Government Act 1972 regarding the proposed disposal of Milton Road Fields, Radcliffe.I object on the grounds that this land is a vital community asset previously designated for community projects. Its loss will disproportionately harm local health and wellbeing, particularly for nearby residents in high-density flats with no private gardens.

Milton Road Fields are located directly within the MSOA and has been assessed as an area of within the Index of Multiple Deprivation and Community needs. It is imperative that we retain this asset for the use of residents and local communities.

The fields are a safe, highly visible environment used by local school children and sheltered housing residents. While a PRU facility is needed in the borough, the Council must protect this scarce green infrastructure and explore alternative sites.

Objection 17

To whom it may concern.

I am writing to submit a formal objection under Section 123(2A) of the Local Government Act 1972 regarding the proposed disposal of Milton Road Fields, Radcliffe.

I object on the grounds that this land is a vital community asset previously designated for community projects.

Its loss will disproportionately harm local health and wellbeing, particularly for nearby residents in high-density flats with no private gardens.

The fields are a safe, highly visible environment used by local school children and sheltered housing residents. While a PRU facility is needed in the borough, the Council must protect this scarce green infrastructure and explore alternative sites, surely a large area of land will soon be available when the demolition of Pioneer Mills is completed, this maybe a more suitable location.

Objection 18

Hello

I am writing to submit a formal objection under Section 123(2A) of the Local Government Act 1972 regarding the proposed disposal of Milton Road Fields, Radcliffe. I object on the grounds that this land is a vital community asset previously designated for community projects. Its loss will disproportionately harm local health and wellbeing, particularly for nearby residents in high-density flats with no private gardens.

The fields are a safe, highly visible environment used by local school children and sheltered housing residents. While a PRU facility is needed in the borough, the Council must protect this scarce green infrastructure and explore alternative sites

While our town needs education facilities, destroying our vital local green space is entirely the wrong choice. This field is our community hub, our wildlife oasis, and the only green space for many residents living in nearby flats without gardens.

Kind regards

Shirley

Shirley Barlow

Objection 19

CRITICAL: Structural, Statutory, and Highways Failures Regarding Proposed Milton Road Fields PRU Development

CRITICAL: Structural, Statutory, and Highways Failures Regarding Proposed Milton Road Fields PRU Development

Dear Judi,

Thank you for your continued support of Radcliffe residents and for launching the official petition against the proposed Pupil Referral Unit (PRU) on Milton Road Fields.

As a long-term resident living directly opposite the site, I am writing to provide you with a definitive breakdown of the specific Material Planning Considerations and Statutory Regulations that this proposed development violates. These failures provide the legal grounds required to block this project entirely at the planning and regulatory stages.

1. Highways and Access Failures (Severe Breach of Safety Specifications)

* Sub-Standard Carriageway Width: Milton Road measures only 4.9 metresin width. Under standard highways design guidance, this width is the absolute minimum requirement for minor residential cul-de-sacs with low traffic volumes. It is structurally and legally incapable of handling institutional, commercial, or educational traffic.

* National Planning Policy Framework (NPPF) Paragraph 115: The NPPF dictates that development should be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be "severe."

* Obstruction of Statutory Emergency Access: With a road width of only 4.9m, a single vehicle parked on the carriageway reduces the remaining passable space to under 2.5m. This directly prevents standard fire appliances and ambulances from reaching existing residential properties, posing a direct threat to public safety.

2. Geotechnical Ground Instability & Hydrology Risks

* Sub-Soil Shifting and Structural Subsidence: This land has a well-documented history of underground water accumulation and structural sinkage (underwater sinkage risks). Driving heavy construction machinery and introducing permanent heavy structures will cause severe sub-soil compaction.

* Damage to Adjacent Foundations: This water displacement directly threatens the shallow foundations of my home and the three adjacent properties, presenting a severe risk of residential subsidence and structural cracking.

* Footpath & Root Damage: Visible evidence of ground instability is already present outside my property, where protected tree roots have buckled and cracked the public footpath. Heavy vehicular vibration will worsen this damage and breach British Standard BS5837 (Trees in relation to design, demolition, and construction).

3. Statutory Safeguarding and Human Rights Violations

* Human Rights Act 1998 (Article 8): As a vulnerable tenant of 16 years with diagnosed PTSD, severe anxiety, and clinical depression, placing a high-occupancy institutional unit directly opposite my front window —whilst I am already managing a severe, documented neighbor dispute—directly violates my Right to Respect for Private and Family Life and Home. The council cannot demonstrate that this site choice is proportionate or safe under their statutory safeguarding duties.

How this Development Can Be Legally Stopped (Highest Authorities)
If the council attempts to abuse its executive powers to ignore these specifications, we can escalate this past them using three distinct legal mechanisms:

1. The Planning Inspectorate (The "Call-In" Power): Because Bury Council is acting as both the applicant and the judge, we can formally petition the Secretary of State for Housing, Communities and Local Government to "call in" the application. The National Planning Inspectorate can completely strip Bury Council of its decision-making power and reject the build based on the severe highways and infrastructure failures.

2. High Court Injunction (Judicial Review): If the Planning Committee votes to approve this build by deliberately ignoring mandatory safety metrics or environmental surveys, the resident action group can launch a Judicial Review. The High Court has the power to rule the council's decision unlawful and grant an immediate injunction to stop all diggers.

3. Statutory Objection from Greater Manchester Fire & Rescue Service: As a mandatory consultee, the fire service can legally object to the site layout if it is proven that the 4.9m road width will trap emergency vehicles and block access to our homes.

Please could you ensure that the Highways Authority, Environmental Health, and Building Control are formally notified of these infrastructure failures immediately, and that these points are logged as core arguments within your campaign?

Thank you for fighting for our community, it's greatly appreciated.

Objection 20

Dear Property Services Team,

RE: Notice of Proposed Disposal of Land at Milton Road, Radcliffe (Local Government Act 1972, Section 123)

I am writing as a local resident to register my formal objection to Bury Council’s proposal to dispose of the open space land at Milton Road (Milton Meadows), Radcliffe, for the development of a Pupil Referral Unit (PRU).

While I support the provision of dedicated educational facilities for children requiring alternative provision, I strongly oppose the selection of Milton Meadows for this project. I request that the Council rejects this disposal and instead explores alternative, brownfield, or underutilised commercial sites within the borough.

My objections are based on the following grounds:

Loss of Vital Community Green Space: Milton Meadows is a well-used, highly valued asset for the Radcliffe community. It provides an essential open space for recreation, dog walking, and community events. Stripping the neighbourhood of this green lung directly contradicts efforts to maintain community well-being and health.

Ecological and Environmental Impact: The field is home to established biodiversity and wildlife. Developing this greenfield site will permanently destroy local habitats and goes against broader environmental sustainability targets.

Traffic, Infrastructure, and Access Constraints: The surrounding residential streets, including Milton Road and Westminster Avenue, are narrow and already experience traffic congestion. Introducing a school facility will severely worsen traffic flow, create parking hazards, and compromise road safety for local residents and children.

Availability of Alternative Sites: Radcliffe has several brownfield and vacant plots that are far better suited for structural development. Greenfield public open space should only ever be considered as an absolute last resort.

I urge the Council to take these community concerns seriously, halt the disposal of this cherished public land, and safeguard Milton Meadows for future generations.

Please acknowledge receipt of this formal objection and keep me informed of the outcome of the Section 123 consultation process.

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C82 - Objections to the proposed disposal of Public Open Space - Land on the North Side of Milton Road, Radcliffe, Bury

The Leader advised that two members of the public, Jacqueline Daley and Elaina Daley, wished to raise questions concerning the proposed disposal. As they had been unable to attend the earlier public question session, the Leader permitted them to put their questions before Cabinet considered the report.

Elaina Daley referred to the number of bungalows in the vicinity and the needs of older and vulnerable residents. She asked how residents would be protected from any anti-social behaviour associated with a future use of the site. Jacqueline Daley asked how residents would be supported in relation to pupils travelling to and from any future educational provision.

Councillor Thorpe clarified that the item before Cabinet concerned only the proposed disposal of the land. He stated that pupils attending alternative provision should not be stereotyped and that specialist staff would support pupils if the proposed educational development progressed.

Councillor Walmsley similarly cautioned against stigma associated with alternative provision. She advised that the Council had not received complaints about its two existing alternative provision sites and that any future anti-social behaviour concerns would be addressed through the appropriate police and community safety arrangements. She also noted that any development would remain subject to the relevant planning and other approval processes.

The Leader confirmed that further decisions would be required before any development could take place. He undertook to maintain communication and provide opportunities for residents to engage as the proposals developed.

Councillor Thorpe introduced the report, which asked Cabinet to consider the objections received following the statutory advertisement of the proposed disposal of public open space on the north side of Milton Road, Radcliffe, and to determine whether the disposal should proceed.

Councillor Birchmore expressed concern that the report included the formal objections but did not reproduce the comments made at the separate engagement event held on 29 September 2026. She asked why there was no detailed report of attendance and feedback from that event; why the event appeared to focus on the proposed alternative provision rather than the disposal; why Cabinet Members had not attended; whether Cabinet Members had read the section 123 material; and how many had visited the site.

Councillor Thorpe responded that the attendance of education officers had enabled residents to obtain information about the possible future use of the site. He confirmed that he had not attended the event or previously visited the site, but was familiar with the location and had read the section 123 report. The Leader confirmed that he had visited the site on a number of occasions and acknowledged that discussion of the disposal and the proposed educational development, which was the next item on the agenda, could overlap.

The Monitoring Officer clarified that the statutory process under section 123(2A) of the Local Government Act 1972 was distinct from the later engagement event. She advised that the statutory advertisement had run from 27 August to 3 September 2026 and that the report set out the objections received during that period. The event held on 29 September 2026 was a separate pre-consultation engagement exercise concerning issues that could arise if the proposal progressed. A summary of the feedback from that event had been made available to Members.

Councillor Birchmore stated that attendees had signed in and attributed their comments, but that those comments had not been reproduced verbatim. She considered that the summary did not provide residents with sufficient assurance that their views had been heard. The Leader confirmed that the summary and the objections received during the statutory period had been provided and that the views and comments had been taken into account.

Councillor Birchmore referred to a question raised at the Council meeting on 16 September 2026 about the timing and transparency of the engagement event. She also referred to subsequent project reports dated 30 September and 5 October 2026 and asked what evidence demonstrated that the statutory objections had been individually assessed, how they had influenced the recommendations, and that Cabinet remained open-minded and had not predetermined the matter.

Councillor Thorpe responded that no decision had been made before Cabinet's consideration of the report. He advised that preparatory work had been undertaken in parallel to make effective use of time and resources, but that this did not determine the outcome of the disposal decision. He stated that the report enabled Cabinet to consider the objections before deciding whether the land should be made available for disposal. He also referred to the need to improve facilities for vulnerable children currently educated in sub-optimal accommodation.

Councillor Rydeheard referred to residents' concerns about the pace of the process and the number of representations relating to the loss of green space. He asked how those concerns had been taken into account and what consideration had been given to residents' access to alternative open space.

Councillor Thorpe stated that the Council should progress its objectives promptly where possible. He acknowledged concerns that other nearby areas of public open space might be less accessible because of distance or safety and stated that Cabinet was required to balance the loss of public open space against the need to provide suitable facilities for children in the borough.

Councillor L Smith advised that work was under way to review the borough's parks and open spaces, including their public health, biodiversity and community value, to support appropriate provision and maintenance across the borough. Following a further question from Councillor Rydeheard about the effect of losing this particular area of land, Councillor Thorpe undertook to provide further detail.

Cabinet noted that the decision before it concerned the proposed disposal of public open space. It did not itself grant planning permission or finally approve the proposed educational development, which was considered separately under the following agenda item and remained subject to the relevant statutory and approval processes.

Decision(s)

Cabinet:

1. considered the objections received in response to the statutory advertisement of the proposed disposal of the public open space shown edged red on the plan at Appendix 1, together with the officer analysis and the additional information made available following the engagement event held on 29 September 2026; and

2. having taken those matters into account, resolved to proceed with the proposed disposal of the land.

Reasons for decision(s)

- Cabinet considered the objections relating to the loss of public open space and the matters raised concerning accessibility, amenity and the availability of alternative open space. Having balanced those matters against the reasons for making the land available for the proposed educational development, Cabinet concluded that the disposal should proceed. The decision concerned the proposed disposal of the land and did not determine any subsequent planning application.

Alternative options considered and rejected

- Not to proceed with the proposed disposal. This option was rejected after Cabinet had considered the statutory objections, the officer analysis and had balanced the identified loss of public open space against the reasons for making the site available for the proposed educational development.

Call-In request

Cabinet decision: 14th October 2026
Subject: Proposed disposal of Milton Road Fields, Radcliffe, for the Ash Grove Alternative Provision Academy
Submitted to: Chair of the Overview and Scrutiny Committee, Bury Council
Submitted by: Councillors Carol Birchmore, Ken Simpson, Mary Walsh, Des Duncalfe, Judi Sheppard and Mike Smith, Radcliffe First

Dear Chair of Overview and Scrutiny Committee,

Please find below a formal statement of grounds in relation to the request for call-in of Cabinet's decision of 14th October 2026 concerning the proposed disposal of Milton Road fields, Radcliffe.

We request scrutiny of whether the decision was reached following sufficiently comprehensive, transparent and evidence based assessments of the alternative sites, residents' objections, consultation findings, financial implications, environmental requirements and foreseeable impacts on neighbouring residents.

The purpose is not to challenge the need to provide suitable alternative education provision for children and young people who require it. That need is recognised. The issue is whether the decision to dispose of this particular site was reached following a sufficiently thorough, transparent and evidence-based assessment. Particular concern arises from the apparent omission from the published Cabinet report of hard-copy objections reportedly delivered to Bury Town Hall on 16th September 2026, including an open letter signed by 20 residents of Moorfield Sheltered Housing, Wordsworth Avenue, and other separately signed objections.

The absence of these representations from the published report does not, by itself, establish that they were not considered. However, it makes it important for the Council to establish what was received, how it was recorded and processed, and whether all qualifying statutory objections were properly considered before the decision was made.

The following statement sets out the grounds for scrutiny, the evidence requested and the actions sought from the Committee.

The scrutiny requested is intended to establish whether Cabinet had all relevant information before it, whether the applicable statutory and procedural requirements were met, and whether reconsideration or further work is necessary.

1. Alternative sites, educational provision and strategic asset management

The Cabinet report refers to a site-selection exercise involving a number of potential locations, with a RIBA Stage 0 feasibility assessment reportedly considering six sites. The proposed development requirements are understood to include approximately 9,267 square metres of accommodation and associated facilities.

Given the scale and long-term implications of the proposed disposal, scrutiny should establish whether the alternatives were assessed consistently and whether reasonable, deliverable alternatives were properly examined before Milton Road Fields was selected.

The following information is requested:

1. The full RIBA Stage 0 feasibility report, including the assessment criteria, scoring methodology, assumptions, constraints and conclusions for each site considered.
2. The reasons each alternative was discounted, including any consideration of site capacity, planning constraints, acquisition or development costs, access, infrastructure, timescales and delivery risks.
3. Whether the Council considered whether any alternative site, existing building or combination of sites could meet the educational requirement, and why those options were rejected.
4. Whether the feasibility assessment was updated to reflect relevant changes in site availability, costs, planning considerations or the Council's wider estate requirements before the Cabinet decision.
5. The chronology of the site search, including when each option was considered, when Milton Road Fields became the preferred site and when the decision to pursue its disposal was effectively settled.

There is also a wider question about the Council's strategic management of its property assets. New Summerseat House in Ramsbottom has reportedly been sold at auction for £1.575 million. This is not presented as evidence that the property would necessarily have been suitable for the proposed academy. Rather, it raises a legitimate question about how the Council evaluates, retains, disposes of and repurposes public assets when seeking to meet long-term service needs.

Scrutiny should therefore establish:

- How the Council's asset-disposal decisions relate to its long-term service and accommodation requirements.
- Whether potentially suitable existing assets were fully considered as part of the site-selection exercise.

- Whether the decision to dispose of Milton Road Fields was consistent with the Council's wider estate-management and financial strategies.
- Whether the Cabinet report adequately explained why the preferred site represented the most appropriate and deliverable option when compared with reasonable alternatives.

2. Disposal process, residents' objections and the apparent omission of hard-copy representations

A sealed envelope containing residents' representations was reportedly delivered personally to Bury Town Hall on 16th September 2026 by a Radcliffe First councillor and handed to a male security officer.

The envelope contained:

- An open letter signed by 20 residents of Moorfield Sheltered Housing, Wordsworth Avenue, raising concerns about the proposed disposal.
- Other separately signed objections submitted by residents.

These were distinct representations in addition to the objections submitted by email, raising concerns, including:

The loss of valued local green space and community asset.

The site's reported history of biodiversity enhancement investment involving Lancashire Wildlife Trust.

The relationship between the proposed loss of green space and the objectives of recent Pride in Place investment in the neighbourhood.

The potential effects of additional traffic, parking pressures, noise and safeguarding concerns of residents of the sheltered housing complex, including older people and residents with limited mobility.

The cabinet report appears to refer to 20 email objections, but the published material does not appear to identify or account for the separate hard-copy representations described above.

It is therefore necessary to establish whether these documents reached the appropriate Council officers, were formally logged and retained, and were included in the material considered by officers and Cabinet before the decision of 14th October 2026.

The concern is not based solely on the fact that the representations are not individually reproduced in the Cabinet report. It is that their receipt, treatment and consideration cannot be established from the published material currently available.

3. Application of Section 123 of the Local Government Act 1972

Section 123(2A) of the Local Government Act 1972 provides a statutory procedure for the proposed disposal of public open space, including advertisement and consideration of objections received in accordance with the statutory process.

Scrutiny should establish:

1. The precise statutory notice period and deadline applicable to the proposed disposal.
2. Whether the hard-copy representations delivered on 16th September 2026 were received within the applicable period.
3. How many separate hard-copy objections were contained in the envelope, in addition to the open letter signed by 20 Moorfield residents.
4. Whether each representation was logged, scanned, retained and forwarded to the appropriate officers.
5. Whether the representations were treated as objections under the applicable statutory process and, where relevant, whether their content was summarised or otherwise brought to Cabinet's attention.
6. Whether officers and Cabinet considered the substance of these representations before the decision was taken.
7. If the representations were not included in the published report, why they were omitted and where, if anywhere, their consideration is documented.
8. Whether any corrective action is required if relevant objections were not properly considered before the decision.

The Council should provide a clear account of the chain of custody of the documents, from delivery at Town Hall through to their receipt, recording and consideration by the relevant decision-makers.

If qualifying objections were received within the statutory period but were not considered as required, this may raise a substantive question about compliance with Section 123(2A). That question should be resolved by examining the actual records and applicable requirements, rather than assuming either compliance or non-compliance.

Public meeting held on 29th September 2026

A public meeting concerning the proposal was held on 29th September 2026, shortly after the published statutory objection deadline is understood to have fallen on 24th September 2026.

Residents reportedly attended and completed feedback forms. It is important to establish what purpose this meeting served, how the feedback was handled and whether it informed the final decision.

Scrutiny should ask:

- What was the stated purpose and scope of the meeting on 29th September?
- What issues, objections and alternative suggestions did residents raise?
- How were the feedback forms collected, recorded, analysed and retained?
- Was a summary of the feedback prepared, and was it provided to officers and Cabinet before the decision?
- Did the meeting take place while the proposal remained genuinely open to reconsideration?
- Did residents' feedback lead to any further investigation, amendments, mitigation measures or changes to the proposal?
- If concerns were not acted upon, what reasons were recorded?
- How did the meeting and the feedback received influence the final Cabinet report and recommendation?

If the meeting was intended to inform the decision, the Council should be able to demonstrate how residents' views were considered. If it was not intended to influence the disposal decision, the Council should explain its purpose and how that purpose was communicated to attendees.

The timing of the meeting does not itself establish a procedural failure. However, it makes it particularly important to clarify the relationship between the statutory objection process, the public meeting and the final decision.

Residents' substantive concerns

The representations raised concerns about the potential loss of open space and the effects of the proposed development on neighbouring residents and the surrounding area. Issues identified include traffic, parking, noise, residential amenity, safeguarding and the circumstances of older or potentially vulnerable residents.

The Council should demonstrate how these matters were considered when deciding whether to dispose of the land for the proposed purpose. Where particular matters are to be assessed through subsequent planning or technical processes, scrutiny should establish which issues were relevant to the disposal decision itself and whether any unresolved matters could materially affect the suitability or deliverability of the chosen site.

4. Human rights, equality and the circumstances of vulnerable residents

The proposed development may affect people living close to the site, including residents of Moorfield Sheltered Housing. The Council should demonstrate that it identified and considered relevant impacts on neighbouring residents before deciding to dispose of the land.

Article 8 of the European Convention on Human Rights, given effect through the Human Rights Act 1998, may be relevant where a decision affects respect for private and family life or the home. The Equality Act 2010, including the Public Sector Equality Duty under Section 149, may also be relevant to the extent that the Council's functions and the circumstances of affected people engage those duties.

This submission does not presume that either duty has been breached. It asks whether the relevant considerations were properly identified and addressed.

Scrutiny should request clarification of:

1. Whether any human-rights, equality or other relevant impact assessment was undertaken in connection with the proposed disposal.
2. Whether the Council identified the potential effects on older, disabled or otherwise vulnerable neighbouring residents.
3. Whether residents' concerns about noise, disturbance, traffic, access, privacy and the use of their immediate surroundings were considered.
4. What evidence and advice informed the Council's assessment of these matters.
5. Whether any relevant assessment was available to Cabinet before the decision was taken.
6. Whether further assessment is required before the Council makes any subsequent or irreversible commitments.

If the Council considers that a particular assessment was unnecessary, it should explain the basis for that conclusion.

5. Safeguarding, residential amenity and operational considerations

The proposed use of Milton Road Fields needs to be considered not only in terms of whether the site can physically accommodate the development, but also whether it can support the intended educational provision while managing foreseeable effects on the surrounding community.

Issues requiring examination include:

- Traffic generation and access arrangements.
- Arrival and departure arrangements for pupils, staff and visitors.
- Parking, drop-off and pick-up activity.
- Noise and disturbance during operating hours.
- The management of movement around the site and the boundary with neighbouring properties.
- Safeguarding arrangements and the relationship between the proposed use and the surrounding residential environment.
- The feasibility, cost and effectiveness of proposed mitigation measures.

Scrutiny should establish which of these matters were assessed before the disposal decision, which remain unresolved and whether any unresolved matters could materially affect the site's suitability or the viability of the proposal.

Where detailed arrangements are properly matters for a later planning application or operational design, the Council should distinguish those future decisions from issues that needed to be understood before committing to dispose of the land.

The objective is not to pre-empt the planning process. It is to establish whether Cabinet had sufficient information to make a reasoned decision about the disposal of this particular site.

6. Open space, flood risk and environmental considerations

The proposed disposal raises questions about the loss of open space and the environmental and technical implications of developing Milton Road Fields.

Scrutiny should establish:

1. The planning policy and land-use status of the site, including the relevance of any applicable open-space policies.
2. Whether the Council assessed the effect of losing the land as open space and considered the availability and accessibility of alternative provision.
3. Whether any existing or proposed biodiversity work, including reported involvement or proposals associated with the Lancashire Wildlife Trust, has been documented and considered.
4. Whether the Council has identified any funding conditions, commitments or restrictions that could be affected by the disposal or development.
5. What flood-risk and surface-water drainage information was available when Cabinet made its decision.

6. Whether advice from the Lead Local Flood Authority and other relevant technical bodies has been obtained or is still required.
7. What drainage, biodiversity net gain and other environmental requirements may affect the cost, design or deliverability of the scheme.
8. Whether the relevant national planning policies and any applicable flood-risk assessment requirements have been identified and taken into account at the appropriate stage.

The Council should distinguish clearly between the decision to dispose of the land and any later planning decision. Nevertheless, if known environmental or technical constraints could materially affect whether the proposed development is feasible, those constraints are relevant to understanding the risks attached to the disposal decision.

The scrutiny process should establish whether these matters were adequately understood and disclosed to Cabinet, and whether any further work is required before the Council proceeds.

7. Financial implications, borrowing and value for money

The Cabinet report is understood to refer to a project cost of approximately £17 million, additional prudential borrowing of £13.616 million and additional recurring revenue costs estimated at £1.14 million annually for 40 years from 2029/30.

Given the scale and duration of these financial commitments, scrutiny should establish whether Cabinet had a sufficiently complete understanding of the project's financial implications and whether the financial case was considered alongside reasonable alternative sites.

The following information is requested:

- The full capital-cost breakdown and the assumptions underpinning the estimated project cost.
- The basis of the additional borrowing requirement, including the relevant financing assumptions.
- The projected recurring revenue costs and the basis for the stated 40-year period.
- The whole-life cost comparison between Milton Road Fields and the other sites assessed.
- Any allowance for site preparation, remediation, drainage, access, environmental mitigation and other site-specific costs.

- The principal financial and delivery risks, including contingencies and the potential consequences of cost increases or delays.
- The extent to which any additional costs or risks associated with the preferred site were reflected in the comparative appraisal.
- The basis on which the Council concluded that the proposal represented value for money and an appropriate use of public resources.

Scrutiny should also establish whether the financial assessment considered the opportunity cost of disposing of the land and whether the Council's wider asset-management strategy was reflected in the decision.

The aim is to determine whether the preferred site was selected on the strength of a robust comparative assessment, rather than simply whether a financial case for the project as a whole exists.

8. Transparency, decision-making and outstanding approvals

For scrutiny to be effective, members need access to the evidence that informed Cabinet's decision and a clear understanding of which issues have been resolved and which remain outstanding.

Subject to applicable legal restrictions, scrutiny should request the relevant records, including:

- The full site-selection and feasibility assessment.
- The record of the statutory disposal notice and objections received.
- The record of the hard-copy representations reportedly delivered on 16th September 2026.
- The analysis of the public meeting held on 29th September 2026 and the feedback received.
- Relevant environmental, flood-risk, equality, human-rights, safeguarding and residential-amenity assessments.
- The comparative financial appraisal and whole-life cost assessment.
- The reasons for rejecting alternative sites.
- The recorded reasons supporting the selection of Milton Road Fields.
- Any relevant legal or governance advice that can properly be disclosed.
- Details of outstanding approvals, conditions and further decisions required before disposal or development can proceed.

Where information is withheld, the Council should identify the applicable reason, subject to its legal obligations.

Scrutiny should also clarify the status of any remaining approvals and commitments, including whether any steps have already been taken following the Cabinet decision and whether further commitments can appropriately be deferred while the call-in is considered.

9. Formal requests to the Overview and Scrutiny Committee

In light of the issues set out above, the Committee is respectfully asked to:

1. Examine the adequacy of the site-selection process.
Obtain and review the full feasibility assessment and comparative appraisal of the alternative sites, including the reasons for rejecting them and the basis for selecting Milton Road Fields.

2. Examine the Council's strategic asset management.
Establish whether potentially suitable existing assets were fully considered and whether the disposal decision was consistent with the Council's wider property and financial strategies.

3. Investigate the handling of residents' hard-copy objections.
Require officers to establish the number and nature of the representations reportedly delivered in a sealed envelope to Bury Town Hall on 16th September 2026, including the open letter signed by 20 Moorfield Sheltered Housing residents and the other separately signed objections. Confirm how the documents were received, logged, retained, distributed and considered, and whether the applicable statutory requirements were met.

4. Establish how statutory objections were considered.
Clarify the applicable Section 123 objection deadline, determine whether qualifying objections were received within the statutory period, and establish how their substance was brought to the attention of officers and Cabinet.

5. Examine the purpose and outcome of the 29th September public meeting.
Obtain the feedback forms, meeting records and any subsequent analysis or officer responses, and establish how the feedback influenced the decision-making process.

6. Examine the implications for neighbouring residents.
Consider whether the likely effects on residential amenity, traffic, parking, noise and vulnerable residents were sufficiently assessed before the disposal decision.

7. Examine relevant equality and human-rights considerations.
Establish what assessments and advice were available to Cabinet and whether further work is required to discharge any applicable duties.

8. Examine environmental and technical constraints.
Review the available information on open-space policy, flood risk, drainage, biodiversity and other relevant requirements, distinguishing between matters relevant to disposal and those reserved for subsequent planning or technical approval.

9. Review the financial case.
Examine the capital and recurring revenue costs, borrowing assumptions, whole-life costs, risks and comparative value-for-money assessment.

10. Determine whether Cabinet had sufficient information to make its decision.
Establish whether all material objections, relevant alternatives, financial implications and foreseeable risks were adequately considered and reported.

11. Consider the appropriate outcome of the call-in.
If scrutiny identifies material omissions, procedural deficiencies or a need for further assessment, consider whether the decision should be referred back to Cabinet for reconsideration, with appropriate recommendations and any further information required.

12. Clarify the position while scrutiny is undertaken.
Confirm the effect of the call-in under the Council's applicable procedure and, where procedurally possible, ensure that further commitments are deferred pending the Committee's consideration and any resulting reconsideration.

The Committee is also asked to ensure that its findings and any recommendations clearly identify the evidence relied upon and explain how the issues raised have been resolved.

10. Conclusion

The need to provide suitable alternative education is not the central dispute. The central question is whether Milton Road Fields is the right site and whether the decision to dispose of it was reached through a complete, transparent and properly evidenced process.

There are legitimate questions about the assessment of alternative sites, the management of public assets, the handling of residents' representations, the purpose and outcome of the public meeting, the effects on neighbouring residents, environmental constraints and the long-term financial implications.

Of particular importance is the need to establish what happened to the hard-copy objections reportedly delivered to Bury Town Hall on 16th September 2026. These included an open letter signed by 20 residents of Moorfield Sheltered Housing, together with other separately signed objections. The Council should establish whether these representations were properly recorded and considered, and explain why they do not appear to be accounted for in the published Cabinet report.

Residents must have confidence that representations submitted through a statutory process are handled properly and that concerns raised through public engagement are genuinely considered. Where a decision has significant and potentially lasting consequences for public land and neighbouring communities, that confidence depends on a clear record of the evidence considered and the reasons for the decision.

The Committee is therefore asked to examine the decision objectively, establish the relevant facts and determine whether the Cabinet decision should stand or be referred back for reconsideration.

This submission seeks a fair, evidence-based scrutiny process that recognises the educational need while ensuring that the choice of site, the statutory process and the interests of residents have all been properly addressed.

Submitted by: Councillors Carol Birchmore, Ken Simpson, Mary Walsh, Des Duncalfe, Judi Sheppard and Mike Smith, Radcliffe First
Date: 18th October 2026

SCRUTINY REPORT

MEETING: OVERVIEW & SCRUTINY

DATE: 30 October 2026

SUBJECT: Milton Road - October 14th 2026 Public Open Space Cabinet Report

REPORT FROM: Roger Frith, Assistant Director or Corporate Assets and Facilities Management

CONTACT OFFICER: Roger Frith r.frith@bury.gov.uk

1.0 BACKGROUND

1.1 This report relates to a report considered by Cabinet at its meeting on 14th October, detailing objections made following a Public Open Space notice (POS), seeking approval to dispose of a plot of land to the North Side of Milton Road, Radcliffe, Bury.

1.2 Sections 123(2A) and 127(3) of the Local Government Act 1972 and section 233(4) of the Town and Country Planning Act 1990 ('the 1990 Act') require a local authority wishing to dispose of open space under those powers to advertise its intentions in a local newspaper for two consecutive weeks and to consider objections.

1.3 Notices advertising the intention to dispose of POS were placed in editions of the Bury Times on 27 August 2026 and 3 September 2026 with a closing date for objections of 24 September 2026. Local Ward Councillors were informed that the advertisements were to be placed in the Bury Times on 26 August 2026.

1.4 The report referenced a total of 20 objections to the POS and were grouped by theme in the report.

2.0 ISSUES

2.1 On 18th October Cllr Sheppard emailed Democratic Services to request that the Cabinet decision is called in to Overview & Scrutiny Committee.

2.2 The email mentioned specifically a sealed envelope containing residents' representations was handed to security at the town hall on 16th September. Cllr Shephard in the email sought an explanation why these representations were not included in the 14th October Cabinet Paper. The missing objections were;

- An open letter signed by 20 residents of Moorfield Sheltered Housing, Wordsworth Avenue, raising concerns about the proposed disposal. Resident's objections followed a similar theme to the 20 noted on the cabinet report, as can be summarised as follows,
    - Well-used accessible community space
    - Valued environmental and community asset
    - Contributes to residents' health and well-being
    - Increased traffic congestion
    - Community safety and safeguarding issues
    - Increased noise and disturbance
    - Additional pressure on existing overstretched service and infrastructure

- Impact on a neighbourhood that has already experienced social and environmental challenges

- 8 other separately signed objections submitted by residents. Each of the 8 letters are duplicates signed by 8 residents and can be summarised as follows,
    - Loss of vital green infrastructure
    - Harm to local health and well-being
    - Impact on community safety
    - Failure to explore alternative locations.

2.3 Cllr Sheppard's email was forwarded on 19th October to a number of senior council officers, including the Assistant Director or Corporate Assets and Facilities Management (AD CAFM), who began an investigation into why the contents of the letter handed to the Council on 16th September were not included in the cabinet report.

2.4 The findings of the investigation

2.4.1 On 9th September a letter was passed by reception to Property Services, to whom it was addressed, and date stamped the same day. This is 7 days earlier than the date given in Cllr Sheppards email, but given the contents are the same as described it can be concluded that they are the same.

2.4.2 On 17th September an officer assisting with the POS Cabinet paper opened the letter and scanned the open letter from Moorfield Sheltered Housing to the Property Inbox, where objections to the POS notice were being sign posted. The further 8 letters of objection were not scanned and remained in the original envelope in the Town Hall, as they were mistakenly believed to be duplicates of the Moorfield objections. Following further investigation by the AD CAFM, they have been identified as separate to the Moorfields representations and should have been included in the POS Cabinet Report

2.4.1 A separate officer monitoring the Property Inbox did not identify the email containing scanned Moorfield objections as relevant to ones being received in relation to the POS objections being received and did not therefore move to the relevant SharePoint folder that was being used to collate all the objections received.

2.4.3 From the further information now available a further 28 objections should have been included in the 14th October POS Cabinet Report.

2.4.4 The investigation has highlighted that a number of experienced staff in the Property Team have retired in the last year and this may have left a knowledge gap when dealing with POS matters.

2.4.5 A dedicated folder on SharePoint was set up but relevant objections received into the Property Inbox was not moved across.

2.4.6 For any future POS cases two identified officers will open any future hard copy objections received in the post and they will follow any scanned documents to ensure they get saved in the relevant SharePoint folder. The same two officers will continue to monitor the Property Inbox to ensure that objections are identified and move to the relevant SharePoint folder.

3.0 OPEN SPACE CONSIDERATIONS

3.1 Planning colleagues have recently completed an updated Open Space Assessment (March 2026) which will form part of the evidence base underpinning the Local Plan and updates the Council's assessment of open space needs across the Borough. It provides the principal evidence for determining whether individual sites perform an important recreational function and whether their loss would undermine the overall network of provision.

3.2 The updated Open Space Assessment identifies the Milton Road site as a 1.47 ha area of amenity green space falling within the Radcliffe Analysis Area. The Assessment concludes that the Milton Road site rates below the thresholds for both quality and value as the space is an overgrown grassed area with no signage or seating and scores lower for overall appearance and maintenance. In particular, the Open Space Assessment shows the Milton Road site to have a quality score of 46.2% (below the 50% quality threshold) and a value score of 18.0% (below the 20% value threshold).

3.3 From a quantitative perspective, the table below shows that the Radcliffe Analysis Area is not deficient in amenity greenspace provision having 0.81ha of amenity greenspace per 1,000 population – above the recommended standard for amenity greenspace of 0.64ha per 1,000 population.

Analysis	Current Provision	Above/below 0.64
Bury	0.45	-0.19
Prestwich	0.14	-0.50
Radcliffe	0.81	+0.18
Ramsbottom & Tottington	0.77	+0.13
Whitefield	1.18	+0.55

3.4 The loss of the full extent of Milton Road, which extends to 1.47Ha, would reduce the value score to 0.76, still above the minimum recommended level of 0.64.

3.5 The proposed plans, as set out in the October Ash Grove Cabinet report shows an area to the east of the site retained for an enhanced community garden. In addition, walking routes would still be available through the retained areas of open space from, Chaucer Ave, Kilburn Road and Milton Road.

3.6 As set out in the October Cabinet report, there are other nearby areas for of open space, including: Bolton Road Park, Red Bank Nature Reserve, Red Bank Playing Fields and other areas of open spaces within nearby housing estates.

4.0 CONCLUSION

4.1 It is accepted that the report to Cabinet on 14th October should have referenced a total of 48 objections, not 20.

4.2 It is recommended that a further report should be submitted to Cabinet in due course detailing all 48 objections to the POS notice.

4.3 A number of issues have seen identified in how the POS process is managed and safeguards as set out above will be put in place to ensure that identified errors are not repeated.

List of Background Papers:-
Milton Road - 14th October 2026 POS Cabinet Paper

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Agenda Item 5

Classification: Open	Decision Type: Key

Report to:	Cabinet	**Date:** 14 October 2026
Subject:	New Ash Grove Additional Provision Academy	
Report of	Cabinet Member for Children and Young People	

1. Summary

1.1 The purpose of this report is to advise the Cabinet on the proposals to provide a new Ash Grove Alternative Provision (AP) Academy facility on the proposed site located on Milton Road, Radcliffe.

1.2 The proposed site was previously earmarked as a potential SEN school facility by the DfE. The DfE have confirmed that they no longer require the site for this purpose. Cabinet approval is now required to use the site for an alternative use, in this case a proposed AP facility for which there is an urgent requirement. Under Policy RT1/1 the site is protected for recreation provision in the urban area. A separate report is being submitted to Cabinet pertaining to any objections to a Public Open Space Notice for the disposal of the Milton Road site.

1.3 Approval for the full budget to deliver the project is being sought. This would include Design Consultant's fees to continue from RIBA Stage 4 through to 7. Set out below is the proposed funding strategy for the proposed development. There is also appended a full RIBA Stage 3 Report from the Council's Design Consultants and a Cost Plan that breaks down the requirements of the budget.

1.4 The Cost Plan is based on the designs contained within the appended Stage 3 Report. Approval is required from the Cabinet to submit these designs for full Planning Approval. The cost of the project is approximately £17m.

1.5 With the assistance of the Council's Procurement department, it is proposed to procure a suitable Contractor through a two-stage competitive express tender process via the Procure Partnership Framework as early as possible and then to enter into a Pre-Construction Service Agreement.

2. Recommendation(s)

2.1 Approve the use of the Milton Road site (*see appended site plan in Stage 3 Report*) for the proposed new Ash Grove Alternative Provision (AP) Academy.

2.2 Approve the current designs to be submitted for full Planning Approval.

2.3 Approve the funding strategy detailed below for a budget of £17m and delegate spending authority to the Executive Director of Place in conjunction with Director of Law and Governance to oversee implementation of relevant contracts.

2.4 Approve the Procurement strategy approach for the engagement of a suitable contractor/consultant team.

3. Reasons for recommendation(s)

3.1 To ensure the Council complies with an academisation legal agreement entered into with the Oak Learning Partnership Trust by providing a permanent school facility by September 2028.

3.2 Any delays in the proposed programme contained in the Stage 3 report could result in failure to deliver.

3.3 It is possible that legal action may be taken if the Council does not meet its contracted legal obligations. OLP could also take actions to withdraw six-day provision and renegotiate any remaining placement costs. Ultimately, it would further compromise the lives of some of Bury's most vulnerable young people having had their previous Radcliffe sites relocated to the current temporary locations of New Kershaw and Whittaker Street.

3.4 The additional cost in having to extend the rental agreements for the temporary modular buildings at Whittaker Street and New Kershaw to accommodate the Students at OLP Ash Grove beyond the agreed current two years could be at least £150,000.00 per annum.

4. Background

4.1 In December 2024 the Council made the commitment, via a legal agreement with the Oak Learning Partnership Trust, to provide a permanent one site location for the Alternative Provisions facilities by 2028.

4.2 This project seeks to provide a new Combined Alternative Provision (AP) facility in Bury to replace the temporary units located on the Whittaker Street, Park House and New Kershaw sites with a permanent new facility.

4.3 A facility that aims to create an inclusive, supportive, and adaptable learning environment that enhances the educational experience and outcomes for pupils. The goal is to deliver a purpose-built development that is fit for purpose.

The requirement is for:

- An Alternative Provision Academy catering for 136 pupils

4.4 Previously, a feasibility study was conducted to appraise the suitability of six other potential sites for the new development. However, none of the selected options were deemed suitable following the findings of a RIBA Stage 0 Feasibility Report.

4.5 A new site has now been identified as a potential location for the new AP Academy. The proposed site is located on Milton Road, Radcliffe, Bury. A feasibility was produced on the proposed site to see if the site suits the requirements of the required facilities and its suitability.

4.6 Following the success of the new RIBA Stage 0/1 feasibility report on the proposed Milton Road site. The new report was utilised to tender for a full team of consultants through the Procure Partnership Framework, with assistance of the Council's Procurement Team, to take the project up to RIBA Stage 3 Design and the Planning Application.

4.7 Working with members of the Oak Learning Partnership and CYPS, the design consultants are now working towards the completion of the Stage 3 report to establish a cost plan and submit a full planning application.

4.8 Using an express two-stage tender process, again through Procure Partnership, we have also had early engagement with a Contractor.

4.9 Post academy conversion Spring Lane School (Secondary PRU) became Ash Grove Alternative Provision Academy.

5 Impact of the OLP/DfE/Bury Council Agreement

5.1 There are strong reasons why every local authority needs dedicated alternative provision for children within its local area. Firstly, under Section 19 of the Education Act 1996, local authorities have a direct legal duty to arrange suitable, full-time (or equivalent) Alternative Provision (AP) for any child of compulsory school age who cannot attend a mainstream school due to exclusion, illness, or other reasons.

5.2 Local Authorities also have a duty to ensure there are sufficient school places for all children in the local area, including those in need of alternative provision. Guidance is clear that if the local authority identifies a shortage of alternative provision places for children, resulting in a significant number having to travel considerable distances to a suitable placement or being placed in inappropriate provision, local authorities should consider creating or expanding provision.

5.3 Because of the section 19 duty and the constant need for alternative provision for some children, local authorities in the past have maintained their own alternative provision (Pupil Referral Units) to provide education for excluded and vulnerable children. Over time, with academisation, central government funded alternative provision has diversified to include Academy APs. LAs can (and do) also legally commission external independent providers of alternative provision where

necessary. However, alternative provision within the maintained sector provides a means for the local authority to meet its legal obligations, while also having certainty on the cost of that provision.

5.4 Without maintained provision (either local authority-maintained AP, or an AP Academy under a Multi-Academy Trust), a local authority is dependent on purchasing provision from independent providers in the external market to discharge its statutory duty. This is a scenario akin to the duty to provide a homes for a child in public care or securing appropriate education for a child with an Education, Health and Care Plan: a non-delegable statutory duty on the local authority, which must be discharged and funded.

5.5 The quality of alternative provision in Bury and the use of unsuitable providers was one of the key areas of deficit identified in the SEND Local Area Inspection of early 2024. The AP Strategy for Bury was developed in response to this challenge, with Ash Grove on a permanent, single site being a cornerstone of the local approach.

5.6 Finally, the children in alternative provision are often amongst the most vulnerable children in the borough. There is often crossover involvement between children in alternative provision and other services (and statutory duties) of the local authority, especially around safeguarding and youth justice services. Having a local centre for alternative provision provides a hub for the most vulnerable children and families, which other support services can wrap around.

6. Potential alternative sites considered for the new Ash Grove Alternative Provision Academy

6.1 Following the legal agreement between Bury Council and Oak Learning Partnership in December 2024, AFL Architects were commissioned to carry out a feasibility study of potential sites for the new Ash Grove Alternative Provision Academy. Six potential sites were then identified. Officers were required to identify a site which fully meets the needs of a combined AP provision, learning lessons from the implementation of temporary facilities at New Kershaw Centre and Whittaker Street.

A brief summary of AFL's report (available on request) is below. The current proposed design has the site area required for the new facility as being 9,267m2.

- **Belle Vue Terrace - Approx site area = 3,911m^2**
  Site area is not sufficient for size of school required.

- **New Kershaw Centre - Approx site area = 4,724m^2**
  Site area is not sufficient for size of school required.

- **Whitefield Centre - Approx site area = 2,251m^2**
  Site area is not sufficient for size of school required.

- **Redvales South - Approx site area = 36,692m^2**
  DfE using the top of site for new school. Lower end of site currently used by the community for 3 football pitches. Sport England would object to the loss of football pitches.

- **Wellington Road without Grundy Hub - Approx site area = 9,991m^2**
  Heavily contaminated site would have added approximately £3m to the budget to carry out the necessary remedial works to the ground.

- **Wellington Road with Grundy Hub - Approx site area = 13,458m^2**
  Heavily contaminated site would have added approximately £3m to the budget to carry out the necessary remedial works to the ground and additional cost of replacing the Grundy Hub.

6.2 The Milton Road site provides the best opportunity to deliver all requirements of a modern combined AP facility with the fewest compromises, offering a strong combination of low building height with substantial outside and activity space within a welcoming and attractive setting.

6.3 Construction of the facility on other site would result in compromises to the proposed building and facilities in terms of scale, function or provision of outside space.

7. Statement from the Oak Learning Partnership Trust (Service providers for the existing Ash Grove Alternative Provision Academy)

7.1 Oak Learning Partnership agreed to sponsor Ash Grove School (*formerly Spring Lane)* at a time when the provision was facing significant challenges and undergoing substantial organisational change. The Trust assumed responsibility during a period of transition when the school was relocating from its previous site in Radcliffe and operating from temporary accommodation provided by Bury Council.

7.2 Since sponsorship commenced, Oak Learning Partnership has worked closely with Bury Council and partners to stabilise school leadership, strengthen educational provision and improve outcomes for some of the borough's most vulnerable children and young people. This activity has been undertaken in the context of temporary accommodation which presents some limitations in terms of capacity, flexibility and the overall learning environment available to pupils.

7.3 The Trust has worked closely with Bury Council to design a high-quality alternative provision facility in line with previously agreed academisation agreements. It

considers the delivery of the new school building to be critical to ensuring that pupils can access high-quality facilities and specialist support. The Trust is committed to working collaboratively with the Council to achieve this objective, although it is concerned that significant delay to the agreed programme could have implications for future service delivery, contractual arrangements and the educational experience of pupils.

7.5 The Trust believes that provision of a new alternative provision facility represents an important opportunity to improve outcomes for children and young people who require specialist support and will build on improvements made over recent years.

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8. Links with the Corporate Priorities:

8.1 The delivery of the new Ash Grove Alternative Provision Academy directly supports Bury Council's Let's Do It! Strategy and its overarching ambition to reduce deprivation, improve residents' quality of life and ensure that every child has the opportunity to achieve the best possible start in life.

8.2 The AP Academy will replace temporary accommodation across several sites with a single, purpose-built facility capable of supporting up to 136 pupils This will help vulnerable pupils receive suitable education and specialist support within their own borough.

8.3 The proposed facility will include a highly energy-efficient, all-electric design will incorporate enhanced insulation, air-source heat pumps, heat-recovery ventilation, solar panels, intelligent building controls and electric-vehicle infrastructure, helping to reduce operating costs and carbon emissions while creating a resilient facility for future generations.

8.4 Bury Council, Oak Learning Partnership, Children and Young People's Services have collaborated on the proposed draft design, and this partnership approach will be complemented by continued community involvement, including provision of a dedicated community area associated with the existing community garden and measures to deliver biodiversity improvement.

8.5 Finally, the scheme adopts a Strengths-based approach by building upon the progress already made by Ash Grove and Oak Learning Partnership, the expertise of education and support professionals, and the resilience and potential of the children, families and communities the Academy will serve. Rather than defining pupils by the barriers they face, the purpose-built environment will provide the specialist facilities, flexibility and support needed to improve educational participation, attainment, wellbeing and longer-term life opportunities. The facility will therefore address an identified weakness in Bury's current alternative provision arrangements while building upon established local partnerships and successful practice to create a sustainable, long-term service.

9. Equality Impact and Considerations:

9.1 An initial screening has been completed which shows no equalities concerns at this stage. The procurement framework will ensure compliance with equalities legislation and a full impact assessment will be completed as part of initial work with contractors on this project and will be continually reviewed as the project progresses

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10. Environmental Impact and Considerations:

Energy Strategy

10.1 The proposed design follows a simple approach: reduce energy use first, use energy as efficiently as possible second, and generate renewable energy third. By focusing on a well-insulated and airtight building, efficient building systems, and renewable energy generation, the school aims to achieve very low running costs and carbon emissions.

10.2 The design is targeting an energy performance level in line with Department for Education guidance for special schools, while also supporting Greater Manchester's wider carbon reduction goals.

11. Key Features of the Proposed Design

11.1. Highly insulated building:

The building will be constructed with insulation and glazing that perform significantly better than current Building Regulation minimum standards. This helps keep heat inside during winter and outside during summer, reducing the amount of energy needed to heat and cool the school.

11.2. Low-carbon heating with no gas:

Heating will be provided by highly efficient air source heat pumps, which extract heat from the outside air rather than burning gas. Warmth will be distributed through ceiling-mounted heating panels, allowing different areas of the school to be heated independently as needed.

11.3. Smart ventilation with heat recovery:

Classrooms and other occupied spaces will be fitted with ventilation systems that automatically adjust based on room usage and air quality. These systems recover heat from outgoing air and use it to warm incoming fresh air, improving comfort while reducing energy consumption.

11.4. Keeping the building cool naturally

Wherever possible, the design will use natural ventilation to maintain comfortable temperatures. Detailed computer modelling will be carried out to ensure the building remains comfortable during hotter summers and future climate conditions.

11.5. Energy-efficient sports hall ventilation

The sports hall will use roof-mounted ventilation units that harness natural airflow and include heat recovery technology. Integrated solar panels will help power the system and further reduce energy use.

11.6. Solar power generation

Roof-mounted solar panels will generate renewable electricity for the school. The system will be sized to provide a substantial proportion of the building's annual energy needs and help meet Department for Education sustainability targets.

11.7. Efficient hot water systems

Hot water will be produced using energy-efficient heat pump technology in areas with high demand, while smaller local water heaters will be used elsewhere to minimise wasted energy. Controls will ensure equipment shuts down outside school operating hours.

11.8. Intelligent building controls

A central Building Management System (BMS) will monitor and control heating, ventilation and other building services. This allows energy use to be tracked, faults to be identified quickly, and systems to operate as efficiently as possible.

11.9. Electric vehicle charging

The car park will include electric vehicle charging points, with additional infrastructure installed to allow more chargers to be added in the future as demand grows.

11.10. Energy-efficient external lighting

LED lighting will be used throughout the external areas. Automatic controls will ensure lights are only used when needed, reducing energy consumption, maintenance requirements and light pollution for neighbouring properties.

Overall, the school is being designed as a highly energy-efficient, all-electric building. By combining excellent insulation, heat pumps, heat-recovery ventilation, solar panels, smart controls and electric vehicle infrastructure, the development will minimise both energy consumption and carbon emissions, while remaining comfortable and resilient for future generations.

11.11 Biodiversity

There is a requirement under Planning Regulations to increase the biodiversity of the site by 10%. Given the existing community garden involvement within the site, the proposal is to provide a dedicated area for the community and help increase that particular biodiversity element. This is detailed further within the RIBA Stage 3 Report appended.

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12. Assessment and Mitigation of Risk:

Risk issues	**Management Strategy/ Mitigation**
Strategic - Business and External risks	
Reputational – confidence in the ability of BC to deliver objectives undermined	Appointing an expert and experienced delivery team Effective project management structures Appropriate contingency provision in programming and budget Appropriate standard and negotiated clauses in the contract document. Risk apportionment Ongoing proactive approach to risk management
Catastrophe risk – inherently unpredictable events – Covid, Brexit	
Regulatory risk – changes in laws and regulations New planning bill - new design standards New building regs	
Delivery Risks	
Site conditions – risk that adverse / unforeseen site conditions result in cost increases	Site investigations – full SI report Appropriate cost planning and contractor engagement Form of contract / warrantees etc
Build risk – risk associated with contractor management / underperformance / site characteristics	Effective contract management following the Government Construction Strategy involving: Form of contract – NEC 3 short form Soft-landing provisions - Operational led design Contract retentions
Supplier risk – availability of expert contractors for site clearance and specialist activities; risk of contractor failure	Procurement strategy Due diligence – transfer risk to main contractor Contracting – risk transfer Local labour vs established operators

Programme risk	
Permissions – risk that delays in securing planning, building regs and highways approvals impacts on programme	Early engagement – pre-application Ensure planning strategy aligned with delivery strategy – phasing of applications Managing statutory consultees Minimise pre-commencement conditions
Procurement – the risk that strategy results in delays / impacts on objectives	Early engagement with contractor with a two stage approach Phasing plan – staged approach Form of contract – (standard form) Use of frameworks
Financial risk	
Project costs – risk that capital costs increase above projections	Carry out investigations and site surveys Procure expert advice via consultant team Contingency and Optimism Bias allowance, including appropriate sums for inflation Risk allocation to contractor (as stipulated in the contract) Monitoring of works progress via TAs and Clerk of works, and maintaining contractor relationship Manage iterative value engineering through RIBA Stages Project budget oversight and management via internal and external governance structures

13. Procurement Implications:

13.1 The proposed procurement strategy has been developed in conjunction with the Council's Procurement Team and is designed to support the delivery of the new AP Academy within the required programme and budget constraints.

13.2 A two-stage competitive tender process will be undertaken through the Procure Partnerships Framework, which is a compliant procurement route under the Public Contracts Regulations and provides access to suitably experienced contractors with a proven track record in delivering education and public sector projects.

13.3 The initial stage will involve the appointment of a contractor under a Pre-Construction Services Agreement (PCSA). This approach will facilitate early contractor involvement, enabling collaboration with the design team during the pre-construction phase to develop the design, undertake value engineering, identify and mitigate project risks, and improve cost certainty prior to the commencement of construction works.

13.4 Following successful completion of the pre-construction phase and agreement of an acceptable contract sum, the Council intends to enter into a JCT Design and Build Contract for the delivery of the works. The proposed approach is expected to provide the following benefits:

- Early contractor engagement to support programme certainty and timely delivery of the facility by September 2028.
- Improved cost control and market testing through a competitive tender process.
- Identification and mitigation of construction, programme and site risks at an early stage.
- Opportunities for value engineering whilst maintaining the educational and operational requirements of the scheme.
- Access to contractors with relevant experience of delivering education facilities and public sector developments.
- Compliance with the Council's Contract Procedure Rules and relevant procurement legislation.

13.5 The use of the Procure Partnerships Framework is considered an appropriate and proportionate procurement route for a project of this scale and complexity and will support the Council in achieving value for money whilst maintaining quality and programme objectives.

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14. Legal Implications

14.1 The Council has statutory duties under section 19 of the Education Act 1996 to secure suitable full-time education (or such part-time education as is appropriate) for children of compulsory school age who, because of exclusion, illness or other reasons, are unable to attend mainstream school and would not otherwise receive suitable education. The Council also has wider statutory responsibilities in relation to the sufficiency of educational provision within the Borough. The development of a permanent alternative provision facility will assist the Council in meeting those duties.

14.2 In December 2024, the Council entered into a legally binding agreement with Oak Learning Partnership in connection with the academisation of Ash Grove Alternative Provision Academy. The agreement includes commitments relating to the provision of a permanent facility for the Academy. The proposals set out in this report support the Council in discharging those contractual obligations.

14.3 The proposed development is subject to a number of statutory processes and regulatory requirements, including planning and land-related requirements.

14.4 Any procurement undertaken pursuant to the approvals sought in this report must be conducted in accordance with the Council's Constitution, Contract Procedure Rules, Financial Procedure Rules and all applicable procurement

legislation. Legal Services and Procurement officers will support the proposed procurement process and the preparation and completion of all associated contractual documentation.

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15. Financial Implications:

15.1 £3.384m of unallocated Basic Needs grant and estimated capital receipts have been identified to support the overall £17m estimated cost. The remaining £13.616m estimated cost would need to be funded from additional prudential revenue borrowing with estimated additional revenue costs of £445k in 2027/28, rising to £805k in 2028/29 and increasing to £1.140m recurrently for 40 years from 2029/30 based on the anticipated spend profile. These additional costs will need to be reflected in an updated MTFS and increase the budget gap. Officers will continue to look at options for identifying additional funding options to reduce this revenue pressure where possible through either external funding, additional capital receipts or repurposing any underspends within the capital programme.

---

16. Appendices:

Please list any appended documents (please save these as clearly labelled separate documents in the Teams folder).

16.1 RIBA Stage 3 report and cost plan

16.2 Planning Consultants Public Consultation Report

Background papers:

Please list any background documents to this report and include a hyperlink where possible.

Not applicable

Please include a glossary of terms, abbreviations and acronyms used in this report.

Term	Meaning

Cassidy+Ashton

Architecture + Building Surveying + Town Planning

Ash Grove AP Academy, Milton Road, Radcliffe

Stage 3 Design Report

For **Bury Council**

September 2026

CASSIDY + ASHTON

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APPLICANT: Blackburn with Darwen Borough Council

PROJECT: Bridge House

TITLE: Stage 3 Design Report

STATUS: FINAL

DATE: **September** 2025

DOCUMENT PRODUCTION RECORD

	Name:
Prepared by:	Darren Pickens

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Appendices

1.0 INTRODUCTION

1.1 Cassidy + Ashton have been appointed as Architect and lead designer on This report outlines the developed design for the proposed construction a new alternative provision (AP) educational facility, on land at Milton Road in Radcliffe, Bury.

1.2 The development proposes the construction of a two-storey alternative provision (AP) educational facility, alongside the installation of MUGA facilities, parking areas, new access points, external play space, enhanced community open space provision and boundary and landscaping works.

1.3 The Oak Learning Partnership currently operates their AP facility, Ash Grove School, from three temporary locations at the New Kershaw Centre on Deal Street, Park House on Chesham Road and modular premises on Whittaker Street. It is considered that the amalgamation of these facilities onto a single site will be hugely beneficial to the operations and efficiency of the facility.

1.4 The Local Authority has a statutory requirement to make arrangements to provide suitable education for all children of school age, including where, because of exclusion, illness or other reasons they would not otherwise receive such education. The existing AP sites are not suitable to accommodate this provision long-term nor is it preferable to provide education across three separate sites. Therefore, Bury Council has identified the application site for redevelopment to serve as the location for a new stand-alone AP facility.

2.0 SITE CONTEXT

SITE LOCATION AND DESCRIPTION

2.1 This application relates to land located on the northern side of Milton Road in Radcliffe, Bury, as identified in Figure 1. The site extends to 15,284sqm.



Figure 1 - Site Location (Source: Google Earth)

2.2 The site comprises an area of open space with unmaintained grass and substantial trees and hedgerows along its boundaries. The southern boundary of the site is open, with planters, a substation and signage located along it. There are limited instances of littering across the site.

2.3 The wider area is predominantly residential, with existing residential properties bounding the site on all sides. The rear of terraced and semi-detached properties on Kilburn Road adjoins the site to the north, whilst to the east bungalows are located along Wordsworth Avenue, with two-storey terraced properties on Coronation Road. To the south are two-storey terraced and semi-detached properties located along Milton Road and to the west are semi-detached properties on Chaucer Avenue.

2.4 Land levels within the site appear to rise from west to east towards a formalised pedestrian pathway which runs north-south, linking Milton Road with Kilburn Road. The southern boundary of the site is entirely open for pedestrian access with access also possible from the

west of the site, with a ginnel present outside of the application site boundary connecting Chaucer Avenue to Kilburn Road.

PLANNING DESIGNATIONS

2.5 The site is currently designated within the Unitary Development Plan (UDP) under Policy RT1/1 as a site protected for recreation provision in the urban area, as identified in Figure 2 below. This designation is retained in the Publication version of the emerging Bury Local Plan.

2.6 The Greater Manchester Places for Everyone Plan does not explicitly designate the site, concentrating on strategic policy objectives.

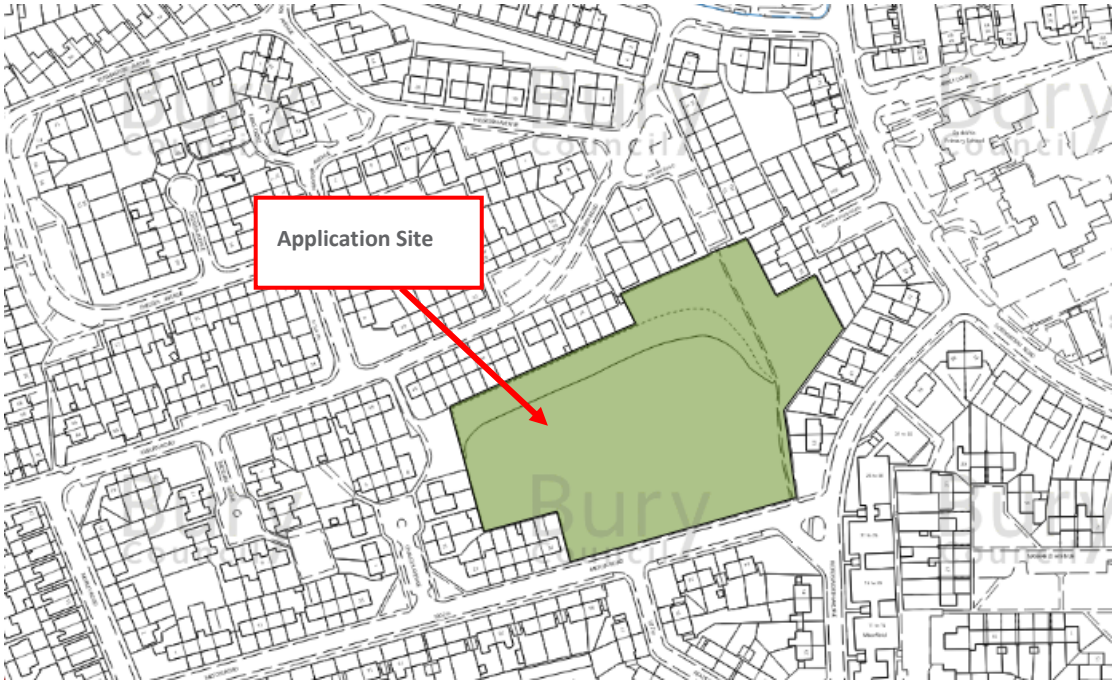


Figure 2 – Planning Policy Designations for the site under the UDP (Source: Bury Council)

2.7 The site is located wholly within Flood Zone 1 and there are no heritage assets, nor ecological or landscape designations associated with the site.

PHOTOGRAPHIC APPRAISAL

2.8 As existing, the application site comprises a grassed area which appears unmaintained. The photographs provided in Figures 3-5 illustrate this, with a detailed photographical appraisal provided in the accompanying Design and Access Statement.

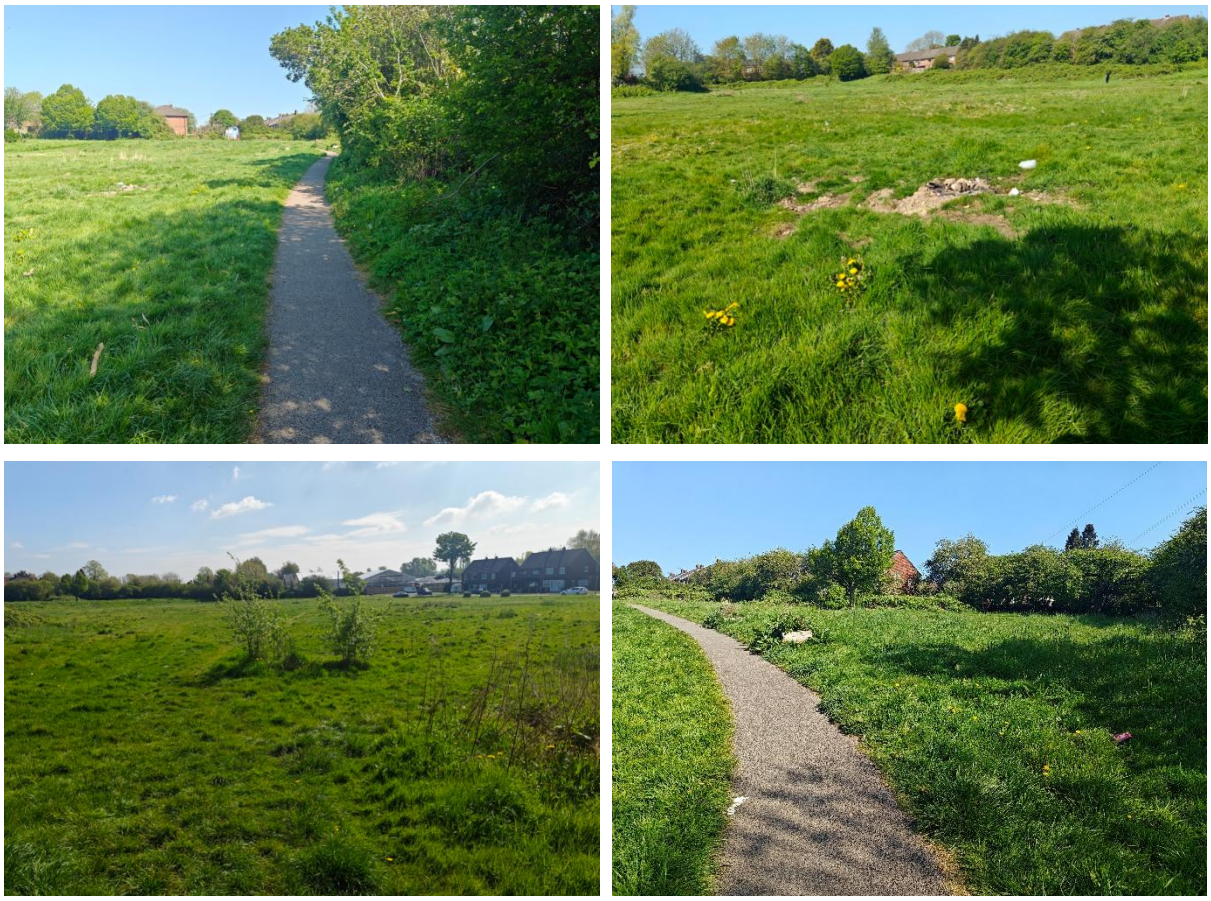


Figure 3 – Photographs of Application Site (Top Left: from within site looking north along footpath on eastern boundary, Top Right: from within site looking north-west, Bottom Left: from within site looking south-east, Botton Right: from within site looking north-east on footpath)

3.0 STAKEHOLDER ENGAGEMENT

Engagement has been a key part of the design process. Regular meetings have been held with both Bury Council and the Oak Learning Partnership to ensure a full understanding of client and end user requirements. These discussions have directly shaped the developing scheme and its alignment with regulatory frameworks. Design responses have generally been developed in drawing form, documented in the appended general arrangement drawings.

A number of design team reviews have been undertaken with Bury Council + OLP including site visits to the existing premises at New Kershaw and Whittaker Street, where engagement meetings were held directly with vocational leads to ensure spatial and functional compliance.

The design team has maintained active dialogue with sub-consultants and key stakeholders to ensure a coordinated and responsive approach across all design disciplines.

A Public Consultation was carried out with the local community on Tuesday 29 September. Due to the proximity of the consultation to completion of this report, the findings have not been included but will be published separately.

4.0 DESIGN DEVELOPMENT

Stage 3 design work further developed the agreed Stage 2 layouts through client and stakeholder discussions and the developed knowledge of existing site and structural constraints. These documents include:

Key Design / Layout Principles

- The existing building comprises a total Gross Internal Area of 3,028m². 1,805m² at Ground Floor and 1,223m² at first floor.
- The total proposed school site area is 9,723m² including entrance areas and arrival areas, car parking, external play / Multi-Use Games Areas. This includes an area of 1,929m² of community garden space.
- A further 5,562m² of existing land outside of the red edged boundary could potentially form further community / landscaped areas subject to ongoing review with Bury Council in regard to community involvement.
- The main entrance to the building is located on the principal faced to Milton Road and serves as a staff and visitor entrance, with associated parking areas.
- The building is designed with the requirements for Key Stage 3 and Key Stage 4 pupils in mind, to aid learning and ensure shared access to facilities, whilst aiding operational matters in regard to circulation and segregation:
    - Two pupil entrance features within the design. KS3 Pupil entrance is located on the east side of the development, whilst KS4 entrance is focused to the west. This allows sufficient management of arrival / exits points and allows the building to be laid out in a manner which is relevant for the needs of each key stage.
    - KS3 is solely contained with the eastern single storey element of the building with access to centrally located shared spaces such as a gym, main hall and the occasional use of 1st floor classrooms.
    - KS4 is focused over the two-storey element of the building, also with shared use of central spaces. KS4 consists of 9 independent Classrooms and 4 Practical Vocational Spaces each with an associated theory / learning space. Vocational Spaces include:

        - Construction – Brickwork – with access to external construction yard + store
        - Construction – Joinery
        - Hair and Beauty
        - Hospitality and Catering
    - A further vocation in Horticulture is addressed through a dedicated external space;
    - KS3 access to Food Technology spaces is offered at first floor, in close proximity to Hospitality + Catering areas;
- The arrangement of the building footprint is also influenced through operational requirements to provide segregation between KS3 and KS4 areas. The 'L' shaped arrangement permits the positioning of associated external spaces with segregation in mind:
    - Key Stage 3 external spaces are limited to the width of the single storey structure within which KS3 is accommodated; this allows the external spaces to be contained within a zone directly behind the classroom areas and permits clear lines of segregation.
    - KS3 MUGA is accessed primarily from Classrooms via. sensory gardens;
    - The 'L' Shape return leg of the building on a north-south axis allows KS4 spaces to be formed to both the east and west elevations. The eastern space forms garden spaces and covered activity areas whilst the west forms a MUGA and smaller ancillary spaces.

Appearance

The external appearance of the building is considered against the context of the neighbouring residential area, with an emphasis on reducing the perception of building mass. This was developed in consideration of a 'layering' of the building, through a mix of single and two storey elements and two-tone brickwork breaking down the main two storey elements into sensitively contrasting horizontal bands.

The window fenestrations and arrangements, based on 900mm wide variations of one, two and three pane opening widths, give the building an appearance more domestic in scale and appearance which better reflects the adjacent residential areas and minimises the perception of a commercial or corporate feel.

The buildings siting in a green open space necessitates a sensitive touch and the design approach has been to use natural and warm tones in material choice to both soften the appearance of the building, relate better to the retained existing green spaces and to better contribute to a developing landscaping proposal, whilst appearing as a naturalistic and welcoming venue.

Brie soleil is used to the principal south elevation and western return, to assist with protection against overheating.

Brickwork facades are utilised to ensure robustness whilst contributing to natural tones and considered building details to assist in providing visual relief to the façade:

- A two-tone brick is used at low level which steps to add visual interests
- String courses are used to add definition between two-tone and single brick areas of façade
- A lighter brick is proposed to the upper levels of the building to promote a '*lighter*' aesthetic.
- Simple, linear protruding brickwork courses are provided within the upper parapet levels to the principal facade, for visual interest and to visually dissolve the parapet mass.

Windows and doors are intended to be provided in light bronze powder coated aluminium to respond to and compliment the natural brickwork tones.

5.0 STRUCTURE + CIVILS

A comprehensive Stage 3 Report Structural Report has been issued by KODA Ref. 240171-KOD-Z1-ZZ-T-S-0005. Summary points are highlighted below

- **Building design:** Two-storey, steel-framed education facility with a suspended ground floor and coordinated external works.
- **Ground conditions:** Variable made ground, approximately 0.40–2.65 m deep, over natural cohesive soils and weathered bedrock; deeper made ground and softer organic material occur locally in the north-east.
- **Groundwater:** Encountered locally and will need to be managed during excavation, foundation construction and below-ground works.
- **Mining risk:** Historical coal mining creates a residual ground-instability risk. Proof drilling and grouting are recommended beneath buildings and highways in the northern and western areas.
- **Contamination:** Elevated lead and PAHs were found in near-surface made ground, with trace asbestos in one shallow sample. Remediation, clean cover, worker protection and suitable waste management will be required.
- **Ground gas:** Precautionary **CS2 gas protection measures** are recommended unless further monitoring confirms they are unnecessary.
- **Ground floor:** Proposed as a **250 mm suspended reinforced-concrete slab**, with deeper perimeter and local thickenings, to reduce settlement risks associated with the variable made ground.
- **Foundations:** Pad foundations are proposed in competent natural strata or bedrock. Unsuitable material should be removed and replaced with lean-mix or mass concrete.
- **Structural frame:** Hot-rolled **S355 steel frame**, generally to Execution Class 2, with vertical bracing in both principal directions.
- **Floors and roof: 200 mm precast hollowcore planks** with a **100 mm structural concrete topping**, designed to act as diaphragms transferring lateral loads to the braced bays.
- **Structural robustness:** The building is classified as **Consequence Class 2b** and will include horizontal and vertical tying to address disproportionate-collapse requirements.
- **Design loads:** Allowances cover teaching, office, circulation and assembly spaces, plant, partitions, ceilings, services, photovoltaic panels, wind, snow and local accumulation effects.

- **Specialist design:** Contractor-designed items will include steel connections, holding-down systems, precast units, temporary works, lightweight framing, curtain walling, masonry supports, balustrades and secondary steelwork.
- **Site levels:** The building platform will be raised where practical to minimise excavation and material removal. External levels will fall away from the building and provide safe exceedance-flow routes.
- **Drainage:** Separate foul-water and surface-water systems are proposed, ultimately connecting to the existing combined public sewer.
- **Surface-water management:** On-site attenuation will combine below-ground storage with permeable construction in parking and MUGA areas. Discharge of up to **8 litres per second** may be acceptable, subject to Lead Local Flood Authority approval.

6.0 MEP, SUSTAINABILITY + ENVIRONMENTAL STRATEGY

Sustainability is embedded within the design through the following factors:

1. **Fabric-First Energy Strategy**
    - Building elements (walls, floors, roofs, glazing, doors) are designed to be approximately 30% more thermally efficient than minimum regulatory standards, reducing energy demand at source.
2. **Net Zero Carbon Operational Target**
    - The scheme aims for low Energy Use Intensity (EUI) and strives to achieve or approach Net Zero Carbon in operational energy, following DfE and local policy targets.
3. **Onsite Renewable Energy Generation**
    - Solar photovoltaic (PV) panels are specified to generate at least 45 kWh/m² annually, covering a minimum of 60% of the building's total energy use.
4. **Air Source Heat Pumps (ASHPs) for Heating and Hot Water**
    - High-efficiency electric ASHPs provide heating and hot water, eliminating the need for gas and reducing carbon emissions.
5. **Mechanical Ventilation with Heat Recovery (MVHR)**
    - Each classroom and key space is equipped with MVHR units, recovering heat from exhaust air to pre-warm incoming air, improving energy efficiency and indoor air quality.
6. **Advanced Building Management System (BMS)**
    - A central BMS monitors and controls energy use, optimizes system performance, and enables real-time energy metering and fault detection for ongoing efficiency.
7. **Daylight and Lighting Controls**

- Internal lighting is designed for energy efficiency, with daylight dimming, presence/absence detection, and anti-ligature, low-glare luminaires to minimize energy use and support wellbeing.

8. **Electric Vehicle (EV) Charging Infrastructure**

   - Active EV charging points are provided for at least 10% of parking spaces, with passive provision for an additional 10%, supporting the transition to low-carbon transport.

9. **Natural and Passive Ventilation Strategies**

   - Where possible, natural ventilation is used in circulation spaces and perimeter rooms, reducing reliance on mechanical systems and associated energy use.

10. **Compliance with Local Policy Standards**

    - The design targets align with Greater Manchester's carbon neutrality goals for 2038, including whole life cycle emissions consideration.

The above measures collectively ensure the scheme is designed with sustainability as a core principle, addressing energy efficiency, carbon reduction, and future resilience.

7.0 ACCESS + HIGHWAYS

7.1 Principal access is from Milton Road as follows:

A new access is formed to the south-west extremity of the site and allows for the following:

- Access to 21No. Staff Parking Spaces
- Access for pupil related vehicles at drop of times and pick up times
- Access for a small construction supplies vehicle (7.5 tonne)
- The entrance is also provided with a new pedestrian access for KS4 pupils

A further access in formed centrally on the site from Milton Road. This provides access as follows:

- Access to 20No. Staff Parking Spaces
- Access for pupil related vehicles at drop of times and pick up times
- Access to small delivery vehicle
- Access for visitors
- The entrance is also provided with a new pedestrian access for KS3 pupils, staff and visitors

7.2 Milton Road has been confirmed as sufficient width at 7.3m by our Highways Consultant:

"The carriageway width of Milton Road measures 7.3m which is a standard width even when accommodating high proportions of commercial vehicles, which is the not the case with the proposed Academy and is clearly sufficient to serve the proposed development. Notwithstanding this, it is an existing highway which operates without any record of highway safety concerns, which will be fully assessed as part of the Transport Assessment to be submitted with the planning application. The Transport Assessment will also consider the effects of the additional traffic generated, which will be assessed in relation to the policy requirements of NPPF."

7.2 The existing pedestrian footway running along the eastern boundary of the site will be retained and enhanced, with the additions of community gardens and ecological upgrades.

7.3 It is understood that the north-west corner of the site contains an access route from Chaucer Avenue, the feasibility of retaining this access for community use needs to be reviewed.

8.0 INCLUSIVE DESIGN

The proposed design prioritises inclusive access for all users. Three new entrance points have been created with level access. Disabled parking bays are positioned close to the main entrance with appropriate gradients provided to the main entrance.

Internally, circulation has been designed to comply with Approved Document M2 and relevant Building Bulletins, ensuring accessible horizontal and vertical movement. Facilities, including WCs and breakout spaces, are appropriately sized and equipped. Secure cycle storage and clear signage further enhance the accessibility and functionality of the site.

9.0 ECOLOGY + LANDSCAPE DESIGN

9.1 PRELIMINARY ECOLOGICAL ASSESSMENT AND BNG

A preliminary ecological assessment of the site was undertaken by Rachel Hacking Ecology in July 2026. The report Reference is RHE.4805 and the finding of the report are summarised below:

- **Site baseline:** The approximately 1.1 ha site is mainly **poor-condition modified grassland**, with edge scrub, outgrown hedgerows and occasional trees. No irreplaceable habitats were identified.
- **Ecological importance:** Grassland, scrub and trees are of **site-level importance** only. There are no statutory designated sites within 1 km, and no effects on designated sites are expected. Although the site falls within Ashclough SSSI's Impact Risk Zone, Natural England consultation is not required for this proposal.
- **Protected species:** No further species surveys are required. The site has low suitability for bats, amphibians, reptiles, badgers, rare plants and aquatic species. Trees, hedgerows and scrub may support common nesting birds; scrub also provides potential shelter and foraging habitat for hedgehogs.
- **Development impacts:** Construction would remove most modified grassland and minor areas of scrub. Retained trees and hedgerows could be damaged by compaction or machinery unless protected. Scrub removal could affect nesting birds and hedgehogs.
- **BNG position:** The current baseline is **4.69 area units**, while the proposed development provides **3.88 area units**: a net loss of **0.81 units (17.32%)**. The proposal also fails the metric trading rules because it loses medium-distinctiveness scrub. Hedgerow figures remain incomplete in this draft.
- **Key mitigation:** Use a Construction Environmental Management Plan and Habitat Management and Monitoring Plan; protect retained trees and hedgerows through a Tree Protection Plan; and avoid scrub clearance during the March–August bird-breeding season unless an ecologist confirms there are no active nests.
- **Recommended enhancements:** Include **native scrub** in landscaping to reduce the BNG deficit and meet trading rules; consider a small wildlife pond as an educational and

ecological feature; install nesting features for birds, including house sparrows; and incorporate integral bat boxes in the new building.

- **Residual BNG requirement:** If landscaping cannot eliminate the deficit, remaining biodiversity units would need to be purchased from a habitat bank.
- **Overall conclusion:** The scheme is considered ecologically feasible without further surveys, subject to protecting retained habitats, managing vegetation clearance appropriately, and delivering sufficient on-site or off-site BNG compensation.

It should be noted that the above recommendations are being reviewed in light of recent changes to the site plan and red edge boundary drawing which will accompany the planning application. The BNG baseline will therefore be impacted however, it is expected that due to the reduction in site area, this should have a positive impact on the BNG baseline, meaning that off-site contributions may potentially be reduced.

The amended PEA is due for completion on 2 October 2026.

9.2 LANDSCAPE DESIGN

The scheme comprises substantial soft landscaping input in terms of provision within the school grounds, community spaces outside of the school boundary and contributions to the required 10% biodiversity net gain.

TEL Landscape Architects drawing numbered MR26-043/102 Rev. B describes the current inclusions for the landscaping scheme within the site boundary of the school.

Further discussion is ongoing in regard to the development of the community spaces particularly through the public consultation process which was carried out on the evening of 29 September 2026. The proximity of the consultation to the Stage 3 submission date dictates that the findings of the consultation cannot be included within this report.

It is expected that the Landscaping scheme will be updated in due course, in consideration of the developing community needs and the requirements of the amended BNG assessment being prepared by the project ecologist.

10.0 PLANNING CONTEXT AND STATUS

10.1 PRE-APPLICATION DISCUSSIONS

A pre-application advice request was submitted to Bury Council's Planning Department on the 18th August 2026, with a written response issued on the 26th August 2026.

Comments were received from the responding officers regarding the principle of development on this designated site, which is identified in the Local Plan for recreation provision. It was concluded that the proposed specialist educational facility could deliver substantial social and educational benefits which can carry considerable weight in considering the balance against the loss of designated protected open space. However, to support the Council in assessing the proposals they requested that the following information be provided to accompany any planning application:

- A Planning Statement setting out the policy justification for development on protected recreation land
- A demonstration of the benefits arising from and the need for the unit and the consequences of not providing the facility
- An Open Space Assessment demonstrating the recreational value of the site and the effect of its loss, informed by the findings of the Bury Open Space Assessment (March 2026) and the latest NPPF (2026)
- Evidence that alternative suitable sites have been considered, particularly previously developed land and existing educational sites
- Details of any proposed replacement or enhanced open space provision, where appropriate
- A high-quality landscape strategy demonstrating how the development will retain as much green infrastructure as possible and enhance biodiversity
- A Transport Assessment or Statement addressing accessibility by sustainable modes, pupil transport arrangements, parking and highway impacts

Each of the above will be thoroughly evidenced in the full planning application when formulated.

Further comments were raised in respect of technical matters pertaining to the proposals which will be addressed through the provision of supporting documents, drawings and reports which comprise the proposed application.

10.2 FULL PLANNING APPLICATION

A full planning application is prepared and ready for submission upon Client Approval to submit. We understand that a decision on submission of the planning application will be made at Bury Council Cabinet meeting on 14 October 2026.

The submission will be made as soon as reasonably practical following approval and instruction to proceed.

11.0 ACOUSTIC DESIGN

A Noise Impact Assessment Ref. R2498-REP01-PC has been undertaken by Red Acoustics.

The report concludes as follows:

"An assessment of the existing environmental sound climate and the potential noise impact of the proposed school development has been undertaken. The assessment indicates that suitable internal noise levels can be achieved through appropriate facade, roof and ventilation design. Noise from the proposed MUGA areas and future mechanical plant can also be controlled to acceptable levels at the nearest NSRs.

Subject to the recommendations set out in this report being incorporated into the detailed design, the assessment concludes that noise should not be a constraint to the proposed new school development."

12.0 FIRE STRATEGY

The fire strategy has been developed in accordance with BB100 and the functional requirements of Approved Document B of the Building Regulations.

The strategy is currently being documented in drawing form and will be available for review within Cassidy + Ashton drawing series, 8000.

13.0 STAGE 3 APPROVAL

We understand that Bury Council Cabinet Meeting on 14 October will determine the progression of the project beyond Stage 3, to Stage 4 – Technical Design.

We therefore await Cabinet Approval to proceed with submitting a full Planning Application to Bury Council and await instruction to commence Stage 4.

Appendices

This report should be read in conjunction with the following Architects Drawings:

EXISTING

- 13921-ASH-CAA-ZZ-ZZ-D-A-1001 P2 – LOCATION PLAN
- 13921-ASH-CAA-XX-XX-D-A-1002 P1 – EXISTING SITE PLAN
- 13921-ASH-CAA-ZZ-ZZ-D-A-1003-P2-EXISTING SITE SECTIONS
- 13921-ASH-CAA-ZZ-ZZ-D-A-1008-P1-PROPOSED SITE VISUALS

PROPOSALS

- 13921-ASH-CAA-ZZ-ZZ-D-A-1004-P10-PROPOSED SITE PLAN
- 13921-ASH-CAA-ZZ-ZZ-D-A-1005-S3-P4-PROPOSED SITE SECTIONS
- 13921-ASH-CAA-ZZ-ZZ-D-A-1006-P2-BOUNDARY + HARDSCAPE TREATMENTS
- 13921-ASH-CAA-V1-00-D-A-2001-P8-PROPOSED GROUND FLOOR PLAN
- 13921-ASH-CAA-V1-01-D-A-2002-P8-PROPOSED FIRST FLOOR PLAN
- 13921-ASH-CAA-V1-02-D-A-2003-P5-PROPOSED ROOF PLAN
- 13921-ASH-CAA-V1-XX-D-A-2004-P5-PROPOSED ELEVATIONS 1 OF 2
- 13921-ASH-CAA-V1-XX-D-A-2005-P5-PROPOSED ELEVATIONS 2 OF 2
- 13921-ASH-CAA-V1-XX-D-A-2004-P5-PROPOSED VISUALS 1 OF 2
- 13921-ASH-CAA-V1-XX-D-A-2004-P5-PROPOSED VISUALS 2 OF 2

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Ash Grove, Radcliffe
New Pupil Referral Unit
Stage 3 Initial Order of Cost Estimate Nr 4
Revision - 1

Issue Date:	05 October 2026
Reference:	512795
Lead Contact:	Chris Bailey
Checked by:	Joe Brooks
Issue:	V2



Ash Grove, Radcliffe
New Pupil Referral Unit
Stage 3 Initial Order of Cost Estimate Nr 4
Date 05 October 2026
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6.0 Cashflow

1.0 EXECUTIVE SUMMARY

Ash Grove, Radcliffe
New Pupil Referral Unit
Stage 3 Initial Order of Cost Estimate Nr 4
Date 05 October 2026
Revision - 1

CURRIE & BROWN
The Value of Certainty.

1.0 EXECUTIVE SUMMARY

Project Description:

The construction of a new two storey Pupil Referral Unit with a GIFA of 3,028m2, together with a new car park to provide 41 spaces, external hard play areas, MUGAs, and community area.

Total Anticipated Out-turn Cost:

	GIFA:	3,028	m²
	£	**£/m²**	
Construction cost	11,994,400	3,961	
Preliminaries	1,389,019	459	
OH&P	394,900	130	
Professional Fees	873,200	288	
Other Development Costs	203,700	67	
Risk Allowance	1,516,600	501	
Inflation	627,700	207	
Total Anticipated Client Cost	**£ 16,999,519**	**5,614**	

Notes:-

1. Costs exclude VAT

2. Costs used in the calculation are current day costs and this has been updated to allow for inflation up to the tender date and during the construction period.

1.1 Key Cost Commentary

The scope of works is as detailed within the cost build-up within Section 3.0.

Refer to the Key Cost Commentary above and notes and exclusions provided within Section 2.0 for the basis of the above costs.

Inflation costs are included based on a commencement on site on the 2Q27 with a 14 month programme

The construction market is very volatile at present and costs are unpredictable due to energy prices and the wars in Ukraine and Iran. We would anticipate that this scheme could cost between £16.5m and £17.5m

1.2 Area Costs

			£	**£/m²**
The above anticipated cost can be split into the following areas, which include associated on costs as a %				
New Build	3,028	m2	14,172,284	4,680.41
External Works	7,090	m2	2,827,234	398.76
			16,999,519	

2.0 NOTES & EXCLUSIONS

Ash Grove, Radcliffe
New Pupil Referral Unit
Stage 3 Initial Order of Cost Estimate Nr 4
Date 05 October 2026
Revision - 1

CURRIE & BROWN
The Value of Certainty.

2.0 Notes and Exclusions

2.1 General

This "Order of Cost Estimate" is in accordance with NRM1 and is based upon the latest information available:

2.2 Information Used for Order of Cost Estimate

a) Cassidy & Ashton Architects Drawings PRU-CAA-V1-00-D-A-2001_S3-P8_PROPOSED GROUND FLOOR PLAN, PRU-CAA-V1-01-D-A-2002_S3-P8_PROPOSED FIRST FLOOR PLAN & PRU-CAA-ZZ-ZZ-D-A-1004_S3-P10_PROPOSED SITE PLAN

2.3 Assumptions / allowances

a) Costs are based upon a start on site date of June 2027.
b) Costs are based upon the design team being employed by Bury Council up to Stage 4.
c) Foundations will be traditional with beam and block floor construction
d) All finishes are assumed
e) Current national forecasts from the BCIS indicates that tender costs will rise. A copy of the indices is attached to the end of this document. However national trends indicate that there will be higher increases due to material shortages. **Supply prices are rising monthly, above the forecasts, and these increases are not reflected in the indices and this estimate.**
f) We have allowed for new LED lighting
g) It is assumed that water attenuation is required
h) We have allowed for new kitchen appliances
i) We have included for any Statutory diversion works
j) We have assumed that electrical service upgrades are required (substation), and all other supplies are adequate
k) We have assumed that the elevation treatment will be predominately SFS framing with facing brick external skin
l) We have made no allowance for the removal of any contaminants that may be found in the ground
m) We have made a provisional allowance for classroom furniture
n) We have made no allowance for external play equipment
o) We have assumed that some of the existing equipment and furniture will be reused from the existing school.
p) We have included a provisional allowance for grouting the coal seam under the building only.

2.4 Allowances to be made elsewhere in the Development Budget

The following are excluded, but need to be covered by other budgets within the overall Project Financial Model, where appropriate.

Development Cost Items

1. Site acquisition costs
2. Legal fees
3. Works beyond the site boundaries
4. Project Insurances and Bonds
5. Flood Protection
6. Disposal of hazardous contaminated materials
7. Drainage discharge enhancement
8. VAT
9. Capital Tax Allowances, Grants etc.

Project Cost Items

1. Loose furniture, fixings and equipment
2. Play equipment
3. Furniture / equipment (other than stated in the estimate)

3.0 COST BUILD-UPS

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

CURRIE & BROWN
The Value of Certainty.

Title: New Pupil Referral Unit
Date: 05 October 2026

New Build GIFA = 3,028 m2
Refurb GIFA =
GIFA = 3,028 m2

Item	Group element		Total	£/m2	%
0	Facilitating works		0	0.00	0.00%
1	Substructure		1,156,800	382.03	7.47%
2	Superstructure		3,950,800	1,304.76	25.52%
3	Internal finishes		612,400	202.25	3.96%
4	Fittings, furnishings and equipment		779,600	257.46	5.04%
5	Services		3,337,300	1,102.15	21.56%
6	Prefabricated buildings and building units		0	0.00	0.00%
7	Works to existing buildings		0	0.00	0.00%
8	External works		2,157,500	712.52	13.94%
	Facilitating Works and Building works estimate		**11,994,400**	**3,961.16**	**77.48%**
10	Main Contractor's Preliminaries	11.58%	1,389,019	458.72	8.97%
11	Contractors Design Fees	3.18%	419,600	138.57	2.71%
	Facilitating Works and Building works estimate (inc Prelims)		**13,803,019**	**4,558.46**	**89.17%**
12	Main Contractor's overheads and profit	2.90%	394,900	130.42	2.55%
15	Contractor Risk allowances	5.00%	709,800	234.41	4.59%
16	Inflation on Construction Works	3.80%	572,000	188.90	3.70%
	Construction Works Cost Estimate (including inflation)		**15,479,719**	**5,112.19**	**100.00%**
13	Client project/design team fees	2.93%	453,600	149.80	
14	Other Client development/project costs		203,700	67.27	
	Base cost estimate		**16,137,019**	**5,329.27**	
15	Client Risk allowances	5.00%	806,800	266.45	
	Cost limit (excluding inflation)		**16,943,819**	**5,595.71**	
16	Inflation on Client Costs	3.80%	55,700	18.39	
	Anticipated Client Cost (including inflation)		**£16,999,519**	**5,614.11**	

Exclusions:-

VAT
See Notes Section

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

CURRIE & BROWN
The Value of Certainty.

Title: New Pupil Referral Unit
Date: 05 October 2026

New Build GIFA =	3,028	m2
Refurb GIFA =	-	m2
-	3,028	m2

Item	Description	Total	£/m2
0	Facilitating works		
0.1	Toxic/hazardous/contaminated material treatment	-	
0.2	Major demolition works	-	
0.3	Temporary support to adjacent structures	-	
0.4	Specialist groundworks	-	
0.5	Temporary diversion works	-	
0.6	Extraordinary site investigation works	-	
1	Substructure		
1.1	Substructure	1,156,800.00	382.03
2	Superstructure		
2.1	Frame	787,300.00	260.01
2.2	Upper Floors	118,800.00	39.23
2.3	Roof	740,000.00	244.39
2.4	Stairs and ramps	93,700.00	30.94
2.5	External walls	978,500.00	323.15
2.6	Windows and external doors	288,600.00	95.31
2.7	Internal walls and partitions	624,200.00	206.14
2.8	Internal doors	319,700.00	105.58
3	Internal finishes		
3.1	Wall finishes	143,400.00	47.36
3.2	Floor finishes	235,900.00	77.91
3.3	Ceiling finishes	233,100.00	76.98
4	Fittings, furnishings and equipment		
4.1	Fittings, furnishings and equipment	779,600.00	257.46
5	Services		
5.1	Sanitary installations	41,700.00	13.77
5.2	Services equipment	-	
5.3	Disposal installations	65,800.00	21.73
5.4	Water installations	148,800.00	49.14
5.5	Heat source	552,400.00	182.43
5.6	Space heating and air conditioning	176,400.00	58.26
5.7	Ventilation	440,500.00	145.48
5.8	Electrical installations	657,300.00	217.07
5.9	Fuel installations	-	-
5.10	Lift and conveyor installations	57,200.00	18.89
5.11	Fire and lightning protection	72,700.00	24.01
5.12	Communication, security and control systems	138,400.00	45.71
5.13	Specialist installations	550,600.00	181.84
5.14	Additional Costs in connection with services	435,500.00	143.82

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

CURRIE & BROWN
The Value of Certainty.

Title: New Pupil Referral Unit
Date: 05 October 2026

New Build GIFA =	3,028	m2
Refurb GIFA =	-	m2
-	3,028	m2

Item	Description		Total	£/m2
6	Prefabricated buildings and building units			
6.1	Prefabricated buildings and building units		-	-
7	Works to existing buildings			
7.1	Minor demolition works and alteration works		-	-
7.2	Repairs to existing services		-	-
7.3	Damp-proof courses/fungus and beetle eradication		-	-
7.4	Facade retention		-	-
7.5	Cleaning existing surfaces		-	-
7.6	Renovation works		-	-
8	External works			
8.1	Site preparation works		136,400.00	45.05
8.2	Roads, paths, pavings and surfacing's		596,500.00	196.99
8.3	Soft landscaping, planting and irrigation systems		307,000.00	101.39
8.4	Fencing, railings and walls		355,400.00	117.37
8.5	External fixtures		112,000.00	36.99
8.6	External drainage		428,100.00	141.38
8.7	External services		212,900.00	70.31
8.8	Minor building works and ancillary buildings		9,200.00	3.04
	Building works estimate		**11,994,400.00**	**3,961.16**
10	Main Contractor's Preliminaries			
10.1	General main contractor preliminaries	10.04%	1,204,237.76	397.70
10.2	Contractors Insurance	1.40%	184,780.93	61.02
11	Contractors Design Fees	3.18%	419,600.00	138.57
12	Main Contractor's Overheads & Profit			
12.1	Main contractor's overheads	1.90%	258,700.00	85.44
12.2	Main contractor's profit	1.00%	136,200.00	44.98
	Works cost estimate		**14,197,918.69**	**4,688.88**
15	Contractor Risk allowances			
15.1	Design development risks	2.50%	354,900.00	117.21
15.2	Construction risks	2.50%	354,900.00	117.21
16	Inflation on Construction Works			
16.1	Tender inflation	1.92%	285,999.40	94.45
16.2	Construction inflation	1.88%	285,999.40	94.45
	Construction Works Cost Estimate (including inflation)		**15,479,717.49**	**5,112.19**

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

New Build GIFA =	3,028	m2
Refurb GIFA =	-	m2
-	3,028	m2

Item	Description		Total	£/m2
13	Client project/design team fees	2.93%	453,600.00	149.80
14	Other Client development/project costs		203,700.00	67.27
	Client base cost estimate		**16,137,017.49**	**5,329.27**
15	Client Risk allowances			
15.3	Employer change risks	2.50%	403,400.00	133.22
15.4	Employer other risks	2.50%	403,400.00	133.22
	Cost limit (excluding inflation)		**16,943,817.49**	**5,595.71**
16	Inflation on Client Costs			
16.1	Tender inflation	1.92%	28,100.00	9.28
16.2	Construction inflation	1.88%	27,600.00	9.11
	Anticipated Client Cost (including inflation)		**£16,999,517.49**	**5,614.11**

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element:	Facilitating works	Quant	Unit	Rate	Total
	Toxic/hazardous/contaminated material treatment				0.00
	Major demolition works				0.00
	Temporary support to adjacent structures				0.00
	Specialist groundworks				0.00
	Temporary diversion works				0.00
	Extraordinary site investigation works				0.00

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Substructure		Quant	Unit	Rate	Total
	Substructure				1,156,800.00
	Ground beam and pad reinforced concrete foundations	1,805	m2	240.00	433,200.00
	Ground floor slab (Concrete suspended slab - In Situ)	1,805	m2	300.00	541,500.00
	Substructure brickwork	117	m2	275.00	32,037.50
	Grouting coal seam under building footprint	1	Item	150,000.00	150,000.00

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Superstructure	Quant	Unit	Rate	Total
Frame				787,300.00
Structural steel frame	3,028	m2	210.00	635,880.00
Fire protection	3,028	m2	50.00	151,400.00
Upper Floors				118,800.00
Precast concrete planks, 200 thick; inc 75 thick structural topping	1,223	m2	97.11	118,765.03
Roof				740,000.00
Roof construction - Metal purlins with liner tray; laid to falls	1,805	m2	120.00	216,600.00
Roof coverings and insulation (not tapering)	1,805	m2	228.49	412,430.14
Roof drainage	1,805	m2	17.14	30,932.26
Roof lights	4	Nr	5,712.33	22,849.32
External canopies	3	Nr	17,136.99	51,410.96
Access hatch	1	Nr	5,712.33	5,712.33
Stairs and ramps				93,700.00
Precast concrete staircases; including handrails and balustrading	14	flights	6,283.56	87,969.86
Metal access ladder	1	Nr	5,712.33	5,712.33
External walls				978,500.00
Brickwork outer skin, 50 cavity, 12.5 sheathing board, 150 SFS with insulation fill, 2 x 12.5 plasterboard (incl Parapet)	1,735	m2	514.11	891,928.73
Air Leakage testing	1	Item	17,136.99	17,136.99
Scaffolding	1,735	m2	40.00	69,396.00
Windows and external doors				288,600.00

Double glazed thermally broken aluminium windows, polyester powder coated, louvred top light	236 m2	856.85	202,430.65
Double glazed thermally broken aluminium Hall windows, polyester powder coated; glazing to meet regulations	30 m2	856.85	25,705.48
Brise-soleil to hall windows	Nr	2,284.93	0.00
Double glazed thermally broken aluminium single doors, polyester powder coated; including ironmongery	7 Nr	1,713.70	11,995.89
Double glazed thermally broken aluminium double doors, polyester powder coated; including ironmongery	5 Nr	3,084.66	15,423.29
Heavy duty single security / fire escape door, including frame, ironmongery, decorations	2 Nr	2,056.44	4,112.88
Heavy duty double security / fire escape door, including frame, ironmongery, decorations	2 Nr	3,198.90	6,397.81
Automatic opening glazed front door	3 Nr	7,500.00	22,500.00
Internal walls and partitions			**624,200.00**
Drywall system, 12.5 plasterboard and 12.5mm plywood to each side	3,449 m2	159.95	551,702.52
140 thick blockwork partitions, laid on side, to lift shaft and stair enclosure	138 m2	74.26	10,223.86
Fire protection/Head detail	3,028 m2	20.56	62,268.95
Internal doors			**319,700.00**
Single door set; including frames, ironmongery	30 Nr	1,200.00	36,000.00
Single door set with vision panel; including frames, ironmongery	45 Nr	1,700.00	76,500.00
Double door set; including frames, ironmongery	40 Nr	2,400.00	96,000.00
60FR Single door set; including frames, ironmongery	18 Nr	1,450.00	26,100.00
60FR Double door set; including frames, ironmongery	25 Nr	2,900.00	72,500.00
Fire shutter to kitchen servery	2 Nr	6,283.56	12,567.12

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Internal finishes	Quant	Unit	Rate	Total
Wall finishes				143,400.00
Drywall topcoat and emulsion	8,451	m2	10.28	86,896.28
Hard wall plaster and emulsion	138	m2	30.85	4,246.83
Ceramic tiling	60	m2	57.12	3,427.40
Trovex wall lining	96	m2	81.12	7,787.05
Stainless steel splashbacks to kitchen	26	m2	228.49	6,032.22
Acoustic boarding	1	Item	35,000.00	35,000.00
Floor finishes				235,900.00
Floor screed	3,028	m2	4.57	13,837.55
Floor coverings to classrooms, circulation and staff areas	1,600	m2	54.84	87,741.37
Vinyl flooring to hygienic/WC/kitchen areas	858	m2	57.12	49,011.78
Hall coverings	164	m2	114.25	18,736.44
Gym coverings	126	m2	108.53	13,675.32
Floor paint	240	m2	26.28	6,306.41
Entrance barrier matting	40	m2	114.25	4,569.86
MDF skirtings	1,610	m	13.71	22,072.80
Coved skirtings	873	m	22.85	19,947.45
Ceiling finishes				233,100.00
Suspended ceiling, lay-in grid with perforated tiles; acoustic fleece lining	1,962	m2	85.68	168,113.84
Suspended ceiling, lay-in grid with hygienic tiles; acoustic fleece lining	208	m2	100.00	20,800.00
MF plasterboard ceiling and emulsion to WCs	858	m2	51.41	44,110.60

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Fittings, furnishings and equipment	Quant	Unit	Rate	Total
Fittings, furnishings and equipment				779,600.00
Shelving to classroom stores	34	m	159.95	5,438.14
Notice boards	10	Nr	285.62	2,856.16
Statutory signage	1	Item	9,000.00	9,000.00
General signage	1	Item	9,000.00	9,000.00
Blackout blinds	105	Nr	1,713.70	179,938.36
Coat hooks	24	Rooms	1,713.70	41,128.77
Kitchen installation	1	Item	91,500.00	91,500.00
Vanity units/IPS system	12	Nr	1,142.47	13,709.59
Hall equipment	1	Item	28,500.00	28,500.00
Construction units	2	Item	40,000.00	80,000.00
Kitchen/ICT Room units and worktops	1	Item	38,000.00	38,000.00
Catering/Food Tech Room units and worktops	2	Item	34,000.00	68,000.00
Catering/Food Tech Room white goods	2	Item	11,500.00	23,000.00
Sports & Leisure furniture	1	Item	34,000.00	34,000.00
Gymnasium equipment	1	Item	34,000.00	34,000.00
Hair & Beauty units and worktops	1	Item	29,000.00	29,000.00
Sensory Room equipment	2	Item	35,000.00	70,000.00
Office desks and shelving	1	Item	69,000.00	69,000.00
Lockers	1	Item	28,500.00	28,500.00
Reuse existing kitchen equipment, white goods and furniture	1	Item	(75,000.00)	(75,000.00)

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Services	Quant	Unit	Rate	Total
Sanitary installations				41,700.00
WC	13	Nr	685.48	8,911.23
WHB with proximity sensors	13	Nr	628.36	8,168.63
Accessible WC	6	Nr	3,427.40	20,564.38
Sink	2	Nr	571.23	1,142.47
Shower	1	Nr	2,856.16	2,856.16
Services equipment				0.00
Disposal installations				65,800.00
Rainwater installations	3,028	m2	5.71	17,296.93
Soil and waste	3,028	m2	15.99	48,431.41
Water installations				148,800.00
Water supplies	3,028	m2	49.13	148,753.61
Heat source				552,400.00
Pipework, pumps etc.	3,028	m2	101.68	307,885.38
Air source heat pumps	1	Item	228,493.15	228,493.15
Insulated pipework from heat pumps to plantroom	20	m	110.82	2,216.38
Power supplies to external heat pumps including BWIC	1	Item	13,709.59	13,709.59
Space heating and air conditioning				176,400.00
LST radiators	3,028	m2	57.12	172,969.32
DX cooling system to ICT server rooms	10	m2	342.74	3,427.40

Ventilation			440,500.00
Mechanical supply and extract ventilation using MVHR units; to classroom spaces	2,170 m2	169.08	366,914.30
Changing room / toilet / Kitchen extract ventilation systems; supply from neighbouring corridors / classroom spaces	858 m2	85.68	73,517.67
Electrical installations			657,300.00
Mains and sub-mains distribution	3,028 m2	39.99	121,078.52
Lighting and luminaires including emergency fittings	3,028 m2	102.82	311,344.77
Extend emergency lighting	3,028 m2	22.85	69,187.73
Earthing and bonding	3,028 m2	11.42	34,593.86
Small power installation	3,028 m2	39.99	121,078.52
Fuel installations			0.00
Lift and conveyor installations			57,200.00
Electrically operated AC drive 8 person passenger lift; serving 2 levels; 1.6 m/s speed	1 Item	57,123.29	57,123.29
Fire and lightning protection			72,700.00
Sprinklers (not required)	0 m2	102.82	0.00
Sprinkler tanks	Item	57,123.29	0.00
Fire & Smoke detection alarm	3,028 m2	18.28	55,350.18
Lightning protection	3,028 m2	5.71	17,296.93
Communication, security and control systems			138,400.00
Containment for telephone, IT data, AV and security systems	3,028 m2	5.71	17,296.93
Data cabling	3,028 m2	13.71	41,512.64
Security installations including CCTV, access control and intruder alarm	3,028 m2	22.85	69,187.73
Disabled toilet, refuge and induction loop systems	3,028 m2	3.43	10,378.16

Specialist installations			550,600.00
PV panel installation	3,028 m2	91.40	276,750.90
BMS Installation	3,028 m2	34.27	103,781.59
Door access controls	85 Nr	2,000.00	170,000.00
Additional Costs in connection with services			435,500.00
BWIC	3,028 m2	47.98	145,294.22
M&E contractors Prelim costs	5%	2,901,800.00	145,090.00
Testing and commissioning	5%	2,901,800.00	145,090.00

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Complete buildings and building units	Quant	Unit	Rate	Total
Prefabricated buildings and building units				0.00

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Works to existing buildings	Quant	Unit	Rate	Total
Minor demolition works and alteration works				0.00
Repairs to existing services				0.00
Damp-proof courses/fungus and beetle eradication				0.00
Facade retention				0.00
Cleaning existing surfaces				0.00
Renovation works				0.00

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: External works	Quant	Unit	Rate	Total
Site preparation works				136,400.00
Site strip and preparation to receive pavings	7,090	m2	11.42	81,000.82
Cut & fill site levelling	1,773	m3	17.14	30,375.31
Disposal of surplus material/Cut	500	m3	50.00	25,000.00
Roads, paths, pavings and surfacing's				596,500.00
Tarmac play area	945	m2	97.11	91,768.56
Car park	1,288	m2	119.96	154,507.07
Coloured Car Park	621	m2	165.66	102,873.33
Flush paving, tarmac	1,273	m2	97.11	123,620.51
All weather surfacing	1,042	m2	108.53	113,092.68
Community footpath	142	m2	74.26	10,544.96
Soft landscaping, planting and irrigation systems				307,000.00
Shrub planting	100	m2	47.98	4,798.36
Grassed areas	2,934	m2	17.14	50,279.92
Trees medium	10	Nr	275.00	2,750.00
Trees Small	96	Nr	210.00	20,160.00
Horticultural	160	m2	62.84	10,053.70
Community Area	1,893	m2	62.84	118,947.82
BioDiversity Net Gain	1	Item	100,000.00	100,000.00
Fencing, railings and walls				355,400.00
1.8m high fencing	552	m	125.67	69,370.52
2.4m high fencing	175	m	165.66	28,990.07
Pedestrian Gates	27	Nr	1,827.95	49,354.52
Vehicle Gates	8	Nr	4,569.86	36,558.90
Retaining walls	168	m	750.00	126,000.00
Dwarf wall with decorative fence	75	m	600.00	45,090.00
External fixtures				112,000.00
Car park/external lighting	1	Item	28,561.64	28,561.64
Electric car charging points	3	Nr	5,712.33	17,136.99
Infrastructure for future Electric car charging points	3	Nr	1,028.22	3,084.66
Cycle shelter	1	Item	4,569.86	4,569.86
Cycle hoops	6	Nr	150.00	900.00
Bin store	1	Item	2,856.16	2,856.16
Covered Activity Area	3	Nr	11,424.66	34,273.97
Construction Store	1	Nr	20,564.38	20,564.38

External drainage			428,100.00
Surface water and foul water drainage to building	1,805 m2	45.70	82,486.03
External area surface drainage	5,311 m2	45.70	242,705.42
Attenuation tanks	1 Item	102,821.92	102,821.92
External services			212,900.00
Electricity	1 Item	39,986.30	39,986.30
Gas (not applicable)	1 Item		0.00
Water	1 Item	11,424.66	11,424.66
Telecom	1 Item	11,424.66	11,424.66
Substation	1 Item	150,000.00	150,000.00
Minor building works and ancillary buildings			9,200.00
External ASHP compound	1 Item	9,139.73	9,139.73

Ash Grove, Radcliffe

Stage 3 Initial Order of Cost Estimate Nr 4

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Contractors design fees	Quant	Unit	Rate	Total
Contractors project team fees				419,600.00
Percentage value for design team fees	0.00%			0.00
OR lump sum values:-				
Professional Designers				
Architect (stages 4 - 7)				178,750.00
Town Planners (stages 4 - 7)				7,500.00
M&E Designers (stages 4 - 7)				150,000.00
Principal Designer Building Regs (stages 4 - 7)				10,000.00
Principal Designer CDM (stages 4 - 7)				8,755.00
Structural Engineer (stages 4 - 7)				42,500.00
Landscape Architect (stages 4 - 7)				9,950.00
Ecology (stages 4 - 7)				210.00
Fire Engineer (stages 4 - 7)				11,840.00
Contractors PCSA Staff				
Senior Design Manager	25	wk	2,249.00	56,225.00
Senior Planner (25 wks - 1 day/wk)	5	wk	1,925.00	9,625.00
Quantity Surveyor (25 wks - 1 day/wk)	5	wk	1,385.00	6,925.00
Senior MEP Manager (25 wks - 1 day/wk)	5	wk	2,402.00	12,010.00
Procure Partnership Fee	2.90%			2,458.77
Discount				(87,243.77)
Surveys				incl in Architects fees

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Project/design team fees	Quant	Unit	Rate	Total
Client Project/design team fees				453,600.00
Percentage value for design team fees	0.00%			0.00
OR lump sum values:-				
Project Management (stages 0 - 7)				105,620.63
Cost Consultant (stages 0 - 7)				84,969.00
Architect (stages 0 - 3)				96,250.00
Town Planners (stages 0 - 3)				15,000.00
M&E Consultant (stages 0 - 3)				51,600.00
Principal Designer Building Regs (stages 0 - 3)				5,000.00
Principal Designer CDM (stages 0 - 3)				2,550.00
Structural Engineer (stages 0 - 3)				30,000.00
Landscape Architect (stages 0 - 3)				14,275.00
Ecology (stages 0 - 3)				3,095.00
Fire Engineer (stages 0 - 3)				8,140.00
Highways (stages 0 - 3)				2,655.00
M&E Consultant (stages 4 - 7)				34,400.00

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Other development/project costs	Quant	Unit	Rate	Total
Other Client development/project costs				203,700.00
Statutory Authority planning fees	1	Item	25,000.00	25,000.00
Statutory Authority building regulation fees	1	Item	20,000.00	20,000.00
Classroom furniture	19	Nr	9,139.73	173,654.79
Dining furniture	1	Item	30,000.00	30,000.00
Reuse existing furniture	1	Item	-45,000.00	(45,000.00)

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Risk allowances		Quant	Unit	Rate	Total
	Design development risks				
	To be included as a percentage of the Base cost estimate				
	Percentage allowance =	2.50%			
	Construction risks				
	To be included as a percentage of the Base cost estimate				
	Percentage allowance =	2.50%			
	Employer change risks				
	To be included as a percentage of the Base cost estimate				
	Percentage allowance =	2.50%			
	Employer other risks				
	To be included as a percentage of the Base cost estimate				
	Percentage allowance =	2.50%			

4.0 INFLATION CALCULATION AND COST ANALYSIS

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Inflation		Quant	Unit	Rate	Total
	Tender inflation				
	To be included as a percentage of the Cost limit				
	Percentage allowance =	1.92%			
	Rates used - 2Q 2026	417			
	Anticipated start date - 2Q 2027	425			
		0.01918			
	Construction inflation				
	To be included as a percentage of the Cost limit				
	Percentage allowance =	1.88%			
	Anticipated start date - 2Q 2027	425			
	Anticipated mid construction point - 1Q 2028	433			
		0.01882			

Series:	BCIS All-in TPI				
Series number:	101	quarterly			
Base:	1985 mean = 100				
Last updated:	12-Jun-26				
Downloaded:	16/07/2026 15:29				
Date	**Index**	**Status**	**Sample**	**Percentage change**	
				On year	**On quarter**
May-2022	365	Provisional		10.3	4.6
Aug-2022	371	Provisional		9.4	1.6
Nov-2022	375	Provisional		9.0	1.1
Feb-2023	379	Provisional		8.6	1.1
May-2023	383	Provisional		4.9	1.1
Aug-2023	386	Provisional		4.0	0.8
Nov-2023	388	Provisional		3.5	0.5
Feb-2024	390	Provisional		2.9	0.5
May-2024	392	Provisional		2.3	0.5
Aug-2024	394	Provisional		2.1	0.5
Nov-2024	397	Provisional		2.3	0.8
Feb-2025	399	Provisional		2.3	0.5
May-2025	401	Provisional		2.3	0.5
Aug-2025	404	Provisional		2.5	0.7
Nov-2025	407	Provisional		2.5	0.7
Feb-2026	410	Provisional		2.8	0.7
May-2026	414	Provisional		3.2	1.0
Aug-2026	417	Forecast		3.2	0.7
Nov-2026	419	Forecast		2.9	0.5
Feb-2027	422	Forecast		2.9	0.7
May-2027	425	Forecast		2.7	0.7
Aug-2027	426	Forecast		2.2	0.2
Nov-2027	429	Forecast		2.4	0.7
Feb-2028	433	Forecast		2.6	0.9
May-2028	434	Forecast		2.1	0.2
Aug-2028	437	Forecast		2.6	0.7
Nov-2028	441	Forecast		2.8	0.9
Feb-2029	445	Forecast		2.8	0.9
May-2029	447	Forecast		3.0	0.4
Aug-2029	449	Forecast		2.7	0.4

5.0 AREA SCHEDULE

Room Area Schedule

Room	Area
Ground Floor	
Rear Staircase	26
SLT Office	13
Plant Room	22
Cleaners Store	3
Construction 2	53
Construction 2 store	12
Machine Room	17
Riser	2
Construction classroom	47
classroom store	3
Hospitality & Catering Kitchen	75
Hospitality & Catering classroom	43
Food Tech Store	7
Food Tech	74
Gym	48
Gym Store	8
Cleaners Store	4
WC	3
WC	2
Ass WC/Shower	6
Staircase	24
Lift	2
Sensory Room	14
Server	10
Classroom 1	43
Classroom 1 Store	12
KS3 Library	34
Medical Room	10
Classroom 2	42
Classroom 2 Store	2
Group Room	12
Classroom 3	42
Classroom 3 Store	3
WC	3
Switch Room	9
Staff WC	2
Cloaks/Lockers	8
Plant Room	25
Secure Lobby	11
Senco Office	8
Pastoral Office	33
Acc WC	3
Acc WC	4
Staff WC	3
Deputy Office	17
Reprographics	9
Heads Office	17
General Office	28
Exam Store	4
Interview Room	10
WC	3
Ent Lobby	19
Reception	24
Main Hall	164

Chair Store	12	
Kitchen	51	
Store	1	
Store	1	
Dining Room	69	
KS4 Entrance	10	
Ent Lobby	10	
Staff WC	4	
WC	3	
WC	3	
Staircase	27	
Construction Classroom	65	
Classroom Store	3	
Construction 1 classroom	43	
Construction 1 Store	12	
Kitchen Store	2	
Dry Store	3	
Kitchen Store	2	
GF Circulation/Stores/Risers	362	1,805
First Floor		
Staircase 3	26	
Staircase 2	27	
Staircase 1	14	
Sensory Room	13	
Sport & Leisure	78	
S&L Classroom	47	
S&L Store	8	
H&B Classroom	47	
Hair & Beauty	75	
H&B Store	8	
Group Room	14	
Classroom 3	47	
Classroom 2	46	
Classroom 1	47	
Staff WC	3	
Meeting Room	7	
Staff Work Room	22	
Staffroom	38	
Classroom 4	46	
Classroom 5	46	
Classroom 6	46	
SLT Office	20	
WC	3	
WC	3	
WC	4	
Classroom 7	43	
Classroom 8	43	
Classroom 9	43	
Life Skill Room,	25	
Ass WC	4	
WC	3	
Cleaner	3	
1F Circulation/Stores/Risers	324	1,223
		3,028

6.0 CASHFLOW

CURRIE & BROWN
The Value of Certainty.

CASH FLOW FORECAST

Original Forecast

Original Project Value Less PCSA 15,922,618.69 =S -0.028 =C See formula tab for constants 3.090 =K See formula tab for constants

PCSA/Fees 1,076,900

		Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Start Jun-27	Jul-27	Aug-27
Month														1	2	3
	x=													0.07	0.13	0.20
PCSA										18,194	36,388	54,581	72,775	72,775	72,775	72,775
Contractors Design Fees										36,053	72,106	108,159	144,213	153,538	162,864	172,190
Client Design Fees		93,170	186,340	205,296	224,251	243,207	262,162	281,118	300,073	308,798	317,522	326,246	334,971	340,237	345,503	350,770
Construction					-	-	-	-	-	-	-	-	-	247,950	838,600	1,718,650
Cumulative Cashflow		93,170	186,340	205,296	224,251	243,207	262,162	281,118	300,073	363,045	426,016	488,987	551,958	814,500	1,419,742	2,314,384
Monthly Cashflow		93,170	93,170	18,956	18,956	18,956	18,956	18,956	18,956	62,971	62,971	62,971	62,971	262,542	605,242	894,642

		Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Finish Aug-28	Sep-28	Aug-29	Sep-29
Month		4	5	6	7	8	9	10	11	12	13	14	15			
	x=	0.27	0.33	0.40	0.47	0.53	0.60	0.67	0.73	0.80	0.87	0.93	1.00	0.00		
PCSA		72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	
Contractors Design Fees		181,516	190,841	200,167	209,493	218,819	228,144	237,470	246,796	256,122	265,448	274,773	286,262	294,142	294,142	
Client Design Fees		356,036	361,302	366,568	371,835	377,101	382,367	387,633	392,900	398,166	403,432	612,398	627,568	632,758	632,758	
Construction		2,834,780	4,133,670	5,562,000	7,066,470	8,593,740	10,090,520	11,503,480	12,779,300	13,864,670	14,706,280	15,250,810	15,669,000	15,704,000	15,922,619	-
Cumulative Cashflow		3,445,106	4,758,588	6,201,510	7,720,573	9,262,435	10,773,807	12,201,359	13,491,771	14,591,733	15,447,935	16,210,757	16,655,605	16,703,675	16,922,294	-
Monthly Cashflow		1,130,722	1,313,482	1,442,922	1,519,062	1,541,862	1,511,372	1,427,552	1,290,412	1,099,962	856,202	762,822	444,848	48,070	218,619	- 16,922,294

Updated Forecast

Final Project Value Less PCSA 15,922,618.69 =S -0.028 =C See formula tab for constants 3.090 =K See formula tab for constants

PCSA/Fees 1,076,900

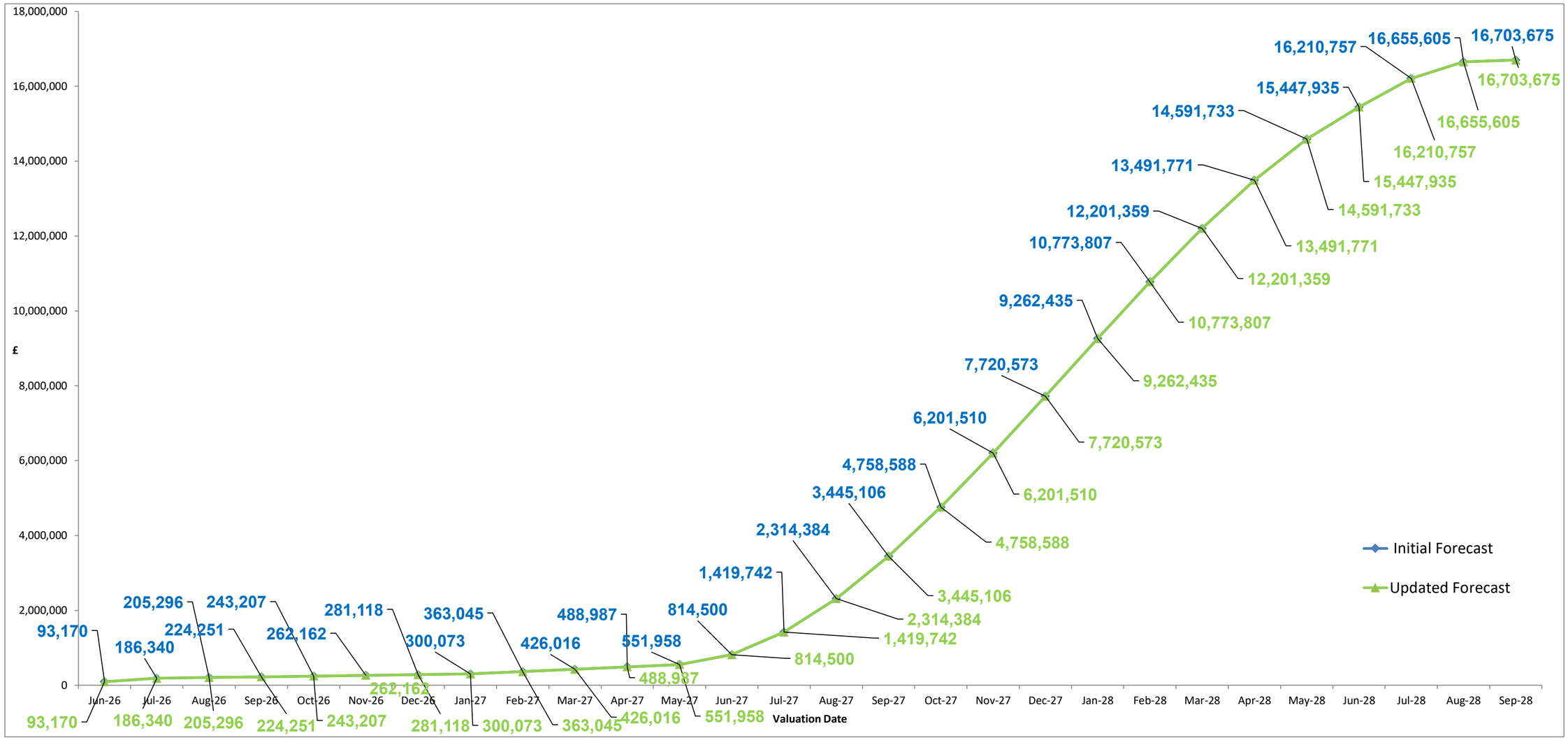
		Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Start Jun-27	Jul-27	Aug-27
Month														1	2	3
	x=													0.07	0.13	0.20
PCSA										18,194	36,388	54,581	72,775	72,775	72,775	72,775
Contractors Design Fees										36,053	72,106	108,159	144,213	153,538	162,864	172,190
Client Design Fees		93,170	186,340	205,296	224,251	243,207	262,162	281,118	300,073	308,798	317,522	326,246	334,971	340,237	345,503	350,770
Construction					-	-	-	-	-	-	-	-	-	247,950	838,600	1,718,650
Cumulative Cashflow		93,170	186,340	205,296	224,251	243,207	262,162	281,118	300,073	363,045	426,016	488,987	551,958	814,500	1,419,742	2,314,384
Monthly Cashflow		93,170	93,170	18,956	18,956	18,956	18,956	18,956	18,956	62,971	62,971	62,971	62,971	262,542	605,242	894,642

		Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Finish Aug-28	Sep-28	Aug-29	Sep-29
Month		4	5	6	7	8	9	10	11	12	13	14	15			
	x=	0.27	0.33	0.40	0.47	0.53	0.60	0.67	0.73	0.80	0.87	0.93	1.00	0.00		
PCSA		72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	
Contractors Design Fees		181,516	190,841	200,167	209,493	218,819	228,144	237,470	246,796	256,122	265,448	274,773	286,262	294,142	294,142	
Client Design Fees		356,036	361,302	366,568	371,835	377,101	382,367	387,633	392,900	398,166	403,432	612,398	627,568	632,758	632,758	
Construction		2,834,780	4,133,670	5,562,000	7,066,470	8,593,740	10,090,520	11,503,480	12,779,300	13,864,670	14,706,280	15,250,810	15,669,000	15,704,000	15,922,619	-
Cumulative Cashflow		3,445,106	4,758,588	6,201,510	7,720,573	9,262,435	10,773,807	12,201,359	13,491,771	14,591,733	15,447,935	16,210,757	16,655,605	16,703,675	16,922,294	-
Monthly Cashflow		1,130,722	1,313,482	1,442,922	1,519,062	1,541,862	1,511,372	1,427,552	1,290,412	1,099,962	856,202	762,822	444,848	48,070	218,619	- 16,922,294

Number	Date	Initial Forecast monthly £	Initial Forecast cumulative £	Updated Forecast monthly £	Updated Forecast cumulative £	Actual Payments monthly £	Actual Payments cumulative £	Variance	
1	Jun-26	93,170	93,170	93,170	93,170		-		
2	Jul-26	93,170	186,340	93,170	186,340	-			
3	Aug-26	18,956	205,296	18,956	205,296	-			
4	Sep-26	18,956	224,251	18,956	224,251	-			
5	Oct-26	18,956	243,207	18,956	243,207	-			
6	Nov-26	18,956	262,162	18,956	262,162	-			
7	Dec-26	18,956	281,118	18,956	281,118	-			
8	Jan-27	18,956	300,073	18,956	300,073	-			
9	Feb-27	62,971	363,045	62,971	363,045	-			
10	Mar-27	62,971	426,016	62,971	426,016	-			
11	Apr-27	62,971	488,987	62,971	488,987	-			
12	May-27	62,971	551,958	62,971	551,958				
13	Jun-27	262,542	814,500	262,542	814,500				
14	Jul-27	605,242	1,419,742	605,242	1,419,742				
15	Aug-27	894,642	2,314,384	894,642	2,314,384				
16	Sep-27	1,130,722	3,445,106	1,130,722	3,445,106				
17	Oct-27	1,313,482	4,758,588	1,313,482	4,758,588				
18	Nov-27	1,442,922	6,201,510	1,442,922	6,201,510				
19	Dec-27	1,519,062	7,720,573	1,519,062	7,720,573				
20	Jan-28	1,541,862	9,262,435	1,541,862	9,262,435				
21	Feb-28	1,511,372	10,773,807	1,511,372	10,773,807				
22	Mar-28	1,427,552	12,201,359	1,427,552	12,201,359				
23	Apr-28	1,290,412	13,491,771	1,290,412	13,491,771				
24	May-28	1,099,962	14,591,733	1,099,962	14,591,733				
25	Jun-28	856,202	15,447,935	856,202	15,447,935				
26	Jul-28	762,822	16,210,757	762,822	16,210,757				
26	Aug-28	444,848	16,655,605	444,848	16,655,605				
26	Sep-28	48,070	16,703,675	48,070	16,703,675				
26	Aug-29	218,619	16,922,294	218,619	16,922,294				
26	Sep-29	-16,922,294	0	-16,922,294	0				
26	Oct-29	0	0	0	0				

CURRIE & BROWN

CASH FLOW FORECAST GRAPH



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Architecture + Building Surveying + Town Planning
C+A

Project: Ash Grove Alternative Provision Academy
Job no: 13921
Date: 30th September 2026
Title: **Summary of Public Consultation (held 29th September 2026)**

Summary

On 29th September 2026, a public consultation event was held at Growing Together Radcliffe on Westminster Avenue between 5pm and 8pm. A total of **62 individuals** registered their attendance at the consultation, with **32 representations** received in response to the proposals.

The representations have been reviewed and categorised according to the key issues raised. Where a representation raised more than one issue, each issue has been categorised separately.

Issues

Key Issue Raised	**No. of Times Referenced in Representations**	**% of Representations**
Loss of green space / recreational space	21	66%
Crime, anti-social behaviour and drugs	17	53%
Highways (Traffic and Parking)	17	53%
Wrong location / alternative site's available	10	31%
Enough existing education provision in area	4	13%
Concerns regarding behaviour of children	4	13%
Environmental concerns (wildlife, habitats, pollution etc.)	3	9%
Property values	3	9%
Community gardens will not be maintained	2	6%
Noise	1	3%

Loss of Green Space and Recreational Area

The loss of existing green space was the most frequently raised concern, identified in 21 representations. Representations referred to the existing field being used for a range of informal recreational activities, including walking, dog walking, children playing football, community gatherings such as bonfires and other outdoor activities including picnics. Several representations also referred to the importance of the space to the local community and its contribution to residents' mental health and wellbeing.

Crime, ASB and Drugs

Concerns relating to existing crime, anti-social behaviour and drug-related activity in the area were raised in 17 representations. Representations referred to existing issues within the surrounding area and expressed concerns regarding how pupils of the proposed development could interact with these existing conditions. Representations referenced that existing levels of crime could worsen as a result of the proposed academy, due to the vulnerability of students attending.

Highways, Traffic and Parking

Highways-related concerns were identified in 17 representations. These included concerns regarding existing congestion and traffic associated with the surrounding schools. The representations mention that parents use Milton Road for drop off and pick up, creating parking pressures and slowing vehicle movements. Concerns were raised regarding implications of new development on these existing conditions.

Wrong Location / Alternative Site Locations

Reference to the consultation site comprising an inappropriate location for the proposed development was raised in 10 representations. Alternative site locations put forward included:

- Derby High School, Bury Road
- Cams Lane
- Redvales
- Land adjacent to Newbank Garden Centre
- Addition to an existing school within the borough

Existing Education Provision

Representations expressed the view that there is already sufficient school provision within the local area and questioned the need for an additional educational facility. This also linked to comments made regarding existing traffic conditions in the locality and concerns that the new development would exacerbate this.

Behaviour of AP pupils

Some representations raised concerns over the perceived behaviour of pupils of the AP facility and the impact this may have on pupils of neighbouring schools. This also links to comments regarding existing anti-social behaviour issues in the area and how this may influence students.

Environmental Concerns / Maintenance of Community Gardens

Concerns were raised regarding the potential impact the loss of open space would have on wildlife and biodiversity.

It was also questioned as to why the land could be built upon given an understanding of historic coal mining.

The future maintenance and use of the existing community garden was also questioned in respect of who would have the responsibility of doing so and concerns that this would not be done.

Property Values

Representations raised concerns that the proposed development could have a detrimental impact upon local property prices.

Noise / Amenity

Noise was raised as a concern in relation to the amenity of neighbouring properties and how external noise levels from the proposed development may have a detrimental effect.

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New Ash Grove Additional Provision Academy – Cabinet Minutes

Councillor Walmsley introduced the report seeking to progress the delivery of a new permanent facility for the Ash Grove Alternative Provision (AP) Academy on the proposed Milton Road site in Radcliffe. The proposal represents a significant investment in the borough's education infrastructure and forms a key element of the Council's commitment to improving outcomes for some of Bury's most vulnerable children and young people.

The Council has a statutory responsibility to ensure that appropriate educational provision is available for children who are unable to access mainstream education. In December 2024, the Council entered into a legal agreement with Oak Learning Partnership (OLP) to provide a permanent, single-site location for Ash Grove Alternative Provision Academy by September 2028. The proposed development will replace the current temporary arrangements across multiple sites, creating a modern, purpose-built facility capable of accommodating up to 136 pupils in an inclusive, supportive, and adaptable learning environment.

The development will support the delivery of the Council's Alternative Provision Strategy; address identified gaps in local educational provision and ensure compliance with statutory and contractual obligations. Importantly, it will provide a long-term, sustainable solution that improves educational opportunities, strengthens support for vulnerable learners, and reduces the Council's reliance on temporary accommodation and external provision arrangements.

The Council has a statutory duty under Section 19 of the Education Act 1996 to provide suitable education for children who cannot attend mainstream school due to exclusion, illness, or other reasons. Alternative Provision (AP) is therefore not discretionary; it is a legal requirement. Bury currently lacks a permanent site for its main AP. Following relocation from the former Spring Lane site, provision operates from temporary accommodation across two locations, creating operational inefficiencies, and limiting the development of a coherent local Alternative Provision offer for our children.

Councillor Birchmore queried why the cost per pupil is so much higher than star academy and whether we know how many permanent exclusions there were last year?

Councillor Walmsley confirmed that alternative provision costs more per pupil than general population schooling. She also confirmed there were 66 permanent exclusions last year.

Ben Dunne, Director, Education & Skills added that permanent exclusions across Bury are far too high compared to our Greater Manchester neighbours. The vast majority of our suspensions and permanent exclusions sit in secondary schools. This is also a national issue. An alternative provision academy that provides a genuine inclusion hub, outreach support, short term intervention places and provides a centre for excellence all hinge around a provision setting that can focus on those things. This is an opportunity to intervene earlier and support schools earlier so they don't find themselves in a situation where they have to permanently exclude children.

As we haven't had these options in Bury before, we have had to rely on expensive independent specialist placements, out of borough provision, high transport costs, crisis interventions, and high numbers of youngsters going into youth justice.

Alternative provision can be a turning point for young people. Perception that the new alternative provision is for a new group of youngsters who will come into the borough is not the case. There is already a group of children in provisions that aren't fit for purpose.

Councillor Birchmore commented that we need to address the fact we have a high number of exclusions.

Councillor Walmsley agreed with Councillor Birchmore's comments. There are ongoing discussions with head teachers, Multi Academy Trusts and there is a lot of work going on behind the scenes to reduce the number of suspensions and permanent exclusions.

Councillor Rydeheard acknowledged that not all schools are as big as others in the borough and therefore some schools will be able to do more than others. Councillor Rydeheard also queried youth justice and that as these children are already in Bury, is there a potential for savings on youth justice strategy and about the loans and whether these can be consolidated.

Councillor Walmsley advised that lots of these issues refer to secondary schools but right about capacity in schools. There will be savings in youth justice if this is done right, there are also potential savings in health, mental health, youth crime, policing, and all public services.

Councillor Thorpe advised that there is currently no provision in the budget due to the number of hurdles required to be completed to be able to get this moving and a live project. Hoping we can get some grant funding from the DfE and work is ongoing to look at that. May also be able to use already committed capital that we don't move forward with to mitigate impact.

Decision(s)

Cabinet:

· Approved the use of the Milton Road site (see appended site plan in Stage 3 Report) for the proposed new Ash Grove Alternative Provision (AP) Academy.

· Approved the current designs to be submitted for full Planning Approval.

· Approved the funding strategy detailed below for a budget of £17m and delegate spending authority to the Executive Director of Place in conjunction with Director of Law and Governance to oversee implementation of relevant contracts.

· Approved the Procurement strategy approach for the engagement of a suitable contractor/consultant team.

Reasons for decision(s)

· To ensure the Council complies with an academisation legal agreement entered into with the Oak Learning Partnership Trust by providing a permanent school facility by September 2028.

· Any delays in the proposed programme contained in the Stage 3 report could result in failure to deliver.

· It is possible that legal action may be taken if the Council does not meet its contracted legal obligations. OLP could also take actions to withdraw six-day provision and renegotiate any remaining placement costs. Ultimately, it would further compromise the lives of some of Bury's most vulnerable young people having had their previous Radcliffe sites relocated to the current temporary locations of New Kershaw and Whittaker Street.

· The additional cost in having to extend the rental agreements for the temporary modular buildings at Whittaker Street and New Kershaw to accommodate the Students at OLP Ash Grove beyond the agreed current two years could be at least £150,000.00 per annum.

Call-In Request

Re: Cabinet meeting of 14 October 2026 – Request for further consideration of a call-in relating to Milton Road, Radcliffe

Further to my previous correspondence regarding the call-in request concerning Item 11, *Objections to the proposed disposal of Public Open Space – Land on the North Side of Milton Road, Radcliffe*, I wish to raise additional concerns relating to Item 12, *New Ash Grove Additional Provision Academy*.

Although these items were considered at the same Cabinet meeting and relate to the same site, they concern distinct decisions. I therefore ask that the decision under Item 12 be considered separately for call-in, subject to the applicable constitutional procedure and timescales.

https://councildecisions.bury.gov.uk/documents/s52313/5.%20Cabinet%20report%20-%20New%20Ash%20Grove%20Alternative%20Provision%20Academy.pdf

Having reviewed the accompanying *Planning Consultants Public Consultation Report*, dated 30 September 2026, I believe there are substantive issues that warrant further scrutiny before the decision is progressed.

https://councildecisions.bury.gov.uk/documents/s52309/16.2%20Planning%20Consultants%20Public%20Consultation%20Report.pdf

The report records that 62 individuals attended the public consultation on 29 September 2026 and that 32 representations were received. The concerns recorded are significant and extend beyond general objections to the loss of open space.

In particular:

- **Loss of green space and community wellbeing:** This was the most frequently recorded concern, appearing in 21 representations (66%). Residents identified the land's use for informal recreation, walking, children's play and community activities, as well as its contribution to mental health and wellbeing.
- **Crime, anti-social behaviour and drugs:** Seventeen representations (53%) raised concerns about existing problems in the surrounding area and the potential implications for vulnerable pupils attending the proposed provision. Further scrutiny is warranted to establish whether these risks have been adequately assessed and what safeguarding and preventative measures are proposed.
- **Traffic, parking and highway safety:** Seventeen representations (53%) raised concerns about existing congestion, school drop-off and collection activity, parking pressures on Milton Road and the potential impact of additional development. I would welcome confirmation of the traffic and highway evidence

considered and whether the cumulative effects on neighbouring schools and residents have been fully assessed.

- **Suitability of the location and alternative sites:** Ten representations (31%) questioned the suitability of the proposed location. The report identifies alternatives suggested by residents, including Derby High School on Bury Road, Cams Lane, Redvales, land adjacent to Newbank Garden Centre and expansion within an existing school. It is important to establish how these suggestions were assessed, what evidence informed their rejection or otherwise, and whether the reasons for selecting Milton Road remain justified.
- **Existing educational provision and the need for additional capacity:** Representations questioned whether sufficient provision already exists locally. Given the implications for the surrounding area, further scrutiny should establish the evidence of need, the capacity of existing facilities and the rationale for the proposed location and scale of the development.
- **Environmental considerations and the community garden:** The report records concerns about wildlife, biodiversity, pollution, historic coal mining and responsibility for maintaining the existing community garden. I request confirmation that the relevant environmental, ground-condition and maintenance issues have been investigated adequately and that appropriate mitigation and long-term arrangements have been identified.
- **Impact on neighbouring residents:** Representations also raised concerns about noise, residential amenity and potential effects on property values. While these matters may carry different weight in the planning process, the evidence and any proposed mitigation should be clearly identified.

My concern is not simply that objections were received, but whether the issues raised have been investigated sufficiently, whether the evidence supports the chosen location, and whether Cabinet had all the relevant information necessary to reach an informed decision.

The consultation report summarises the representations but does not, in itself, demonstrate that every concern has been resolved or that all suggested alternatives have been subject to a sufficiently detailed comparative assessment. I believe scrutiny should establish what further technical assessments, safeguarding considerations, highway investigations and environmental enquiries have been undertaken, and whether any outstanding matters could materially affect the decision.

I therefore respectfully ask that:

1. The decision under Cabinet Item 12 be considered for a separate call-in, with confirmation of the applicable procedure and deadline.

2. The relevant officers provide a clear account of how the consultation representations informed the decision and identify the evidence supporting the proposed location.
3. The assessment of alternative sites, existing educational capacity, highway and parking impacts, safeguarding risks, environmental matters and effects on neighbouring residents be examined.
4. Any outstanding investigations or material concerns be identified, together with clarification of whether the decision should be reconsidered before further commitments or implementation

I recognise the importance of ensuring appropriate educational provision for children and young people who need it. However, that objective must be supported by a robust, evidence-based assessment of the location, the implications for vulnerable pupils and the wider community, and the reasonable alternatives available.

Given the connection between Items 11 and 12, I believe it is particularly important that scrutiny considers both the proposed disposal of the land and the separate decision to develop it for the academy, rather than allowing the underlying questions about the suitability of the site to be examined in isolation.

I would be grateful for urgent consideration of this request and written confirmation of the next steps.

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SCRUTINY REPORT

MEETING:	**Overview & Scrutiny**
DATE:	**26th October 2026**
SUBJECT:	**New Ash Grove Alternative Provision Academy**
REPORT FROM:	**Sean O'Hagan**
CONTACT OFFICER:	**Peter Dentith**

1.0 BACKGROUND

1.1 Following the Cabinet approval granted at the 14th October 2026 meeting, a call-in request was received setting out a number of queries relating to the process of the approval to fund and develop the proposed new Ash Grove Alternative Provision Academy on the Milton Road, Radcliffe site. The call in included a request to have sight of the supporting information that was summarised in the Cabinet Report. This is now included in the appendices of this report.

1.2 This report is to address the points raised in the call-in request. This report relates solely to Ash Grove the proposed new development and not the disposal of the land, that is dealt with by a separate report to this Committee.

2.0 ISSUES

2.1 Formal requests to the Overview and Scrutiny Committee

Examine the adequacy of the site-selection process.
A brief summary covering a feasibility report on six other potential sites was included in the Cabinet report along with the reasons for their unsuitability. The full feasibility report conducted by AFL Architects Ltd is now appended (Appendix A) along with a subsequent similar report on the Milton Road site (Appendix B). Also, there are two ground investigation reports on the Milton Road site that concluded the site is economically suitable for development (Appendix C & D).

Examine the purpose and outcome of the 29th September public meeting.
The purpose of the Public Consultation meeting conducted on the 29th September at the Growing Together centre in Radcliffe, was part of the pre-planning application submission process and was advertised to the general public as a pre planning public Consultation.

The aim was to obtain feedback and opinion of the general public of Bury on the proposed new Alternative Provision Academy. This is a standard process to include the feedback (where and when possible) within the Planning Application when it is to be submitted. As the Cabinet report was requesting permission to submit the Planning Application and given the extremely tight time scale to deliver this proposed new building, the Design Team wanted to be in the best possible position to submit the application if Cabinet approval was granted. Written comments received from the members of the public who attended were collated and the Council's Planning Consultant provided a summary report of those comments (see Appendix E), and the comments sheets are now appended (see Appendix F).

The meeting was only allowed to take place after the completion of the Public Open Space (POS) Notice consultation process.

Examine the implications for neighbouring residents.
This forms a significant consideration of the Planning process and one of the reasons for the preparatory Consultation meeting on the 29th September. A full assessment of the impact of the proposal will be reported to the Planning Committee in due course. A basic assessment has been covered in the Royal Institute of British Architects (RIBA) Stage 3 report. Mitigation measures will be put forward to address public concerns regarding implications for residents.

Examine relevant equality and human-rights considerations.
A Equality Impact Assessment was carried out as part of the Cabinet Report and further work will be undertaken throughout design and planning processes.

The Council is subject to the Public Sector Equality Duty under section 149 Equality Act 2010 and must, in exercising its functions, have due regard to the need to eliminate discrimination, advance equality of opportunity, and foster good relations between persons who share a protected characteristic and those who do not. An Equality Impact Assessment has been completed and should continue to be reviewed as the project progresses through detailed design, planning and implementation stages to ensure that the needs of pupils, staff, visitors and the wider community are appropriately considered.

The proposed development is intended to provide improved educational facilities for vulnerable children and young people who require alternative provision. Accessibility, inclusion and reasonable adjustments will need to continue to be considered as part of the design development and planning processes.

The Council must also act compatibly with rights protected by the Human Rights Act 1998. Relevant considerations include Article 8 rights (respect for private and family life) of neighbouring residents and Article 2 of the First Protocol (right to education) for pupils requiring alternative provision. These competing interests fall to be balanced through the Council's decision-making and planning processes.

Examine environmental and technical constraints.
A number of the technical assessments are appended to this report they include, an open space assessment report of Bury is now appended (see Appendix U). However, that relates more to the disposal element of Milton Road rather than the development.
The RIBA Stage 3 report appended (Appendix G) to the Cabinet Report covered the environmental (Ecological) and technical constraints of the proposed site.
Two intrusive ground investigations were conducted on the site and the results of which are now appended. There is also an Ecology and Biodiversity report appended (see Appendix T)

Review the financial case.
The Council's finance team have proposed a high-level funding strategy to support the development which is documented within the Cabinet Report.

Determine whether Cabinet had sufficient information to make its decision.
Consideration needs to be given to the recommendations and approvals requested within the Cabinet Report to assess whether sufficient information was provided for the Cabinet to make a decision. In response to this the report to Cabinet set out the following -

1. Request to use the proposed site for the development following the previous item covering the land disposal. Considering the information in the disposal report to change the use, investigations were carried out into other potential sites and the results were summarised in the Cabinet Report for ease of use. The full report is now appended as previously mentioned above.
2. Request for funding to build the proposed new school. A funding strategy was provided by the Council's Finance Team within the Cabinet Report.

3. Permission to submit the Planning Application based on the current design. The current Stage 3 report contained the proposed design along with site information.

2.2 Site Suitability & Ground Conditions

Ground conditions, mining and structural safety
The site has been subject to a Phase 1 Desk Study (Appendix H) , Phase 2 Ground Investigation and a subsequent dedicated shallow coal mining investigation. The latest Coal Mining Investigation and Geotechnical Assessment (LKC261326-B1 Appendix D, final issue dated 30 September 2026) included three rotary boreholes extending to 35 m below ground level, with rock coring, laboratory testing and monitoring for mine gas during drilling.

Coal was encountered in all three rotary boreholes. Importantly, the investigation did not encounter evidence of historic workings such as voids, loose drilling or broken ground, nevertheless a conservative assessment recognising that a borehole can pass through intact pillars between former workings. Applying the acceptable-cover methodology, it is recommended that proof drilling and, where required, grouting beneath the proposed building in the identified northern and western zones. No stabilisation works are considered necessary in the southern area on the information currently available. A watching brief by a suitably qualified coal-mining engineer/consultant is also recommended during earthworks and foundation excavations so that any unexpected mining features can be identified and addressed.

The RIBA Stage 3 structural design (Appendix J) has been developed with these known ground conditions and mining risks in mind. The scheme comprises a two-storey steel-framed building with an engineered substructure and suspended ground-floor solution. The mining treatment is a pre-construction ground-stabilisation measure to be designed by an appropriately experienced specialist contractor and agreed with the Mining Remediation Authority. This is a recognised means of managing the identified residual mining risk rather than evidence that the site is structurally unsuitable for development.

Grouting, contamination and completeness of the budget
The extent of mining treatment currently recommended is defined Grouting Zone Plan. The final report states that proof drilling and grouting is required below proposed buildings in the northern and western parts of the building footprint. The note to the grouting plan also makes clear that treatment is to extend to the deepest coal seams identified and that, where proof drilling demonstrates no evidence of coal or workings, grouting will not be required. The final scope and quantities will therefore necessarily be confirmed through the specialist proof-drilling/grouting design and the conditions actually encountered.

Separate from the mining issue, the Phase 2 investigation identified elevated lead and PAH concentrations in near-surface made ground together with trace asbestos in one shallow sample. The Stage 3 design recognises that appropriate remediation/clean cover, construction-worker protection and waste-management measures will be required. These are environmental/remediation matters rather than an indication of a structural defect in the proposed development. The detailed remediation strategy and associated commercial allowances should be confirmed by the relevant environmental and cost consultants.

Currie & Brown will be asked to confirm the basis and scope of the £150,000 grouting allowance, the treatment of contamination/remediation costs, contingencies and any exclusions within the current cost plan, as these are commercial rather than structural-engineering matters. (see Appendix K)

Flood risk, drainage, biodiversity and open space
From the Consultant Civil Engineering perspective, the RIBA Stage 3 design includes a coordinated surface and foul-water drainage strategy. The site levels and drainage proposals have been developed so that external levels fall away from the building and exceedance flows are

directed away from the development. Surface water is proposed to be attenuated on site using below-ground attenuation together with permeable construction to the parking and MUGA areas before controlled discharge to the existing combined public sewer. United Utilities has advised that a surface-water discharge rate of up to 8 l/s may be acceptable, subject to agreement with the Lead Local Flood Authority.

There is a summary of the ecological and biodiversity aspects of the proposed site contained within the RIBA Stage 3 report. A more detailed Ecological Report is now appended. This will be part of the Planning Application process and assessment.

Overall engineering position
On the investigations and design information currently available, the identified ground and mining conditions are known engineering constraints for which defined mitigation has been recommended. The latest intrusive mining investigation found intact coal but no evidence of voids or workings in the boreholes. The residual risk is being addressed conservatively through targeted proof drilling/grouting, a construction-stage watching brief and the specified gas-protection measures. I am not aware of anything in the current civil or structural information that indicates that these matters make the site unsuitable for the proposed development, provided the recommended mitigation and normal detailed-design/verification process is completed.

The Stage 3 Civil & Structural Report (Appendix J) was only produced to insert a section into the main report and is not a standalone document with appendices.

Alternative sites and site-selection evidence
As previously stated, a feasibility report was commissioned in January 2025 into the suitability of six other proposed sites. This report is now contained within the appendix file (see Appendix A). A summary of the assessment outcome of those sites was included within the Cabinet Report. Included in the appendices is the feasibility report of the Milton Road site (Appendix B). This was conducted following consideration of all other site options. Results of the soil investigations and proposed remedials are included in Appendix L & M.

For information, the Milton Road site had previously been identified for early consideration by the Council for a proposed Department for Education (DfE) Special Free School project. This scheme would have provided an 80-place primary special school for children aged 4 to 11 with Autism Spectrum Conditions (ASC) and Speech, Language and Communication Needs (SLCN).

On 11 December 2025, the Department for Education formally notified Bury Metropolitan Borough Council (see Appendix V) that the planned special free school would not proceed as part of the Government's revised national approach to the delivery of specialist educational provision. The DfE advised that special free school projects where a trust had not yet been appointed would not continue and that local authorities would instead receive additional high-needs capital funding to deliver equivalent specialist places through alternative means, including the expansion of existing specialist provision, specialist units and adaptations to mainstream settings.

The DfE letter states that the decision was taken to accelerate the delivery of specialist places, noting that schools nationally at such an early stage of development were unlikely to open before 2030 as would have been the case in Bury. The Council was therefore allocated alternative capital funding to deliver the equivalent number of places through local SEND sufficiency programmes rather than through the construction of a new standalone special school.

Because of this national policy decision and the discontinuation of the Free School project, the Milton Road site was no longer required and became available for consideration as part of the Council's wider review of potential locations for future educational capital projects, including the proposed new Ash Grove Alternative Provision Academy. The suitability of the site was subsequently assessed through the same technical, planning and feasibility processes applied to other potential location.

Crime, anti-social behaviour and drugs

Greater Manchester Police (GMP) maintains regular engagement with the Radcliffe community through neighbourhood policing teams, community intelligence gathering, and partnership working with the Council and local housing providers. GMP routinely provides crime and community safety briefings to local ward councillors, enabling elected members to understand emerging issues, crime trends and enforcement activity within the area.

GMP also works closely with housing partners and other agencies to share information on incidents of anti-social behaviour, criminal activity and drug-related concerns, ensuring that problems are identified early and coordinated action can be taken where necessary. This multi-agency approach supports ongoing efforts to address community concerns, improve neighbourhood safety and respond effectively to issues affecting residents across the Radcliffe area

This information also forms part of the Planning Application assessment process as conducted by the Police who are a statutory consultee in proceedings.

Traffic, parking and highway safety
A detailed Transport Assessment has been prepared by SCP Transport (see Appendix N) to assess the traffic, transport, parking and highway-safety implications of the proposed Ash Grove Alternative Provision Academy. The assessment is based on traffic surveys undertaken in June 2026 and models the proposed development against a future 2031 traffic scenario, including the surrounding junctions on Milton Road, Wordsworth Avenue, Coronation Road, Countess Lane, Bolton Road and Stopes Road.

The proposals provide two separate vehicular accesses from Milton Road, assisting in separating staff movements from pupil drop-off/pick-up activity, together with 41 staff parking spaces, four minibus/9-seater spaces, three taxi bays and three accessible spaces. The accesses achieve 2.4m x 25m visibility splays, appropriate to the 20mph road, and swept-path assessments demonstrate that minibuses and servicing vehicles can safely manoeuvre within the site.
The Transport Assessment has tested the development traffic on the surrounding highway network. It concludes that the local highway network has sufficient capacity to accommodate the proposed development. At the more constrained Countess Lane/Bolton Road/Stopes Road/Milton Road junction, the assessment recognises existing/future congestion but identifies the development's additional impact as limited, with a maximum increase in queues of approximately 3 Passenger Car Units on Bolton Road and a Ratio Flow Capacity increase of only 0.01 on that approach. SCP expressly concludes that this does not represent a severe highway impact and is acceptable. The other assessed junctions are forecast to operate well within practical capacity without significant queuing.

The five-year accident review also identified no recurring pattern of highway-safety incidents that could be affected by the proposals. The overall conclusion is therefore that the application proposals are acceptable with regard to transport.

Access to the site by non-car modes of the site has been assessed and the Transport Assessment concludes that the site is accessible by sustainable transport modes, benefiting from a walking and cycling network in addition to public transport links.

A basic summary of this report was included in the Stage 3 report and the full Transport Assessment Report is now included in the appendix.

Impact on neighbouring residents
This is another issue that will be fully assessed as part of the Planning process. There has been a Noise Impact Assessment repot (see Appendix P) conducted and a basic summary of that report was included in the Stage 3 Report. The full report is now contained with the appendix.

2.3 Legal

Existing educational provision and the need for additional capacity

Local authorities have a statutory duty under the Education Act 1996 to secure sufficient school places, including provision for pupils with SEND and those requiring alternative provision. The Children and Families Act 2014 further places a duty on local authorities to keep the sufficiency of educational provision for children and young people with SEND under review.

Under Section 19 of the Education Act 1996, local authorities have a direct legal duty to arrange suitable, full-time (or equivalent) Alternative Provision (AP) for any child of compulsory school age who cannot attend a mainstream school due to exclusion, illness, or other reasons.

Because of the section 19 duty and the constant need for alternative provision for some children, local authorities in the past have maintained their own alternative provision (Pupil Referral Units) to provide education for excluded and vulnerable children. Over time, with academisation, central government funded alternative provision has diversified to include Academy APs. LAs can (and do) also legally commission external independent providers of alternative provision where necessary. However, alternative provision within the maintained sector provides a means for the local authority to meet its legal obligations, while also having certainty on the cost of that provision.

The Bury SEND Sufficiency Strategy 2026–2030 sets out how the Council will meet its statutory duty to secure sufficient, appropriate educational provision for children and young people with special educational needs and disabilities (SEND), including those requiring alternative provision (AP) and education otherwise than at school (EOTAS).

The strategy sets out a clear ambition to meet the needs of Bury's children and young people locally wherever possible, through a strengthened continuum of inclusive mainstream provision, targeted early intervention, and a coherent range of specialist pathways. The strategy recognises that sufficiency is not solely about increasing the number of places, but about ensuring the ***right provision*** **is available at the** ***right time*****,** delivered by a skilled workforce, and capable of supporting positive outcomes for children, young people and their families.

The strategy therefore prioritises:

- Reducing demand for specialist and alternative provision through improved early identification, ordinarily available inclusive practice, and targeted support across early years, schools and colleges.
- Developing and sustaining a balanced continuum of provision across mainstream inclusion, resourced provision, SEN units and special schools, with a particular focus on ASC and SEMH pathways.
- Strengthening local capacity to meet Section 19 duties and EOTAS demand through sufficient, high-quality registered alternative provision, while reducing reliance on long-term and out-of-borough placements.
- Improving post-16 sufficiency by expanding local options for young people with SEND, supporting successful transitions into education, training, employment and adulthood.

In December 2024 the Council made the commitment, via a legal agreement with the Oak Learning Partnership Multi Academy Trust, to provide a permanent one site location for the Alternative Provisions facilities by 2028. The Ash Grove project seeks to provide a new Combined Alternative Provision (AP) facility in Bury to replace the temporary units located on the Whittaker Street, Park House and New Kershaw sites with a permanent new facility. A facility that aims to create an inclusive, supportive, and adaptable learning environment that enhances the educational experience and outcomes for pupils. The goal is to deliver a purpose-built development that is fit for purpose.

The requirement is for an Alternative Provision Academy catering for 136 pupils. It should be noted that the project does not create additional capacity, rather it replaces existing capacity currently accommodated in temporary units.

It is possible that legal action may be taken if the Council does not meet its contracted legal obligations. OLP could also take actions to withdraw six-day provision and renegotiate any remaining placement costs. Ultimately, it would further compromise the lives of some of Bury's most vulnerable young people having had their previous Radcliffe site relocated to the current temporary locations of New Kershaw and Whittaker Street.

Furthermore, the additional cost in having to extend the rental agreements for the temporary modular buildings at Whittaker Street and New Kershaw to accommodate the Students at OLP Ash Grove beyond the agreed current two years could be at least £150,000.00 per annum.

Without maintained provision (either local authority-maintained AP, or an AP Academy under a Multi-Academy Trust), a local authority is dependent on purchasing provision from independent providers in the external market to discharge its statutory duty. This is a scenario akin to the duty to provide a homes for a child in public care or securing appropriate education for a child with an Education, Health and Care Plan: a non-delegable statutory duty on the local authority, which must be discharged and funded.

The quality of alternative provision in Bury and the use of unsuitable providers was one of the key areas of deficit identified in the SEND Local Area Inspection of early 2024. The AP Strategy for Bury was developed in response to this challenge, with Ash Grove on a permanent, single site being a cornerstone of the local approach.

Finally, the children in alternative provision are often amongst the most vulnerable children in the borough. There is often crossover involvement between children in alternative provision and other services (and statutory duties) of the local authority, especially around safeguarding and youth justice services. Having a local centre for alternative provision provides a hub for the most vulnerable children and families, which other support services can wrap around.

The AP Academy will replace temporary accommodation across several sites with a single, purpose-built facility capable of supporting up to 136 pupils This will help vulnerable pupils receive suitable education and specialist support within their own borough.

In addition to the Council's statutory duties relating to education, SEND and alternative provision, Members should note that the Council has entered into contractual commitments with Oak Learning Partnership regarding the delivery of a permanent Alternative Provision facility. Any decision not to progress the project, or any significant delay, may therefore have contractual and financial implications. The development remains subject to obtaining all necessary planning permissions and statutory consents. Any future appointments of consultants, contractors or specialist advisers required to deliver the project must be procured in accordance with the Council's Contract Procedure Rules and applicable procurement legislation. The Council must continue to comply with its obligations under the Equality Act 2010, the Human Rights Act 1998 and general public law principles throughout the decision-making process. Consideration should also continue to be given to property, funding and subsidy control matters as the project progresses. As with any significant public sector project, there remains a potential risk of challenge in relation to planning, procurement or decision-making processes, which is mitigated through compliance with statutory requirements, robust governance and maintaining a clear evidential basis for decisions taken.

2.4 Cost & Project Management

Project risks, funding and Cabinet decision-making
A design project risk register is included in the attached appendices.

The cost plan compiled by an experienced cost consultant is a prediction of the likely build cost complete with all fees. Using recent cost information obtained from similar projects and applying

them to the current design. This is not as a result of a tender process, that will come later in the process. The current cost plan (see Appendix Q), which was included within the appendix of the Cabinet Report, includes general allowance of 5% on the contractors side and 5% on the client side to cover for any unknown risk that might crop up during the works. These percentage allowances are common on projects at this stage of the design process. During stage 4 a detailed Risk Register will be compiled by the design team and contractor detailing the risk and what mitigation measures will be introduced.

The cost plan also includes separate identified costs for the coal grouting (Appendix K) and cut and fill excavation. During Stage 1 site investigations took place and initial ground surveys and enquires were sent out by the design team. The findings of these reports initiated further testing/boreholes during Stage 2, with remediation measures/strategies worked on. These measures were costed up by specialists to mitigate any financial risks during the construction phase. Design and ground risks have been identified and assessed in Appendices R & S.

Additional Funding options continue to be explored to bring down the level of prudential borrowing that will be required, including approaches to Department for Education and this work is still ongoing.

3.0 CONCLUSION

In conclusion this report responds (with evidenced appendices) to the points raised in relation to the Cabinet the Council decision. All matters were included or summarised in the Cabinet Report to enable Cabinet members to make a decision in relation to the funding strategy, the suitability and use of the Milton Road site and the proposed designs to be submitted for a Planning Application.

List of Background Papers:-

architects

Bury Combined Special Education Unit

Stage 0 Feasibility Report

January 2025

AFL Doc Ref: CPE-AFL-XX-XX-A-00001
AFL Job No: 243138
Revision: P03
Issue Date: 21.01.2025

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0.1 Introduction

AFL Architects have been commissioned by Bury Council to undertake a Stage 0 feasibility review for the potential location of a Combined Special Education Unit (CSEU).

Bury Council is seeking to develop a new CSEU that will primarily function as a Pupil Referral Unit (PRU) while also incorporating a Special Education Needs (SEN) Unit and an Alternative Vocational Unit. The project seeks to create an inclusive, supportive, and adaptable learning environment that enhances the educational experience and outcomes for pupils. The goal is to deliver a purpose-built development that is fit for purpose. The new unit(s) will be located within the Bury Council area and designed to meet the diverse needs of the local community.

Following meetings and proposal development with stakeholders, the feasibility report will include a review of the PRU, Alternative Provision (AP), and potentially a Youth Zone. SEN Unit has been excluded from this scheme. The options will be appraised against potential sites.

The project involves conducting massing and feasibility studies to test a CSEU unit for secondary school-aged children (11–16). This unit will cater to the following educational settings:

- Pupil Referal Unit catering for 90 pupils.
- Alternative Provision for 50 Pupils.
- Shared facilities with Youth Zone.

The centre will also need to cater to a range of pupil requirements including:

- Permanently Excluded Children who can find their way back to mainstream education
- Children and young people with speech, language and communication needs (SLCN)
- Severe learning difficulties (SLD)
- Profound and multiple learning difficulties (PMLD)
- Social, emotional and mental health difficulties
- Children for whom mainstream education is not the best pathway

This report outlines each of the sites considered, and narrates each of the scoring criteria, along with site photographs and proposed massing plans.

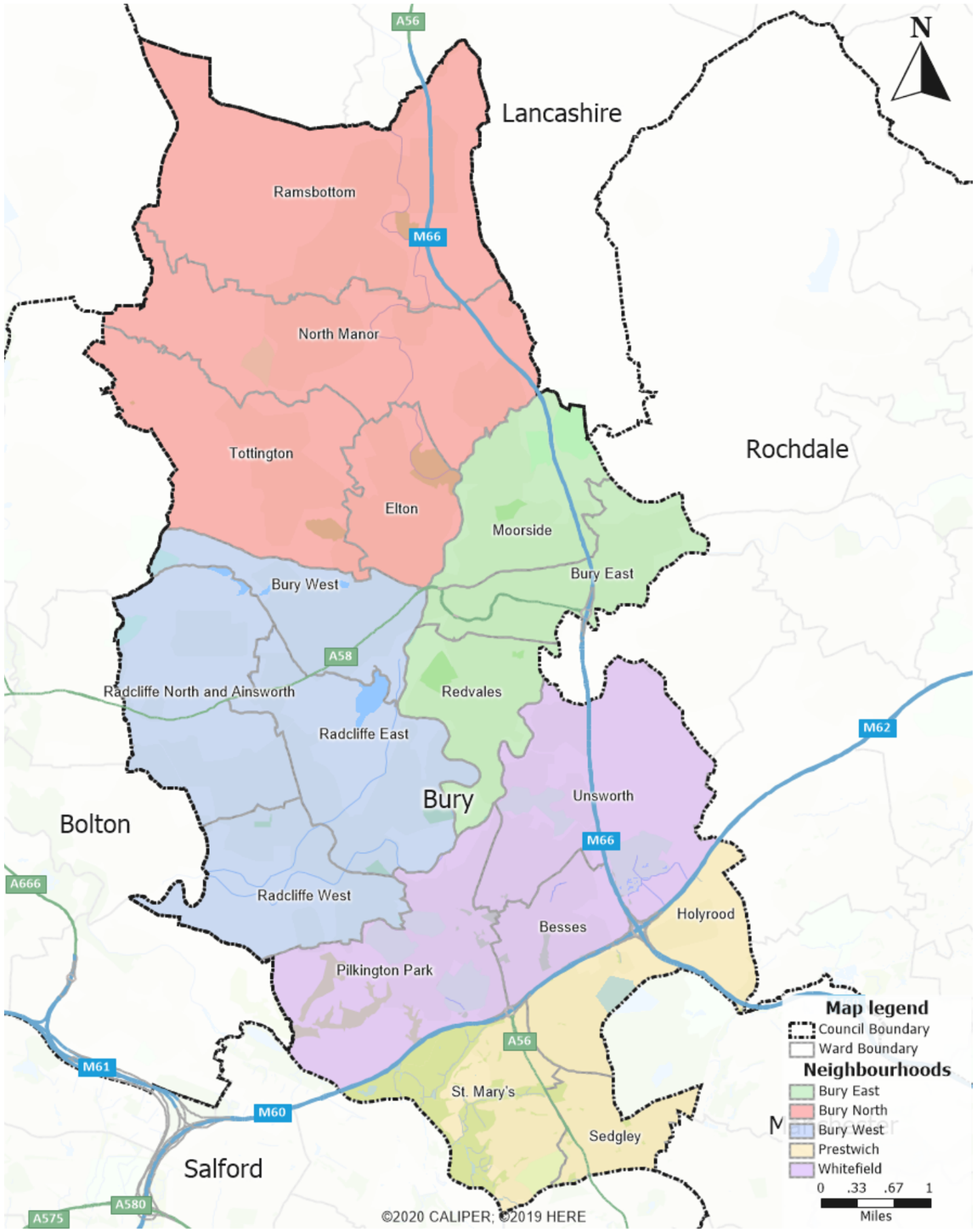


Figure 0.1 Context map of Bury.

0.2 Schedule of Accommodation (SoA)

Methods and Aim
The proposed Schedule of Accommodation (SoA) has been developed using several methods, including conducting multiple workshops with stakeholders, utilising the existing school example provided by Oak Learning, carrying out site visits to operational facilities, and referencing precedents from similar types of schools in the UK.

The SoA will continue to evolve and adapt as the project progresses to the next stage. However, the current version provides an initial outline of the required sizes and spaces for the proposed schools and facilities. This serves as a foundation to explore and identify potential suitable sites for such facilities, aligning with the purpose of this report.

Cluster Strategy of GA Plan
Through collaborative workshops and discussions, we developed a cluster-based strategy for the GA plan to support functionality and flexibility. Each cluster is thoughtfully designed to include two classrooms, two breakout/small group rooms, two quiet/calm spaces, two outdoor de-escalation areas, two coat storage zones, WCs, a shared dining space, and a secure storage room. The indicative diagram to the right illustrates the spatial relationships and adjacencies envisioned in this approach.

This modular cluster system allows for repetition as required by the SoA, facilitating an efficient and cohesive GA layout. The precise configuration and geometry of the floor plan will vary and evolve based on different sites and the required building shape.

Number of pupils per classroom
The decision to limit classroom sizes to 6 pupils was driven by a combination of educational, behavioural, and health and safety considerations. Larger class sizes, such as 8 pupils per class, were deemed impractical due to the challenges posed by students struggling with self-regulation, which could disrupt learning and compromise classroom management.

Health and safety concerns were also highlighted, as ensuring the well-being of all pupils in a potentially volatile environment becomes increasingly difficult with larger groups. Additionally, smaller class sizes allow for a more tailored and supportive approach to individual pupil needs, fostering a safer and more productive learning environment. While smaller class sizes do have spatial and operational implications, the consensus was that 6 pupils per class strikes the right balance between practical feasibility, safety, and the quality of education.

This position might change once the split of students between the SEMH Free school and the PRU is understood. In the next stage, once either the budget or the pupil intake is understood, this will need to be revisited the number of pupils per classroom to ensure that the building is sized correctly.

The above was discussed and agreed upon during the meeting on 10th November 2024, with key stakeholders from Oak Learning Partnership, Bury Council, Walker Sime, and AFL Architects. Please refer to email (1) in the Appendix.

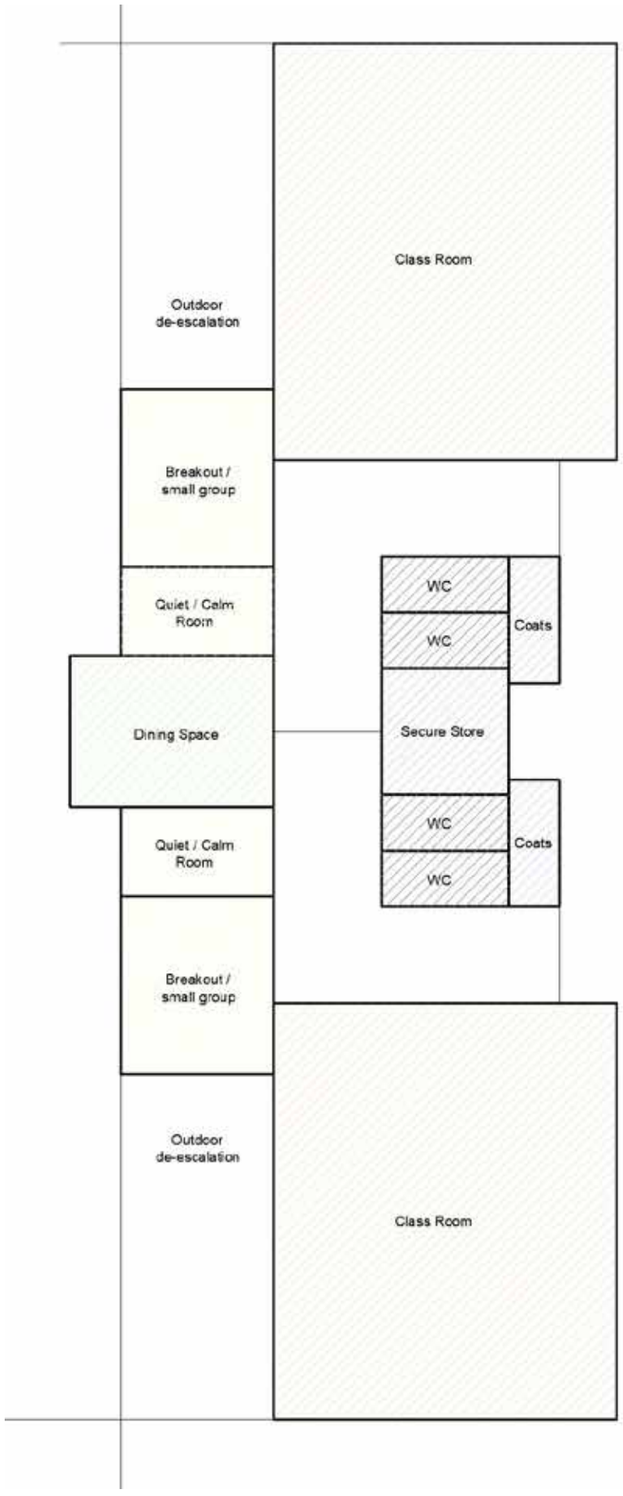
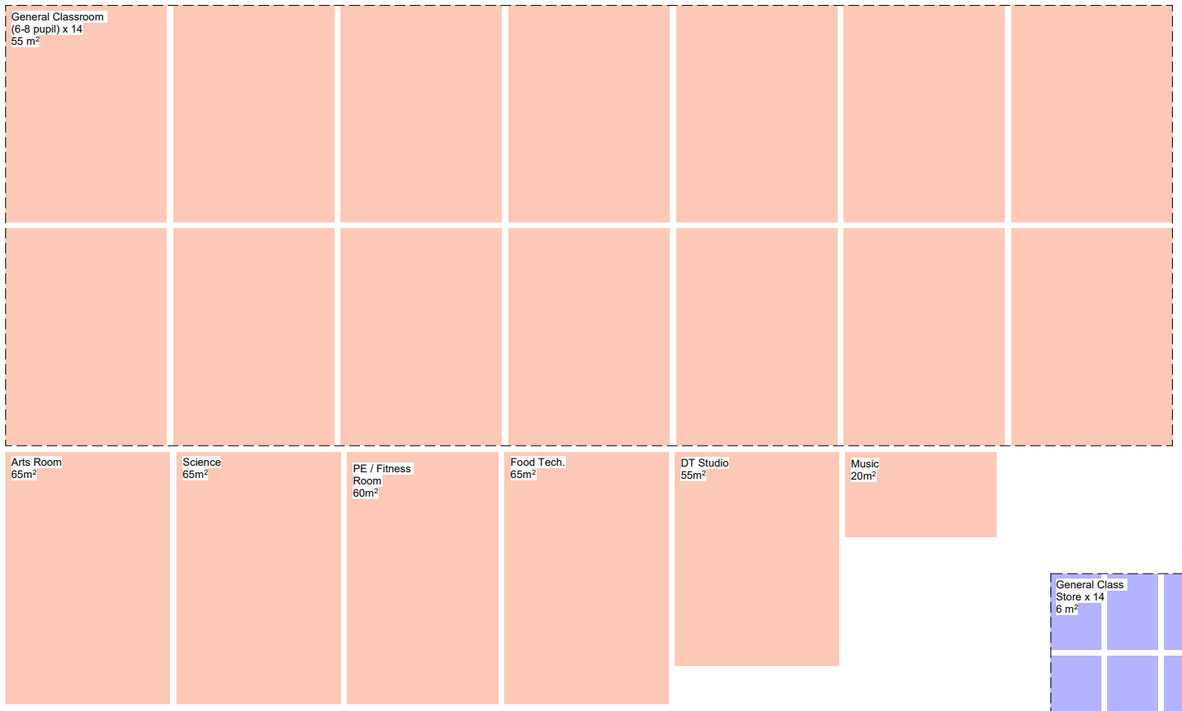


Figure 0.2 *Diagram of indicative adjacency/ layout of the cluster, not to scale.*

0.2.1 Pupil Referral Unit (PRU)

Total area excluding circulation = 3058.6 m²
Reduced area option = 2357.2 m²

Classroom Zone - 1100m²

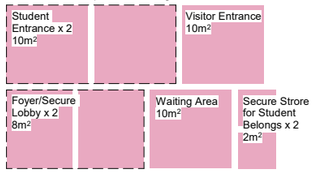


Communal Spaces - 264m²

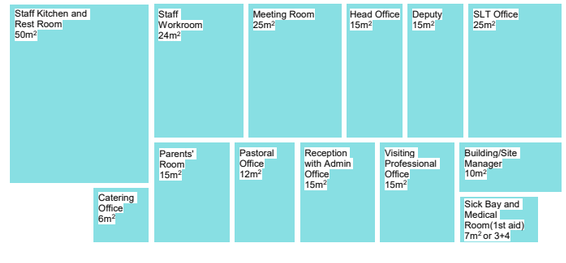


Entrance Zone - 60 m²

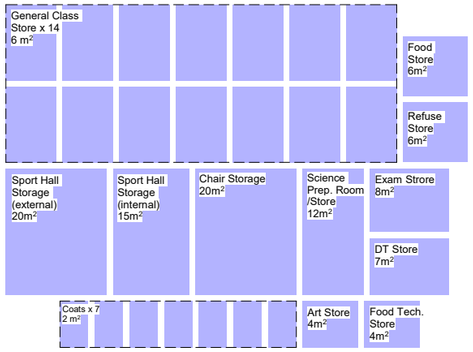
*All spaces excluding circulation



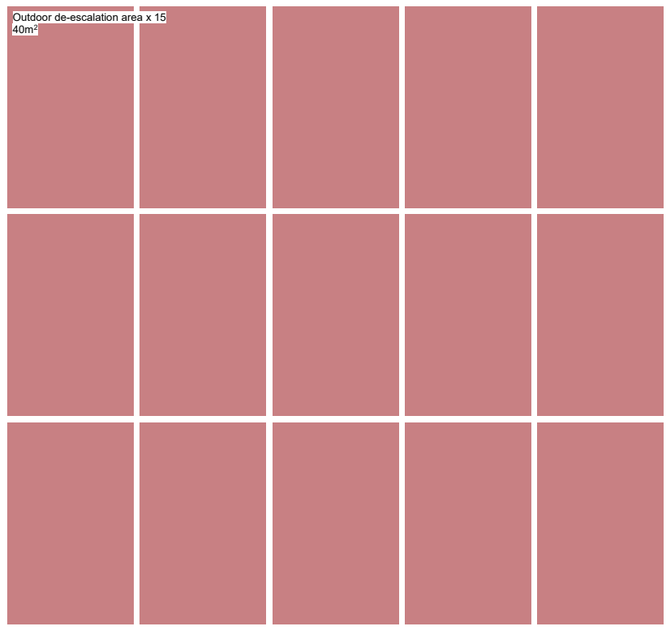
Office and Staff Facilities - 234m²



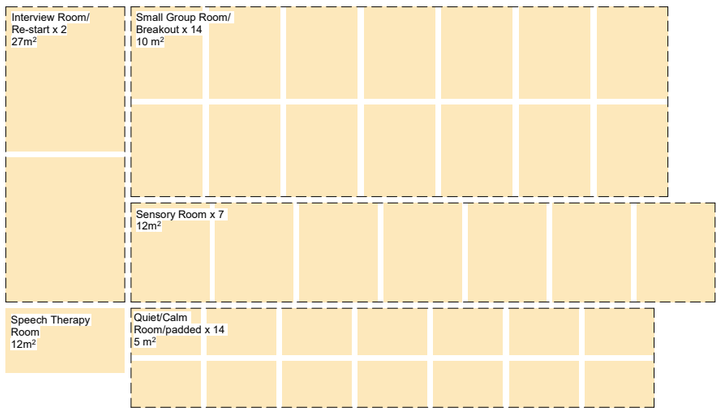
Storage - 200m²



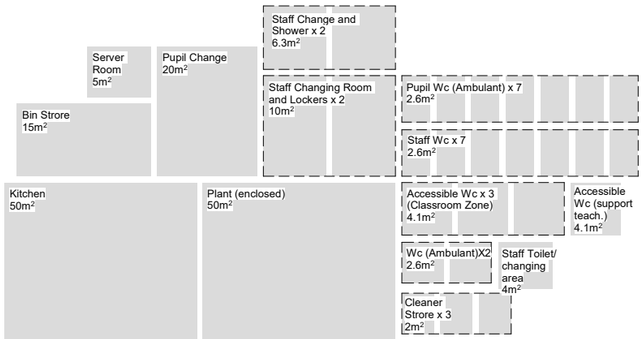
Outdoor De-escalation Area - 600m²



Support Teaching Spaces - 360m²



Utilities - 240.6m²



Key

	Class Room
	Support Teaching Space
	Storage
	Utilities
	Communal Space
	Office and Staff Facilities
	Entrance Zone

Zone	Spaces	Area as per existing facility (m^2)	Recommended Area (m^2)	Proposed Area (m^2)	Number of Pupil	Numer of Rooms	Guidance Resource	Comments	Gross Internal Floor Area (m^2)	*Note
	Practical Specialist Spaces									
GF	General Class Room	41-54	55 - 65	55.0	6 - 8	14	BB77	User comment: approx. 5 pupil per class.	770	*90 places in PRU2
GF	General Class Store	5	6	6.0		14	BB77	1 per class base, off the class; including	84	* approx 50 staffs
GF	Small-group room/ Breakout	5	10	10.0	1-1	14	BB77	learning support, calming, respite or one-to one Work. This should be a quiet room and may have some acoustic treatment.	140	*no.2 class per cluster, so 7 clusters (including specilist)
GF	Quiet / Calm Room	3-9		5.0		14			70	*20 classes in total
GF	Sensory Room	12	12	12.0		7		Choice of one large 'white room' or two small rooms	84	
GF	Small Group Dining Space	12		12.0		7		Smaller dinning area per cluter	84	
GF	Coats	1		2.0		7			14	
GF	Pupil WC (Ambulant)	2	2	2.6		7		Number of washroom should be equivalent to 10% of the number of pupils. **'Standards for School Premises' (DfEE 0029/2000)**	18.2	
GF	Staff WC	2	2	2.6		7		including IPS boxing	18.2	
GF	Disable WC		4	4.1		3	Doc M	no wheelchair user has to travel more than 40m for disable toilet. Additional may be required to meet Building Regulations Part M depending on layout. *One by receiption, and two spread across the site	12.3	
	Practical Specialist Spaces									
GF	Arts Room	55	65	65.0	up to 8	1	BB77		65	
GF	Art Store		4	4.0		1	BB77		4	
GF	Science	55	65	65.0	6 - 8	1			65	
GF	Science prepation room/ store		12	12.0	staff only	1	BB77		12	
GF	Food Tech	55	65	65.0	6 - 8	1	BB77		65	
GF	Food Tech Store		4	4.0		1	BB77		4	
GF	DT Studio	55		55.0		1			55	
GF	DT Store		7	7.0		1	BB77		7	
GF	Music			20.0		1		1 to 1 music room, theraputic	20	
GF	Speech Therapy Room		12 - 15	12.0		1	BB77	a deck, chairs, lockable filing cabinet and double full-height storage cupboard.	12	
GF	PE / Fittness Room	60		60.0	Varies	1	BB77		60	
GF	Sport Hall Storage (internal)	10	10	15.0		1	BB77	Long store with a shallow depth directly off the hall: large equipment: trampolines, moveable goals for football , and nets.	15	
GF	Sport Storage (external)			20.0		1			20	
GF	Pupil Change	20		20.0		1			20	
GF	WC (ambulant)			2.6		2			5.2	
GF	Disable WC		4	4.1		1	Doc M		4.1	
GF	Assembly/ Sport Hall	180	180	180.0		1	BB77	size of a badminton court for which a sports hall of 180 m2 (10 x 8 x 6.1 m clear height) is recommended by Sport England - more flexibility and adapbility. Opens directly on to an external recreation area.	180	
GF	Chair storage		8 -10	20.0		1			20	
GF	Kitchen		50	50.0		1	BB77	50m2 for a kitchen preparing meal on site for about 100 pupils and staff. (include 10m2 servery)	50	
GF	Catering office		6	6.0		1	BB77		6	
GF	Food Store		6	6.0		1	BB77		6	
GF	Refuse Store		6	6.0		1	BB77		6	
GF	Cleaner Store		2	2.0		1	BB77		2	
GF	Staff Toilet/ changing area		4	4.0		1	BB77		4	
	Staff Areas									
FF	Staff Ktichen and Rest Room	34	50	50.0		1	BB77	Include a 'L' shape kitchen area; away from general classrooms, quiet space to socialise and relax in good suitable condition.	50	
FF	Staff Workroom	22	23.6	24.0	6 staff	1	HSE	based on HSE 11 cubic metres per workstation, and 6 staffs.	24	
FF	Meeting Room	20-30	25	25.0		1	BB77		25	
FF	Head Office	12	15	15.0		1	BB77	prefer to be near school entrace, a desk, chairs, storage cabinets and a meeting tabl eto seat at lease 8 people	15	
FF	Deputy	12	10	15.0		1			15	
FF	SLT Office	10	25	25.0	3 staff	1	BB77	Staff to plan and prepare programmes of work for pupils. photocapier, audio-visual equipment and storage	25	
FF	Visting Professional Office		15	15.0		1	BB77	e.g. peripatetic specialist, therapists, medical and healthcare and other multi-agency staff?	15	
FF	Building/ Site Manager	12	10	10.0		1	BB77		10	
FF	Cleaners		2	2.0		2		COSHHH cupboard need extra ventilation	4	
FF	Staff Changing Room and Lockers		10	10.0		2	BB77	male and female	20	
FF	Staff Change and Shower		6.3	6.3		2	BB77	including IPS boxing; Shower semi-ambulant standing - 8.6 sq.m if shower independent wheelchair	12.6	
FF	Server Room	5		5.0	staff only	1			5	
GF	Interview Room / Re-start	27		27.0		2	User	same or double size of the room 12m2 that we were in with Acting Head?	54	
GF	Parents' room		15	15.0		1	BB77	Minimum 15m2, sited near the receiption (separate entrance) area opening directly off a circulation space. Includes a small worktop, sink, fridge and storage, several soft chairs, a low table, display space, book/magzine shelves and notice boards.	15	
GF	Pastoral Office (counseling)	10		12.0		1			12	
GF	Reception with Admin Office	15	12	15.0	3 staff	1			15	
GF	Exam Store	5		8.0		1		double locked, with metal plate in ceiling and walls.	8	
GF	Sick Bay and Medical Room (1st aid)	7		7.0		1			7	
	Other									
GF	Visitor Entrance	10	10	10.0		1	BB77		10	
GF	Waiting Area	10		10.0		1		Welcome and display area of pupils' work - area included in circulation *no sliding door, double door on control	10	
GF	Student Entrance	10	10	10.0		2	BB77		20	
GF	Foyer / Secure Lobby	10	8	8.0		2	BB77		16	
GF	Secured Store for students belongs			2.0		2			4	
FF	Plant (enclosed)	50		50.0		1	BB77	Size to be confirmed by M&E; allowed for standard heating systerm	50	
GF	Bin Store (external)			15.0		1			15	
	Subtotal								2458.6	
	Circulation	25%						As % of gross area	614.7	
	Partitions	3%						As % of gross area	73.8	
	Gross Internal floor area								3147.0	
	Gross internal floor area per pupil								35.0	
	Outdoor							*at back of the school		
	Outdoor de-escalation area	40		40.0		15		1 area per general class, and sharing one for two of Restart. A covered outdoor space, 2.5 m deep, can become a positive extension to the class base.	600	
	3g grass pitch		1200-4018	6903.6		1		Full size (standard full size pitch) of 104.6m by 66m (including 1 meter perimeter around the pitch itself).	6903.6	
	Car Park			1235.0		1	Planning Policy Guidance Note 13 "Transport" (PPG13)	Secondary School: ervice Provision Standard service requirement. Staff/Visitor Provision Staff - 1 space per member of teaching staff. Visitors - 1 space per 200 pupils with a minimum of 5 spaces. (approx. 62 staff + 5 spaces= 67), based on 2.4 by 4.8 standard space and based on estimate 60% for circualtion and maneuvering space, turning space etc.	1235	
								Outdoor Area Sub-total (exlcude external circulation spaces)	8738.6	
								Approx. Total Gross Area for PRU	**11885.6**	

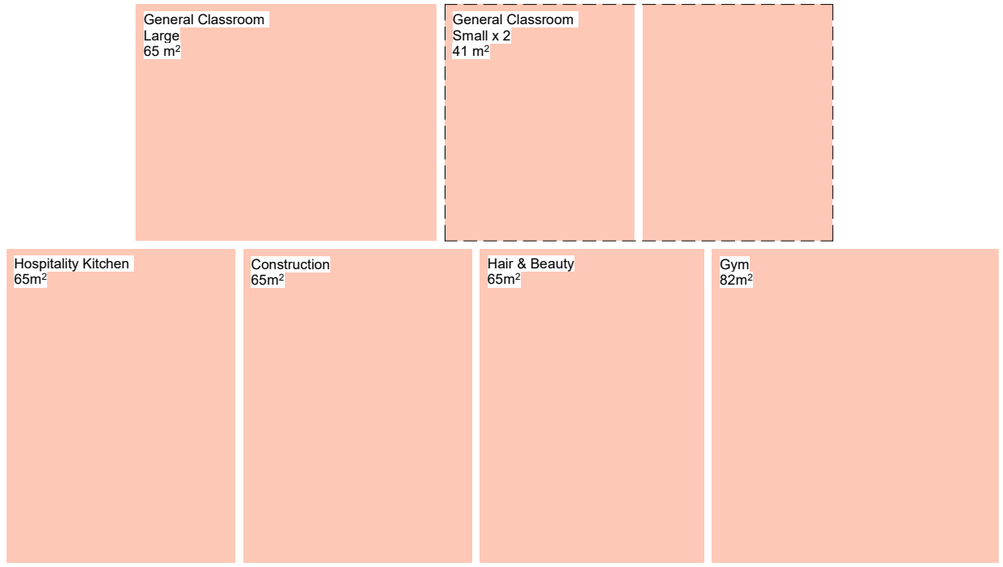
Subtotal	Ground Floor: Gross Internal Floor Area	2188.0
	First Floor: Gross Internal Floor Area	270.6
	Ground Floor Gross Internal floor area	2800.6
Total	(include circulation and partition)	
	Approx. Total Gross Area for PRU (2 storey)	**11539.24**

0.2.2 Alternative Provision (AP)

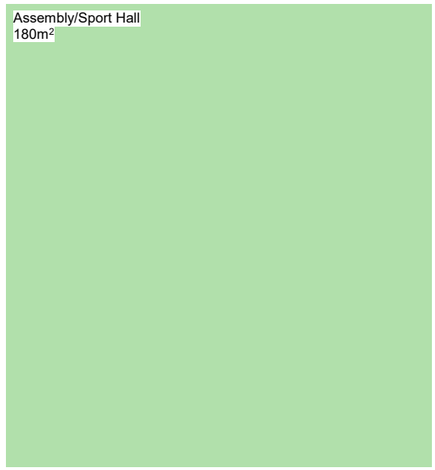
Total area (excluding circulation) = 1443.2 m²

*All spaces excluding circulation

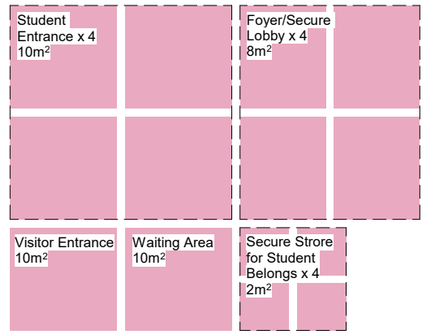
Classroom Zone - 424 m²



Communal Spaces - 180m²



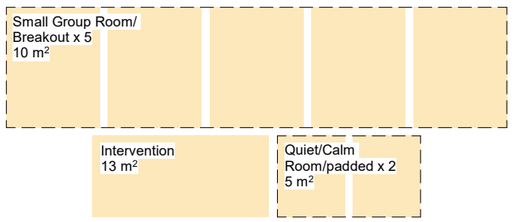
Entrance Zone - 100 m²



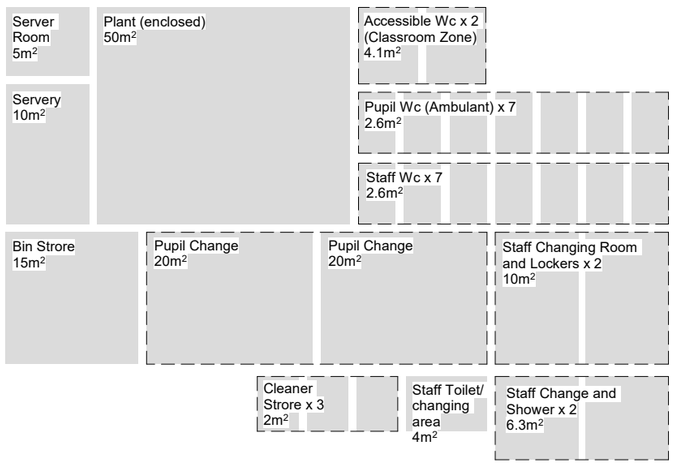
Outdoor De-escalation Area - 120m²



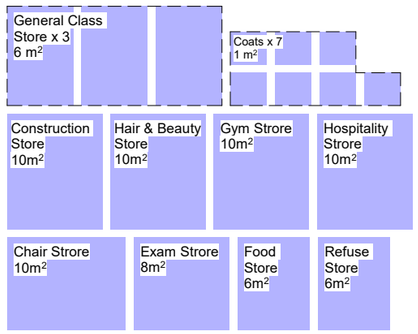
Support Teaching Spaces - 73 m²



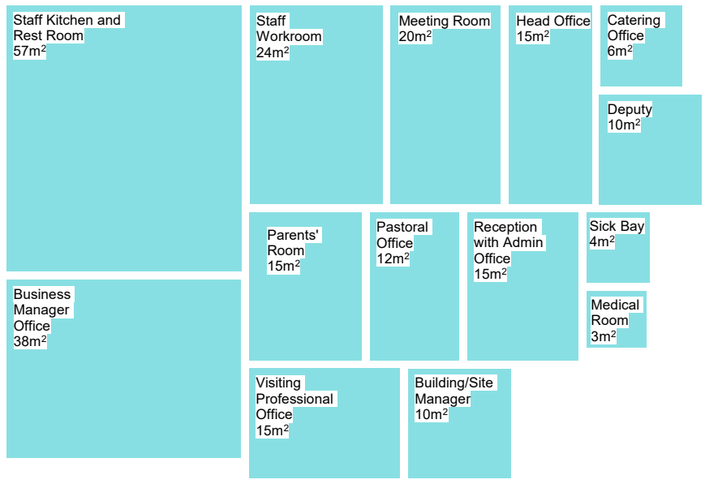
Utilities - 207.2 m²



Storage - 95 m²



Office and Staff Facilities - 244 m²



Key

	Class Room
	Support Teaching Space
	Storage
	Utilities
	Communal Space
	Office and Staff Facilities
	Entrance Zone

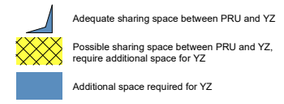
Zone	Spaces	Area as per existing facility (m^2)	Recommended Area (m^2)	Proposed Area	Number of Pupil	Numer of Rooms	Guidance Resource	Comments	Gross Internal Floor Area	*Note
	Classroom Zone									
	General Class Room (small)	41-54	55 - 65	41.0		2			82	*50 places in AP
	General Class Room (large)	41-54	55 - 65	65.0		1			65	*7 classes in total
	Small-group room/ Breakout	5	10	10.0	1-1	5	BB77	learning support, calming, respite or one-to one Work. This should be a quiet room and may have some acoustic treatment.	50	
	Quiet / Calm Room (padded)	3-9		5.0		2			10	
	Intervention Room			13.0		1			13	
	General Class Store	5	6	6.0		3	BB77	1 per class base, off the class; including laptop	18	
	Coats	1		1.0		7		Near the entrance	7	
	Pupil WC (Ambulant)	2	2	2.6		7		Number of washroom should be equivalent to	18.2	
	Staff WC	2	2	2.6		7		including IPS boxing	18.2	
	Disable WC		4	4.1		2	Doc M	no wheelchair user has to travel more than 40m	8.2	
	Practical Specialist Spaces									
	Construction	43		65.0	7-8	1			65	*14 teaching staff + 7
	Construction Store	10		10.0		1			10	
	Hair & Beauty	55		65.0	7-8	1			65	
	Hair & Beauty store	10		10.0	staff only	1			10	
	Gym	82		82.0	7-8	1			82	
	Gym Storage	10	10	10.0		1	BB77	Long store with a shallow depth directly off the	10	
	Pupil Change Room	20		20.0		2			40	
	Hospitality/ Kitchen	55		65.0	7-8	1		Near Sport Hall/ Dinning, opportunity for student to prepare food for themselves and others.	65	
	Hospitality Store	10		10.0		1			10	
	Music and Drama	55	65 - 80		Varies	1		include a recording room of 15m2 ensuite; clear height of 2.7 -3.5m. Full blackout blind	0	
	Servery		10	10.0		1	BB77	Next to the Hospitality/ Kitchen	10	
	Assembly/ Sport/ Dinning/ Multi-use Hall	180	180	180.0		1	BB77	Utilise folding door; size of a badminton court for which a sports hall of 180 m2 (10 x 8 x 6.1 m clear height) is recommended by Sport England - more flexibility and adapbility. Opens directly on to an external recreation area.	180	
	Chair storage		8 -10	10.0		1			10	
	Catering office		6	6.0		1	BB77		6	
	Food Store		6	6.0		1	BB77		6	
	Refuse Store		6	6.0		1	BB77		6	
	Cleaner Store		2	2.0		1	BB77		2	
	Staff Toilet/ changing area		4	4.0		1	BB77		4	
	Staff Areas									
	Staff Ktichen and Rest Room	34	50	57.0		1	BB77	Include a 'L' shape kitchen area; away from general classrooms, quiet space to socialise and relax in good suitable condition.	57	
	Staff Workroom	20-30	23.6	24.0	6 staff	1	HSE	based on HSE 11 cubic metres per workstation, and 6 staffs.	24	
	Meeting Room	20		20.0		1	BB77	Near the entrance, not to go through student areas.	20	
	Head Office	12	15	15.0		1	BB77	prefer to be near school entrace, a desk, chairs, storage cabinets and a meeting tabl eto seat at lease 8 people	15	
	Deputy	12	10	10.0		1			10	
	Bussiness Mananager Office	38		38.0		1			38	
	Visting Professional Office		15	15.0		1	BB77	e.g. peripatetic specialist, therapists, medical and healthcare and other multi-agency staff?	15	
	Building/ Site Manager	12	10	10.0		1	BB77		10	
	Cleaners		2	2.0		2		*COSHHH cupboard need extra ventilation	4	
	Staff Changing Room and Lockers		10	10.0		2	BB77	male and female	20	
	Staff Change with shower - Sports Hall		6.3	6.3		2	BB77	including IPS boxing; shower semi-ambulant standing - 8.6 sq.m if shower independent wheelchair	12.6	
	Server Room	5		5.0	staff only	1			5	
	Parents' room		15	15.0		1	BB77	Minimum 15m2, sited near the receiption (separate entrance) area opening directly off a circulation space. Includes a small worktop, sink, fridge and storage, several soft chairs, a low table, display space, book/magzine shelves and notice boards.	15	Shower area for gym? Mutiple shc
	Pastoral Office	10		12.0		1			12	
	Reception with Admin Office	15	12	15.0	3 staff	1			15	
	Exam Store	5		8.0		1		double locked, with metal plate in ceiling and walls.	8	
	Sick Bay	4		4.0		1			4	
	Medical Room	3		3.0		1			3	
	Other									
	Visitor Entrance	10	10	10.0		1	BB77	Area included in circulation	10	
	Student Entrance	10	10	10.0		4	BB77	Area included in circulation	40	
	Foyer / Secure Lobby	10	8	8.0		4	BB77		32	
	Secured Store for students belongs			2.0		4			8	
	Waiting Area	10		10.0		1		Welcome and display area of pupils' work - area included in circulation *no sliding door, double door on control	10	
	Plant	50		50.0		1	BB77	Size to be confirmed by M&E	50	
	Bin Store			15.0		1			15	

	Subtotal								1323.2	
	Circulation	25%						As % of gross area	330.8	
	Partitions	3%						As % of gross area	9.9	
	Gross Internal floor aea								1663.9	
	Gross internal floor area per pupil								33.3	
	Outdoor							*at back of the school		
	Outdoor area	40		120.0		1		1 area per general class, and sharing one for two of Restart. A covered outdoor space, 2.5 m deep, can become a positive extension to the class base.	120	Partially covered external area.
	3g grass pitch		1200-4018	1200.0		1	BB77	**5 a-side football pitch size:** 38.5m by 32m (including 1 meter perimeter around the pitch itself), 1168 sq.m	1200	
	Car Park			432.0		1	Planning Policy Guidance Note 13 "Transport" (PPG13)	Secondary School: ervice Provision Standard service requirement. Staff/Visitor Provision Staff - 1 space per member of teaching staff. Visitors - 1 space per 200 pupils with a minimum of 5 spaces. (approx. 20 staff + 5 spaces= 25), based on 2.4 by 4.8 standard space and approx. 50% for circualtion and maneuvering space, turning space etc.	432	Due to site restriction, we will provide as many parking space as possible (alternative transport method may be suggested for various site.
								Outdoor Area Sub-total (exlcude external circulation spaces)	1752.0	
								Approx. Total Gross Area for AP	3415.9	

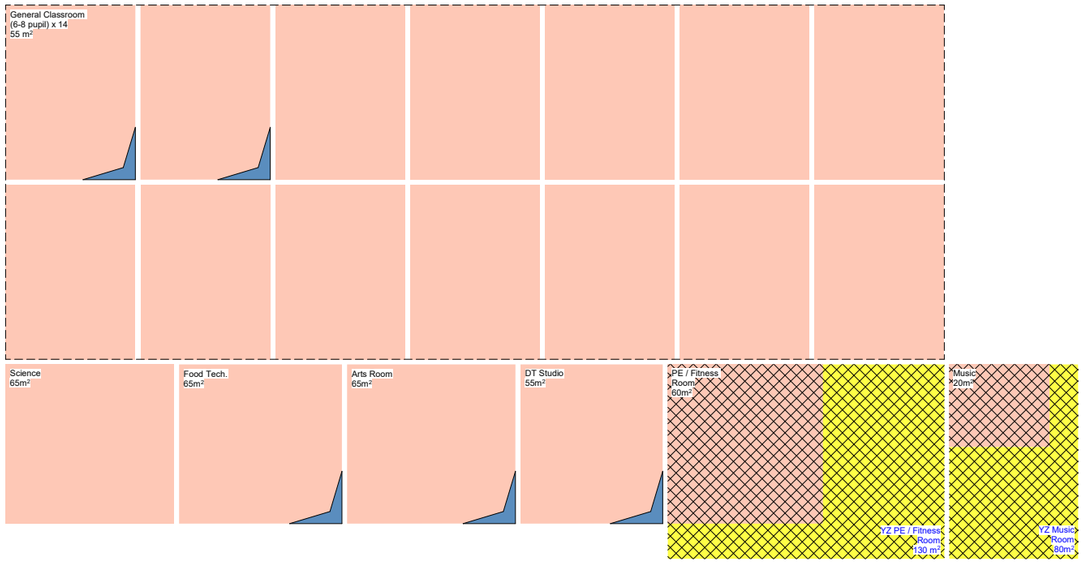
0.2.3 Pupil Referral Unit (PRU) with Youth Zone (YZ)

Total area (excluding circulation) = 3058.6 m²
Including additional space for youth zone = 3785.6 m²

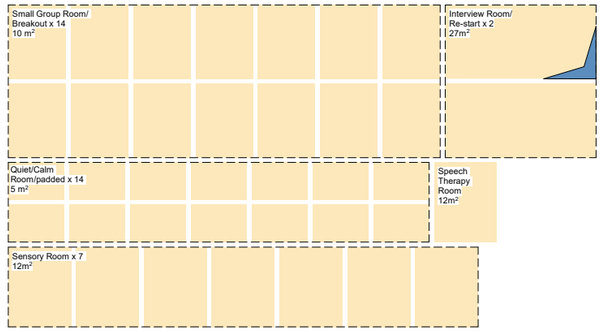
*All spaces excluding circulation



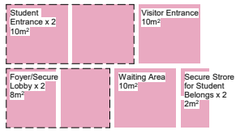
Classroom Zone - 1100m²



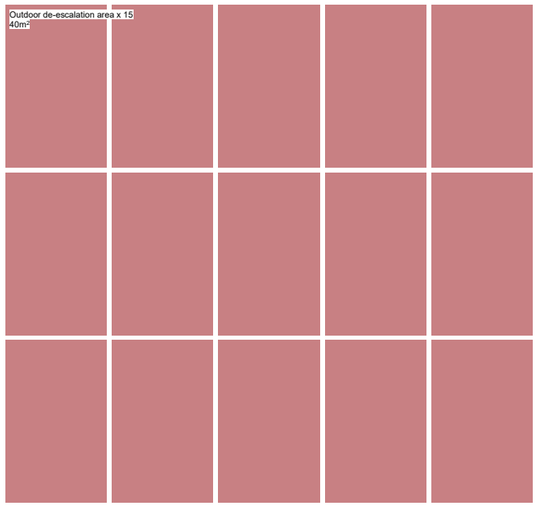
Support Teaching Spaces - 360m²



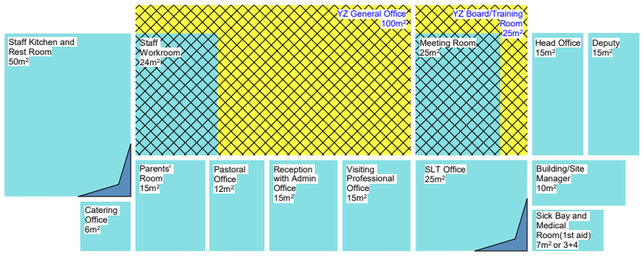
Entrance Zone - 60 m²



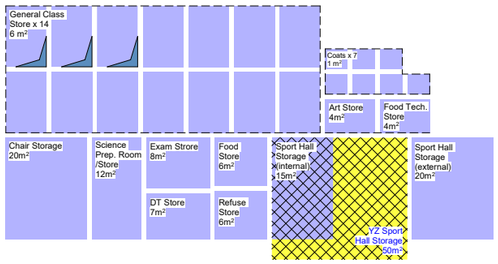
Outdoor De-escalation Area - 600m²



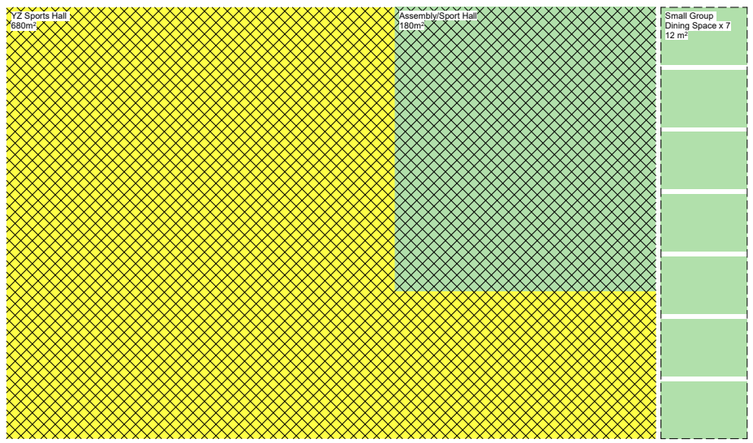
Office and Staff Facilities



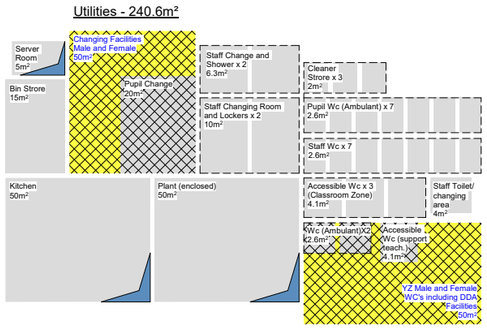
Storage - 200m²



Communal Spaces - 264 m²



Utilities - 240.6m²



Additional Space Required for Youth Zone



key

	Class Room
	Support Teaching Space
	Storage
	Utilities
	Communal Space
	Office and Staff Facilities
	Entrance Zone
	Outdoor de-escalation area

	Adequate sharing space between PRU and YZ
	Possible sharing space between PRU and YZ, require additional space for YZ
	Additional space required for YZ

Zone	Spaces	Area as per existing facility (m^2)	Recommended Area (m^2)	Proposed Area (m^2)	Occupancy	Numer of Rooms	Guidance Resource	Comments	Gross Internal Floor Area (m^2)	*Note	Additional space needed forYouth Zone Min. (m^2)	Additional space needed for Youth Zone Max. (m^2)
GF	General Class Room	41-54	55 - 65	55.0	6 - 8	14	BB77	User comment: approx. 5 pupil per class.	770	*90 places in PRU		
GF	General Class Store	5	6	6.0		14	BB77	1 per class base, off the class; including	84	* approx 50 staffs		
GF	Small-group room/ Breakout	5	10	10.0	1-1	14	BB77	learning support, calming, respite or one-to one Work. This should be a quiet room and may have some acoustic treatment.	140	*no.2 class per cluster, so 7 clusters (including specilist)		
GF	Quiet / Calm Room	3-9		5.0		14			70	*20 classes in total		
GF	Sensory Room	12	12	12.0		7		Choice of one large 'white room' or two small rooms	84			
GF	Small Group Dining Space	12		12.0		7		Smaller dinning area per cluter	84			
GF	Coats	1		2.0		7			14			
GF	Pupil WC (Ambulant)	2	2	2.6		7		Gender seperated? Number of washroom should be equivalent to 10% of the number of pupils. **'Standards for School Premises' (DfEE 0029/2000)**	18.2			
GF	Staff WC	2	2	2.6		7		including IPS boxing	18.2			
GF	Disable WC		4	4.1		3	Doc M	no wheelchair user has to travel more than 40m for disable toilet. Additional may be required to meet Building Regulations Part M depending on layout. *One by receiption, and two spread across the site	12.3			
	Practical Specialist Spaces											
GF	Arts Room	55	65	65.0	up to 8	1	BB77		65			
GF	Art Store		4	4.0		1	BB77		4			
GF	Science	55	65	65.0	6 - 8	1			65			
GF	Science prepation room/ store		12	12.0	staff only	1	BB77		12			
GF	Food Tech	55	65	65.0	6 - 8	1	BB77		65			
GF	Food Tech Store		4	4.0		1	BB77		4			
GF	DT Studio	55		55.0		1			55			
GF	DT Store		7	7.0		1	BB77		7			
GF	Music			20.0		1		1 to 1 music room, theraputic	20			
GF	Speech Therapy Room		12 - 15	12.0		1	BB77	a deck, chairs, lockable filing cabinet and double full-height storage cupboard.	12			
GF	Pupil Change	20		20.0		1			20			
GF	WC (ambulant)			2.6		2			5.2			
GF	Disable WC		4	4.1		1	Doc M		4.1			
GF	PE / Fittness Room	60		60.0	Varies	1	BB77		60			
GF	Sport Hall Storage (internal)	10	10	15.0		1	BB77	Long store with a shallow depth directly off the hall: large equipment: trampolines, moveable goals for football , and nets.	15			
GF	Sport Storage (external)			20.0		1			20			
GF	Assembly/ Sport Hall	180	180	180.0		1	BB77	size of a badminton court for which a sports hall of 180 m2 (10 x 8 x 6.1 m clear height) is recommended by Sport England - more flexibility and adapbility. Opens directly on to an external recreation area.	180			
GF	Chair storage		8 -10	20.0		1			20			
GF	Kitchen		50	50.0		1	BB77	50m2 for a kitchen preparing meal on site for about 100 pupils and staff. (include 10m2 servery)	50			
GF	Catering office		6	6.0		1	BB77		6			
GF	Food Store		6	6.0		1	BB77		6			
GF	Refuse Store		6	6.0		1	BB77		6			
GF	Cleaner Store		2	2.0		1	BB77		2			
GF	Staff Toilet/ changing area		4	4.0		1	BB77		4			
	Staff Areas											
FF	Staff Ktichen and Rest Room	34	50	50.0		1	BB77	Include a 'L' shape kitchen area; away from general classrooms, quiet space to socialise and relax in good suitable condition.	50			
FF	Staff Workroom	22	23.4	24.0	6 staff	1	HSE	based on HSE 11 cubic metres per workstation, and 6 staffs.	24			
FF	Meeting Room	20-30	25	25.0		1	BB77		25			
FF	Head Office	12	15	15.0		1	BB77	prefer to be near school entrace, a desk, chairs, storage cabinets and a meeting tabl eto seat at lease 8 people	15			
FF	Deputy	12	10	15.0		1			15			
FF	SLT Office	10	25	25.0	3 staff	1	BB77	Staff to plan and prepare programmes of work for pupils. photocapier, audio-visual equipment and storage	25			
FF	Visting Professional Office		15	15.0		1	BB77	e.g. peripatetic specialist, therapists, medical and healthcare and other multi-agency staff?	15			
FF	Building/ Site Manager	12	10	10.0		1	BB77		10			
FF	Cleaners		2	2.0		2		COSHHH cupboard need extra ventilation	4			
FF	Staff Changing Room and Lockers		10	10.0		2	BB77	male and female	20			
FF	Staff Change and Shower		6.3	6.3		2	BB77	including IPS boxing; Shower semi-ambulant standing - 8.6 sq.m if shower independent wheelchair	12.6			
FF	Server Room	5		5.0	staff only	1			5			
GF	Interview Room / Re-start	27		27.0		2	User	same or double size of the room 12m2 that we were in with Acting Head?	54			
GF	Parents' room		15	15.0		1	BB77	Minimum 15m2, sited near the receiption (separate entrance) area opening directly off a circulation space. Includes a small worktop, sink, fridge and storage, several soft chairs, a low table, display space, book/magzine shelves and notice boards.	15			
GF	Pastoral Office (counseling)	10		12.0		1			12			
GF	Reception with Admin Office	15	12	15.0	3 staff	1			15			
GF	Exam Store	5		8.0		1		double locked, with metal plate in ceiling and walls.	8			
GF	Sick Bay and Medical Room (1st aid)	7		7.0		1			7			
	Other											
GF	Visitor Entrance	10	10	10.0		1	BB77		10			
GF	Waiting Area	10		10.0		1		Welcome and display area of pupils' work - area included in circulation *no sliding door, double door on control	10			
GF	Student Entrance	10	10	10.0		2	BB77		20			
GF	Foyer / Secure Lobby	10	8	8.0		2	BB77		16			
GF	Secured Store for students belongs			2.0		2			4			
FF	Plant (enclosed)	50		50.0		1	BB77	Size to be confirmed by M&E; allowed for standard heating systerm	50			
GF	Bin Store (external)			15.0		1			15			
	Subtotal								2458.6			
	Circulation	25%						As % of gross area	614.7			
	Partitions	3%						As % of gross area	73.8			
	Gross Internal floor area								3147.0			
	Gross internal floor area per pupil								35.0			
	Outdoor							*at back of the school				

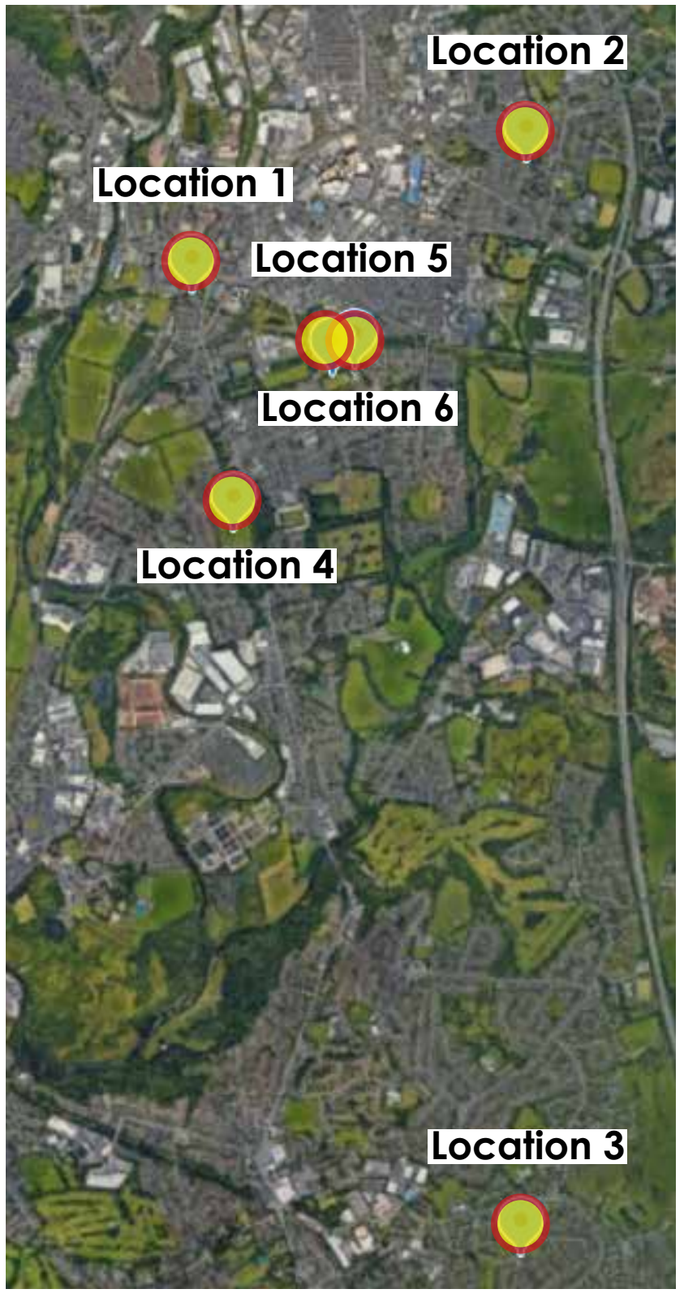
	Outdoor de-escalation area	40		40.0		15		1 area per general class, and sharing one for two of Restart. A covered outdoor space, 2.5 m deep, can become a positive extension to the class base.	600			
	3g grass pitch		1200-4018	6903.6		1		Full size (standard full size pitch) of 104.6m by 66m (including 1 meter perimeter around the pitch itself).	6903.6			
	Car Park			1235.0		1	Planning Policy Guidance Note 13 "Transport" (PPG13)	Secondary School: envice Provision Standard service requirement. Staff/Visitor Provision Staff - 1 space per member of teaching staff. Visitors - 1 space per 200 pupils with a minimum of 5 spaces. (approx. 62 staff + 5 spaces= 67), based on 2.4 by 4.8 standard space and based on estimate 60% for circualtion and maneuvering space, turning space etc.	1235			
								Outdoor Area Sub-total (exlcude external circulation spaces)	8738.6			
								Approx. Total Gross Area for PRU	**11885.6**			
								Subtotal Ground Floor: Gross Internal Floor Area	2188.0			
								First Floor: Gross Internal Floor Area	270.6			
								Total Ground Floor Gross Internal floor area	2800.6			
								Approx. Total Gross Area for PRU (2 storey)	**11539.2**			

Zone	Spaces		Min. Area (m^2)	Max. Area (m^2)	Occupancy	Number of Rooms			Gross Internal Floor Area (m^2)	Note	Additional space needed for Min. Youth Zone (m^2)	Additional space needed for Min. Youth Zone (m^2)
	Entrance Lobby, Internal Foyer and Reception Desk		50	60.0	2-4	1				Can this entrance be shared with Staff/ visitor entrance?	50	60.0
	Open Recreation & Association Area		250	300.0	60 - 100	1				Comprising: General Recreation Area, Small Café Area, ' Chill-out' Area and Informal Arts & Craft Area	250	300.0
	Rec Area Store		10	12.0	0	1					10	12.0
	Kitchen and Servery		35	45.0	2 - 4	1					0	0
	Sports Hall (broadly in accordance with Sport England specifications)		600	680.0	25 - 40	1					420.0	500.0
	Store - Sports Hall		30	40.0	0	1					15.0	25.0
	Fitness Suite		110	130.0	20 - 30	1					50.0	130.0
	Store - Fitness Suite		0	0.0	0	1						
	Climbing Wall		70	90.0	12 - 20			Definitely not possible to combine the space with Sport Hall for example, as the climbing wall require a decent depth, non- temporary sponged floor and restricted access to facility.			70	90.0
	Boxing / Martial Arts Gym		90	110.0	15 - 25						90	110.0
	Store - Boxing Equipment		4	8.0	0						4	8.0
	Performing Arts Studio (incorporating Equipment Store)		100	120.0	25 - 35						100	120.0
	Store - Performing Arts		3	5.0	0						3	5.0
	Music room		70	80.0	15 - 21			(incorporating a separate sound studio and separate radio 'booth' not sound-proofed but with enhanced acoustic treatment)			50.0	60.0
Art Room	Film and multi-media room		20	25.0	10 - 15						0	0
	Changing Facilities (Male/Female)		40	50.0	10 -20						20.0	30.0
	Assisted Change/ Hygiene Room		14	16.0	2 - 4						14	16.0
	Male and Female WC's including DDA Facilities		40	50.0	1						30.7	50.0
Interview/ Restart	Inclusion room (ground floor and with enhanced acoustic treatment)		20	25.0	6 - 12							
Class	Group work room		20	25.0	2 - 4						0	0
Class	Enterprise Zone		25	35.0	10 -20						0	0
DT Studio	Arts, Crafts & Fashion Room		35	40.0	10 - 20			(with water supply and drainage - preferably close to informal arts & crafts space in recreation area)			0	0
Class	Health, Beauty and Wellbeing Activity Room		25	35.0	10 - 15			(with water supply and drainage)			0	0
Parent's Room	One-to-one or small group work rooms		10	15.0	2 - 4	2					0	6.0
	Board/Training Room		30	40.0	12 - 20						5.0	15.0
SLT Office	General Manager's Room (with connectivity to General office)		20	25.0	1 - 4						0	0
	I.T Server Room		5	7.0	0							
	General office		90	100.0	16 - 20			(approximately 10 - 12 workstations and 4 - 6 'hot-desk' areas)			66.0	76.0
Staff kitchen	Mentoring kitchen (incorporating a domestic-scale kitchen facility) doubles as staff room		25	30.0	4 - 8						0	0
	Cleaner Store		3	5.0	0	2				Assumed not sharing with school, or need an additional one.	6	10.0
	Plant Room		20	30.0	0					May require additional plant, TBC	0	0
	Subtotal Area for YZ		1864	2233							1253.7	1623.0
	Circulation Space		12.50%								156.7	202.9
	Partition		3.00%								37.6	48.7
	Additional Gross Internal Floor Area for YZ										1448.0	1874.6
3G Pitch	External kick pitch		600	700.0	10 - 22							
	Store - kick pitch											
	A small hard surgaced skate park		600	680.0	10 - 25					Change PRU, smaller football pitch to include the skate park		
	A secure workshop area for maintenance officer		10	15.0	1 - 2						10	15
Store	Outdoor pursuits store		15	20.0	0						0	0
	Other hard standings excluded due to variances in site											
										Subtotal	10	15
										Additionat Area Required for Youth Zone	1458.0	1889.6
										Total Area Required for PRU and Youth Zone (single storey)	13343.6	13775.2
										Total Area Required for PRU and Youth Zone (two storey)	12997.3	13428.8

0.3 Sites

LEGEND FOR POTENTIAL SITE LOCATIONS

1. Belle Vue Terrace
2. New Kershaw Street
3. Whitefield Centre
4. Redvales South
5. Wellington Road without Grundy Centre
6. Wellington Road with Grundy Centre











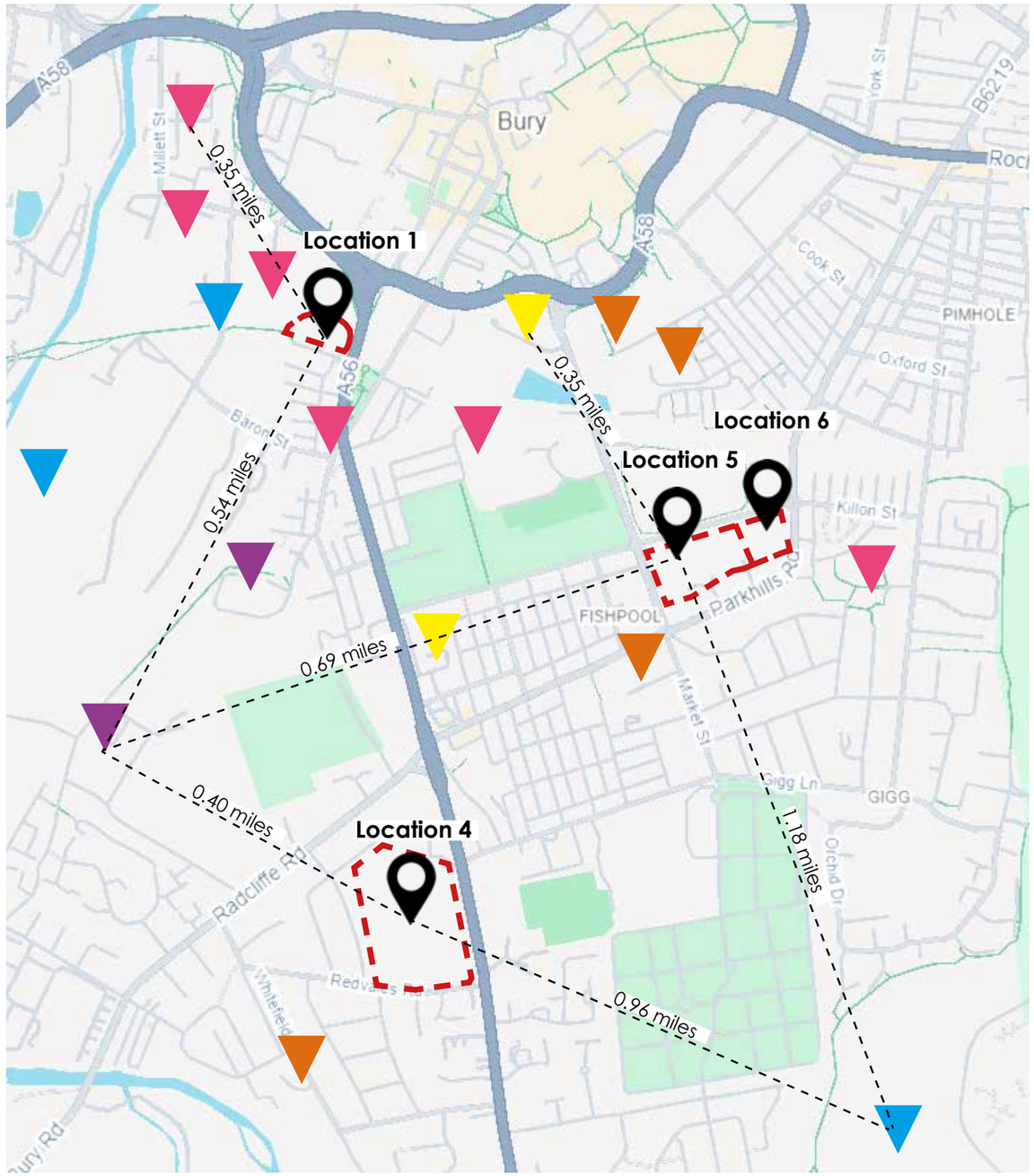
***** *Existing sites in Bury, with highlighted areas indicating potential locations for school development.* Screenshot maps from Google Earth. (https://earth.google.com/)

0.4 Existing Education Facilities

This page outlines the existing educational facilities located near the potential sites.

Potential Site Locations

1. Belle Vue Terrace
2. New Kershaw Street
3. Whitefield Centre
4. Redvales South
5. Wellington Road without Grundy Centre
6. Wellington Road with Grundy Centre



0.5 Area comparison: Potential Sites VS Proposed SoA

Key

	Enough Space
	Maybe feasible if some scope is compromised
	Not Possible

Plot	Potential Sites	Approx. Site Area (m2)	AP	PRU	PRU + AP	PRU + YZ	PRU +AP +YZ
			3,416	11,885	11,885	13,343	16,759
			Required SoA Area (m2)				
Plot 1	Belle Vue Terrace	3,911					
Plot 2	New Kershaw Street	4,724					
Plot 3	Whitefield Centre	2,251					
Plot 4	Redvales South	36,692					
Plot 5	Wellington Road **without** Grundy Centre	9,991					
Plot 6	Wellington Road **with** Grundy Centre	13,458					

The table above presents a comparison of the sizes of potential sites and the SoA (Schedule of Accommodation) required for each type of educational facility.

The required SoA areas for each facility are listed across the top of the table, while the potential site options are listed on the left. The areas were compared and calculated as percentages to determine whether the sites could accommodate the proposed facilities.

The results are colour-coded into red, yellow, and green categories:

- **Red** indicates that the site is unsuitable and cannot accommodate the facility.
- **Yellow** suggests that the site might be feasible, but only if some scope is compromised.
- **Green** indicates that the site has sufficient space and is preferable for the facility.

While the Redvales South site is the largest and appears to have ample space for each facility type, it is important to note that this area includes the reconfiguration of the existing three football pitches.

Based on the table, we have developed the Feasibility Scoring Chart to highlight the options categorised as Green and Amber.

We have not included the following items in this report, nor do we have the information at this stage. These items will need to be investigated by specialists in the next stage.

1. Supporting Planning Policy Statement
2. Planning Obligations
3. Sunlighting/Daylighting Assessment
4. Heritage Statement
5. Transport Assessment/Transport Statement
6. Parking and Servicing Details / Cycle parking etc
7. Environmental Pollution
8. Contaminated Land
9. Flood Risk Assessment
10. Archaeology
11. Ecology Assessment and Biodivertsity Net Gain (BNG)
12. Tree Surveys and Tree Works Proposals
13. Hard and Soft Landscaping Details
14. Ventilation/Extraction Details
15. Refuse Disposal Details
16. External Lighting Details
17. Statement of Community Involvement
18. Structural Survey
19. Existing and Proposed Levels
20. Crime Impact Statements
21. Coal Mining Reports
22. Sustainable drainage Systems (SuDS)
23. Bat Surveys
24. Utilities Capacity

The Feasibility Scoring Chart (on next page) identifies the potential sites with proposed school facilities, with the aim of scoring sites objectively.

Categories cover factors that impact on both the construction and operation of the proposed facility, access for builidability and access for service users for the proposed educational facilities.

The considerations are listed across the top of the table. The site analysis for each site are also based on these criteria in the later report.

Colour coded as red, yellow, green categories, and are also numerically scored from one to three. One being the lowest (red) and three being the highest (green). The chart categorises from best to least preferred for each type.

Summary/ Conclusion of the char to be explained brief here.

0.6 Feasibility Scoring Chart

Key

3	Good
2	Moderate
1	Bad

Plot	Potential Sites	1 Existing Site Topography	2 Site Availability	3 Potential development Area (m^2)	4 Proximity to Listed Buildings/ Conservation Aeras	5 Flood Risk	6 Tree Protection (TPO)	7 Proximity to neighbouring dwellings	8 Visibility	9 Buidability	10 Coal Mining	11 Accessibility	12 Accessibility for Students	13 Potential Future Expansion	14 Flexibility of design	TOTAL	RANK
Feasibility for AP																	
Plot 1	Belle Vue Terrace	2	3	3	3	3	3	2	3	3	2	3	2	1	1	34	
Plot 2	New Kershaw Street	3	2	3	3	2	3	3	3	2	3	3	2	2	2	36	
Plot 3	Whitefield Centre		2	2													
Plot 4	Redvales South	3	1	1	2	1	2	3	3	2	2	3	3	3	3	32	
Plot 5	Wellington Road **without** Grundy Centre	3	2	1	3	2	3	3	3	3	1	3	2	3	3	35	
Plot 6	Wellington Road **with** Grundy Centre	3	2	1	3	2	3	3	3	3	1	3	2	3	3	35	
Feasibility for PRU																	
Plot 4	Redvales South	3	1	3	2	1	2	3	3	2	2	3	3	3	3	34	3rd
Plot 5	Wellington Road **without** Grundy Centre	3	2	3	3	2	3	3	3	3	1	3	2	3	3	37	1st
Plot 6	Wellington Road **with** Grundy Centre	3	2	3	3	2	3	3	3	3	1	3	2	2	3	36	2nd
Feasibility for PRU + AP																	
Plot 4	Redvales South	3	1	3	2	1	2	3	3	2	2	3	3	3	3	34	2nd
Plot 5	Wellington Road **without** Grundy Centre	3	2	1	3	2	3	3	3	2	1	3	2	3	1	32	3rd
Plot 6	Wellington Road **with** Grundy Centre	3	2	3	3	2	3	3	3	3	1	3	2	1	3	35	1st
Feasibility for PRU + YZ																	
Plot 4	Redvales South	3	1	3	2	1	2	3	3	2	2	3	3	3	3	34	1st
Plot 5	Wellington Road **without** Grundy Centre	3	2	2	3	2	3	3	3	2	1	3	2	3	1	33	2nd
Plot 6	Wellington Road **with** Grundy Centre	3	2	3	3	2	3	3	3	3	1	3	2	1	2	34	1st
Feasibility for PRU + AP + YZ																	
Plot 4	Redvales South	3	1	3	2	1	2	3	3	2	2	3	3	3	3	34	1st
Plot 6	Wellington Road **with** Grundy Centre	3	2	2	3	2	3	3	3	3	1	3	2	1	2	33	2nd

1.0 Belle Vue Terrace - Plot 1

Site Analysis

Site Boundary Line



Figure 1.1 Existing Site (Google Map), Date: 2024.11.06)



Figure 1.2 *Map for Listed Building and conservation area, (https://historicengland.org.uk/listing/the-list/map-search/), Date: 2024.11.06.*





1.1 Existing Topography

The primary entrance to the Plot 1 site is from Belle Vue Terrace Street, which is accessible via Manchester Road. The site itself is mostly flat, with an even access level from Belle Vue Terrace Street, simplifying entry. Manchester Road slopes upward as it heads north, and Belle Vue slopes westward, resulting in a slightly lower elevation for the site compared to these surrounding roads. This gradient is managed in the green area between the road and the car park

A topographical survey will be necessary before any detailed design work.

1 .2 Site Availability

The Plot 1 site is currently utilised as a public car park, providing parking services to the surrounding area. Its primary designation is to meet anticipated parking demand associated with the development of a nearby site on Haymarket Street, intended for office and retail use.

1 .3 Potential Development Area (m²)

The overall area of Plot 1 is approximately 3,911m².

2.4 Proximity to Listed Buildings / Conservation Areas

The site is not within close proximity to any conservation areas. Approximately 150 meters from Plot 1, there are two notable Grade II listed buildings located in Whitehead Gardens: the Clock Tower and the Lancashire Fusiliers Boer War Memorial. Although nearby, these heritage structures are sufficiently distanced from the site to minimize any direct visual or contextual impact on the proposed development.

It is worth noting that the Bury City Centre is a conservation area with a large amount of listed Buildings, which is approx. 1km from Plot 1.

A.	Heritage Category:	**Listed Building**
	Grade:	**II**
	List Entry Number:	**1067232**
	Date first listed:	**29-Jan-1985**
	List Entry Name:	**Clock Tower, Whitehead or Tower Gardens**
	Statutory Address:	**Clock Tower, Whitehead or Tower Gardens, Manchester Road**

B.	Heritage Category:	**Listed Building**
	Grade:	**II**
	List Entry Number:	**1440258**
	Date first listed:	**12-Jul-2017**
	List Entry Name:	**Lancashire Fusiliers Boer War Memorial**

Site Boundary Line



Figure 1.3 *Flood Risk map, the extent of Surface Water (https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater), Date: 2024.11.06.*



Figure 1.4 *Flood Risk map, the extent of Rivers and Sea (https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater), Date: 2024.11.06.*



Figure 1.5 *Flood Risk map, the extent Reservoirs (https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater), Date: 2024.11.06.*

1.5 Flood Risk

The Belle Vue Teraace area has Very Low risk surface water flooding. 'Very low' means less than 0.1% chance of a flood each year.

The Belle Vue Teraace area is in Flood Zone 1, which means has a low probability of flooding from rivers and the sea. Flooding from groundwater and reservoirs is unlikely in this area.

(Data from https://check-long-term-flood-risk.service.gov.uk/risk)

1.6 Tree Protection Orders (TPO)

There are not any tree preservation orders within the proximity of the site.

1.7 Proximity to Neighbouring Properties

The neighboring properties consist primarily of residential properties, with numerous schools and sports centers nearby. Within a 0.5-mile radius, there are eight schools offering various educational opportunities. Additionally, the area is within walking distance of Bury Town Hall, providing convenient access to essential community services.

To the west and north, a railway line runs in close proximity to the site, which may have implications for noise safety and visual impact. These factors, along with the proximity of schools, should be considered in the design to minimize disruption for site users and ensure a harmonious integration with the surrounding community.

1.8 Visibility

The Plot1 site is surrounded by tall trees, particularly along the residential side, where the only access point is visible through the tree cover. On the Manchester Road side, the site is bordered by both a garden wall and trees, with the road itself sloping upward as it moves north. As the road rises, the site remains at a lower elevation. The northern and western edges of the site face a railway line, and the tree cover along these boundaries further limits visibility at eye level.

1.9 Buildability

The site, currently functioning as a public car park, is suitable for development, specifically for an Alternative Provision (AP) project, but cannot accommodate a Pupil Referral Unit (PRU). Early design sketches indicate that, after allocating space for indoor areas on a single level, the remaining space is insufficient for both car parking and outdoor areas.

The site is bordered by greenery, including mature trees. Although these trees are not subject to a Tree Preservation Order (TPO), care should still be taken during construction to minimize disruption to the surrounding vegetation. These natural elements should be considered during the planning and execution stages to maintain the site's ecological and aesthetic integrity.



Figure 1.6 *TPO map (https://maps.bury.gov.uk/externalwebmap/Map.aspx?MapName=PA), Date: 2024.11.07.*



Figure 1.7 *Coal Mining Map, The Coal Authority (https://datamine-cauk.hub.arcgis.com/), Date: 2024.11.06.*

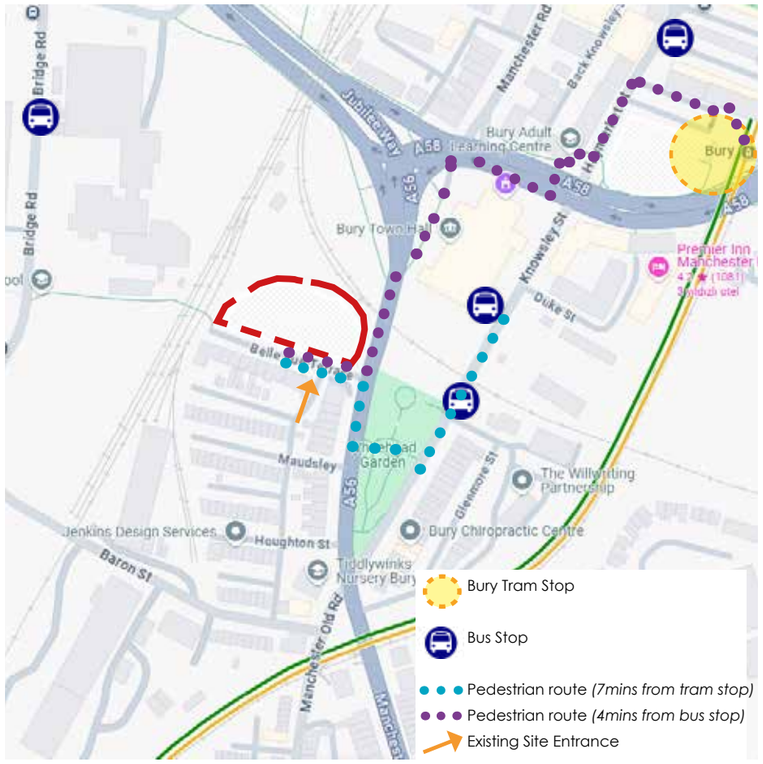


Figure 1.8 *Accessibility Map. (https://www.google.com/maps), Date: 2024.11.07.*

1.10 Coal Mining

The site is under Coalfield Consultation Area as majority of Bury, in which the Coal Authority recommends that a mining search report is required for development purpose.

Several mine entry points are located in close proximity to Plot 1, though none are within the plot boundaries itself. The nearest mine entries are situated on Baron Street, adjacent to the site. Potential mining activities are anticipated in and around Plot 1, with probable workings and outcrop areas identified to the south of the site. Additionally, a geological disturbance line has been identified to the north of the plot.

For Plot 1, any proposed development will require a Coal Mining survey and report. This will assess potential risks from historical mining activities, ensuring that any coal workings or entry points are identified and accounted for in the design and construction processes, to maintain safety and structural integrity across the site.

1.11 Accessibility

The site benefits from public transportation links and convenient vehicular access, making it easily accessible for both residents and visitors.

The site is approximately 7 minutes' walking distance from the Bury tram stop. Additionally, it is just a 4-minute walk to the Bury Town Hall bus stop, offering further public transport connections. The site is also located about 13 minutes on foot from Bury City Centre.

The site has a connection from the west via a footpath that leads to Belle Vue Street, crossing a bridge. This bridge provides a direct pedestrian route from the school to Belle Vue Terrace, offering access over the railway. As noted by Bury Council, there is a focus on consolidating and strengthening wildlife links and corridors. The Council will not permit developments that negatively impact these identified areas. In particular, new developments within or adjacent to these links are expected to contribute positively to their effectiveness, through careful design, landscaping, and appropriate mitigation measures where necessary. Therefore, the development should be planned to support these ecological corridors and maintain the area's environmental integrity.

1.12 Accessibility for Students

Several schools are located near Plot 1, which may discourage students from the proposed school from traveling through the area. Therefore, an access strategy for students at the proposed school should be considered. This may include planning routes, adjusting school start and finish times, and offering alternative transport option.

1.13 Future Expansion Potential

The site is not conducive to future expansion due to several limiting factors. The railway lines to the north and west of the site pose significant physical barriers to expansion in these directions. Additionally, the access roads to the east and west have sloping gradients, which further restrict the available space for development.

Furthermore, the current site layout is already constrained, as it provides limited space suitable only for Alternative Provision (AP) development. The site falls within the limits of its Statement of Accommodation (SoA), which further restricts the possibility for future expansion. Given these constraints, expansion on this site does not appear feasible.

1.14 Flexibility of Design

The overall area of Plot 1 is approximately 3,911m², which provides sufficient space for the proposed AP indoor facilities. However, outdoor space is limited, restricting opportunities for expansive outdoor activities. The compact size of Plot 1 also limits flexibility, making it unsuitable for accommodating both a PRU or, PRU and AP on the same site, as there would not be enough space to support the needs of both developments.

Site Views

** Photos from Google map and Google Street Views.*



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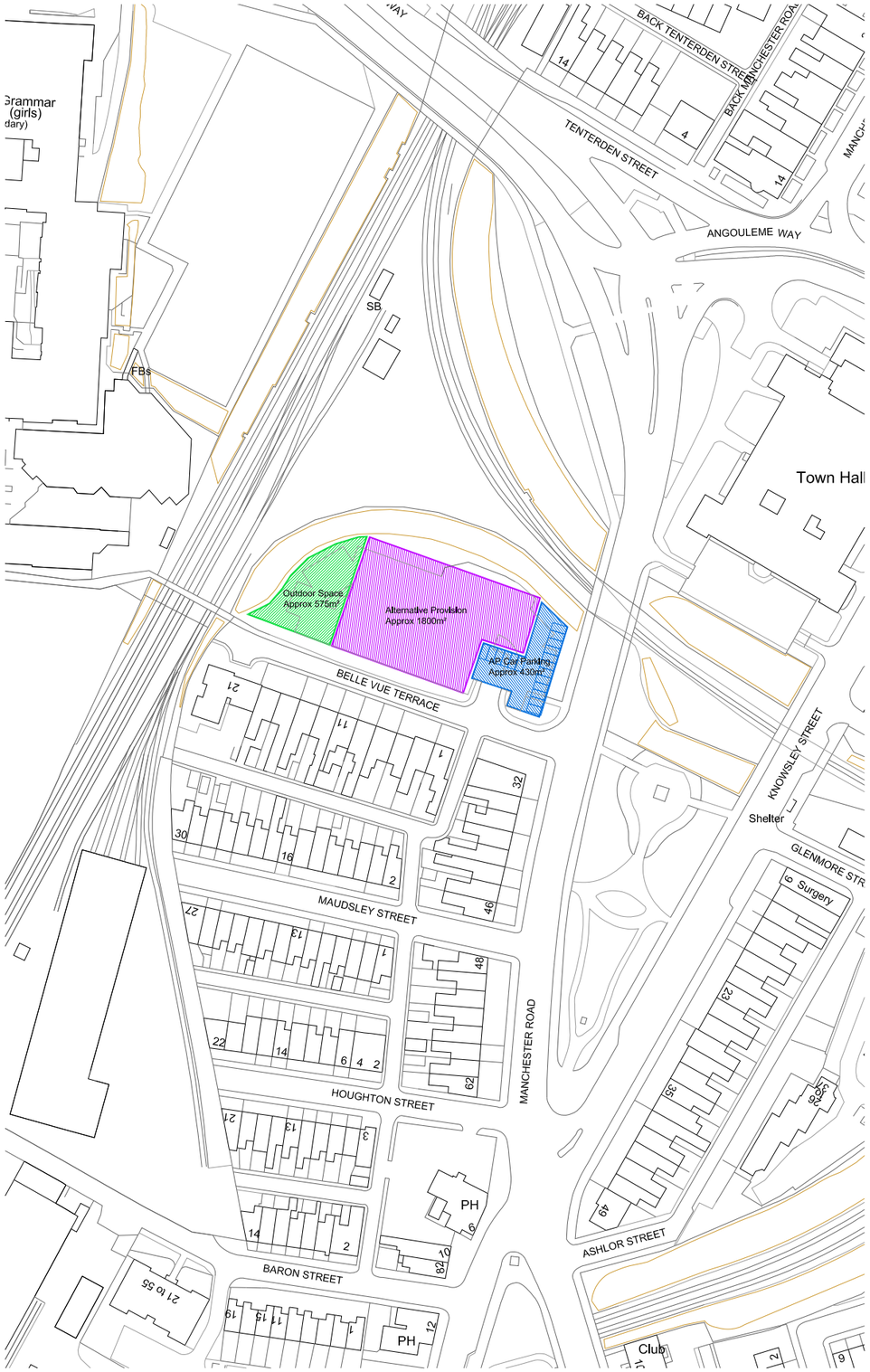


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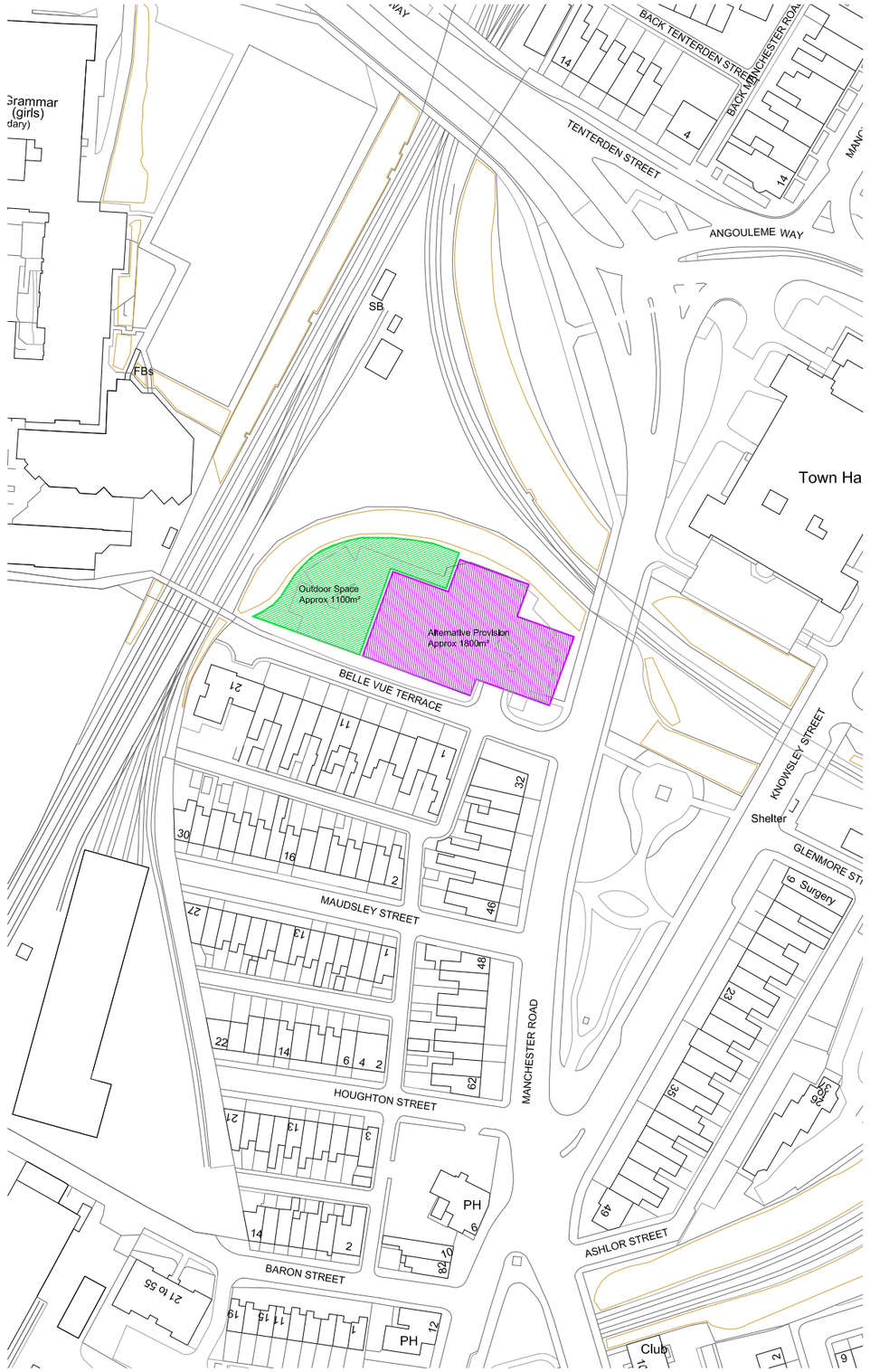


Proposed Massing Layout

Option 1 - AP on the Belle Vue Terrace Site (not to scale)



Option 2 - AP without Car Parking on the Belle Vue Terrace Site (not to scale)



Pupil Referral Unit

Alternative Provision

Outdoor Space

Car Parking

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2.0 New Kershaw Centre - Plot 2

Site Analysis

Site Boundary Line



Figure 2.1 Existing Site (https://www.google.com/maps), Date: 2024.11.12.



Figure 2.2 *Map for Listed Building and conservation area, (https://historicengland.org.uk/listing/the-list/map-search/), Date: 2024.11.12.*

2.1 Existing Topography

Plot 2 is primarily accessed via Deal Street on the west side, which serves as the main approach route. The plot sits at an elevated level above Deal Street, with a green area and a noticeable gradient leading up from the road and sidewalk to the plot boundary. Access to the site is facilitated by a sloped ramp from Deal Street, allowing a gradual ascent to an upper level, where the New Kershaw Centre entrance is located. Beyond this initial incline, the plot itself is relatively flat, offering a stable foundation for development.

A topographical survey will be necessary before any detailed design work. This topographic layout and access poin t need to be carefully integrated into design considerations to ensure both accessibility and seamless connection with Deal Street.

2 .2 Site Availability

The Plot 2 site's southern boundary currently accommodates the Spring Lane School - New Kershaw Centre, which is secured by a surrounding security fence. To the north, the site features a hard-surfaced area presently vacant and used as a car park. For any new development within this northern section, demolition of the existing building will be necessary to create the required space for planned facilities.

2 .3 Potential Development Area (m²)

The overall area of Plot 1 is approximately 4.724m².

2.4 Proximity to Listed Buildings / Conservation Areas

The site is not within close proximity to any conservation areas. The closest listed buildings are approximately 400 meters away and include St. Paul's Vicarage and Saint Paul's Church, both of which are Grade II listed. Given the distance between the site and these historic structures, there is no direct visual or contextual link, and any development on the site is unlikely to affect their character or setting. These factors indicate limited constraints from heritage or conservation perspectives for the proposed project.



Heritage Category:	**Listed Building**
Grade:	**II**
List Entry Number:	**1163874**
Date first listed:	**29-Jan-1985**
List Entry Name:	**SAINT PAUL'S CHURCH**
Statutory Address:	**SAINT PAUL'S CHURCH, ST PAULS STREET**



Heritage Category:	**Listed Building**
Grade:	**II**
List Entry Number:	**1163719**
Date first listed:	**29-Jan-1985**
List Entry Name:	**ST PAUL'S VICARAGE**
Statutory Address:	**ST PAUL'S VICARAGE, PARSONAGE STREET**

Site Boundary Line



Figure 2.3 *Flood Risk map, the extent of Surface Water (https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater), Date: 2024.11.11.*



Figure 2.4 *Flood Risk map, the extent of Rivers and Sea (https://check-long-term-flood-risk.service.gov.uk/map?east ing=380870&northing=410034&map=SurfaceWater), Date: 2024.11.11.*

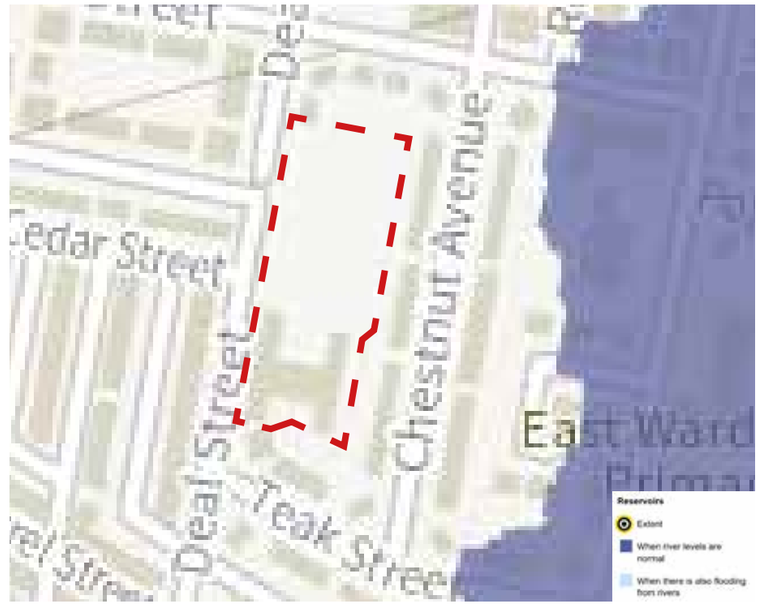


Figure 2.5 *Flood Risk map, the extent of Reservoirs (https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater), Date: 2024.11.11.*

2.5 Flood Risk

The site is located within Flood Zone 1, indicating a very low probability of flooding from rivres and the sea. Flooding from ground water or reservoirs is also unlikely in this area, reducing overall flood risk for the proposed development.

However, the New Kershaw Centre area shows a medium risk of surface water flooding, with an estimated 1% to 3.3% chance of flooding per year. Within the site itself, surface water flooding is categorized as low risk, but Deal Street, the primary access route, is classified as medium risk. Fortunately, the proposed site is elevated above Deal Street, which reduces the likelihood of direct impact from surface water flooding originating from the road.

The design should include drainage and mitigation measures to address the site's low surface water flood risk and ensure functionality.
(Data from https://check-long-term-flood-risk.service.gov.uk/risk)

2.6 Tree Protection Orders (TPO)

There is not any tree preservation orders within the proximity of the site.

2.7 Proximity to Neighbouring Properties

Plot 2 is primarily surrounded by residential housing, with a few commercial businesses nearby. Additionally, two schools are located within a 0.3-mile radius to the east, and a total of five schools of various types are situated within a 0.5-mile radius.

The site is within walking distance of Bury Town Hall, providing convenient access to essential community services.

2.8 Visibility

The noth side of the site is currently used as a car park, surrounded by a security fence, so it is clearly visible from Deal Street view. The New Kershaw Centre side continues with the fence, enhanced by low shrubs. The east, north, and south boundaries are bordered by housing with fences, and there are various trees and short shrubs along the edges.

As this is a proposed school site, it is important to design for better privacy and isolation to ensure a secure and focused environment, reducing visual exposure from the surrounding area.

2.9 Buildability

Plot 2 is suitable for an Alternative Provision (AP) development, including car parking and outdoor spaces. The southern part, currently occupied by the New Kershaw Centre, will require demolition. The northern area is available for construction.

Based on early design sketches, it is feasible to begin construction in the northern part while the southern area undergoes demolition and preparation. This phased approach allows for the development of outdoor spaces in the southern area once it is cleared.

Additionally, the visual and physical boundaries between the site and surrounding housing should be improved, and existing foliage should be retained where possible during the design process.

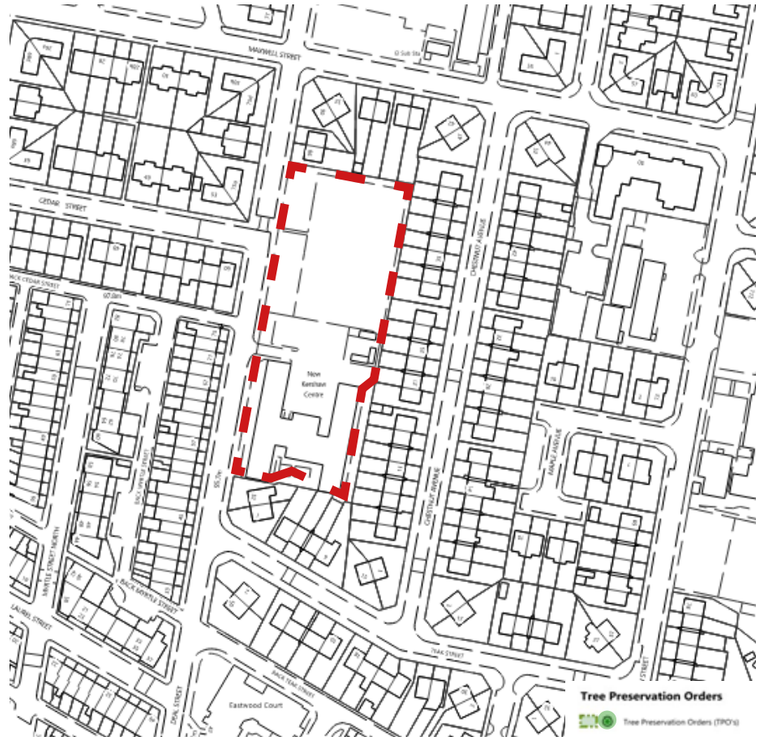


Figure 2.6 *TPO map (https://maps.bury.gov.uk/externalwebmap/Map.aspx?MapName=PA), Date: 2024.11.11.*

Site Boundary Line

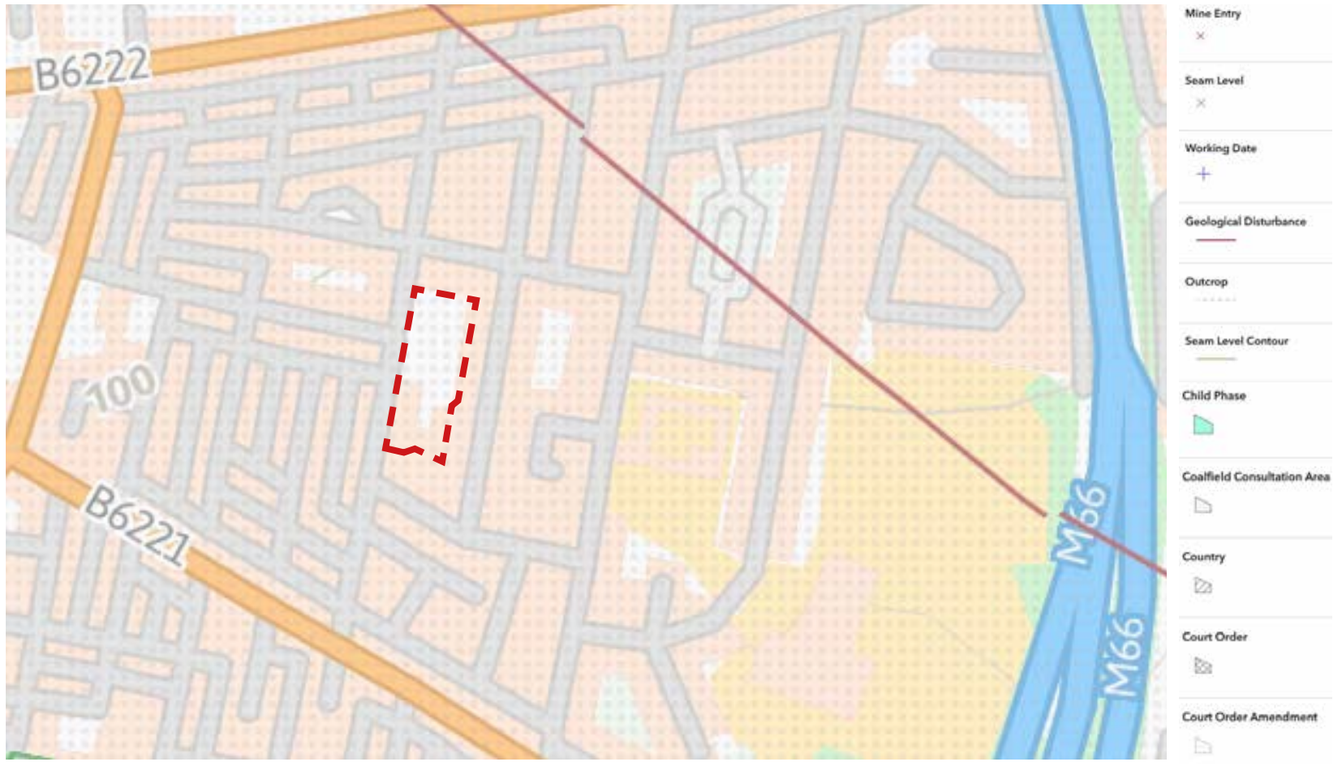


Figure 2.7 *Coal Mining Map, The Coal Authority (https://datamine-cauk.hub.arcgis.com/), Date: 2024.11.12.*

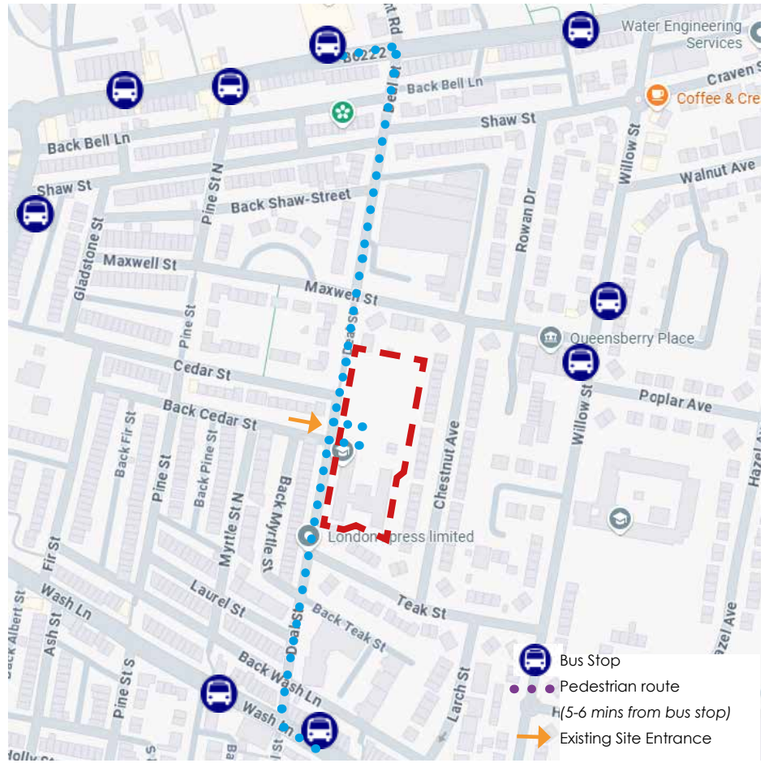


Figure 2.8 *Accessibility Map. (https://www.google.com/maps/), Date: 2024.11.12.*

2.10 Coal Mining

The Plot 2 site is within a Coalfield Consultation Area, with a geological disturbance line directly to its north. There are no mine entry points nearby, and the site is not within a probable working area. This indicates a low risk of subsidence or other mining-related issues, supporting the site's suitability for development.

From the information currently available to the Coal Authority, a mining report is recommended for this property

2.11 Accessibility

Plot 2 is well-connected to local and regional transportation options. The site is approximately an 18-minute walk from the city center, allowing convenient pedestrian access. For access to Bury from outside the area, transportation can be achieved by taking the tram to Bury town center, followed by a transfer to a local bus for onward travel.

Buses are accessible within a short walk: stops to the south are reachable in 6 minutes, while those to the north are accessible in about 5 minutes. These options ensure that Plot 2 is easily accessible for pedestrians and public transport users.

2.12 Accessibility for Students

While the site is located close to other schools, the nearby primary school lies to the east and the high school is a few streets to the southeast, minimizing direct congestion around the immediate area. However, the two-way traffic flow directly in front of the site requires specific safety features, such as designated pedestrian crossings, clear signage, and secure drop-off zones to ensure safe access for students. Accessible pathways with curb ramps will further support smooth transitions from bus or vehicle drop-offs to the school entrance, creating a safe and accommodating environment for all students.

2.13 Future Expansion Potential

Plot 2 faces constraints on future expansion due to its surrounding residential developments. Housing properties to the north, south, and east limit the possibility of extending beyond the current plot boundary.

Also, the current size of Plot 2 is just adequate for AP (Alternative Provision) indoor spaces, with limited outdoor space already a constraint. This lack of outdoor area limits flexibility and makes further development challenging within the existing plot boundaries.

2.14 Flexibility of Design

The overall area of Plot 2 is approximately 4,724m², which provides sufficient space for the proposed AP indoor facilities. However, outdoor space is limited, restricting opportunities for expansive outdoor activities.

The size of Plot 2 also limits flexibility, making it unsuitable for accommodating both a PRU, or PRU and AP on the same site, as there would not be enough space to support the needs of both developments.

Site Views

** Photos from Google map and Google Street Views.*



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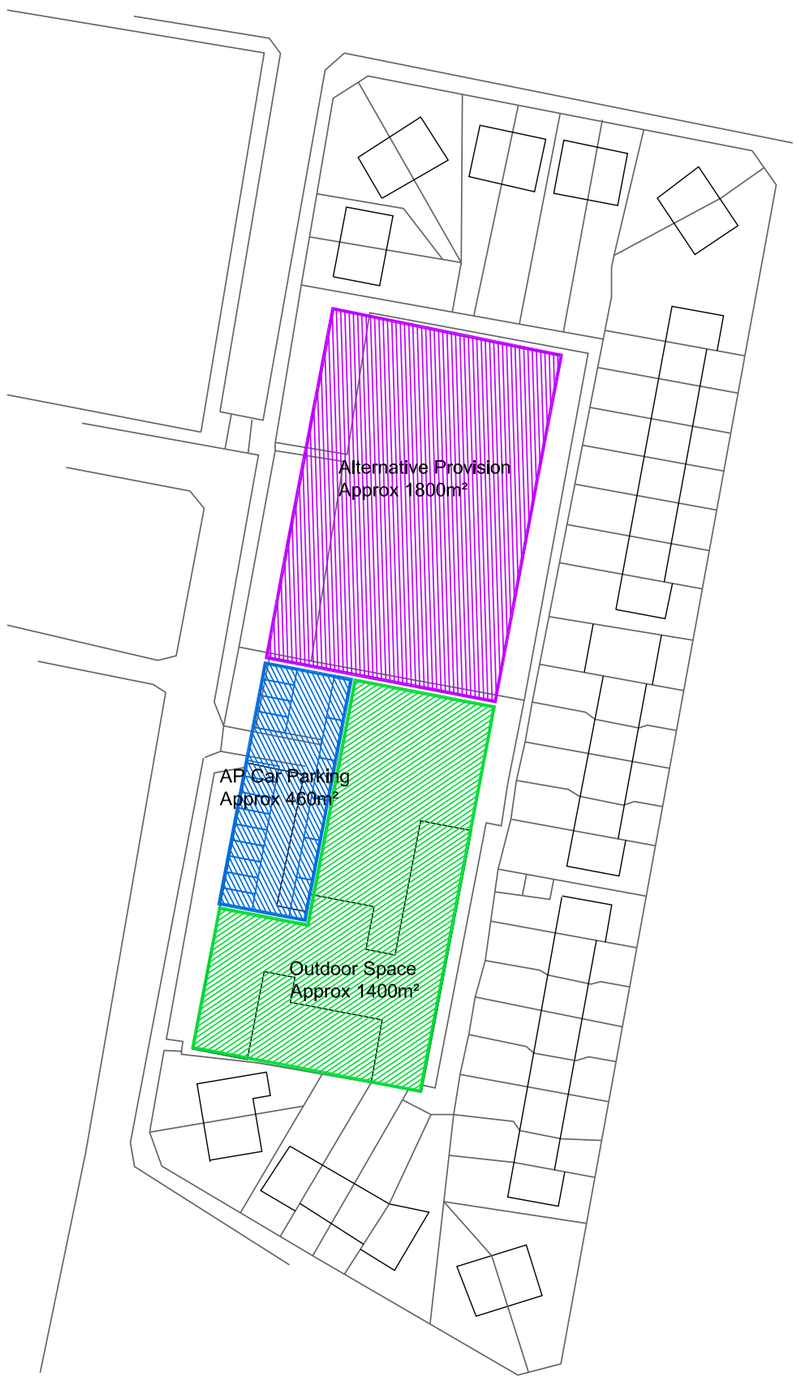


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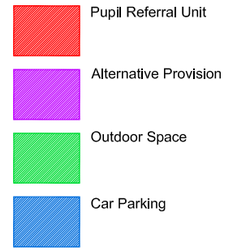
Proposed Massing Layout

Option 1 - AP on the New Kershaw Centre Site (not to scale)



Option 2 - AP on the New Kershaw Centre Site (not to scale)





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3.0 Whitefield Centre - Plot 3

Site Analysis

Site Boundary Line



Figure 3.1 Existing Site (https://www.google.com/maps), Date: 2024.11.19.

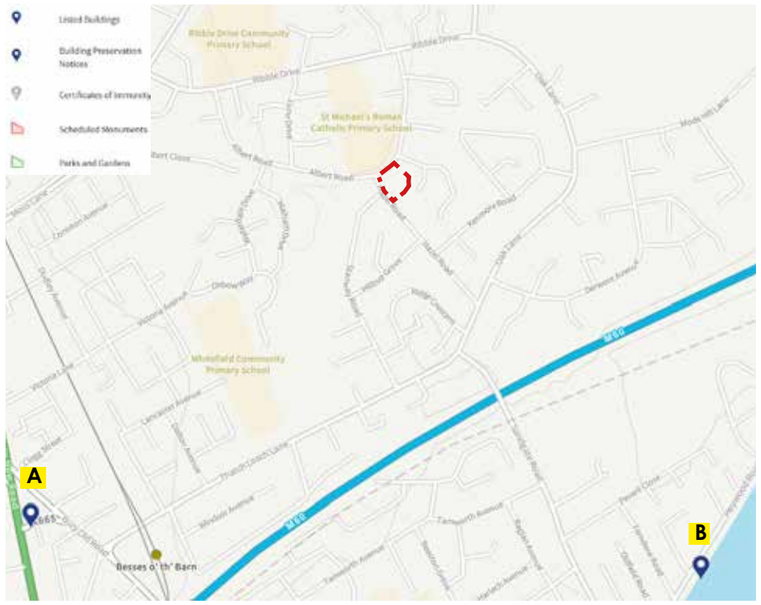


Figure 3.2 *Map for Listed Building and conservation area, (https://historicengland.org.uk/listing/the-list/map-search/), Date: 2024.11.19.*

3.1 Existing Topography

Plot 3 is currently accessed from Albert Road, with a flat transition leading into the car park area. This car park provides access to the existing building on the site. The site gently slopes upward from north to south, with the level change in the car park occurring smoothly. The Whitefield Centre is situated at higher level and is accessed via a combination of ramps and stairs.

There are notable level changes along the western edge of the site, between the building and Hazel Road. This area has been landscaped with greenery and features low shrubs, which obscure the visibility of the level differences from the road.

A detailed topographical survey will be conducted in subsequent phases to collect precise data on the site's elevations and features, ensuring accurate design and development planning.

3.2 Site Availability

The site currently accommodates the Whitefield Centre, which is located on the western side of the plot. On the eastern side, there is a car park. For a new development to proceed, the existing building will need to be removed.

Plot 3 is under Bury Unitary Development Plan (UDP), CF1/1/3. Outline planning permission has been granted for a sports hall and ancillary car parking on this site. The sports hall is to be linked to the use of the building on the site as a community centre. These facilities are to replace those facilities which could be lost by the implementation of Housing Proposal H1/1/40 - Land at Albert Road/Hazel Road, Whitefield.

3 .3 Potential Development Area (m²)

The overall area of Plot 3 is approximately 2.252m².

3.4 Proximity to Listed Buildings / Conservation Areas

There are no listed buildings or conservation areas within the site or its immediate surroundings. However, within a 1-mile radius, the nearest listed buildings are the Besses United Church and the Heaton Park Reservoir Pumping Station.



ritage Category:	Listed Building
rade:	II
ist Entry Number:	1309378
ate first listed:	29-Jan-1985
ist Entry Name:	BESSES UNITED REFORMED CHURCH INCLUDING ALL ASSOCIATED BUILDINGS ON ISLAND SITE
tatutory Address:	BESSES UNITED REFORMED CHURCH INCLUDING ALL ASSOCIATED BUILDINGS ON ISLAND SITE, BURY NEW



Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1376745
Date first listed:	15-Apr-1998
List Entry Name:	HEATON PARK RESERVOIR PUMPING STATION
Statutory Address:	HEATON PARK RESERVOIR PUMPING STATION, HEYWOOD ROAD

Site Boundary Line

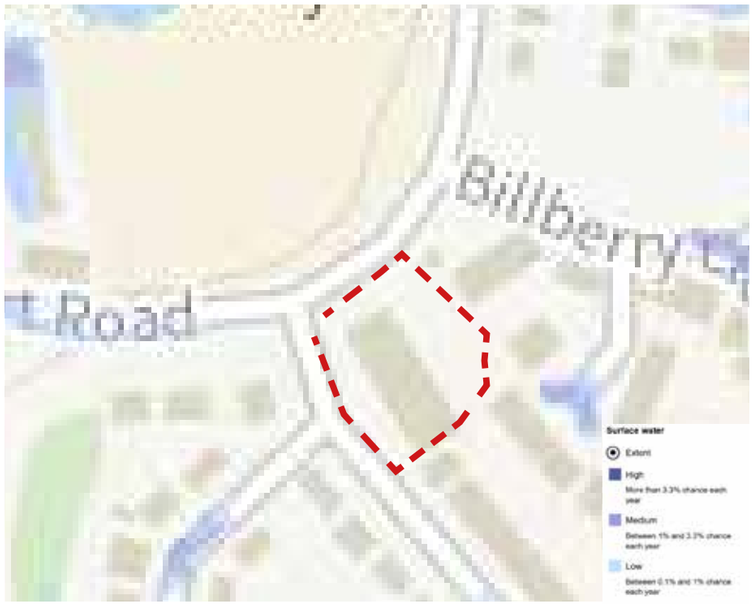


Figure 3.3 *Flood Risk map, the extent of Surface Water (https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater), Date: 2024.11.21.*



Figure 3.4 *Flood Risk map, the extent of Rivers and Sea ( ), Date: 2024.11.21.*



Figure 3.5 *Flood Risk map, the extent of Reservoirs (https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater), Date: 2024.11.21.*

3.5 Flood Risk

The site is located in an area with a very low risk of surface water flooding, which indicated less than a 0.1% change of flooding each year. The site falls within Flood Zone 1, meaning it has a low probability of flooding from rivers and the sea.

Flooding from groundwater is unlikely in this area. However, there is a risk of flooding from reservoirs, specifically the Heaton Park Open Reservoir (grid reference SD8250004700), which could potentially affect this area. Overall, while the site has minimal flood risk from most sources, the reservoir risk requires further consideration and mitigation.

(Data from https://check-long-term-flood-risk.service.gov.uk/risk)

3.6 Tree Protection Orders (TPO)

There are several Tree Preservation Orders (TPOs) in proximity to the site; however, none are located on Plot 3. Most of these protected trees are situated within the residential areas along Hazel Road. Further arboricultural survey review would be required.

3.7 Proximity to Neighbouring Properties

The plot 3 is predominantly surrounded by residential developments, with a few commercial establishments serving the local neighborhood. Additionally, the area is well-served by educational facilities, with several schools in close proximity. The nearest school is located 0.12 miles away, and a total of three schools are situated within a 0.3-mile radius of the site.

3.8 Visibility

Plot 3 is situated at the corner of Albert Road and Hazel Road, making it a highly visible area with direct frontage onto both main roads. As the surrounding buildings are generally two stories high, the site's visibility is not obstructed.

The site is surrounded by low shrubs along both Albert Road and Hazel Road. On the Albert Road side, the flat terrain makes the site more visible. In contrast, on the Hazel Road side, the site is elevated above the road, and the addition of shrubs further limits visibility from this direction. Additionally, on the southern and eastern sides, the fences and shrubs of neighbouring residential properties restrict views at eye level.

Given that the site is intended for the development of a school, privacy enhancements through landscaping and boundary treatments are crucial to ensure a secure and private environment.

3.9 Buildability

Based on initial sketches, Plot 3 has limited space and was assessed for its suitability for an AP (Alternative Provision) development. The site can accommodate the required internal spaces and potentially provide adequate car parking. However, it does not have sufficient space for outdoor facilities, which are essential for such developments.

As the current car park area alone is insufficient to support the requirements of the AP development, the existing structure on the site must be demolished to enable any new construction.



Figure 3.6 *TPO map (https://maps.bury.gov.uk/externalwebmap/Map.aspx?MapName=PA), Date: 2024.11.20.*

Site Boundary Line



Figure 3.7 *Coal Mining Map, The Coal Authority (https://datamine-cauk.hub.arcgis.com/), Date: 2024.11.25.*



Figure 3.8 *Accessibility Map. (https://www.google.com/maps/), Date: 2024.11.25.*

3.10 Coal Mining

Plot 3 is located within a Coal Authority consultation area. Approximately 0.4 miles to the west and south, there is a geological disturbance line. Additionally, a legal notice area is located about 0.2 miles to the southwest of the site. There are no known mine entry points in close proximity to the site, and it is not situated within a probable coal working area.

Based on this information, the site is not likely to be directly impacted by coal mining activities. From the information currently available to the Coal Authority, a mining report is recommended for this site.

3.11 Accessibility

Plot 3 is not located in Bury town center but offers alternative public transport options, making it easily accessible from various points. The site is well-served by multiple bus stops in the surrounding area. From Bury town center, the nearest bus stop is a 7-minute walk from the site. The site is also accessible by tram, with the closest tram stop located approximately a 15-minute walk away, providing connections to both Bury town center and Manchester.

Additionally, the site is surrounded by several bus stops along Oak Lane and Ribble Drive, within an approximate 0.2-mile radius. Albert Road, the primary access route, features pedestrian pathways on both sides, ensuring safe and convenient access for pedestrians.

2.12 Accessibility for Students

Plot 3 is located near several schools, making it important to assess the density of nearby educational facilities to evaluate potential impacts on traffic and infrastructure. Appropriate adjustments may be required based on the findings.

Direct access to the site is available from Albert Road. The road is equipped with pedestrian pathways on both sides, enhancing safety for students and parents traveling on foot. Nevertheless, additional safety measures and road adjustments may be required to ensure secure access for students.

The site's accessibility by public transport further supports student access, with nearby bus stops and tram connections providing additional options for families commuting to the school.

3.13 Future Expansion Potential

Based on early design sketches, Plot 3 can accommodate the required internal spaces for an AP (Alternative Provision) development and approximately provide the necessary car parking area. However, the site lacks adequate space for outdoor facilities, which are essential for such developments.

Due to its limited size and lack of additional space for outdoor areas or further infrastructure, Plot 3 is not well-suited for future expansion.

3.14 Flexibility of Design

The total area of Plot 3 is 2,252 m², which is insufficient to accommodate area requirements for an AP (Alternative Provision) or PRU (Pupil Referral Unit) development. While the site can support the internal areas for an AP, it does not provide the necessary outdoor spaces, which are essential for a fully functional facility. Due to the limitations of the site, the flexibility of the design is restricted.

Site Views

** Photos from Google map and Google Street Views.*



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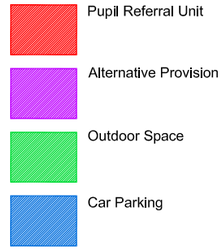
Proposed Massing Layout

Option 1 - AP on the Whitefield Centre Site (not to scale)



Option 2 - AP on the Whitefield Centre Site (not to scale)





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4.0 Redvales South - Plot 4

Site Analysis



Figure 4.1 Existing Site (Google Map), Date: 2024.11.12)



Figure 4.2 *Map for Listed Building and conservation area, (https://historicengland.org.uk/listing/the-list/map-search/), Date: 2024.11.12.*

** Four images below are archive images from Historic England website, images may not represent current condition of site.*
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A



Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1356837
Date first listed:	25-Feb-1976
List Entry Name:	Nos. 6 and 8, THE STARKIES

Date: 2001-05-05
Reference: IOE01/03999/27

B



Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1317983
Date first listed:	10-Nov-1951
List Entry Name:	THE COTTAGE

Date: 2001-05-05
Reference: IOE01/03999/26

C



Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1163969
Date first listed:	25-Feb-1976
List Entry Name:	NOS. 1 AND 3 THE STARKIES AND SCREEN WALL TO YARD ON NORTH SIDE
Statutory Address:	NOS 1 AND 3 AND SCREEN WALL TO YARD ON NORTH SIDE, THE STARKIES, BL9 9QR

Date: 2007-03-31,
Reference: IOE01/16128/13

D



Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1067223
Date first listed:	29-Jan-1985
List Entry Name:	BOUNDARY WALL EXTENDING FROM WEST END OF NUMBER 1 AND ALONG MANCHESTER ROAD
Statutory Address:	BOUNDARY WALL EXTENDING FROM WEST END OF NUMBER 1 AND ALONG MANCHESTER ROAD, THE

Date: 2007-03-31,
Reference: IOE01/16128/12

4.1 Existing Topography

The site's topography is generally level (visually), with more pronounced variation along the east and south edges. A steep incline lines the eastern boundary, crowned by mature foliage along the roadside. From the car park entrance at the southern boundary, the land gently descends toward the north. The concrete car park aligns with the level of Redvales Road and gradually slopes northward, merging with the natural incline on the eastern side.

4.2 Site Availability

A large part of Plot 5 is football pitches, that Sport of England would be seeking reprovision of facility for the proposed development. To meet the reprovision requirements, the equivalent facilities would need to be provided either on alternative location, which would result in further infrastructure expenses. Furthermore, political challenges have been identified. The development on the North side have received objections from the Deputy Mayor's ward, alongside approximately 60 comments of concern from local residents.

Plot 4 is under Bury Unitary Development Plan (UDP), RT1/1 and RT1/2/6.

RT1/1 - Protection of Recreation Provision in the Urban Area, where explained in detail below.
Development will not be allowed where it would result in the loss of:
a) existing and proposed outdoor public or private recreation facilities (as shown on the Proposals Map), including playing fields, sports grounds, parks and gardens, children's play areas, allotments and golf courses;
b) recreation space within settlements located in the Green Belt (not shown on the Proposals Map);
c) indoor facilities (not shown on the Proposals Map) for which there is a recreational need; and
d) any other unidentified recreation provision such as playing fields, sports grounds, parks and gardens, children's play areas, allotments and golf courses, including sites created during the period of the Plan.
Exceptions to this policy may be permitted where:
i) sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site;
ii) alternative provision of equivalent community benefit is made available; or
iii) it can be demonstrated that there is an excess of sports pitch provision and public open space in the area, taking account of the recreation and amenity value of such provision.

The Bury Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough and together with other adopted Development Plan Documents its policies and proposals form the basis for the Council's decisions on planning applications. The grass patch area is owned by Bury Council, who is the client for this proposal. Although there are site constraints under the UDP, which is a local council plan and guidance only, further investigation will be required to confirm site availability.

RT1/2/6 - Manchester Road Playing Fields, Bury. The playing surface is of poor quality and deteriorates rapidly during the soccer season. New drainage, levelling and reseeding is needed especially at the northern end (area near the Radcliffe Road) which is prone to flooding. There is the opportunity for extensive perimeter planting as well as the provision of a neighbourhood play facility.

RT1/2/6 indicates improved recreation sites, which is beneficial to the proposed development from a planning perspective.

4.3 Potential Development Area (m²)

The overall area of Plot4 is approximately 36,692m². This area could be reduced dependant on the agricultural survey.

4.4 Proximity to Listed Buildings / Conservation Areas

The site is not in close proximity to any conservation areas. The adjacent road, The Starkies, contains several Grade II listed buildings, three of which are residential dwellings, and one is a boundary wall. Details are provided above.

Site Boundary Line

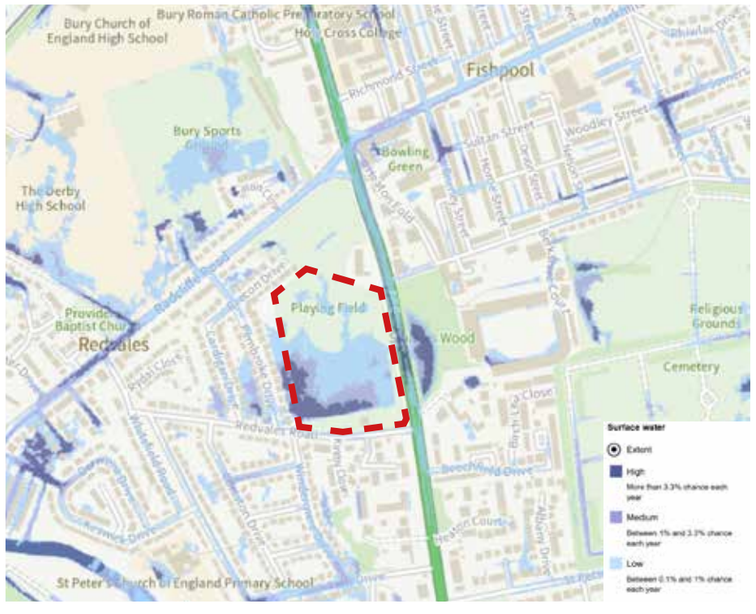


Figure 4.3 *Flood Risk map, the extent of Surface Water (https://check-long-term-flood-risk.service.gov.uk/map?easting=380314&northing=409185&map=SurfaceWater), Date: 2024.11.12.*



Figure 4.4 *Flood Risk map, the extent of Rivers and Sea (https://check-long-term-flood-risk.service.gov.uk/map?easting=380314&northing=409185&map=SurfaceWaterr), Date: 2024.11.12.*



Figure 4.5 *Flood Risk map, the extent of Reservoirs (https://check-long-term-flood-risk.service.gov.uk/map?easting=380314&northing=409185&map=SurfaceWaterr), Date: 2024.11.12.*

4.5 Flood Risk

The area of Plot 4 shows a significant surface water flood risk, ranging from High to Low. A 'High' risk indicates a greater than 3.3% chance of flooding each year, while 'Medium' signifies a 1% - 3.3% annual chance. The High-risk zone could experience flood depths of 30cm to 90cm on the southwest side (near 45 Pembroke Drive), with additional areas at flood depths of less than 30cm. The flood velocity is below 0.25 m/s, presenting an unpleasant risk as it approaches the residential housing area. The surface water flooding happens when rainwater cannot drain away through normal drainage system. The surface water flooding can be treated by implement appropriate drainage design within the new proposal.

The risk of flooding from rivers and the sea for Plot 4 is very low; however, there are nearby areas with a low risk. On the other hand, there is a potential risk of flooding from reservoirs in the majority area of Plot 4.

(Data from https://check-long-term-flood-risk.service.gov.uk/risk)

4.6 Tree Protection Orders (TPO)

Several areas surrounding the site are protected by TPOs, though none are within the boundaries of Plot 4 itself. However, it is important to note that a tree in the garden of No. 83 Brecon Drive, designated under TPO number 281, is located very close to the northwest boundary of Plot 4. This means a permission from the local authority may be required before carrying out any works that might affect the tree, as TPOs protect trees of significant visual or ecological value. Further agricultural survey review would be required.

4.7 Proximity to Neighbouring Properties

Plot 4 is bordered on the west side by a residential housing development, with the closest homes located nearby on Pembroke Drive and Brecon Drive. These properties back onto Plot 4, with boundaries typically marked by fences and hedges.

Community facilities and schools are within walking distance of Plot 4, though far enough away to minimise noise and crowd concerns. For instance, Bury Football Club is approximately 132 meters from Plot 4, separated by Manchester Road and Starkie Wood on the east side. It is also worth noting that the northern section of the field is currently under development for an educational facility as part of a separate project.

The southern boundary of the site adjoins a residential area featuring a mix of housing types. Plot 4 is also close to light commercial properties, including a convenience store, hair and beauty salons, and other local shops.

4.8 Visibility

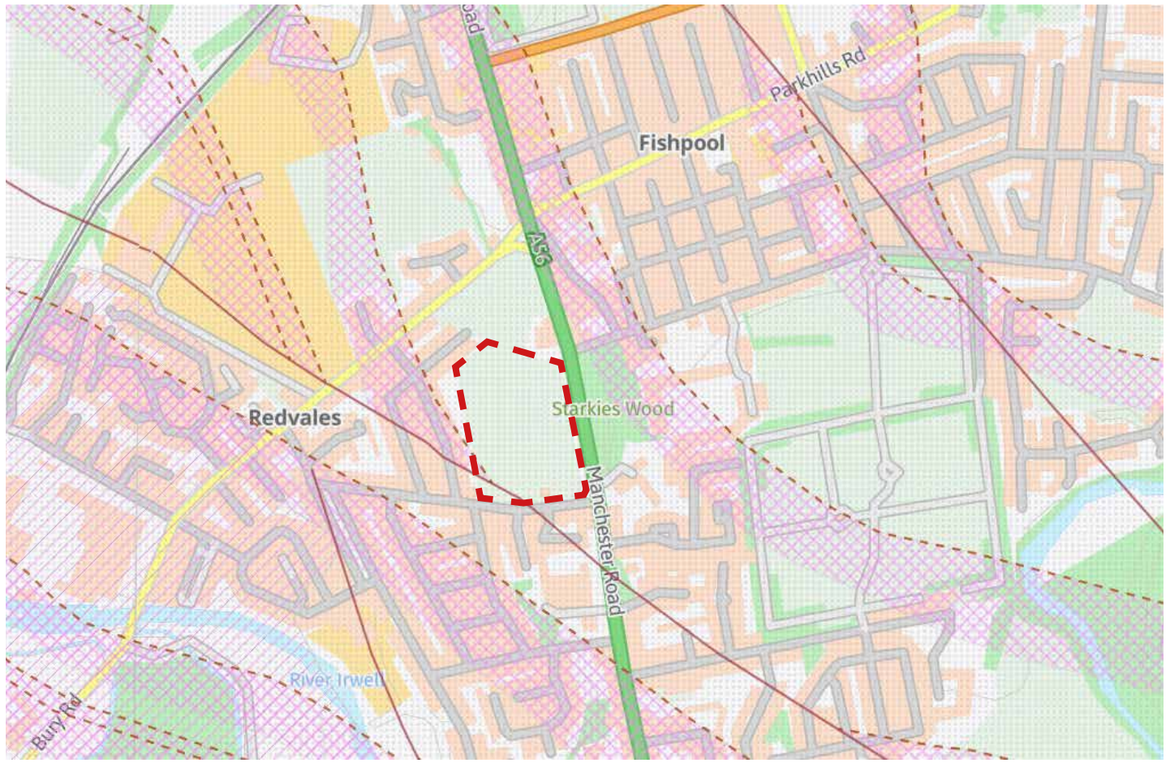
The site is partially obscured from the eastern boundary due to the large trees planted along Manchester Road. The steep slope along the boundaries would also make any proposed development less noticeable from the roadside. The existing foliage along the western boundary creates a screen between Plot 4 and the residential areas, which are set against relatively deep garden spaces.

4.9 Buildability

The existing topography of Plot 4 presents both opportunities and constraints for the proposal. Effective flood management is essential and may require the installation of a potential tank, which could lead to additional infrastructure expenses.



Figure 5.6 *TPO map (https://maps.bury.gov.uk/externalwebmap/Map.aspx?MapName=PA), Date: 2024.11.12.*





Site Boundary Line

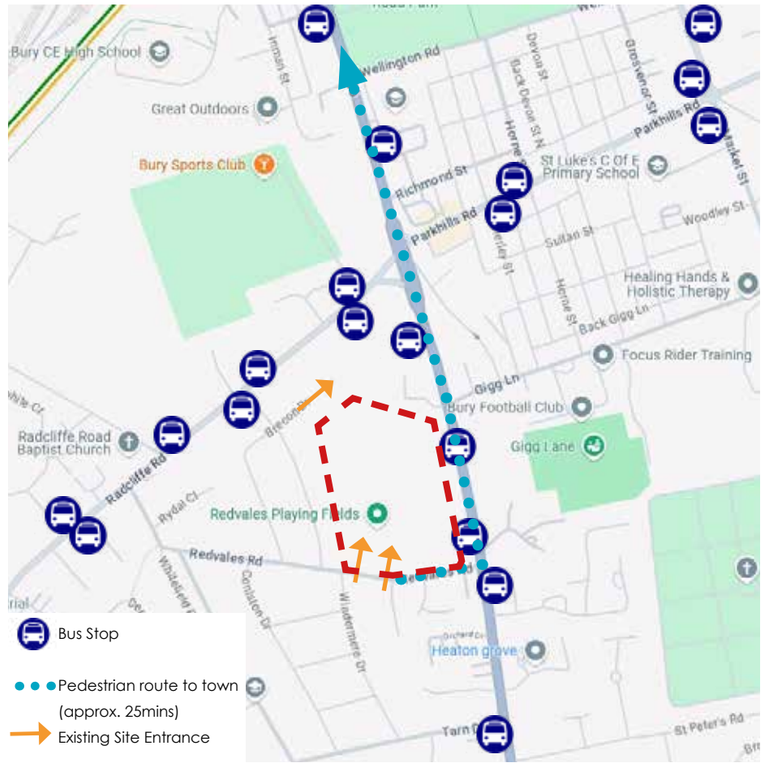


Figure 4.7 *Coal Mining Map, The Coal Authority (https://datamine-cauk.hub.arcgis.com/), Date: 2024.11.06.*

Figure 4.8 *Accessibility Map.*

4.10 Coal Mining

The site is under Coalfield Consultation Area as majority of Bury, in which the Coal Authority recommends that a mining search report is required for development purpose. The site may also require a preliminary risk assessment/ contamination survey.

A small area along the western boundary may be under the region of 'Probable Workings', which indicates the location and estimated extents of probable underground workings for which no recoded plan exists, but where it is likely that workable coal at shallow depths has been mined before records were kept. The Coal Authority indicates such probable working depth is shallow.

4.11 Accessibility

Plot 4 is situated directly off Manchester Road (A65) and bordered by Redvales Road on the east and south. Currently, the site is accessible via Redvales Road, which provides easy connections to the A56 and other local routes.

The site is accessible by bus along two main roads: Radcliffe Road, located approximately an 8-minute walk north of the site, and Manchester Road, which serves the nearest bus stops to the site. These bus routes connect to Bury Town Centre and nearby areas. The closest major station is Bury Interchange, about a mile away, from which buses are available to reach Plot 4, or it is a 20-25 minute walk.

Pedestrian access around Plot 4 is generally good, with pathways connecting from nearby residential areas and along Redvales Road. There is also a sidewalk along Manchester Road on the inner side of the field, separated from the main road by a green area and pavement, enhancing pedestrian safety along the A65.

In summary, Plot 4 is reasonably accessible by car, public transport, and walking. A transport survey will be required for this plot.

4.12 Accessibility for Students

Accessibility for students is positive for Plot 4, as it provides opportunities for proposal of multiple entrance points along Manchester Road and Redvales Road. The site's relative distance from heavily urbanised or industrial areas also offer a quieter setting, which benefits students who are sensitive to noise or environmental stressors.

It would be essential to assess any nearby traffic, road crossings and surrounding activity levels to ensure the site is safe and comfortable for the proposed users.

4.13 Potential Future Expansion

The current Redvales Playing Fields is a large area of land, with the proposed school occupying the southern area. Depending on the proposed design options for Plot 4, some allow extra areas for future expansion on-site, while others can only expand if the football pitch is relocated off-site.

4.14 Flexibility of Design

Plot 4 is the largest site among all the potential locations, covering an area of approximately 36,692 m². This offers great flexibility for design options. Plot 4 can accommodate the PRU in the southern area only or utilize a larger portion of the site to include both the PRU and AP.

The site also presents an opportunity to include a Youth Zone, which would support community engagement for families or local events. However, a management strategy would be needed to balance public access with student security.

Site Views

** Photos from Google map and Google Street Views.*



1



2



3



4

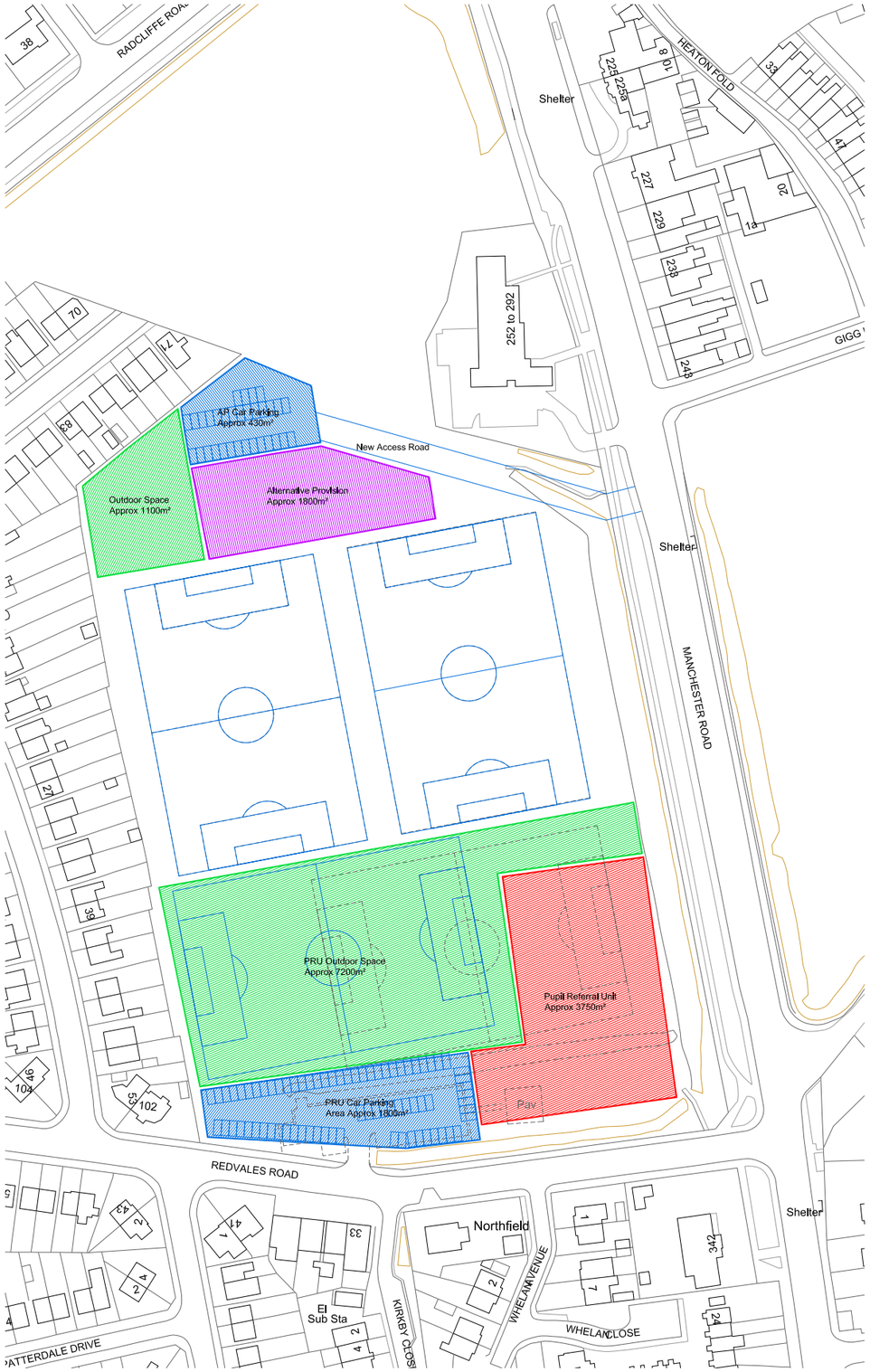


5

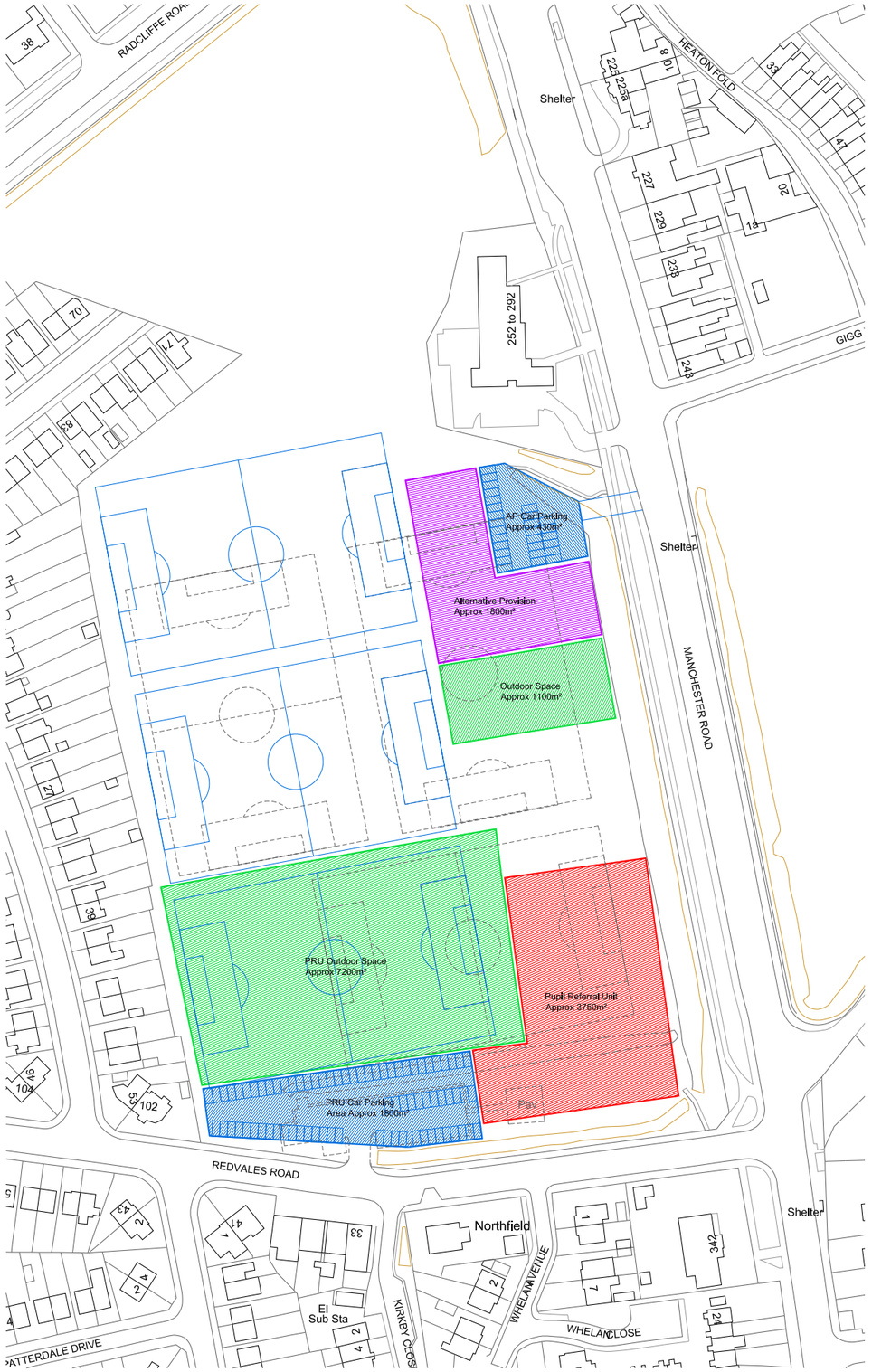


Proposed Massing Layout

Option 1 - PRU & AP on the Redvales Site (not to scale)

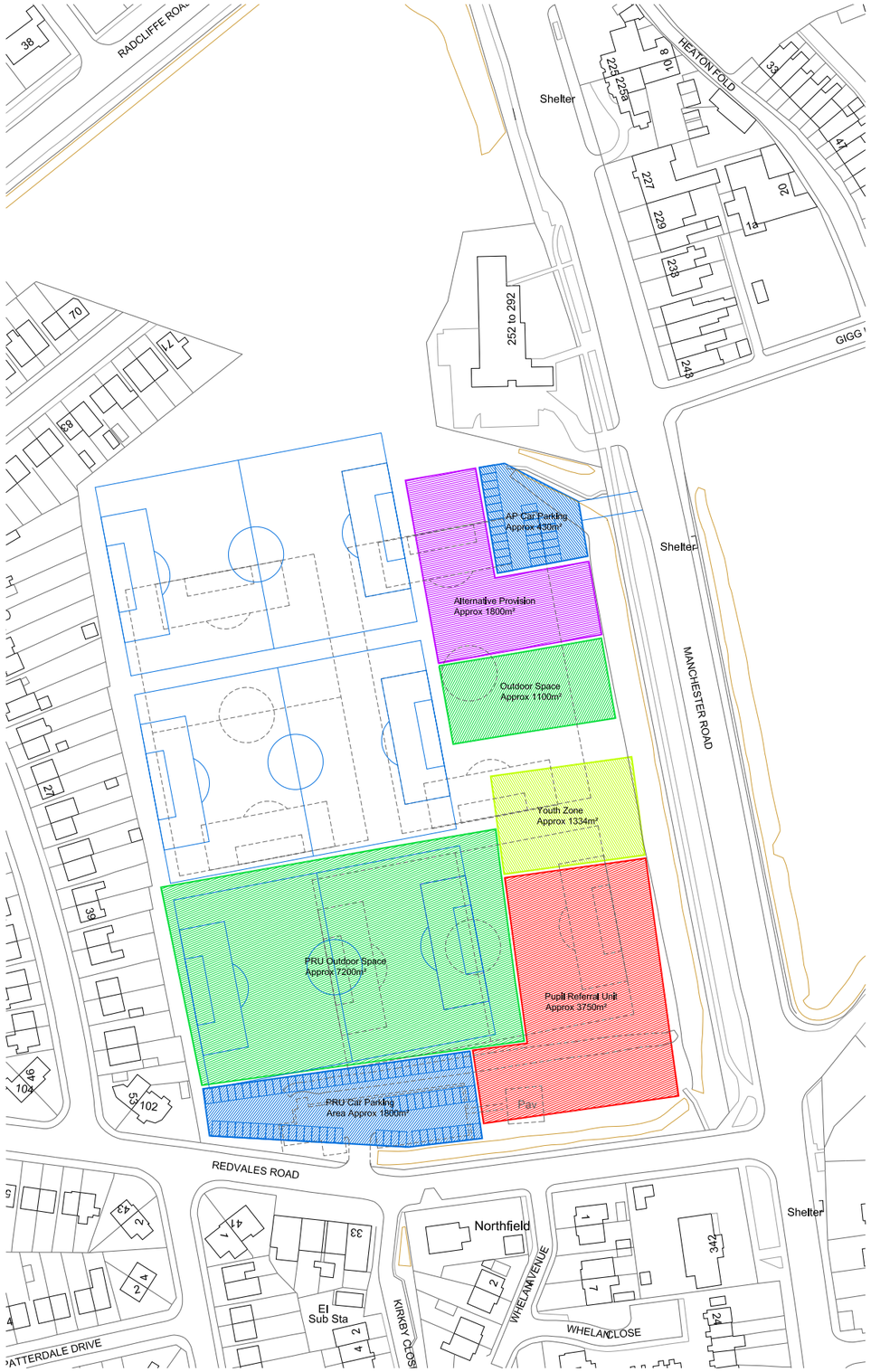


Option 2 - PRU & AP on the Redvales Site (not to scale)

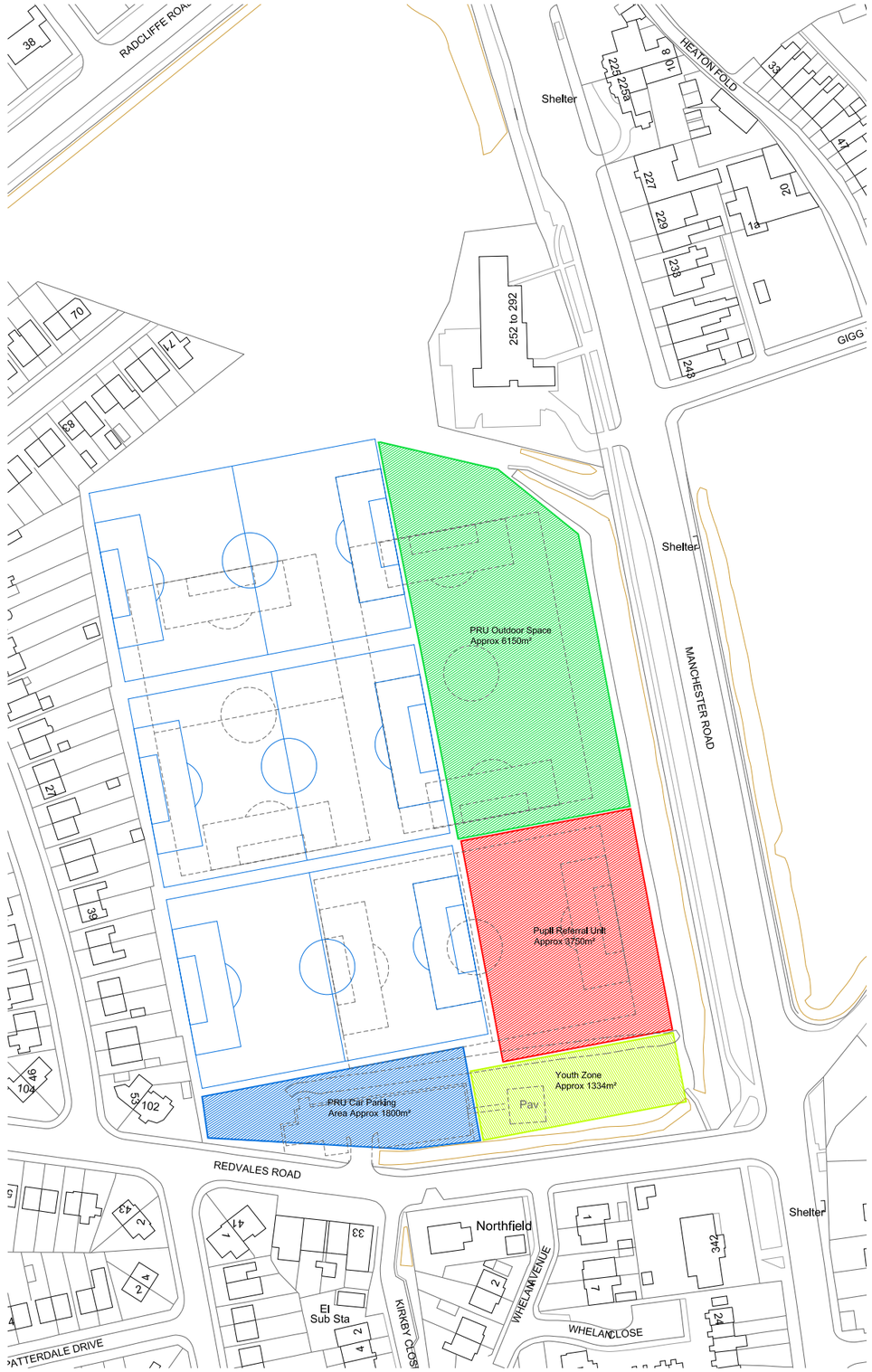


Pupil Referral Unit
Alternative Provision
Outdoor Space
Car Parking

Option 3 - PRU, AP and Youth Zone on the Redvales Site (not to scale)



Option 4 - PRU & Youth Zone on the Redvales Site (not to scale)



Pupil Referral Unit
Alternative Provision
Outdoor Space
Car Parking
Youth Zone

5.0 **Wellington Road** without Grundy Hub **- Plot 5**

Site Analysis

Site Boundary Line



Figure 5.1 Existing Site (Google Map), Date: 2024.11.06)



Figure 5.2 *Map for Listed Building and conservation area, (https://historicengland.org.uk/listing/the-list/map-search/), Date: 2024.11.06.*



Heritage Category:	**Listed Building**
Grade:	**II**
List Entry Number:	**1391180**
Date first listed:	**23-Oct-2004**
List Entry Name:	**HOLY TRINITY CHURCH**
Statutory Address 1:	**HOLY TRINITY CHURCH, SPRING STREET**

5.1 Existing Topography

The topography of this site appears relatively flat, without dramatic slopes. There is a slight slope from east to west, as the road level by Grundy Hub is 87.7m, gradually changing to 86.3m at the central entrance of the grassy area.

Visually, the current green field appears to be fairly level with the road. However, given the site's large area, a topographical survey will be necessary before any detailed design work. Additional grading may also be required to level the ground before construction.

5.2 Site Availability

The existing grass patch area is under Bury Unitary Development Plan (UDP), RT1/1 - Protection of Recreation Provision in the Urban Area, where explained in detail below.

Development will not be allowed where it would result in the loss of:

a) existing and proposed outdoor public or private recreation facilities (as shown on the Proposals Map), including playing fields, sports grounds, parks and gardens, children's play areas, allotments and golf courses;

b) recreation space within settlements located in the Green Belt (not shown on the Proposals Map);

c) indoor facilities (not shown on the Proposals Map) for which there is a recreational need; and

d) any other unidentified recreation provision such as playing fields, sports grounds, parks and gardens, children's play areas, allotments and golf courses, including sites created during the period of the Plan.

Exceptions to this policy may be permitted where:

i) sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site;

ii) alternative provision of equivalent community benefit is made available; or

iii) it can be demonstrated that there is an excess of sports pitch provision and public open space in the area, taking account of the recreation and amenity value of such provision.

The Bury Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough and together with other adopted Development Plan Documents its policies and proposals form the basis for the Council's decisions on planning applications. The grass patch area is owned by Bury Council, who is the client for this proposal. Although there are site constraints under the UDP, which is a local council plan and guidance only, further investigation will be required to confirm site availability.

5.3 Potential Development Area (m²)

The overall area of Plot 5 is approximately 9,991m² (exc. the Grundy Hub, green patch area only). This area could be reduced dependant on the agricultural survey.

5.4 Proximity to Listed Buildings / Conservation Areas

The site is not within close proximity to any conservation areas. Within approximately 330 meters of Plot 6, there is a Grade II listed building, Holy Trinity Church.

It is worth noting that the Bury City Centre is a conversation area with a large amount of listed Buildings, which is approx. 1.3km from Plot 5.

Site Boundary Line



Figure 5.3 *Flood Risk map, the extent of Surface Water (https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater), Date: 2024.11.06.*



Figure 5.4 *Flood Risk map, the extent of Rivers and Sea (https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater), Date: 2024.11.06.*



Figure 5.5 *Flood Risk map, the extent of Reservoirs (https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater), Date: 2024.11.06.*

5.5 Flood Risk

The area of Plot 5 shows a low risk of surface water flooding in the southwest corner of the land (adjacent to house no. 233 on Market Street) and a low risk in the southeast area (adjacent to the gardens of residential dwellings no. 17, 19, and 21 on Parkhill Close). "Low" indicates a flood probability of between 0.1% and 1% per year. There is no available information on the depth or velocity of potential surface water flooding in this area. Surface water flooding occurs when rainwater cannot drain effectively through the usual drainage system. This risk can be mitigated by implementing an appropriate drainage design in the new proposal.

The rivers and sea flood risk for Plot 6 is very low. Flooding from ground water and reservoirs is unlikely in this area.

(Data from https://check-long-term-flood-risk.service.gov.uk/risk)

5.6 Tree Protection Orders (TPO)

There is a number of tree preservation orders within the proximity of the site, however none of these are situated on Plot 5. Further agricultural survey review would be required.

5.7 Proximity to Neighbouring Properties

Plot 5 is positioned near several residential neighbourhoods, with varying housing types from terraced to semi-detached homes. The site directly adjoins residential dwellings along its southern boundary, which are partially screened by existing foliage. On the western side, Market Street separates the site from further residential areas. Plot 5 is directly in adjacent to the Grundy Hub on the eastern boundary, which provides community services.

The site is also in proximity to light commercial properties, including offices, small warehouses, convenience stores, and local shops.

Several educational facilities are within walking distance of the site, including a nursery, a school, and colleges. To the north of Plot 5, Bury Athletics Club is located along Wellington Road. Diagonally across Market Street are Bury College, Fisherfield Childcare, and Bury College Sports.

5.8 Visibility

The site is surrounded by existing foliage; however, the trees are spaced widely and have tall trunks, making the site highly visible from the road on the north and west sides, as well as from the residential garden area on the south side.

The design strategy should be included in the proposal to enhance privacy for both the school and neighbouring residences.

5.9 Buildability

Plot 5 is suitable for either a PRU school or an AP individually. However, accommodating both a PRU and an AP on Plot 5 would be challenging due to limited site space. It may be possible to fit both schools if the building footprints are significantly reduced and outdoor facilities and parking are minimized or shared. These options should be explored further with the Design Team and stakeholders. Alternatively, a two-story building could also make it feasible to fit both schools on Plot 5, though this is not preferred due to the specific needs of the students.

Careful consideration should be given to retaining existing foliage as much as possible during the design development phase.



Figure 5.6 *TPO map (https://maps.bury.gov.uk/externalwebmap/Map.aspx?MapName=PA), Date: 2024.11.06.*

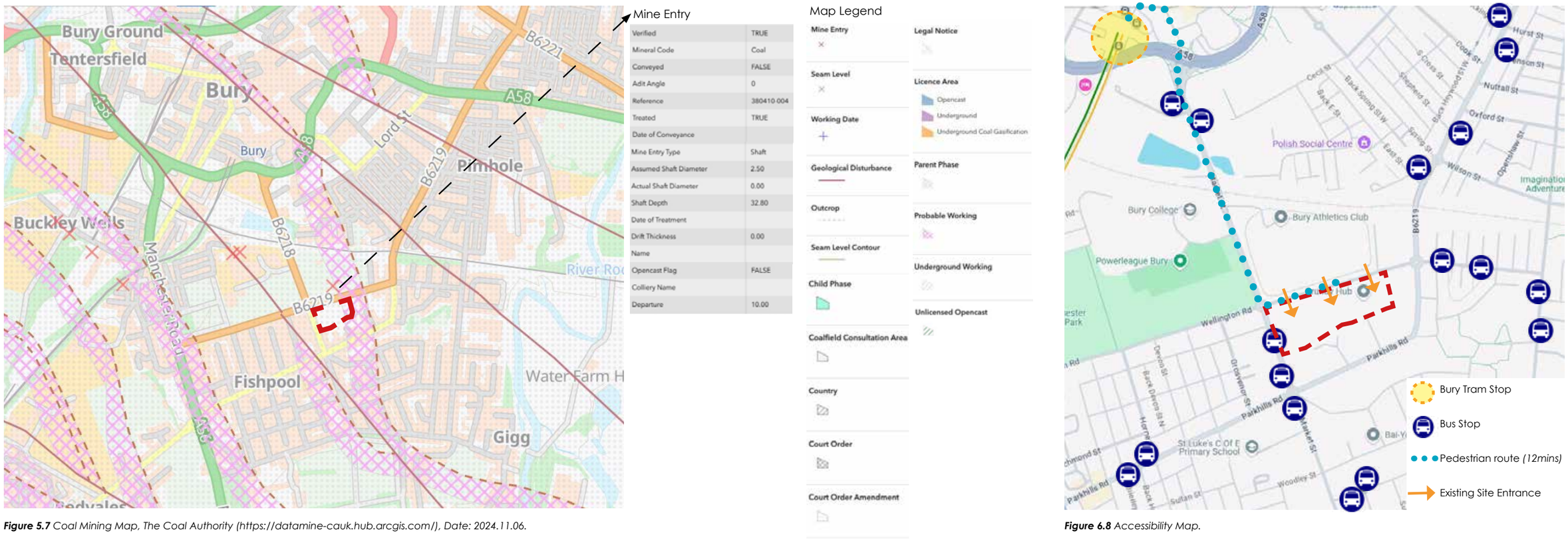


Figure 5.7 *Coal Mining Map, The Coal Authority (https://datamine-cauk.hub.arcgis.com/), Date: 2024.11.06.*

Figure 6.8 *Accessibility Map.*

5.10 Coal Mining

The site is under Coalfield Consultation Area as majority of Bury, in which the Coal Authority recommends that a mining search report is required for development purpose.

There are a number of Mine Entry within close proximity to Plot 5, but none within the plot itself. The closest Mine Entry being on the apposite side of the site, the North of Wellington Road within the Bury Athletic Club. This particular mine entry is a shaft type, which is a vertical or near vertical entrance (detail as above).

A eastern part the Plot 5 is under the region of 'Probable Workings' (the extent include the existing Grundy Hub), which indicates the location and estimated extents of probable underground workings for which no recoded plan exists, but where it is likely that workable coal at shallow depths has been mined before records were kept. The Coal Authority indicates such probable working depth is shallow.

A Coal Mining survey and report would be required for Plot 6 for any proposed development. The site may also require a preliminary risk assessment/ contamination survey.

5.11 Accessibility

The site is directly off Wellington Road, with its eastern grass area adjacent to Market Street. Wellington Road connects conveniently to major thoroughfares such as Rochdale Road (A58) and the M66. Traffic in Bury can become moderately busy during peak hours, particularly since Wellington Road is close to Bury town centre. Traffic planning may need to be considered as part of the development proposal.

The area is well-serviced by bus routes, providing regular connections to central Bury and Greater Manchester. Bury Interchange, located less than a mile from Wellington Road, links to the Manchester Metrolink tram network, offering convenient transit options throughout Greater Manchester. Bus services from Bury Interchange also reach Plot 6, which is otherwise approximately a 12-minute walk from the site.

The site is about a 15-minute walk from Bury city centre. It is a moderately walkable area, with pedestrian paths connecting it to nearby amenities and shops. Sidewalks are generally present, though improvements to crosswalks and wayfinding signage would enhance safety and ease of navigation.

While vehicle access and public transport options are robust, pedestrian and cyclist amenities could be expanded to make the area more accessible for non-motorised transit. A transport survey will be required for this plot.

5.12 Accessibility for Students

Several schools are located near Plot 6, which may discourage students from the proposed school from traveling through the area. Therefore, an access strategy for students at the proposed school should be considered. This may include planning routes, adjusting school start and finish times, and offering alternative transport options, such as a school mini-bus.

5.13 Potential Future Expansion

The existing topography surrounding Plot 5 restricts potential expansion to the south, west, and north boundaries. However, the adjacent Grundy Centre to the east offers a promising opportunity for future development. This substantial area could support a well-planned school expansion, once the existing structures are cleared.

Furthermore, if Plot 5 exclusively houses the PRU or AP only, some outdoor space could be preserved, creating additional flexibility for future growth.

5.14 Flexibility of Design

The overall area of Plot 5 is approximately 9,991m², providing enough space for solely proposed PRU, and large space for AP only. However, the limited plot does not provide an opportunity for a flexible design for having both PRU and AP on the same site.

Site Views

** Photos from Google map and Google Street Views.*



1



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4



5



6.0 **Wellington Road** with Grundy Hub **- Plot 6**

Site Analysis

Site Boundary Line



Figure 6.1 Existing Site (Google Map), Date: 2024.11.06)



Figure 6.2 *Map for Listed Building and conservation area, (https://historicengland.org.uk/listing/the-list/map-search/), Date: 2024.11.06.*



Heritage Category:	**Listed Building**
Grade:	**II**
List Entry Number:	**1391180**
Date first listed:	**23-Oct-2004**
List Entry Name:	**HOLY TRINITY CHURCH**
Statutory Address 1:	**HOLY TRINITY CHURCH, SPRING STREET**

6.1 Existing Topography

The topography of this site appears relatively flat, with no dramatic slopes. There is a slight slope from east to west, as the road level by Grundy Hub is 87.7m, gradually changing to 86.3m at the central entrance of the grassy area.

Additionally, there appears to be a slight slope from north to south at the entrance of Grundy Hub, while the current green field is fairly level with the road. However, given the site's large area, a topographical survey will be necessary before starting any detailed design work. Additional grading may also be required to level the ground before construction.

6.2 Site Availability

The current Grundy Hub serves the community and would be relocated potential, which would require further investigation to determine its availability for acquisition for this project.

The existing grass patch area is under Bury Unitary Development Plan (UDP), RT1/1 - Protection of Recreation Provision in the Urban Area, where explained in detail below.

Development will not be allowed where it would result in the loss of:
a) existing and proposed outdoor public or private recreation facilities (as shown on the Proposals Map), including playing fields, sports grounds, parks and gardens, children's play areas, allotments and golf courses;
b) recreation space within settlements located in the Green Belt (not shown on the Proposals Map);
c) indoor facilities (not shown on the Proposals Map) for which there is a recreational need; and
d) any other unidentified recreation provision such as playing fields, sports grounds, parks and gardens, children's play areas, allotments and golf courses, including sites created during the period of the Plan.
Exceptions to this policy may be permitted where:
i) sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site;
ii) alternative provision of equivalent community benefit is made available; or
iii) it can be demonstrated that there is an excess of sports pitch provision and public open space in the area, taking account of the recreation and amenity value of such provision.

The Bury Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough and together with other adopted Development Plan Documents its policies and proposals form the basis for the Council's decisions on planning applications. The grass patch area is owned by Bury Council, who is the client for this proposal. Although there are site constraints under the UDP, which is a local council plan and guidance only, further investigation will be required to confirm site availability.

6.3 Potential Development Area (m²)

The overall area of Plot 6 is approximately 13,458m² (inc. the Grundy Hub). This area could be reduced dependant on the agricultural survey.

6.4 Proximity to Listed Buildings / Conservation Areas

The site is not within close proximity to any conservation areas. Within approximately 330 meters of Plot 6, there is a Grade II listed building, Holy Trinity Church.

It is worth noting that the Bury City Centre is a conversation area with a large amount of listed Buildings, which is approx. 1.3km from Plot 6.

Site Boundary Line



Figure 6.3 *Flood Risk map, the extent of Surface Water (https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater), Date: 2024.11.06.*



Figure 6.4 *Flood Risk map, the extent of Rivers and Sea (https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater), Date: 2024.11.06.*



Figure 6.5 *Flood Risk map, the extent of Reservoirs (https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater), Date: 2024.11.06.*

6.5 Flood Risk

The Grundy Hub area shows a High risk for surface water flooding. 'High' means more than 3.3% chance of a flood each year. The depth of surface water flood is below 30cm with velocity less than 0.25 m/s, which is approximately located at the car park/ building entrance. The surface water flooding happens when rainwater cannot drain away through normal drainage system. The surface water flooding can be treated by implement appropriate drainage design within the new proposal.

The rivers and sea flood risk for Plot 6 is very low. Flooding from ground water and reservoirs is unlikely in this area.

(Data from https://check-long-term-flood-risk.service.gov.uk/risk)

6.6 Tree Protection Orders (TPO)

There is a number of tree preservation orders within the proximity of the site, however none of these are situated on Plot 6.

6.7 Proximity to Neighbouring Properties

Plot 6 is positioned near several residential neighbourhoods, with varying housing types from terraced to semi-detached homes. The site directly adjoins residential dwellings along its eastern and southern boundaries, which are partially screened by existing foliage. On the western side, Market Street separates the site from further residential areas.

The site is also in proximity to light commercial properties, including offices, small warehouses, convenience stores, and local shops. On the east side of Grundy Hub (opposite the entrance), there is a home improvement store, with a car park and some trees in between. Several educational facilities are within walking distance, including a nursery, school, and colleges. To the north of Plot 6, Bury Athletics Club is located along Wellington Road, with Bury College, Fisherfield Childcare, and Bury College Sports Centre across the Market Street.

6.8 Visibility

The site is surrounded by existing foliage; however, the trees are spaced widely and have tall trunks, making the site highly visible from the road on the north and west sides, as well as from the residential garden area on the south side. On the eastern side, the combination of lower hedges and trees between the Grundy Hub's car park and nearby homes creates a more private, visually sheltered boundary.
The design strategy should be included in the proposal to enhance privacy for both the school and neighbouring residences.

6.9 Buildability

The buildability of Plot 6 is available for both PRU school and AP on the same site. The site can accommodate a PRU school with ample parking and a large outdoor area, including an under-16 football pitch.

A phased construction plan may be necessary to support the decanting of the existing Grundy Hub. Construction would begin on the grassed area as Phase 1, with the remaining areas to be developed in Phase 2. The construction period could be extended if it relies on the decanting of the Grundy Hub, though relevant surveys would be conducted in advance.

Consideration to be given to retain existing foliage as best as possible during design development.

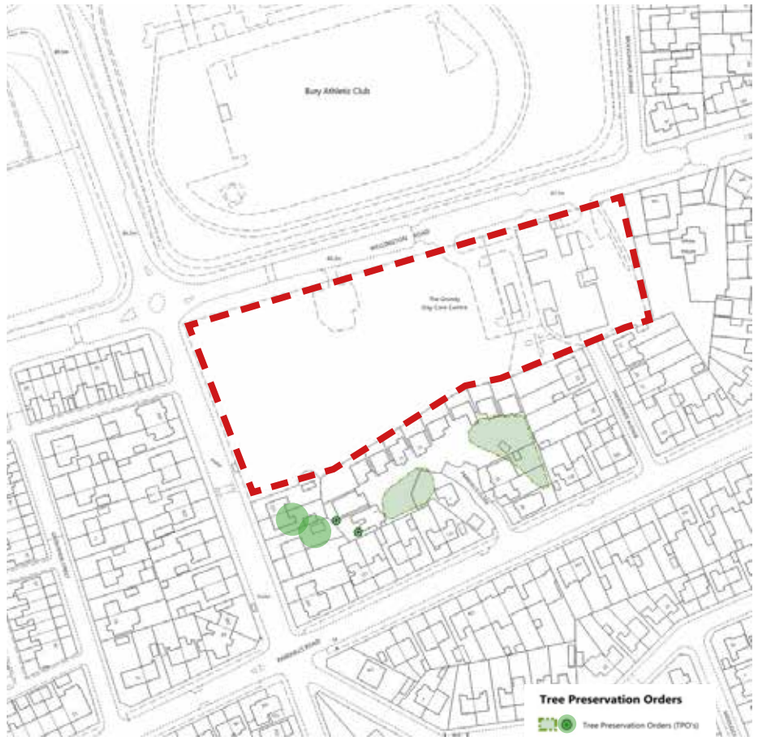


Figure 6.6 *TPO map (https://maps.bury.gov.uk/externalwebmap/Map.aspx?MapName=PA), Date: 2024.11.06.*

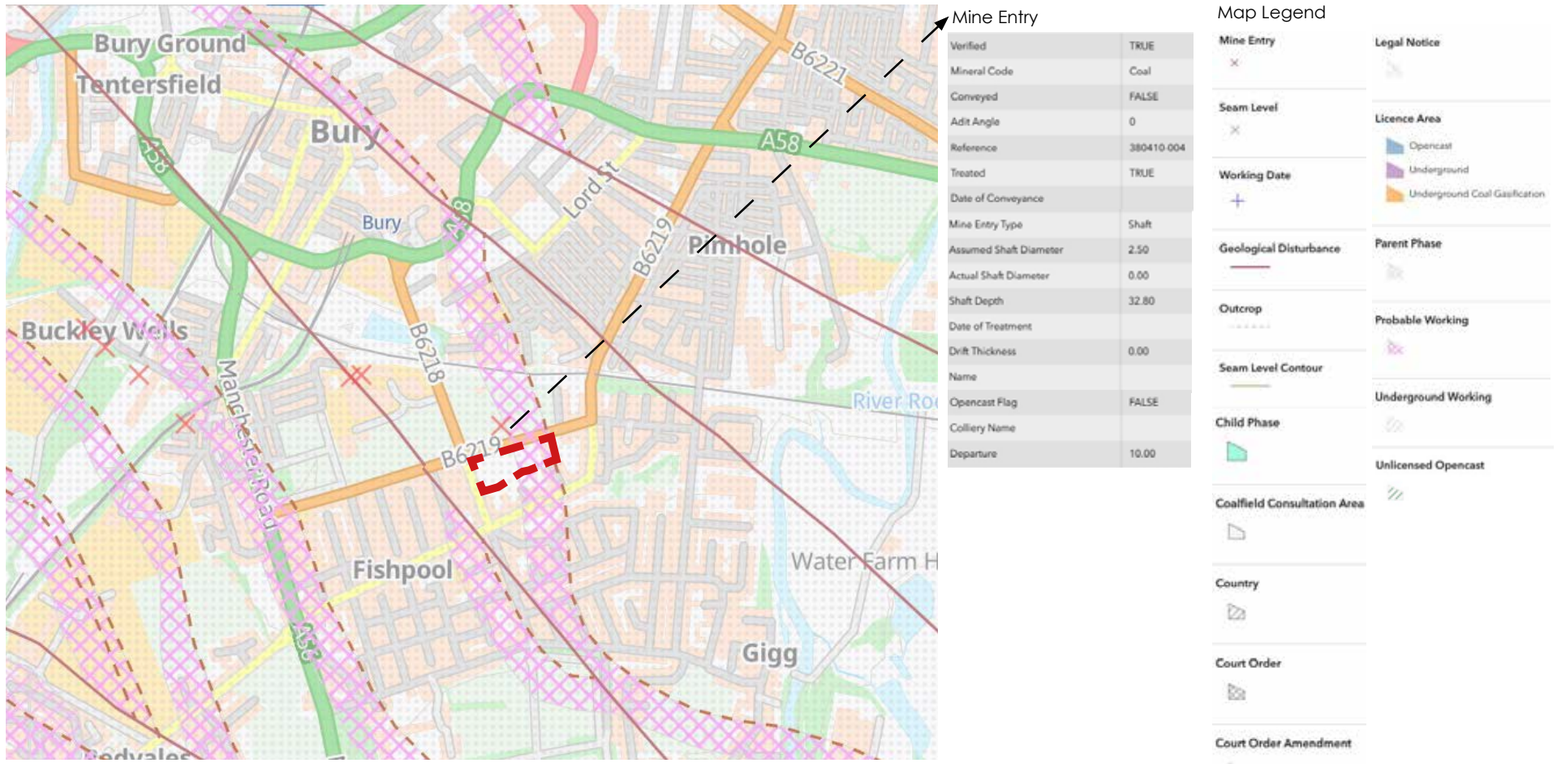


Figure 6.7 *Coal Mining Map, The Coal Authority (https://datamine-cauk.hub.arcgis.com/), Date: 2024.11.06.*

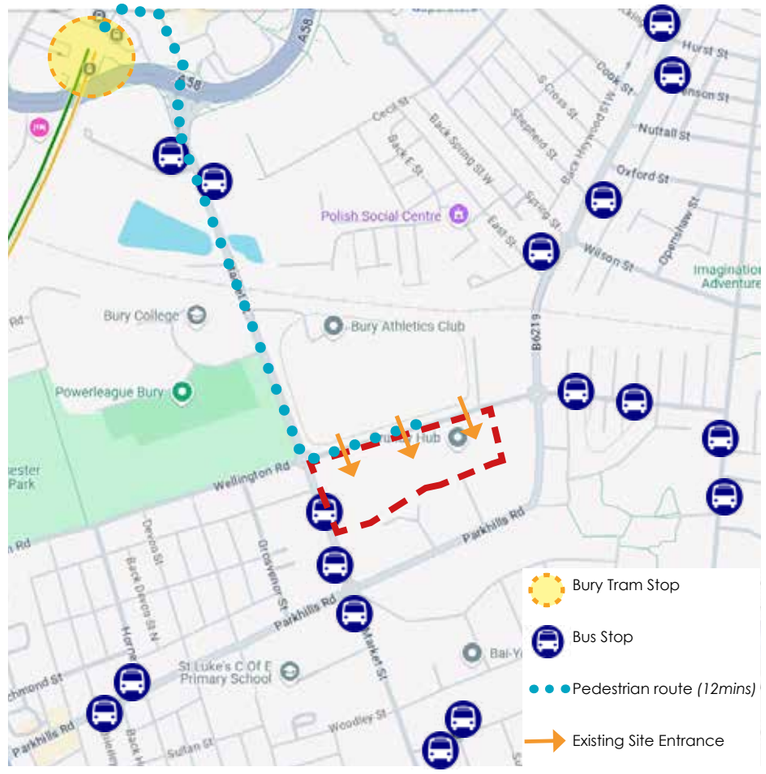


Figure 6.8 *Accessibility Map.*

6.10 Coal Mining

The site is under Coalfield Consultation Area as majority of Bury, in which the Coal Authority recommends that a mining search report is required for development purpose.

There are a number of Mine Entry within close proximity to Plot 6, but none within the plot itself. The closest Mine Entry being on the apposite side of the site, the North of Wellington Road within the Bury Athletic Club. This particular mine entry is a shaft type, which is a vertical or near vertical entrance (detail as above).

Almost half of the Plot 6 including the existing Grundy Hub is under the region of 'Probable Workings', which indicates the location and estimated extents of probable underground workings for which no recoded plan exists, but where it is likely that workable coal at shallow depths has been mined before records were kept. The Coal Authority indicates such probable working depth is shallow.

A Coal Mining survey and report would be required for Plot 6 for any proposed development. The site may also require a preliminary risk assessment/ contamination survey.

6.11 Accessibility

The site is directly off Wellington Road, with its eastern grass area adjacent to Market Street. Wellington Road connects conveniently to major thoroughfares such as Rochdale Road (A58) and the M66. Traffic in Bury can become moderately busy during peak hours, particularly since Wellington Road is close to Bury town centre. Traffic planning may need to be considered as part of the development proposal.

The area is well-serviced by bus routes, providing regular connections to central Bury and Greater Manchester. Bury Interchange, located less than a mile from Wellington Road, links to the Manchester Metrolink tram network, offering convenient transit options throughout Greater Manchester. Bus services from Bury Interchange also reach Plot 6, which is otherwise approximately a 12-minute walk from the site.

The site is about a 15-minute walk from Bury city centre. It is a moderately walkable area, with pedestrian paths connecting it to nearby amenities and shops. Sidewalks are generally present, though improvements to crosswalks and wayfinding signage would enhance safety and ease of navigation.

While vehicle access and public transport options are robust, pedestrian and cyclist amenities could be expanded to make the area more accessible for non-motorised transit. A transport survey will be required for this plot.

6.12 Accessibility for Students

Several schools are located near Plot 6, which may discourage students from the proposed school from traveling through the area. Therefore, an access strategy for students at the proposed school should be considered. This may include planning routes, adjusting school start and finish times, and offering alternative transport options, such as a school mini-bus.

6.13 Potential Future Expansion

Due to the existing topography and the close proximity to nearby dwellings, it can be argued that there is limited scope for expansion beyond the boundary of Plot 6 due to the site's physical constraints.

However, there is potential to extend and expand the school by reducing some of the outdoor spaces within the plot. The potential for future expansion would also depend on the options for the proposed schools, as each option requires a different SoA and proposed footprint.

6.14 Flexibility of Design

The overall area of Plot 6 is approximately 13,458m², providing a generous space for all proposed options and allowing for flexibility in the school designs.

Site Views

** Photos from Google map and Google Street Views.*







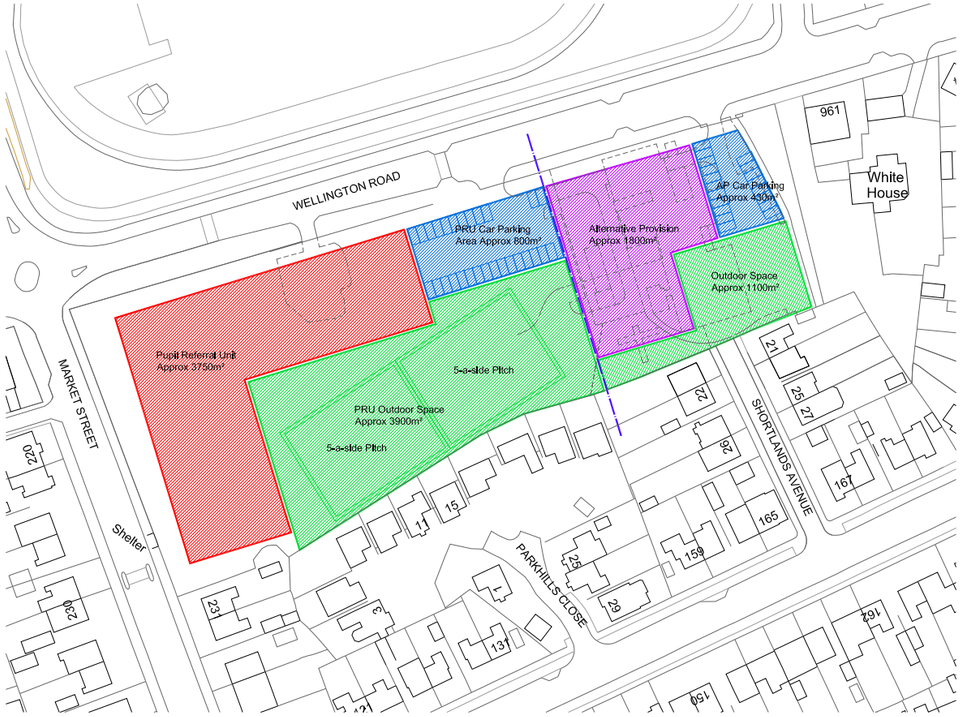




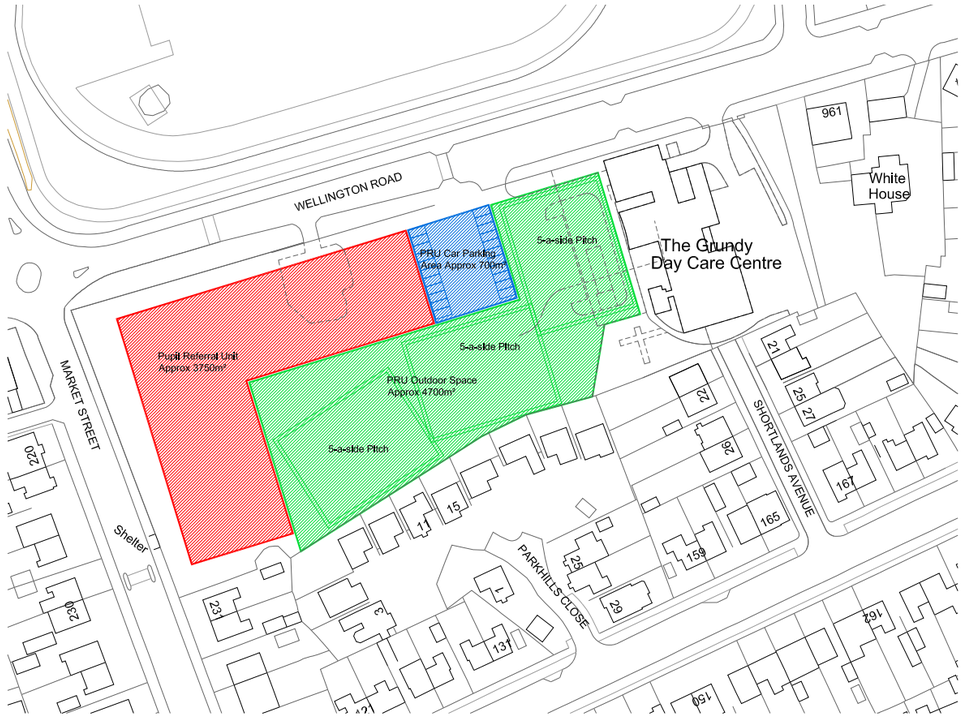


Proposed Massing Layout - Plot 5 and 6

Option 1 - PRU & AP on Full Site (not to scale)

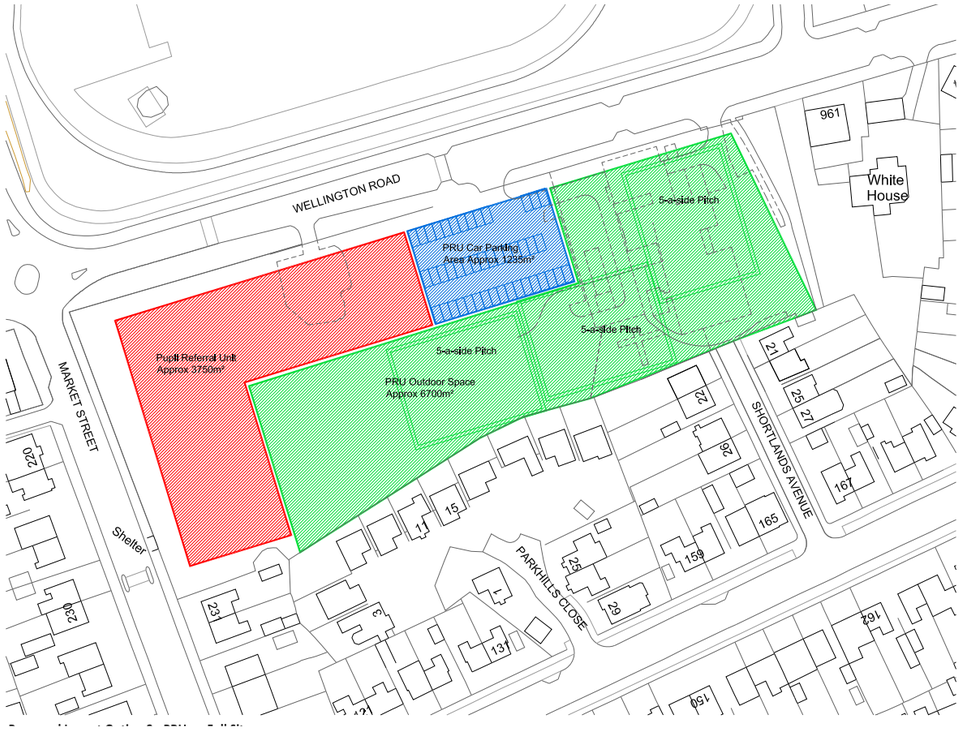


Option 2 - PRU on site without Grundy Centre (not to scale)

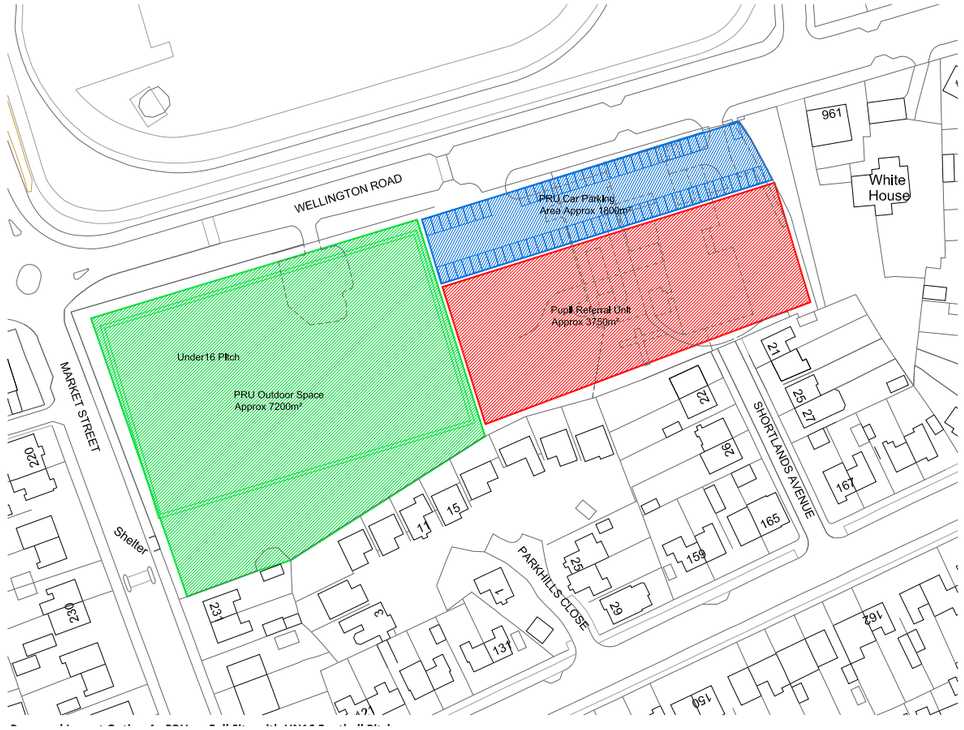


Pupil Referral Unit
Alternative Provision
Outdoor Space
Car Parking

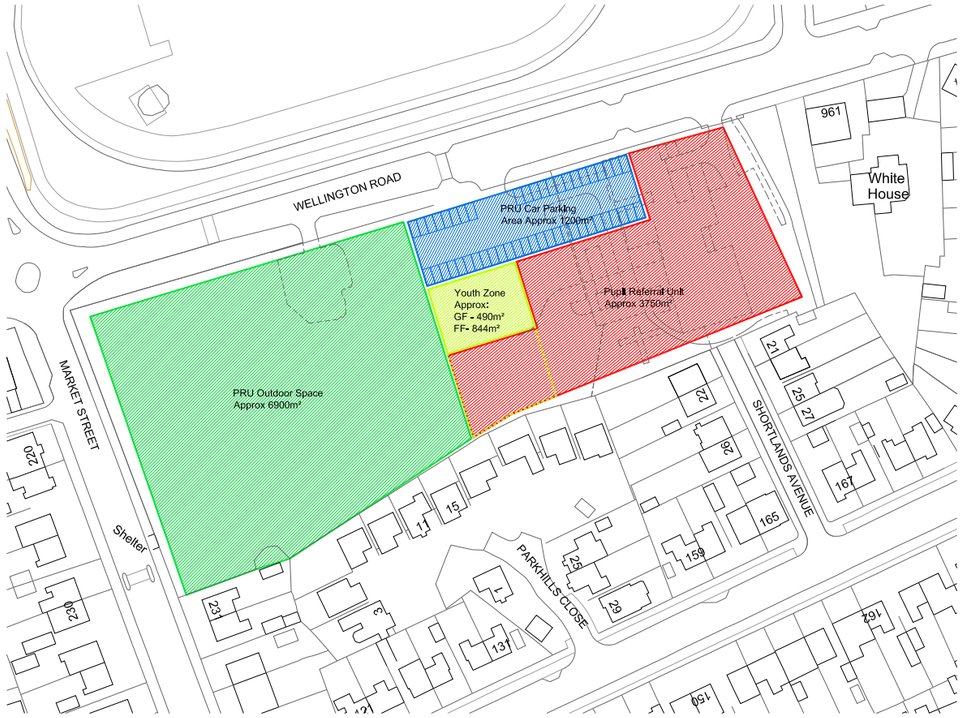
Option 3 - PRU on Full Site, All Single Storey (not to scale)



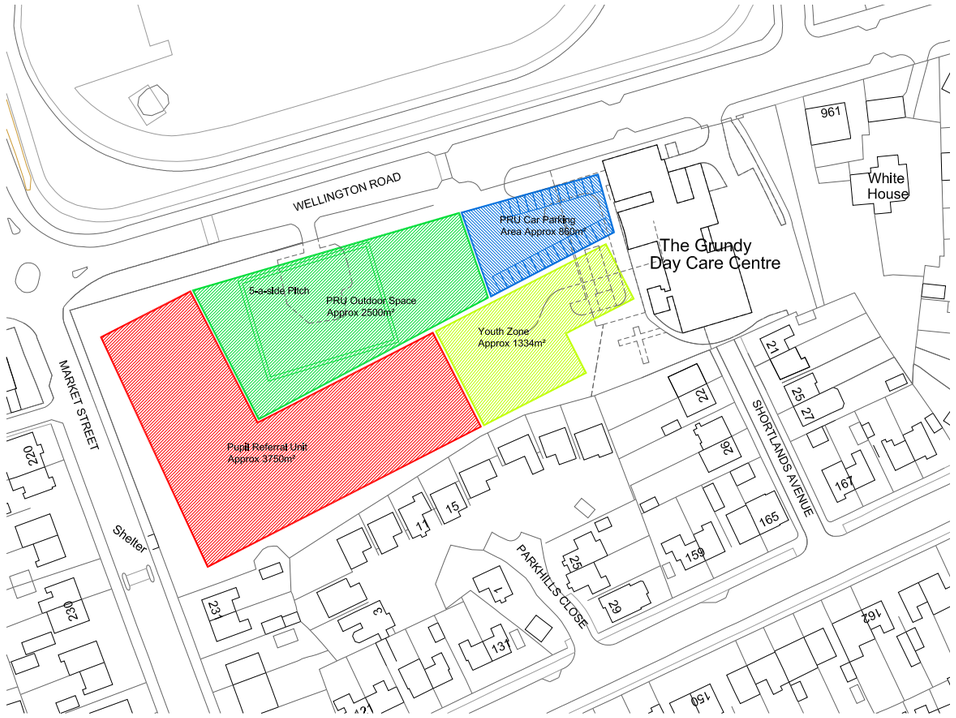
Option 4 - PRU on Full Site with UN16 Football Pitch (not to scale)



Option 5 - PRU on Full Site with Youth Zone 2 storey (not to scale)

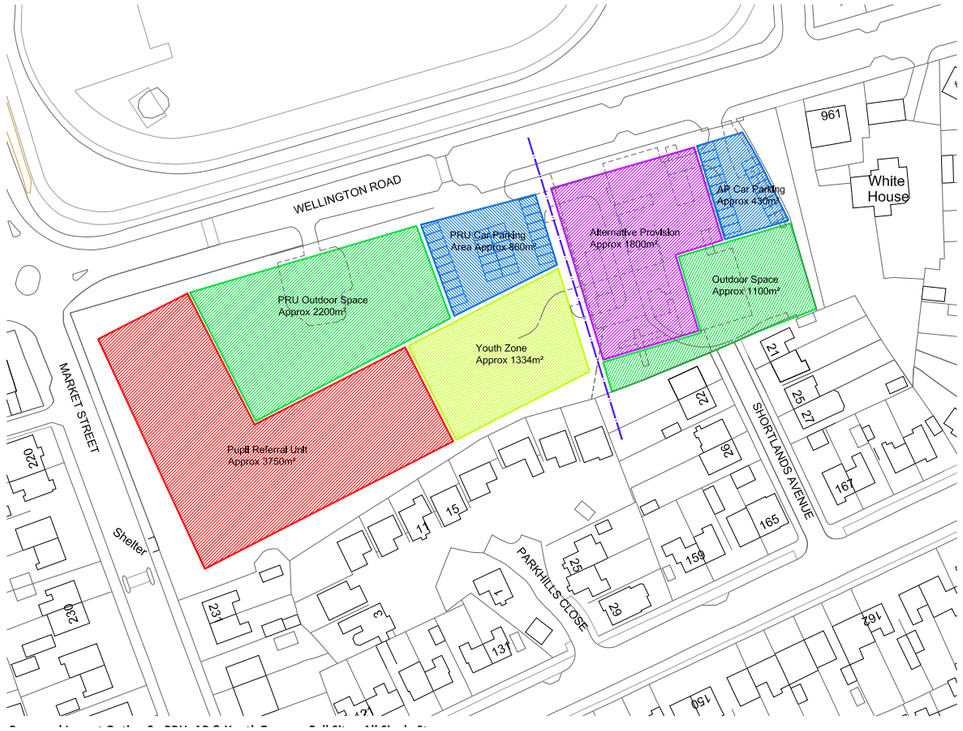


Option 6 - PRU and Youth Zone on site without Grundy Centre (not to scale)

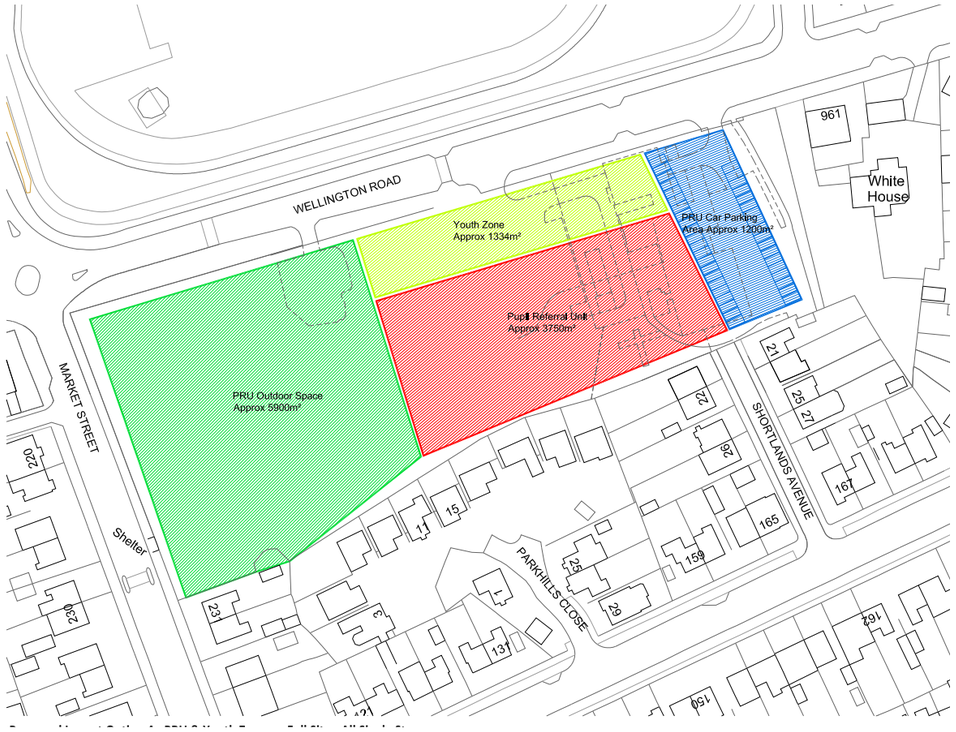


Pupil Referral Unit
Alternative Provision
Outdoor Space
Car Parking
Youth Zone

Option 7 - PRU, AP & Youth Zone on Full Site, All Single Storey (not to scale)



Option 8 - PRU & Youth Zone on Full Site, All Single Storey (not to scale)



7.0 Appendix

7.1 SoA development - potential area reduction

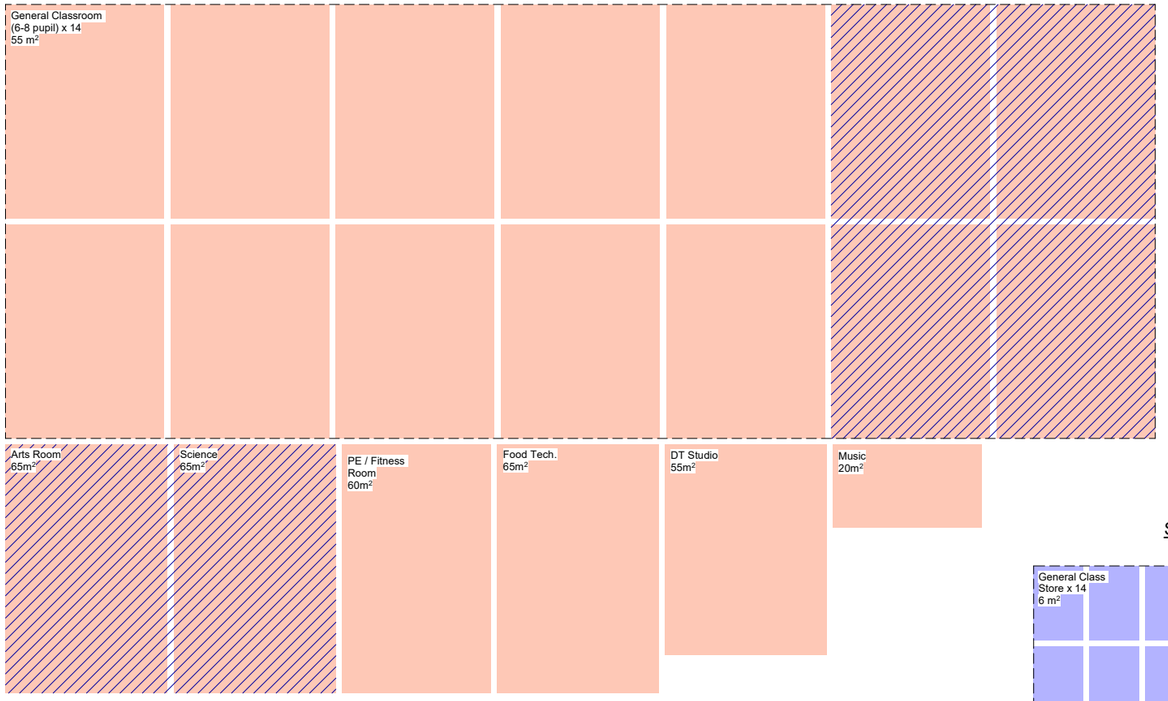
7.1.1 Visual SoA for Pupil Referral Unit (PRU)

Potential area to be reduced

Total area excluding circulation = 3058.6 m²
Reduced area option = 2357.2 m²

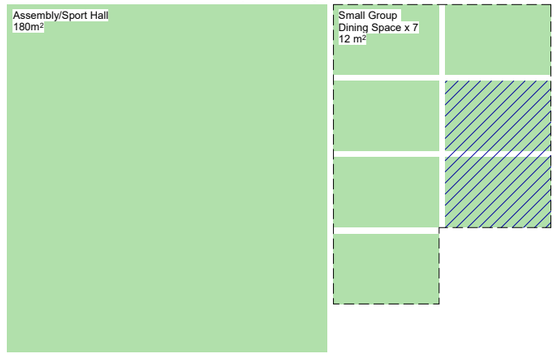
Classroom Zone - 1100m² / 750m²

*All spaces excluding circulation



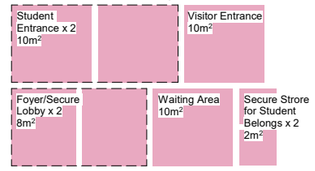
Communal Spaces - 264m² / 240m²

*All spaces excluding circulation



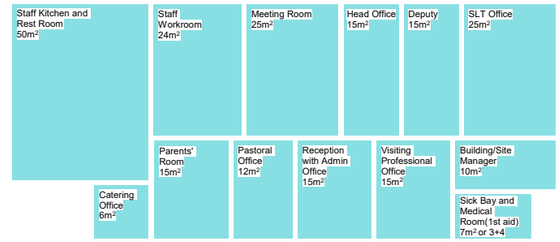
Entrance Zone - 60 m²

*All spaces excluding circulation



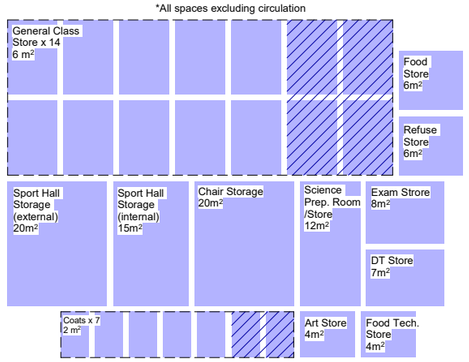
Office and Staff Facilities - 234 m²

*All spaces excluding circulation



Stroge - 200m² / 172m²

*All spaces excluding circulation



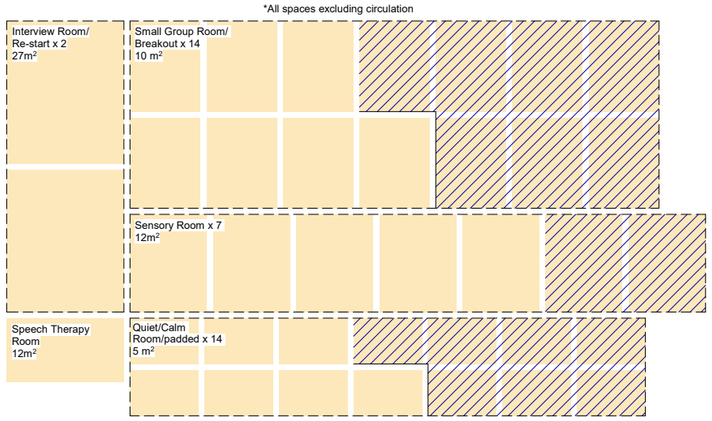
Outdoor De-escalation Area - 600m² / 440 m²

*All spaces excluding circulation



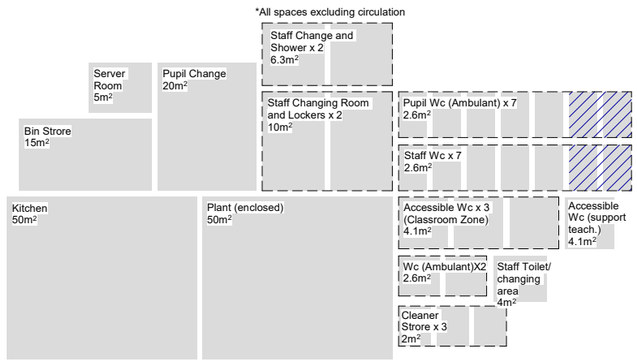
Support Teaching Spaces - 360m² / 231m²

*All spaces excluding circulation



Utilities - 240.6m² / 230.2m²

*All spaces excluding circulation



7.1.2 Visual SoA for Pupil Referral Unit (PRU) and Youth Zone (YZ)

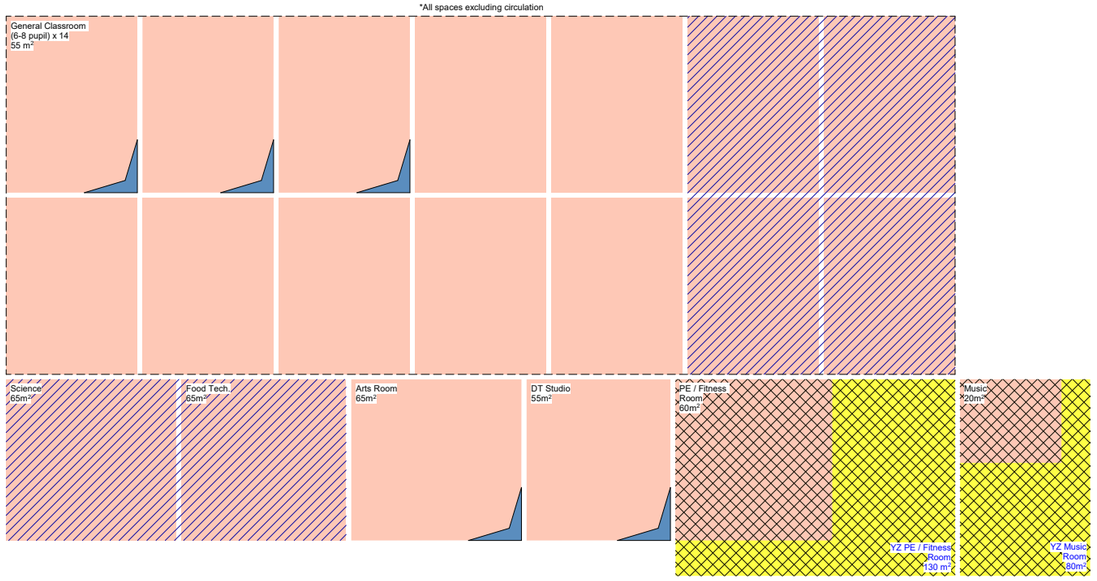
Total area excluding circulation = 3058.6 m²
Icluding additional space for youth zone = 3785.6 m²

Reduced area option = 2357.2 m²
Icluding additional space for youth zone = 3084.2 m²

Adequate sharing space between PRU and YZ
Possible sharing space between PRU and YZ, require additional space for YZ
Additional space required for YZ
Potential area to be reduced

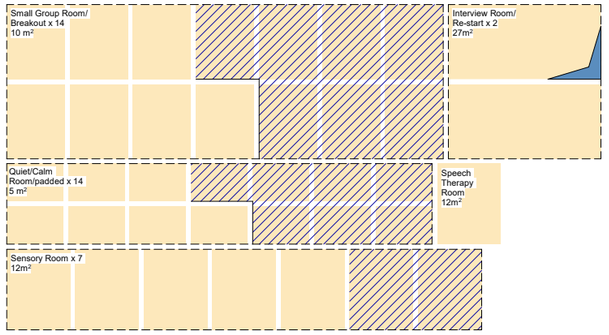
Classroom Zone - 1100m² / 750m²

*All spaces excluding circulation



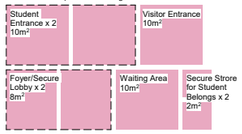
Support Teaching Spaces - 360m² / 231m²

*All spaces excluding circulation



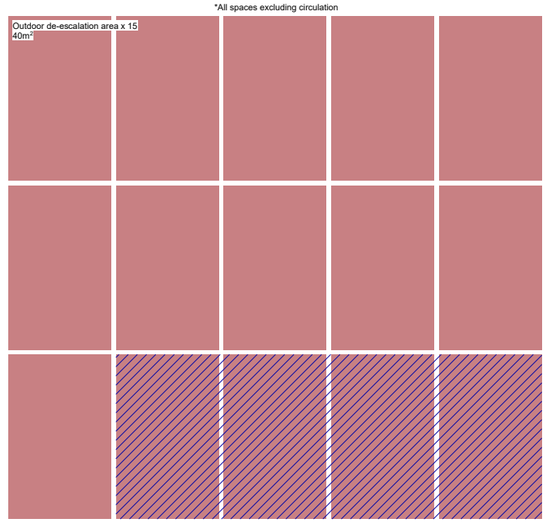
Entrance Zone - 60 m²

*All spaces excluding circulation



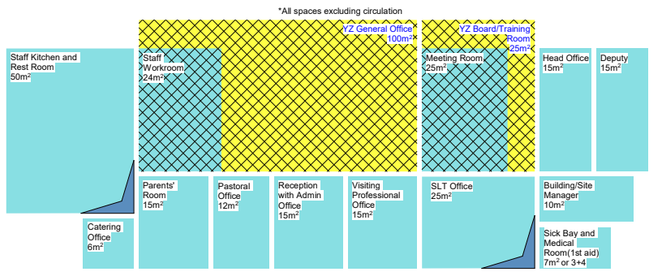
Outdoor De-escalation Area - 600m² / 440 m²

*All spaces excluding circulation



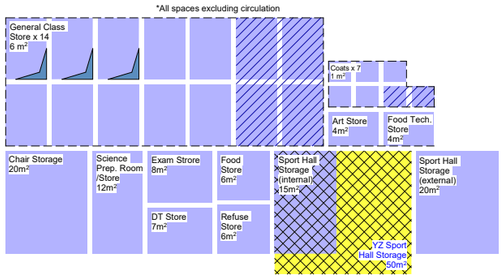
Office and Staff Facilities - 234 m²

*All spaces excluding circulation



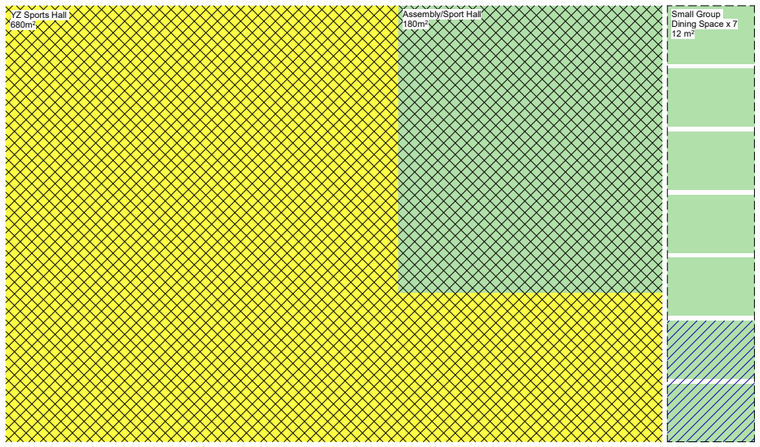
Stroge - 200m² / 172m²

*All spaces excluding circulation



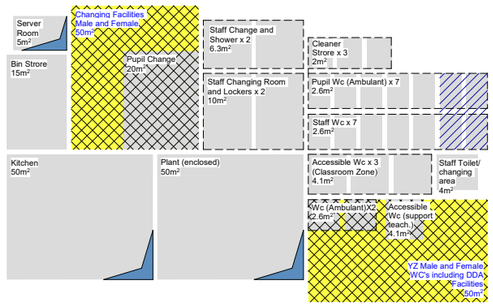
Communal Spaces - 264 m²

*All spaces excluding circulation



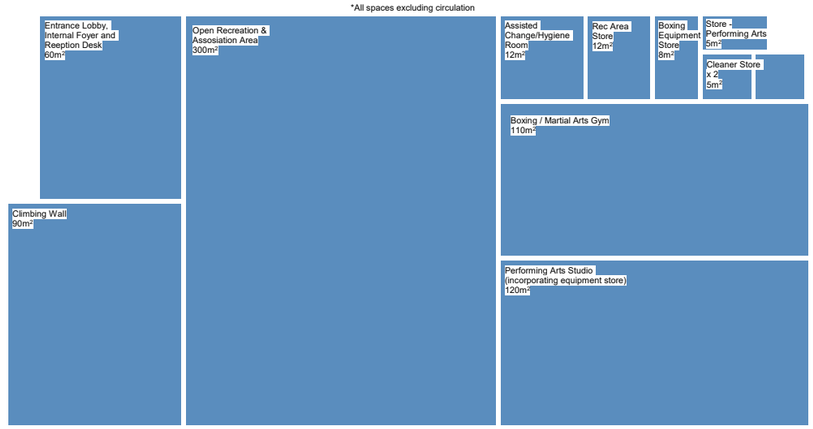
Utilities - 240.6m² / 230.2m²

*All spaces excluding circulation and Car Park



Additional Space Required for Youth Zone - 727 m²

*All spaces excluding circulation



7.2 Email Reference

7.2.1 Email (1): Bury PRU Space Requirements Discussion

From: Ben Simpson <bsimpson@walkersime.co.uk>
Sent: 11 December 2024 07:45
To: Neil Peak | AFL Architects; D.Herbert; Nicholson, Matthew; Orienne Langley-Sadler; Seyda Oner | AFL Architects; Candice Lin | AFL Architects; Martin Hill | AFL Architects
Subject: Bury PRU Space Requirements Discussion

Follow Up Flag: Follow up
Flag Status: Completed

All,

Please see below notes from yesterday's meeting.

Paragraph explaining the position regarding how we got to 6 pupils per class:

The decision to limit classroom sizes to 6 pupils was driven by a combination of educational, behavioural, and health and safety considerations. Larger class sizes, such as 8 pupils per class, were deemed impractical due to the challenges posed by students struggling with self-regulation, which could disrupt learning and compromise classroom management. Health and safety concerns were also highlighted, as ensuring the well-being of all pupils in a potentially volatile environment becomes increasingly difficult with larger groups. Additionally, smaller class sizes allow for a more tailored and supportive approach to individual pupil needs, fostering a safer and more productive learning environment. While smaller class sizes do have spatial and operational implications, the consensus was that 6 pupils per class strikes the right balance between practical feasibility, safety, and the quality of education. This position might change once the split of students between the SEMH Free school and the PRU is understood. In the next stage, once either the budget or the pupil intake is understood, this will need to be revisited the number of pupils per classroom to ensure that the building is sized correctly.

Meeting Minutes

Meeting Title: Bury PRU Space Requirements Discussion
Date: 10/12/2024
Time: 14.00
Location: Teams
Attendees:

- Neil Peak – AFL
- Dave Herbert Oak Learning Partnership
- Matt Nicholson – Bury Council
- Orienne Langley – Oak Learning Partnership
- Seyda Oner – AFL
- Candice Lin - AFL
- Martin Hill - AFL
- Ben Simpson – WS (Chair)

---

1. Massing and Site Analysis

- AFL explained that they have reviewed site massing and evaluated potential configurations as part of their draft document as shown on screen.
- Current massing may represent a more a more aspirational than feasible SoA:
    - Discussed diagrams indicating reduced or combined spaces.
    - Identified potential areas for reduction.

2. Pupil Referral Unit (PRU)

- **Classroom Sizes:**
    - Considered 6-8 pupils per class as a potential model.
    - All space sizes in the document are based on a single-storey design.
    - Confirmed pupil numbers (not people) per class were the focus.
- **Visual Schedule of Accommodation:**
    - Suggested creating a more visual schedule to aid understanding of:
        - Building flow.
        - Space adjacencies.
        - Impact of proposed space reductions.
    - Noted that the goal is to establish a massing strategy, not a building design.
- **Impact of Pupil Numbers on Building Size:**
    - Designs based on 5 pupils per classroom result in significantly larger building sizes due to associated requirements (e.g., toilets, lockers).
    - Discussion on necessity versus feasibility of 8 pupils per classroom:
        - Health and safety concerns for pupils struggling with self-regulation.
        - **Consensus: 6 pupils per classroom is feasible and to be implemented into the final draft**.

---

3. Briefing Challenges

- Acknowledged difficulty in finalizing brief due to uncertainty regarding SEMH free school pupil intake.
- Noted variability in future PRU requirement. Projections could range in places in subsequent years.

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4. Massing Studies and Design Considerations

- PRU and Alternative Provision (AP) are designed as separate entities.
- Considered Sports England requirements, ensuring pitches are maintained at the South Redvales site.
- Layouts include spaces for pupils to calm down, reducing classroom pressure.
- Proposed layouts will include pods at the next stage it might be that we investigate pupil numbers per pod. Pod layout to be added to document.

Kind Regards,

Ben Simpson

7.3 Glossary

PRU (Pupil Referral Unit)
A PRU is a type of school in the UK that provides education for children who cannot attend a mainstream school for various reasons. These units are specifically designed to cater to pupils who require alternative educational arrangements. Here's an overview:

Who Attends a PRU?
- Exclusions: Pupils who have been excluded (permanently or temporarily) from their mainstream school due to behavioural issues.
- Medical Needs: Children unable to attend mainstream schools due to physical or mental health challenges, such as anxiety or chronic illness.
- Special Circumstances: Pupils who need additional support due to personal or social difficulties.

Purpose of a PRU
PRUs aim to:
- Provide a tailored educational environment for pupils who struggle in mainstream schools.
- Support children with behavioural, emotional, or mental health needs.
- Help pupils reintegrate into mainstream education if appropriate or guide them toward alternative educational or vocational pathways.

Key Features of PRUs
- Smaller Class Sizes: To provide more individualized attention and support.
- Specialist Staff: Teachers and staff often have expertise in managing behavioural issues or supporting pupils with mental health needs.
- Flexible Curriculum: PRUs may focus on core subjects but adapt the curriculum to meet individual needs, often incorporating vocational training or therapeutic activities.
- Temporary Placement: Many pupils attend a PRU temporarily before returning to mainstream education, starting apprenticeships, or moving to specialist schools.

AP (Alternative Provision)
An AP school is a type of educational setting in the UK designed to support children and young people who are unable to access mainstream education. These schools provide tailored learning environments and curricula to meet the specific needs of students who, for various reasons, might struggle in a traditional school setting.

Who Attends AP Schools?
Students in Alternative Provision schools might include:
- Excluded Students: Those who have been permanently excluded from mainstream schools due to behavioural or other challenges.
- Medical Needs: Students who cannot attend regular school due to physical or mental health conditions.
- Vulnerable Learners: Students facing social, emotional, or behavioural difficulties that make mainstream education unsuitable.
- Young People at Risk: Those at risk of becoming NEET (Not in Education, Employment, or Training).

Key Features of AP Schools:
- Smaller Class Sizes: Classes are often smaller to provide more individualised attention and support.
- Flexible Curriculum: A focus on both academic and vocational learning to engage students and prepare them for the future.
- Specialised Support: Emphasis on addressing emotional, behavioural, and social needs, often with access to mental health professionals and counsellors.
- Reintegration Goals: Some AP schools aim to reintegrate students into mainstream schools, while others prepare them for exams, further education, or employment.

Youth Zone
A Youth Zone is a purpose-built facility designed to provide young people, typically aged between 8 and 19 (or up to 25 for those with additional needs), with a safe and engaging space to socialize, learn, and develop new skills. These spaces are often operated by charitable organizations in partnership with local authorities, businesses, and the community.

1. Key Features of a Youth Zone:
   - Activities and Programs: Youth Zones offer a variety of activities, such as: Sports (e.g., football, basketball, climbing walls, swimming)
   - Arts and crafts
   - Music and performing arts
   - Educational workshops and mentoring
   - Career guidance and life skills sessions.
2. Facilities:
   - Modern, high-quality spaces like gyms, music studios, dance spaces, and gaming zones.
   - Cafeterias where young people can enjoy affordable meals.
3. Affordable Membership:
   - Membership is typically very affordable (e.g., a small annual fee and a minimal entry cost per session), ensuring accessibility for all young people.
4. Supportive Environment:
   - Trained youth workers and mentors are available to provide guidance and support.
   - The focus is on building confidence, improving mental health, and creating opportunities for personal development.

Purpose of a Youth Zone:
- To provide young people with positive activities and reduce anti-social behaviour.
- To offer a safe alternative to spending time on the streets.
- To help young people develop skills, improve their wellbeing, and build a sense of community.

SLT: Speech and Language Therapy
PMLD: Profound and Multiple Learning Difficulty
BESD: Behaviour, Emotional and Social Difficulty
SLCN: Speech, Language and Communication Needs
ASD: Autistic Spectrum Disorder

Descriptions for Coal Mining Legend
(https://assets.publishing.service.gov.uk/media/5a81c04ce5274a2e87dbf484/Coal_Authority_Available_Datasets.csv/preview)

1. Mine Entry: Showing the positions of over 172,000 coal mine entries in England, Wales and Scotland. Mine entries are entrances into mine workings of which there are two main types, shafts and adits. Mine shafts are vertical or near vertical entrances, whereas adits are horizontal or near-horizontal (walkable) entrances. Mine entrances provide points of access, ventilation, drainage and mineral extraction.
2. S46 (Section 46): A notice of proposals relating to underground coal mining operations under Section 46 of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994).
3. In Seam Levels: Shows the level of underground working in metres at a specific point, in a specific seam, above or below Ordnance Datum.
4. Working Dates: Identifies the year the coal was mined at a geographic position in a specific seam.
5. Geological Disturbance Fissures and Breaklines: Shows lines of weakness at the surface (Fissures and Breaklines) which may have been produced and/or modified by coal mining.
6. Coal Outcrops: The intersection of an underground coal seam with rockhead, indicating coal that may have been worked at some time in the past.
7. In Seam Level Contours: Shows the level of underground working in metres at along a specific contour, in a specific seam, above or below Ordnance Datum.
8. Child Phase: Identifies the chronology of estimated or calculated divisions of a Proposed Parent Phase: the combination of Parent and Child Phase allows the reporting of Past, Current and Future mining.
9. Coalfield Consultation Areas: Areas in which the Coal Authority recommends that a mining search report is required for property conveyancing or development purposes.
10. Country: Scotland boundary polygon.
11. Court Order: An order issued by the court to work coal where no previous mining lease was in existence.
12. Court Order Amendments: An amendment made to an order issued by the court to work coal where no previous mining lease was in existence.
13. Legal Notices: A withdrawal of support notice served on the public by coal operators as a legislative requirement.
14. Licence Areas: A licence granted by the Coal Authority to a licensee to extract coal.
15. Parent Phase: Records the chronology of an underground working, proposed or actual (a Parent Phase will typically start life as 'proposed' and as coal is extracted over a period of time it will become 'actual').
16. Probable Workings: The locations and estimated extents of probable underground workings for which no recorded plan exists, but where it is likely that workable coal at shallow depths has been mined before records were kept.
17. Underground Workings: Identifies areas where coal has been mined, or is currently being mined under the surface.
18. Unlicensed Opencast: Contains the locations and extents of pre Coal Authority worked opencast sites i.e. as worked by National Coal Board or British Coal.

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Architecture For Life

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architects

Bury Combined Special Education Unit

Stage 0 Feasibility Report / Plot 7 Milton Road

February 2026

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0.1 Introduction

AFL Architects have been commissioned by Bury Council to undertake a Stage 0 feasibility review for the potential location of a Combined Special Education Unit (CSEU).

Bury Council is seeking to develop a new CSEU that will primarily function as a Pupil Referral Unit (PRU) while also incorporating a Special Education Needs (SEN) Unit and an Alternative Vocational Unit. The project seeks to create an inclusive, supportive, and adaptable learning environment that enhances the educational experience and outcomes for pupils. The goal is to deliver a purpose-built development that is fit for purpose. The new unit(s) will be located within the Bury Council area and designed to meet the diverse needs of the local community.

Following meetings and proposal development with stakeholders, the feasibility report will include a review of the PRU, Alternative Provision (AP). SEN Unit has been excluded from this scheme. The options will be appraised against potential sites.

The project involves conducting massing and feasibility studies to test a CSEU unit for secondary school-aged children (11–16). This unit will cater to the following educational settings:

- Pupil Referal Unit catering for 90 pupils.
- Alternative Provision for 50 Pupils.

The centre will also need to cater to a range of pupil requirements including:

- Permanently Excluded Children who can find their way back to mainstream education
- Children and young people with speech, language and communication needs (SLCN)
- Severe learning difficulties (SLD)
- Profound and multiple learning difficulties (PMLD)
- Social, emotional and mental health difficulties
- Children for whom mainstream education is not the best pathway

This report outlines each of the sites considered, and narrates each of the scoring criteria, along with site photographs and proposed massing plans.

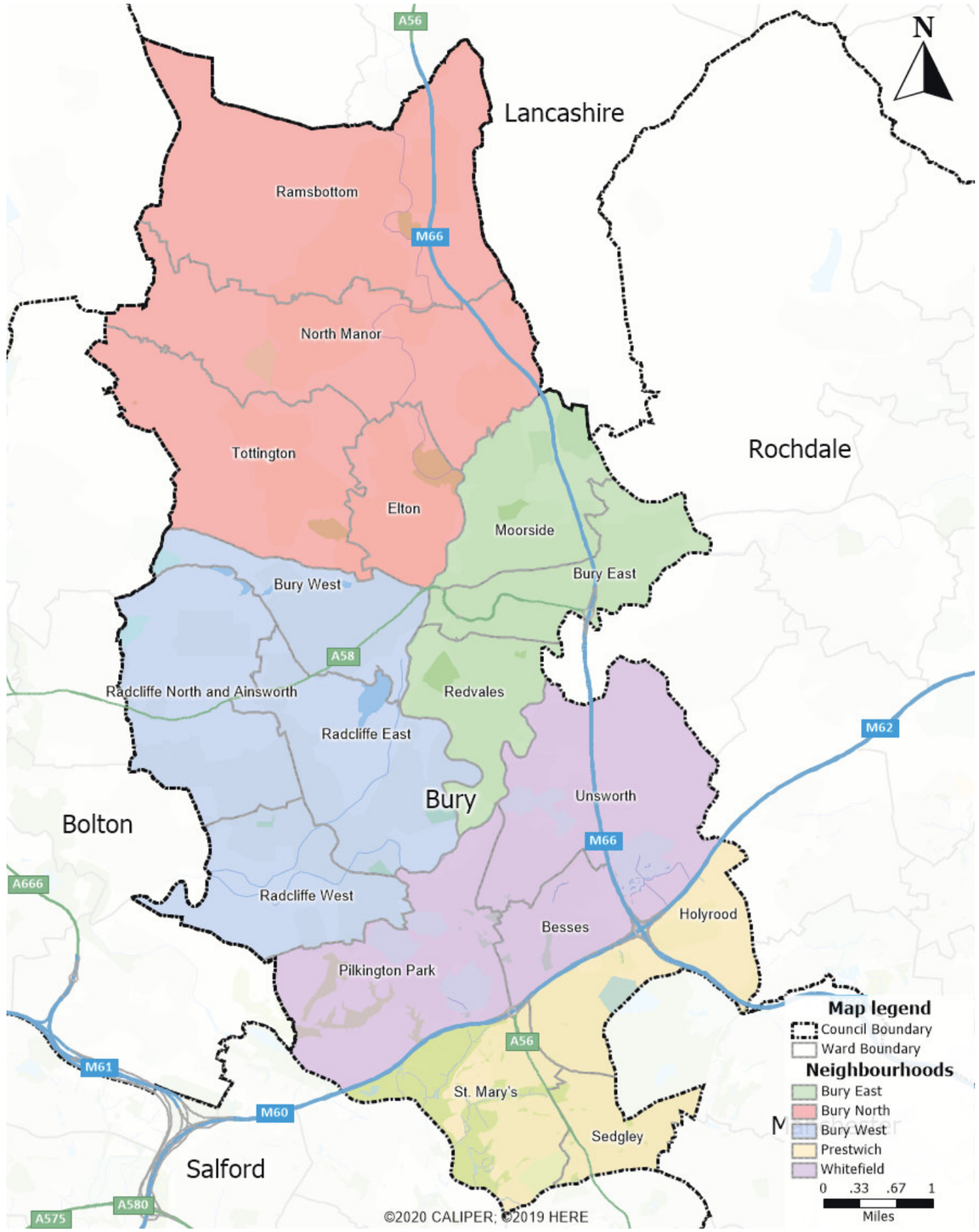


Figure 0.1 Context map of Bury.

0.2 Schedule of Accommodation (SoA)

Methods and Aim
The proposed Schedule of Accommodation (SoA) has been developed using several methods, including conducting multiple workshops with stakeholders, utilising the existing school example provided by Oak Learning, carrying out site visits to operational facilities, and referencing precedents from similar types of schools in the UK.

The SoA will continue to evolve and adapt as the project progresses to the next stage. However, the current version provides an initial outline of the required sizes and spaces for the proposed schools and facilities. This serves as a foundation to explore and identify potential suitable sites for such facilities, aligning with the purpose of this report.

Cluster Strategy of GA Plan
Through collaborative workshops and discussions, we developed a cluster-based strategy for the GA plan to support functionality and flexibility. Each cluster is thoughtfully designed to include two classrooms, two breakout/small group rooms, two quiet/calm spaces, two outdoor de-escalation areas, two coat storage zones, WCs, a shared dining space, and a secure storage room. The indicative diagram to the right illustrates the spatial relationships and adjacencies envisioned in this approach.

This modular cluster system allows for repetition as required by the SoA, facilitating an efficient and cohesive GA layout. The precise configuration and geometry of the floor plan will vary and evolve based on different sites and the required building shape.

Number of pupils per classroom
The decision to limit classroom sizes to 6 pupils was driven by a combination of educational, behavioural, and health and safety considerations. Larger class sizes, such as 8 pupils per class, were deemed impractical due to the challenges posed by students struggling with self-regulation, which could disrupt learning and compromise classroom management.

Health and safety concerns were also highlighted, as ensuring the well-being of all pupils in a potentially volatile environment becomes increasingly difficult with larger groups. Additionally, smaller class sizes allow for a more tailored and supportive approach to individual pupil needs, fostering a safer and more productive learning environment. While smaller class sizes do have spatial and operational implications, the consensus was that 6 pupils per class strikes the right balance between practical feasibility, safety, and the quality of education.

This position might change once the split of students between the SEMH Free school and the PRU is understood. In the next stage, once either the budget or the pupil intake is understood, this will need to be revisited the number of pupils per classroom to ensure that the building is sized correctly.

The above was discussed and agreed upon during the meeting on 10th November 2024, with key stakeholders from Oak Learning Partnership, Bury Council, Walker Sime, and AFL Architects. Please refer to email (1) in the Appendix.

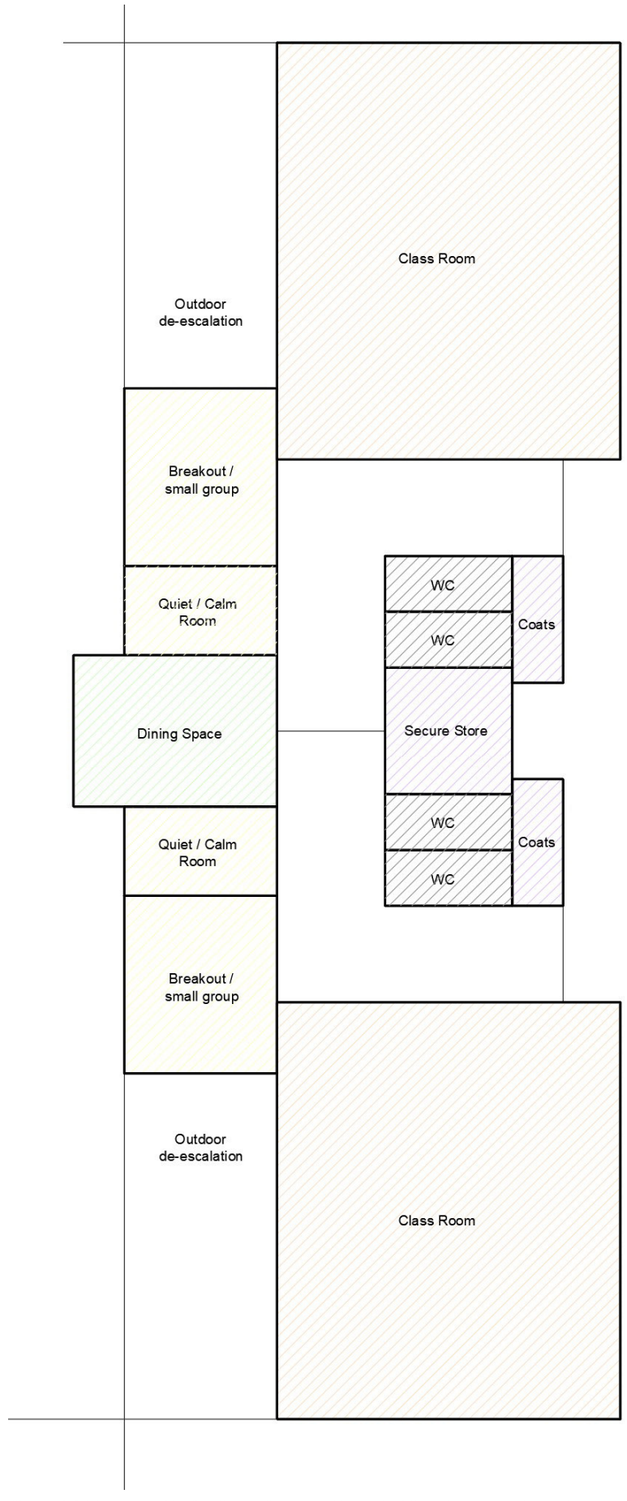
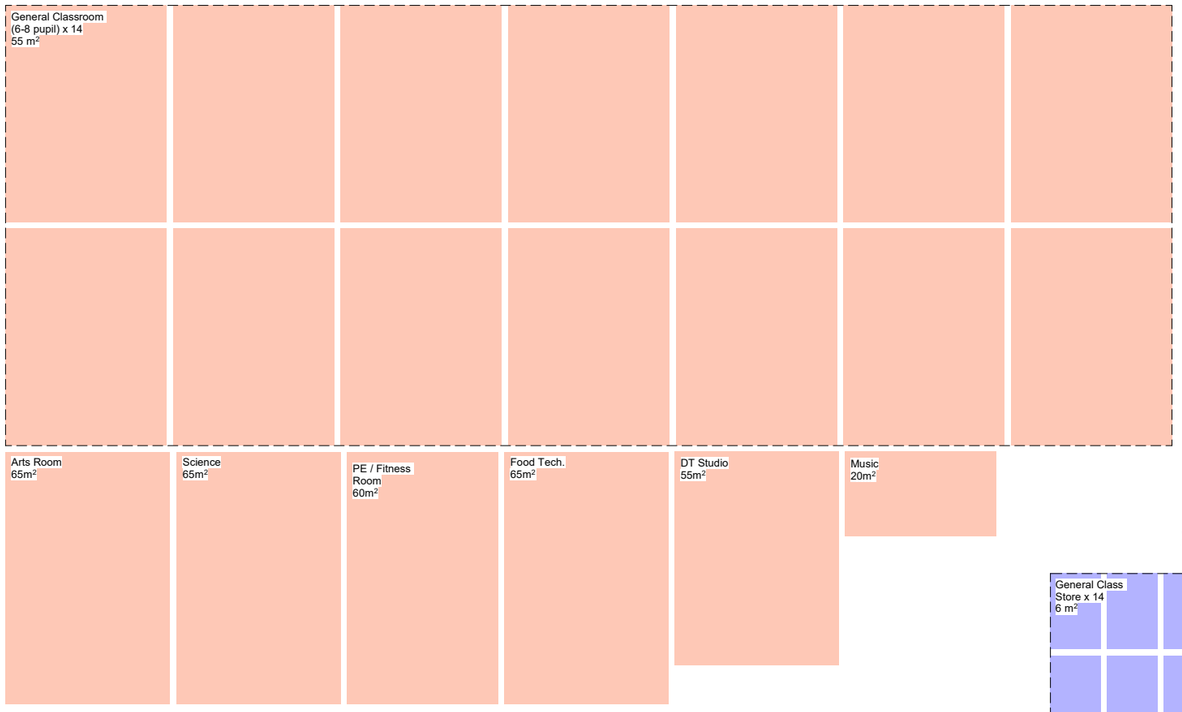


Figure 0.2 *Diagram of indicative adjacency/ layout of the cluster, not to scale.*

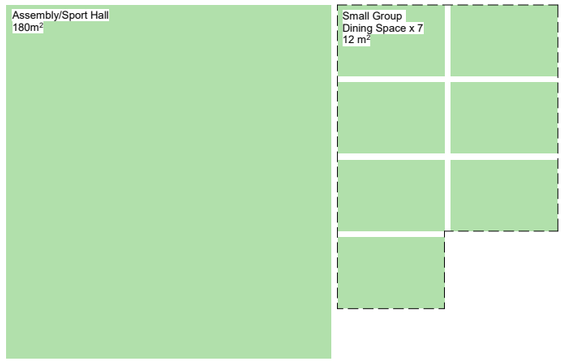
0.2.1 Pupil Referral Unit (PRU)

Total area excluding circulation = 3058.6 m²
Reduced area option = 2357.2 m²

Classroom Zone - 1100m²

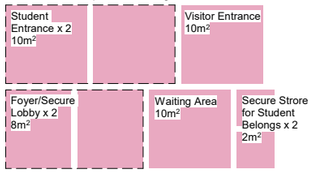


Communal Spaces - 264m²

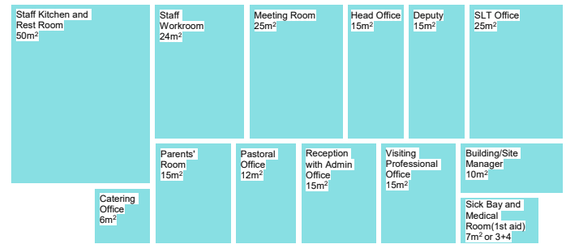


Entrance Zone - 60 m²

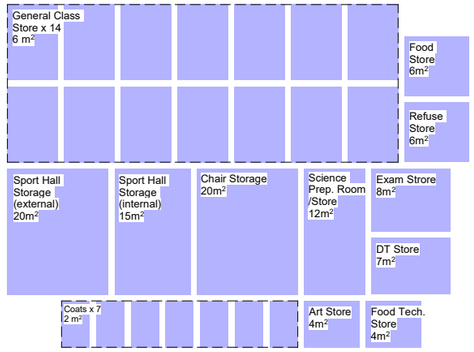
*All spaces excluding circulation



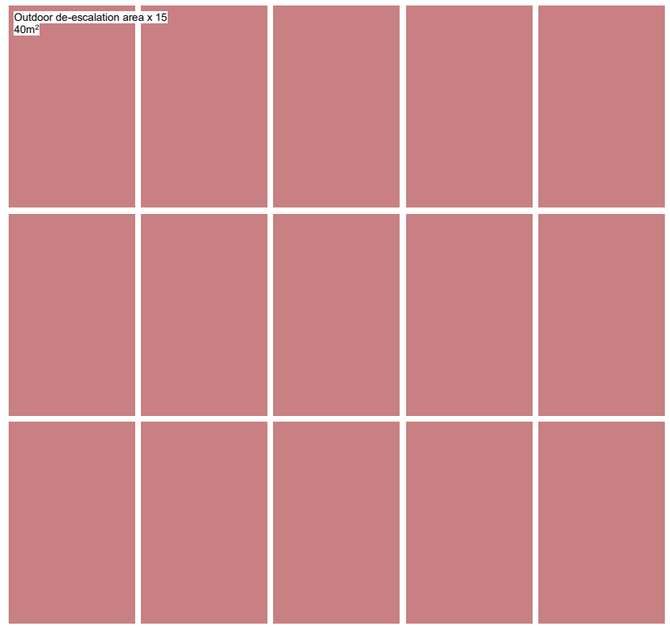
Office and Staff Facilities - 234m²



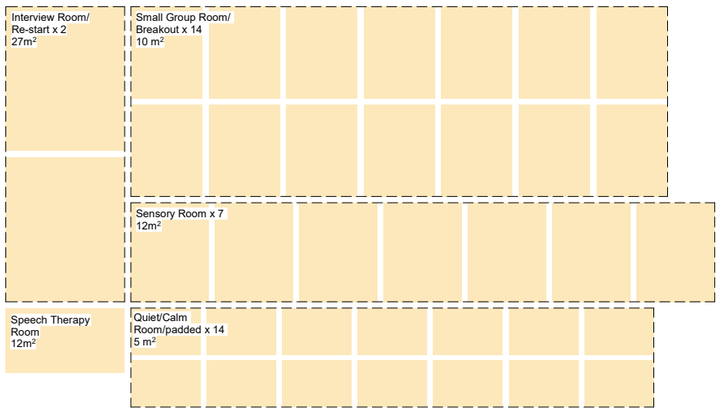
Storage - 200m²



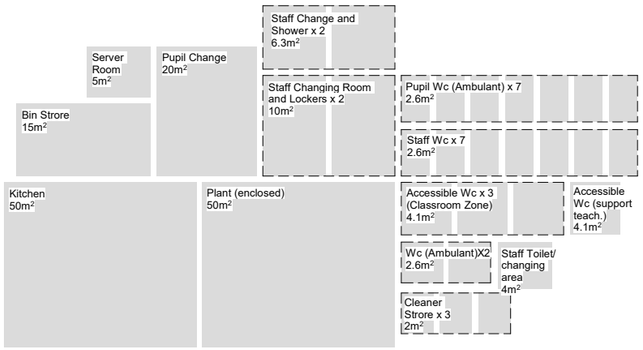
Outdoor De-escalation Area - 600m²



Support Teaching Spaces - 360m²



Utilities - 240.6m²



Key

	Class Room
	Support Teaching Space
	Storage
	Utilities
	Communal Space
	Office and Staff Facilities
	Entrance Zone

Zone	Spaces	Area as per existing facility (m^2)	Recommended Area (m^2)	Proposed Area (m^2)	Number of Pupil	Numer of Rooms	Guidance Resource	Comments	Gross Internal Floor Area (m^2)	*Note
	Practical Specialist Spaces									
GF	General Class Room	41-54	55 - 65	55.0	6 - 8	14	BB77	User comment: approx. 5 pupil per class.	770	*90 places in PRU2
GF	General Class Store	5	6	6.0		14	BB77	1 per class base, off the class; including	84	* approx 50 staffs
GF	Small-group room/ Breakout	5	10	10.0	1-1	14	BB77	learning support, calming, respite or one-to one Work. This should be a quiet room and may have some acoustic treatment.	140	*no.2 class per cluster, so 7 clusters (including specilist)
GF	Quiet / Calm Room	3-9		5.0		14			70	*20 classes in total
GF	Sensory Room	12	12	12.0		7		Choice of one large 'white room' or two small rooms	84	
GF	Small Group Dining Space	12		12.0		7		Smaller dinning area per cluter	84	
GF	Coats	1		2.0		7			14	
GF	Pupil WC (Ambulant)	2	2	2.6		7		Number of washroom should be equivalent to 10% of the number of pupils. **'Standards for School Premises' (DfEE 0029/2000)**	18.2	
GF	Staff WC	2	2	2.6		7		including IPS boxing	18.2	
GF	Disable WC		4	4.1		3	Doc M	no wheelchair user has to travel more than 40m for disable toilet. Additional may be required to meet Building Regulations Part M depending on layout. *One by receiption, and two spread across the site	12.3	
	Practical Specialist Spaces									
GF	Arts Room	55	65	65.0	up to 8	1	BB77		65	
GF	Art Store		4	4.0		1	BB77		4	
GF	Science	55	65	65.0	6 - 8	1			65	
GF	Science prepation room/ store		12	12.0	staff only	1	BB77		12	
GF	Food Tech	55	65	65.0	6 - 8	1	BB77		65	
GF	Food Tech Store		4	4.0		1	BB77		4	
GF	DT Studio	55		55.0		1			55	
GF	DT Store		7	7.0		1	BB77		7	
GF	Music			20.0		1		1 to 1 music room, theraputic	20	
GF	Speech Therapy Room		12 - 15	12.0		1	BB77	a deck, chairs, lockable filing cabinet and double full-height storage cupboard.	12	
GF	PE / Fittness Room	60		60.0	Varies	1	BB77		60	
GF	Sport Hall Storage (internal)	10	10	15.0		1	BB77	Long store with a shallow depth directly off the hall: large equipment: trampolines, moveable goals for football , and nets.	15	
GF	Sport Storage (external)			20.0		1			20	
GF	Pupil Change	20		20.0		1			20	
GF	WC (ambulant)			2.6		2			5.2	
GF	Disable WC		4	4.1		1	Doc M		4.1	
GF	Assembly/ Sport Hall	180	180	180.0		1	BB77	size of a badminton court for which a sports hall of 180 m2 (10 x 8 x 6.1 m clear height) is recommended by Sport England - more flexibility and adapbility. Opens directly on to an external recreation area.	180	
GF	Chair storage		8 -10	20.0		1			20	
GF	Kitchen		50	50.0		1	BB77	50m2 for a kitchen preparing meal on site for about 100 pupils and staff. (include 10m2 servery)	50	
GF	Catering office		6	6.0		1	BB77		6	
GF	Food Store		6	6.0		1	BB77		6	
GF	Refuse Store		6	6.0		1	BB77		6	
GF	Cleaner Store		2	2.0		1	BB77		2	
GF	Staff Toilet/ changing area		4	4.0		1	BB77		4	
	Staff Areas									
FF	Staff Ktichen and Rest Room	34	50	50.0		1	BB77	Include a 'L' shape kitchen area; away from general classrooms, quiet space to socialise and relax in good suitable condition.	50	
FF	Staff Workroom	22	23.6	24.0	6 staff	1	HSE	based on HSE 11 cubic metres per workstation, and 6 staffs.	24	
FF	Meeting Room	20-30	25	25.0		1	BB77		25	
FF	Head Office	12	15	15.0		1	BB77	prefer to be near school entrace, a desk, chairs, storage cabinets and a meeting tabl eto seat at lease 8 people	15	
FF	Deputy	12	10	15.0		1			15	
FF	SLT Office	10	25	25.0	3 staff	1	BB77	Staff to plan and prepare programmes of work for pupils. photocapier, audio-visual equipment and storage	25	
FF	Visting Professional Office		15	15.0		1	BB77	e.g. peripatetic specialist, therapists, medical and healthcare and other multi-agency staff?	15	
FF	Building/ Site Manager	12	10	10.0		1	BB77		10	
FF	Cleaners		2	2.0		2		COSHHH cupboard need extra ventilation	4	
FF	Staff Changing Room and Lockers		10	10.0		2	BB77	male and female	20	
FF	Staff Change and Shower		6.3	6.3		2	BB77	including IPS boxing; Shower semi-ambulant standing - 8.6 sq.m if shower independent wheelchair	12.6	
FF	Server Room	5		5.0	staff only	1			5	
GF	Interview Room / Re-start	27		27.0		2	User	same or double size of the room 12m2 that we were in with Acting Head?	54	
GF	Parents' room		15	15.0		1	BB77	Minimum 15m2, sited near the receiption (separate entrance) area opening directly off a circulation space. Includes a small worktop, sink, fridge and storage, several soft chairs, a low table, display space, book/magzine shelves and notice boards.	15	
GF	Pastoral Office (counseling)	10		12.0		1			12	
GF	Reception with Admin Office	15	12	15.0	3 staff	1			15	
GF	Exam Store	5		8.0		1		double locked, with metal plate in ceiling and walls.	8	
GF	Sick Bay and Medical Room (1st aid)	7		7.0		1			7	
	Other									
GF	Visitor Entrance	10	10	10.0		1	BB77		10	
GF	Waiting Area	10		10.0		1		Welcome and display area of pupils' work - area included in circulation *no sliding door, double door on control	10	
GF	Student Entrance	10	10	10.0		2	BB77		20	
GF	Foyer / Secure Lobby	10	8	8.0		2	BB77		16	
GF	Secured Store for students belongs			2.0		2			4	
FF	Plant (enclosed)	50		50.0		1	BB77	Size to be confirmed by M&E; allowed for standard heating systerm	50	
GF	Bin Store (external)			15.0		1			15	
	Subtotal								2458.6	
	Circulation	25%						As % of gross area	614.7	
	Partitions	3%						As % of gross area	73.8	
	Gross Internal floor area								3147.0	
	Gross internal floor area per pupil								35.0	
	Outdoor							*at back of the school		
	Outdoor de-escalation area	40		40.0		15		1 area per general class, and sharing one for two of Restart. A covered outdoor space, 2.5 m deep, can become a positive extension to the class base.	600	
	3g grass pitch		1200-4018	6903.6		1		Full size (standard full size pitch) of 104.6m by 66m (including 1 meter perimeter around the pitch itself).	6903.6	
	Car Park			1235.0		1	Planning Policy Guidance Note 13 "Transport" (PPG13)	Secondary School: ervice Provision Standard service requirement. Staff/Visitor Provision Staff - 1 space per member of teaching staff. Visitors - 1 space per 200 pupils with a minimum of 5 spaces. (approx. 62 staff + 5 spaces= 67), based on 2.4 by 4.8 standard space and based on estimate 60% for circuaition and maneuvering space, turning space etc.	1235	
								Outdoor Area Sub-total (exlcude external circulation spaces)	8738.6	
								Approx. Total Gross Area for PRU	**11885.6**	

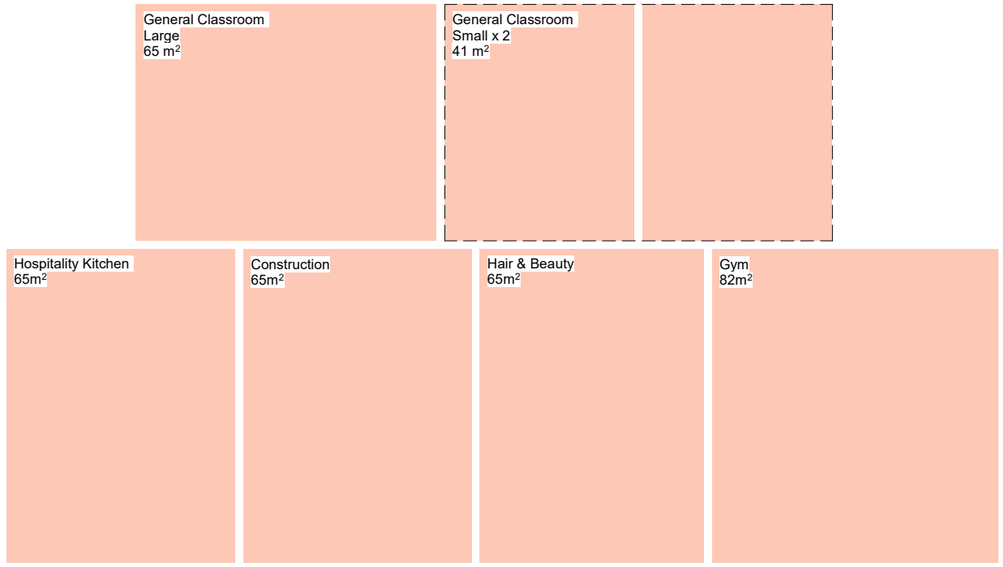
Subtotal	Ground Floor: Gross Internal Floor Area	2188.0
	First Floor: Gross Internal Floor Area	270.6
	Ground Floor Gross Internal floor area	2800.6
Total	(include circulation and partition)	
	Approx. Total Gross Area for PRU (2 storey)	**11539.24**

0.2.2 Alternative Provision (AP)

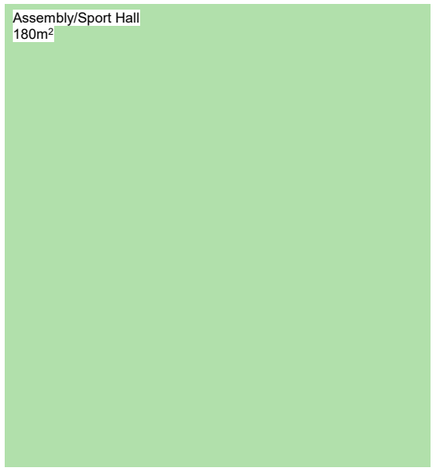
Total area (excluding circulation) = 1443.2 m²

*All spaces excluding circulation

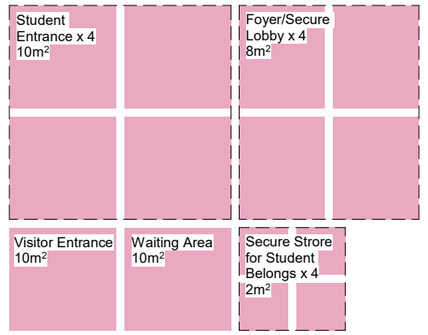
Classroom Zone - 424 m²



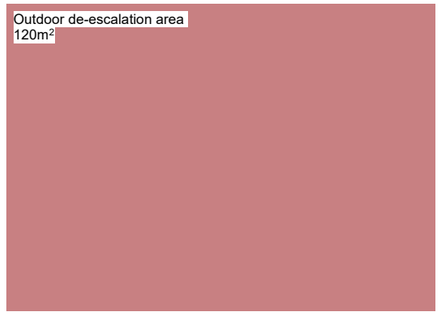
Communal Spaces - 180m²



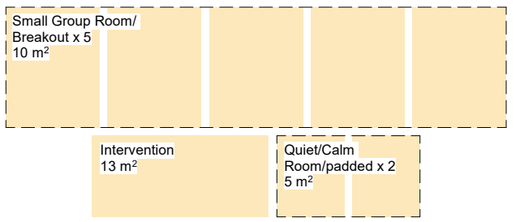
Entrance Zone - 100 m²



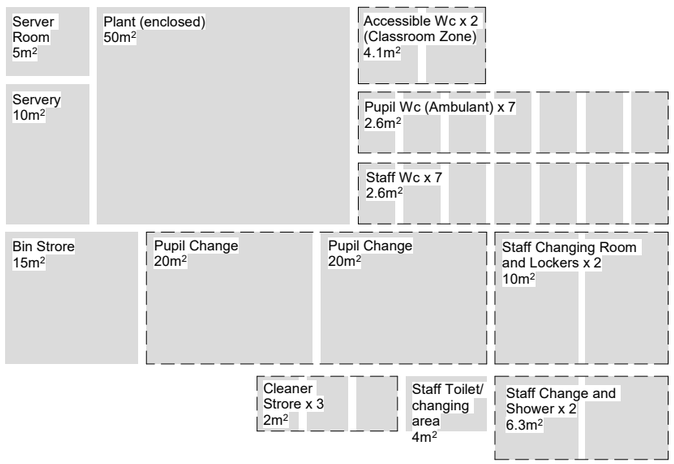
Outdoor De-escalation Area - 120m²



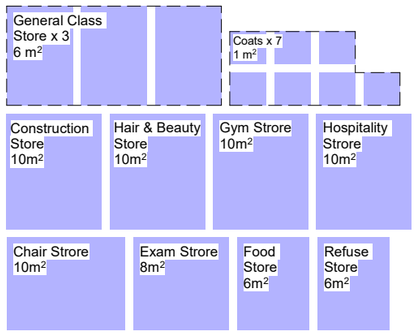
Support Teaching Spaces - 73 m²



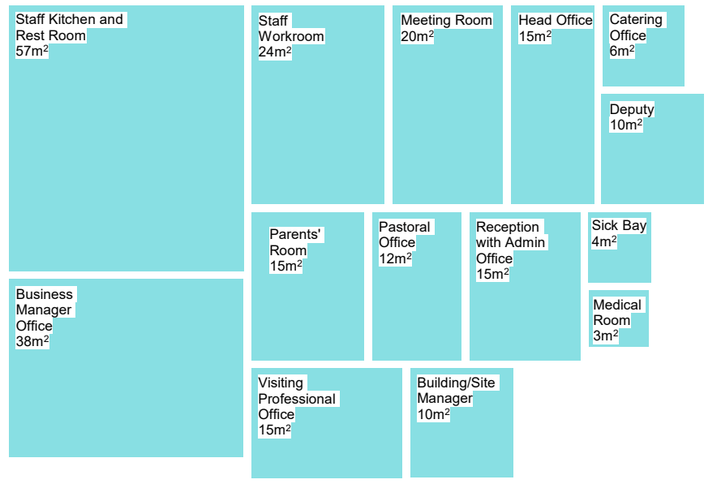
Utilities - 207.2 m²



Storage - 95 m²



Office and Staff Facilities - 244 m²



Key

	Class Room
	Support Teaching Space
	Storage
	Utilities
	Communal Space
	Office and Staff Facilities
	Entrance Zone

Zone	Spaces	Area as per existing facility (m^2)	Recommended Area (m^2)	Proposed Area	Number of Pupil	Numer of Rooms	Guidance Resource	Comments	Gross Internal Floor Area	*Note
	Classroom Zone									
	General Class Room (small)	41-54	55 - 65	41.0		2			82	*50 places in AP
	General Class Room (large)	41-54	55 - 65	65.0		1			65	*7 classes in total
	Small-group room/ Breakout	5	10	10.0	1-1	5	BB77	learning support, calming, respite or one-to one Work. This should be a quiet room and may have some acoustic treatment.	50	
	Quiet / Calm Room (padded)	3-9		5.0		2			10	
	Intervention Room			13.0		1			13	
	General Class Store	5	6	6.0		3	BB77	1 per class base, off the class; including laptop	18	
	Coats	1		1.0		7		Near the entrance	7	
	Pupil WC (Ambulant)	2	2	2.6		7		Number of washroom should be equivalent to	18.2	
	Staff WC	2	2	2.6		7		including IPS boxing	18.2	
	Disable WC		4	4.1		2	Doc M	no wheelchair user has to travel more than 40m	8.2	
	Practical Specialist Spaces									
	Construction	43		65.0	7-8	1			65	*14 teaching staff + 7
	Construction Store	10		10.0		1			10	
	Hair & Beauty	55		65.0	7-8	1			65	
	Hair & Beauty store	10		10.0	staff only	1			10	
	Gym	82		82.0	7-8	1			82	
	Gym Storage	10	10	10.0		1	BB77	Long store with a shallow depth directly off the	10	
	Pupil Change Room	20		20.0		2			40	
	Hospitality/ Kitchen	55		65.0	7-8	1		Near Sport Hall/ Dinning, opportunity for student to prepare food for themselves and others.	65	
	Hospitality Store	10		10.0		1			10	
	Music and Drama	55	65 - 80		Varies	1		include a recording room of 15m2 ensuite; clear height of 2.7 -3.5m. Full blackout blind	0	
	Servery		10	10.0		1	BB77	Next to the Hospitality/ Kitchen	10	
	Assembly/ Sport/ Dinning/ Multi-use Hall	180	180	180.0		1	BB77	Utilise folding door; size of a badminton court for which a sports hall of 180 m2 (10 x 8 x 6.1 m clear height) is recommended by Sport England - more flexibility and adapbility. Opens directly on to an external recreation area.	180	
	Chair storage		8 -10	10.0		1			10	
	Catering office		6	6.0		1	BB77		6	
	Food Store		6	6.0		1	BB77		6	
	Refuse Store		6	6.0		1	BB77		6	
	Cleaner Store		2	2.0		1	BB77		2	
	Staff Toilet/ changing area		4	4.0		1	BB77		4	
	Staff Areas									
	Staff Ktichen and Rest Room	34	50	57.0		1	BB77	Include a 'L' shape kitchen area; away from general classrooms, quiet space to socialise and relax in good suitable condition.	57	
	Staff Workroom	20-30	23.6	24.0	6 staff	1	HSE	based on HSE 11 cubic metres per workstation, and 6 staffs.	24	
	Meeting Room	20		20.0		1	BB77	Near the entrance, not to go through student areas.	20	
	Head Office	12	15	15.0		1	BB77	prefer to be near school entrace, a desk, chairs, storage cabinets and a meeting tabl eto seat at lease 8 people	15	
	Deputy	12	10	10.0		1			10	
	Bussiness Mananager Office	38		38.0		1			38	
	Visting Professional Office		15	15.0		1	BB77	e.g. peripatetic specialist, therapists, medical and healthcare and other multi-agency staff?	15	
	Building/ Site Manager	12	10	10.0		1	BB77		10	
	Cleaners		2	2.0		2		*COSHHH cupboard need extra ventilation	4	
	Staff Changing Room and Lockers		10	10.0		2	BB77	male and female	20	
	Staff Change with shower - Sports Hall		6.3	6.3		2	BB77	including IPS boxing; shower semi-ambulant standing - 8.6 sq.m if shower independent wheelchair	12.6	
	Server Room	5		5.0	staff only	1			5	
	Parents' room		15	15.0		1	BB77	Minimum 15m2, sited near the receiption (separate entrance) area opening directly off a circulation space. Includes a small worktop, sink, fridge and storage, several soft chairs, a low table, display space, book/magzine shelves and notice boards.	15	Shower area for gym? Mutiple sho
	Pastoral Office	10		12.0		1			12	
	Reception with Admin Office	15	12	15.0	3 staff	1			15	
	Exam Store	5		8.0		1		double locked, with metal plate in ceiling and walls.	8	
	Sick Bay	4		4.0		1			4	
	Medical Room	3		3.0		1			3	
	Other									
	Visitor Entrance	10	10	10.0		1	BB77	Area included in circulation	10	
	Student Entrance	10	10	10.0		4	BB77	Area included in circulation	40	
	Foyer / Secure Lobby	10	8	8.0		4	BB77		32	
	Secured Store for students belongs			2.0		4			8	
	Waiting Area	10		10.0		1		Welcome and display area of pupils' work - area included in circulation *no sliding door, double door on control	10	
	Plant	50		50.0		1	BB77	Size to be confirmed by M&E	50	
	Bin Store			15.0		1			15	

	Subtotal								1323.2	
	Circulation	25%						As % of gross area	330.8	
	Partitions	3%						As % of gross area	9.9	
	Gross Internal floor aea								1663.9	
	Gross internal floor area per pupil								33.3	
	Outdoor							*at back of the school		
	Outdoor area	40		120.0		1		1 area per general class, and sharing one for two of Restart. A covered outdoor space, 2.5 m deep, can become a positive extension to the class base.	120	Partially covered external area.
	3g grass pitch		1200-4018	1200.0		1	BB77	**5 a-side football pitch size:** 38.5m by 32m (including 1 meter perimeter around the pitch itself), 1168 sq.m	1200	
	Car Park			432.0		1	Planning Policy Guidance Note 13 "Transport" (PPG13)	Secondary School: ervice Provision Standard service requirement. Staff/Visitor Provision Staff - 1 space per member of teaching staff. Visitors - 1 space per 200 pupils with a minimum of 5 spaces. (approx. 20 staff + 5 spaces= 25), based on 2.4 by 4.8 standard space and approx. 50% for circualtion and maneuvering space, turning space etc.	432	Due to site restriction, we will provide as many parking space as possible (alternative transport method may be suggested for various site.
								Outdoor Area Sub-total (exlcude external circulation spaces)	1752.0	
								Approx. Total Gross Area for AP	3415.9	

0.3 Area comparison: Potential Sites VS Proposed SoA

Key

	Enough Space
	Maybe feasible if some scope is compromised
	Not Possible

Plot	Potential Sites	Approx. Site Area (m2)	AP	PRU	PRU + AP
			3,416	11,885	11,885
Plot 7	Milton Road	14,700			

Required SoA Area (m2)

The table above presents a comparison of the sizes of the site and the SoA (Schedule of Accommodation) required for each type of educational facility.

The required SoA areas for each facility are listed across the top of the table. The area was calculated as percentages to determine whether the site could accommodate the proposed facilities.

The results are colour-coded into red, yellow, and green categories:

- **Red** indicates that the site is unsuitable and cannot accommodate the facility.
- **Yellow** suggests that the site might be feasible, but only if some scope is compromised.
- **Green** indicates that the site has sufficient space and is preferable for the facility.

The site is the quite large and appears to have ample space for each facility type.

Based on the table, we have developed the Feasibility Scoring Chart to highlight the options categorised as Green and Amber.

We have not included the following items in this report, nor do we have the information at this stage. These items will need to be investigated by specialists in the next stage.

1. Supporting Planning Policy Statement
2. Planning Obligations
3. Sunlighting/Daylighting Assessment
4. Heritage Statement
5. Transport Assessment/Transport Statement
6. Parking and Servicing Details / Cycle parking etc
7. Environmental Pollution
8. Contaminated Land
9. Flood Risk Assessment
10. Archaeology
11. Ecology Assessment and Biodivertsity Net Gain (BNG)
12. Tree Surveys and Tree Works Proposals
13. Hard and Soft Landscaping Details
14. Ventilation/Extraction Details
15. Refuse Disposal Details
16. External Lighting Details
17. Statement of Community Involvement
18. Structural Survey
19. Existing and Proposed Levels
20. Crime Impact Statements
21. Coal Mining Reports
22. Sustainable drainage Systems (SuDS)
23. Bat Surveys
24. Utilities Capacity

The Feasibility Scoring Chart (on next page) identifies the site with all of proposed school facilities included, with the aim of scoring the site objectively.

Categories cover factors that impact on both the construction and operation of the proposed facility, access for builidability and access for service users for the proposed educational facilities.

The considerations are listed across the top of the table. The site analysis is also based on these criteria in the later report.

Colour coded as red, yellow, green categories, and are also numerically scored from one to three. One being the lowest (red) and three being the highest (green). The chart categorises from best to least preferred for each type.

0.4 Feasibility Scoring Chart

Key

3	Good
2	Moderate
1	Bad

Plot	Potential Sites	1 Existing Site Topography	2 Site Availability	3 Potential development Area (m^2)	4 Proximity to Listed Buildings/ Conservation Aeras	5 Flood Risk	6 Tree Protection (TPO)	7 Proximity to neighbouring dwellings	8 Visibility	9 Buidability	10 Coal Mining	11 Accessibility	12 Accessibility for Students	13 Potential Future Expansion	14 Flexibility of design	TOTAL	
Feasibility for AP																	
Plot 7	Milton Road	3	2	2	3	3	3	2	3	3	2	3	2	3	3	37	
Feasibility for PRU																	
Plot 7	Milton Road	3	2	3	3	2	3	2	3	3	2	3	2	3	3	37	
Feasibility for PRU + AP																	
Plot 7	Milton Road	3	2	2	3	2	3	2	3	3	2	3	2	2	3	35	

1.0 Milton Road - Plot 7

Site Analysis



Figure 1.1 Existing Site (Google Map), Date: 2026.02.10)



Figure 1.2 *Map for Listed Building and conservation area, (https://historicengland.org.uk/listing/the-list/map-search/), Date: 2026.02.10.*



Figure 1.3 *Flood Risk map, the extent of Surface Water (https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater), Date: 2026.02.10.*

1.1 Existing Topography

The topography of this is relatively flat, with a pronounced rise to the back (North) of the site toward the existing dwellings that back onto the site. This slope continues around towards the east end of the site and levels with the path which cuts through the site to the south, where there is a noticeable drop back down to the main level area.

Visually, the site appears to be fairly level with the pavement and road. However, a topographical survey will be necessary before any detailed design work. Additional grading to the south may be required to level the ground before construction.

To the perimeter of the site, predominantly to the location of the dwellings the site is highly populated with trees and shrubbery.

1.2 Site Availability

The existing grass area is currently under Bury Unitary Development Plan (UDP), GI1 Strategic green infrastructure & GI2

GI1 refers to areas and networks of multi-functional green space which deliver landscape, ecological, recreation and connectivity benefits across the borough and beyond

In planning policy practice, a GI1 designation (or a policy with that label) generally means the council will protect, enhance and connect larger green spaces and networks, and that development proposals affecting GI1 areas will be assessed for impact on those green infrastructure functions.

GI2 refers to recreation sites (e.g., parks, formal playing fields and local open spaces). These areas are usually important for sport, recreation, community use and well-being.

In many local authorities' emerging green infrastructure policy frameworks, a policy labelled GI2 often focuses on protecting key open spaces and recreational resources, ensuring they remain available for public use.

The Bury Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough and together with other adopted Development Plan Documents its policies and proposals form the basis for the Council's decisions on planning applications. The grass patch area is owned by Bury Council, who is the client for this proposal. Although there are site constraints under the UDP, which is a local council plan and guidance only, further investigation will be required to confirm site availability.

1.3 Potential Development Area (m²)

The overall area of Plot 7 is approximately 14,700m² including the tarmac path which runs through the site.

1.4 Proximity to Listed Buildings / Conservation Areas

The site is not in close proximity to any conservation areas or listed buildings. The closest listed building is Scotsen Fold Farmhouse on School Street which is approx. 1mile away from the site to the south and the Church of Saint Andrew on St Andrews Road also approx. 1mile away to the north of the site.

1.5 Flood Risk

The site is located in an area with a very low risk of surface water flooding, which indicated that no or very low flood risk yearly.

Flooding from rivers and the sea is indicated as no or very low change of flooding yearly. Flooding from ground water and reservoirs is unlikely and outside of the ground water flood alert area.

1.6 Tree Protection Orders (TPO)

There are a large number of trees within the site boundary, however none of these are currently listed with tree preservation orders. Further arboriculture survey review would be required especially due to the UDP GI2 labelling.

1.7 Proximity to Neighbouring Properties

Plot 6 is surrounded by residential developments with the majority backing directly on to the site on three sides and are partially screened by existing trees and foliage. The housing type varies from terraced to semi-detached homes.

Site Boundary Line

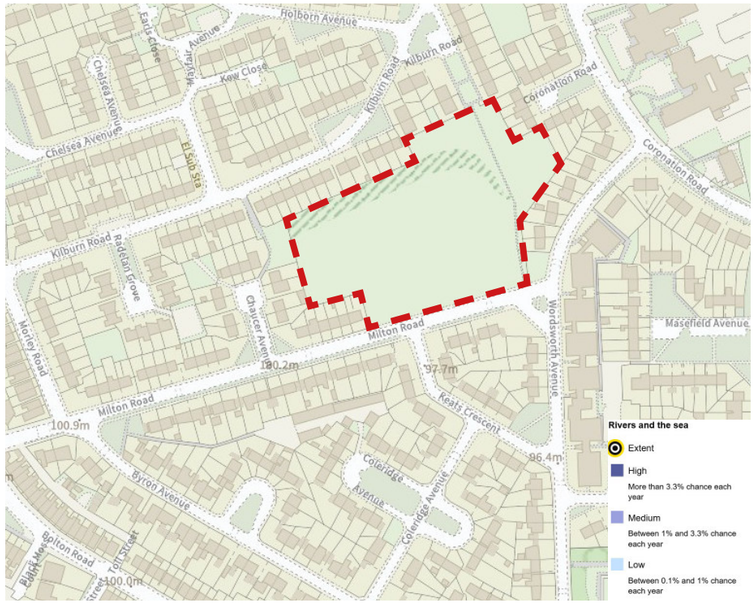


Figure 1.4 *Flood Risk map, the extent of Rivers and Sea (https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater), Date: 2026.02.10.*



Figure 1.5 *Flood Risk map, the extent of Reservoirs (https://check-long-term-flood-risk.service.gov.uk/map?easting=380870&northing=410034&map=SurfaceWater), Date: 2026.02.10.*

1.8 Visibility

The plot is surrounded by existing trees and foliage to the north, east and west of the site which screen the residential properties to a degree. From Milton Road the site is clearly visible along the whole length of the road.

Given that the site is intended for the development of a school, privacy enhancements through landscaping and boundary treatments are crucial to ensure a secure and private environment

1.9 Buildability

Plot 6 is suitable for either a PUR school or an AP individually but does come with its challenges due the shape and limited site space. It is also possible to fit both schools back-to-back on the site which would increase the design possibilities and external outdoor useable space. These options should be explored further with the Design Team and stakeholders. Alternatively, a two-story building could also make it feasible to fit both schools on this plot.

Consideration to be given to retain existing trees & foliage as best as possible during design development.

1.10 Coal Mining

The site is under Coalfield Consultation Area as majority of Bury, in which the Coal Authority recommends that a mining search report is required for development purpose.
There are a number of Mine Entry within close proximity to Plot 7, but none within the plot itself. The closest Mine Entry being on the south of the site on Wordsworth Ave.
The front of the site to Milton Road has some development high risk areas, probable shallow coal mine workings and coal outcrops.
Please also refer to desk study with qalkover survey by Sub Surface for the detailed analysis.

1.11 Accessibility

The site is only accessible directly off Milton Road and through a small cut through pedestrian path from Kilburn Road. Milton road connects to the main road Coronation Road via Wordsworth Ave. Traffic on Coronation Road can become moderately busy during school opening and closing hours due the existing Radcliffe Primary School directly off Wordsworth and Coronation Road. Traffic planning may need to be considered as part of the development proposals.

Due to the possible positioning of proposed car parking and access road and drop off points on the site, consideration to the existing give way roundabout will need to be given and if this can be altered in any way to assist the increased flow of traffic in this location. Possible introduction of pedestrian crossings will be required to assist pedestrians coming from Wordsworth Ave.

The area is well-serviced by bus routes, providing regular connections to central Bury and Greater Manchester. Links to the Manchester Metrolink tram network at Radcliffe is 1.5miles away from the site offering convenient transit options throughout Greater Manchester.
Bus services from Bury interchange also reach the corner of Wordsworth Ave on a regular basis.

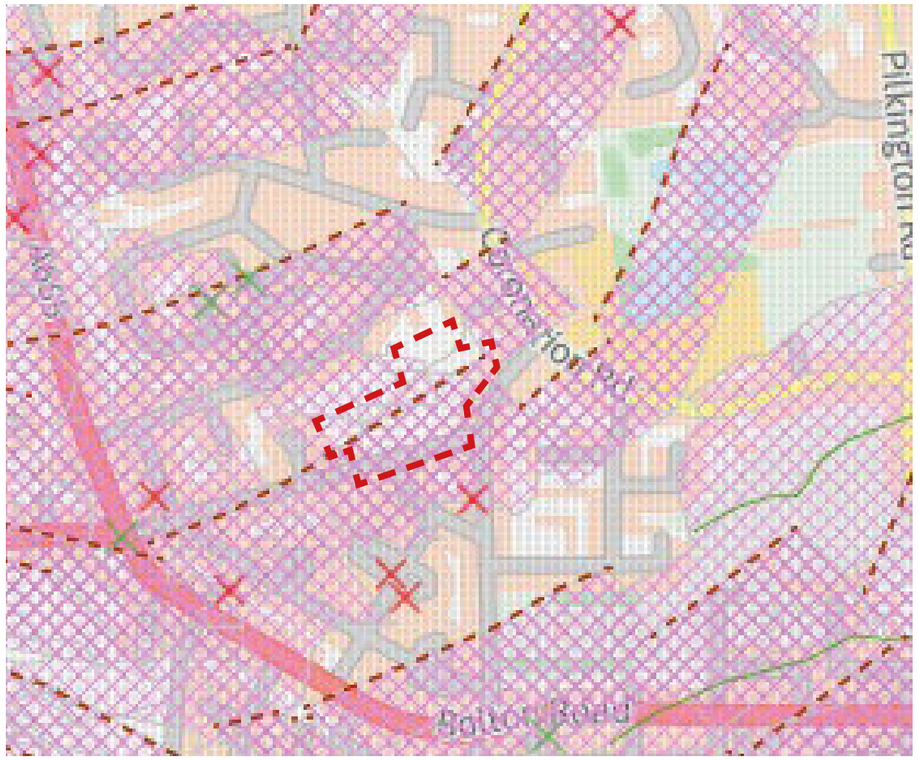
While vehicle access and public transport options are robust, pedestrian and cyclist amenities could be expanded to make the area more accessible for non-motorised transit. A transport survey will be required for this plot.

1.12 Accessibility for Students

Radcliffe Primary School is located near to plot 7, which may discourage students from the proposed school from traveling through the area. Therefore, an access strategy for students at the proposed school should be considered. This may include planning routes, adjusting school start and finish times, and offering alternative transport options, such as a school minibus pick up points.

1.13 Potential Future Expansion

Due to the existing topography and the close proximity to nearby dwellings, it can be argued that there is limited scope for expansion beyond the boundary of Plot 7 due to the site's physical constraints.
However, there is potential to extend and expand the school by reducing some of the outdoor spaces within the plot. The potential for future expansion would also depend on the options for the proposed schools, as each option requires a different SoA and proposed footprint. The addition of a first floor for administration / staff areas would also release space on the ground floor for further expansion of student facilities.



Mine Entry

Verified	TRUE
Mineral Code	Coal
Conveyed	FALSE
Adit Angle	0
Reference	380410-004
Treated	TRUE
Date of Conveyance	
Mine Entry Type	Shaft
Assumed Shaft Diameter	2.50
Actual Shaft Diameter	0.00
Shaft Depth	32.80
Date of Treatment	
Drift Thickness	0.00
Name	
Opencast Flag	FALSE
Colliery Name	
Departure	10.00

Map Legend

- Mine Entry
- Seam Level
- Working Date
- Geological Disturbance
- Outcrop
- Seam Level Contour
- Child Phase
- Coalfield Consultation Area
- Country
- Court Order
- Court Order Amendment
- Legal Notice
- Licence Area
  - Opencast
  - Underground
  - Underground Coal Gasification
- Parent Phase
- Probable Working
- Underground Working
- Unlicensed Opencast

Figure 1.6 *Coal Mining Map, The Coal Authority (https://datamine-cauk.hub.arcgis.com/),Date: 2026.02.10.*

Site Boundary Line



Figure 1.7 *Accessibility Map.*

1.14 A brief review of the desk study with walkover document

1. Historical Land Use & Made Ground

- Site historically affected by clay extraction associated with nearby brickworks (1890s–early 1900s).
- Multiple on-site excavations and ponds, all subsequently infilled (latest infill by 1954–56).
- Five former buildings (likely garages) constructed and later demolished (1960s–1980s).
- Identified Made Ground (infilled ground) present on site — depth unknown.
- Several off-site infilled ponds and pits within 30m–250m, also potential sources of ground gas and contamination.
- Potential for:
  - General Made Ground contamination (metals, PAHs, hydrocarbons, sulphates, cyanide, etc.).
  - Asbestos within Made Ground.
  - Hydrocarbon residues from historic machinery.

Issue: Presence of uncharacterised Made Ground introduces uncertainty regarding contamination, gas generation, and foundation conditions.

2. Contamination Risk (Preliminary Risk Assessment)

Identified Potential Contaminants
- Heavy metals (As, Cd, Cr, Pb, Ni, etc.)
- PAHs
- TPH and possible BTEX
- Sulphates and sulphides
- Asbestos
- Methane and carbon dioxide (ground gas)
  Risk Ratings (Preliminary Conceptual Ground Model)
- Made Ground to human health: Low risk
- Ground gas from infilled land: Low risk
- Hydrocarbon contamination: Very Low risk
- Mining-related ground gas: Very Low risk
- Mining-related subsidence: Low to Moderate risk
- PCB from substations (off-site): Very Low risk

Issue: Although most risks are classified Low or Very Low, they are based on a Tier 1 desk study only. Intrusive verification is required.

3. Mining & Ground Stability Risks

This is one of the more material site constraints.
- Site underlain by Pennine Middle Coal Measures.
- Lower Yard coal seam sub-crops ~100m northwest and dips beneath site.
- Recorded underground workings in two coal seams (last worked 1908).
- Historic shafts within 173m of site.
- Coal Authority indicates potential shallow coal with incomplete historic records.
- Surface clay workings confirmed on site.
- Conceptual risk:
  - Mining-related subsidence risk rated Low to Moderate.
  - Potential unrecorded mine entries cannot be discounted.

Key Recommendation:
- Rotary boreholes to 30m depth.
- Subsequent ground stability assessment.

Issue: Shallow coal measures and historic workings present structural risk requiring targeted investigation prior to development.

4. Ground Gas Risk

- Infilled ponds and former excavations (on and off site).
- Potential for methane and carbon dioxide generation.
- Risk rated Low (landfill) and Very Low (mining).
- Recommendation for:
  - Installation of gas monitoring standpipes.
  - Extended gas monitoring period.

Issue: Ground gas regime currently unquantified; verification required to determine if gas protection measures are needed in future buildings.

5. Hydrogeology & Controlled Waters

- Superficial deposits: Secondary Undifferentiated aquifer.
- Bedrock: Secondary A aquifer.
- Groundwater vulnerability: Low.
- No Source Protection Zones within 250m.
- Controlled waters considered low risk receptor.
- No significant pollution discharge records affecting site.

Issue: While groundwater vulnerability is low, migration pathways via Made Ground cannot be ruled out without investigation.

6. Flood Risk

- Site located in Flood Zone 1 (low probability).
- Very low risk from rivers and sea.
- Negligible surface water flood risk.
- Low groundwater flooding risk.
- Flood Risk Assessment unlikely to be required.

Conclusion: Flooding not a material development constraint.

7. Environmental & Regulatory Constraints

- No sites designated as contaminated land within 250m.
- No COMAH sites.
- No hazardous substance consents nearby.
- No active or historic licensed landfill within 250m (formal records).
- No significant pollution inventory entries.
- No sensitive environmental or heritage constraints within 250m.

Conclusion: No major statutory environmental constraints identified.

8. Walkover Survey Findings

- Site currently undeveloped grass field (~1.5 ha).
- Evidence of:
  - Fly tipping.
  - Possible historic bonfire.
- No obvious signs of contamination (no odour detected).
- Sloping ground at northern end.
- Boundary vegetation present.

Issue: Minor localised surface contamination possible from fly tipping.

Overall Site Issues (Consolidated)

Primary Technical Constraints

- Presence of Made Ground (unknown thickness/composition).
- Historic clay extraction and infilling.
- Shallow coal measures beneath site.
- Potential mining subsidence (Low–Moderate risk).
- Potential ground gas from infilled areas.
- Uncertain ground conditions for foundation design.

Secondary / Lower-Level Risks

- Possible asbestos within Made Ground.
- Minor hydrocarbon contamination risk.
- Off-site infilled features within 30m.
- Low groundwater vulnerability.
- Low groundwater flooding potential.

Required Next Steps (As Recommended in Report)

1. **Phase II Intrusive Ground Investigation**
   - Boreholes and trial pits.
   - Soil sampling (contamination + asbestos).
   - Groundwater sampling (if encountered).
   - Laboratory testing.

2. **Gas Monitoring**
   - Install standpipes.
   - Extended monitoring period.

3. **Mining Assessment**
   - Rotary boreholes to 30m.
   - Formal ground stability assessment.

4. **Additional likely requirements:**
   - Soakaway testing (BRE 365).
   - CBR testing.
   - Waste classification/WAC testing.
   - Foundation design testing.

Professional Summary

The site is broadly developable but carries moderate geotechnical and mining-related uncertainty, primarily associated with:

- Historic clay extraction and infilling.
- Coal Measures at shallow depth.
- Potential unrecorded mine workings.
- Ground gas from historic infill.

There are no major environmental regulatory barriers, but intrusive investigation is essential before any development strategy is progressed.

1.15 Planning Risk Summary

Planning Overview

The site is generally suitable for redevelopment, subject to standard pre-commencement ground investigation and mining verification works.

There are no overriding environmental, flood, heritage, or statutory constraints that would prevent development in principle.

The primary planning risks relate to:

- Historic Made Ground
- Coal mining legacy
- Ground gas potential
- Foundation uncertainty

All identified risks are mitigable through investigation and design and are typical for brownfield land within Greater Manchester.

Planning Risk Matrix (RAG Assessment)

Risk Category	Planning Risk Level	Commentary
Land Contamination (Made Ground)	🟠 Moderate	Infilled former clay workings and ponds. Contamination possible but preliminary risk rated Low. Intrusive investigation required.
Mining & Ground Stability	🟠 Moderate	Shallow coal measures beneath site. Low–Moderate subsidence risk. Boreholes to 30m recommended. Potential cost/time implication.
Ground Gas	🟡 Low–Moderate	Potential methane/CO_2 from infilled ground. Monitoring required to determine gas protection measures.
Asbestos in Ground	🟡 Low	Possible within Made Ground. Standard sampling required.
Hydrocarbon Contamination	🟢 Low	Limited evidence of significant industrial contamination.
Flood Risk (Fluvial & Surface Water)	🟢 Low	Flood Zone 1. FRA unlikely to be required.
Groundwater Protection	🟢 Low	Secondary aquifers; low vulnerability. No SPZ constraints.
Environmental Designations	🟢 Low	No sensitive ecological or heritage designations within 250m.
Waste / Landfill (Licensed)	🟢 Low	No recorded licensed landfill on or within 250m of site.
Infrastructure Constraints	🟢 Low	No major pipelines, railways or COMAH sites.

Key Planning Considerations

1. Coal Authority Involvement
- Site lies within coal mining referral area.
- Planning application will require:
  - Coal Mining Risk Assessment.
  - Intrusive investigation.
  - Ground stability report.
- Condition precedent to development likely.

Risk to programme: Moderate if not scoped early.

2. Contamination Condition Likely
Local Planning Authority is highly likely to attach:
- Phase II Site Investigation condition.
- Remediation Strategy (if required).
- Validation Report prior to occupation.

This is standard for sites with historic infill.
Risk to planning approval: Low
Risk to pre-commencement programme: Moderate

3. Ground Gas Protection
If monitoring confirms gas regime (likely Characteristic Situation 1 or 2):
- Basic gas membrane and passive ventilation may be required.

Cost impact: Typically modest in residential schemes.

4. Foundation Design Uncertainty
Made Ground thickness unknown.
Potential need for:
- Engineered fill replacement
- Raft foundation
- Piled solution (if mining void risk confirmed)

Cost sensitivity dependent on findings.

Planning Acceptability

There are no fatal constraints identified.
The site:
- Is not within Flood Zones 2 or 3.
- Has no contaminated land designation.
- Has no COMAH or hazardous installation proximity.
- Has no statutory environmental constraints.
- Is not within sensitive groundwater protection zones.

From a planning policy perspective, this is a technically manageable brownfield site.

Overall Planning Risk Position
Planning Approval Risk: Low
Pre-Commencement Technical Risk: Moderate
Cost Uncertainty (Ground Conditions): Moderate
Environmental Constraint Risk: Low

Professional Conclusion

The site presents typical former mineral extraction and coalfield constraints, but nothing abnormal for development within the Pennine Coal Measures belt.

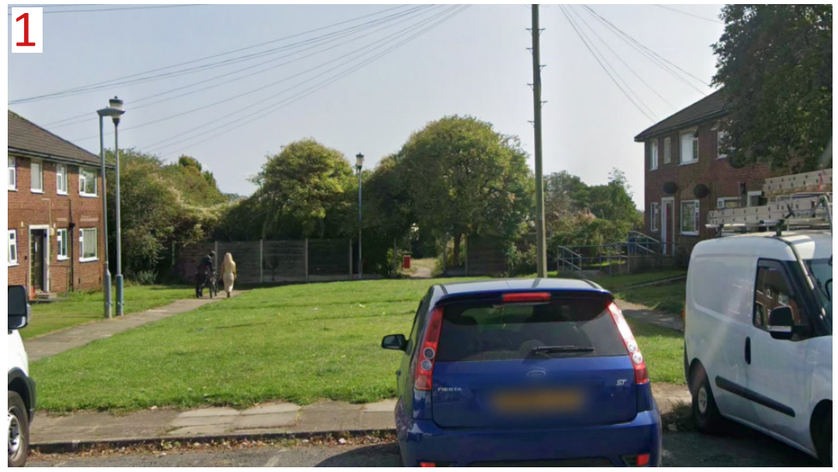
Provided that:
- A properly scoped Phase II intrusive investigation is undertaken early,
- Coal Authority requirements are addressed at application stage,
- Gas monitoring is completed prior to foundation design,

the site should be capable of development without abnormal planning impediment.

Site Views

** Photos from Google map and Google Street Views.*







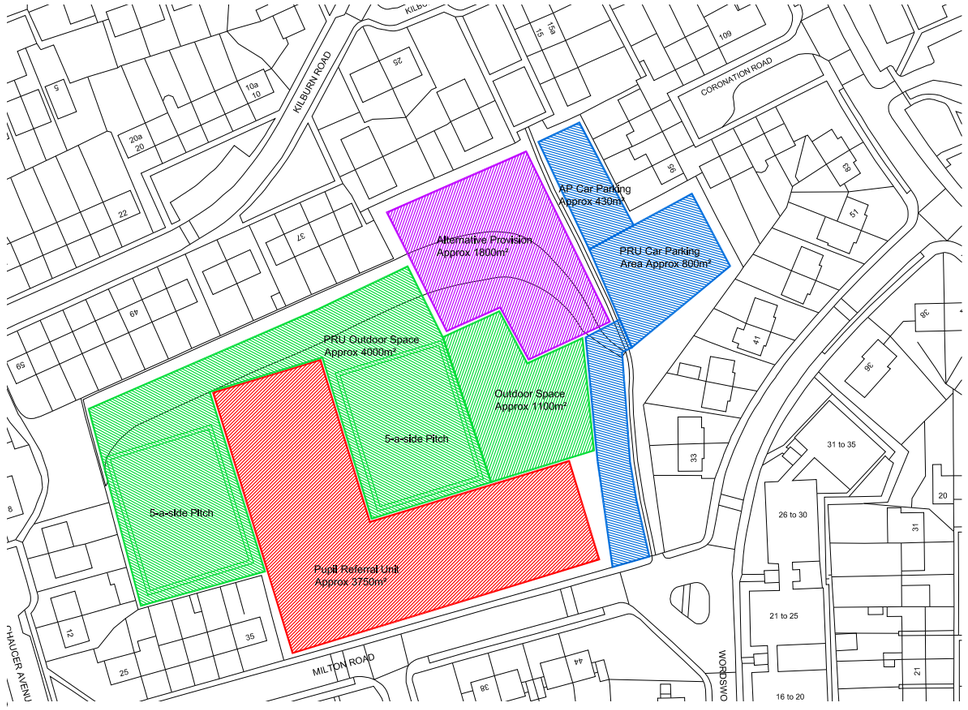




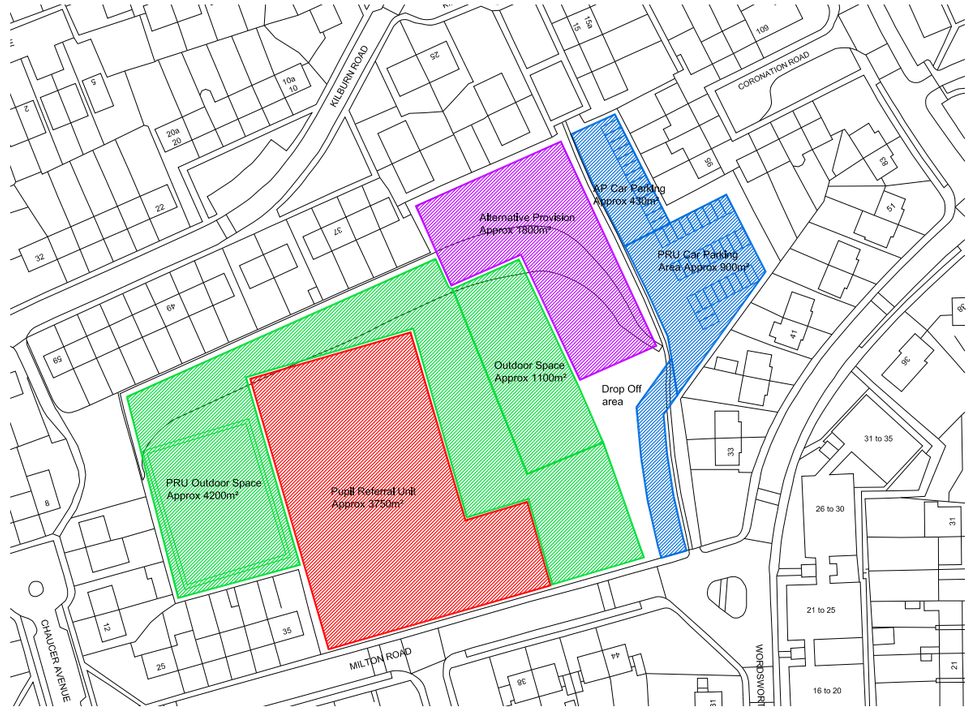


Proposed Massing Layout - Plot 7

Option 1 - PRU & AP on Full Site (not to scale)

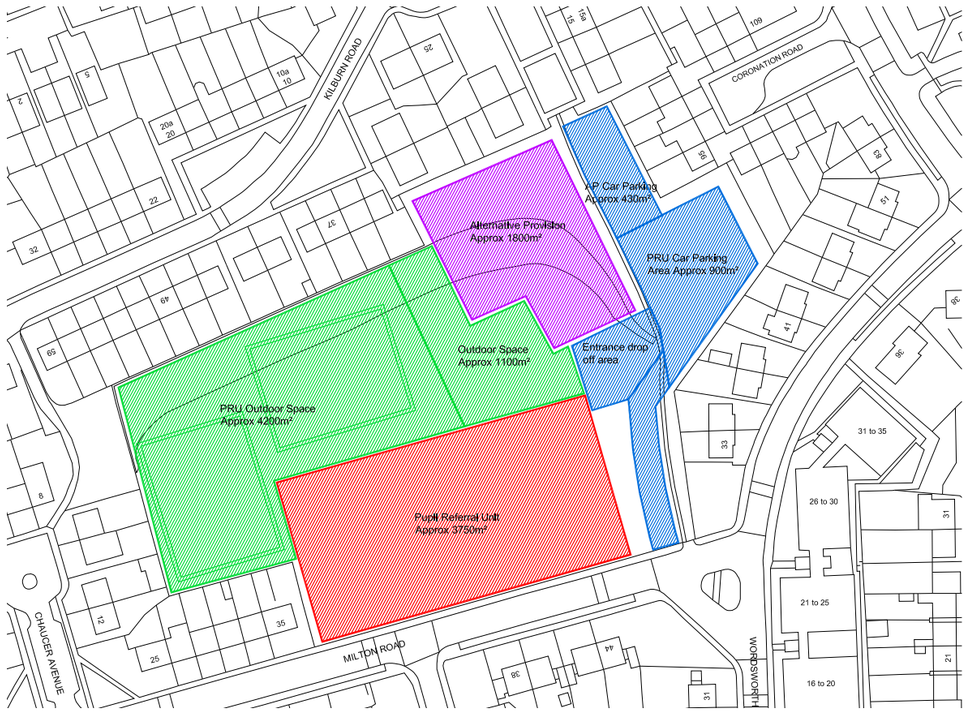


Option 2 - PRU & AP on Full Site (not to scale)

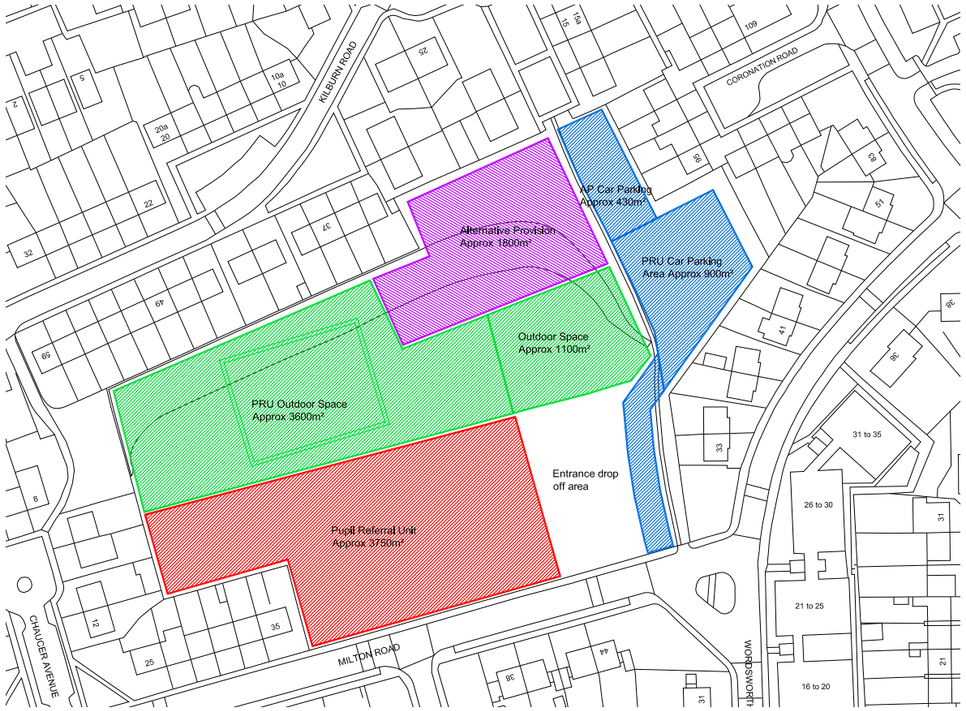


Pupil Referral Unit
Alternative Provision
Outdoor Space
Car Parking

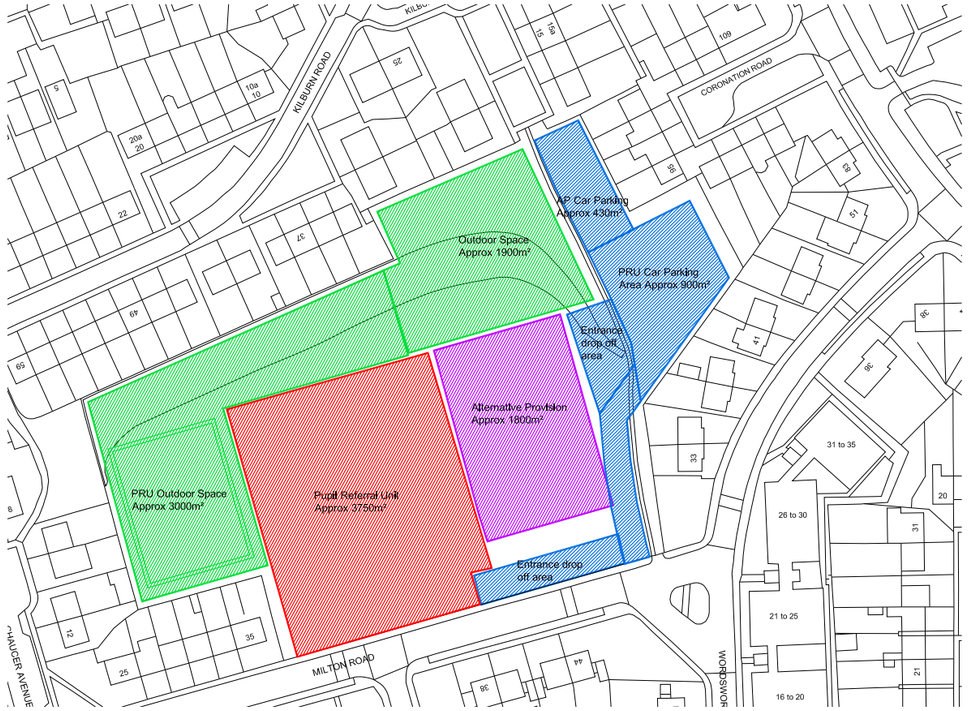
Option 3 - PRU & AP on Full Site (not to scale)



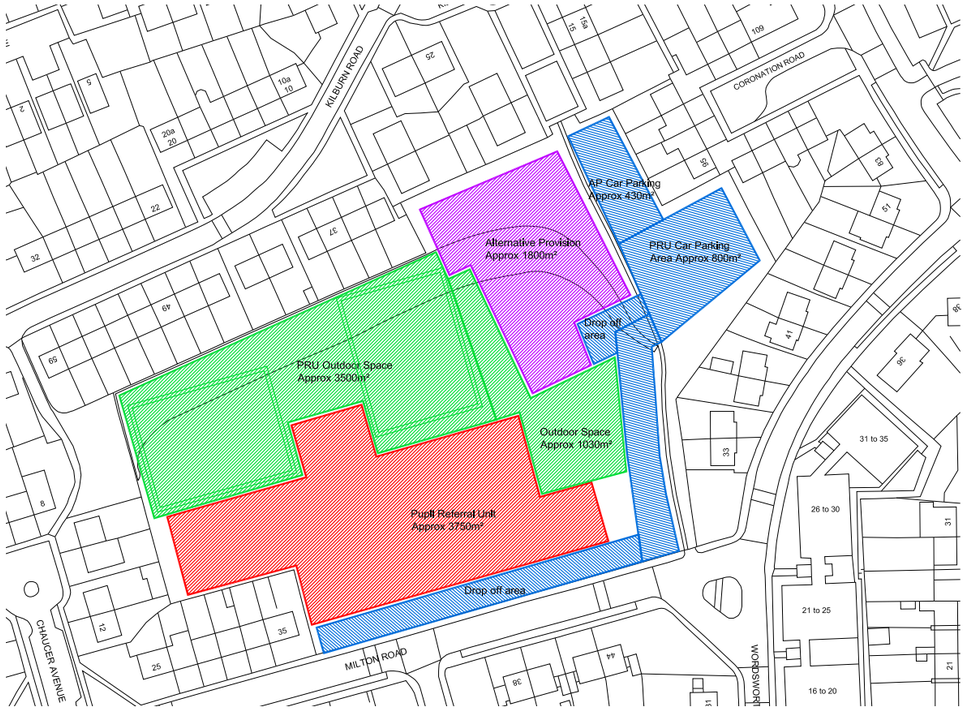
Option 4 - PRU & AP on Full Site (not to scale)



Option 5 - PRU & AP on Full Site (not to scale)

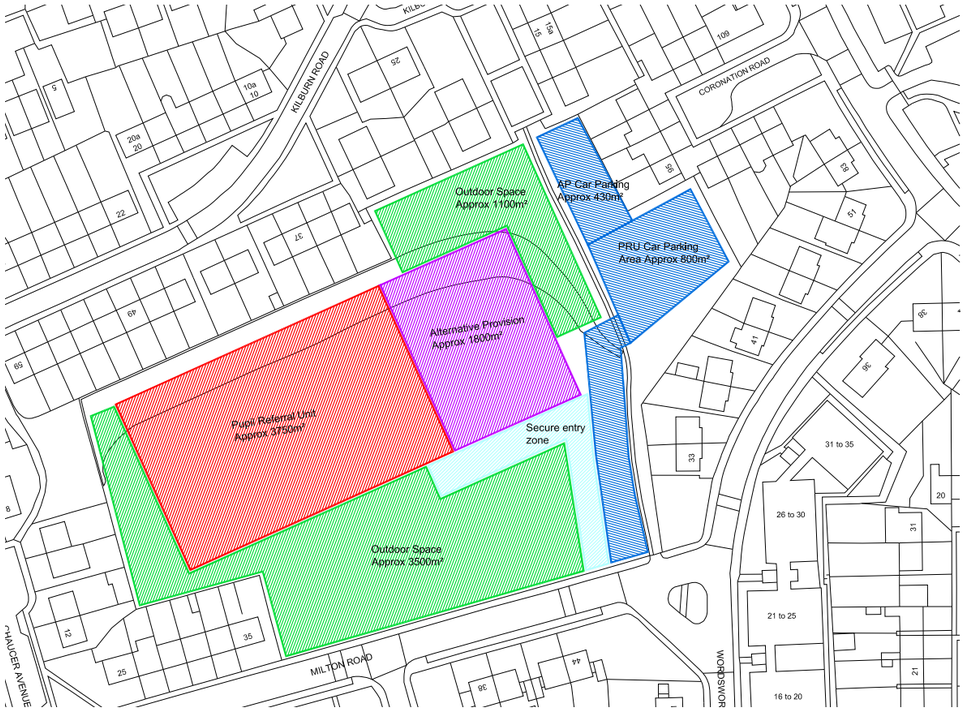


Option 6 - PRU & AP on Full Site (not to scale)



Pupil Referral Unit
Alternative Provision
Outdoor Space
Car Parking

Option 7 - PRU & AP on Full Site (not to scale)



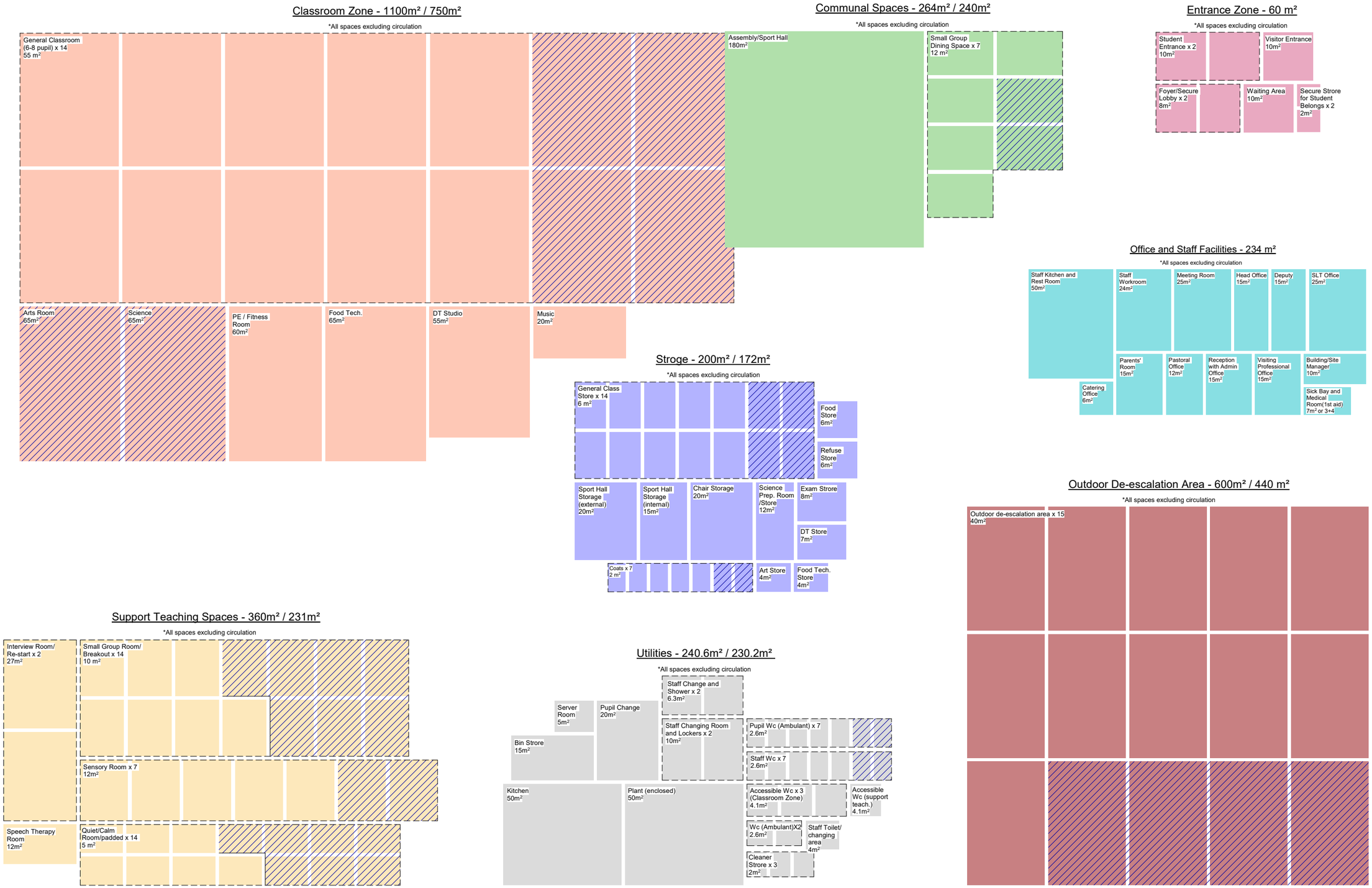
2.0 Appendix

2.1 SoA development - potential area reduction

2.1.1 Visual SoA for Pupil Referral Unit (PRU)

Potential area to be reduced

Total area excluding circulation = 3058.6 m²
Reduced area option = 2357.2 m²



2.1.3 SoA for Combined Pupil Referral Unit (PRU) and Alternative Provision (AP) into one building with shared facilities

Key

	Class Room
	Support Teaching Space
	Storage
	Utilities
	Communal Space
	Office and Staff Facilities
	Entrance Zone
	Outdoor de-escalation area

Zone	Spaces	Area as per existing facility (m^2)	Recommended Area (m^2)	Proposed Area (m^2)	Number of Pupil	Numer of Rooms	Guidance Resource	Comments	Gross Internal Floor Area (m^2)	*Note
	Classroom Zone									
GF	General Class Room	41-54	55 - 65	55.0	6 - 8	12	BB77	User comment: approx. 5 pupil per class.	660	*90 places in PRU2
GF	General Class Store	5	6	6.0		12	BB77	1 per class base, off the class; including	72	* approx 50 staffs
GF	Small-group room/ Breakout	5	10	10.0	1-1	12	BB77	learning support, calming, respite or one-to one Work. This should be a quiet room and may have some acoustic treatment.	120	*no.2 class per cluster, so 7 clusters (including specilist)
GF	Quiet / Calm Room	3-9		5.0		12			60	*20 classes in total
GF	Sensory Room	12	12	12.0		1		Choice of one large 'white room' or two small rooms	12	
GF	Small Group Dining Space	12		12.0		6		Smaller dinning area per cluter	72	
GF	Coats	1		2.0		6			12	
GF	Pupil WC (Ambulant)	2	2	2.6		6		Number of washroom should be equivalent to 10% of the number of pupils. **'Standards for School Premises' (DfEE 0029/2000)**	15.6	
GF	Staff WC	2	2	2.6		6		including IPS boxing	15.6	
GF	Disable WC		4	4.1		3	Doc M	no wheelchair user has to travel more than 40m for disable toilet. Additional may be required to meet Building Regulations Part M depending on layout. *One by receiption, and two spread across the site	12.3	
	Practical Specialist Spaces									
	Construction	43		160.0	7-8	1			160	*14 teaching staff + 7
	Construction Store	10		10.0		1			10	
	Hair & Beauty	55		65.0	7-8	1			65	
	Hair & Beauty store	10		10.0	staff only	1			10	
	Gym	82		33.0	8-10	1			33	
	Gym Storage	10	10	10.0		1	BB77	Long store with a shallow depth directly off the hall: large equipment: trampolines, moveable goals for football , and nets.	10	
	Pupil Change Room	20		20.0		2			40	
	Life Skills Room			15.0	02-Mar	1			15	
	Horticulture			160.0	08-Oct	1		Polytunnel/raised beds/green house, attached store, changing facilities/shower	160	
	Hospitality/ Kitchen	55		65.0	7-8	1		Near Sport Hall/ Dinning, opportunity for student to prepare food for themselves and	65	
	Hospitality Store	10		10.0		1			10	
	Servery		10	10.0		1	BB77	Next to the Hospitality/ Kitchen	10	
	Dinning	180	180	63.0		1	BB77	Utilise folding door; size of a badminton court for which a sports hall of 180 m2 (10 x 8 x 6.1 m clear height) is recommended by Sport England - more flexibility and adapbility. Opens directly on to an external recreation area.	63	
	Chair storage		8 -10	10.0		1			10	
	Catering office		6	6.0		1	BB77		6	
	Food Store		6	6.0		1	BB77		6	
	Refuse Store		6	6.0		1	BB77		6	
	Cleaner Store		2	2.0		1	BB77		2	
	Staff Toilet/ changing area		4	4.0		1	BB77		4	
GF	Food Tech	55	65	53.0	8-10	1	BB77		53	
GF	Food Tech Store		4	4.0		1	BB77		4	
GF	Sport Hall Storage (internal)	10	10	15.0		1	BB77	Long store with a shallow depth directly off the hall: large equipment: trampolines, moveable goals for football , and nets.	15	
GF	Sport Storage (external)			20.0		1			20	
GF	Pupil Change	20		20.0		1			20	
GF	WC (ambulant)			2.6		2			5.2	
GF	Disable WC		4	4.1		1	Doc M		4.1	
GF	Assembly/ Sport Hall	180	180	180.0		1	BB77	size of a badminton court for which a sports hall of 180 m2 (10 x 8 x 6.1 m clear height) is recommended by Sport England - more flexibility and adapbility. Opens directly on to an external recreation area.	180	
GF	Chair storage		8 -10	20.0		1			20	
GF	Kitchen		50	50.0		1	BB77	50m2 for a kitchen preparing meal on site for about 100 pupils and staff. (include 10m2 servery)	50	
GF	Catering office		6	6.0		1	BB77		6	
GF	Food Store		6	6.0		1	BB77		6	
	Stores			7.0		4		Resourcing stores - 4 across the school	28	
GF	Refuse Store		6	6.0		1	BB77		6	
GF	Cleaner Store		2	2.0		1	BB77		2	
GF	Staff Toilet/ changing area		4	4.0		1	BB77		4	
	Staff Areas									
	Staff Ktichen and Rest Room	34	50	40.0		1	BB77	Include a 'L' shape kitchen area; away from general classrooms, quiet space to socialise and relax in good suitable condition.	40	
	Staff Workroom / Reprographics	22	23.6	20.0		1	HSE	based on HSE 11 cubic metres per workstation, and 6 staffs.	20	
	Meeting Room / conference	20-30	25	20.0	8-10 visitors	1	BB77		20	
	Head Office	12	15	15.0	5-6 staff	1	BB77	prefer to be near school entrace, a desk, chairs, storage cabinets and a meeting tabl eto seat at lease 8 people	15	
	Assistant Heads Office	12	15	20.0	4-6 staff					
	Deputy	12	10	9.0	2-3 staff	1			9	
	Admin			7.0	1-2 staff					
	Site Office			7.0	1-2 staff					
	ICT Office / stor e			10.0	1-2 staff					
	SLT Office	10	25	25.0	3 staff	1	BB77	Staff to plan and prepare programmes of work for pupils. photocapier, audio-visual equipment and storage	25	
	Visting Professional Office		15	15.0		1	BB77	e.g. peripatetic specialist, therapists, medical and healthcare and other multi-agency staff?	15	
	Building/ Site Manager	12	10	10.0		1	BB77		10	
	Cleaners / Sluice		2	7.0		2		COSHHH cupboard need extra ventilation	14	
	Staff Changing Room and Lockers		10	10.0		2	BB77	male and female	20	
	Staff Change and Shower		6.3	6.3		2	BB77	including IPS boxing; Shower semi-ambulant standing - 8.6 sq.m if shower independent wheelchair	12.6	
	Server Room	5		8.0	staff only	1			8	
	Interview Room / Re-start	27		27.0		2	User	same or double size of the room 12m2 that we were in with Acting Head?	54	
	Parents' room		15	15.0		1	BB77	Minimum 15m2, sited near the receiption (separate entrance) area opening directly off a circulation space. Includes a small worktop, sink, fridge and storage, several soft chairs, a low table, display space, book/magzine shelves and notice boards.	15	
	Pastoral Office (counseling)	10		20.0		1			20	
	Reception with Admin Office	15	12	20.0	3 staff	1			20	
	Exam Store	5		8.0		1		double locked, with metal plate in ceiling and walls.	8	
	Sick Bay and Medical Room (1st aid)	7		7.0		1			7	
	Other									
GF	Visitor Entrance	10	10	10.0		1	BB77		10	
GF	Waiting Area	10		10.0		1		Welcome and display area of pupils' work - area included in circulation *no sliding door, double door on control	10	
GF	Student Entrance	10	10	10.0		2	BB77		20	
GF	Foyer / Secure Lobby	10	8	8.0		2	BB77		16	
GF	Secured Store for students belongs			2.0		2			4	
FF	Plant (enclosed)	50		50.0		1	BB77	Size to be confirmed by M&E; allowed for standard heating systerm	50	
GF	Bin Store (external)			15.0		1			15	
	Subtotal								2617.4	
	Circulation	25%						As % of gross area	654.4	
	Partitions	3%						As % of gross area	78.5	
	Gross Internal floor area								3350.3	
	Gross internal floor area per pupil								37.2	
	Outdoor							*at back of the school		
	Outdoor de-escalation area	40		40.0		15		1 area per general class, and sharing one for two of Restart. A covered outdoor space, 2.5 m deep, can become a positive extension to the class base.	600	
	Multi Use Games pitch		1200-4018	6903.6		1		Full size (standard full size pitch) of 104.6m by 66m (including 1 meter perimeter around the pitch itself).	6903.6	
	Car Park			1235.0		1	Planning Policy Guidance Note 13 "Transport" (PPG13)	Secondary School: ervice Provision Standard service requirement. Staff/Visitor Provision Staff - 1 space per member of teaching staff. Visitors - 1 space per 200 pupils with a minimum of 5 spaces. (approx. 62 staff + 5 spaces= 67), based on 2.4 by 4.8 standard space and based on estimate 60% for circualtion and maneuvering space, turning space etc.	1235	
								Outdoor Area Sub-total (extcude external circulation spaces)	8738.6	
								Approx. Total Gross Area for PRU	**12088.9**	
							Subtotal	Ground Floor: Gross Internal Floor Area	2188.0	
								First Floor: Gross Internal Floor Area	270.6	
							Total	Ground Floor Gross Internal floor area (include circulation and partition)	2800.6	
								Approx. Total Gross Area for PRU (2 storey)	**11539.24**	

2.3 Glossary

PRU (Pupil Referral Unit)
A PRU is a type of school in the UK that provides education for children who cannot attend a mainstream school for various reasons. These units are specifically designed to cater to pupils who require alternative educational arrangements. Here's an overview:

Who Attends a PRU?
- Exclusions: Pupils who have been excluded (permanently or temporarily) from their mainstream school due to behavioural issues.
- Medical Needs: Children unable to attend mainstream schools due to physical or mental health challenges, such as anxiety or chronic illness.
- Special Circumstances: Pupils who need additional support due to personal or social difficulties.

Purpose of a PRU
PRUs aim to:
- Provide a tailored educational environment for pupils who struggle in mainstream schools.
- Support children with behavioural, emotional, or mental health needs.
- Help pupils reintegrate into mainstream education if appropriate or guide them toward alternative educational or vocational pathways.

Key Features of PRUs
- Smaller Class Sizes: To provide more individualized attention and support.
- Specialist Staff: Teachers and staff often have expertise in managing behavioural issues or supporting pupils with mental health needs.
- Flexible Curriculum: PRUs may focus on core subjects but adapt the curriculum to meet individual needs, often incorporating vocational training or therapeutic activities.
- Temporary Placement: Many pupils attend a PRU temporarily before returning to mainstream education, starting apprenticeships, or moving to specialist schools.

AP (Alternative Provision)
An AP school is a type of educational setting in the UK designed to support children and young people who are unable to access mainstream education. These schools provide tailored learning environments and curricula to meet the specific needs of students who, for various reasons, might struggle in a traditional school setting.

Who Attends AP Schools?
Students in Alternative Provision schools might include:
- Excluded Students: Those who have been permanently excluded from mainstream schools due to behavioural or other challenges.
- Medical Needs: Students who cannot attend regular school due to physical or mental health conditions.
- Vulnerable Learners: Students facing social, emotional, or behavioural difficulties that make mainstream education unsuitable.
- Young People at Risk: Those at risk of becoming NEET (Not in Education, Employment, or Training).

Key Features of AP Schools:
- Smaller Class Sizes: Classes are often smaller to provide more individualised attention and support.
- Flexible Curriculum: A focus on both academic and vocational learning to engage students and prepare them for the future.
- Specialised Support: Emphasis on addressing emotional, behavioural, and social needs, often with access to mental health professionals and counsellors.
- Reintegration Goals: Some AP schools aim to reintegrate students into mainstream schools, while others prepare them for exams, further education, or employment.

SLT: Speech and Language Therapy
PMLD: Profound and Multiple Learning Difficulty
BESD: Behaviour, Emotional and Social Difficulty
SLCN: Speech, Language and Communication Needs
ASD: Autistic Spectrum Disorder

Descriptions for Coal Mining Legend
(https://assets.publishing.service.gov.uk/media/5a81c04ce5274a2e87dbf484/Coal_Authority_Available_Datasets.csv/preview)

1. Mine Entry: Showing the positions of over 172,000 coal mine entries in England, Wales and Scotland. Mine entries are entrances into mine workings of which there are two main types, shafts and adits. Mine shafts are vertical or near vertical entrances, whereas adits are horizontal or near-horizontal (walkable) entrances. Mine entrances provide points of access, ventilation, drainage and mineral extraction.
2. S46 (Section 46): A notice of proposals relating to underground coal mining operations under Section 46 of the Coal Mining Subsidence Act 1991 (as amended by the Coal Industry Act 1994).
3. In Seam Levels: Shows the level of underground working in metres at a specific point, in a specific seam, above or below Ordnance Datum.
4. Working Dates: Identifies the year the coal was mined at a geographic position in a specific seam.
5. Geological Disturbance Fissures and Breaklines: Shows lines of weakness at the surface (Fissures and Breaklines) which may have been produced and/or modified by coal mining.
6. Coal Outcrops: The intersection of an underground coal seam with rockhead, indicating coal that may have been worked at some time in the past.
7. In Seam Level Contours: Shows the level of underground working in metres at along a specific contour, in a specific seam, above or below Ordnance Datum.
8. Child Phase: Identifies the chronology of estimated or calculated divisions of a Proposed Parent Phase: the combination of Parent and Child Phase allows the reporting of Past, Current and Future mining.
9. Coalfield Consultation Areas: Areas in which the Coal Authority recommends that a mining search report is required for property conveyancing or development purposes.
10. Country: Scotland boundary polygon.
11. Court Order: An order issued by the court to work coal where no previous mining lease was in existence.
12. Court Order Amendments: An amendment made to an order issued by the court to work coal where no previous mining lease was in existence.
13. Legal Notices: A withdrawal of support notice served on the public by coal operators as a legislative requirement.
14. Licence Areas: A licence granted by the Coal Authority to a licensee to extract coal.
15. Parent Phase: Records the chronology of an underground working, proposed or actual (a Parent Phase will typically start life as 'proposed' and as coal is extracted over a period of time it will become 'actual').
16. Probable Workings: The locations and estimated extents of probable underground workings for which no recorded plan exists, but where it is likely that workable coal at shallow depths has been mined before records were kept.
17. Underground Workings: Identifies areas where coal has been mined, or is currently being mined under the surface.
18. Unlicensed Opencast: Contains the locations and extents of pre Coal Authority worked opencast sites i.e. as worked by National Coal Board or British Coal.

END OF DOCUMENT

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REGENERATE

SUB SURFACE
Site Investigation Specialists,
Geotechnical & Environmental Consultants

GROUND INVESTIGATION REPORT

FOR
LAND AT MILTON ROAD,
RADCLIFFE,
BURY,
M26 3QY

PREPARED FOR
BURY COUNCIL

REPORT NO. 8339A
APRIL 2026



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APPENDICES

In-situ Test results
Laboratory Test results
Contamination Analysis results
Mini Borehole Record sheets
Trial Pit Record sheets
Photographs
Figures

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GROUND INVESTIGATION FOR LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY

CLIENT: BURY COUNCIL

1 INTRODUCTION

This report has been prepared in accordance with Purchase Order No. 30722125, dated 26th January 2026, and with Purchase Order No 30722416, dated 28th January 2026, from the Client.

The brief was set out in our estimates, ref. E8293 and dated 22nd January 2026 and ref. E8293A dated 26th January 2026, with amendments as the investigation proceeded and includes:

- 6 No. mini boreholes
- 7 No. trial pits
- In-situ testing
- Geotechnical laboratory testing
- Contamination analyses
- Installation of standpipes followed by groundwater and ground gas monitoring
- Provision of an interpretative report on the above.

It should be noted that we have previously issued a Phase I Desk Study Report for this site, ref. 8339 and dated February 2026, which should be read in conjunction with this Phase II Ground Investigation Report.

1.1 Site Location and Description

The site is located on Milton Road, Radcliffe, Bury, M26 3QY, as indicated on Figure 1. The approximate National Grid Reference of the centre of the site is 377118, 407732.

As shown on Figure 2, the about 1.5 hectare irregular shaped site is bound to the north by odd No.'s 31 to 59 Kilburn Road, to the east by odd No.'s 93 to 101 Coronation Road and odd No.'s 33 to 45 Wordsworth Avenue, to the south by Milton Road and odd No.'s 27 to 35 Milton Road, and to the west by No.'s 9 to 12 Chaucer Avenue.

The site comprises of an undeveloped field.

1.2 Proposed Development and Purpose of the Ground Investigation

We understand that there is no specific proposed development plan at the time of writing this report, and the main purpose of the ground investigation is to provide parameters for a potential future school development within the site.

The intrusive investigation was undertaken in general accordance with BS5930:2015+A1:2020 [1] and its purpose was to determine the ground conditions at the positions of the exploratory holes, to assess the likelihood of a general pattern of strata being present below the site and to establish their load bearing characteristics deriving, if possible, an assessment of the suitability of appropriate founding techniques.

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A generic quantitative contamination risk assessment has been conducted in general accordance with the Environment Agency's 'Land Contamination Risk Management' guidance [2] and British Standard BS10175: 2026 [3] . The purpose of the contamination risk assessment is to:

- identify potential risks to construction workers, site end users, and the broader environment.
- to evaluate the need for additional sampling and analysis and determine any necessary precautions and/or remedial measures required for the proposed development.

A ground gas risk assessment was also undertaken in general accordance with British Standard BS 8576:2013 [4], and British Standard 8485:2015+A1:2019 [5] to determine whether there is a significant risk to any proposed development from the ingress of ground gas and to establish whether further investigation and /or remedial action is warranted.

2 INVESTIGATION

2.1 Investigation Details

Six mini boreholes were put down to depths of between 0.95 and 4.91 metres using a Mini Sampling Rig fitted with windowless sample tubes of 86mm to 76mm diameter at the positions determined and set out by Sub Surface North West Limited, as shown on Figure 3. The samples were subsequently logged in accordance with BS.5930:2015+A1:2020 [1] and the resulting Mini Borehole Records are appended. On completion the mini boreholes M1, M3 and M6 were backfilled with gravel and ground gas monitoring standpipes were installed in M2, M4 and M5.

Seven trial pits were taken out by a mechanical excavator at the positions determined and set out by Sub Surface North West Limited, as shown on Figure 3. The trial pits were excavated to depths of between 1.20 and 2.80 metres, representative samples were taken and the materials were logged in accordance with BS.5930:2015+A1:2020 [1]. The resulting Trial Pit Records are appended. On completion the trial pits were backfilled with arisings and partially compacted by the excavator, but it is likely that loose or soft pockets will still remain.

2.2 Sub Surface Detail

Details of the strata encountered in the ground investigation are given on the appended Mini Borehole Records and Trial Pit Records. The exploratory holes found made ground to depths of between 0.40 and 2.65 metres, generally overlying soft to firm to stiff locally friable slightly gravelly slightly sandy clays and locally soft clayey silt to depths of between 0.60 and 4.70 metres. The clay in the mini boreholes was found to be medium to high strength below around 1.20 metres depth and very high strength in M6 below 2.00 metres. Bedrock was encountered at depths of between 0.70 and 1.50 metres in the west of the site where it generally comprised of mudstone or siltstone and around 1.40 to 4.70 metres depth in the east where it generally comprised of sandstone.

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The depths of strata found were as follows:

TABLE 1 STRATA

Expl. Hole No.	Depth of Made Ground (m)	Depth of Cohesive Strata (m)	Depth of Granular Strata (m)	Depth to Bedrock (m)	Depth of Hole (m)
M1	0.40	0.60	0.80	0.80	0.95
M2	1.20	1.50	-	1.50	1.80
M3	0.60	1.40	-	1.40	1.61
M4	1.50	1.80*	-	1.80	2.14
M5	2.65	4.70	-	4.70	4.91
M6	1.45	>2.38			2.38
TP1	0.70	-	-	0.70	1.20
TP2	1.50	-	-	1.50	2.00
TP3	0.80	-	-	0.80	1.60
TP4	1.00	-	-	1.00	1.60
TP5	1.10	>1.40			1.40
TP6	1.40	>2.00			2.00
TP7	1.40	>2.80			2.80

M = Mini Borehole, TP = Trial Pit.
*Possible sandstone cobble from 1.50 to 1.60 metres.

A general summary of the strata found is as follows:

2.2.1 Made Ground

Made ground was encountered across the site and was variable in thickness and composition.

In mini boreholes M1, M3, M4 and M5, the upper layer comprised soft to firm, locally friable, dark brown slightly gravelly slightly sandy clay with fragments of stone, brick, concrete and tile, to depths of approximately 0.30 to 0.60 metres. In M2 upper made ground comprised of dark brownish grey ashy very clayey fine to coarse sand and fine to coarse gravel sized fragments of stone, macadam and clinker to 0.20 metres. In M6 made ground initially comprised of dark brown very gravelly very clayey fine to coarse sand with occasional small pockets of clay to 0.30 metres.

Underlying the initial layer in M2, M4, M5 and M6 made ground comprised of soft to firm to stiff dark brown, brown and orangish/ yellowish brown mottled slightly gravelly slightly sandy clay to depths of between 0.80 and 1.20 metres, overlying in M4 and M5 soft grey and brown slightly gravelly slightly sandy clay containing fragments of stone, coal, concrete and brick to 1.50 and 2.50 metres respectively. Underlying this in M5 made ground comprised of dark grey ashy fine to coarse sand and fine to coarse gravel sized fragments of clinker and metal to 2.65 metres depth.

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In M2 at 0.80 metres made ground comprised of dark grey ashy very gravelly very clayey fine to coarse sand to 1.20 metres. In M6 at 1.20 metres made ground comprised of dark greyish brown ashy silty fine to coarse sand and fine to coarse gravel sized fragments of stone, clinker, brick and concrete with occasional cobble sized fragments of brick to 1.45 metres depth.

In the trial pits made ground initially comprised of soft brown ashy slightly gravelly slightly sandy clay containing fragments of stone, clinker, glass, metal and plastic to depths of between 0.30 and 0.80 metres. This was locally underlain by grey ashy sandy clayey fine to coarse gravel sized fragments of stone clinker and brick (TP4 at 0.30 to 0.80 and TP6 at 0.70 to 0.90). Underlying this in TP4 and the initial layer in TP1, TP2, TP5 and TP6, made ground comprised of firm orange and occasionally grey mottled slightly gravelly slightly sandy clay to depths of between 0.70 and 1.20 metres.

Localised lenses included soft dark brown silty clay with woody fragments in TP2 between 1.20 and 1.50 metres and soft to firm grey ashy slightly gravelly sandy clay in TP6 to between 0.90 and 1.40 metres depth

2.2.2 Superficial Strata

In M1, M2, M3, M4, M5 and M6 cohesive strata found underlying the made ground generally comprised of firm to stiff dark brown to greyish brown slightly gravelly slightly sandy clay to depths of 0.60, 1.50, 1.40, 1.80, 4.70 and greater than 2.38 metres depth respectively which was medium strength in M2 and M3, high strength below 3.15 metres in M5 and high strength becoming very high strength below 2.00 metres in M6.

In M1 granular strata was encountered between 0.60 and 0.80 metres and comprised of greyish brown very sandy very clayey angular to subangular fine to coarse gravel sized fragments of sandstone lithorelicts. A suspected sandstone cobble was encountered in M4 between 1.50 and 1.60 metres.

Cohesive deposits were encountered underlying the made ground in TP5, TP6 and TP7 in the east of the site. In TP5 this comprised of stiff friable brown slightly gravelly slightly sandy clay from 1.10 to 1.40 metres, in TP6 stiff brown slightly sandy clay from 1.40 to 2.00 metres, and in TP7 very soft dark grey clayey silt from 1.40 to 2.00 metres, overlying soft grey slightly gravelly slightly sandy clay to 2.80 metres.

2.2.3 Bedrock

The bedrock was encountered at a shallow depth in the west of the site and at a greater depth in the east.

In M1 and M2 in the west of the site bedrock, which comprised of extremely to very weak very thinly bedded brownish grey highly weathered siltstone locally interbedded with fine grained sandstone, was encountered at 0.80 and 1.50 metres depth respectively with the boreholes refusing at 0.95 and 1.80 metres depth respectively.

In M3 and M4 in the middle/ east of the site bedrock was encountered at 1.40 and 1.80 metres depth respectively and comprised of extremely to very weak very thinly bedded brownish grey and orangish brown highly weathered fine to medium grained sandstone. The boreholes refused at 1.61 and 2.14 metres depth respectively. In M5 at 4.70 metres depth a similar dark brownish red sandstone stratum was encountered and the borehole refused at 4.91 metres.

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Bedrock was encountered in TP1, TP2, TP3 and TP4 in the west of the site at depths of between 0.70 and 1.50 metres and generally comprised of very weak very thinly bedded grey distinctly weathered mudstone with a small and tabular rock mass and blocky in places.

2.2.4 Groundwater

Groundwater inflow was encountered in M5 at 1.50 metres depth and groundwater seepages were encountered in M6 at 0.70 metres depth, and TP7 at 2.70 metres depth. No groundwater was encountered in the remainder of the exploratory holes although it should be noted that they were only left open for a short period of time and groundwater levels and rates of inflow may be subject to seasonal and/ or climatic variations.

Monitoring of standpipes installed in M2, M4 and M5 to depths of 1.50, 1.80 and 2.50 metres respectively found groundwater to be at 0.88 to 1.42 metres, 1.57 metres, and 0.49 to 0.76 metres depth respectively. The first monitoring visit found M4 to be dry.

3 SAMPLING, TESTING AND MONITORING

3.1 Sampling

Continuous core, small disturbed and bulk disturbed samples were obtained for the strata encountered and were subjected to careful examination and hand shear vane tests, where appropriate.

Environmental soil samples were taken for contamination analyses each comprised one 1 litre plastic tub, one 250ml glass jar and one 60ml glass vial. The environmental samples were transported to the testing laboratory in insulated containers to maintain a low temperature.

The samples will be retained for a period of one month after the issue of this report, for reference purposes, and then disposed of unless otherwise instructed.

3.2 Field Testing

Thirteen Standard Penetration Tests (SPTs) were performed in the mini boreholes, the results of which are recorded on the appended Standard Penetration Test Results Sheet with 'N' values and indicative relative density and shear strength, where appropriate, given on the Mini Borehole Records.

3.3 Installations and Monitoring

On completion of the mini boreholes M2, M4 and M5 hdpe standpipes were installed to depths of 1.50, 1.80 and 2.50 metres respectively. The standpipes are slotted from 0.50, 0.80 and 1.00 metres depth respectively, have an internal diameter of 50mm and have removable quick release gas valves to enable both ground gas and groundwater monitoring and sampling to be undertaken. Details of the installations are given on the Mini Borehole Records.

Monitoring of the standpipes for ground gas and groundwater has been undertaken on 2 of 6 scheduled occasions to date using portable equipment. A Gas Data GFM 435 was used for monitoring methane, carbon dioxide, oxygen, gas flows and atmospheric pressure. The results of the monitoring are given on the appended Ground Gas and Groundwater Monitoring Results sheet.

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3.4 Laboratory Testing

The following laboratory tests were carried out in accordance with BS.1377: 1990 [6], where applicable, and the results are appended.

- Moisture content, plastic limit and liquid limit tests
- Soluble sulphate content and pH value tests

Contamination analyses have been performed on fourteen soil samples to determine: pH and concentrations sulphate, sulphide, cyanide, arsenic, boron (soluble), cadmium, chromium, hexavalent chromium, copper, lead, mercury, molybdenum, nickel, selenium, zinc, speciated aliphatic and aromatic TPHs (from the TPH Criteria Working Group suite), the speciated polynuclear aromatic hydrocarbons (PAH EPA16) suite, the benzene/ ethylbenzene/ toluene/ xylene (BTEX) suite and phenols. In addition, fourteen soil samples were analysed for soil organic matter content, and fourteen soil samples were subjected to an asbestos screen.

Where asbestos was detected by the screen, asbestos quantification was undertaken for one soil samples.

The results of the above analyses are appended.

4 APPRAISAL AND RECOMMENDATIONS: GEOTECHNICAL

4.1 Comments on the Strata Profile

At the outset it should be appreciated that only a small proportion of the soil mass in the area to be developed has been investigated and consequently the recommendations made and opinions expressed in this report can only be applied to such conditions as were encountered in the exploratory holes.

Due to the site having been previously developed, and the nature of made ground, localised variations in thickness and composition should be anticipated and hence interpolation or extrapolation from the exploratory holes to adjoining areas should only be undertaken with caution.

The exploratory holes indicate a nature and degree of similarity to the extent that we consider them likely to be representative of the natural ground conditions. However, no guarantee can be given.

The internet based British Geological Survey (BGS) Viewer indicates that the site is underlain by Devensian Till composed of Diamicton (poorly sorted gravelly sandy silty clays). The bedrock is indicated to be the Peel Hall Rock Sandstone, a unit within the Pennine Middle Coal Measures Formation composed of interbedded mudstone, siltstone and sandstone with occasional seams of coal. Given the above there is an indication that the geological formation will be similar beneath the site and the immediate surrounding area and hence some continuity might be assumed but not guaranteed.

Details of the findings of the investigation are given on the appended Mini Borehole Records and Trial Pit Records, and a summary of the ground conditions is given in Section 2.2.

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4.2 Foundations

At the outset it should be noted that the Phase I Desk Study indicated that there was a risk of shallow coal mining beneath the site, that could affect the stability of any proposed development and recommended a rotary borehole investigation to assess the situation further. This should be carried out prior to designing any foundation scheme perchance further remedial action is necessary. Also it was not possible to investigate the northern strip of the site due to the sloping topography preventing access.

At the time of writing this report no specific details regarding the proposed development plan, proposed foundations and design loadings were available and consequently the recommendations given are in general terms only.

The ground investigation found made ground to depths of between 0.40 and 2.65 metres, generally overlying soft to firm to stiff locally friable slightly gravelly slightly sandy clays and locally soft clayey silt to depths of between 0.60 and 4.70 metres. The clay in the mini boreholes was found to be medium to high strength below around 1.20 metres depth and very high strength in M6 below 2.00 metres. Bedrock was encountered at depths of between 0.70 and 1.50 metres in the west of the site where it generally comprised of mudstone or siltstone and around 1.40 to 4.70 metres depth in the east where it generally comprised of sandstone.

We would not recommend founding in the made ground in its present condition because of its inherent variability in consistency and compaction, and in parts the nature of its constituents.

Providing there is sufficient load bearing capability we recommend that any proposed building is founded on strip footings for wall loads and pad foundations for column loads in the natural medium to high strength cohesive strata or on the bedrock strata.

Atterberg limit tests on the cohesive strata indicate clays and silts of low to intermediate plasticity which are considered to have a low susceptibility to shrinkage and swelling with varying moisture content. Given the above foundations should be taken down to a minimum 0.75 metres below finished ground level to avoid the zone which is subject to seasonal moisture content variation and frost action. If buildings are to be constructed adjacent to existing trees, trees are to be removed and/or trees are to be planted then the guidelines given in the National House Building Council (NHBC) Standards Chapter 4.2, 'Building Near Trees', should be followed for clays of low shrinkage and swelling potential.

Further precautions might need to be taken to protect walls and floor slabs from the effects of swelling following the removal of the trees or the cutting of the roots. Damage is likely to be caused when desiccated cohesive soils expand on taking up moisture previously taken by the roots; if for example, walls are constructed such as to constrain such soils to a limited volume.

It should be noted that in parts of the site the natural strata are at a depth of in excess of 0.75 metres and in these areas, foundations should be taken down to a minimum 0.10 metres below the base of the made ground unless the NHBC guidelines indicate a greater depth.

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In view of the depth of foundations required it is anticipated that trench fill will be used to bring levels back up to the near surface. Largely dependent upon the cost of disposal of arisings, we anticipate that trench fill would normally be economically viable providing foundation depths do not exceed about 2.50 to 3.00 metres.

Taking the results of the field tests, we have determined the safe bearing capacity of the natural strata, as follows:

TABLE 2 SAFE BEARING CAPACITY

Expl Hole No.	Depth (m)	SPT 'N' Value	Shear Strength (kN/m^2)	Safe Bearing Pressure (kN/m^2)	
				Strip Footing	Square Pad
M1	0.88	50/70mm	-	600*	600*
M2	1.35	16	64	120	145
	1.59	50/210mm	-	600*	600*
M3	1.35	50/260mm	-	600*	600*
M4	1.95	50/190mm	-	600*	600*
M5	3.15	21	84	160	190
	4.15	25	100	190	225
	4.70	50/205mm	-	600*	600*
M6	1.45	28$	112	210	255
	1.80	-	90#	170	205
	2.15	50/225mm	200	380	455

$ Partial SPT 'N' Value used

* For footings on granular strata, the safe bearing capacity given is based upon a footing width of less than 1.50 metres. For wider footings a reduction would be necessary.

\# Shear strength determined by hand shear vane test.

All formation levels should be carefully inspected by an experienced and qualified Engineer to confirm the appropriateness of the design figures used with any soft, loose, or rubbly zones removed and replaced with lean mix concrete. The formation should then be blinded with lean mix concrete as soon as possible after exposure, if there is to be a delay before construction, to prevent water softening or disturbance.

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It should be noted that the safe bearing pressures given for the cohesive strata do not take into consideration settlement. Settlement is dependent upon loading intensity, the width of the foundation and the coefficient of volume compressibility (Mv) of the compressible strata. When details of the foundations are formulated, we recommend that total and differential settlements are assessed to ensure that they are within acceptable limits.

Based upon the maximum safe bearing pressures given above total settlement of less than 25mm would be anticipated.

In the north eastern area of the site deep made ground was present in M5 to 2.65 metres, overlying soft to firm clays to 3.15 metres, and in TP7 made ground was present to 1.40 metres over very soft and soft silts (with an organic odour) and clays to 2.80 metres. In this area consideration may need to be given to piled foundations. The desk study indicated that ponds, brickworks excavations and associated ponded water was historically present in this area.

We would recommend that further investigation is carried out once a proposed development layout is determined, to enable a detailed assessment of foundation requirements to be made for each individual building or structure. Also the northern strip of the site should be investigated once suitable access is made.

4.3 Floor Slab Construction

With regard to the design and construction of normal ground bearing floor slabs, it should be noted that due to the thickness of made ground there will be a risk of significant total and differential settlements, the extent of which will be a matter of chance rather than being assessable by calculation.

To obviate any significant damaging settlements, we would recommend using a suspended floor slab with intermediate support designed on the same basis as the main foundations where the spans are too large for economical single suspended slab design.

4.4 Excavations and Groundwater

There should be no particular difficulties in excavating the strata indicated in the exploratory holes utilising an appropriate and suitably sized mechanical excavator.

The trial pit sides were found to remain vertical and stable for the relatively short period that they were left open and unsupported. However, it is recommended that all excavations to greater than 1.20 metres depth, or for shallower excavations where groundwater is encountered above this level, are closely supported, especially where man entry is required. Alternatively, where space permits, the excavations might be battered back to an appropriate angle.

When in close proximity to existing buildings, structures, slopes/retaining walls and services it is essential that lateral support and stability is maintained at all times.

Groundwater inflow was encountered in M5 at 1.50 metres depth and groundwater seepages were encountered in M6 at 0.70 metres depth, and TP7 at 2.70 metres depth. No groundwater was encountered in the remainder of the exploratory holes although it should be noted that they were only left open for a short period of time and groundwater levels and rates of inflow may be subject to seasonal and/ or climatic variations.

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Monitoring of standpipes installed in M2, M4 and M5 to depths of 1.50, 1.80 and 2.50 metres respectively found groundwater to be at 0.88 to 1.42 metres, 1.57 metres, and 0.49 to 0.76 metres depth respectively. The first monitoring visit found M4 to be dry.

Should groundwater seepages occur and water accumulate in open excavations it should be able to be removed by pumping from a filtered sump.

Care will need to be taken when reducing groundwater levels to ensure that adjoining/ nearby buildings, structures and services are not affected.

4.5 Buried Concrete

For the design of buried concrete, the recommendations given in Building Research Establishment (BRE) Special Digest 1 (February 2017 revision), "Concrete in Aggressive Ground" [7], should be followed.

Determination of pH on the soil samples gave values in the range of 6.5 to 9.6 (near neutral to alkaline).

Soluble sulphate concentrations were also determined for the soil samples and the results ranged from <0.01 to 0.14 g/l.

The results indicate that the Design Sulphate Class for the site should be DS-1.

Our knowledge of the site and ground conditions indicates that the site is "brownfield" with potentially mobile groundwater. Consequently, in accordance with the Design Sulphate Class for the site together with the site and groundwater conditions an Aggressive Chemical Environment for Concrete (ACEC) classification of AC-1 should be used as detailed on the appended extract.

5 APPRAISAL & RECOMMENDATIONS: GEOENVIRONMENTAL

5.1 Contamination Risk Assessment

The Environment Agency's Land Contamination Risk Management guidance [2] sets out a three tiered approach to risk assessment:

1. Preliminary risk assessment: first tier of risk assessment that develops the initial conceptual site model to establish whether there are any potentially unacceptable risks.
2. Generic quantitative risk assessment: uses generic assessment criteria and assumptions to estimate risk.
3. Detailed quantitative risk assessment: uses detailed site-specific information to estimate risk.

Each tier should establish contaminant sources, assess the hazard using a source-pathway-receptor (S-P-R) linkage approach to find out if there is the potential for unacceptable risk, predict what degree of harm or pollution might result and how likely it is to occur, and evaluate the risk to determine whether the risk is unacceptable.

This report comprises a Tier 2 risk assessment subject to the uncertainties, data gaps and limitations given in 5.1.1 below.

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5.1.1 Uncertainties, Data Gaps and Limitations

We have previously undertaken a Phase I Desk Study and Walkover Report (Tier 1 risk assessment), ref. 8339 and dated February 2026 and this Phase II ground investigation has been undertaken to provide an initial generic contamination risk assessment in accordance with the Phase I Conceptual Ground Model. It should be appreciated that the suite of determinants analysed for consists of a range of contaminants identified in the Conceptual Ground Model. However, the absence of any other specific contaminants cannot be guaranteed.

It should be appreciated that only a small proportion of the soil mass has been analysed and consequently the recommendations made and opinions expressed in this report can only be applied to such conditions as were encountered in the exploratory holes.

Due to the site having been previously developed/ excavated and infilled, and the nature of made ground, localised variations in thickness and composition should be anticipated and hence interpolation or extrapolation from the exploratory holes to adjoining areas should only be undertaken with caution.

5.1.2 Preliminary Conceptual Ground Model

Our Phase I Desk Study Report (Tier 1 risk assessment), ref. 8339 and dated February 2026, identified the following potential linkages between contamination sources and receptors:

Sources:

Potential sources of contamination identified in the desk study are:

- General contaminants associated with Made Ground and past and present contaminative processes undertaken on and adjacent to the site including the infilled ground present on site associated with the Brickworks excavations, and construction of neighbouring houses.
- On-site spillage and leakage of hydrocarbons (oils and fuels) from machinery associated with the nearby Brick Works used to historically excavate the site.
- Migrating leachate (contaminated surface and/ or groundwater) from Made Ground present on site.
- Migrating ground gases from registered unregistered landfills on site, infilled by 1954-56, the nearest infilling off-site being 30m to the south (infilled by 1929-1930), and the most recent infilling off-site being numerous ponds infilled by 1954-1956.
- Accumulated ground gases in on-site confined spaces.

Pathways:

Potential pathways from source and receptor for the proposed development are:

- Direct skin contact with and/ or ingestion of contaminated soils and/ or water.
- Inhalation of dust, vapours and/ or gases.
- Dissolved contaminants via infiltrating surface water/ migrating groundwater.
- Dissolved ground gases via infiltrating surface water/ migrating groundwater.
- Migration of contaminants to the underlying aquifer and to adjacent properties.
- Volatile contaminants via permeable soils and rocks.

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- Ground gases via permeable soils and rocks.
- Consumption of contaminated fruit and/ or vegetables.

Receptors:

Potential receptors for the proposed development are:

- Site operatives during demolition, earthworks and/ or construction.
- The end users of the development (young children are the most sensitive).
- Fruit and vegetables grown in gardens for consumption.
- Vegetation, bushes and trees planted as part of the development of the site.
- Controlled waters including surface water and groundwater, including aquifers.
- Maintenance operatives entering on-site confined spaces after development.
- Adjacent properties and occupants.

TABLE 3 CONCEPTUAL GROUND MODEL

Potential Source	Nature of Hazard	Contaminants Associated with the Source	Pathway	Receptor	Preliminary Risk Rating
Made Ground	Contaminants in Made Ground	Gen. Contaminants Arsenic Cadmium Chromium Lead Mercury Molybdenum Nickel Selenium Boron Copper Zinc Cyanide Sulphide Sulphate pH Phenols Polynuclear Aromatic Hydrocarbons (PAH) Total Petroleum Hydrocarbons (TPH)	Ingestion of soil Ingestion of dust Ingestion of contaminated vegetable produce Dermal contact Inhalation of dust Inhalation of vapours	Site Operatives End Users	Low
			Uptake via contaminated groundwater	Vegetation	Low
			Vertical and lateral movement of mobile contaminants to surface water and groundwater	Controlled Waters	Low
			Direct contact	Structures and Services	Low
Asbestos on/ in ground	Asbestos fibres	Asbestos fibres	Inhalation of fibres	Site Operatives End Users	Very Low
Landfill (unregistered)	Ground Gas (Asphyxiation, fire and explosion)	Methane Carbon Dioxide	Inhalation of gas Ignition of gas	Site Operatives End Users	Low
Mining (1)	Ground Gas (Asphyxiation, fire and explosion)	Methane Carbon Dioxide	Inhalation of gas Ignition of gas	Site Operatives End Users	Very Low
Mining (2)	Subsidence	-	-	Structures and services	Low to Moderate
Mine Entry	Settlement and/or Collapse			Structures and services	Very Low

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TABLE 3 (Cont'd) CONCEPTUAL GROUND MODEL

Potential Source	Nature of Hazard	Contaminants Associated with the Source	Pathway	Receptor	Preliminary Risk Rating
Tanks/ Machinery/ Vehicles	Fuel/ oil spillage and/or leakage from machinery, fuel/oil tanks and/or vehicles	Total Petroleum Hydrocarbons (TPH) and/ or Benzene/ Toluene/ Ethylbenzene/ Xylene (BTEX)	Ingestion of soil Ingestion of dust Ingestion of contaminated vegetable produce Dermal contact Inhalation of dust Inhalation of vapours	Site Operatives End Users	Very Low
			Uptake via contaminated groundwater	Vegetation	Very Low
			Vertical and lateral movement of mobile contaminants to surface water and groundwater	Controlled Waters	Very Low
			Direct contact	Structures and Services	Very Low
Electricity Sub Station	Spillage/ leakage of transformer coolants	Poly Chlorinated Biphenyls (PCB)	Ingestion of soil Ingestion of dust Ingestion of contaminated vegetable produce Dermal contact Inhalation of dust Inhalation of vapours	Site Operatives End Users	Very Low
			Uptake via contaminated groundwater	Vegetation	Very Low
			Vertical and lateral movement of mobile contaminants to surface water and groundwater	Controlled Waters	Very Low
			Direct contact	Structures and Services	Very Low

<u>Environmental Setting</u>:

The area of the site is generally flat except in the north where there is a slope down from north to south. The topography of the wider area slopes down to the south and east towards the River Irwell.

The likely geology beneath the site has been determined using the British Geological Survey (BGS) Geology of Britain Viewer accessed on 7th April 2026.

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The superficial deposits beneath the site were anticipated to be Devensian Till composed of Diamicton (poorly sorted gravelly sandy silty clays) and have been designated by the Environment Agency as a Secondary Undifferentiated aquifer, likely comprising interbedded high and low permeability layers.

The bedrock beneath the site is anticipated to comprise the Peel Hall Rock composed of sandstone (a unit with the Pennine Middle Coal Measures Formation composed of interbedded mudstones, siltstones and sandstones with occasional seams of coal, and has been designated as a Secondary A aquifer comprising permeable layers capable of supporting water supplies at a local scale and in some cases forming an important source of base flow to rivers.

British Geological Survey and Environment Agency data indicates that the site is not within a 1km grid where solution features are present that will enable rapid movement of a pollutant to groundwater.

Environment Agency data indicates that the site is not in an area where additional local information indicates that groundwater is vulnerable to pollution.

According to data provided by the Environment Agency there are six groundwater abstraction licences, fifteen surface water abstraction licences, and no potable water abstraction licences within 2000 metres of the site boundary. The nearest groundwater abstraction on 702 metres west and the nearest surface water abstraction is 1103 metres south.

There are no Source Protection Zones, set up to protect a water source within 500 metres of the site of boundary, present according to the environmental data report.

There are no sensitive surface watercourses identified within 250 metres of the site.

The findings of the intrusive investigation are generally concordant with the ground conditions anticipated by the Phase I Desk Study.

5.1.3 Assessment (Soil)

5.1.3.1 Long Term Risks

In order to provide an assessment of the presence of contamination fourteen soil samples have been analysed for a suite of determinants and the results are appended.

To assess the long term (chronic) risks to the end users of the site the concentrations of the determinands have been compared with the most recently published UK generic assessment criteria (GACs), including DEFRA Category 4 Screening Levels (C4SLs) (2014), CL:AIRE GACs (2010) and C4SLs (2021-2024), and LQM Limited Suitable for Use Levels (S4ULs) (2014). For compounds where no UK values have been published, international screening values have been adopted including the Dutch Intervention Values (2009) and US EPA Regional Screening Values (RSV) (2023).

The soil organic content (SOM) analyses found a range from 1.3% to 8.2% SOM. Organic compounds have therefore been assessed against the GACs for a conservative 2.5% SOM.

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For the purposes of assessment, as we understand that any future proposed development will be a school, the results of the contamination analyses have been compared with the GACs for a standard land use of residential without plant uptake (without homegrown produce).

When compared with the GACs the contamination analyses determined elevated concentrations of lead and a number of polynuclear aromatic hydrocarbons (PAH's) as detailed in Table 4 below:

TABLE 4 ASSESSMENT OF SOIL CONTAMINATION

Determinand	GAC (mg/kg)	Min Site Conc. (mg/kg)	Max Site Conc. (mg/kg)	Exceedances	
				Value (mg/kg)	Location/Depth (m)
lead	310	23	400	400	TP5/ 0.10
naphthalene	5.6	<0.1	7.6	7.6	TP6/ 0.75
benzo(a)anthracene	14	<0.1	37	37	TP6/ 0.75
Chrysene	31	<0.1	41	41	TP6/ 0.75
benzo(b)fluoranthene	4.0	<0.1	27	27	TP6/ 0.75
benzo(a)pyrene	3.2	<0.1	37	37 4.9	TP6/ 0.75 M2/ 0.80
dibenzo(ah)anthracene	0.32	<0.1	3.5	3.5	TP6/ 0.75

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The GACs used for the assessment can be supplied directly to the Regulator, if requested.

Where the GACs are exceeded, appropriate protective measures should be adopted.

5.1.3.2 Asbestos Containing Material (ACM)

An asbestos screen was undertaken on fourteen soil samples and asbestos was detected. Analysis determined that white (chrysotile) asbestos was present.

Where asbestos was found to be present, a quantification assessment has to be carried out, and results indicated 0.001% chrysotile was present as bundles in the sample from TP1 at 0.10 to 0.30 metres depth.

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5.1.3.3 Contamination Short Term Risks

It is assumed that the risks from short term exposure are acceptable provided that the results are below the GACs for long term exposure as detailed in 5.1.3.1 above. Where the GACs are exceeded a detailed site specific quantitative assessment of the short term risks should be undertaken or appropriate protective measures should be adopted. In this situation appropriate protective measures are recommended.

5.1.4 Recommendations & Preliminary Remediation Strategy

5.1.4.1 Human Health

Our assessment, based on fourteen soil samples, indicates elevated concentrations of lead and PAH's are present in the near surface made ground/ soils (source). Trace asbestos was also detected in TP1 at 0.10 to 0.30 metres however as the amount was at the limit of detection (0.001%) we consider this to pose a very low risk. If visible fragments of asbestos containing material are observed during excavations this should be reassessed. The pathway from the source to site operatives during earthworks, the end users of the development and any proposed planting (receptors) will need to be removed by precautions and/ or remedial measures.

Potential remediation strategies could include the following:

- Hotspot excavation
- Topsoil cover system

The results of the analyses undertaken to date suggest that the PAH contamination found in TP6 (including naphthalene which may produce vapours) may be contained within a localised hotspot. We recommend that further investigation of the affected area is undertaken to delineate the extent of the PAH contamination and to assess the significance of the elevated results. If the additional investigation confirms the PAH contamination is limited to a localised hotspot, this may be able to be excavated out and subjected to ex-situ treatment or disposal at a licensed waste disposal facility.

Where non-volatile contaminated materials are covered by buildings or a hard surface cover of concrete or bituminous macadam no further remediation will be required in respect of the risk to the end users of the site. However, in gardens and soft landscaped areas the end users should be protected from the contaminated materials and plants should be provided with a medium in which they can safely grow.

In order to break the pathway from the contaminated soils (source) to the end users of the development (receptors) we recommend the adoption of 450mm cover system for garden areas and soft landscaped areas/ playing fields compliant with the guidance from the National Contaminated Land Officers Group (NCLOG) [8] and Building Research Establishment (BRE) [9] comprising the following:

- 150mm verified clean topsoil
- 300mm verified subsoil will be placed in all gardens and soft landscaping.
- A geotextile membrane will be placed at the base of the cover system to inhibit the mixing of asbestos fibres.
- Deeper rooted bushes and trees should be pit planted on and in clean topsoil/ subsoil. In these locations there should be a minimum 900mm of verified clean soil in order to comply with BS3882 [10]. This should be increased to 1.00 for fruit trees in accordance with the guidance given in BRE465 [9].

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The topsoil and subsoil should be complaint with BS3882:2015 [10] and British Standard BS8601:2013 [11] respectively.

If garden areas are proposed where it may be possible to grow fruit and vegetables, then the cover system should be increased to 600mm.

The proposed remediation methodology should be set out in a formal remediation statement and submitted to the Local Authority for their consideration and written approval obtained prior to commencement of any development.

5.1.4.2 Controlled Waters

Given the low concentrations of potential contaminants, the presence of relatively low permeability cohesive strata beneath the site, and the distance to the nearest sensitive watercourse (none within 250 metres), in our opinion the risks to controlled waters including groundwater are very low and no further consideration is warranted.

Should it be necessary for groundwater to be pumped from on-site excavations the groundwater should be sampled and analysed, and the groundwater analysis should be submitted to the appropriate waste water authority with a request for a discharge consent. Following receipt of a discharge consent groundwater is likely to be discharged to a sewer or to an off-site licensed discharge point.

5.1.4.3 Short Term Risks

S4ULs, C4SLs and CL:AIRE assume long term contact with contamination and assess long term (chronic) health risk. The risk of short term (acute) exposure to site personnel is dealt with in the remit of the Health and Safety Executive under the Health and Safety at Work Act: 1974 and Regulations made under the Act, including the Control of Substances Hazardous to Health (COSHH) Regulations and the Control of Asbestos Regulations (CAR 2012). The levels of contamination and risk to site personnel should be considered under the Construction Design and Management (CDM) Regulations at the planning stage and in the development of the designers and contractors Health and Safety Plans and Method Statements. The risk of contact with on-site soils should be minimised and the following precautions should be taken as a minimum requirement.

Site personnel involved in earthworks and excavations should be made aware of the hazards of working with contaminated materials found on the site. Strict personal hygiene should be observed and gloves, overalls, boots and dust masks which should be asbestos grade should be worn. In addition, smoking should be prohibited to minimise the potential for transfer of contaminants from hand to mouth.

In addition, respirators should be available on site should there be a need to protect site personnel from the effects of potentially toxic vapours and gases.

Earthworks undertaken during dry weather might generate dust and in this instance, dust should be damped down and dust masks made available to site operatives, which should be asbestos grade where asbestos fibres have been found to be present. In addition, stockpiled materials should be sheeted over to prevent excessive airborne dust being formed.

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5.2 Ground Gas Risk Assessment

Ground gas monitoring has been undertaken on 2 of 6 scheduled occasions to date and the results of the monitoring visits are appended.

Ground gases: methane, carbon dioxide and oxygen and flow rate have been monitored and the ranges of ground gases and flow rate during the monitoring period are as follows:

TABLE 5 GROUND GAS CONCENTRATIONS AND FLOW RATE

Methane (% vol. In air)	Carbon Dioxide (% vol. in air)	Oxygen (% vol. in air)	Gas Flow Rate (litres/ hour)
0.0	0.1 to 3.5	14.5 to 20.4	<0.1

To date it can be seen from the monitoring that no elevated levels of methane or gas flows have been detected. However, elevated levels of carbon dioxide and depleted levels of associated oxygen have been detected.

Methane gas when present between 5% volume in air (Lower Explosive Limit - L.E.L.) and 15% volume in air (Upper Explosive Limit - U.E.L.) is potentially explosive and inflammable whilst carbon dioxide in conjunction with depleted oxygen is an asphyxiant. Both methane and carbon dioxide are a by-product of the anaerobic and aerobic decomposition of biodegradable materials.

The levels of gas have been assessed in accordance with British Standard BS 8485:2015+A1:2019 [5].

The characteristic hazardous gas flow rate (Q_{hg}) is calculated by dividing the maximum gas (methane or carbon dioxide) concentration by 100 and multiplying by the maximum flow rate in litres per hour (minimum 0.1 l/hr for Sub Surface monitoring equipment). For this site Q_{hg} = [3.5 / 100] x 0.1 = 0.0035 l/hr

Based on the monitoring to date, BS.8485:2015+A1:2019 [5], Table 2, indicates that the site falls into Characteristic Situation 1 (CS1).

BS.8485:2015+A1:2019 [5], Table 4, indicates that for a CS1 and the type of development proposed a score of zero gives no protection and remedial measures required.

All excavations of greater than 1.20 metres depth should be routinely checked for air quality prior to man entry and appropriate precautions taken.

Any manholes, inspection chambers or other void spaces formed beneath the sites ground surface are potential ground gas traps. Precautions, as per the excavations above, should be taken.

It should be noted that it is our intention to update this section of the report on completion of the programme of six ground gas monitoring visits.

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5.3 Updated Conceptual Model

The conceptual model of the site has been updated with regards to contamination sources, pathways and receptors, taking into account the findings of the ground investigation, as follows:

TABLE 6 UPDATED CONCEPTUAL MODEL

Potential Source	Nature of Hazard	Contaminants Associated with the Source	Pathway	Receptor	Suggested Mitigation Action
Made ground	Contaminants in made ground	General Contaminants Lead Polynuclear Aromatic Hydrocarbons (PAH)	Ingestion of soil Ingestion of dust Dermal contact Inhalation of dust	Site Operatives	Limit contact with soil by wearing adequate clothing and PPE.
			Inhalation of vapours	End Users	Hot spot removal of PAH contamination. Topsoil / subsoil cover system in any gardens or soft landscaping.
			Uptake via contaminated groundwater	Vegetation	Hot spot removal of PAH contamination. Provide clean blanket of topsoil/ subsoil.
			Vertical and lateral movement of mobile contaminants to surface water and groundwater	Controlled Waters	Groundwater should be discharged to a sewer or licensed discharge point subject to approval by the Waste Water Authority
			Direct contact	Structures and Services	
Asbestos on/ in ground	Asbestos fibres	Asbestos fibres	Inhalation of fibres	Site Operatives	Limit contact with soil by wearing adequate clothing and PPE.
				End Users	Careful observations during any groundworks and further assessment should any be encountered.
Mining (2)	Subsidence	-	-	Structures and services	A rotary borehole investigation should be undertaken.

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6 CLIMATE CHANGE EFFECTS

The predicted climate change impacts for the UK over the next fifty years include extreme weather patterns (including higher intensity storm events), higher temperatures, increased flooding and sea level rise. These events could conceivably have an impact on groundwater levels, soil desiccation and fissuring, and formation of solution features, which could in turn have an adverse effect on the structural strength of near surface soils, subsidence and heave in shrink-swell clays, fate and transport of soil and groundwater contaminants, and the potential for ingress of vapours and ground gases.

In our opinion the effects of climate change in the near term are unlikely to impact on the risk assessment for the proposed development, however this report should not be relied on for future development projects.

7 GENERAL

It should be noted that when developing a “brownfield site” a phased investigation should be undertaken in order that each phase informs the next. A typical phased investigation comprises the following:

- Phase I: desk study report (Tier 1 risk assessment)
- Phase II: ground investigation (Tier 2 or 3 risk assessment) with report
- Phase III: options appraisal and remediation statement report
- Phase IV: validation report.

In the preparation of this report no consideration has been given to:

- the possible effects of any mineral extraction, including coal, and geological faulting in the solid strata beneath the site
- the long term stability of the existing slopes and/or retaining structures and the short and long term stability of any proposed slopes and/or retaining structures required for the proposed development
- flora and fauna

as this was outside our brief.

The Phase I report ref. 8339 and dated February 2026 recommended that rotary boreholes be taken out to 30 metres depth followed by a ground stability assessment in order to determine whether shallow mineworkings are present and whether remedial measures are required for future development.

We recommend that consultation should be undertaken with, and the written approval obtained from, the Local Authority Environmental Health Officer, the Local Authority Building Control Officer and the Coal Authority prior to commencing development.

It should be noted that at present no specific development has been proposed. Should a specific development be proposed, then following completion of the Phase II ground investigation and monitoring together with additional investigation specific to the development layout, a Phase III remediation statement should be compiled and submitted to the Regulator for written approval prior to commencing development.

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We trust that this report fulfils your present requirements but if you have any queries or we can be of further assistance please contact the undersigned or Mr Ben Osborne at our Preston office.

SUB SURFACE CONSULTANTS LIMITED
REPORT No. 8339A
APRIL 2026

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8 REFERENCES

[1] British Standards Institute (BSI), “BS5930:2015+A1:2020 'Code of Practice for Ground Investigations,” 2015.

[2] Environment Agency, “Land Contamination Risk Management,” 2025. [Online]. Available: https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm.

[3] British Standards Institution (BSI), “BS 10175: 2026 Investigation of potentially contaminated sites. Code of practice - Code of practice,” 2026.

[4] British Standards Institute (BSI), “BS 8576 Guidance on Investigations for Ground Gas,” 2013.

[5] British Standards Insitute (BSI), “BS 8485:2015+A1:2019 Code of Practice for the Design of Protective Measures for Methane and Carbon Dioxide Ground Gases for New Buildings.,” 2015.

[6] British Standards Institute (BSI), “BS 1377-9:1990 Methods for test for soils for civil engineering purposes - In-situ tests,” 1990.

[7] BRE Construction Division, “Concrete in Aggressive Ground (Special Digest 1),” 2005 / 2017.

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[9] S. C. Hollingsworth, D. A. Earle and P. J. Witherington, “Cover Systems for Land Regeneration (thickness of cover systems for contaminated land).,” Building Research Establishment (BRE), 2004.

[10] British Standards Institute (BSI), “Specification for Topsoil,” 2015.

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INSITU TEST RESULTS

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Standard Penetration Test Results

Site : LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY

Client : BURY COUNCIL

Engineer :

Job Number 8339A

Sheet 1 / 1

Borehole Number	Base of Borehole (m)	End of Seating Drive (m)	End of Test Drive (m)	Test Type	Seating Blows per 75mm		Blows for each 75mm penetration				Result	Comments
					1	2	1	2	3	4		
M1	0.80	0.88	0.95	SPT	25		50				25*/75mm 50/70mm	
M2	1.20	1.35	1.65	SPT	3	3	3	3	4	6	N=16	
M2	1.50	1.59	1.80	SPT	15	10	16	18	16		25*/85mm 50/210mm	
M3	1.20	1.35	1.61	SPT	3	4	4	14	18	14	50/260mm	
M4	1.20	1.35	1.65	SPT	2	2	3	3	4	4	N=14	
M4	1.80	1.95	2.14	SPT	8	9	16	16	18		50/190mm	
M5	1.20	1.35	1.65	SPT	1	1	2	2	2	2	N=8	
M5	2.00	2.15	2.45	SPT	2	3	3	4	4	5	N=16	
M5	3.00	3.15	3.45	SPT	4	4	4	4	5	8	N=21	
M5	4.00	4.15	4.45	SPT	6	7	7	6	6	6	N=25	
M5	4.70	4.70	4.91	SPT	25		15	17	18		25*/0mm 50/205mm	
M6	1.20	1.35	1.65	SPT	4	5	5	5	6	8	N=24	No Recovery
M6	2.00	2.15	2.38	SPT	8	12	14	14	15	7	50/225mm	

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Insitu Test Results

Site: LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY

Client: BURY COUNCIL

Engineer:

Job Number: 8339A

Sheet: 1 / 1

Ground Gas and Groundwater Monitoring Results Sheet

Date	Hole No.	Methane (% Volume)	Carbon Dioxide (% Volume)	Oxygen (% Volume)	Gas Flow Rate (l/hr)	Atmospheric Pressure (m bars)	Depth to Groundwater (m)
12/03/26	M2	0.0	***2.5***	***17.3***	<0.1	987	1.42
	M4	0.0	0.1	20.4	<0.1	986	DRY
	M5	0.0	0.1	20.4	<0.1	986	0.76
31/03/26	M2	0.0	1.2	19.2	<0.1	1018	0.88
	M4	0.0	***3.5***	***14.5***	<0.1	1017	1.57
	M5	0.0	0.3	19.9	<0.1	1016	0.49

Remarks: Elevated levels of methane and carbon dioxide and depleted levels of oxygen are shown in ***bold/italics.***

LABORATORY TEST RESULTS

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Laboratory Test Results

Site : LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY

Client : BURY COUNCIL

Engineer :

Job Number 8339A

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DETERMINATION OF MOISTURE CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY AND LIQUIDITY INDEX

Borehole/ Trial Pit	Depth (m)	Sample	Natural Moisture Content %	Sample Passing 425µm Sieve		Liquid Limit %	Plastic Limit %	Plasticity Index %	Liquidity Index	Group Symbol	Laboratory Description
				Percentage %	Moisture Content %						
M2	1.20	D	13	92	14	31	16	15	-0.13	CL	Firm to stiff dark brown slightly gravelly slightly sandy CLAY. Gravel is angular to subrounded fine to coarse mudstone, sandstone, siltstone and coal (completely weathered bedrock).
M3	0.60	B	15	84	18	28	18	10	-0.01	CL	Friable greyish brown slightly gravelly sandy CLAY. Gravel sized fragments are angular to rounded fine to coarse sandstone lithorelicts and quartz (completely weathered bedrock).
M5	2.65	C	18	89	20	31	18	13	0.17	CL	Soft to firm dark brown slightly gravelly slightly sandy CLAY. Gravel is angular to subrounded fine to coarse sandstone, siltstone, mudstone, quartz and coal.
M6	1.45	C	15	89	17	32	17	15	-0.01	CL	Stiff dark brown slightly gravelly silty CLAY. Gravel is angular to subrounded fine to coarse sandstone, siltstone, mudstone and quartz.
TP5	1.20	B	18	90	20	30	17	13	0.23	CL	Stiff friable brown slightly gravelly slightly sandy CLAY. Gravel is subrounded fine to coarse sandstone and quartz.
TP6	1.70	B	24	76	32	47	24	23	0.33	CI	Stiff brown slightly sandy CLAY.
TP7	1.60	B	40	89	45	38	28	10	1.69	MI	Very soft dark grey clayey SILT (slight organic odour).
TP7	2.50	B	26	86	30	34	19	15	0.75	CL	Soft grey slightly gravelly slightly sandy CLAY. Gravel is subangular to subrounded fine to coarse sandstone, quartz, mudstone and coal.

Method of Preparation : BS 1377:PART 1:1990:7.4 Preparation of samples for classification tests BS 1377:PART 2:1990:4.2 & 5.2 Sample preparations

Method of Test : BS 1377:PART 2:1990:3 Determination of moisture content 1990:4 Determination of the liquid limit BS 1377:PART 2:1990:5 Determination of the plastic limit and plasticity index

Remarks :

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Laboratory Test Results

Site : LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY

Client : BURY COUNCIL

Engineer :

Job Number 8339A

Sheet 1 / 1

DETERMINATION OF pH, SULPHATE CONTENT AND TOTAL SULPHUR OF SOIL AND GROUNDWATER AND MAGNESIUM, CHLORIDE, AMMONIA AND NITRATE CONTENT

Borehole/ Trial Pit	Depth (m)	Sample	Concentration of Sulphate			Total Sulphur %	Magnesium mg/l	Ammonium NH4 mg/l	Water Soluble Chloride mg/l	Water Soluble Nitrate mg/l	pH	Design Class	Laboratory Description
			Soil		Ground Water g /l								
			Total S03 %	S04 in 2:1 water:soil g /l									
M2	1.20	D		0.02							8.3	DS-1	Firm to stiff dark brown slightly gravelly slightly sandy CLAY. Gravel is angular to subrounded fine to coarse mudstone, sandstone, siltstone and coal (completely weathered bedrock).
M4	1.20	C		0.01							7.7	DS-1	MADE GROUND: soft dark grey, dark brown and light red slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse clinker, concrete and brick.
M5	1.50	C		0.02							7.3	DS-1	MADE GROUND: soft greyish brown, light grey, yellowish brown and dark grey mottled slightly gravelly slightly sandy clay. Gravel sized fragments are fine to medium stone, coal and brick.
M5	4.70	D		0.11							8.4	DS-1	Extremely weak very thinly bedded dark brownish red highly weathered medium grained SANDSTONE.
TP1	1.00	B		0.01							8.3	DS-1	Very weak very thinly bedded grey distinctly weathered tabular MUDSTONE (blocky in places).
TP2	1.30	B		0.13							9.6	DS-1	MADE GROUND: soft dark brown silty clay with frequent woody fragments (organic odour).
TP5	0.10	B		0.02							6.6	DS-1	MADE GROUND: soft brown ashy slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse clinker, stone and brick.
TP5	1.20	B		0.01							7.8	DS-1	Stiff friable brown slightly gravelly slightly sandy CLAY. Gravel is subrounded fine to coarse sandstone and quartz.
TP6	0.75	B		0.11							7.5	DS-1	MADE GROUND: dark grey ashy sandy clayey fine to coarse gravel sized fragments of clinker and stone.
TP6	1.70	B		0.02							8.4	DS-1	Stiff brown slightly sandy CLAY.
TP7	1.60	B		0.14							6.9	DS-1	Very soft dark grey clayey SILT (slight organic odour).
TP7	2.50	B		<0.01							6.5	DS-1	Soft grey slightly gravelly slightly sandy CLAY. Gravel is subangular to subrounded fine to coarse sandstone, quartz, mudstone and coal.

Method of Preparation : BS 1377:PART 1:1990:7.5 Preparation of soil for chemical tests BS 1377:PART 3:1990:5.2, 5.3, 5.4 & 9.4

Method of Test : Lab in-house methods based on BS1377: Part 3 for contents of water sol sulphate, pH, chloride and magnesium. Lab in-house method based on MEWAM (EA, 2006) for total sulphur

Remarks : Classification relates to Design Sulphate Class of BRE Special Digest 1 (2005)

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AGGRESSIVE CHEMICAL ENVIRONMENT FOR CONCRETE (ACEC) SITE CLASSIFICATION.

Table C1 Aggressive Chemical Environment for Concrete (ACEC) classification for natural ground locations [a]

Sulfate				Groundwater		
Design Sulfate Class for location	2:1 water/soil extract [b]	Groundwater	Total potential sulfate [c]	Static water	Mobile water	ACEC Class for location
1	2 (SO_4 mg/l)	3 (SO_4 mg/l)	4 (SO_4 %)	5 (pH)	6 (pH)	7
DS-1	< 500	< 400	< 0.24	≥ 2.5		AC-1s
					> 5.5 [d]	AC-1 [d]
					2.5–5.5	AC-2z
DS-2	500–1500	400–1400	0.24–0.6	> 3.5		AC-1s
					> 5.5	AC-2
				2.5–3.5		AC-2s
					2.5–5.5	AC-3z
DS-3	1600–3000	1500–3000	0.7–1.2	> 3.5		AC-2s
					> 5.5	AC-3
				2.5–3.5		AC-3s
					2.5–5.5	AC-4
DS-4	3100–6000	3100–6000	1.3–2.4	> 3.5		AC-3s
					> 5.5	AC-4
				2.5–3.5		AC-4s
					2.5–5.5	AC-5
DS-5	> 6000	> 6000	> 2.4	> 3.5		AC-4s
				2.5–3.5	≥ 2.5	AC-5

Notes

a Applies to locations on sites that comprise either undisturbed ground that is in its natural state (ie is not brownfield – Table C2) or clean fill derived from such ground.

b The limits of Design Sulfate Classes based on 2:1 water/soil extracts have been lowered relative to previous Digests (Box C7).

c Applies only to locations where concrete will be exposed to sulfate ions (SO_4) which may result from the oxidation of sulfides (eg pyrite) following ground disturbance (Appendix A1 and Box C8).

d For flowing water that is potentially aggressive to concrete owing to high purity or an aggressive carbon dioxide level greater than 15 mg/l (Section C2.2.3), increase the ACEC Class to AC-2z.

Explanation of suffix symbols to ACEC Class

- Suffix 's' indicates that the water has been classified as static.
- Concrete placed in ACEC Classes that include the suffix 'z' primarily have to resist acid conditions and may be made with any of the cements or combinations listed in Table D2 on page 42.

Table C2 Aggressive Chemical Environment for Concrete (ACEC) classification for brownfield locations [a]

Sulfate and magnesium						Groundwater		ACEC
Design Sulfate Class for location	2:1 water/soil extract [b]		Groundwater		Total potential sulfate [c]	Static water	Mobile water	Class for location
1	2 (SO_4 mg/l)	3 (Mg mg/l)	4 (SO_4 mg/l)	5 (Mg mg/l)	6 (SO_4 %)	7 (pH) [d]	8 (pH) [d]	9
DS-1	< 500		< 400		< 0.24	≥ 2.5		AC-1s
							> 6.5 [d]	AC-1
							5.5–6.5	AC-2z
							4.5–5.5	AC-3z
							2.5–4.5	AC-4z
DS-2	500–1500		400–1400		0.24–0.6	> 5.5		AC-1s
							> 6.5	AC-2
						2.5–5.5		AC-2s
							5.5–6.5	AC-3z
							4.5–5.5	AC-4z
							2.5-4.5	AC-5z
DS-3	1600–3000		1500–3000		0.7–1.2	> 5.5		AC-2s
							> 6.5	AC-3
						2.5–5.5		AC-3s
							5.5–6.5	AC-4
							2.5–5.5	AC-5
DS-4	3100–6000	≤ 1200	3100–6000	≤ 1000	1.3–2.4	> 5.5		AC-3s
							> 6.5	AC-4
						2.5–5.5		AC-4s
							2.5–6.5	AC-5
DS-4m	3100–6000	> 1200 [e]	3100–6000	> 1000 [e]	1.3–2.4	> 5.5		AC-3s
							> 6.5	AC-4m
						2.5–5.5		AC-4ms
							2.5–6.5	AC-5m
DS-5	> 6000	≤ 1200	> 6000	≤ 1000	> 2.4	> 5.5		AC-4s
						2.5–5.5	≥ 2.5	AC-5
DS-5m	> 6000	> 1200 [e]	> 6000	> 1000 [e]	> 2.4	> 5.5		AC-4ms
						2.5–5.5	≥ 2.5	AC-5m

Notes

a Brownfield locations are those sites, or parts of sites, that might contain chemical residues produced by or associated with industrial production (Section C5.1.3).

b The limits of Design Sulfate Classes based on 2:1 water/soil extracts have been lowered from previous Digests (Box C7).

c Applies only to locations where concrete will be exposed to sulfate ions (SO_4), which may result from the oxidation of sulfides such as pyrite, following ground disturbance (Appendix A1 and Box C8).

d An additional account is taken of hydrochloric and nitric acids by adjustment to sulfate content (Section C5.1.3).

e The limit on water-soluble magnesium does not apply to brackish groundwater (chloride content between 12 000 mg/l and 17 000 mg/l). This allows 'm' to be omitted from the relevant ACEC classification. Seawater (chloride content about 18 000 mg/l) and stronger brines are not covered by this table.

Explanation of suffix symbols to ACEC Class

- Suffix 's' indicates that the water has been classified as static.
- Concrete placed in ACEC Classes that include the suffix 'z' have primarily to resist acid conditions and may be made with any of the cements in Table D2 on page 42.
- Suffix 'm' relates to the higher levels of magnesium in Design Sulfate Classes 4 and 5.

CONTAMINATION ANALYSIS RESULTS

Certificate of Analysis

Certificate Number 26-05649 *Issued:* 20-Mar-26

Client Sub Surface Laboratories Ltd
3 Peel Street
Preston
Lancashire
PR2 2QS

Our Reference 26-05649

Client Reference ~ 8339A

Order No ~ (not supplied)

Contract Title ~ Land At Milton Road, Radcliffe

Description 22 Soil samples.

Date Received 10-Mar-26

Date Started 10-Mar-26

Date Completed 20-Mar-26

Test Procedures Identified by prefix DETSn (details on request).

Notes Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By

Louise Cook
Contracts Manager

2139

Sample Deviations present. See Deviation Table Section for details.

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05649
Client Ref ~ 8339A
Contract Title ~ Land At Milton Road, Radcliffe

	Lab No	2653468	2653469	2653470	2653471	2653472	2653473
	Sample ID ~	TP1	TP1	TP2	TP3	TP4	TP5
	Depth ~	0.10-0.30	1.00-1.20	1.30-1.40	0.10-0.30	0.50-0.70	0.10-0.20
	Other ID ~	301	303	306	308	312	316
	Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026
	Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**				
Asbestos Quantification (Gravimetric)	DETSC 1102	0.001	%	0.001					
Preparation									
Moisture Content	DETSC 1004	0.1	%	25		28	22	17	27
Metals									
Arsenic	DETSC 2301#	0.2	mg/kg	13		28	30	14	30
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	0.5		1.2	0.3	0.3	0.7
Cadmium	DETSC 2301#	0.1	mg/kg	0.6		1.5	5.8	0.4	1.3
Chromium	DETSC 2301#	0.15	mg/kg	20		42	51	23	25
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0		< 1.0	< 1.0	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	72		160	290	61	150
Lead	DETSC 2301#	0.3	mg/kg	130		110	250	71	400
Mercury	DETSC 2325#	0.05	mg/kg	0.33		0.14	0.29	0.09	0.30
Molybdenum	DETSC 2301#	0.4	mg/kg	2.4		1.8	4.4	1.5	5.7
Nickel	DETSC 2301#	1	mg/kg	20		14	34	17	30
Selenium	DETSC 2301#	0.5	mg/kg	< 0.5		< 0.5	< 0.5	< 0.5	< 0.5
Zinc	DETSC 2301#	1	mg/kg	130		170	270	88	230
Inorganics									
pH	DETSC 2008#		pH	7.1	8.3	9.6	6.7	8.3	6.6
Cyanide, Total	DETSC 2130#	0.1	mg/kg	0.3		0.4	0.8	0.2	0.7
Organic matter	DETSC 2002#	0.1	%	3.4		6.4	5.3	2.2	7.6
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l		12	130			17
Sulphide	DETSC 2024*	10	mg/kg	12		32	24	28	20
Sulphate as SO4, Total	DETSC 2321#	0.01	%	0.05		0.09	0.09	0.05	0.13
Petroleum Hydrocarbons									
Aliphatic C5-C6: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C6-C8: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C8-C10: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C10-C12: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg	< 1.5		< 1.5	< 1.5	6.6	< 1.5
Aliphatic C12-C16: EH_CU_1D_AL	DETSC 3072#	1.2	mg/kg	< 1.2		< 1.2	< 1.2	< 1.2	< 1.2
Aliphatic C16-C21: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg	< 1.5		< 1.5	< 1.5	< 1.5	< 1.5
Aliphatic C21-C35: EH_CU_1D_AL	DETSC 3072#	3.4	mg/kg	< 3.4		< 3.4	< 3.4	< 3.4	< 3.4
Aliphatic C35-C40: EH_CU_1D_AL	DETSC 3072*	3.4	mg/kg	< 3.4		< 3.4	< 3.4	< 3.4	< 3.4
Aliphatic C10-C44: EH_CU_1D_AL	DETSC 3072*	10	mg/kg	< 10		< 10	< 10	< 10	< 10
Aliphatic C5-C40: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg	< 10		< 10	< 10	< 10	< 10
Aliphatic C5-C44: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg	< 10		< 10	< 10	< 10	< 10
Aromatic C5-C7: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C7-C8: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C8-C10: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C10-C12: EH_CU_1D_AR	DETSC 3072#	0.9	mg/kg	< 0.9		< 0.9	< 0.9	< 0.9	< 0.9
Aromatic C12-C16: EH_CU_1D_AR	DETSC 3072#	0.5	mg/kg	< 0.5		< 0.5	< 0.5	< 0.5	< 0.5
Aromatic C16-C21: EH_CU_1D_AR	DETSC 3072#	0.6	mg/kg	< 0.6		< 0.6	< 0.6	< 0.6	< 0.6
Aromatic C21-C35: EH_CU_1D_AR	DETSC 3072#	1.4	mg/kg	< 1.4		< 1.4	< 1.4	< 1.4	< 1.4

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05649
Client Ref ~ 8339A
Contract Title ~ Land At Milton Road, Radcliffe

	Lab No	2653468	2653469	2653470	2653471	2653472	2653473
	Sample ID ~	TP1	TP1	TP2	TP3	TP4	TP5
	Depth ~	0.10-0.30	1.00-1.20	1.30-1.40	0.10-0.30	0.50-0.70	0.10-0.20
	Other ID ~	301	303	306	308	312	316
	Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026
	Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**				
Aromatic C35-C40: EH_CU_1D_AR	DETSC 3072*	1.4	mg/kg	< 1.4		< 1.4	< 1.4	< 1.4	< 1.4
Aromatic C10-C44: EH_CU_1D_AR	DETSC 3072*	10	mg/kg	< 10		< 10	< 10	< 10	< 10
Aromatic C5-C40: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg	< 10		< 10	< 10	< 10	< 10
Aromatic C5-C44: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg	< 10		< 10	< 10	< 10	< 10
TPH Ali/Aro C5-C40: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg	< 10		< 10	< 10	< 10	< 10
TPH Ali/Aro C5-C44: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg	< 10		< 10	< 10	< 10	< 10
Ali/Aro C10-C44: EH_CU_1D_Total	DETSC 3072*	10	mg/kg	< 10		< 10	< 10	< 10	< 10
Benzene	DETSC 3321#	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
Ethylbenzene	DETSC 3321#	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
Toluene	DETSC 3321#	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
m+p Xylene	DETSC 3321#	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
o Xylene	DETSC 3321#	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
MTBE	DETSC 3321	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
PAHs									
Naphthalene	DETSC 3301	0.1	mg/kg	< 0.10		0.27	< 0.10	< 0.10	< 0.10
Acenaphthylene	DETSC 3301	0.1	mg/kg	< 0.10		< 0.10	< 0.10	< 0.10	< 0.10
Acenaphthene	DETSC 3301	0.1	mg/kg	< 0.10		1.4	< 0.10	0.12	< 0.10
Fluorene	DETSC 3301	0.1	mg/kg	3.0		4.8	3.2	0.14	< 0.10
Phenanthrene	DETSC 3301	0.1	mg/kg	0.42		7.4	1.4	0.88	0.36
Anthracene	DETSC 3301	0.1	mg/kg	0.44		1.7	0.55	< 0.10	< 0.10
Fluoranthene	DETSC 3301	0.1	mg/kg	1.3		9.6	2.6	0.98	0.47
Pyrene	DETSC 3301	0.1	mg/kg	0.27		9.7	2.2	0.88	0.40
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg	< 0.10		2.5	< 0.10	0.55	2.7
Chrysene	DETSC 3301	0.1	mg/kg	< 0.10		3.3	< 0.10	0.49	1.2
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10		2.4	0.63	0.39	0.25
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10		1.2	0.33	0.19	0.11
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg	< 0.10		3.0	0.87	0.48	0.19
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg	< 0.10		2.2	0.58	0.35	0.26
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg	< 0.10		0.19	< 0.10	0.13	0.14
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg	< 0.10		1.8	0.41	0.33	0.24
PAH 16 Total	DETSC 3301	1.6	mg/kg	4.0		37	10	5.8	6.2
Phenols									
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	1.5		2.0	1.9	2.6	2.0

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05649
Client Ref ~ 8339A
Contract Title ~ Land At Milton Road, Radcliffe

	Lab No	2653474	2653475	2653476	2653477	2653478	2653479
	Sample ID ~	TP5	TP5	TP6	TP6	TP7	TP7
	Depth ~	0.50-0.70	1.20-1.40	0.75-0.85	1.70-1.90	0.50-0.70	1.60-1.90
	Other ID ~	317	318	321	323	325	326
	Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026
	Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**				
Asbestos Quantification (Gravimetric)	DETSC 1102	0.001	%				
Preparation							
Moisture Content	DETSC 1004	0.1	%	14		17		19	
Metals							
Arsenic	DETSC 2301#	0.2	mg/kg	9.0		16		9.2	
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	0.2		0.8		0.2	
Cadmium	DETSC 2301#	0.1	mg/kg	< 0.1		0.2		< 0.1	
Chromium	DETSC 2301#	0.15	mg/kg	18		14		18	
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0		< 1.0		< 1.0	
Copper	DETSC 2301#	0.2	mg/kg	29		84		26	
Lead	DETSC 2301#	0.3	mg/kg	25		58		26	
Mercury	DETSC 2325#	0.05	mg/kg	< 0.05		0.06		< 0.05	
Molybdenum	DETSC 2301#	0.4	mg/kg	0.5		5.3		0.5	
Nickel	DETSC 2301#	1	mg/kg	18		30		13	
Selenium	DETSC 2301#	0.5	mg/kg	< 0.5		< 0.5		< 0.5	
Zinc	DETSC 2301#	1	mg/kg	54		89		46	
Inorganics									
pH	DETSC 2008#		pH	6.6	7.8	7.5	8.4	8.1	6.9
Cyanide, Total	DETSC 2130#	0.1	mg/kg	< 0.1		< 0.1		< 0.1	
Organic matter	DETSC 2002#	0.1	%	1.6		5.5		1.3	
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l		14	110	15		140
Sulphide	DETSC 2024*	10	mg/kg	16		44		16	
Sulphate as SO4, Total	DETSC 2321#	0.01	%	0.02		0.05		0.02	
Petroleum Hydrocarbons									
Aliphatic C5-C6: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01		< 0.01	
Aliphatic C6-C8: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01		< 0.01	
Aliphatic C8-C10: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01		< 0.01	
Aliphatic C10-C12: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg	< 1.5		2.2		< 1.5	
Aliphatic C12-C16: EH_CU_1D_AL	DETSC 3072#	1.2	mg/kg	< 1.2		< 1.2		< 1.2	
Aliphatic C16-C21: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg	< 1.5		< 1.5		< 1.5	
Aliphatic C21-C35: EH_CU_1D_AL	DETSC 3072#	3.4	mg/kg	< 3.4		< 3.4		< 3.4	
Aliphatic C35-C40: EH_CU_1D_AL	DETSC 3072*	3.4	mg/kg	< 3.4		< 3.4		< 3.4	
Aliphatic C10-C44: EH_CU_1D_AL	DETSC 3072*	10	mg/kg	< 10		< 10		< 10	
Aliphatic C5-C40: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg	< 10		< 10		< 10	
Aliphatic C5-C44: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg	< 10		< 10		< 10	
Aromatic C5-C7: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01		< 0.01	
Aromatic C7-C8: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01		< 0.01	
Aromatic C8-C10: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01		< 0.01	
Aromatic C10-C12: EH_CU_1D_AR	DETSC 3072#	0.9	mg/kg	< 0.9		29		< 0.9	
Aromatic C12-C16: EH_CU_1D_AR	DETSC 3072#	0.5	mg/kg	< 0.5		11		< 0.5	
Aromatic C16-C21: EH_CU_1D_AR	DETSC 3072#	0.6	mg/kg	< 0.6		73		< 0.6	
Aromatic C21-C35: EH_CU_1D_AR	DETSC 3072#	1.4	mg/kg	< 1.4		120		< 1.4	

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05649
Client Ref ~ 8339A
Contract Title ~ Land At Milton Road, Radcliffe

	Lab No	2653474		2653475		2653476		2653477		2653478		2653479	
	Sample ID ~	TP5		TP5		TP6		TP6		TP7		TP7	
	Depth ~	0.50-0.70		1.20-1.40		0.75-0.85		1.70-1.90		0.50-0.70		1.60-1.90	
	Other ID ~	317		318		321		323		325		326	
	Sample Type ~	SOIL		SOIL		SOIL		SOIL		SOIL		SOIL	
	Sampling Date ~	27/02/2026		27/02/2026		27/02/2026		27/02/2026		27/02/2026		27/02/2026	
	Sampling Time ~	n/s		n/s		n/s		n/s		n/s		n/s	
Test	**Method**	**LOD**	**Units**										
Aromatic C35-C40: EH_CU_1D_AR	DETSC 3072*	1.4	mg/kg	< 1.4		< 1.4				< 1.4			
Aromatic C10-C44: EH_CU_1D_AR	DETSC 3072*	10	mg/kg	< 10		230				< 10			
Aromatic C5-C40: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg	< 10		230				< 10			
Aromatic C5-C44: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg	< 10		230				< 10			
TPH Ali/Aro C5-C40: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg	< 10		230				< 10			
TPH Ali/Aro C5-C44: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg	< 10		230				< 10			
Ali/Aro C10-C44: EH_CU_1D_Total	DETSC 3072*	10	mg/kg	< 10		230				< 10			
Benzene	DETSC 3321#	0.01	mg/kg	< 0.01		< 0.01				< 0.01			
Ethylbenzene	DETSC 3321#	0.01	mg/kg	< 0.01		< 0.01				< 0.01			
Toluene	DETSC 3321#	0.01	mg/kg	< 0.01		< 0.01				< 0.01			
m+p Xylene	DETSC 3321#	0.01	mg/kg	< 0.01		< 0.01				< 0.01			
o Xylene	DETSC 3321#	0.01	mg/kg	< 0.01		< 0.01				< 0.01			
MTBE	DETSC 3321	0.01	mg/kg	< 0.01		< 0.01				< 0.01			
PAHs													
Naphthalene	DETSC 3301	0.1	mg/kg	< 0.10		7.6				< 0.10			
Acenaphthylene	DETSC 3301	0.1	mg/kg	< 0.10		< 0.10				< 0.10			
Acenaphthene	DETSC 3301	0.1	mg/kg	< 0.10		18				< 0.10			
Fluorene	DETSC 3301	0.1	mg/kg	< 0.10		18				< 0.10			
Phenanthrene	DETSC 3301	0.1	mg/kg	< 0.10		87				< 0.10			
Anthracene	DETSC 3301	0.1	mg/kg	< 0.10		23				< 0.10			
Fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10		97				< 0.10			
Pyrene	DETSC 3301	0.1	mg/kg	< 0.10		92				< 0.10			
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg	< 0.10		37				< 0.10			
Chrysene	DETSC 3301	0.1	mg/kg	< 0.10		41				< 0.10			
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10		27				< 0.10			
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10		15				< 0.10			
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg	< 0.10		37				< 0.10			
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg	< 0.10		24				< 0.10			
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg	< 0.10		3.5				< 0.10			
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg	< 0.10		22				< 0.10			
PAH 16 Total	DETSC 3301	1.6	mg/kg	< 1.6		550				< 1.6			
Phenols													
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	0.8		1.2				0.6			

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05649
Client Ref ~ 8339A
Contract Title ~ Land At Milton Road, Radcliffe

	Lab No	2653480	2653481	2653482	2653483	2653484	2653485
	Sample ID ~	TP7	M1	M2	M2	M3	M4
	Depth ~	2.50-2.70	0.40-0.60	0.80-1.20	1.20-1.65	0.20-0.60	0.30-1.20
	Other ID ~	327	224	238	239	250	263
	Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026
	Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**						
Asbestos Quantification (Gravimetric)	DETSC 1102	0.001	%						
Preparation									
Moisture Content	DETSC 1004	0.1	%		14	27		17	20
Metals									
Arsenic	DETSC 2301#	0.2	mg/kg		11	35		13	11
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg		0.3	1.1		0.4	0.2
Cadmium	DETSC 2301#	0.1	mg/kg		0.5	0.7		0.3	0.2
Chromium	DETSC 2301#	0.15	mg/kg		20	52		21	18
Chromium, Hexavalent	DETSC 2204*	1	mg/kg		< 1.0	< 1.0		< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg		56	140		44	33
Lead	DETSC 2301#	0.3	mg/kg		23	140		60	30
Mercury	DETSC 2325#	0.05	mg/kg		< 0.05	0.21		0.05	0.06
Molybdenum	DETSC 2301#	0.4	mg/kg		0.9	4.1		1.1	1.1
Nickel	DETSC 2301#	1	mg/kg		20	26		21	12
Selenium	DETSC 2301#	0.5	mg/kg		< 0.5	0.6		< 0.5	< 0.5
Zinc	DETSC 2301#	1	mg/kg		100	160		86	49
Inorganics									
pH	DETSC 2008#		pH	6.5	7.0	6.7	8.3	6.5	7.1
Cyanide, Total	DETSC 2130#	0.1	mg/kg		< 0.1	0.3		0.1	0.1
Organic matter	DETSC 2002#	0.1	%		1.3	5.4		2.5	2.4
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l	< 10			22		
Sulphide	DETSC 2024*	10	mg/kg		12	28		< 10	12
Sulphate as SO4, Total	DETSC 2321#	0.01	%		0.18	0.08		0.07	0.03
Petroleum Hydrocarbons									
Aliphatic C5-C6: HS_1D_AL	DETSC 3321*	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
Aliphatic C6-C8: HS_1D_AL	DETSC 3321*	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
Aliphatic C8-C10: HS_1D_AL	DETSC 3321*	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
Aliphatic C10-C12: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg		< 1.5	< 1.5		< 1.5	2.9
Aliphatic C12-C16: EH_CU_1D_AL	DETSC 3072#	1.2	mg/kg		< 1.2	< 1.2		< 1.2	< 1.2
Aliphatic C16-C21: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg		< 1.5	< 1.5		< 1.5	< 1.5
Aliphatic C21-C35: EH_CU_1D_AL	DETSC 3072#	3.4	mg/kg		< 3.4	< 3.4		< 3.4	< 3.4
Aliphatic C35-C40: EH_CU_1D_AL	DETSC 3072*	3.4	mg/kg		< 3.4	< 3.4		< 3.4	< 3.4
Aliphatic C10-C44: EH_CU_1D_AL	DETSC 3072*	10	mg/kg		< 10	< 10		< 10	< 10
Aliphatic C5-C40: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg		< 10	< 10		< 10	< 10
Aliphatic C5-C44: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg		< 10	< 10		< 10	< 10
Aromatic C5-C7: HS_1D_AR	DETSC 3321*	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
Aromatic C7-C8: HS_1D_AR	DETSC 3321*	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
Aromatic C8-C10: HS_1D_AR	DETSC 3321*	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
Aromatic C10-C12: EH_CU_1D_AR	DETSC 3072#	0.9	mg/kg		< 0.9	< 0.9		< 0.9	< 0.9
Aromatic C12-C16: EH_CU_1D_AR	DETSC 3072#	0.5	mg/kg		< 0.5	< 0.5		< 0.5	< 0.5
Aromatic C16-C21: EH_CU_1D_AR	DETSC 3072#	0.6	mg/kg		< 0.6	< 0.6		< 0.6	< 0.6
Aromatic C21-C35: EH_CU_1D_AR	DETSC 3072#	1.4	mg/kg		< 1.4	< 1.4		< 1.4	< 1.4

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05649
Client Ref ~ 8339A
Contract Title ~ Land At Milton Road, Radcliffe

	Lab No	2653480	2653481	2653482	2653483	2653484	2653485
	Sample ID ~	TP7	M1	M2	M2	M3	M4
	Depth ~	2.50-2.70	0.40-0.60	0.80-1.20	1.20-1.65	0.20-0.60	0.30-1.20
	Other ID ~	327	224	238	239	250	263
	Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026
	Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**				
Aromatic C35-C40: EH_CU_1D_AR	DETSC 3072*	1.4	mg/kg		< 1.4	< 1.4		< 1.4	< 1.4
Aromatic C10-C44: EH_CU_1D_AR	DETSC 3072*	10	mg/kg		< 10	< 10		< 10	< 10
Aromatic C5-C40: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg		< 10	< 10		< 10	< 10
Aromatic C5-C44: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg		< 10	< 10		< 10	< 10
TPH Ali/Aro C5-C40: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg		< 10	< 10		< 10	< 10
TPH Ali/Aro C5-C44: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg		< 10	< 10		< 10	< 10
Ali/Aro C10-C44: EH_CU_1D_Total	DETSC 3072*	10	mg/kg		< 10	< 10		< 10	< 10
Benzene	DETSC 3321#	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
Ethylbenzene	DETSC 3321#	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
Toluene	DETSC 3321#	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
m+p Xylene	DETSC 3321#	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
o Xylene	DETSC 3321#	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
MTBE	DETSC 3321	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
PAHs									
Naphthalene	DETSC 3301	0.1	mg/kg		< 0.10	0.24		< 0.10	< 0.10
Acenaphthylene	DETSC 3301	0.1	mg/kg		< 0.10	1.6		< 0.10	< 0.10
Acenaphthene	DETSC 3301	0.1	mg/kg		< 0.10	0.76		< 0.10	< 0.10
Fluorene	DETSC 3301	0.1	mg/kg		< 0.10	2.7		< 0.10	< 0.10
Phenanthrene	DETSC 3301	0.1	mg/kg		< 0.10	7.6		< 0.10	< 0.10
Anthracene	DETSC 3301	0.1	mg/kg		< 0.10	3.0		< 0.10	< 0.10
Fluoranthene	DETSC 3301	0.1	mg/kg		< 0.10	14		< 0.10	< 0.10
Pyrene	DETSC 3301	0.1	mg/kg		< 0.10	13		< 0.10	< 0.10
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg		< 0.10	4.7		< 0.10	< 0.10
Chrysene	DETSC 3301	0.1	mg/kg		< 0.10	5.2		< 0.10	< 0.10
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg		< 0.10	3.9		< 0.10	< 0.10
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg		< 0.10	2.1		< 0.10	< 0.10
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg		< 0.10	4.9		< 0.10	< 0.10
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg		< 0.10	3.3		< 0.10	< 0.10
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg		< 0.10	< 0.10		< 0.10	< 0.10
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg		< 0.10	3.1		< 0.10	< 0.10
PAH 16 Total	DETSC 3301	1.6	mg/kg		< 1.6	71		< 1.6	< 1.6
Phenols									
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg		< 0.3	< 0.3		< 0.3	< 0.3

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05649
Client Ref ~ 8339A
Contract Title ~ Land At Milton Road, Radcliffe

	Lab No	2653486	2653487	2653488	2653489
	Sample ID ~	M4	M5	M5	M6
	Depth ~	1.20-2.00	1.50-1.60	4.70-5.15	0.00-0.30
	Other ID ~	265	278	285	288
	Sample Type ~	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	27/02/2026	27/02/2026	27/02/2026	27/02/2026
	Sampling Time ~	n/s	n/s	n/s	n/s

Test	Method	LOD	Units				
Asbestos Quantification (Gravimetric)	DETSC 1102	0.001	%				
Preparation							
Moisture Content	DETSC 1004	0.1	%		22		30
Metals							
Arsenic	DETSC 2301#	0.2	mg/kg		11		26
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg		0.3		0.9
Cadmium	DETSC 2301#	0.1	mg/kg		0.2		0.7
Chromium	DETSC 2301#	0.15	mg/kg		19		28
Chromium, Hexavalent	DETSC 2204*	1	mg/kg		< 1.0		< 1.0
Copper	DETSC 2301#	0.2	mg/kg		23		180
Lead	DETSC 2301#	0.3	mg/kg		27		220
Mercury	DETSC 2325#	0.05	mg/kg		< 0.05		0.59
Molybdenum	DETSC 2301#	0.4	mg/kg		0.8		6.2
Nickel	DETSC 2301#	1	mg/kg		12		32
Selenium	DETSC 2301#	0.5	mg/kg		< 0.5		< 0.5
Zinc	DETSC 2301#	1	mg/kg		42		180
Inorganics							
pH	DETSC 2008#		pH	7.7	7.3	8.4	7.8
Cyanide, Total	DETSC 2130#	0.1	mg/kg		0.1		0.7
Organic matter	DETSC 2002#	0.1	%		1.5		8.2
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l	14	15	110	
Sulphide	DETSC 2024*	10	mg/kg		< 10		32
Sulphate as SO4, Total	DETSC 2321#	0.01	%		0.03		0.16
Petroleum Hydrocarbons							
Aliphatic C5-C6: HS_1D_AL	DETSC 3321*	0.01	mg/kg		< 0.01		< 0.01
Aliphatic C6-C8: HS_1D_AL	DETSC 3321*	0.01	mg/kg		< 0.01		< 0.01
Aliphatic C8-C10: HS_1D_AL	DETSC 3321*	0.01	mg/kg		< 0.01		< 0.01
Aliphatic C10-C12: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg		< 1.5		< 1.5
Aliphatic C12-C16: EH_CU_1D_AL	DETSC 3072#	1.2	mg/kg		< 1.2		< 1.2
Aliphatic C16-C21: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg		< 1.5		< 1.5
Aliphatic C21-C35: EH_CU_1D_AL	DETSC 3072#	3.4	mg/kg		< 3.4		< 3.4
Aliphatic C35-C40: EH_CU_1D_AL	DETSC 3072*	3.4	mg/kg		< 3.4		< 3.4
Aliphatic C10-C44: EH_CU_1D_AL	DETSC 3072*	10	mg/kg		< 10		< 10
Aliphatic C5-C40: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg		< 10		< 10
Aliphatic C5-C44: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg		< 10		< 10
Aromatic C5-C7: HS_1D_AR	DETSC 3321*	0.01	mg/kg		< 0.01		< 0.01
Aromatic C7-C8: HS_1D_AR	DETSC 3321*	0.01	mg/kg		< 0.01		< 0.01
Aromatic C8-C10: HS_1D_AR	DETSC 3321*	0.01	mg/kg		< 0.01		< 0.01
Aromatic C10-C12: EH_CU_1D_AR	DETSC 3072#	0.9	mg/kg		< 0.9		< 0.9
Aromatic C12-C16: EH_CU_1D_AR	DETSC 3072#	0.5	mg/kg		< 0.5		< 0.5
Aromatic C16-C21: EH_CU_1D_AR	DETSC 3072#	0.6	mg/kg		< 0.6		< 0.6
Aromatic C21-C35: EH_CU_1D_AR	DETSC 3072#	1.4	mg/kg		< 1.4		< 1.4

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05649
Client Ref ~ 8339A
Contract Title ~ Land At Milton Road, Radcliffe

			Lab No	2653486	2653487	2653488	2653489
			Sample ID ~	M4	M5	M5	M6
			Depth ~	1.20-2.00	1.50-1.60	4.70-5.15	0.00-0.30
			Other ID ~	265	278	285	288
			Sample Type ~	SOIL	SOIL	SOIL	SOIL
			Sampling Date ~	27/02/2026	27/02/2026	27/02/2026	27/02/2026
			Sampling Time ~	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**				
Aromatic C35-C40: EH_CU_1D_AR	DETSC 3072*	1.4	mg/kg		< 1.4		< 1.4
Aromatic C10-C44: EH_CU_1D_AR	DETSC 3072*	10	mg/kg		< 10		< 10
Aromatic C5-C40: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg		< 10		< 10
Aromatic C5-C44: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg		< 10		< 10
TPH Ali/Aro C5-C40: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg		< 10		< 10
TPH Ali/Aro C5-C44: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg		< 10		< 10
Ali/Aro C10-C44: EH_CU_1D_Total	DETSC 3072*	10	mg/kg		< 10		< 10
Benzene	DETSC 3321#	0.01	mg/kg		< 0.01		< 0.01
Ethylbenzene	DETSC 3321#	0.01	mg/kg		< 0.01		< 0.01
Toluene	DETSC 3321#	0.01	mg/kg		< 0.01		< 0.01
m+p Xylene	DETSC 3321#	0.01	mg/kg		< 0.01		< 0.01
o Xylene	DETSC 3321#	0.01	mg/kg		< 0.01		< 0.01
MTBE	DETSC 3321	0.01	mg/kg		< 0.01		< 0.01
PAHs							
Naphthalene	DETSC 3301	0.1	mg/kg		< 0.10		< 0.10
Acenaphthylene	DETSC 3301	0.1	mg/kg		< 0.10		< 0.10
Acenaphthene	DETSC 3301	0.1	mg/kg		< 0.10		< 0.10
Fluorene	DETSC 3301	0.1	mg/kg		< 0.10		< 0.10
Phenanthrene	DETSC 3301	0.1	mg/kg		< 0.10		0.37
Anthracene	DETSC 3301	0.1	mg/kg		< 0.10		< 0.10
Fluoranthene	DETSC 3301	0.1	mg/kg		< 0.10		0.39
Pyrene	DETSC 3301	0.1	mg/kg		< 0.10		0.36
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg		< 0.10		0.23
Chrysene	DETSC 3301	0.1	mg/kg		< 0.10		0.23
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg		< 0.10		0.23
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg		< 0.10		0.12
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg		< 0.10		0.10
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg		< 0.10		< 0.10
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg		< 0.10		< 0.10
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg		< 0.10		< 0.10
PAH 16 Total	DETSC 3301	1.6	mg/kg		< 1.6		1.8
Phenols							
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg		< 0.3		0.7

Summary of Asbestos Analysis
Soil Samples

Our Ref 26-05649
Client Ref ~ 8339A
Contract Title ~ Land At Milton Road, Radcliffe

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
2653468	TP1 301 0.10-0.30	SOIL	Chrysotile	Chrysotile present as bundles	Michael Kay
2653470	TP2 306 1.30-1.40	SOIL	NAD	none	Michael Kay
2653471	TP3 308 0.10-0.30	SOIL	NAD	none	Michael Kay
2653472	TP4 312 0.50-0.70	SOIL	NAD	none	Michael Kay
2653473	TP5 316 0.10-0.20	SOIL	NAD	none	Michael Kay
2653474	TP5 317 0.50-0.70	SOIL	NAD	none	Michael Kay
2653476	TP6 321 0.75-0.85	SOIL	NAD	none	Michael Kay
2653478	TP7 325 0.50-0.70	SOIL	NAD	none	Michael Kay
2653481	M1 224 0.40-0.60	SOIL	NAD	none	Michael Kay
2653482	M2 238 0.80-1.20	SOIL	NAD	none	Michael Kay
2653484	M3 250 0.20-0.60	SOIL	NAD	none	Michael Kay
2653485	M4 263 0.30-1.20	SOIL	NAD	none	Michael Kay
2653487	M5 278 1.50-1.60	SOIL	NAD	none	Michael Kay
2653489	M6 288 0.00-0.30	SOIL	NAD	none	Michael Kay

Crocidolite = Blue Asbestos, Amosite = Brown Asbestos, Chrysotile = White Asbestos. Anthophyllite, Actinolite and Tremolite are other forms of Asbestos. Samples are analysed by DETSC 1101 using polarised light microscopy in accordance with HSG248 and documented in-house methods. NAD = No Asbestos Detected. Where a sample is NAD, the result is based on analysis of at least 2 sub-samples and should be taken to mean 'no asbestos detected in sample'. Key: * -not included in laboratory scope of accreditation.

Summary of Asbestos Quantification Analysis
Soil Samples

Our Ref 26-05649
Client Ref ~ 8339A
Contract Title ~ Land At Milton Road, Radcliffe

Lab No	2653468
Sample ID ~	TP1
Depth ~	0.10-0.30
Other ID ~	301
Sample Type ~	
Sampling Date ~	27/02/2026
Sampling Time ~	

Test	Method	LOQ	Units	
Total Mass% Asbestos (a+b+c)	DETSC 1102	< 0.001	Mass %	**0.001**
Gravimetric Quantification (a)	DETSC 1102	< 0.001	Mass %	na
Detailed Gravimetric Quantification (b)	DETSC 1102	< 0.001	Mass %	0.001
Quantification by PCOM (c)	DETSC 1102	< 0.001	Mass %	na
Potentially Respirable Fibres (d)	DETSC 1102	< 0.001	Fibres/g	na
Breakdown of Gravimetric Analysis (a)				
Mass of Sample			g	879.42
ACMs present*			type	
Mass of ACM in sample			g	
% ACM by mass			%	
% asbestos in ACM			%	
% asbestos in sample			%	
Breakdown of Detailed Gravimetric Analysis (b)				
% Amphibole bundles in sample			Mass %	na
% Chrysotile bundles in sample			Mass %	0.001
Breakdown of PCOM Analysis (c)				
% Amphibole fibres in sample			Mass %	na
% Chrysotile fibres in sample			Mass %	na
Breakdown of Potentially Respirable Fibre Analysis (d)				
Amphibole fibres			Fibres/g	na
Chrysotile fibres			Fibres/g	na

* Denotes test or material description outside of UKAS accreditation.
% asbestos in Asbestos Containing Materials (ACMs) is determined by
by reference to HSG 264.
Recommended sample size for quantification is approximately 1kg
# denotes deviating sample
The results are based on dry weight.

Information in Support of the Analytical Results

Our Ref 26-05649
Client Ref ~ 8339A
Contract ~ Land At Milton Road, Radcliffe

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Incorrect container for tests
2653468	TP1 0.10-0.30 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653469	TP1 1.00-1.20 SOIL	27/02/26	PT 1L	pH + Conductivity (7 days)	
2653470	TP2 1.30-1.40 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653471	TP3 0.10-0.30 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653472	TP4 0.50-0.70 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653473	TP5 0.10-0.20 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653474	TP5 0.50-0.70 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653475	TP5 1.20-1.40 SOIL	27/02/26	PT 1L	pH + Conductivity (7 days)	
2653476	TP6 0.75-0.85 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653477	TP6 1.70-1.90 SOIL	27/02/26	PT 1L	pH + Conductivity (7 days)	
2653478	TP7 0.50-0.70 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653479	TP7 1.60-1.90 SOIL	27/02/26	PT 1L	pH + Conductivity (7 days)	
2653480	TP7 2.50-2.70 SOIL	27/02/26	PT 1L	pH + Conductivity (7 days)	
2653481	M1 0.40-0.60 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653482	M2 0.80-1.20 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653483	M2 1.20-1.65 SOIL	27/02/26	PT 500ml	pH + Conductivity (7 days)	
2653484	M3 0.20-0.60 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653485	M4 0.30-1.20 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653486	M4 1.20-2.00 SOIL	27/02/26	PT 1L	pH + Conductivity (7 days)	
2653487	M5 1.50-1.60 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653488	M5 4.70-5.15 SOIL	27/02/26	PT 500ml	pH + Conductivity (7 days)	
2653489	M6 0.00-0.30 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	

Key: G-Glass P-Plastic J-Jar T-Tub

Normec DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

Information in Support of the Analytical Results

Our Ref 26-05649
Client Ref ~ 8339A
Contract ~ Land At Milton Road, Radcliffe

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 250µm sieve
Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.
The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-
Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

Information in Support of the Analytical Results

List of HWOL Acronyms and Operators

Acronym	Description
HS	Headspace analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up - e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
2D	GC-GC - Double coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
#1	EH_2D_Total but with humics mathematically subtracted
#2	EH_2D_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative eg. EH+HS_Total or EH_CU+HS_Total

Det	Acronym
Aliphatic C5-C6	HS_1D_AL
Aliphatic C6-C8	HS_1D_AL
Aliphatic C8-C10	HS_1D_AL
Aliphatic C10-C12	EH_CU_1D_AL
Aliphatic C12-C16	EH_CU_1D_AL
Aliphatic C16-C21	EH_CU_1D_AL
Aliphatic C21-C35	EH_CU_1D_AL
Aliphatic C35-C40	EH_CU_1D_AL
Aliphatic C10-C44	EH_CU_1D_AL
Aliphatic C5-C40	EH_CU+HS_1D_AL
Aliphatic C5-C44	EH_CU+HS_1D_AL
Aromatic C5-C7	HS_1D_AR
Aromatic C7-C8	HS_1D_AR
Aromatic C8-C10	HS_1D_AR
Aromatic C10-C12	EH_CU_1D_AR
Aromatic C12-C16	EH_CU_1D_AR
Aromatic C16-C21	EH_CU_1D_AR
Aromatic C21-C35	EH_CU_1D_AR
Aromatic C35-C40	EH_CU_1D_AR
Aromatic C10-C44	EH_CU_1D_AR
Aromatic C5-C40	EH_CU+HS_1D_AR
Aromatic C5-C44	EH_CU+HS_1D_AR
TPH Ali/Aro C5-C40	EH_CU+HS_1D_Total
TPH Ali/Aro C5-C44	EH_CU+HS_1D_Total
Ali/Aro C10-C44	EH_CU_1D_Total

Key:
~ Sample details are provided by the client and can affect the validity of the results
***** -not accredited.
# -MCERTS (accreditation only applies if report carries the MCERTS logo).
$ -subcontracted.
n/s -not supplied.
I/S -insufficient sample.
U/S -unsuitable sample.
t/f -to follow.
nd -not detected.

End of Report Ver 26.03.14

MINI BOREHOLE RECORD SHEETS

SUB SURFACE
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Site	Borehole Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	M1

Boring Method	Casing Diameter	Ground Level (mOD)	Client	Job Number
MINI PERCUSSIVE			BURY COUNCIL	8339A
	Location AS PLAN	**Dates** 26/02/2026	**Engineer**	**Sheet** 1/1

Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.00-0.40	B					(0.40)	MADE GROUND: soft dark brown slightly gravelly slightly sandy clay with occasional rootlets. Gravel sized fragments are fine to coarse stone and brick		
0.40-0.60	B					0.40 (0.20)	Stiff greyish brown and orangish brown mottled sandy CLAY		
0.60-0.80	B					0.60 (0.20)	Greyish brown very sandy very clayey angular to subangular fine to coarse GRAVEL sized fragments of sandstone lithorelicts (completely weathered bedrock)		
0.80-0.95	SPT 25*/75 50/70			25/50		0.80 (0.15)	Extremely to very weak very thinly bedded brownish grey highly weathered SILTSTONE interbedded with fine grained sandstone.		
0.80-0.95	D			26/02/2026:DRY		0.95	Complete at 0.95m		

Remarks
Hand dug inspection pit from GL to 0.80m to check for services
On completion backfilled with gravel

Scale (approx)	Logged By
1:25	LMB/DI

Figure No. 8339A.M1

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Site
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY

Borehole Number
M2

Boring Method	Casing Diameter	Ground Level (mOD)	Client	Job Number
MINI PERCUSSIVE			BURY COUNCIL	8339A

Location	Dates	Engineer	Sheet
AS PLAN	26/02/2026		1/1

Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
0.00-0.20	B					(0.20)	MADE GROUND: dark brownish grey ashy very clayey fine to coarse sand and fine to coarse gravel sized fragments of stone, macadam and clinker			
0.20-0.80	B					0.20				
						(0.60)	MADE GROUND: soft dark brown, yellowish brown and greyish brown mottled slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse stone and clinker.			
0.80-1.20	B					0.80				
						(0.40)	MADE GROUND: dark grey ashy very gravelly very clayey fine to coarse sand. Gravel sized fragments are fine to coarse clinker and concrete			
1.20-1.50	C			1.20m to 1.50m - 100% Recovery		1.20				
1.20-1.65	D						Firm to stiff medium strength dark brown slightly gravelly slightly sandy CLAY. Gravel is angular to subrounded fine to coarse mudstone, sandstone, siltstone and coal (completely weathered bedrock)			
1.20-1.65	SPT N=16			3,3/3,3,4,6		(0.30)				
1.50-1.80	SPT 25*/85 50/210			15,10/16,18,16		1.50	...below 1.45m: grey			
1.50-1.80	D						Extremely weak very thinly bedded grey moderately to highly weathered SILTSTONE			
				26/02/2026:DRY		(0.30)				
						1.80	Complete at 1.80m			

Remarks
Hand dug inspection pit from GL to 1.20m to check for services
Core diameter: 86mm to 1.50m
On completion installed a 50mm diameter HDPE gas and groundwater monitoring standpipe with gravel surround to 1.50 metres, a Bentonite seal from 0.50 to 0.20 metres, and a concreted in lockable steel protective cover from 0.20m to GL

Scale (approx)	Logged By
1:25	LMB/DI

Figure No.
8339A.M2

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Site	Borehole Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	M3

Boring Method	Casing Diameter	Ground Level (mOD)	Client	Job Number
MINI PERCUSSIVE			BURY COUNCIL	8339A
	Location AS PLAN	**Dates** 26/02/2026	**Engineer**	**Sheet** 1/1

Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.00-0.20	B						MADE GROUND: soft to firm dark brown slightly gravelly slightly sandy clay with occasional rootlets. Gravel sized fragments are fine to coarse stone, concrete and brick		
0.20-0.60	B					(0.60)			
						0.60			
0.60-1.20	B						Friable medium strength greyish brown slightly gravelly sandy CLAY. Gravel sized fragments are angular to rounded fine to coarse sandstone lithorelicts and quartz (completely weathered bedrock)		
						(0.80)			
1.20-1.61	SPT 50/260			3,4/4,14,18,14					
1.20-1.61	D								
						1.40			
						(0.21)	Extremely to very weak very thinly bedded grey, brown and orangish brown highly weathered medium grained SANDSTONE		
				26/02/2026:DRY		1.61			
							Complete at 1.61m		

Remarks
Hand dug inspection pit from GL to 1.20m to check for services
On completion backfilled with gravel

Scale (approx)	Logged By
1:25	LMB/DI

Figure No. 8339A.M3

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Site
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY

Borehole Number
M4

Boring Method	Casing Diameter	Ground Level (mOD)	Client	Job Number
MINI PERCUSSIVE			BURY COUNCIL	8339A

Location	Dates	Engineer	Sheet
AS PLAN	26/02/2026		1/1

Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
0.00-0.30	B					(0.30)	MADE GROUND: friable dark greyish brown slightly gravelly slightly sandy clay with occasional rootlets. Gravel sized fragments are fine to coarse stone and brick			
0.30-1.20	B					0.30	MADE GROUND: stiff dark brown, brown and orangish brown mottled slightly gravelly slightly sandy clay. Gravel sized fragments are fine to medium stone and clinker			
						(0.90)				
1.20-1.65	D			1.20m to 1.80m - 100% Recovery		1.20	MADE GROUND: soft dark grey, dark brown and light red slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse clinker, concrete and brick			
1.20-1.80	C					(0.30)				
1.20-1.65	SPT N=14			2,2/3,3,4,4		1.50				
						(0.10)	Moderately weak light reddish brown very thinly bedded highly weathered medium grained SANDSTONE (possible COBBLE)			
						1.60				
						(0.20)				
1.80-2.14	SPT 50/190			8,9/16,16,18		1.80	Stiff dark reddish brown slightly gravelly silty CLAY. Gravel sized fragments are angular to subangular fine to coarse siltstone, mudstone and sandstone lithorelicts (completely weathered bedrock)			
1.80-2.14	D					(0.34)				
				26/02/2026:DRY		2.14	Extremely to very weak very thinly bedded brownish red and brownish grey highly weathered fine grained SANDSTONE			
							Complete at 2.14m			

Remarks
Hand dug inspection pit from GL to 1.20m to check for services
Core diameter: 86mm to 1.80m
On completion installed a 50mm diameter HDPE gas and groundwater monitoring standpipe with gravel surround to 1.80 metres, a Bentonite seal from 0.80 to 0.20 metres, and a concreted in lockable steel protective cover from 0.20m to GL

Scale (approx)	Logged By
1:25	LMB/DI

Figure No.
8339A.M4

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Site	Borehole Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	M5

Boring Method	Casing Diameter	Ground Level (mOD)	Client	Job Number
MINI PERCUSSIVE			BURY COUNCIL	8339A
	Location AS PLAN	**Dates** 26/02/2026	**Engineer**	**Sheet** 1/1

Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
0.00-0.30	B					(0.30)	MADE GROUND: soft friable dark brown slightly gravelly slightly sandy clay with occasional rootlets. Gravel sized fragments are fine to medium stone and tile			
0.30-1.20	B					0.30	MADE GROUND: soft to firm dark brown and occasional light brown mottled slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse stone, clinker and concrete			
						(0.90)				
1.20-1.65 1.20-2.00 1.20-1.65	D C SPT N=8			1.20m to 2.00m - 100% Recovery 1,1/2,2,2,2 Water inflow(1) at 1.50m.		1.20	MADE GROUND: soft greyish brown, light grey, yellowish brown and dark grey mottled slightly gravelly slightly sandy clay. Gravel sized fragments are fine to medium stone, coal and brick		▽1	
						(1.30)				
2.00-2.45 2.00-3.00 2.00-2.45	D C SPT N=16			2.00m to 3.00m - 85% Recovery 2,3/3,4,4,5			...below 2.00m: not gravelly			
						2.50				
						(0.15)	MADE GROUND: dark grey ashy fine to coarse sand and fine to coarse gravel sized fragments of clinker and metal			
						2.65	Soft to firm becoming stiff high strength dark brown slightly gravelly slightly sandy CLAY. Gravel is angular to subrounded fine to coarse sandstone, siltstone, mudstone, quartz and coal			
3.00-3.45 3.00-4.00 3.00-3.45	D C SPT N=21			3.00m to 4.00m - Recovered as bulk 4,4/4,4,5,8			...below 3.15m: stiff high strength			
						(2.05)				
4.00-4.45 4.00-4.80 4.00-4.45	D C SPT N=25			4.00m to 4.70m - Recovered as bulk 6,7/7,6,6,6						
4.70-4.91 4.70-4.91	SPT 25*/0 50/205 D			25/15,17,18 26/02/2026:		4.70 (0.21) 4.91	Extremely weak very thinly bedded dark brownish red highly weathered medium grained SANDSTONE Complete at 4.91m			

Remarks
Hand dug inspection pit from GL to 1.20m to check for services
Core diameter: 86mm to 2.00m and 76mm to 3.00m
On completion installed a 50mm diameter HDPE gas and groundwater monitoring standpipe with gravel surround to 2.50 metres, a Bentonite seal from 1.00 to 0.20 metres, and a concreted in lockable steel protective cover from 0.20m to GL

Scale (approx)	Logged By
1:25	LMB/DI

Figure No. 8339A.M5

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Site	Borehole Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	M6

Boring Method	Casing Diameter	Ground Level (mOD)	Client	Job Number
MINI PERCUSSIVE			BURY COUNCIL	8339A
	Location AS PLAN	**Dates** 26/02/2026	**Engineer**	**Sheet** 1/1

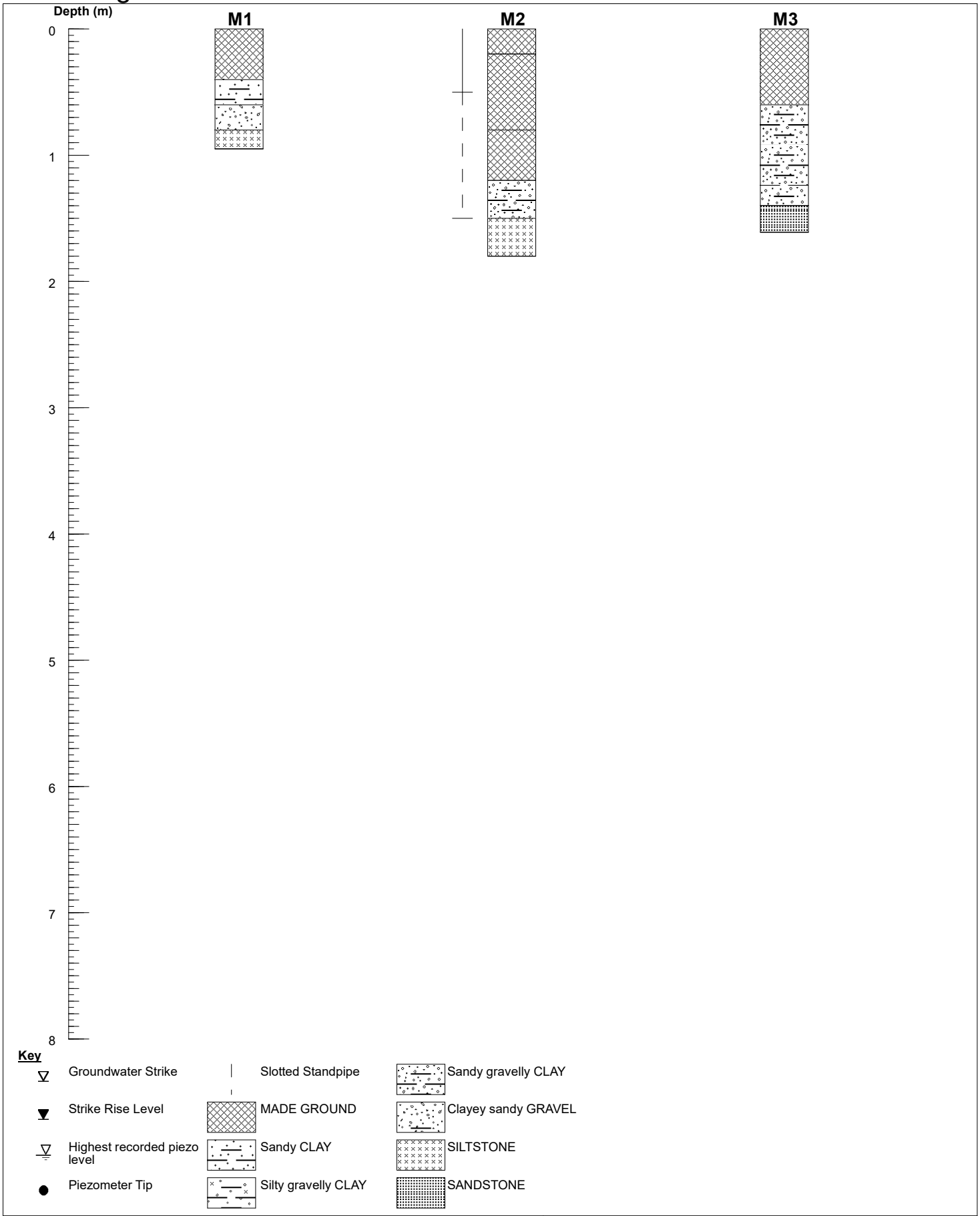
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.00-0.30	B					(0.30)	MADE GROUND: dark brown very gravelly very clayey fine to coarse sand with occasional small pockets of clay and occasional rootlets. Gravel sized fragments are fine to coarse stone, concrete and glass		
						0.30			
0.30-1.20	B						MADE GROUND: firm to stiff dark brown and brown mottled slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse stone, clinker and slag		
				Seepage(1) at 0.70m.		(0.90)			▽1
						1.20			
1.20-1.65 1.20-2.00 1.20-1.65	D C SPT N=24			1.20m to 2.00m - 100% Recovery 4,5/5,5,6,8		(0.25)	MADE GROUND: dark greyish brown ashy silty fine to coarse sand and fine to coarse gravel sized fragments of stone, clinker, brick and concrete with occasional cobble sized fragments of brick		
						1.45			
				HV@ 1.80m c=90kPa		(0.93)	Stiff high strength becoming very stiff very high strength dark brown slightly gravelly silty CLAY. Gravel is angular to subrounded fine to coarse sandstone, siltstone, mudstone and quartz		
2.00-2.38 2.00-2.38	SPT 50/225 D			8,12/14,14,15,7			...below 2.00m: very stiff very high strength		
				26/02/2026:		2.38	Complete at 2.38m		

Remarks
Hand dug inspection pit from GL to 1.20m to check for services
HV = Hand Shear Vane test.
Core diameter: 86mm to 2.00m
On completion backfilled with gravel

Scale (approx)	Logged By
1:25	LMB/DI

Figure No. 8339A.M6

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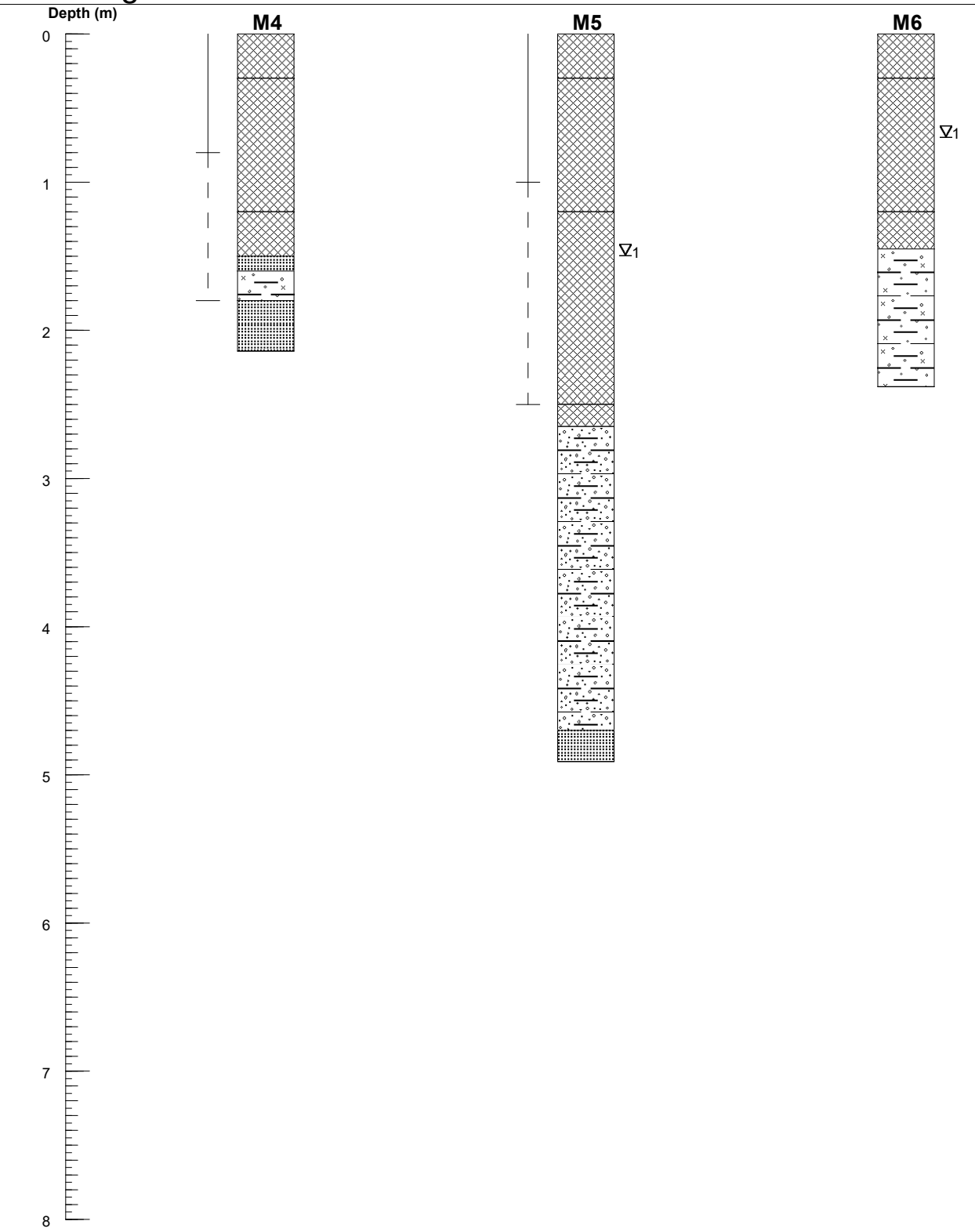


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Nominal Section

Site	Date Drawn	Date Checked	Sheet	Job Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	10/04/2026		1/2	8339A
Client	**Drawn By**	**Checked By**	**Scale**	**Figure No.**
BURY COUNCIL			1:40[V]	8339A.1

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Key

- Groundwater Strike
- Strike Rise Level
- Highest recorded piezo level
- Piezometer Tip
- Slotted Standpipe
- MADE GROUND
- Sandy CLAY
- Silty gravelly CLAY
- Sandy gravelly CLAY
- Clayey sandy GRAVEL
- SILTSTONE
- SANDSTONE

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Nominal Section

Site	Date Drawn	Date Checked	Sheet	Job Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	10/04/2026		2/2	8339A
Client	**Drawn By**	**Checked By**	**Scale**	**Figure No.**
BURY COUNCIL			1:40[V]	8339A.1

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TRIAL PIT RECORD SHEETS

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Site	Trial Pit Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	TP1

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
MACHINE EXCAVATED	2.8m x 0.7m		BURY COUNCIL	8339A
	Location AS PLAN	**Dates** 26/02/2026	**Engineer**	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10-0.30	B				(0.30)	Grass over MADE GROUND: soft brown ashy slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse stone, clinker and glass		
					0.30			
0.40-0.60	B				(0.40)	MADE GROUND: firm orange and occasional grey mottled slightly sandy slightly gravelly clay. Gravel sized fragments are fine to coarse stone and brick		
					0.70			
1.00-1.20	B				(0.50)	Very weak very thinly bedded grey distinctly weathered MUDSTONE with a small and tabular rock mass, blocky in places		
			26/02/2026:DRY		1.20	Complete at 1.20m		

Plan

Remarks

Pit sides remained vertical and stable
No groundwater encountered
On completion backfilled with arisings

Scale (approx)	Logged By	Figure No.
1:25	AJ/DI	8339A.TP1

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Site	Trial Pit Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	TP2

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
MACHINE EXCAVATED	2.3m x 0.7m		BURY COUNCIL	8339A
	Location AS PLAN	**Dates** 26/02/2026	**Engineer**	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10-0.20	B				(0.30)	Grass over MADE GROUND: soft brown ashy slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse stone, clinker, glass and metal.		
					0.30	MADE GROUND: firm orange and occasional grey mottled slightly gravelly slightly sandy. Gravel sized fragments are fine to coarse stone and brick		
0.60-0.90	B				(0.90)			
					1.20	MADE GROUND: soft dark brown silty clay. Frequent woody fragments. Moderate organic odour		
1.30-1.40	B				(0.30)			
					1.50	Very weak very thinly bedded grey and brown mottled distinctly weathered MUDSTONE with a small and tabular rock mass, blocky in places		
1.60-1.80	B				(0.50)			
			26/02/2026:DRY		2.00	Complete at 2.00m		

Plan

Remarks

Pit sides remained vertical and stable
No groundwater encountered
On completion backfilled with arisings

Scale (approx)	Logged By	Figure No.
1:25	AJ/DI	8339A.TP2

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Site
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY

Trial Pit Number
TP3

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
MACHINE EXCAVATED	2.4m x 0.7m		BURY COUNCIL	8339A
	Location AS PLAN	**Dates** 26/02/2026	**Engineer**	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10-0.30	B				(0.80)	Grass over MADE GROUND: brown ashy sandy clayey fine to coarse gravel sized fragments of stone and clinker		
0.50-0.70	B				0.80			
0.90-1.10	B				(0.80)	Very weak very thinly bedded reddish brown distinctly weathered MUDSTONE with a small and tabular rock mass, blocky in places		
1.50-1.60	B		26/02/2026:DRY		1.60	Complete at 1.60m		

Plan

Remarks

Pit sides remained vertical and stable
No groundwater encountered
On completion backfilled with arisings

Scale (approx)	Logged By	Figure No.
1:25	AJ/DI	8339A.TP3

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Site	Trial Pit Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	TP4

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
MACHINE EXCAVATED	2.5m x 0.7m		BURY COUNCIL	8339A
	Location AS PLAN	**Dates** 26/02/2026	**Engineer**	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10-0.20	B				(0.30)	Grass over MADE GROUND: soft brown slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse brick and stone		
					0.30	MADE GROUND: grey ashy sandy clayey fine to coarse gravel sized fragments of stone, clinker and brick.		
0.50-0.70	B				(0.50)			
					0.80			
0.85-0.95	B				(0.20)	MADE GROUND: firm orange and occasional grey mottled slightly gravelly slightly sandy clay. Gravel sized fragments are stone, clinker and brick		
					1.00			
1.10-1.30	B				(0.60)	Very weak very thinly bedded grey and brown mottled distinctly weathered MUDSTONE with a small and tabular rock mass, blocky in places		
1.50-1.60	B		26/02/2026:DRY		1.60	Complete at 1.60m		

Plan

Remarks

Pit sides remained vertical and stable
No groundwater encountered
On completion backfilled with arisings

Scale (approx)	Logged By	Figure No.
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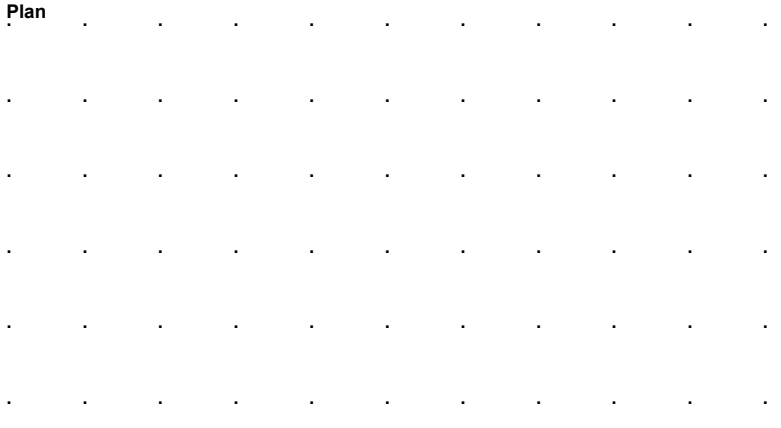
SUB SURFACE
GROUND INVESTIGATION SPECIALISTS
3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: 01772 561135. www.subsurface.co.uk

Site	Trial Pit Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	TP5

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
MACHINE EXCAVATED	2.3m x 0.7m		BURY COUNCIL	8339A
	Location AS PLAN	**Dates** 26/02/2026	**Engineer**	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10-0.20	B				(0.30)	Grass over MADE GROUND: soft brown ashy slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse clinker, stone and brick		
					0.30			
0.50-0.70	B				(0.80)	MADE GROUND: firm orange and occasional grey mottled slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse brick and stone		
					1.10			
1.20-1.40	B				(0.30)	Stiff friable brown slightly gravelly slightly sandy CLAY. Gravel is subrounded fine to coarse sandstone and quartz		
			26/02/2026:DRY		1.40	...at 1.40m: boulder		
						Complete at 1.40m		

Plan



Remarks

Pit sides remained vertical and stable
No groundwater encountered
Trial pit terminated on a boulder.
On completion backfilled with arisings

Scale (approx)	Logged By	Figure No.
1:25	AJ/DI	8339A.TP5

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Site	Trial Pit Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	TP6

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
MACHINE EXCAVATED	2.8m x 0.7m		BURY COUNCIL	8339A
	Location AS PLAN	**Dates** 26/02/2026	**Engineer**	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10-0.30	B				(0.40) 0.40	Grass over MADE GROUND: soft brown slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse stone and plastic		
0.50-0.60	B				(0.30) 0.70	MADE GROUND: firm brown and occasional grey mottled slightly gravelly slightly sandy clay.Gravel sized fragments are fine to coarse stone and brick		
0.75-0.85	B				(0.20) 0.90	MADE GROUND: dark grey ashy sandy clayey fine to coarse gravel sized fragments of clinker and stone.		
1.00-1.20	B				(0.50) 1.40	MADE GROUND: soft to firm grey ashy slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse stone and clinker		
1.70-1.90	B		26/02/2026:DRY		(0.60) 2.00	Stiff brown slightly sandy CLAY		
						Complete at 2.00m		

Plan

Remarks

Pit sides remained vertical and stable
No groundwater encountered
On completion backfilled with arisings

Scale (approx)	Logged By	Figure No.
1:25	AJ/DI	8339A.TP6

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Site	Trial Pit Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	TP7

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
MACHINE EXCAVATED	2.6m x 0.7m		BURY COUNCIL	8339A
	Location AS PLAN	**Dates** 26/02/2026	**Engineer**	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10-0.20	B				(0.30)	Grass over MADE GROUND: very soft brown slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse stone, plastic and glass		
					0.30			
0.50-0.70	B				(1.10)	MADE GROUND: firm brown and occasional grey mottled slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse stone and brick		
					1.40			
1.60-1.90	B				(0.60)	Very soft dark grey clayey SILT. Slight organic odour.		
					2.00			
2.50-2.70	B		Seepage(1) at 2.70m.		(0.80)	Soft grey slightly gravelly slightly sandy CLAY. Gravel is subangular to subrounded fine to coarse sandstone, quartz, mudstone and coal		▽1
			26/02/2026:		2.80	Complete at 2.80m		

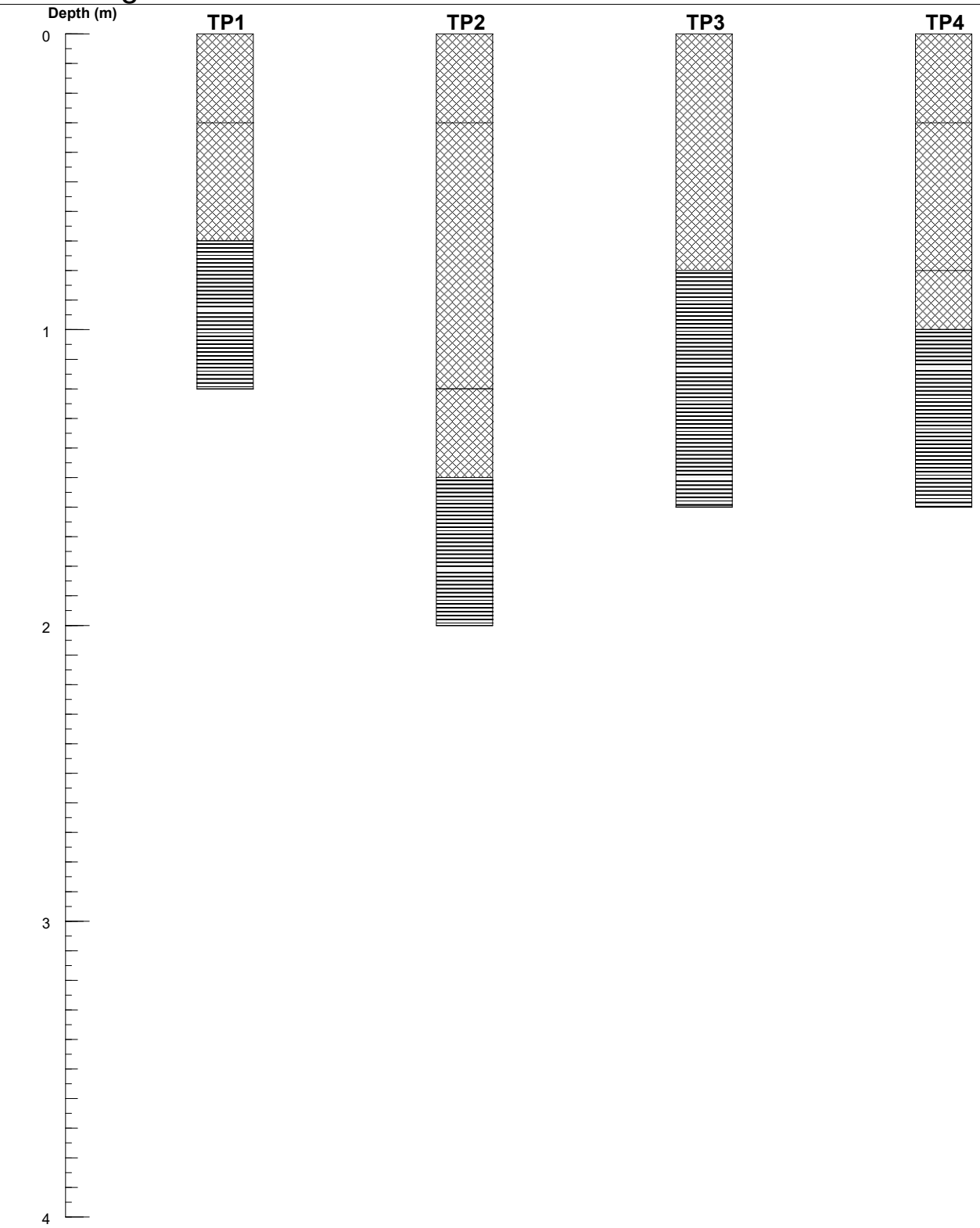
Plan

Remarks

Pit sides remained vertical and stable
Seepage at 2.70m.
On completion backfilled with arisings

Scale (approx)	Logged By	Figure No.
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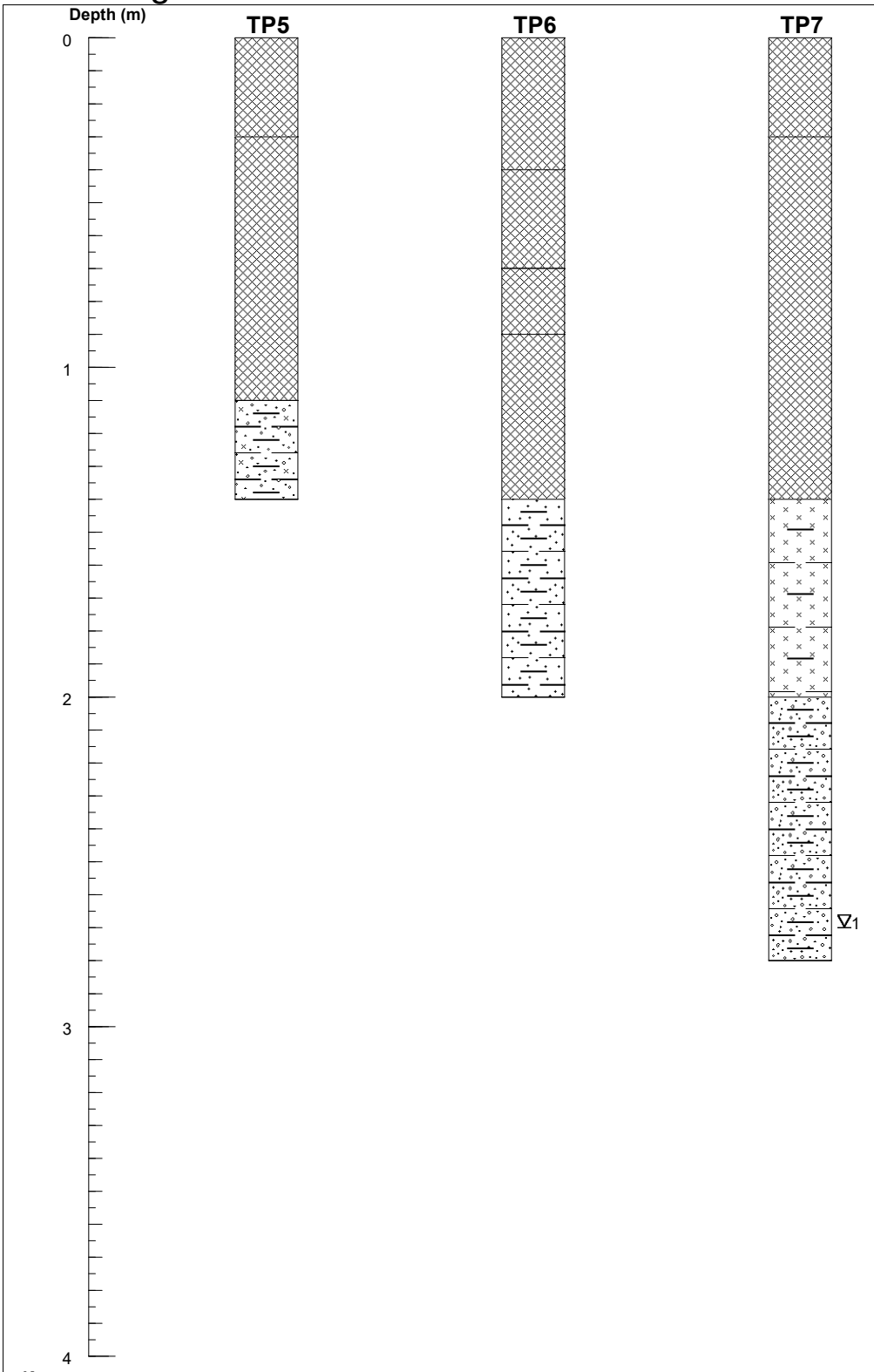


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Nominal Section

Site	Date Drawn	Date Checked	Sheet	Job Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	10/04/2026		1/2	8339A
Client	**Drawn By**	**Checked By**	**Scale**	**Figure No.**
BURY COUNCIL			1:20[V]	8339A.1

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Key

- Groundwater Strike
- Strike Rise Level
- MADE GROUND
- MUDSTONE
- Sandy CLAY
- Silty sandy gravelly CLAY
- Sandy gravelly CLAY
- Clayey SILT

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Nominal Section

Site	Date Drawn	Date Checked	Sheet	Job Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	10/04/2026		2/2	8339A
Client	**Drawn By**	**Checked By**	**Scale**	**Figure No.**
BURY COUNCIL			1:20[V]	8339A.1

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PHOTOGRAPHS

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Photographs

Site: LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY

Client: BURY COUNCIL

Engineer:

Job Number: 8339A

Sheet: 1 / 3

Survey Date: 26/02/26

TRIAL PIT PHOTOGRAPHS

TP1



TP1



TP2



TP2



TP3



TP3



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Photographs

Site: LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY

Client: BURY COUNCIL

Engineer:

Job Number: 8339A

Sheet: 2 / 3

Survey Date: 26/02/26

TRIAL PIT PHOTOGRAPHS

TP4



TP4



TP5



TP5



TP6



TP6



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Photographs

Site: LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY

Client: BURY COUNCIL

Engineer:

Job Number: 8339A

Sheet: 3 / 3

Survey Date: 26/02/26

TRIAL PIT PHOTOGRAPHS

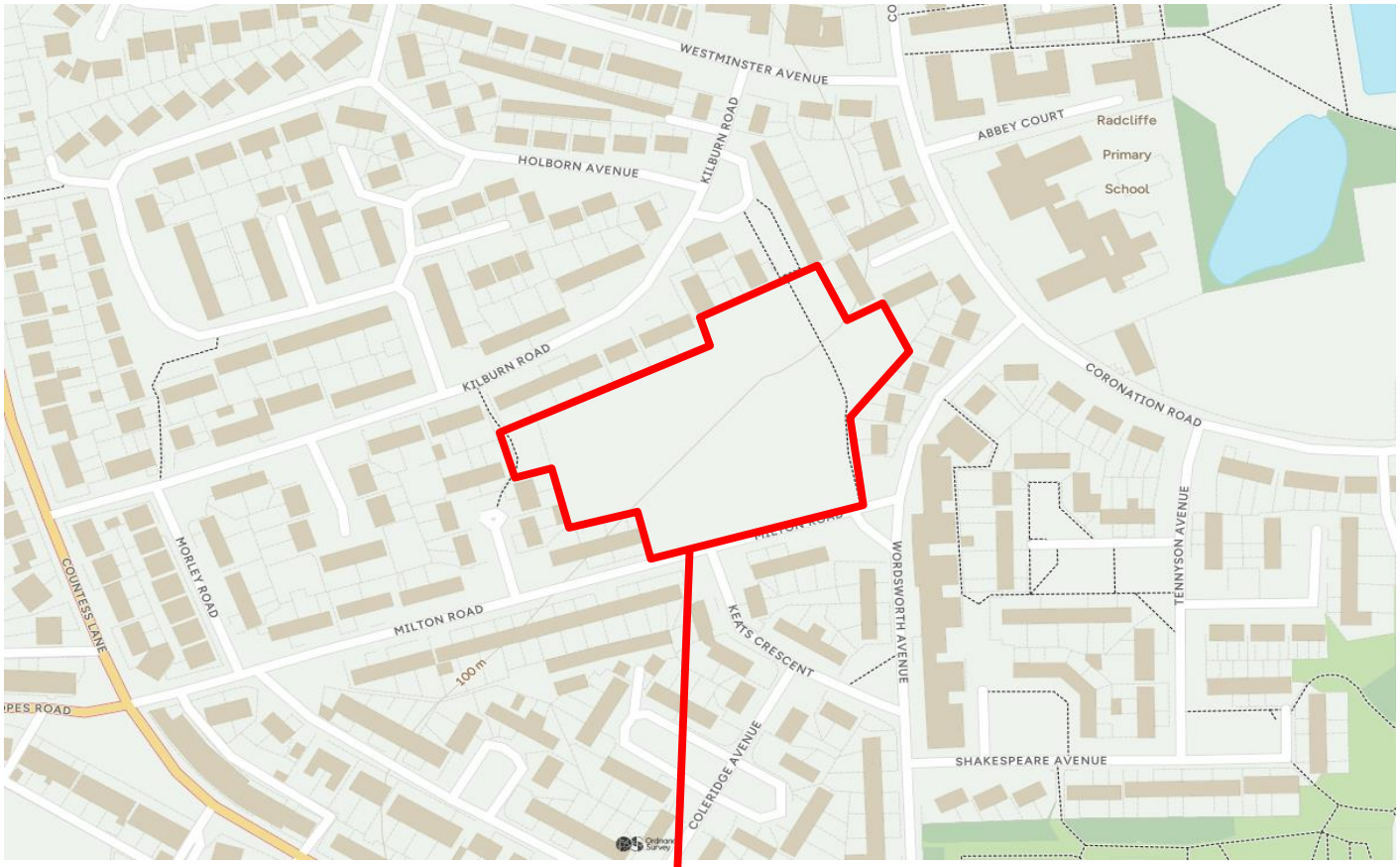
TP7

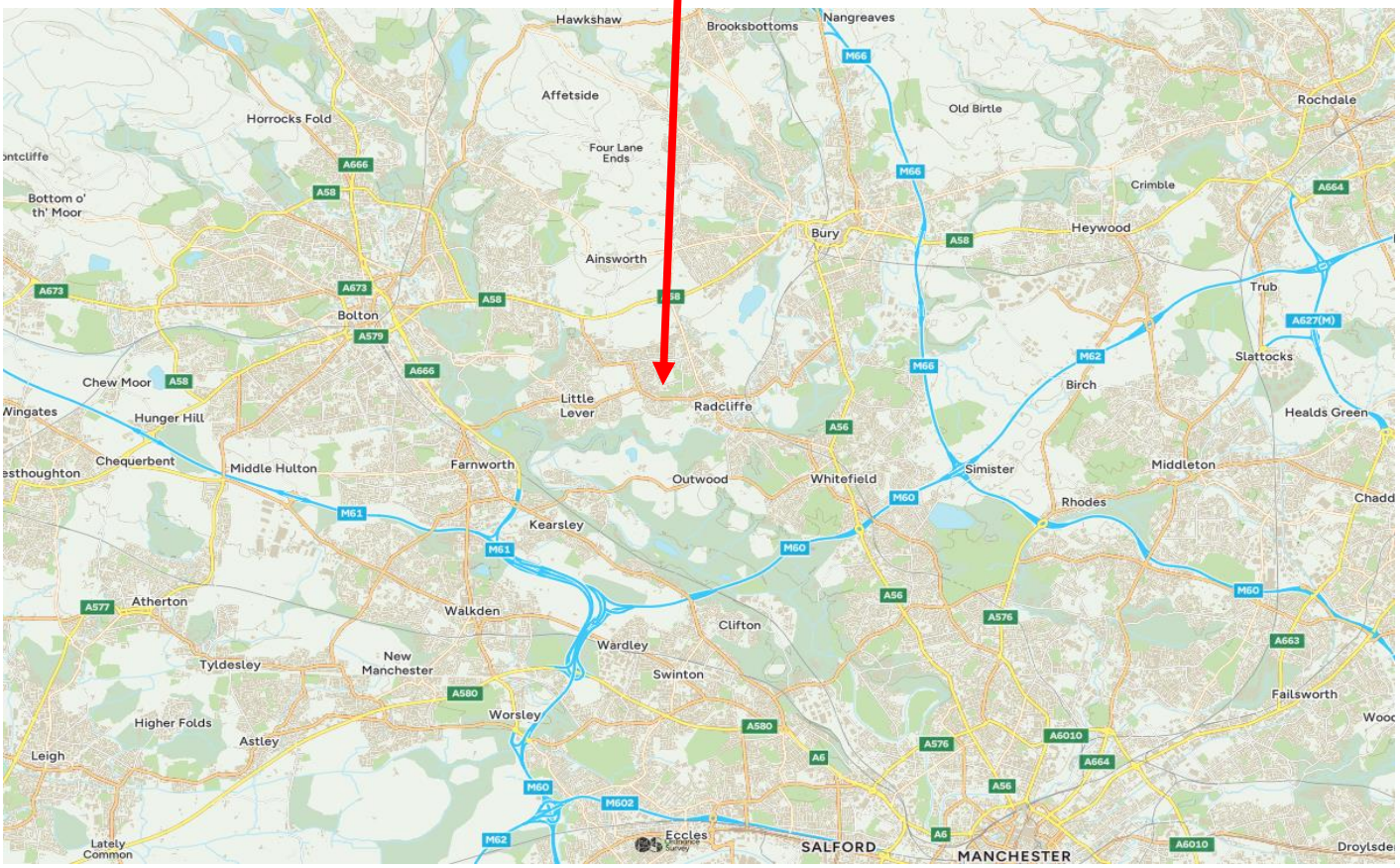


TP7



FIGURES





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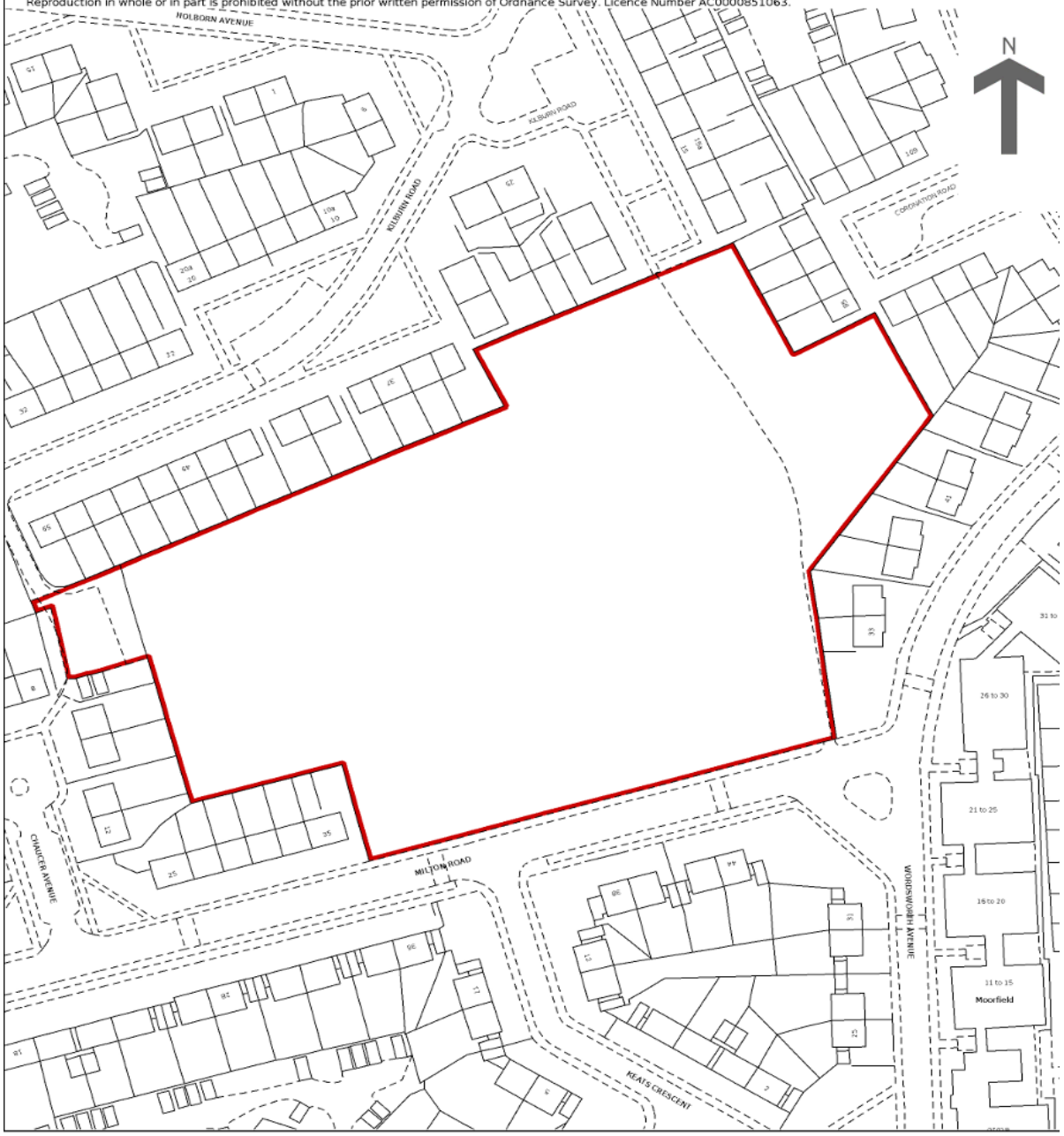
General Site Location

Site	Date Drawn	Date Checked	Orientation	Job No.
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	02-Apr-26		N	8339A
Client	**Drawn By**	**Checked By**	**Scale**	**Figure No.**
BURY COUNCIL	LMB		–	1

HM Land Registry
Current title plan

Title number **MAN129949**
Ordnance Survey map reference **SD7707NW**
Scale **1:1250**
Administrative area **Greater Manchester : Bury**

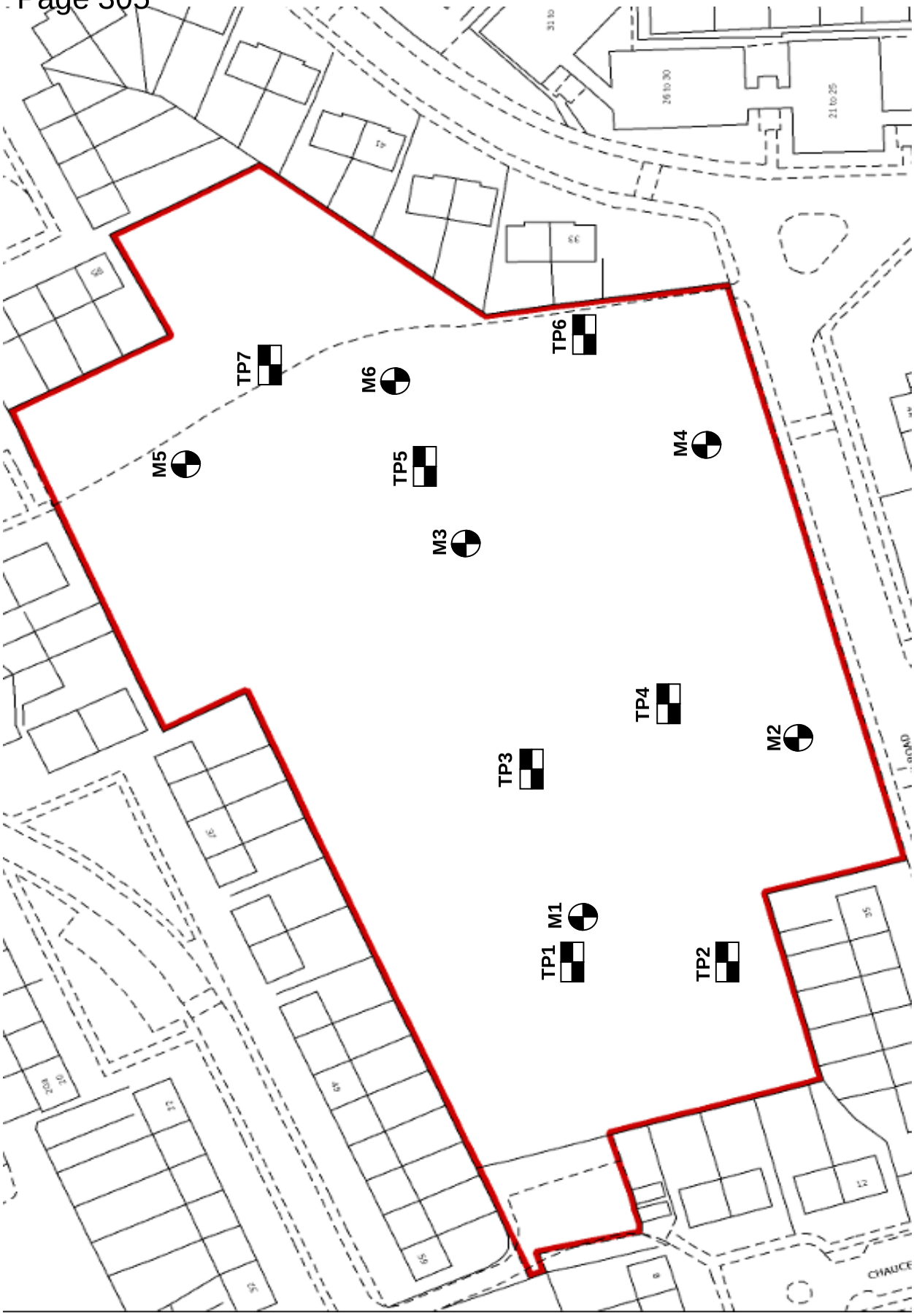
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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 09 August 2024 at 10:32:14. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Fylde Office.

SUB SURFACE SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS 3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907		Site Location		
Site LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	Date Drawn 02-Apr-26	Date Checked	Orientation N	Job No. 8339A
Client BURY COUNCIL	Drawn By LMB	Checked By	Scale –	Figure No. 2



SUB SURFACE

SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS

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Exploratory Hole Location Plan

Site	Date Drawn	Date Checked	Orientation	Job No.
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	02-Apr-26			8339A
Client	**Drawn By**	**Checked By**	**Scale**	**Figure No.**
BURY COUNCIL	LMB		_	3

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Milton Road, Bury

Coal Mining Investigation and Geotechnical Assessment

Job Number	Report Date	Client
LKC261326	**30th September 2026**	**Bury Metropolitan Borough Council**

DOCUMENT QUALITY ASSURANCE

Site Address	Land north of Milton Road, Radcliffe, Manchester, M26 3QT
Report Title	Coal Mining Investigation and Geotechnical Assessment
Job Number	LKC261326
Client	Bury Metropolitan Borough Council

Revision	0	**Date of Issue**	11/09/2026
Document Ref:	LKC261326-B1-CMSI-Milton Road, Bury-R0		
Status	Interim		
Written By	Hannah Moss		
Approved By	Colin Wardle		

Revision	1	**Date of Issue**	30/09/2026
Document Ref:	LKC261326-B1-CMSI-Milton Road, Bury-R1		
Status	Final		
Written By	Hannah Moss		
Approved By	Colin Wardle		

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However, to the extent that the report is based or relies upon information contained in records, reports or other materials provided to LKC, which have not been independently produced or verified, LKC gives no warranty, representation, or assurance as to the accuracy or completeness of such information.

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Appendices

Appendix A Profile Logs
Appendix B Geotechnical Laboratory Testing Results
Appendix C References

1. Introduction

LK Consult Ltd (LKC) has been commissioned to carry out a Shallow Coal Mining Site Investigation and Risk Assessment for Milton Road, Bury.

The following work has previously been undertaken:

- Desk Study with Walkover Survey undertaken by Sub Surface (ref: 8339) dated February 2026.
- Ground Investigation Report undertaken by Sub Surface (ref: 8339A) dated April 2026.
- Desk-based Coal Mining Risk Assessment, undertaken by LKC (Ref: LKC261326-A1-CMRA-Milton Road, Bury R0, dated September 2026).

This investigation has been undertaken to confirm the ground conditions below the site and allow an assessment of the potential for the site to be affected by shallow coal workings. The report will aim to confirm the risks from historical coal mining and recommend further assessment and / or remediation as required.

The assessment and interpretation of the factual data obtained as part of this investigation has been undertaken in line with currently accepted national and international guidelines including CIRIA758[1].

A summary of the site details is presented in **Error! Reference source not found.**. Figure 1 indicates the site location and boundary plan. Figure 2 indicates the proposed development.

Location	Land north of Milton Road and west of Wordsworth Avenue. Centred at approximate National Grid Reference 377115E, 407725N.
Area	14,000m^2.
Topography	Site slopes up to the north - 99m AOD on southern site boundary, 105m AOD on northern site boundary.
Current Site Use	The site currently comprises vacant grassland surrounded by residential dwellings.
Proposed Development	Educational facility with associated parking areas, external play areas, habitat area, community garden and soft landscaping.

Table 1-1: Summary of site details.

2. Summary of Coal Mining Risk Assessment

2.1. Coal Mining Risk Assessment (CMRA) undertaken by LKC

Pertinent information relating to the geology of the site is summarised in Table 2.1.

Artificial Deposits	Artificial deposits (infilled ground) are mapped across the central and south-eastern portion of the site and extend offsite to the south. Historical mapping records clay excavation across the site.
Superficial Deposits	Devensian Till (Diamicton).
Bedrock	The bedrock is mapped as the Peel Hall Rock (Sandstone) on the 1:10,000 mapping but is referred to as Pemberton Rock (Bardsley, Peel Hall) on the 1:50,000 mapping. The strata in the general area dips to the south-east at approximately 9.5°. The Mining Remediation Authority data maps the Ince New as subcropping east to west of the site. This is not shown on other mapping. Lower Yard seam (Pemberton Five Foot, Windmill, Park) c.125m the north-west. Expected to be at a depth of approximately 21m below rockhead on the northern boundary and 37m below rockhead on the southern site boundary

Table 2-1: Summary of geology.

Extracts from geological mapping (Lancashire Sheet 95NE, Published 1926, Scale 1:10,560. Sheet 85 Published 2010, Scale 1:50,000 and Digital Geology, Published 2008, Scale 1:10,000, MRA mapping) are shown on Plate 2-1. These show the differences in geological mapping.

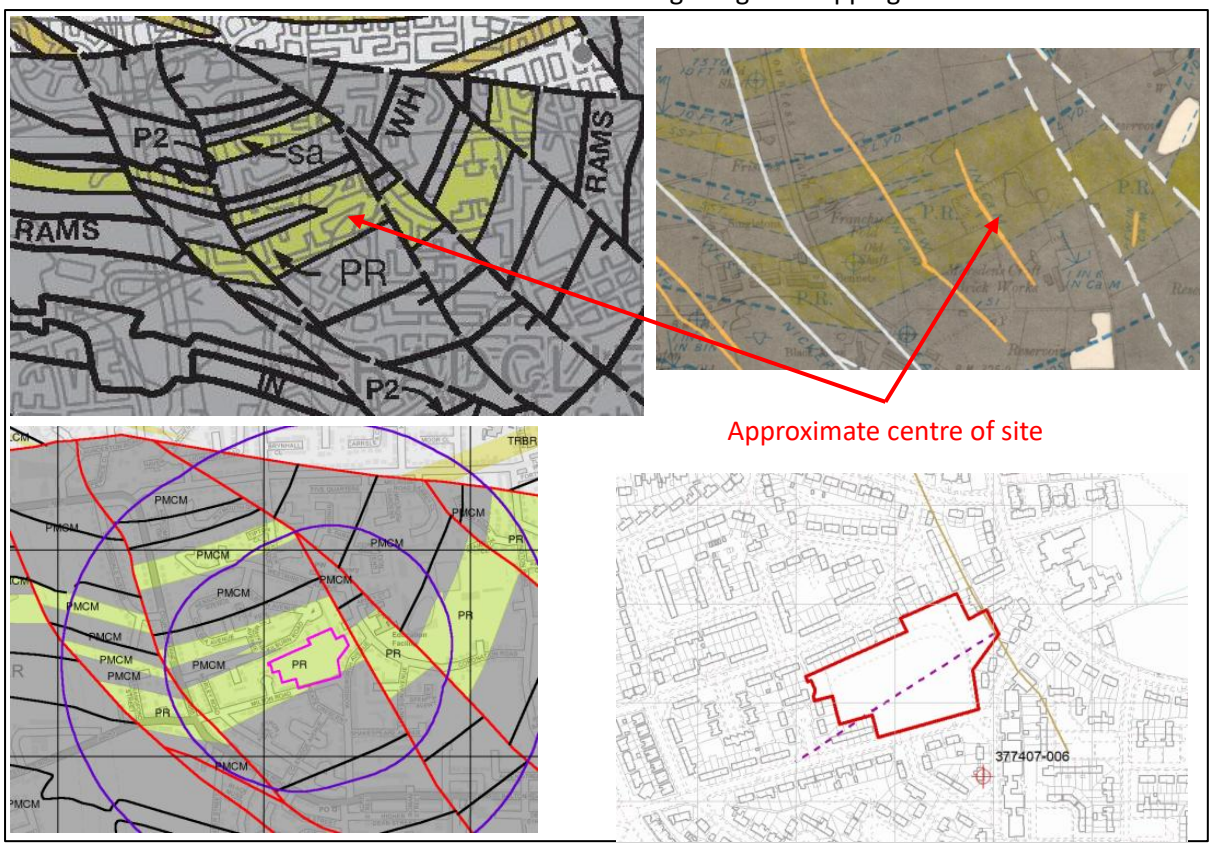


Plate 2-1: Extracts from geological mapping. Top left: 2010 1:50,000 sheet mapping, top right: 1926 1:10,560 sheet mapping (left), bottom left: 2008 1:10,000 digital mapping and bottom right: MRA mapping. Not to scale.

Plate 2-2 shows the development high risk areas.



Plate 2-2: Development High Risk Area

The southern part of the site lies within a Development High Risk Area, shown as 'Probable Shallow Coal Mine Workings'. The remainder of the site lies outside the Development High Risk Area.

Table 2-2 below summarises the potential risks associated with coal mining legacy for the proposed development site.

Coal Mining Issue	**Potential Risk**
Underground coal mining (recorded at shallow depths)	X
Underground coal mining (probable at shallow depths)	✓
Mine entries (shafts / adits)	?
Coal mining geology (fissures)	✓
Record of past mine gas emissions	?
Recorded coal mining surface hazard	X

Table 2-2: Potential Coal Mining Risks.

Notes:

✓ = Risk identified, X = No risk identified, ? = Possible risk identified.

Investigation work was recommended as well as a watching brief during groundworks.

3. Ground Investigation

3.1. Site Investigation Design and Methodology

The investigation was carried out on 27th July to 5th August 2026 and comprised the following:

- 3no. rotary boreholes to 35.00mbgl below ground level (mbgl) (RBH101-RBH103). Open hole to bedrock, with coring 10m into rock, followed by further open hole drilling to a maximum depth of 35mbgl.

The rotary open hole boreholes were drilled to determine the depth of coal seams and the presence / absence of shallow workings across the site.

Gas concentrations were monitored during drilling to detect any elevated concentration of mine gases.

Upon completion, the boreholes were grouted up.

All locations were surveyed to ordnance datum.

A permit was granted by the Coal Authority (permit 31877) to undertake the coal mining investigation.

Investigation work was carried out in line with CIRIA C758[2] and Mining Remediation Authority guidance.

All site investigation locations are shown in Figure 4. All profile logs are provided in Appendix A and are in line with BS14688-1[3] and BS5930[4].

4. Ground Conditions

4.1. Geology

The ground conditions beneath the site are summarised below. Logs are provided in Appendix B.

4.1.1 Made Ground

Made ground was recorded to 1.20mbgl in all 3no. locations.

The made ground comprised an upper layer of gravelly silty sand with occasional bricks, concrete fragments and rare clinker to a maximum depth of 0.60mbgl in all 3no. locations.

The sand layer was recorded over a layer of gravelly clayey sand with occasional brick fragments and clinker in RBH102 only between 0.60-1.20mbgl.

A layer of gravelly sandy silt with occasional brick fragments, concrete and clinker was recorded in RBH101 between 0.60-1.20mbgl. A gravelly sandy clay with occasional pockets of plant remains and clinker was recorded in RBH103 between 0.60-1.20mbgl.

4.1.2 Natural Strata

Superficial

Superficial strata clay to between 3.25mbgl and 4.50mbgl in RBH102 and RBH103. The superficial strata was encountered to a greater depth in RBH101 in the west of the site (to 9.50mbgl).

Bedrock

Rockhead was encountered in all 3no. locations and was shallowest in the north-east and east (minimum 3.25mbgl in RBH102), and was deeper in the west of site (9.50mbgl in RBH101) and comprised mudstone, sandstone and siltstone (predominantly mudstone and sandstone).

Coal was encountered in all 3no. boreholes:

- RBH101: intact **coal** at 22.50-27.30mbgl. Encountered during open hole drilling. It is considered likely the 4.80m related to coal and dark shale, which would be difficult to distinguish between during open hole drilling. It is more likely that a seam would be similar thickness the seam recorded at a similar depth in RBH103.
- RBH102: **coal** at 11.30-12.70mbgl, encountered during coring and recorded as extremely weak to very weak.
- RBH103: intact **coal** at 25.00-26.30mbgl. Encountered during open hole drilling.

Table 4-1 shows the depths and thicknesses of the coal seams and depth of voids / evidence of workings.

Location	Depth to bedrock (mbgl)	Depth to coal seam (mbgl)	Thickness of seam (m)	Bedrock cover above seam (m)
RBH101	9.50	22.50	1.40*	13.00
RBH102	3.25	11.30	1.40	8.00
RBH103	4.00	25.00	1.30	20.50

Table 4-1: Summary of coal seams. ***see above text regarding coal thickness in RBH101.**

No evidence of workings (i.e. loose drilling, broken ground or voids) was encountered during the rotary drilling.

The coal seam encountered at 22.50m depth in RBH101 and 25.00m depth in RBH103 is considered likely to represent the Lower Yard Seam. The depth recorded beneath the site is consistent with the desk study projection of the mapped Lower Yard Seam subcrop located approximately 125 m north of the site, assuming a southerly dip of 9.5°.

It is not clear from the available mapping which seam the shallower coal seam encountered in RBH102 between 11.30mbgl and 12.70mbgl relates to. Based on the vertical section presented on Sheet 85 (1:50,000 scale), it may represent the Stubbs Coal, located at base of the Peel Hall Rock which is mapped below site. Based on 1:50,000 scale mapping, it may also relate to the Pemberton Five Foot seam.

A discrepancy exists between the coal seams encountered across the site. The shallower seam identified in RBH102 was not encountered in the southern boreholes (RBH101 and RBH103), while the deeper seam encountered in RBH101 and RBH103 was not identified in RBH102. This may reflect natural variation within the Coal Measures sequence, with seams locally thinning, splitting, pinching out or being replaced by sedimentary deposits over relatively short distances. Alternatively, the differences may be due to unrecorded faulting causing displacement of the seams between borehole locations.

5. Geotechnical Assessment

5.1. Proposed Development

It is understood that the proposed development will comprise an educational facility with associated parking areas, external play areas, habitat area, community garden and soft landscaping.

The finished ground levels have not been provided and it is therefore anticipated that they will not vary significantly from current levels. However, should the development proposals or finished levels be altered then the comments/recommendations in this section may require revising.

The depths of any underground engineering works (sewers etc.) are unknown and therefore have not been considered in the following assessment. Any such works should be designed so as not to influence, or compromise, proposed or existing foundations or ground stability.

Given the nature of the proposed development the structure meets the criteria of Geotechnical Category 2 of Eurocode 7[5].

5.2. Summary of Ground Conditions

Ground conditions identified at the site are detailed in Section 4.1, and typically comprises made ground to 1.20mbgl over natural cohesive superficial deposits of Glacial Till (Diamicton – clay) to depths of 3.25mbgl in the north-east of the site and 9.50mbgl in the west of the site. Beneath the Glacial Till is bedrock comprising Peel Hall Rock (Sandstone) and Pennine Middle Coal Measures (Mudstone. Siltstone, Sandstone) to the completion depths (35mbgl) investigated.

5.3. Foundation Conditions and Bearing Capacity

The site is within an area where coal may have been worked in the past and it is understood that it is preferred to utilise a piled foundation solution to support the development.

Rockcore samples were collected from selected depths within the boreholes to allow identification and logging of the rock as well as to select samples to be tested to obtain the unconfined compressive strength (UCS) and Point Load strength of the samples.

A sample from each borehole was tested for the UCS. Samples from RBH101 and RBH102 comprising siltstone returned a UCS of 11.3 MN/m^2 (RBH101) and 5.6MN/m^2 (RBH102). The sample tested from RBH103 was of the sandstone (probable Peel Hall Rock) and this returned a UCS of 40.2MN/m^2.

Point Loads were conducted on recovered samples from each of the boreholes. The universal conversion factor (K) for coal measure rocks to obtain an equivalent Uniaxial Compressive Strength (UCS) from the size-corrected point load index ($Is_{(50)}$) is typically 21.0 ($UCS = 21.0 \times Is_{(50)}$) based on extensive large-scale studies.

18 samples were tested from RBH101 with the $Is_{(50)}$ ranging between 0.01 and 1.28MPa, returning an average of 0.47MPa equating to an equivalent UCS of 9.87MN/m^2.

17 samples were tested from RBH102 with the $Is_{(50)}$ ranging between 0.01 and 1.19MPa, returning an average of 0.43MPa equating to an equivalent UCS of 9.03MN/m^2.

24 samples were tested from RBH103 with the $Is_{(50)}$ ranging between 0.01 and 1.62MPa, returning an average of 0.43MPa equating to an equivalent UCS of 8.82MN/m^2.

Based on the results of laboratory testing and descriptions of the recovered rock, a conservative UCS of 9MN/m^2 is considered appropriate for the coal measure rocks at this site.

Laboratory testing results are provided in Appendix B.

5.4. Ground Floor Slabs

A piled structure will generally have a suspended or piled floor due to the potential for differential settlement between the floor and the shell, however, should a ground bearing floor slab be preferred

for the development then this will require detailed design to accommodate variability of the formation and account for differential settlement.

5.5. Pavement Construction

Topsoil is not suitable for use as a sub-grade. Untreated made ground is considered unsuitable as a sub-grade due to its potential variability and potentially low strength/high compressibility. It should be removed to a depth of 0.5m below formation level and sorted to remove any unsuitable or deleterious materials. The sub formation should be rolled, and suitable excavated material can then be replaced, up to formation level, in fully compacted thin layers. Any deficit should be made up with suitable imported fill compacted as above. Following this treatment an overall design CBR of 2-5% should be available, although this will require confirmation through in-situ CBR tests.

It is recommended that testing is undertaken on the sub-grade to the areas of proposed pavement to assess the soils potential to be frost susceptible. Frost action can cause differential heaving, surface roughness and cracking, blocked drainage, and a reduction in Bearing Capacity during thaw periods. In areas of proposed roads and car parking it may be necessary to remove the frost susceptible soils and replace with non-frost susceptible material to the expected frost depth penetration.

5.6. Excavations

Site observations indicated that excavations should be feasible in the near surface with normal plant. It is anticipated that any obstructions will be grubbed out during the reduced level dig for the sub structure works.

The short and long-term stability of near vertically sided excavations cannot be guaranteed and random and sudden instability within these soils should be anticipated. Excavation that are in excess of 1.20m depth and where person entry is required should be supported or battered back in accordance with guidance contained in CIRIA R97[6].

6. Risk Assessment

6.1. Underground Workings

Desk-based coal mining information records the Ince New seam outcropping in the centre of the site and would therefore be expected at rockhead in the south of site. A review of geological mapping did not provide sufficient evidence that any seam in the centre of the site is related to the Ince New seam, and this remains uncertain The Lower Yard seam is recorded c.125m to the north of site and expected to dip below the site at shallow depth.

2no. coal seams have potentially been encountered on site.

A deeper and significantly thick intact coal seam (assumed to be the Lower Yard Seam) was identified in RBH101 west of site between 22.50-27.30mbgl (4.80m thick) below the centre and south-eastern part of site and another seam at a similar depth of 25.00-26.30mbgl in RBH103. A shallower coal seam has been identified in RBH102 in the north-east between 11.30-12.70mbgl (1.40m thick).

Although workings may not always be identified, it should be considered that boreholes may be sunk into 'pillars' of intact coal. Early 19th century workings using pillar and room methods left significant areas of coal intact with extraction ratios in the range of 30-70%. Later workings typically have extraction ratios of 50-60%[7].

Shallow workings related ground subsidence events may manifest as localised crown hole collapses at the surface (which are related to workings roof failures), or can be associated with more extensive ground movements, typically associated with pillar collapse, floor heave, or a combination of roof and pillar failure. As there is limited evidence for structural damage caused by pillar failure compared with that resulting from roof collapses, the focus of engineering assessments of the potential instability at the surface has focussed on roof collapses as the more likely mechanism of failure.

The limit height on void migration, where no appreciable surface subsidence can result is termed 'acceptable cover'. The calculation of the amount of acceptable cover is determined by the worked thickness of the seam (t) and the amount of overlying rock cover (h). The acceptable cover criterion is generally referred to as ht.

According to CIRIA C758D[8], from the examination of mines within Coal Measures, the height of collapse migration might exceptionally extend to 10t the height of the original extraction. As a result of this, the 10t criterion has been adopted by the industry as providing reasonable assurance against surface subsidence from roof collapses in old pillar and stall mines. However, there are documented cases, albeit rare, where migrations in excess of 20t have been observed.

CIRIA C758D, lists a number of circumstances where the acceptable cover criterion may need to be increased from 10t. These include:

- Where the strata dip is >20°.
- Strong groundwater flows within workings and rising or falling groundwater levels.
- Where multi-seam extractions have taken place.

The above circumstances are not expected; therefore, the 10t guidelines are considered appropriate.

The shallower seam recorded in RBH102 is between 11.30-12.70mbgl (1.4m thick). However, it should also be considered that typical roadway heights within workings could be 1.5m. Assuming a possible extracted thickness of 1.5m (allowing for possible roadways), then t=1.50m and the 10t height of rock cover will be 15m. Bedrock was recorded at 3.25m in this location, providing 8m of cover over the seam. Based on the above assessment, further work (i.e. proof drilling grouting) is required in the north of site (below proposed building footprint).

The seam is recorded as 1.30m in RBH103, with 20.5m of rock cover above. Assuming a possible extracted thickness of 1.5m (allowing for possible roadways), then t=1.50m and the 10t height of rock

cover will be 15m and there would be sufficient rock cover and no requirement for stabilisation work in the vicinity of RBH103 in the south of site.

This investigation has proven that the rock cover above the deeper seam where it is thickest is 13m in RBH101. If the seam thickness of 4.80m is representative which is not considered likely to be, 10t height of rock cover will be 48m and there is not considered to be a sufficient amount of rock cover above the seam. It is more likely to be around 1.40m thick as recorded in RBH103, then t=1.50m and the 10t height of rock cover will be 15m and stabilisation work (i.e. proof drilling and grouting) would still be required in the west of site (below proposed building footprint).

No stabilisation work is considered to be required in the south based on current information.

6.2. Gas Risk Assessment

Gas monitoring in shallow boreholes was previously undertaken on 2no. occasions by Sub Surface Northwest Ltd in April 2026 (in the report version provided to LKC). No elevated methane or carbon dioxide concentrations were encountered, and gas protection measures were not considered to be required.

No shafts have been identified within 50m of site. No evidence of mine gas was identified during the rotary drilling, and no evidence of workings were recorded. The superficial clay deposits (however limited in parts of the site) and underlying impermeable mudstone bedrock are also likely to act as a barrier to any potential low levels of mine gas.

However, shallow coal is present below the site of viable working thickness and deeper workings in the Trencherbone seam have been recorded at 210m below the site and a fault is present either on site along the eastern boundary, or close to the eastern boundary. It is also possible that unrecorded faults are present on site given the variation in the ground conditions identified. Faults which may act as a pathway for gasses relating to deeper workings. Gas monitoring was only undertaken in shallow monitor wells (maximum 2.5mbgl) and limited gas monitoring data is available targeting the gas risk from the coal measures bedrock and below the proposed building footprint.

Given the above, LKC consider it a low likelihood that the site will be impacted by ground gas, however precautionary CS2 gas protection measures recommended unless further gas monitoring is undertaken given the presence of shallow coal below the site.

7. Recommendations

Based on the finding of the Coal Mining Investigation and Risk Assessment, a potential risk of ground instability associated with historical coal mining has been identified and stabilisation work is recommended as detailed below.

7.1. Shallow Coal Mining

Proof drilling and grouting is required below all proposed buildings in the northern and western area of the building. See Figure 4.

Grouting work should be designed by an appropriately experienced and qualified contractor using the information provided. The scope should be agreed with the MRA prior to undertaking the work.

7.2. Watching Brief

In addition to the above, a watching brief should be carried out during groundworks to identify any potential features which may indicate the presence of shallow coal mining hazards.

The watching brief should cover the period in which any earthworks, reduce level dig or foundation excavation works are being undertaken. This should be undertaken by a suitably qualified coal mining engineer or consultant.

Such hazards may include, but not limited to, features such as unexplained depressions or voids, outcropping coal seams, localised areas of deep made ground (which could represent backfilled areas of coal mining related ground subsidence, crown holes or mine entries), or unexpected man-made items at depth (e.g. brickwork, concrete, timber or steelwork).

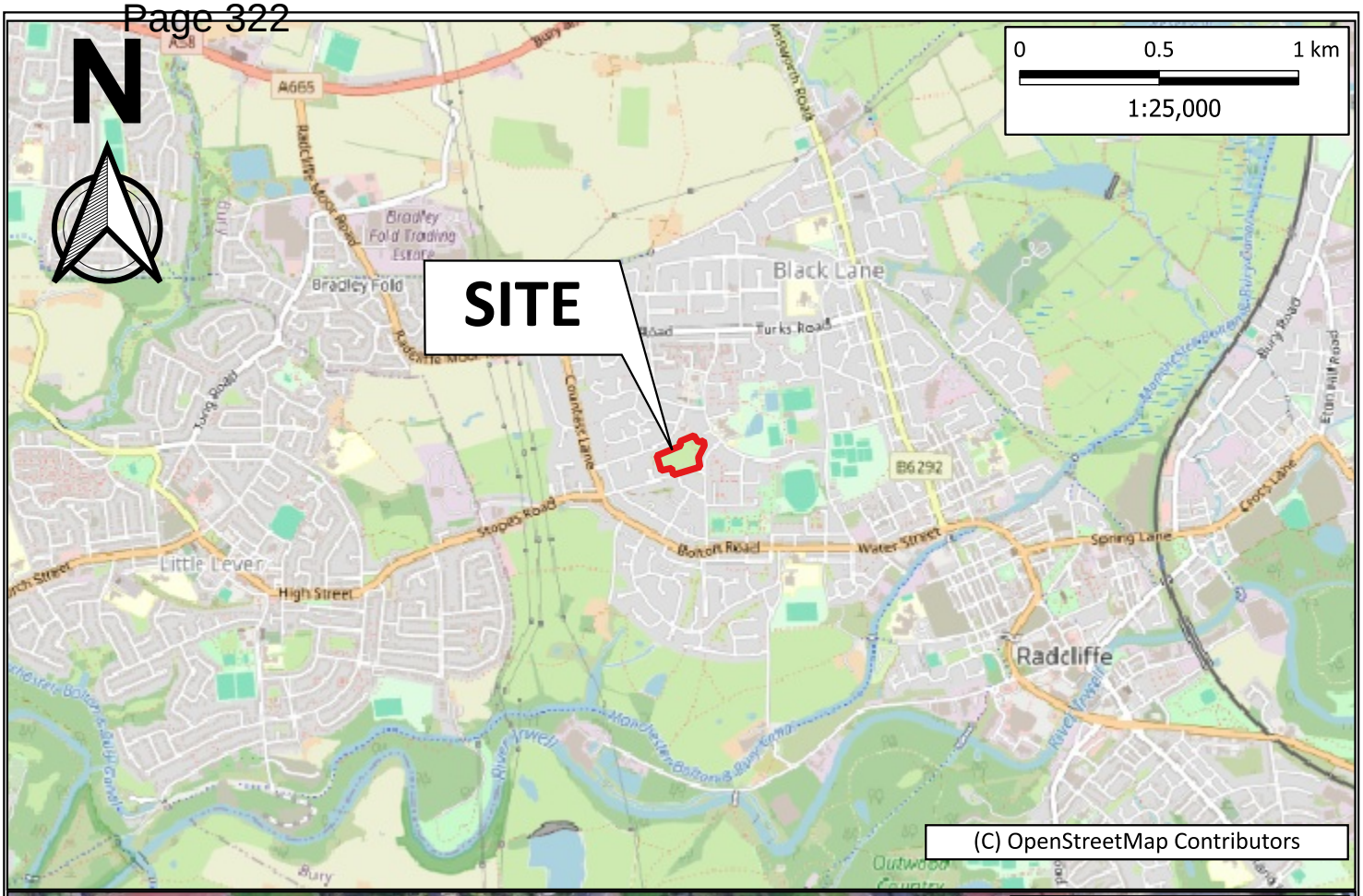
Mine entries may manifest during excavation works as circular, square or rectangular areas of deep made ground (typically several metres in size) set against the natural strata (e.g. Glacial Till or weathered rock). Mine shafts may also be covered with a large, thick concrete cap.

If any of the above features are identified during the course of the development works then work should be stopped to allow the mining engineer / consultant to assess them and if necessary, design further or additional investigation and / or remediation works.

7.3. Gas

LKC consider it a low likelihood that the site will be impacted by ground gas, however precautionary CS2 gas protection measures unless further gas monitoring is undertaken given the presence of shallow coal below the site.

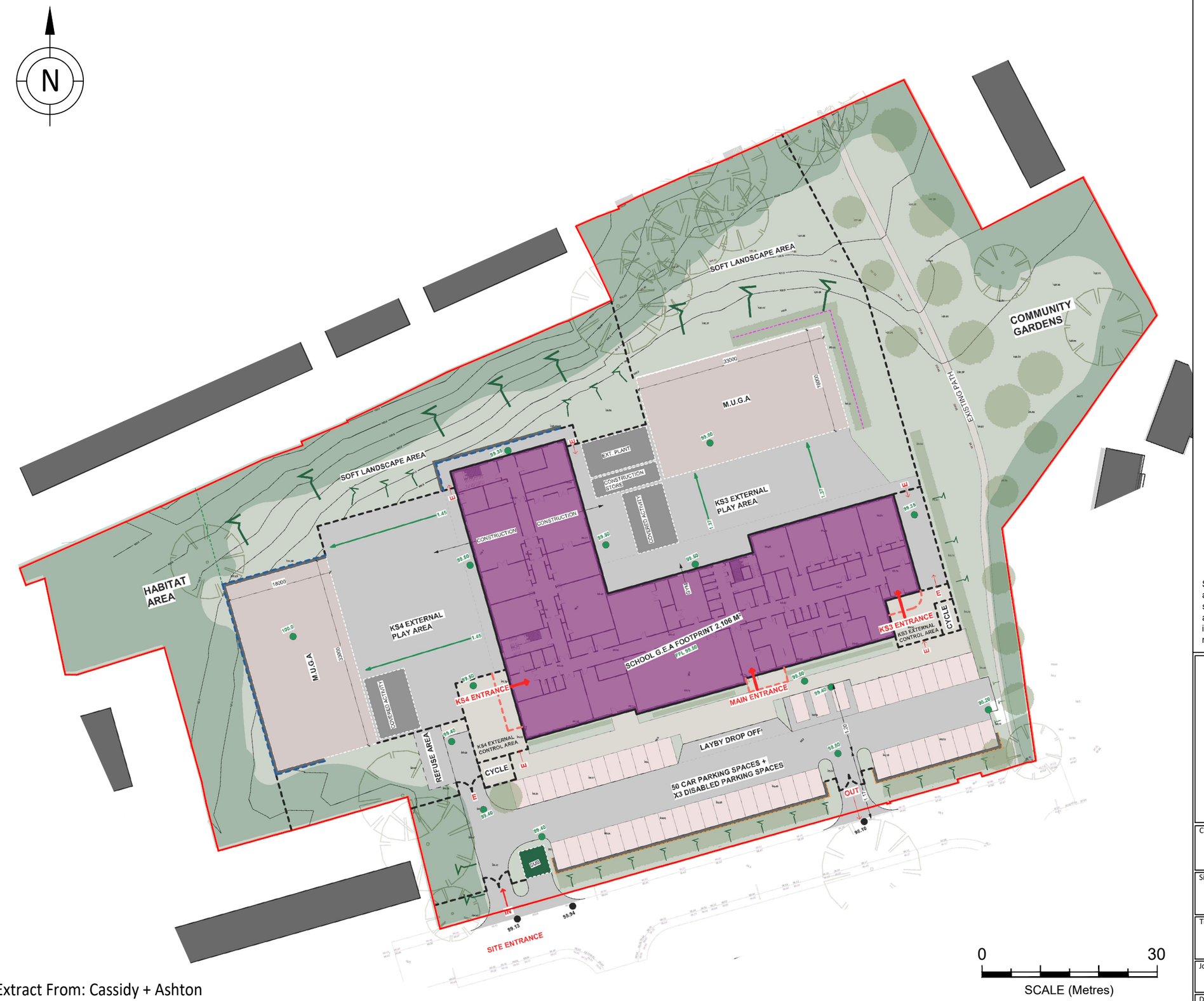
Figures





Client: Bury Council		Title: Site Location & Boundary Plan	
Site: Milton Road, Bury		Scale (see scale bar): 1:25,000 & 1:1,500 @ A4	Figure: 1
Job No.: LKC261326	Drawn By: MB / Checked By: PD / Drawn: Jun 2026		Revision:

LK CONSULT



Extract From: Cassidy + Ashton
Drawing Ref: Proposed Site Plan, No.1004, Rev:P1 (08/06/2026)

KEY

Site Boundary

LEGEND

- SITE BOUNDARY
- BUILDINGS
- INDICATIVE EXTENT OF EXISTING TREES/ HEDGEROWS
- NEW TREES/ SHRUBS
- FENCE/ SECURITY LINE
- SOFT LANDSCAPE SCREEN WALL
- RETAINING STRUCTURE
- LOW LEVEL DWARF WALL
- HARDSCAPE
- SOFTSCAPE
- EXISTING SITE LEVELS 99.0
- PROPOSED SITE LEVELS 99.0
- SLOPED EMBANKMENT
- SECURE ENTRY POINT E

Sampling Locations and features annotated by LK Consult Ltd are approximate and are based upon observed measurements unless otherwise stated. Do not scale from this drawing and work from marked dimensions only. All dimensions and features should be confirmed on site by the Contractor. Where this drawing includes information provided to LK Consult Ltd by others, LK Consult Ltd gives no warranty, representation or assurance as to the accuracy of such information.

LK CONSULT

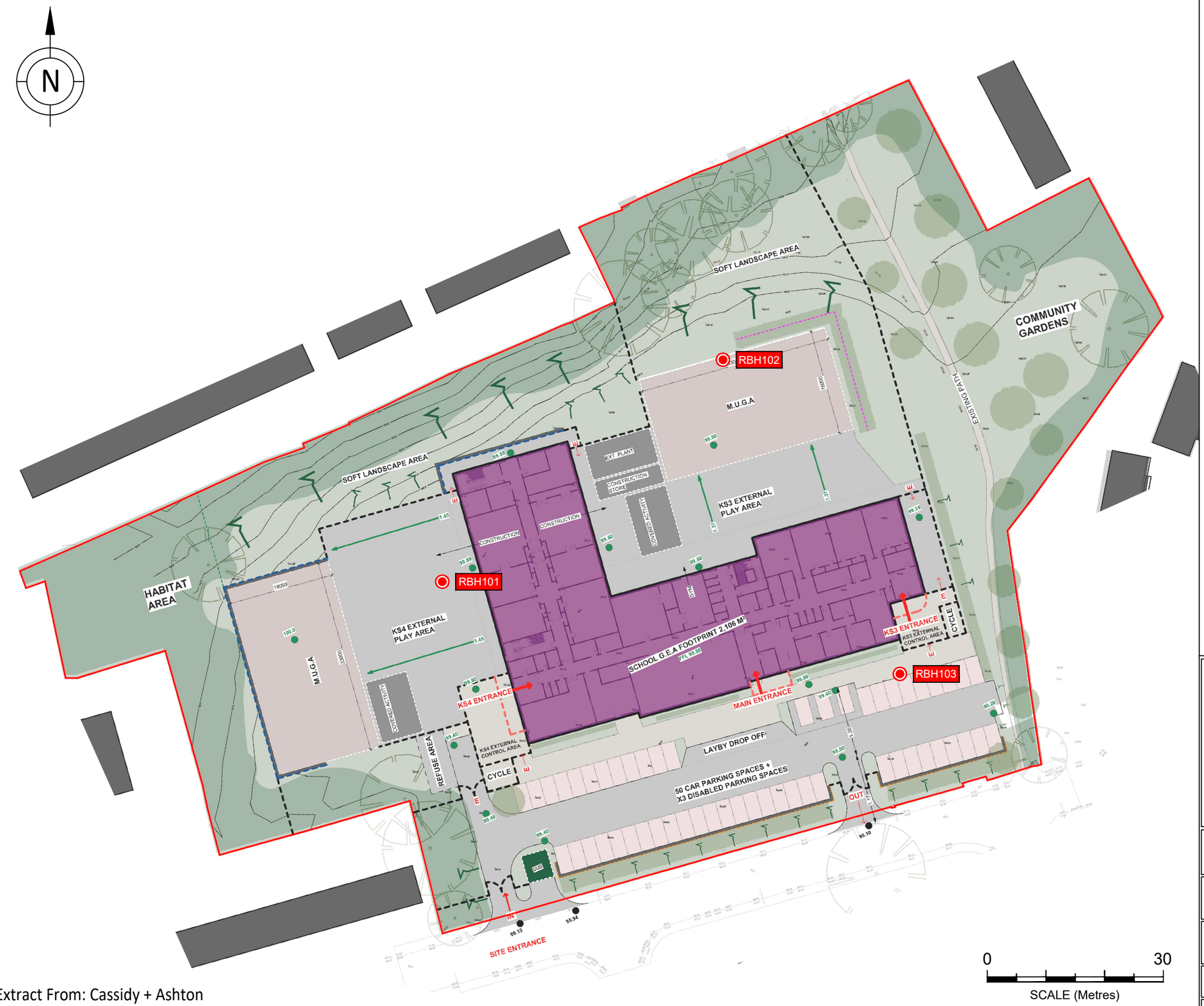
Client: Bury Council

Site: Milton Road, Bury

Title: Proposed Development Plan

Job No.:	Scale (See Scale Bar):	Figure:	Revision:
LKC261326	See Scale Bar	2	

Drawn By:	Checked By:	Drawn:
AC	MB	Jun 2026



Extract From: Cassidy + Ashton
Drawing Ref: Proposed Site Plan, No.1004, Rev:P1 (08/06/2026)

KEY

- Site Boundary
- Rotary Borehole (RB)

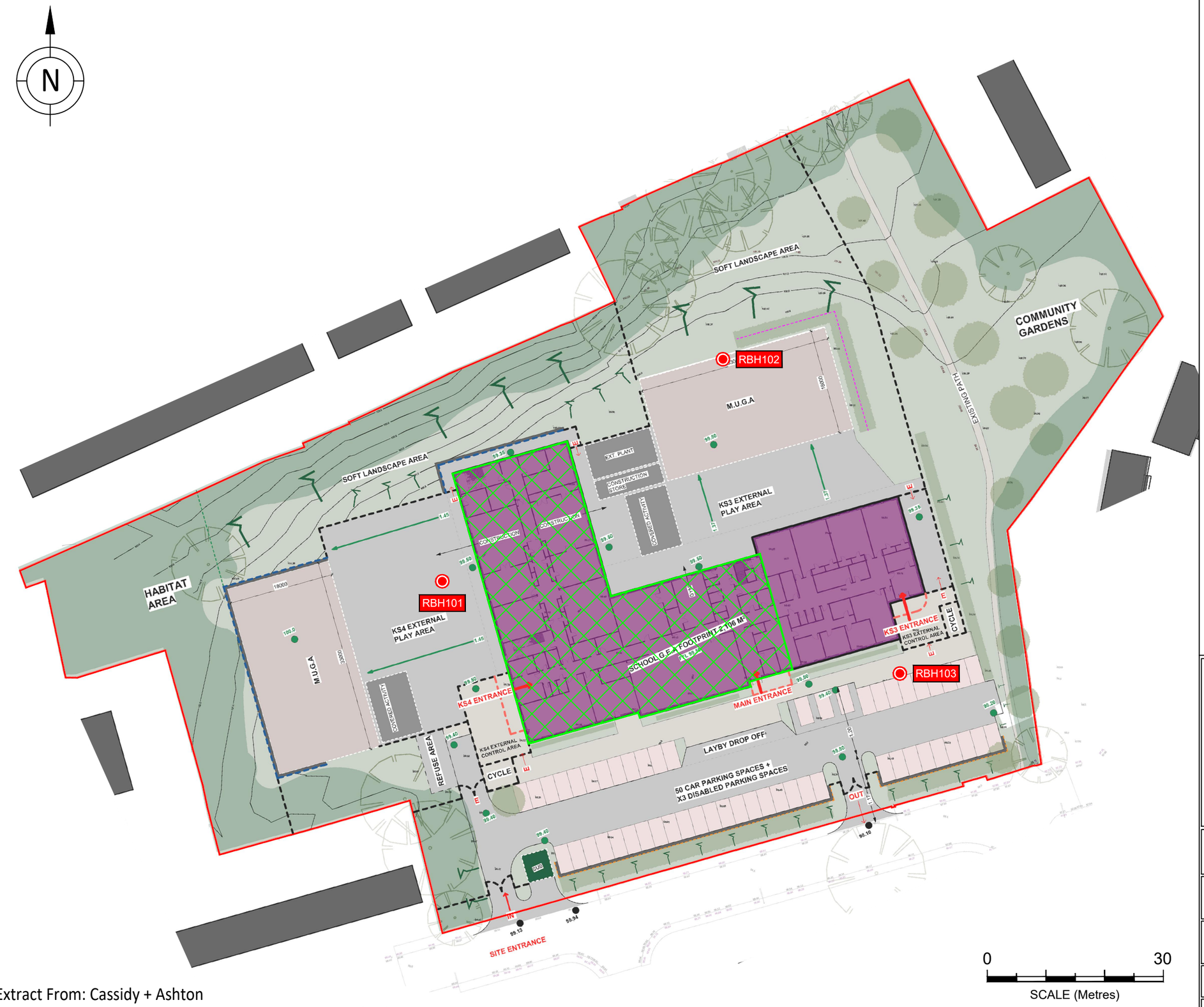
Sampling Locations and features annotated by LK Consult Ltd are approximate and are based upon observed measurements unless otherwise stated. Do not scale from this drawing and work from marked dimensions only. All dimensions and features should be confirmed on site by the Contractor. Where this drawing includes information provided to LK Consult Ltd by others, LK Consult Ltd gives no warranty, representation or assurance as to the accuracy of such information.

LK CONSULT

Client:	Bury Council
Site:	Milton Road, Bury
Title:	Site Investigation Location Plan

Job No.:	Scale (See Scale Bar):	Figure:	Revision:
LKC261326	See Scale Bar	3	

Drawn By:	Checked By:	Drawn:
AC	JL	Aug 2026



Extract From: Cassidy + Ashton
Drawing Ref: Proposed Site Plan, No.1004, Rev:P1 (08/06/2026)

KEY

- Site Boundary
- Rotary Borehole (RB)
- Area Requiring Proof Drilling & Grouting

NOTE:

Grouting should extend to the deepest coal seams identified during the investigation.

The area identified requires grouting based on current investigation work. If there is no evidence of coal or workings, grouting will not be required. Grouting should extend until there is no evidence of coal/workings.

Sampling Locations and features annotated by LK Consult Ltd are approximate and are based upon observed measurements unless otherwise stated. Do not scale from this drawing and work from marked dimensions only. All dimensions and features should be confirmed on site by the Contractor. Where this drawing includes information provided to LK Consult Ltd by others, LK Consult Ltd gives no warranty, representation or assurance as to the accuracy of such information.

LK CONSULT

Client:	Bury Council
Site:	Milton Road, Bury
Title:	Grouting Zone Plan

Job No.:	Scale (See Scale Bar):	Figure:	Revision:
LKC261326	See Scale Bar	4	

Drawn By:	Checked By:	Drawn:
AC	HM	Sep 2026

Appendix A – Profile Logs

LK CONSULT

Rotary Core Log

RBH101

Sheet 1 of 4

Hole Type	Easting	Northing	Ground Level (m)	Scale
RC				1:50

Project Name	Project No.	Start Date	End Date
Milton Road, Bury	LKC261326	2026-07-27	2026-07-29

Client
Bury Council

Consultant
LK Consult

Contractor
Taylor Drilling

Inst/ Backfill	Water Levels	Samples and Tests: Depth (m)	Type/ Ref	Results	Coring: Core Run	TCR (%)	SCR (%)	RQD (%)	Frac FI	Level m	Depth (thickness) m	Strata: Legend	Description
											(0.60)		MADE GROUND: Dark brownish grey gravelly silty SAND with occasional brick fragmnets, concrete fragments and rare clinker. Sand is fine to coarse. Gravel is fine to coarse, angular to rounded comprising sandstone, siltstone, quartzite and coal.
											0.60		*Frequent rootlets. (0.00 - 0.20m)*
											(0.60)		MADE GROUND: Firm consistency dark grey mottled light brown gravelly slightly sandy SILT with occasional brick fragments, concrete fragments, and clinker. Gravel is fine to coarse, angular to subangular comprising mudstone, siltstone, sandstone and coal.
											1.20		Reddish brown CLAY (driller's description).
											(8.30)		
					9.50 10.50	100	50	10	50+		9.50 (3.70)		Very weak to weak thinly laminated dark grey mottled reddish brown SILTSTONE. Distinctly weathered [fractures are
													Continued on next page

Remarks
Rotary open hole 1.20-9.50mbgl.
Rotary core 9.50-19.50mbgl.
Rotary open hole 19.50-35.00mbgl.
Groundwater not determined due to water flush.
NI = Non intact.
AZCL = Assumed zone of core loss ...

Method, Plant, Stability, Dimensions
0.00 - 0.00m Beretta T41

Logger
JL

Status: FINAL

LK CONSULT

Rotary Core Log

RBH101
Sheet 2 of 4

Hole Type	Easting	Northing	Ground Level (m)	Scale
RC				1:50

Project Name	Project No.	Start Date	End Date
Milton Road, Bury	LKC261326	2026-07-27	2026-07-29

Client	Consultant	Contractor
Bury Council	LK Consult	Taylor Drilling

Inst/ Backfill	Water Levels	Samples and Tests: Depth (m)	Type/ Ref	Results	Coring: Core Run	TCR (%)	SCR (%)	RQD (%)	Frac FI	Level m	Depth (thickness) m	Strata: Legend	Description
					10.50 12.00	93	63	22	AZCL				extremely closely to closely spaced, horizontal to subvertical (0-70°), undulating smooth, partly open with silt on surfaces, and undulating rough with clay infill].
					12.00 13.50	100	54	54	4				
									28				
									NI		13.20 (0.30)		Extremely weak thinly laminated reddish brown mottled light grey MUDSTONE. Destructured. Recovered as a slightly sandy clayey gravel.
					13.50 15.00	100	84	70	4		13.50		Very weak to weak thinly laminated reddish brown mottled dark grey SILTSTONE with thinly to thickly interbedded dark greyish brown SANDSTONE. Distinctly weathered [fractures are extremely closely to medium spaced, subhorizontal (15-80°), undulating smooth, tight to partly open with silt on surfaces, and undulating rough open with sand infill].
									9				
									16		(3.00)		
					15.00 16.50	100	64	46	8				
					16.50 18.00	100	30	0	NI		16.50 (0.20)		Extremely weak dark greyish brown SILTSTONE. Destructured. Recovered as a sandy silty gravel.
									35		16.70		Very weak to weak thinly laminated reddish brown mottled dark grey SILTSTONE with thinly to thickly interbedded dark greyish brown SANDSTONE. Distinctly weathered [fractures are extremely closely to medium spaced, subvertical (10-70°), undulating smooth, tight to partly open with clay infill, and stepped rough tight clean].
											(2.00)		
					18.00 19.50	53	26	0	AZCL				
									NI		18.70 (0.45)		Extremely weak dark greyish brown SILTSTONE. Destructured. Recovered as a sandy silty gravel.
									17		19.15 (0.35)		Extremely weak dark grey mottled reddish brown MUDSTONE. Distinctly weathered [fractures are extremely closely to closely spaced, subvertical (10-80°), tight to partly open undulating rough with clay infill and orange staining].
											19.50 (3.00)		

Continued on next page

Remarks
Rotary open hole 1.20-9.50mbgl.
Rotary core 9.50-19.50mbgl.
Rotary open hole 19.50-35.00mbgl.
Groundwater not determined due to water flush.
NI = Non intact.
AZCL = Assumed zone of core loss ...

Method, Plant, Stability, Dimensions
0.00 - 0.00m Beretta T41

Logger
JL

Status: FINAL

LK CONSULT

Rotary Core Log

RBH101
Sheet 3 of 4

Hole Type	Easting	Northing	Ground Level (m)	Scale
RC				1:50

Project Name	Project No.	Start Date	End Date
Milton Road, Bury	LKC261326	2026-07-27	2026-07-29

Client Bury Council
Consultant LK Consult
Contractor Taylor Drilling

Inst/ Backfill	Water Levels	Samples and Tests: Depth (m)	Type/ Ref	Results	Coring: Core Run	TCR (%)	SCR (%)	RQD (%)	Frac FI	Level m	Depth (thickness) m	Strata: Legend	Description
													Reddish purple SILTSTONE / SANDSTONE (driller's description).
											22.50		Intact COAL and black SHALES (driller's description). Considered unlikely that the seam is 4.8mn thick and more likely a layer of black shale below. See report for details.
											(4.80)		
											27.30		Grey MUDSTONE (driller's description).
											(7.70)		
													Continued on next page

20.5 21.0 21.5 22.0 22.5 23.0 23.5 24.0 24.5 25.0 25.5 26.0 26.5 27.0 27.5 28.0 28.5 29.0 29.5 30.0

Remarks
Rotary open hole 1.20-9.50mbgl.
Rotary core 9.50-19.50mbgl.
Rotary open hole 19.50-35.00mbgl.
Groundwater not determined due to water flush.
NI = Non intact.
AZCL = Assumed zone of core loss ...

Method, Plant, Stability, Dimensions
0.00 - 0.00m Beretta T41

Logger JL

Status: FINAL

LK CONSULT

Rotary Core Log

RBH101
Sheet 4 of 4

Hole Type	Easting	Northing	Ground Level (m)	Scale
RC				1:50

Project Name	Project No.	Start Date	End Date
Milton Road, Bury	LKC261326	2026-07-27	2026-07-29

Client	Consultant	Contractor
Bury Council	LK Consult	Taylor Drilling

Inst/ Backfill	Water Levels	Samples and Tests: Depth (m)	Type/ Ref	Results	Coring: Core Run	TCR (%)	SCR (%)	RQD (%)	Frac FI	Level m	Depth (thickness) m	Strata: Legend	Description
													As previous page.
											35.00		*End of Borehole at 35.00m*

30.5 31.0 31.5 32.0 32.5 33.0 33.5 34.0 34.5 35.0 35.5 36.0 36.5 37.0 37.5 38.0 38.5 39.0 39.5 40.0

Remarks
Rotary open hole 1.20-9.50mbgl.
Rotary core 9.50-19.50mbgl.
Rotary open hole 19.50-35.00mbgl.
Groundwater not determined due to water flush.
NI = Non intact.
AZCL = Assumed zone of core loss ...

Method, Plant, Stability, Dimensions
0.00 - 0.00m Beretta T41

Logger
JL

Status: FINAL

LK CONSULT

Rotary Core Log

RBH102

Sheet 1 of 4

Hole Type	Easting	Northing	Ground Level (m)	Scale
RC				1:50

Project Name	Project No.	Start Date	End Date
Milton Road, Bury	LKC261326	2026-07-29	2026-08-02

Client	Consultant	Contractor
Bury Council	LK Consult	Taylor Drilling

Inst/ Backfill	Water Levels	Samples and Tests: Depth (m)	Type/ Ref	Results	Coring: Core Run	TCR (%)	SCR (%)	RQD (%)	Frac FI	Level m	Depth (thickness) m	Strata: Legend	Description
											(0.55)		MADE GROUND: Dark brownish grey gravelly silty SAND with occasional brick fragments, concrete fragments and rare clinker. Sand is fine to coarse. Sand is fine to coarse. Gravel is fine to coarse, angular to rounded comprising sandstone, siltstone, quartzite and coal.
											0.55		*Frequent rootlets. (0.00 - 0.20m)*
											(0.65)		MADE GROUND: Dark greyish brown gravelly slightly clayey SAND with occasional brick fragments and clinker. Sand is fine to coarse. Gravel is fine to coarse, angular to subrounded comprising sandstone, limestone, mudstone, quartzite and coal.
											1.20		Grey CLAY (driller's description).
											(2.05)		
									AZCL		3.25		Extremely weak light grey MUDSTONE. Destructured. Recovered as a slightly sandy clayey gravel.
					3.00 4.00	76	20	0	NI		(0.55)		
									15		3.80 (0.20)		Very weak thinly laminated light grey SILTSTONE. Distinctly weathered [fractures are extremely closely to closely spaced, horizontal (0°), undulating smooth tight to partly open with silt on surfaces].
									NI		4.00 (0.25)		Extremely weak light grey SILTSTONE. Destructured. Recovered as a sandy silty gravel.
					4.00 6.00	100	83	12	15		4.25 (1.30)		Very weak thinly laminated light grey MUDSTONE. Distinctly weathered [fractures are extremely closely to closely spaced, horizontal to subvertical (0-80°), undulating smooth tight to partly open and undulating rough, open with clay infill].
											5.55		Very weak thinly laminated light grey SILTSTONE with thickly interbedded light grey MUDSTONE. Distinctly weathered [fractures are extremely closely to closely spaced, horizontal to subvertical (0-70°), undulating rough tight to partly open with clay on surfaces, and open with clay infill].
					6.00 9.00	100	54	13	28		(5.75)		
									16				
					9.00 12.00	83	67	11	23				
													Continued on next page

Remarks

Rotary open hole 1.20-3.00mbgl.
Rotary core 3.00-13.00mbgl.
Rotary open hole 13.00-35.00mbgl.
Groundwater not determined due to water flush.
NI = Non intact.
AZCL = Assumed zone of core loss ...

Method, Plant, Stability, Dimensions

0.00 - 0.00m Beretta T41

Logger JL

Status: FINAL

LK CONSULT

Rotary Core Log

RBH102
Sheet 2 of 4

Hole Type	Easting	Northing	Ground Level (m)	Scale
RC				1:50

Project Name	Project No.	Start Date	End Date
Milton Road, Bury	LKC261326	2026-07-29	2026-08-02

Client	Consultant	Contractor
Bury Council	LK Consult	Taylor Drilling

Inst/ Backfill	Water Levels	Samples and Tests: Depth (m)	Type/ Ref	Results	Coring: Core Run	TCR (%)	SCR (%)	RQD (%)	Frac FI	Level m	Depth (thickness) m	Strata: Legend	Description
													As previous page.
									NI		11.30		
									AZCL		(0.70)		Extremely weak black COAL. Destructured. Recovered as a gravel.
											12.00		
					12.00 13.00	100	100	0	50+		(0.70)		Very weak black COAL. Distinctly weathered [fractures are horizontal to verticall (0-90°), undulating rough, tight to open and clean].
									10		12.70 (0.30) 13.00		Very weak thinly laminated light grey MUDSTONE. Distinctly weathered [fractures are extremely closely to closely spaced, horizontal (0°), undulating smooth tight to partly open with clay on surfaces].
											(22.00)		Grey MUDSTONE (driller's description).
													Continued on next page

Remarks
Rotary open hole 1.20-3.00mbgl.
Rotary core 3.00-13.00mbgl.
Rotary open hole 13.00-35.00mbgl.
Groundwater not determined due to water flush.
NI = Non intact.
AZCL = Assumed zone of core loss ...

Method, Plant, Stability, Dimensions
0.00 - 0.00m Beretta T41

Logger
JL

Status: FINAL

LK CONSULT

Rotary Core Log

RBH102
Sheet 3 of 4

Hole Type	Easting	Northing	Ground Level (m)	Scale
RC				1:50

Project Name	Project No.	Start Date	End Date
Milton Road, Bury	LKC261326	2026-07-29	2026-08-02

Client	Consultant	Contractor
Bury Council	LK Consult	Taylor Drilling

Inst/ Backfill	Water Levels	Samples and Tests: Depth (m)	Type/ Ref	Results	Coring: Core Run	TCR (%)	SCR (%)	RQD (%)	Frac FI	Level m	Depth (thickness) m	Strata: Legend	Description
													As previous page.
													Continued on next page

20.5
21.0
21.5
22.0
22.5
23.0
23.5
24.0
24.5
25.0
25.5
26.0
26.5
27.0
27.5
28.0
28.5
29.0
29.5
30.0

Remarks
Rotary open hole 1.20-3.00mbgl.
Rotary core 3.00-13.00mbgl.
Rotary open hole 13.00-35.00mbgl.
Groundwater not determined due to water flush.
NI = Non intact.
AZCL = Assumed zone of core loss ...

Method, Plant, Stability, Dimensions
0.00 - 0.00m Beretta T41

Logger
JL

Status: FINAL

LK CONSULT

Rotary Core Log

RBH102
Sheet 4 of 4

Hole Type	Easting	Northing	Ground Level (m)	Scale
RC				1:50

Project Name	Project No.	Start Date	End Date
Milton Road, Bury	LKC261326	2026-07-29	2026-08-02

Client	Consultant	Contractor
Bury Council	LK Consult	Taylor Drilling

Inst/ Backfill	Water Levels	Samples and Tests: Depth (m)	Type/ Ref	Results	Coring: Core Run	TCR (%)	SCR (%)	RQD (%)	Frac FI	Level m	Depth (thickness) m	Strata: Legend	Description
													As previous page.
											35.00		*End of Borehole at 35.00m*

30.5 31.0 31.5 32.0 32.5 33.0 33.5 34.0 34.5 35.0 35.5 36.0 36.5 37.0 37.5 38.0 38.5 39.0 39.5 40.0

Remarks
Rotary open hole 1.20-3.00mbgl.
Rotary core 3.00-13.00mbgl.
Rotary open hole 13.00-35.00mbgl.
Groundwater not determined due to water flush.
NI = Non intact.
AZCL = Assumed zone of core loss ...

Method, Plant, Stability, Dimensions
0.00 - 0.00m Beretta T41

Logger
JL

Status: FINAL

LK CONSULT

Rotary Core Log

RBH103

Sheet 1 of 4

Hole Type	Easting	Northing	Ground Level (m)	Scale
RC				1:50

Project Name	Project No.	Start Date	End Date
Milton Road, Bury	LKC261326	2026-08-02	2026-08-04

Client	Consultant	Contractor
Bury Council	LK Consult	Taylor Drilling

Inst/ Backfill	Water Levels	Samples and Tests: Depth (m)	Type/ Ref	Results	Coring: Core Run	TCR (%)	SCR (%)	RQD (%)	Frac FI	Level m	Depth (thickness) m	Strata: Legend	Description
											0.00		MADE GROUND: Dark brownish grey gravelly silty SAND with occasional brick fragments, concrete fragments and rare clinker. Sand is fine to coarse. Gravel is fine to coarse, angular to rounded comprising sandstone, siltstone, quartzite and coal. *Frequent rootlets. (0.00 - 0.25m)*
											(0.60)		
											0.60		
											(0.50)		
											1.10 (0.10) 1.20		MADE GROUND: Firm consistency light greyish brown mottled orangish brown gravelly slightly sandy CLAY with occasional pockets of plant remains and rare clinker. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular comprising mudstone, siltstone, sandstone and coal.
													Dark grey slightly gravelly slightly sandy CLAY. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular comprising mudstone, siltstone, sandstone and coal.
													Brown CLAY (driller's description).
											(3.30)		
					4.50 6.00	100	82	10	15		4.50		Very weak to weak thinly laminated light grey SILTSTONE. Distinctly weathered [fractures are closely spaced, horizontal to subhorizontal (0-35°), undulating rough with sand on surfaces, and incipient].
											(1.70)		
									AZCL		6.20		Very weak light grey thinly bedded SANDSTONE with thickly interbedded light grey SILTSTONE. Distinctly weathered [fractures are closely to medium spaced, horizontal to subvertical (0-70°), undulating smooth with sand on surfaces, and undularting smooth, partly open with clay infill].
					6.00 7.50	90	68	24					
					7.50 9.00	100	86	45	14		(3.80)		
					9.00 12.00	69	45	13	AZCL				
											10.00		*Continued on next page*

Remarks

Rotary open hole 1.20-4.50mbgl.
Rotary core 4.50-15.00mbgl.
Rotary open hole 15.00-35.00mbgl.
Groundwater not determined due to water flush.
NI = Non intact.
AZCL = Assumed zone of core loss ...

Method, Plant, Stability, Dimensions

0.00 - 0.00m Beretta T41

Logger

JL

Status: FINAL

LK CONSULT

Rotary Core Log

RBH103
Sheet 2 of 4

Hole Type	Easting	Northing	Ground Level (m)	Scale
RC				1:50

Project Name	Project No.	Start Date	End Date
Milton Road, Bury	LKC261326	2026-08-02	2026-08-04

Client	Consultant	Contractor
Bury Council	LK Consult	Taylor Drilling

Inst/ Backfill	Water Levels	Samples and Tests: Depth (m)	Type/ Ref	Results	Coring: Core Run	TCR (%)	SCR (%)	RQD (%)	Frac FI	Level m	Depth (thickness) m	Strata: Legend	Description
									18		(2.60)		Very weak to weak thinly bedded light brown SANDSTONE with thickly interbedded light grey MUDSTONE. Distinctly weathered [fractures are extremely closely to closely spaced, horizontal to subVERTICALI (0-75°), undulating rough to partly open with coal infill, and open with clay infill].
									AZCL		12.60		
					12.00 15.00	76	43	10	20		(2.40)		Very weak thinly laminated light grey SILTSTONE. Distincltly weathered [fractures are extremely closely to closely spaced, horizontal to subvertical (0-75°), undulating smooth tight to partly open with silt on surfaces].
											15.00		Grey MUDSTONE (driller's description).
											(10.00)		

Continued on next page

Remarks
Rotary open hole 1.20-4.50mbgl.
Rotary core 4.50-15.00mbgl.
Rotary open hole 15.00-35.00mbgl.
Groundwater not determined due to water flush.
NI = Non intact.
AZCL = Assumed zone of core loss ...

Status: FINAL

Method, Plant, Stability, Dimensions		Logger
0.00 - 0.00m	Beretta T41	JL

LK CONSULT

Rotary Core Log

RBH103

Sheet 3 of 4

Hole Type	Easting	Northing	Ground Level (m)	Scale
RC				1:50

Project Name	Project No.	Start Date	End Date
Milton Road, Bury	LKC261326	2026-08-02	2026-08-04

Client	Consultant	Contractor
Bury Council	LK Consult	Taylor Drilling

Inst/ Backfill	Water Levels	Samples and Tests: Depth (m)	Type/ Ref	Results	Coring: Core Run	TCR (%)	SCR (%)	RQD (%)	Frac FI	Level m	Depth (thickness) m	Strata: Legend	Description
													As previous page.
											25.00		Intact COAL (driller's description).
											(1.30)		
											26.30		Grey MUDSTONE (driller's description).
											(8.70)		
													Continued on next page

20.5 21.0 21.5 22.0 22.5 23.0 23.5 24.0 24.5 25.0 25.5 26.0 26.5 27.0 27.5 28.0 28.5 29.0 29.5 30.0

Remarks

Rotary open hole 1.20-4.50mbgl.
Rotary core 4.50-15.00mbgl.
Rotary open hole 15.00-35.00mbgl.
Groundwater not determined due to water flush.
NI = Non intact.
AZCL = Assumed zone of core loss ...

Status: FINAL

Method, Plant, Stability, Dimensions		Logger
0.00 - 0.00m	Beretta T41	JL

LK CONSULT

Rotary Core Log

RBH103

Sheet 4 of 4

Hole Type	Easting	Northing	Ground Level (m)	Scale
RC				1:50

Project Name	Project No.	Start Date	End Date
Milton Road, Bury	LKC261326	2026-08-02	2026-08-04

Client	Consultant	Contractor
Bury Council	LK Consult	Taylor Drilling

Inst/ Backfill	Water Levels	Samples and Tests: Depth (m)	Type/ Ref	Results	Coring: Core Run	TCR (%)	SCR (%)	RQD (%)	Frac FI	Level m	Depth (thickness) m	Strata: Legend	Description
													As previous page.
											35.00		*End of Borehole at 35.00m*

30.5 31.0 31.5 32.0 32.5 33.0 33.5 34.0 34.5 35.0 35.5 36.0 36.5 37.0 37.5 38.0 38.5 39.0 39.5 40.0

Remarks

Rotary open hole 1.20-4.50mbgl.
Rotary core 4.50-15.00mbgl.
Rotary open hole 15.00-35.00mbgl.
Groundwater not determined due to water flush.
NI = Non intact.
AZCL = Assumed zone of core loss ...

Method, Plant, Stability, Dimensions

0.00 - 0.00m Beretta T41

Logger

JL

Status: FINAL

Appendix B – Geotechnical Laboratory Testing Results

MURRAY RIX
CONSULTANCY, SITE INVESTIGATION
CONSTRUCTION MATERIALS TESTING

TEST REPORT

Client LK Consult Ltd

Address Unit 29 Eton Business Park
Eton Hill Road
Radcliffe
Greater Manchester
M26 2ZS

Contract LKC 26 1326, Milton Road, Radcliffe

Job Number MRN 26004/69
Date of Issue 15 September 2026
Page 1 of 2

Approved Signatories

S J Hutchings, O P Davies

Notes

1 All remaining samples and remnants from this contract will be disposed 28 days from the date of this report unless you notify us to the contrary.

2 Result certificates, in this report, not bearing a UKAS mark, are not included in our UKAS accreditation schedule.

3 Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation.

4 Certified that the samples have been examined and tested in accordance with the terms of the contract/order and unless otherwise stated conform to the standards/specifications quoted.

5 The results included within the report are representative of the samples submitted for analysis.

6 This certificate should not be reproduced, except in full, without the express permission of the laboratory.

MURRAY RIX

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

TEST CERTIFICATE

DETERMINATION OF THE COMPRESSIVE STRENGTH OF INTACT ROCK CORE SPECIMENS

ASTM D7012 - 23 Method C

CLIENT	LK Consult Ltd
SITE	LKC 26 1326, Milton Road, Radcliffe
JOB NUMBER	MRN 26004/69

DATE RECEIVED	21-Aug-26	DATE SAMPLED	10-Aug-26		
DATE TESTED	25-Aug-26	SAMPLED BY	Client		
MATERIAL TESTED	Rock Core		LOADING RATE	1	kN/min

Sample Number	Sample Label	Tested By	Dia-meter (mm)	Len-gth* (mm)	L/D Ratio	Moisture Condition	Method of Prep-aration	Load at Failure (kN)	Compressive Strength (N/mm^2)	Description after Test
6193201	RBH101 12.00-13.20m	P.H.	86	173	2	As received	ASTM D4543	65.6	**11.3**	Split vertically top to bottom with no visible end defects
6193202	RBH102 6.00-9.00m	P.H.	85	170	2	As received	ASTM D4543	31.3	**5.6**	Split vertically top to bottom with no visible end defects
6193203	RBH103 7.50-9.00m	P.H.	86	172	2	As received	ASTM D4543	233.5	**40.2**	Split vertically top to bottom with no visible end defects

Comments / Deviation from standard method / Abnormalities noted during visual inspection.
*Length after specimen preparation

NAME O.P. Davies BA (Hons) (Director) SIGNED DATE: 15-Sep-26

LK GROUP
Unit 29 Eton Business Park
Eton Hill Road, Radcliffe
Manchester, M26 2ZS

LK CONSULT

Client	**Bury Council**
Site	**Milton Road, Bury**
Job No.	**LKC261326**

Exploratory Hole: **RBH101**

Depth (m)	Test Type*	W (mm)	D (mm)	Load (P) (kN)	D_E^2 (mm^2)	I_S (Mpa)	F	$I_{S\,(50)}$ (MPa)
10.05-10.20	D	142.59	92.71	1.840	8595	0.21	1.32	0.28
//	D	92.46	92.71	2.600	8595	0.30	1.32	0.40
10.92-11.07	D	151.91	88.36	3.100	7807	0.40	1.29	0.51
//	A	31.74	88.36	2.320	3571	0.65	1.08	0.71
11.25-11.39	D	152.01	86.85	7.530	7508	1.00	1.28	1.28
//	D	144.14	86.85	5.350	20776	0.26	1.61	0.41
14.45-14.59	D	151.61	88.24	5.660	22986	0.25	1.65	0.41
//	D	103.57	88.24	6.930	11636	0.60	1.41	0.84
14.58-14.72	A	138.26	90.53	0.280	15930	0.02	1.52	0.03
//	D	122.25	90.53	0.030	8196	0.00	1.34	0.01
14.69-14.82	D	139.47	86.60	1.590	750	0.21	1.28	0.27
//	A	92.94	86.60	4.164	10248	0.39	1.37	0.53
17.86-17.95	A	96.73	85.36	4.910	10513	0.65	1.38	0.65
//	D	81.52	85.36	7.250	7286	1.27	1.27	1.27
15.88-16.04	D	148.41	90.02	0.660	8104	0.11	1.30	0.11
//	A	82.25	90.02	3.430	9427	0.36	1.35	0.49
15.00-15.15	D	180.00	87.12	1.830	7590	0.24	1.28	0.31
//	A	94.53	87.12	0.170	9376	0.02	1.35	0.02

Tested: **Luke Crompton** **Checked:** **Colin Wardle**

Date: **21/08/2026** **Date:** **21/08/2026**

ASTM STANDARD D 5731 **POINT LOAD**

LK GROUP
Unit 29 Eton Business Park
Eton Hill Road, Radcliffe
Manchester, M26 2ZS

LK CONSULT

Client	**Bury Council**
Site	**Milton Road, bury**
Job No.	**LKC261326**

Exploratory Hole: **RBH102**

Depth (m)	Test Type*	W (mm)	D (mm)	Load (P) (kN)	D_E^2 (mm^2)	I_S (Mpa)	F	$I_{S\,(50)}$ (MPa)
11.19-11.24	A	55.77	68.36	0.420	4854	0.09	1.16	0.10
11.19-11.24	D	30.29	68.36	0.330	4673	0.07	1.15	0.08
9.08-9.17	A	105.55	85.56	4.180	11498	0.36	1.41	0.51
9.08-9.17	D	102.67	85.56	3.730	7321	0.51	1.27	0.65
9.19-9.35	D	162.00	86.67	2.640	7512	0.35	1.28	0.45
9.19-9.35	A	95.39	86.67	1.120	10526	0.11	1.38	0.15
6.24-6.37	D	131.94	87.92	5.460	7730	0.71	1.29	0.91
6.24-6.37	A	110.12	87.92	7.680	12327	0.62	1.43	0.89
7.73-7.87	D	170.00	82.49	3.640	28900	0.13	1.73	0.22
7.73-7.87	D	98.17	82.49	2.560	9637	0.27	1.35	0.36
8.44-8.58	D	150.00	92.41	3.330	8540	0.39	1.32	0.51
8.44-8.58	A	72.42	92.41	4.050	8521	0.48	1.32	0.63
3.94-4.00	A	77.32	86.34	0.050	8500	0.01	1.32	0.01
6.80-6.91	D	190.00	86.80	2.180	7534	0.29	1.28	0.37
6.80-6.91	D	90.02	86.80	0.560	7534	0.07	1.28	0.10
4.22-4.41	D	180.00	86.09	6.890	7411	0.93	1.28	1.19
4.22-4.41	A	84.59	86.09	1.320	9272	0.14	1.34	0.19

Tested: **Luke Crompton** **Checked:** **Coin Wardle**

Date: **21/08/2026** **Date:** **21/08/2026**

ASTM STANDARD D 5731 **POINT LOAD**

LK GROUP
Unit 29 Eton Business Park
Eton Hill Road, Radcliffe
Manchester, M26 2ZS

LK CONSULT

Client	**Bury Council**
Site	**Milton Road, Bury**
Job No.	**LKC261326**

Exploratory Hole: **RBH103**

Depth (m)	Test Type*	W (mm)	D (mm)	Load (P) (kN)	D_E^2 (mm^2)	I_S (Mpa)	F	$I_{S\,(50)}$ (MPa)
5.19-5.27	A	80.95	84.76	4.930	8736	0.56	1.33	0.75
5.19-5.27	D	65.71	84.76	1.560	7184	0.22	1.27	0.28
5.45-5.53	A	87.40	86.67	0.090	9645	0.01	1.35	0.01
5.45-5.53	D	37.45	86.67	0.030	7512	0.00	1.28	0.01
4.96-5.04	A	88.72	84.03	6.220	9492	0.66	1.35	0.89
4.96-5.04	D	76.32	84.03	2.040	5825	0.35	1.21	0.42
6.61-6.65	A	68.88	88.74	8.320	7783	1.07	1.29	1.38
6.61-6.65	D	62.00	88.74	0.430	7875	0.05	1.29	0.07
7.17-7.17	D	111.45	97.34	4.810	9475	0.51	1.35	0.68
7.17-7.17	A	54.55	97.37	8.780	6763	1.30	1.25	1.62
8.12-8.24	A	121.48	92.58	0.260	14320	0.02	1.48	0.03
8.12-8.27	D	88.81	92.58	0.080	8571	0.01	1.32	0.01
14.00-14.15	D	85.16	137.76	1.940	18978	0.10	1.58	0.16
14.00-14.15	D	89.51	137.76	0.890	18978	0.05	1.58	0.07
14.71-14.84	A	118.33	87.91	1.730	13245	0.13	1.46	0.19
14.71-14.84	D	97.96	87.91	2.290	7728	0.30	1.29	0.38
12.65-12.73	A	87.84	86.89	2.910	9718	0.30	1.36	0.41
12.65-12.73	D	89.72	86.89	4.180	8050	0.52	1.30	0.68
10.00-10.08	A	84.81	79.90	1.650	8628	0.19	1.32	0.25
10.00-10.08	D	82.08	79.90	0.550	6384	0.09	1.23	0.11

Tested: **Luke Crompton** **Checked:** **Colin Wardle**

Date: **21/08/2026** **Date:** **21/08/2026**

ASTM STANDARD D 5731 **POINT LOAD**

LK GROUP
Unit 29 Eton Business Park
Eton Hill Road, Radcliffe
Manchester, M26 2ZS

LK CONSULT

Client	**Bury Council**
Site	**Milton Road, Bury**
Job No.	**LKC261326**

Exploratory Hole: **RBH103**

Depth (m)	Test Type*	W (mm)	D (mm)	Load (P) (kN)	D_E^2 (mm^2)	I_S (Mpa)	F	$I_{S\,(50)}$ (MPa)
10.57-10.74	D	170.56	90.86	10.170	8256	1.23	1.31	1.61
10.57-10.74	A	90.43	90.86	5.980	10462	0.57	1.38	0.79
10.50-10.56	A	55.34	88.37	0.200	6227	0.03	1.23	0.04
10.50-10.56	D	52.61	88.37	1.470	7809	0.19	1.29	0.24

Tested: Luke Crompton **Checked:** Colin Wardle

Date: 21/08/2026 **Date:** 21/08/2026

ASTM STANDARD D 5731 **POINT LOAD**

Appendix C – References

[1] CIRIA, September 2019, "Abandoned Mine Workings Manual", C758D.
[2] CIRIA, September 2019, "Abandoned Mine Workings Manual", C758D.
[3] The British Standards Institution (BSI Standards), March 2018, "Geotechnical investigation and testing. Identification and classification of soil - Part 1: Identification and description", BS EN ISO 14688-1:2018.
[4] The British Standards Institution (BSI Standards), May 2020, "Code of practice for ground investigations", BS 5930:2015+A1:2020.
[5] European Commission, 2004 & 2007, “Eurocode 7: Geotechnical Design – Part 1 – General rules” & “Part 2: Ground investigation and testing”, EN 1997-1:2004 & EN 1997-2:2007.
[6] CIRIA, 2001, "Trenching practice", REP R 97, 2nd Edition.
[7] CIRIA, September 2019, "Abandoned Mine Workings Manual", C758D.
[8] CIRIA, September 2019, "Abandoned Mine Workings Manual", C758D.

Based across the UK with offices in Manchester, Liverpool, Swindon and Glasgow.

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LK GROUP

Cassidy+Ashton www.cassidyashton.co.uk
Architecture + Building Surveying + Town Planning

Project: Ash Grove Alternative Provision Academy
Job no: 13921
Date: 30th September 2026
Title: **Summary of Public Consultation (held 29th September 2026)**

Summary

On 29th September 2026, a public consultation event was held at Growing Together Radcliffe on Westminster Avenue between 5pm and 8pm. A total of **62 individuals** registered their attendance at the consultation, with **32 representations** received in response to the proposals.

The representations have been reviewed and categorised according to the key issues raised. Where a representation raised more than one issue, each issue has been categorised separately.

Issues

Key Issue Raised	**No. of Times Referenced in Representations**	**% of Representations**
Loss of green space / recreational space	21	66%
Crime, anti-social behaviour and drugs	17	53%
Highways (Traffic and Parking)	17	53%
Wrong location / alternative site's available	10	31%
Enough existing education provision in area	4	13%
Concerns regarding behaviour of children	4	13%
Environmental concerns (wildlife, habitats, pollution etc.)	3	9%
Property values	3	9%
Community gardens will not be maintained	2	6%
Noise	1	3%

Loss of Green Space and Recreational Area

The loss of existing green space was the most frequently raised concern, identified in 21 representations. Representations referred to the existing field being used for a range of informal recreational activities, including walking, dog walking, children playing football, community gatherings such as bonfires and other outdoor activities including picnics. Several representations also referred to the importance of the space to the local community and its contribution to residents' mental health and wellbeing.

Crime, ASB and Drugs

Concerns relating to existing crime, anti-social behaviour and drug-related activity in the area were raised in 17 representations. Representations referred to existing issues within the surrounding area and expressed concerns regarding how pupils of the proposed development could interact with these existing conditions. Representations referenced that existing levels of crime could worsen as a result of the proposed academy, due to the vulnerability of students attending.

Highways, Traffic and Parking

Highways-related concerns were identified in 17 representations. These included concerns regarding existing congestion and traffic associated with the surrounding schools. The representations mention that parents use Milton Road for drop off and pick up, creating parking pressures and slowing vehicle movements. Concerns were raised regarding implications of new development on these existing conditions.

Wrong Location / Alternative Site Locations

Reference to the consultation site comprising an inappropriate location for the proposed development was raised in 10 representations. Alternative site locations put forward included:

- Derby High School, Bury Road
- Cams Lane
- Redvales
- Land adjacent to Newbank Garden Centre
- Addition to an existing school within the borough

Existing Education Provision

Representations expressed the view that there is already sufficient school provision within the local area and questioned the need for an additional educational facility. This also linked to comments made regarding existing traffic conditions in the locality and concerns that the new development would exacerbate this.

Behaviour of AP pupils

Some representations raised concerns over the perceived behaviour of pupils of the AP facility and the impact this may have on pupils of neighbouring schools. This also links to comments regarding existing anti-social behaviour issues in the area and how this may influence students.

Environmental Concerns / Maintenance of Community Gardens

Concerns were raised regarding the potential impact the loss of open space would have on wildlife and biodiversity.

It was also questioned as to why the land could be built upon given an understanding of historic coal mining.

The future maintenance and use of the existing community garden was also questioned in respect of who would have the responsibility of doing so and concerns that this would not be done.

Property Values

Representations raised concerns that the proposed development could have a detrimental impact upon local property prices.

Noise / Amenity

Noise was raised as a concern in relation to the amenity of neighbouring properties and how external noise levels from the proposed development may have a detrimental effect.

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PLEASE PROVIDE YOUR COMMENTS AND FEEDBACK ON THE PROPOSAL

NAME: EMMA HARDING

COMMENT: This isnt the place to Build another school. There is already a school + nursery There is no where for anymore traffic in the morning + afternoons sometimes evening if School has other events. people who live around the area already struggle to park as i have family that live

~~NAME~~: here. if children escape off premises

COMMENT: your putting the vunable at risk with the childs behaviour, needs ect. There are enough schools in the area already. your taking away somewhere where the children can play football and other forms of social and exercise The field is sloped at the back and

~~NAME~~: have never been able to build on

COMMENT: there before, so how can it be done now and for the wrong reasons.

PLEASE PROVIDE YOUR COMMENTS AND FEEDBACK ON THE PROPOSAL

NAME: TINA HARRISON - CHAIR OF PRIDE IN RADCLIFFE

COMMENT:
The community garden will not be looked after by Grounds Maintenance - and will not be looked after by volunteers. The children use this are as a football pitch/cricket in summer as Parents will not let their children go to Bolton Rd Park. We have limited green space in an area of multiple layers of deprivation (as defined by Pride in Place). I do not think the people of this area need a PRU in their area.
We have a high level of drug alcohol dependent people in single flats who have been cuckooed etc. We also have a ↑ level of H.M.O's + Serco properties within a small town.

NAME:

COMMENT: These children will have emotional and trauma induced issues and will be vulnerable to becoming easy targets for drug dealers.
We have a high level of ASB / knife crime / robberies etc. in this area. The police are constantly in the area

→

The volunteers who look after multiple green spaces will not look after the Community garden. They are not appreciated a the expectation will be that.

Also parking a getting down Milton Rd it horrendous at any time of day. - Oide people live opposite what about energency vehicles

Plus, the parking @ Radcliffe Primary will be horrendous. - And as such parents will dump their cars to drop the children.

Also I understand these are already issues at the temp. PRU. The children come out at the end of day, hang around to wait for transport have caused damage to property etc

PLEASE PROVIDE YOUR COMMENTS AND FEEDBACK ON THE PROPOSAL

NAME: Bev Barnes

COMMENT:

This is a Small Commuite feild that is used. to take this bit of green Space is a disgrace! there are other areas like weare they are now! add it on to another school. ie Darby,

~~NAME~~:

COMMENT:

We have enough HMO. our parks are now unsafe to go in them. and we have a lot of pensioners living around, that feild plus. sheltered housing

NAME:

COMMENT:

" Try looking at Darby high schools playing feild or asking about RPs School feild or. the feild near the garden center there is also double parking thout the day and night

PTO

Bolton Road - is already conjested
Cars race through, there a pot holes
all along, Cars are parked everywere.
Our small feild can not cope with
a school full of Secondry School kid
' Our Street is plaged with drugs
and police chases most nights.
" its like living in the bronks "
This is the new norm for our street
after 64 year I will be forst to
Sell my house! A school that large
needs to be more assesable. not on
a road thats already useds a's
a cut thought for Bolton Road!
We dont need children from all
over grater Mancher being
shiped IN!
Same on you for even concidering
It!
I'm to build this eye sore.
but they cound afford to Mow
Looks like is all been in the
plan!

PLEASE PROVIDE YOUR COMMENTS AND FEEDBACK ON THE PROPOSAL

NAME: VIVIEN GILLIBRAND

COMMENT: We live on Wordsworth AVE & have had problems in the past with Teenagers. in the area causing damage noise & disruption as well as damage to buildings & gardens. This school will only add to the problems we already face.
It is the only green space in the area for Local Children to play under supervision and the school has been using this space to educate children on the local environment and wild life. We just do not want it on our only green space especially as all the evidence points to the benifits of this to the Elderly & Vunerable Citizens

NAME:

COMMENT: We live opposite the field and are against the School. It will cause congestion this is only one of the green spaces around here and also the children are safe to play on there. It is a large building and its not the right place for it.

NAME: Sarah Mulligan 21 Milton Road.

COMMENT: I appreciate that these children need a school. my own daughter did BUT this is not the place. We already have so much antisocial behaviour in this area that I don't think in needs adding to. Also that field is used by so many that it feels such a shame to have it taken away.

PLEASE PROVIDE YOUR COMMENTS AND FEEDBACK ON THE PROPOSAL

NAME: Stephanie Burrows

COMMENT:

Hilton Meadows is a well used & loved community space in the area which should not be lost to make way for more infrastructure. I would implore you to consider whether Hilton Road is a suitable destination for vulnerable children given the crime rates & anti-social behaviour in the area. Additionally, has there been any consideration to home owners whose property values will decrease due to this proposal

NAME: Ken Simpson

COMMENT: This is the wrong place to build this school. It brings nothing to this highly deprived high crime low income area.

Increased traffic and congestion on roads designed for a housing estate

This was one of very few green spaces for our community.

NAME:

COMMENT:

PLEASE PROVIDE YOUR COMMENTS AND FEEDBACK ON THE PROPOSAL

NAME: Margavet ~~Digk~~ Deakin

COMMENT: I dont agree with the plan for the new school, they shouldnt have children with SEND in this area as there is alot of anti-social behaviour. ~~the this area~~ The schools that ~~D~~ are already in this, area are causing alot of conjestion. This is not fair for the locals.

NAME: Kateleen homas no 38 milton.

COMMENT: ~~This~~ plan is ridiculous we have a ist of Problems at ~~the~~ moment with traffic druggies this site is not suitable whoever wants this have it in front of your home. My house is facing this and my home is going to decrease in value. We dont want a school for 1HO kids coming from all over this place is always used with kids, dog walkers etc. councilors are just bringing Radcliffe down. disgusting.

NAME:

COMMENT: I do not want to be facing this proposal.

Comments

How will this facility impact our area ???

Name: Joanne Edgar

Comment: Unsociable and antisocial behaviour activities that take Place on the path in front of the field at all times of day.
in addition to this, there is a large police presence weekly at varies time during the day due to the unsociable activities or police chases.

Name:

Comment: Congestion & Parking.
Milton Road at this moment in time is already congested due to residential parking and double parking with residents. The Driving down Milton Road at this moment you have to drive signal file. At the end of Milton Road joining onto Wordsworth Ave the traffic at morning & afternoon is very congested due to the traffic at the junior school.

Residents & dog walkers use this field to help with their mental health. !!:

Name:

Comment: Depravation of area on Milton Road Playing field. This field has been left unattended for numerous years. Due to the council stating they didn't have the funds to maintain the field.
This Bolton Road estate area is demographically challenged. There are children that live in this area & only have this field to access.
They have £17 million to build this facility BUT DON'T HAVE THE FUNDS TO MOW & MAINTAIN THE FIELD this is

PLEASE PROVIDE YOUR COMMENTS AND FEEDBACK ON THE PROPOSAL

NAME: Tina Wilkinson

COMMENT:

Absolutley stupid to even think that this is a good idea, its in the middle of an housing estate that is already used as a "rat run" for cars when Bolton rd is busy, at the end of the day and morning with cars, children have to walk past this proposed School to go to their schools and I am worried for the extra traffic, this is a school for "naughty children" aged 11-16 years, I do not want

~~NAME:~~ my grandaughters passing this School for the

COMMENT: fear of abuse from these children, I know it will not be all the children but there is going to be some that even this school cannot control, We need green space, I walk everyday around this field as it helps my mental health. Bury council use to cut this, but because of cut backs, they stopped. makes you wonder now if this is is why they stopped, with this in mind

~~NAME:~~ you have old pensioners living around

COMMENT: this area, some right next to it, this is not going to be pleasant for them, when they are in their back garden listning to 11-16 year olds in the playyard probably swearing. At the end of the day this is a School for children that will not attend mainstream school, so you are putting a lot of these children in one area.

* Relocates more suitable
* Field next to Newbank garden centre on bus

PLEASE PROVIDE YOUR COMMENTS AND FEEDBACK ON THE PROPOSAL

NAME:	JOAN STUART
COMMENT:	No, no, no - the area is not big enough, The area for offloading is not enough for 2 schools, Traffic is a nightmare at school times. Dont take away our green spaces. The area is mostley for older people with the pensioners accommodation close to.
NAME:	
COMMENT:	
NAME:	
COMMENT:	

PLEASE PROVIDE YOUR COMMENTS AND FEEDBACK ON THE PROPOSAL

NAME: RON GILLIBRAND

COMMENT:

The proposal is a disgrace – to build a school on the only piece of open space in the locality.

NAME: IAN SGRCY

COMMENT:

YES A SCHOOL IS NEEDED

BUT IS THE WRONG PLACE FOR THIS SCHOOL

NAME: D DELANEY

COMMENT: I struggle most days due to parked cars for Radcliffe primary so another schol would cause mayhem Due to children coming from the Radcliffe schod cars parked up their. plus kids coming from new schod ~~[illegible]~~ cud cause more problems with children especial Vunlera ones make easy Targets for other kids to bolly. so I say NO. As this will cause mayor plablems for the eldery and disabel people. who live near by as a few kids will cause Trouble.

PLEASE PROVIDE YOUR COMMENTS AND FEEDBACK ON THE PROPOSAL

NAME: FRANK WILKINSON

COMMENT:
THIS IS NOT THE BEST AREA FOR THIS TYPE OF SCHOOL BURY COUNCIL HAVE OTHER LAND BETTER SUITED IN OTHER AREAS OF BURY & RADCLIFFE, LAND NEAR NEW BANK GARDEN CTR IS JUST AS OPEN AND ALSO ALREADY ON A BUS ROUTE.
MILTON RD IS USED BY SCHOOL TRAFFIC ON A DAILY

NAME: BASIS, THE NEW SCHOOL WOULD ONLY ADD

COMMENT: TO THIS PROBLEM. IN ADDITION PRIVATE HOUSE PRICES WILL BE AFFECTED 'THE ESTATE DOES NOT NEED ANOTHER SCHOOL BUILDING IN THIS AREA' OLD PEOPLE ARE HOUSED DIRECTLY ACROSS FROM THE FIELD AND I AM SURE THEY WOULD FIND ALL THE NOISE, TRAFFIC AND DISRUPTION UPSETTING. WHY DON'T THE COUNCIL GO BACK TO BASICS, CUT THE GRASS

NAME: AND LET CHILDREN FROM THE ESTATE

COMMENT: PLAY!!

PLEASE PROVIDE YOUR COMMENTS AND FEEDBACK ON THE PROPOSAL

NAME: Russ Lemar (Wordsworth); Natasha (Kilburn) + Sophie Lemar (Bowker).

COMMENT:

1) Why is this school/building being built on a green site rather than a brown site? This area is used for children/teens to play football/sports; dog walkers and community gatherings during summer and celebrations. Also, air pollution.

~~NAME:~~

COMMENT:

2) Following on from the above, this site used to be used for mining years ago, it wasn't deemed safe for building on, so how is it deemed acceptably safe now?

~~NAME:~~ 3) Traffic + elderly residents -

COMMENT:

There are 6 Primary schools already this side of Radcliffe, at least one nursery and a childrens centre; which is used for midwife appointments. Traffic and parking in the local area is ridiculous. Parents/carers park on roundabouts, double yellows, on corners etc, imagine what the traffic is going to be like once this school is built. Or how long until a serious accident?

- The elderly in Moorfield already struggle with local children causing trouble to and from school. ~~Area~~ A lot of the elderly in this building ~~that~~ are fragile, have anxiety etc and they utmost need Protecting.

4) The crime rate in the area is out of control. There will be a negative knock on effect to the community and potential children attending this new school, especially with them being vulnerable.

5) The communal gardens are a great idea, but the council will NOT keep on top of maintaining it. They have funding and can't be bothered to take care of current communal gardens or basic gardening of areas that are already funded, so why will this communal garden be any different. It also won't be long before the area is unsafe with drug use and vandalism.

6) We're not against the school being built, but just

PLEASE PROVIDE YOUR COMMENTS AND FEEDBACK ON THE PROPOSAL

NAME: LAURENCE O'SULLIVAN 13 MILTON ROAD

COMMENT:

TOTALLY AGAINST THE PROPOSAL.

I THOUGHT I WAS COMING TO A FORUM, WHERE EACH INDIVIDUAL COULD VOICE THEIR OPINIONS. (THINK THIS IS A MUST BEFORE DECISIONS ARE MADE.)

Col Sull

NAME: LISA PERCY

COMMENT: THERE ARE ENOUGH SCHOOLS ALREADY IN THIS AREA AS IT IS WE DON'T NEED ANOTHER ONE AND ALL THE PROBLEMS THAT GOES WITH IT.

NAME: Jacqueline Burton

COMMENT: Its massive your taking away a massive area of the field and giving nothing back.
What assessments has been made of the impact of losing this green space in a Radcliffe comunity that the council itself identifies as experiencing Significat health inequalities?

Name: DANE ASHWORTH

Comment:

This will have a detrimental affect on the estate. We already have 2 schools around the corner from the proposed site. This green space which has been used by residents since 1950 is used for wellbeing & loosing this will have a detrimental affect on the environment and the locals will suffer from this recreational loss. There are vulnerable people/elderly locally and the fact that there would be some children who will not be escorted is a worry. This area has also over recent years since the housing of out of towners, seen a high number of drug dealers move in. The children would be prime targets

---

Name: The fact that the proposed Oak Partnership brought their security in is a disgrace. They had been
Comment: told that this was a rough estate.

The locals need to have their "open" green space and not another school, causing traffic issues

Bury Council - take notice of your locals. Stop using green areas to relocate buildings so that that land can be sold for profit! Radcliffe has had a bad deal for too long.

Name:

Comment:

Name: Anita Hurst Kilburn Road

Comment: This cannot happen!! I have lived here 45 years, My children Played on this field & So do their children, this is Complete destruction for what is left of this once was Beautyful Estate. It is now like living amidst oncoming Apocolyse !! this field is our Sanctuary, dog Walking, Meeting People, firework & Bonfire Displays, Lots of Nature, even Deers have been on there Lately

Name: We Cannot have any more traffic the Roads are already disgraceful!!

Comment:
this is where we can be with our children & grandchildren Safely.
this is NO PLACE IN the middle of a Council Estate for another School !!
I own my house which backs onto this field & this is where we feel at Peace & Safe

We as a Community feel Betrayed

Name:

Comment: Plenty more fields in the ared, Cams lane that doesn't get used anymore Derby High School Bury Road

the list goes on

We need a clearing up off our streets as it is, drug addict - dealers Convicts !!

Our Estate is a flaming DUMPING GROUND SHAME ON YOU

Please provide your comments and feedback on this proposal.

Name: Jade Johnston

Comment: I have 2 Sen children and I would not feel comfortable sending my kids to this school. I have friends who live on milton road and have seen plenty of times the things that happen on there between drug deals happening smelling drugs being used, watching children being groomed into using drugs, kids being beaten up and robbed in properties, prostitution taking place in properties all day and night, A man pulling a machetie out after being confronted for looking at young girls. I feel vunerable child will be affected by all this and

are an easy target. As much as Radcliffe needs this proposal it's not the right place for it.

Michael

Name: [redacted]

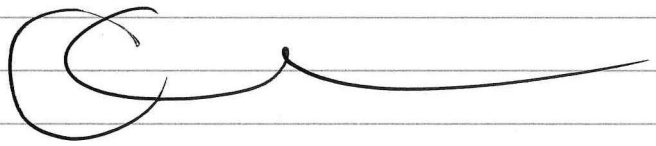
Comment: I dont agree with this Proposal as there at too many druggies around. The person who lives next to the field is currently in prison for Stabbing Someone. The children of Milton road play football on this field and will loose that. As a Community we hold bonfires on there so it is safe for the children to watch and watch fireworks, if this is taken away what will they do. There is already alot of Anti-social behaviour between drugs and Stabbings. Vulnerable children Should not be arround this. I feel this proposal Should move site.

Name: Charlene Nixon

Comment:

I Think IS a Ridicolus desion to Put a Prv at the End or Milton Road,

the Crime and anti Social behavior that goes on on the bolton Rd est IS not Controlled by GMP or bury Council



Name: STEPHEN HALLOWS

Comment:
PLAYED ON THIS FIELD AS A CHILD
STILL ON THERE DAILY WITH MY DOG OR GRANDKIDS
MY HOUSE BACKS ON TO THE FIELD AND LOOKS LIKE YOUR BUILDING WILL LOOK OVER MY GARDEN
ABSOLUTE SHAM! NO CHANCE

Name: CURTIS H

Comment:
NO NO NO

OVER MY DEAD BODY

Name:

Comment:

Name: Page 3750 13 years old

Comment: I dont think we need anymore bilding have around and we dont need any more! we bearly ~~have~~ any Feilds around and there sometimes bad pepole around doing stuff they should it be doing ~~and~~ and me and parants go for dog walks there ~~the~~ and we like the ~~[redacted]~~ nature and we have alredy got a school in radcliffe we dont need anymore. you need to stop please!

Name: SHARON CROMPTON

Comment: TRAFFIC TERRIBLE ON MILTON RD AS IS
DRUG TAKING & DEALING IN THIS AREA.
TWO STORIES BLOCKING LIGHT
LESS DOG WALKING AREA

Name:

Comment:

Name: Natasha Worthington

Comment: I have lived on Kilburn Road for 26 years over the past 4 years I can see this area declining due to who you have as tenants drug dealers users which we have to see every day, I feel having this school there lots of people will target students. Also I have used this green space for recreation walking my dogs spending time picnics with all my daughters grandchildren it will have a massive negative impact on wildlife we have no where green in our area as you keep building flats houses and now proposed school.

Name: Area

Comment: I used to love living round this area but with this proposed school I feel very anxious. and it is having an impact on my mental health with this school and everything else going on in this area.

Name:

Comment:

Name:

Comment:

Name: Louise Tonge

Comment: my concerns are living here for 37 years this space has been a local Community Space - Dog Walkers, Kids praying, yearly bonfire, Community gardening, this area is already a deprived, neglected ~~Spa~~ area With So many people Struggling emotionally, financially The acess around this area already Struggles With heavy traffic due to the Schools, childrens homes. Wild life will be effected.
Is there Safety plans in place for every Scenario ~~Can~~ proposed Community Space? pretty to look at But What about the children.

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Cassidy+Ashton

Architecture + Building Surveying + Town Planning

Ash Grove AP Academy, Milton Road, Radcliffe

Stage 3 Design Report

For **Bury Council**

September 2026

CASSIDY + ASHTON

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ISSUED BY: Cassidy + Ashton Group Ltd.

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APPLICANT: Blackburn with Darwen Borough Council

PROJECT: Bridge House

TITLE: Stage 3 Design Report

STATUS: FINAL

DATE: **September** 2025

DOCUMENT PRODUCTION RECORD

	Name:
Prepared by:	Darren Pickens

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Appendices

1.0 INTRODUCTION

1.1 Cassidy + Ashton have been appointed as Architect and lead designer on This report outlines the developed design for the proposed construction a new alternative provision (AP) educational facility, on land at Milton Road in Radcliffe, Bury.

1.2 The development proposes the construction of a two-storey alternative provision (AP) educational facility, alongside the installation of MUGA facilities, parking areas, new access points, external play space, enhanced community open space provision and boundary and landscaping works.

1.3 The Oak Learning Partnership currently operates their AP facility, Ash Grove School, from three temporary locations at the New Kershaw Centre on Deal Street, Park House on Chesham Road and modular premises on Whittaker Street. It is considered that the amalgamation of these facilities onto a single site will be hugely beneficial to the operations and efficiency of the facility.

1.4 The Local Authority has a statutory requirement to make arrangements to provide suitable education for all children of school age, including where, because of exclusion, illness or other reasons they would not otherwise receive such education. The existing AP sites are not suitable to accommodate this provision long-term nor is it preferable to provide education across three separate sites. Therefore, Bury Council has identified the application site for redevelopment to serve as the location for a new stand-alone AP facility.

2.0 SITE CONTEXT

SITE LOCATION AND DESCRIPTION

2.1 This application relates to land located on the northern side of Milton Road in Radcliffe, Bury, as identified in Figure 1. The site extends to 15,284sqm.



Figure 1 - Site Location (Source: Google Earth)

2.2 The site comprises an area of open space with unmaintained grass and substantial trees and hedgerows along its boundaries. The southern boundary of the site is open, with planters, a substation and signage located along it. There are limited instances of littering across the site.

2.3 The wider area is predominantly residential, with existing residential properties bounding the site on all sides. The rear of terraced and semi-detached properties on Kilburn Road adjoins the site to the north, whilst to the east bungalows are located along Wordsworth Avenue, with two-storey terraced properties on Coronation Road. To the south are two-storey terraced and semi-detached properties located along Milton Road and to the west are semi-detached properties on Chaucer Avenue.

2.4 Land levels within the site appear to rise from west to east towards a formalised pedestrian pathway which runs north-south, linking Milton Road with Kilburn Road. The southern boundary of the site is entirely open for pedestrian access with access also possible from the

west of the site, with a ginnel present outside of the application site boundary connecting Chaucer Avenue to Kilburn Road.

PLANNING DESIGNATIONS

2.5 The site is currently designated within the Unitary Development Plan (UDP) under Policy RT1/1 as a site protected for recreation provision in the urban area, as identified in Figure 2 below. This designation is retained in the Publication version of the emerging Bury Local Plan.

2.6 The Greater Manchester Places for Everyone Plan does not explicitly designate the site, concentrating on strategic policy objectives.

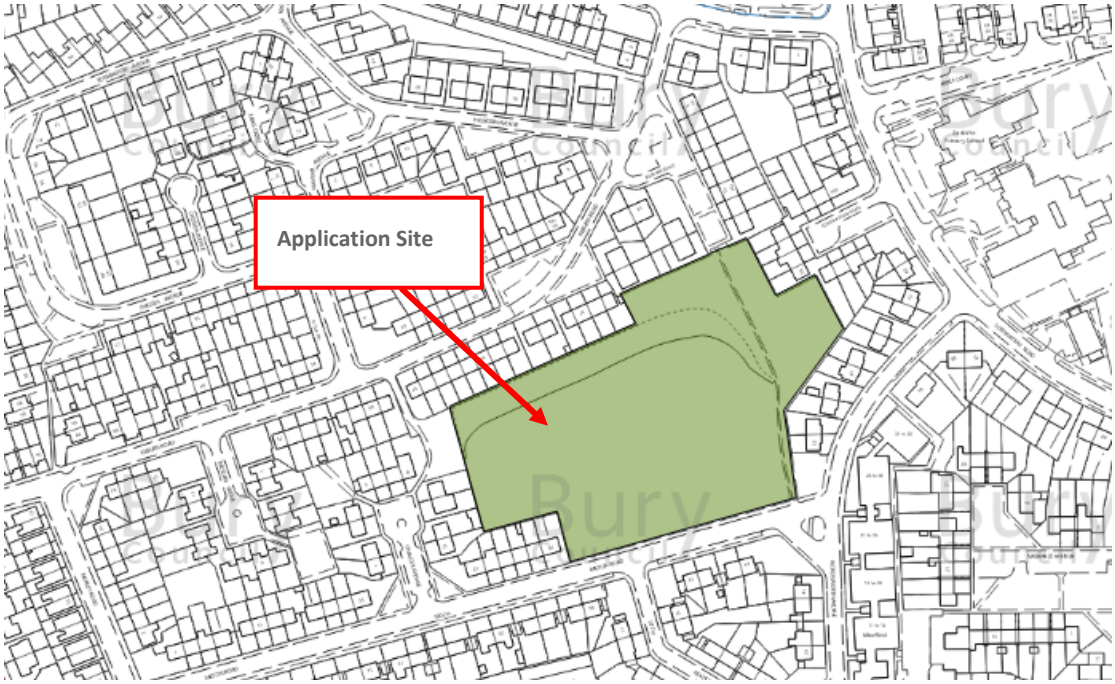


Figure 2 – Planning Policy Designations for the site under the UDP (Source: Bury Council)

2.7 The site is located wholly within Flood Zone 1 and there are no heritage assets, nor ecological or landscape designations associated with the site.

PHOTOGRAPHIC APPRAISAL

2.8 As existing, the application site comprises a grassed area which appears unmaintained. The photographs provided in Figures 3-5 illustrate this, with a detailed photographical appraisal provided in the accompanying Design and Access Statement.

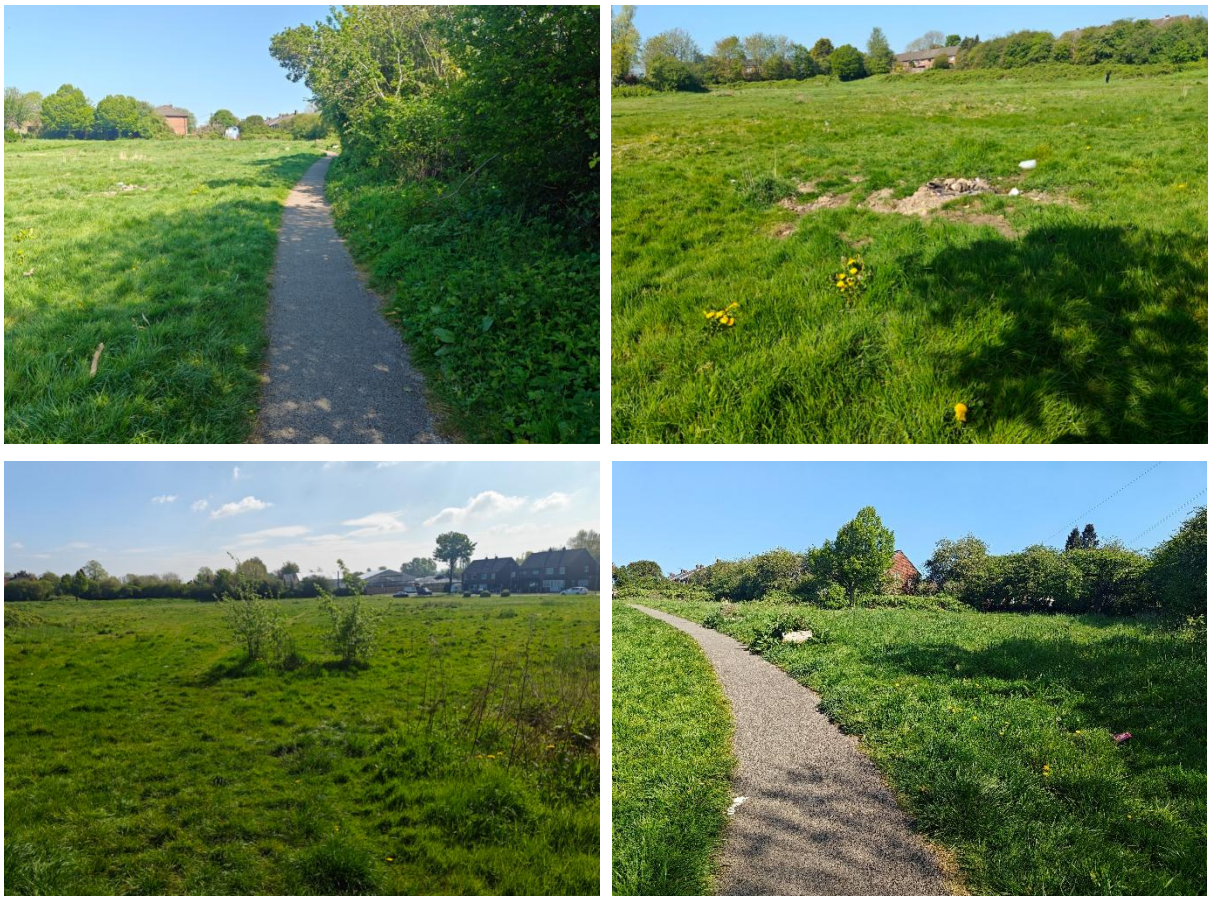


Figure 3 – Photographs of Application Site (Top Left: from within site looking north along footpath on eastern boundary, Top Right: from within site looking north-west, Bottom Left: from within site looking south-east, Botton Right: from within site looking north-east on footpath)

3.0 STAKEHOLDER ENGAGEMENT

Engagement has been a key part of the design process. Regular meetings have been held with both Bury Council and the Oak Learning Partnership to ensure a full understanding of client and end user requirements. These discussions have directly shaped the developing scheme and its alignment with regulatory frameworks. Design responses have generally been developed in drawing form, documented in the appended general arrangement drawings.

A number of design team reviews have been undertaken with Bury Council + OLP including site visits to the existing premises at New Kershaw and Whittaker Street, where engagement meetings were held directly with vocational leads to ensure spatial and functional compliance.

The design team has maintained active dialogue with sub-consultants and key stakeholders to ensure a coordinated and responsive approach across all design disciplines.

A Public Consultation was carried out with the local community on Tuesday 29 September. Due to the proximity of the consultation to completion of this report, the findings have not been included but will be published separately.

4.0 DESIGN DEVELOPMENT

Stage 3 design work further developed the agreed Stage 2 layouts through client and stakeholder discussions and the developed knowledge of existing site and structural constraints. These documents include:

Key Design / Layout Principles

- The existing building comprises a total Gross Internal Area of 3,028m². 1,805m² at Ground Floor and 1,223m² at first floor.
- The total proposed school site area is 9,723m² including entrance areas and arrival areas, car parking, external play / Multi-Use Games Areas. This includes an area of 1,929m² of community garden space.
- A further 5,562m² of existing land outside of the red edged boundary could potentially form further community / landscaped areas subject to ongoing review with Bury Council in regard to community involvement.
- The main entrance to the building is located on the principal faced to Milton Road and serves as a staff and visitor entrance, with associated parking areas.
- The building is designed with the requirements for Key Stage 3 and Key Stage 4 pupils in mind, to aid learning and ensure shared access to facilities, whilst aiding operational matters in regard to circulation and segregation:
    - Two pupil entrance features within the design. KS3 Pupil entrance is located on the east side of the development, whilst KS4 entrance is focused to the west. This allows sufficient management of arrival / exits points and allows the building to be laid out in a manner which is relevant for the needs of each key stage.
    - KS3 is solely contained with the eastern single storey element of the building with access to centrally located shared spaces such as a gym, main hall and the occasional use of 1st floor classrooms.
    - KS4 is focused over the two-storey element of the building, also with shared use of central spaces. KS4 consists of 9 independent Classrooms and 4 Practical Vocational Spaces each with an associated theory / learning space. Vocational Spaces include:

        - Construction – Brickwork – with access to external construction yard + store
        - Construction – Joinery
        - Hair and Beauty
        - Hospitality and Catering
    - A further vocation in Horticulture is addressed through a dedicated external space;
    - KS3 access to Food Technology spaces is offered at first floor, in close proximity to Hospitality + Catering areas;
- The arrangement of the building footprint is also influenced through operational requirements to provide segregation between KS3 and KS4 areas. The 'L' shaped arrangement permits the positioning of associated external spaces with segregation in mind:
    - Key Stage 3 external spaces are limited to the width of the single storey structure within which KS3 is accommodated; this allows the external spaces to be contained within a zone directly behind the classroom areas and permits clear lines of segregation.
    - KS3 MUGA is accessed primarily from Classrooms via. sensory gardens;
    - The 'L' Shape return leg of the building on a north-south axis allows KS4 spaces to be formed to both the east and west elevations. The eastern space forms garden spaces and covered activity areas whilst the west forms a MUGA and smaller ancillary spaces.

Appearance

The external appearance of the building is considered against the context of the neighbouring residential area, with an emphasis on reducing the perception of building mass. This was developed in consideration of a 'layering' of the building, through a mix of single and two storey elements and two-tone brickwork breaking down the main two storey elements into sensitively contrasting horizontal bands.

The window fenestrations and arrangements, based on 900mm wide variations of one, two and three pane opening widths, give the building an appearance more domestic in scale and appearance which better reflects the adjacent residential areas and minimises the perception of a commercial or corporate feel.

The buildings siting in a green open space necessitates a sensitive touch and the design approach has been to use natural and warm tones in material choice to both soften the appearance of the building, relate better to the retained existing green spaces and to better contribute to a developing landscaping proposal, whilst appearing as a naturalistic and welcoming venue.

Brie soleil is used to the principal south elevation and western return, to assist with protection against overheating.

Brickwork facades are utilised to ensure robustness whilst contributing to natural tones and considered building details to assist in providing visual relief to the façade:

- A two-tone brick is used at low level which steps to add visual interests
- String courses are used to add definition between two-tone and single brick areas of façade
- A lighter brick is proposed to the upper levels of the building to promote a '*lighter*' aesthetic.
- Simple, linear protruding brickwork courses are provided within the upper parapet levels to the principal facade, for visual interest and to visually dissolve the parapet mass.

Windows and doors are intended to be provided in light bronze powder coated aluminium to respond to and compliment the natural brickwork tones.

5.0 STRUCTURE + CIVILS

A comprehensive Stage 3 Report Structural Report has been issued by KODA Ref. 240171-KOD-Z1-ZZ-T-S-0005. Summary points are highlighted below

- **Building design:** Two-storey, steel-framed education facility with a suspended ground floor and coordinated external works.
- **Ground conditions:** Variable made ground, approximately 0.40–2.65 m deep, over natural cohesive soils and weathered bedrock; deeper made ground and softer organic material occur locally in the north-east.
- **Groundwater:** Encountered locally and will need to be managed during excavation, foundation construction and below-ground works.
- **Mining risk:** Historical coal mining creates a residual ground-instability risk. Proof drilling and grouting are recommended beneath buildings and highways in the northern and western areas.
- **Contamination:** Elevated lead and PAHs were found in near-surface made ground, with trace asbestos in one shallow sample. Remediation, clean cover, worker protection and suitable waste management will be required.
- **Ground gas:** Precautionary **CS2 gas protection measures** are recommended unless further monitoring confirms they are unnecessary.
- **Ground floor:** Proposed as a **250 mm suspended reinforced-concrete slab**, with deeper perimeter and local thickenings, to reduce settlement risks associated with the variable made ground.
- **Foundations:** Pad foundations are proposed in competent natural strata or bedrock. Unsuitable material should be removed and replaced with lean-mix or mass concrete.
- **Structural frame:** Hot-rolled **S355 steel frame**, generally to Execution Class 2, with vertical bracing in both principal directions.
- **Floors and roof: 200 mm precast hollowcore planks** with a **100 mm structural concrete topping**, designed to act as diaphragms transferring lateral loads to the braced bays.
- **Structural robustness:** The building is classified as **Consequence Class 2b** and will include horizontal and vertical tying to address disproportionate-collapse requirements.
- **Design loads:** Allowances cover teaching, office, circulation and assembly spaces, plant, partitions, ceilings, services, photovoltaic panels, wind, snow and local accumulation effects.

- **Specialist design:** Contractor-designed items will include steel connections, holding-down systems, precast units, temporary works, lightweight framing, curtain walling, masonry supports, balustrades and secondary steelwork.
- **Site levels:** The building platform will be raised where practical to minimise excavation and material removal. External levels will fall away from the building and provide safe exceedance-flow routes.
- **Drainage:** Separate foul-water and surface-water systems are proposed, ultimately connecting to the existing combined public sewer.
- **Surface-water management:** On-site attenuation will combine below-ground storage with permeable construction in parking and MUGA areas. Discharge of up to **8 litres per second** may be acceptable, subject to Lead Local Flood Authority approval.

6.0 MEP, SUSTAINABILITY + ENVIRONMENTAL STRATEGY

Sustainability is embedded within the design through the following factors:

1. **Fabric-First Energy Strategy**
    - Building elements (walls, floors, roofs, glazing, doors) are designed to be approximately 30% more thermally efficient than minimum regulatory standards, reducing energy demand at source.
2. **Net Zero Carbon Operational Target**
    - The scheme aims for low Energy Use Intensity (EUI) and strives to achieve or approach Net Zero Carbon in operational energy, following DfE and local policy targets.
3. **Onsite Renewable Energy Generation**
    - Solar photovoltaic (PV) panels are specified to generate at least 45 kWh/m² annually, covering a minimum of 60% of the building's total energy use.
4. **Air Source Heat Pumps (ASHPs) for Heating and Hot Water**
    - High-efficiency electric ASHPs provide heating and hot water, eliminating the need for gas and reducing carbon emissions.
5. **Mechanical Ventilation with Heat Recovery (MVHR)**
    - Each classroom and key space is equipped with MVHR units, recovering heat from exhaust air to pre-warm incoming air, improving energy efficiency and indoor air quality.
6. **Advanced Building Management System (BMS)**
    - A central BMS monitors and controls energy use, optimizes system performance, and enables real-time energy metering and fault detection for ongoing efficiency.
7. **Daylight and Lighting Controls**

- Internal lighting is designed for energy efficiency, with daylight dimming, presence/absence detection, and anti-ligature, low-glare luminaires to minimize energy use and support wellbeing.

8. **Electric Vehicle (EV) Charging Infrastructure**

   - Active EV charging points are provided for at least 10% of parking spaces, with passive provision for an additional 10%, supporting the transition to low-carbon transport.

9. **Natural and Passive Ventilation Strategies**

   - Where possible, natural ventilation is used in circulation spaces and perimeter rooms, reducing reliance on mechanical systems and associated energy use.

10. **Compliance with Local Policy Standards**

    - The design targets align with Greater Manchester's carbon neutrality goals for 2038, including whole life cycle emissions consideration.

The above measures collectively ensure the scheme is designed with sustainability as a core principle, addressing energy efficiency, carbon reduction, and future resilience.

7.0 ACCESS + HIGHWAYS

7.1 Principal access is from Milton Road as follows:

A new access is formed to the south-west extremity of the site and allows for the following:

- Access to 21No. Staff Parking Spaces
- Access for pupil related vehicles at drop of times and pick up times
- Access for a small construction supplies vehicle (7.5 tonne)
- The entrance is also provided with a new pedestrian access for KS4 pupils

A further access in formed centrally on the site from Milton Road. This provides access as follows:

- Access to 20No. Staff Parking Spaces
- Access for pupil related vehicles at drop of times and pick up times
- Access to small delivery vehicle
- Access for visitors
- The entrance is also provided with a new pedestrian access for KS3 pupils, staff and visitors

7.2 Milton Road has been confirmed as sufficient width at 7.3m by our Highways Consultant:

"The carriageway width of Milton Road measures 7.3m which is a standard width even when accommodating high proportions of commercial vehicles, which is the not the case with the proposed Academy and is clearly sufficient to serve the proposed development. Notwithstanding this, it is an existing highway which operates without any record of highway safety concerns, which will be fully assessed as part of the Transport Assessment to be submitted with the planning application. The Transport Assessment will also consider the effects of the additional traffic generated, which will be assessed in relation to the policy requirements of NPPF."

7.2 The existing pedestrian footway running along the eastern boundary of the site will be retained and enhanced, with the additions of community gardens and ecological upgrades.

7.3 It is understood that the north-west corner of the site contains an access route from Chaucer Avenue, the feasibility of retaining this access for community use needs to be reviewed.

8.0 INCLUSIVE DESIGN

The proposed design prioritises inclusive access for all users. Three new entrance points have been created with level access. Disabled parking bays are positioned close to the main entrance with appropriate gradients provided to the main entrance.

Internally, circulation has been designed to comply with Approved Document M2 and relevant Building Bulletins, ensuring accessible horizontal and vertical movement. Facilities, including WCs and breakout spaces, are appropriately sized and equipped. Secure cycle storage and clear signage further enhance the accessibility and functionality of the site.

9.0 ECOLOGY + LANDSCAPE DESIGN

9.1 PRELIMINARY ECOLOGICAL ASSESSMENT AND BNG

A preliminary ecological assessment of the site was undertaken by Rachel Hacking Ecology in July 2026. The report Reference is RHE.4805 and the finding of the report are summarised below:

- **Site baseline:** The approximately 1.1 ha site is mainly **poor-condition modified grassland**, with edge scrub, outgrown hedgerows and occasional trees. No irreplaceable habitats were identified.
- **Ecological importance:** Grassland, scrub and trees are of **site-level importance** only. There are no statutory designated sites within 1 km, and no effects on designated sites are expected. Although the site falls within Ashclough SSSI's Impact Risk Zone, Natural England consultation is not required for this proposal.
- **Protected species:** No further species surveys are required. The site has low suitability for bats, amphibians, reptiles, badgers, rare plants and aquatic species. Trees, hedgerows and scrub may support common nesting birds; scrub also provides potential shelter and foraging habitat for hedgehogs.
- **Development impacts:** Construction would remove most modified grassland and minor areas of scrub. Retained trees and hedgerows could be damaged by compaction or machinery unless protected. Scrub removal could affect nesting birds and hedgehogs.
- **BNG position:** The current baseline is **4.69 area units**, while the proposed development provides **3.88 area units**: a net loss of **0.81 units (17.32%)**. The proposal also fails the metric trading rules because it loses medium-distinctiveness scrub. Hedgerow figures remain incomplete in this draft.
- **Key mitigation:** Use a Construction Environmental Management Plan and Habitat Management and Monitoring Plan; protect retained trees and hedgerows through a Tree Protection Plan; and avoid scrub clearance during the March–August bird-breeding season unless an ecologist confirms there are no active nests.
- **Recommended enhancements:** Include **native scrub** in landscaping to reduce the BNG deficit and meet trading rules; consider a small wildlife pond as an educational and

ecological feature; install nesting features for birds, including house sparrows; and incorporate integral bat boxes in the new building.

- **Residual BNG requirement:** If landscaping cannot eliminate the deficit, remaining biodiversity units would need to be purchased from a habitat bank.
- **Overall conclusion:** The scheme is considered ecologically feasible without further surveys, subject to protecting retained habitats, managing vegetation clearance appropriately, and delivering sufficient on-site or off-site BNG compensation.

It should be noted that the above recommendations are being reviewed in light of recent changes to the site plan and red edge boundary drawing which will accompany the planning application. The BNG baseline will therefore be impacted however, it is expected that due to the reduction in site area, this should have a positive impact on the BNG baseline, meaning that off-site contributions may potentially be reduced.

The amended PEA is due for completion on 2 October 2026.

9.2 LANDSCAPE DESIGN

The scheme comprises substantial soft landscaping input in terms of provision within the school grounds, community spaces outside of the school boundary and contributions to the required 10% biodiversity net gain.

TEL Landscape Architects drawing numbered MR26-043/102 Rev. B describes the current inclusions for the landscaping scheme within the site boundary of the school.

Further discussion is ongoing in regard to the development of the community spaces particularly through the public consultation process which was carried out on the evening of 29 September 2026. The proximity of the consultation to the Stage 3 submission date dictates that the findings of the consultation cannot be included within this report.

It is expected that the Landscaping scheme will be updated in due course, in consideration of the developing community needs and the requirements of the amended BNG assessment being prepared by the project ecologist.

10.0 PLANNING CONTEXT AND STATUS

10.1 PRE-APPLICATION DISCUSSIONS

A pre-application advice request was submitted to Bury Council's Planning Department on the 18th August 2026, with a written response issued on the 26th August 2026.

Comments were received from the responding officers regarding the principle of development on this designated site, which is identified in the Local Plan for recreation provision. It was concluded that the proposed specialist educational facility could deliver substantial social and educational benefits which can carry considerable weight in considering the balance against the loss of designated protected open space. However, to support the Council in assessing the proposals they requested that the following information be provided to accompany any planning application:

- A Planning Statement setting out the policy justification for development on protected recreation land
- A demonstration of the benefits arising from and the need for the unit and the consequences of not providing the facility
- An Open Space Assessment demonstrating the recreational value of the site and the effect of its loss, informed by the findings of the Bury Open Space Assessment (March 2026) and the latest NPPF (2026)
- Evidence that alternative suitable sites have been considered, particularly previously developed land and existing educational sites
- Details of any proposed replacement or enhanced open space provision, where appropriate
- A high-quality landscape strategy demonstrating how the development will retain as much green infrastructure as possible and enhance biodiversity
- A Transport Assessment or Statement addressing accessibility by sustainable modes, pupil transport arrangements, parking and highway impacts

Each of the above will be thoroughly evidenced in the full planning application when formulated.

Further comments were raised in respect of technical matters pertaining to the proposals which will be addressed through the provision of supporting documents, drawings and reports which comprise the proposed application.

10.2 FULL PLANNING APPLICATION

A full planning application is prepared and ready for submission upon Client Approval to submit. We understand that a decision on submission of the planning application will be made at Bury Council Cabinet meeting on 14 October 2026.

The submission will be made as soon as reasonably practical following approval and instruction to proceed.

11.0 ACOUSTIC DESIGN

A Noise Impact Assessment Ref. R2498-REP01-PC has been undertaken by Red Acoustics.

The report concludes as follows:

"An assessment of the existing environmental sound climate and the potential noise impact of the proposed school development has been undertaken. The assessment indicates that suitable internal noise levels can be achieved through appropriate facade, roof and ventilation design. Noise from the proposed MUGA areas and future mechanical plant can also be controlled to acceptable levels at the nearest NSRs.

Subject to the recommendations set out in this report being incorporated into the detailed design, the assessment concludes that noise should not be a constraint to the proposed new school development."

12.0 FIRE STRATEGY

The fire strategy has been developed in accordance with BB100 and the functional requirements of Approved Document B of the Building Regulations.

The strategy is currently being documented in drawing form and will be available for review within Cassidy + Ashton drawing series, 8000.

13.0 STAGE 3 APPROVAL

We understand that Bury Council Cabinet Meeting on 14 October will determine the progression of the project beyond Stage 3, to Stage 4 – Technical Design.

We therefore await Cabinet Approval to proceed with submitting a full Planning Application to Bury Council and await instruction to commence Stage 4.

Appendices

This report should be read in conjunction with the following Architects Drawings:

EXISTING

- 13921-ASH-CAA-ZZ-ZZ-D-A-1001 P2 – LOCATION PLAN
- 13921-ASH-CAA-XX-XX-D-A-1002 P1 – EXISTING SITE PLAN
- 13921-ASH-CAA-ZZ-ZZ-D-A-1003-P2-EXISTING SITE SECTIONS
- 13921-ASH-CAA-ZZ-ZZ-D-A-1008-P1-PROPOSED SITE VISUALS

PROPOSALS

- 13921-ASH-CAA-ZZ-ZZ-D-A-1004-P10-PROPOSED SITE PLAN
- 13921-ASH-CAA-ZZ-ZZ-D-A-1005-S3-P4-PROPOSED SITE SECTIONS
- 13921-ASH-CAA-ZZ-ZZ-D-A-1006-P2-BOUNDARY + HARDSCAPE TREATMENTS
- 13921-ASH-CAA-V1-00-D-A-2001-P8-PROPOSED GROUND FLOOR PLAN
- 13921-ASH-CAA-V1-01-D-A-2002-P8-PROPOSED FIRST FLOOR PLAN
- 13921-ASH-CAA-V1-02-D-A-2003-P5-PROPOSED ROOF PLAN
- 13921-ASH-CAA-V1-XX-D-A-2004-P5-PROPOSED ELEVATIONS 1 OF 2
- 13921-ASH-CAA-V1-XX-D-A-2005-P5-PROPOSED ELEVATIONS 2 OF 2
- 13921-ASH-CAA-V1-XX-D-A-2004-P5-PROPOSED VISUALS 1 OF 2
- 13921-ASH-CAA-V1-XX-D-A-2004-P5-PROPOSED VISUALS 2 OF 2



1 **5000_00-GROUND FLOOR FINISHES**
1 : 125

0m 2.5m 5m 7.5m 10m
Drawing Scale 1:125 @ A1

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FLOOR FINISHES

IN-FF-F1
ALTRO
ALTRO RELIANCE 25 VINYL WITH COVED SKIRTING.
PRODUCT THICKNESS 2.5MM.
ALTRO ACOUSTIC UNDERLAY 1101
PRODUCT THICKNESS 3MM

IN-FF-F2
ALTRO
ALTRO AQUARIUS NON- SLIP SAFETY VINYL WITH COVED SKIRTING.
PRODUCT THICKNESS 2MM

IN-FF-F3
ALTRO
STRONGHOLD 30: ADHESIVE FREE SLIP RESISTANT VINYL WITH COVED SKIRTING.
PRODUCT THICKNESS 2.5MM

IN-FF-F4
TARKETT
DESSO ESSENCE STRIPE TILE: AA91-93 RANGE.
PRODUCT THICKNESS 2.6MM

IN-FF-F5
TARKETT
DESSO ENTRANCE MATTING CARPET TILE.
PRODUCT THICKNESS 5.2MM

IN-FF-F6
ALTRO
ALTRO WOOD EFFECT VINYL: ADHESIVE FREE.
PRODUCT THICKNESS 2.4MM

IN-FF-F7
WATCO
EPOXY RESIN NON- SLIP FLOOR PAINT: LIGHT GREY

IN-FF-F8
TVS ACOUSTICS
MODEL: TBC

IN-FF-F9
ALTRO
ALTRO WALKWAY 20 SD ANTI-STATIC VINYL FLOORING WITH COVED SKIRTING.
PRODUCT THICKNESS 2MM

IN-FF-F10
ALTRO
ALTRO CLASSIC 25 VINYL FLOORING WITH COVED SKIRTING.
PRODUCT THICKNESS 2.5MM

IN-FF-F11
MANUFACTURER: TBC
STEEL MESH FLOORING. EXACT LAYOUT TBC WITH M+E LAYOUT

IN-FF-F12
TARKETT
DESSO ESSENCE STRIPE TILE: AA91-93 RANGE. ALTERNATIVE COLOUR.
PRODUCT THICKNESS 2.6MM

THRESHOLDS & NOSINGS

TYPE A
GRADUS ADXT1R ALUMINIUM NOSING

TYPE B
GRADUS RAMPED TRANSITION THRESHOLD PROFILE

TYPE C
TVS ACOUSTICS BUILT IN TAPERED SAFETY EDGING

Rev	Description	By	Date
P1	FIRST ISSUE	PD	06.10.26

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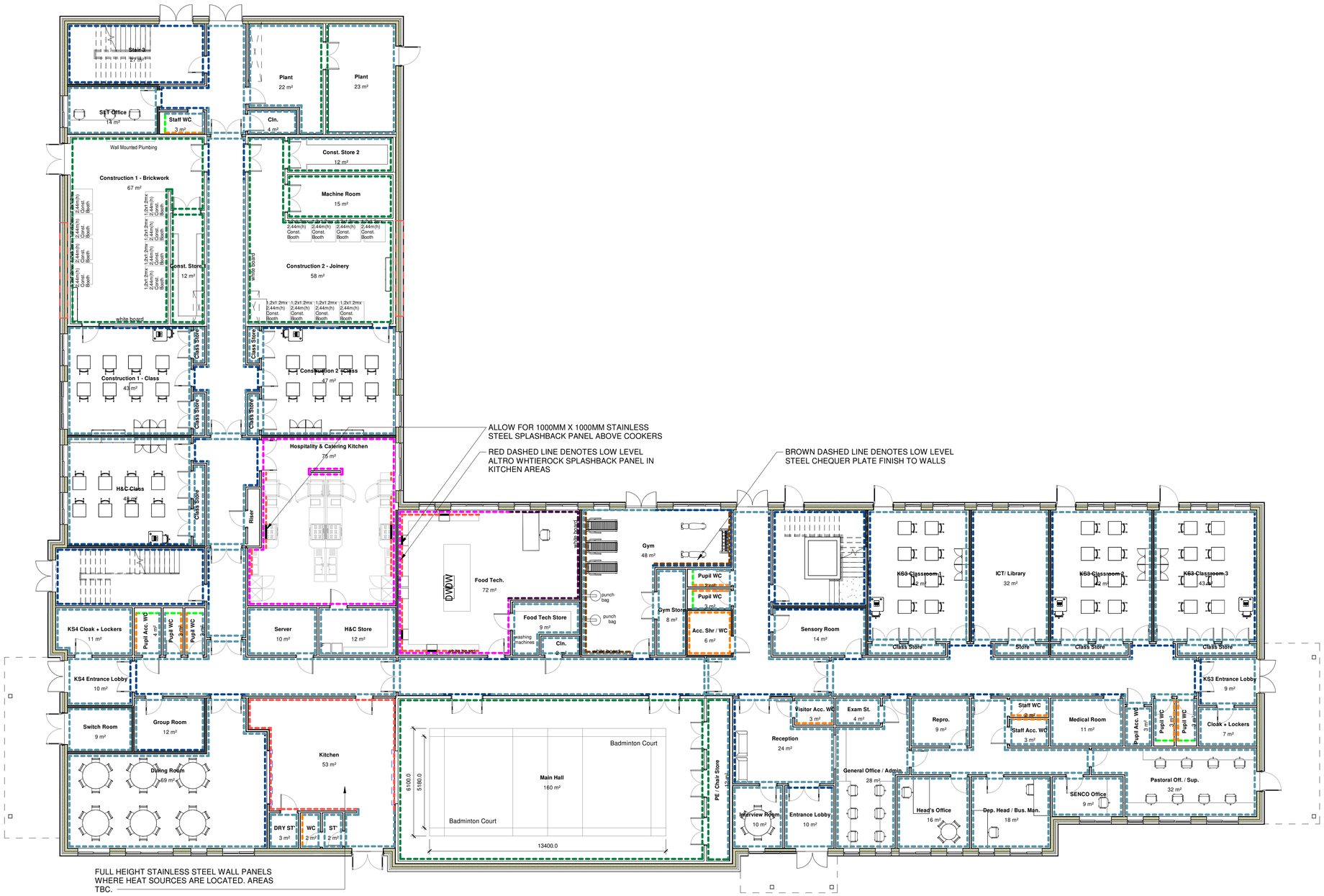
Client
BURY COUNCIL

Project
ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
MILTON ROAD, RADCLIFFE

Drawing Title
GROUND FLOOR, FLOOR FINISHES

Drawn by	PD	Checked by	DP	Date	06.10.26
Suitability			S3	Scale @ A1	As indicated

C+A JOB NO.	PROJECT - ORIGINATOR - VOL. - LEVEL - TYPE - ROLE - NUMBER	REV.
13921	ASH-CAA-V1-00-D-A-5000	P1



1 5010_00-PROPOSED GROUND FLOOR WALL FINISHES

1 : 125

0m 2.5m 5m 7.5m 10m

Drawing Scale 1:125 @ A1

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WALL FINISHES

W1 — **PAINT FINISHES**
HIGH SCRUB FACTOR PAINT

W2 — **PAINT FINISHES**
HIGH SCRUB FACTOR PAINT
ALTERNATIVE COLOUR

W3 — **PAINT FINISHES**
HIGH SCRUB FACTOR PAINT
FOOD SAFE PAINT

W4 — **PAINT FINISHES**
HIGH SCRUB FACTOR PAINT
FOOD SAFE PAINT
ALTERNATIVE COLOUR

W5 — **PAINT FINISHES**
MASONRY PAINT HIGH SCRUB FACTOR PAINT

W5 — **IPS PANEL SYSTEM**

W6 — **ALTRO**
ALTRO WHITEROCK WHITE
THICKNESS 2.5MM

W7 — **ALTRO**
ALTRO WHITEROCK SATINS
THICKNESS 2.5MM

W8 — **STAINLESS STEEL PANEL**

W9 — **STEEL CHEQUER PLATES**
900MM HIGH

CAA_Legend_Wall-Finishes
1 : 50

Rev	Description	By	Date
P1	Issued for Information	PD	08.10.26

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Project
ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
MILTON ROAD, RADCLIFFE

Drawing Title
WALL FINISH PLANS,GROUND FLOOR

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Suitability			S3	Scale @ A1	As indicated

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13921	ASH-CAA-V1-00-D-A-5010	P1



1 **5000_01-PROPOSED FIRST FLOOR**
1 : 125

0m 2.5m 5m 7.5m 10m
Drawing Scale 1:125 @ A1

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FLOOR FINISHES

IN-FF-F1
ALTRO
ALTRO RELIANCE 25 VINYL WITH COVED SKIRTING.
PRODUCT THICKNESS 2.5MM.

ALTRO ACOUSTIC UNDERLAY 1101
PRODUCT THICKNESS 3MM

IN-FF-F2
ALTRO
ALTRO AQUARIUS NON- SLIP SAFETY VINYL WITH COVED SKIRTING.
PRODUCT THICKNESS 2MM

IN-FF-F3
ALTRO
STRONGHOLD 30: ADHESIVE FREE SLIP RESISTANT VINYL WITH COVED SKIRTING.
PRODUCT THICKNESS 2.5MM

IN-FF-F4
TARKETT
DESSO ESSENCE STRIPE TILE: AA91-93 RANGE.
PRODUCT THICKNESS 2.6MM

IN-FF-F5
TARKETT
DESSO ENTRANCE MATTING CARPET TILE.
PRODUCT THICKNESS 5.2MM

IN-FF-F6
ALTRO
ALTRO WOOD EFFECT VINYL: ADHESIVE FREE.
PRODUCT THICKNESS 2.4MM

IN-FF-F7
WATCO
EPOXY RESIN NON- SLIP FLOOR PAINT: LIGHT GREY

IN-FF-F8
TVS ACOUSTICS
MODEL: TBC

IN-FF-F9
ALTRO
ALTRO WALKWAY 20 SD ANTI-STATIC VINYL FLOORING WITH COVED SKIRTING.
PRODUCT THICKNESS 2MM

IN-FF-F10
ALTRO
ALTRO CLASSIC 25 VINYL FLOORING WITH COVED SKIRTING.
PRODUCT THICKNESS 2.5MM

IN-FF-F11
MANUFACTURER: TBC
STEEL MESH FLOORING. EXACT LAYOUT TBC WITH M+E LAYOUT

IN-FF-F12
TARKETT
DESSO ESSENCE STRIPE TILE: AA91-93 RANGE. ALTERNATIVE COLOUR.
PRODUCT THICKNESS 2.6MM

CAA_Legend_Floor-Finishes
1 : 50

THRESHOLDS & NOSINGS

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GRADUS ADXT1R ALUMINIUM NOSING

TYPE B
GRADUS RAMPED TRANSITION THRESHOLD PROFILE

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TVS ACOUSTICS BUILT IN TAPERED SAFETY EDGING

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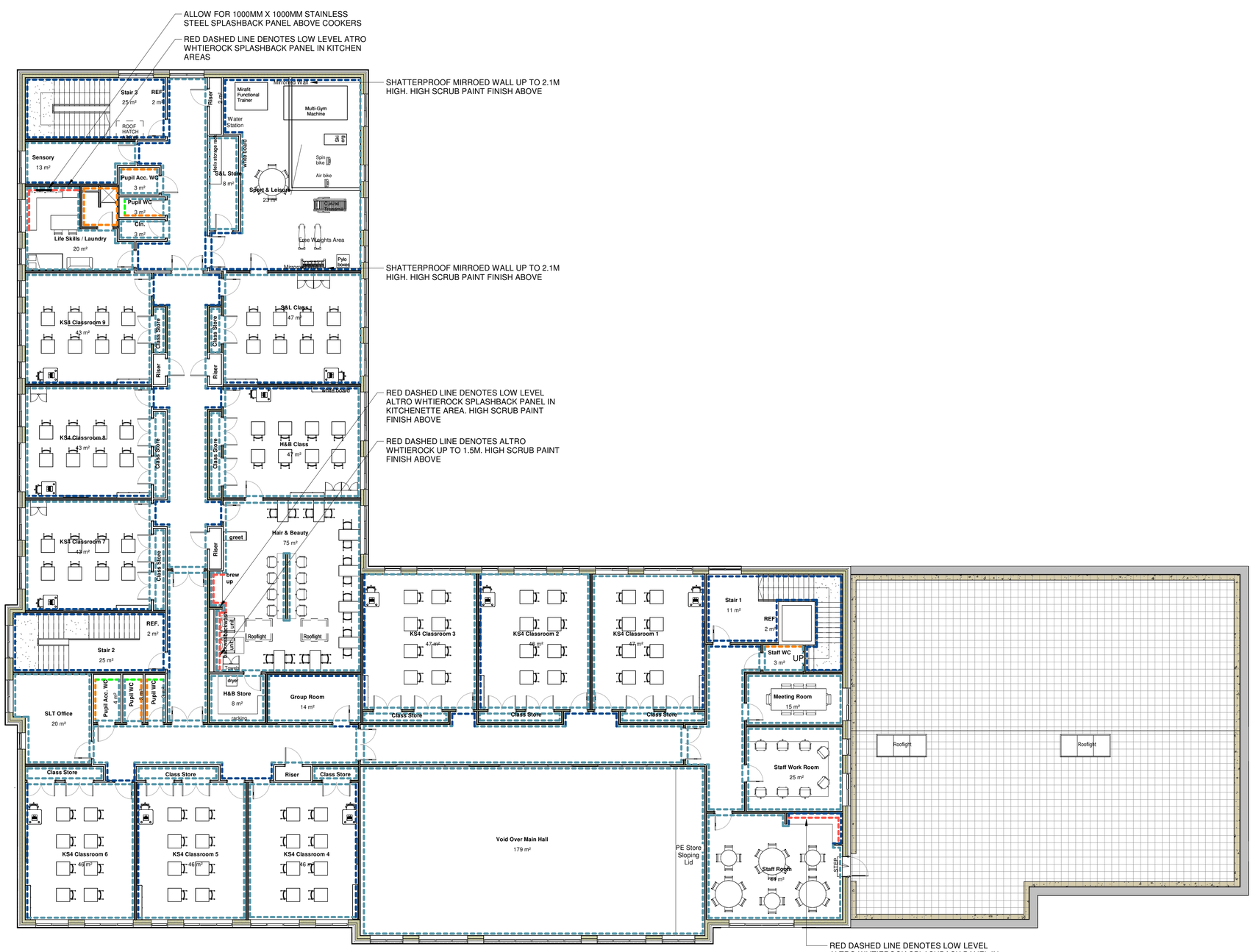
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ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
MILTON ROAD, RADCLIFFE

Drawing Title
FIRST FLOOR, FLOOR FINISHES

Drawn by	PD	Checked by	DP	Date	06.10.26
Suitability			S3	Scale @ A1	As indicated

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13921	ASH-CAA-V1-01-D-A-5001	P1



1 **5011_01- PROPOSED FIRST FLOOR WALL FINISHES**

1 : 125

0m 2.5m 5m 7.5m 10m

Drawing Scale 1:125 @ A1

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WALL FINISHES

W1 — **PAINT FINISHES**
HIGH SCRUB FACTOR PAINT

W2 — **PAINT FINISHES**
HIGH SCRUB FACTOR PAINT
ALTERNATIVE COLOUR

W3 — **PAINT FINISHES**
HIGH SCRUB FACTOR PAINT
FOOD SAFE PAINT

W4 — **PAINT FINISHES**
HIGH SCRUB FACTOR PAINT
FOOD SAFE PAINT
ALTERNATIVE COLOUR

W5 — **PAINT FINISHES**
MASONRY PAINT HIGH SCRUB FACTOR PAINT

W5 — **IPS PANEL SYSTEM**

W6 — **ALTRO**
ALTRO WHITEROCK WHITE THICKNESS 2.5MM

W7 — **ALTRO**
ALTRO WHITEROCK SATINS THICKNESS 2.5MM

W8 — **STAINLESS STEEL PANEL**

W9 — **STEEL CHECKERBOARD PLATES**
900MM HIGH

CAA_Legend_Wall-Finishes
1 : 50

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ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
MILTON ROAD, RADCLIFFE

Drawing Title
WALL FINISH PLANS,FIRST FLOOR

Drawn by	PD	Checked by	DP	Date	09.10.26
Suitability			S3	Scale @ A1	As indicated

C+A JOB NO.	PROJECT - ORIGINATOR - VOL - LEVEL - TYPE - ROLE - NUMBER	REV.
13921	ASH-CAA-V1-01-D-A-5011	P1

ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY

STAGE 3 REPORT CIVIL & STRUCTURAL

240171-KOD-Z1-ZZ-T-S-0005

REVISION: P01

Document Management

Client:	Bury Council	
Project Name:	Ash Grove Alternative Provision (AP) Academy	
Report Title:	Stage 3 Report	
Report No.:	240171-KOD-Z1-ZZ-T-S-0001	
Author:	Tom Scott (MEng)	Initial: TS
Approved:	Kris Clark (MEng, CEng, MICE, MIStructE)	Initial: KC

Version Control

Revision	Status	Date	Description	Author	Approved
P01	S2	21/09/2026	First Issue	TS	KC

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KODA Engineering Ltd

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Design Loads and Contractor Designed Elements 5
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Structural Engineering Stage 3 Summary

This section summarises the RIBA Stage 3 structural proposals for the proposed Ash Grove Alternative Provision Academy at Milton Road, Radcliffe. The building is proposed as a two-storey steel framed education facility with associated substructure, suspended ground floor construction and coordinated external works. The structural information below is intended as a concise summary for inclusion within the architect's Stage 3 report and should be read alongside the KODA Stage 3 structural drawings and wider design team information.

Site and Ground Conditions

The site comprises an open parcel of land off Milton Road, bordered by residential development, existing pedestrian routes and boundary vegetation. The ground investigation identifies variable made ground across the site overlying natural cohesive strata and weathered bedrock. Made ground is typically recorded between approximately 0.40m and 2.65m thick, with a local area of deeper made ground and softer organic strata noted towards the north-east of the site. Groundwater was encountered locally and will need to be considered during excavation, foundation construction and below-ground works.

The site is affected by historical coal mining legacy risk. The coal mining assessment identifies a potential residual risk of instability in parts of the site and recommends proof drilling and grouting below proposed buildings and highways in the northern and western areas. The stabilisation works are to be developed by a specialist contractor and agreed with the Mining Remediation Authority prior to construction.

Contamination testing has identified elevated lead and PAH concentrations within near-surface made ground, together with trace asbestos in one shallow sample. Appropriate remediation, clean cover, construction worker protection and waste management measures are to be incorporated into the project remediation strategy. The coal mining assessment also recommends precautionary CS2 ground gas protection measures unless further monitoring demonstrates that these are not required.

Substructure Strategy

The proposed ground floor construction comprises a suspended reinforced concrete slab, generally 250mm thick, with deeper reinforced concrete boot thickenings around the perimeter and local thickening as required to suit the final structural arrangement. The suspended solution is proposed due to the variability and thickness of made ground, which would increase the risk of settlement for a conventional ground bearing slab.

Pad foundations are currently proposed, founded in competent natural strata or bedrock following inspection of the formation by a suitably experienced engineer. Soft, loose, organic, rubbly or otherwise unsuitable material is to be removed and replaced with lean mix or mass concrete as required. In localised areas, particularly where deeper made ground or softer strata are present, foundation depths and/or treatment requirements may need to be reviewed as the design develops. Buried concrete is currently anticipated to be specified to DS-1 / AC-1 exposure classification, subject to confirmation by the final ground model.

Superstructure Strategy

The superstructure is proposed as a two-storey hot rolled steel frame, comprising primary and secondary steel beams supported on steel columns. Lateral stability will be provided by vertical bracing in both principal directions, with braced bays positioned to suit the architectural layout, elevations and internal room planning. The steel frame is to be designed to the relevant Eurocodes and UK National Annexes, with structural steelwork generally grade S355 and executed to Execution Class 2 unless noted otherwise.

The first floor and roof structures are proposed as 200mm deep precast hollowcore planks with a 100mm structural concrete topping. The floor and roof construction will be designed to act as diaphragms, transferring lateral loads back to the braced bays without separate plan bracing. KODA will develop the topping reinforcement, transverse tying reinforcement, broken-out core reinforcement and steel-to-plank tie details to suit the structural load paths, coordinated with the specialist precast supplier's plank layout, unit design, bearing details and installation sequence.

The building is to be classified as Consequence Class 2b and designed to satisfy the robustness and disproportionate collapse requirements of the relevant Eurocodes and UK National Annexes. Horizontal tying will be provided through the steel frame, precast planks, structural topping and perimeter edge details. Vertical tying will be provided to columns where required, with column splices, base connections and foundation interfaces designed to maintain a continuous load path through the structure.

Design Loads and Contractor Designed Elements

Design loading will be developed in accordance with BS EN 1991 and the associated UK National Annexes. Current Stage 3 allowances include imposed loads appropriate to school accommodation, including teaching spaces, offices, circulation areas, assembly spaces, plant areas, roof maintenance access and specific plant zones. Allowances are also included for partitions, ceilings and services, structural screed, roof plant, PV loading where proposed, wind loading, snow loading and local drift or accumulation effects.

Contractor designed elements are expected to include steelwork connections, holding down systems, precast hollowcore units, lifting and installation methodology, temporary works, lightweight metal framing, curtain walling, masonry support systems, balustrades and barriers, and any associated secondary support steelwork. These items are to be developed by the relevant specialist contractors and coordinated with the KODA structural drawings, architectural details, fire strategy, durability requirements and construction sequence.

Civil Engineering

The proposed site levels rise from the Milton Road junction, with the building platform raised as far as practicable to minimise excavation and reduce the volume of material requiring removal from site. External levels are designed to fall away from the building and provide suitable routes for exceedance flows away from the development.

The drainage strategy comprises separate surface and foul water systems within the site, ultimately discharging to the existing combined public sewer. Surface water will be attenuated on site through a

combination of below-ground attenuation and permeable construction to the parking and MUGA areas. United Utilities has advised that a surface water discharge rate of up to 8 l/s may be acceptable, subject to agreement with the Lead Local Flood Authority.

Ash Grove Alternative Provision (AP) Academy

Stage 3 Report Civil & Structural

240171-KOD-Z1-ZZ-T-S-0005

Revision: P01

Document Management

Client:	Bury Council	
Project Name:	Ash Grove Alternative Provision (AP) Academy	
Report Title:	Stage 3 Report	
Report No.:	240171-KOD-Z1-ZZ-T-S-0001	
Author:	Tom Scott (MEng)	Initial: TS
Approved:	Kris Clark (MEng, CEng, MICE, MIStructE)	Initial: KC

Version Control

Revision	Status	Date	Description	Author	Approved
P01	S2	21/09/2026	First Issue	TS	KC

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KODA Engineering Ltd certify that they have carried out the work contained herein with due skill, care and diligence to their best belief and knowledge based on the time and information available.

This report is made on behalf of KODA Engineering Ltd. By receiving it and acting on it, the client – or any third party relying on it – accepts that no individual is personally liable in contract, tort or breach of statutory duty or otherwise (including negligence).

KODA Engineering Ltd

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Site and Ground Conditions 4
Substructure Strategy 4
Superstructure Strategy 5
Design Loads and Contractor Designed Elements 5
Civil Engineering 5

Structural Engineering Stage 3 Summary

This section summarises the RIBA Stage 3 structural proposals for the proposed Ash Grove Alternative Provision Academy at Milton Road, Radcliffe. The building is proposed as a two-storey steel framed education facility with associated substructure, suspended ground floor construction and coordinated external works. The structural information below is intended as a concise summary for inclusion within the architect's Stage 3 report and should be read alongside the KODA Stage 3 structural drawings and wider design team information.

Site and Ground Conditions

The site comprises an open parcel of land off Milton Road, bordered by residential development, existing pedestrian routes and boundary vegetation. The ground investigation identifies variable made ground across the site overlying natural cohesive strata and weathered bedrock. Made ground is typically recorded between approximately 0.40m and 2.65m thick, with a local area of deeper made ground and softer organic strata noted towards the north-east of the site. Groundwater was encountered locally and will need to be considered during excavation, foundation construction and below-ground works.

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Civil Engineering

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0m 2m 4m 6m 8m

Drawing Scale 1:100 @ A0

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SCHEDULE OF ACCOMMADATION_GROUND...

Room Name	Area
00- PROPOSED GROUND FLOOR	
Construction 1 - Brickwork	65 m²
Stair 2	27 m²
Dining Room	69 m²
Main Hall	164 m²
Plant	25 m²
Construction 2 - Joinery	53 m²
Construction 2 - Class	47 m²
Food Tech.	74 m²
Hospitality & Catering Kitchen	75 m²
Gym	48 m²
Pupil WC	2 m²
KS4 Cloak + Lockers	11 m²
Sensory Room	14 m²
Stair 1	24 m²
KS3 Classroom 1	42 m²
ICT/ Library	32 m²
KS3 Classroom 2	42 m²
KS3 Classroom 3	43 m²
Medical Room	11 m²
Pastoral Off. / Sup.	32 m²
Cloak + Lockers	7 m²
Interview Room	10 m²
KS3 Entrance Lobby	9 m²
Pupil Acc. WC	3 m²
Staff Acc. WC	3 m²
Dep. Head / Bus. Man.	18 m²
Pupil WC	3 m²
Pupil Acc. WC	3 m²
Stair 3	26 m²
General Office / Admin.	27 m²
Head's Office	16 m²
Staff WC	2 m²
Server	10 m²
Repro.	9 m²
Pupil WC	3 m²
PE / Chair Store	14 m²
Pupil WC	3 m²
Gym Store	8 m²
Acc. Shr / WC	6 m²
Group Room	12 m²
KS4 Entrance Lobby	10 m²
Class Store	1 m²
Machine Room	17 m²
Riser	2 m²
Exam St.	4 m²
Const. Store 1	12 m²
SLT Office	14 m²
Staff WC	3 m²
Cln.	4 m²
Store	2 m²
Pupil WC	3 m²
Pupil WC	3 m²
Lift	3 m²
Entrance Lobby	10 m²
Visitor Acc. WC	3 m²
Reception	23 m²
Cln.	3 m²
Class Store	3 m²
Switch Room	9 m²
H&C Store	12 m²
Food Tech Store	7 m²
Kitchen	51 m²
Plant	22 m²
Const. Store 2	12 m²
Construction 1 - Class	43 m²
H&C Class	43 m²
Class Store	1 m²
Class Store	3 m²
WC	2 m²
ST	2 m²
DRY ST	3 m²
ST	2 m²
SENCO Office	9 m²
Class Store	1 m²
Class Store	1 m²
Class Store	3 m²
Class Store	3 m²
Grand total: 77	1444 m²

GF - Gross Internal Floor Area: 1,805m²

FF - Gross Internal Floor Area: 1,223m²

Total Gross Internal Floor Area: 3,028m²
(excludes void over main hall)

Rev	Description	By	Date
P8	General footprint reduced for VE exercise	PD	26.09.26
P7	Footprint amended - on GLA and single storey	DP	14.09.26
P6	General plan development to accomadate main kitchen layout. Double door added to switch room & double door removed from Construction 2 room	PD	26.08.26
P5	Food Tech & Gym room layouts on ground floor revised. Internal walls aligned to grid.	PD	12.08.26
P4	Layout amended to allow for switch room and repositioned server room	DP	21.07.26
P3	SE N office included on ground floor & general spacial development	PD	13.07.26
P2	Amended following client comments. GIA reduced	DP	25.06.26
P1	FIRST ISSUE	PD	11.06.26

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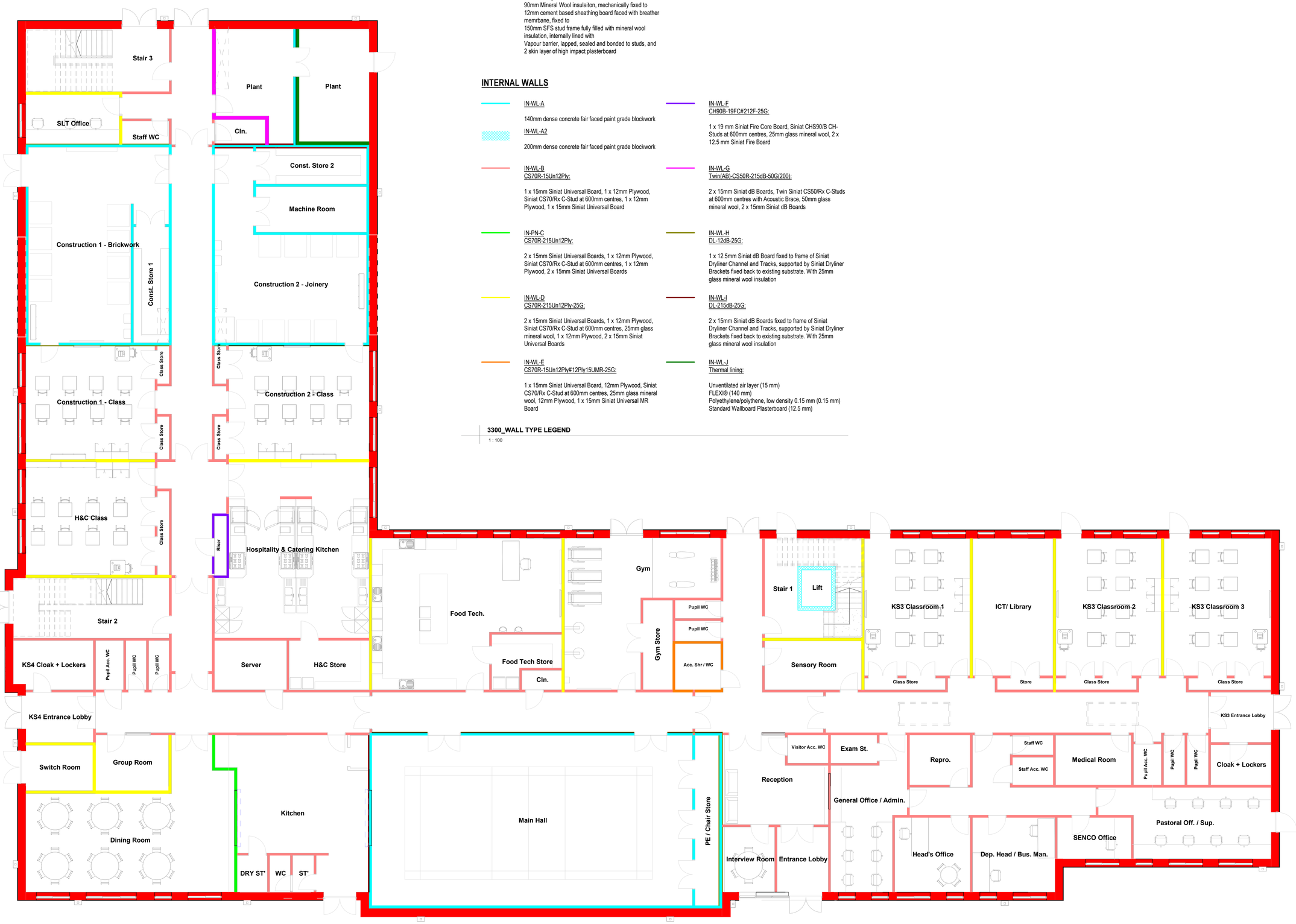
Client
BURY COUNCIL

Project
ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
MILTON ROAD, RADCLIFFE

Drawing Title
PROPOSED GROUND FLOOR PLAN

Drawn by	PD	Checked by	DP	Date	11.06.26
Suitability			S3	Scale @ A0	1 : 100

C+A JOB NO	PROJECT - ORIGINATOR - VOL. - LEVEL - TYPE - ROLE - NUMBER	REV.
13548	ASH-CAA-V1-00-D-A-2001	P8



00 | 3300_PROPOSED GROUND FLOOR WALL TYPE PLAN
1 : 100

EXTERNAL WALLS

EX-WL-A

102.5mm outer sikn of brickwork.
50mm cavity
90mm Mineral Wool insulaiton, mechanically fixed to
12mm cement based sheathing board faced with breather memrbane, fixed to
150mm SFS stud frame fully filled with mineral wool insulation, internally lined with
Vapour barrier, lapped, sealed and bonded to studs, and
2 skin layer of high impact plasterboard

INTERNAL WALLS

IN-WL-A

140mm dense concrete fair faced paint grade blockwork

IN-WL-A2

200mm dense concrete fair faced paint grade blockwork

IN-WL-B
CS70R-15Un12Ply:

1 x 15mm Siniat Universal Board, 1 x 12mm Plywood, Siniat CS70/Rx C-Stud at 600mm centres, 1 x 12mm Plywood, 1 x 15mm Siniat Universal Board

IN-PN-C
CS70R-215Un12Ply:

2 x 15mm Siniat Universal Boards, 1 x 12mm Plywood, Siniat CS70/Rx C-Stud at 600mm centres, 1 x 12mm Plywood, 2 x 15mm Siniat Universal Boards

IN-WL-D
CS70R-215Un12Ply-25G:

2 x 15mm Siniat Universal Boards, 1 x 12mm Plywood, Siniat CS70/Rx C-Stud at 600mm centres, 25mm glass mineral wool, 1 x 12mm Plywood, 2 x 15mm Siniat Universal Boards

IN-WL-E
CS70R-15Un12Ply#12Ply15UMR-25G:

1 x 15mm Siniat Universal Board, 12mm Plywood, Siniat CS70/Rx C-Stud at 600mm centres, 25mm glass mineral wool, 12mm Plywood, 1 x 15mm Siniat Universal MR Board

IN-WL-F
CH90B-19FC#212F-25G:

1 x 19 mm Siniat Fire Core Board, Siniat CHS90/B CH-Studs at 600mm centres, 25mm glass mineral wool, 2 x 12.5 mm Siniat Fire Board

IN-WL-G
Twin(AB)-CS50R-215dB-50G(200):

2 x 15mm Siniat dB Boards, Twin Siniat CS50/Rx C-Studs at 600mm centres with Acoustic Brace, 50mm glass mineral wool, 2 x 15mm Siniat dB Boards

IN-WL-H
DL-12dB-25G:

1 x 12.5mm Siniat dB Board fixed to frame of Siniat Dryliner Channel and Tracks, supported by Siniat Dryliner Brackets fixed back to existing substrate. With 25mm glass mineral wool insulation

IN-WL-I
DL-215dB-25G:

2 x 15mm Siniat dB Boards fixed to frame of Siniat Dryliner Channel and Tracks, supported by Siniat Dryliner Brackets fixed back to existing substrate. With 25mm glass mineral wool insulation

IN-WL-J
Thermal lining:

Unventilated air layer (15 mm)
FLEXI® (140 mm)
Polyethylene/polythene, low density 0.15 mm (0.15 mm)
Standard Wallboard Plasterboard (12.5 mm)

3300_WALL TYPE LEGEND
1 : 100

0m 2m 4m 6m 8m
Drawing Scale 1:100 @ A1

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Rev	Description	By	Date
P1	Issued for Information	LB	09.10.26

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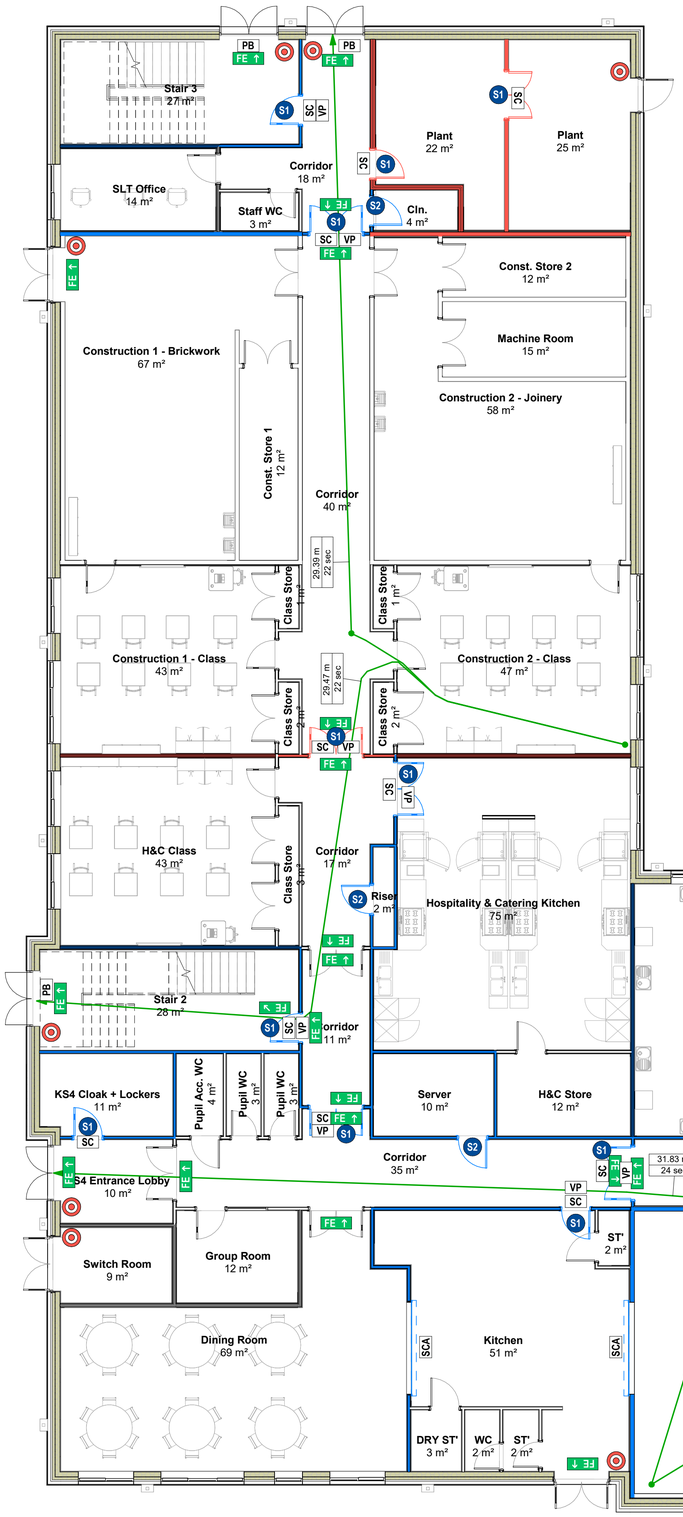
Client
BURY COUNCIL

Project
ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
MILTON ROAD, RADCLIFFE

Drawing Title
WALL TYPE PLAN - GF

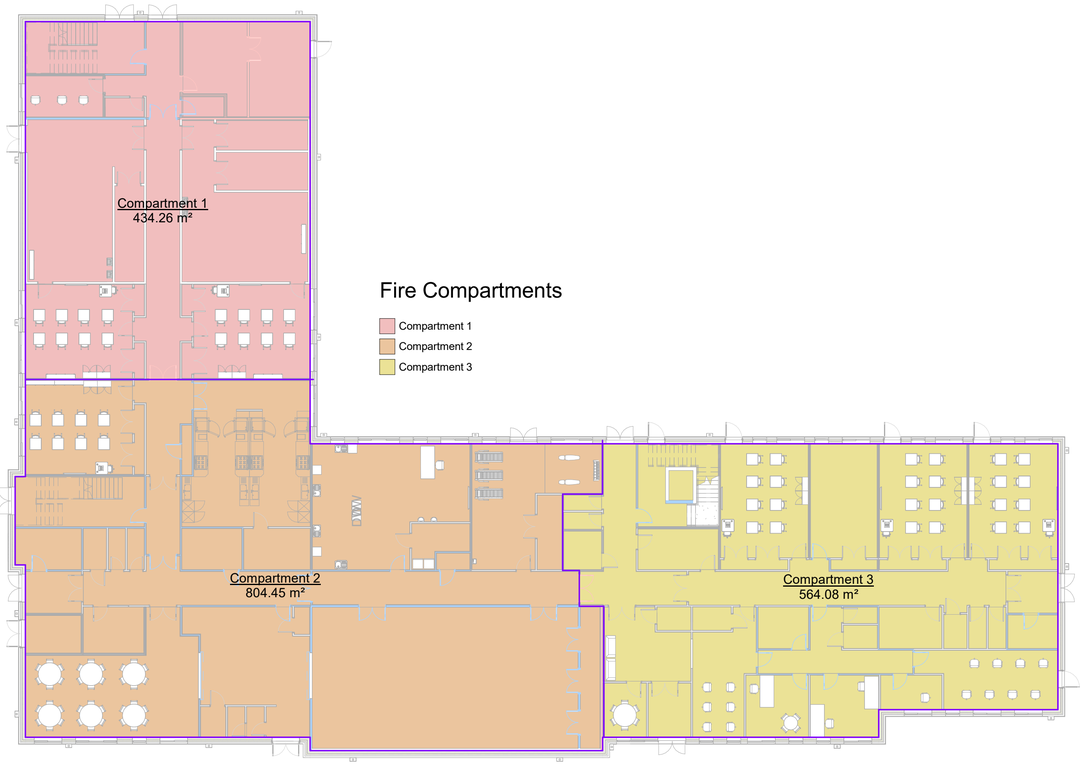
Drawn by	LB	Checked by	DP	Date	09.10.2026
Suitability			S2	Scale @ A1	1 : 100

C+A JOB NO.	PROJECT - ORIGINATOR - VOL. - LEVEL - TYPE - ROLE - NUMBER	REV.
13921	ASH-CAA-V1-00-D-A-3000	P1



00 | 8000_00-GF-FIRE-STRATEGY

1 : 100



Fire Compartments

- Compartment 1
- Compartment 2
- Compartment 3

FC | 8000_00-GF-COMPARTMENTATION

1 : 200

	30-Minute Fire-rated Screen
	60-Minute Fire-rated Screen
	30-Minute Fire-rated Doorset
	60-Minute Fire-rated Doorset
	30-Minute Fire-rated Wall Construction
	60-Minute Fire-rated Wall Construction
S1	Fire Door Keep Shut
S2	Fire Door Keep Locked
S3	Automatic Fire Door Keep Clear
S4	Fire Exit Keep Clear
S5	Escape Route Keep Clear
FE ↑	Fire Escape (Final Exit)
	Fire Alarm Call Point, Manual Break to BS 5839
SC	Self Closing device fitted to door
SCA	Automatic fire rated roller shutter linked to fire alarm. Close on activation.
VP	Vision Panel - Part M compliant vision panel with toughened fire rated safety glass to BS 6206
PB	Push Bar Ironmongery
FRG	Fire Rated Glazed Element
	Disabled Refuge Point

CAA_Strategy-Fire_Symbols

1 : 100

0m 2m 4m 6m 8m

Drawing Scale 1:100 @ A1

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FIRE STRATEGY NOTES

The proposed plan has been designed in accordance with Approved Document B of the Building Regulations 2019 and to Building Bulletin BB100

B1 Means of warning and escape:

- All escape routes including final exit doorways and doorways on escape routes have been based on a simultaneous evacuation of the building.
- Automatic Fire Alarm System to be installed to **BS 5839-1:2017 L2** Classification including all voids over 800mm in height. Alarm to be capable of giving audible warning in case of fire. Sounders to conform to to **BS 5839-1:2017**. Smoke & heat detectors to be installed to **BS 5446-1:2000.**
- Manual call points are to be provided at max distance of 45m travel between points. These are to be installed in accordance with **BS EN 54-11:2001+A1:2005.**
- Life Safety Sprinkler System to be designed, installed and maintained in accordance with **BS EN 12845:2015** and all technical bulletins to areas as indicated on M&E engineers drawings.
- Disabled Refuge Point Space (1400mm x 900mm) indicated within protected stair enclosure with blue mandatory sign worded "Refuge - Keep Clear" installed. Emergency Voice Communication (EVC) System to be installed in accordance with **BS 5839-9:2021.**
- All escape routes, stairways, and doorways used for emergency exit are to be clearly indicated by means of conspicuous signage. All exit and directional signs are to be in accordance with **BS 5499-1:2002.**
- Door closing devices to be fitted to fire doors as identified & to be in accordance with **BS EN 1155:1997+A1:2002.**
- Vision panels to doors to be designed to BS8300 & Diagram 9 Part M Buildings Regulations fitted with toughened safety glass to **BS 6206.**
- Emergency lighting will be provided by self-contained, non maintained luminairs integrated into the general lighting luminaire, where possible, in locations as identified on the M+E drawings. The emergency escape lighting is to be designed and installed in accordance with **BS 5266-1:2016.**
- All ceiling voids within the building greater than 800mm are to have fire and smoke detection system.
- Fire fighting equipment and extinguisher point locations are to be agreed with the Fire Safety Officer. This equipment is to be provided maintained and installed in accordance with **BS 5306-3:2017 and 8:2012.** All extinguishers are to be wall mounted on red plywood backing boards measuring 800mm x 800mm. For projects governed by The Regulatory Reform (Fire Safety) Order 2005, the specification, supply and installation fire equipment is the resposibility of the building owner/operator.

B2 Internal Fire Spread (Linings):

- Separation - Areas of special fire hazard i.e. stores for flammable chemicals or electrical cupboards are to be enclosed by a 30 minute fire resisting construction.
- Internal linings to inhibit the spread of fire are to be designed, specified and constructed to meet the requirements of Part B are to be in accordance with **Building Regulations Part B Section B2 Appendix A: Performance of materials, products and structures.**
- All ductwork and services which is routed through one hour/half hour fire walls constructions are to be fitted with dampers to the same requirement as the building element they pass through.
- Fire stopping details / specification. Cavity barriers are to be provided within the cavity if the cavity exceeds 20m in any direction. Cavity barriers to be provided in concealed spaces / cavities to prevent the unseen spread of smoke & fire including sub-floor void areas. Barriers to conform to **BS EN 13162, BS EN 1364-1, BS EN 13501.**

B3 Internal Fire Spread (Structure):

- Fire resistance of structural steelwork to comply with **BS 5950-8**. Structure to have **60** minute fire resistance.

Rev	Description	By	Date
P1	Issued for Information	JKB	08.10.26

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Project

ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
MILTON ROAD, RADCLIFFE

Drawing Title

GF FIRE STRATEGY PLAN

Drawn by	JKB	Checked by	DP	Date	12/20/16
Suitability	S2 - INFORMATION			Scale @ A1	As indicated

C+A JOB NO.	PROJECT - ORIGINATOR - VOL. - LEVEL - TYPE - ROLE - NUMBER	REV.
13921	ASH-CAA-V1-00-D-A-8000	P1



00 | 8200_00-GF-ACOUSTIC-STRATEGY

1 : 100

0m 2m 4m 6m 8m

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NOTES

Cassidy + Ashton Acoustic Strategy drawings to be read strictly in conjuction with Acoustic Engineer (Red Acoustics) report and design guidance 'Stage 3 Outline Acoustic Design' ref: R2498-REP02-PC

Floor Performance	
	40-50dB D_nT,w Airborne
	55-65dB L'_nT,w Impact
Wall Performance (min.)	
	30dB Rw Acoustic Rated Doorset
	35dB Rw Acoustic Rated Doorset
	No Acoustic Requirement to Doorset
	40dB Acoustic Rated Wall Construction (without ventilators)
	45dB Acoustic Rated Wall Construction (without ventilators)
	35dB Acoustic Rated Wall Construction
	40dB Acoustic Rated Wall Construction
	45dB Acoustic Rated Wall Construction
	50dB Acoustic Rated Wall Construction
	55dB Acoustic Rated Wall Construction
	No Acoustic Rated Required

Rev	Description	By	Date
P1	Issued for Information	LB	09.10.26

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ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
MILTON ROAD, RADCLIFFE

Drawing Title

GF ACOUSTIC STRATEGY PLAN

Drawn by	LB	Checked by	DP	Date	09.10.26
Suitability			S2	Scale @ A1	As indicated

C+A JOB NO.	PROJECT - ORIGINATOR - VOL. - LEVEL - TYPE - ROLE - NUMBER	REV.
13921	ASH-CAA-V1-00-D-A-8200	P1

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SCHEDULE OF ACCOMMADATION _ FIRST FLOOR

Room Name	Area
01- PROPOSED FIRST FLOOR	
Stair 3	25 m²
Stair 1	11 m²
Stair 2	26 m²
Void Over Main Hall	179 m²
Life Skills / Laundry	25 m²
Sensory	13 m²
Staff Work Room	25 m²
KS4 Classroom 3	47 m²
KS4 Classroom 2	46 m²
KS4 Classroom 1	47 m²
KS4 Classroom 4	46 m²
Group Room	14 m²
S&L Class	47 m²
H&B Class	47 m²
Hair & Beauty	75 m²
KS4 Classroom 5	46 m²
Sport & Leisure	78 m²
KS4 Classroom 6	46 m²
Pupil WC	3 m²
Pupil WC	3 m²
Pupil Acc. WC	3 m²
SLT Office	20 m²
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Staff Room	44 m²
Riser	2 m²
S&L Store	8 m²
Class Store	3 m²
Class Store	3 m²
Riser	1 m²
Class Store	3 m²
Riser	1 m²
Riser	1 m²
Class Store	2 m²
Class Store	2 m²
Pupil Acc. WC	3 m²
Pupil WC	3 m²
Cln.	3 m²
Class Store	3 m²
Class Store	3 m²
Riser	1 m²
Class Store	3 m²
Class Store	3 m²
Class Store	3 m²
Meeting Room	15 m²
Staff WC	3 m²
Class Store	2 m²
KS4 Classroom 7	43 m²
KS4 Classroom 8	43 m²
KS4 Classroom 9	43 m²
REF	2 m²
REF	2 m²
REF	2 m²
Grand total: 52	1129 m²

FF - Gross Internal Area: 1,223m²
(excludes void over main hall)

GF - Gross Internal Floor Area: 1,805m²

Total Gross Internal Floor Area: 3,028m²
(excludes void over main hall)

Rev	Description	By	Date
P8	General footprint reduced for VE exercise	PD	28.09.26
P7	Footprint amended - on GLA and single storey	DP	14.09.26
P6	General plan development	PD	26.08.26
P5	PV panels on roof of single storey removed	PD	12.08.26
P4	General plan development	PD	27.07.26
P3	S.E.N office included on ground floor & general spacial development	PD	13.07.26
P2	Amended following client comments, GIA reduced	DP	25.06.26
P1	FIRST ISSUE	PD	11.06.26

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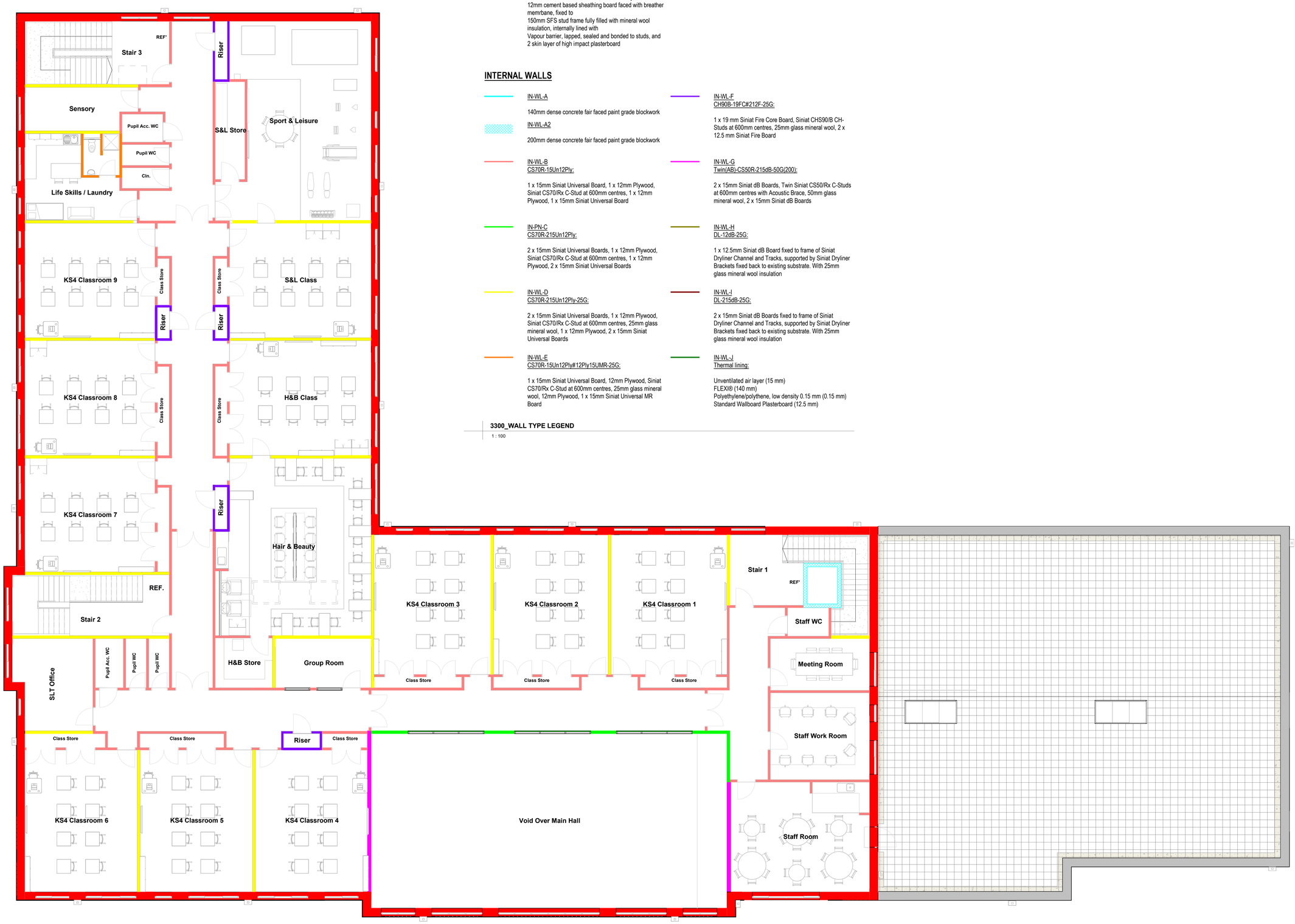
Client
BURY COUNCIL

Project
ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
MILTON ROAD, RADCLIFFE

Drawing Title
PROPOSED FIRST FLOOR PLAN

Drawn by	PD	Checked by	DP	Date	11.06.26
Suitability			S3	Scale @ A0	1 : 100

C+A JOB NO	PROJECT - ORIGINATOR - VOL. - LEVEL - TYPE - ROLE - NUMBER	REV.
13548	ASH-CAA-V1-01-D-A-2002	P8



01 | 3301_PROPOSED FIRST FLOOR WALL TYPE PLAN
1 : 100

EXTERNAL WALLS

EX-WL-A

102.5mm outer sikn of brickwork.
50mm cavity
90mm Mineral Wool insulaiton, mechanically fixed to
12mm cement based sheathing board faced with breather memrbane, fixed to
150mm SFS stud frame fully filled with mineral wool insulation, internally lined with
Vapour barrier, lapped, sealed and bonded to studs, and
2 skin layer of high impact plasterboard

INTERNAL WALLS

IN-WL-A

140mm dense concrete fair faced paint grade blockwork

IN-WL-A2

200mm dense concrete fair faced paint grade blockwork

IN-WL-B
CS70R-15Un12Ply:

1 x 15mm Siniat Universal Board, 1 x 12mm Plywood, Siniat CS70/Rx C-Stud at 600mm centres, 1 x 12mm Plywood, 1 x 15mm Siniat Universal Board

IN-PN-C
CS70R-215Un12Ply:

2 x 15mm Siniat Universal Boards, 1 x 12mm Plywood, Siniat CS70/Rx C-Stud at 600mm centres, 1 x 12mm Plywood, 2 x 15mm Siniat Universal Boards

IN-WL-D
CS70R-215Un12Ply-25G:

2 x 15mm Siniat Universal Boards, 1 x 12mm Plywood, Siniat CS70/Rx C-Stud at 600mm centres, 25mm glass mineral wool, 1 x 12mm Plywood, 2 x 15mm Siniat Universal Boards

IN-WL-E
CS70R-15Un12Ply#12Ply15UMR-25G:

1 x 15mm Siniat Universal Board, 12mm Plywood, Siniat CS70/Rx C-Stud at 600mm centres, 25mm glass mineral wool, 12mm Plywood, 1 x 15mm Siniat Universal MR Board

IN-WL-F
CH90B-19FC#212F-25G:

1 x 19 mm Siniat Fire Core Board, Siniat CHS90/B CH-Studs at 600mm centres, 25mm glass mineral wool, 2 x 12.5 mm Siniat Fire Board

IN-WL-G
Twin(AB)-CS50R-215dB-50G(200):

2 x 15mm Siniat dB Boards, Twin Siniat CS50/Rx C-Studs at 600mm centres with Acoustic Brace, 50mm glass mineral wool, 2 x 15mm Siniat dB Boards

IN-WL-H
DL-12dB-25G:

1 x 12.5mm Siniat dB Board fixed to frame of Siniat Dryliner Channel and Tracks, supported by Siniat Dryliner Brackets fixed back to existing substrate. With 25mm glass mineral wool insulation

IN-WL-I
DL-215dB-25G:

2 x 15mm Siniat dB Boards fixed to frame of Siniat Dryliner Channel and Tracks, supported by Siniat Dryliner Brackets fixed back to existing substrate. With 25mm glass mineral wool insulation

IN-WL-J
Thermal lining:

Unventilated air layer (15 mm)
FLEXI® (140 mm)
Polyethylene/polythene, low density 0.15 mm (0.15 mm)
Standard Wallboard Plasterboard (12.5 mm)

3300_WALL TYPE LEGEND
1 : 100

0m 2m 4m 6m 8m
Drawing Scale 1:100 @ A1

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Rev	Description	By	Date
P1	Issued for Information	LB	09.10.26

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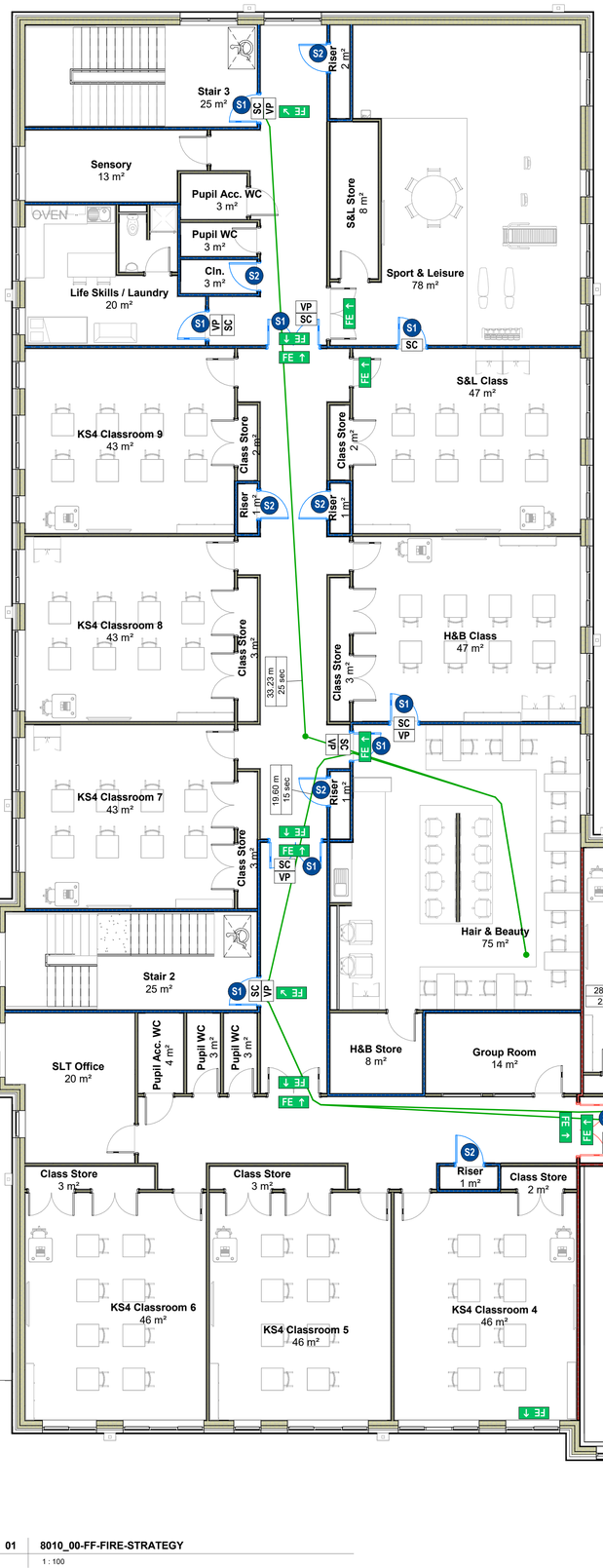
Client
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Project
ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
MILTON ROAD, RADCLIFFE

Drawing Title
WALL TYPE PLAN - FF

Drawn by	LB	Checked by	DP	Date	09.10.2026
Suitability			S2	Scale @ A1	1 : 100

C+A JOB NO.	PROJECT - ORIGINATOR - VOL. - LEVEL - TYPE - ROLE - NUMBER	REV.
13921	ASH-CAA-V1-01-D-A-3010	P1



01 | 8010_00-FF-FIRE-STRATEGY

1 : 100



FC | 8001_01-FF-COMPARTMENTATION

1 : 200

	30-Minute Fire-rated Screen
	60-Minute Fire-rated Screen
	30-Minute Fire-rated Doorset
	60-Minute Fire-rated Doorset
	30-Minute Fire-rated Wall Construction
	60-Minute Fire-rated Wall Construction
S1	Fire Door Keep Shut
S2	Fire Door Keep Locked
S3	Automatic Fire Door Keep Clear
S4	Fire Exit Keep Clear
S5	Escape Route Keep Clear
FE ↑	Fire Escape (Final Exit)
	Fire Alarm Call Point, Manual Break to BS 5839
SC	Self Closing device fitted to door
SCA	Automatic fire rated roller shutter linked to fire alarm. Close on activation.
VP	Vision Panel - Part M compliant vision panel with toughened fire rated safety glass to BS 6206
PB	Push Bar Ironmongery
FRG	Fire Rated Glazed Element
	Disabled Refuge Point

CAA_Strategy-Fire_Symbols

1 : 100

0m 2m 4m 6m 8m

Drawing Scale 1:100 @ A1

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FIRE STRATEGY NOTES

The proposed plan has been designed in accordance with Approved Document B of the Building Regulations 2019 and to Building Bulletin BB100

B1 Means of warning and escape:

- All escape routes including final exit doorways and doorways on escape routes have been based on a simultaneous evacuation of the building.
- Automatic Fire Alarm System to be installed to **BS 5839-1:2017 L2** Classification including all voids over 800mm in height. Alarm to be capable of giving audible warning in case of fire. Sounders to conform to to **BS 5839-1:2017**. Smoke & heat detectors to be installed to **BS 5446-1:2000.**
- Manual call points are to be provided at max distance of 45m travel between points. These are to be installed in accordance with **BS EN 54-11:2001+A1:2005.**
- Life Safety Sprinkler System to be designed, installed and maintained in accordance with **BS EN 12845:2015** and all technical bulletins to areas as indicated on M&E engineers drawings.
- Disabled Refuge Point Space (1400mm x 900mm) indicated within protected stair enclosure with blue mandatory sign worded "Refuge - Keep Clear" installed. Emergency Voice Communication (EVC) System to be installed in accordance with **BS 5839-9:2021.**
- All escape routes, stairways, and doorways used for emergency exit are to be clearly indicated by means of conspicuous signage. All exit and directional signs are to be in accordance with **BS 5499-1:2002.**
- Door closing devices to be fitted to fire doors as identified & to be in accordance with **BS EN 1155:1997+A1:2002.**
- Vision panels to doors to be designed to BS8300 & Diagram 9 Part M Buildings Regulations fitted with toughened safety glass to **BS 6206.**
- Emergency lighting will be provided by self-contained, non maintained luminairs integrated into the general lighting luminaire, where possible, in locations as identified on the M+E drawings. The emergency escape lighting is to be designed and installed in accordance with **BS 5266-1:2016.**
- All ceiling voids within the building greater than 800mm are to have fire and smoke detection system.
- Fire fighting equipment and extinguisher point locations are to be agreed with the Fire Safety Officer. This equipment is to be provided maintained and installed in accordance with **BS 5306-3:2017 and 8:2012.** All extinguishers are to be wall mounted on red plywood backing boards measuring 800mm x 800mm. For projects governed by The Regulatory Reform (Fire Safety) Order 2005, the specification, supply and installation fire equipment is the resposibility of the building owner/operator.

B2 Internal Fire Spread (Linings):

- Separation - Areas of special fire hazard i.e. stores for flammable chemicals or electrical cupboards are to be enclosed by a 30 minute fire resisting construction.
- Internal linings to inhibit the spread of fire are to be designed, specified and constructed to meet the requirements of Part B are to be in accordance with **Building Regulations Part B Section B2 Appendix A: Performance of materials, products and structures.**
- All ductwork and services which is routed through one hour/half hour fire walls constructions are to be fitted with dampers to the same requirement as the building element they pass through.
- Fire stopping details / specification. Cavity barriers are to be provided within the cavity if the cavity exceeds 20m in any direction. Cavity barriers to be provided in concealed spaces / cavities to prevent the unseen spread of smoke & fire including sub-floor void areas. Barriers to conform to **BS EN 13162, BS EN 1364-1, BS EN 13501.**

B3 Internal Fire Spread (Structure):

- Fire resistance of structural steelwork to comply with **BS 5950-8**. Structure to have **60** minute fire resistance.

Rev	Description	By	Date
P1	Issued for Information	JKB	08.10.26

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Client

BURY COUNCIL

Project

ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
MILTON ROAD, RADCLIFFE

Drawing Title

FF FIRE STRATEGY PLAN

Drawn by	Checked by	Date	Suitability	Scale @ A1
Author	Checker	12/20/16	S2 - INFORMATION	As indicated

C+A JOB NO.	PROJECT - ORIGINATOR - VOL. - LEVEL - TYPE - ROLE - NUMBER	REV.
13921	ASH-CAA-V1-01-D-A-8010	P1



01 | 8210_01-FF-ACOUSTIC-STRATEGY
1 : 100

0m 2m 4m 6m 8m
Drawing Scale 1:100 @ A1

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NOTES

Cassidy + Ashton Acoustic Strategy drawings to be read strictly in conjuction with Acoustic Engineer (Red Acoustics) report and design guidance 'Stage 3 Outline Acoustic Design' ref: R2498-REP02-PC

Floor Performance	
	40-50dB D_nT,w Airborne
	55-65dB L'_nT,w Impact
Wall Performance (min.)	
	30dB Rw Acoustic Rated Doorset
	35dB Rw Acoustic Rated Doorset
	No Acoustic Requirement to Doorset
	40dB Acoustic Rated Wall Construction (without ventilators)
	45dB Acoustic Rated Wall Construction (without ventilators)
	35dB Acoustic Rated Wall Construction
	40dB Acoustic Rated Wall Construction
	45dB Acoustic Rated Wall Construction
	50dB Acoustic Rated Wall Construction
	55dB Acoustic Rated Wall Construction
	No Acoustic Rated Required

Rev	Description	By	Date
P1	Issued for Information	LB	09.10.26

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ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
MILTON ROAD, RADCLIFFE

Drawing Title
FF ACOUSTIC STRATEGY PLAN

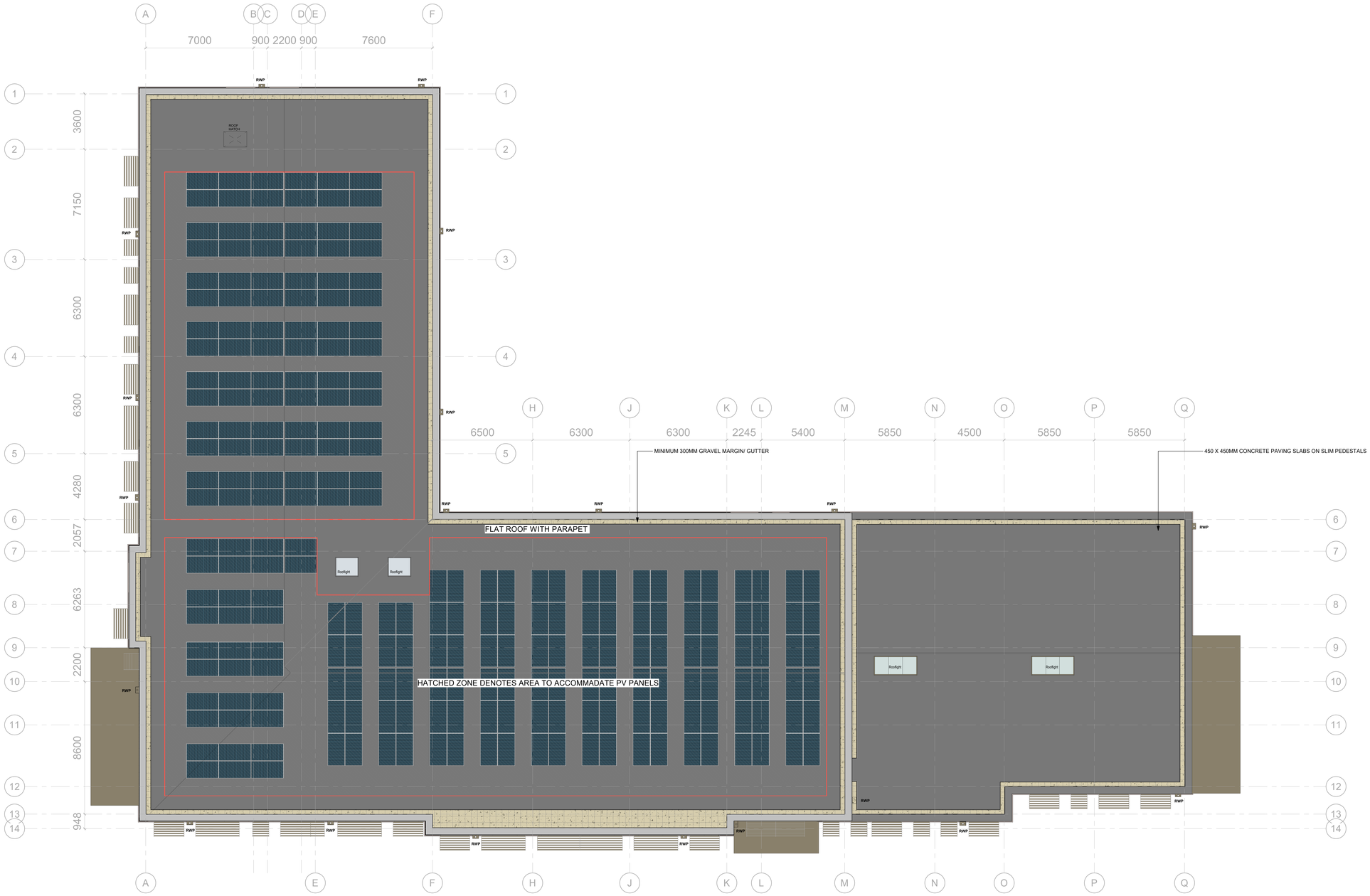
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13921	ASH-CAA-V1-01-D-A-8210	P1
C+A JOB NO.	PROJECT - ORIGINATOR - VOL. - LEVEL - TYPE - ROLE - NUMBER	REV.

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Drawing Scale 1:100 @ A0

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1 PROPOSED MECHANICAL PLANT PLAN

1 : 100

Rev	Description	By	Date
P5	General footprint reduced for VE exercise	PD	30.09.26
P4	General plan development	PD	26.08.26
P3	PV panels on roof of single storey removed	PD	12.08.26
P2	General plan development	PD	27.07.26
P1	FIRST ISSUE	PD	07.07.26

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**ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
MILTON ROAD, RADCLIFFE**

Drawing Title

PROPOSED ROOF PLAN

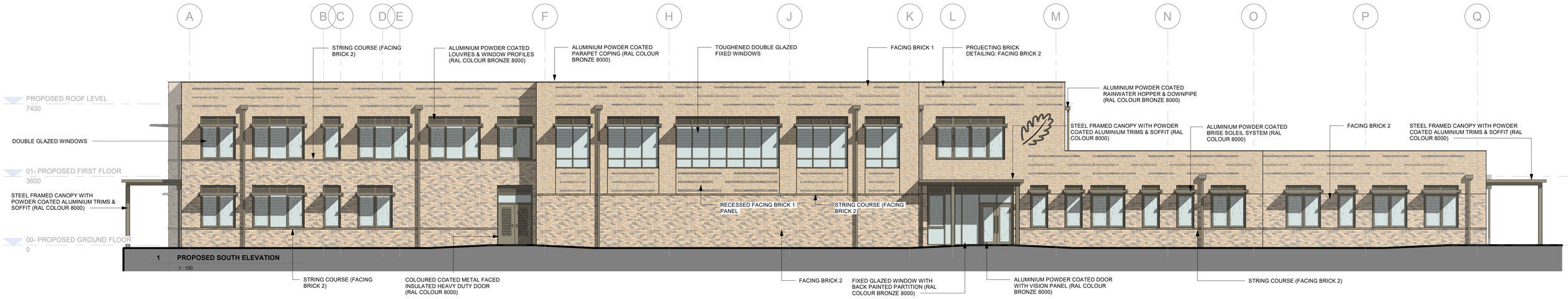
Drawn by	PD	Checked by	DP	Date	07.07.26
Suitability			S3	Scale @ A0	1 : 100

13548	ASH-CAA-V1-02-D-A-2003	P5
C+A JOB NO	PROJECT - ORIGINATOR - VOL - LEVEL - TYPE - ROLE - NUMBER	REV

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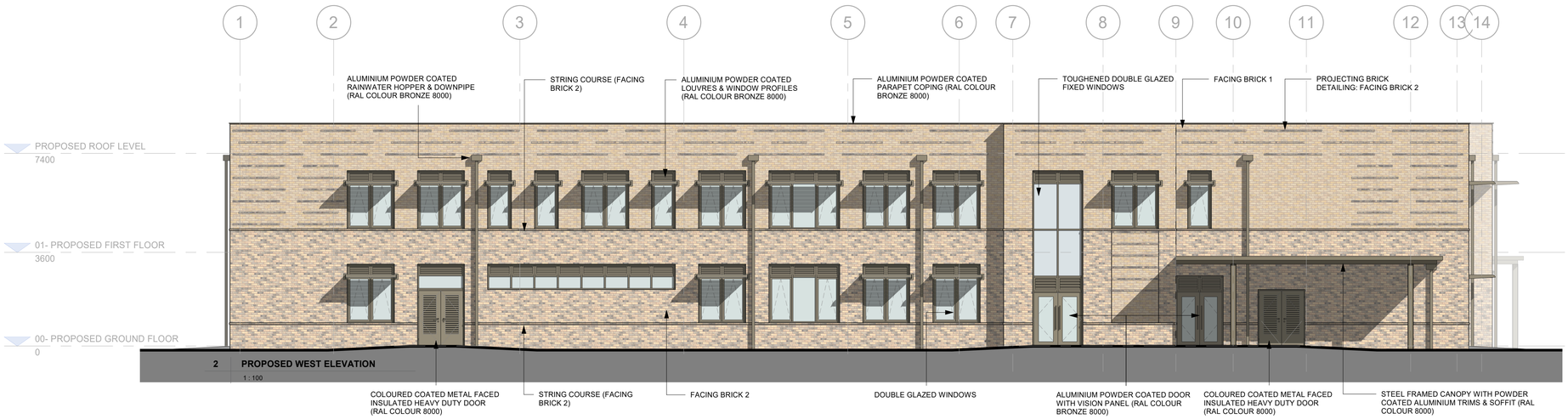
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1 PROPOSED SOUTH ELEVATION

1 : 100



2 PROPOSED WEST ELEVATION

1 : 100

MATERIALS

- ALUMINIUM BRONZE PROFILE FOR EXTERNAL DOORS, WINDOWS, PARAPET COPINGS, LOUVRES, SPANDREL PANELS, RAINWATER GOODS & CANOPIES
- FACING BRICK 1: BUFF
- FACING BRICK 2: BLENDED BUFF

CAA_Legend_Materials

1 : 100



IMAGE 1



IMAGE 2

Rev	Description	By	Date
P5	Visuals and elevations updated to reflect VE changes	PD	30.09.26
P4	Elevations developed in line with plan amendments	PD	26.08.26
P3	Brick detailing along parapet wall simplified. Entrance canopies revised and main hall parapet height lowered	PD	12.08.26
P2	All elevations developed aesthetically	PD	27.07.26
P1	FIRST ISSUE	PD	07.07.26

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ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
MILTON ROAD, RADCLIFFE

Drawing Title

PROPOSED ELEVATIONS 1 OF 2

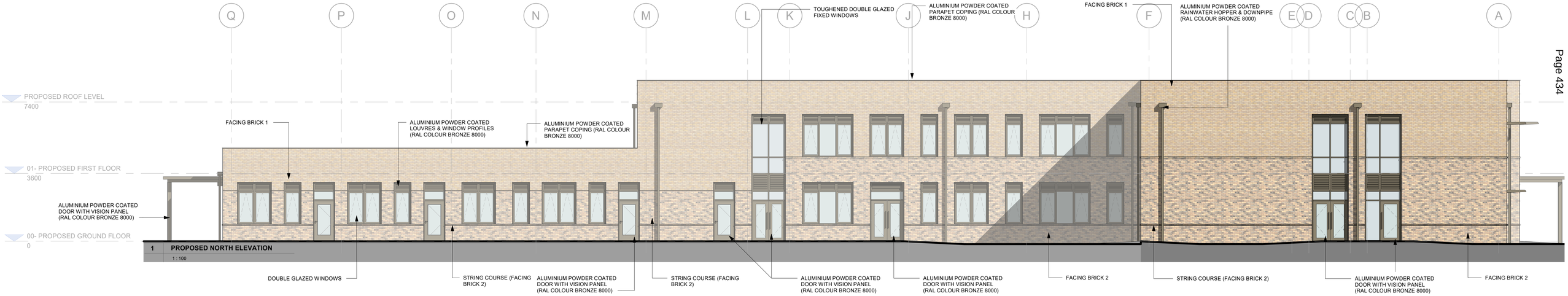
Drawn by	PD	Checked by	DP	Date	07.07.26
Suitability			S3	Scale @ A1	1 : 100

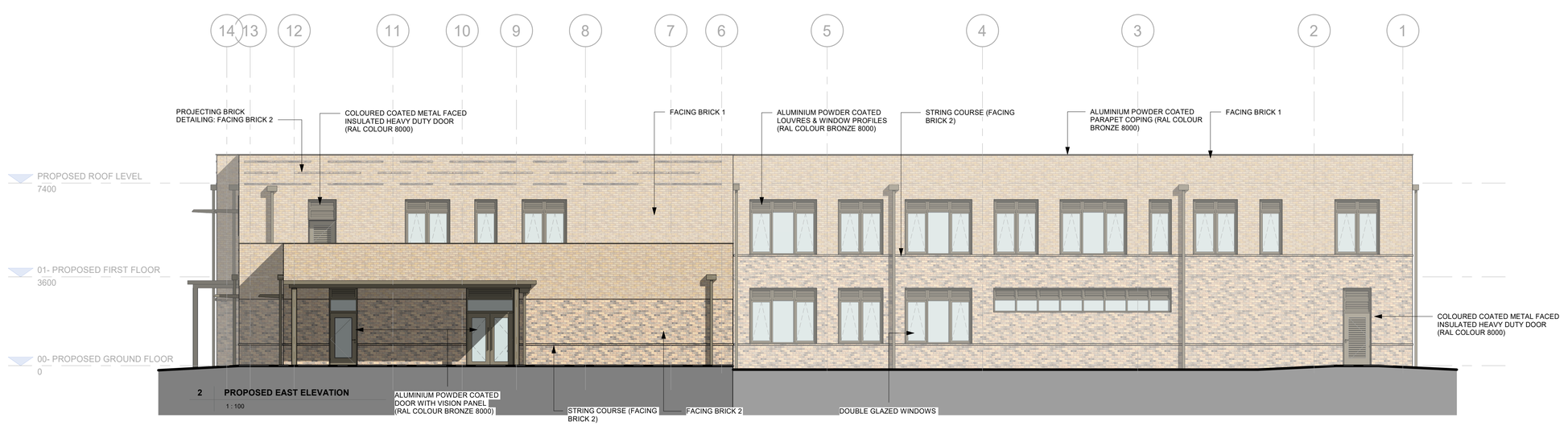
C+A JOB NO.	PROJECT - ORIGINATOR - VOL - LEVEL - TYPE - ROLE - NUMBER	REV.
13548	ASH-CAA-V1-XX-D-A-2004	P5

0m 2m 4m 6m 8m

Drawing Scale 1:100 @ A1

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MATERIALS

- ALUMINIUM BRONZE PROFILE FOR EXTERNAL DOORS, WINDOWS, PARAPET COPINGS, LOUVRES, SPANDREL PANELS, RAINWATER GOODS & CANOPIES
- FACING BRICK 1: BUFF
- FACING BRICK 2: BLENDED BUFF

CAA_Legend_Materials
1 : 100



IMAGE 3



IMAGE 4

Rev	Description	By	Date
P5	Visuals and elevations updated to reflect VE changes	PD	30.09.26
P4	Elevations developed in line with plan amendments	PD	26.08.26
P3	Brick detailing along parapet wall simplified. Entrance canopies revised and main hall parapet height lowered	PD	12.08.26
P2	All elevations developed aesthetically	PD	27.07.26
P1	FIRST ISSUE	PD	07.07.26

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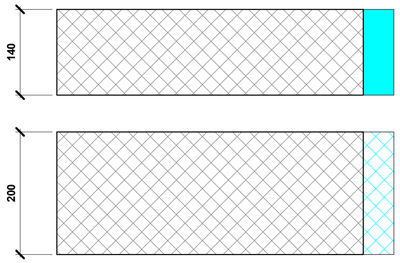
Client
BURY COUNCIL

Project
ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
MILTON ROAD, RADCLIFFE

Drawing Title
PROPOSED ELEVATIONS 2 OF 2

Drawn by	PD	Checked by	DP	Date	08/26/26
Suitability			S3	Scale @ A1	1 : 100

C+A JOB NO.	PROJECT - ORIGINATOR - VOL. - LEVEL - TYPE - ROLE - NUMBER	REV.
13548	ASH-CAA-V1-XX-D-A-2005	P5

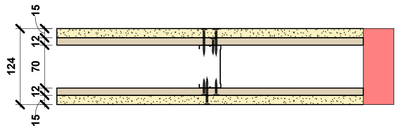


IN-WL-A
Blockwork comprising:

140mm dense concrete paint grade fair faced blockwork

IN-WL-A2
Blockwork comprising:

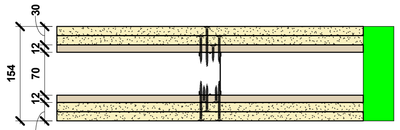
200mm dense concrete paint grade fair faced blockwork



IN-WL-B
CS70R-15Un12Ply:

1 x 15mm Siniat Universal Board, 1 x 12mm Plywood, Siniat CS70/Rx C-Stud at 600mm centres, 1 x 12mm Plywood, 1 x 15mm Siniat Universal Board

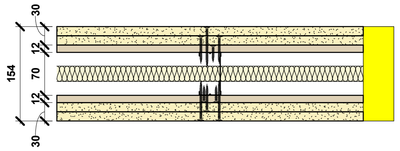
System name: CS70R-15Un12Ply
Acoustic insulation (Rw): 48 dB
Nominal thickness: 124 mm
Max height (cold state): 3.75 m
System weight (kg/sqm): 42 kg/m²
Fire class: EI 60
Max height (EN fire state): 3.75 m
Fire resistance (EN 1364-1): 60 min
Duty rating: Severe



IN-PN-C
CS70R-215Un12Ply:

2 x 15mm Siniat Universal Boards, 1 x 12mm Plywood, Siniat CS70/Rx C-Stud at 600mm centres, 1 x 12mm Plywood, 2 x 15mm Siniat Universal Boards

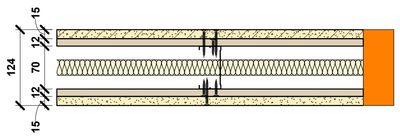
System name: CS70R-215Un12Ply
Acoustic insulation (Rw): 55 dB
Nominal thickness: 154 mm
Max height (cold state): 5.25 m
System weight (kg/sqm): 68 kg/m²
Fire class: EI 120
Max height (EN fire state): 4 m
Fire resistance (EN 1364-1): 120 min
Duty rating: Severe



IN-WL-D
CS70R-215Un12Ply-25G:

2 x 15mm Siniat Universal Boards, 1 x 12mm Plywood, Siniat CS70/Rx C-Stud at 600mm centres, 25mm glass mineral wool, 1 x 12mm Plywood, 2 x 15mm Siniat Universal Boards

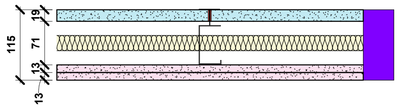
System name: CS70R-215Un12Ply-25G
Acoustic insulation (Rw): 59 dB
Nominal thickness: 154 mm
Max height (cold state): 5.25 m
System weight (kg/sqm): 68 kg/m²
Fire class: EI 120
Max height (EN fire state): 4 m
Fire resistance (EN 1364-1): 120 min
Acoustic insulation (Rw + Ctr): 52 dB
Duty rating: Severe



IN-WL-E
CS70R-15Un12Ply#12Ply15UMR-25G:

1 x 15mm Siniat Universal Board, 12mm Plywood, Siniat CS70/Rx C-Stud at 600mm centres, 25mm glass mineral wool, 12mm Plywood, 1 x 15mm Siniat Universal MR Board

System name: CS70R-15Un12Ply#12Ply15UMR-25G
Acoustic insulation (Rw): 52 dB
Nominal thickness: 124 mm
Max height (cold state): 3.75 m
System weight (kg/sqm): 42 kg/m²
Fire class: EI 60
Max height (EN fire state): 3.75 m
Fire resistance (EN 1364-1): 60 min
Duty rating: Severe

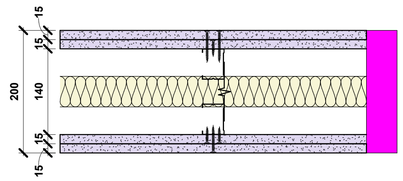


IN-WL-F
CH90B-19FC#212F-25G:

1 x 19 mm Siniat Fire Core Board, Siniat CHS90/B CH-Studs at 600mm centres, 25mm glass mineral wool, 2 x 12.5 mm Siniat Fire Board

System name: CH90B-19FC#212F-25G
Nominal thickness: 115 mm
Max height (cold state): 5.3 m
System weight (kg/sqm): 41 kg/m²
Max height (EN fire state): 4 m
Fire resistance (EN 1364-1): 60 min
Fire class: EI 60
Acoustic insulation (Rw): 48 dB
Duty rating: Severe

4300_INTERNAL WALL TYPES PLAN DETAILS
1 : 5



IN-WL-G
Twin(AB)-CS50R-215dB-50G(200):

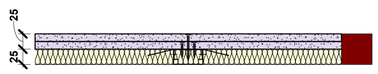
2 x 15mm Siniat dB Boards, Twin Siniat CS50/Rx C-Studs at 600mm centres with Acoustic Brace, 50mm glass mineral wool, 2 x 15mm Siniat dB Boards

System name: Twin(AB)-CS50R-215dB-50G(200)
Acoustic insulation (Rw): 63 dB
Nominal thickness: 200 mm
Max height (cold state): 5.3 m
System weight (kg/sqm): 54 kg/m²
Fire class: EI 90
Max height (EN fire state): 5.3 m
Fire resistance (EN 1364-1): 90 min
Acoustic insulation (Rw + Ctr): 55 dB
Duty rating: Severe



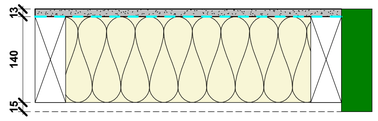
IN-WL-H
DL-12dB-25G:

1 x 12.5mm Siniat dB Board fixed to frame of Siniat Dryliner Channel and Tracks, supported by Siniat Dryliner Brackets fixed back to existing substrate. With 25mm glass mineral wool insulation



IN-WL-I
DL-215dB-25G:

2 x 15mm Siniat dB Boards fixed to frame of Siniat Dryliner Channel and Tracks, supported by Siniat Dryliner Brackets fixed back to existing substrate. With 25mm glass mineral wool insulation



IN-WL-J
Thermal lining:

Blockwork substrate
Unventilated air layer (15 mm)
Rockwool FLEXI (140 mm)
Polyethylene/polythene, low density 0.15 mm (0.15 mm)
Standard Wallboard Plasterboard (12.5 mm)

0m 0.1m 0.2m 0.3m 0.4m
Drawing Scale 1:5 @ A1

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Rev	Description	By	Date
P1	Issued for Information	LB	09.10.26

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Client
BURY COUNCIL

Project
ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
MILTON ROAD, RADCLIFFE

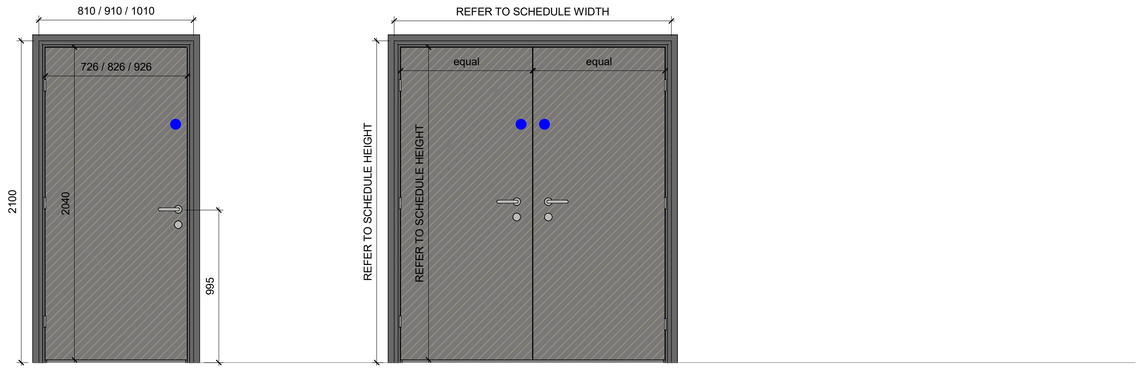
Drawing Title
INTERNAL WALL DETAILS

Drawn by	LB	Checked by	DP	Date	09.10.26
Suitability			S2	Scale @ A1	1 : 5

C+A JOB NO.	PROJECT - ORIGINATOR - VOL. - LEVEL - TYPE - ROLE - NUMBER	REV.
13921	ASH-CAA-V1-XX-D-A-4300	P1

Internal Door Types and Quantities					
Door Style	Door Type	Width	Height	Fire-Rating	Quantity
CAA_DOOR_PROPOSED_IN-DR-A					
CAA_DOOR_PROPOSED_IN-DR-A	IN-DR-A1	1010	2100		24
CAA_DOOR_PROPOSED_IN-DR-A	IN-DR-A1	1010	2100	FD30S	8
CAA_DOOR_PROPOSED_IN-DR-A	IN-DR-A2	910	2100		12
CAA_DOOR_PROPOSED_IN-DR-B					
CAA_DOOR_PROPOSED_IN-DR-B	IN-DR-B1	1610	2100		41
CAA_DOOR_PROPOSED_IN-DR-C					
CAA_DOOR_PROPOSED_IN-DR-C	IN-DR-C1	1010	2100		36
CAA_DOOR_PROPOSED_IN-DR-C	IN-DR-C1	1010	2100	FD30S	13
CAA_DOOR_PROPOSED_IN-DR-C	IN-DR-C1	1010	2100	FD60S	1
CAA_DOOR_PROPOSED_IN-DR-D					
CAA_DOOR_PROPOSED_IN-DR-D	IN-DR-D1	1810	2100		10
CAA_DOOR_PROPOSED_IN-DR-D	IN-DR-D1	1810	2100	FD30S	7
CAA_DOOR_PROPOSED_IN-DR-D	IN-DR-D1	1810	2100	FD60S	3
Grand total: 155					

CAA Internal Door Styles (IN-DR-...)

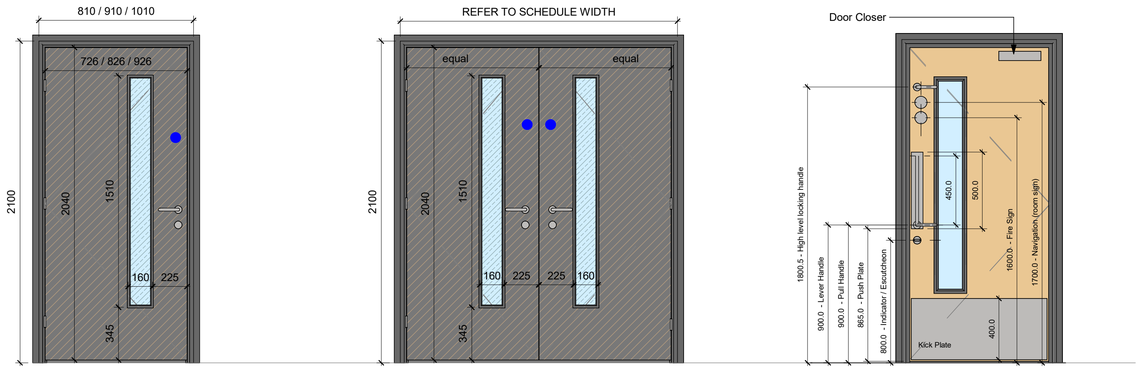


IN-DR-A

Timber solid single door

IN-DR-B

Timber solid double door



IN-DR-C

Timber single door with vision panel

IN-DR-D

Timber solid double door with vision panels
Assa Abloy 352 located in head of door where required in the schedule.

Typical ironmongery set out elevation

CAA_Legend_Door/Screen-Int_Types
1 : 20

IRONMONGERY:

ALL IRONMONGERY TO TIMBER INTERNAL DOORS IS TO BE BY <<< TBC >>> AND TO HAVE SATIN STAINLESS STEEL FINISH, INCLUDING LEVER HANDLES, PULL HANDLES, PUSH PLATES, ESCUTCHEONS AND KICKPLATES.

ALL IRONMONGERY INFORMATION SHOWN IS INDICATIVE WITH PRODUCTS, FINISHES, ETC SUBJECT TO CLIENT CONSULTATION AND APPROVAL.

SUITING OF KEYS IS TO BE AGREED WITH THE CLIENT.

ALL EMERGENCY EXIT DOORS ARE TO BE FITTED WITH APPROPRIATE EMERGENCY ESCAPE IRONMONGERY, TO ALLOW PERSONNEL TO ESCAPE QUICKLY USING ONLY ONE MECHANISM, SUCH AS A PANIC BAR.

ALL FIRE DOORS MUST BE FITTED WITH AUTOMATIC SELF-CLOSING DEVICES.

THE OPENING FORCE AT THE LEADING EDGE OF ALL DOORS IN TO BE NOT MORE THAN 30N.

DOOR STOPS, IDEALLY MOUNTED ON THE SKIRTING OR WALL, ARE TO BE FITTED TO ENSURE DOOR IRONMONGERY DOES NOT COME INTO CONTACT WITH ANY ADJACENT SURFACE. WHERE DOOR STOPS HAVE TO BE MOUNTED ON THE FLOOR, THESE MUST BE INSTALLED IN A LOCATION WHERE THEY CANNOT BECOME A TRIP HAZARD YET ALSO DO NOT PUT EXCESSIVE STRESS ON HINGES AND FIXINGS.

ALL FIRE DOORS TO HAVE APPROPRIATE DOOR INFORMATION SIGNS.

EXACT DETAILS OF ROOM IDENTIFICATION / NAME PLATES INCLUDING ANNOTATION ARE TO AGREED WITH THE CLIENT PRIOR TO ORDERING / FABRICATION.

0m 2m 4m 6m 8m

Drawing Scale 1:100 @ A1

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General:

All leaf and frame thicknesses specified for doors are to be confirmed by the door manufacturer prior to fabrication.

Internal door finish to be (.....) unless otherwise stated on the door types drawing.

Door Sub-Contractor is to provide details of all doors for approval prior to fabricaiton.

Door Sub-Contractor is to provide all certificates and documentation for fire rated doors and that conform with BS 476; Part 22, in parallel with European standard BS EN 1634 - 1, 2 and 3

All emergency exit doors are to be fitted with appropriate emergency escape Ironmongery.

Where additional packing is required to increased structural openings the Contractor is to ensure that this is fire rated where required and does not effect the overall fire certification of fire doorsets.

Doors to be complete with combined intumescent fire and smoke seals fitted within the doorset where required.

Any gaps which may occur in the fire resisting frames or between the frames and the structural openings must be filled with an intumescent sealer / mastic to acheive the required fire resistance of the doorset.

All overhead door closers to be placed on room side of door and not corridor side and be fire rated where required to match door.

The opening force at the leading edge of all doors in to be not more than 30N.

Undercut to fire doors (FD..) to be no more than 7mm
Undercut to fire & Smoke control doors (FD..S) to be no more than 3mm - (REFER TO FLOOR FINISHES DRAWINGS FOR LOCATIONS)

Air transfer:
For any requirements for transfer of air between areas and proposed systems, please refer to Mechanical Engineers drawings.

Glazing:
Vision panels are to be provided to all doors where indicated on this schedule and on Fire Safety Measures draiwngs. Glazed aperture to be toughened laminated glass giving the appropriate fire integrity & insulation protection as the door it is situated within. Where obscure glazing is required to fire doors this is to be provided by sand blasting or fire rated film which does not degrade the fire resistance of the glazing.

Door Stops:
Generally skirting / wall mounted door stops are to be provided to ensure door ironmongery does not come into contact with any adjacient surface. Where floor mounted door stops are required these are to be positioned as near as practically possible to the hinges to avoid forming a tripping hazard. Care is to be taken when positioning the floor stops to ensure that prolonged use of the door stop does not cause damage to the hinges or fixings.

Ironmongery:
Designed in accordance with subcontractors designs and specifications and to be approved by the contractor following client consultaion.

All ironmongery finish is to be (.....) including kickplates.

Suiting of keys is to be agreed with the final occupants of the building and the Architect.

Signage:
All fire doors to have appropriate door information signs.
Extact details of room identification / name plates including annotation are to agreed with the Client prior to ordering/fabrication.

NOTE:
All Ironmongery information shown is indicitive and subject to client approval.

Drawing to be read in conjunction with Fire and Acoustic Strategy drawings / specification.

Rev	Description	By	Date
P1	Issued for Information	JKB	06.10.26

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Project
ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
MILTON ROAD, RADCLIFFE

Drawing Title
INTERNAL DOOR TYPES

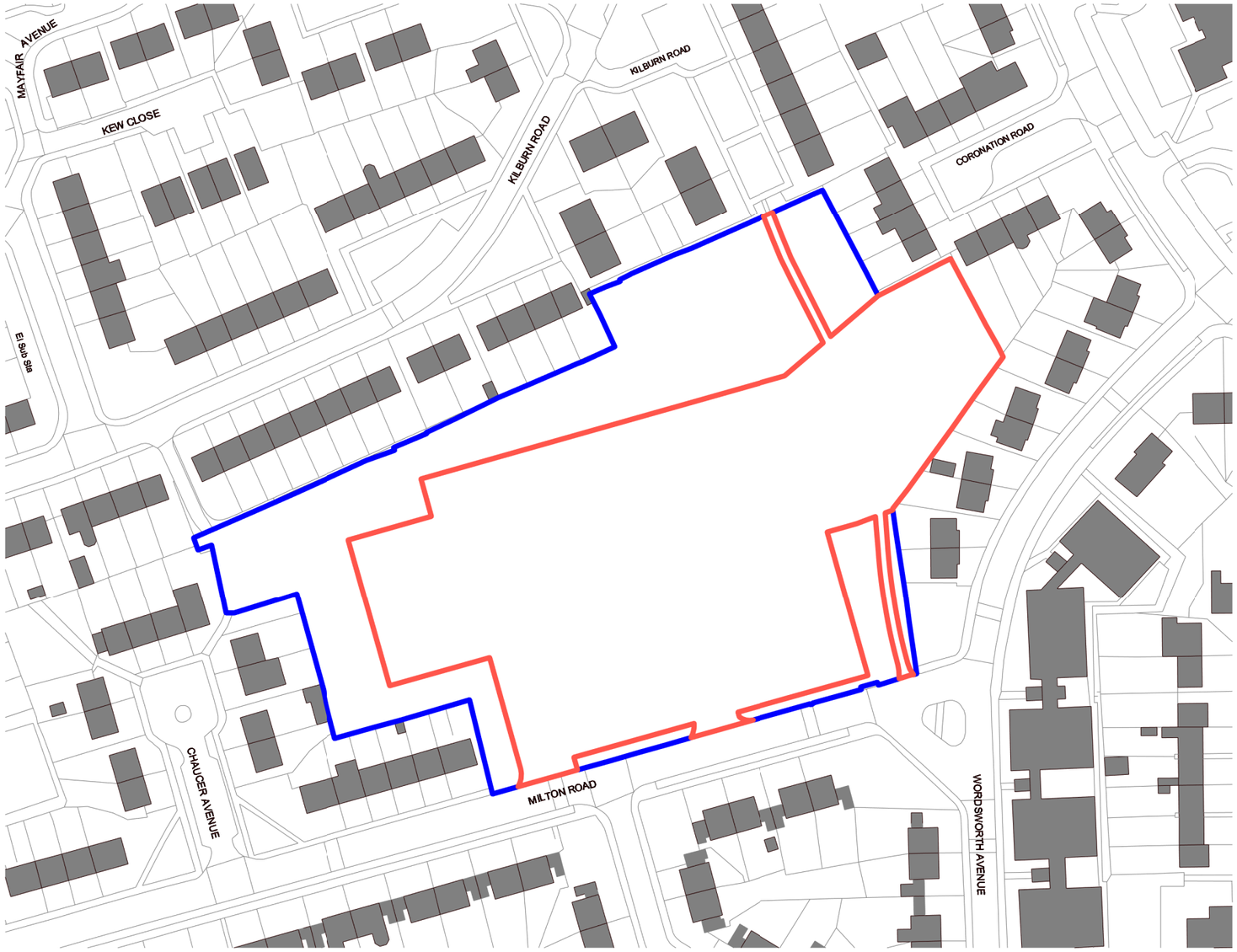
Drawn by	JKB	Checked by		Date	06-10-2026
Suitability	S2 - INFORMATION			Scale @ A1	As indicated

13921	ASH-CAA-V1-ZZ-D-A-7010	P1
C+A JOB NO	PROJECT - ORIGINATOR - VOL. - LEVEL - TYPE - ROLE - NUMBER	REV.

0m 25m 50m 75m 100m

Drawing Scale 1:1250 @ A3

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LEGEND

EXTENT OF SITE BOUNDARY

SITE OWNERSHIP

1 LOCATION PLAN

Scale: 1 : 1250

Rev	Description	By	Date
P2	EXTENT OF RED LINE BOUNDARY CHANGED	PD	29.09.26
P1	FIRST ISSUE	PD	25.06.26

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Client: **BURY COUNCIL**

Project: **ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY**
MILTON ROAD, RADCLIFFE

Drawing Title: **LOCATION PLAN**

Drawn by	Checked by	Date
PD	DP	25.06.26

Suitability	Scale @ A3
S3	As indicated

C+A JOB NO.	CODE - ORIGIN. - FUNC. - SPACE. - FORM - DISC. - NUMBER	REV.
13921	ASH-CAA-ZZ-ZZ-D-A-1001	P2

0m 5m 10m 15m 20m

Drawing Scale 1:250 @ A1

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LEGEND

SITE BOUNDARY

VEGETATION

TREES

LEVEL CONTOURS

BUILDINGS

RED LINE BOUNDARY: 9,723 SQM

AREA WITHIN BLUE LINE (WITHIN OWNERSHIP): 5,562 SQM

TOTAL: 15,285 SQM

EXISTING SITE PLAN

MILTON ROAD

Rev	Description	By	Date
P2	EXTENT OF RED LINE BOUNDARY CHANGED TO MATCH LOCATION PLAN	PD	29.09.26
P1	FIRST ISSUE	PD	19.05.26

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Client

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Project

ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
MILTON ROAD, RADCLIFFE

Drawing Title

EXISTING SITE PLAN

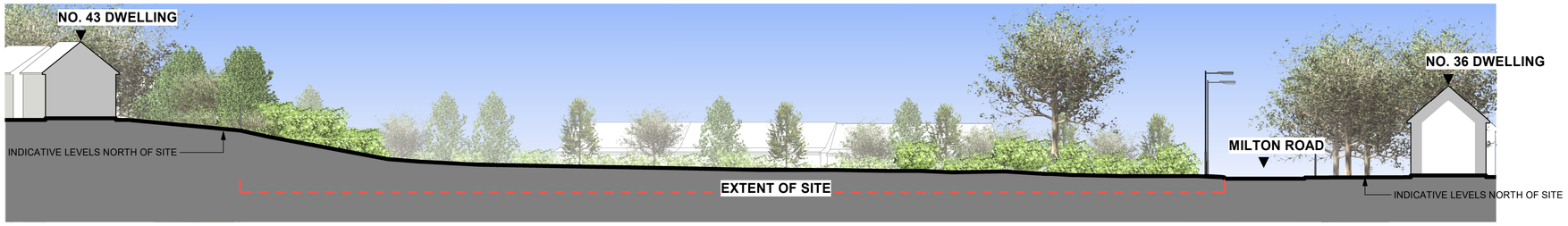
Drawn by	PD	Checked by	DP	Date	19.05.26
Suitability			S3	Scale @ A1	1 : 250

13921	ASH-CAA-ZZ-ZZ-D-A-1002	P2
C+A JOB NO.	CODE - ORIGIN. - FUNCTION - SPACIAL - FORM - DISC. - NUMBER	REV.

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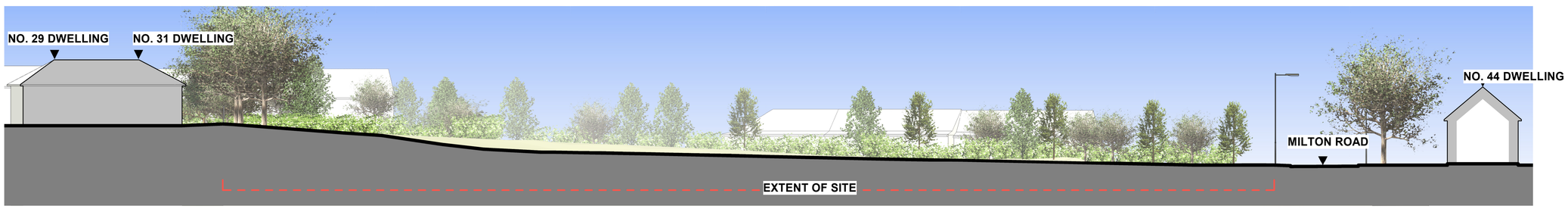
Drawing Scale 1:250 @ A1

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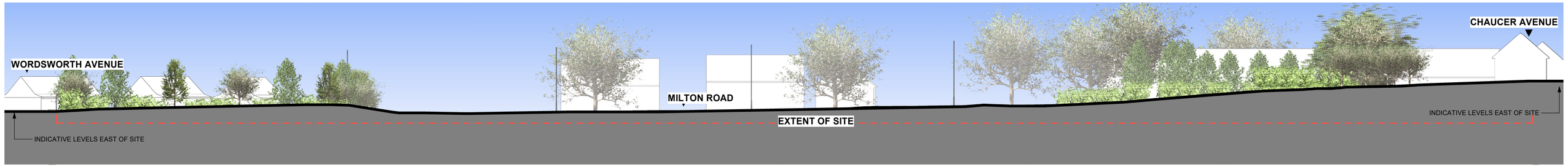
A TYPICAL EXISTING SITE SECTION A-A

Scale: 1 : 250



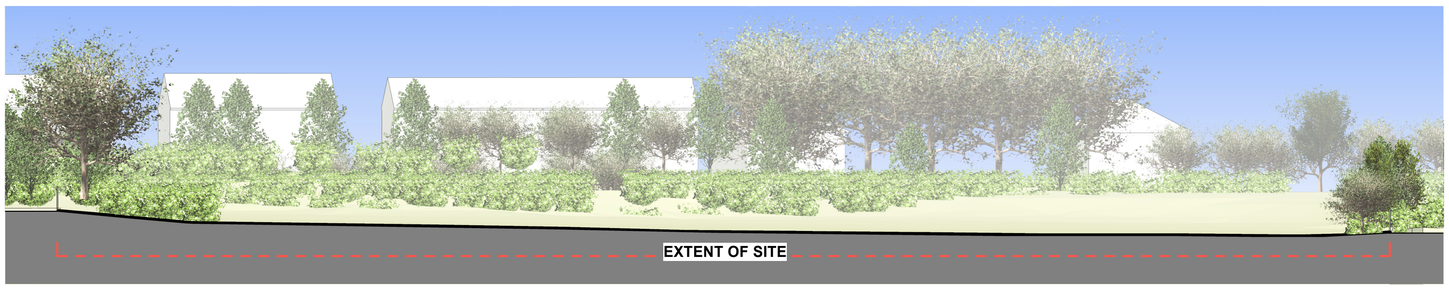
B TYPICAL EXISTING SITE SECTION B-B

Scale: 1 : 250



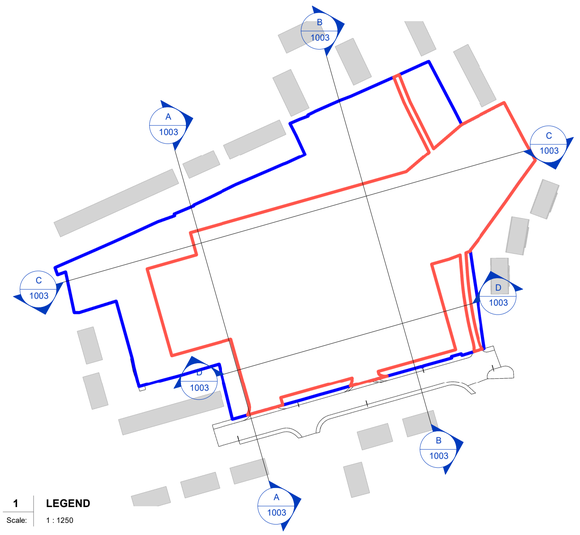
C TYPICAL EXISTING SITE SECTION C-C

Scale: 1 : 250



D TYPICAL EXISTING SITE SECTION D-D

Scale: 1 : 250



1 LEGEND

Scale: 1 : 1250

P2	EXTENT OF RED LINE BOUNDARY CHANGED TO MATCH LOCATION PLAN	PD	29.09.26
P1	FIRST ISSUE	PD	19.05.26
Rev	Description	By	Date

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Project

ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY MILTON ROAD, RADCLIFFE

Drawing Title

EXISTING SITE SECTIONS

Drawn by	PD	Checked by	DP	Date	19.05.26
Suitability			S3	Scale @ A1	As indicated

13921	ASH-CAA-ZZ-ZZ-D-A-1003	P2
C+A JOB NO.	CODE - ORIGIN. - FUNCTION - SPACIAL - FORM - DISC. - NUMBER	REV.

0m 5m 10m 15m 20m

Drawing Scale 1:250 @ A1

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G23 G24 G24 G18 G19 G18 G18 T20 G22 G22 T21 G25 G14 T16 G15 T17 Tiered Garden G10 G11 G9 G8 T7 G6 T5 T4 G3 T2 G1 T26 T27 G25 G28 G28

construction wall

6x3m materials Store

KS4 Construction Yard

100.6

M.U.G.A KS4 EXTERNAL PLAY AREA & KS4 DROP OF AREA

33000

18000

Feeder Pillar compound

EVC INFRASTRUCTURE

EVC EVC EVC EVC

MATERIALS DROP

21No. Staff Parking Spaces

STAFF PARKING

KS4 Ent.

KS4 Entrance Area

cycles

Covered Activity

UP

External Plant (6No heat pumps)

acoustic fence

Horticulture

Feeder Pillar

28700

M.U.G.A KS3 EXTERNAL PLAY AREA

16000

free wall

Covered Activity

Garden Space

Covered Seating

Garden Space Class 1

Garden Space Class 2

Garden Space Class 3

Gym

Stair + Ext

UP

Kitchen

SCHOOL G.E.A FOOTPRINT 1,905 M²

FFL 99.975

KS3 Ent.

cycles

COMMUNITY GARDENS

EXISTING PATH

Deliveries

cycle shelter

Visitor Ent.

KS3 Drop-off / Pick-Up

KS3

coloured tarmac

flush paving

3No. Taxi Parking

3No. Accessible

Minibus / 9-seater car parking

EVC EVC

Feeder Pillar compound

20No. Staff Car Parking Spaces

Bin Store

EXIT

sub

KS4 ENT

99.13

98.94

ENT

EXIT

98.41

98.10

KERB EDGE WITH INTERCOM FOR ACCESS INTO SITE

DENOTES SIZE OF MINIBUS

BUS STOP

N

LEGEND

- SITE BOUNDARY
- BUILDINGS
- INDICATIVE EXTENT OF EXISTING TREES/ HEDGEROWS (G10)
- NEW TREES/ SHRUBS
- SITE FENCE/ SECURITY LINE
- RETAINING STRUCTURE
- LOW LEVEL DWARF WALL WITH DECORATIVE FENCE TOPPER
- PUPIL SECURITY
- HARDSCAPE
- SOFTSCAPE
- EXISTING SITE LEVELS 99.0
- SLOPED EMBANKMENT

PROPOSED SITE PLAN

Rev	Description	By	Date
P10	SITE PLAN UPDATED TO REFLECT NEW PROPOSALS	PD	29.09.26
P9	parking / drop off and external zoning amended	DP	21.09.26
P8	building footprint and hardstandings reduced for VE excercise	DP	14.09.26
P7	MAIN ENTRANCE & STAFF PARKING ACCESS WIDENED. RED LINE BOUNDARY REVISED TO ASSIST B.N.G. KS3 M.U.G.A MOVED SOUTH TO AVOID RPA ZONE OF T17. HORTICULTURE SPACE INCLUDED & KS3 EXTERNAL RECREATION SPACES DEVELOPED	PD	04.09.26
P6	LAYOUT TO MAIN ENTRANCE REVISED & LOCATION OF SECURITY FENCE LINES RE-POSITIONED	PD	26.08.26
P5	BUILDING FOOTPRINT UPDATED TO MATCH PLANS & ARBORICULTURAL PLAN SHOWN. EXTERNAL PLANT HEAT PUMPS REDUCED FROM 8 TO 6	PD	31.07.26
P4	CONSTRUCTION STORES, PARKING + MAIN ENTRANCE AMENDED	DP	20.07.26
P3	AMENDED TO SHOW SEPERATE STAFF PARKING / DROP OFF	DP	14.07.26
P2	EXTRENAL AREAS, PARKING + SECURITY LINES AMENDED	DP	30.06.26
P1	FIRST ISSUE	PD	11.06.26

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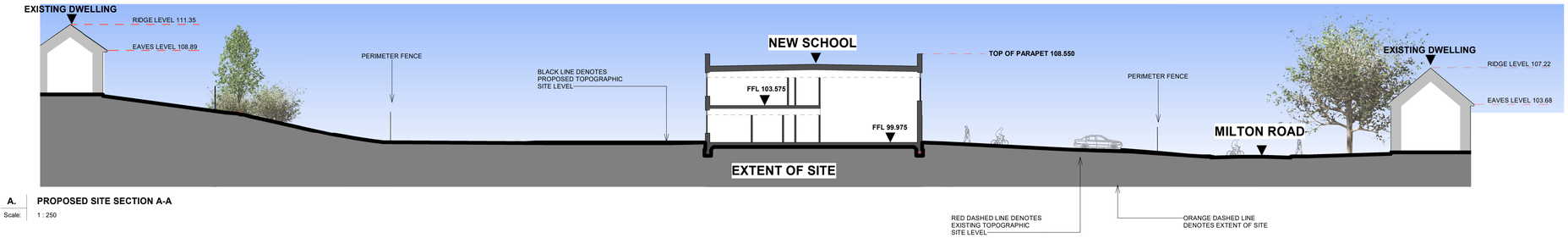
Client
BURY COUNCIL

Project
ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY MILTON ROAD, RADCLIFFE

Drawing Title
PROPOSED SITE PLAN

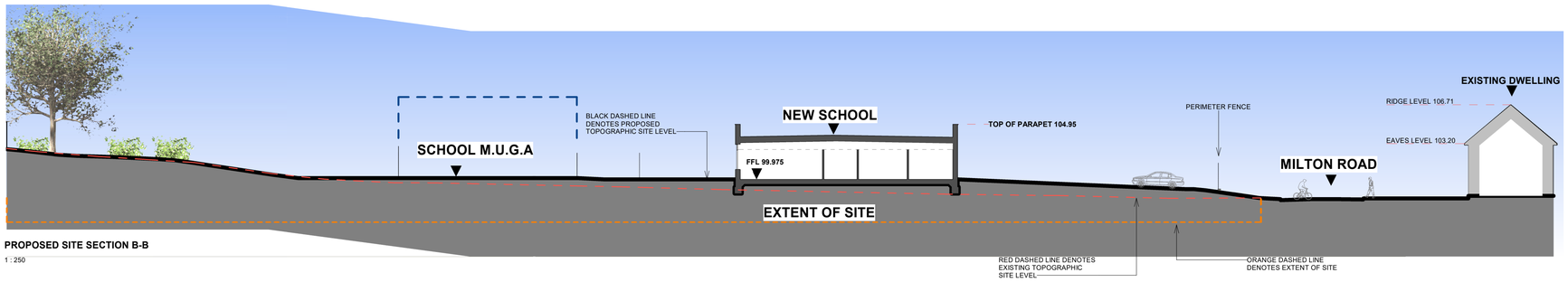
Drawn by	PD	Checked by	DP	Date	11.06.26
Suitability			S3	Scale @ A1	1 : 250

C+A JOB NO.	CODE - ORIGIN - FUNCTION - SPACIAL - FORM - DISC. - NUMBER	REV.
13921	ASH-CAA-ZZ-ZZ-D-A-1004	P10



A. PROPOSED SITE SECTION A-A

Scale: 1 : 250



B. PROPOSED SITE SECTION B-B

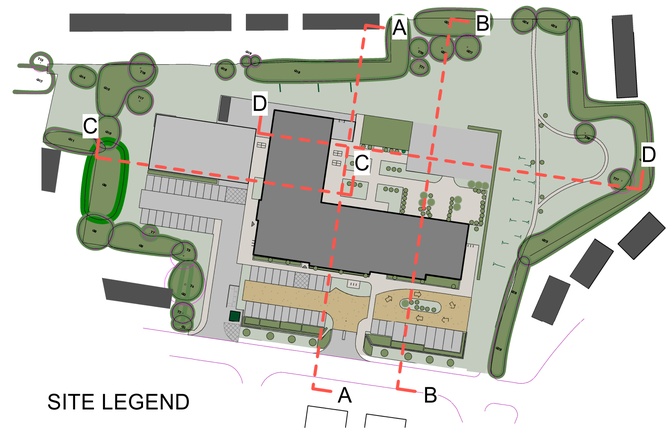
Scale: 1 : 250

3 PROPOSED SITE SECTION C-C

Scale: 1 : 250

4 PROPOSED SITE SECTION D-D

Scale: 1 : 250



SITE LEGEND

0m 5m 10m 15m 20m

Drawing Scale 1:250 @ A1

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Rev	Description	By	Date
P4	SITE SECTIONS DEVELOPED IN LINE WITH LATEST PROPOSALS	PD	29.09.26
P3	SECTION CC-DD DRAWN & PROPOSED SITE LEVELS ADJUSTED TO MEET NEW SITE PROPOSALS	PD	01.09.26
P2	BUILDING & EXTERNAL LEVELS REVISED	PD	19.08.26
P1	FIRST ISSUE	PD	25.06.26

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ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
MILTON ROAD, RADCLIFFE

Drawing Title

PROPOSED SITE SECTIONS

Drawn by	PD	Checked by	DP	Date	25.06.26
Suitability			S3	Scale @ A1	As indicated

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13921	ASH-CAA-ZZ-ZZ-D-A-1005	P4

0m 5m 10m 15m 20m

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LEGEND

SOFT LANDSCAPE AREAS TO BE DEVELOPED BY TEL LANDSCAPE ARCHITECTS

HARDSCAPE SURFACING

TEGULAR BLOCK PAVING

RESIN BUFF BOUND GRAVEL

ASPHALT BLACK CONCRETE

COLOURED ASPHALT CONCRETE

BOUNDARY TREATMENTS

SEGREGATION FENCING: SECURITY WELDED MESH FENCE WITH GATES WHERE SHOWN. COLOUR GREEN RAL 6005. HEIGHT 2.4 METRES

PERIMETER FENCING: SECURITY WELDED MESH FENCE WITH GATES WHERE SHOWN. COLOUR GREEN RAL 6005. HEIGHT 3 METRES

DWARF WALL WITH SECURITY WELDED MESH FENCE. COLOUR GREEN RAL 6005. HEIGHT 2.4 METRES

TIMBER/ TIMBER ACOUSTIC FENCING. HEIGHT 2 METRES

Rev	Description	By	Date
P2	SITE PLAN UPDATED TO REFLECT NEW PROPOSALS	PD	29.09.26
P1	LAYOUT TO MAIN ENTRANCE REVISED & LOCATION OF SECURITY FENCE LINES RE-POSITIONED	PD	26.08.26

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BURY COUNCIL

Project

ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
MILTON ROAD, RADCLIFFE

Drawing Title

PROPOSED BOUNDARY & HARDSCAPE TREATMENTS

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13921	ASH-CAA-ZZ-ZZ-D-A-1006	P2
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AERIAL 1



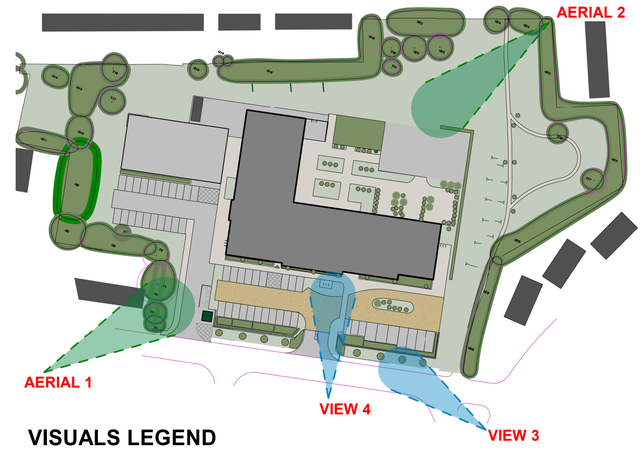
AERIAL 2



VIEW 3: FROM MILTON ROAD



VIEW 4: FROM MILTON ROAD



VISUALS LEGEND

Rev	Description	By	Date
P1	FIRST ISSUE	PD	30.09.36

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Drawing Title
PROPOSED SITE VISUALS

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C+A JOB NO.	CODE - ORIGIN. - FUNCTION - SPACIAL - FORM - DISC. - NUMBER	REV.
13921	ASH-CAA-ZZ-ZZ-D-A-1008	P1

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ASH GROVE AP (ALTERNATIVE PROVISION) ACADEMY, MILTON ROAD, RADCLIFFE

NOISE IMPACT ASSESSMENT

R2498-REP01a-PC

13 AUGUST 2026

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REPORT DETAILS

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1.0 INTRODUCTION

Red Acoustics Ltd has been commissioned by Bury Council to undertake a noise impact assessment for a proposed new school development on land off Milton Road, Radcliffe. The assessment considers both the impact of existing environmental sound on the proposed development and the potential noise associated with operation of the proposed multi-use games areas (MUGAs) at nearby noise sensitive receptors (NSRs). The MUGA assessment has been undertaken having regard to the June 2026 consultation draft of ProPG: Guidance for the Assessment of Sport and Leisure Noise.

The proposed development comprises a new alternative provision school. Environmental sound surveys have been undertaken to establish the existing acoustic climate affecting both the proposed site and surrounding NSRs. The measured sound levels have been used to assess noise impacts and identify appropriate facade mitigation measures based on the current site layout prepared by the project architects.

Noise break-in calculations have been undertaken using the proposed general arrangement and elevation drawings. These calculations have informed the baseline acoustic design strategy and recommendations for the building envelope. The school will be of traditional brick/masonry construction and we understand that this will. Be fully mechanically ventilated, allowing the required indoor ambient noise levels to be achieved with windows closed in accordance with Building Regulations Requirement E4 and Building Bulletin 93 (BB93).

The development proposals comprise the construction of a new, two storey school building containing general teaching and learning spaces, offices, care and resource areas and ancillary accommodation. In addition, the scheme includes alternative provision learning spaces designed to provide a more tailored educational environment. External works include new vehicular access arrangements, car parking, hard and soft landscaped play areas and proposed MUGA pitches.

In line with the findings of this assessment, recommended sound emission limits for any proposed mechanical plant have been established to ensure that future site operations remain compliant with relevant guidance and maintain a low noise impact at nearby NSRs.

2.0 SITE DESCRIPTION & SURROUNDINGS

The proposed development site is located on open land adjacent to Milton Road, Bury. The scheme proposes the creation of a new school building with associated outdoor spaces which include parking, play areas and two MUGA pitches.

Figure 2.1 below shows the location of the site in relation to the surroundings and Figure 2.2 shows the proposed site layout.

The nearest noise sensitive receptors (NSRs) border the proposed development site to the north, east and west with NSRs also located on Milton Road to the south.

Figure 2.1: Site Location

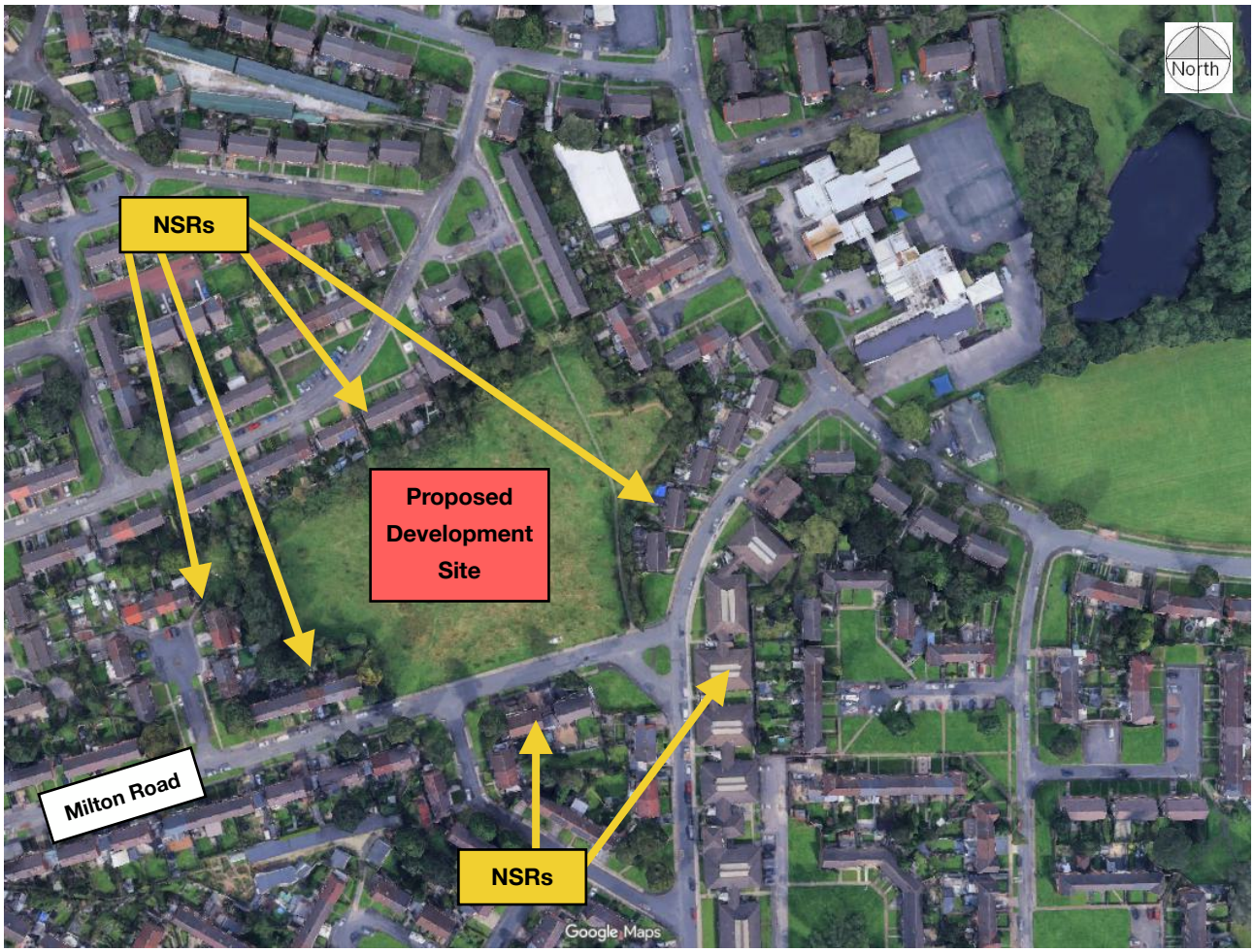
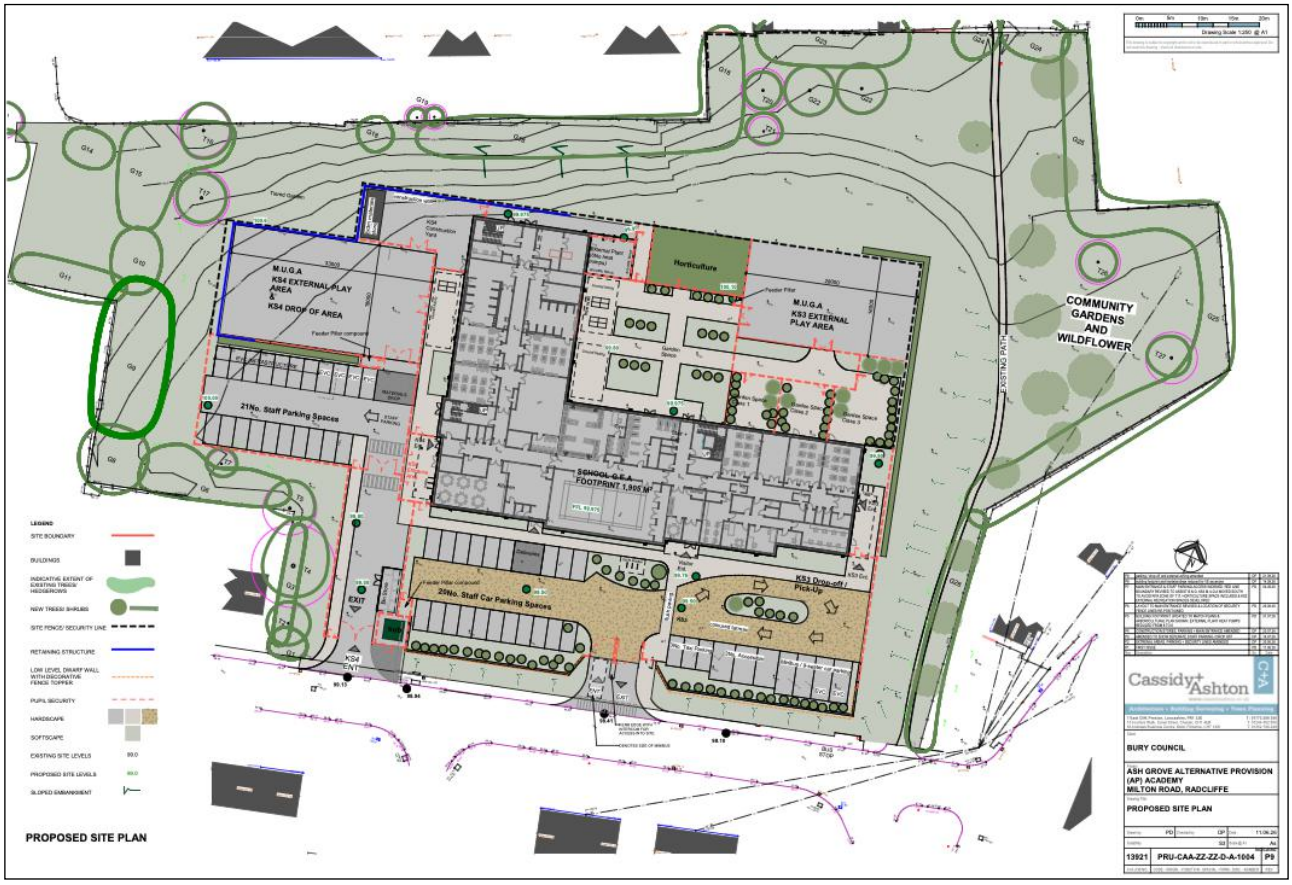


Figure 2.2: Site Layout



3.0 POLICY CONTEXT & ASSESSMENT GUIDANCE

Planning Policy

National Planning Policy Framework

The National Planning Policy Framework (NPPF[1]) sets out the Government's planning policies for England and how these should be applied. Where issues of noise impact are relevant the NPPF provides guidance. NPPF it states that planning policies and decisions should contribute to and enhance the natural and local environment by:

'preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise pollution'.

NPPF also advises:

'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development - and avoid noise giving rise to significant adverse impacts on health and quality of life'.

The NPPF also refers to the 2010 DEFRA publication, the Noise Policy Statement for England (NSPE) which reinforces and supplements the NPPF guidance.

Noise Policy Statement for England

The Noise Policy Statement for England[2] (NPSE) sets out the long term vision of promoting good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development. This vision is supported by the following aims:

- Avoid Significant adverse impacts on health and quality of life.
- Mitigate and minimise adverse impacts on health and quality of life.
- Where possible, contribute to the improvement of health and quality of life.

The NPSE describes the following levels at which noise impacts may be identified:

---

[1] National Planning Policy Framework. Department for Levelling Up, Housing & Communities (2023)

[2] Noise Policy Statement for England - Department for Environment, Food & Rural Affairs (2010)

- NOEL - No Observed Effect Level. This is the level below which no effect can be detected. In simple terms, below this level, there is no detectable effect on health and quality of life due to the noise.
- LOAEL - Lowest Observed Adverse Effect Level : This is the level above which adverse effects on health and quality of life can be detected.
- SOAEL - Significant Observed Adverse Effect Level : This is the level above which significant adverse effects on health and quality of life occur.

According to the explanatory notes in the statement, where a noise level falls between LOAEL and a level which represents SOAEL then:

'all reasonable steps should be taken to mitigate and minimise adverse effects on health and quality of life whilst also taking into consideration the guiding principles of sustainable development. This does not mean that such effects cannot occur'.

Planning Practice Guidance on Noise

Planning Practice Guidance (PPG) - Noise[3] is an online www.gov.uk resource to provide additional guidance on the NPPF. It discusses:

- *whether or not a significant adverse effect is occurring or likely to occur;*
- *whether or not an adverse effect is occurring or likely to occur and;*
- *whether or not a good standard of amenity can be achieved.*

In line with the Explanatory Note of the NPSE, the PPG references the LOAEL and SOAEL in relation to noise impact. It also provides examples of outcomes that could be expected for a given perception level of noise, plus actions that may be required to bring about a desired outcome. However, inline with the NPSE, no objective noise levels are provided although the PPG states that:

'the subjective nature of noise means that there is not a simple relationship between noise levels and impact on those effected. This will depend on how various factors combine in any particular situation'

Table 3.1 below summarises the PGG noise expose hierarchy.

[3] Planning Practice Guidance on Noise (https://www.gov.uk/guidance/noise--2). Ministry of Housing, Communities & Local Government

Table 3.1: Explanation of Noise Exposure Hierarchy - PPG

Perception	Examples of Outcomes	Increasing Effect Levels	Action
Not noticeable	No Effect	No Observed Effect	No specific measures required
Noticeable and not intrusive	Noise can be heard, but does not cause any change in behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life.	No Observed Adverse Effect	No specific measures required
		Lowest Observed Adverse Effect Level	
Noticeable and intrusive	Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; closing windows for some of the time because of the noise. Potential for non-awakening sleep disturbance. Affects the acoustic character of the area such that there is a perceived change in the quality of life.	Observed Adverse Effect	Mitigate and reduce to a minimum
		Significant Observed Adverse Effect Level	
Noticeable and disruptive	The noise causes a material change in behaviour and/or attitude, e.g. having to keep windows closed most of the time, avoiding certain activities during periods of intrusion. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	Significant Observed Adverse Effect	Avoid
Noticeable and very disruptive	Extensive and regular changes in behaviour and/or an inability to mitigate effect of noise leading to psychological stress or physiological effects, e.g. regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, e.g. auditory and non-auditory	Unacceptable Adverse Effect	Prevent

Building Bulletin 93 - Acoustic Design of Schools: Performance Standards

BB93[4] is the technical document enabling implementation of the Building Regulations Requirement E4. The normal method of compliance with the requirements of the Building Regulations Requirement E4 is to demonstrate compliance with the guidance presented in BB93 by design and commissioning testing. This guidance relates primarily to the internal acoustic environment by managing noise break-in from the outside environment (Indoor Ambient Noise Level), internal sound separation between spaces (e.g. sound insulation performance of walls and floors) and acoustic quality of spaces (e.g. sound reverberation management).

[4] Acoustic Design of Schools: Performance Standards - Building Bulletin 93 - Department for Education (February 2015)

BB93 states that 'Whilst planning consents should not be subject to conditions that are covered by other legislation, such as the Building Regulations, local planning authorities may include conditions relating to noise and acoustics when granting consent. These could cover such aspects as noise from schools affecting nearby noise sensitive properties, or educational establishments where the acoustic conditions are not subject to Requirement E4 of the Building Regulations'.

While it is uncommon for the requirements of the Building Regulations 2010 to be duplicated in planning requirements, demonstrating that the design targets for indoor ambient sound levels can be met as part of the planning process provides good indication that the external environment can be one that is suitable for development of an education development.

British Standard 4142

BS 4142:2014+A1:2019[5] presents methods for rating and assessing the potential impact of commercial and industrial sound upon noise sensitive receptors. In order to assess impact using BS 4142, the Rating Level of the new sound source is compared with the existing contextual Background Sound Level.

- Typically, the greater this difference, the greater the magnitude of the impact.
- A difference of around +10 dB or more is likely to be an indication of a significant adverse impact, depending on the context.
- A difference of around +5 dB is likely to be an indication of an adverse impact, depending on the context.
- The lower the Rating Level is relative to the measured Background Sound Level, the less likely it is that the specific sound source will have an adverse impact or a significant adverse impact. Where the Rating Level does not exceed the Background Sound Level, this is an indication of the specific sound source having a low impact, depending on the context.

The Rating Level is determined by assessing the Ambient Sound Level, distinguishing the Specific Sound Level from the Residual Sound Level and applying any sound specific penalties for acoustic features that would subjectively cause the sound to be perceived differently.

The Specific Sound Level of the commercial / industrial sound source is determined by either; measurement or calculation with regard to the appropriate reference time interval (for daytime or nighttime periods). The standard requires separate analysis for daytime and nighttime periods, evaluating the Rating Level over an appropriate reference time interval (T_r) of: 1hr for daytime (07:00-23:00 hrs) and 15min for nighttime (23:00-07:00 hrs). The Specific Sound Level is defined as equivalent continuous A-weighted sound pressure level produced by the specific sound source at the assessment location over a given reference time interval, *T* (determined either by calculation or deducting the measured Residual Sound Level from the measured Ambient Sound Level).

[5] BS4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound

‘Ambient sound’ is defined as the totally encompassing sound in a given situation at a given time, usually composed of sound from many sources near and far (The ambient sound comprises the residual sound and the specific sound when present).

‘Residual sound’ is defined as the ambient sound remaining at the assessment location when the specific sound source is suppressed to such a degree that it does not contribute to the ambient sound.

Where appropriate, a rating penalty can be applied to the specific sound level to account for the character of the sound, namely: tonality, impulsivity and intermittency. Such acoustic feature corrections can be added together linearly.

Tonality can be determined objectively (using adjacent third octave band analysis or the Joint Nordic method) or subjectively as described below:

- +2dB penalty: Just perceptible
- +4dB penalty: Clearly perceptible
- +6dB penalty: Highly perceptible

Impulsivity can be determined objectively (using Fast Fourier Transform analysis) or subjectively as described below:

- +3dB penalty: Just perceptible
- +6dB penalty: Clearly perceptible
- +9dB penalty: Highly perceptible

Where intermittency is present, a +3dB penalty can be applied. Where the acoustic feature characteristics are neither tonal nor impulsive, but are clearly distinguishable against the residual sound, a +3dB penalty can be applied.

World Health Organisation, Environmental Noise Guidelines for the European Region 2018[6] (WHO) & Guidelines for Community Noise 1999[7]

The World Health Organisation (WHO) guidelines provide advice in relation to noise in the community and the levels at which certain effects are likely. The WHO guidelines relate to the potential for health impacts relating to environmental noise and the impact of noise on uninterrupted speech and sleep. The suggested guideline values for daytime noise levels are repeated in Table 3.2 below as they are relevant to the assessment of noise impacts from the proposed development to the existing NSRs. The values presented in this case relate to the 1997 guidance as the 2018 guidance relates specifically to transportation, wind turbine and leisure industry sources.

Table 3.2: WHO Guideline Values

Environment	Critical effect	$L_{Aeq,t}$ (dBA)	Time period
Outdoor living areas	Serious annoyance	55	16 hrs (day/evening)
Outdoor living areas	Moderate annoyance	50	16 hrs (day/evening)
Dwelling, indoors	Speech intelligibility, moderate annoyance	35	16 hrs (day/evening)

ProPG: Guidance for the Assessment of Sport and Leisure Noise

The June 2026 consultation draft of ProPG: Guidance for the Assessment of Sport and Leisure Noise has been prepared by a working group comprising representatives of the Association of Noise Consultants, Institute of Acoustics and Chartered Institute of Environmental Health. As the document remains a consultation draft, it has been treated as emerging professional practice guidance rather than as a final adopted standard.

The ProPG recommends that good acoustic design should be the starting point for all sport and leisure noise assessments. Relevant measures include maximising separation between activity areas and noise sensitive receptors, using buildings and topography to provide screening, incorporating suitable barriers, arranging the site to locate significant sources away from receptors and responding to the existing acoustic environment and proposed hours of use.

[6] https://www.who.int/europe/publications/i/item/9789289053563

[7] https://www.who.int/publications/i/item/a68672

The assessment has had regard to the approach set out in the draft ProPG, including good acoustic design, the existing acoustic environment, the type and timing of use and the equivalent continuous sound level, $L_{Aeq,t}$. The draft guidance identifies 50dB $L_{Aeq,t}$ at external residential receptors as a general reference value for reasonable enjoyment of external spaces.

The ProPG notes that a school pitch used only by a school during school hours may not normally require a noise impact assessment where the activity remains typical of a school site. A detailed assessment is more likely where a new activity is introduced, use is intensified or operating hours are extended, including floodlit evening or community use. The present assessment has nevertheless considered the two new MUGAs because they introduce sports activity close to existing dwellings.

4.0 ENVIRONMENTAL SOUND SURVEY

An environmental sound survey has been carried out by Red Acoustics to determine the prevailing sound climate at the proposed development site.

Measurements were undertaken by Red Acoustics at monitoring position MP1 during typical daytime and nighttime periods. The measurements were manned between 04:00hrs to 10:00hrs on 16 June 2026. Measurements were undertaken to determine the typical sound climate both the proposed development and at a position representative of the NSRs to the proposed development.

Figure 4.1: Survey Monitoring Position



The sound survey was undertaken using a Class 1 Sound Level Meter (SLM) positioned on a tripod at a height of 1.8 m above ground level, in free field conditions, with the SLM logging data in 1 second intervals. During the surveys, the noted weather conditions were, dry, calm with wind speeds typically below <5m/s. Figure 4.1 and Table 4.1 below summarise the measured data taken.

Figure 4.1: Survey Measurement Summary - MP1

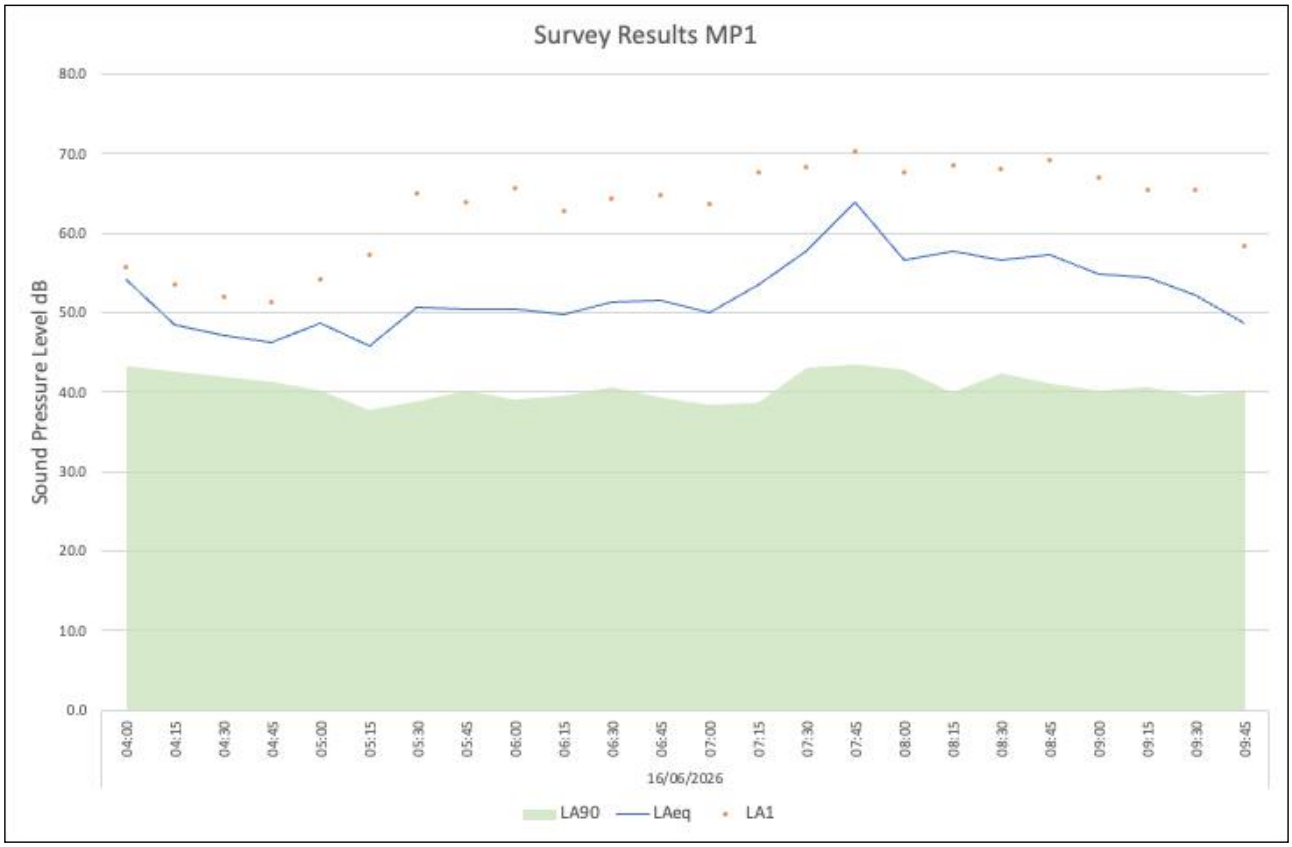


Table 4.1: Measured External Sound Level Summary

	Measured Sound Pressure Level, dB (re: 2x10-5 Pa)			
	Daytime Period 07:00hrs to 10:00hrs		Nighttime Period 04:00hrs to 07:00hrs	
Measurement Location	$L_{Aeq,3hr}$	$L_{A90,t}$	$L_{Aeq,3hr}$	$L_{A90,t}$
MP1	57	40 Typical	50	39 Typical

5.0 DETERMINATION OF MUGA SOUND LEVELS

Multi-use gaming areas are designed to be enclosed and to host a number of different sports activities. Sound levels generated by such facilities vary by activity, occupant and the surrounding fencing. The draft ProPG on sports and leisure sound identifies ball strikes on metal goals, fencing and hockey backboards as potentially significant impulsive events that should be considered separately from average activity sound levels. Red Acoustics holds scheme-relevant measurement data for a supervised school PE session using hockey equipment on a fenced MUGA.

Measurements were undertaken at a distance of 8m from the pitch enclosure and included hockey ball strikes and impacts with the perimeter fencing. The measured octave band $L_{Aeq,15min}$ data is presented in Table 5.1 and has been used to represent supervised school use of the proposed MUGAs in the noise propagation model prepared for the purpose of this assessment.

Table 5.1: Measured MUGA Operating Level

Item	dB $L_{Aeq,15min}$	Octave Band Centre Frequency (dB)					
		125 Hz	250 Hz	500 Hz	1.0 kHz	2.0 kHz	4.0 kHz
MUGA Hockey	56	57	52	50	53	50	43

The measured value of 56dB $L_{Aeq,15min}$ is considered representative of a supervised school session and is retained in preference to generic data. These measurements are also consistent with the range of average sound levels reported for comparable pitch based activities within the draft ProPG.

6.0 CADNAA SOUND PROPAGATION MODELLING

CadnaA 3D sound propagation modelling software has been used to predict specific sound levels from the proposed MUGA pitches. The software implements the calculation procedure specified within ISO9613-2.

The source sound level presented in Section 5.0 above has been used to predict sound propagation from both MUGA pitches simultaneously to the nearest NSRs.

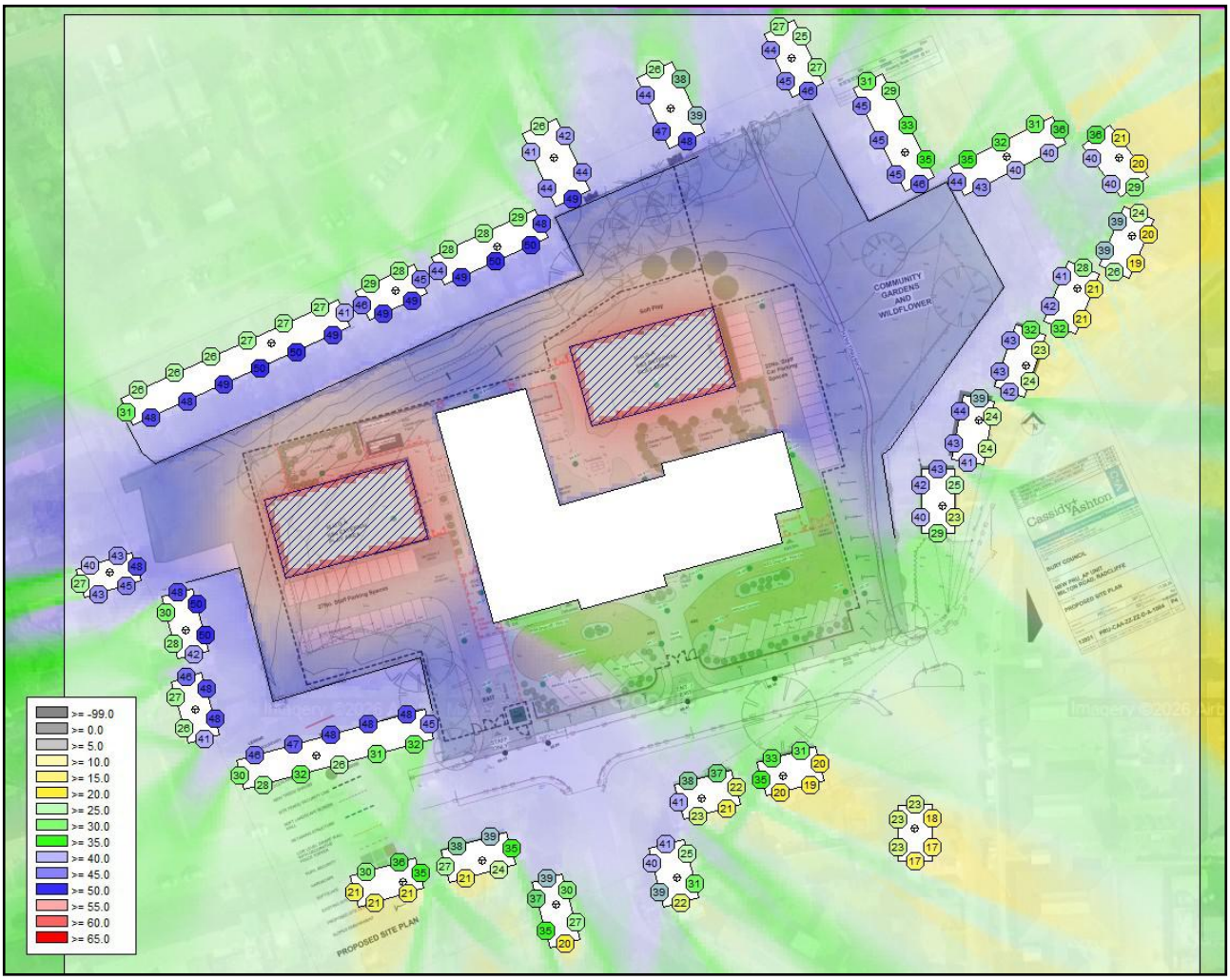
The modelling software utilises 1m resolution LIDAR topography data from the Defra Data Service Platform. The existing buildings, and the surroundings are modelled using Google Earth imagery and the proposed buildings are are based drawn details provided by the client. Buildings and were set as reflective surfaces in the model and the ground was set to 50% reflective to account for mixed ground. It was assumed that the proposed building location ground levels will be commensurate with the existing site levels.

The CadnaA 3D sound propagation model has been used to calculate the resultant sound level from the combined sound sources, taking into account reflections and attenuation from distance, ground, barriers etc. The resultant sound level is predicted to the nearest noise sensitive dwellings with highest facade levels shown as well as a coloured grid at a height of 1.8m. Figure 6.1 below presents the result of the model calculation.

It can be seen in Figure 6.1 that the resultant sound level from the combined MUGA sound sources impacting the nearest noise sensitive receptors is between 40dB and 50dB $L_{Aeq,t}$. The upper end of the predicted range is in line with the World Health Organisation and draft ProPG general external guideline of 50dB $L_{Aeq,t}$.

The measured daytime ambient sound level at MP1 was 57dB $L_{Aeq,3hr}$. In the context of the existing sound limit at the proposed development site, noise is not expected to cause undue disturbance to the the nearby NSRs.

Figure 6.1: Predicted Specific Sound Level (dB $L_{Aeq,t}$) - Simultaneous MUGA Use



7.0 NOISE BREAK-IN / BUILDING ENVELOPE SOUND INSULATION

A preliminary assessment of environmental sound ingress has been undertaken using the survey data presented in Section 4.0 above. The measured daytime sound level of 57dB $L_{Aeq,3hr}$ at MP1 has been adopted as representative of the external sound climate affecting the most exposed southern elevation of the proposed school building. Noise break-in calculations have been undertaken in accordance with the methodology set out in BS 8233:2014.

The calculations consider the combined sound transmission through the external wall and glazing elements with the calculation inputs comprising:

- Room volume in m^3
- Facade element surface areas m^2
- Facade element sound reduction indices in each octave band (125Hz - 2kHz).
- Room reverberation time in seconds to determine effective absorption area in m^2 in the receiving room.

The calculations have been undertaken for representative worst case teaching and learning spaces. The applicable indoor ambient noise level for each space should be confirmed against Table 1 of BB93 and the final room data sheets. Where spaces are intended specifically for pupils with special hearing or communication needs, the enhanced BB93 criteria should be applied.

The preliminary calculations indicate that the relevant BB93 indoor ambient noise levels can be achieved with the windows closed using conventional masonry external wall construction and standard thermal double glazing, such as a nominal 6 mm glass / 16 mm cavity / 6 mm glass configuration with a sound reduction performance of $27R_{w+Ctr}$. This conclusion is subject to confirmation once the final room layouts, facade constructions, glazing areas and ventilation proposals are made available.

The proposed elevations are understood to comprise a combination of brickwork and proprietary insulated cladding panels. The acoustic performance of the wall buidups, final cladding and glazing systems must therefore be reviewed at the detailed design stage. Laboratory acoustic data should be provided for each proposed facade element, including glazing, cladding panels, louvres and any other penetrations through the building envelope.

We understand at this stage that the school will be fully mechanically ventilated. We have therefore assumed that open windows will not be relied upon as part of the ventilation strategy for compliance with the BB93 indoor ambient noise level criteria.

A suitable mechanical ventilation system should be provided so that the required ventilation rates and thermal comfort conditions can be maintained with the windows closed. At the detailed design stage, the mechanical ventilation system should be designed to achieve he indoor ambient noise levels specified for each room type in Table 1 of BB93

8.0 RAIN NOISE

BB93 requires lightweight roof constructions and roof glazing to provide suitable control of rain generated sound within teaching and learning spaces. During heavy rainfall, the calculated reverberant sound pressure level within a space should not exceed the applicable BB93 indoor ambient noise level criterion by more than 25dB.

The resulting rain noise limits will therefore depend on the use of the room beneath the roof. For example, a space with a BB93 indoor ambient noise level criterion of 35dB $L_{Aeq,30min}$ should not exceed 60 dB $L_{Aeq,t}$ during heavy rainfall. Where an enhanced indoor ambient noise level criterion of 30dB $L_{Aeq,30min}$ applies, the corresponding rain noise limit would be 55dB $L_{Aeq,t}$.

The final roof construction has not been confirmed at this stage. During detailed design, the proposed roof build-up must be assessed using suitable laboratory test data obtained under the “heavy rainfall” test condition referenced by BB93. Where rooflights are proposed above teaching or other acoustically sensitive spaces, their individual rain noise performance should be reviewed carefully, as these elements can determine the overall internal rain noise level.

The roof construction must also provide sufficient airborne sound insulation against external environmental sound and should therefore be reviewed at the detailed design stage.

9.0 PLANT SOUND EMISSION LIMITS

Details of proposed externally mounted and venting plant items are not known at this stage. Plant noise emission limits have been proposed to enable design development of any mechanical plant so as to comply with expected LPA requirements and to reduce the likelihood of adverse impacts due to mechanical plant noise at the nearest NSRs.

Table 9.1 below presents the proposed plant sound emission limits at the nearest NSRs based on the survey data discussed in Section 4.0 above. Plant noise impacts should be assessed in accordance with the guidance BS4142:2014+A1:2019 as summarised in Section 3.0 above.

In line with expected requirements from the LPA, the targets represent a level 5dBA below the existing measured typical background sound level.

Table 9.1: Proposed Mechanical Plant Target Limits

	Sound Pressure Level, dB			
	Daytime Period 07:00hrs to 23:00hrs		Nighttime Period 23:00hrs to 07:00hrs	
Measurement Location	Existing $L_{A90,1hr}$	Proposed $L_{Aeq,1hr}$	Existing. $L_{A90,15min}$	Proposed $L_{Aeq,15min}$
Nearest NSR	40	35	39	34

The limits presented above apply to the cumulative rating level from all fixed plant at the nearest NSRs.

10.0 CONCLUSION

An assessment of the existing environmental sound climate and the potential noise impact of the proposed school development has been undertaken. The assessment indicates that suitable internal noise levels can be achieved through appropriate facade, roof and ventilation design. Noise from the proposed MUGA areas and future mechanical plant can also be controlled to acceptable levels at the nearest NSRs.

Subject to the recommendations set out in this report being incorporated into the detailed design, the assessment concludes that noise should not be a constraint to the proposed new school development.

APPENDIX A: NOISE SURVEY DETAILS

Location

Milton Road, Radcliffe

Survey Dates

16 June 2026

Weather

Conditions during the surveys were dry with wind speeds <5ms^{-1}

Personnel

Paul Clark Pg. Dip. IOA MIOA.

Johnathan Whittle BSc (Hons), Pg. Dip. IOA AMIOA MCIEH

Instrumentation

Table A1 below presents the instrumentation used during the surveys.

Methodology

Before and after the measurements the sound level meters were check calibrated to an accuracy of ±0.3dB using their associated Class 1 Calibrators. No drift in the instruments' sensitivities were noted across any of the survey periods.

Calibration Certificates

Copies of all calibration certificates are kept on file by Red Acoustics Ltd and can be supplied if requested.

Table A1: Survey Instrumentation

Kit No	Equipment Description	Type Number	Manufacturer	Serial Number	Date of Last Calibration	Calibration Certificate Number
RED02	Sound Level Meter	XL2-TA	Nti Audio	A2A-12587-E0	09 April 2026	1517309-1
	Sound Calibrator	Type 1251 IEC 60942-2003 Class 1	Norsonic	33007	31 October 2025	52540

BURY COUNCIL

BURY PRU/AP SCHOOL, MILTON ROAD, RADCLIFFE

NOISE IMPACT ASSESSMENT

R2498-REP01-PC

13 AUGUST 2026

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REPORT DETAILS

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Signed	
Checked By	Johnathan Whittle BSc (Hons), Pg. Dip. IOA AMIOA MCIEH
Signed	

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1.0 INTRODUCTION

Red Acoustics Ltd has been commissioned by Bury Council to undertake a noise impact assessment for a proposed new school development on land off Milton Road, Radcliffe. The assessment considers both the impact of existing environmental sound on the proposed development and the potential noise associated with operation of the proposed multi-use games areas (MUGAs) at nearby noise sensitive receptors (NSRs). The MUGA assessment has been undertaken having regard to the June 2026 consultation draft of ProPG: Guidance for the Assessment of Sport and Leisure Noise.

The proposed development comprises a new pupil referral unit (PRU) / alternative provision school. Environmental sound surveys have been undertaken to establish the existing acoustic climate affecting both the proposed site and surrounding NSRs. The measured sound levels have been used to assess noise impacts and identify appropriate facade mitigation measures based on the current site layout prepared by the project architects.

Noise break-in calculations have been undertaken using the proposed general arrangement and elevation drawings. These calculations have informed the baseline acoustic design strategy and recommendations for the building envelope. The school will be of traditional brick/masonry construction and we understand that this will. Be fully mechanically ventilated, allowing the required indoor ambient noise levels to be achieved with windows closed in accordance with Building Regulations Requirement E4 and Building Bulletin 93 (BB93).

The development proposals comprise the construction of a new, two storey school building containing general teaching and learning spaces, offices, care and resource areas and ancillary accommodation. In addition, the scheme includes alternative provision learning spaces designed to provide a more tailored educational environment. External works include new vehicular access arrangements, car parking, hard and soft landscaped play areas and proposed MUGA pitches.

In line with the findings of this assessment, recommended sound emission limits for any proposed mechanical plant have been established to ensure that future site operations remain compliant with relevant guidance and maintain a low noise impact at nearby NSRs.

2.0 SITE DESCRIPTION & SURROUNDINGS

The proposed development site is located on open land adjacent to Milton Road, Bury. The scheme proposes the creation of a new school building with associated outdoor spaces which include parking, play areas and two MUGA pitches.

Figure 2.1 below shows the location of the site in relation to the surroundings and Figure 2.2 shows the proposed site layout.

The nearest noise sensitive receptors (NSRs) border the proposed development site to the north, east and west with NSRs also located on Milton Road to the south.

Figure 2.1: Site Location

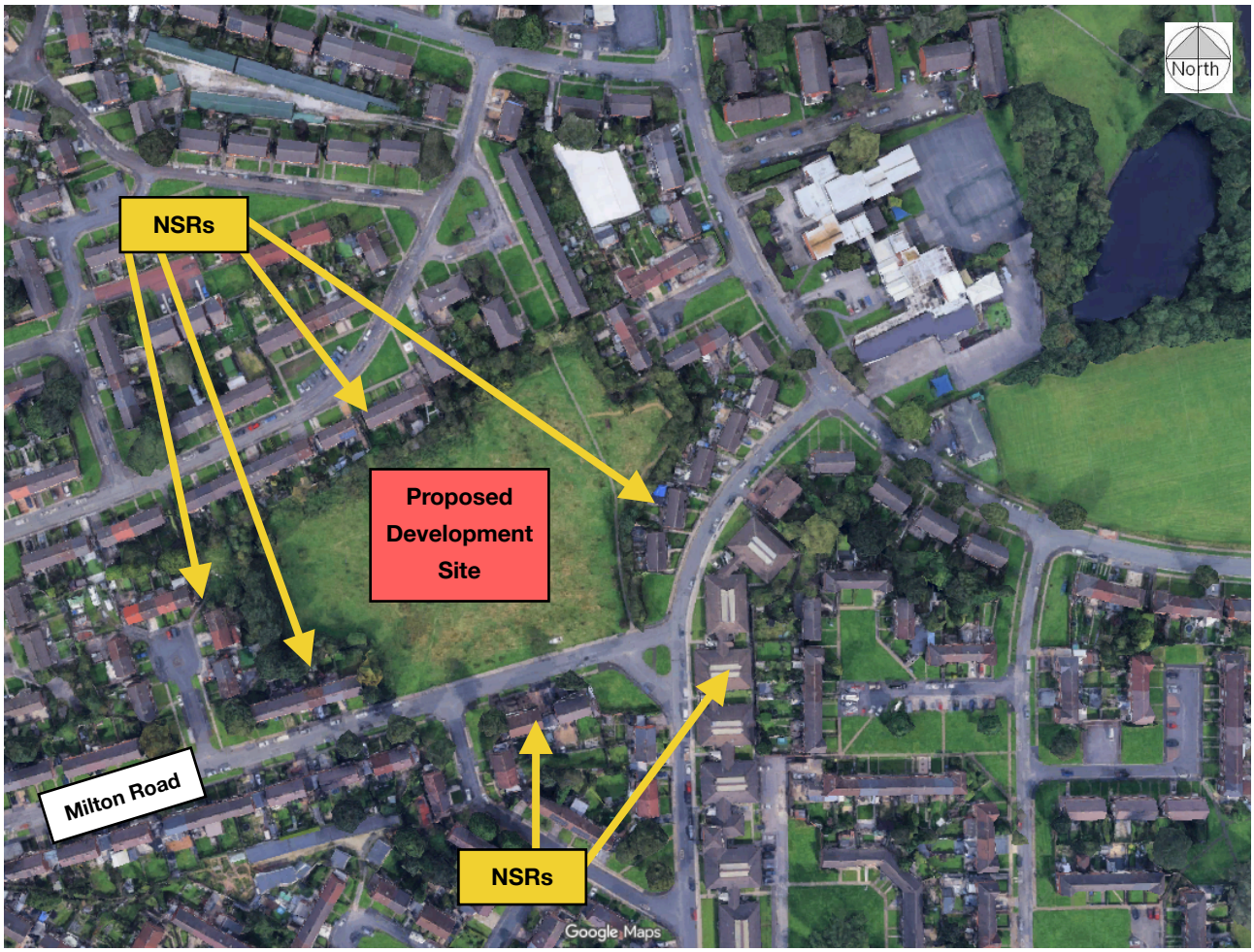
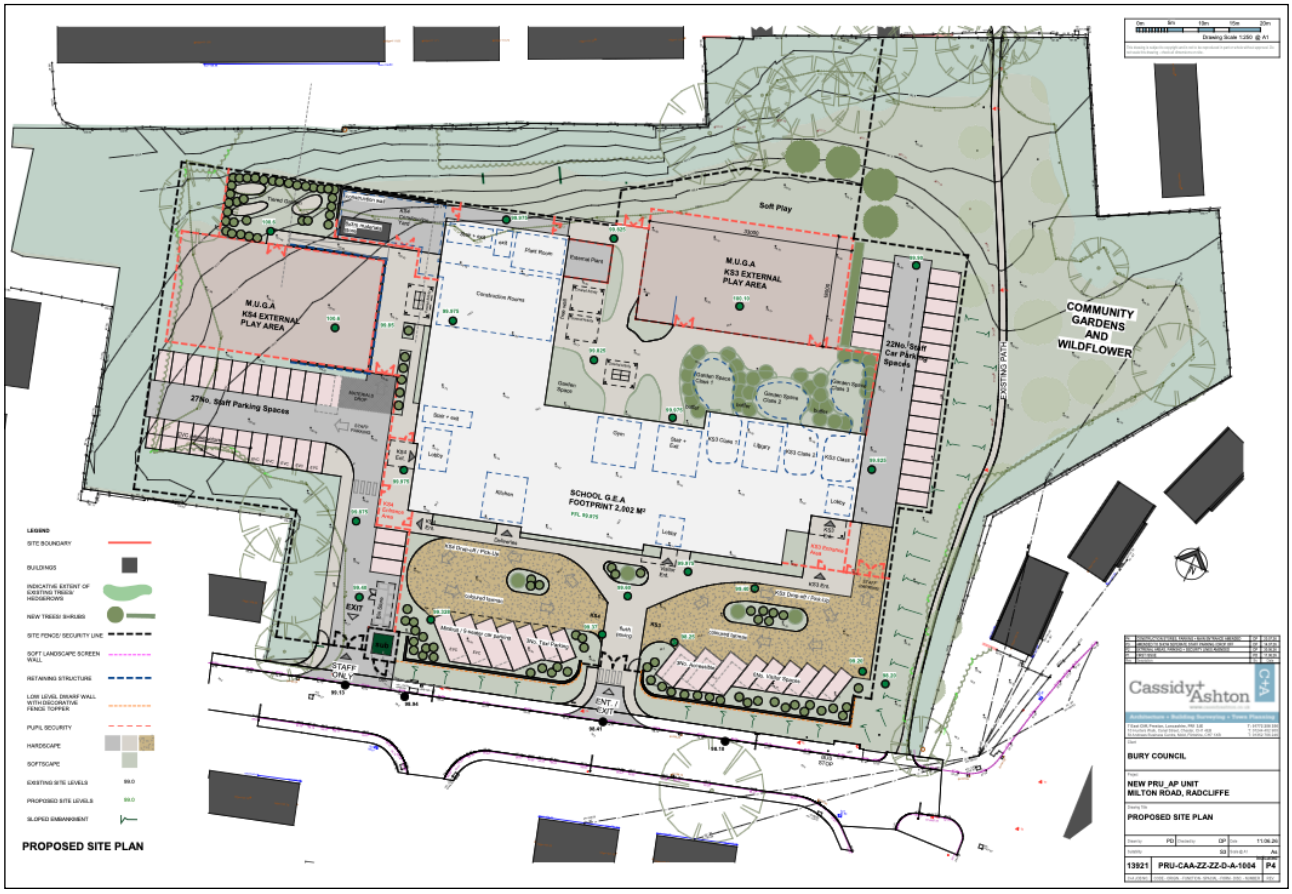


Figure 2.2: Site Layout



3.0 POLICY CONTEXT & ASSESSMENT GUIDANCE

Planning Policy

National Planning Policy Framework

The National Planning Policy Framework (NPPF[1]) sets out the Government's planning policies for England and how these should be applied. Where issues of noise impact are relevant the NPPF provides guidance. NPPF it states that planning policies and decisions should contribute to and enhance the natural and local environment by:

'preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise pollution'.

NPPF also advises:

'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development - and avoid noise giving rise to significant adverse impacts on health and quality of life'.

The NPPF also refers to the 2010 DEFRA publication, the Noise Policy Statement for England (NSPE) which reinforces and supplements the NPPF guidance.

Noise Policy Statement for England

The Noise Policy Statement for England[2] (NPSE) sets out the long term vision of promoting good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development. This vision is supported by the following aims:

- Avoid Significant adverse impacts on health and quality of life.
- Mitigate and minimise adverse impacts on health and quality of life.
- Where possible, contribute to the improvement of health and quality of life.

The NPSE describes the following levels at which noise impacts may be identified:

---

[1] National Planning Policy Framework. Department for Levelling Up, Housing & Communities (2023)

[2] Noise Policy Statement for England - Department for Environment, Food & Rural Affairs (2010)

- NOEL - No Observed Effect Level. This is the level below which no effect can be detected. In simple terms, below this level, there is no detectable effect on health and quality of life due to the noise.
- LOAEL - Lowest Observed Adverse Effect Level : This is the level above which adverse effects on health and quality of life can be detected.
- SOAEL - Significant Observed Adverse Effect Level : This is the level above which significant adverse effects on health and quality of life occur.

According to the explanatory notes in the statement, where a noise level falls between LOAEL and a level which represents SOAEL then:

'all reasonable steps should be taken to mitigate and minimise adverse effects on health and quality of life whilst also taking into consideration the guiding principles of sustainable development. This does not mean that such effects cannot occur'.

Planning Practice Guidance on Noise

Planning Practice Guidance (PPG) - Noise[3] is an online www.gov.uk resource to provide additional guidance on the NPPF. It discusses:

- *whether or not a significant adverse effect is occurring or likely to occur;*
- *whether or not an adverse effect is occurring or likely to occur and;*
- *whether or not a good standard of amenity can be achieved.*

In line with the Explanatory Note of the NPSE, the PPG references the LOAEL and SOAEL in relation to noise impact. It also provides examples of outcomes that could be expected for a given perception level of noise, plus actions that may be required to bring about a desired outcome. However, inline with the NPSE, no objective noise levels are provided although the PPG states that:

'the subjective nature of noise means that there is not a simple relationship between noise levels and impact on those effected. This will depend on how various factors combine in any particular situation'

Table 3.1 below summarises the PGG noise expose hierarchy.

[3] Planning Practice Guidance on Noise (https://www.gov.uk/guidance/noise--2). Ministry of Housing, Communities & Local Government

Table 3.1: Explanation of Noise Exposure Hierarchy - PPG

Perception	Examples of Outcomes	Increasing Effect Levels	Action
Not noticeable	No Effect	No Observed Effect	No specific measures required
Noticeable and not intrusive	Noise can be heard, but does not cause any change in behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life.	No Observed Adverse Effect	No specific measures required
		Lowest Observed Adverse Effect Level	
Noticeable and intrusive	Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; closing windows for some of the time because of the noise. Potential for non-awakening sleep disturbance. Affects the acoustic character of the area such that there is a perceived change in the quality of life.	Observed Adverse Effect	Mitigate and reduce to a minimum
		Significant Observed Adverse Effect Level	
Noticeable and disruptive	The noise causes a material change in behaviour and/or attitude, e.g. having to keep windows closed most of the time, avoiding certain activities during periods of intrusion. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	Significant Observed Adverse Effect	Avoid
Noticeable and very disruptive	Extensive and regular changes in behaviour and/or an inability to mitigate effect of noise leading to psychological stress or physiological effects, e.g. regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, e.g. auditory and non-auditory	Unacceptable Adverse Effect	Prevent

Building Bulletin 93 - Acoustic Design of Schools: Performance Standards

BB93[4] is the technical document enabling implementation of the Building Regulations Requirement E4. The normal method of compliance with the requirements of the Building Regulations Requirement E4 is to demonstrate compliance with the guidance presented in BB93 by design and commissioning testing. This guidance relates primarily to the internal acoustic environment by managing noise break-in from the outside environment (Indoor Ambient Noise Level), internal sound separation between spaces (e.g. sound insulation performance of walls and floors) and acoustic quality of spaces (e.g. sound reverberation management).

[4] Acoustic Design of Schools: Performance Standards - Building Bulletin 93 - Department for Education (February 2015)

BB93 states that 'Whilst planning consents should not be subject to conditions that are covered by other legislation, such as the Building Regulations, local planning authorities may include conditions relating to noise and acoustics when granting consent. These could cover such aspects as noise from schools affecting nearby noise sensitive properties, or educational establishments where the acoustic conditions are not subject to Requirement E4 of the Building Regulations'.

While it is uncommon for the requirements of the Building Regulations 2010 to be duplicated in planning requirements, demonstrating that the design targets for indoor ambient sound levels can be met as part of the planning process provides good indication that the external environment can be one that is suitable for development of an education development.

British Standard 4142

BS 4142:2014+A1:2019[5] presents methods for rating and assessing the potential impact of commercial and industrial sound upon noise sensitive receptors. In order to assess impact using BS 4142, the Rating Level of the new sound source is compared with the existing contextual Background Sound Level.

- Typically, the greater this difference, the greater the magnitude of the impact.
- A difference of around +10 dB or more is likely to be an indication of a significant adverse impact, depending on the context.
- A difference of around +5 dB is likely to be an indication of an adverse impact, depending on the context.
- The lower the Rating Level is relative to the measured Background Sound Level, the less likely it is that the specific sound source will have an adverse impact or a significant adverse impact. Where the Rating Level does not exceed the Background Sound Level, this is an indication of the specific sound source having a low impact, depending on the context.

The Rating Level is determined by assessing the Ambient Sound Level, distinguishing the Specific Sound Level from the Residual Sound Level and applying any sound specific penalties for acoustic features that would subjectively cause the sound to be perceived differently.

The Specific Sound Level of the commercial / industrial sound source is determined by either; measurement or calculation with regard to the appropriate reference time interval (for daytime or nighttime periods). The standard requires separate analysis for daytime and nighttime periods, evaluating the Rating Level over an appropriate reference time interval (T_r) of: 1hr for daytime (07:00-23:00 hrs) and 15min for nighttime (23:00-07:00 hrs). The Specific Sound Level is defined as equivalent continuous A-weighted sound pressure level produced by the specific sound source at the assessment location over a given reference time interval, *T* (determined either by calculation or deducting the measured Residual Sound Level from the measured Ambient Sound Level).

[5] BS4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound

'Ambient sound' is defined as the totally encompassing sound in a given situation at a given time, usually composed of sound from many sources near and far (The ambient sound comprises the residual sound and the specific sound when present).

'Residual sound' is defined as the ambient sound remaining at the assessment location when the specific sound source is suppressed to such a degree that it does not contribute to the ambient sound.

Where appropriate, a rating penalty can be applied to the specific sound level to account for the character of the sound, namely: tonality, impulsivity and intermittency. Such acoustic feature corrections can be added together linearly.

Tonality can be determined objectively (using adjacent third octave band analysis or the Joint Nordic method) or subjectively as described below:

- +2dB penalty: Just perceptible
- +4dB penalty: Clearly perceptible
- +6dB penalty: Highly perceptible

Impulsivity can be determined objectively (using Fast Fourier Transform analysis) or subjectively as described below:

- +3dB penalty: Just perceptible
- +6dB penalty: Clearly perceptible
- +9dB penalty: Highly perceptible

Where intermittency is present, a +3dB penalty can be applied. Where the acoustic feature characteristics are neither tonal nor impulsive, but are clearly distinguishable against the residual sound, a +3dB penalty can be applied.

World Health Organisation, Environmental Noise Guidelines for the European Region 2018[6] (WHO) & Guidelines for Community Noise 1999[7]

The World Health Organisation (WHO) guidelines provide advice in relation to noise in the community and the levels at which certain effects are likely. The WHO guidelines relate to the potential for health impacts relating to environmental noise and the impact of noise on uninterrupted speech and sleep. The suggested guideline values for daytime noise levels are repeated in Table 3.2 below as they are relevant to the assessment of noise impacts from the proposed development to the existing NSRs. The values presented in this case relate to the 1997 guidance as the 2018 guidance relates specifically to transportation, wind turbine and leisure industry sources.

Table 3.2: WHO Guideline Values

Environment	Critical effect	$L_{Aeq,t}$ (dBA)	Time period
Outdoor living areas	Serious annoyance	55	16 hrs (day/evening)
Outdoor living areas	Moderate annoyance	50	16 hrs (day/evening)
Dwelling, indoors	Speech intelligibility, moderate annoyance	35	16 hrs (day/evening)

ProPG: Guidance for the Assessment of Sport and Leisure Noise

The June 2026 consultation draft of ProPG: Guidance for the Assessment of Sport and Leisure Noise has been prepared by a working group comprising representatives of the Association of Noise Consultants, Institute of Acoustics and Chartered Institute of Environmental Health. As the document remains a consultation draft, it has been treated as emerging professional practice guidance rather than as a final adopted standard.

The ProPG recommends that good acoustic design should be the starting point for all sport and leisure noise assessments. Relevant measures include maximising separation between activity areas and noise sensitive receptors, using buildings and topography to provide screening, incorporating suitable barriers, arranging the site to locate significant sources away from receptors and responding to the existing acoustic environment and proposed hours of use.

[6] https://www.who.int/europe/publications/i/item/9789289053563

[7] https://www.who.int/publications/i/item/a68672

The assessment has had regard to the approach set out in the draft ProPG, including good acoustic design, the existing acoustic environment, the type and timing of use and the equivalent continuous sound level, $L_{Aeq,t}$. The draft guidance identifies 50dB $L_{Aeq,t}$ at external residential receptors as a general reference value for reasonable enjoyment of external spaces.

The ProPG notes that a school pitch used only by a school during school hours may not normally require a noise impact assessment where the activity remains typical of a school site. A detailed assessment is more likely where a new activity is introduced, use is intensified or operating hours are extended, including floodlit evening or community use. The present assessment has nevertheless considered the two new MUGAs because they introduce sports activity close to existing dwellings.

4.0 ENVIRONMENTAL SOUND SURVEY

An environmental sound survey has been carried out by Red Acoustics to determine the prevailing sound climate at the proposed development site.

Measurements were undertaken by Red Acoustics at monitoring position MP1 during typical daytime and nighttime periods. The measurements were manned between 04:00hrs to 10:00hrs on 16 June 2026. Measurements were undertaken to determine the typical sound climate both the proposed development and at a position representative of the NSRs to the proposed development.

Figure 4.1: Survey Monitoring Position



The sound survey was undertaken using a Class 1 Sound Level Meter (SLM) positioned on a tripod at a height of 1.8 m above ground level, in free field conditions, with the SLM logging data in 1 second intervals. During the surveys, the noted weather conditions were, dry, calm with wind speeds typically below <5m/s. Figure 4.1 and Table 4.1 below summarise the measured data taken.

Figure 4.1: Survey Measurement Summary - MP1

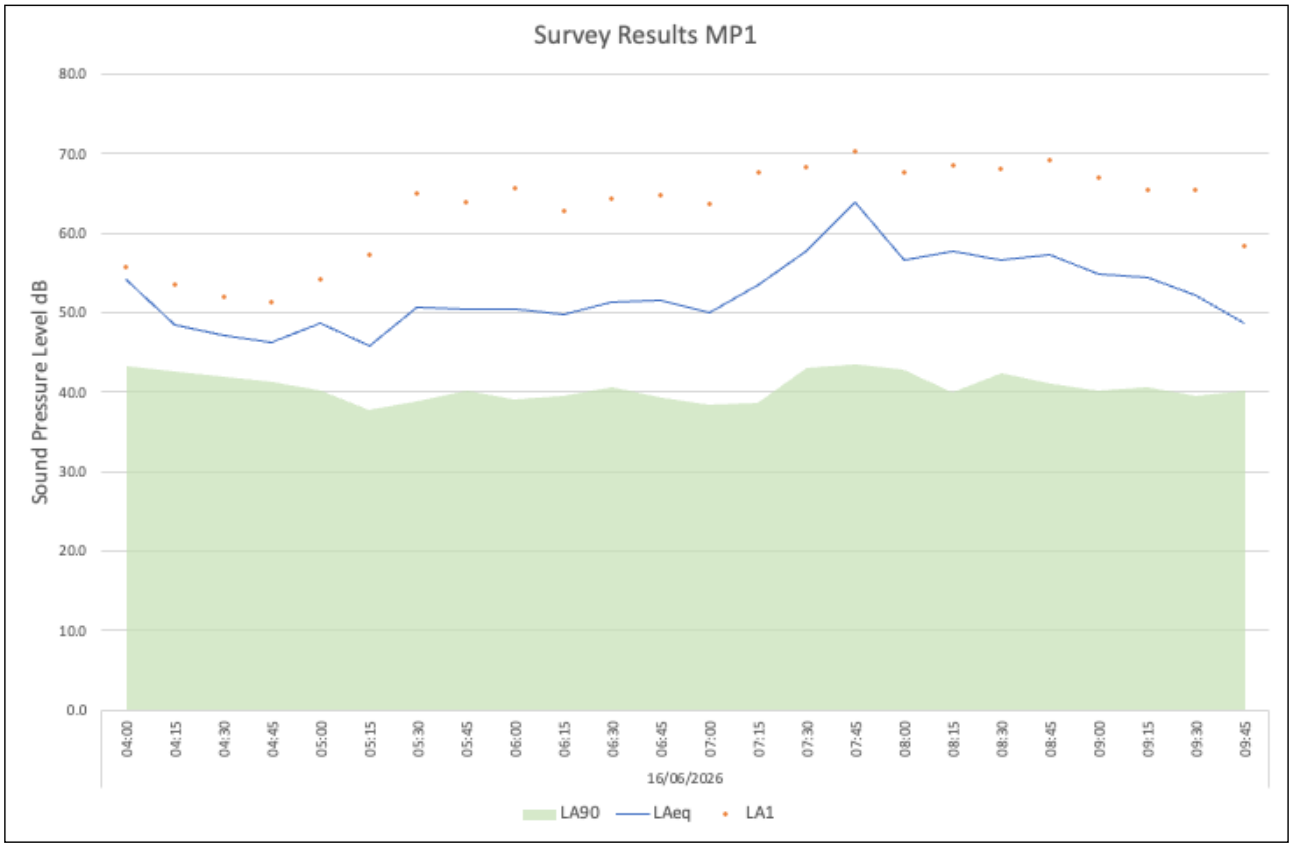


Table 4.1: Measured External Sound Level Summary

	Measured Sound Pressure Level, dB (re: 2x10-5 Pa)			
	Daytime Period 07:00hrs to 10:00hrs		Nighttime Period 04:00hrs to 07:00hrs	
Measurement Location	$L_{Aeq,3hr}$	$L_{A90,t}$	$L_{Aeq,3hr}$	$L_{A90,t}$
MP1	57	40 Typical	50	39 Typical

5.0 DETERMINATION OF MUGA SOUND LEVELS

Multi-use gaming areas are designed to be enclosed and to host a number of different sports activities. Sound levels generated by such facilities vary by activity, occupant and the surrounding fencing. The draft ProPG on sports and leisure sound identifies ball strikes on metal goals, fencing and hockey backboards as potentially significant impulsive events that should be considered separately from average activity sound levels. Red Acoustics holds scheme-relevant measurement data for a supervised school PE session using hockey equipment on a fenced MUGA.

Measurements were undertaken at a distance of 8m from the pitch enclosure and included hockey ball strikes and impacts with the perimeter fencing. The measured octave band $L_{Aeq,15min}$ data is presented in Table 5.1 and has been used to represent supervised school use of the proposed MUGAs in the noise propagation model prepared for the purpose of this assessment.

Table 5.1: Measured MUGA Operating Level

Item	dB $L_{Aeq,15min}$	Octave Band Centre Frequency (dB)					
		125 Hz	250 Hz	500 Hz	1.0 kHz	2.0 kHz	4.0 kHz
MUGA Hockey	56	57	52	50	53	50	43

The measured value of 56dB $L_{Aeq,15min}$ is considered representative of a supervised school session and is retained in preference to generic data. These measurements are also consistent with the range of average sound levels reported for comparable pitch based activities within the draft ProPG.

6.0 CADNAA SOUND PROPAGATION MODELLING

CadnaA 3D sound propagation modelling software has been used to predict specific sound levels from the proposed MUGA pitches. The software implements the calculation procedure specified within ISO9613-2.

The source sound level presented in Section 5.0 above has been used to predict sound propagation from both MUGA pitches simultaneously to the nearest NSRs.

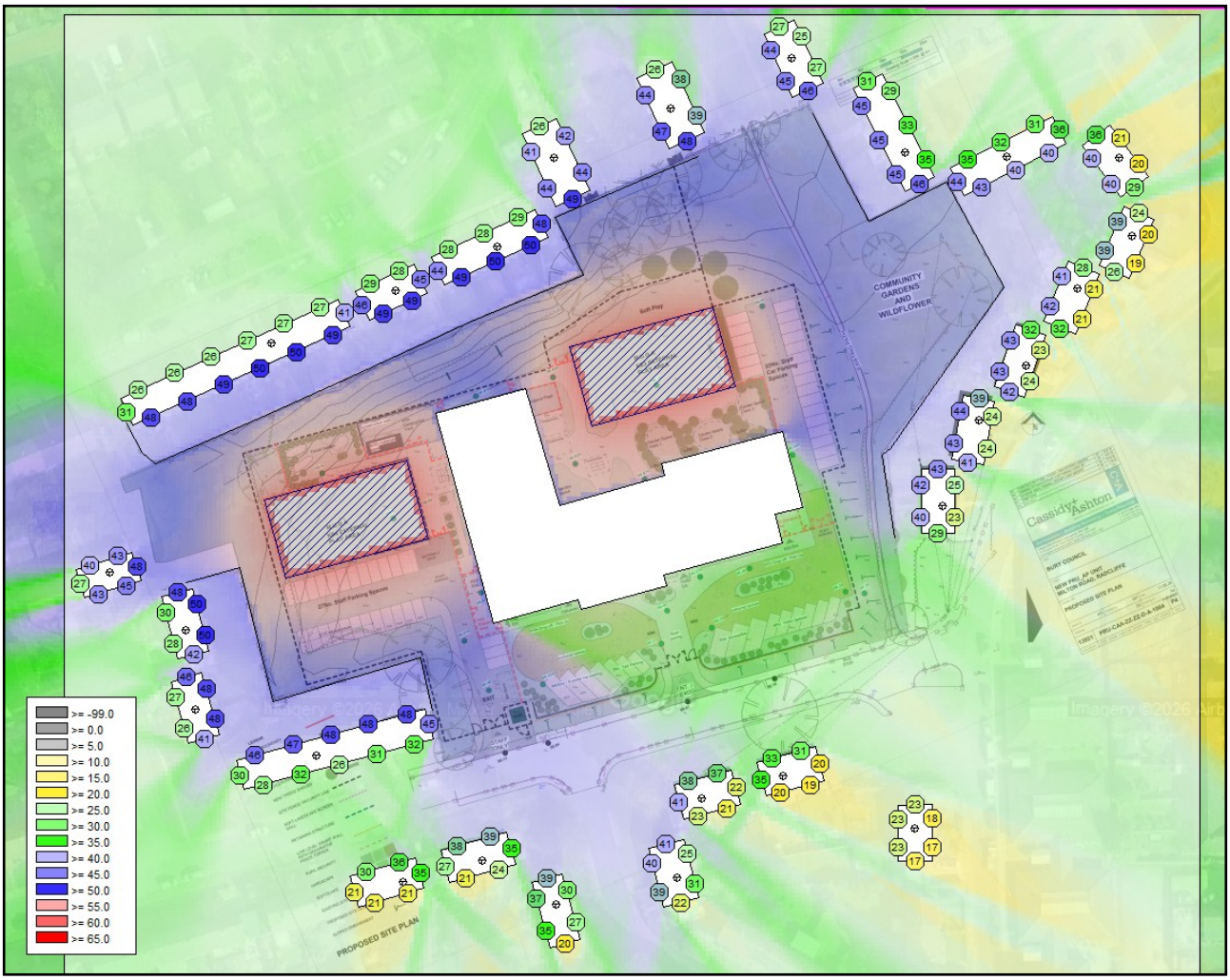
The modelling software utilises 1m resolution LIDAR topography data from the Defra Data Service Platform. The existing buildings, and the surroundings are modelled using Google Earth imagery and the proposed buildings are are based drawn details provided by the client. Buildings and were set as reflective surfaces in the model and the ground was set to 50% reflective to account for mixed ground. It was assumed that the proposed building location ground levels will be commensurate with the existing site levels.

The CadnaA 3D sound propagation model has been used to calculate the resultant sound level from the combined sound sources, taking into account reflections and attenuation from distance, ground, barriers etc. The resultant sound level is predicted to the nearest noise sensitive dwellings with highest facade levels shown as well as a coloured grid at a height of 1.8m. Figure 6.1 below presents the result of the model calculation.

It can be seen in Figure 6.1 that the resultant sound level from the combined MUGA sound sources impacting the nearest noise sensitive receptors is between 40dB and 50dB $L_{Aeq,t}$. The upper end of the predicted range is in line with the World Health Organisation and draft ProPG general external guideline of 50dB $L_{Aeq,t}$.

The measured daytime ambient sound level at MP1 was 57dB $L_{Aeq,3hr}$. In the context of the existing sound limit at the proposed development site, noise is not expected to cause undue disturbance to the the nearby NSRs.

Figure 6.1: Predicted Specific Sound Level (dB $L_{Aeq,t}$) - Simultaneous MUGA Use



7.0 NOISE BREAK-IN / BUILDING ENVELOPE SOUND INSULATION

A preliminary assessment of environmental sound ingress has been undertaken using the survey data presented in Section 4.0 above. The measured daytime sound level of 57dB $L_{Aeq,3hr}$ at MP1 has been adopted as representative of the external sound climate affecting the most exposed southern elevation of the proposed school building. Noise break-in calculations have been undertaken in accordance with the methodology set out in BS 8233:2014.

The calculations consider the combined sound transmission through the external wall and glazing elements with the calculation inputs comprising:

- Room volume in m^3
- Facade element surface areas m^2
- Facade element sound reduction indices in each octave band (125Hz - 2kHz).
- Room reverberation time in seconds to determine effective absorption area in m^2 in the receiving room.

The calculations have been undertaken for representative worst case teaching and learning spaces. The applicable indoor ambient noise level for each space should be confirmed against Table 1 of BB93 and the final room data sheets. Where spaces are intended specifically for pupils with special hearing or communication needs, the enhanced BB93 criteria should be applied.

The preliminary calculations indicate that the relevant BB93 indoor ambient noise levels can be achieved with the windows closed using conventional masonry external wall construction and standard thermal double glazing, such as a nominal 6 mm glass / 16 mm cavity / 6 mm glass configuration with a sound reduction performance of $27R_{w+Ctr}$. This conclusion is subject to confirmation once the final room layouts, facade constructions, glazing areas and ventilation proposals are made available.

The proposed elevations are understood to comprise a combination of brickwork and proprietary insulated cladding panels. The acoustic performance of the wall buidups, final cladding and glazing systems must therefore be reviewed at the detailed design stage. Laboratory acoustic data should be provided for each proposed facade element, including glazing, cladding panels, louvres and any other penetrations through the building envelope.

We understand at this stage that the school will be fully mechanically ventilated. We have therefore assumed that open windows will not be relied upon as part of the ventilation strategy for compliance with the BB93 indoor ambient noise level criteria.

A suitable mechanical ventilation system should be provided so that the required ventilation rates and thermal comfort conditions can be maintained with the windows closed. At the detailed design stage, the mechanical ventilation system should be designed to achieve he indoor ambient noise levels specified for each room type in Table 1 of BB93

8.0 RAIN NOISE

BB93 requires lightweight roof constructions and roof glazing to provide suitable control of rain generated sound within teaching and learning spaces. During heavy rainfall, the calculated reverberant sound pressure level within a space should not exceed the applicable BB93 indoor ambient noise level criterion by more than 25dB.

The resulting rain noise limits will therefore depend on the use of the room beneath the roof. For example, a space with a BB93 indoor ambient noise level criterion of 35dB $L_{Aeq,30min}$ should not exceed 60 dB $L_{Aeq,t}$ during heavy rainfall. Where an enhanced indoor ambient noise level criterion of 30dB $L_{Aeq,30min}$ applies, the corresponding rain noise limit would be 55dB $L_{Aeq,t}$.

The final roof construction has not been confirmed at this stage. During detailed design, the proposed roof build-up must be assessed using suitable laboratory test data obtained under the “heavy rainfall” test condition referenced by BB93. Where rooflights are proposed above teaching or other acoustically sensitive spaces, their individual rain noise performance should be reviewed carefully, as these elements can determine the overall internal rain noise level.

The roof construction must also provide sufficient airborne sound insulation against external environmental sound and should therefore be reviewed at the detailed design stage.

9.0 PLANT SOUND EMISSION LIMITS

Details of proposed externally mounted and venting plant items are not known at this stage. Plant noise emission limits have been proposed to enable design development of any mechanical plant so as to comply with expected LPA requirements and to reduce the likelihood of adverse impacts due to mechanical plant noise at the nearest NSRs.

Table 9.1 below presents the proposed plant sound emission limits at the nearest NSRs based on the survey data discussed in Section 4.0 above. Plant noise impacts should be assessed in accordance with the guidance BS4142:2014+A1:2019 as summarised in Section 3.0 above.

In line with expected requirements from the LPA, the targets represent a level 5dBA below the existing measured typical background sound level.

Table 9.1: Proposed Mechanical Plant Target Limits

	Sound Pressure Level, dB			
	Daytime Period 07:00hrs to 23:00hrs		Nighttime Period 23:00hrs to 07:00hrs	
Measurement Location	Existing $L_{A90,1hr}$	Proposed $L_{Aeq,1hr}$	Existing. $L_{A90,15min}$	Proposed $L_{Aeq,15min}$
Nearest NSR	40	35	39	34

The limits presented above apply to the cumulative rating level from all fixed plant at the nearest NSRs.

10.0 CONCLUSION

An assessment of the existing environmental sound climate and the potential noise impact of the proposed school development has been undertaken. The assessment indicates that suitable internal noise levels can be achieved through appropriate facade, roof and ventilation design. Noise from the proposed MUGA areas and future mechanical plant can also be controlled to acceptable levels at the nearest NSRs.

Subject to the recommendations set out in this report being incorporated into the detailed design, the assessment concludes that noise should not be a constraint to the proposed new school development.

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Before and after the measurements the sound level meters were check calibrated to an accuracy of ±0.3dB using their associated Class 1 Calibrators. No drift in the instruments' sensitivities were noted across any of the survey periods.

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	Sound Calibrator	Type 1251 IEC 60942-2003 Class 1	Norsonic	33007	31 October 2025	52540

SCP
TRANSPORT PLANNING
INFRASTRUCTURE DESIGN
an RSK company

Bury Council

Ash Grove Alternative Provision (AP) Academy

Transport Assessment

260351

OCTOBER 2026



SCP GENERAL NOTES

Project No.: 260351

Doc. No.: SCP-260351-TA (0.0)

Title: Ash Grove Alternative Provision (AP) Academy, Transport Assessment

Client: Bury Council

Date: 13 October 2026

Office: Manchester

Author	Abbie Moore	**Technical Reviewer**	Mark Devenish
Date:	09.10.2026	Date:	13.10.2026
Project Manager	Mark Devenish		
Date:	13.10.2026		

Revision	Date	Status	Prepared by	Approved by
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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of SCP.

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1 INTRODUCTION

1.1 SCP have been instructed by Bury Council to provide transport consultancy services for a full planning application for Ash Grove Alternative Provision (AP) Academy, on land to the north of Milton Road, Radcliffe.

1.2 This Transport Assessment (TA) has been prepared to support the planning application and has been developed in accordance with the National Planning Practice Guidance (NPPG), the National Planning Policy Framework (NPPF) and now superseded Department for Transports (DfT's) March 2007 *"Guidance on Transport Assessment"*. The TA provides an assessment of the traffic and transport implications associated with the development proposals to inform Bury Council, as local highway authority, regarding the nature and magnitude of their impact.

Structure of This Report

1.3 The structure of this report is as follows:-

- Chapter 2 - summarises the vision for the site;
- Chapter 3 - describes in detail the site location, local highway network, existing use of the site and road safety record;
- Chapter 4 – sets out the relevant policy context for the site, including the applicable planning policies, guidance, and other policy considerations that inform the assessment.
- Chapter 5 – defines the development proposals including the proposed access and parking arrangements;
- Chapter 6 - considers the location of the site with regard to the existing local sustainable transport infrastructure;
- Chapter 7 - describes the future baseline traffic conditions on the local highway network in relation traffic growth;
- Chapter 8 - estimates the number of trips generated by the development.
- Chapter 9 - distributes and assigns the vehicular trips on the local highway network;
- Chapter 10 - presents an assessment of the impact of the development on the operational performance of the local highway network
- Chapter 11 - provides summary and conclusions to this TA derived from the analysis presented in the above chapters

2 VISION STATEMENT

2.1 Since the release of the revised National Planning Policy Framework (NPPF) in December 2024 and revised more recently in August 2026, a vision-led approach is required to identify transport solutions that deliver well-designed, sustainable, inclusive and popular places.

2.2 Bury Council's vision for the site is to create a high quality, sustainable and permeable development with a strong sense of place to create a socially and physically well-connected environment, encouraging sustainable travel and promoting active and healthy lifestyles.

2.3 In addition, the vision is to make it safe and easy for people to get around and maximise the opportunity for people to walk, cycle, and travel via public transport to access the site.

2.4 This Transport Assessment (TA) and the Travel Plan for the site demonstrate how the vision for the site will be delivered and considers the site location, existing infrastructure, layout design, opportunities to promote non-car modes of transport and impacts on the transport network.

3 EXISTING CONDITIONS

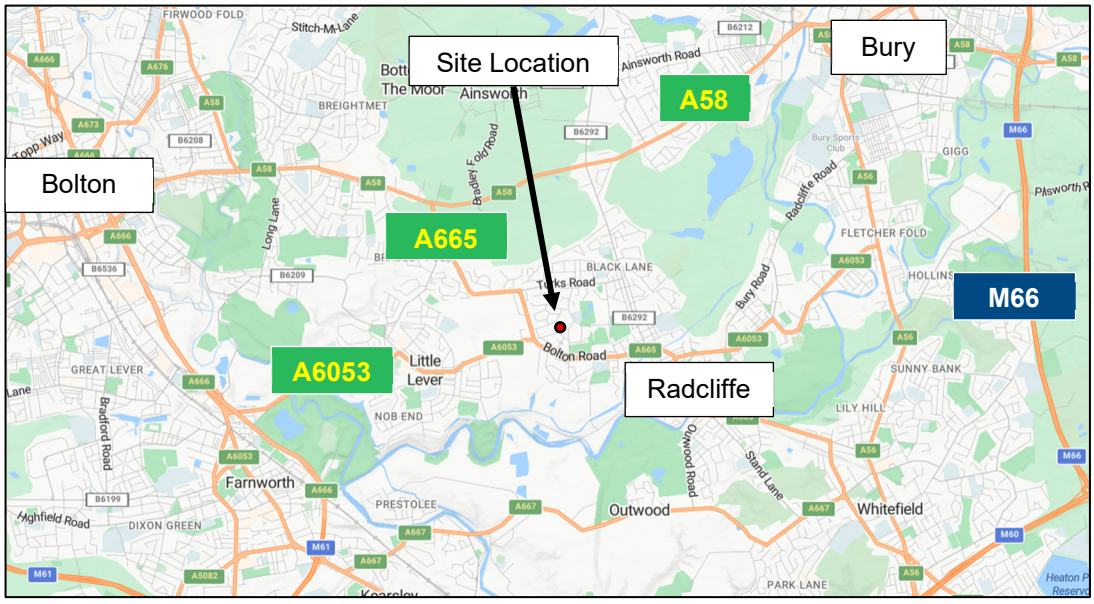
General

3.1 This chapter provides a detailed description of the location of the site, the local highway network and the road safety record.

Site Location

3.2 The application site is located to the north of Milton Road, approximately 1.7km north west of Radcliffe Town Centre. **Figure 3.1** below shows the site location in relation to the wider highway network.

Figure 3.1 – Site Location Plan – Wider View



3.3 The approximate site boundary is shown in relation to the local highway network in red on **Figure 3.2** below, with a more detailed site boundary shown on the site layout plan presented in **Appendix A**.

Figure 3.2 – Site Location Plan – Local View



Local Highway Network

Milton Road

3.4 Milton Road is primarily a residential road, located on the southern site boundary and provides a connection between Wordsworth Avenue to the east and the Countess Lane/ Bolton Road/ Milton Road/ Stopes Road mini roundabout junction to the west. It has a carriageway width of approximately 7m, is subject to a 20mph speed limit, and benefits from a footway on both sides of the carriageway in the vicinity of the site.

The Countess Lane/ Bolton Road/ Milton Road/ Stopes Road mini roundabout junction

3.5 The Countess Lane/ Bolton Road/ Milton Road/ Stopes Road mini roundabout junction is located to the west of the site. All of the arms are subject to a 30mph speed limit, apart from Milton Road which is subject to a 20mph speed limit. Footways are provided on all arms of the junction. Dropped kerbs and tactile paving crossings with pedestrian refuge island are located on the Stopes Road arm and Bolton Road arm. The junction is subject to traffic regulation orders (TROs) in the forms of double yellow lines.

Milton Road/ Wordsworth Avenue priority-controlled junction

3.6 Milton Road/ Wordsworth Avenue is a three-arm priority-controlled junction, with Milton Road forming the minor arm and Wordsworth Avenue forming the main north–south route, located to the east of the site. The junction comprises a central traffic island with traffic operating under priority control at three give-way points. Footways are present on all arms of the junction. This priority junction is subject to a 20mph speed limit.

Wordsworth Avenue/ Coronation Road mini roundabout junction

3.7 The Wordsworth Avenue/ Coronation Road mini roundabout junction is located to the east of the site. It is subject to a 20mph speed limit and footways are provided on all arms of the junction.

Traffic Flow Data

3.8 The study area for this TA includes the following junctions:

- Milton Road / Site Access
- Countess Lane / Bolton Road / Stopes Road / Milton Road
- Wordsworth Avenue / Milton Road
- Coronation Road / Wordsworth Avenue

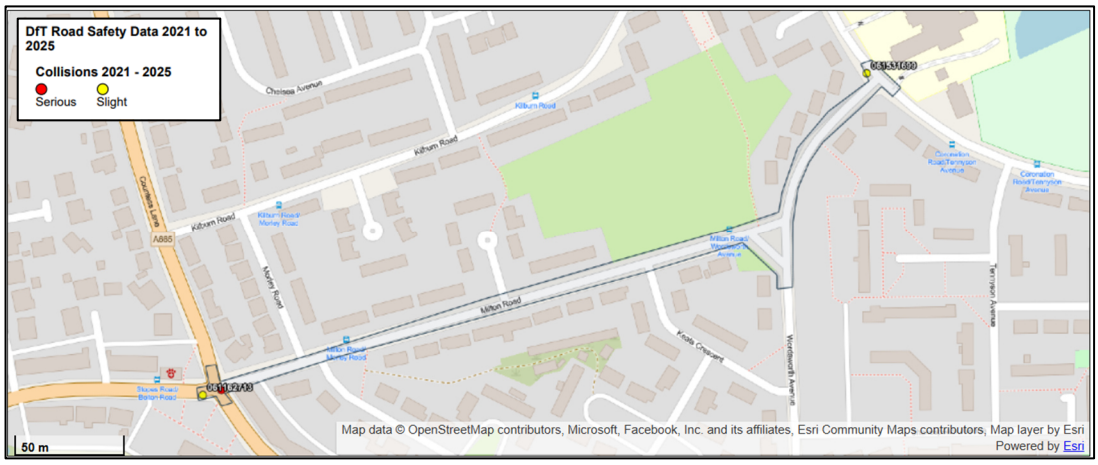
3.9 In order to establish the existing traffic demand at these junctions, surveys were carried out on Thursday 18th June 2026 between the hours of 07:30-09:30 and 14:00-18:00.

3.10 The traffic survey data is presented in **Appendix B** with the peak hour surveyed traffic flows shown diagrammatically on **Traffic Flow Figure 1**. The network peak hours were 07:30-08:30 and 16:30-17:30.

Road Safety Record

3.11 A review of accident data covering the most recently available five-year period has been undertaken using Department for Transport (DfT) data. The study area analysed encompasses Milton Road, Countess Lane / Bolton Road / Stopes Road / Milton Road mini roundabout junction and Wordsworth Avenue / Milton Road junction and Coronation Road / Wordsworth Avenue mini roundabout junction. The location and severity of any accidents within the study area during this period is presented in **Figure 3.3** below and the full accident report is presented in **Appendix C**.

Figure 3.3 – 5-Year Accident Record



3.12 As can be seen from the above, only three collisions were recorded in the study area during the 5-year study period with one classified as ‘serious’ and the other two as ‘slight’. One of the ‘slight’ collisions occurred at the Coronation Road / Wordsworth Avenue mini roundabout junction in 2024. The accident occurred on the eastern side of the existing school and did not involve any pedestrians. The other ‘slight’ and ‘serious’ collisions occurred at the Countess Lane / Bolton Road / Stopes Road / Milton Road mini roundabout junction in 2022 and 2024.

3.13 Overall, the recorded accident data does not demonstrate any pattern of incidents or trends that would suggest any underlying concerns relating to the operation of the highway that could be affected by the development proposals.

4 POLICY CONTEXT

Introduction

4.1 This chapter provides a summary of relevant national, regional and local transport policies and provides a brief analysis of how the proposed development will contribute towards their aims and objectives.

National Planning Policy Framework (NPPF)

4.2 NPPF is published by the Ministry for Communities and Local Government to set the framework under which local transport, parking and accessibility plans and policies are set. The NPPF has been revised most recently in August 2026.

4.3 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, with the relevant policies outlined below:-

Plan-making Policies

TR1: Vision-led approach to planning for transport

1. *Sustainable transport should be considered from the earliest stages of plan-making, so that it is reflected in the vision for the plan area and its specific proposals, and forms an integral part of a plan's strategy for creating well-designed, sustainable, inclusive and popular places. This should be done by:*

    a. *Making sustainable transport considerations part of early engagement with local communities, highway and transport authorities, transport infrastructure providers, operators, land promoters and neighbouring councils. This is so that proposals reflect local views, evidence relating to accessibility, capacity and transport service provision, and take opportunities for prioritising and maximising sustainable movement across the area. Plans should align land use policies and allocations with wider strategies (such as Local Transport Plans, Local Cycling and Walking Infrastructure Plans and Rights of Way Improvement Plans) and investments in transport to ensure that the potential impacts of development on transport networks are understood and addressed;*

    b. *Locating proposed development where it can support sustainable patterns of movement and make effective use of existing or proposed transport infrastructure, reflecting the principles in policy TR3. The Connectivity Tool (Connectivity Tool - GOV.UK) should be used to inform the assessment and selection of sites for development alongside other relevant quantitative or qualitative evidence;*

    c. *Supporting an appropriate mix of uses across the plan area, and within strategic sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;*

d. *Identifying and protecting sites and routes which will widen transport choice and are essential to facilitate sustainable development, including networks for walking, wheeling and cycling, and public transport infrastructure; and*

e. *Providing for any transport facilities that need to be located in the area, or for their necessary expansion or adaptation, and the infrastructure and wider development required to support them. This includes uses such as ports, airports, lorry parking facilities, freight interchanges, public transport hubs, roadside services, electric vehicle charging and bus and rail depots. In doing so plan-makers should consider whether such development is likely to be a nationally significant infrastructure project and any relevant national policy statements, and the importance of maintaining a national network of aviation airfields.*

TR2: Local parking standards

1. *Development plans should set local parking standards for residential and non-residential development, across the plan area or for specific sites or sub-areas, in a way which aligns with the transport vision for the plan and opportunities to promote sustainable transport.*
2. *Maximum standards for car parking should be set where they will support efforts to encourage the use of sustainable transport modes and shared transport, optimise the density of development in well-connected locations, or where they are necessary for managing the local road network.*
3. *Parking standards should take into account:*
    a. *The connectivity of development in different locations by different modes of transport, especially in terms of access to employment and day-to-day services;*
    b. *Opportunities for improvements in walking, wheeling, cycling and public transport;*
    c. *Local car ownership levels and travel trends, and opportunities to promote car sharing and other schemes which may reduce vehicle parking requirements;*
    d. *Providing sufficient spaces for electric vehicle charging, blue badge holders, pedal and electric cycles and e-scooters, considering likely future demand and the need for associated infrastructure; and*
    e. *The appropriateness of setting different standards for the type and mix of development, including to address specific business requirements where commercial standards are being set; and of using ranges where a degree of flexibility is desirable.*

National Decision Making Policies

TR3: Locating development in sustainable locations

1. *So that development is located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure, development proposals should reflect the following principles, taking into account the vision for the site, the type of development and its location:*
    a. *Development proposals which could generate a significant amount of movement, in the context of the area within which they would be situated, should be in locations that are sustainable (or which can be made so, taking into account planned improvements, including any provided for as part of the development itself). This means the location should limit the need to travel, particularly by private car, and offer a genuine choice of transport modes for residents and users, unless the nature of the development would make this impractical;*
    b. *Opportunities should be taken to utilise existing or proposed transport infrastructure in optimising the amount or density of development which can be accommodated in different locations, especially where this can support more walking, wheeling, cycling and public transport use;*
    c. *Any significant adverse impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, should be mitigated to an acceptable degree using a vision-led approach;*
    d. *The environmental impacts of traffic and transport infrastructure should be identified, assessed and taken into account – including taking opportunities to avoid or mitigate any adverse environmental effects, and to secure net environmental gains such as reductions in air pollution; and*
    e. *In rural areas, opportunities to improve walking, wheeling, cycling and public transport and enhance the connectivity of an area should be taken where they* exist and can be supported by the development proposed.
2. The Connectivity Tool (Connectivity Tool - GOV.UK) should be used alongside other relevant quantitative or qualitative evidence in assessing the connectivity of particular locations proposed for development.

TR4: Street design, access and parking

1. *To contribute to creating well-designed places, transport considerations should be integral to the design of development, proposals for which should:*
    a. *Give priority first to walking, wheeling and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating easy access to high quality public transport, with layouts and densities which maximise the catchments for bus or other public transport services;*

b. *Incorporate or contribute towards appropriate features to support this prioritisation, such as permeable street networks, continuous footways and segregated cycle facilities which are adequately lit, sufficient secure and accessible cycle parking, regularly spaced public seating and good quality waiting facilities for public transport;*

c. *Ensure that the arrangement of streets and other routes help to create places that are safe, inclusive and attractive for all users (particularly for women and girls, for other groups who may be vulnerable to crime or the fear of crime, and for those with limited mobility). This includes reflecting relevant aspects of policy DP3(2), as well as employing measures to:*

   i. *Minimise the scope for conflict between pedestrians, cyclists and vehicles;*

   ii. *Meet the needs of disabled people, older people and children in relation to all modes of transport, and*

   iii. *Avoid unnecessary street clutter.*

d. *Allow for the efficient delivery of goods, and ease of access by service and emergency vehicles, in ways which do not compromise key place-making principles (set out in policy DP3(2)); and*

e. *Provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development (including its connectivity), any locally-set standards in the development plan, and including adequate provision of spaces and infrastructure that allow for the charging of electric vehicles in safe, accessible and convenient locations. A flexible approach to applying parking standards should be taken where the reconfiguration of retail or other sites which attract large numbers of customers would make better use of previously developed land, and there is evidence that a certain number of spaces needs to be retained to meet specific operational and commercial requirements.*

2. *The principles set out in national design guidance should be used to inform how this policy is applied.*

TR6: Assessing transport impacts

1. *Development proposals that are likely to generate significant amounts of movement should be supported by:*

   a. *A transport statement or transport assessment (depending on the extent and significance of the transport issues involved), which is proportionate to the nature and scale of the development, so that the likely impacts of the proposal for transport can be assessed and monitored; and*

   b. *A travel plan, which indicates how sustainable transport objectives will be delivered, monitored and managed over time.*

2. *Transport assessments and statements, and travel plans, should reflect the transport vision for the development and the transport strategy for the area in which it is located, and how these are intended to be achieved (including, in the case of travel plans, identifying fallback options if initial measures do not deliver the expected outcomes).*
3. *In assessing movement patterns and potential impacts, including whether they are considered to be severe, reasonable future scenarios should be considered, taking into account impacts at relevant times of the day, potential cumulative impacts, multimodal trip generation and the promotion of sustainable modes of travel, and realising the transport vision for the development itself. Development proposals should be considered having regard to these potential impacts and the other policies in this Framework which are relevant (including TR3, TR4 and DP3(2)(d)).*
4. *Development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.*

TR8: Public rights of way

5. *Development proposals should:*
    a. *Protect and enhance the network of public rights of way, including through suitable diversions agreed with the highway authority; and*
    b. *Take opportunities to extend, link or improve the quality of existing routes where this enables one or more of the following:*
        i. *Improved access to green spaces and the countryside;*
        ii. *New direct and circular routes and connections between local and long-distance footpaths, bridleways and cycle routes;*
        iii. *The provision of accessible, safe and convenient links to services and facilities; and*
        iv. *Improved connections with public transport stops and interchanges*

National Planning Practice Guidance (NPPG)

4.4 The Government has produced the National Planning Practice Guidance to supplement the NPPF. Within the guidance, there is a specific section clarifying the overarching principles on Travel Plans, Transport Assessments and Transport Statements.

4.5 The guidance advises that in determining whether a Transport Assessment or Statement will be needed for a proposed development, local planning authorities should take into account a number of considerations. It is considered that the size and nature of this development requires a full Transport Assessment.

4.6 The guidance on Travel Plans reinforces the requirement for a Travel Plan, the scope of the document, and need for monitoring to continue the strategy into the future. The guidance has been considered in the production of the accompanying Framework Travel Plan.

Local policy

4.7 The Borough is progressing its Local Plan, which will provide the framework for managing growth and development up to 2043. The Publication Local Plan was subject to an eight-week public consultation between 17 July and 11 September 2026. Following consultation, the Plan will progress to independent examination before it can be adopted.

4.8 The Plan sets out the overall Vision, Core Objectives and Spatial Strategy, which together establish the broad direction for future development, including the distribution of new development and areas where development will be resisted.

4.9 The Vision for the Bury Local Plan is as follows:

'By 2043 the Borough will have embraced sustainable growth in a managed way and responded to the climate emergency in the delivery of new development.

Underpinned by the transformational Northern Gateway (Heywood/Pilsworth) site and the diverse independent business and tourism sectors, the Borough will have a strong local economy that provides good quality and accessible jobs and makes a significant contribution towards boosting the economic output from the north of Greater Manchester.

The Borough will be home to the townships of Bury, Ramsbottom, Tottington, Radcliffe, Whitefield and Prestwich that have built on their unique characters and distinctive roles, supported by thriving and diverse centres that act as the focal points for their surrounding communities. Neighbourhoods in East Bury and Inner Radcliffe will have seen successful physical and social regeneration efforts which have led to reduced deprivation and inequality.

It will be home to strong, vibrant and healthy communities with access to good quality and affordable housing that meets all needs and has been delivered on a combination of previously developed land and strategic housing sites at Walshaw, Elton Reservoir, Castle Road and Simister. All residents will have good access to open space, education and other community facilities.

The Borough will have responded to the biodiversity emergency having taken bold action to reverse the decline in our natural heritage. It will be home to a high-quality natural environment centred on strategic assets, including the river valleys and West Pennine Moors.

It will also have a high-quality and diverse built environment that reflects local heritage, culture and character and which incorporates well-designed places that are safe and resilient to the effects of climate change, and which contribute to a carbon neutral Greater Manchester with all new development being net zero carbon.

It will have good connections to surrounding areas and beyond with increased use of sustainable modes of transport and less reliance on fossil-fuelled private motor vehicles which will have helped the Borough achieve higher standards of air quality.'

4.10 The Strategic Objectives for the Local Plan to:

1) *Ensure that the Borough is resilient and adaptive to the cause and effects of climate change and support ambitions for Greater Manchester to be carbon neutral by 2038 and for all new development to be net zero carbon by 2028;*
2) *Make efficient use of land by promoting the redevelopment of available brownfield sites;*
3) *Deliver an appropriate supply of well-designed housing to meet needs;*
4) *Deliver a competitive and diverse local economy and accessible high-quality jobs throughout the Borough;*
5) *Support a hierarchy of vital and viable town, district and local centres;*
6) *Safeguard existing and promote new tourism and cultural development in appropriate locations;*
7) *Make a positive contribution towards addressing issues associated with deprivation and health and wellbeing across all the Borough's communities;*
8) *Ensure that the Borough's residents have access to good quality education and other community facilities;*
9) *Encourage sustainable transport choices and reduce the number and length of journeys, particularly by private motor vehicles;*
10) *Ensure that all new development displays high standards of design and layout;*
11) *Positively manage the conservation and enjoyment of the Borough's heritage assets;*
12) *Assist in the process of achieving nature recovery and ecological network connectivity by conserving and enhancing the Borough's natural environment and supporting a net gain in Bury's biodiversity;*
13) *Ensure that the Borough's residents have access to enough good quality green and blue infrastructure, open space, sport and recreation facilities;*
14) *Protect the Green Belt from inappropriate development and support beneficial uses within it;*
15) *Ensure that new development is safe from flooding and does not contribute to increased flood risk elsewhere and to promote improvements to the Borough's water courses;*
16) *Ensure the sustainable management of water, both in terms of sustainable drainage and the protection and efficient use of public water supply resources;*
17) *Prevent both new and existing development from contributing to, or being adversely affected by, poor air quality, unacceptable levels of pollution or hazards; and*
18) *Ensure and that new and existing development is supported by necessary infrastructure.*

Analysis and Conclusions

4.11 In general, the relevant transport policies set out above follow similar themes and promote common aims in respect of accessibility by non-car modes. These are to provide sustainable development with good access to encourage non-car modes of transport, to ensure that the highways impact of new development is acceptable or mitigated against and to promote good site design with appropriate parking levels.

5 PROPOSED DEVELOPMENT

5.1 The development proposals consist of an education facility for an Alternative Provision Unit, on land to the north of Milton Road. The proposed site layout plan is contained in **Appendix A**.

Proposed Access Arrangement

5.2 Vehicular access to the proposed development will be provided via two new simple priority-controlled junctions off Milton Road. The western access measures approxiamtely 5.5m and is anticipated to serve 21 staff parking spaces plus a materials drop and the KS4 dop-off area.

5.3 The eastern access serves 20 additional staff parking spaces to the west of the access road, with a separate one-way drop-off and pick-up facility for KS3 located to the east. Therefore, this arrangement separates the staff parking movements from the pupil drop-off/pick-up activity. A one-way circulation system is proposed to facilitate the efficient movement of vehicles through the KS3 area. The drop-off area will also incorporate dedicated provision for 3no. taxis and 4no. minibuses, together with 3 accessible spaces.

5.4 As shown on drawing number SCP/260351/D01, presented in **Appendix D**, 2.4m x 25m visibility splays, in accordance with the visibility requirements set out in the Manual for Streets (MfS) for a 20mph road, are achievable in both directions from both of the proposed site accesses.

Servicing Arrangement

5.5 The proposed KS3 drop-off area been designed to ensure the movements of a mini bus vehicle can be accommodated. Swept path analysis has been undertaken of the site access and internal road layout for the drop off systems, as shown on drawing SCP/260351/ATR02/B presented in **Appendix E**, which demonstrates that a mini bus vehicle can access the site and exit in a forward gear.

5.6 Furthermore, swept path analysis has been undertaken of a 7.5t box van at the turning head of the staff car park from the western access, showing the proposed arrangements for deliveries, as demonstrated in SCP/260351/ATR03/B in **Appendix E**.

Parking

5.7 Bury Council's parking standards are set out in the Supplementary Planning Document 11- Parking Standards in Bury. The parking standards for a Special Education Needs (SEN) Schools state that '*Parking provision for proposals for Special Education Needs (SEN) Schools will be assessed on a case-by-case basis'*.

5.8 The proposals include a total of 41 staff car parking spaces. Of the staff parking provision, 4 spaces will be equipped with electric vehicle charging (EVC) points.

5.9 In addition, 4 minibus parking spaces are proposed, 2of which will be equipped with EVC charging points, together with 3 dedicated taxi bays. The proposals also include 3 additional accessible parking spaces. The site proposes 9 cycle stands.

5.10 Therefore, the proposed provision is considered acceptable for the following reasons:

- As detailed later, the site benefits from good levels of accessibility, being within easy access of Radcliffe Town Centre (less than 1.7km walk) and associated facilities, amenities and numerous transport links, including bus stops and Radcliffe Tram Stop (2km walk distance). Therefore, prospective site users will not be reliant on the private car to travel to/from the site;
- The general thrust of National and Local planning policy is also to reduce car borne trips and encourage travel by sustainable modes such as public transport, walking and cycling. In particular, policy advocates locating developments where there is high-quality infrastructure and sustainable transport modes can be maximised. The proposed development takes full advantage of this accessible location and, by providing a level of parking in accordance with staff levels, will help to reduce the reliance on the use of the private car and meet these policy objectives.
- Staff numbers are anticipated to be approximately 50-60. However, it is anticipated that not all staff will travel by car. Mode Split for the Nomis Area for how people travel to this area for work have been applied to the proposed staff numbers and show that approxiamtely 41 could use private car, with 8 on foot, 6 via public transport, 1 on a bicycle and 3 as car passengers.

Mode of Transport	Percentage	Staff Number Estimates
Public Transport	11%	6
Taxi	1%	0
Walking	13%	8
Cycling	2%	1
Driving a car or van	68%	41
Passenger in a car or van	6%	4

- In addition to the above, it is recognised that the journey-to-work data reflects general employment patterns within the local area and is not specific to the proposed SEN school. Given the specialist nature of the school and its likely wider catchment, it is anticipated that opportunities for staff car sharing will arise.
- It is anticipated that the majority of staff parking spaces will be allocated and managed to prioritise staff parking and minimise the potential for overspill parking onto the surrounding highway network.
- The Applicant has confirmed that specialist transport arrangements are anticipated for pupils. Pupils are expected to travel to the school independently by walking or cycling, be dropped off by parents using the designated circular drop-off/pick-up areas, arrive by taxi, or be transported in the school's 9-seater vehicles. On this basis, the provision of four minibus/9-seater vehicle parking spaces and three taxi parking spaces is considered appropriate to accommodate the anticipated specialist transport requirements.

6 ACCESSIBILITY

General

6.1 This chapter presents a review of the accessibility of the site by walking, cycling and public transport modes.

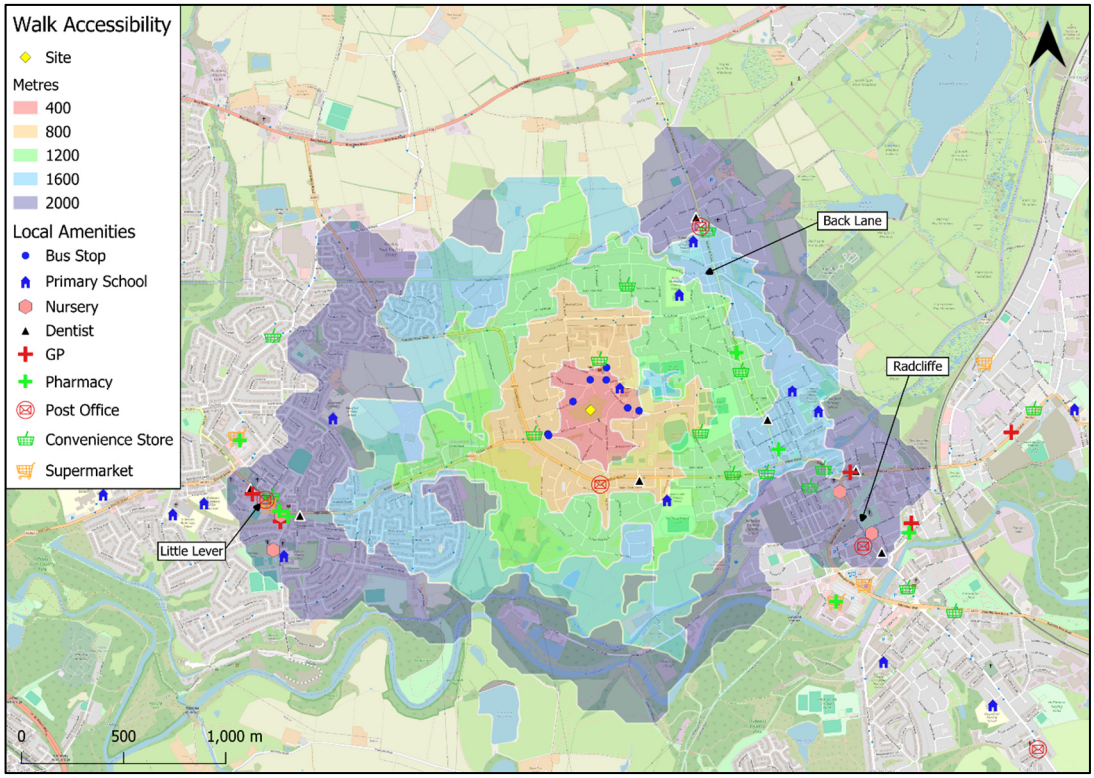
6.2 Given that the proposals are for an Alternative Provision Unit, many students will not arrive at the site independently and the majority are expected to access the site using a minibus service or taxi/parent drop/off & pick-up, therefore most of the accessibility section applies primarily to the staff who will be commuting every day.

Pedestrian Accessibility

6.3 MfS states that walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes' (up to about 800m) walking distance of residential areas which site users may access comfortably on foot. However, it goes on to state that this is not an upper limit, and that walking offers the greatest potential to replace short car trips, particularly those under 2km.

6.4 Industry standard GIS TRACC software has been used to assess the accessibility of the development by foot for a 2km walk distance from the site, as shown on **Figure 6.1** below. The plan shows the reachable areas within 400m coloured bands from the site.

Figure 6.1 – 2km Walking Accessibility Isochrone



Source: Basemap TRACC

6.5 The site is within an acceptable walking distance of Radcliffe , Back Lane and Little Lever, as well as several amenities on offer in the area. The site is also within an acceptable walk distance of numerous bus stops to encourage staff and pupils to travel via sustainable modes. As detailed later in this Chapter, there are bus stops located on Coronation Road within 400m to the north/east of the site.

6.6 **Table 6.1** identifies some of the local facilities within an acceptable 2km walking distance of the centre site. This list is not exhaustive but is intended to give an indication of key everyday facilities close to the site.

Table 6.1 - Facilities Within 2km of the Site

Facility	Name	Approx. Distance from Centre of Site (m)
Convenience Store	Premier, Countess Lane	250m
Bus Stop	Tennyson Avenue Bus Stop, Coronation Road	250m
Primary School	Radcliffe Primary School, Coronation Road	275m
Bus Stop	Westminster Avenue Bus Stop, Coronation Road	300m
Post Office	Bolton Road Post Office, Bolton Road	400m
Dentist	Bolton Road Dental Practice, Bolton Road	550m
Supermarket	Tesco Express, Water Street	1100m
Pharmacy	Manor Pharmacy, Ainsworth Road	1100m
GP	Tower Family Healthcare, Spring Lane	1500m
Nursery	Bank House Day Nursery, Blackburn Street	1600m

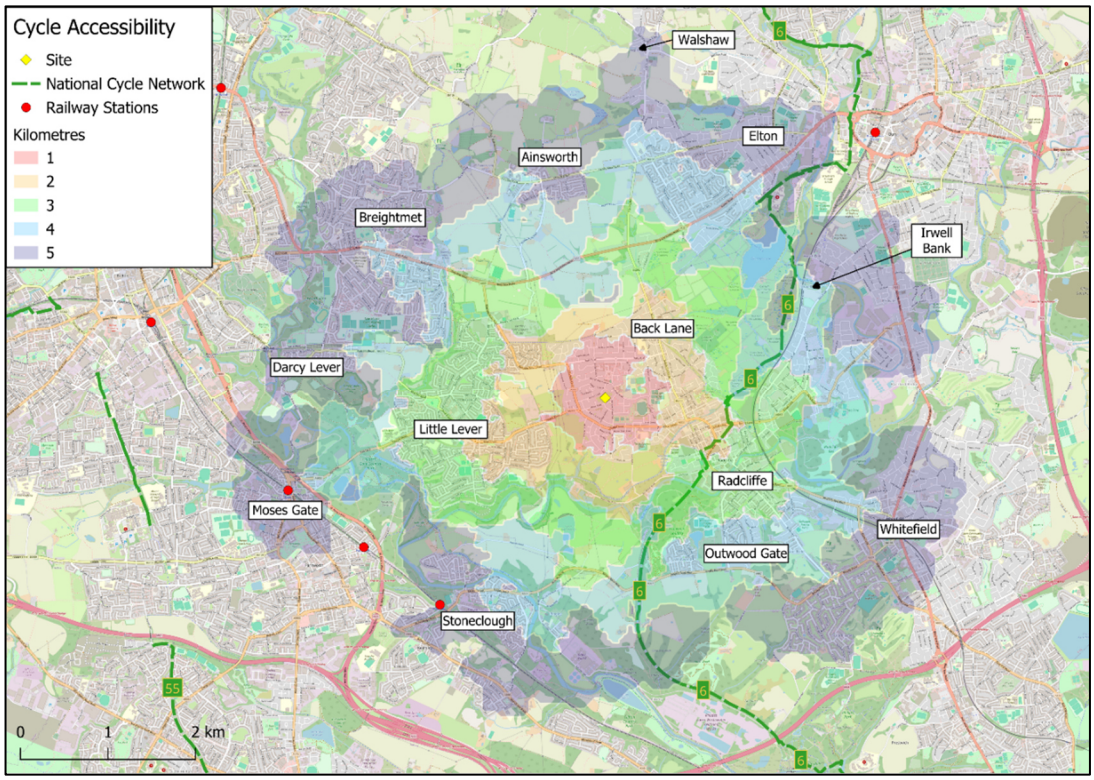
6.7 Overall, the site benefits from good levels of accessibility by foot, large proportions of Radcliffe, Little Lever and Back Lane accessible on foot, providing a catchment for students and staff members, as well as transport connections. This allows walking to be a viable alternative to private car use for prospective staff and some students at the school.

Cycle Accessibility

6.8 Transport policy identifies that cycling represents a realistic and healthy option to use instead of the private car for making journeys up to 5km as a whole journey or as part of a longer journey by public transport.

6.9 GIS TRACC software has again been used to assess the accessibility of the site by bicycle, for a 5km cycle distance and is shown on **Figure 6.2** below.

Figure 6.2 – 5km Cycling Accessibility Isochrone



Source: Basemap TRACC

6.10 The plan demonstrates that the whole of Back Lane and Radcliffe, as well as the nearby areas of Little Lever, Whitefield and Elton, amongst others, are all located within the 5km catchment area from the development site. Milton Road is subject to a 20mph speed limit so the site is therefore well located to encourage travel via bicycle.

6.11 Approximately 2km east of the site, National Cycle Network (NCN) Route 6 can be accessed from along the Manchester, Bolton and Bury Canal Tow Path. NCN Route 6 is a long-distance cycle route that connects London to the Lake District.

6.12 As the application site is within an acceptable cycle distance of a range of residential areas and associated facilities, cycling is considered to be a viable alternative to private car use travel to at the school.

Public Transport

Bus Accessibility

6.13 In terms of bus services, the Chartered Institute of Highways & Transportation's (CIHT's) "Guidelines for Planning for Public Transport in Developments" document identifies, at section 6.20, that "Bus stops are located to minimise passengers' walking distance to their final destination. The maximum walking distance to a bus stop should not exceed 400m and preferably be no more than 300m."

6.14 The nearest bus stop to the site is 'Tennyson Avenue', which is located 250m east of the site along Coronation Road. This bus stop is served by the 98 and 512 bus services as well as a number of school bus services. The 896 is an additional school bus service that can be accessed from the Westminster Avenue bus stop 300m north of the site

6.15 **Table 6.2** provides an overview of the relevant bus services available at the aforementioned bus stops along with the route and an average frequency for service intervals across the week.

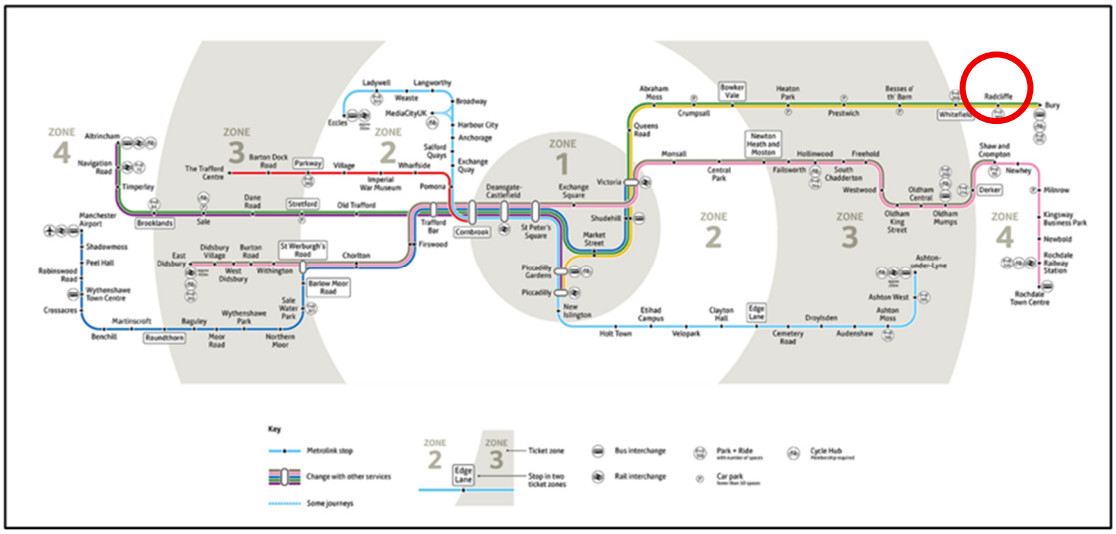
Table 6.2 – Bus Service Summary

No.	Route	Mon-Fri		Sat		Sun	
		Start-End	Average Freq.	Start-End	Average Freq.	Start-End	Average Freq.
Tennyson Avenue Bus Stop							
98	**Manchester - Bury**	06:02-00:14	30 mins	07:37-00:14	30 mins	08:43-00:14	30 mins
512	**Bury - Farnworth**	06:40-21:34	60 mins	08:55-23:15	30 mins	09:24-19:31	120 mins
886	**Redvales - Tottington High School**	07:44/15:29	2 services	-	-	-	-
888	**Bradley Fold - Bury C of E High School**	07:48/15:47	2 services	-	-	-	-
890	**Bradley Fold - Unsworth Academy**	07:36/15:42	2 services	-	-	-	-
899	**Starling - The Derby High School**	07:43/15:37	2 services	-	-	-	-
Westminster Avenue Bus Stop							
896	**Radcliffe - Elton High School**	07:37/15:51	2 services	-	-	-	-

6.16 As shown in **Table 6.2**, there are two key services that journey to Manchester, Farnworth and Bury providing a network of bus routes.

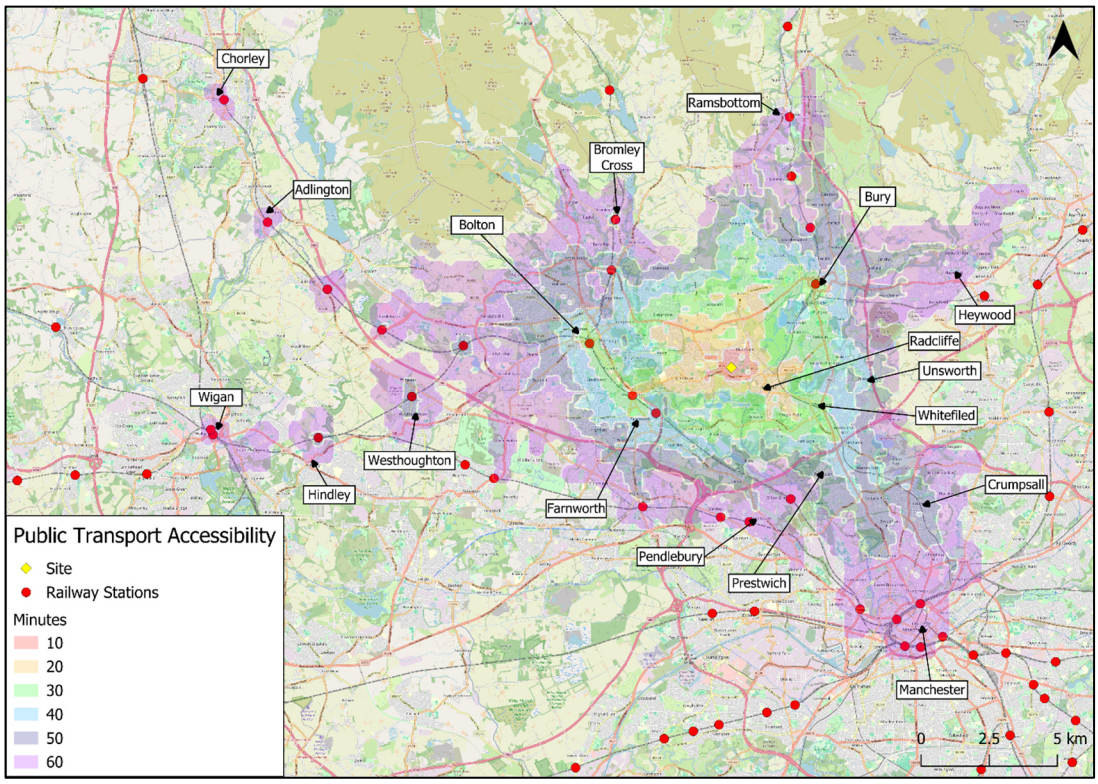
6.17 In terms of tram services, Radcliffe tram stop is the closest to the site. It is located approximately 2km or a 27-minute walk distance. Users can access here a variety of destinations across Greater Manchester including regular services to Piccadilly, Bury and Altrincham. Radcliffe tram stop is part of the Greater Manchester Tram Network, located on the green, and yellow line within zone 4, as shown in **Figure 6.3** below. This tram stop provides services every 12 minutes, Monday-Saturday 06:00-00:00 and on Sundays 07:00-00:00, to destinations including Altrincham, Rochdale, Manchester Airport, Bury, and Piccadilly.

Figure 6.3: Greater Manchester Tram Network Map



6.18 The level of accessibility by public transport has been analysed using GIS TRACC software and is shown on **Figure 6.4** overleaf**.** The figure illustrates the distance that can be travelled within 60 minutes by public transport to and from the site, which includes the time taken to walk to the stops.

Figure 6.4 – 60-minute Public Transport Accessibility Isochrone



Source: Basemap TRACC

6.19 The above demonstrates that the site is within close proximity to a number of public transport links, serving both the local area and other destinations further afield. The figure shows that key areas of Bury, Bolton and Manchester, amongst others, are in an acceptable 60-minute commute time.

Site Connectivity

6.20 In line with the NPPF update, alongside the detailed accessibility review provided above, reference has also been made to the Department for Transport's (DfT's) Connectivity Tool. The tool generates a national measure of connectivity to key destinations and services, providing an additional piece of information in the accessibility review.

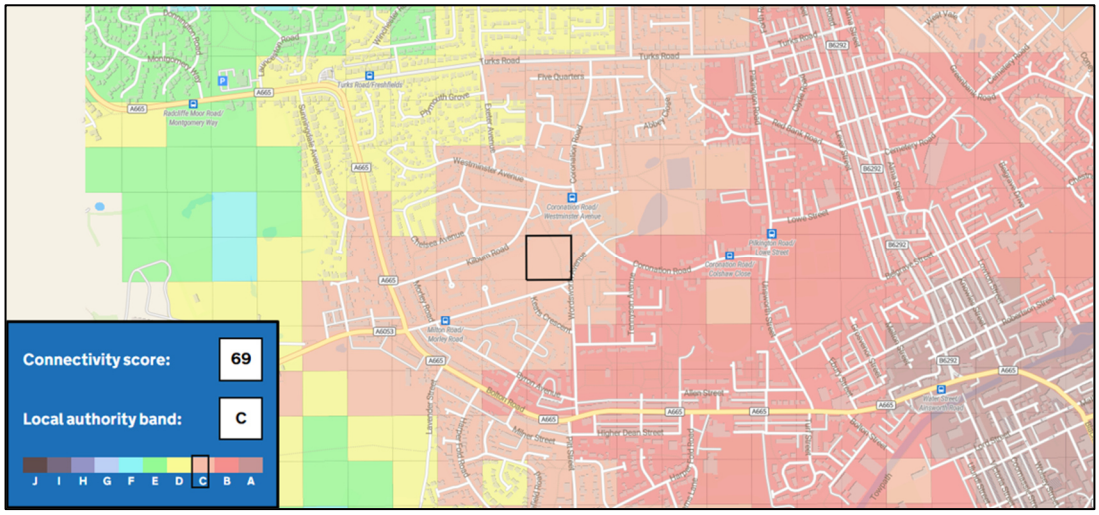
6.21 The national connectivity scores are expressed as a percentage of the most connected location nationally and can also be compared against local authority bandings, enabling an assessment of how the site's accessibility performs both in a national context and relative to other locations within the local area.

6.22 The site has an overall connectivity score of 69. The site lies within an 'Urban Major Conurbation' area for the purposes of the Connectivity Matrix although in practice, this is not considered to be suitably representative of the site location which is not a built up urban area but more akin to an 'Urban City and Town' area.

6.23 Taking the Connectivity Matrix for 'Urban City and Town' areas, a score of 69 is approximately the 65th percentile.

6.24 When assessed against local authority bandings, the site achieves a band 'C' rating, indicating that it is comparatively well-connected relative to other locations within the local authority areas. This is contextualised in **Figure 6.5** below.

Figure 6.5- Site Connectivity Score (Local Context)



Source: DfT Connectivity Tool (Square ID: 377150_407750)

6.25 Greater Manchester Accessibility Levels (GMAL) are a detailed and accurate measure of the accessibility of a point to both the conventional public transport network (i.e. bus, Metrolink and rail) and Greater Manchester's Local Link (flexible transport service), taking into account walk access time and service availability. The method is essentially a way of measuring the density of the public transport provision at any location within the Greater Manchester region.

6.26 The GMAL measure reflects:

- Walking time from the point-of interest to the public transport access points;
- The number of services (bus, Metrolink and Rail) available within the catchment;
- The level of service at the public transport access points - i.e. average waiting time; and
- The operating areas of Local Link (flexible transport) services

6.27 The site postcode achieves a GMAL score of 4.33, indicating a moderate level of public transport accessibility for Greater Manchester.

Summary

6.28 It is considered that the site benefits from a good walking and cycling network alongside good public transport links. Milton Road operates at a low-speed limit and is well suited to staff and pupils making trips to the school on foot from local residential areas.

6.29 For staff who live further afield, there are two key bus services within walking distance of the site, providing frequent services to a variety of destinations. The proposed Alternative Provision Unit is therefore considered to be accessible via sustainable modes with an attractive environment for active travel.

7 FUTURE BASELINE TRAFFIC FLOWS

Introduction

7.1 This hapter describes the future baseline traffic conditions on the local highway network in relation to traffic growth and committed developments.

Future Baseline Traffic Flows

7.2 A future assessment year of 2031 has been adopted for this TA (based on the year of application + 5 years for developments outside of the strategic road network).

7.3 In order to quantify the level of background traffic growth that could occur on the local network between the date of the traffic surveys and the future assessment year, National Traffic Model (NTM) growth factors, modified by TEMPRO local growth factors, have been used, as summarised in **Table 7.1** below:-

Table 7.1 – Traffic Growth Factors

Period	AM Peak	PM Peak
2026 to 2031	1.0606	1.0599

7.4 The above growth factors have been applied to the surveyed traffic flows to obtain the 2031 growthed traffic flows, as shown in **Traffic Flow Figure 2**.

8 TRIP GENERATION

General

8.1 This chapter provides an estimate of the trips generated by the proposed development during the school AM and PM peak hours using a first principles approach.

Trip Generation – Proposed Development

8.2 The applicant has provided information regarding the anticipated AM and PM peak-hour activities associated with the proposed SEN school, including the expected arrival and departure patterns of pupils and staff. During the AM peak period, it is anticipated that 130 pupils will arrive at the school between 08:45 and 09:45, and during the PM peak period it is anticipated pupils will depart between 13:30 and 14:30.

8.3 Of the 130 pupils, 18 pupils are anticipated to arrive in the school's two 9-seater vehicles, with each vehicle accommodating up to nine pupils. This represents two vehicle arrivals during the AM peak period.

8.4 In addition, it is anticipated that 10 taxis will transport pupils to the school during the AM peak period. This has been assessed as generating 20 two-way vehicle movements during the peak hour, on the assumption that taxis will not park or wait within the designated spaces following drop-off. This represents a robust assessment of the potential traffic impact, as it assumes a vehicle occupancy of one student per car and that all vehicles would leave the site after drop-off rather than remain parked on site beyond the end of the peak hour.

8.5 The National Travel Survey 2024 found that, among children aged 11–16, 37% of trips to and from school were made on foot, 30% by car, 18% by local bus, 9% by private bus, 3% by other transport, 2% by pedal cycle and 1% by surface rail.

8.6 Having regard to the nature of the proposed SEN school, it is considered appropriate to apply a reduced proportion of trips by sustainable modes compared with the National Travel Survey 2024. The Survey indicates that 61% of trips to and from school by children aged 11–16 are made by sustainable modes, comprising walking, cycling, local bus, surface rail and other modes. Given the specific characteristics of an SEN school and the anticipated travel requirements of its pupils, it is assumed that approximately 50% of this proportion would be applicable, resulting in an estimated sustainable travel mode share of approximately 31%.

8.7 Applied to the proposed school student numbers of 130 pupils, this equates to approximately 40 pupils travelling by sustainable modes (the 31%). Based on the anticipated travel arrangements, approximately 14% of pupils (18 pupils) are expected to travel by private bus using the school's two 9-seater vehicles, while approximately 8% (10 pupils) are expected to travel by taxi. The remaining approximately 62 pupils (47%) are therefore anticipated to travel by car, primarily through parent or carer drop-off and pick-up arrangements. This provides an overall assumed pupil travel distribution of approximately 31% sustainable modes, 14% private bus, 8% taxi and 47% car.

8.8 It should also be noted that student arrivals are expected to be staggered throughout the peak hour, rather than occurring simultaneously at the start of the school day. This would help to distribute vehicle and pedestrian movements over the peak period and reduce the potential for concentrated traffic flows at the school entrance. All pupil trips have been assumed to occur in the assessment peak hour which will not be the case in practice and therefore provides a robust assessment.

8.9 For staff, based on the NOMIS journey-to-work mode split identified for the local area earlier, it is anticipated that approximately 41 of the potential 50–60 staff members would travel to the school by private car. As detailed earlier, over half of the staff parking spaces are served via a separate access from the pupil drop-off and pick-up areas. This arrangement would help to reduce the concentration of two-way vehicle movements through a single access during the peak periods. However, during the school peak hour periods, staff would typically arrive before and depart after pupils. Therefore, it has been assumed that 50% of staff trips occur within the peak hour periods, which is considered to represent further robustness to the assessment.

8.10 Based on the above, the estimated trip generation is presented in **Table 8.1** below.

Table 8.1: Estimated Trip generation during school peak hours.

Mode	AM Peak Hour (08:45-09:45)		PM Peak Hour (13:30-14:30)	
	IN	OUT	IN	OUT
Staff Vehicles	21	0	0	21
Taxis	10	10	10	10
9 Seater Bus	2	0	0	2
Parent vehicle	62	62	62	62
Total Vehicles	**95**	**72**	**72**	**95**

8.11 As detailed above, it is estimated that the scheme will generate 167 two-way vehicle movements in both the AM peak hour and in the PM peak hour. Volumetrically, this equates to around 3 additional vehicle movement two-way every minute or so in both the AM and PM peak hours

9 TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

Trip Distribution

9.1 Vehicular trips generated by the proposed development have been distributed across the local highway network in accordance with the existing surveyed turning proportions.

9.2 The trip distribution percentages on the local highway network are presented diagrammatically in **Traffic Flow Figure 3**.

Traffic Assignment

9.3 The traffic assignments for the proposed development has been obtained by applying the trip distribution proportions to the estimated traffic generation figures detailed earlier.

9.4 The peak hour trip generation associated with the school has been assessed against the network peak hours. Whilst it is acknowledged that the school's peak arrival and departure periods do not directly coincide with the highway network peak hours, this approach represents a robust worst-case assessment of the potential traffic impact.

9.5 The site benefits from two access points, one serving the staff parking area and the other primarily accommodating drop-off and pick-up activity. However, to provide a robust assessment, both access points have been modelled as a single junction, with all traffic assigned to one access point to represent a worst-case scenario.

9.6 Additionally, the Milton Road / Wordsworth Avenue junction has been modelled as a single priority junction. Although the existing arrangement comprises three priority-controlled give-way locations around a central triangular island, all traffic has been assigned to a single entry and exit route to represent a robust, worst-case scenario.

9.7 The traffic assignment is shown on **Traffic Flow Figure 4a**.

9.7.1 The Countess Lane / Bolton Road / Milton Road / Stopes Road mini-roundabout junction has been modelled for the future 2031 assessment year based only on staff trip generation in order to assess the most sensitive network peak hour. As detailed previously, staff are anticipated to arrive at the school before the students and depart the site after the students have left. Furthermore, as discussed earlier, the school's peak hours do not coincide with the surveyed network peak hours. Therefore, for the purposes of this junction assessment, based on the network peak hours, only 100% of the staff trips have been assigned to the junction. This represents a worst-case scenario, as some staff trips are expected to occur outside of the typical network peak hours, and is therefore considered to be a robust assessment. The traffic assignment for the staff trips is shown on **Traffic Flow Figure 4b**.

10 ANTICIPATED HIGHWAY IMPACT

General

10.1 This chapter describes the impact of the additional trips generated by the proposed development on the operation of the local highway network. As stated earlier, the study area for the TA includes the following:

- Milton Road / Site Access
- Countess Lane / Bolton Road / Stopes Road / Milton Road
- Wordsworth Avenue / Milton Road
- Coronation Road / Wordsworth Avenue

Assessment Methodology

10.2 Assessment of the priority-controlled junctions within the study area has been undertaken using Junctions 11 (PICADY) software.

10.3 With the Junctions 11 models the results generated provide a Ratio to Flow capacity (RFC) along with an estimate of the likely traffic queues. RFC values between 0.00 and 0.85 are generally accepted as representing stable and acceptable operating conditions. Values between 0.85 and 1 represents variable operation (i.e. possible queues building up at the junction during the period under consideration and increases in vehicular delay moving through the junction). RFC values in excess of 1 represents overloaded conditions (i.e. congested conditions).

10.4 Capacity assessments have been undertaken in the future assessment year of 2031. The 2031 ‘with development’ assessment traffic flows are the sum of the 2031 ‘without development’ baseline traffic flows and the proposed development traffic flows, as shown on **Traffic Flow Figure 5a** and **Traffic Flow Figure 5b**.

Milton Road / Site Access Priority Controlled Junction

10.5 PICADY software has been used in the assessment of the Milton Road / Site Access Priority Controlled Junction. The PICADY results are presented in **Appendix F** with the results summarised in **Table 9.1** below.

Table 9.1 – Milton Road / Site Access Priority Controlled Junction PICADY Results

Approach	AM PEAK		PM PEAK	
	RFC	MMQ	RFC	MMQ
2031 With Development				
Main Site Access- Milton Road West/ Milton Road East	0.13	0.2	0.18	0.2
Milton Road East- Main Site Access/ Milton Road West	0.06	0.1	0.05	0.1

10.6 The above results demonstrate that the junction will operate well within practical capacity in the future assessment year of 2031, without material queuing.

Countess Lane / Bolton Road / Stopes Road / Milton Road Mini Roundabout Junction

10.7 ARCADY software has been used in the assessment of the Countess Lane / Bolton Road / Stopes Road / Milton Road Mini Roundabout junction. Whilst modelling the junction, ARCADY identified that the mini-roundabout exhibited lower queues than recorded on site on the Bolton Road approach and may therefore behave more like a priority junction. The ARCADY User Guide states that, in such circumstances, a suitable intercept correction should be applied to the relevant arms, as otherwise the capacity of these arms may be underestimated by the model.

10.8 Intercept adjustments are used to represent changes in the maximum flow that could pass across the give-way line in the absence of circulating traffic. The User Guide states that intercept adjustments can be calculated from entry and circulating flows at each arm and applied to the relevant arms individually.

10.9 When reviewing the 2026 queue survey results, it was identified that the PM peak hour modelling results for the '2026 without development' scenario, were not representative of the recorded queues at the junction during the survey periods. Therefore, an intercept adjustment factor was applied to Bolton Road to increase the amount of traffic that could pass through the entry, with the intercept for the other arms being reduced to comparatively reflect the surveyed queues. This ensured that the queues within the '2026 without development' scenario more accurately reflected the observed conditions.

10.10 The ARCADY results are presented in **Appendix G** with the results summarised in **Table 9.2** below shows the AM peak hour without any intercept adjustment, and **Table 9.3** presents the PM peak-period results following the intercept adjustment application.

Table 9.2 – Countess Lane / Bolton Road / Stopes Road / Milton Road Mini Roundabout junction ARCADY Results- AM Peak

Approach	AM PEAK	
	RFC	MMQ
2026 Without Development		
Bolton Road South	0.73	2.6
Stopes Road	0.60	1.5
Countess Lane	0.86	5.3
Milton Road	0.25	0.3
2031 Without Development		
Bolton Road South	0.78	3.3
Stopes Road	0.64	1.7
Countess Lane	0.93	9.0
Milton Road	0.29	0.4
2031 With Development		
Bolton Road South	0.78	3.4
Stopes Road	0.67	2.0
Countess Lane	0.96	11.7
Milton Road	0.29	0.4

Table 9.3 – Countess Lane / Bolton Road / Stopes Road / Milton Road Mini Roundabout junction ARCADY Results- PM Peak Intercept Adjustment

Approach	PM PEAK	
	RFC	MMQ
2026 Without Development		
Bolton Road South	0.93	9.7
Stopes Road	0.92	8.2
Countess Lane	0.86	5.1
Milton Road	0.19	0.2
2031 Without Development		
Bolton Road South	0.99	18.9
Stopes Road	0.99	15.6
Countess Lane	0.93	8.1
Milton Road	0.21	0.3
2031 With Development		
Bolton Road South	1.00	21.7
Stopes Road	0.99	15.7
Countess Lane	0.93	8.1
Milton Road	0.29	0.4

10.11 The above results demonstrate that each arm of the junction will operate within practical capacity in the future assessment year of 2031, in the AM peak hour, with the exception of Countess Lane approach. This is shown to operate at capacity but would not be significantly affected by the addition of traffic generated by the proposed development.

10.12 The above results also demonstrate that each arm of the junction will operate at theoretical capacity in the base year of 2031, in the PM peak hour. With the additional development traffic ('2031 With Development' scenario), the highest increase in queues predicted to result from the development is 3 PCUs on Bolton Road with no material increases on other arms, which does not represent a severe impact and is therefore acceptable. The RFC would only increase by 0.01 with the development traffic which; cannot be classed as severe.

10.13 The development will generate an average of only 1 additional two-way vehicle movement every minute or so, during the typical network peak hours, which cannot be classed as material or 'severe' and the predicted increase in queues is considered to be a robust overestimation.

Wordsworth Avenue / Milton Road Priority Controlled Junction

10.14 PICADY software has been used in the assessment of the Wordsworth Avenue / Milton Road Priority Controlled Junction. The PICADY results are presented in **Appendix H** with the results summarised in **Table 9.4** below.

Table 9.4 – Wordsworth Avenue / Milton Road Priority Controlled Junction PICADY Results

Approach	AM PEAK		PM PEAK	
	RFC	MMQ	RFC	MMQ
2031 With Development				
Milton Road- Wordsworth Avenue S/ Wordsworth Avenue N	0.21	0.3	0.17	0.2
Wordsworth Avenue N- Wordsworth Avenue S/ Milton Road	0.10	0.1	0.11	0.1

10.15 The above results demonstrate that the junction will operate well within practical capacity in the future assessment year of 2031, without significant queuing.

Coronation Road / Wordsworth Avenue Mini Roundabout Junction

10.16 ARCADY software has been used in the assessment of the Coronation Road / Wordsworth Avenue Mini Roundabout Junction. The ARCADY results are presented in **Appendix I** with the results summarised in **Table 9.5** below.

Table 9.5 – Milton Road / Site Access Mini Roundabout Junction ARCADY Results

Approach	AM PEAK		PM PEAK	
	RFC	MMQ	RFC	MMQ
2031 With Development				
Coronation Road S	0.13	0.2	0.23	0.3
Wordsworth Avenue	0.20	0.3	0.18	0.2
Coronation Road N	0.16	0.2	0.15	0.2

10.17 The above results demonstrate that the junction will operate well within practical capacity in the future assessment year of 2031, without significant queuing.

11 SUMMARY AND CONCLUSIONS

11.1 SCP have been instructed by Bury Council to produce a Transport Assessment (TA) in support of a planning application for a Ash Grove Alternative Provision (AP) Academy, , on land to the north of Milton Road, Radcliffe.

11.2 Vehicular access to the proposed development will be provided via two new simple priority-controlled junctions off Milton Road. Vehicular access to the proposed development will be provided via two new simple priority-controlled junctions off Milton Road.

11.3 The proposals include a total of 41 staff car parking spaces. Of the staff parking provision, 4 spaces will be equipped with electric vehicle charging (EVC) points. In addition, 4 minibus parking spaces are proposed, 2of which will be equipped with EVC charging points, together with 3 dedicated taxi bays. The proposals also include 3 additional accessible parking spaces. The site proposes 9 cycle stands.

11.4 It is estimated that the scheme will generate 167 two-way vehicle movements in both the AM peak hour and in the PM peak hour. Volumetrically, this equates to around 3 additional vehicle movement two-way every minute or so in both the AM and PM peak hours

11.5 The personal injury accident data for the most recently available 5-year period demonstrates that the area in the vicinity of the site does not have any recurring highway safety problems that could be affected by the development proposals.

11.6 It has been demonstrated that the development is accessible by sustainable modes and has a range of local amenities within walking distance. These findings demonstrate that prospective site users will not be reliant on the private car.

11.7 The impact of the traffic arising from the scheme has been tested in detail and the assessments show that the local highway network within the study area has sufficient capacity to accommodate the proposed development. For the Countess Lane / Bolton Road / Stopes Road / Milton Road Mini Roundabout Junction, the increase in queues predicted to result from the development is 3 PCUs which does not represent a severe impact and is therefore acceptable.

11.8 It is therefore concluded that the application proposals are acceptable with regards to transport.

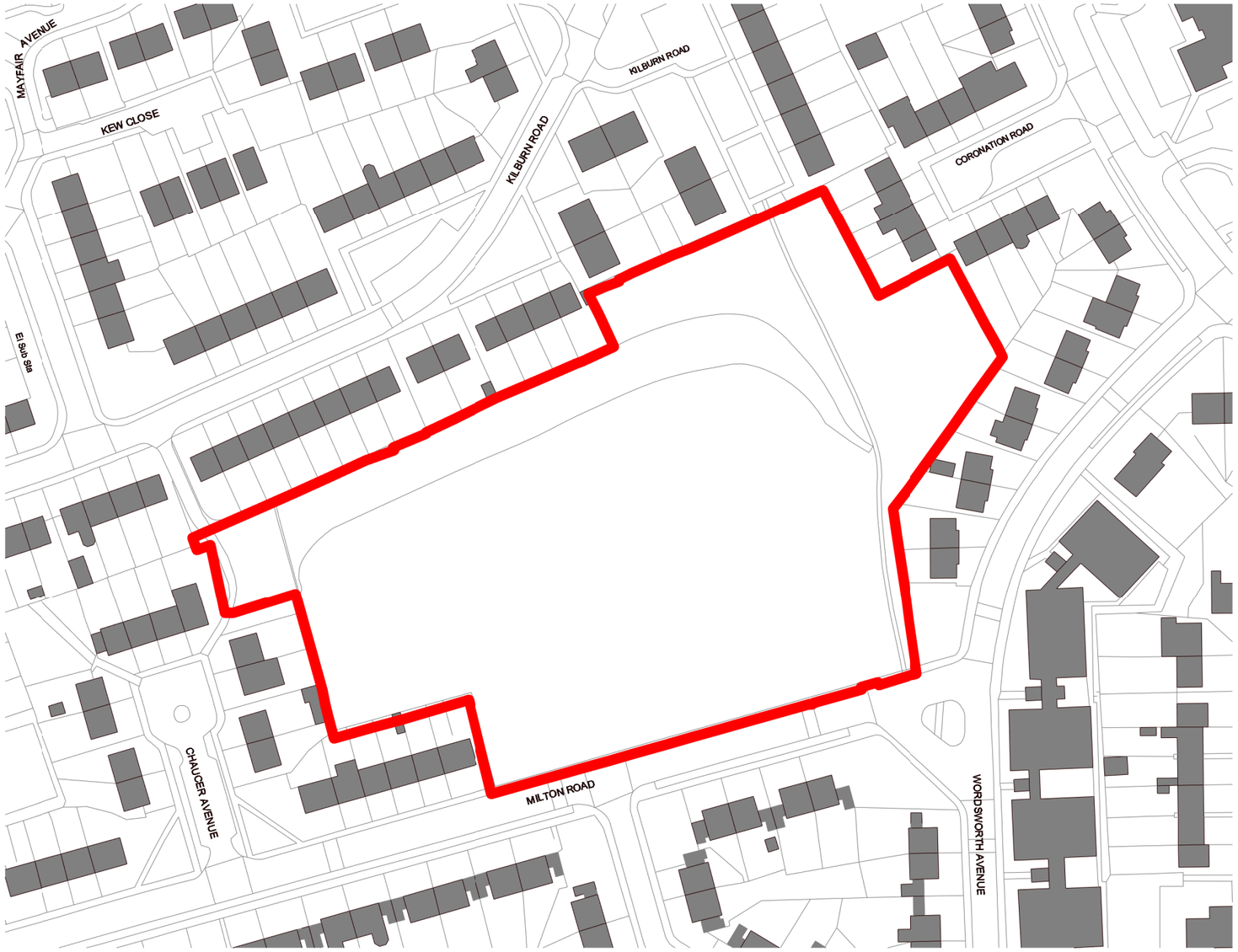
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APPENDIX A

0m 25m 50m 75m 100m

Drawing Scale 1:1250 @ A3

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1 LOCATION PLAN

Scale: 1 : 1250

Rev	Description	By	Date
P1	FIRST ISSUE	PD	25.06.26

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Client: **BURY COUNCIL**

Project: **NEW PRU_AP UNIT MILTON ROAD, RADCLIFFE**

Drawing Title: **LOCATION PLAN**

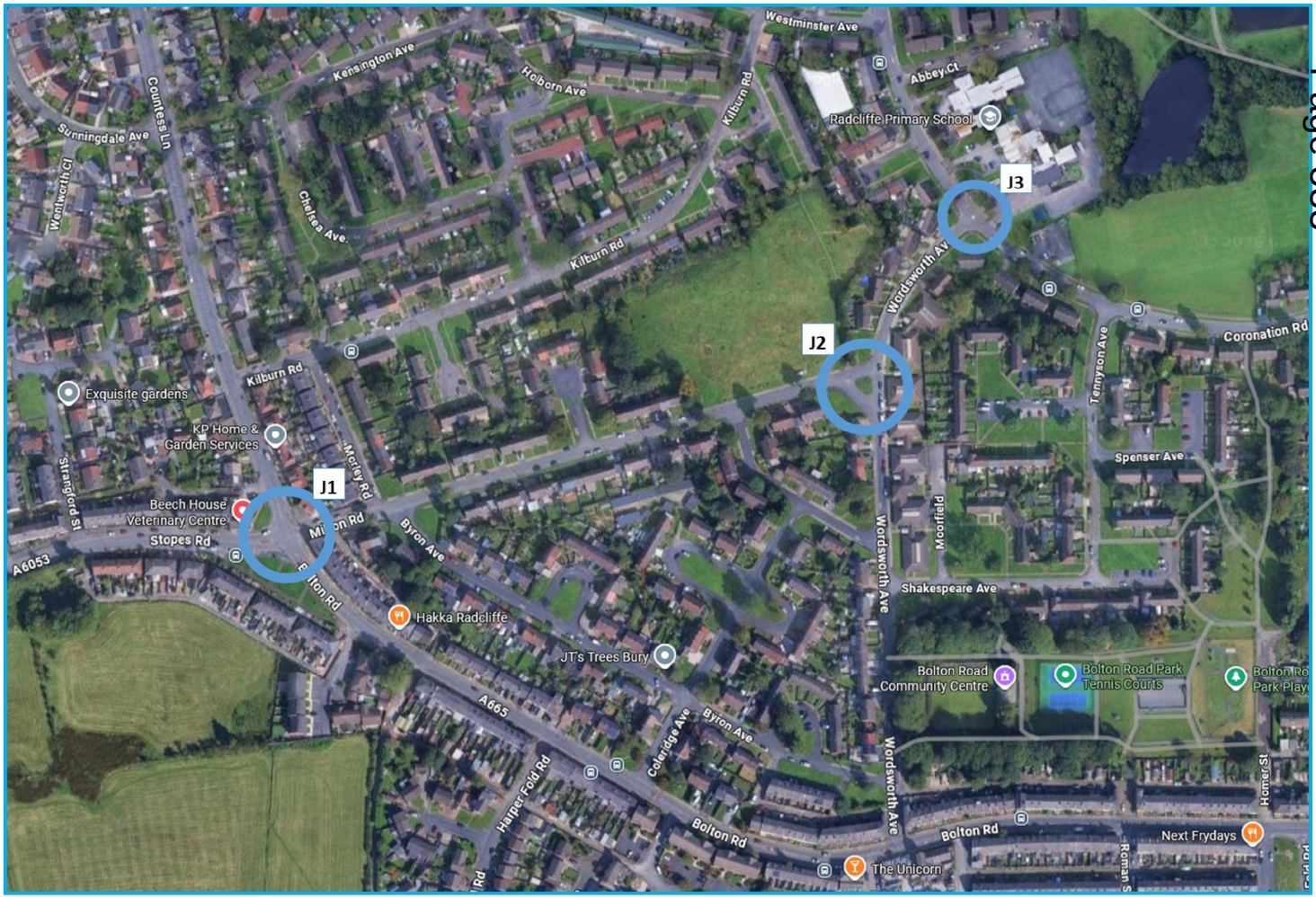
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S3	1 : 1250

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13921	PRU-CAA-ZZ-ZZ-D-A-1001	P1

S|C|P

APPENDIX B


J1
J2
J3
Westminster Ave
Kensington Ave
Holborn Ave
Kilburn Rd
Abbey Ct
Radcliffe Primary School
Countess Ln
Sunningdale Ave
Wentworth Cl
Chelsea Ave
Kilburn Rd
Wordsworth Ave
Coronation Rd
Tennyson Ave
Exquisite gardens
KP Home & Garden Services
Morley Rd
Stamford St
Beech House Veterinary Centre
Stopes Rd
A6053
Byron Ave
Hakka Radcliffe
JT's Trees Bury
Moorfield
Spenser Ave
Shakespeare Ave
Bolton Road Community Centre
Bolton Road Park Tennis Courts
A665
Coleridge Ave
Harper Fold Rd
Bolton Rd
Homer St
Next Frydays
The Unicorn

Road Data Services Ltd

Radcliffe
Thursday 18th June 2026
Junction: 1
Approach: A665 Countess Lane

	Left to Milton Road									Ahead to A665 Bolton Road									Right to A6053 Stopes Road								
TIME	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs
07:30 - 07:45	0	0	0	1	0	0	0	1	1.0	0	1	68	13	1	0	1	84	84.9	0	0	43	4	1	0	0	48	48.5
07:45 - 08:00	0	0	0	0	0	0	0	0	0.0	0	0	50	14	1	1	0	66	67.8	0	0	38	9	0	0	2	49	51.0
Hourly Total	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**1.0**	**0**	**1**	**118**	**27**	**2**	**1**	**1**	**150**	**152.7**	**0**	**0**	**81**	**13**	**1**	**0**	**2**	**97**	**99.5**
08:00 - 08:15	0	1	2	1	0	0	0	4	3.4	0	0	41	13	2	0	1	57	59.0	0	0	48	7	0	0	0	55	55.0
08:15 - 08:30	0	0	1	0	0	0	0	1	1.0	0	0	43	11	6	0	0	60	63.0	0	0	36	6	0	0	0	42	42.0
08:30 - 08:45	0	0	2	0	0	0	0	2	2.0	0	0	52	6	4	1	1	64	68.3	0	0	34	8	1	0	0	43	43.5
08:45 - 09:00	0	0	4	1	0	0	0	5	5.0	0	0	44	12	1	0	0	57	57.5	0	0	24	5	1	0	1	31	32.5
Hourly Total	**0**	**1**	**9**	**2**	**0**	**0**	**0**	**12**	**11.4**	**0**	**0**	**180**	**42**	**13**	**1**	**2**	**238**	**247.8**	**0**	**0**	**142**	**26**	**2**	**0**	**1**	**171**	**173.0**
09:00 - 09:15	0	0	0	0	0	0	0	0	0.0	0	0	19	4	0	0	0	23	23.0	0	0	30	3	0	0	0	33	33.0
09:15 - 09:30	0	0	3	0	0	0	0	3	3.0	0	0	50	5	1	0	0	56	56.5	0	0	19	3	0	0	1	23	24.0
Hourly Total	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**3**	**3.0**	**0**	**0**	**69**	**9**	**1**	**0**	**0**	**79**	**79.5**	**0**	**0**	**49**	**6**	**0**	**0**	**1**	**56**	**57.0**
TOTAL	**0**	**1**	**12**	**3**	**0**	**0**	**0**	**16**	**15.4**	**0**	**1**	**367**	**78**	**16**	**2**	**3**	**467**	**480.0**	**0**	**0**	**272**	**45**	**3**	**0**	**4**	**324**	**329.5**
14:00 - 14:15	0	0	4	2	0	0	0	6	6.0	0	1	48	12	4	0	1	66	68.4	0	3	40	5	1	1	0	50	50.0
14:15 - 14:30	0	0	1	2	0	0	0	3	3.0	0	0	37	11	2	0	0	50	51.0	0	6	18	2	0	0	0	26	22.4
14:30 - 14:45	0	0	3	0	0	0	0	3	3.0	0	0	45	12	3	0	0	60	61.5	0	0	23	3	0	0	0	26	26.0
14:45 - 15:00	0	0	1	0	0	0	0	1	1.0	0	0	51	7	2	0	0	60	61.0	0	0	29	2	4	0	0	35	37.0
Hourly Total	**0**	**0**	**9**	**4**	**0**	**0**	**0**	**13**	**13.0**	**0**	**1**	**181**	**42**	**11**	**0**	**1**	**236**	**241.9**	**0**	**9**	**110**	**12**	**5**	**1**	**0**	**137**	**135.4**
15:00 - 15:15	0	0	3	1	0	0	0	4	4.0	0	0	48	7	2	0	0	57	58.0	0	0	37	3	1	0	0	41	41.5
15:15 - 15:30	0	0	7	0	0	0	0	7	7.0	1	0	47	6	3	0	1	58	59.7	0	0	30	5	0	0	1	36	37.0
15:30 - 15:45	0	0	3	1	0	0	0	4	4.0	0	0	37	9	1	0	2	49	51.5	0	0	32	7	0	0	1	40	41.0
15:45 - 16:00	0	0	4	0	0	0	0	4	4.0	0	0	37	6	1	0	0	44	44.5	0	0	37	8	0	0	1	46	47.0
Hourly Total	**0**	**0**	**17**	**2**	**0**	**0**	**0**	**19**	**19.0**	**1**	**0**	**169**	**28**	**7**	**0**	**3**	**208**	**213.7**	**0**	**0**	**136**	**23**	**1**	**0**	**3**	**163**	**166.5**
16:00 - 16:15	0	0	1	0	0	0	0	1	1.0	0	0	46	8	1	0	0	55	55.5	0	0	26	3	0	0	2	31	33.0
16:15 - 16:30	0	0	4	0	0	0	0	4	4.0	0	0	57	9	0	0	0	66	66.0	0	0	41	6	1	0	0	48	48.5
16:30 - 16:45	0	0	0	0	0	0	0	0	0.0	0	0	57	5	0	0	0	62	62.0	0	0	36	6	1	1	0	44	45.8
16:45 - 17:00	0	0	3	0	0	0	0	3	3.0	0	0	47	1	1	0	0	49	49.5	0	0	28	2	0	0	0	30	30.0
Hourly Total	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**8**	**8.0**	**0**	**0**	**207**	**23**	**2**	**0**	**0**	**232**	**233.0**	**0**	**0**	**131**	**17**	**2**	**1**	**2**	**153**	**157.3**
17:00 - 17:15	0	0	7	1	0	0	0	8	8.0	0	0	47	7	0	0	0	54	54.0	0	0	26	8	0	0	0	34	34.0
17:15 - 17:30	0	0	2	0	0	0	0	2	2.0	1	0	50	4	0	0	0	55	54.2	0	0	39	7	0	0	0	46	46.0
17:30 - 17:45	0	0	4	1	0	0	0	5	5.0	1	0	56	3	0	0	0	60	59.2	0	0	42	1	0	0	0	43	43.0
17:45 - 18:00	0	0	2	0	0	0	0	2	2.0	0	0	55	2	0	0	0	57	57.0	0	1	32	3	0	0	0	36	35.4
Hourly Total	**0**	**0**	**15**	**2**	**0**	**0**	**0**	**17**	**17.0**	**2**	**0**	**208**	**16**	**0**	**0**	**0**	**226**	**224.4**	**0**	**1**	**139**	**19**	**0**	**0**	**0**	**159**	**158.4**
TOTAL	**0**	**0**	**49**	**8**	**0**	**0**	**0**	**57**	**57.0**	**3**	**1**	**765**	**109**	**20**	**0**	**4**	**902**	**913.0**	**0**	**10**	**516**	**71**	**8**	**2**	**5**	**612**	**617.6**

PCU Factors:	
CYCLE	0.2
M/CYCLE	0.4
CAR	1.0
LGV	1.0
OGV1	1.5
OGV2	2.3
BUS	2.0

Road Data Services Ltd

Radcliffe
Thursday 18th June 2026
Junction: 1
Approach: Milton Road

	Left to A665 Bolton Road									Ahead to A6053 Stopes Road									Right to A665 Countess Lane								
TIME	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs
07:30 - 07:45	0	0	2	0	0	0	0	2	2.0	0	0	2	1	0	0	0	3	3.0	0	0	2	2	0	0	1	5	6.0
07:45 - 08:00	0	0	2	0	0	0	0	2	2.0	0	0	4	0	0	0	0	4	4.0	0	0	1	0	0	0	0	1	1.0
Hourly Total	**0**	**0**	**4**	**0**	**0**	**0**	**0**	**4**	**4.0**	**0**	**0**	**6**	**1**	**0**	**0**	**0**	**7**	**7.0**	**0**	**0**	**3**	**2**	**0**	**0**	**1**	**6**	**7.0**
08:00 - 08:15	0	0	3	1	0	0	0	4	4.0	0	0	13	0	0	0	0	13	13.0	0	0	1	0	0	0	0	1	1.0
08:15 - 08:30	0	0	3	0	0	0	0	3	3.0	0	0	10	1	0	0	0	11	11.0	0	0	2	2	0	0	1	5	6.0
08:30 - 08:45	0	0	2	0	0	0	0	2	2.0	0	0	12	0	0	0	0	12	12.0	0	0	1	0	0	0	0	1	1.0
08:45 - 09:00	0	0	3	1	0	0	0	4	4.0	0	0	25	1	0	0	0	26	26.0	0	0	3	0	0	0	0	3	3.0
Hourly Total	**0**	**0**	**11**	**2**	**0**	**0**	**0**	**13**	**13.0**	**0**	**0**	**60**	**2**	**0**	**0**	**0**	**62**	**62.0**	**0**	**0**	**7**	**2**	**0**	**0**	**1**	**10**	**11.0**
09:00 - 09:15	0	0	1	1	0	0	0	2	2.0	0	0	8	1	0	0	0	9	9.0	0	0	1	0	0	0	0	1	1.0
09:15 - 09:30	0	0	0	1	0	0	0	1	1.0	0	0	4	1	0	0	0	5	5.0	0	0	0	0	0	0	0	0	0.0
Hourly Total	**0**	**0**	**1**	**2**	**0**	**0**	**0**	**3**	**3.0**	**0**	**0**	**12**	**2**	**0**	**0**	**0**	**14**	**14.0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**1**	**1.0**
TOTAL	**0**	**0**	**16**	**4**	**0**	**0**	**0**	**20**	**20.0**	**0**	**0**	**78**	**5**	**0**	**0**	**0**	**83**	**83.0**	**0**	**0**	**11**	**4**	**0**	**0**	**2**	**17**	**19.0**
14:00 - 14:15	0	0	1	0	0	0	0	1	1.0	0	0	3	0	0	0	0	3	3.0	0	0	2	0	0	0	0	2	2.0
14:15 - 14:30	0	0	0	0	0	0	0	0	0.0	0	0	9	2	0	0	0	11	11.0	0	0	1	0	0	0	0	1	1.0
14:30 - 14:45	0	0	1	0	0	0	0	1	1.0	0	0	4	2	0	0	0	6	6.0	0	0	0	0	0	0	0	0	0.0
14:45 - 15:00	0	0	2	0	0	0	0	2	2.0	0	0	8	1	0	0	0	9	9.0	0	0	2	1	0	0	0	3	3.0
Hourly Total	**0**	**0**	**4**	**0**	**0**	**0**	**0**	**4**	**4.0**	**0**	**0**	**24**	**5**	**0**	**0**	**0**	**29**	**29.0**	**0**	**0**	**5**	**1**	**0**	**0**	**0**	**6**	**6.0**
15:00 - 15:15	0	0	2	0	0	0	0	2	2.0	0	0	4	1	0	0	0	5	5.0	0	0	2	0	0	0	0	2	2.0
15:15 - 15:30	0	0	0	1	0	0	0	1	1.0	0	0	2	2	0	0	0	4	4.0	0	0	1	0	0	0	0	1	1.0
15:30 - 15:45	0	0	4	0	0	0	0	4	4.0	0	0	5	0	0	0	0	5	5.0	0	0	0	0	0	0	0	0	0.0
15:45 - 16:00	0	0	3	0	0	0	0	3	3.0	0	0	5	0	1	0	0	6	6.5	0	0	0	0	1	0	0	1	1.5
Hourly Total	**0**	**0**	**9**	**1**	**0**	**0**	**0**	**10**	**10.0**	**0**	**0**	**16**	**3**	**1**	**0**	**0**	**20**	**20.5**	**0**	**0**	**3**	**0**	**1**	**0**	**0**	**4**	**4.5**
16:00 - 16:15	0	0	0	0	0	0	0	0	0.0	0	0	9	2	0	0	0	11	11.0	0	0	2	1	0	0	0	3	3.0
16:15 - 16:30	0	0	7	0	0	0	0	7	7.0	0	1	9	2	0	0	0	12	11.4	0	0	3	0	0	0	0	3	3.0
16:30 - 16:45	0	0	5	1	0	0	0	6	6.0	0	0	8	0	0	0	0	8	8.0	0	0	2	0	0	0	0	2	2.0
16:45 - 17:00	0	0	1	1	0	0	0	2	2.0	0	0	6	0	0	0	0	6	6.0	0	0	2	0	0	0	0	2	2.0
Hourly Total	**0**	**0**	**13**	**2**	**0**	**0**	**0**	**15**	**15.0**	**0**	**1**	**32**	**4**	**0**	**0**	**0**	**37**	**36.4**	**0**	**0**	**9**	**1**	**0**	**0**	**0**	**10**	**10.0**
17:00 - 17:15	0	0	1	0	0	0	0	1	1.0	0	0	5	0	0	0	0	5	5.0	0	0	0	0	0	0	0	0	0.0
17:15 - 17:30	0	0	3	1	0	0	0	4	4.0	0	0	13	3	0	0	0	16	16.0	0	0	2	0	0	0	0	2	2.0
17:30 - 17:45	0	0	5	0	0	0	0	5	5.0	0	0	7	0	0	0	0	7	7.0	0	0	0	1	0	0	0	1	1.0
17:45 - 18:00	0	0	4	1	0	0	0	5	5.0	0	0	8	1	0	0	0	9	9.0	0	0	4	2	0	0	0	6	6.0
Hourly Total	**0**	**0**	**13**	**2**	**0**	**0**	**0**	**15**	**15.0**	**0**	**0**	**33**	**4**	**0**	**0**	**0**	**37**	**37.0**	**0**	**0**	**6**	**3**	**0**	**0**	**0**	**9**	**9.0**
TOTAL	**0**	**0**	**39**	**5**	**0**	**0**	**0**	**44**	**44.0**	**0**	**1**	**105**	**16**	**1**	**0**	**0**	**123**	**122.9**	**0**	**0**	**23**	**5**	**1**	**0**	**0**	**29**	**29.5**

PCU Factors:	
CYCLE	0.2
M/CYCLE	0.4
CAR	1.0
LGV	1.0
OGV1	1.5
OGV2	2.3
BUS	2.0

Road Data Services Ltd

Radcliffe
Thursday 18th June 2026
Junction: 1
Approach: A665 Bolton Road

	Left to A6053 Stopes Road									Ahead to A665 Countess Lane									Right to Milton Road								
TIME	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs
07:30 - 07:45	0	0	69	8	1	0	1	**79**	**80.5**	0	1	42	7	3	1	0	**54**	**56.2**	0	0	0	0	0	0	0	**0**	**0.0**
07:45 - 08:00	0	0	47	3	3	0	1	**54**	**56.5**	1	0	32	7	2	0	1	**43**	**44.2**	0	0	1	0	0	0	0	**1**	**1.0**
Hourly Total	**0**	**0**	**116**	**11**	**4**	**0**	**2**	**133**	**137.0**	**1**	**1**	**74**	**14**	**5**	**1**	**1**	**97**	**100.4**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**1**	**1.0**
08:00 - 08:15	0	0	52	6	0	1	2	**61**	**64.3**	0	0	44	9	2	2	0	**57**	**60.6**	0	0	2	0	0	0	0	**2**	**2.0**
08:15 - 08:30	0	0	52	14	1	0	2	**69**	**71.5**	0	0	34	4	4	0	0	**42**	**44.0**	0	0	2	1	0	0	0	**3**	**3.0**
08:30 - 08:45	0	1	54	6	1	1	2	**65**	**68.2**	0	0	31	9	1	0	0	**41**	**41.5**	0	0	5	0	0	0	0	**5**	**5.0**
08:45 - 09:00	0	0	36	10	7	2	2	**57**	**65.1**	0	0	32	15	5	0	0	**52**	**54.5**	0	0	2	1	0	0	0	**3**	**3.0**
Hourly Total	**0**	**1**	**194**	**36**	**9**	**4**	**8**	**252**	**269.1**	**0**	**0**	**141**	**37**	**12**	**2**	**0**	**192**	**200.6**	**0**	**0**	**11**	**2**	**0**	**0**	**0**	**13**	**13.0**
09:00 - 09:15	0	0	49	10	5	0	2	**66**	**70.5**	0	0	37	7	1	0	0	**45**	**45.5**	0	0	0	0	0	0	0	**0**	**0.0**
09:15 - 09:30	0	0	30	6	3	1	2	**42**	**46.8**	0	0	32	7	1	0	1	**41**	**42.5**	0	0	2	0	1	0	0	**3**	**3.5**
Hourly Total	**0**	**0**	**79**	**16**	**8**	**1**	**4**	**108**	**117.3**	**0**	**0**	**69**	**14**	**2**	**0**	**1**	**86**	**88.0**	**0**	**0**	**2**	**0**	**1**	**0**	**0**	**3**	**3.5**
TOTAL	**0**	**1**	**389**	**63**	**21**	**5**	**14**	**493**	**523.4**	**1**	**1**	**284**	**65**	**19**	**3**	**2**	**375**	**389.0**	**0**	**0**	**14**	**2**	**1**	**0**	**0**	**17**	**17.5**
14:00 - 14:15	0	1	69	9	2	0	2	**83**	**85.4**	0	0	42	13	5	0	0	**60**	**62.5**	0	0	0	0	0	0	0	**0**	**0.0**
14:15 - 14:30	0	0	55	11	4	0	2	**72**	**76.0**	0	0	42	9	3	0	0	**54**	**55.5**	0	0	1	1	0	0	0	**2**	**2.0**
14:30 - 14:45	0	1	58	8	2	0	1	**70**	**71.4**	0	0	53	10	0	0	0	**63**	**63.0**	0	0	0	0	0	0	0	**0**	**0.0**
14:45 - 15:00	0	0	53	10	1	0	1	**65**	**66.5**	0	1	43	11	2	0	0	**57**	**57.4**	0	0	0	0	0	0	0	**0**	**0.0**
Hourly Total	**0**	**2**	**235**	**38**	**9**	**0**	**6**	**290**	**299.3**	**0**	**1**	**180**	**43**	**10**	**0**	**0**	**234**	**238.4**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**2**	**2.0**
15:00 - 15:15	1	1	53	9	2	1	2	**69**	**71.9**	0	0	51	8	2	0	1	**62**	**64.0**	0	0	4	0	0	0	0	**4**	**4.0**
15:15 - 15:30	0	0	66	12	1	0	1	**80**	**81.5**	0	1	58	9	3	0	1	**72**	**73.9**	0	0	3	1	0	0	0	**4**	**4.0**
15:30 - 15:45	0	0	72	9	0	0	3	**84**	**87.0**	0	1	67	11	1	0	0	**80**	**79.9**	0	0	2	0	0	0	0	**2**	**2.0**
15:45 - 16:00	0	0	69	17	1	0	2	**89**	**91.5**	0	0	63	10	2	0	1	**76**	**78.0**	0	0	1	0	0	0	0	**1**	**1.0**
Hourly Total	**1**	**1**	**260**	**47**	**4**	**1**	**8**	**322**	**331.9**	**0**	**2**	**239**	**38**	**8**	**0**	**3**	**290**	**295.8**	**0**	**0**	**10**	**1**	**0**	**0**	**0**	**11**	**11.0**
16:00 - 16:15	0	1	85	14	3	0	2	**105**	**107.9**	0	1	70	16	0	0	0	**87**	**86.4**	0	0	0	2	0	0	0	**2**	**2.0**
16:15 - 16:30	0	0	61	11	2	0	1	**75**	**77.0**	0	0	61	8	2	0	1	**72**	**74.0**	0	0	1	1	0	0	0	**2**	**2.0**
16:30 - 16:45	0	0	92	9	0	0	1	**102**	**103.0**	0	1	84	12	0	0	0	**97**	**96.4**	0	0	2	2	0	0	0	**4**	**4.0**
16:45 - 17:00	1	0	73	11	1	0	3	**89**	**91.7**	0	0	90	13	0	0	0	**103**	**103.0**	0	0	3	0	0	0	0	**3**	**3.0**
Hourly Total	**1**	**1**	**311**	**45**	**6**	**0**	**7**	**371**	**379.6**	**0**	**2**	**305**	**49**	**2**	**0**	**1**	**359**	**359.8**	**0**	**0**	**6**	**5**	**0**	**0**	**0**	**11**	**11.0**
17:00 - 17:15	0	1	82	11	2	1	0	**97**	**98.7**	3	3	70	10	0	0	1	**87**	**83.8**	0	0	5	0	0	0	0	**5**	**5.0**
17:15 - 17:30	0	1	102	9	0	0	4	**116**	**119.4**	0	0	62	10	0	1	1	**74**	**76.3**	0	0	2	0	0	0	0	**2**	**2.0**
17:30 - 17:45	0	0	62	5	0	1	1	**69**	**71.3**	0	0	70	7	0	1	0	**78**	**79.3**	0	0	4	0	0	0	0	**4**	**4.0**
17:45 - 18:00	0	1	70	4	0	0	2	**77**	**78.4**	0	0	57	6	0	0	0	**63**	**63.0**	0	0	1	0	0	0	0	**1**	**1.0**
Hourly Total	**0**	**3**	**316**	**29**	**2**	**2**	**7**	**359**	**367.8**	**3**	**3**	**259**	**33**	**0**	**2**	**2**	**302**	**302.4**	**0**	**0**	**12**	**0**	**0**	**0**	**0**	**12**	**12.0**
TOTAL	**2**	**7**	**1122**	**159**	**21**	**3**	**28**	**1342**	**1378.6**	**3**	**8**	**983**	**163**	**20**	**2**	**6**	**1185**	**1196.4**	**0**	**0**	**29**	**7**	**0**	**0**	**0**	**36**	**36.0**

PCU Factors:	
CYCLE	0.2
M/CYCLE	0.4
CAR	1.0
LGV	1.0
OGV1	1.5
OGV2	2.3
BUS	2.0

Road Data Services Ltd

Radcliffe
Thursday 18th June 2026
Junction: 2
Approach: Wordsworth Avenue North

	Ahead to Wordsworth Avenue (S)									Right to Milton Road								
TIME	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs
07:30 - 07:45	0	0	1	0	0	0	0	1	1.0	0	0	3	3	0	0	1	7	8.0
07:45 - 08:00	0	0	1	0	0	0	0	1	1.0	0	0	7	0	0	0	0	7	7.0
Hourly Total	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**2**	**2.0**	**0**	**0**	**10**	**3**	**0**	**0**	**1**	**14**	**15.0**
08:00 - 08:15	0	0	4	0	0	0	0	4	4.0	0	0	8	0	0	0	0	8	8.0
08:15 - 08:30	0	0	4	2	0	0	0	6	6.0	0	0	8	0	0	0	0	8	8.0
08:30 - 08:45	0	0	1	1	0	0	0	2	2.0	0	0	4	0	0	0	0	4	4.0
08:45 - 09:00	0	0	10	2	0	0	0	12	12.0	0	0	9	1	0	0	0	10	10.0
Hourly Total	**0**	**0**	**19**	**5**	**0**	**0**	**0**	**24**	**24.0**	**0**	**0**	**29**	**1**	**0**	**0**	**0**	**30**	**30.0**
09:00 - 09:15	0	0	4	0	0	0	0	4	4.0	0	0	9	1	0	0	0	10	10.0
09:15 - 09:30	0	0	3	0	1	0	0	4	4.5	0	0	4	1	0	0	0	5	5.0
Hourly Total	**0**	**0**	**7**	**0**	**1**	**0**	**0**	**8**	**8.5**	**0**	**0**	**13**	**2**	**0**	**0**	**0**	**15**	**15.0**
TOTAL	**0**	**0**	**28**	**5**	**1**	**0**	**0**	**34**	**34.5**	**0**	**0**	**52**	**6**	**0**	**0**	**1**	**59**	**60.0**
14:00 - 14:15	0	0	3	1	1	0	0	5	5.5	0	0	5	0	0	0	0	5	5.0
14:15 - 14:30	0	0	3	0	0	0	0	3	3.0	0	1	8	2	0	0	0	11	10.4
14:30 - 14:45	0	0	3	2	0	0	0	5	5.0	0	0	6	1	0	0	0	7	7.0
14:45 - 15:00	0	0	4	1	1	0	0	6	6.5	0	0	6	3	0	0	0	9	9.0
Hourly Total	**0**	**0**	**13**	**4**	**2**	**0**	**0**	**19**	**20.0**	**0**	**1**	**25**	**6**	**0**	**0**	**0**	**32**	**31.4**
15:00 - 15:15	0	0	5	0	0	0	0	5	5.0	0	0	3	2	0	0	0	5	5.0
15:15 - 15:30	0	0	5	2	0	0	0	7	7.0	0	0	9	1	0	0	0	10	10.0
15:30 - 15:45	0	0	8	0	0	0	0	8	8.0	0	0	10	0	0	0	0	10	10.0
15:45 - 16:00	0	0	3	0	0	0	0	3	3.0	1	0	4	0	0	0	0	5	4.2
Hourly Total	**0**	**0**	**21**	**2**	**0**	**0**	**0**	**23**	**23.0**	**1**	**0**	**26**	**3**	**0**	**0**	**0**	**30**	**29.2**
16:00 - 16:15	0	0	4	0	0	0	0	4	4.0	0	0	13	3	0	0	0	16	16.0
16:15 - 16:30	0	0	6	2	0	0	0	8	8.0	0	1	17	0	0	0	0	18	17.4
16:30 - 16:45	0	0	10	2	0	0	0	12	12.0	0	0	10	0	0	0	0	10	10.0
16:45 - 17:00	0	0	8	0	0	0	0	8	8.0	0	0	6	0	0	0	0	6	6.0
Hourly Total	**0**	**0**	**28**	**4**	**0**	**0**	**0**	**32**	**32.0**	**0**	**1**	**46**	**3**	**0**	**0**	**0**	**50**	**49.4**
17:00 - 17:15	1	0	4	1	0	0	0	6	5.2	0	0	9	2	0	0	0	11	11.0
17:15 - 17:30	0	0	6	2	0	0	0	8	8.0	0	1	13	2	0	0	0	16	15.4
17:30 - 17:45	0	0	12	0	0	0	0	12	12.0	0	0	9	0	0	0	0	9	9.0
17:45 - 18:00	1	0	3	0	0	0	0	4	3.2	1	0	10	1	0	0	0	12	11.2
Hourly Total	**2**	**0**	**25**	**3**	**0**	**0**	**0**	**30**	**28.4**	**1**	**1**	**41**	**5**	**0**	**0**	**0**	**48**	**46.6**
TOTAL	**2**	**0**	**87**	**13**	**2**	**0**	**0**	**104**	**103.4**	**2**	**3**	**138**	**17**	**0**	**0**	**0**	**160**	**156.6**

PCU Factors:	
CYCLE	0.2
M/CYCLE	0.4
CAR	1.0
LGV	1.0
OGV1	1.5
OGV2	2.3
BUS	2.0

Road Data Services Ltd

Radcliffe
Thursday 18th June 2026
Junction: 2
Approach: Wordsworth Avenue South

	Left to Milton Road									Ahead to Wordsworth Avenue (N)								
TIME	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs
07:30 - 07:45	0	0	0	0	0	0	0	0	0.0	0	0	5	1	0	0	0	6	6.0
07:45 - 08:00	0	0	0	0	0	0	0	0	0.0	0	0	10	1	1	0	0	12	12.5
Hourly Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0.0**	**0**	**0**	**15**	**2**	**1**	**0**	**0**	**18**	**18.5**
08:00 - 08:15	0	0	0	0	0	0	0	0	0.0	0	0	1	0	0	0	0	1	1.0
08:15 - 08:30	0	0	0	0	0	0	0	0	0.0	0	0	2	0	0	0	0	2	2.0
08:30 - 08:45	0	0	0	0	0	0	0	0	0.0	0	0	7	0	0	0	0	7	7.0
08:45 - 09:00	0	0	1	1	0	0	0	2	2.0	0	0	15	0	0	0	0	15	15.0
Hourly Total	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**2**	**2.0**	**0**	**0**	**25**	**0**	**0**	**0**	**0**	**25**	**25.0**
09:00 - 09:15	0	0	0	0	0	0	0	0	0.0	0	0	3	0	0	0	0	3	3.0
09:15 - 09:30	0	0	0	0	0	0	0	0	0.0	0	0	1	1	1	0	0	3	3.5
Hourly Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0.0**	**0**	**0**	**4**	**1**	**1**	**0**	**0**	**6**	**6.5**
TOTAL	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**2**	**2.0**	**0**	**0**	**44**	**3**	**2**	**0**	**0**	**49**	**50.0**
14:00 - 14:15	0	0	0	0	0	0	0	0	0.0	0	0	5	0	0	0	0	5	5.0
14:15 - 14:30	0	0	3	0	0	0	0	3	3.0	0	0	6	0	0	0	0	6	6.0
14:30 - 14:45	0	0	1	0	0	0	0	1	1.0	0	0	4	1	0	0	0	5	5.0
14:45 - 15:00	0	0	1	0	0	0	0	1	1.0	0	0	4	2	0	0	0	6	6.0
Hourly Total	**0**	**0**	**5**	**0**	**0**	**0**	**0**	**5**	**5.0**	**0**	**0**	**19**	**3**	**0**	**0**	**0**	**22**	**22.0**
15:00 - 15:15	0	0	0	0	0	0	0	0	0.0	0	0	5	1	0	0	0	6	6.0
15:15 - 15:30	0	0	1	0	0	0	0	1	1.0	0	0	4	0	0	0	0	4	4.0
15:30 - 15:45	0	0	1	0	0	0	0	1	1.0	0	0	3	0	0	0	0	3	3.0
15:45 - 16:00	0	0	0	0	1	0	0	1	1.5	0	0	4	1	1	0	1	7	8.5
Hourly Total	**0**	**0**	**2**	**0**	**1**	**0**	**0**	**3**	**3.5**	**0**	**0**	**16**	**2**	**1**	**0**	**1**	**20**	**21.5**
16:00 - 16:15	0	0	0	1	0	0	0	1	1.0	0	0	6	1	0	0	0	7	7.0
16:15 - 16:30	0	0	2	0	0	0	0	2	2.0	0	0	5	1	0	0	0	6	6.0
16:30 - 16:45	0	0	0	0	0	0	0	0	0.0	0	0	9	0	0	0	0	9	9.0
16:45 - 17:00	0	0	1	0	0	0	0	1	1.0	0	0	2	0	0	0	0	2	2.0
Hourly Total	**0**	**0**	**3**	**1**	**0**	**0**	**0**	**4**	**4.0**	**0**	**0**	**22**	**2**	**0**	**0**	**0**	**24**	**24.0**
17:00 - 17:15	0	0	1	0	0	0	0	1	1.0	0	0	3	0	0	0	0	3	3.0
17:15 - 17:30	0	0	2	0	0	0	0	2	2.0	0	0	7	0	0	0	0	7	7.0
17:30 - 17:45	0	0	0	1	0	0	0	1	1.0	1	4	4	0	0	0	0	9	5.8
17:45 - 18:00	0	0	2	1	0	0	0	3	3.0	0	0	3	0	0	0	0	3	3.0
Hourly Total	**0**	**0**	**5**	**2**	**0**	**0**	**0**	**7**	**7.0**	**1**	**4**	**17**	**0**	**0**	**0**	**0**	**22**	**18.8**
TOTAL	**0**	**0**	**15**	**3**	**1**	**0**	**0**	**19**	**19.5**	**1**	**4**	**74**	**7**	**1**	**0**	**1**	**88**	**86.3**

PCU Factors:	
CYCLE	0.2
M/CYCLE	0.4
CAR	1.0
LGV	1.0
OGV1	1.5
OGV2	2.3
BUS	2.0

Road Data Services Ltd

Radcliffe
Thursday 18th June 2026
Junction: 2
Approach: Milton Road

	Left to Wordsworth Avenue (N)									Right to Wordsworth Avenue (S)								
TIME	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs
07:30 - 07:45	0	0	7	2	0	0	0	9	9.0	0	0	1	0	0	0	0	1	1.0
07:45 - 08:00	0	0	16	3	2	0	0	21	22.0	0	0	0	1	0	0	0	1	1.0
Hourly Total	**0**	**0**	**23**	**5**	**2**	**0**	**0**	**30**	**31.0**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**2**	**2.0**
08:00 - 08:15	0	0	13	4	0	0	0	17	17.0	0	0	1	0	0	0	0	1	1.0
08:15 - 08:30	0	0	19	3	0	0	0	22	22.0	0	0	0	0	0	0	0	0	0.0
08:30 - 08:45	0	0	12	3	0	0	0	15	15.0	0	0	0	0	0	0	0	0	0.0
08:45 - 09:00	0	0	13	2	0	0	0	15	15.0	0	0	1	2	0	0	0	3	3.0
Hourly Total	**0**	**0**	**57**	**12**	**0**	**0**	**0**	**69**	**69.0**	**0**	**0**	**2**	**2**	**0**	**0**	**0**	**4**	**4.0**
09:00 - 09:15	0	0	4	1	0	0	0	5	5.0	0	0	0	0	0	0	0	0	0.0
09:15 - 09:30	0	0	9	1	1	0	0	11	11.5	0	0	2	0	0	0	0	2	2.0
Hourly Total	**0**	**0**	**13**	**2**	**1**	**0**	**0**	**16**	**16.5**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**2**	**2.0**
TOTAL	**0**	**0**	**93**	**19**	**3**	**0**	**0**	**115**	**116.5**	**0**	**0**	**5**	**3**	**0**	**0**	**0**	**8**	**8.0**
14:00 - 14:15	0	0	7	0	1	0	0	8	8.5	0	0	0	1	0	0	0	1	1.0
14:15 - 14:30	0	0	4	3	0	0	0	7	7.0	0	0	1	1	0	0	0	2	2.0
14:30 - 14:45	0	0	1	0	0	0	0	1	1.0	0	0	2	0	1	0	0	3	3.5
14:45 - 15:00	0	0	9	0	0	0	0	9	9.0	0	0	0	0	0	0	0	0	0.0
Hourly Total	**0**	**0**	**21**	**3**	**1**	**0**	**0**	**25**	**25.5**	**0**	**0**	**3**	**2**	**1**	**0**	**0**	**6**	**6.5**
15:00 - 15:15	1	0	7	1	0	0	0	9	8.2	0	0	0	0	0	0	0	0	0.0
15:15 - 15:30	0	1	16	1	0	0	0	18	17.4	0	0	0	0	0	0	0	0	0.0
15:30 - 15:45	0	0	12	1	0	0	0	13	13.0	0	0	3	0	0	0	0	3	3.0
15:45 - 16:00	0	0	13	0	1	0	0	14	14.5	0	0	2	0	0	0	0	2	2.0
Hourly Total	**1**	**1**	**48**	**3**	**1**	**0**	**0**	**54**	**53.1**	**0**	**0**	**5**	**0**	**0**	**0**	**0**	**5**	**5.0**
16:00 - 16:15	0	0	8	2	0	0	0	10	10.0	0	0	0	2	0	0	0	2	2.0
16:15 - 16:30	0	0	7	1	0	0	0	8	8.0	0	0	0	0	0	0	0	0	0.0
16:30 - 16:45	0	0	10	1	0	0	0	11	11.0	0	0	0	2	0	0	0	2	2.0
16:45 - 17:00	0	0	6	0	0	0	0	6	6.0	0	0	1	0	0	0	0	1	1.0
Hourly Total	**0**	**0**	**31**	**4**	**0**	**0**	**0**	**35**	**35.0**	**0**	**0**	**1**	**4**	**0**	**0**	**0**	**5**	**5.0**
17:00 - 17:15	0	0	7	0	0	0	0	7	7.0	0	0	0	0	0	0	0	0	0.0
17:15 - 17:30	0	0	18	1	0	0	0	19	19.0	0	0	1	0	0	0	0	1	1.0
17:30 - 17:45	0	0	14	2	0	0	0	16	16.0	0	0	0	0	0	0	0	0	0.0
17:45 - 18:00	0	0	19	1	0	0	0	20	20.0	0	0	1	0	0	0	0	1	1.0
Hourly Total	**0**	**0**	**58**	**4**	**0**	**0**	**0**	**62**	**62.0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**2**	**2.0**
TOTAL	**1**	**1**	**158**	**14**	**2**	**0**	**0**	**176**	**175.6**	**0**	**0**	**11**	**6**	**1**	**0**	**0**	**18**	**18.5**

PCU Factors:	
CYCLE	0.2
M/CYCLE	0.4
CAR	1.0
LGV	1.0
OGV1	1.5
OGV2	2.3
BUS	2.0

Road Data Services Ltd

Radcliffe
Thursday 18th June 2026
Junction: 1
Approach: A6053 Stopes Road

	Left to A665 Countess Lane									Ahead to Milton Road									Right to A665 Bolton Road								
TIME	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs
07:30 - 07:45	0	0	29	3	2	0	3	37	41.0	0	0	8	0	0	0	0	8	8.0	0	0	74	10	1	0	2	87	89.5
07:45 - 08:00	0	0	19	6	1	0	0	26	26.5	0	0	14	4	2	0	0	20	21.0	0	1	47	13	2	0	2	65	67.4
Hourly Total	**0**	**0**	**48**	**9**	**3**	**0**	**3**	**63**	**67.5**	**0**	**0**	**22**	**4**	**2**	**0**	**0**	**28**	**29.0**	**0**	**1**	**121**	**23**	**3**	**0**	**4**	**152**	**156.9**
08:00 - 08:15	0	1	22	6	0	1	0	30	30.7	0	0	8	4	0	0	0	12	12.0	1	1	56	4	4	0	1	67	68.6
08:15 - 08:30	0	0	30	1	0	1	0	32	33.3	0	0	14	2	0	0	0	16	16.0	0	0	51	9	0	1	1	62	64.3
08:30 - 08:45	0	0	28	5	0	0	0	33	33.0	0	0	6	1	0	0	0	7	7.0	0	1	53	4	3	0	1	62	63.9
08:45 - 09:00	0	0	35	4	0	0	0	39	39.0	0	0	8	2	0	0	0	10	10.0	0	0	48	13	0	0	1	62	63.0
Hourly Total	**0**	**1**	**115**	**16**	**0**	**2**	**0**	**134**	**136.0**	**0**	**0**	**36**	**9**	**0**	**0**	**0**	**45**	**45.0**	**1**	**2**	**208**	**30**	**7**	**1**	**4**	**253**	**259.8**
09:00 - 09:15	0	0	26	6	3	2	0	37	41.1	0	0	4	1	0	0	0	5	5.0	1	0	40	4	3	0	2	50	52.7
09:15 - 09:30	0	0	26	3	0	0	0	29	29.0	0	0	9	0	0	0	0	9	9.0	0	0	57	5	0	0	1	63	64.0
Hourly Total	**0**	**0**	**52**	**9**	**3**	**2**	**0**	**66**	**70.1**	**0**	**0**	**13**	**1**	**0**	**0**	**0**	**14**	**14.0**	**1**	**0**	**97**	**9**	**3**	**0**	**3**	**113**	**116.7**
TOTAL	**0**	**1**	**215**	**34**	**6**	**4**	**3**	**263**	**273.6**	**0**	**0**	**71**	**14**	**2**	**0**	**0**	**87**	**88.0**	**2**	**3**	**426**	**62**	**13**	**1**	**11**	**518**	**533.4**
14:00 - 14:15	0	0	29	5	1	0	0	35	35.5	0	0	6	0	0	0	0	6	6.0	0	1	47	8	2	1	2	61	64.7
14:15 - 14:30	0	0	23	2	0	0	0	25	25.0	0	0	2	2	0	0	0	4	4.0	0	0	32	9	1	2	1	45	49.1
14:30 - 14:45	0	0	30	9	2	0	0	41	42.0	0	0	2	1	0	0	0	3	3.0	1	2	38	11	2	1	1	56	57.3
14:45 - 15:00	0	0	38	4	0	0	0	42	42.0	0	0	9	0	0	0	0	9	9.0	0	1	44	7	6	0	2	60	64.4
Hourly Total	**0**	**0**	**120**	**20**	**3**	**0**	**0**	**143**	**144.5**	**0**	**0**	**19**	**3**	**0**	**0**	**0**	**22**	**22.0**	**1**	**4**	**161**	**35**	**11**	**4**	**6**	**222**	**235.5**
15:00 - 15:15	0	0	34	8	1	0	0	43	43.5	0	0	10	1	0	0	0	11	11.0	0	0	60	3	1	0	1	65	66.5
15:15 - 15:30	0	0	45	8	0	0	0	53	53.0	0	0	9	1	0	0	0	10	10.0	0	0	39	5	0	0	1	45	46.0
15:30 - 15:45	0	1	51	5	0	0	0	57	56.4	0	0	7	1	0	0	0	8	8.0	0	0	43	4	0	0	2	49	51.0
15:45 - 16:00	0	0	36	9	0	0	2	47	49.0	0	0	11	0	1	0	0	12	12.5	0	1	42	5	0	0	0	48	47.4
Hourly Total	**0**	**1**	**166**	**30**	**1**	**0**	**2**	**200**	**201.9**	**0**	**0**	**37**	**3**	**1**	**0**	**0**	**41**	**41.5**	**0**	**1**	**184**	**17**	**1**	**0**	**4**	**207**	**210.9**
16:00 - 16:15	0	0	56	8	1	0	0	65	65.5	0	0	5	5	0	0	0	10	10.0	1	0	34	5	1	1	2	44	47.0
16:15 - 16:30	0	0	40	10	2	1	0	53	55.3	0	0	7	1	0	0	0	8	8.0	1	0	51	7	1	0	1	61	61.7
16:30 - 16:45	0	0	56	7	0	0	0	63	63.0	0	0	13	5	0	0	0	18	18.0	0	1	51	15	2	0	1	70	71.4
16:45 - 17:00	0	0	47	5	0	0	0	52	52.0	0	0	5	0	0	0	0	5	5.0	0	0	60	4	0	0	2	66	68.0
Hourly Total	**0**	**0**	**199**	**30**	**3**	**1**	**0**	**233**	**235.8**	**0**	**0**	**30**	**11**	**0**	**0**	**0**	**41**	**41.0**	**2**	**1**	**196**	**31**	**4**	**1**	**6**	**241**	**248.1**
17:00 - 17:15	1	0	50	8	0	0	0	59	58.2	0	0	6	0	0	0	0	6	6.0	0	1	63	4	1	0	2	71	72.9
17:15 - 17:30	0	1	37	9	0	0	0	47	46.4	0	0	16	1	0	0	0	17	17.0	0	0	62	4	1	0	2	69	71.5
17:30 - 17:45	0	0	46	5	0	0	0	51	51.0	0	0	9	3	0	0	0	12	12.0	0	0	71	8	1	0	2	82	84.5
17:45 - 18:00	0	0	52	9	0	0	0	61	61.0	0	0	17	1	0	0	0	18	18.0	0	0	50	6	0	0	0	56	56.0
Hourly Total	**1**	**1**	**185**	**31**	**0**	**0**	**0**	**218**	**216.6**	**0**	**0**	**48**	**5**	**0**	**0**	**0**	**53**	**53.0**	**0**	**1**	**246**	**22**	**3**	**0**	**6**	**278**	**284.9**
TOTAL	**1**	**2**	**670**	**111**	**7**	**1**	**2**	**794**	**798.8**	**0**	**0**	**134**	**22**	**1**	**0**	**0**	**157**	**157.5**	**3**	**7**	**787**	**105**	**19**	**5**	**22**	**948**	**979.4**

PCU Factors:	
CYCLE	0.2
M/CYCLE	0.4
CAR	1.0
LGV	1.0
OGV1	1.5
OGV2	2.3
BUS	2.0

Road Data Services Ltd

Radcliffe
Thursday 18th June 2026
Junction: 2
Approach: Coronation Road North

	Ahead to Coronation Road (S)									Right to Wordsworth Avenue								
TIME	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs
07:30 - 07:45	0	0	18	5	0	0	4	**27**	**31.0**	0	0	2	1	0	0	1	**4**	**5.0**
07:45 - 08:00	0	1	20	5	1	0	1	**28**	**28.9**	0	0	1	0	0	0	0	**1**	**1.0**
Hourly Total	**0**	**1**	**38**	**10**	**1**	**0**	**5**	**55**	**59.9**	**0**	**0**	**3**	**1**	**0**	**0**	**1**	**5**	**6.0**
08:00 - 08:15	0	0	16	0	1	0	2	**19**	**21.5**	0	0	3	1	0	0	0	**4**	**4.0**
08:15 - 08:30	0	0	20	4	1	0	0	**25**	**25.5**	0	0	5	1	0	0	0	**6**	**6.0**
08:30 - 08:45	0	0	18	2	0	0	1	**21**	**22.0**	0	0	2	1	0	0	0	**3**	**3.0**
08:45 - 09:00	0	0	13	2	0	0	1	**16**	**17.0**	0	0	10	1	0	0	0	**11**	**11.0**
Hourly Total	**0**	**0**	**67**	**8**	**2**	**0**	**4**	**81**	**86.0**	**0**	**0**	**20**	**4**	**0**	**0**	**0**	**24**	**24.0**
09:00 - 09:15	0	0	12	4	0	0	1	**17**	**18.0**	0	0	3	1	0	0	0	**4**	**4.0**
09:15 - 09:30	0	0	10	2	0	0	0	**12**	**12.0**	0	0	5	1	0	0	0	**6**	**6.0**
Hourly Total	**0**	**0**	**22**	**6**	**0**	**0**	**1**	**29**	**30.0**	**0**	**0**	**8**	**2**	**0**	**0**	**0**	**10**	**10.0**
TOTAL	**0**	**1**	**127**	**24**	**3**	**0**	**10**	**165**	**175.9**	**0**	**0**	**31**	**7**	**0**	**0**	**1**	**39**	**40.0**
14:00 - 14:15	0	0	18	0	1	0	0	**19**	**19.5**	0	0	4	1	1	0	0	**6**	**6.5**
14:15 - 14:30	0	0	11	2	1	0	1	**15**	**16.5**	0	0	7	0	0	0	0	**7**	**7.0**
14:30 - 14:45	0	0	12	1	0	0	0	**13**	**13.0**	0	0	2	2	0	0	0	**4**	**4.0**
14:45 - 15:00	0	0	11	2	0	0	2	**15**	**17.0**	0	0	5	1	1	0	0	**7**	**7.5**
Hourly Total	**0**	**0**	**52**	**5**	**2**	**0**	**3**	**62**	**66.0**	**0**	**0**	**18**	**4**	**2**	**0**	**0**	**24**	**25.0**
15:00 - 15:15	0	0	11	2	0	0	0	**13**	**13.0**	0	0	2	1	0	0	0	**3**	**3.0**
15:15 - 15:30	0	0	21	1	0	0	1	**23**	**24.0**	1	0	5	1	0	0	0	**7**	**6.2**
15:30 - 15:45	0	0	20	1	0	0	1	**22**	**23.0**	1	0	9	0	0	0	0	**10**	**9.2**
15:45 - 16:00	0	0	19	3	0	0	1	**23**	**24.0**	0	0	7	0	0	0	0	**7**	**7.0**
Hourly Total	**0**	**0**	**71**	**7**	**0**	**0**	**3**	**81**	**84.0**	**2**	**0**	**23**	**2**	**0**	**0**	**0**	**27**	**25.4**
16:00 - 16:15	0	0	16	3	0	0	2	**21**	**23.0**	0	0	6	1	0	0	0	**7**	**7.0**
16:15 - 16:30	0	0	13	1	0	0	1	**15**	**16.0**	0	0	8	0	0	0	0	**8**	**8.0**
16:30 - 16:45	0	0	17	3	0	0	0	**20**	**20.0**	0	0	13	1	0	0	0	**14**	**14.0**
16:45 - 17:00	1	0	17	0	0	0	1	**19**	**19.2**	0	0	7	0	0	0	0	**7**	**7.0**
Hourly Total	**1**	**0**	**63**	**7**	**0**	**0**	**4**	**75**	**78.2**	**0**	**0**	**34**	**2**	**0**	**0**	**0**	**36**	**36.0**
17:00 - 17:15	0	0	20	1	0	0	0	**21**	**21.0**	0	0	5	2	0	0	0	**7**	**7.0**
17:15 - 17:30	0	0	17	2	0	0	1	**20**	**21.0**	0	0	7	2	0	0	0	**9**	**9.0**
17:30 - 17:45	0	0	18	1	0	0	1	**20**	**21.0**	0	0	13	0	0	0	0	**13**	**13.0**
17:45 - 18:00	2	0	11	1	0	0	1	**15**	**14.4**	0	0	4	1	0	0	0	**5**	**5.0**
Hourly Total	**2**	**0**	**66**	**5**	**0**	**0**	**3**	**76**	**77.4**	**0**	**0**	**29**	**5**	**0**	**0**	**0**	**34**	**34.0**
TOTAL	**3**	**0**	**252**	**24**	**2**	**0**	**13**	**294**	**305.6**	**2**	**0**	**104**	**13**	**2**	**0**	**0**	**121**	**120.4**

PCU Factors:	
CYCLE	0.2
M/CYCLE	0.4
CAR	1.0
LGV	1.0
OGV1	1.5
OGV2	2.3
BUS	2.0

Road Data Services Ltd

Radcliffe
Thursday 18th June 2026
Junction: 2
Approach: Coronation Road South

	Left to Wordsworth Avenue									Ahead to Coronation Road (N)								
TIME	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs
07:30 - 07:45	0	0	2	2	0	0	0	4	4.0	0	0	9	2	0	0	2	13	15.0
07:45 - 08:00	0	0	7	0	0	0	0	7	7.0	0	0	9	1	1	0	0	11	11.5
Hourly Total	**0**	**0**	**9**	**2**	**0**	**0**	**0**	**11**	**11.0**	**0**	**0**	**18**	**3**	**1**	**0**	**2**	**24**	**26.5**
08:00 - 08:15	0	0	8	0	0	0	0	8	8.0	0	0	6	5	0	0	1	12	13.0
08:15 - 08:30	0	0	8	0	0	0	0	8	8.0	0	0	13	2	0	0	0	15	15.0
08:30 - 08:45	0	0	3	0	0	0	0	3	3.0	0	0	8	1	0	0	1	10	11.0
08:45 - 09:00	0	0	12	2	0	0	0	14	14.0	0	0	19	0	0	0	1	20	21.0
Hourly Total	**0**	**0**	**31**	**2**	**0**	**0**	**0**	**33**	**33.0**	**0**	**0**	**46**	**8**	**0**	**0**	**3**	**57**	**60.0**
09:00 - 09:15	0	0	9	0	0	0	0	9	9.0	0	0	21	1	0	0	0	22	22.0
09:15 - 09:30	0	0	5	1	1	0	0	7	7.5	0	0	10	1	1	0	1	13	14.5
Hourly Total	**0**	**0**	**14**	**1**	**1**	**0**	**0**	**16**	**16.5**	**0**	**0**	**31**	**2**	**1**	**0**	**1**	**35**	**36.5**
TOTAL	**0**	**0**	**54**	**5**	**1**	**0**	**0**	**60**	**60.5**	**0**	**0**	**95**	**13**	**2**	**0**	**6**	**116**	**123.0**
14:00 - 14:15	0	0	5	0	0	0	0	5	5.0	0	0	17	1	2	0	0	20	21.0
14:15 - 14:30	0	1	6	2	0	0	0	9	8.4	0	0	15	2	0	0	1	18	19.0
14:30 - 14:45	0	0	5	1	0	0	0	6	6.0	0	0	9	1	0	0	2	12	14.0
14:45 - 15:00	0	0	8	3	0	0	0	11	11.0	0	0	14	1	1	0	0	16	16.5
Hourly Total	**0**	**1**	**24**	**6**	**0**	**0**	**0**	**31**	**30.4**	**0**	**0**	**55**	**5**	**3**	**0**	**3**	**66**	**70.5**
15:00 - 15:15	0	0	5	1	0	0	0	6	6.0	0	0	15	2	1	0	0	18	18.5
15:15 - 15:30	0	0	9	2	0	0	0	11	11.0	0	0	19	7	0	0	1	27	28.0
15:30 - 15:45	0	0	8	1	0	0	0	9	9.0	1	0	27	2	0	0	4	34	37.2
15:45 - 16:00	1	0	2	0	0	0	0	3	2.2	0	0	19	1	1	0	1	22	23.5
Hourly Total	**1**	**0**	**24**	**4**	**0**	**0**	**0**	**29**	**28.2**	**1**	**0**	**80**	**12**	**2**	**0**	**6**	**101**	**107.2**
16:00 - 16:15	0	0	10	2	0	0	0	12	12.0	1	0	13	2	0	0	0	16	15.2
16:15 - 16:30	0	1	15	2	0	0	0	18	17.4	0	0	24	3	0	0	0	27	27.0
16:30 - 16:45	0	0	7	1	0	0	0	8	8.0	0	0	26	3	0	0	0	29	29.0
16:45 - 17:00	0	0	8	0	0	0	0	8	8.0	0	0	16	2	0	0	2	20	22.0
Hourly Total	**0**	**1**	**40**	**5**	**0**	**0**	**0**	**46**	**45.4**	**1**	**0**	**79**	**10**	**0**	**0**	**2**	**92**	**93.2**
17:00 - 17:15	0	1	11	1	0	0	0	13	12.4	0	0	26	4	0	0	1	31	32.0
17:15 - 17:30	1	0	12	1	0	0	0	14	13.2	0	0	28	0	0	0	1	29	30.0
17:30 - 17:45	0	0	9	0	0	0	0	9	9.0	0	0	15	1	0	0	0	16	16.0
17:45 - 18:00	0	0	7	0	0	0	0	7	7.0	0	0	18	0	1	0	0	19	19.5
Hourly Total	**1**	**1**	**39**	**2**	**0**	**0**	**0**	**43**	**41.6**	**0**	**0**	**87**	**5**	**1**	**0**	**2**	**95**	**97.5**
TOTAL	**2**	**3**	**127**	**17**	**0**	**0**	**0**	**149**	**145.6**	**2**	**0**	**301**	**32**	**6**	**0**	**13**	**354**	**368.4**

PCU Factors:	
CYCLE	0.2
M/CYCLE	0.4
CAR	1.0
LGV	1.0
OGV1	1.5
OGV2	2.3
BUS	2.0

Road Data Services Ltd

Radcliffe
Thursday 18th June 2026
Junction: 2
Approach: Wordsworth Avenue

	Left to Coronation Road (N)									Right to Coronation Road (S)								
TIME	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs
07:30 - 07:45	0	0	3	3	0	0	0	6	6.0	0	0	12	0	0	0	0	12	12.0
07:45 - 08:00	0	0	2	1	0	0	0	3	3.0	0	0	22	3	3	0	0	28	29.5
Hourly Total	**0**	**0**	**5**	**4**	**0**	**0**	**0**	**9**	**9.0**	**0**	**0**	**34**	**3**	**3**	**0**	**0**	**40**	**41.5**
08:00 - 08:15	0	0	11	0	0	0	0	11	11.0	0	0	4	4	0	0	0	8	8.0
08:15 - 08:30	0	0	7	2	0	0	0	9	9.0	0	0	9	1	0	0	0	10	10.0
08:30 - 08:45	0	0	9	0	0	0	0	9	9.0	0	0	7	2	0	0	0	9	9.0
08:45 - 09:00	0	0	18	2	0	0	0	20	20.0	0	0	10	1	0	0	0	11	11.0
Hourly Total	**0**	**0**	**45**	**4**	**0**	**0**	**0**	**49**	**49.0**	**0**	**0**	**30**	**8**	**0**	**0**	**0**	**38**	**38.0**
09:00 - 09:15	0	0	5	0	0	0	0	5	5.0	0	0	3	1	0	0	0	4	4.0
09:15 - 09:30	0	0	6	0	1	0	0	7	7.5	0	0	4	2	1	0	0	7	7.5
Hourly Total	**0**	**0**	**11**	**0**	**1**	**0**	**0**	**12**	**12.5**	**0**	**0**	**7**	**3**	**1**	**0**	**0**	**11**	**11.5**
TOTAL	**0**	**0**	**61**	**8**	**1**	**0**	**0**	**70**	**70.5**	**0**	**0**	**71**	**14**	**4**	**0**	**0**	**89**	**91.0**
14:00 - 14:15	0	0	4	0	0	0	0	4	4.0	0	0	8	0	1	0	0	9	9.5
14:15 - 14:30	0	0	7	1	0	0	0	8	8.0	0	0	3	2	0	0	0	5	5.0
14:30 - 14:45	0	0	4	0	0	0	0	4	4.0	0	0	2	1	0	0	0	3	3.0
14:45 - 15:00	0	0	7	1	0	0	0	8	8.0	0	0	4	1	0	0	0	5	5.0
Hourly Total	**0**	**0**	**22**	**2**	**0**	**0**	**0**	**24**	**24.0**	**0**	**0**	**17**	**4**	**1**	**0**	**0**	**22**	**22.5**
15:00 - 15:15	0	0	8	1	0	0	0	9	9.0	1	0	5	2	0	0	0	8	7.2
15:15 - 15:30	0	1	9	0	0	0	0	10	9.4	0	0	10	1	0	0	0	11	11.0
15:30 - 15:45	0	0	7	0	1	0	0	8	8.5	0	0	13	1	0	0	0	14	14.0
15:45 - 16:00	0	0	6	0	0	0	1	7	8.0	0	0	4	1	0	0	0	5	5.0
Hourly Total	**0**	**1**	**30**	**1**	**1**	**0**	**1**	**34**	**34.9**	**1**	**0**	**32**	**5**	**0**	**0**	**0**	**38**	**37.2**
16:00 - 16:15	0	0	14	1	0	0	0	15	15.0	0	0	2	2	0	0	0	4	4.0
16:15 - 16:30	0	0	7	0	0	0	0	7	7.0	0	0	5	2	0	0	0	7	7.0
16:30 - 16:45	0	0	10	1	1	0	0	12	12.5	0	0	10	0	0	0	0	10	10.0
16:45 - 17:00	0	0	5	0	0	0	0	5	5.0	0	0	3	0	0	0	0	3	3.0
Hourly Total	**0**	**0**	**36**	**2**	**1**	**0**	**0**	**39**	**39.5**	**0**	**0**	**20**	**4**	**0**	**0**	**0**	**24**	**24.0**
17:00 - 17:15	0	0	5	0	0	0	0	5	5.0	0	0	5	0	0	0	0	5	5.0
17:15 - 17:30	0	0	13	0	0	0	0	13	13.0	0	0	12	1	0	0	0	13	13.0
17:30 - 17:45	1	0	5	0	0	0	0	6	5.2	0	0	9	2	0	0	0	11	11.0
17:45 - 18:00	0	0	13	0	0	0	0	13	13.0	0	0	15	1	0	0	0	16	16.0
Hourly Total	**1**	**0**	**36**	**0**	**0**	**0**	**0**	**37**	**36.2**	**0**	**0**	**41**	**4**	**0**	**0**	**0**	**45**	**45.0**
TOTAL	**1**	**1**	**124**	**5**	**2**	**0**	**1**	**134**	**134.6**	**1**	**0**	**110**	**17**	**1**	**0**	**0**	**129**	**128.7**

PCU Factors:	
CYCLE	0.2
M/CYCLE	0.4
CAR	1.0
LGV	1.0
OGV1	1.5
OGV2	2.3
BUS	2.0

Radcliffe Queues, Thursday 18th June 2026

Produced by Road Data Services Ltd.

Time			Countess Lane	Milton Road	Bolton Road	Stopes Road
			Lane 1	Lane 1	Lane 1	Lane 1
7:30	-	7:35	5	2	3	3
7:35	-	7:40	5	1	3	9
7:40	-	7:45	7	2	5	9
7:45	-	7:50	12	0	5	7
7:50	-	7:55	7	1	5	1
7:55	-	8:00	9	1	3	3
8:00	-	8:05	5	1	4	7
8:05	-	8:10	9	2	4	3
8:10	-	8:15	4	1	4	4
8:15	-	8:20	3	1	4	3
8:20	-	8:25	3	1	3	3
8:25	-	8:30	5	0	3	1
8:30	-	8:35	8	0	4	5
8:35	-	8:40	3	1	1	5
8:40	-	8:45	4	0	2	2
8:45	-	8:50	4	1	6	10
8:50	-	8:55	6	2	4	4
8:55	-	9:00	8	1	11	3
9:00	-	9:05	3	1	2	4
9:05	-	9:10	2	1	3	1
9:10	-	9:15	3	2	4	5
9:15	-	9:20	3	1	2	4
9:20	-	9:25	3	1	4	2
9:25	-	9:30	6	1	5	3

14:00	**-**	**14:05**	3	1	3	4
14:05	**-**	**14:10**	4	1	3	10
14:10	**-**	**14:15**	0	0	4	4
14:15	**-**	**14:20**	6	1	6	3
14:20	**-**	**14:25**	2	0	4	4
14:25	**-**	**14:30**	4	0	5	4
14:30	**-**	**14:35**	2	0	3	4
14:35	**-**	**14:40**	3	0	2	3
14:40	**-**	**14:45**	5	0	3	6
14:45	**-**	**14:50**	5	1	4	3
14:50	**-**	**14:55**	3	0	3	4
14:55	**-**	**15:00**	4	0	7	15
15:00	**-**	**15:05**	5	0	3	6
15:05	**-**	**15:10**	2	0	3	2
15:10	**-**	**15:15**	7	0	4	4
15:15	**-**	**15:20**	4	0	4	5
15:20	**-**	**15:25**	5	2	9	6
15:25	**-**	**15:30**	4	0	6	6
15:30	**-**	**15:35**	1	1	8	2
15:35	**-**	**15:40**	3	1	0	4
15:40	**-**	**15:45**	4	1	4	3
15:45	**-**	**15:50**	2	2	0	4
15:50	**-**	**15:55**	3	0	3	7
15:55	**-**	**16:00**	3	0	5	1
16:00	**-**	**16:05**	6	0	3	2
16:05	**-**	**16:10**	3	1	4	5
16:10	**-**	**16:15**	3	2	4	9
16:15	**-**	**16:20**	5	0	6	10
16:20	**-**	**16:25**	4	2	5	9
16:25	**-**	**16:30**	3	1	9	10
16:30	**-**	**16:35**	4	1	5	9
16:35	**-**	**16:40**	4	1	7	19
16:40	**-**	**16:45**	4	2	10	8
16:45	**-**	**16:50**	3	0	7	2
16:50	**-**	**16:55**	5	0	7	3
16:55	**-**	**17:00**	4	1	4	7
17:00	**-**	**17:05**	3	0	6	5
17:05	**-**	**17:10**	3	0	4	0
17:10	**-**	**17:15**	5	0	5	0
17:15	**-**	**17:20**	3	0	4	0
17:20	**-**	**17:25**	4	2	5	3
17:25	**-**	**17:30**	4	0	8	8
17:30	**-**	**17:35**	3	0	9	5
17:35	**-**	**17:40**	3	0	6	4
17:40	**-**	**17:45**	3	0	5	0
17:45	**-**	**17:50**	5	0	0	3
17:50	**-**	**17:55**	4	0	0	0
17:55	**-**	**18:00**	2	0	3	0

Queues are maximum queues each 5 minutes

Radcliffe Queues, Thursday 18th June 2026

Produced by Road Data Services Ltd.

Time			Wordsworth Avenue (N)	Milton Road
			Right Turn	Lane 1
7:30	-	7:35	0	0
7:35	-	7:40	0	0
7:40	-	7:45	0	0
7:45	-	7:50	0	0
7:50	-	7:55	1	0
7:55	-	8:00	0	0
8:00	-	8:05	1	0
8:05	-	8:10	0	0
8:10	-	8:15	0	0
8:15	-	8:20	0	0
8:20	-	8:25	1	0
8:25	-	8:30	1	0
8:30	-	8:35	0	0
8:35	-	8:40	0	0
8:40	-	8:45	1	0
8:45	-	8:50	0	0
8:50	-	8:55	0	0
8:55	-	9:00	0	0
9:00	-	9:05	0	0
9:05	-	9:10	0	0
9:10	-	9:15	0	0
9:15	-	9:20	0	0
9:20	-	9:25	0	0
9:25	-	9:30	0	0

14:00	**-**	**14:05**	1	0
14:05	**-**	**14:10**	0	0
14:10	**-**	**14:15**	0	0
14:15	**-**	**14:20**	0	0
14:20	**-**	**14:25**	0	0
14:25	**-**	**14:30**	0	0
14:30	**-**	**14:35**	0	0
14:35	**-**	**14:40**	0	0
14:40	**-**	**14:45**	0	0
14:45	**-**	**14:50**	0	0
14:50	**-**	**14:55**	0	0
14:55	**-**	**15:00**	0	0
15:00	**-**	**15:05**	0	0
15:05	**-**	**15:10**	0	0
15:10	**-**	**15:15**	0	0
15:15	**-**	**15:20**	0	0
15:20	**-**	**15:25**	0	0
15:25	**-**	**15:30**	0	0
15:30	**-**	**15:35**	1	0
15:35	**-**	**15:40**	0	0
15:40	**-**	**15:45**	0	0
15:45	**-**	**15:50**	0	0
15:50	**-**	**15:55**	0	0
15:55	**-**	**16:00**	0	0
16:00	**-**	**16:05**	0	0
16:05	**-**	**16:10**	0	0
16:10	**-**	**16:15**	0	0
16:15	**-**	**16:20**	0	0
16:20	**-**	**16:25**	0	0
16:25	**-**	**16:30**	0	0
16:30	**-**	**16:35**	0	0
16:35	**-**	**16:40**	0	0
16:40	**-**	**16:45**	0	0
16:45	**-**	**16:50**	0	0
16:50	**-**	**16:55**	0	0
16:55	**-**	**17:00**	0	0
17:00	**-**	**17:05**	0	0
17:05	**-**	**17:10**	0	0
17:10	**-**	**17:15**	1	0
17:15	**-**	**17:20**	1	0
17:20	**-**	**17:25**	1	0
17:25	**-**	**17:30**	0	0
17:30	**-**	**17:35**	0	0
17:35	**-**	**17:40**	0	0
17:40	**-**	**17:45**	2	0
17:45	**-**	**17:50**	2	0
17:50	**-**	**17:55**	2	0
17:55	**-**	**18:00**	0	0

Queues are maximum queues each 5 minutes

Radcliffe Queues, Thursday 18th June 2026

Produced by Road Data Services Ltd.

Time			Coronation Road (N)	Coronation Road (S)	Wordsworth Avenue
			Lane 1	Lane 1	Lane 1
7:30	-	7:35	0	0	0
7:35	-	7:40	3	0	0
7:40	-	7:45	0	0	1
7:45	-	7:50	0	1	2
7:50	-	7:55	1	1	2
7:55	-	8:00	2	0	3
8:00	-	8:05	0	0	0
8:05	-	8:10	0	0	0
8:10	-	8:15	0	0	0
8:15	-	8:20	1	0	0
8:20	-	8:25	1	0	0
8:25	-	8:30	0	0	1
8:30	-	8:35	1	0	0
8:35	-	8:40	0	0	1
8:40	-	8:45	1	0	1
8:45	-	8:50	1	0	1
8:50	-	8:55	0	0	0
8:55	-	9:00	2	0	0
9:00	-	9:05	0	0	0
9:05	-	9:10	0	0	0
9:10	-	9:15	0	0	0
9:15	-	9:20	0	0	0
9:20	-	9:25	2	0	0
9:25	-	9:30	0	0	0

14:00	**-**	**14:05**	0	1	1
14:05	**-**	**14:10**	0	1	1
14:10	**-**	**14:15**	2	0	1
14:15	**-**	**14:20**	2	0	1
14:20	**-**	**14:25**	1	0	0
14:25	**-**	**14:30**	1	0	1
14:30	**-**	**14:35**	0	0	0
14:35	**-**	**14:40**	0	0	0
14:40	**-**	**14:45**	0	0	0
14:45	**-**	**14:50**	3	0	1
14:50	**-**	**14:55**	0	0	0
14:55	**-**	**15:00**	0	0	1
15:00	**-**	**15:05**	0	0	0
15:05	**-**	**15:10**	0	0	0
15:10	**-**	**15:15**	0	0	2
15:15	**-**	**15:20**	1	0	1
15:20	**-**	**15:25**	3	3	3
15:25	**-**	**15:30**	1	1	1
15:30	**-**	**15:35**	2	1	1
15:35	**-**	**15:40**	2	0	1
15:40	**-**	**15:45**	1	0	1
15:45	**-**	**15:50**	1	1	1
15:50	**-**	**15:55**	0	0	0
15:55	**-**	**16:00**	2	0	1
16:00	**-**	**16:05**	0	0	0
16:05	**-**	**16:10**	0	0	1
16:10	**-**	**16:15**	0	0	1
16:15	**-**	**16:20**	0	2	1
16:20	**-**	**16:25**	0	0	0
16:25	**-**	**16:30**	2	1	1
16:30	**-**	**16:35**	0	2	1
16:35	**-**	**16:40**	1	3	1
16:40	**-**	**16:45**	0	0	0
16:45	**-**	**16:50**	2	0	0
16:50	**-**	**16:55**	0	0	0
16:55	**-**	**17:00**	0	0	1
17:00	**-**	**17:05**	0	0	1
17:05	**-**	**17:10**	1	0	1
17:10	**-**	**17:15**	1	1	1
17:15	**-**	**17:20**	1	0	1
17:20	**-**	**17:25**	1	0	2
17:25	**-**	**17:30**	0	0	1
17:30	**-**	**17:35**	0	1	1
17:35	**-**	**17:40**	0	0	0
17:40	**-**	**17:45**	0	1	1
17:45	**-**	**17:50**	1	0	1
17:50	**-**	**17:55**	1	0	2
17:55	**-**	**18:00**	2	0	2

Queues are maximum queues each 5 minutes

S|C|P

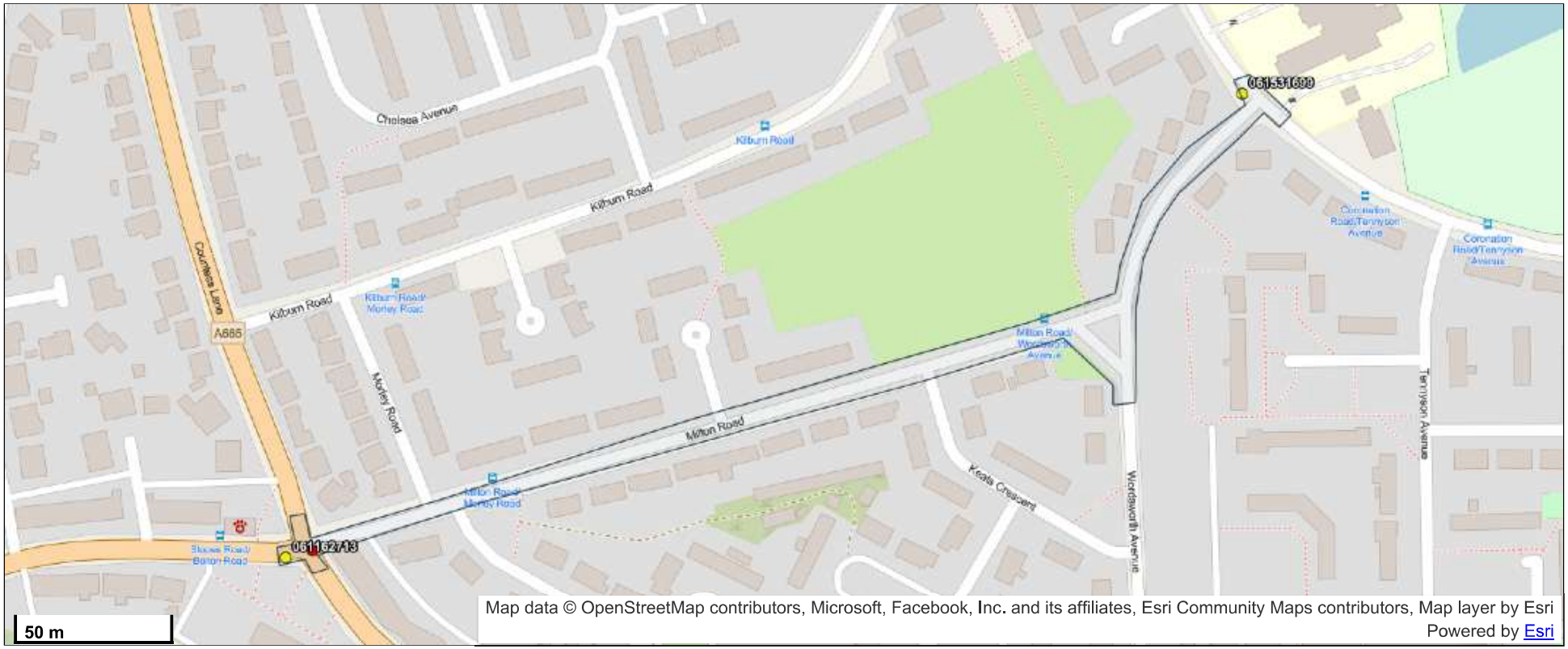
APPENDIX C

Accident Report

Area of Interest (AOI) Information

Area:

Date: Tue Sep 15 2026 14:49:18 GMT+0100 (British Summer Time)



DfT Road Safety Data 2021 to 2025

Collisions 2021 - 2025

Serious Slight

Collisions 2021 - 2025 | Total count: 3

#	Collision index	Collision year	Collision reference
1	2024061531699	2024	061531699
2	2022061162713	2022	061162713
3	2024061424403	2024	061424403

#	Collision severity	Number of vehicles	Number of casualties
1	Slight	2	1
2	Slight	2	1
3	Serious	2	1

#	Day of the week	First road class	Road type
1	Wednesday	Unclassified	Single carriageway
2	Wednesday	A	Roundabout
3	Saturday	A	Roundabout

#	Speed limit	Junction detail (historic)	Junction detail
1	30.000000	Data missing or out of range	Data missing or out of range
2	30.000000	Roundabout	Not at junction or within 20 metres
3	30.000000	Data missing or out of range	Data missing or out of range

#	Junction control	Pedestrian crossing physical facilities (historic)	Pedestrian crossing
1	Give way or uncontrolled	Data missing or out of range	No physical crossing facility within 50m
2	Data missing or out of range	Data missing or out of range	Data missing or out of range
3	Data missing or out of range	Data missing or out of range	Data missing or out of range

#	Light conditions	Weather conditions	Road surface conditions
1	Daylight	Raining no high winds	Wet or damp
2	Daylight	Unknown	Data missing or out of range
3	Darkness - lights lit	Fine no high winds	Wet or damp

#	Enhanced severity collision	Collision injury based	Collision adjusted severity serious
1	Slight	Based on Injury code reporting	0.000000
2	Slight	Based on Injury code reporting	0.000000
3	Less Serious	Based on Injury code reporting	1.000000

#	Collision adjusted severity slight	Date and time	Pedestrian crossing human control (historic)
1	1.000000	18/12/2024, 07:50 am	Data missing or out of range
2	1.000000	16/02/2022, 04:25 pm	Data missing or out of range
3	0.000000	23/03/2024, 11:05 pm	Data missing or out of range

Vehicles 2021 - 2025 | Total count: 6

#	Collision index	Collision year	Collision reference
1	2024061424403	2024	061424403
2	2022061162713	2022	061162713
3	2024061424403	2024	061424403
4	2024061531699	2024	061531699
5	2024061531699	2024	061531699
6	2022061162713	2022	061162713

#	Vehicle reference	Vehicle type	Vehicle manoeuvre (historic)
1	1	Car	Data missing or out of range
2	2	Car	Going ahead other
3	2	Van / Goods 3.5 tonnes mgw or under	Data missing or out of range
4	2	Car	Data missing or out of range
5	1	Car	Data missing or out of range
6	1	Car	Going ahead other

#	Vehicle manoeuvre	Vehicle direction from	Vehicle direction to
1	Data missing or out of range	Data missing or out of range	Data missing or out of range
2	Going ahead	West	East
3	Data missing or out of range	Data missing or out of range	Data missing or out of range
4	Going ahead	South	North
5	Going ahead	East	West
6	Going ahead	North	South East

#	Vehicle location restricted lane (historic)	Vehicle location restricted lane	Junction location
1	Data missing or out of range	Data missing or out of range	Data missing or out of range
2	On main c'way - not in restricted lane	On main carriageway (not in restricted lane)	Entering roundabout
3	Data missing or out of range	Data missing or out of range	Data missing or out of range
4	Data missing or out of range	On main carriageway (not in restricted lane)	Approaching junction or waiting/parked at junction approach
5	Data missing or out of range	On main carriageway (not in restricted lane)	Entering roundabout
6	On main c'way - not in restricted lane	On main carriageway (not in restricted lane)	Entering roundabout

#	Skidding and overturning	Hit object in carriageway	Vehicle leaving carriageway
1	Data missing or out of range	Data missing or out of range	Data missing or out of range
2	None	None	Did not leave carriageway
3	Data missing or out of range	Data missing or out of range	Data missing or out of range
4	None	None	Did not leave carriageway
5	None	None	Did not leave carriageway
6	None	None	Did not leave carriageway

#	Hit object off carriageway	First point of impact	Vehicle left hand drive
1	None	Data missing or out of range	No
2	None	Nearside	No
3	None	Data missing or out of range	No
4	None	Front	No
5	None	Nearside	No
6	None	Data missing or out of range	No

#	Journey purpose of driver (historic)	Journey purpose of driver	Generic make model	Driver distance banding	Collision severity
1	Data missing or out of range	Not known or not requested	FORD FIESTA	Collision occurred within 5km of drivers home postcode	Serious
2	Not known	Not known or not requested	NISSAN JUKE	Data missing or out of range	Slight
3	Data missing or out of range	Not known or not requested	VOLKSWAGEN CADDY	Data missing or out of range	Serious
4	Data missing or out of range	Not known or not requested	LAND ROVER RANGE ROVER EVOQUE	Collision occurred within 5km of drivers home postcode	Slight
5	Data missing or out of range	Education and educational escort	TOYOTA YARIS	Collision occurred within 5km of drivers home postcode	Slight
6	Not known	Not known or not requested	-1	Data missing or out of range	Slight

Casualties 2021 - 2025 | Total count: 3

#	Collision index	Collision year	Collision reference
1	2022061162713	2022	061162713
2	2024061424403	2024	061424403
3	2024061531699	2024	061531699

#	Vehicle reference	Casualty reference	Casualty class
1	2	1	Driver or rider
2	1	1	Driver or rider
3	1	1	Driver or rider

#	Casualty severity	Pedestrian location	Pedestrian movement
1	Slight	Not a Pedestrian	Not a Pedestrian
2	Serious	Not a Pedestrian	Not a Pedestrian
3	Slight	Not a Pedestrian	Not a Pedestrian

#	Car passenger	Bus or coach passenger	Casualty type
1	Not car passenger	Not a bus or coach passenger	Car occupant
2	Not car passenger	Not a bus or coach passenger	Car occupant
3	Not car passenger	Not a bus or coach passenger	Car occupant

#	Enhanced casualty severity	Casualty injury based	Casualty adjusted severity serious	Casualty adjusted severity slight	Casualty distance banding
1	Slight	Based on Injury code reporting	0.000000	1.000000	Data missing or out of range
2	Less Serious	Based on Injury code reporting	1.000000	0.000000	Collision occurred within 5km of casualties home postcode
3	Slight	Based on Injury code reporting	0.000000	1.000000	Collision occurred within 5km of casualties home postcode

S|C|P

APPENDIX D

N

ridge=108.02

T2

G1

EXIT

Bin St

sub

20No. Staff Car Parking Space

99.5

99.31

99.04

98.91

99.51

99.45

KS4

ENT

99.46

99.38

99.40

99.31

gu=99.25

99.24

99.13

99.03

99.13

mh cl=99.27

2.4m x 25m VISIBILITY SPLAY

utility cab - BT

mh - CATV cl=99.08

99.04

98.94

98.94

98.84

98.74

98.71

98.62

99.0

99.34

99.44

99.18

99.28

99.16

99.19

99.08

99.10

99.06

99.17

98.95

99.07

98.82

98.92

98.73

98.62

98.76

98.64

hyd 98.91

98.54

98.58

98.64

98.67

98.60

98.70

98.78

98.72

98.84

98.59

98.71

98.56

98.58

98.52

98.54

98.52

98.63

98.44

98.55

98.34

98.44

98.32

98.33

98.20

98.22

gu=98.19

98.18

98.33

98.12

98.02

98.11

98.10

98.27

98.19

98.30

98.40

98.41

98.51

98.52

98.60

98.62

98.71

98.74

98.82

98.84

98.94

98.94

99.0

98.5

98.45

98.56

98.5

98.65

98.31

98.19

98.04

98.91

99.04

sub

Car park fencing / gates TBC

flush pa

KS3

coloured tarmac

3No. Taxi Parking

3No. Accessible

Minibu

ENT

EXIT

2.4m x 25m VISIBILITY SPLAY

2.4m x 25m VISIBILITY SPLAY

2.4m x 25m VISIBILITY SPLAY

98.94

98.41

98.10

NOTES

REV	DESCRIPTION	DATE	BY
-	-	-	-

REVISIONS

SCP
an RSK company
Office of Origin: Manchester Tel: 0161 832 4400
www.scptransport.co.uk - www.rskgroup.com

Client Name:
BURY COUNCIL

Project Title:
ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY

Drawing Title:
VISIBILITY SPLAYS

Drawn By:	Date:
AM	24.09.2026
Checked: MD	Scale@A3: A3 @ 1:200
Approved: MD	Status: -

Drawing No. SCP/260351/D01 | Rev. -

C:\Users\Abbie.Moore.RSKHELSBY\RSK Group\SCP Job Library 2026 - Documents\260351 - Milton Road, Radcliffe, Bury\03 Data\Drawings

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APPENDIX E

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17500

6100.0

13400.0

FFL 99.975

Deliveries

cycle shelter

Visitor Ent.

99.76

KS3 Ent.

KS3 Ent.

Feeder Pillar compound

20No. Staff Car Parking Spaces

99.50

Car park fencing / gates TBC

flush paving

99.50

KS3

KS3 Drop-off / Pick-Up

coloured tarmac

3No. Taxi Parking

3No. Accessible

Minibus / 9-seater car parking

EVC

EVC

utility cab - BT

ENT

EXIT

Mini Bus

98.41

KERB EDGE WITH INTERCOM FOR ACCESS INTO SITE

98.10

DENOTES SIZE OF MINIBUS

BUS STOP

Mini Bus

Overall Length	6.330m
Overall Width	2.192m
Overall Body Height	2.601m
Min Body Ground Clearance	0.374m
Track Width	2.192m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	6.450m

S C P

Transportation Planning : Infrastructure Design

Colwyn Chambers, 19 York Street, Manchester, M2 3BA, Tel 0161 832 4400, www.scptransport.co.uk, Email info@scptransport.co.uk

Client: BURY COUNCIL

Project Title: ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY

Drawing Title: SWEPT PATH ANALYSIS MINIBUS

Scale: 1:200 @ A3

By: BA

Date: 01.09.2024

Checked: MD

Approved/ Unapproved: -

Status: PLANNING

Rev	Description	Date	By
A	-REVISED SITE PLAN UNDERLAID. SPA UPDATED TO SUIT	09.09.26	BA
B	-REVISED SITE PLAN UNDERLAID. SPA UPDATED TO SUIT	24.09.26	AM
-	-	-	-
-	-	-	-

Drawing No.: SCP/260351/ATR02

Revision: B

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7.5t Box Van	
Overall Length	8.010m
Overall Width	2.100m
Overall Body Height	3.556m
Min Body Ground Clearance	0.351m
Track Width	2.064m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	7.400m

S C P
Transportation Planning : Infrastructure Design
Colwyn Chambers, 19 York Street, Manchester, M2 3BA, Tel 0161 832 4400, www.scptransport.co.uk, Email info@scptransport.co.uk

Client	BURY COUNCIL
Project Title	ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
Drawing Title	SWEPT PATH ANALYSIS 7.5T BOX VAN
Scale	1:250 @ A3
By	BA
Date	01.09.2024
Checked	MD
Approved/ Unapproved	-
Status	PLANNING

Rev	Description	Date	By
A	-REVISED SITE PLAN UNDERLAID. SPA UPDATED TO SUIT	09.09.26	BA
B	-REVISED SITE PLAN UNDERLAID. SPA UPDATED TO SUIT	24.09.26	AM
-	-	-	-
-	-	-	-

Drawing No.	SCP/260351/ATR03
Revision	B

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APPENDIX F

Junctions 11

PICADY 11 - Priority Intersection Module

Version: 11.1.0.2307
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+44 (0)1344 379777 software@trl.co.uk trlsoftware.com

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Filename: Milton Road_ Site Access.j11
Path: C:\Users\Abbie.Moore.RSKHELSBY\RSK Group\SCP Job Library 2026 - Documents\260351 - Milton Road, Radcliffe, Bury\03 Data\Traffic modelling\Modelling\Milton Road_ Site Access
Report generation date: 07/10/2026 15:44:37

»D3 - 2031 | Asessment | AM
»D4 - 2031 | Asessment | PM

Summary of junction performance

	AM					PM				
	Set ID	Queue (PCU)	Delay (s)	RFC	LOS	Set ID	Queue (PCU)	Delay (s)	RFC	LOS
	2031 - Asessment									
Stream B-AC	D3	0.2	7.04	0.13	A	D4	0.2	7.55	0.18	A
Stream C-AB		0.1	6.30	0.06	A		0.1	6.04	0.05	A

There are warnings associated with one or more model runs - see the 'Data Errors and Warnings' tables for each Analysis or Demand Set.

Values shown are the highest values encountered over all time segments. Delay is the maximum value of average delay per arriving vehicle.

File summary

File Description

Title	Milton Road/ Site Access
Location	
Site number	
Date	15/09/2026
Version	
Status	(new file)
Identifier	
Client	
Jobnumber	
Enumerator	RSKHELSBY\abbie.moore
Description	

Units

Distance units	Speed units	Traffic units input	Traffic units results	Flow units	Average delay units	Total delay units	Rate of delay units
m	kph	PCU	PCU	perHour	s	-Min	perMin

Analysis Options

PICADY short flare model	Vehicle length (m)	Calculate Queue Percentiles	Calculate detailed queueing delay	Show lane queues in feet / metres	Show all PICADY stream intercepts	Calculate residual capacity	RFC Threshold	Average Delay threshold (s)	Queue threshold (PCU)	Use simulation for HCM roundabouts	Use iterations for HCM roundabouts
JUNCTIONS 11.1	5.75						0.85	36.00	20.00		

Demand Set Summary

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D3	2031	Asessment	AM	ONE HOUR	07:15	08:45	15	✓
D4	2031	Asessment	PM	ONE HOUR	16:15	17:45	15	✓

Analysis Set Details

ID	Include in report	Network flow scaling factor (%)	Network capacity scaling factor (%)
A1	✓	100.000	100.000

D3 - 2031 | Asessment | AM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Arm A Direction	Arm B Direction	Arm C Direction	Use circulating lanes	Junction Delay (s)	Junction LOS
1	Milton Road/ Site Access	T-Junction	Two-way	Two-way	Two-way		2.55	A

Junction Network

Driving side	Lighting	Network delay (s)	Network LOS
Left	Normal/unknown	2.55	A

Arms

Arms

Arm	Name	Description	Arm type
A	Milton Road West		Major
B	Main Site Access		Minor
C	Milton Road East		Major

Major Arm Geometry

Arm	Width of carriageway (m)	Has kerbed central reserve	Has right-turn storage	Visibility for right turn (m)	Blocks?	Blocking queue (PCU)
C	7.20			75.0	✓	0.00

Geometries for Arm C are measured opposite Arm B. Geometries for Arm A (if relevant) are measured opposite Arm D.

Minor Arm Geometry

Arm	Minor arm type	Lane width (m)	Visibility to left (m)	Visibility to right (m)
B	One lane	3.60	32	64

Slope / Intercept / Capacity

Priority Intersection Slopes and Intercepts

Stream	Intercept (PCU/hr)	Slope for A-B	Slope for A-C	Slope for C-A	Slope for C-B
B-A	551	0.095	0.240	0.151	0.343
B-C	704	0.102	0.259	-	-
C-B	617	0.227	0.227	-	-

The slopes and intercepts shown above include custom intercept adjustments only.

Streams may be combined, in which case capacity will be adjusted.

Values are shown for the first time segment only; they may differ for subsequent time segments.

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D3	2031	Asessment	AM	ONE HOUR	07:15	08:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
A		ONE HOUR	✓	142	100.000
B		ONE HOUR	✓	72	100.000
C		ONE HOUR	✓	63	100.000

Origin-Destination Data

Demand (PCU/hr)

		To		
		A	B	C
From	A	0	65	77
	B	31	0	41
	C	33	30	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To		
		A	B	C
From	A	0	0	0
	B	0	0	0
	C	0	0	0

Results

Results Summary for whole modelled period

Stream	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
B-AC	0.13	7.04	0.2	A	66	99
C-AB	0.06	6.30	0.1	A	29	44
C-A					29	43
A-B					60	89
A-C					71	106

Main Results for each time segment

07:15 - 07:30

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	54	14	0.00	603	0.090	54	0.0	0.1	6.556	A
C-AB	24	6	0.00	610	0.039	23	0.0	0.0	6.137	A
C-A	24	6	0.00			24				
A-B	49	12	0.00			49				
A-C	58	14	0.00			58				

07:30 - 07:45

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	65	16	0.00	597	0.108	65	0.1	0.1	6.756	A
C-AB	28	7	0.00	608	0.047	28	0.0	0.1	6.205	A
C-A	28	7	0.00			28				
A-B	58	15	0.00			58				
A-C	69	17	0.00			69				

07:45 - 08:00

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	79	20	0.00	590	0.134	79	0.1	0.2	7.039	A
C-AB	35	9	0.00	607	0.058	35	0.1	0.1	6.299	A
C-A	34	9	0.00			34				
A-B	72	18	0.00			72				
A-C	85	21	0.00			85				

08:00 - 08:15

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	79	20	0.00	590	0.134	79	0.2	0.2	7.042	A
C-AB	35	9	0.00	607	0.058	35	0.1	0.1	6.302	A
C-A	34	9	0.00			34				
A-B	72	18	0.00			72				
A-C	85	21	0.00			85				

08:15 - 08:30

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	65	16	0.00	597	0.108	65	0.2	0.1	6.762	A
C-AB	28	7	0.00	608	0.047	28	0.1	0.1	6.209	A
C-A	28	7	0.00			28				
A-B	58	15	0.00			58				
A-C	69	17	0.00			69				

08:30 - 08:45

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	54	14	0.00	603	0.090	54	0.1	0.1	6.566	A
C-AB	24	6	0.00	610	0.039	24	0.1	0.0	6.143	A
C-A	24	6	0.00			24				
A-B	49	12	0.00			49				
A-C	58	14	0.00			58				

D4 - 2031 | Asessment | PM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Arm A Direction	Arm B Direction	Arm C Direction	Use circulating lanes	Junction Delay (s)	Junction LOS
1	Milton Road/ Site Access	T-Junction	Two-way	Two-way	Two-way		3.38	A

Junction Network

Driving side	Lighting	Network delay (s)	Network LOS
Left	Normal/unknown	3.38	A

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D4	2031	Asessment	PM	ONE HOUR	16:15	17:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
A		ONE HOUR	✓	94	100.000
B		ONE HOUR	✓	95	100.000
C		ONE HOUR	✓	77	100.000

Origin-Destination Data

Demand (PCU/hr)

		To		
		A	B	C
From	A	0	44	50
	B	51	0	44
	C	49	28	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To		
		A	B	C
From	A	0	0	0
	B	0	0	0
	C	0	0	0

Results

Results Summary for whole modelled period

Stream	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
B-AC	0.18	7.55	0.2	A	87	131
C-AB	0.05	6.04	0.1	A	28	42
C-A					43	64
A-B					40	61
A-C					46	69

Main Results for each time segment

16:15 - 16:30

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	72	18	0.00	591	0.121	71	0.0	0.1	6.913	A
C-AB	22	6	0.00	626	0.036	22	0.0	0.0	5.962	A
C-A	36	9	0.00			36				
A-B	33	8	0.00			33				
A-C	38	9	0.00			38				

16:30 - 16:45

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	85	21	0.00	587	0.146	85	0.1	0.2	7.173	A
C-AB	27	7	0.00	628	0.043	27	0.0	0.1	5.993	A
C-A	42	11	0.00			42				
A-B	40	10	0.00			40				
A-C	45	11	0.00			45				

16:45 - 17:00

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	105	26	0.00	581	0.180	104	0.2	0.2	7.546	A
C-AB	34	8	0.00	630	0.054	34	0.1	0.1	6.035	A
C-A	51	13	0.00			51				
A-B	48	12	0.00			48				
A-C	55	14	0.00			55				

17:00 - 17:15

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	105	26	0.00	581	0.180	105	0.2	0.2	7.552	A
C-AB	34	8	0.00	630	0.054	34	0.1	0.1	6.036	A
C-A	51	13	0.00			51				
A-B	48	12	0.00			48				
A-C	55	14	0.00			55				

17:15 - 17:30

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	85	21	0.00	587	0.146	86	0.2	0.2	7.185	A
C-AB	27	7	0.00	628	0.043	27	0.1	0.1	5.997	A
C-A	42	11	0.00			42				
A-B	40	10	0.00			40				
A-C	45	11	0.00			45				

17:30 - 17:45

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	72	18	0.00	591	0.121	72	0.2	0.1	6.933	A
C-AB	22	6	0.00	626	0.036	22	0.1	0.0	5.967	A
C-A	36	9	0.00			36				
A-B	33	8	0.00			33				
A-C	38	9	0.00			38				

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APPENDIX G

Junctions 11

ARCADY 11 - Roundabout Module

Version: 11.1.0.2307
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Filename: Stopes Road_ Countess Lane_ Bolton Ro - Staff AM.j11
Path: C:\Users\Abbie.Moore.RSKHELSBY\RSK Group\SCP Job Library 2026 - Documents\260351 - Milton Road, Radcliffe, Bury\03 Data\Traffic modelling\Modelling\Stopes Road_ Countess Lane_ Bolton Road_ Milton Road
Report generation date: 14/10/2026 11:49:08

»D1 - 2031 | BASE | AM
»D3 - 2031 | Assessment | AM
»D5 - 2026 | BASE | AM

Summary of junction performance

	AM				
	Set ID	Queue (PCU)	Delay (s)	RFC	LOS
	2031 - BASE				
Arm 1	D1	3.3	22.09	0.78	C
Arm 2		1.7	11.39	0.64	B
Arm 3		9.0	62.21	0.93	F
Arm 4		0.4	22.73	0.29	C
	2031 - Assessment				
Arm 1	D3	3.4	22.37	0.78	C
Arm 2		2.0	12.51	0.67	B
Arm 3		11.7	79.52	0.96	F
Arm 4		0.4	22.36	0.29	C
	2026 - BASE				
Arm 1	D5	2.6	17.89	0.73	C
Arm 2		1.5	10.13	0.60	B
Arm 3		5.3	38.90	0.86	E
Arm 4		0.3	19.00	0.25	C

There are warnings associated with one or more model runs - see the 'Data Errors and Warnings' tables for each Analysis or Demand Set.

Values shown are the highest values encountered over all time segments. Delay is the maximum value of average delay per arriving vehicle.

File summary

File Description

Title	
Location	Stopes Road_ Countess Lane_ Bolton Road_ Milton Road
Site number	
Date	15/09/2026
Version	
Status	(new file)
Identifier	
Client	
Jobnumber	
Enumerator	RSKHELSBY\abbie.moore
Description	

Units

Distance units	Speed units	Traffic units input	Traffic units results	Flow units	Average delay units	Total delay units	Rate of delay units
m	kph	PCU	PCU	perHour	s	-Min	perMin

Analysis Options

Mini-roundabout model	Vehicle length (m)	Calculate Queue Percentiles	Calculate detailed queueing delay	Show lane queues in feet / metres	Show all PICADY stream intercepts	Calculate residual capacity	RFC Threshold	Average Delay threshold (s)	Queue threshold (PCU)	Use simulation for HCM roundabouts	Use iterations for HCM roundabouts
JUNCTIONS 9	5.75						0.85	36.00	20.00		

Demand Set Summary

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D1	2031	BASE	AM	ONE HOUR	07:15	08:45	15	✓
D3	2031	Assessment	AM	ONE HOUR	07:15	08:45	15	✓
D5	2026	BASE	AM	ONE HOUR	07:15	08:45	15	✓

Analysis Set Details

ID	Include in report	Network flow scaling factor (%)	Network capacity scaling factor (%)
A1	✓	100.000	100.000

D1 - 2031 | BASE | AM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Use circulating lanes	Arm order	Junction Delay (s)	Junction LOS
1	Stopes Road_ Countess Lane_ Bolton Road_ Milton Road	Mini-roundabout		1, 2, 3, 4	31.49	D

Junction Network

Driving side	Lighting	Road surface	In London	Network delay (s)	Network LOS
Left	Normal/unknown	Normal/unknown		31.49	D

Arms

Arms

Arm	Name	Description
1	Bolton Road South	
2	Stopes Road	
3	Countess Lane	
4	Milton Road	

Mini Roundabout Geometry

Arm	Approach road half-width (m)	Minimum approach road half-width (m)	Entry width (m)	Effective flare length (m)	Distance to next arm (m)	Entry corner kerb line distance (m)	Gradient over 50m (%)	Kerbed central island
1	3.76	3.71	3.87	0.9	15.47	12.59	0.0	
2	5.17	4.38	8.02	2.4	14.17	9.11	0.0	
3	3.00	3.00	3.00	0.0	13.51	10.25	0.0	
4	4.24	3.01	4.87	1.9	11.49	6.87	0.0	

Slope / Intercept / Capacity

Roundabout Slope and Intercept used in model

Arm	Final slope	Final intercept (PCU/hr)
1	0.628	900
2	0.668	1048
3	0.592	842
4	0.608	760

The slope and intercept shown above include any corrections and adjustments.

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D1	2031	BASE	AM	ONE HOUR	07:15	08:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
1		ONE HOUR	✓	512	100.000
2		ONE HOUR	✓	506	100.000
3		ONE HOUR	✓	505	100.000
4		ONE HOUR	✓	60	100.000

Origin-Destination Data

Demand (PCU/hr)

		To			
		1	2	3	4
From	1	0	289	217	6
	2	307	0	139	60
	3	291	208	0	6
	4	12	33	15	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To			
		1	2	3	4
From	1	0	0	0	0
	2	0	0	0	0
	3	0	0	0	0
	4	0	0	0	0

Results

Results Summary for whole modelled period

Arm	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
1	0.78	22.09	3.3	C	470	705
2	0.64	11.39	1.7	B	464	696
3	0.93	62.21	9.0	F	463	695
4	0.29	22.73	0.4	C	55	83

Main Results for each time segment

07:15 - 07:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	385	96	190	780	0.494	382	455	0.0	1.0	8.953	A
2	381	95	177	929	0.410	378	395	0.0	0.7	6.502	A
3	380	95	279	676	0.562	375	277	0.0	1.2	11.767	B
4	45	11	600	395	0.114	45	54	0.0	0.1	10.264	B

07:30 - 07:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	460	115	228	756	0.609	458	545	1.0	1.5	11.985	B
2	455	114	213	905	0.502	454	473	0.7	1.0	7.946	A
3	454	113	334	643	0.706	450	332	1.2	2.2	18.220	C
4	54	13	720	322	0.167	54	65	0.1	0.2	13.393	B

07:45 - 08:00

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	564	141	273	728	0.774	557	658	1.5	3.1	20.307	C
2	557	139	259	875	0.637	554	571	1.0	1.7	11.138	B
3	556	139	409	600	0.927	535	405	2.2	7.4	45.811	E
4	66	17	865	234	0.283	65	79	0.2	0.4	21.275	C

08:00 - 08:15

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	564	141	279	724	0.778	563	668	3.1	3.3	22.091	C
2	557	139	262	873	0.638	557	580	1.7	1.7	11.385	B
3	556	139	411	598	0.929	550	408	7.4	9.0	62.214	F
4	66	17	881	224	0.295	66	79	0.4	0.4	22.728	C

08:15 - 08:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	460	115	241	748	0.615	467	565	3.3	1.7	13.091	B
2	455	114	217	903	0.504	458	491	1.7	1.0	8.141	A
3	454	113	337	642	0.707	479	337	9.0	2.6	25.049	D
4	54	13	751	303	0.178	55	65	0.4	0.2	14.541	B

08:30 - 08:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	385	96	195	777	0.496	388	463	1.7	1.0	9.317	A
2	381	95	180	927	0.411	382	403	1.0	0.7	6.624	A
3	380	95	282	675	0.564	385	281	2.6	1.3	12.647	B
4	45	11	613	387	0.117	46	54	0.2	0.1	10.540	B

D3 - 2031 | Assessment | AM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Use circulating lanes	Arm order	Junction Delay (s)	Junction LOS
1	Stopes Road_ Countess Lane_ Bolton Road_ Milton Road	Mini-roundabout		1, 2, 3, 4	37.10	E

Junction Network

Driving side	Lighting	Road surface	In London	Network delay (s)	Network LOS
Left	Normal/unknown	Normal/unknown		37.10	E

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D3	2031	Assessment	AM	ONE HOUR	07:15	08:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
1		ONE HOUR	✓	515	100.000
2		ONE HOUR	✓	530	100.000
3		ONE HOUR	✓	507	100.000
4		ONE HOUR	✓	60	100.000

Origin-Destination Data

Demand (PCU/hr)

		To			
		1	2	3	4
From	1	0	289	217	9
	2	307	0	139	84
	3	291	208	0	8
	4	12	33	15	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To			
		1	2	3	4
From	1	0	0	0	0
	2	0	0	0	0
	3	0	0	0	0
	4	0	0	0	0

Results

Results Summary for whole modelled period

Arm	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
1	0.78	22.37	3.4	C	473	709
2	0.67	12.51	2.0	B	486	730
3	0.96	79.52	11.7	F	465	698
4	0.29	22.36	0.4	C	55	83

Main Results for each time segment

07:15 - 07:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	388	97	190	780	0.497	384	454	0.0	1.0	9.000	A
2	399	100	180	928	0.430	396	394	0.0	0.7	6.734	A
3	382	95	299	665	0.574	376	277	0.0	1.3	12.287	B
4	45	11	600	395	0.114	45	75	0.0	0.1	10.259	B

07:30 - 07:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	463	116	228	756	0.612	461	545	1.0	1.5	12.084	B
2	476	119	216	904	0.527	475	473	0.7	1.1	8.373	A
3	456	114	359	629	0.724	451	332	1.3	2.4	19.723	C
4	54	13	719	323	0.167	54	90	0.1	0.2	13.375	B

07:45 - 08:00

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	567	142	270	730	0.777	560	654	1.5	3.2	20.496	C
2	584	146	262	872	0.669	580	569	1.1	1.9	12.172	B
3	558	140	438	582	0.959	532	405	2.4	9.0	54.128	F
4	66	17	859	237	0.278	65	110	0.2	0.4	20.846	C

08:00 - 08:15

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	567	142	277	725	0.782	566	665	3.2	3.4	22.371	C
2	584	146	265	871	0.670	583	579	1.9	2.0	12.510	B
3	558	140	440	581	0.961	548	408	9.0	11.7	79.518	F
4	66	17	877	227	0.291	66	111	0.4	0.4	22.355	C

08:15 - 08:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	463	116	245	746	0.621	470	571	3.4	1.7	13.348	B
2	476	119	220	901	0.529	480	495	2.0	1.1	8.619	A
3	456	114	362	627	0.727	491	337	11.7	2.9	31.679	D
4	54	13	761	297	0.182	55	92	0.4	0.2	14.890	B

08:30 - 08:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	388	97	195	777	0.499	390	464	1.7	1.0	9.384	A
2	399	100	183	926	0.431	401	403	1.1	0.8	6.877	A
3	382	95	302	662	0.576	388	281	2.9	1.4	13.373	B
4	45	11	614	387	0.117	46	76	0.2	0.1	10.562	B

D5 - 2026 | BASE | AM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Use circulating lanes	Arm order	Junction Delay (s)	Junction LOS
1	Stopes Road_ Countess Lane_ Bolton Road_ Milton Road	Mini-roundabout		1, 2, 3, 4	22.15	C

Junction Network

Driving side	Lighting	Road surface	In London	Network delay (s)	Network LOS
Left	Normal/unknown	Normal/unknown		22.15	C

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D5	2026	BASE	AM	ONE HOUR	07:15	08:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
1		ONE HOUR	✓	484	100.000
2		ONE HOUR	✓	479	100.000
3		ONE HOUR	✓	477	100.000
4		ONE HOUR	✓	56	100.000

Origin-Destination Data

Demand (PCU/hr)

		To			
		1	2	3	4
From	1	0	273	205	6
	2	290	0	132	57
	3	275	197	0	5
	4	11	31	14	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To			
		1	2	3	4
From	1	0	0	0	0
	2	0	0	0	0
	3	0	0	0	0
	4	0	0	0	0

Results

Results Summary for whole modelled period

Arm	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
1	0.73	17.89	2.6	C	444	666
2	0.60	10.13	1.5	B	440	659
3	0.86	38.90	5.3	E	438	657
4	0.25	19.00	0.3	C	51	77

Main Results for each time segment

07:15 - 07:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	364	91	180	786	0.463	361	430	0.0	0.8	8.397	A
2	361	90	168	936	0.385	358	373	0.0	0.6	6.209	A
3	359	90	264	685	0.524	355	262	0.0	1.1	10.762	B
4	42	11	568	415	0.102	42	51	0.0	0.1	9.644	A

07:30 - 07:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	435	109	216	764	0.570	433	515	0.8	1.3	10.834	B
2	431	108	201	913	0.472	430	448	0.6	0.9	7.428	A
3	429	107	317	654	0.656	426	314	1.1	1.8	15.566	C
4	50	13	681	346	0.146	50	61	0.1	0.2	12.177	B

07:45 - 08:00

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	533	133	261	736	0.724	528	626	1.3	2.5	16.972	C
2	527	132	246	884	0.597	525	544	0.9	1.4	9.978	A
3	525	131	387	612	0.858	513	384	1.8	4.8	32.909	D
4	62	15	826	258	0.239	61	74	0.2	0.3	18.247	C

08:00 - 08:15

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	533	133	266	733	0.727	532	633	2.5	2.6	17.890	C
2	527	132	248	882	0.598	527	551	1.4	1.5	10.135	B
3	525	131	389	611	0.859	523	386	4.8	5.3	38.895	E
4	62	15	837	251	0.246	62	75	0.3	0.3	18.999	C

08:15 - 08:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	435	109	223	759	0.573	440	527	2.6	1.4	11.433	B
2	431	108	204	911	0.473	433	459	1.5	0.9	7.564	A
3	429	107	319	653	0.657	442	318	5.3	2.0	18.051	C
4	50	13	699	335	0.150	51	62	0.3	0.2	12.715	B

08:30 - 08:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	364	91	184	784	0.465	366	436	1.4	0.9	8.660	A
2	361	90	170	934	0.386	362	380	0.9	0.6	6.306	A
3	359	90	267	684	0.525	363	265	2.0	1.1	11.332	B
4	42	11	578	409	0.103	42	51	0.2	0.1	9.841	A

Junctions 11

ARCADY 11 - Roundabout Module

Version: 11.1.0.2307
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Filename: Stopes,Countess,Bolton,PM Adjust adjust all arms.j11
Path: C:\Users\Abbie.Moore.RSKHELSBY\RSK Group\SCP Job Library 2026 - Documents\260351 - Milton Road, Radcliffe, Bury\03 Data\Traffic modelling\Modelling\Stopes Road_ Countess Lane_ Bolton Road_ Milton Road
Report generation date: 14/10/2026 11:29:37

»D2 - 2026 | Base | PM
»D4 - 2031 | Base | PM
»D6 - 2031 | Assessment | PM

Summary of junction performance

	PM				
	Set ID	Queue (PCU)	Delay (s)	RFC	LOS
	2026 - Base				
Arm 1	D2	9.7	43.29	0.93	E
Arm 2		8.2	52.25	0.92	F
Arm 3		5.1	45.95	0.86	E
Arm 4		0.2	13.74	0.19	B
	2031 - Base				
Arm 1	D4	18.9	75.64	0.99	F
Arm 2		15.6	89.64	0.99	F
Arm 3		8.1	69.14	0.93	F
Arm 4		0.3	15.07	0.21	C
	2031 - Assessment				
Arm 1	D6	21.7	85.35	1.00	F
Arm 2		15.7	90.24	0.99	F
Arm 3		8.1	69.03	0.93	F
Arm 4		0.4	16.76	0.29	C

There are warnings associated with one or more model runs - see the 'Data Errors and Warnings' tables for each Analysis or Demand Set.

Values shown are the highest values encountered over all time segments. Delay is the maximum value of average delay per arriving vehicle.

File summary

File Description

Title	
Location	Stopes Road_ Countess Lane_ Bolton Road_ Milton Road
Site number	
Date	15/09/2026
Version	
Status	(new file)
Identifier	
Client	
Jobnumber	
Enumerator	RSKHELSBY\abbie.moore
Description	

Units

Distance units	Speed units	Traffic units input	Traffic units results	Flow units	Average delay units	Total delay units	Rate of delay units
m	kph	PCU	PCU	perHour	s	-Min	perMin

Analysis Options

Mini-roundabout model	Vehicle length (m)	Calculate Queue Percentiles	Calculate detailed queueing delay	Show lane queues in feet / metres	Show all PICADY stream intercepts	Calculate residual capacity	RFC Threshold	Average Delay threshold (s)	Queue threshold (PCU)	Use simulation for HCM roundabouts	Use iterations for HCM roundabouts
JUNCTIONS 9	5.75						0.85	36.00	20.00		

Demand Set Summary

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D2	2026	Base	PM	ONE HOUR	16:15	17:45	15	✓
D4	2031	Base	PM	ONE HOUR	16:15	17:45	15	✓
D6	2031	Assessment	PM	ONE HOUR	16:15	17:45	15	✓

Analysis Set Details

ID	Include in report	Network flow scaling factor (%)	Network capacity scaling factor (%)
A1	✓	100.000	100.000

D2 - 2026 | Base | PM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Mini-roundabout		Mini-roundabout appears to have unbalanced flows and may behave like a priority junction; treat results with caution. See User Guide for details.[Arms 1 and 2 have 75% of the total flow for the roundabout for one or more time segments]
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Use circulating lanes	Arm order	Junction Delay (s)	Junction LOS
1	Stopes Road_ Countess Lane_ Bolton Road_ Milton Road	Mini-roundabout		1, 2, 3, 4	45.75	E

Junction Network

Driving side	Lighting	Road surface	In London	Network delay (s)	Network LOS
Left	Normal/unknown	Normal/unknown		45.75	E

Arms

Arms

Arm	Name	Description
1	Bolton Road South	
2	Stopes Road	
3	Countess Lane	
4	Milton Road	

Mini Roundabout Geometry

Arm	Approach road half-width (m)	Minimum approach road half-width (m)	Entry width (m)	Effective flare length (m)	Distance to next arm (m)	Entry corner kerb line distance (m)	Gradient over 50m (%)	Kerbed central island
1	3.76	3.71	3.87	0.9	15.47	12.59	0.0	
2	5.17	4.38	8.02	2.4	14.17	9.11	0.0	
3	3.00	3.00	3.00	0.0	13.51	10.25	0.0	
4	4.24	3.01	4.87	1.9	11.49	6.87	0.0	

Slope / Intercept / Capacity

Arm Intercept Adjustments

Arm	Type	Reason	Direct intercept adjustment (PCU/hr)
1	Direct		170
2	Direct		-110
3	Direct		-120
4	Direct		0

Roundabout Slope and Intercept used in model

Arm	Final slope	Final intercept (PCU/hr)
1	0.628	1070
2	0.668	938
3	0.592	722
4	0.608	760

The slope and intercept shown above include any corrections and adjustments.

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D2	2026	Base	PM	ONE HOUR	16:15	17:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
1		ONE HOUR	✓	787	100.000
2		ONE HOUR	✓	550	100.000
3		ONE HOUR	✓	389	100.000
4		ONE HOUR	✓	54	100.000

Origin-Destination Data

Demand (PCU/hr)

		To			
		1	2	3	4
From	1	0	413	360	14
	2	284	0	220	46
	3	220	156	0	13
	4	13	35	6	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To			
		1	2	3	4
From	1	0	0	0	0
	2	0	0	0	0
	3	0	0	0	0
	4	0	0	0	0

Results

Results Summary for whole modelled period

Arm	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
1	0.93	43.29	9.7	E	722	1083
2	0.92	52.25	8.2	F	505	757
3	0.86	45.95	5.1	E	357	535
4	0.19	13.74	0.2	B	50	74

Main Results for each time segment

16:15 - 16:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	592	148	146	978	0.606	586	384	0.0	1.5	9.071	A
2	414	104	283	748	0.553	409	450	0.0	1.2	10.469	B
3	293	73	256	570	0.514	289	436	0.0	1.0	12.629	B
4	41	10	490	462	0.088	40	54	0.0	0.1	8.536	A

16:30 - 16:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	707	177	176	959	0.738	703	461	1.5	2.7	13.791	B
2	494	124	339	711	0.695	491	539	1.2	2.2	16.053	C
3	350	87	307	540	0.648	347	523	1.0	1.7	18.376	C
4	49	12	589	402	0.121	48	65	0.1	0.1	10.177	B

16:45 - 17:00

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	867	217	212	936	0.926	844	553	2.7	8.3	33.009	D
2	606	151	408	665	0.910	587	649	2.2	6.8	39.036	E
3	428	107	367	504	0.850	417	628	1.7	4.5	37.562	E
4	59	15	707	330	0.180	59	78	0.1	0.2	13.263	B

17:00 - 17:15

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	867	217	216	934	0.928	861	565	8.3	9.7	43.290	E
2	606	151	416	660	0.917	600	661	6.8	8.2	52.254	F
3	428	107	375	499	0.858	426	640	4.5	5.1	45.952	E
4	59	15	721	321	0.185	59	80	0.2	0.2	13.743	B

17:15 - 17:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	707	177	182	955	0.741	734	483	9.7	3.0	18.005	C
2	494	124	354	701	0.705	517	562	8.2	2.6	21.604	C
3	350	87	323	530	0.660	362	548	5.1	2.1	22.731	C
4	49	12	617	385	0.126	49	68	0.2	0.1	10.725	B

17:30 - 17:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	592	148	150	975	0.607	598	394	3.0	1.6	9.687	A
2	414	104	289	745	0.556	419	459	2.6	1.3	11.221	B
3	293	73	262	566	0.517	297	446	2.1	1.1	13.533	B
4	41	10	503	454	0.090	41	56	0.1	0.1	8.721	A

D4 - 2031 | Base | PM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Mini-roundabout		Mini-roundabout appears to have unbalanced flows and may behave like a priority junction; treat results with caution. See User Guide for details.[Arms 1 and 2 have 75% of the total flow for the roundabout for one or more time segments]
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Use circulating lanes	Arm order	Junction Delay (s)	Junction LOS
1	Stopes Road_ Countess Lane_ Bolton Road_ Milton Road	Mini-roundabout		1, 2, 3, 4	76.72	F

Junction Network

Driving side	Lighting	Road surface	In London	Network delay (s)	Network LOS
Left	Normal/unknown	Normal/unknown		76.72	F

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D4	2031	Base	PM	ONE HOUR	16:15	17:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
1		ONE HOUR	✓	834	100.000
2		ONE HOUR	✓	583	100.000
3		ONE HOUR	✓	412	100.000
4		ONE HOUR	✓	57	100.000

Origin-Destination Data

Demand (PCU/hr)

		To			
		1	2	3	4
From	1	0	438	381	15
	2	301	0	233	49
	3	233	165	0	14
	4	14	37	6	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To			
		1	2	3	4
From	1	0	0	0	0
	2	0	0	0	0
	3	0	0	0	0
	4	0	0	0	0

Results

Results Summary for whole modelled period

Arm	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
1	0.99	75.64	18.9	F	765	1148
2	0.99	89.64	15.6	F	535	802
3	0.93	69.14	8.1	F	378	567
4	0.21	15.07	0.3	C	52	78

Main Results for each time segment

16:15 - 16:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	628	157	154	973	0.646	621	407	0.0	1.8	10.044	B
2	439	110	299	738	0.595	433	476	0.0	1.4	11.617	B
3	310	78	271	561	0.553	305	461	0.0	1.2	13.847	B
4	43	11	519	444	0.097	42	58	0.0	0.1	8.947	A

16:30 - 16:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	750	187	185	953	0.787	743	488	1.8	3.4	16.626	C
2	524	131	358	698	0.750	519	570	1.4	2.8	19.453	C
3	370	93	325	529	0.700	366	552	1.2	2.2	21.602	C
4	51	13	622	382	0.134	51	69	0.1	0.2	10.881	B

16:45 - 17:00

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	918	230	222	930	0.987	877	576	3.4	13.7	47.739	E
2	642	160	423	655	0.980	609	676	2.8	11.0	55.925	F
3	454	113	381	496	0.915	436	651	2.2	6.5	50.083	F
4	63	16	736	312	0.201	62	82	0.2	0.2	14.374	B

17:00 - 17:15

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	918	230	226	927	0.990	897	590	13.7	18.9	75.639	F
2	642	160	433	649	0.990	624	691	11.0	15.6	89.636	F
3	454	113	390	490	0.925	447	666	6.5	8.1	69.143	F
4	63	16	754	302	0.208	63	84	0.2	0.3	15.068	C

17:15 - 17:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	750	187	196	947	0.792	808	529	18.9	4.2	33.343	D
2	524	131	389	678	0.773	571	615	15.6	3.9	42.522	E
3	370	93	357	510	0.726	391	603	8.1	2.9	34.208	D
4	51	13	673	351	0.146	52	76	0.3	0.2	12.043	B

17:30 - 17:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	628	157	159	969	0.648	637	421	4.2	1.9	11.122	B
2	439	110	307	733	0.599	448	489	3.9	1.5	13.046	B
3	310	78	281	555	0.558	317	475	2.9	1.3	15.457	C
4	43	11	537	433	0.099	43	60	0.2	0.1	9.236	A

D6 - 2031 | Assessment | PM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Mini-roundabout		Mini-roundabout appears to have unbalanced flows and may behave like a priority junction; treat results with caution. See User Guide for details.[Arms 1 and 2 have 74% of the total flow for the roundabout for one or more time segments]
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Use circulating lanes	Arm order	Junction Delay (s)	Junction LOS
1	Stopes Road_ Countess Lane_ Bolton Road_ Milton Road	Mini-roundabout		1, 2, 3, 4	80.48	F

Junction Network

Driving side	Lighting	Road surface	In London	Network delay (s)	Network LOS
Left	Normal/unknown	Normal/unknown		80.48	F

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D6	2031	Assessment	PM	ONE HOUR	16:15	17:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
1		ONE HOUR	✓	834	100.000
2		ONE HOUR	✓	583	100.000
3		ONE HOUR	✓	412	100.000
4		ONE HOUR	✓	79	100.000

Origin-Destination Data

Demand (PCU/hr)

		To			
		1	2	3	4
From	1	0	438	381	15
	2	301	0	233	49
	3	233	165	0	14
	4	19	51	9	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To			
		1	2	3	4
From	1	0	0	0	0
	2	0	0	0	0
	3	0	0	0	0
	4	0	0	0	0

Results

Results Summary for whole modelled period

Arm	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
1	1.00	85.35	21.7	F	765	1148
2	0.99	90.24	15.7	F	535	802
3	0.93	69.03	8.1	F	378	567
4	0.29	16.76	0.4	C	72	109

Main Results for each time segment

16:15 - 16:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	628	157	167	965	0.651	621	411	0.0	1.8	10.262	B
2	439	110	301	736	0.596	433	486	0.0	1.4	11.668	B
3	310	78	271	561	0.553	305	463	0.0	1.2	13.847	B
4	59	15	519	444	0.134	59	58	0.0	0.2	9.307	A

16:30 - 16:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	750	187	200	944	0.795	743	492	1.8	3.5	17.327	C
2	524	131	361	697	0.752	519	583	1.4	2.8	19.612	C
3	370	93	325	529	0.700	366	555	1.2	2.2	21.598	C
4	71	18	622	382	0.186	71	69	0.2	0.2	11.563	B

16:45 - 17:00

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	918	230	240	919	1.000	872	582	3.5	15.1	51.759	F
2	642	160	424	655	0.981	609	688	2.8	11.1	56.231	F
3	454	113	381	496	0.915	436	651	2.2	6.5	50.031	F
4	87	22	736	312	0.278	86	82	0.2	0.4	15.877	C

17:00 - 17:15

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	918	230	245	916	1.003	892	596	15.1	21.7	85.350	F
2	642	160	433	648	0.990	623	704	11.1	15.7	90.240	F
3	454	113	390	490	0.925	447	667	6.5	8.1	69.032	F
4	87	22	754	302	0.288	87	84	0.4	0.4	16.756	C

17:15 - 17:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	750	187	211	937	0.800	818	533	21.7	4.5	40.243	E
2	524	131	397	673	0.779	571	633	15.7	4.0	44.388	E
3	370	93	357	510	0.727	391	610	8.1	2.9	34.191	D
4	71	18	673	351	0.202	72	76	0.4	0.3	12.915	B

17:30 - 17:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	628	157	172	961	0.653	638	425	4.5	1.9	11.476	B
2	439	110	310	731	0.601	449	501	4.0	1.6	13.185	B
3	310	78	281	555	0.559	317	478	2.9	1.3	15.470	C
4	59	15	538	433	0.137	60	60	0.3	0.2	9.658	A

S|C|P

APPENDIX H

Junctions 11

PICADY 11 - Priority Intersection Module

Version: 11.1.0.2307
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Filename: Milton Road_ Wordsworth Avenue.j11
Path: C:\Users\Abbie.Moore.RSKHELSBY\RSK Group\SCP Job Library 2026 - Documents\260351 - Milton Road, Radcliffe, Bury\03 Data\Traffic modelling\Modelling\Milton Road_ Wordsworth Avenue
Report generation date: 08/10/2026 08:25:12

»D1 - 2031 | Assessment | AM
»D2 - 2031 | Assessment | PM

Summary of junction performance

	AM					PM				
	Set ID	Queue (PCU)	Delay (s)	RFC	LOS	Set ID	Queue (PCU)	Delay (s)	RFC	LOS
	2031 - Assessment									
Stream B-AC	D1	0.3	7.41	0.21	A	D2	0.2	7.17	0.17	A
Stream C-AB		0.1	5.77	0.10	A		0.1	5.76	0.12	A

There are warnings associated with one or more model runs - see the 'Data Errors and Warnings' tables for each Analysis or Demand Set.

Values shown are the highest values encountered over all time segments. Delay is the maximum value of average delay per arriving vehicle.

File summary

File Description

Title	
Location	Wordsworth Avenue/ Milton Road
Site number	
Date	15/09/2026
Version	
Status	(new file)
Identifier	
Client	
Jobnumber	
Enumerator	RSKHELSBY\abbie.moore
Description	

Units

Distance units	Speed units	Traffic units input	Traffic units results	Flow units	Average delay units	Total delay units	Rate of delay units
m	kph	PCU	PCU	perHour	s	-Min	perMin

Analysis Options

PICADY short flare model	Vehicle length (m)	Calculate Queue Percentiles	Calculate detailed queueing delay	Show lane queues in feet / metres	Show all PICADY stream intercepts	Calculate residual capacity	RFC Threshold	Average Delay threshold (s)	Queue threshold (PCU)	Use simulation for HCM roundabouts	Use iterations for HCM roundabouts
JUNCTIONS 11.1	5.75						0.85	36.00	20.00		

Demand Set Summary

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D1	2031	Assessment	AM	ONE HOUR	07:15	08:45	15	✓
D2	2031	Assessment	PM	ONE HOUR	16:15	17:45	15	✓

Analysis Set Details

ID	Include in report	Network flow scaling factor (%)	Network capacity scaling factor (%)
A1	✓	100.000	100.000

D1 - 2031 | Assessment | AM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Major arm width	Arm C - Major arm geometry	For two-way major roads, please interpret results with caution if the total major carriageway width is less than 6m.
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Arm A Direction	Arm B Direction	Arm C Direction	Use circulating lanes	Junction Delay (s)	Junction LOS
1	Wordsworth Avenue/ Milton Road	T-Junction	Two-way	Two-way	Two-way		5.73	A

Junction Network

Driving side	Lighting	Network delay (s)	Network LOS
Left	Normal/unknown	5.73	A

Arms

Arms

Arm	Name	Description	Arm type
A	Wordsworth Avenue S		Major
B	Milton Road		Minor
C	Wordsworth Avenue N		Major

Major Arm Geometry

Arm	Width of carriageway (m)	Has kerbed central reserve	Has right-turn storage	Visibility for right turn (m)	Blocks?	Blocking queue (PCU)
C	5.27			205.8	✓	0.00

Geometries for Arm C are measured opposite Arm B. Geometries for Arm A (if relevant) are measured opposite Arm D.

Minor Arm Geometry

Arm	Minor arm type	Lane width (m)	Visibility to left (m)	Visibility to right (m)
B	One lane	2.66	38	47

Slope / Intercept / Capacity

Priority Intersection Slopes and Intercepts

Stream	Intercept (PCU/hr)	Slope for A-B	Slope for A-C	Slope for C-A	Slope for C-B
B-A	495	0.094	0.238	0.150	0.340
B-C	631	0.099	0.249	-	-
C-B	693	0.277	0.277	-	-

The slopes and intercepts shown above include custom intercept adjustments only.

Streams may be combined, in which case capacity will be adjusted.

Values are shown for the first time segment only; they may differ for subsequent time segments.

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D1	2031	Assessment	AM	ONE HOUR	07:15	08:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
A		ONE HOUR	✓	23	100.000
B		ONE HOUR	✓	118	100.000
C		ONE HOUR	✓	76	100.000

Origin-Destination Data

Demand (PCU/hr)

		To		
		A	B	C
From	A	0	0	23
	B	5	0	113
	C	13	63	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To		
		A	B	C
From	A	0	0	0
	B	0	0	0
	C	0	0	0

Results

Results Summary for whole modelled period

Stream	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
B-AC	0.21	7.41	0.3	A	108	162
C-AB	0.10	5.77	0.1	A	59	88
C-A					11	16
A-B					0	0
A-C					21	32

Main Results for each time segment

07:15 - 07:30

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	89	22	0.00	618	0.144	88	0.0	0.2	6.782	A
C-AB	48	12	0.00	694	0.069	48	0.0	0.1	5.565	A
C-A	9	2	0.00			9				
A-B	0	0	0.00			0				
A-C	17	4	0.00			17				

07:30 - 07:45

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	106	27	0.00	617	0.172	106	0.2	0.2	7.039	A
C-AB	58	14	0.00	695	0.083	58	0.1	0.1	5.650	A
C-A	11	3	0.00			11				
A-B	0	0	0.00			0				
A-C	21	5	0.00			21				

07:45 - 08:00

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	130	32	0.00	616	0.211	130	0.2	0.3	7.403	A
C-AB	71	18	0.00	695	0.102	71	0.1	0.1	5.766	A
C-A	13	3	0.00			13				
A-B	0	0	0.00			0				
A-C	25	6	0.00			25				

08:00 - 08:15

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	130	32	0.00	616	0.211	130	0.3	0.3	7.409	A
C-AB	71	18	0.00	695	0.102	71	0.1	0.1	5.769	A
C-A	13	3	0.00			13				
A-B	0	0	0.00			0				
A-C	25	6	0.00			25				

08:15 - 08:30

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	106	27	0.00	617	0.172	106	0.3	0.2	7.051	A
C-AB	58	14	0.00	695	0.083	58	0.1	0.1	5.654	A
C-A	11	3	0.00			11				
A-B	0	0	0.00			0				
A-C	21	5	0.00			21				

08:30 - 08:45

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	89	22	0.00	618	0.144	89	0.2	0.2	6.802	A
C-AB	48	12	0.00	694	0.069	48	0.1	0.1	5.572	A
C-A	9	2	0.00			9				
A-B	0	0	0.00			0				
A-C	17	4	0.00			17				

D2 - 2031 | Assessment | PM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Major arm width	Arm C - Major arm geometry	For two-way major roads, please interpret results with caution if the total major carriageway width is less than 6m.
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Arm A Direction	Arm B Direction	Arm C Direction	Use circulating lanes	Junction Delay (s)	Junction LOS
1	Wordsworth Avenue/ Milton Road	T-Junction	Two-way	Two-way	Two-way		4.82	A

Junction Network

Driving side	Lighting	Network delay (s)	Network LOS
Left	Normal/unknown	4.82	A

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D2	2031	Assessment	PM	ONE HOUR	16:15	17:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
A		ONE HOUR	✓	29	100.000
B		ONE HOUR	✓	94	100.000
C		ONE HOUR	✓	106	100.000

Origin-Destination Data

Demand (PCU/hr)

		To		
		A	B	C
From	A	0	7	22
	B	8	0	86
	C	35	71	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To		
		A	B	C
From	A	0	0	0
	B	0	0	0
	C	0	0	0

Results

Results Summary for whole modelled period

Stream	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
B-AC	0.17	7.17	0.2	A	86	129
C-AB	0.12	5.76	0.1	A	68	103
C-A					29	43
A-B					6	10
A-C					20	30

Main Results for each time segment

16:15 - 16:30

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	71	18	0.00	609	0.116	70	0.0	0.1	6.676	A
C-AB	56	14	0.00	703	0.079	55	0.0	0.1	5.551	A
C-A	24	6	0.00			24				
A-B	5	1	0.00			5				
A-C	17	4	0.00			17				

16:30 - 16:45

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	85	21	0.00	607	0.139	84	0.1	0.2	6.880	A
C-AB	67	17	0.00	705	0.095	67	0.1	0.1	5.636	A
C-A	28	7	0.00			28				
A-B	6	2	0.00			6				
A-C	20	5	0.00			20				

16:45 - 17:00

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	103	26	0.00	605	0.171	103	0.2	0.2	7.169	A
C-AB	83	21	0.00	708	0.117	83	0.1	0.1	5.754	A
C-A	34	9	0.00			34				
A-B	8	2	0.00			8				
A-C	24	6	0.00			24				

17:00 - 17:15

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	103	26	0.00	605	0.171	103	0.2	0.2	7.172	A
C-AB	83	21	0.00	708	0.117	83	0.1	0.1	5.757	A
C-A	34	9	0.00			34				
A-B	8	2	0.00			8				
A-C	24	6	0.00			24				

17:15 - 17:30

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	85	21	0.00	607	0.139	85	0.2	0.2	6.887	A
C-AB	67	17	0.00	705	0.095	67	0.1	0.1	5.639	A
C-A	28	7	0.00			28				
A-B	6	2	0.00			6				
A-C	20	5	0.00			20				

17:30 - 17:45

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	71	18	0.00	609	0.116	71	0.2	0.1	6.693	A
C-AB	56	14	0.00	703	0.079	56	0.1	0.1	5.559	A
C-A	24	6	0.00			24				
A-B	5	1	0.00			5				
A-C	17	4	0.00			17				

S|C|P

APPENDIX I

Junctions 11

ARCADY 11 - Roundabout Module

Version: 11.1.0.2307
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Filename: Mini roundabout.J11
Path: C:\Users\Abbie.Moore.RSKHELSBY\RSK Group\SCP Job Library 2026 - Documents\260351 - Milton Road, Radcliffe, Bury\03 Data\Traffic modelling\Modelling\Wordsworth Avenue_ Coronation Road mini roundabout junction
Report generation date: 08/10/2026 08:26:39

»D1 - 2031 | Assessment | AM
»D2 - 2031 | Assessment | PM

Summary of junction performance

	AM					PM				
	Set ID	Queue (PCU)	Delay (s)	RFC	LOS	Set ID	Queue (PCU)	Delay (s)	RFC	LOS
	2031 - Assessment									
Arm A	D1	0.2	4.70	0.13	A	D2	0.3	5.36	0.23	A
Arm B		0.3	6.22	0.20	A		0.2	6.41	0.18	A
Arm C		0.2	4.48	0.16	A		0.2	4.32	0.15	A

There are warnings associated with one or more model runs - see the 'Data Errors and Warnings' tables for each Analysis or Demand Set.

Values shown are the highest values encountered over all time segments. Delay is the maximum value of average delay per arriving vehicle.

File summary

File Description

Title	Wordsworth Avenue_ Coronation Road mini roundabout junction
Location	
Site number	
Date	15/09/2026
Version	
Status	(new file)
Identifier	
Client	
Jobnumber	
Enumerator	RSKHELSBY\abbie.moore
Description	

Units

Distance units	Speed units	Traffic units input	Traffic units results	Flow units	Average delay units	Total delay units	Rate of delay units
m	kph	PCU	PCU	perHour	s	-Min	perMin

Analysis Options

Mini-roundabout model	Vehicle length (m)	Calculate Queue Percentiles	Calculate detailed queueing delay	Show lane queues in feet / metres	Show all PICADY stream intercepts	Calculate residual capacity	RFC Threshold	Average Delay threshold (s)	Queue threshold (PCU)	Use simulation for HCM roundabouts	Use iterations for HCM roundabouts
JUNCTIONS 9	5.75						0.85	36.00	20.00		

Demand Set Summary

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D1	2031	Assessment	AM	ONE HOUR	07:15	08:45	15	✓
D2	2031	Assessment	PM	ONE HOUR	16:15	17:45	15	✓

Analysis Set Details

ID	Include in report	Network flow scaling factor (%)	Network capacity scaling factor (%)
A1	✓	100.000	100.000

D1 - 2031 | Assessment | AM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Use circulating lanes	Arm order	Junction Delay (s)	Junction LOS
1	Wordsworth Avenue_ Coronation Road mini roundabout junction	Mini-roundabout		A, B, C	5.15	A

Junction Network

Driving side	Lighting	Road surface	In London	Network delay (s)	Network LOS
Left	Normal/unknown	Normal/unknown		5.15	A

Arms

Arms

Arm	Name	Description
A	Coronation Road S	
B	Wordsworth Avenue	
C	Coronation Road N	

Mini Roundabout Geometry

Arm	Approach road half-width (m)	Minimum approach road half-width (m)	Entry width (m)	Effective flare length (m)	Distance to next arm (m)	Entry corner kerb line distance (m)	Gradient over 50m (%)	Kerbed central island
A	2.89	2.75	3.17	0.7	8.43	5.84	0.0	
B	2.66	2.52	4.95	1.6	8.18	5.80	0.0	
C	3.35	3.25	3.53	12.0	15.19	14.75	0.0	

Slope / Intercept / Capacity

Roundabout Slope and Intercept used in model

Arm	Final slope	Final intercept (PCU/hr)
A	0.586	900
B	0.588	761
C	0.631	1021

The slope and intercept shown above include any corrections and adjustments.

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D1	2031	Assessment	AM	ONE HOUR	07:15	08:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
A		ONE HOUR	✓	105	100.000
B		ONE HOUR	✓	132	100.000
C		ONE HOUR	✓	141	100.000

Origin-Destination Data

Demand (PCU/hr)

		To		
		A	B	C
From	A	0	47	58
	B	89	0	43
	C	113	28	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To		
		A	B	C
From	A	0	0	0
	B	0	0	0
	C	0	0	0

Results

Results Summary for whole modelled period

Arm	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
A	0.13	4.70	0.2	A	96	145
B	0.20	6.22	0.3	A	121	182
C	0.16	4.48	0.2	A	129	194

Main Results for each time segment

07:15 - 07:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	79	20	21	888	0.089	79	151	0.0	0.1	4.448	A
B	99	25	43	736	0.135	99	56	0.0	0.2	5.649	A
C	106	27	67	979	0.108	106	76	0.0	0.1	4.120	A

07:30 - 07:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	94	24	25	885	0.107	94	181	0.1	0.1	4.552	A
B	119	30	52	730	0.162	119	67	0.2	0.2	5.881	A
C	127	32	80	971	0.131	127	91	0.1	0.1	4.265	A

07:45 - 08:00

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	116	29	31	882	0.131	115	222	0.1	0.2	4.698	A
B	145	36	64	724	0.201	145	82	0.2	0.2	6.219	A
C	155	39	98	959	0.162	155	111	0.1	0.2	4.475	A

08:00 - 08:15

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	116	29	31	882	0.131	116	222	0.2	0.2	4.698	A
B	145	36	64	724	0.201	145	83	0.2	0.3	6.225	A
C	155	39	98	959	0.162	155	111	0.2	0.2	4.477	A

08:15 - 08:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	94	24	25	885	0.107	95	182	0.2	0.1	4.555	A
B	119	30	52	730	0.162	119	68	0.3	0.2	5.888	A
C	127	32	80	970	0.131	127	91	0.2	0.2	4.269	A

08:30 - 08:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	79	20	21	888	0.089	79	152	0.1	0.1	4.453	A
B	99	25	44	735	0.135	100	57	0.2	0.2	5.662	A
C	106	27	67	979	0.108	106	76	0.2	0.1	4.126	A

D2 - 2031 | Assessment | PM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Use circulating lanes	Arm order	Junction Delay (s)	Junction LOS
1	Wordsworth Avenue_ Coronation Road mini roundabout junction	Mini-roundabout		A, B, C	5.30	A

Junction Network

Driving side	Lighting	Road surface	In London	Network delay (s)	Network LOS
Left	Normal/unknown	Normal/unknown		5.30	A

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D2	2031	Assessment	PM	ONE HOUR	16:15	17:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
A		ONE HOUR	✓	178	100.000
B		ONE HOUR	✓	111	100.000
C		ONE HOUR	✓	137	100.000

Origin-Destination Data

Demand (PCU/hr)

		To		
		A	B	C
From	A	0	58	120
	B	52	0	59
	C	86	51	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To		
		A	B	C
From	A	0	0	0
	B	0	0	0
	C	0	0	0

Results

Results Summary for whole modelled period

Arm	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
A	0.23	5.36	0.3	A	163	245
B	0.18	6.41	0.2	A	102	153
C	0.15	4.32	0.2	A	126	189

Main Results for each time segment

16:15 - 16:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	134	34	38	877	0.153	133	103	0.0	0.2	4.834	A
B	84	21	90	708	0.118	83	82	0.0	0.1	5.752	A
C	103	26	39	997	0.104	103	134	0.0	0.1	4.026	A

16:30 - 16:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	160	40	46	873	0.183	160	124	0.2	0.2	5.046	A
B	100	25	108	698	0.143	100	98	0.1	0.2	6.017	A
C	123	31	47	992	0.124	123	161	0.1	0.1	4.145	A

16:45 - 17:00

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	196	49	56	867	0.226	196	152	0.2	0.3	5.360	A
B	122	31	132	684	0.179	122	120	0.2	0.2	6.409	A
C	151	38	57	985	0.153	151	197	0.1	0.2	4.315	A

17:00 - 17:15

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	196	49	56	867	0.226	196	152	0.3	0.3	5.364	A
B	122	31	132	683	0.179	122	120	0.2	0.2	6.413	A
C	151	38	57	985	0.153	151	197	0.2	0.2	4.315	A

17:15 - 17:30

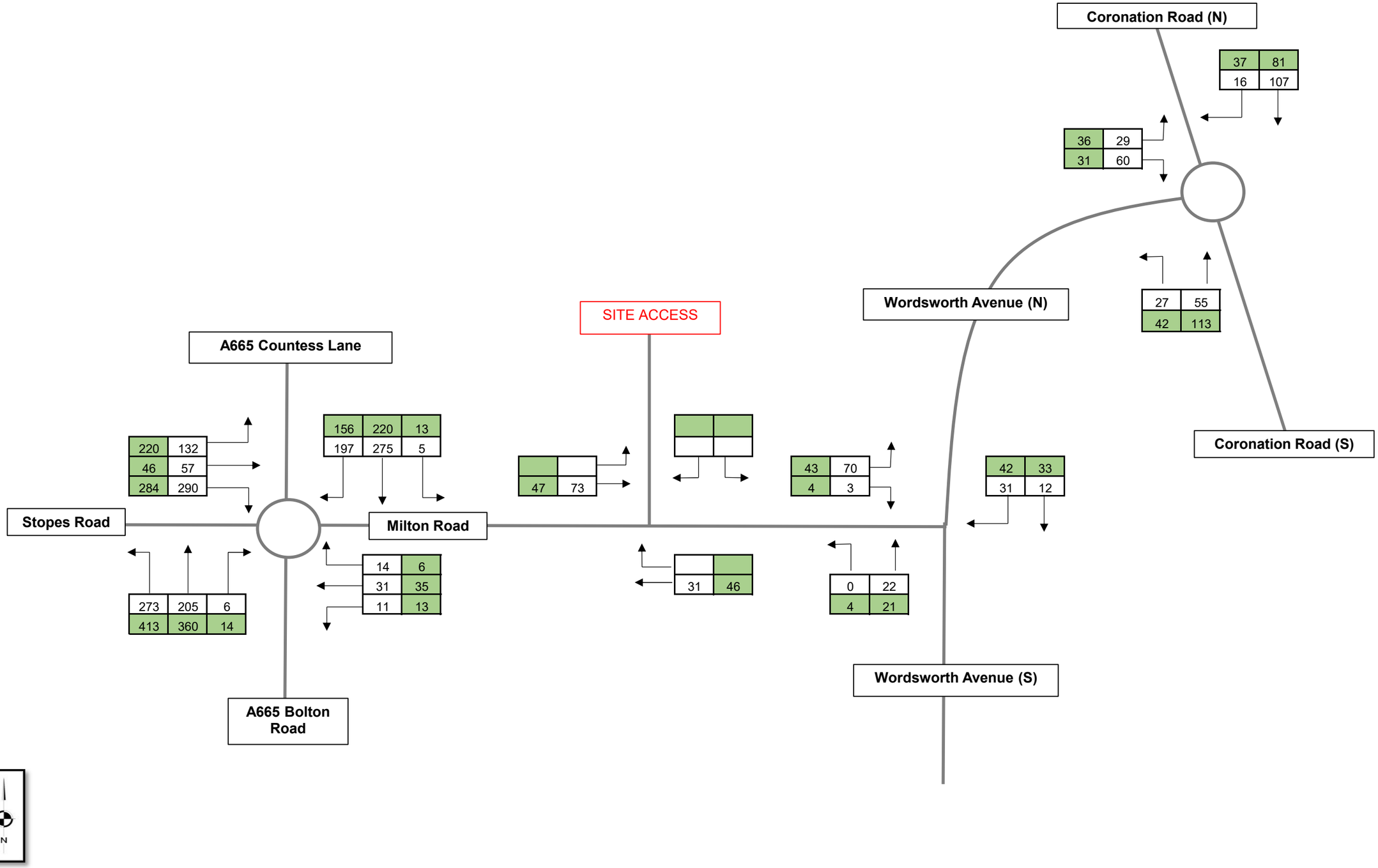
Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	160	40	46	873	0.183	160	124	0.3	0.2	5.052	A
B	100	25	108	698	0.143	100	98	0.2	0.2	6.025	A
C	123	31	47	991	0.124	123	161	0.2	0.1	4.147	A

17:30 - 17:45

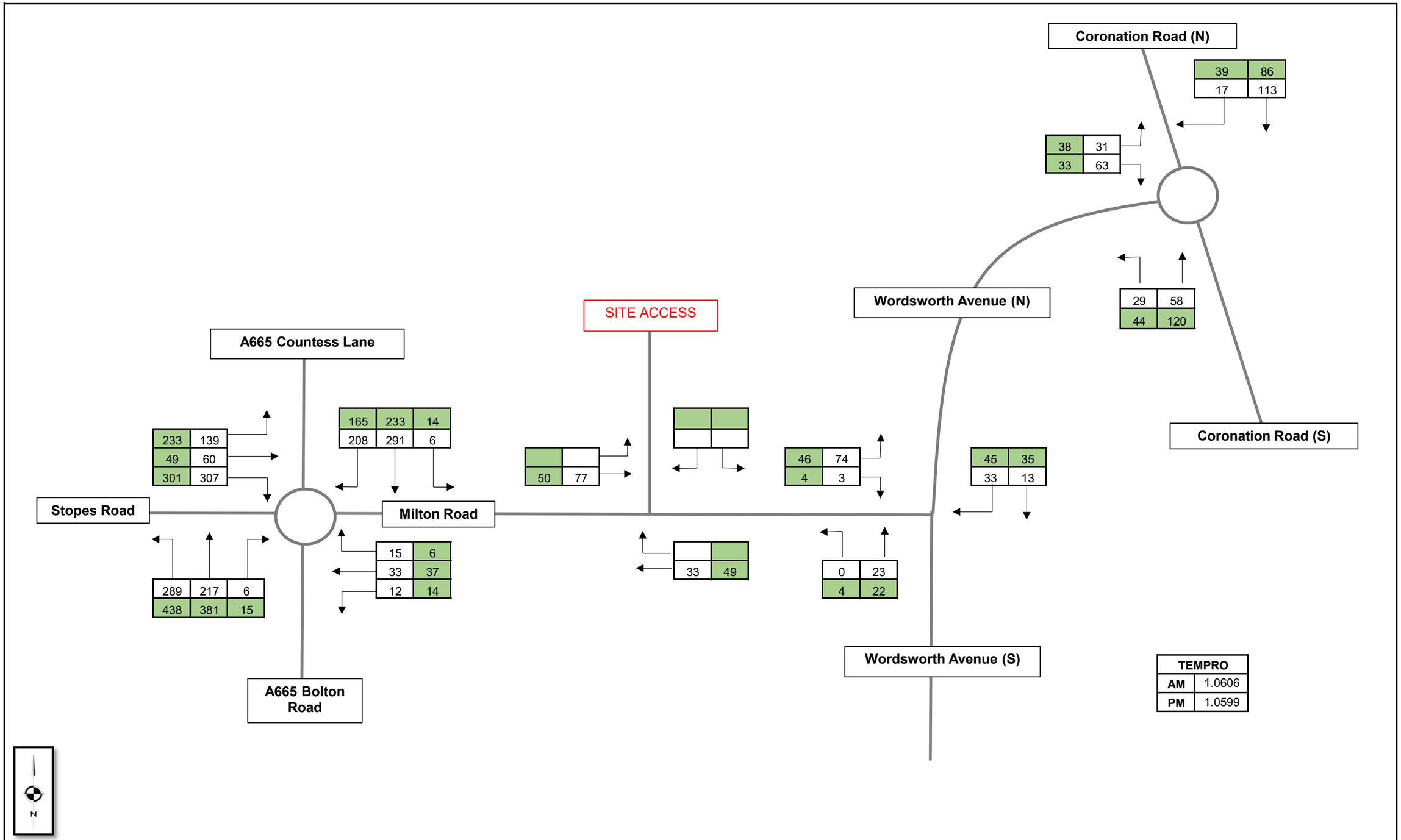
Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	134	34	38	877	0.153	134	104	0.2	0.2	4.844	A
B	84	21	90	708	0.118	84	82	0.2	0.1	5.769	A
C	103	26	39	996	0.104	103	135	0.1	0.1	4.032	A

S|C|P

TRAFFIC FLOW FIGURES



S C P Transportation Planning : Infrastructure Design	**Base 2026**	**14 October 2026**
		Job Number - SCP/260351
	Proposed Ash Grove Alternative Provision (AP) Academy Development, Milton Road, Radcliffe	**Traffic Figure 1**



TEMPRO	
AM	1.0606
PM	1.0599

S C P
Transportation Planning : Infrastructure Design

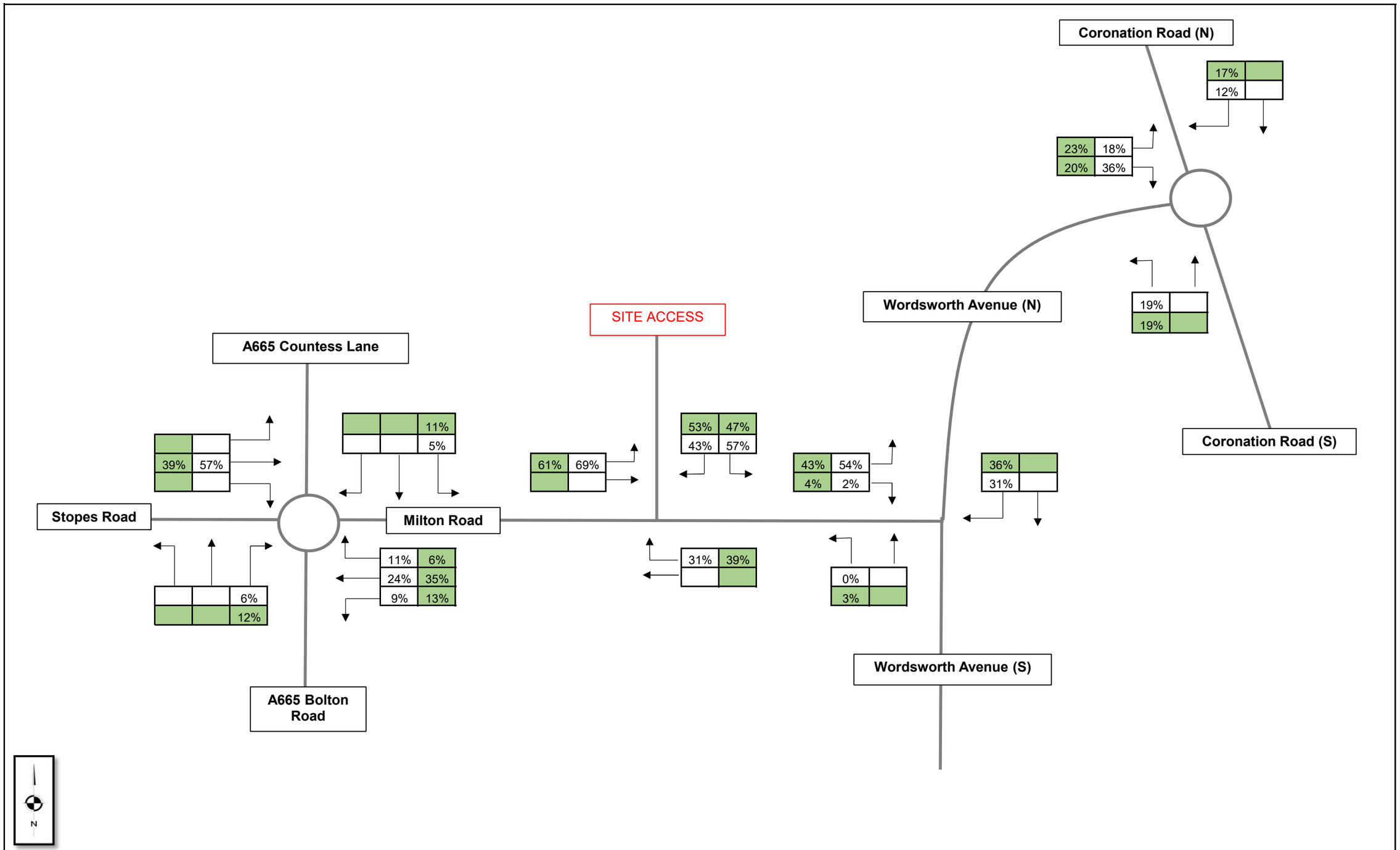
Growthed 2031

Proposed Ash Grove Alternative Provision (AP) Academy Development, Milton Road, Radcliffe

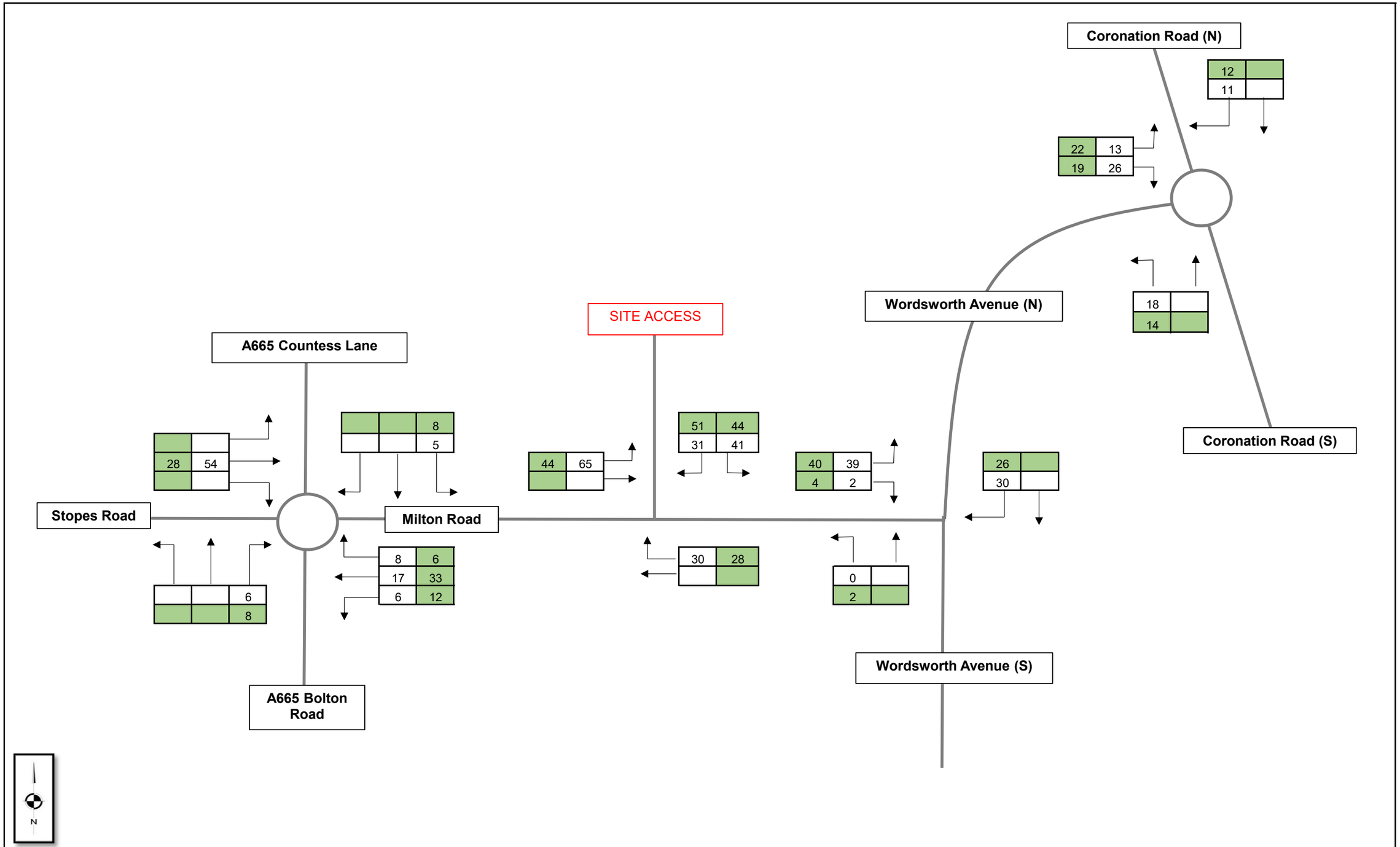
14 October 2026

Job Number - SCP/260351

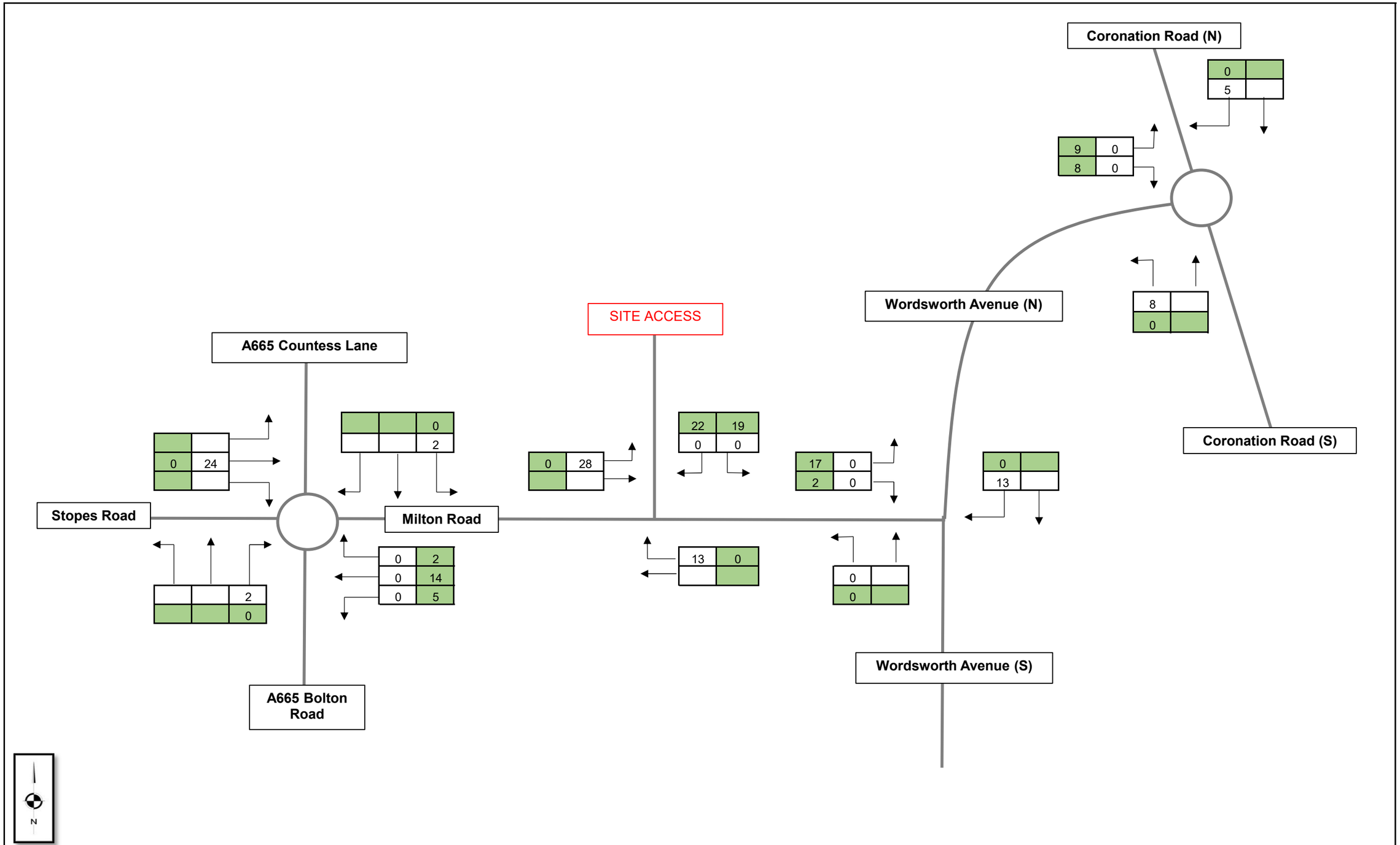
Traffic Figure 2



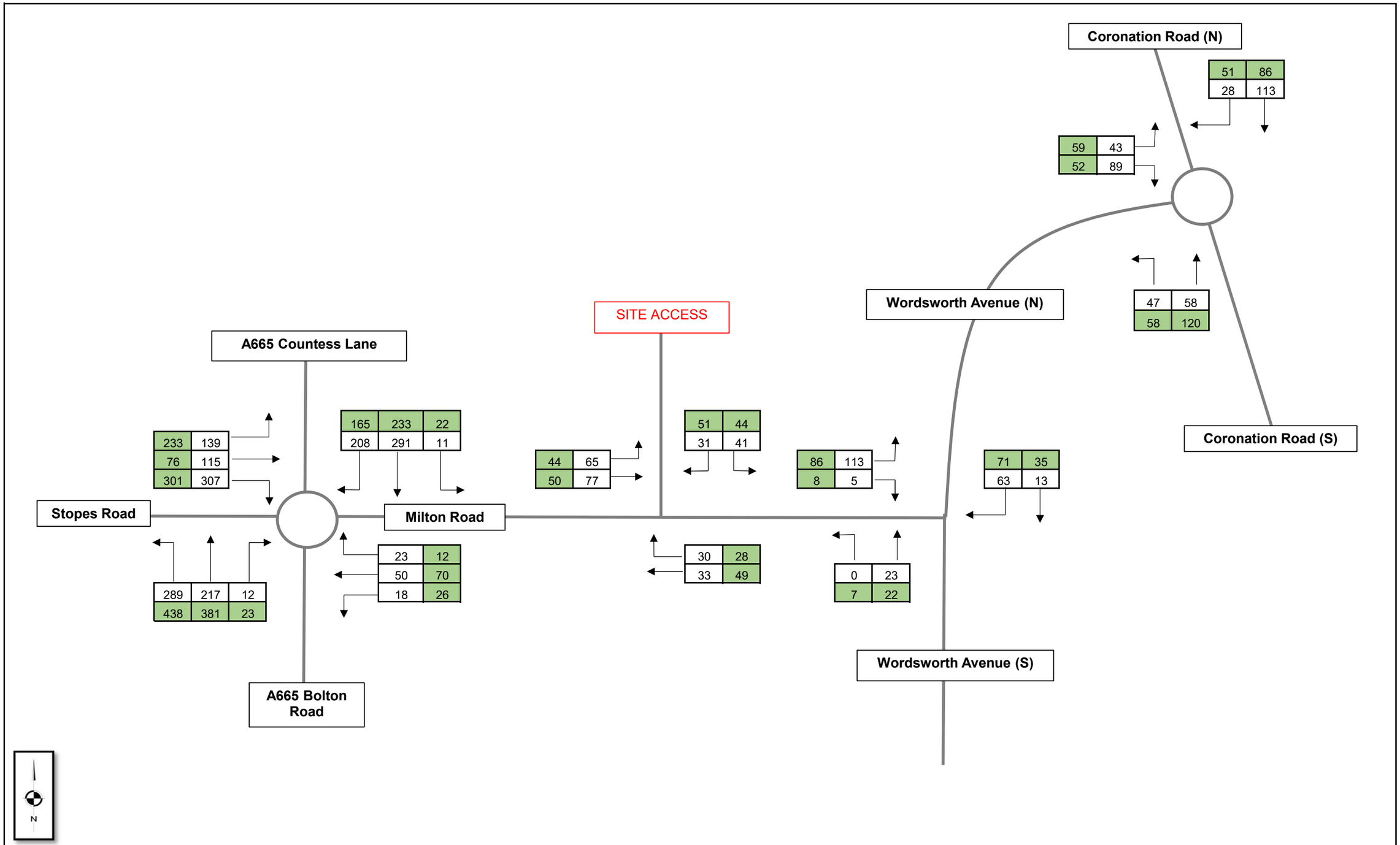
S C P Transportation Planning : Infrastructure Design	**Proposed Distribution**	**14 October 2026**
		Job Number - SCP/260351
	Proposed Ash Grove Alternative Provision (AP) Academy Development, Milton Road, Radcliffe	**Traffic Figure 3**



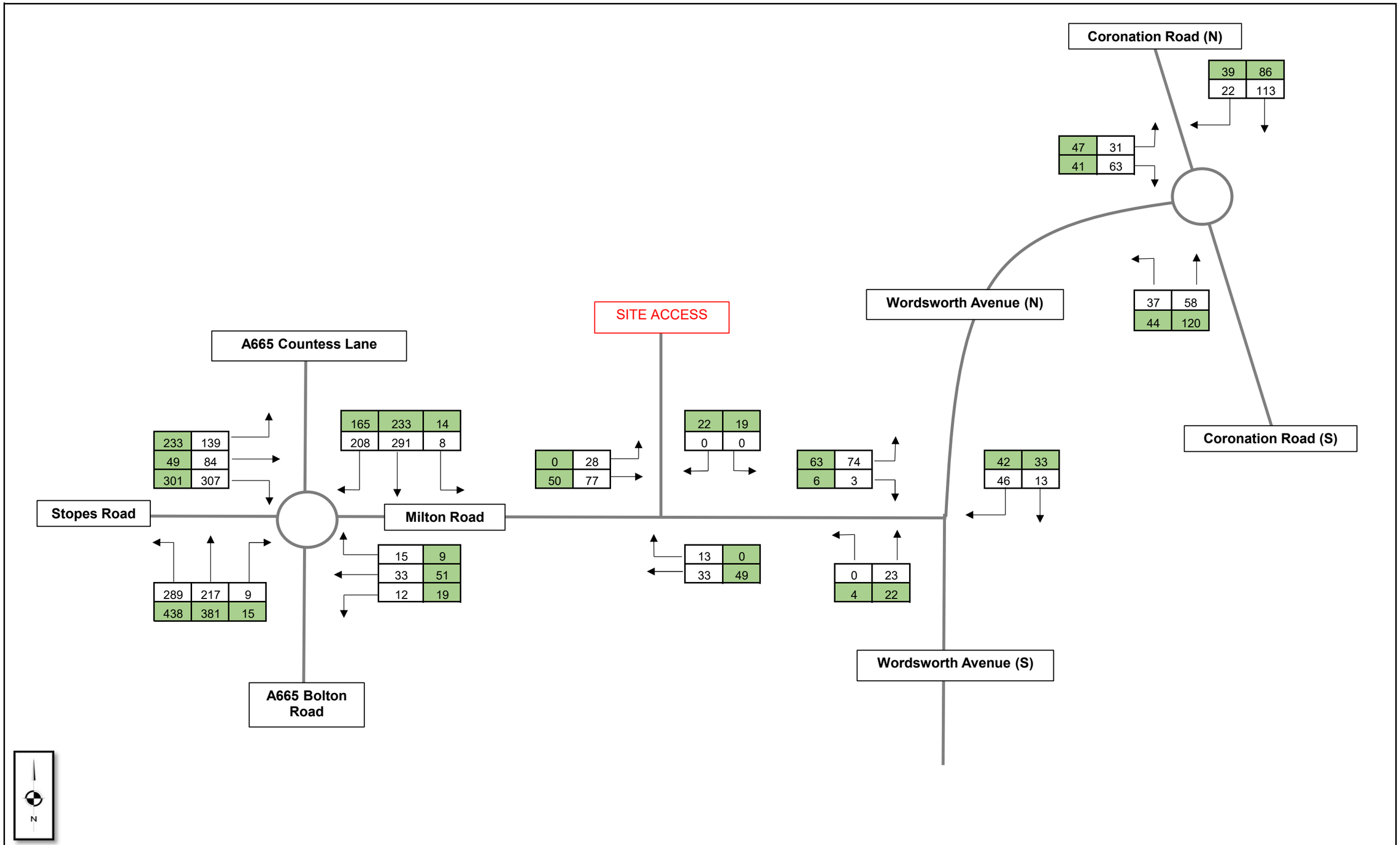
S C P Transportation Planning : Infrastructure Design	**Proposed Assignment**	**14 October 2026**
		Job Number - SCP/260351
	Proposed Ash Grove Alternative Provision (AP) Academy Development, Milton Road, Radcliffe	**Traffic Figure 4**



S C P Transportation Planning : Infrastructure Design	**Proposed Assignment (Staff Only)**	**14 October 2026**
		Job Number - SCP/260351
	Proposed Ash Grove Alternative Provision (AP) Academy Development, Milton Road, Radcliffe	**Traffic Figure 4a**



S C P Transportation Planning : Infrastructure Design	**Proposed Assessment 2031**	**14 October 2026**
		Job Number - SCP/260351
	Proposed Ash Grove Alternative Provision (AP) Academy Development, Milton Road, Radcliffe	**Traffic Figure 5**



S C P Transportation Planning : Infrastructure Design	**Proposed Assessment 2031 (Staff Only)**	**14 October 2026**
		Job Number - SCP/260351
	Proposed Ash Grove Alternative Provision (AP) Academy Development, Milton Road, Radcliffe	**Traffic Figure 5a**

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INVESTIGATE



REMEDIATE



REGENERATE

SUB SURFACE
Site Investigation Specialists,
Geotechnical & Environmental Consultants

DESK STUDY WITH WALKOVER SURVEY

AT
LAND AT MILTON ROAD,
RADCLIFFE,
BURY,
M26 3QY

PREPARED FOR
BURY COUNCIL

REPORT NO. 8339
FEBRUARY 2026



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Enviro+Geo Insight Report
GeoRisk+ Report
Small Scale Survey Plans
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Figures

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EXECUTIVE SUMMARY

This executive summary is a brief summary only and should be read in conjunction with the full report.

Section	Subject	Summary
Site Details	Site Address	Land at Milton Road, Radcliffe, Bury, M26 3QY.
	Grid Reference	377118E, 407732N.
	Current Land Use	Undeveloped field.
	Proposed Development	No detailed development proposal.
Site History	On Site	Earliest survey (1850) site is an undeveloped field with two ponds across the site boundaries (both infilled by 1893). Centre and south of the site excavated for the nearby Brick Works by 1893, and by 1909-10 the west of the site was also excavated. Two new ponds appeared in the centre of the site by 1893, one infilled by 1929-1930 and the other by 1954-56. Five outbuildings, possibly domestic garages, were built in the northwest corner of the site by 1964-67, and demolished by 1987.
	Beyond Site Boundary	Earliest survey (1850) area around the site almost entirely undeveloped, Bolton Road (A665) 200m southwest. Marsden's Croft Brick Works built 50m south by 1893 (demolished fully by 1954-56) along with notable groundworks adjacent to the site's southern boundary. Numerous ponds were noted to be present by 1850, with several ponds noted to be created or infilled in following surveys until 1954-56, when the most recent infillings occurred. By 1909-10 a tramway was built along Bolton Road (removed by 1954-56). By 1954-56, all surrounding roads including Milton Road along the southern site boundary were built, with residential development on these roads continuing until 1964-67. Residential development continued to the north and west until 1987-92.
Geological and Mining Appraisal	Made Ground	Infilled ground present on site.
	Superficial Geology	Devensian Till (Diamicton, poorly sorted gravelly sandy silty clay).
	Bedrock Geology	Peel Hall Rock (sandstone) north and centre of the site, the Pennine Middle Coal Measures Formation (mudstone, siltstone and sandstone) south of the site.
	Radon	Radon protection measures are not required.
	Mining	There is a historical record of surface clay workings on site, and of old mining shafts 173m to the southwest of the site. Also, there is a potential for coal mining underneath the site at a shallow depth. Rotary Boreholes are recommended to a depth of 30 metres with a subsequent ground stability assessment to determine if remedial measures are required for future development.
	Subsidence Hazards	Very low to negligible risk of natural subsidence.
Environmental Appraisal	Landfill Sites	Several unregistered landfills (infilled ponds and reservoirs). The excavations for the Brickworks and associated ponds on site infilled by 1954-1956. Nearest off-site infilling 30m to the south (by 1929-1930), most recent being numerous ponds infilled by 1954-1956.
	Hydrogeology	Superficial deposits comprise a Secondary Undifferentiated aquifer, while the bedrock comprises a Secondary A aquifer.
	Hydrology	Two surface water features within 250m, nearest 160m to the east.
	Flood Risk	Site is in a Flood Zone 1, a Flood Risk Assessment is unlikely to be required.

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Environmental Appraisal (cont'd)	Industrial Land Uses	On site land uses have been identified that relate to the earthworks for the nearby Brick Works, being recorded between 1891 and 1908, and an unspecified pit also present between 1891 and 1965. Within 250m, fourteen historical and four recent land uses have been identified. Historical land uses include unspecified pits (nearest 24m south, 1908), old shafts (nearest 173m southwest 1908, most recent 182m southwest 1927-28) and electrical substations (nearest and most recent 60m northwest 1967-87). Recent land uses are all electrical substations (nearest being 66m northwest).
	Other Relevant Details	None
Recommendations	The conceptual ground model indicates that an intrusive ground investigation is required to assess the ground conditions. The ground investigation should also obtain soil samples for contamination analysis and asbestos detection and, where possible, groundwater and surface water samples for contamination analysis. In addition the conceptual ground model indicates that ground gases might be present and hence gas standpipes should be installed and monitored over an extended period of time to allow for an assessment to be made. Given the findings of the geological and mining risk assessment, that the coal seam to the north underlies the site at a shallow depth, we recommend that rotary boreholes are taken out to 30 metres depth followed by a ground stability assessment in order to determine whether remedial measures are required for future development.	
Other Considerations (for Warranty Providers, Building Control, Structural Engineers, Developers, etc.)	Listed below are various items that are likely to be required at some point during the development and it would be cost effective to have them carried out simultaneously. This is not an exhaustive list. • Boreholes and laboratory testing to assess the ground conditions for foundation design. • BRE Digest 365 Soakaway Tests. • Waste Classification and WAC testing for removal of waste to landfill. • CBR Testing for road design and construction. • Water Pipeline Risk Assessment.	

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DESK STUDY WITH WALKOVER SURVEY FOR LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY

CLIENT: BURY COUNCIL

1 INTRODUCTION

This report has been prepared in accordance with Purchase Order No. 30722125, dated 26th January 2026.

The brief was set out in our estimate, ref. E8293 and dated 22nd January 2026, and comprises a walkover survey and a desk study report including a historical, geological, mining and environmental appraisal together with a conceptual ground model.

The brief for a detailed coal mining risk assessment was set out in our estimate, ref. E8293 and dated 22nd January 2026, and comprises a geological and mining appraisal together with our conclusions and recommendations.

1.1 Site Location and Description

The site is located on Milton Road, Radcliffe, Bury, M26 3QY, as indicated on Figure 1. The approximate National Grid Reference of the centre of the site is 377118E, 407732N.

As shown on Figure 2, the about 1.5 hectare irregular shaped site is bounded to the north by 31 to 59 Kilburn Road and 95 Coronation Road, to the east by 93 to 101 Coronation Road and 33 to 45 Wordsworth Avenue, to the south by Milton Road and 27 to 35 Milton Road, and to the west by 35 Milton Road and 9 to 12 Chaucer Avenue. The site is currently an undeveloped field with evidence of some fly tipping.

1.2 Purpose of the Desk Study

The Environment Agency's Land Contamination Risk Management guidance [1] sets out a three tiered approach to risk assessment:

1. Preliminary risk assessment: first tier of risk assessment that develops the initial conceptual site model to establish whether there are any potentially unacceptable risks.
2. Generic quantitative risk assessment: uses generic assessment criteria and assumptions to estimate risk.
3. Detailed quantitative risk assessment: uses detailed site-specific information to estimate risk.

Each tier should establish contaminant sources, assess the hazard using a source-pathway-receptor (S-P-R) linkage approach to find out if there is the potential for unacceptable risk, predict what degree of harm or pollution might result and how likely it is to occur, and evaluate the risk to determine whether the risk is unacceptable.

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This desk study report comprises a Tier 1 risk assessment and has been conducted in general accordance with the Environment Agency's 'Land Contamination Risk Management' guidance [1] and British Standard BS10175: 2011+A2:2017 [2].

The purpose of the desk study is to:

- To review information regarding the sites historical, geological and environmental setting in order to develop a preliminary conceptual model and establish if there are any potentially unacceptable risks arising from contamination at the site.
- to evaluate the need for intrusive investigation.

The purpose of the geological and mining risk assessment is to:

- To determine the geological structure, including the depth and thickness of coal and other mineral seam horizons.
- to determine the potential for mineworkings in these horizons based upon the available information.
- to provide our conclusions and recommendations.

1.3 Walkover Survey

The walkover survey was undertaken on 4TH February 2026. Surface features observed were recorded on a plan of the site together with the positions and directions of photographs taken. The resulting Walkover Survey Plan is shown in Figure 2 and site photographs are appended.

On the day of the walkover survey, the site could be accessed from Milton Road along the southern site boundary. The site was largely grass surfaced, with a slope down to the south along the northern end of the site (photo 11). Trees and hedges were noted along the northern, eastern and western site boundaries (photos 1 to 8). There was visible evidence of flytipping across the site (photos 1, 3, 6, 19 to 21), and the remains of a possible bonfire in the centre of the site (photo 12).

No olfactory contamination was noted during the walkover survey.

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2 DESK STUDY

2.1 Historical Appraisal

The past history of the site has been interpreted from the study of old Ordnance Survey plans supplied by GroundSure, as follows:

TABLE 1 SMALL SCALE SURVEYS TABLE 2 LARGE SCALE SURVEYS

Date	Scale
1850	1:10,560
1890-1891	1:10,560
1908	1:10,560
1927	1:10,560
1938	1:10,560
1955	1:10,560
1965	1:10,560
1977	1:10,000
1988	1:10,000
1991	1:10,000
2001	1:10,000
2010	1:10,000
2015	1:10,000
2025	1:10,000

Date	Scale
1890-1893**	1:2,500
1893	1:2,500
1909-1910	1:2,500
1929-1930	1:2,500
1937	1:2,500
1954-1956	1:1,250*
1956-1957	1:2,500
1955-1960	1:1,250*
1964-1967	1:1,250*
1970	1:2,500
1971-1976	1:1,250*
1975-1980**	1:1,250*
1981	1:1,250*
1987**	1:1,250*
1987-1989	1:1,250*
1987-1992	1:1,250*
1987-1992	1:1,250*
1992**	1:1,250*
2003	1:1,250

*Appended extract reproduced at 1:2,000.

** Site not covered by survey

Extracts of the above surveys are appended.

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TABLE 3 HISTORICAL APPRAISAL

Date	On site	Beyond site boundary
1850	Site is within undeveloped fields with a pond across the northern site boundary, and a second pond across the southeastern boundary.	The area around the site is almost entirely undeveloped, with a road (today Bolton Road / Countess Lane (A665) 200m to the southwest. Six ponds are present within 250m of the site. These are approx. 40m and 140m to the northwest, 150m, 160m and 200m to the northeast, and 160m to the southeast.
1893	The centre and south of the site has been excavated for a nearby Brick Works, with possibly a small mineral railway, and two ponds are located in the centre of the site. The two ponds on the site boundary have been infilled.	Marsden's Croft Brick Works has been built 50m to the south, with the area between the works and the site having notable groundworks. Houses have been built 190m to the southwest and 250m to the southeast, and an old (coal) shaft is present 170m to the southwest. The pond 140m to the northwest has been divided into two ponds 140m and 150m to the northwest, while the three ponds to the northeast have been merged, with the closest point being 150m to the northeast. The pond 160m to the southeast has been converted into a reservoir, and three other ponds have been created, two 30m to the south and one 190m to the southwest.
1909-10	The groundworks have been extended into the west of the site.	A tramway has been built on Bolton Road 200m to the southwest. One pond 30m to the south has been infilled.
1929-30	One pond in the centre of the site has been infilled.	Most of the buildings associated with the Brick Works, except the chimney and adjacent structures, have been demolished. The other pond 30m to the south, and the reservoir 160m to the southeast have been infilled. A football ground and Unicorn Street have been built 130m to the southeast. Houses have been built 160m to the west.
1937	No significant change to site.	Heywood Street 130m to the southeast (formerly Unicorn Street) extended northwards towards the site. Original football ground developed into bowling greens (180m south), a tennis ground (210m southeast) and allotment gardens (170m southeast), with the field 20m to the southeast becoming a football ground. A pond 140m to the northeast has been infilled, and a pond has been created 230m to the northeast.
1954-56	The other pond in the centre of the site has been infilled.	Chimney formerly used for the Brick Works has been demolished. Milton Road has been built along the southern site boundary, and houses have been built along the east, west and northwest site boundaries. Residential development around the site extends to 250m to the east, south and west, and to 120m to the northwest. The ponds 40m and 150m to the northwest have been infilled. A well has been constructed 140m to the northeast. The football ground to the southeast and allotment gardens 170m to the southeast are no longer present, and the tramway 200m to the southwest has been removed.
1956-57	No significant change to site.	No significant change to 250m.

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TABLE 3 (Cont'd) HISTORICAL APPRAISAL

Date	On site	Beyond site boundary
1964-67	Five buildings constructed in the northwest corner of the site, possibly domestic garages.	Houses constructed immediately north of the site, with development extending to 90m to the north and 230m to the northwest. Radcliffe Primary School built 70m to the northeast.
1970	No significant change to site.	More houses have been built between 90m and 160m to the north and 200m to the northwest, and from 200m to the north.
1971-76	No significant change to site.	Building likely associated with Radcliffe Primary School has been built 70m to the northeast. Houses and Radcliffe Youth Club have been built from 130m to the northeast.
1981	No significant change to site.	Houses have been built from 90m to the northwest and houses between 20m and 130m to the southeast have been demolished.
1987-92	The buildings in the northwest of the site have been demolished.	Houses have been built up to 250m to the north and northwest, and residences (currently retirement homes) have been built between 20m and 130m to the southeast.
2003-25	No significant change to site.	No significant change to 250m.

The small scale plans from 2001 to 2025 contain insufficient detail for review. However, aerial photographs from Google Earth™ indicate no further change to the site. We are not aware of any other significant changes within the site and its immediate surrounding area.

2.2 Detailed Geological Appraisal

This geological appraisal is based upon the appended Groundsure Enviro+Geo Insight Report (Sections 14 to 17) and the British Geological Survey published sheet, ref. 95NE, solid and drift edition at 1:10,560 scale dated 1910, an extract of which is given as Figure 3.

2.2.1 Artificial Ground (Made Ground)

Made Ground, described as Infilled Ground, is indicated to be present within the site, the depth of which is unknown.

2.2.2 Superficial Geology (Drift Deposits)

Drift deposits, described as Devensian Till, consisting of Diamicton (poorly sorted gravelly sandy silty clay), are indicated to be present within the site, the depth of which is unknown.

2.2.3 Bedrock Geology

The bedrock underlying the site is indicated to be the Peel Hall Rock (Pennine Middle Coal Measures), consisting of sandstone, in the north and centre, while in the south it is indicated to be the Pennine Middle Coal Measures Formation, consisting of mudstone, siltstone and sandstone.

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Rock strata are indicated to be displaced by geological faults about 18m and 106m to the northeast, and outcropping coal seams 51m to the north and 122m to the northwest.

Coal Measures strata in this area normally comprise interbedded mudstones, siltstones and subordinate sandstones with occasional economically important mineral seams of coal and ironstone. It should be noted that where found at near surface level Coal Measures strata are normally completely weathered to a soil.

The BGS sheet shows a dip arrow adjacent to the southeast site boundary indicating that the strata generally dip down at approximately 9.46^{o} (1 in 6) to the southeast.
The BGS sheet shows several abandoned mineshafts within 500m of the site boundary, the nearest being 130m to the southwest.

The Lower Yard Mine is shown to sub-crop 100m to the northwest of the site, dipping to the southeast beneath the site. The Lower Yard Mine is stratigraphically underlain by the Ten Feet Mine 30m below and by the Gingham Mine a further 25m below.

The anticipated succession of strata at the north of the site is as tabulated below. The approximate thicknesses and depths given are the best that can be determined from the above information.

TABLE 4 STRATIGRAPHICAL SUCCESSION

Strata	**Maximum Unworked Thickness (m approx.)**	**Vertical Interval (m approx.)**	**Depth of Base below Bedrock (m approx.)**
MADE GROUND	?		
DEVENSIAN TILL	?		
CARBONIFEROUS COAL MEASURES:			
measures		16	
Lower Yard Mine	?		16
measures		30	
Ten Feet Mine	?		46
measures		25	
Gingham Mine	?		71

2.2.4 Potential Hazards in Natural Ground

The hazard rating from on-site shrinking/ swelling clays, running sands, collapsible deposits/ strata and landslides is very low while the rating from compressible deposits/ strata and dissolution of soluble rocks is negligible.

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2.3 Mining, Radon, Soil Chemistry and Railway Infrastructure Appraisal

This following appraisal is based upon the appended Groundsure Enviro+Geo Insight Report (Sections 18 to 21).

2.3.1 Ground Workings and Detailed Mining Risk Assessment

The British Geological Surveys "BritPits" database contains details of currently active and closed surface and underground mineral workings. There is one record of a ceased surface mineral working within 250m of the site boundary, being for Clay and Shale extraction and is located on-site.

Ordnance Survey mapping identifies surface excavations which may, or may not, have been subsequently backfilled with unknown material. The Ordnance Survey indicates that there are five surface ground workings on-site. The Ordnance Survey also indicates that there are a further fourteen historical surface excavations within 250m of the site boundary, the nearest excavations associated with the Brick Works about 10m to the south of the site boundary.

In addition, the Ordnance Survey mapping identifies underground workings in the form of tunnels, shafts and similar features. The Ordnance Survey indicates that there are forty four historical underground workings within 1,000m of the site boundary; the nearest being unspecified shafts about 173m to the southwest of the site boundary.

The British Geological Survey maintain records of mining of minerals other than coal and indicates that there is no potential for non-coal mining beneath the site or within 1,000m of the site boundary.

According to the report the site is not in an area affected by significant mining cavities, brine extraction, gypsum extraction, tin mining or clay mining.

The presence of mineral seams, including coal, which might have been mined beneath the site has been determined from the published geological sheet and the Groundsure GeoRisk+ Report, ref. IT-105076747 and dated 19th January 2026, a copy of which is appended.

The CON29M Coal Mining Report produced by the Coal Authority indicates that the site lies within the potential zone of influence of recorded workings in two seams of coal. The most recent underground working in the area was in 1908 at a depth of between 50m and 305m. Any ground movement due to this coal mining activity should have stopped.

In addition, the Coal Authority indicates that they believe there is coal at or close to the surface, which may have been worked at some time in the past, for which they have no record.

It should be noted that it did not become a statutory requirement to maintain and preserve plans of abandoned mines until the Mines (Coal) Regulations Act of 1872, by which date much unrecorded mining had taken place and of those plans which were made it is likely that not all will have survived.

The Coal Authority also indicates that there is no current mining or proposals to mine coal beneath the site, although reserves of coal exist which could be mined in the future subject to feasibility, licences and planning consents. It should be noted that on 23 December 2015 all underground coal mining ceased in the UK.

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The Coal Authority are not aware of any recorded abandoned mine entries within the site or within 20 m of the site boundary. However, the Coal Authority records may be incomplete and hence mine entries may be present for which the Coal Authority has no knowledge.

In any old mining area such as this, where records are generally incomplete, the existence of unrecorded mine entries should not be discounted and appropriate precautions should be taken during all earthworks. Should a mine entry be suspected appropriate action would need to be taken in the light of the established condition and location as determined by inspection and investigation.

Surface instability arises when the collapse of mineworkings migrates upwards through the roof strata and back to the surface or near surface level. There is considered to be a potential for this if there is less than ten times the unworked thickness of the coal seam in intact rock strata above the mined coal seam. In addition residual settlement of abandoned mineworkings is not possible to predict, and although the risk may be increased by the stresses imposed by a surface load, settlement can and does occur irrespective of ground surface loads.

Given the findings of the geological and mining risk assessment the Lower Yard Mine coal seam to the north underlies the site at a shallow depth, therefore we recommend that rotary boreholes are taken out to 30 metres depth followed by a ground stability assessment in order to determine whether remedial measures are required for future development.

2.3.2 Radon

The British Geological Survey and Public Health England have estimated the percentage of dwellings exceeding the “Radon Action Level” of 200 Becquerels/ m^3 for the UK based on geological assessments and long term measurements of radon in more than 560,000 households.

The site is unlikely to be affected by radon gas as < 1% of surrounding properties are above the Radon Action Level. No radon protection measures are required.

2.3.3 Soil Chemistry

The British Geological Survey have estimated likely background concentrations of potentially harmful arsenic, cadmium, chromium, lead and nickel in the topsoil. Data for on-site topsoil is given. In addition data for the land within 50m of the site boundary is given.

2.3.4 Railway Infrastructure

There are no active or inactive underground or overground railways and no railway tunnels within 250m of the site boundary.

There is one historical railway feature within 250m of the site boundary, being railway sidings recorded on site in 1893 (possibly a mineral railway for clay excavation).

The site is not within 250m of Crossrail 2 or the High Speed 2 (HS2) rail project.

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2.4 Environmental Appraisal

This following appraisal is based upon the appended Groundsure Enviro+Geo Insight Report (Sections 1 to 13).

2.4.1 Historical Industrial Land Use

Historical potentially contaminative industrial land uses are recorded by the Ordnance Survey. Within the site there are potentially contaminative industrial land uses identified, being Brick Works (between 1891 and 1908) and an unspecified pit (between 1891 and 1965). In addition, within 250m of the site boundary, there are fourteen potentially contaminative industrial land uses identified. Those that represent the most significant risk to the site are:

- Three unspecified pits, the nearest being 24m to the south in 1908, and most recent being two pits present 120m to 125m to the south between 1927 and 1938.
- Two unspecified old shafts, the nearest being 173m to the southwest in 1908, and most recent being 182m to the southwest between 1927 and 1938.
- An unspecified tank 162m to the northwest between 1955 and 1956.
- Several electricity substations, the nearest and most recent being present between 1967 and 1987 60m to the northwest.

2.4.2 Landfill

According to the Groundsure report there are no active or recently closed landfill sites within 250m of the site boundary

Our historical appraisal has identified several unregistered landfills in the form of quarries, pits and ponds infilled with unknown material, which may be a source of ground gas, within 250m of the site boundary. The most recent infilling on site, of the excavations for the brickworks and associated ponds, occurred by 1954-1956, with the nearest off-site being 30m to the south (most recently infilled by 1929-1930) and the most recent being a series of ponds infilled by 1954-1956.

2.4.3 Waste

Local Authority records and detailed Ordnance Surveys indicate no waste sites within 250m of the site.

According to the Environment Agency there are no active or recently closed waste sites within 250m of the site boundary.

The Environment Agency have no records of activities involving the storage, treatment, use or disposal of wastes that are exempt from needing a permit (within specific limits and conditions) within 250m of the site boundary.

2.4.4 Current Industrial Land Use

Current potentially contaminative industrial land uses are recorded by the Ordnance Survey and Experian. Within 250m of the site boundary, there are four potentially contaminative industrial land uses. These are all electricity substations, and the nearest one to the site is located 66m to the northwest.

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2.4.5 Sites Determined as Contaminated Land

There are no sites determined as contaminated under Section 78R of the Environmental Protection Act (1990) within 250m of the site boundary.

2.4.6 Control of Major Accident Hazards (COMAH)

Records of Control of Major Accident Hazards (COMAH), including Notification of Installations Handling Hazardous Substances (NIHHS) and other historical data, indicate that there are no dangerous or hazardous sites within 250m of the site boundary.

2.4.7 Regulated Explosives Sites

Up to April 2015 there were no sites within 250m of the site boundary registered and licensed by the Health and Safety Executive under the 2005 Manufacture and Storage of Explosives Regulations.

2.4.8 Hazardous Substance Storage and Usage

There are no Local Authority records of consents granted for sites to hold certain quantities of hazardous substances at or above defined limits in accordance with the 2015 Planning (Hazardous Substances) Regulations within 250m of the site boundary.

2.4.9 Historical Licenced Industrial Activities (IPC)

There are no historical Integrated Pollution Control (IPC) records of substances released to the air, land and water according to the Environment Agency within 250m of the site boundary.

2.4.10 Licenced Industrial Activities (Part A(1))

The Environment Agency indicate that there are no records of Part A(1) installations regulated under the 2016 Environmental Permitting (England and Wales) Regulations for release to the environment within 250m of the site boundary.

2.4.11 Part A(2) and Part B Authorisations

Local Authority records indicate there are no Part A(2) and Part B installations regulated under the 2016 Environmental Permitting (England and Wales) Regulations for the release of substances to the environment within 250m of the site boundary.

2.4.12 Radioactive Substance Authorisations

The Environment Agency indicate that there are no records of storage, use, accumulation and disposal of radioactive substances regulated under the 1993 Radioactive Substances Act within 250m of the site boundary.

2.4.13 Licensed Discharges to Controlled Waters

According to Environment Agency records there have been no discharges of treated or untreated effluent to controlled water under the 1991 Water Resources Act within 250m of the site boundary.

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2.4.14 Pollutant Release to Surface Waters (Red List)

The Environment Agency records indicate that there have been no discharges of specified substances under the 1991 Environmental Protection (Prescribed Processes and Substances) Regulations within 250m of the site boundary.

2.4.15 Pollutant Release to Public Sewers

According to Environment Agency records there have been no discharges of special category effluents to public sewers within 250m of the site boundary.

2.4.16 List I and List II Dangerous Substances

The Environment Agency records indicate that there have been no discharges of substances on List I and List II of the European Directive E2006/11/EC, regulated under the 2015 Environmental Damage (Prevention and Remediation) Regulations, within 250m of the site boundary.

2.4.17 Pollution Incidents

According to the Environment Agency there are two records of substantiated pollution incidents within 250m of the site boundary, the nearest being 183m to the northeast of the site boundary. This report indicates the incident had a significant impact on the water and no impact on the surrounding air or land. In our opinion, due to the time since this incident (having occurred in 2001), this is unlikely to significantly affect the site.

2.4.18 Pollution Inventory Substances

The Environment Agency indicate that there have been no reports on annual emissions of certain regulated substances to air, controlled waters and land within 250m of the site boundary.

2.4.19 Pollution Inventory Waste Transfers

According to the Environment Agency there have been no reports on annual transfers and recovery/ disposal of controlled wastes within 250m of the site boundary.

2.4.20 Pollution Inventory Radioactive Waste

The Environment Agency indicate that there have been no reports on annual releases of radioactive substances within 250m of the site boundary.

2.4.21 Hydrogeology

The following designation of aquifers is in accordance with the Environment Agency's April 2010 Groundwater Protection Policy.

Superficial/ drift deposits are anticipated to be present and comprise Devensian Till (Diamicton, poorly sorted gravelly sandy silty clay) which are indicated to be a Secondary Undifferentiated aquifer.

The bedrock is anticipated to be split between the Peel Hall Rock (sandstone) in the north and centre, while in the south it is indicated to be the Pennine Middle Coal Measures Formation (mudstone, siltstone and sandstone). These are collectively

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indicated to be a Secondary A aquifer comprising permeable layers capable of supporting water supplies at a local scale and in some cases forming an important source of base flow to rivers.

The vulnerability of groundwater to a pollutant found within the site and its immediate surrounding area has been assessed as “Low”, an area able to provide protection from pollution.

British Geological Survey and Environment Agency data indicates that the site is not within a 1km grid where solution features are present that will enable rapid movement of a pollutant to groundwater.

Environment Agency data indicates that the site is not in an area where additional local information indicates that groundwater is vulnerable to pollution.

According to data provided by the Environment Agency there are six groundwater abstraction licences, fifteen surface water abstraction licences, and no potable water abstraction licences within 2000 m of the site boundary. The nearest groundwater abstraction licence is 702m to the west and the nearest surface water abstraction is 1103m to the south.

There are no Source Protection Zones, set up to protect a water source within 250m of the site of boundary, present according to the environmental data report.

2.4.22 Hydrology

The Ordnance Survey indicate that there are no watercourses (river, stream or canal) within 250m of the site boundary.

There are two surface water features (ponds or lakes) within 250m of the site boundary according to the Ordnance Survey, the nearest water feature (a reservoir) being about 160m to the east of the site boundary.

Environment Agency data relating to the Water Framework Directive (WFD) indicates that the site is within the catchment of the Croal, this watercourse being about 1,755m to the west of the site boundary and the groundwater body is known as the Northern Manchester Carboniferous Aquifers.

2.4.23 Flooding

Flooding data is maintained by the Environment Agency. The Risk of Flooding from Rivers and Sea (RoFRaS) database indicates that within 50 m of the site boundary the highest risk of flooding is “Very Low”.

In the period since records began in 1946, there are no records of historical floods within 250m of the site boundary.

There are no flood defences, areas benefitting from flood defences or flood storage areas present within 250m of the site boundary.

The site boundary is within a Flood Zone 1 and is not within 50 m of a Flood Zone 2 or Flood Zone 3.

According to Ambiental Risk Analytics surface water “FloodMap” there is a negligible risk of flooding on the site and within 50 m of the site boundary.

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Groundwater flooding is caused when the water table rises in areas where this is usually at shallow depth. Ambiental Risk Analytics indicate that there is a low risk of groundwater flooding on the site and within 50 m of the site boundary.

Given the above we anticipate that a Flood Risk Assessment is unlikely to be required.

2.4.24 Environmental Designations

Natural England, Natural Resources Wales and Scottish Natural Heritage indicate that there are/ are no environmental sensitive sites within 2000 m of the site boundary.

Two Sites of Special Scientific Interest (SSSI) (nearest 1,347m to the southwest), two Local Nature Reserves (LNR) (nearest 1,914m to the southwest), one Designated Ancient Woodland (1,999m to the southwest), four Green Belt Land (nearest 267m to the southwest), two Nitrate Vulnerable Zones (nearest 1,782m to the south) and Sites of Special Scientific Interest (SSSI) Impact Risk Zones are present.

2.4.25 Visual and Cultural Designations

Historic England indicate that within 250m of the site boundary there are no World Heritage Sites, Areas of Outstanding Natural Beauty, National Parks, Listed Buildings, Conservation Areas, Scheduled Ancient Monuments or Registered Parks and Gardens.

2.4.26 Agricultural Designations

Natural England indicate that the Agricultural Land (quality) Classification for the site and the land within 250m is urban land.

Natural England indicate that there is no open access land within 250m of the site boundary.

The Forestry Commission indicate that there are no tree felling licences within 250m of the site boundary.

Natural England indicate that there are no environmental stewardship schemes within 250m of the site boundary.

Natural England indicate that there are no countryside stewardship schemes within 250m of the site boundary.

2.4.27 Habitat Designations

Natural England indicate that there are no priority habitats, habitat networks, open mosaic habitats or limestone pavement orders within 250m of the site boundary.

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2.5 Conceptual Ground Model

A conceptual ground model of a site and its environs uses available information to form a preliminary assessment of contamination sources, pathways and receptors, and the significance of hazards that exist or will potentially exist on the site. Its purpose is to identify the relationships between sources of contamination, pathways and receptors to allow exposure scenarios to be determined and thereby aid in the design of any intrusive investigation. It also forms the basis of the risk assessment.

2.5.1 Sources

Potential sources of contamination identified in the desk study are:

- General contaminants associated with Made Ground and past and present contaminative processes undertaken on and adjacent to the site including the infilled ground present on site associated with the Brickworks excavations, and construction of neighbouring houses..
- On-site spillage and leakage of hydrocarbons (oils and fuels) from machinery associated with the nearby Brick Works used to historically excavate the site.
- Migrating leachate (contaminated surface and/ or groundwater) from Made Ground present on site.
- Migrating ground gases from registered unregistered landfills on site, infilled by 1954-56, the nearest infilling off-site being 30m to the south (infilled by 1929-1930), and the most recent infilling off-site being numerous ponds infilled by 1954-1956.
- Accumulated ground gases in on-site confined spaces.

2.5.2 Pathways

Potential pathways from source and receptor for the proposed development are:

- Direct skin contact with and/ or ingestion of contaminated soils and/ or water.
- Inhalation of dust, vapours and/ or gases.
- Dissolved contaminants via infiltrating surface water/ migrating groundwater.
- Dissolved ground gases via infiltrating surface water/ migrating groundwater.
- Migration of contaminants to the underlying aquifer and to adjacent properties.
- Volatile contaminants via permeable soils and rocks.
- Ground gases via permeable soils and rocks.
- Consumption of contaminated fruit and/ or vegetables.

2.5.3 Receptors

Potential receptors for the proposed development are:

- Site operatives during demolition, earthworks and/ or construction.
- The end users of the development (young children are the most sensitive).
- Fruit and vegetables grown in gardens for consumption.
- Vegetation, bushes and trees planted as part of the development of the site.
- Controlled waters including surface water and groundwater, including aquifers.
- Maintenance operatives entering on-site confined spaces after development.
- Adjacent properties and occupants.

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2.5.4 Conclusions

An appraisal of the sources, pathways and receptors has been considered and we have produced a conceptual ground model based upon the available information, as follows:

TABLE 5 CONCEPTUAL GROUND MODEL

Potential Source	Nature of Hazard	Contaminants Associated with the Source	Pathway	Receptor	Preliminary Risk Rating
Made Ground	Contaminants in Made Ground	Gen. Contaminants Arsenic Cadmium Chromium Lead Mercury Molybdenum Nickel Selenium Boron Copper Zinc Cyanide Sulphide Sulphate pH Phenols Polynuclear Aromatic Hydrocarbons (PAH) Total Petroleum Hydrocarbons (TPH)	Ingestion of soil Ingestion of dust Ingestion of contaminated vegetable produce Dermal contact Inhalation of dust Inhalation of vapours	Site Operatives End Users	Low
			Uptake via contaminated groundwater	Vegetation	Low
			Vertical and lateral movement of mobile contaminants to surface water and groundwater	Controlled Waters	Low
			Direct contact	Structures and Services	Low
Asbestos on/ in ground	Asbestos fibres	Asbestos fibres	Inhalation of fibres	Site Operatives End Users	Very Low
Tanks/ Machinery/ Vehicles	Fuel/ oil spillage and/or leakage from machinery, fuel/oil tanks and/or vehicles	Total Petroleum Hydrocarbons (TPH) and/ or Benzene/ Toluene/ Ethylbenzene/ Xylene (BTEX)	Ingestion of soil Ingestion of dust Ingestion of contaminated vegetable produce Dermal contact Inhalation of dust Inhalation of vapours	Site Operatives End Users	Very Low
			Uptake via contaminated groundwater	Vegetation	Very Low
			Vertical and lateral movement of mobile contaminants to surface water and groundwater	Controlled Waters	Very Low
			Direct contact	Structures and Services	Very Low

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TABLE 5 (Cont'd) CONCEPTUAL GROUND MODEL

Potential Source	Nature of Hazard	Contaminants Associated with the Source	Pathway	Receptor	Preliminary Risk Rating
Landfill (unregistered)	Ground Gas (Asphyxiation, fire and explosion)	Methane Carbon Dioxide	Inhalation of gas Ignition of gas	Site Operatives End Users	Low
Mining (1)	Ground Gas (Asphyxiation, fire and explosion)	Methane Carbon Dioxide	Inhalation of gas Ignition of gas	Site Operatives End Users	Very Low
Mining (2)	Subsidence	-	-	Structures and services	Low to Moderate
Mine Entry	Settlement and/or Collapse			Structures and services	Very Low
Electricity Sub Station	Spillage/ leakage of transformer coolants	Poly Chlorinated Biphenyls (PCB)	Ingestion of soil Ingestion of dust Ingestion of contaminated vegetable produce Dermal contact Inhalation of dust Inhalation of vapours	Site Operatives End Users	Very Low
			Uptake via contaminated groundwater	Vegetation	Very Low
			Vertical and lateral movement of mobile contaminants to surface water and groundwater	Controlled Waters	Very Low
			Direct contact	Structures and Services	Very Low

The conceptual ground model indicates that an intrusive ground investigation is required to assess the ground conditions. The ground investigation should also obtain soil samples for contamination analysis and asbestos detection and, where possible, groundwater and surface water samples for contamination analysis.

In addition the conceptual ground model indicates that ground gases might be present and hence gas standpipes should be installed and monitored over an extended period of time to allow for an assessment to be made.

Given the findings of the geological and mining risk assessment, that the coal seam to the north underlies the site at a shallow depth, we recommend that rotary boreholes are taken out to 30 metres depth followed by a ground stability assessment in order to determine whether remedial measures are required for future development.

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3 GENERAL

It should be noted that when developing a “brownfield site” a phased investigation should be undertaken in order that each phase informs the next. A typical phased investigation comprises the following:

- Phase I: desk study report (Tier 1 risk assessment)
- Phase II: ground investigation (Tier 2 or 3 risk assessment) with report
- Phase III: options appraisal and remediation statement report
- Phase IV: validation report.

In the preparation of this report no consideration has been given to flora and fauna as this was outside our brief.

We recommend that consultation should be undertaken with, and the written approval obtained from, the Local Authority Environmental Health Officer, the Local Authority Building Control Officer and the Coal Authority prior to commencing development.

We trust that this report fulfils your present requirements but if you have any queries or we can be of further assistance please contact Mr Ben Osborne at our Preston office.

SUB SURFACE CONSULTANTS LIMITED
REPORT No. 8339
FEBRUARY 2026

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4 REFERENCES

[1] Environment Agency, “Land Contamination Risk Management,” Environment Agency, 2025.

[2] British Standards Institution (BSI), “BS 10175: 2011+A2:2017 Investigation of potentially contaminated sites. Code of practice - Code of practice,” 2011.

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PRELIMINARY RISK RATING GUIDANCE

PRELIMINARY RISK RATING GUIDANCE

The following table based on CIRIA C552 'Contaminated Land Risk Assessment. A Guide to Good Practice' has been used when developing the Conceptual Ground Model and the preliminary risk ratings. The method requires an assessment of the magnitude of the probability or likelihood of the risk occurring and the magnitude of the potential consequence or severity of the risk occurring to formulate a preliminary risk rating (Table A).

Table A DESCRIPTION OF RISK AND LIKELY ACTION REQUIRED

Preliminary Risk Rating	Action Required
Very High Risk	Extensive Ground Investigation Required. 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.
High Risk	Extensive Ground Investigation Required. 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.
Moderate	Ground Investigation Required. It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it 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 long-term.
Low Risk	Nominal Ground Investigation Required. It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very Low Risk	No Ground Investigation Required.* 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 Ground Investigation Required.* There is a very low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

* No further action is required unless unforeseen contaminated ground conditions are encountered.

PHOTOGRAPHS

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Photographs

Site: LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY

Client: BURY COUNCIL

Engineer:

Job No. 8339

Sheet 1/3

Survey Date 04/02/26

WALKOVER SURVEY PHOTOGRAPHS

1



2



3



4



5



6



7



8



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Sheet 2/3

Survey Date 04/02/26

WALKOVER SURVEY PHOTOGRAPHS

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12



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Job No. 8339

Sheet 3/3

Survey Date 04/02/26

WALKOVER SURVEY PHOTOGRAPHS

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ENVIRO+GEO INSIGHT REPORT

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

Land at Milton Road, Radcliffe, Bury, M26 3QY

Order Details

Date: 26/01/2026

Your ref: CMAPS-CM-1260148-4199-260126

Our Ref: CMAPS-CM-1260148-4199-260126EDRGEO

Site Details

Location: 377118 407732

Area: 1.5 ha

Authority: Bury Metropolitan Borough Council ↗



Summary of findings p. 2 >

OS MasterMap site plan p.14 >

Aerial image p. 9 >

Insight User Guide ↗

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

Certified B Corporation

Groundsure LOCATION INTELLIGENCE

Land at Milton Road, Radcliffe, Bury, M26 3QY

Ref: CMAPS-CM-1260148-4199-260126EDRGEO
Your ref: CMAPS-CM-1260148-4199-260126
Grid ref: 377118 407732

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 >	4	1	5	37	-
17 >	1.2 >	Historical tanks >	0	0	1	8	-
18 >	1.3 >	Historical energy features >	0	0	9	17	-
19	1.4	Historical petrol stations	0	0	0	0	-
20	1.5	Historical garages	0	0	0	0	-
20	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
21 >	2.1 >	Historical industrial land uses >	7	2	11	48	-
24 >	2.2 >	Historical tanks >	0	0	2	15	-
25 >	2.3 >	Historical energy features >	0	0	27	30	-
27	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	-
29 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	0	1	-
29	3.5	Historical waste sites	0	0	0	0	-
29	3.6	Licensed waste sites	0	0	0	0	-
30 >	3.7 >	Waste exemptions >	0	0	0	1	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
31 >	4.1 >	Recent industrial land uses >	0	0	4	-	-
32	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
32	4.3	Current or recent petrol stations	0	0	0	0	-
32	4.4	Electricity cables	0	0	0	0	-
32	4.5	Gas pipelines	0	0	0	0	-

32	4.6	Sites determined as Contaminated Land	0	0	0	0	-
33	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
33	4.8	Regulated explosive sites	0	0	0	0	-
33	4.9	Hazardous substance storage/usage	0	0	0	0	-
33	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
33	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
34	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
34	4.13	Radioactive Substance Authorisations	0	0	0	0	-
34	4.14	Licensed Discharges to controlled waters	0	0	0	0	-
34	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
34	4.16	Pollutant release to public sewer	0	0	0	0	-
35	4.17	List 1 Dangerous Substances	0	0	0	0	-
35	4.18	List 2 Dangerous Substances	0	0	0	0	-
35 >	**4.19 >**	**Pollution Incidents (EA/NRW) >**	0	0	2	1	-
36	4.20	Pollution inventory substances	0	0	0	0	-
36	4.21	Pollution inventory waste transfers	0	0	0	0	-
36	4.22	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
37 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
39 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
40 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
41	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
41	5.5	Groundwater vulnerability- local information	None (within 0m)				
42 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	6
44 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	15
48	5.8	Potable abstractions	0	0	0	0	0
48	5.9	Source Protection Zones	0	0	0	0	-
49	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	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	2	-	-
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	Negligible (within 50m)				
Page	Section	Groundwater flooding >					
57 >	9.1 >	Groundwater flooding >	Low (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
58 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	2
59	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
59	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
59	10.4	Special Protection Areas (SPA)	0	0	0	0	0
59	10.5	National Nature Reserves (NNR)	0	0	0	0	0
60 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	2
60 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	1
60	10.8	Biosphere Reserves	0	0	0	0	0
61	10.9	Forest Parks	0	0	0	0	0
61	10.10	Marine Conservation Zones	0	0	0	0	0
61 >	10.11 >	Green Belt >	0	0	0	1	3

61	10.12	Proposed Ramsar sites	0	0	0	0	0
62	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
62	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
62	10.15	Nitrate Sensitive Areas	0	0	0	0	0
62 >	10.16 >	Nitrate Vulnerable Zones >	0	0	0	0	2
64 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
65 >	10.18 >	SSSI Units >	0	0	0	0	2
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
66	11.1	World Heritage Sites	0	0	0	-	-
66	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
66	11.3	National Parks	0	0	0	-	-
66	11.4	Listed Buildings	0	0	0	-	-
67	11.5	Conservation Areas	0	0	0	-	-
67	11.6	Scheduled Ancient Monuments	0	0	0	-	-
67	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
68 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
69	12.2	Open Access Land	0	0	0	-	-
69	12.3	Tree Felling Licences	0	0	0	-	-
69	12.4	Environmental Stewardship Schemes	0	0	0	-	-
69	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
70	13.1	Priority Habitat Inventory	0	0	0	-	-
70	13.2	Habitat Networks	0	0	0	-	-
70	13.3	Open Mosaic Habitat	0	0	0	-	-
70	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
71 >	14.1 >	10k Availability >	Identified (within 500m)				
72 >	14.2 >	Artificial and made ground (10k) >	1	0	3	9	-

74 >	14.3 >	Superficial geology (10k) >	1	0	0	1	-
75	14.4	Landslip (10k)	0	0	0	0	-
76 >	14.5 >	Bedrock geology (10k) >	2	3	10	11	-
78 >	14.6 >	Bedrock faults and other linear features (10k) >	0	1	7	19	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
80 >	15.1 >	50k Availability >	Identified (within 500m)				
81 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
82	15.3	Artificial ground permeability (50k)	0	0	-	-	-
83 >	15.4 >	Superficial geology (50k) >	1	0	0	1	-
84 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
84	15.6	Landslip (50k)	0	0	0	0	-
84	15.7	Landslip permeability (50k)	None (within 50m)				
85 >	15.8 >	Bedrock geology (50k) >	2	3	8	11	-
87 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
87 >	15.10 >	Bedrock faults and other linear features (50k) >	0	1	7	23	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
89	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
90 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
91 >	17.2 >	Running sands >	Very low (within 50m)				
92 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
93 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
94 >	17.5 >	Landslides >	Very low (within 50m)				
95 >	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
97 >	18.1 >	BritPits >	1	0	0	1	-
98 >	18.2 >	Surface ground workings >	11	3	29	-	-
100 >	18.3 >	Underground workings >	0	0	3	10	66
103	18.4	Underground mining extents	0	0	0	0	-

103	18.5	Historical Mineral Planning Areas	0	0	0	0	-
104	18.6	Non-coal mining	0	0	0	0	0
104 >	**18.7 >**	**JPB mining areas >**	Identified (within 0m)				
104	18.8	The Coal Authority non-coal mining	0	0	0	0	-
104	18.9	Researched mining	0	0	0	0	-
105	18.10	Mining record office plans	0	0	0	0	-
105	18.11	BGS mine plans	0	0	0	0	-
105 >	**18.12 >**	**Coal mining >**	Identified (within 0m)				
105	18.13	Brine areas	None (within 0m)				
106	18.14	Gypsum areas	None (within 0m)				
106	18.15	Tin mining	None (within 0m)				
106	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
107	19.1	Natural cavities	0	0	0	0	-
107	19.2	Mining cavities	0	0	0	0	0
107	19.3	Reported recent incidents	0	0	0	0	-
107	19.4	Historical incidents	0	0	0	0	-
Page	Section	**Radon >**					
109 >	**20.1 >**	**Radon >**	Less than 1% (within 0m)				
Page	Section	**Soil chemistry >**	On site	0-50m	50-250m	250-500m	500-2000m
111 >	**21.1 >**	**BGS Estimated Background Soil Chemistry >**	3	4	-	-	-
111	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
112	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
113	22.1	Underground railways (London)	0	0	0	-	-
113	22.2	Underground railways (Non-London)	0	0	0	-	-
114	22.3	Railway tunnels	0	0	0	-	-
114 >	**22.4 >**	**Historical railway and tunnel features >**	1	0	0	-	-
114	22.5	Royal Mail tunnels	0	0	0	-	-

114	22.6	Historical railways	0	0	0	-	-
115	22.7	Railways	0	0	0	-	-
115	22.8	Crossrail 2	0	0	0	0	-
115	22.9	HS2	0	0	0	0	-

Land at Milton Road, Radcliffe, Bury, M26 3QY

Ref: CMAPS-CM-1260148-4199-260126EDRGEO
Your ref: CMAPS-CM-1260148-4199-260126
Grid ref: 377118 407732

Recent aerial photograph



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Capture Date: 07/04/2023

Site Area: 1.5ha

Land at Milton Road, Radcliffe, Bury, M26 3QY

Ref: CMAPS-CM-1260148-4199-260126EDRGEO
Your ref: CMAPS-CM-1260148-4199-260126
Grid ref: 377118 407732

Recent site history - 2019 aerial photograph



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Capture Date: 23/05/2019

Site Area: 1.5ha

Land at Milton Road, Radcliffe, Bury, M26 3QY

Ref: CMAPS-CM-1260148-4199-260126EDRGEO
Your ref: CMAPS-CM-1260148-4199-260126
Grid ref: 377118 407732

Recent site history - 2015 aerial photograph



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Capture Date: 11/06/2015

Site Area: 1.5ha

Land at Milton Road, Radcliffe, Bury, M26 3QY

Ref: CMAPS-CM-1260148-4199-260126EDRGEO
Your ref: CMAPS-CM-1260148-4199-260126
Grid ref: 377118 407732

Recent site history - 2011 aerial photograph



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Capture Date: 01/05/2011

Site Area: 1.5ha

Land at Milton Road, Radcliffe, Bury, M26 3QY

Ref: CMAPS-CM-1260148-4199-260126EDRGEO
Your ref: CMAPS-CM-1260148-4199-260126
Grid ref: 377118 407732

Recent site history - 2000 aerial photograph



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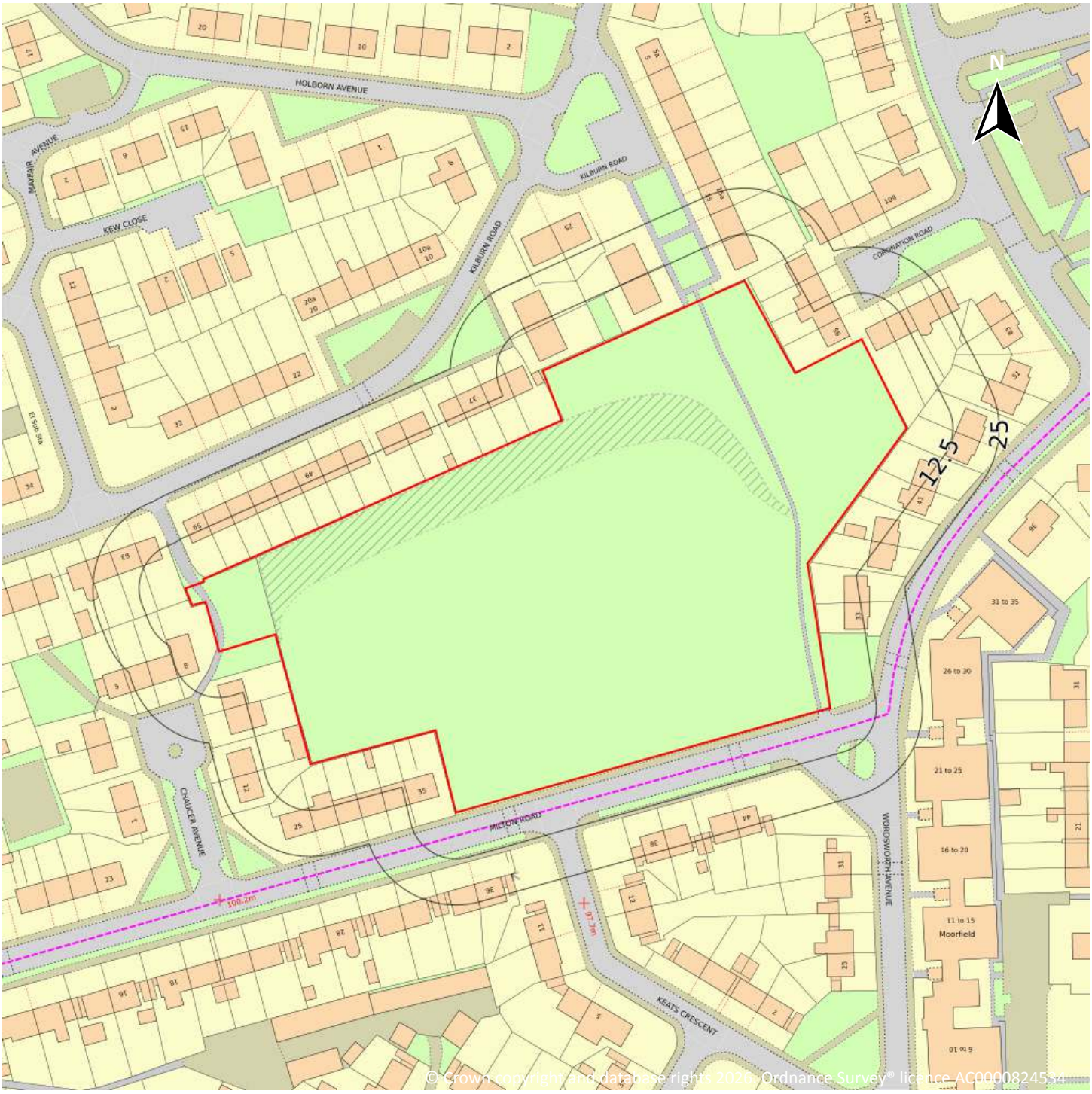
Capture Date: 27/06/2000

Site Area: 1.5ha

Land at Milton Road, Radcliffe, Bury, M26 3QY

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Your ref: CMAPS-CM-1260148-4199-260126
Grid ref: 377118 407732

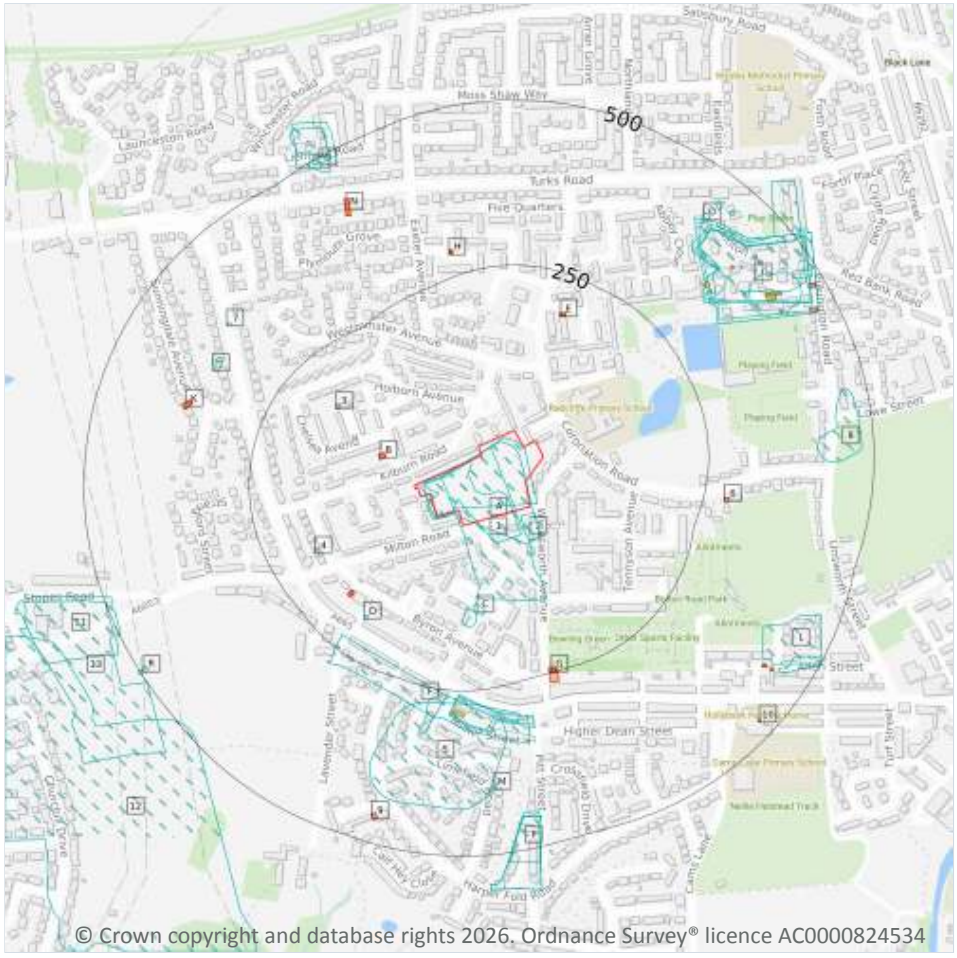
OS MasterMap site plan



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Site Area: 1.5ha

1 Past land use



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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	47

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
1	**On site**	**Brick Works**	**1891 - 1908**	**725377**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Unspecified Pit**	**1891 - 1908**	**719106**
A	**On site**	**Unspecified Pit**	**1955 - 1965**	**753759**
A	**On site**	**Unspecified Pit**	**1927 - 1938**	**796240**
2	24m S	Unspecified Pit	1908	778955
C	120m S	Unspecified Pit	1927 - 1938	746675
C	125m S	Unspecified Heap	1927 - 1938	768046
4	173m SW	Unspecified Old Shaft	1908	671326
D	182m SW	Unspecified Old Shaft	1927 - 1938	777613
F	227m SW	Unspecified Mills	1891 - 1938	805432
F	256m S	Unspecified Mill	1977 - 1991	794242
F	257m S	Unspecified Ground Workings	1891	660854
F	259m S	Unspecified Mills	1955	784475
5	270m S	Brick Works	1891	666123
I	328m NE	Unspecified Mills	1955 - 1965	778634
I	330m NE	Unspecified Mills	1908	719361
I	333m NE	Unspecified Mill	1977	673362
I	334m NE	Unspecified Mills	1927 - 1938	731448
I	338m NE	Unspecified Mills	1890	748889
J	343m NW	Coal Pit	1850	679329
J	347m NW	Unspecified Old Shaft	1955	671289
J	351m NW	Unspecified Old Shaft	1891 - 1938	771796
7	369m NW	Coal Pit	1850	679328
I	386m NE	Unspecified Tanks	1927 - 1938	783114
L	396m SE	Brick Field	1908	654498
M	397m S	Unspecified Old Shaft	1891	671328
M	403m S	Old Coal Pit	1850	687004
8	414m E	Refuse Heap	1927 - 1938	779071
I	416m NE	Unspecified Tanks	1908	788086

ID	Location	Land use	Dates present	Group ID
O	418m NE	Unspecified Shaft	1890	672673
P	443m S	Unspecified Mill	1965	673360
O	446m NE	Unspecified Shaft	1890	672676
P	449m S	Unspecified Works	1988 - 1991	709759
L	449m SE	Unspecified Pit	1891	675525
P	449m S	Unspecified Works	1977	786936
O	452m NE	Unspecified Shaft	1890	672671
I	462m NE	Unspecified Tanks	1955	803025
Q	472m NW	Refuse Heap	1908	656108
Q	478m NW	Unspecified Heap	1927 - 1938	725291
Q	487m NW	Unspecified Heap	1965	757265
R	488m SW	Unspecified Old Shafts	1955	690954
11	489m W	Unspecified Works	1965	753819
Q	492m NW	Coal Pit	1850	679335
12	493m SW	Collieries	1891 - 1908	803375
R	496m SW	Unspecified Old Shaft	1908	671327
R	496m SW	Unspecified Old Shafts	1927 - 1938	754287
13	498m W	Pottery	1891	658891

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m	**9**

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 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
3	162m NW	Unspecified Tank	1955 - 1956	105702
F	277m S	Unspecified Tank	1909	87690
I	346m NE	Tanks	1937	82492
I	347m NE	Unspecified Tank	1955 - 1981	98808
I	395m NE	Unspecified Tank	1930 - 1937	97764
I	410m NE	Tanks	1930	94349
I	413m NE	Tanks	1910	92580
I	418m NE	Unspecified Tank	1972 - 1986	95322
10	472m SE	Unspecified Tank	1893	89817

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m	**26**

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 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
B	60m NW	Electricity Substation	1967	54237
B	61m NW	Electricity Substation	1980 - 1987	50429
D	168m SW	Electricity Substation	1970 - 1987	56767
D	169m SW	Electricity Substation	1967	52537
E	185m N	Electricity Substation	1992	62321
E	188m N	Electricity Substation	1971 - 1988	62846
G	242m S	Electricity Substation	1976 - 1992	52285
G	245m S	Electricity Substation	1956	53851
G	249m S	Electricity Substation	1957 - 1970	50464

ID	Location	Land use	Dates present	Group ID
6	281m E	Electricity Substation	1987 - 1992	56038
H	283m N	Electricity Substation	1992	52444
H	284m N	Electricity Substation	1987	58534
H	284m N	Electricity Substation	1981	58261
K	358m W	Electricity Substation	1967	54597
K	358m W	Electricity Substation	1987	63193
K	359m W	Electricity Substation	1980 - 1987	61427
N	399m NW	Electricity Substation	1972	63473
N	400m NW	Electricity Substation	1980 - 1986	64284
L	424m SE	Electricity Substation	1986 - 1988	54030
L	428m SE	Electricity Substation	1989	48829
L	438m SE	Electricity Transformer	1972	49977
L	439m SE	Electricity Substation	1992	47313
9	454m S	Electricity Substation	1975 - 1987	52088
I	458m NE	Electricity Substation	1987 - 1999	54612
I	474m NE	Electricity Substation	1973 - 1982	61715
I	475m NE	Electricity Substation	1956	61254

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 un-grouped 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 un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

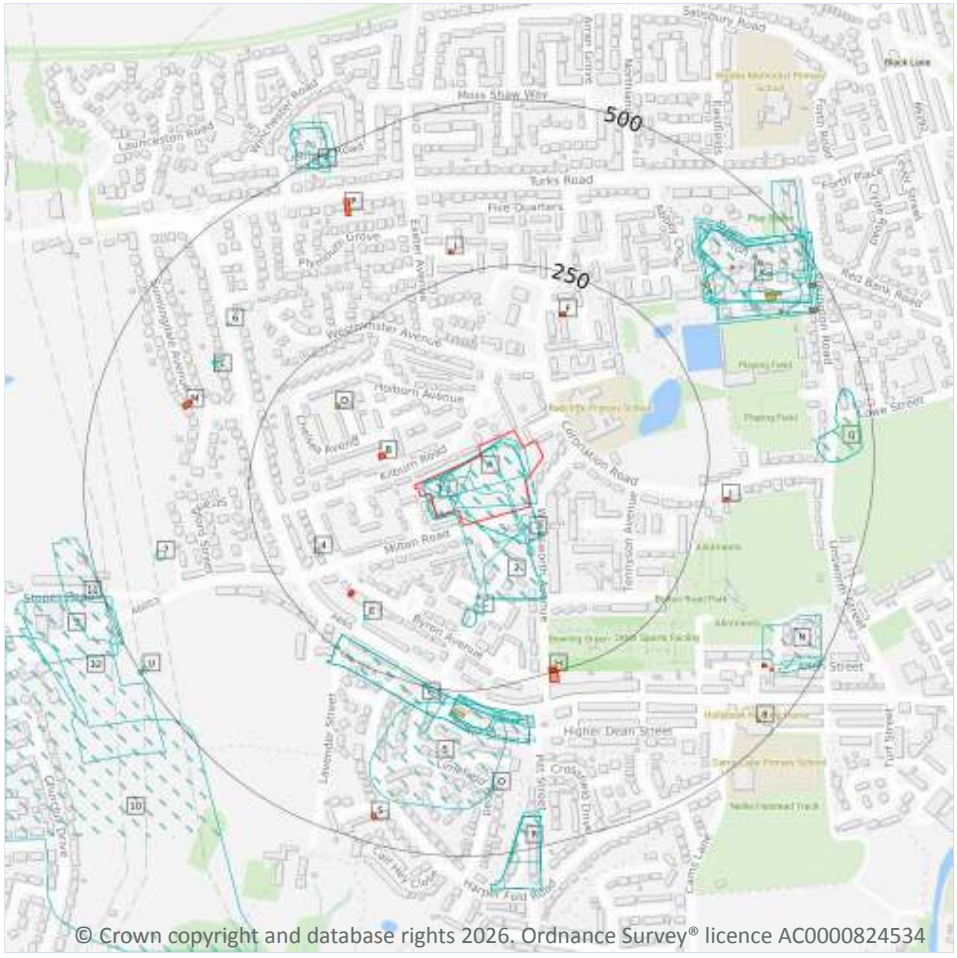
1.6 Historical military land

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


500
250
Moss Shaw Way
Turks Road
Five Quarters
Coronation Road
Milton Road
Higher Dean Street
Lower Dean Street
Wilton Road
Baron Avenue
Lavender Street
Cross Lane
Red Bank Road
Salisbury Road
Launceston Road
Winchester Road
Plymouth Grove
Eastern Avenue
Westminster Avenue
Holborn Avenue
Canterbury Avenue
Kildrum Road
Tennyson Avenue
Dawson Street
Fern Street
Fold Street
Fern Road
Chapel Road
Bolton Street
Stanley Street
Lower Dean Street
Cross Lane
Camp Lane
Hardy Fold
Four Road
Bolton Road
Bury Road
Radcliffe Primary School
Cross Lane Primary School
Playing Field
Allotments
Bowling Green
Bowling Club
Bowling Pavilion
Bowling Green Tennis Courts
Bowling Green Car Park
Bowling Green Sports Facility
Bowling Green Play Area
Bowling Green Toilets
Radcliffe Road Park
Radcliffe Road Park Toilets
Radcliffe Road Park Play Area
Radcliffe Road Park Sports Facility
Radcliffe Road Park Car

ID	Location	Land Use	Date	Group ID
A	**On site**	**Unspecified Pit**	**1938**	**796240**
A	**On site**	**Unspecified Pit**	**1927**	**796240**
A	**On site**	**Brick Works**	**1891**	**725377**
A	**On site**	**Unspecified Pit**	**1891**	**719106**
2	10m S	Brick Works	1908	725377
3	24m S	Unspecified Pit	1908	778955
C	120m S	Unspecified Pit	1938	746675
C	120m S	Unspecified Pit	1927	746675
C	125m S	Unspecified Heap	1938	768046
C	125m S	Unspecified Heap	1927	768046
4	173m SW	Unspecified Old Shaft	1908	671326
E	182m SW	Unspecified Old Shaft	1938	777613
E	182m SW	Unspecified Old Shaft	1927	777613
G	227m SW	Unspecified Mills	1938	805432
G	227m SW	Unspecified Mills	1927	805432
G	227m SW	Unspecified Mills	1908	805432
G	227m SW	Unspecified Mills	1891	805432
G	256m S	Unspecified Mill	1991	794242
G	256m S	Unspecified Mill	1977	794242
G	256m S	Unspecified Mill	1988	794242
G	257m S	Unspecified Ground Workings	1891	660854
G	259m S	Unspecified Mills	1955	784475
5	270m S	Brick Works	1891	666123
K	328m NE	Unspecified Mills	1955	778634
K	330m NE	Unspecified Mills	1908	719361
K	333m NE	Unspecified Mill	1977	673362
K	333m NE	Unspecified Mills	1965	778634
K	334m NE	Unspecified Mills	1938	731448

ID	Location	Land Use	Date	Group ID
K	334m NE	Unspecified Mills	1927	731448
K	338m NE	Unspecified Mills	1890	748889
L	343m NW	Coal Pit	1850	679329
L	347m NW	Unspecified Old Shaft	1955	671289
L	351m NW	Unspecified Old Shaft	1938	771796
L	351m NW	Unspecified Old Shaft	1927	771796
L	351m NW	Unspecified Old Shaft	1908	771796
L	351m NW	Unspecified Old Shaft	1891	771796
6	369m NW	Coal Pit	1850	679328
K	386m NE	Unspecified Tanks	1938	783114
K	386m NE	Unspecified Tanks	1927	783114
7	392m W	Unspecified Tank	1890	697809
N	396m SE	Brick Field	1908	654498
O	397m S	Unspecified Old Shaft	1891	671328
O	403m S	Old Coal Pit	1850	687004
Q	414m E	Refuse Heap	1938	779071
Q	414m E	Refuse Heap	1927	779071
K	416m NE	Unspecified Tanks	1908	788086
R	443m S	Unspecified Mill	1965	673360
R	449m S	Unspecified Works	1991	709759
R	449m S	Unspecified Works	1988	709759
N	449m SE	Unspecified Pit	1891	675525
R	449m S	Unspecified Works	1977	786936
K	462m NE	Unspecified Tanks	1955	803025
T	472m NW	Refuse Heap	1908	656108
T	478m NW	Unspecified Heap	1938	725291
T	478m NW	Unspecified Heap	1927	725291
T	487m NW	Unspecified Heap	1965	757265

ID	Location	Land Use	Date	Group ID
U	488m SW	Unspecified Old Shafts	1955	690954
9	489m W	Unspecified Works	1965	753819
T	492m NW	Coal Pit	1850	679335
10	493m SW	Collieries	1891	803375
11	496m SW	Unspecified Mills	1890	670011
U	496m SW	Unspecified Old Shafts	1938	754287
U	496m SW	Unspecified Old Shafts	1927	754287
U	496m SW	Unspecified Old Shaft	1908	671327
12	498m W	Pottery	1891	658891

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m	**17**

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 21 >**

ID	Location	Land Use	Date	Group ID
D	162m NW	Unspecified Tank	1956	105702
D	162m NW	Unspecified Tank	1955	105702
G	277m S	Unspecified Tank	1909	87690
K	346m NE	Tanks	1937	82492
K	347m NE	Unspecified Tank	1970	98808
K	347m NE	Unspecified Tank	1956	98808
K	347m NE	Unspecified Tank	1955	98808
K	347m NE	Unspecified Tank	1969	98808
K	347m NE	Unspecified Tank	1981	98808
K	395m NE	Unspecified Tank	1930	97764
K	395m NE	Unspecified Tank	1937	97764

ID	Location	Land Use	Date	Group ID
K	410m NE	Tanks	1930	94349
K	413m NE	Tanks	1910	92580
K	418m NE	Unspecified Tank	1986	95322
K	418m NE	Unspecified Tank	1972	95322
K	419m NE	Unspecified Tank	1981	95322
8	472m SE	Unspecified Tank	1893	89817

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m **57**

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 21 >**

ID	Location	Land Use	Date	Group ID
B	60m NW	Electricity Substation	1967	54237
B	61m NW	Electricity Substation	1980	50429
B	61m NW	Electricity Substation	1987	50429
B	61m NW	Electricity Substation	1987	50429
B	61m NW	Electricity Substation	1987	50429
B	61m NW	Electricity Substation	1987	50429
E	168m SW	Electricity Substation	1970	56767
E	169m SW	Electricity Substation	1967	52537
E	170m SW	Electricity Substation	1980	56767
E	170m SW	Electricity Substation	1987	56767
E	170m SW	Electricity Substation	1987	56767
E	170m SW	Electricity Substation	1987	56767
E	170m SW	Electricity Substation	1987	56767
F	185m N	Electricity Substation	1992	62321

ID	Location	Land Use	Date	Group ID
F	188m N	Electricity Substation	1981	62846
F	188m N	Electricity Substation	1987	62846
F	188m N	Electricity Substation	1987	62846
F	188m N	Electricity Substation	1988	62846
F	188m NE	Electricity Substation	1971	62846
H	242m S	Electricity Substation	1987	52285
H	242m S	Electricity Substation	1989	52285
H	242m S	Electricity Substation	1976	52285
H	243m S	Electricity Substation	1992	52285
H	245m S	Electricity Substation	1956	53851
H	245m S	Electricity Substation	1956	53851
H	249m S	Electricity Substation	1957	50464
H	249m S	Electricity Substation	1970	50464
I	281m E	Electricity Substation	1992	56038
I	282m E	Electricity Substation	1987	56038
I	282m E	Electricity Substation	1987	56038
I	282m E	Electricity Substation	1988	56038
J	283m N	Electricity Substation	1992	52444
J	284m N	Electricity Substation	1987	58534
J	284m N	Electricity Substation	1981	58261
M	358m W	Electricity Substation	1967	54597
M	358m W	Electricity Substation	1987	63193
M	358m W	Electricity Substation	1987	63193
M	359m W	Electricity Substation	1980	61427
M	359m W	Electricity Substation	1987	61427
P	399m NW	Electricity Substation	1972	63473
P	400m NW	Electricity Substation	1985	64284
P	400m NW	Electricity Substation	1980	64284

ID	Location	Land Use	Date	Group ID
P	400m NW	Electricity Substation	1986	64284
N	424m SE	Electricity Substation	1988	54030
N	424m SE	Electricity Substation	1987	54030
N	424m SE	Electricity Substation	1986	54030
N	428m SE	Electricity Substation	1989	48829
N	438m SE	Electricity Transformer	1972	49977
N	439m SE	Electricity Substation	1992	47313
S	454m S	Electricity Substation	1975	52088
S	455m S	Electricity Substation	1987	52088
K	458m NE	Electricity Substation	1999	54612
K	460m NE	Electricity Substation	1987	54612
K	474m NE	Electricity Substation	1982	61715
K	475m NE	Electricity Substation	1973	61715
K	475m NE	Electricity Substation	1956	61254
K	475m NE	Electricity Substation	1956	61254

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.

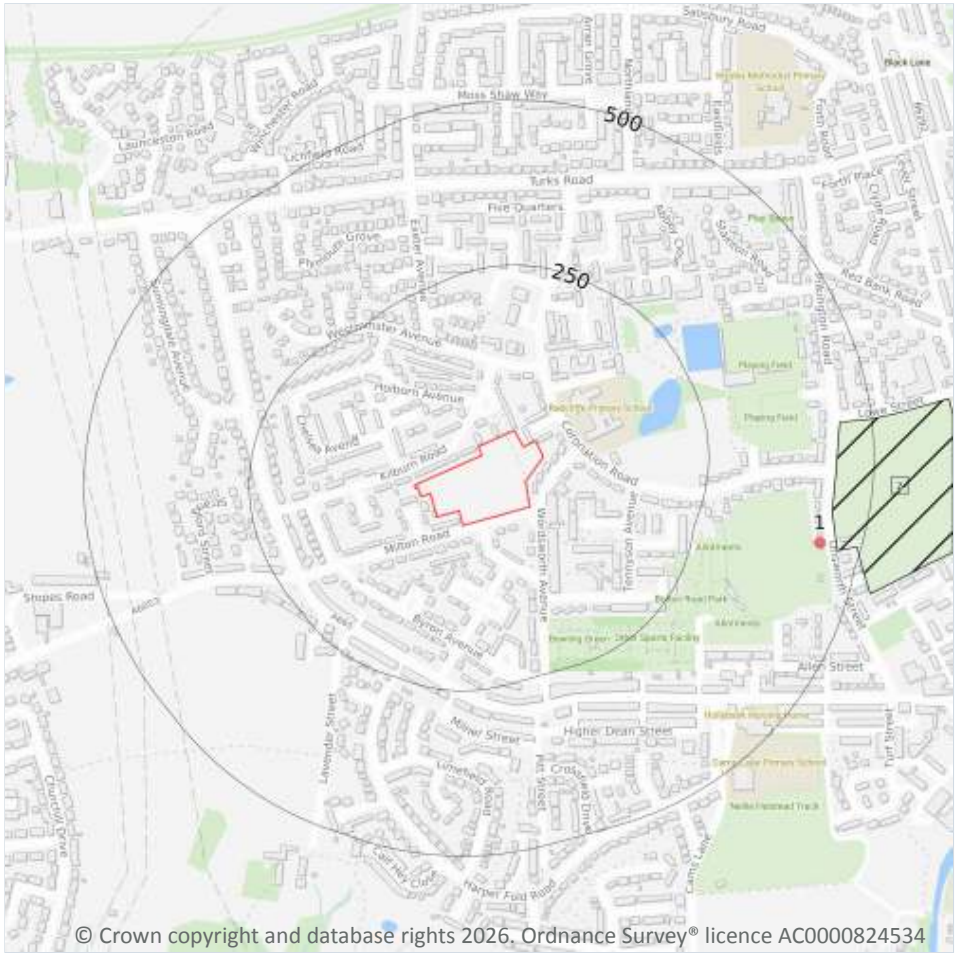
2.5 Historical garages

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)

Historical landfill (EA/NRW)

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	1

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

Features are displayed on the Waste and landfill map on **page 28 >**

ID	Location	Details		
2	443m E	Site Address: Red Bank, Lowe Street, Radcliffe, Bury, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: C115 Waste Type: Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded 31/12/1950 Last Recorded: -

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	1

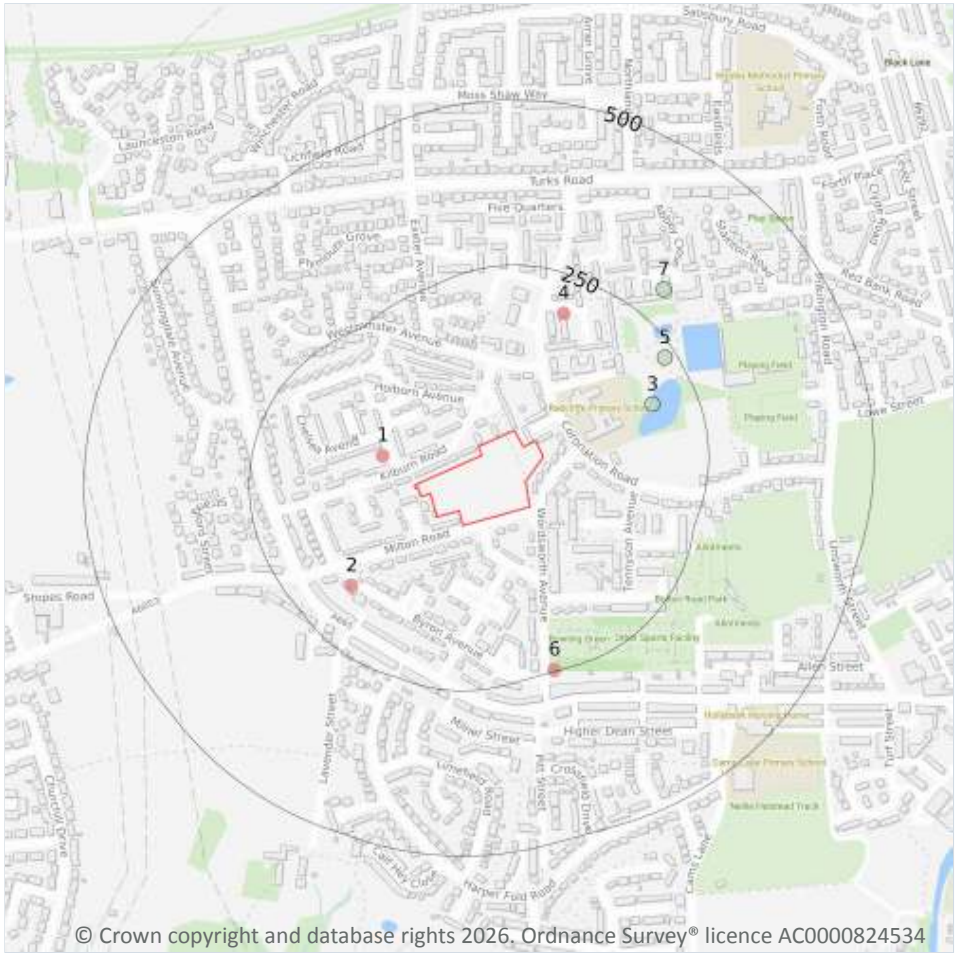
Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on **page 28 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
1	438m E	Unsworth Street, Radcliffe, Radcliffe, M26 3rf	WEX129144	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



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Site Outline

Search buffers in metres (m)

Recent industrial land uses

Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m	4

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 31 >**

ID	Location	Company	Address	Activity	Category
1	66m NW	Electricity Sub Station	Greater Manchester, M26	Electrical Features	Infrastructure and Facilities
2	165m SW	Electricity Sub Station	Greater Manchester, M26	Electrical Features	Infrastructure and Facilities
4	192m NE	Electricity Sub Station	Greater Manchester, M26	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
6	247m S	Electricity Sub Station	Greater Manchester, M26	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	0

Current or recent tanks identified from the Ordnance Survey® NGD.

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	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

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

4.12 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	3

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

Features are displayed on the Current industrial land use map on **page 31 >**

ID	Location	Details	
3	183m NE	Incident Date: 25/06/2001 Incident Identification: 11415 Pollutant: Contaminated Water Pollutant Description: Other Contaminated Water	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
5	233m NE	Incident Date: 04/07/2009 Incident Identification: 694682 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
7	300m NE	Incident Date: 25/06/2001 Incident Identification: 11420 Pollutant: Other Pollutant Pollutant Description: Natural Ochre	Water Impact: Category 2 (Significant) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.20 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.

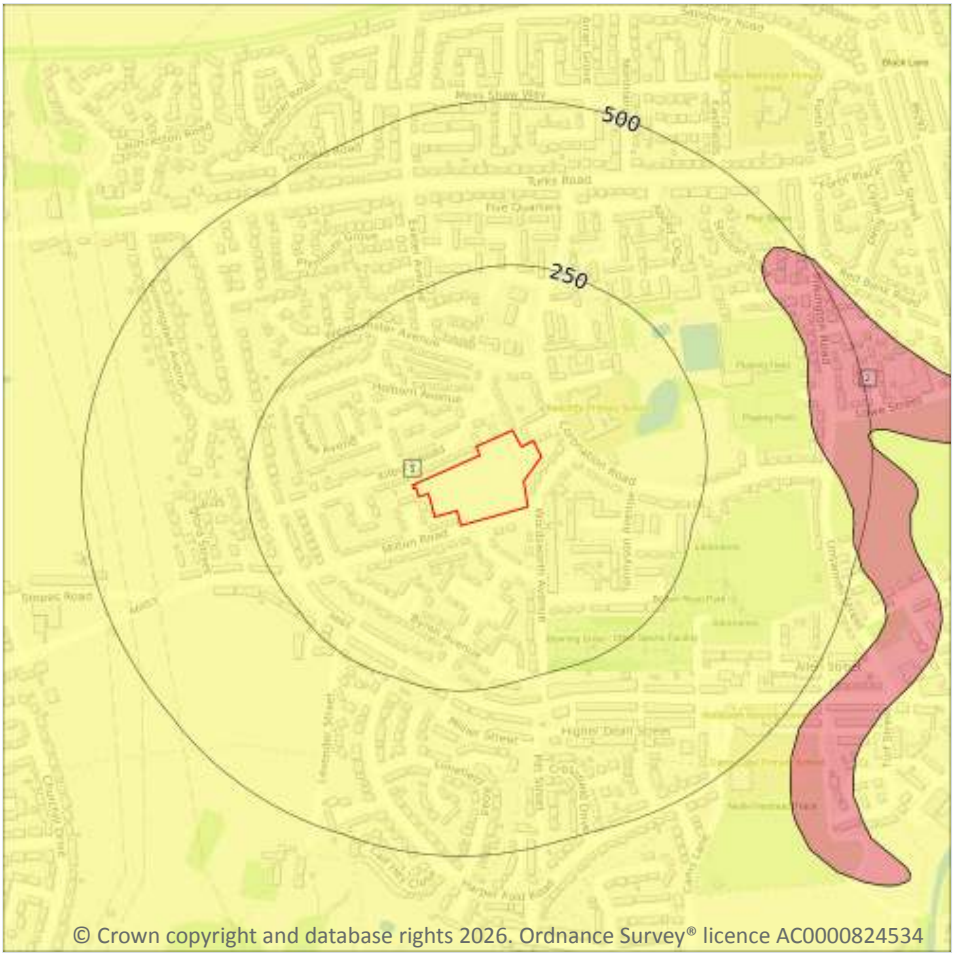
4.22 Pollution inventory radioactive waste

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	2

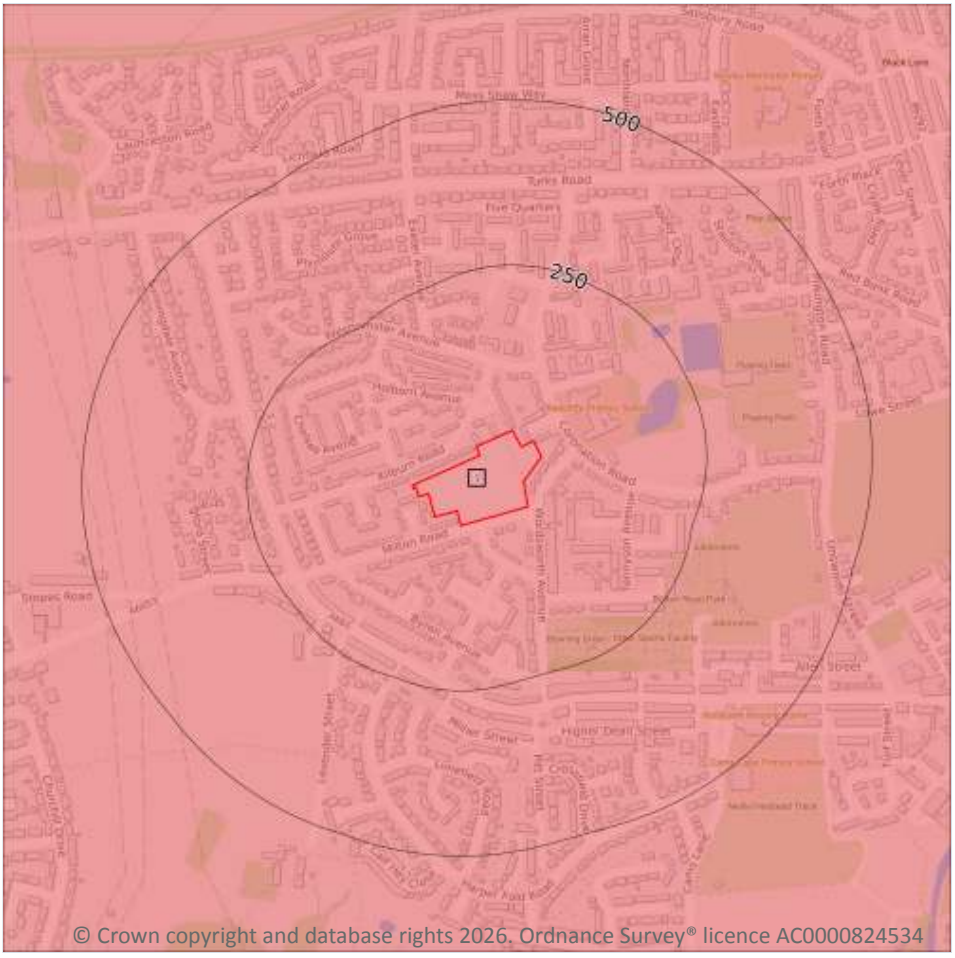
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 37 >**

ID	Location	Designation	Description
1	**On site**	**Secondary Undifferentiated**	**Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type**
2	412m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

Bedrock aquifer



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Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m	1

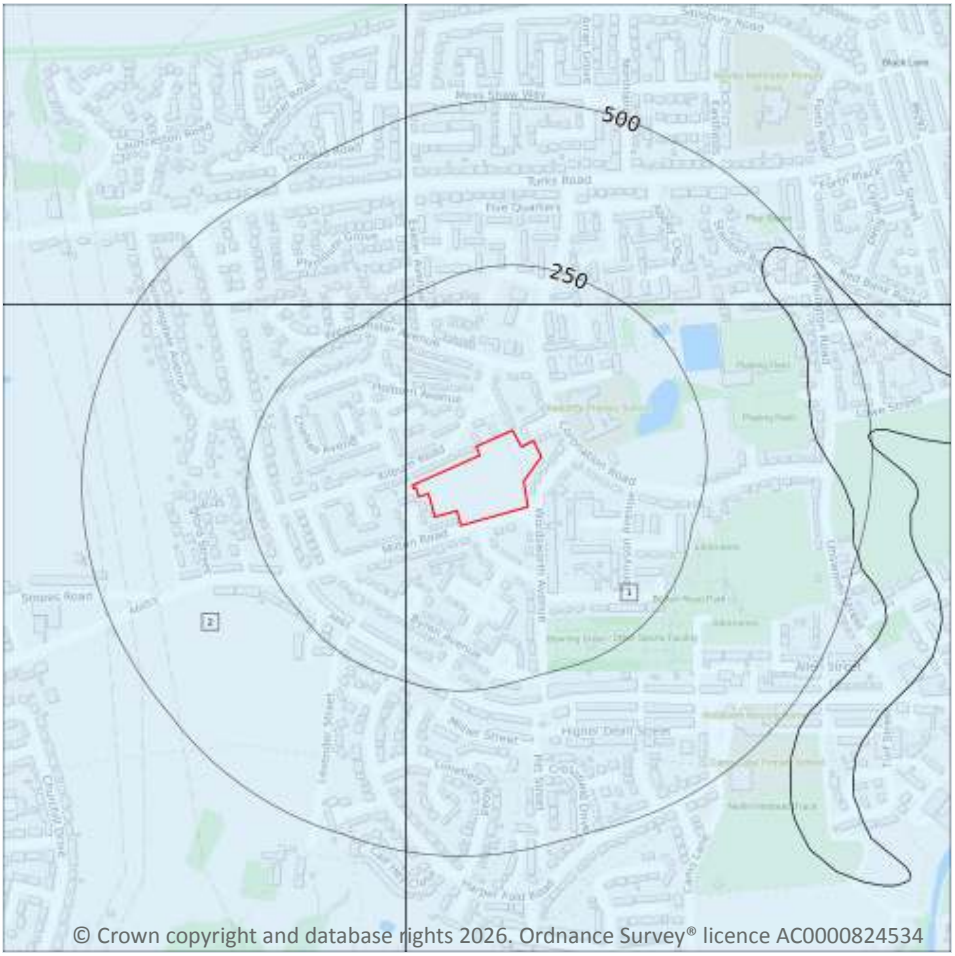
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 39 >**

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

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

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

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

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

Other information
- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	2

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

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

Features are displayed on the Groundwater vulnerability map on **page 40 >**

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

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0

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.

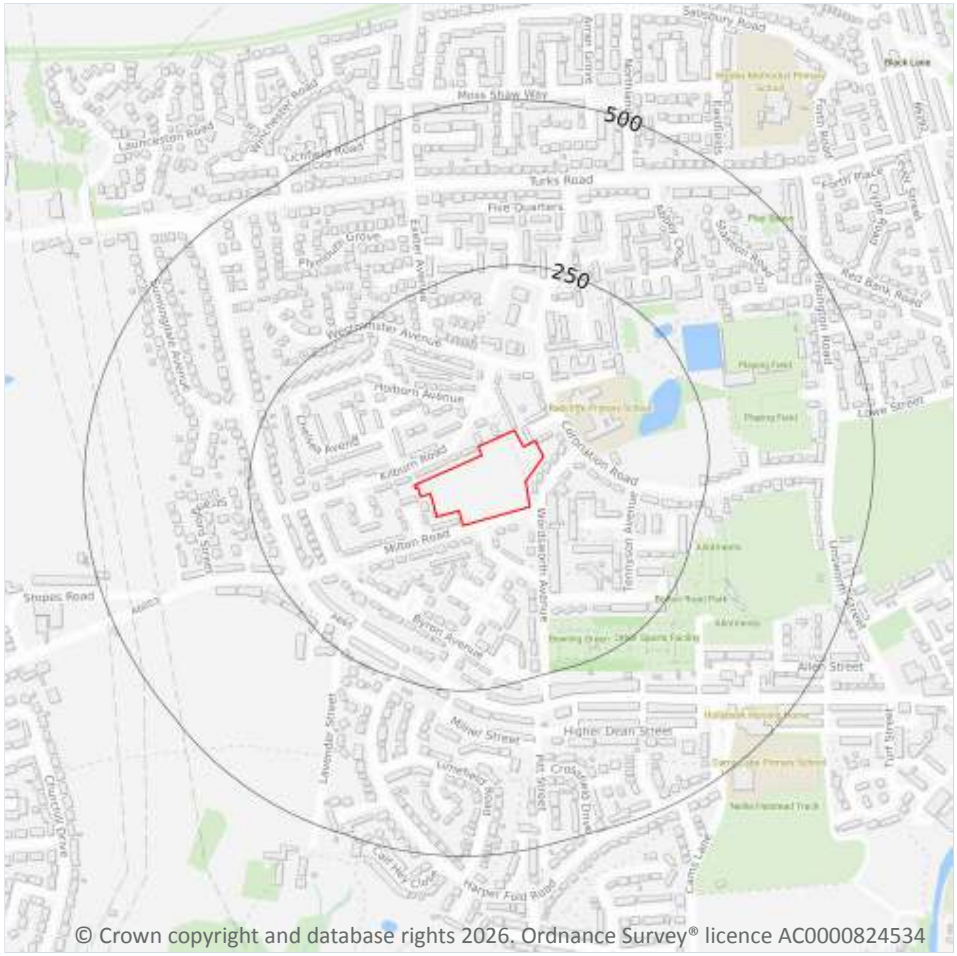
5.5 Groundwater vulnerability- local information

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



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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
- 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	6

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 42 >**

ID	Location	Details	
-	702m W	Status: Historical Licence No: 2569004051 Details: Dust suppression Direct Source: Ground Water - North West Region Point: "BOREHOLE AT STOPES RD, LITTLE LEVER, BOLTON" Data Type: Point Name: TARMAC TOPBLOCK LTD Easting: 376330 Northing: 407550	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 29/04/1996 Expiry Date: - Issue No: 100 Version Start Date: 06/04/1998 Version End Date: -
-	702m W	Status: Historical Licence No: 2569004051 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT STOPES RD, LITTLE LEVER, BOLTON" Data Type: Point Name: TARMAC TOPBLOCK LTD Easting: 376330 Northing: 407550	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 29/04/1996 Expiry Date: - Issue No: 100 Version Start Date: 06/04/1998 Version End Date: -
-	702m W	Status: Historical Licence No: 2569004051 Details: Dust Suppression Direct Source: Ground Water - North West Region Point: BOREHOLE AT STOPES RD, LITTLE LEVER, BOLTON Data Type: Point Name: Tarmac Building Products Limited Easting: 376330 Northing: 407550	Annual Volume (m^3): 30000 Max Daily Volume (m^3): 168 Original Application No: - Original Start Date: 29/04/1996 Expiry Date: - Issue No: 104 Version Start Date: 01/11/2016 Version End Date: -
-	702m W	Status: Historical Licence No: 2569004051 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT STOPES RD, LITTLE LEVER, BOLTON Data Type: Point Name: Tarmac Building Products Limited Easting: 376330 Northing: 407550	Annual Volume (m^3): 30000 Max Daily Volume (m^3): 168 Original Application No: - Original Start Date: 29/04/1996 Expiry Date: - Issue No: 104 Version Start Date: 01/11/2016 Version End Date: -

ID	Location	Details	
-	1788m SW	Status: Historical Licence No: 2569004049 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT CREAMS MILL, MYTHAM ROAD, LITTLE LEVER, BOLTON" Data Type: Point Name: DANISCO PAPER LTD Easting: 375700 Northing: 406500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 23/05/1994 Expiry Date: - Issue No: 100 Version Start Date: 21/09/1995 Version End Date: -
-	1788m SW	Status: Historical Licence No: 2569004049 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT CREAMS MILL, MYTHAM ROAD, LITTLE LEVER, BOLTON Data Type: Point Name: MONDI PAPER LIMITED Easting: 375700 Northing: 406500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 23/05/1994 Expiry Date: - Issue No: 101 Version Start Date: 11/09/2001 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m	**15**

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 42 >**

ID	Location	Details	
-	1103m S	Status: Active Licence No: 2569004024 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT MOUNT SION WORKS RADCLIFFE Data Type: Point Name: Ahlstrom-Munksjö Chirnside Ltd Easting: 376800 Northing: 406600	Annual Volume (m^3): 2127528 Max Daily Volume (m^3): 8182.8 Original Application No: NPS/WR/035735 Original Start Date: 03/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 01/04/2024 Version End Date: -

ID	Location	Details	
-	1103m S	Status: Historical Licence No: 2569004024 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "R IRWELL AT MOUNT SION WORKS, RADCLIFFE" Data Type: Point Name: AHLSTROM DEXTER LTD Easting: 376800 Northing: 406600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 03/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 01/09/2000 Version End Date: -
-	1103m S	Status: Historical Licence No: 2569004024 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: R IRWELL AT MOUNT SION WORKS, RADCLIFFE Data Type: Point Name: AHLSTROM CHIRNSIDE LTD Easting: 376800 Northing: 406600	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 03/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/11/2001 Version End Date: -
-	1350m W	Status: Historical Licence No: 2569003027 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "RESERVOIR FED BY SURFACE DRAINAGE ATPREMISES, LITTLE LEVER, " Data Type: Point Name: LORIVAL PLASTICS LTD Easting: 375700 Northing: 407400	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 28/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 18/02/1991 Version End Date: -
-	1350m W	Status: Historical Licence No: 2569003027 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIR FED BY SURFACE DRAINAGE ATPREMISES, LITTLE LEVER Data Type: Point Name: LORIVAL PLASTICS LTD Easting: 375700 Northing: 407400	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 28/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 18/02/1991 Version End Date: -

ID	Location	Details	
-	1354m S	Status: Active Licence No: 2569004043 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: SHORE TOP RESERVOIR AT RADCLIFFE Data Type: Point Name: Ahlstrom-Munksjö Chirnside Ltd Easting: 376600 Northing: 406400	Annual Volume (m^3): 454600 Max Daily Volume (m^3): 2273.04 Original Application No: NPS/WR/035736 Original Start Date: 21/05/1981 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2024 Version End Date: -
-	1595m E	Status: Historical Licence No: 2569004004 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIR FED BY SURFACE DRAINAGE ATRADCLIFFE Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 378800 Northing: 407800	Annual Volume (m^3): 40004.8 Max Daily Volume (m^3): 109.104 Original Application No: - Original Start Date: 28/01/1966 Expiry Date: - Issue No: 101 Version Start Date: 05/05/2001 Version End Date: -
-	1674m NE	Status: Historical Licence No: 2569004019 Details: Boiler Feed Direct Source: "Surface, Non-Tidal - North West Region" Point: "WITHINS RESERVOIR, FED BY & O/FLOW TO UNNAMED TRIB OF R IRW" Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 378600 Northing: 408700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 05/05/2001 Version End Date: -
-	1674m NE	Status: Historical Licence No: 2569004019 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "WITHINS RESERVOIR, FED BY & O/FLOW TO UNNAMED TRIB OF R IRW" Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 378600 Northing: 408700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 05/05/2001 Version End Date: -

ID	Location	Details	
-	1674m NE	Status: Historical Licence No: 2569004019 Details: Boiler Feed Direct Source: Surface, Non-Tidal - North West Region Point: WITHINS RESERVOIR, FED BY & O/FLOW TO UNNAMED TRIB OF R IRW Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 378600 Northing: 408700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 05/05/2001 Version End Date: -
-	1674m NE	Status: Historical Licence No: 2569004019 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: WITHINS RESERVOIR, FED BY & O/FLOW TO UNNAMED TRIB OF R IRW Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 378600 Northing: 408700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 05/05/2001 Version End Date: -
-	1674m NE	Status: Historical Licence No: 2569004019 Details: Boiler Feed Direct Source: Surface, Non-Tidal - North West Region Point: WITHINS RESERVOR FED BY UNNAMED TRIBUTARY OF RIVER IRWELL Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 378600 Northing: 408700	Annual Volume (m^3): 270000 Max Daily Volume (m^3): 8728.32 Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 05/05/2001 Version End Date: -
-	1674m NE	Status: Historical Licence No: 2569004019 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: WITHINS RESERVOR FED BY UNNAMED TRIBUTARY OF RIVER IRWELL Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 378600 Northing: 408700	Annual Volume (m^3): 270000 Max Daily Volume (m^3): 8728.32 Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 05/05/2001 Version End Date: -

ID	Location	Details	
-	1784m SW	Status: Historical Licence No: 2569004003 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "R IRWELL AT LITTLE LEVER, BOLTON" Data Type: Point Name: DANISCO PAPER LTD Easting: 375800 Northing: 406400	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 16/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 21/09/1995 Version End Date: -
-	1784m SW	Status: Historical Licence No: 2569004003 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: R IRWELL AT LITTLE LEVER, BOLTON Data Type: Point Name: MONDI PACKAGING HOLCOMBE LIMITED Easting: 375800 Northing: 406400	Annual Volume (m^3): 409140 Max Daily Volume (m^3): 1571.1 Original Application No: - Original Start Date: 16/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 07/10/2005 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0

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

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

5.9 Source Protection Zones

Records within 500m	0

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

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

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

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

6 Hydrology



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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	2

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.

Features are displayed on the Hydrology map on **page 50 >**

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
A	**On site**	**River**	**Croal (including Blackshaw Brook)**	**GB112069064550**	**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
-	1755m W	River	Croal (including Blackshaw Brook)	GB112069064550 ↗	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
A	**On site**	**Northern Manchester Carboniferous Aquifers**	**GB41202G101800** ↗	**Poor**	**Poor**	**Good**	**2019**

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding

8.1 Surface water flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**Negligible**

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.

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 Ambiental Risk Analytics.

9 Groundwater flooding



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Site Outline

Search buffers in metres (m)

High

Moderate - High

Moderate

Low

Negligible

9.1 Groundwater flooding

Highest risk on site	**Low**
Highest risk within 50m	**Low**

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

Features are displayed on the Groundwater flooding map on **page 57 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



Site Outline

Search buffers in metres (m)

Sites of Special Scientific Interest (SSSI)

Local Nature Reserves (LNR)

Designated Ancient Woodland

Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	2

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.

Features are displayed on the Environmental designations map on **page 58 >**

ID	Location	Name	Data source
5	1347m SW	Ashclough SSSI	Natural England

ID	Location	Name	Data source
6	1658m SW	Ashclough SSSI	Natural England

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	2

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 58 >**

ID	Location	Name	Data source
-	1914m SW	Moses Gate	Natural England
-	1931m SE	Chapelfield	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	1

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 58 >**

ID	Location	Name	Woodland Type
-	1999m SW	Prestolee 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 58 >**

ID	Location	Name	Local Authority name
1	267m SW	Merseyside and Greater Manchester Green Belt	Bury
2	652m W	Merseyside and Greater Manchester Green Belt	Bolton
3	671m N	Merseyside and Greater Manchester Green Belt	Bury
4	882m SW	Merseyside and Greater Manchester Green Belt	Bolton

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	2

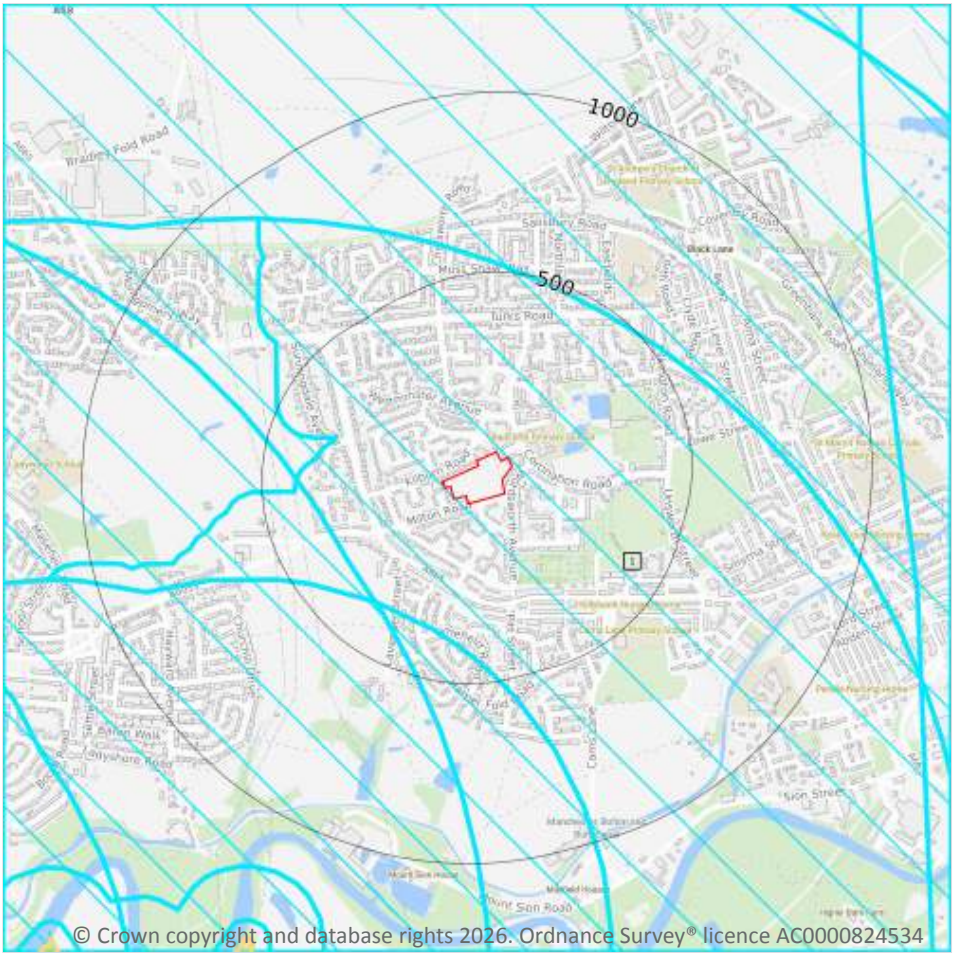
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
1782m S	Irwell / Man. Ship Canal (Kearsley to Irlam Locks) NVZ	Surface Water	643	Existing

Location	Name	Type	NVZ ID	Status
1803m 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 64 >**

ID	Location	Type of developments requiring consultation
1	**On site**	**https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101005502002&notes=&location=377457,407428%20(IRZ%20polygon%20centre)**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	2

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.

Features are displayed on the SSSI Impact Zones and Units map on **page 64 >**

ID: 11
Location: 1347m SW
SSSI name: Ashclough
Unit name: Westphalian Gcr
Broad habitat: Earth Heritage
Condition: Unfavourable - No change
Reportable features:

Feature name	Feature condition	Date of assessment
EW - Westphalian	Unfavourable - No change	19/07/2011

ID: 14
Location: 1658m SW
SSSI name: Ashclough
Unit name: Westphalian Gcr
Broad habitat: Earth Heritage
Condition: Unfavourable - No change
Reportable features:

Feature name	Feature condition	Date of assessment
EW - Westphalian	Unfavourable - No change	19/07/2011

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

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m	0

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

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

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

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

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

11.3 National Parks

Records within 250m	0

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

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

11.4 Listed Buildings

Records within 250m	0

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

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 68 >**

ID	Location	Classification	Description
1	**On site**	**Urban**	**Non-agricultural/no quality assigned**

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

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

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

12.3 Tree Felling Licences

Records within 250m	0

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

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

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

This data is sourced from Natural England.

13 Habitat designations

13.1 Priority Habitat Inventory

Records within 250m	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

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

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m	0

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

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



Site Outline

Search buffers in metres (m)

Full coverage

Partial coverage

No coverage

14.1 10k Availability

Records within 500m	1

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

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 71 >**

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

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 **13**

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 72 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**WMGR-ARTDP**	**Infilled Ground**	**Artificial deposit**
2	146m E	WMGR-ARTDP	Infilled Ground	Artificial deposit
A	158m SE	WMGR-ARTDP	Infilled Ground	Artificial deposit
A	211m S	WMGR-ARTDP	Infilled Ground	Artificial deposit

ID	Location	LEX Code	Description	Rock description
3	251m S	WMGR-ARTDP	Infilled Ground	Artificial deposit
4	255m NE	WGR-VOID	Worked Ground (Undivided)	Void
5	391m NE	WMGR-ARTDP	Infilled Ground	Artificial deposit
6	400m S	WMGR-ARTDP	Infilled Ground	Artificial deposit
7	420m E	MGR-ARTDP	Made Ground (Undivided)	Artificial deposit
8	425m SE	WMGR-ARTDP	Infilled Ground	Artificial deposit
9	473m W	WGR-VOID	Worked Ground (Undivided)	Void
10	475m W	WGR-VOID	Worked Ground (Undivided)	Void
11	495m SW	WMGR-ARTDP	Infilled Ground	Artificial deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



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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	2

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 74 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**Till, Devensian-Diamicton**	**Diamicton**
2	380m E	GFDUD-XSV	Glaciofluvial Deposits, Devensian-Sand And Gravel	Sand and gravel

This data is sourced from the British Geological Survey.

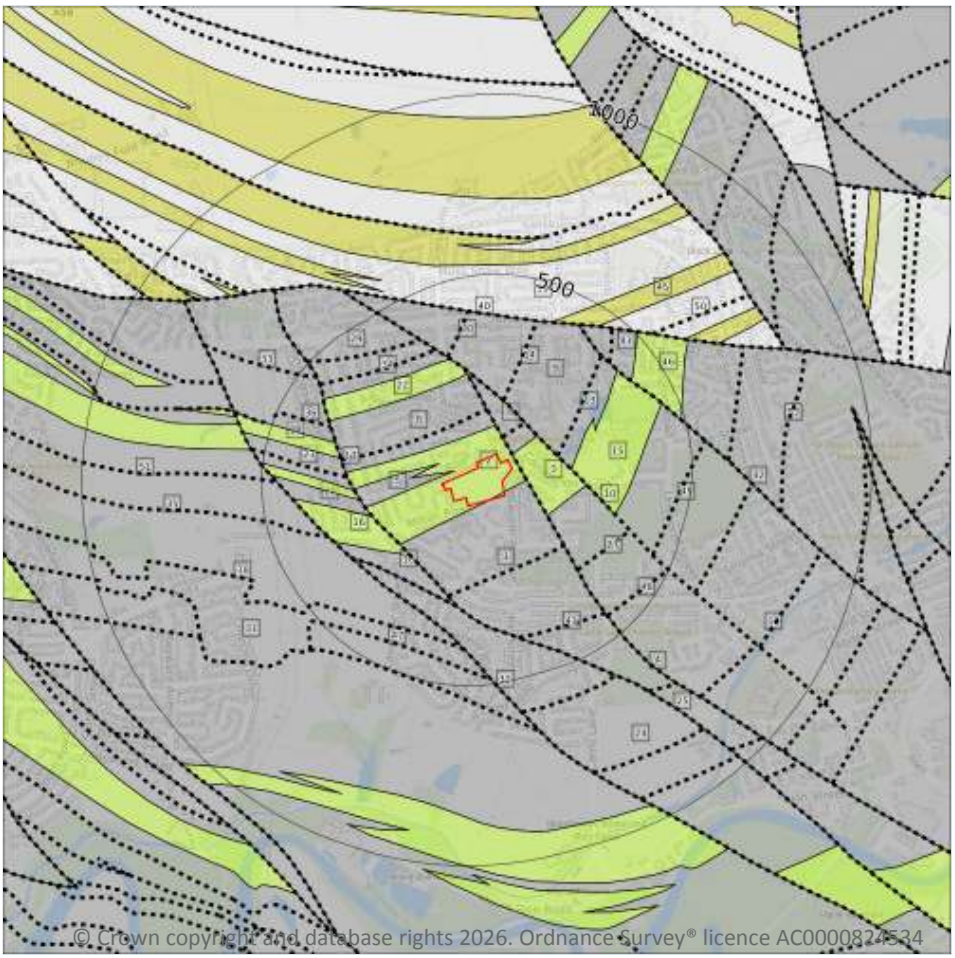
14.4 Landslip (10k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



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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	26

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 76 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**PMCM-MDSS**	**Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone**	**Westphalian**
2	**On site**	**PR-SDST**	**Peel Hall Rock-Sandstone**	**Westphalian**
3	18m NE	PR-SDST	Peel Hall Rock-Sandstone	Westphalian

ID	Location	LEX Code	Description	Rock age
5	19m NW	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
6	20m NE	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
8	75m N	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
9	106m NE	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
12	131m SE	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
15	165m E	PR-SDST	Peel Hall Rock-Sandstone	Westphalian
16	192m SW	PR-SDST	Peel Hall Rock-Sandstone	Westphalian
18	193m SW	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
20	213m SW	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
21	230m W	PMCM-SDST	Pennine Middle Coal Measures Formation-Sandstone	Westphalian
22	235m NW	PMCM-SDST	Pennine Middle Coal Measures Formation-Sandstone	Westphalian
23	243m W	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
24	257m SW	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
28	290m W	PMCM-SDST	Pennine Middle Coal Measures Formation-Sandstone	Westphalian
29	293m NW	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
31	304m SW	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
33	316m W	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
39	382m N	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
41	390m NE	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
45	397m NE	TRBR-SDST	Trencherbone Rock-Sandstone	Westphalian
46	408m NE	PR-SDST	Peel Hall Rock-Sandstone	Westphalian

ID	Location	LEX Code	Description	Rock age
50	448m NE	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian
53	489m E	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, Siltstone And Sandstone	Westphalian

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m **27**

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.

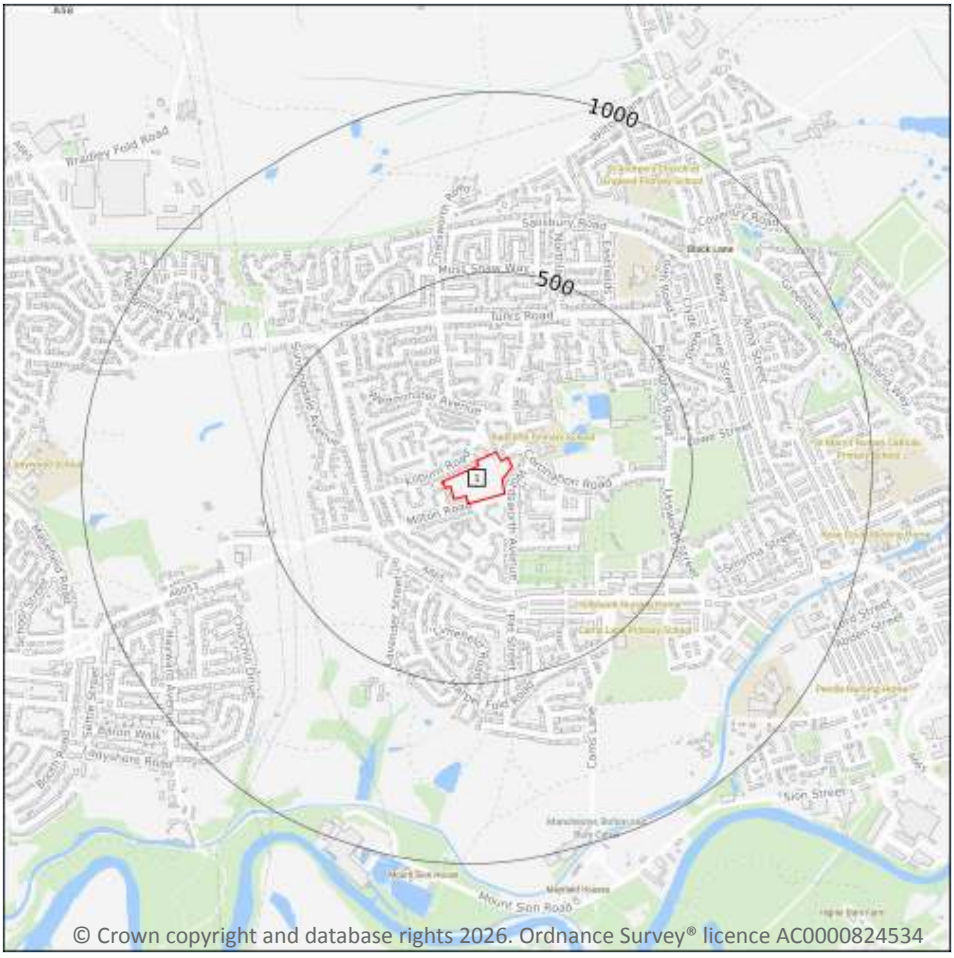
Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 76 >**

ID	Location	Category	Description
4	18m NE	FAULT	Fault, inferred, displacement unknown
7	51m N	ROCK	Coal seam, inferred
10	106m NE	FAULT	Fault, inferred, displacement unknown
11	122m NW	ROCK	Coal seam, inferred
13	131m E	ROCK	Coal seam, inferred
14	150m N	ROCK	Coal seam, inferred
17	192m SW	FAULT	Fault, inferred, displacement unknown
19	197m S	ROCK	Coal seam, inferred
25	257m SW	FAULT	Fault, inferred, displacement unknown
26	264m W	ROCK	Coal seam, inferred
27	289m SE	ROCK	Coal seam, inferred
30	301m NW	ROCK	Coal seam, inferred
32	304m SW	FAULT	Fault, inferred, displacement unknown
34	334m NW	ROCK	Coal seam, inferred
35	347m SW	ROCK	Coal seam, inferred
36	348m NW	ROCK	Coal seam, inferred
37	378m NW	ROCK	Coal seam, inferred

ID	Location	Category	Description
38	378m S	ROCK	Coal seam, inferred
40	382m N	FAULT	Fault, inferred, displacement unknown
42	390m NE	FAULT	Fault, inferred, displacement unknown
43	390m S	ROCK	Coal seam, inferred
44	391m NE	ROCK	Coal seam, inferred
47	427m S	ROCK	Coal seam, inferred
48	439m SE	ROCK	Coal seam, inferred
49	444m E	ROCK	Coal seam, inferred
51	458m W	ROCK	Coal seam, inferred
52	458m NW	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

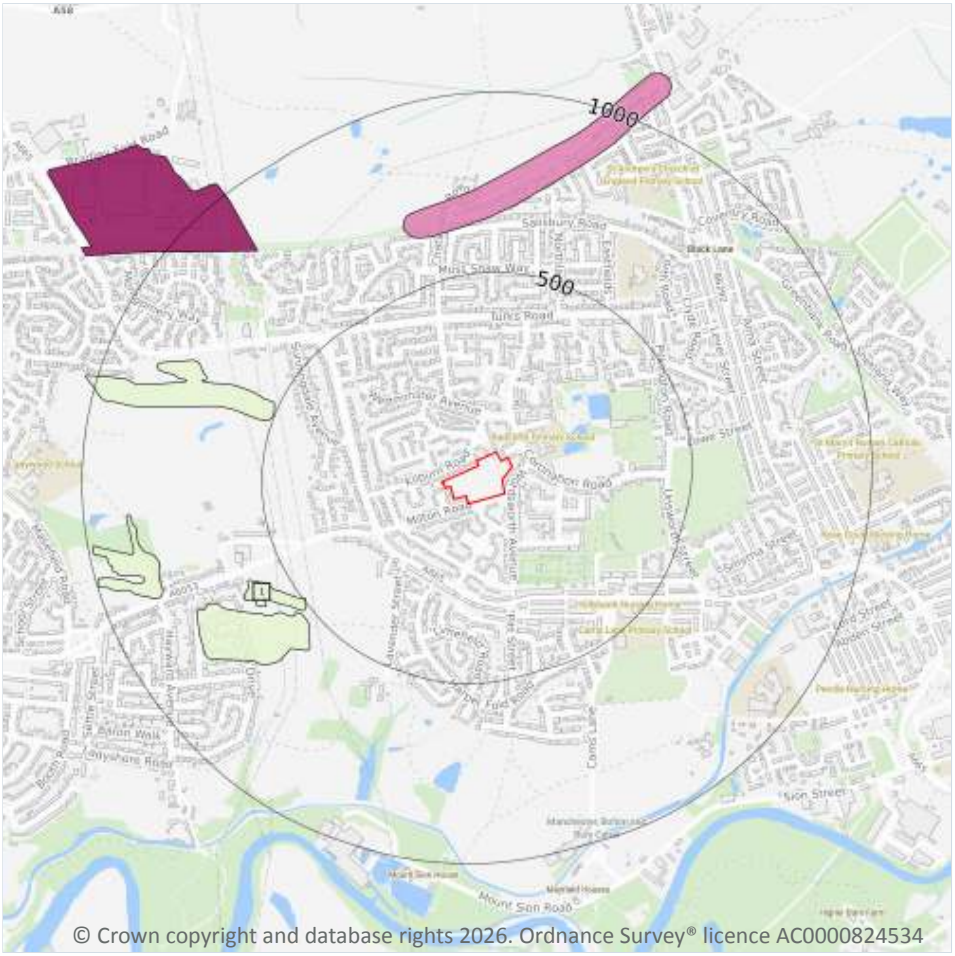
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 80 >**

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

This data is sourced from the British Geological Survey.

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



Site Outline

Search buffers in metres (m)

- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 81 >**

ID	Location	LEX Code	Description	Rock description
1	495m SW	WMGR-ARTDP	Infilled Ground	Artificial deposit

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m	0

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

This data is sourced from the British Geological Survey.

Land at Milton Road, Radcliffe, Bury, M26 3QY

Ref: CMAPS-CM-1260148-4199-260126EDRGEO
Your ref: CMAPS-CM-1260148-4199-260126
Grid ref: 377118 407732

Geology 1:50,000 scale - Superficial



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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 83 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**Till, Devensian**	**Diamicton**
2	380m E	GFDUD-XSV	Glaciofluvial deposits, Devensian	Sand and gravel

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

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

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

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

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m	0

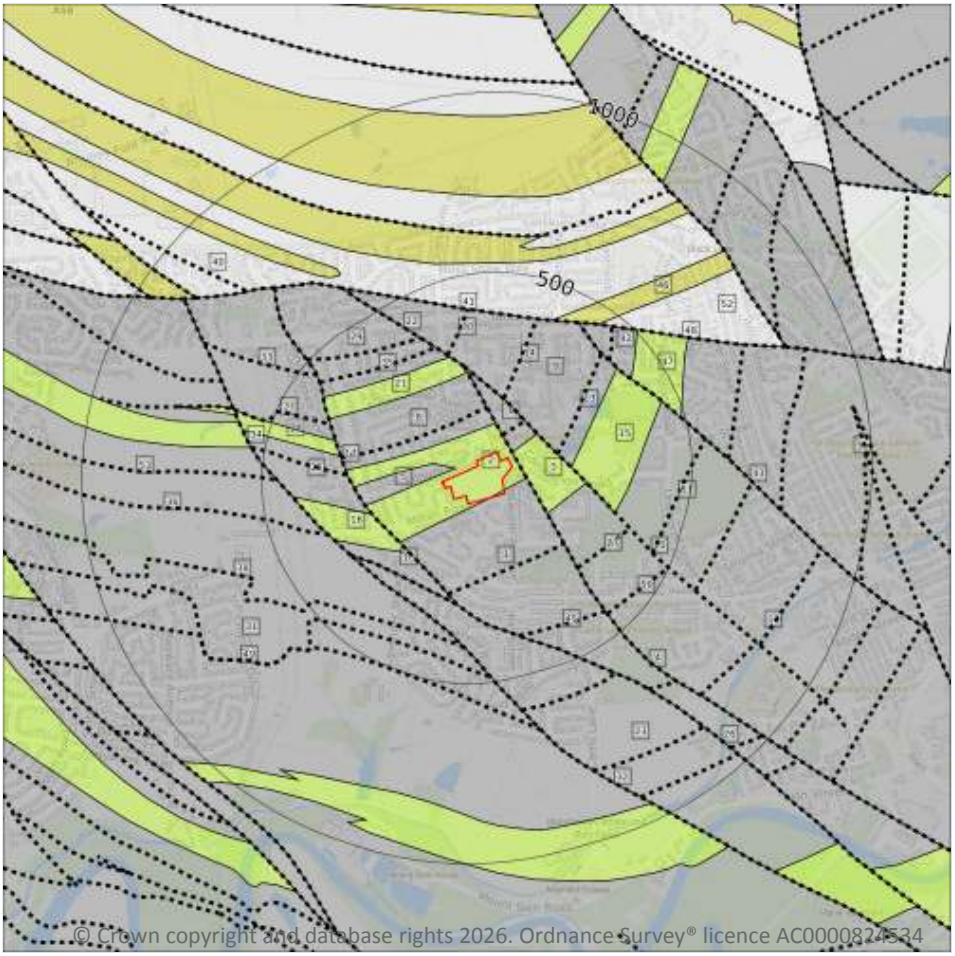
A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Land at Milton Road, Radcliffe, Bury, M26 3QY

Ref: CMAPS-CM-1260148-4199-260126EDRGEO
Your ref: CMAPS-CM-1260148-4199-260126
Grid ref: 377118 407732

Geology 1:50,000 scale - Bedrock



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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 **24**

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 85 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**PMCM-MDSS**	**Pennine Middle Coal Measures Formation-Mudstone, siltstone and sandstone**	**Westphalian**
2	**On site**	**PR-SDST**	**Peel Hall Rock-Sandstone**	**Westphalian**
3	18m NE	PR-SDST	Peel Hall Rock-Sandstone	Westphalian

ID	Location	LEX Code	Description	Rock age
5	19m NW	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
6	19m NE	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
8	76m N	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
9	106m NE	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
12	131m SE	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
15	165m E	PR-SDST	Peel Hall Rock-Sandstone	Westphalian
16	192m SW	PR-SDST	Peel Hall Rock-Sandstone	Westphalian
18	193m SW	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
20	213m SW	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
21	235m NW	PMCM-SDST	Pennine Middle Coal Measures Formation-Sandstone	Westphalian
23	257m SW	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
28	290m W	PMCM-SDST	Pennine Middle Coal Measures Formation-Sandstone	Westphalian
29	294m NW	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
31	304m SW	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
33	316m W	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
40	382m N	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
42	390m NE	PMCM-MDSS	Pennine Middle Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian
46	397m NE	TRBR-SDST	Trencherbone Rock-Sandstone	Westphalian
47	407m NE	PR-SDST	Peel Hall Rock-Sandstone	Westphalian
52	447m NE	PLCM-MDSS	Pennine Lower Coal Measures Formation-Mudstone, siltstone and sandstone	Westphalian

ID	Location	LEX Code	Description	Rock age
55	489m E	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	2

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	31

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 85 >**

ID	Location	Category	Description
4	18m NE	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
7	51m N	ROCK	Coal seam, inferred
10	106m NE	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
11	122m NW	ROCK	Coal seam, inferred
13	132m E	ROCK	Coal seam, inferred
14	151m N	ROCK	Coal seam, inferred
17	192m SW	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
19	197m SE	ROCK	Coal seam, inferred
22	254m N	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres

ID	Location	Category	Description
24	257m SW	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
25	265m W	ROCK	Coal seam, inferred
26	281m S	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
27	289m SE	ROCK	Coal seam, inferred
30	301m NW	ROCK	Coal seam, inferred
32	304m SW	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
34	322m SW	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
35	334m NW	ROCK	Coal seam, inferred
36	347m SW	ROCK	Coal seam, inferred
37	348m NW	ROCK	Coal seam, inferred
38	378m S	ROCK	Coal seam, inferred
39	378m NW	ROCK	Coal seam, inferred
41	382m N	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
43	390m NE	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
44	391m NE	ROCK	Coal seam, inferred
45	391m S	ROCK	Coal seam, inferred
48	424m NE	FAULT	Fault, inferred, crossmark on downthrow side, throw in metres
49	427m S	ROCK	Coal seam, inferred
50	439m SE	ROCK	Coal seam, inferred
51	444m E	ROCK	Coal seam, inferred
53	458m W	ROCK	Coal seam, inferred
54	458m NW	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.

16 Boreholes

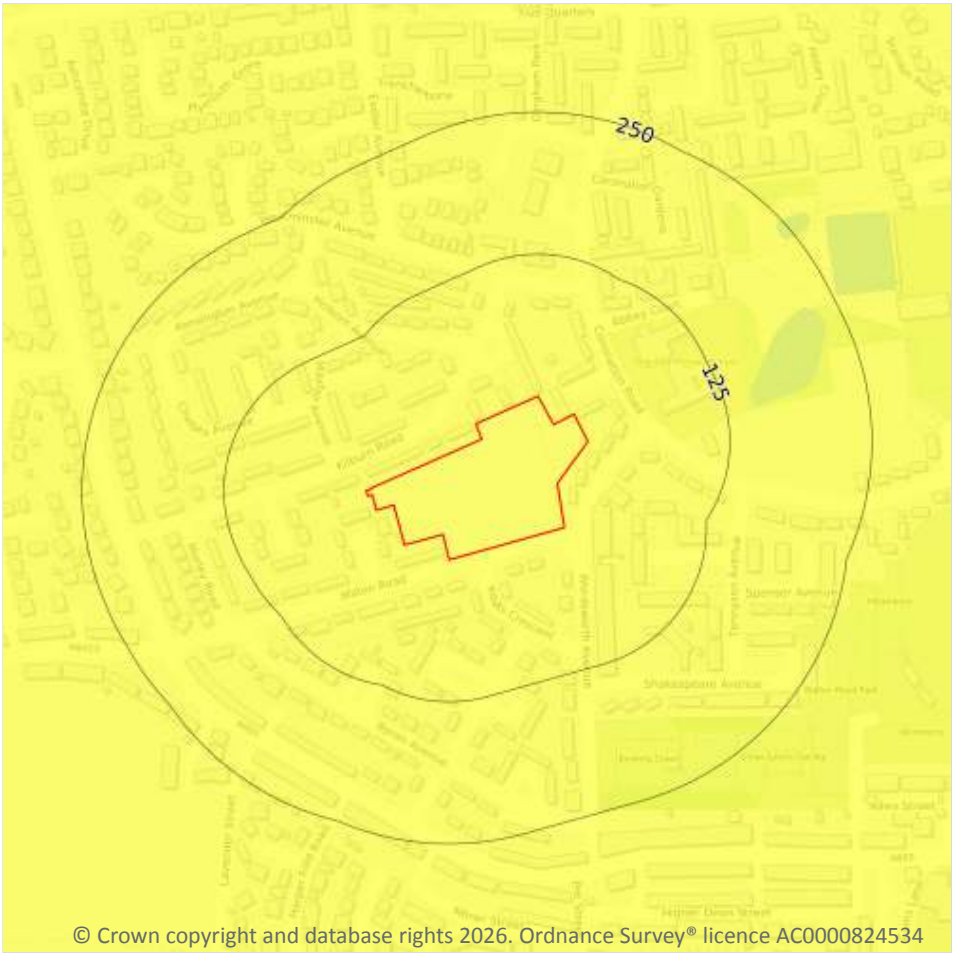
16.1 BGS Boreholes

Records within 250m	0

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.

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.1 Shrink swell clays

Records within 50m	1

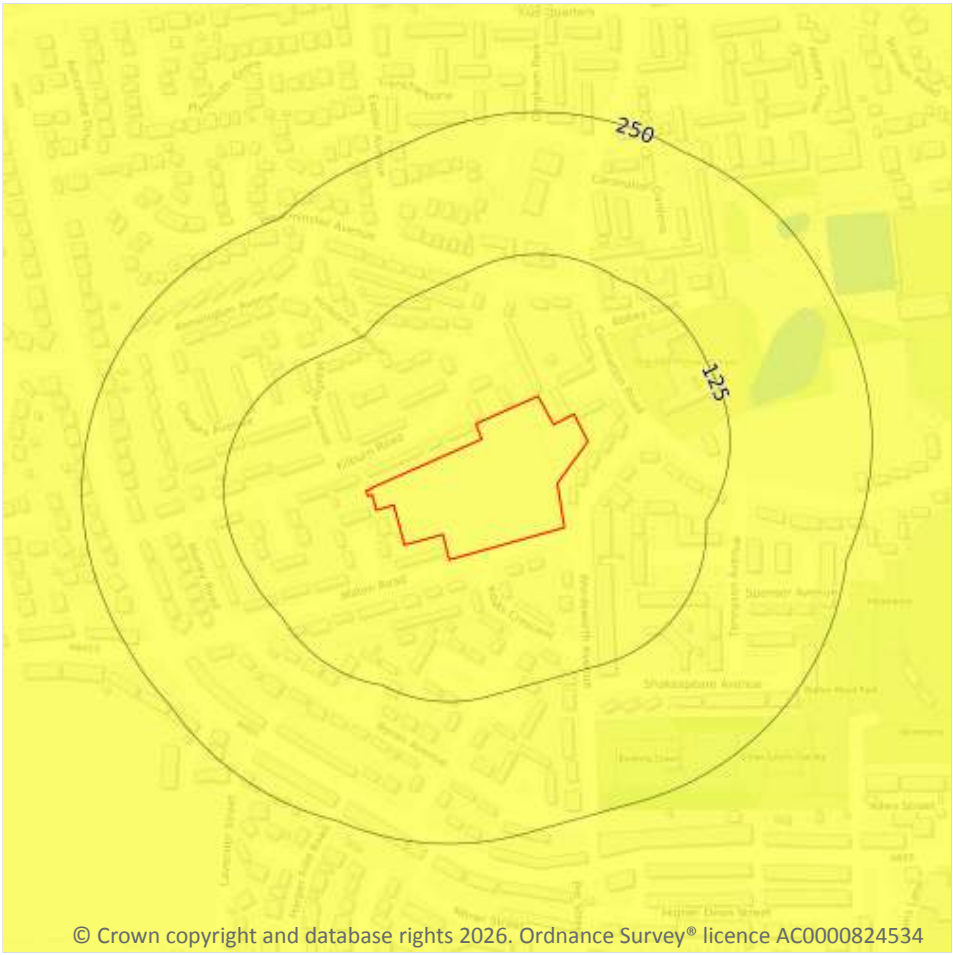
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 90 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

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 91 >**

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



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m	1

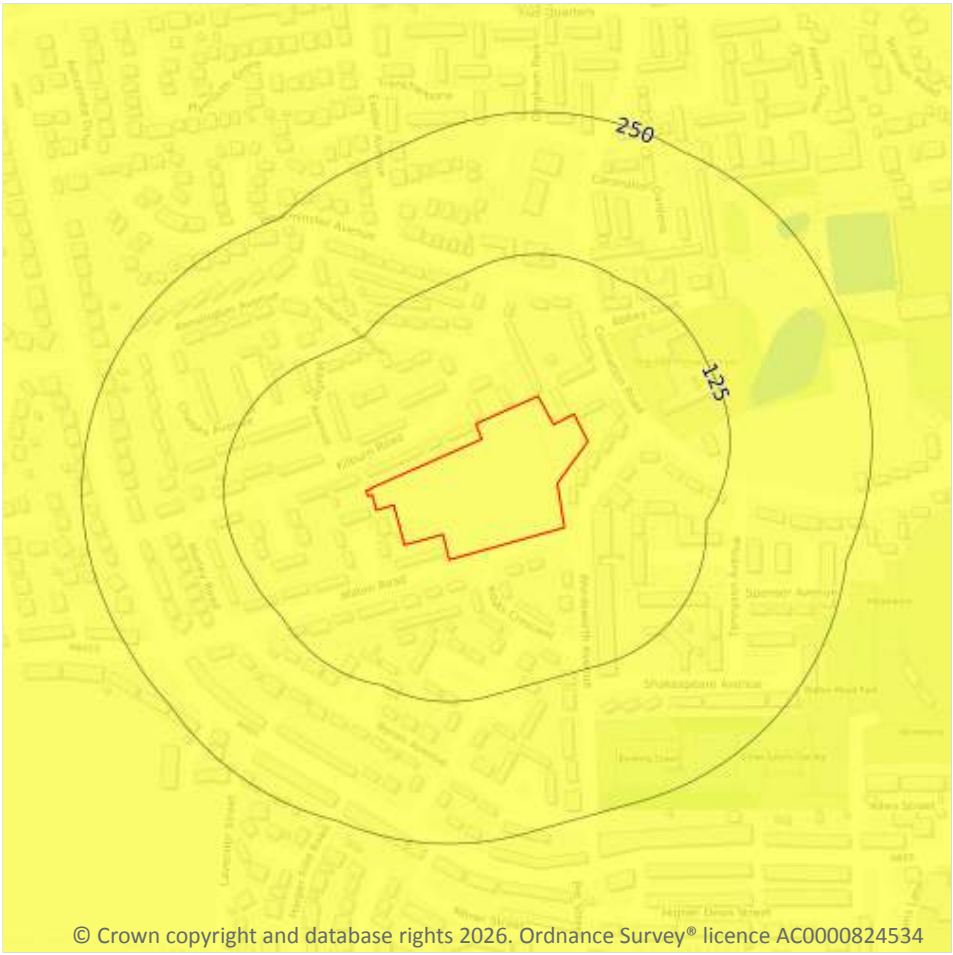
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 92 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m	1

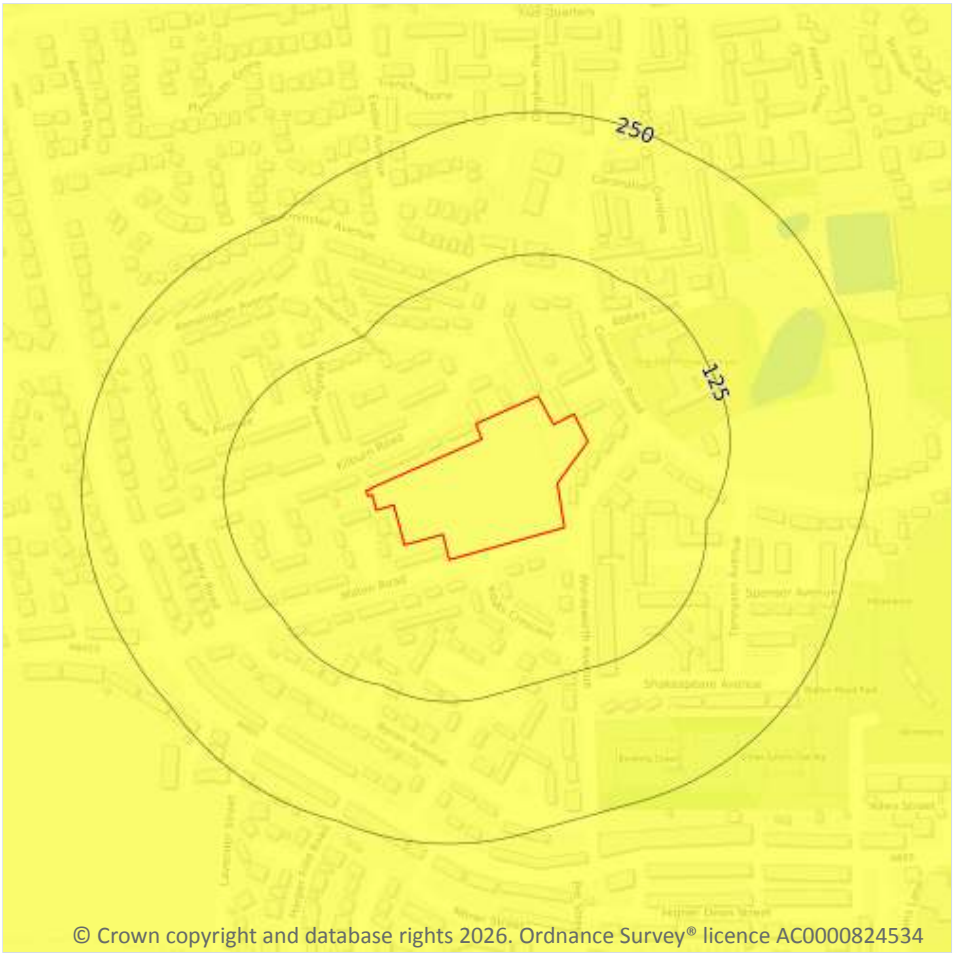
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 93 >**

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



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m	1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 94 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m	1

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

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 95 >**

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



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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	2

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 97 >**

ID	Location	Details	Description
A	**On site**	**Name: Marsden Croft Brick Works Address: RADCLIFFE, Lancashire Commodity: Clay & Shale 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.**
I	336m S	Name: Black Moss Brick Works Address: RADCLIFFE, Lancashire Commodity: Clay & Shale 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 **43**

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 97 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	**On site**	**Reservoir**	**1955**	**1:10560**
A	**On site**	**Pond**	**1938**	**1:10560**
A	**On site**	**Pond**	**1908**	**1:10560**
A	**On site**	**Ponds**	**1891**	**1:10560**
A	**On site**	**Unspecified Pit**	**1965**	**1:10560**
A	**On site**	**Unspecified Pit**	**1955**	**1:10560**
A	**On site**	**Unspecified Pit**	**1938**	**1:10560**
A	**On site**	**Unspecified Pit**	**1927**	**1:10560**

ID	Location	Land Use	Year of mapping	Mapping scale
A	**On site**	**Unspecified Pit**	**1908**	**1:10560**
A	**On site**	**Brick Works**	**1891**	**1:10560**
A	**On site**	**Unspecified Pit**	**1891**	**1:10560**
A	10m S	Brick Works	1908	1:10560
A	24m S	Unspecified Pit	1908	1:10560
A	34m S	Ponds	1891	1:10560
B	56m NW	Pond	1850	1:10560
B	56m NW	Pond	1938	1:10560
B	56m NW	Pond	1927	1:10560
B	56m NW	Pond	1908	1:10560
B	56m NW	Pond	1891	1:10560
B	57m NW	Pond	1955	1:10560
C	120m S	Unspecified Pit	1938	1:10560
C	120m S	Unspecified Pit	1927	1:10560
C	125m S	Unspecified Heap	1938	1:10560
C	125m S	Unspecified Heap	1927	1:10560
D	136m E	Pond	1891	1:10560
D	140m E	Reservoir	1938	1:10560
D	140m E	Reservoir	1927	1:10560
D	140m E	Reservoir	1908	1:10560
E	143m NW	Pond	1850	1:10560
D	145m E	Pond	1965	1:10560
D	145m E	Pond	1977	1:10000
D	146m E	Pond	1991	1:10000
D	146m E	Pond	1988	1:10000
E	148m NW	Ponds	1891	1:10560
E	148m NW	Ponds	1927	1:10560
E	148m NW	Ponds	1908	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
F	150m S	Reservoir	1891	1:10560
D	151m E	Reservoir	1955	1:10560
F	156m S	Reservoir	1908	1:10560
F	158m S	Ponds	1850	1:10560
H	246m NE	Reservoir	1938	1:10560
H	246m NE	Reservoir	1927	1:10560
H	246m NE	Reservoir	1908	1:10560

This is data is sourced from Ordnance Survey®/Groundsure.

18.3 Underground workings

Records within 1000m	**79**

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 97 >**

ID	Location	Land Use	Year of mapping	Mapping scale
1	173m SW	Unspecified Old Shaft	1908	1:10560
G	182m SW	Unspecified Old Shaft	1938	1:10560
G	182m SW	Unspecified Old Shaft	1927	1:10560
L	347m NW	Unspecified Old Shaft	1955	1:10560
L	351m NW	Unspecified Old Shaft	1938	1:10560
L	351m NW	Unspecified Old Shaft	1927	1:10560
L	351m NW	Unspecified Old Shaft	1908	1:10560
L	351m NW	Unspecified Old Shaft	1891	1:10560
M	397m S	Unspecified Old Shaft	1891	1:10560
V	488m SW	Unspecified Old Shafts	1955	1:10560
V	496m SW	Unspecified Old Shafts	1938	1:10560
V	496m SW	Unspecified Old Shafts	1927	1:10560
V	496m SW	Unspecified Old Shaft	1908	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
X	516m NW	Collieries	1938	1:10560
X	516m NW	Collieries	1927	1:10560
X	536m NW	Collieries	1955	1:10560
X	571m NW	Unspecified Shaft	1927	1:10560
X	573m NW	Unspecified Shaft	1938	1:10560
X	580m NW	Unspecified Disused Shafts	1977	1:10000
X	580m NW	Unspecified Disused Shafts	1965	1:10560
AF	592m W	Unspecified Disused Shaft	1991	1:10000
AF	592m W	Unspecified Disused Shaft	1977	1:10000
AF	592m W	Unspecified Disused Shaft	1988	1:10000
AE	593m SW	Unspecified Old Shafts	1955	1:10560
AF	594m W	Unspecified Old Shaft	1955	1:10560
X	601m NW	Unspecified Shaft	1938	1:10560
AF	601m W	Unspecified Old Shaft	1938	1:10560
AF	601m W	Unspecified Old Shaft	1927	1:10560
AF	601m W	Unspecified Old Shaft	1908	1:10560
AE	602m SW	Unspecified Old Shafts	1938	1:10560
AE	602m SW	Unspecified Old Shafts	1927	1:10560
X	604m NW	Unspecified Disused Shafts	1977	1:10000
X	606m NW	Unspecified Disused Shafts	1965	1:10560
X	609m NW	Unspecified Shaft	1955	1:10560
AH	627m SW	Unspecified Old Shaft	1955	1:10560
AH	637m SW	Unspecified Old Shaft	1938	1:10560
AH	637m SW	Unspecified Old Shaft	1927	1:10560
AJ	648m S	Unspecified Old Shaft	1955	1:10560
AJ	651m S	Unspecified Old Shaft	1938	1:10560
AJ	651m S	Unspecified Old Shaft	1927	1:10560
AJ	651m S	Unspecified Old Shaft	1908	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
AJ	651m S	Unspecified Old Shafts	1891	1:10560
W	669m SW	Unspecified Old Shafts	1955	1:10560
W	669m SW	Unspecified Disused Shaft	1991	1:10000
W	669m SW	Unspecified Disused Shaft	1977	1:10000
W	669m SW	Unspecified Disused Shaft	1988	1:10000
W	678m SW	Unspecified Old Shafts	1938	1:10560
W	678m SW	Unspecified Old Shafts	1927	1:10560
W	678m SW	Unspecified Shafts	1908	1:10560
W	678m SW	Unspecified Shafts	1891	1:10560
W	703m SW	Unspecified Disused Shaft	1991	1:10000
W	703m SW	Unspecified Disused Shaft	1977	1:10000
W	703m SW	Unspecified Disused Shaft	1988	1:10000
W	707m SW	Unspecified Old Shafts	1955	1:10560
-	714m S	Air Shaft	1991	1:10000
-	714m S	Air Shaft	1977	1:10000
-	714m S	Air Shaft	1965	1:10560
-	714m S	Air Shaft	1988	1:10000
-	716m S	Unspecified Old Shafts	1891	1:10560
W	717m SW	Unspecified Old Shafts	1938	1:10560
W	717m SW	Unspecified Old Shafts	1927	1:10560
W	717m SW	Unspecified Shafts	1908	1:10560
W	717m SW	Unspecified Shafts	1891	1:10560
-	725m S	Air Shaft	1908	1:10560
X	730m NW	Unspecified Old Shaft	1908	1:10560
X	737m NW	Unspecified Old Shaft	1890	1:10560
-	786m S	Unspecified Old Shaft	1908	1:10560
-	786m SW	Unspecified Old Shaft	1891	1:10560
-	848m S	Unspecified Old Shaft	1955	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
-	852m S	Unspecified Old Shaft	1938	1:10560
-	852m S	Unspecified Old Shaft	1927	1:10560
-	852m S	Unspecified Old Shaft	1908	1:10560
19	877m SE	Collieries	1891	1:10560
-	885m W	Unspecified Disused Shaft	1977	1:10000
-	945m SE	Unspecified Old Shaft	1938	1:10560
-	945m SE	Unspecified Old Shaft	1927	1:10560
-	945m SE	Unspecified Old Shaft	1955	1:10560
-	976m E	Unspecified Shaft	1891	1:10560
-	983m NE	Colliery	1908	1:10560

This is data is sourced from Ordnance Survey®/Groundsure.

18.4 Underground mining extents

Records within 500m	**0**

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	**0**

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	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

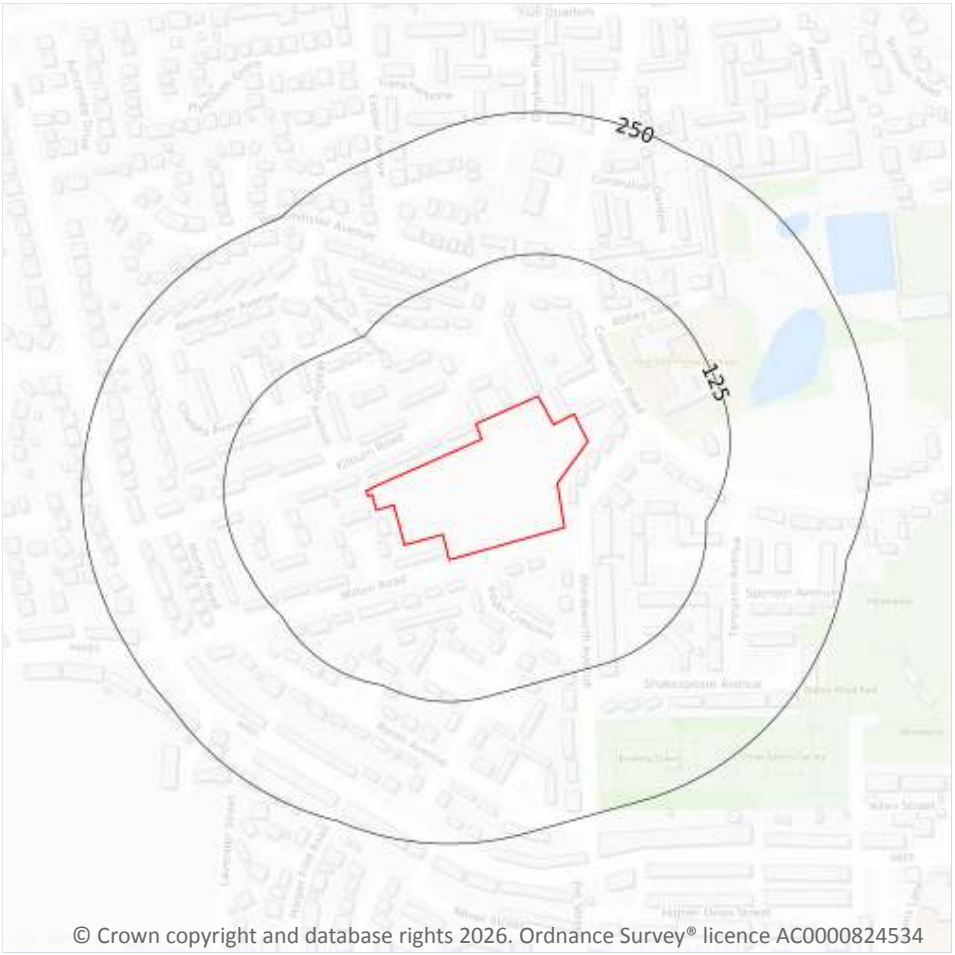
Records within 500m	0

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



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Site Outline

Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

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 109 >**

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 **7**

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 km^2. 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 km^2; 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**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 - 25 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**90 - 120 mg/kg**	**15 - 30 mg/kg**
10m W	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
10m W	15 - 25 mg/kg	No data	200 - 300 mg/kg	120 - 240 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
18m SE	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	90 - 120 mg/kg	15 - 30 mg/kg
42m NW	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	90 - 120 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 km^2).

This data is sourced from the British Geological Survey.

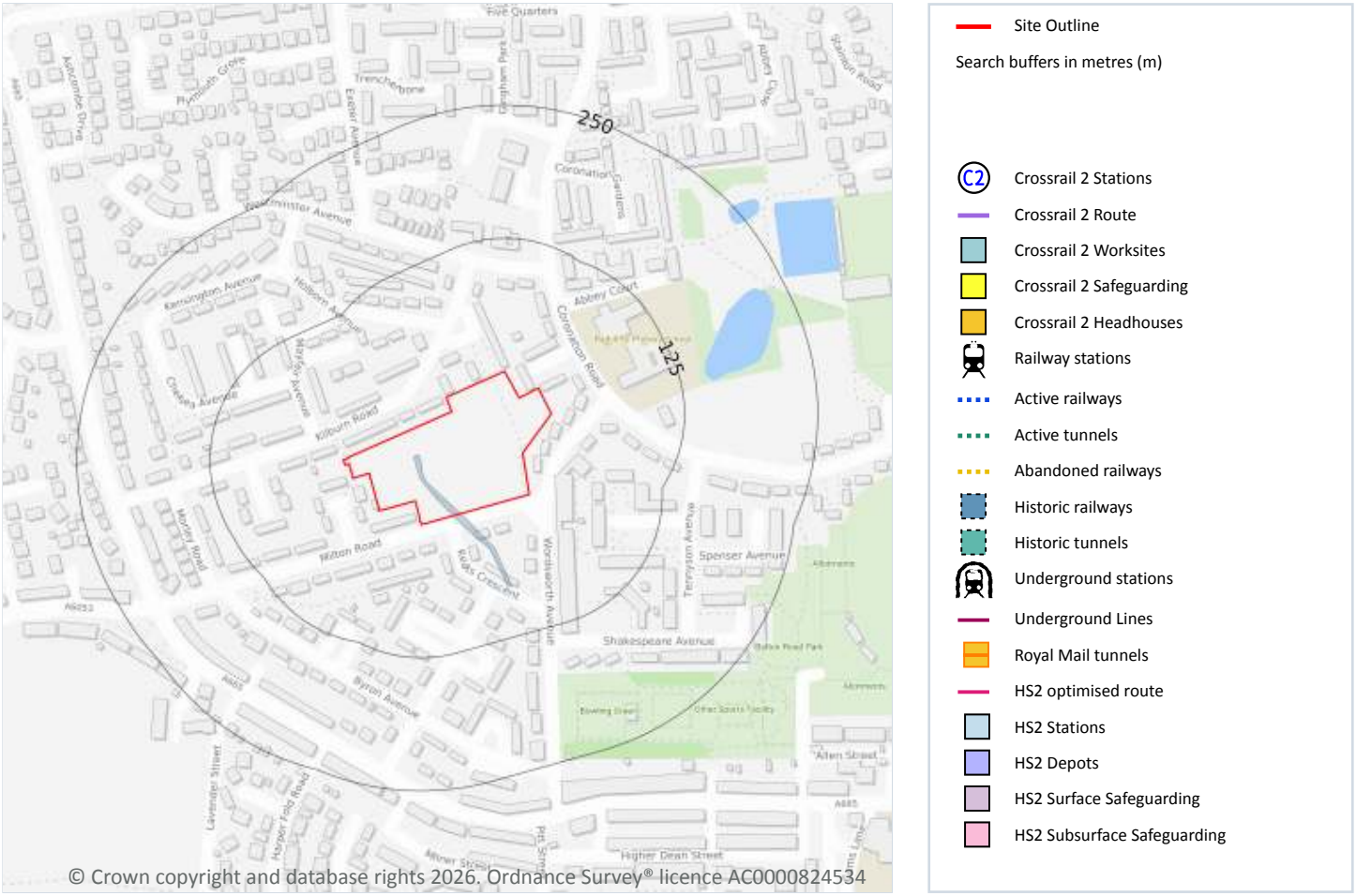
21.3 BGS Measured Urban Soil Chemistry

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 km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects



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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	1

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.

Features are displayed on the Railway infrastructure and projects map on **page 113 >**

Location	Land Use	Year of mapping	Mapping scale
On site	**Railway Sidings**	**1893**	**2500**

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/ ↗.

GEORISK+ REPORT

Groundsure GeoRisk+ Commercial (0 - 15 ha)

Search Details

Prepared for: Bury Metropolitan Borough Council
Matter: MT/059755
Client address: Town Hall, Knowsley Street, Bury, BL9 0SW

Property:
Land On The North Side of, Milton Road, Radcliffe

Local Authority:
Groundsure
Nile House, Nile Street, Brighton, BN1 1HW

Date Returned:	Property type:
19/01/2026	Commercial

This search was compiled by the Data Supplier above and provided by InfoTrack Ltd - t: 0207 186 8090, e: helpdesk@infotrack.co.uk. This search is subject to terms and conditions issued by InfoTrack which can be viewed at www.infotrack.co.uk or supplied on request. This search is also subject to terms and conditions issued by the Data Supplier, available on request. InfoTrack is registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code. Visit www.propertycodes.org.uk for more information.

Groundsure LOCATION INTELLIGENCE

GeoRisk +

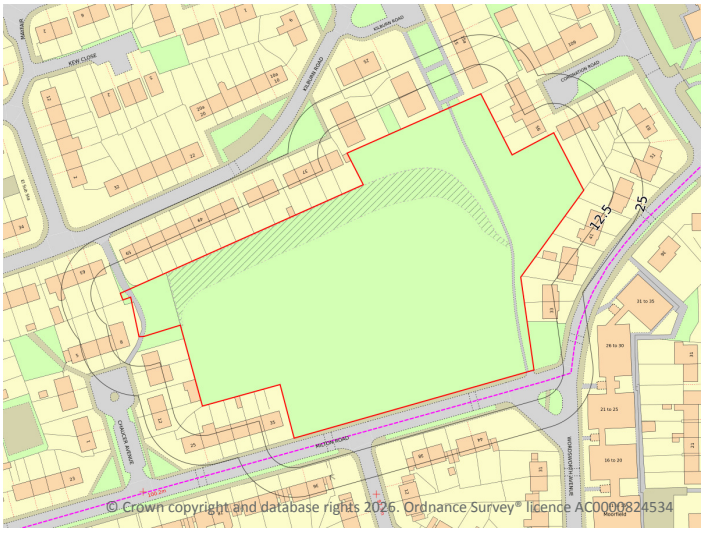
Land On The North Side of, Milton Road, Radcliffe

Professional opinion

ACTION REQUIRED

There is an identified mining risk and further action is recommended. See guidance on page 2 >.

Site plan



Search results

Non-coal mining
Further action page 5 >

Coal mining (CON29M)
Potential risk page 6 >

Historical features
Identified page 5 >

Geological features
Identified page 5 >

Oil and gas
Not identified

Natural instability
Not identified

Infilled land
Identified page 7 >

Sinkholes
Not identified

Cheshire brine
Not identified

Assesses mining risk from; **Stone**, **Clay**, **Metals**, **Evaporites** and **Hydrocarbons**
Includes CON29M with mining entry interpretive assessment and Cheshire Salt Search as required

To save you time when assessing the report, we only provide maps and data tables of features we have identified to be of note.

You can view a full list of the information we have searched on page 24 >.

Non-coal mining assessment

We consider there to be a non-coal mining-related risk to the property. Please refer to the assessment of mining experts Groundsure below for further details.

Non-coal mining

Mining types: Coal, Stone, Unspecified

Past mining activity

A former brick works is recorded to encroach into the property. We have not confirmed the full lateral and vertical extent of quarrying associated with this brick works and the nature of in-fill. In-fill or remnant quarry faces may be a potential settlement or subsidence risk.

Current and future mining

According to our archive the property does not presently lie within an area with planning permission for non-coal mineral development. We are not aware of any planned future mining activity.

Next steps for consideration:

- Unless there is already a detailed survey available, a prudent purchaser may wish to consider obtaining a visual inspection, looking for visible defects and signs of mining-related settlement or subsidence effects within the property area. This inspection should be carried out by a suitably qualified and experienced person, who could be sought through www.ricsfirms.com.
- If any development are planned, foundation inspections and/or site investigation may be required prior to construction.

Coal mining (CON29M) assessment

We consider there to be a potential risk to the property from past coal mining activity. For further details refer to: Past underground coal mining.

Coal mining

Past underground coal mining

A potential risk due to past underground coal mining has been identified within the boundary of the property. Whilst no further searches are required, it should be noted that in the event of coal mining settlement or subsidence occurring, the property will benefit from the protection of the Coal Mining Subsidence Acts of 1991 and as amended 1994.

Next steps for consideration:

- A survey encompassing a visual inspection of the property is likely to be available, and this survey would highlight any visible defects and signs of mining-related settlement or subsidence effects.
- If no such survey has been undertaken, you should consider obtaining this type of visual inspection.

Coal Mining Subsidence Act 1991

If any coal mining subsidence damage has occurred, as determined by the appropriate persons/bodies, the property will benefit from the protection of the Coal Mining Subsidence Acts of 1991 and as amended 1994.

This Act, however, does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester. In this instance it would be prudent to have the property visually inspected for signs of mining related settlement or subsidence by a suitably qualified and experienced person, who could be sought through www.ricsfirms.com ↗.

The Coal Authority provide a call out service on 01623 646 333 to take remedial action concerning the movement or collapse of any coal entries or coal mining surface hazards. Further details can be found on www.groundstability.com ↗.

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

Development risk

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating both to the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority.

Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and

properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Other considerations

Other ground hazards have been identified at the site. Please refer to the findings and recommendations below for further details. If the property is to be redeveloped, these findings should be used to inform geotechnical investigations at the site. Please also note, recommendations assume structures are present within the site boundary. If there are no structures or multiple structures present these recommendations should be treated appropriately.

Ground stability

The property is indicated to lie within an area that could be affected by infilled land.

Next steps for consideration:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings
- if the property is in an area at risk of shrink-swell subsidence and has clay drainage pipes, consideration should be given to replacing these with a modern equivalent
- if a residential property, check whether it benefits from an NHBC guarantee or other builder warranty that often covers structural issues. Please note the presence of an NHBC guarantee wouldn't change the risk assessment of this report.

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info@groundsure.com
01273 257 755

Non-coal mining summary

Mining records

Records relating to recorded mining areas or activity have been identified in the vicinity of the site.

See page 8 > for details. The Non-coal mining assessment on page 2 > will cover any next steps relating to these features, if applicable.

Mining features	Identified
Mine plans	Not identified
Researched mining	Identified
BritPits	Identified
Mineral Planning Areas	Not identified
Non-coal mining areas	Not identified
Mining cavities	Not identified
Coal mining areas	Identified
Brine areas	Not identified
Gypsum areas	Not identified
Tin mining areas	Not identified

Historical features

Historical mapping has identified mining features in the vicinity of the site.

See page 12 > for details. The Non-coal mining assessment on page 2 > will cover any next steps relating to these features, if applicable.

Non-coal mining	Identified
Coal and associated mining	Identified
Industry associated with mining	Identified

Geological features

There are geological features that could indicate the presence of mining operations in the area or other sources of ground instability.

See page 15 > for details. The Non-coal mining assessment on page 2 > will cover any next steps relating to these features, if applicable.

Artificial and made ground	Identified
Mineral veins	Not identified

Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas	Not identified
Oil and gas wells	Not identified

Coal mining (CON29M) summary

Coal mining (CON29M) summary

Features have been identified relating to past, present or future coal mining. The risk posed by coal mining has been assessed using official Coal Authority data and in accordance with The Law Society CON29M (2018) Guidance Notes. Additional interpretation of mine entries has also been carried out where necessary.

See page 16 > for further details and page 3 > for recommended next steps.

1. Past underground	Identified
2. Present underground	Not identified
3. Future underground	Not identified
4. Mine entries	Not identified
5. Coal mining geology	Not identified
6. Past opencast	Not identified
7. Present opencast	Not identified
8. Future opencast	Not identified
9. Subsidence claims	Not identified
10. Mine gas emissions	Not identified
11. Emergency Call Out	Not identified
12. Withdrawal of support	Not identified
13. Working facilities orders	Not identified
14. Copyhold payments	Not identified

Ground stability summary

Natural instability

Searches of natural ground stability data have not identified any potential ground stability risks.

Shrink-swell hazard	Not assessed
Natural ground subsidence	Not identified
Landslides	Not identified
Natural cavities	Not identified
Coastal erosion	Not identified

Infilled land

Areas of infilled land or landfill have been identified in the vicinity of the site.

See page 22 > for details and page 4 > for recommended next steps.

Infilled land	Identified
Historical landfill sites	Not identified

Sinkholes

No records of sinkholes have been identified in the vicinity of the property.

Reported recent incidents	Not identified
Recorded incidents (Stantec)	Not identified
Historical incidents	Not identified

Non-coal mining / Mining features



Site Outline

Search buffers in metres (m)

- Shaft
- Portal
- Surface Outcrop
- Undefined Elevation
- Surface working
- Tin streaming
- Quarry
- Aerial Photographic Anomaly
- Suspect enclosure
- Wasteland
- Pond
- Cutting
- Adit
- Tunnel
- Underground mining extent
- Reported subsidence
- Dump (mine waste tip)
- Secured feature
- Licence boundary

Surface workings

Surface workings identified from OS, BGS Geological mapping, Lidar data, and mine plans sourced from the BGS and various collections and sources.

Location	Feature	Mineral	Mining type
On site	Quarry	Clay and Shale	Stone

This data is sourced from Groundsure

Researched mining

The property has been found to be either within or in proximity to 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. Any such risk areas or features in the vicinity of the property are presented on the 'Mining features' map and within the detailed sections on Mine entries, Mineralised veins, Surface workings, Surface features, Underground mine workings or Mine waste tips.

This data is sourced from Groundsure

Non-coal mining / Mining records



Site Outline

Search buffers in metres (m)

BritPits

Historical Mineral Planning Areas

Mining Cavities

Non Coal Mining

Underground mining known or likely within or in close proximity

Underground mining known within or in very close proximity

BritPits

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.

Location	Details	Description
On site	Name: Marsden Croft Brick Works Address: RADCLIFFE, Lancashire Commodity: Clay & Shale 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.

Coal mining areas

The property is within a generalised area that could be affected by past, current or future coal mining.

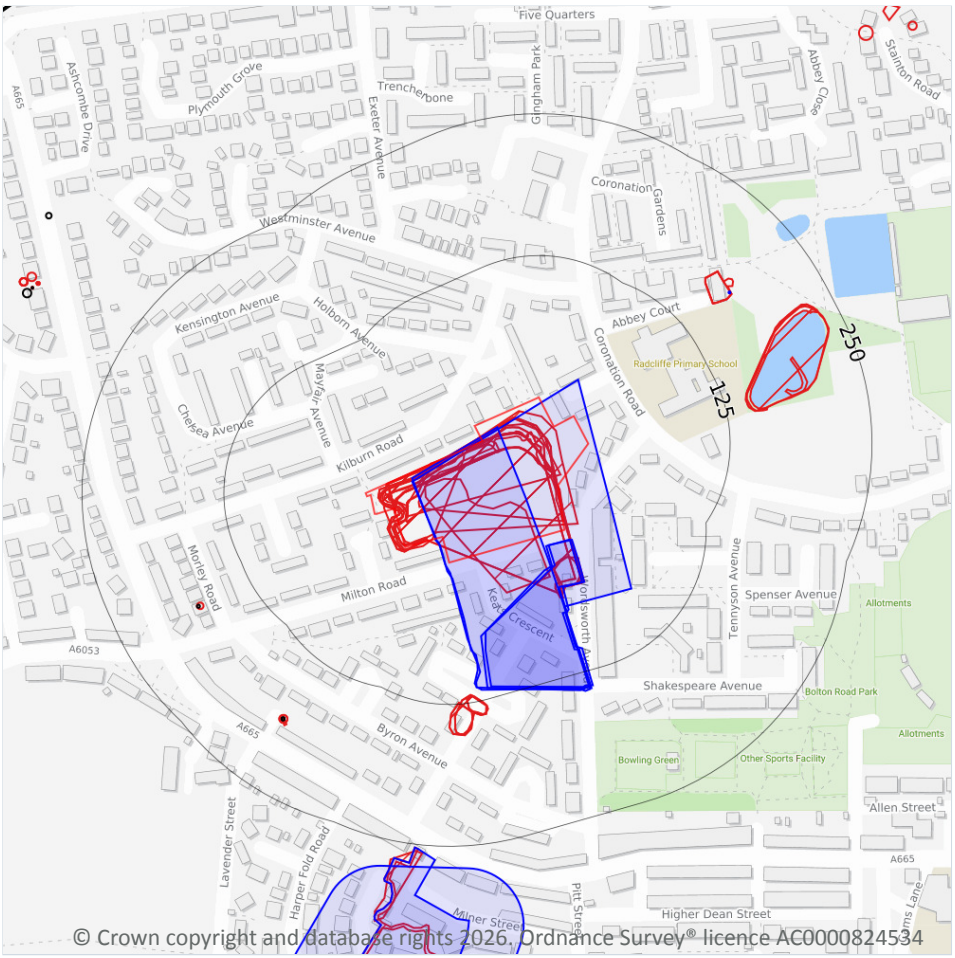
This data is sourced from the Coal Authority.

Groundsure LOCATION INTELLIGENCE

Land On The North Side of, Milton Road, Radcliffe

GeoRisk +

Non-coal mining / Historical features



Site Outline

Search buffers in metres (m)

Non-coal mining

Coal and associated mining

Industry associated with mining

Non-coal mining

Historical land uses identified from Ordnance Survey® mapping that involved mining for substances other then coal.

Location	Land use	Date
On site	Unspecified Pit	1965
On site	Unspecified Pit	1908
On site	Unspecified Pit	1891
On site	Unspecified Pit	1955
On site	Unspecified Pit	1938
On site	Unspecified Pit	1927

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Location	Land use	Date
On site	Unspecified Pit	1957
On site	Ground Workings	1909
On site	Ground Workings	1929
On site	Ground Workings	1937
On site	Ground Workings	1971
On site	Ground Workings	1955
On site	Ground Workings	1981
On site	Ground Workings	1987
On site	Ground Workings	1987
On site	Ground Workings	1988
On site	Ground Workings	1992
24m S	Unspecified Pit	1909
24m S	Unspecified Pit	1908
118m S	Ground Workings and Heap	1929
118m S	Ground Workings and Heap	1937
119m S	Unspecified Pit	1938
119m S	Unspecified Pit	1927
124m S	Unspecified Heap	1938
124m S	Unspecified Heap	1927
144m E	Unspecified Pit	1981
145m E	Unspecified Pit	1971
145m E	Ground Workings	1992
158m NE	Ground Workings	1964
158m NE	Ground Workings	1971
158m NE	Ground Workings	1955
171m SW	Unspecified Old Shaft	1908
180m E	Ground Workings	1893
182m SW	Unspecified Old Shaft	1938

Location	Land use	Date
182m SW	Unspecified Old Shaft	1927
184m SW	Old Shaft	1929
185m SW	Old Shaft	1893

This data is sourced from Groundsure.

Coal and associated mining

Historical land uses identified from Ordnance Survey® mapping that indicate the presence of coal working. Coal mines were often also associated with the extraction of ironstone.

Location	Land use	Date
174m SW	Old Coal Shaft	1909
184m SW	Old Coal Shaft	1909
184m SW	Old Coal Shaft	1937

This data is sourced from Groundsure.

Industry associated with mining

Historical land uses identified from Ordnance Survey® mapping that indicate the presence of industry which was often associated with mineral extraction. Extraction sites were often located in close proximity to these land uses.

Location	Land use	Date
On site	Brick Works	1891
On site	Brick Works	1893
9m S	Brick Works	1908
9m S	Brick Works	1909
174m NE	Wind Pump	1929
174m NE	Wind Pump	1937

This data is sourced from Groundsure.

Non-coal mining / Geological features 10k



Site Outline

Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground
- Mineral veins

Artificial and made ground (10k)

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.

Location	LEX Code	Description	Rock description
On site	WMGR-ARTDP	Infilled Ground	Artificial deposit

This data is sourced from the British Geological Survey.

Coal mining (CON29M)



Site Outline

Search buffers in metres (m)

Mine entries

- Adits
- Shafts
- Calculated 'zone of influence'

Subsidence claims

- Awaiting decision
- Rejected
- Admitted
- Deferred
- Settled
- Withdrawn

- Probable shallow coal mine workings
- Coal outcrops
- Past shallow coal mine workings

Coal mining (CON29M)

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

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

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

A Law Society Licensed Provider

The Law Society

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

1. Past underground coal mining

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

- **The property lies within the potential zone of influence of recorded workings in 2 seam(s) of coal. The most recent underground working in the area was in 1908. These workings lie between 50 metres and 305 metres. Any ground movement due to this coal mining activity should have stopped.**
- **The Coal Authority is aware of coal at or close to the surface which may have been mined in the past.**
- **A coal outcrop is recorded to pass through the property boundary. There is a possibility of unrecorded mining features associated with this coal outcrop within the property boundary.**

2. Present underground coal mining

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

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

3. Future underground coal mining

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

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

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

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

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

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

(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of the Coal Mining Subsidence Act 1991?

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

4. Mine entries

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

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

5. Coal mining geology

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

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

6. Past opencast coal mining

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

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

7. Present opencast coal mining

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

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

8. Future opencast coal mining

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

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

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

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

9. Coal mining subsidence claims

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

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

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

- **Not applicable.**

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

- **Not applicable.**

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

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

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

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

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

10. Mine gas emissions

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

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

11. Emergency Surface Hazard Call Out incidents

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

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

12. Withdrawal of support

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

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

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

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

13. Working facilities orders

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

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

14. Payments to owners of former copyhold land

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

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

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

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

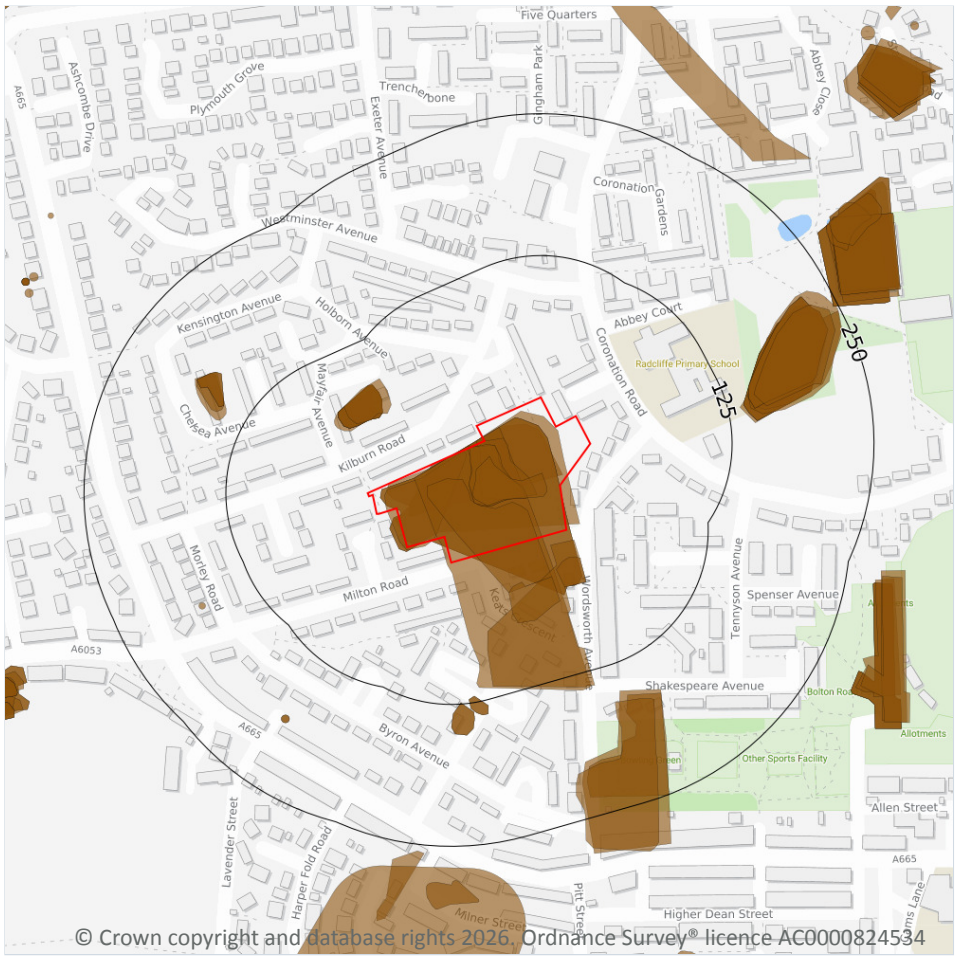
(c) If yes, has any acceptance notice or rejection notice been served?

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

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

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

Ground stability / Infilled land



Site Outline

Search buffers in metres (m)

Active landfill sites

Historical landfill (LA/mapping)

Infilled Land

Historic landfill sites

Infilling from historical mapping

These are records of areas of land that have been potentilly infilled with unknown materials. Groundsure have identified these areas from our comprehensive collection of historical maps. Depending on the nature of the materials that have been used for infilling there is the potential for these areas to settle over time. As such, any buildings situated on these areas could be at risk from ground instability or subsidence.

Location	Year of mapping	Land Use	Mapping scale
On site	1965	Unspecified Pit	10560
On site	1955	Unspecified Pit	10560
On site	1938	Unspecified Pit	10560
On site	1927	Unspecified Pit	10560

Location	Year of mapping	Land Use	Mapping scale
On site	1908	Unspecified Pit	10560
On site	1891	Brick Works	10560
On site	1891	Unspecified Pit	10560
On site	1955	Reservoir	10560
On site	1938	Pond	10560
On site	1908	Pond	10560
On site	1891	Ponds	10560
9m S	1908	Brick Works	10560
24m S	1908	Unspecified Pit	10560
34m S	1891	Ponds	10560
56m NW	1850	Pond	10560
57m NW	1938	Pond	10560
57m NW	1927	Pond	10560
57m NW	1908	Pond	10560
57m NW	1891	Pond	10560
57m NW	1955	Pond	10560

This data is sourced from Groundsure.

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow. Please note: if a GeoRisk + report, the CON29M and Cheshire Salt Search content is not covered in the below.

Mining features	
Mine entries	Not identified
Mineralised veins	Not identified
Surface workings	**Identified**
Surface features	Not identified
Underground mine workings	Not identified
Reported subsidence	Not identified
Mine waste tips	Not identified
Secured features	Not identified
Licence boundaries	Not identified
Researched mining	**Identified**
Mining Record Office plans	Not identified
BGS mine plans	Not identified

Mining records	
BritPits	**Identified**
Mineral Planning Areas	Not identified
Non-coal mining areas	Not identified
Mining cavities	Not identified
Coal mining areas	**Identified**
Brine areas	Not identified
Gypsum areas	Not identified
Tin mining areas	Not identified

Historical Features	
Non-coal mining	**Identified**
Coal and associated mining	**Identified**
Industry associated with mining	**Identified**

Geological features	
Artificial and made ground (10k)	**Identified**
Linear features - mineral veins (10k)	Not identified
Artificial and made ground (50k)	Not identified
Linear features - mineral veins (50k)	Not identified

Oil and gas	
Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified

Natural instability	
Property shrink-swell assessment	Not identified
Shrink-swell clays	Not identified
Landslides	Not identified
National landslide database	Not identified
Running sands	Not identified
Compressible deposits	Not identified
Collapsible deposits	Not identified
Dissolution of soluble rocks	Not identified

Natural instability	
Natural cavities	Not identified

Coastal Erosion	
Complex cliffs	Not identified
Projections with intervention measures in place	Not identified
Projections with no active intervention	Not identified

Infilled land	
Infilling from historical mapping	**Identified**
Active landfill sites	Not identified
Historical landfill (from Environment Agency records)	Not identified
Historical landfill (from Local Authority and historical mapping records)	Not identified

Sinkholes	
Reported recent incidents	Not identified
Recorded incidents (Stantec)	Not identified
Historical incidents	Not identified

Methodologies and limitations

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

Data providers

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

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

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

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

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

Complaints Advice

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

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

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

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

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

Complaints should be sent to:
Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com ↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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

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

Coal Mining Report Insurance Policy

ZURICH

Coal Mining Report Insurance Policy

The Schedule

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

Premium: £1.20 inclusive of Insurance Premium Tax at 12%

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

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

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

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

Definitions

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

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

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

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

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

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

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

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

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

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Your Policy

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

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

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

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

Fair presentation of the risk

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

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

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

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

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

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

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

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

Cover

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

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

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

Waiver of Breach of Policy Condition

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

Protection for Mortgagees and Successors in Title

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

Joint Insured

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

Exclusions

We will not pay for any:

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

Claims Conditions and How to Claim

1. **You** must:

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

2. **We** are entitled to:

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

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

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

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

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

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

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

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

General Conditions

1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.

2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the Property address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.

3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

Cancellation Clause

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

Fair Processing and Complaints Procedure
Our Complaints Procedure

Our commitment to customer service

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

Who to contact in the first instance

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

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

Many complaints can be resolved within a few days of receipt

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

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

Next steps if you are still unhappy

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

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

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

You can also contact them as follows:

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR
Telephone: 08000 234567 (free on mobile phones and landlines)
Email: complaint.info@financial-ombudsman.org.uk ↗

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

The Financial Services Compensation Scheme (FSCS)

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

How we use your information

Who controls your personal information

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

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

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

What personal information we collect about you

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

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

How we use your personal information

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

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

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

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

Who we share your personal information with

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

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

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

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

How we use your personal information for websites and email communications

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

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

How we transfer your personal information to other countries

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

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

How long we keep your personal information for

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

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

Your data protection rights

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

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

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

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

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

Fraud prevention and detection

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

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

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

Claims history

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

This helps to check information provided and prevent fraudulent claims.

SMALL SCALE SURVEY PLANS

Map Insight

In partnership with

CENTRE MAPS LIVE.

Site details:	Land at Milton Road, Radcliffe, Bury, M26 3QY
Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

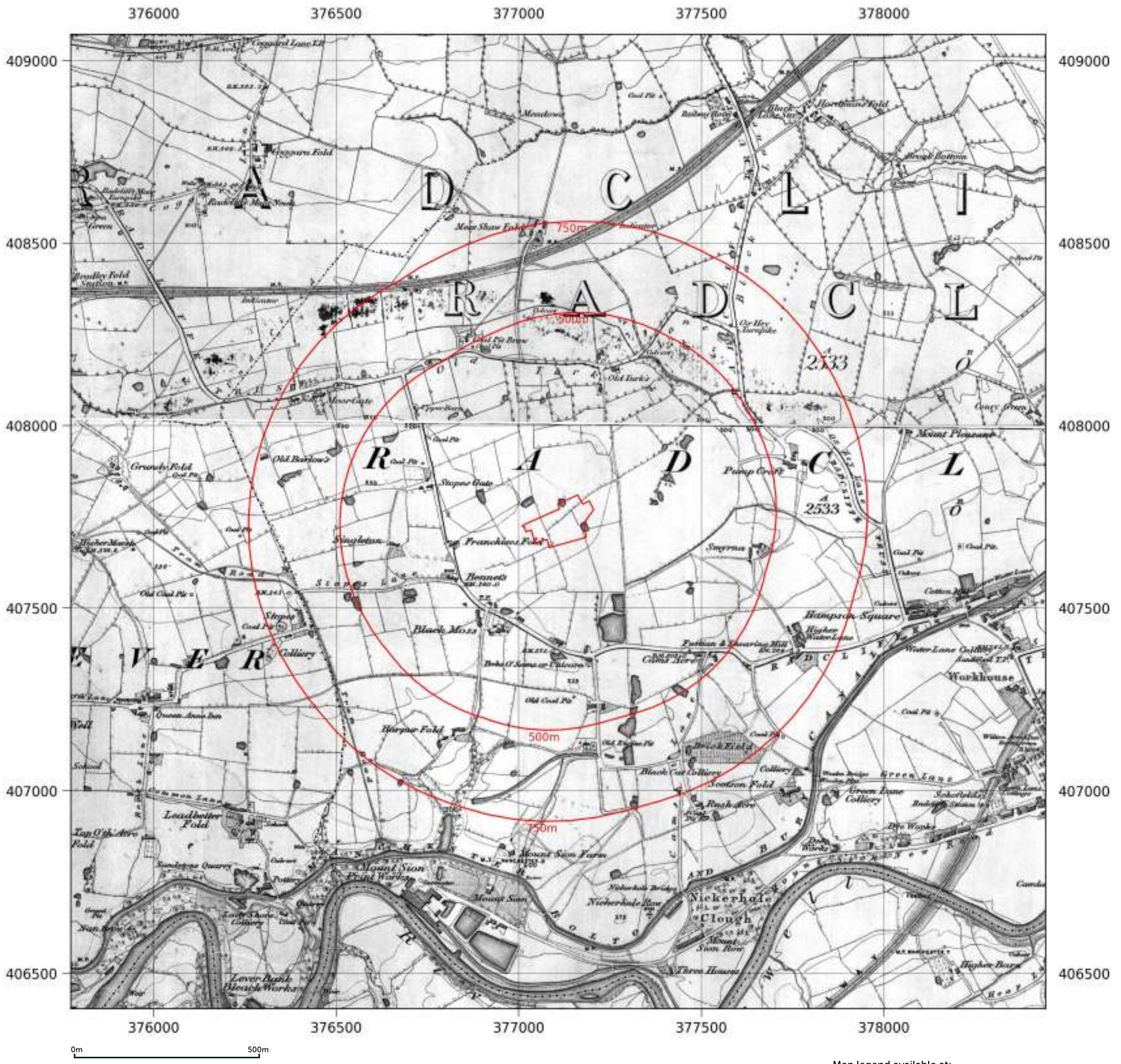
Map name:	County Series
Map date:	1850
Scale:	1:10,560
Printed at:	1:10,560

N W E S

Date: 1850
Surveyed: 1847
Edition: 1850

Date: 1850
Surveyed: 1846
Edition: 1850

Contact us with any questions at:
info@centremaps.co.uk



Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

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Groundsure LOCATION INTELLIGENCE

Ordnance Survey Licensed Data

Map Insight

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CENTRE MAPS LIVE.

Site details:	Land at Milton Road, Radcliffe, Bury, M26 3QY
Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	County Series
Map date:	1890-1891
Scale:	1:10,560
Printed at:	1:10,560

N W E S

Date: 1890
Surveyed: 1890
Revised: 1890

Date: 1891
Surveyed: 1891
Revised: 1891

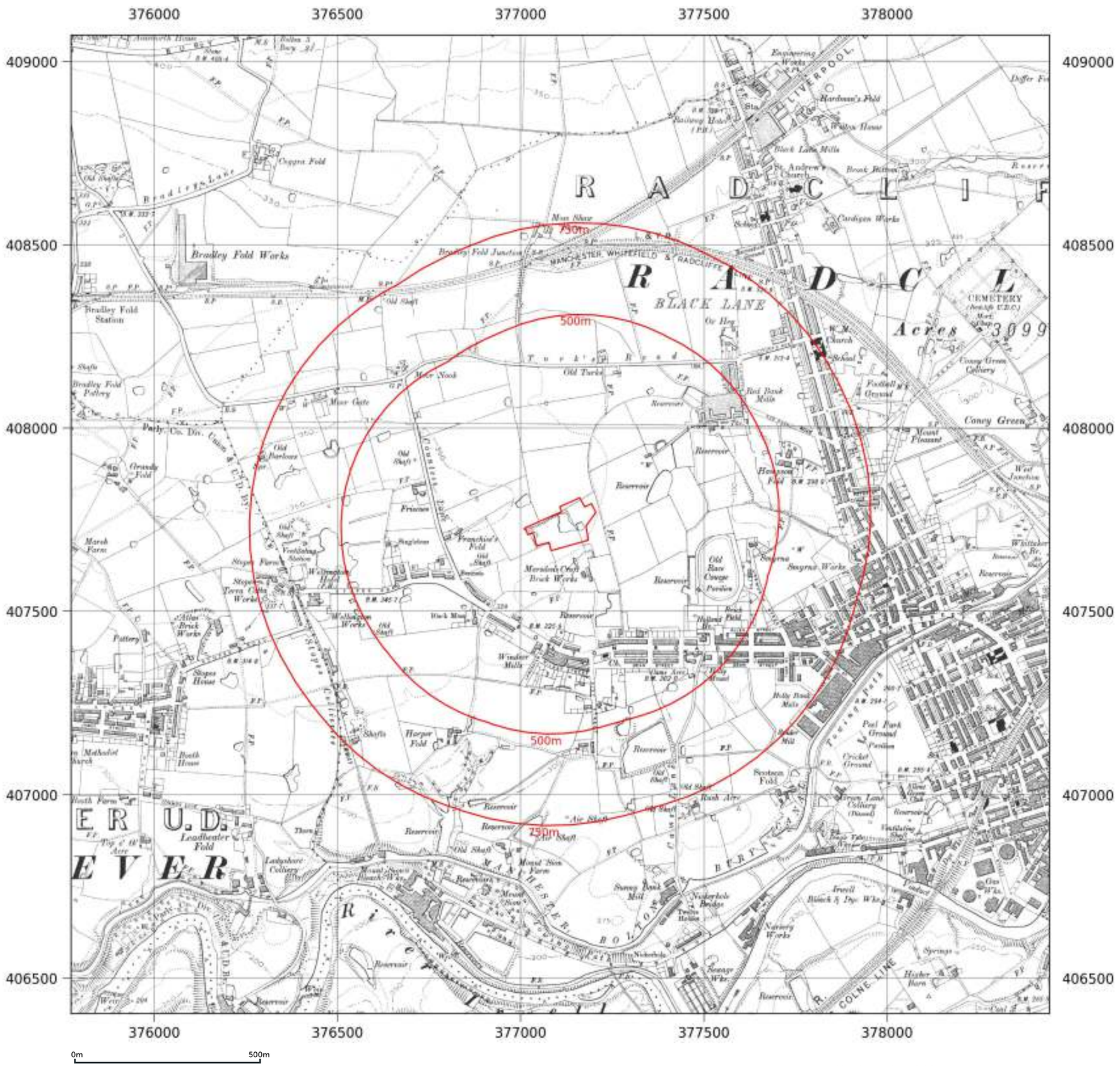
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Site details:	Land at Milton Road, Radcliffe, Bury, M26 3QY
Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	County Series
Map date:	1908
Scale:	1:10,560
Printed at:	1:10,560

N
W E
S

Date: 1908
Surveyed: 1844
Revised: 1908

Date: 1908
Surveyed: 1844
Revised: 1908

Contact us with any questions at:
info@centremaps.co.uk

Groundsure
LOCATION INTELLIGENCE

Ordnance Survey
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Map Insight

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CENTRE MAPS LIVE.

Site details:	Land at Milton Road, Radcliffe, Bury, M26 3QY
Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	County Series
Map date:	1927
Scale:	1:10,560
Printed at:	1:10,560

N W E S

Date: 1927
Surveyed: 1844
Revised: 1927

Date: 1927
Surveyed: 1844
Revised: 1927

Contact us with any questions at:
info@centremaps.co.uk

376000 376500 377000 377500 378000

409000 408500 408000 407500 407000 406500

750m 500m 500m 750m

RADCLIFFE

BLACK LANE

0m 500m

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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

Groundsure LOCATION INTELLIGENCE

Ordnance Survey Licensed Data

Map Insight

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Site details:	Land at Milton Road, Radcliffe, Bury, M26 3QY
Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	County Series
Map date:	1938
Scale:	1:10,560
Printed at:	1:10,560

N W E S

Date: 1938
Surveyed: 1844
Revised: 1938

Date: 1938
Surveyed: 1844
Revised: 1938

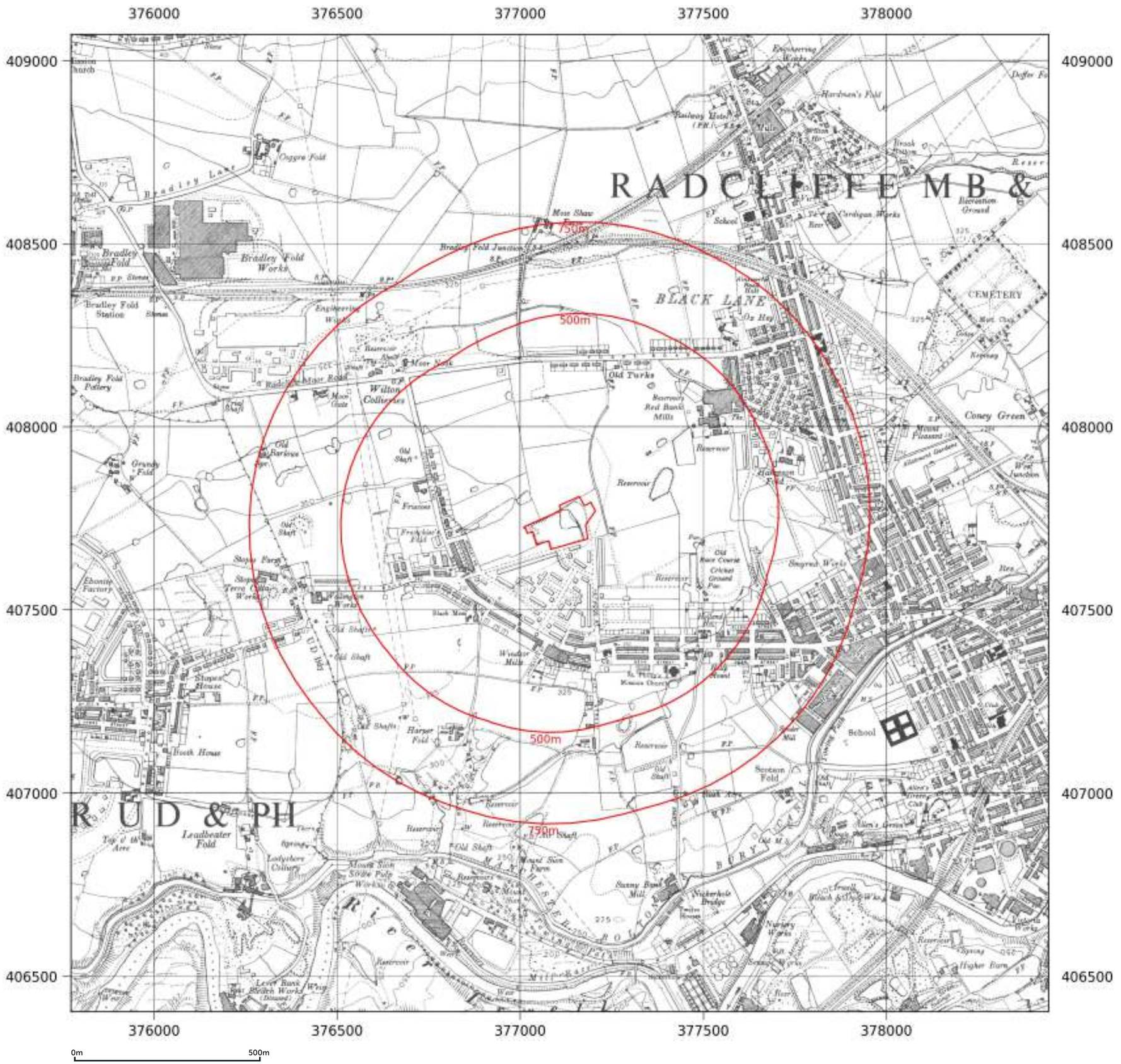
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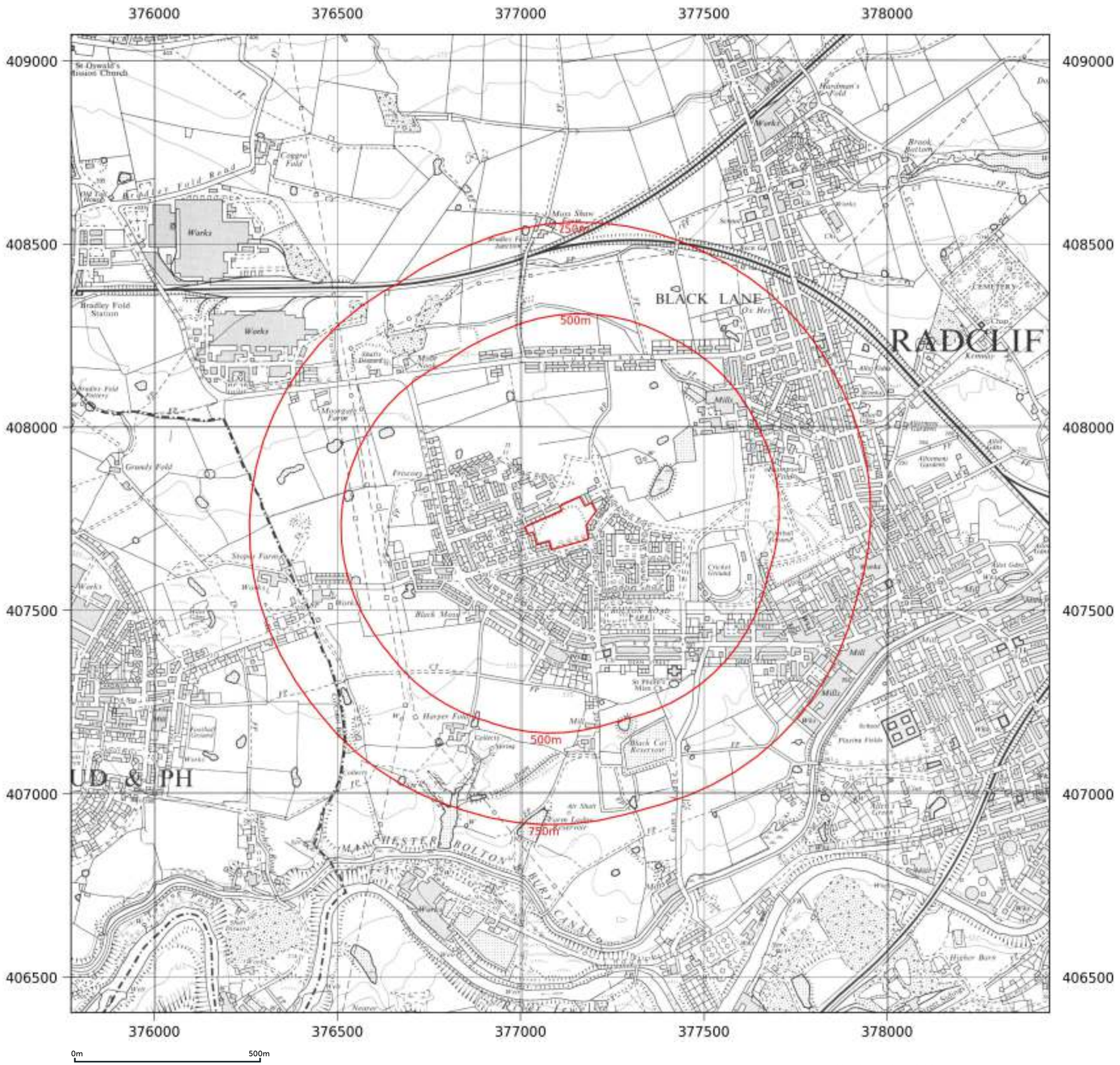
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Map legend available at:
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376000
376500
377000
377500
378000
409000
408500
408000
407500
407000
406500
RADCLIFFE MB &
R U D & PH
BLACK LANE
750m
500m
750m
500m
Bradley Fold Works
Bradley Fold Station
Bradley Fold Pottery
Wilton Collieries
Old Turks
Red Bank Mills
Coney Green
CEMETERY
Recreation Ground
Cardigan Works
Engineering Works
Reservoir
Old Shaft
Leadbeater Fold
Ladyshore Colliery
Sunny Bank Mill
Victoria Bridge
Nursery Works
Windsor Mills
Screen Fold
Harper Fold
Higher Barn
Stopes House
Booth House
Ebonite Factory
Stopes Farm
Stopes Terra Cotta Works
Oxgore Fold
Bradley Lane
Moss Shaw
Moor Nook
Moor Road
Old Barlows
Grundy Fold
Frances
Frenchiar's Fold
Harehurst Fold
Old Race Course
Cricket Ground
Sewage Works
Nursery Works
Higher Barn
Lower Bank Weir
Mount Sion Print Works
Mount Sion Stone Pulp Works
Mount Sion Farm
Mount Sion
Mount Sion Mill
Mount Sion Reservoir
Mount Sion Old Shaft
Mount Sion Old Shaft
Mount Sion Old Shaft



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Site details:	Land at Milton Road, Radcliffe, Bury, M26 3QY
Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	Provisional
Map date:	1965
Scale:	1:10,560
Printed at:	1:10,560

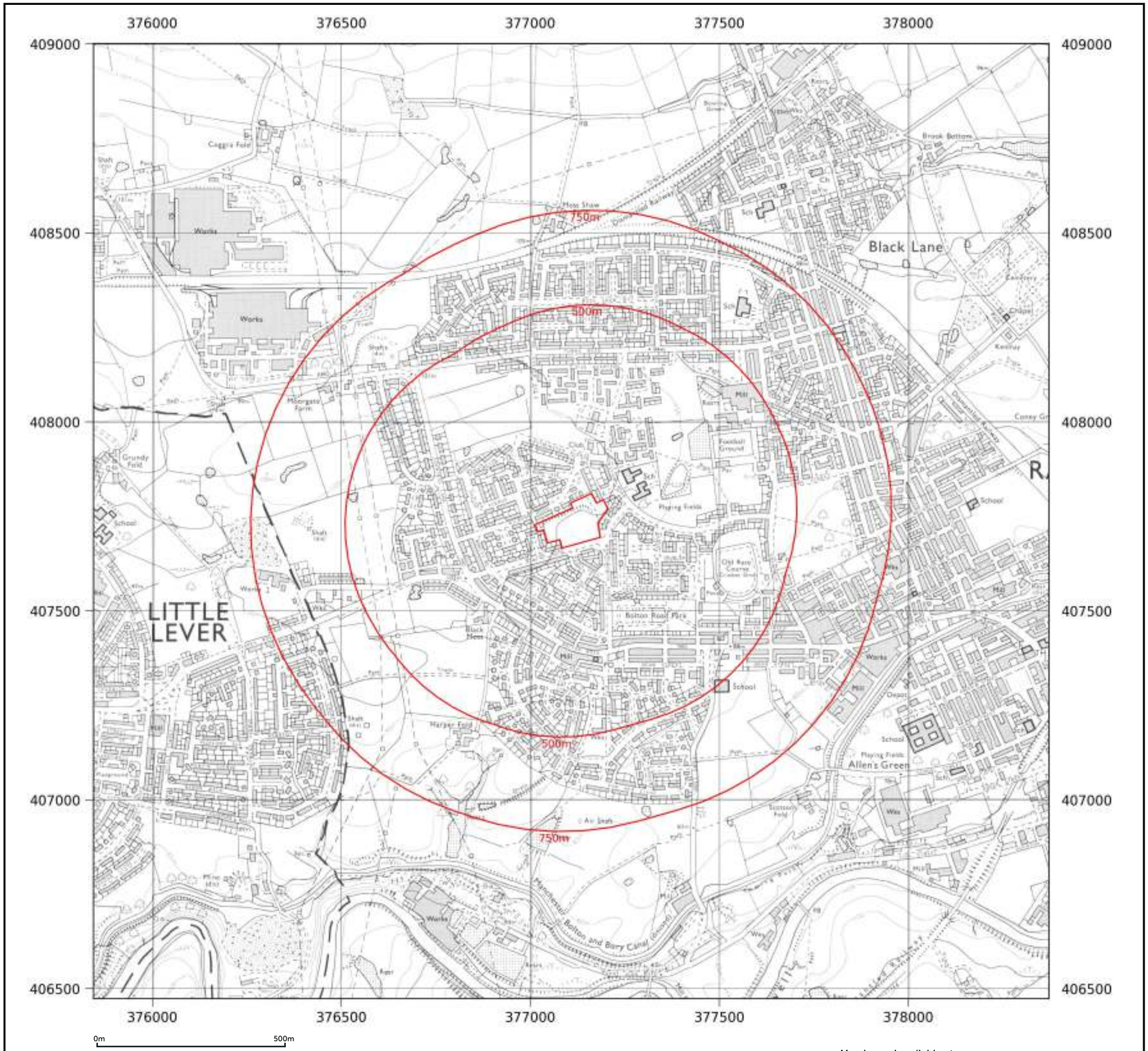
N W E S

Date: 1965
Surveyed: 1965
Revised: 1965

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Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1977
Scale:	1:10,000
Printed at:	1:10,000

N W E S

Date: 1977
Surveyed: 1976
Revised: 1977

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Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1988
Scale:	1:10,000
Printed at:	1:10,000

N W E S

Date: 1988
Surveyed: 1985
Revised: 1988

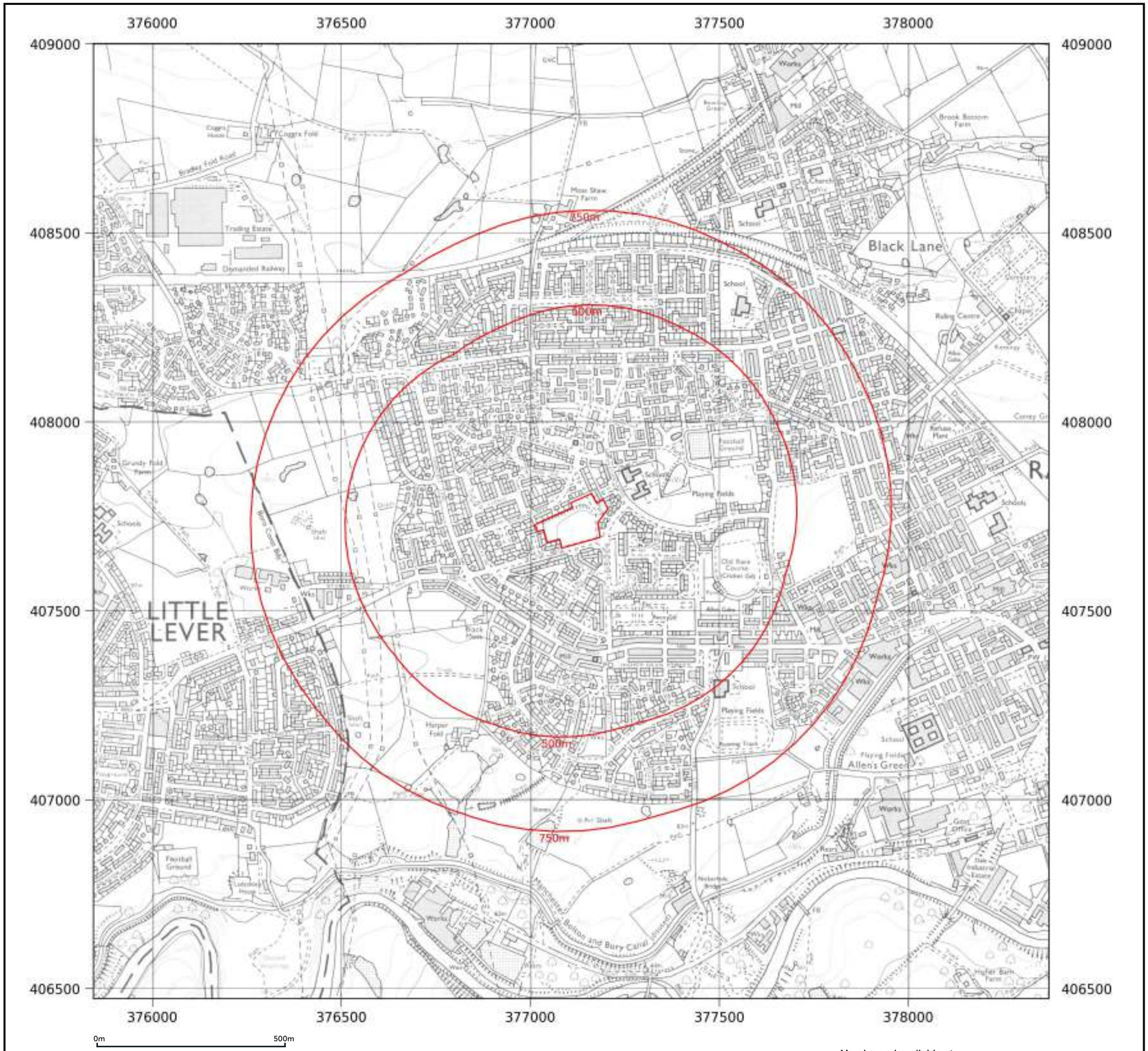
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Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1991
Scale:	1:10,000
Printed at:	1:10,000

N
W E
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Date: 1991
Surveyed: 1987
Revised: 1991

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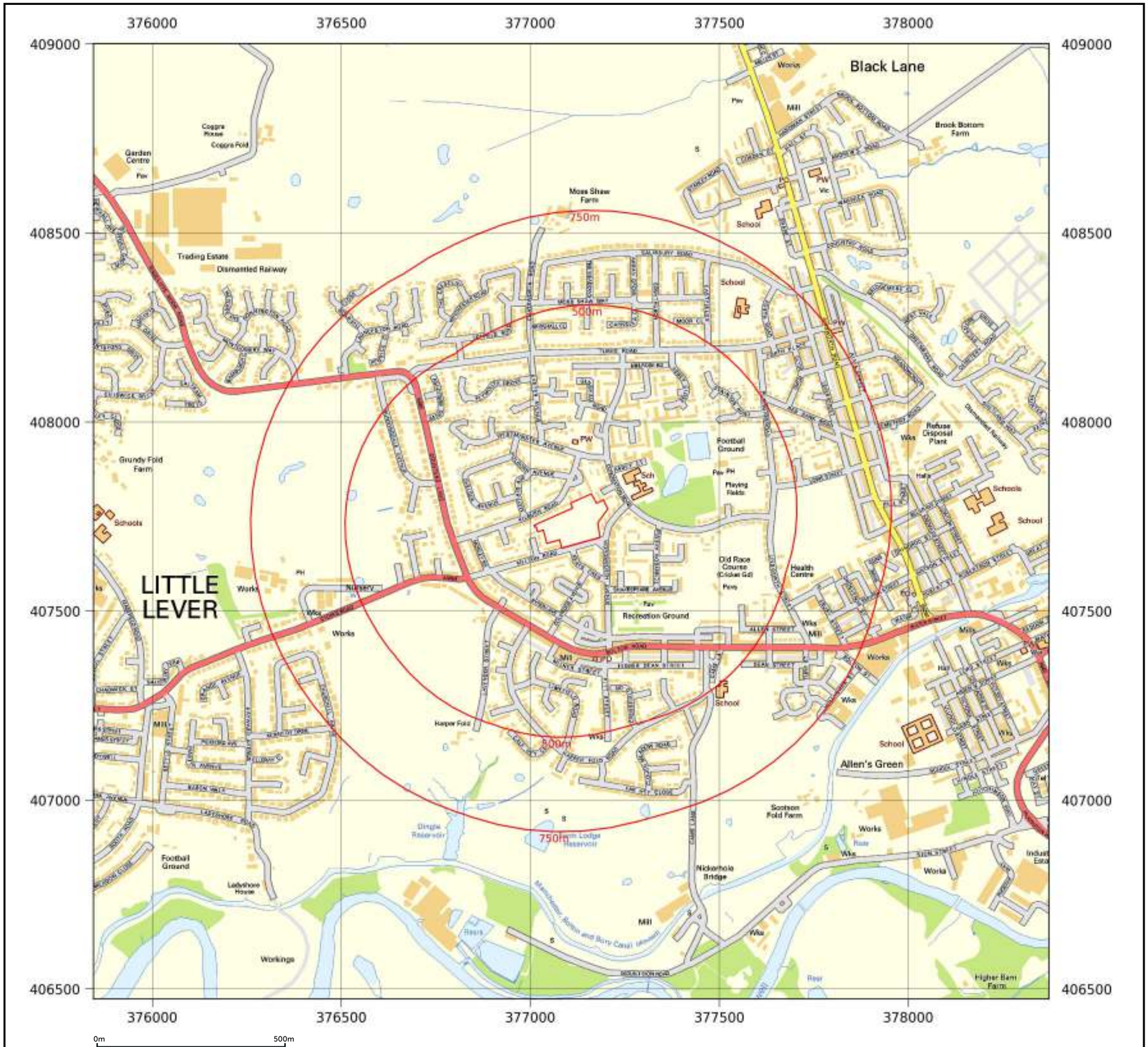
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Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	2001
Scale:	1:10,000
Printed at:	1:10,000

N W E S

Date: 2001

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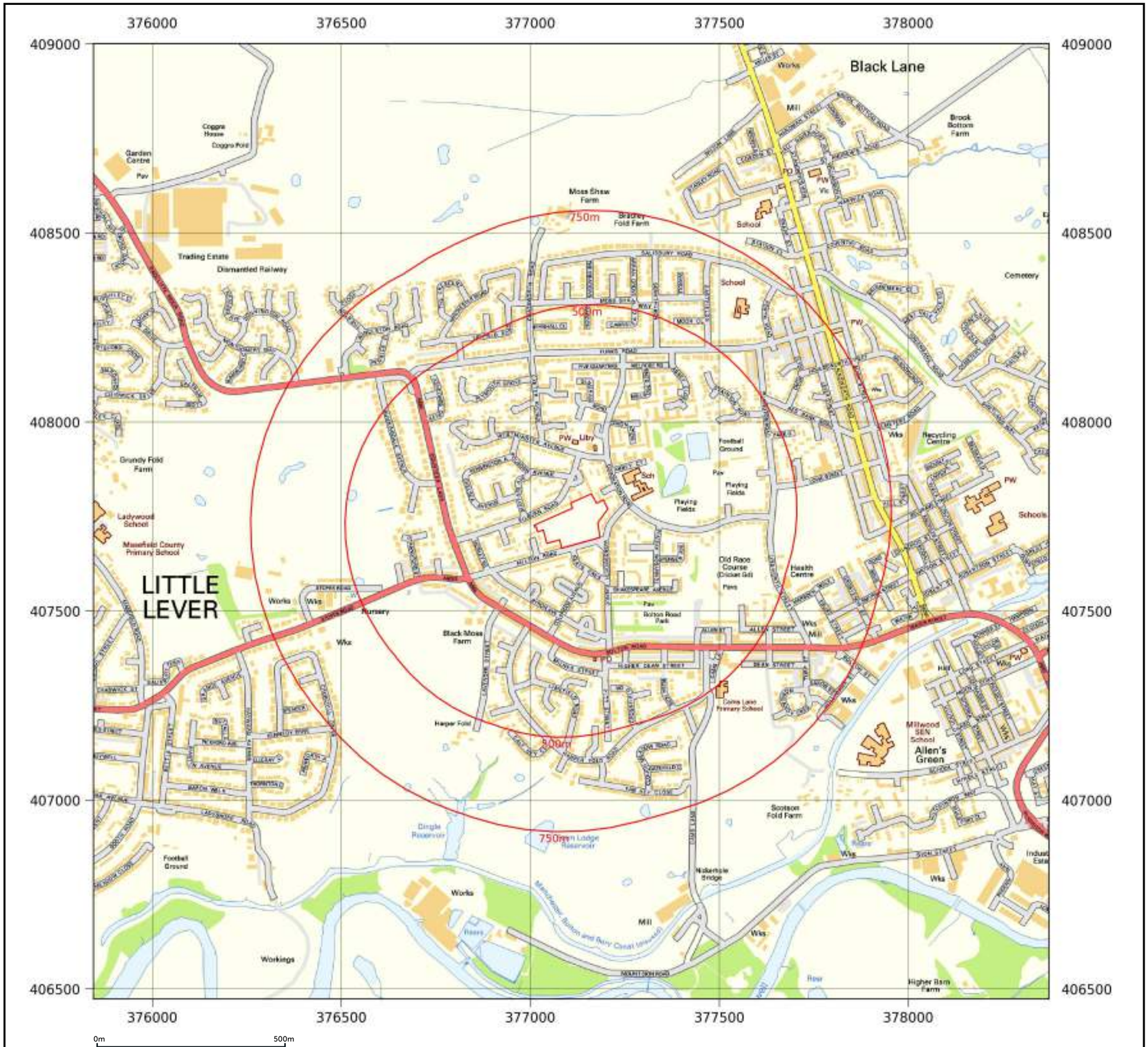


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Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	2010
Scale:	1:10,000
Printed at:	1:10,000

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Date: 2010

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Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	2015
Scale:	1:10,000
Printed at:	1:10,000

N W E S

Date: 2015

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Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	2025
Scale:	1:10,000
Printed at:	1:10,000

N W E S

Date: 2025

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376000 376500 377000 377500 378000

409000 408500 408000 407500 407000 406500

750m 500m 500m 750m

LITTLE LEVER

Black Lane

RADCLIFF

Manchester, Bolton and Bury Canal

Mount Sion House

Mayfield Houses

Higher Barn Farm

Education Facility

Medical Care

Library

PW

PO

0m 500m

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LARGE SCALE SURVEY PLANS

Map Insight

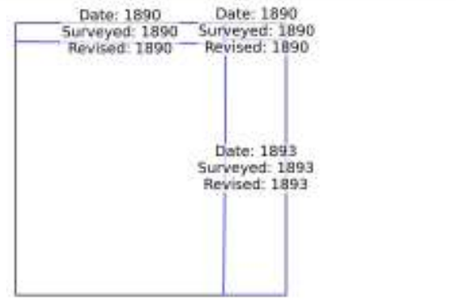
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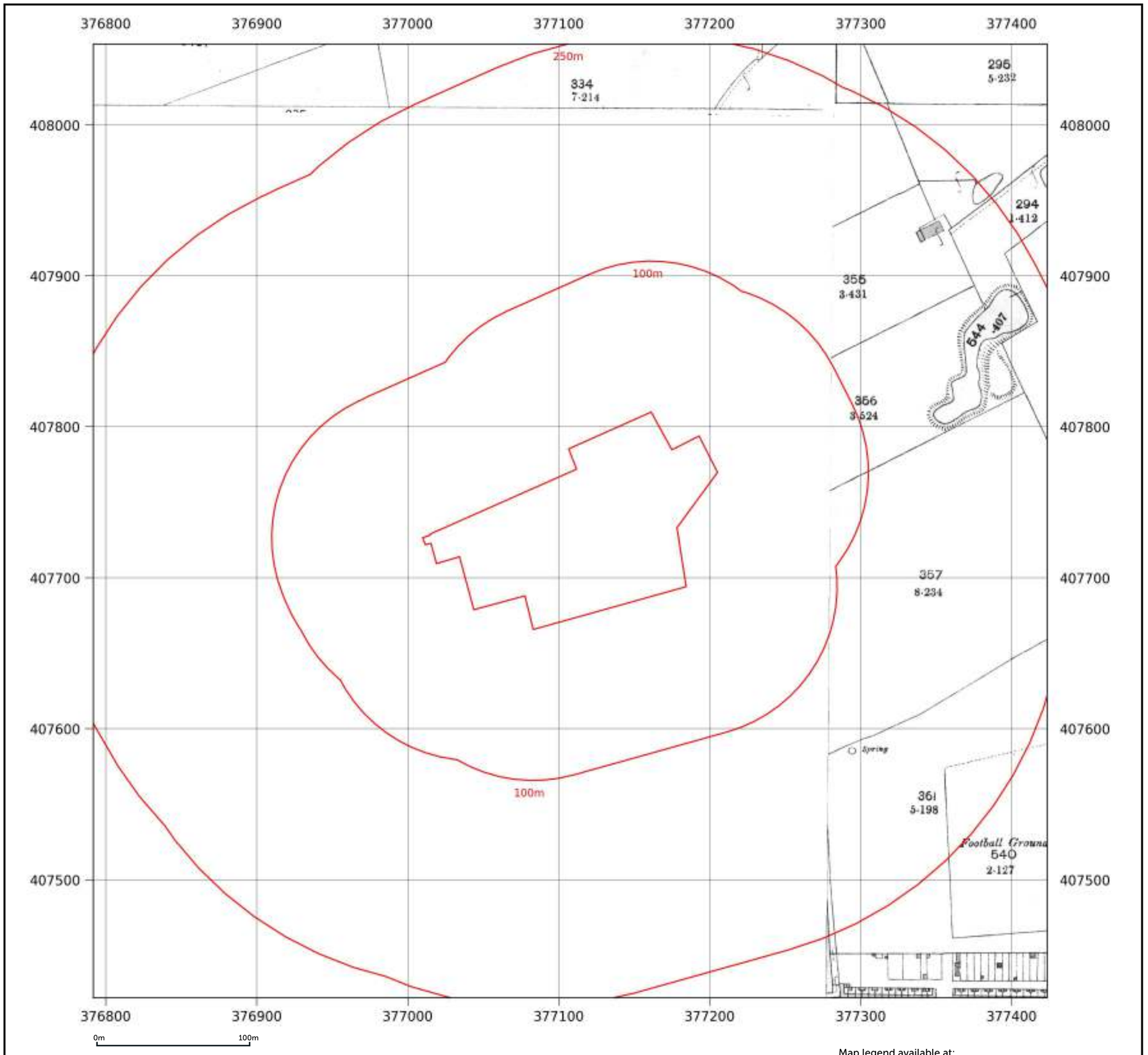
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Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	County Series
Map date:	1890-1893
Scale:	1:2,500
Printed at:	1:2,500

N W E S



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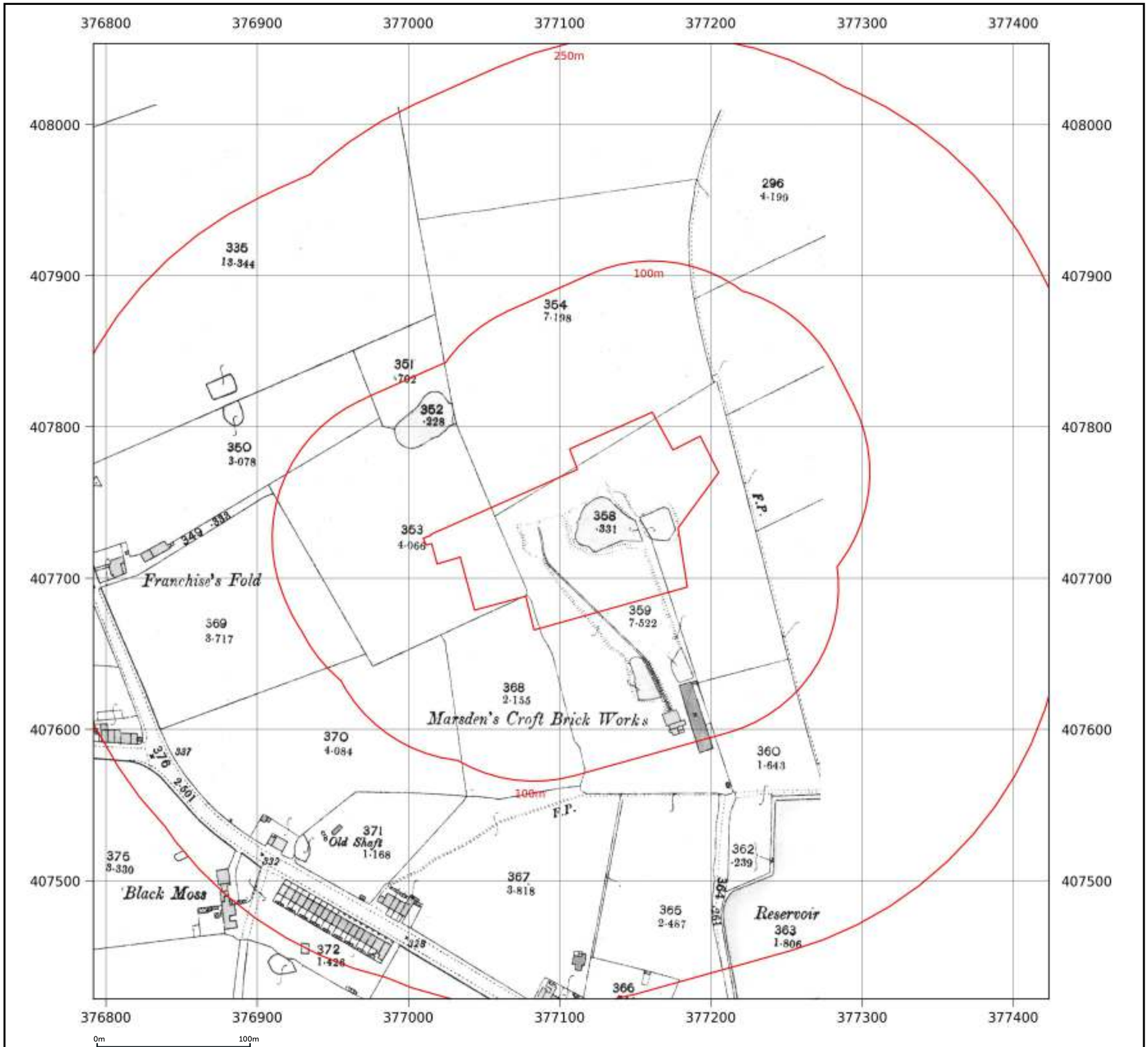
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Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	County Series
Map date:	1893
Scale:	1:2,500
Printed at:	1:2,500

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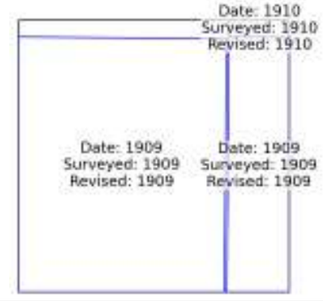
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Site details:	Land at Milton Road, Radcliffe, Bury, M26 3QY
Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	County Series
Map date:	1909-1910
Scale:	1:2,500
Printed at:	1:2,500

N W E S



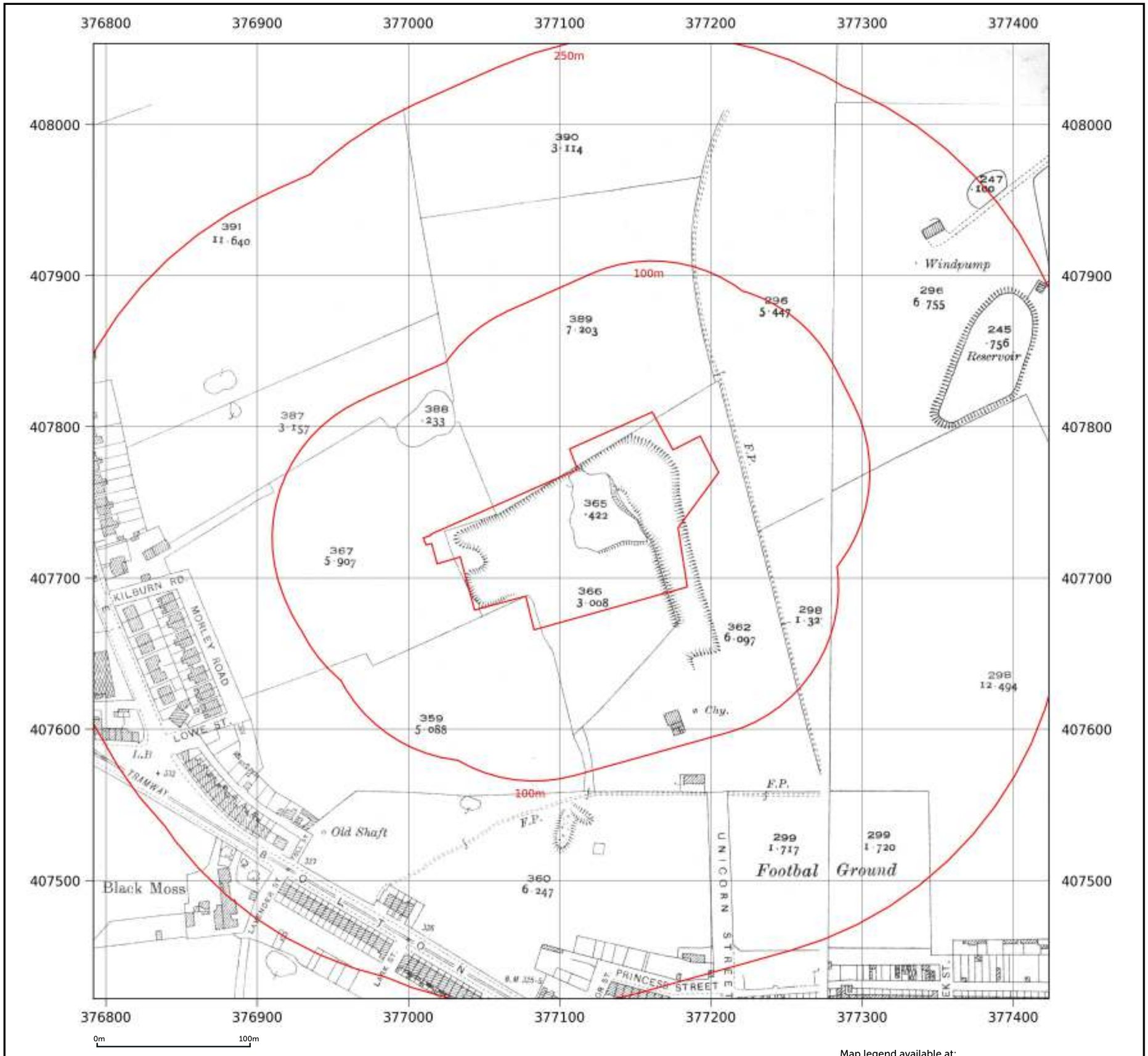
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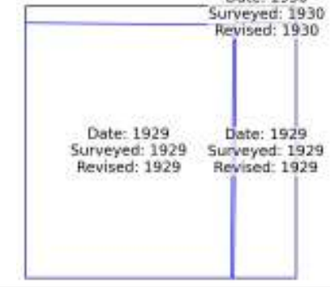
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Site details:	Land at Milton Road, Radcliffe, Bury, M26 3QY
Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	County Series
Map date:	1929-1930
Scale:	1:2,500
Printed at:	1:2,500

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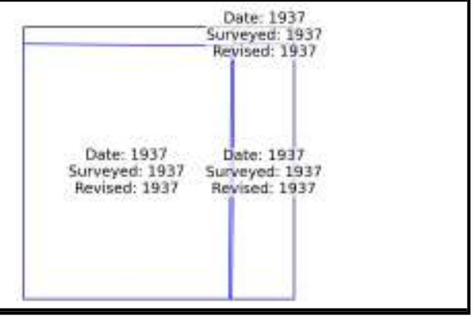
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Site details:	Land at Milton Road, Radcliffe, Bury, M26 3QY
Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	County Series
Map date:	1937
Scale:	1:2,500
Printed at:	1:2,500

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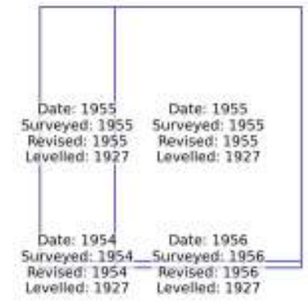
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Site details:	Land at Milton Road, Radcliffe, Bury, M26 3QY
Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1954-1956
Scale:	1:1,250
Printed at:	1:2,000

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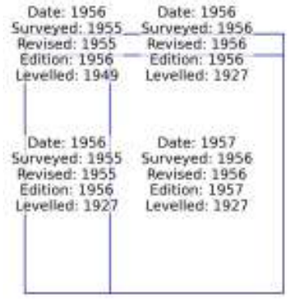
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Site details:	Land at Milton Road, Radcliffe, Bury, M26 3QY
Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1956-1957
Scale:	1:2,500
Printed at:	1:2,500

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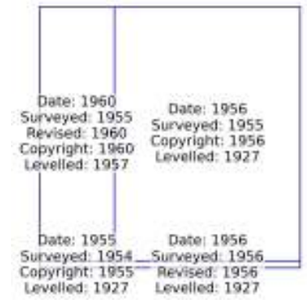
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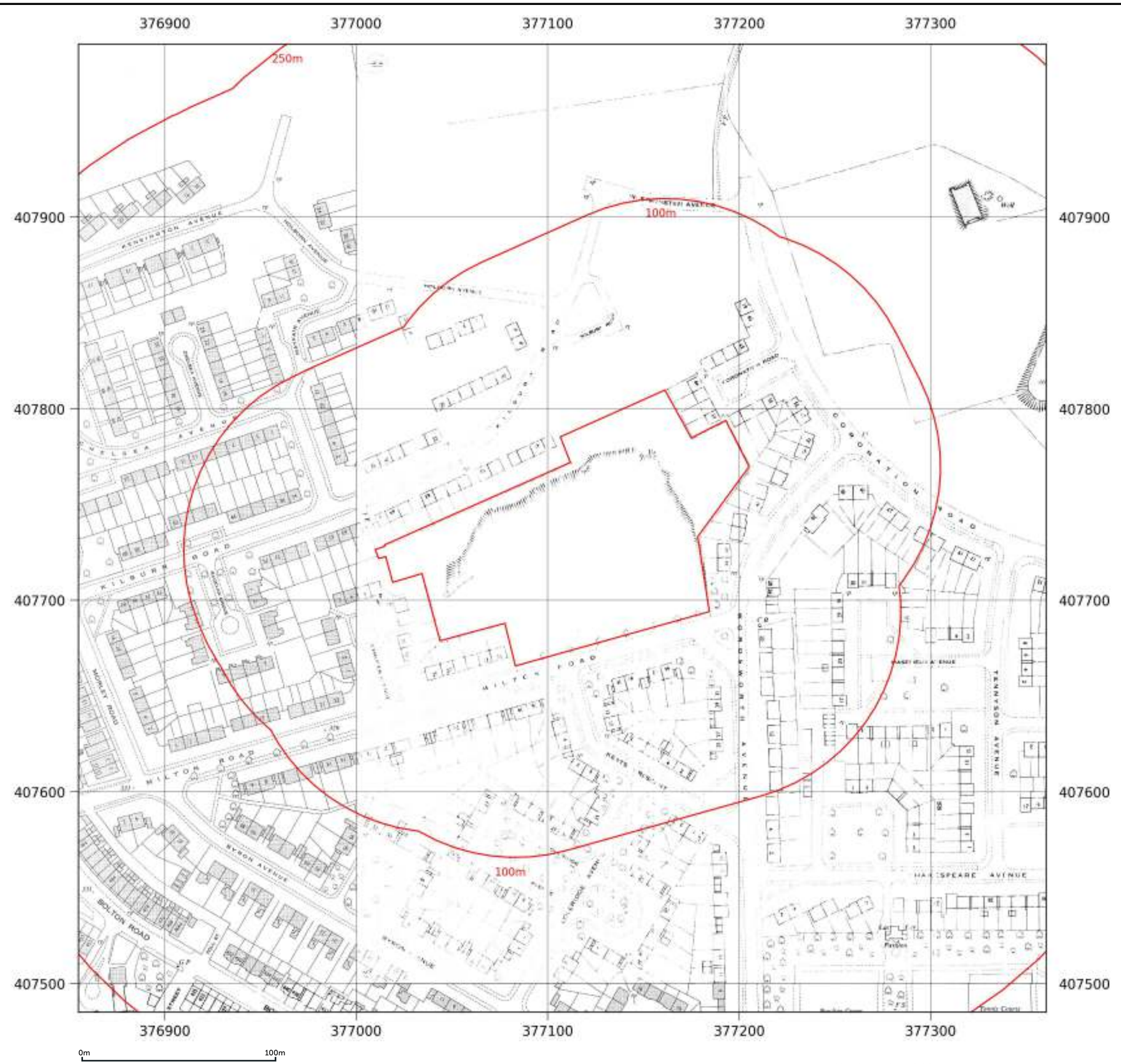
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Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1955-1960
Scale:	1:1,250
Printed at:	1:2,000

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Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1964-1967
Scale:	1:1,250
Printed at:	1:2,000

N W E S

Date: 1967	Date: 1964
Surveyed: 1967	Surveyed: 1955
Revised: 1967	Revised: 1963
Copyright: 1967	Copyright: 1964
Levelled: 1963	Levelled: 1963

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Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1970
Scale:	1:2,500
Printed at:	1:2,500

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Date: 1970
Surveyed: 1967
Revised: 1967
Copyright: 1970
Levelled: 1963

Date: 1970
Surveyed: 1968
Revised: 1968
Copyright: 1970
Levelled: 1963

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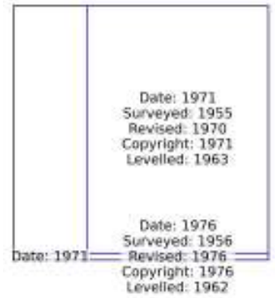
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Site details:	Land at Milton Road, Radcliffe, Bury, M26 3QY
Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1971-1976
Scale:	1:1,250
Printed at:	1:2,000

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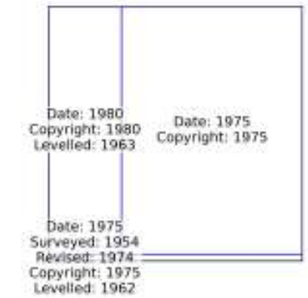
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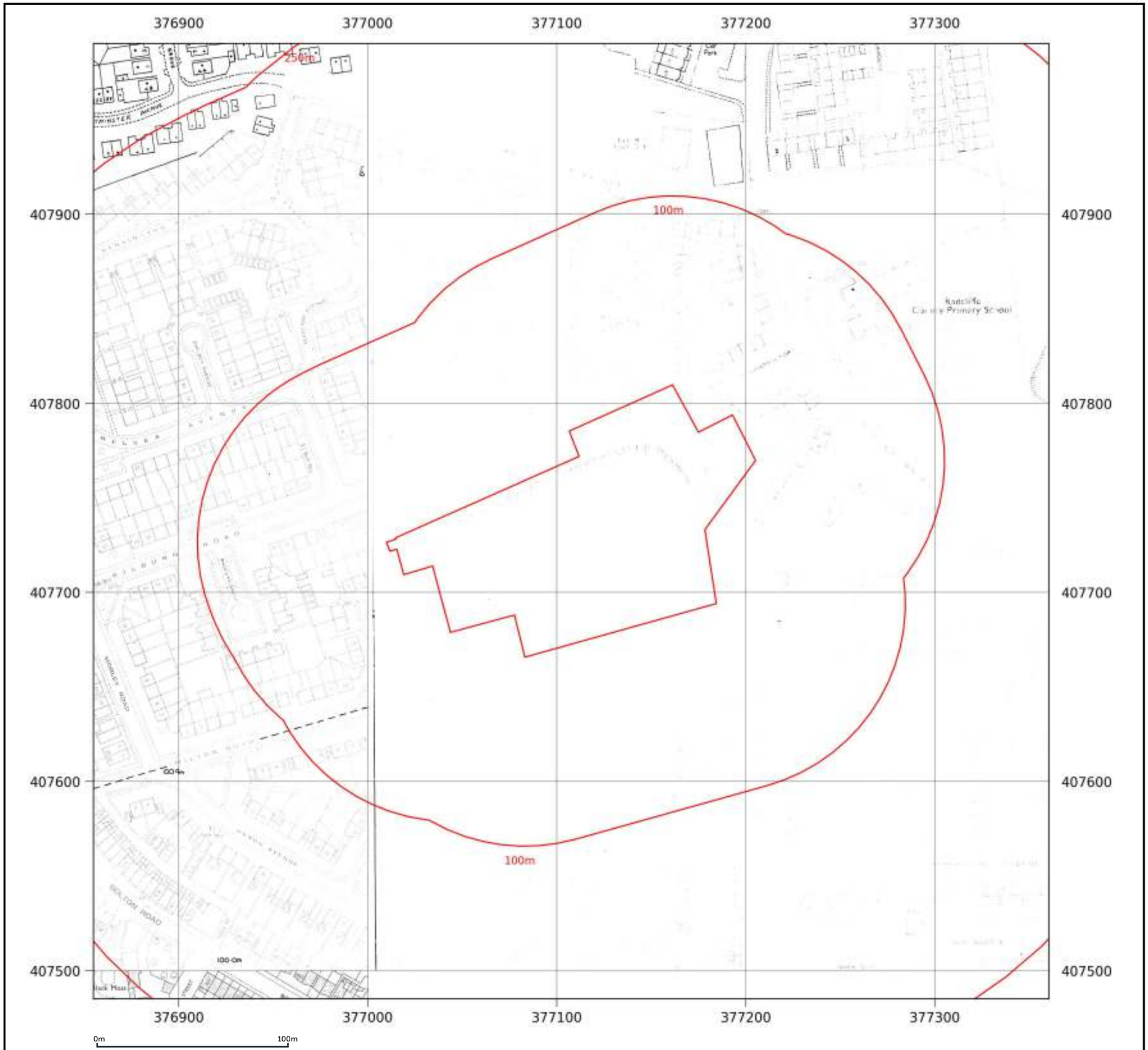
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Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1975-1980
Scale:	1:1,250
Printed at:	1:2,000

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info@centremaps.co.uk



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Site details:	Land at Milton Road, Radcliffe, Bury, M26 3QY
Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1981
Scale:	1:1,250
Printed at:	1:2,000

N W E S



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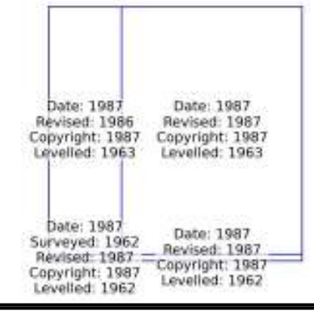
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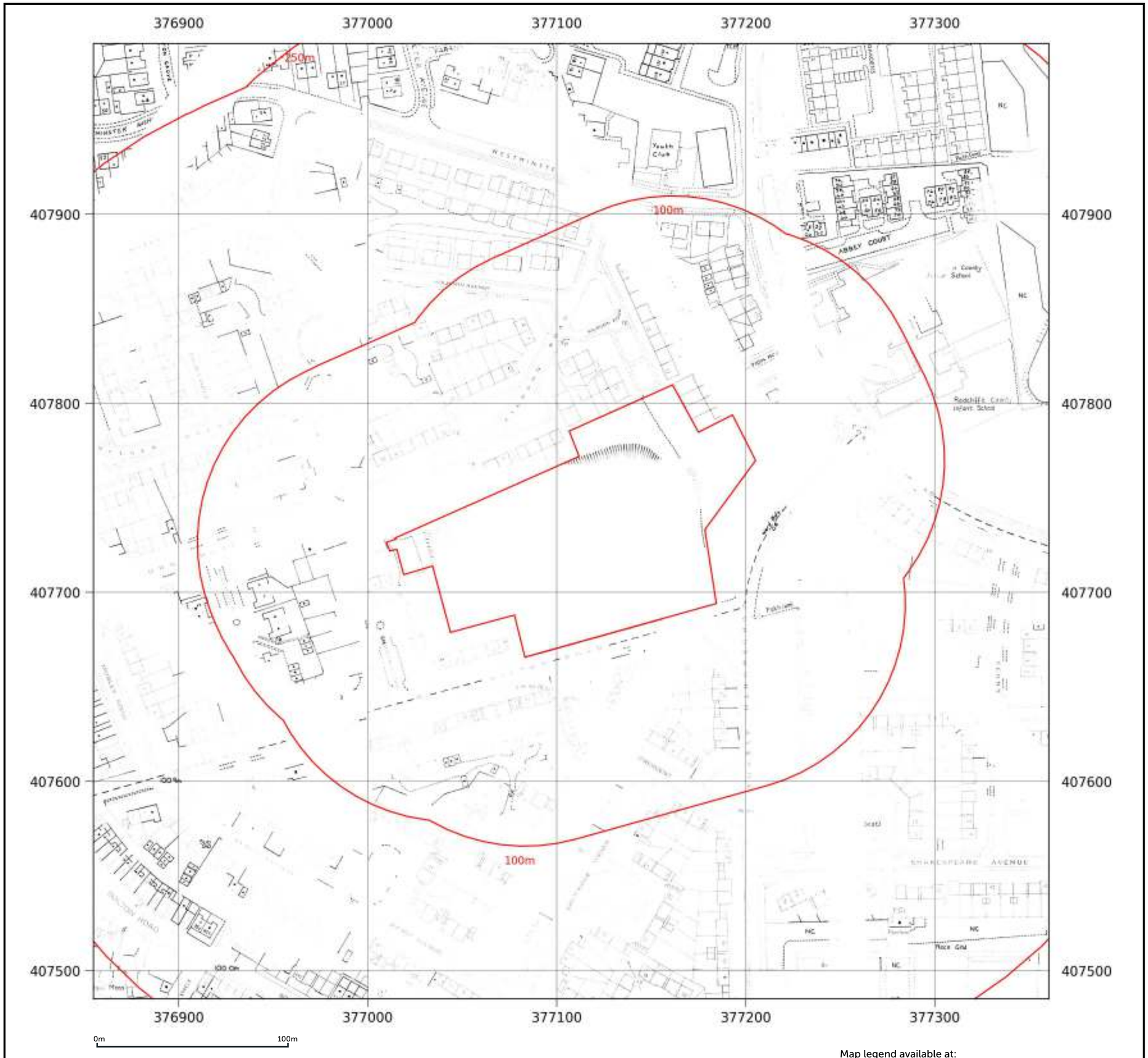
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Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1987
Scale:	1:1,250
Printed at:	1:2,000

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Map Insight

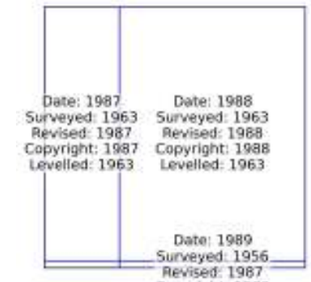
In partnership with

CENTRE MAPS LIVE.

Site details:	Land at Milton Road, Radcliffe, Bury, M26 3QY
Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1987-1989
Scale:	1:1,250
Printed at:	1:2,000

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Map Insight

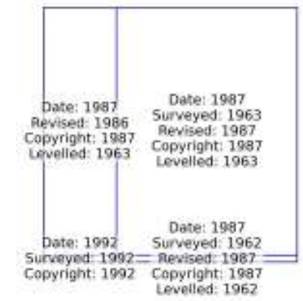
In partnership with

CENTRE MAPS LIVE.

Site details:	Land at Milton Road, Radcliffe, Bury, M26 3QY
Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1987-1992
Scale:	1:1,250
Printed at:	1:2,000

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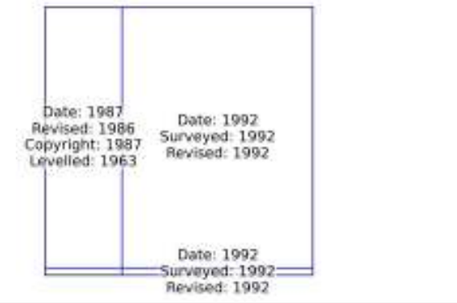
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Site details:	Land at Milton Road, Radcliffe, Bury, M26 3QY
Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1987-1992
Scale:	1:1,250
Printed at:	1:2,000

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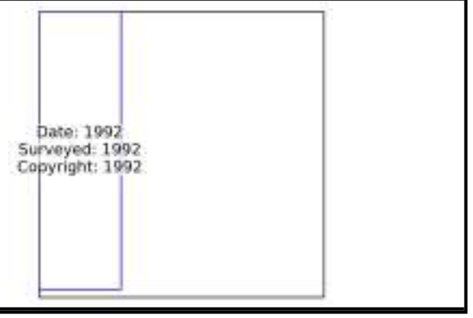
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Site details:	Land at Milton Road, Radcliffe, Bury, M26 3QY
Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1992
Scale:	1:1,250
Printed at:	1:2,000

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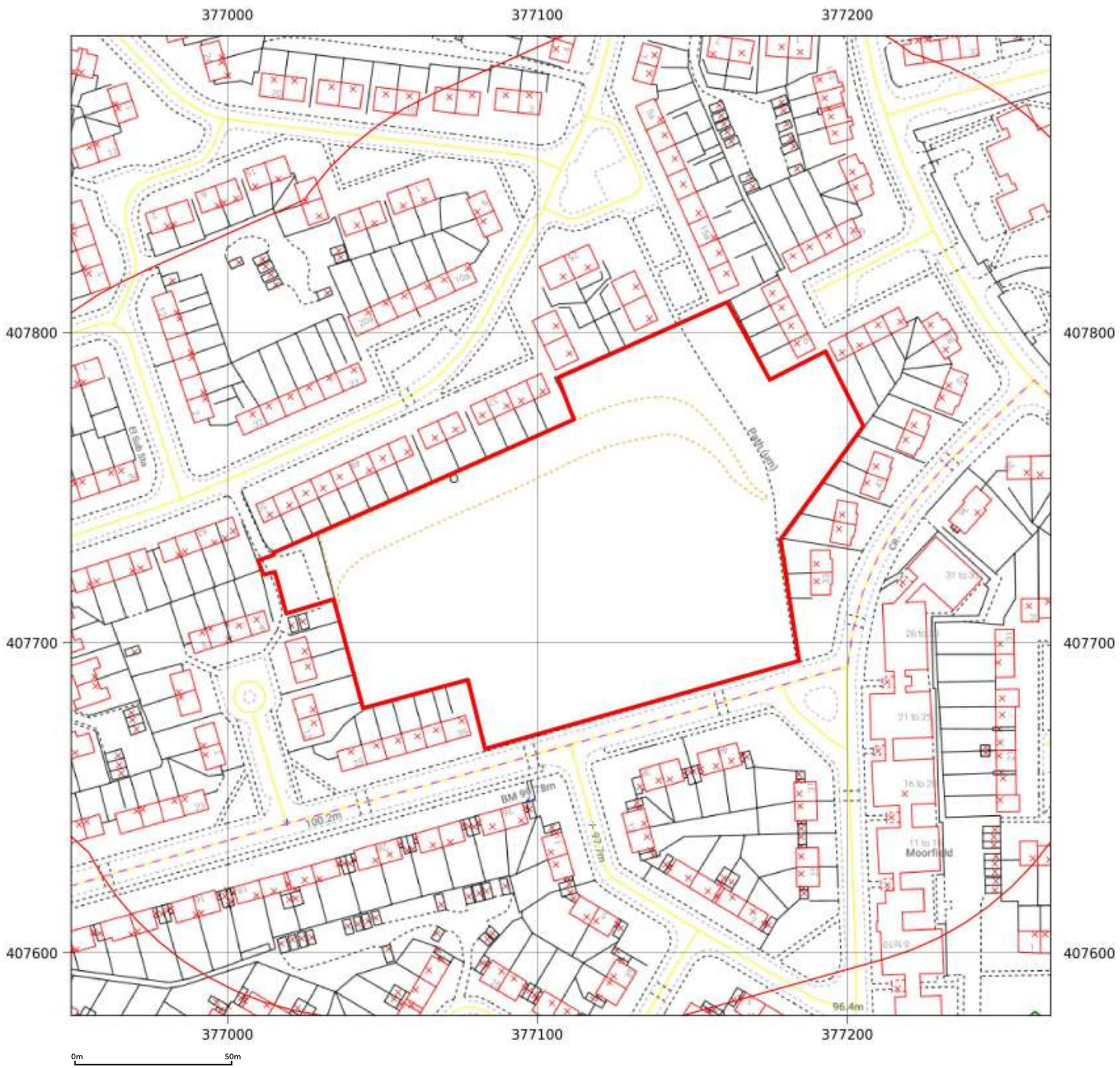
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Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	LandLine
Map date:	2003
Scale:	1:1,250
Printed at:	1:1,250

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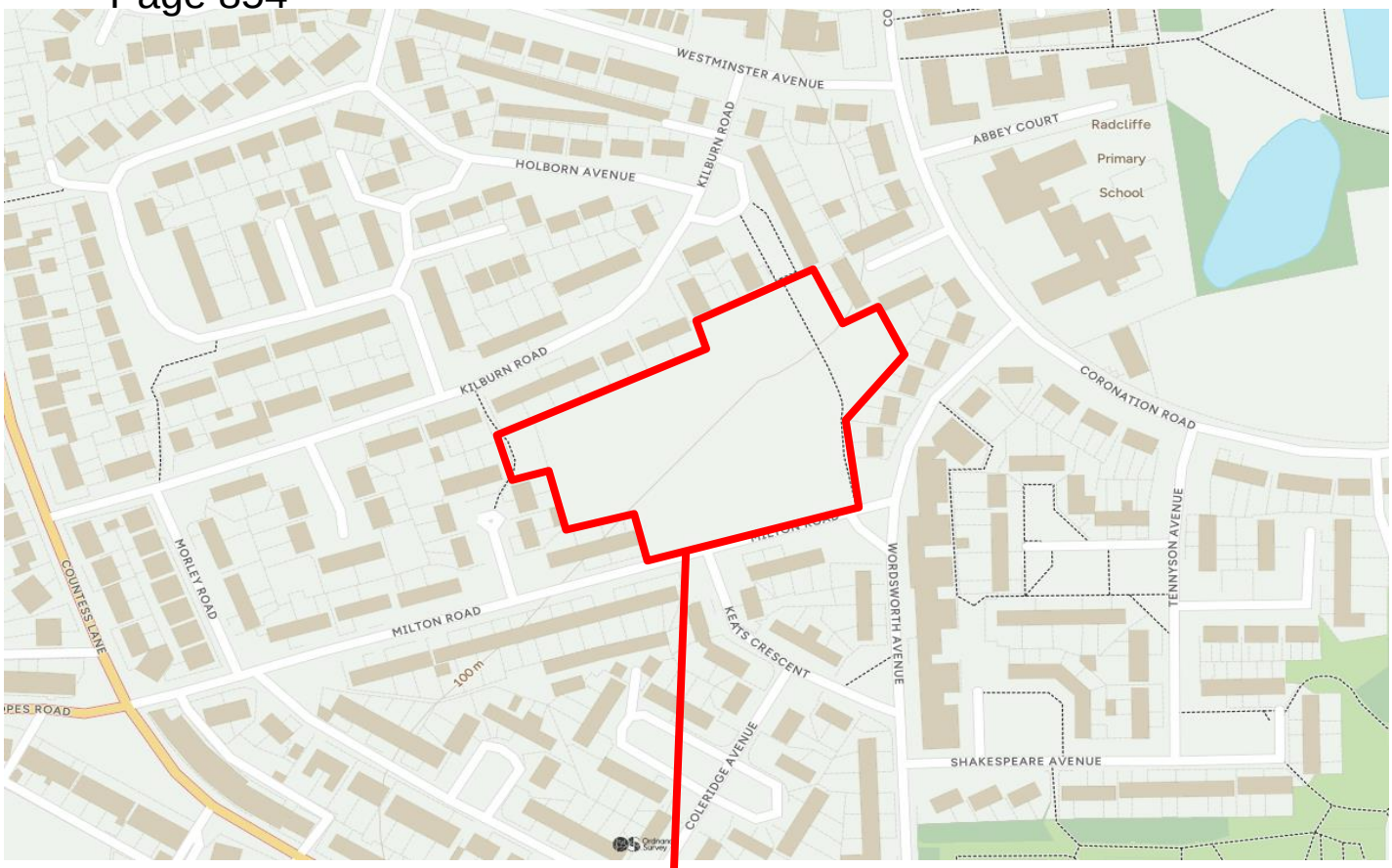
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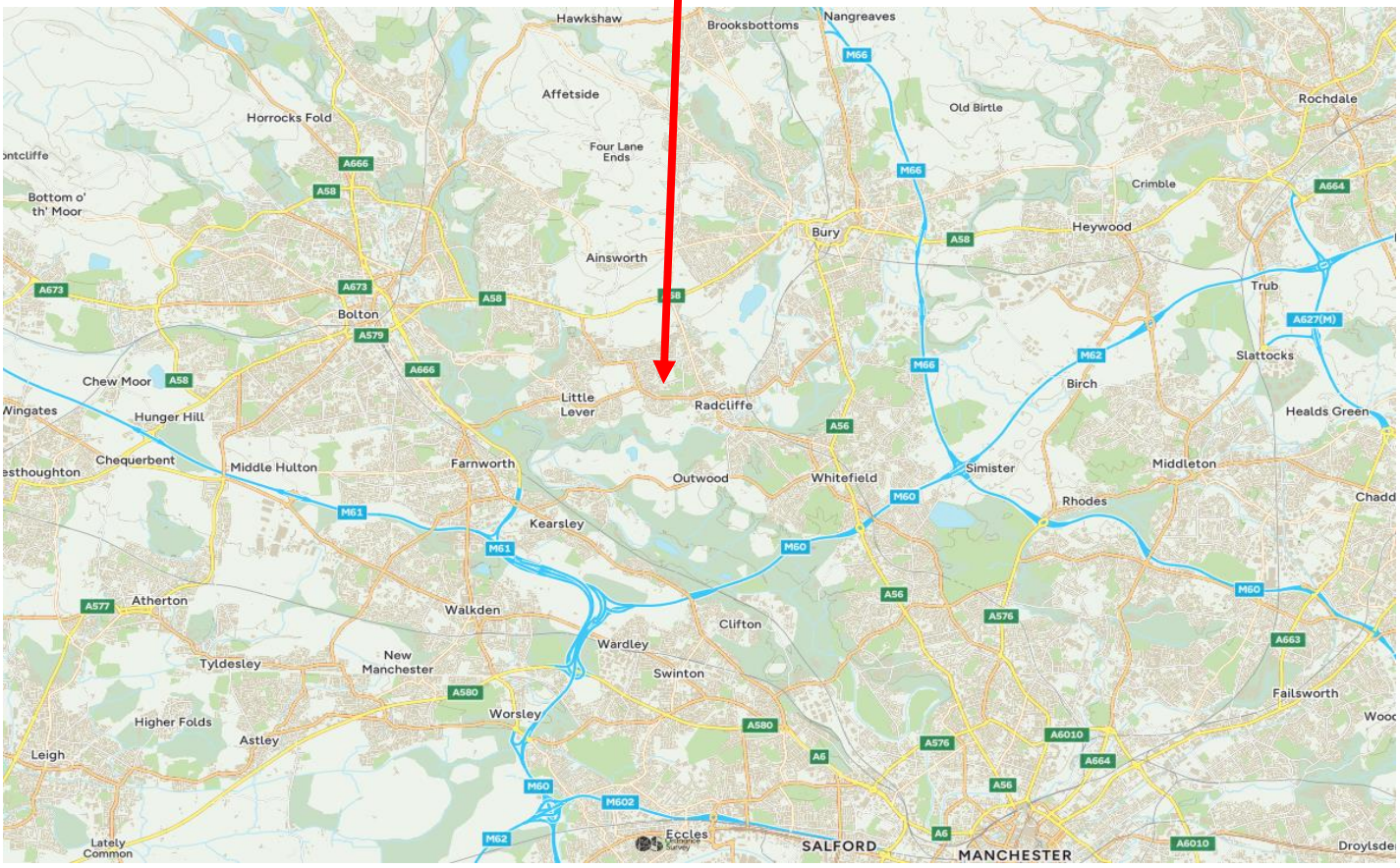
Map legend available at:
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FIGURES



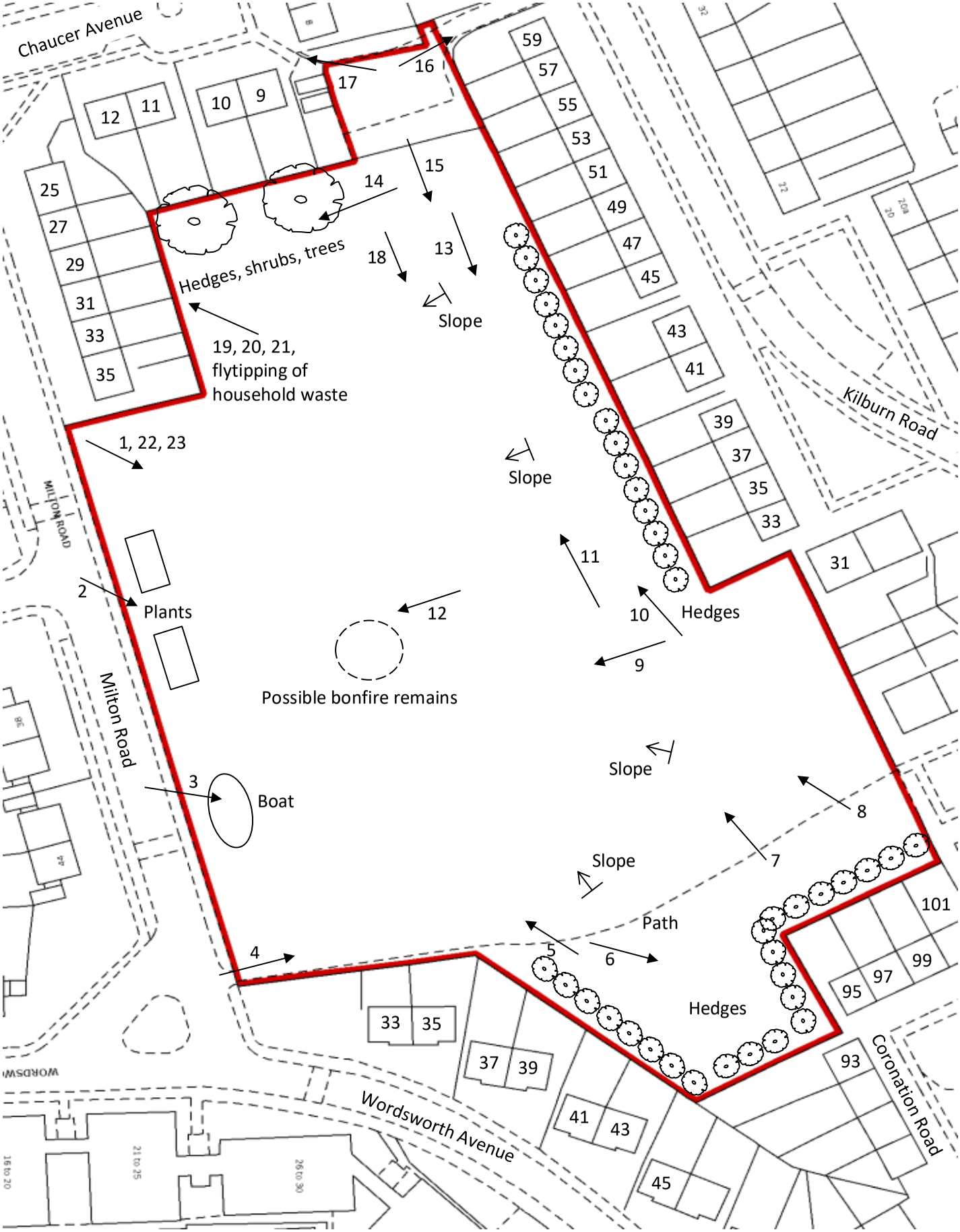


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SUB SURFACE
SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS
3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907

Site Location Plan

Site:	Date Drawn:	Date Checked:	Orientation:	Job Number:
LAND AT MILTON ROAD, RADCLIFFE, BURY GREATER MANCHESTER, M26 3QY	02-Feb-26		N	8339
Client:	**Drawn By:**	**Checked By:**	**Scale:**	**Figure Number:**
BURY COUNCIL	JH		_	1



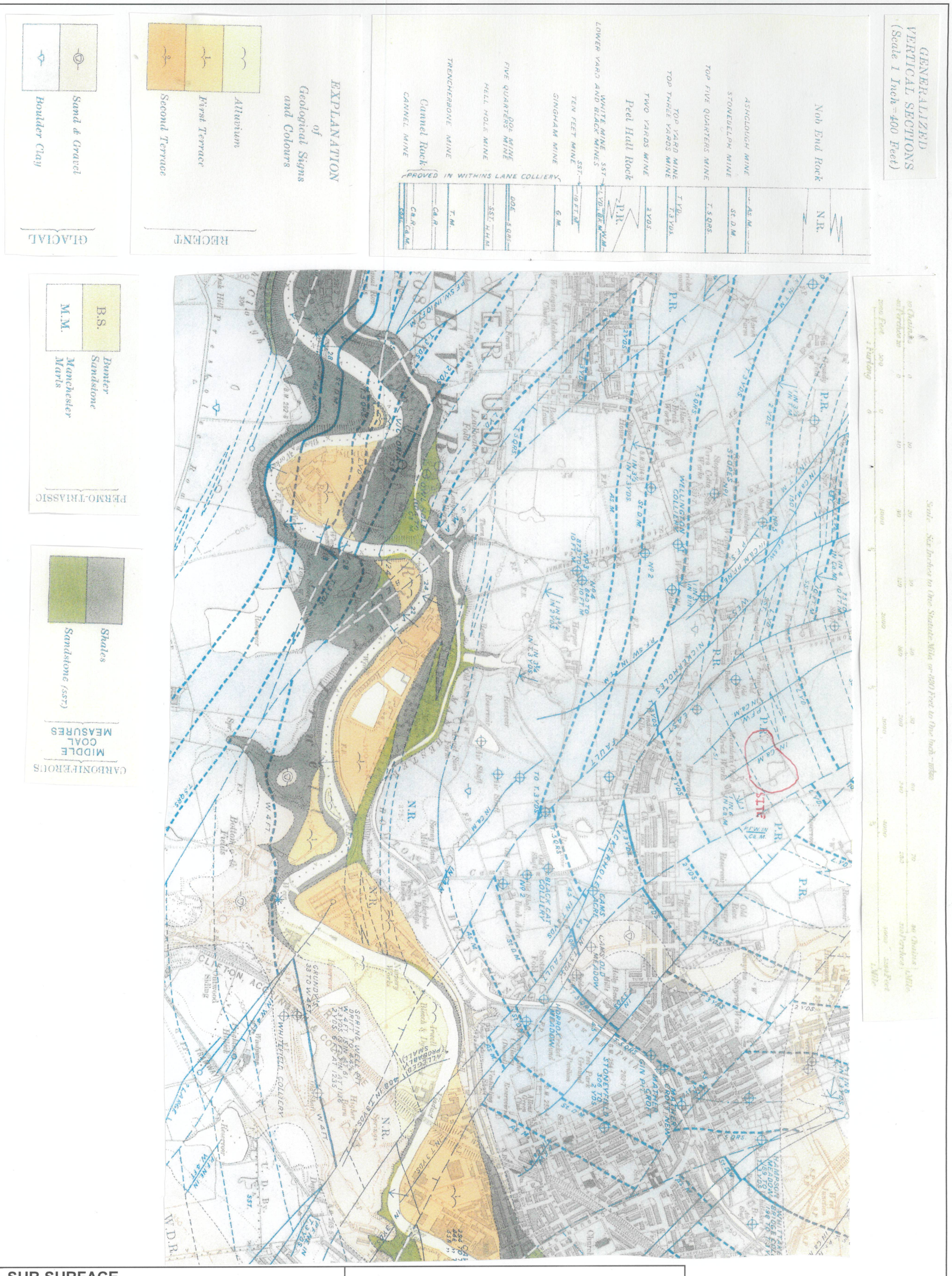
SUB SURFACE

SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS

3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907

Walkover Survey Plan

Site:	Date Drawn:	Date Checked:	Orientation:	Job Number:
LAND AT MILTON ROAD, RADCLIFFE, BURY GREATER MANCHESTER, M26 3QY	04-Feb-26		N	8339
Client:	**Drawn By:**	**Checked By:**	**Scale:**	**Figure Number:**
BURY COUNCIL	JH		_	2



SUB SURFACE SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS 3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907	Extract from BGS sheet 95NE			
Site: LAND AT MILTON ROAD, RADCLIFFE, BURY GREATER MANCHESTER, M26 3QY	Date Drawn: 02-Feb-25	Date Checked:	Orientation: NZ	Job Number: 8339
Client: BURY COUNCIL	Drawn By: JH	Checked By:	Scale: 1:10,560	Figure Number: 3

Groundsure Utility Essential Report

Search Details

Prepared for: Bury Metropolitan Borough Council
Matter: MT/059755
Client address: Town Hall, Knowsley Street, Bury, BL9 0SW

Property:
Land On The North Side of, Milton Road, Radcliffe

Local Authority:
Groundsure
Nile House, Nile Street, Brighton, BN1 1HW

Date Returned:	Property type:
23/01/2026	Commercial

This search was compiled by the Data Supplier above and provided by InfoTrack Ltd - t: 0207 186 8090, e: helpdesk@infotrack.co.uk. This search is subject to terms and conditions issued by InfoTrack which can be viewed at www.infotrack.co.uk or supplied on request. This search is also subject to terms and conditions issued by the Data Supplier, available on request. InfoTrack is registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code. Visit www.propertycodes.org.uk for more information.

Groundsure
LOCATION INTELLIGENCE

Utility Essentials Search Report

Site Address: Land On The North Side of, Milton Road, Radcliffe

Search Results

Electricity Page 4 >

Telecoms/Cable Page 78 >

Gas Page 16 >

Number of Utility Providers contacted: 3

This report has been compiled by Technics Group and ensures compliance with:

- PAS 128 Survey Category D - a British Standards Specification document, describing a mandatory desktop search of recorded information held by statutory utility asset owners.
- Health & Safety Executive Regulations - including HSG47 which outlines the potential dangers of working near underground services, and CDM Regulations 2015 which require companies to have correct information about sub-service risks (such as utility services).
- NRSWA 91 – the New Roads & Street Works Act 1991.

DRAFT

This report has been compiled by:

Technics
Geospatial Consultant Surveyors

EMAPSITE™
Geospatial advantage from Idox

Groundsure LOCATION INTELLIGENCE

Land On The North Side of, Milton Road, Radcliffe

Utility Essentials Search Report

Utility Status Report

Utilities Identified

Category	Utility Provider	Number of Responses	Date Provided
Electricity	SP Electricity North West	3	2026-01-22
Telecoms/Cable	BT Openreach	1	2026-01-22

Utilities Not Identified

Category	Utility Provider	Number of Responses	Date Provided
Gas	Cadent	3	2026-01-22

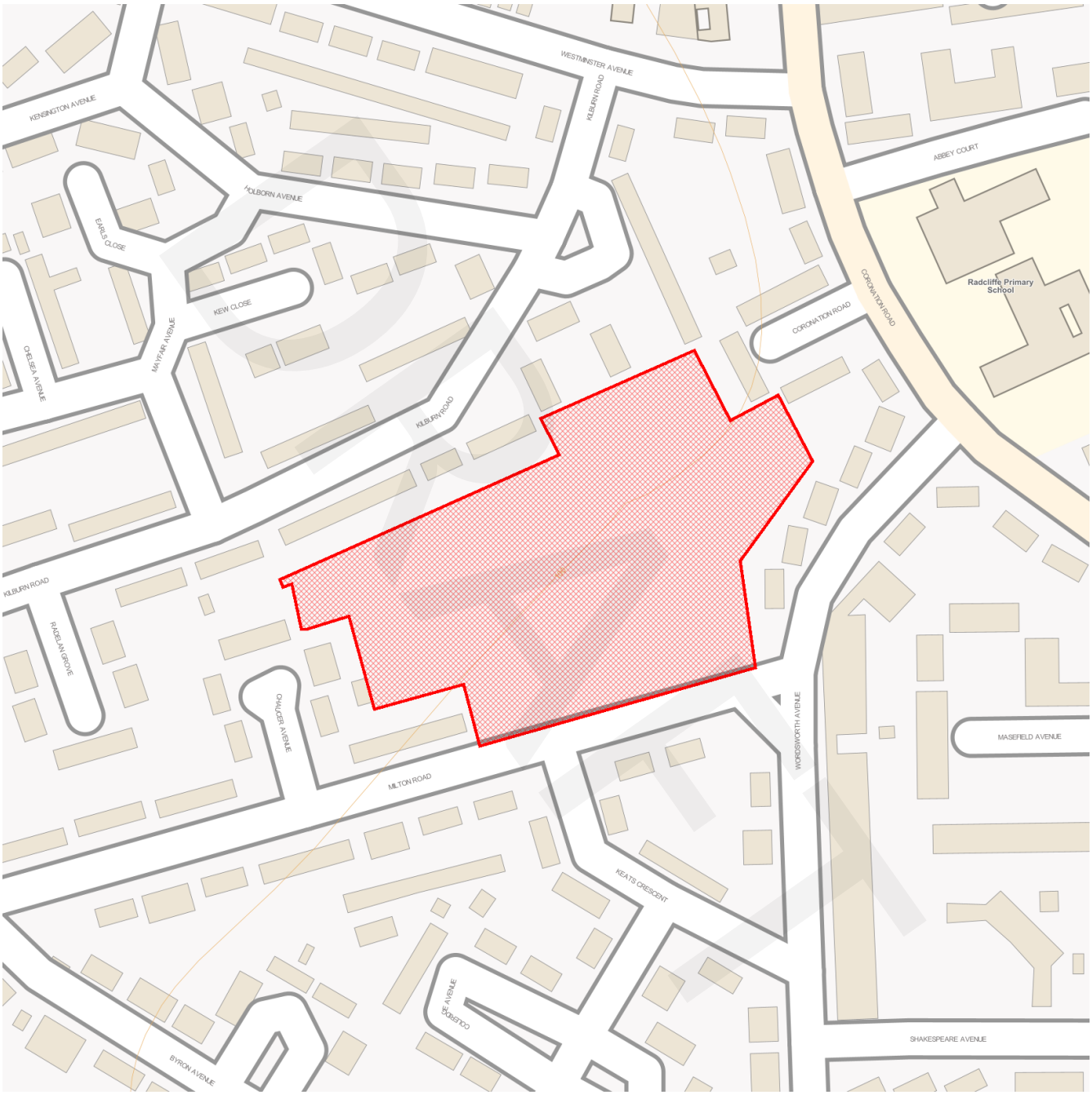
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Groundsure LOCATION INTELLIGENCE

Land On The North Side of, Milton Road, Radcliffe

Utility Essentials Search Report

Site Plan



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

Ref: InfoTrack Limited
Your ref: GRS18910
Grid ref: OSGB: 377118.410,407732.340
Date: 15 January 2026

Groundsure LOCATION INTELLIGENCE

Land On The North Side of, Milton Road, Radcliffe

Utility Essentials Search Report

DRAFT

Utilities Identified

Electricity

Alex Williams

From: planrequest@enwl.co.uk
Sent: 22 January 2026 11:43
To: Utility Reports (Technics Group)
Subject: Plant Enquiry Ref Job No. 40167167
Attachments: 40167167_Electricity North West.pdf; SP ENWL Conditions and Information regarding electricity mains.pdf

EXTERNAL EMAIL

22/01/2026

LinesearchbeforeUdig ref: 40167167

Your ref: GRS18910

Dear Sir/Madam,

Thank you for contacting us.

Please see attached information specific to your enquiry:

1. Plan (please print in colour):
2. Conditions and information regarding electricity mains.

I acknowledge with thanks your request dated above for information on the location of our services.

You must ensure safe digging practices, in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services". You must verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near assets.

Please find enclosed plan(s) showing the approximate position of our apparatus known to be in the vicinity of this site.

I attach Conditions and information regarding electricity mains, which details contact numbers for additional services (i.e. new supplies, connections, diversion). In addition you should ensure they are made available to anyone carrying out any works which may affect our apparatus.

The attached files are in PDF format, to view them you will need Adobe Acrobat Reader(R). You can download it free of charge from http://get.adobe.com/reader

Contact Us

Mapping Enquiries:
If you have an enquiry relating to this letter or the attached map plan, please contact us using the following information:
Telephone: 0800 195 4141
Email: planrequest@enwl.co.uk
Our symbology guide can be found via this link

LinesearchbeforeUdig:
If you have an enquiry relating to the use of the LSBUD website, please contact LSBUD using the following information:
Telephone: 0345 437 7365
Email: enquiries@lsbud.co.uk
Website: www.lsbud.co.uk

For more information, visit our website www.enwl.co.uk

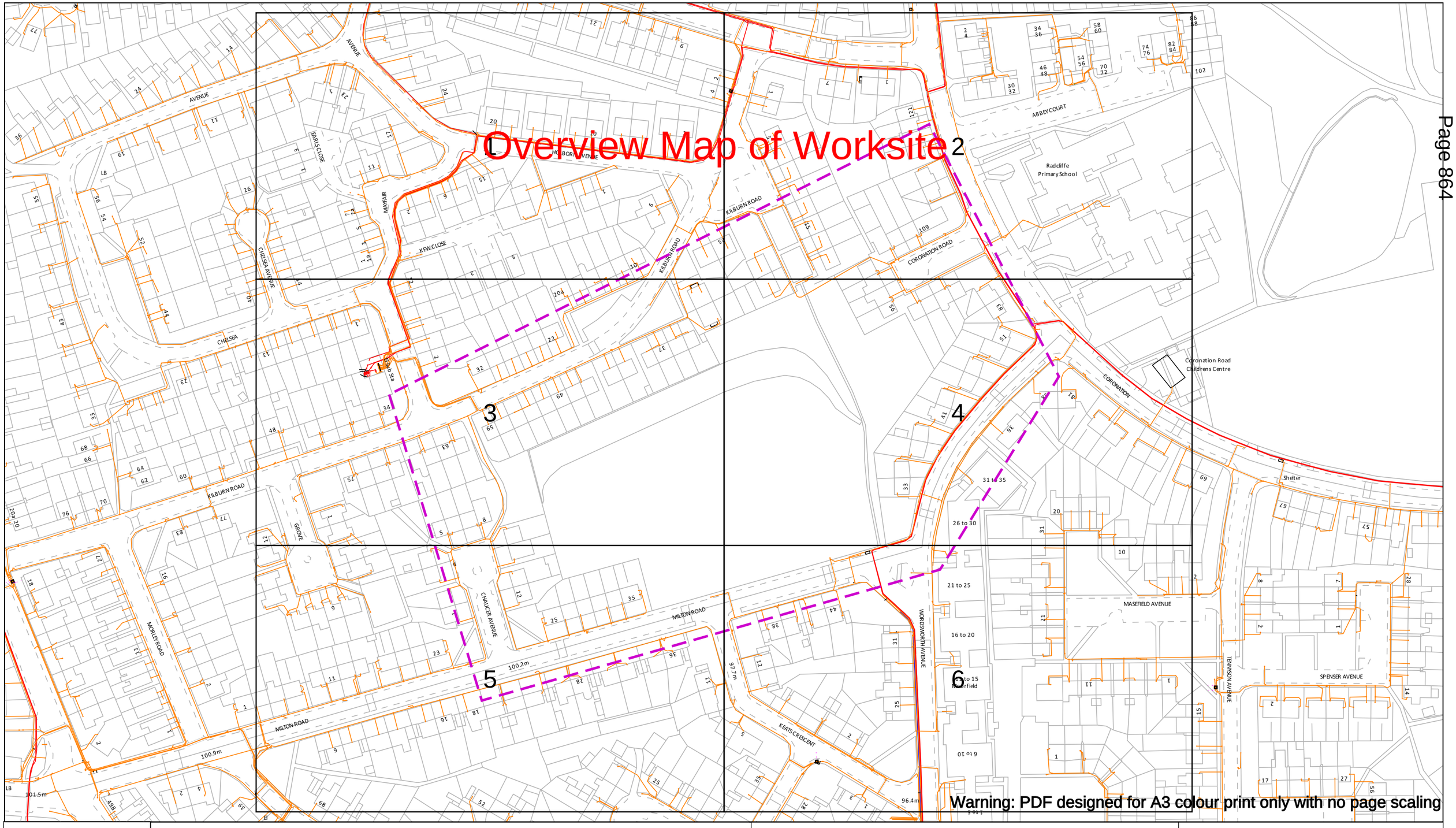
Kindest regards,



Data Management Team
Tel: 0800 195 4141



Overview Map of Worksite



Warning: PDF designed for A3 colour print only with no page scaling

In an emergency call 105, 24 hours a day

Date Requested: 22/01/2026
Job Reference: 40167167
Site Location: 377106 407721
Requested by:
Mr Stephen Sawyer
Your Scheme/Reference:
GRS18910

Scale: 1:1538 (When plotted at A3)

IMPORTANT INFO

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoiding Danger from Overhead Power Lines". Electricity North West Limited, Borron Street, Portwood, Stockport, Cheshire, SK1 2JD Registered in England and Wales. Registered No 02366949

Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

Dig Sites

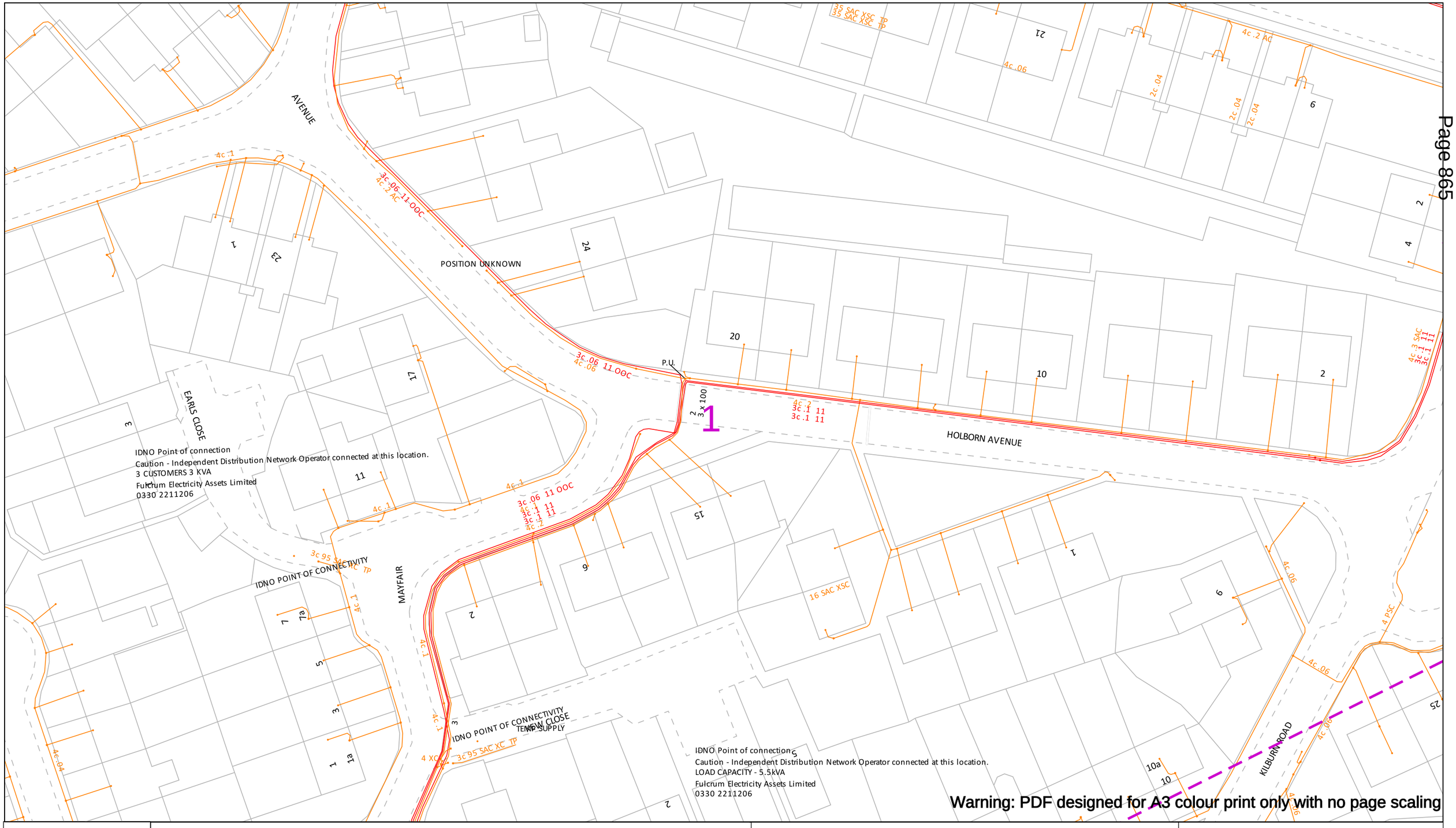
Area:

Line:

SP Electricity North West

Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

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Date Requested: 22/01/2026
Job Reference: 40167167
Site Location: 377106 407721
Requested by:
Mr Stephen Sawyer
Your Scheme/Reference:
GRS18910

Scale: 1:500 (When plotted at A3)

IMPORTANT INFO

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

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Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

Dig Sites
Area:
Line:

SP Electricity North West

Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

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ABBEY COURT

Radcliffe

Primary School

KILBURN ROAD

CORONATION ROAD

2

In an emergency call 105, 24 hours a day

Date Requested: 22/01/2026
Job Reference: 40167167
Site Location: 377106 407721
Requested by:
Mr Stephen Sawyer
Your Scheme/Reference:
GRS18910

Scale: 1:500 (When plotted at A3)

IMPORTANT INFO

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

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Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

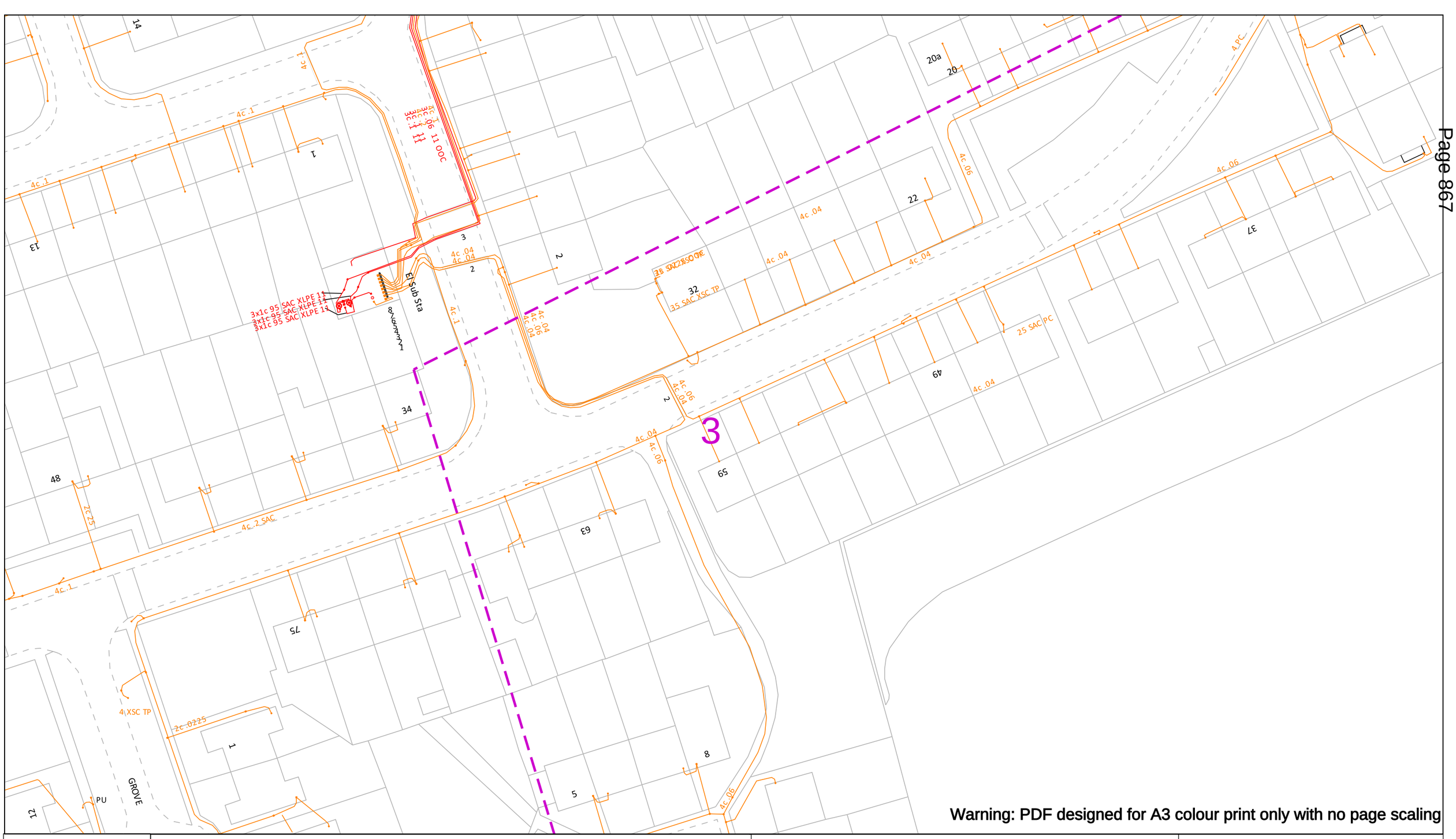
Dig Sites
Area:
Line:

SP Electricity North West

Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

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Page 867

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In an emergency call 105, 24 hours a day

Date Requested: 22/01/2026
Job Reference: 40167167
Site Location: 377106 407721
Requested by:
Mr Stephen Sawyer
Your Scheme/Reference:
GRS18910

Scale: 1:500 (When plotted at A3)

IMPORTANT INFO

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoiding Danger from Overhead Power Lines". Electricity North West Limited, Borron Street, Portwood, Stockport, Cheshire, SK1 2JD Registered in England and Wales. Registered No 02366949

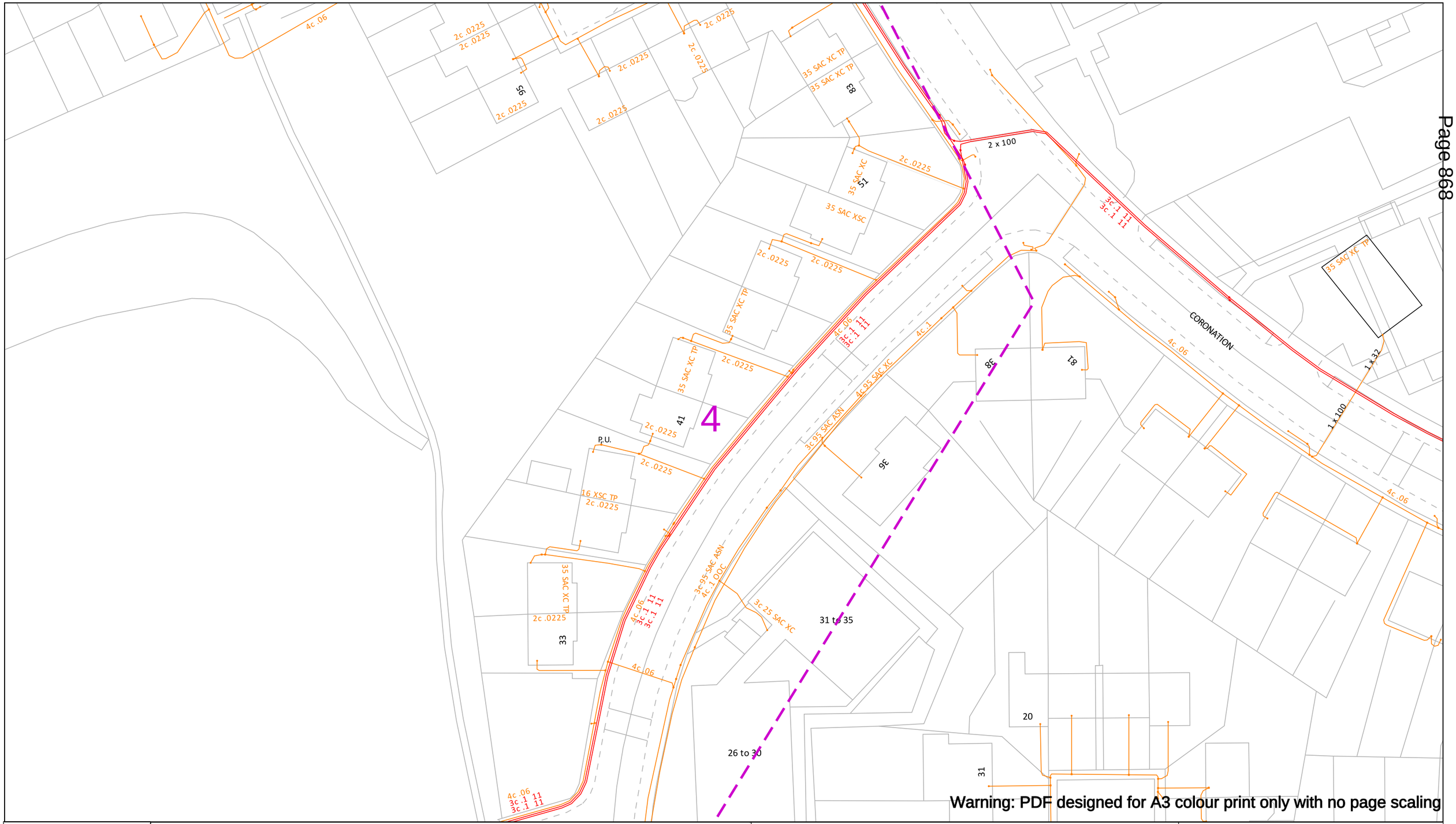
Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

Dig Sites
Area:
Line:

SP Electricity North West

Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
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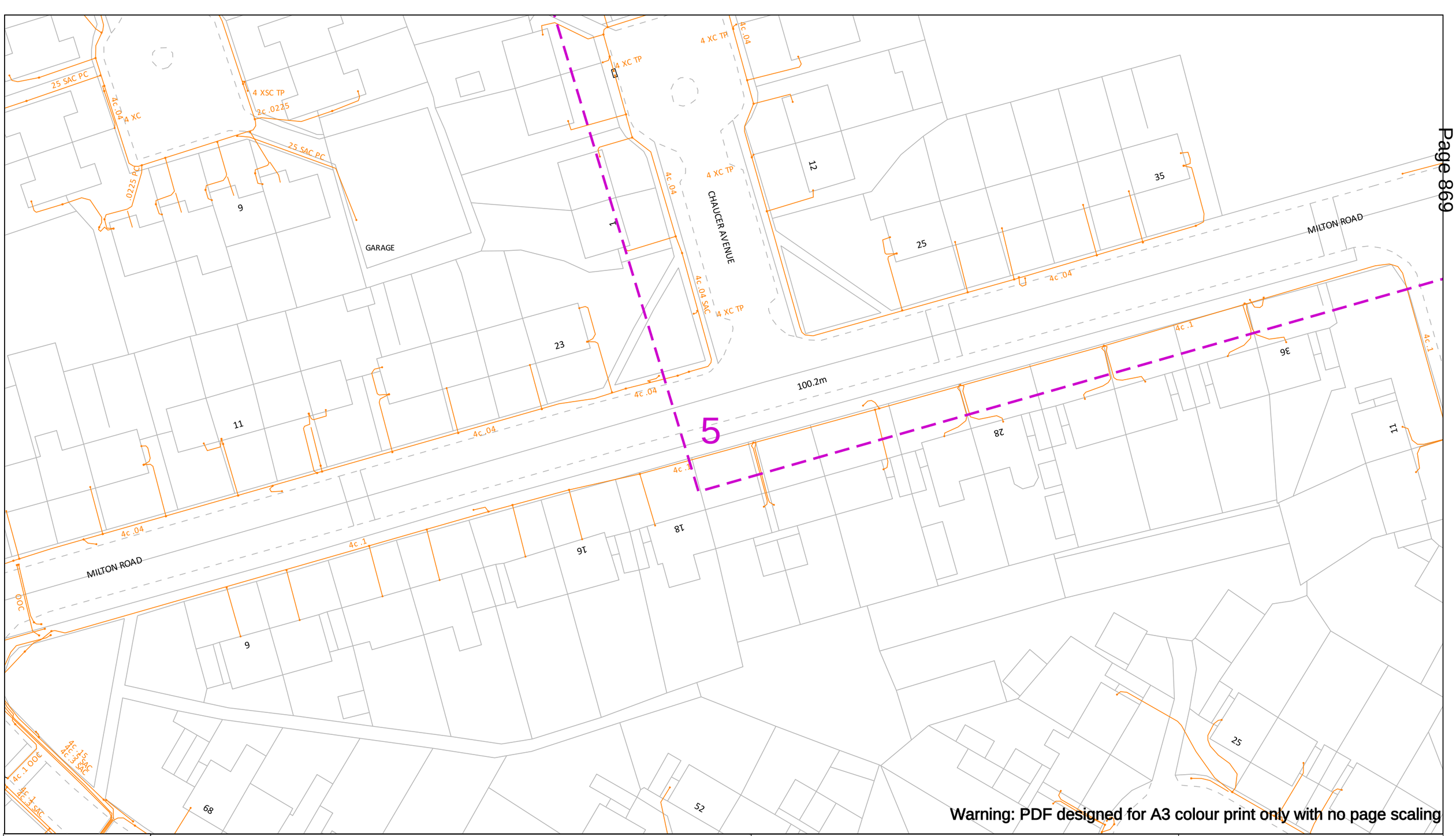
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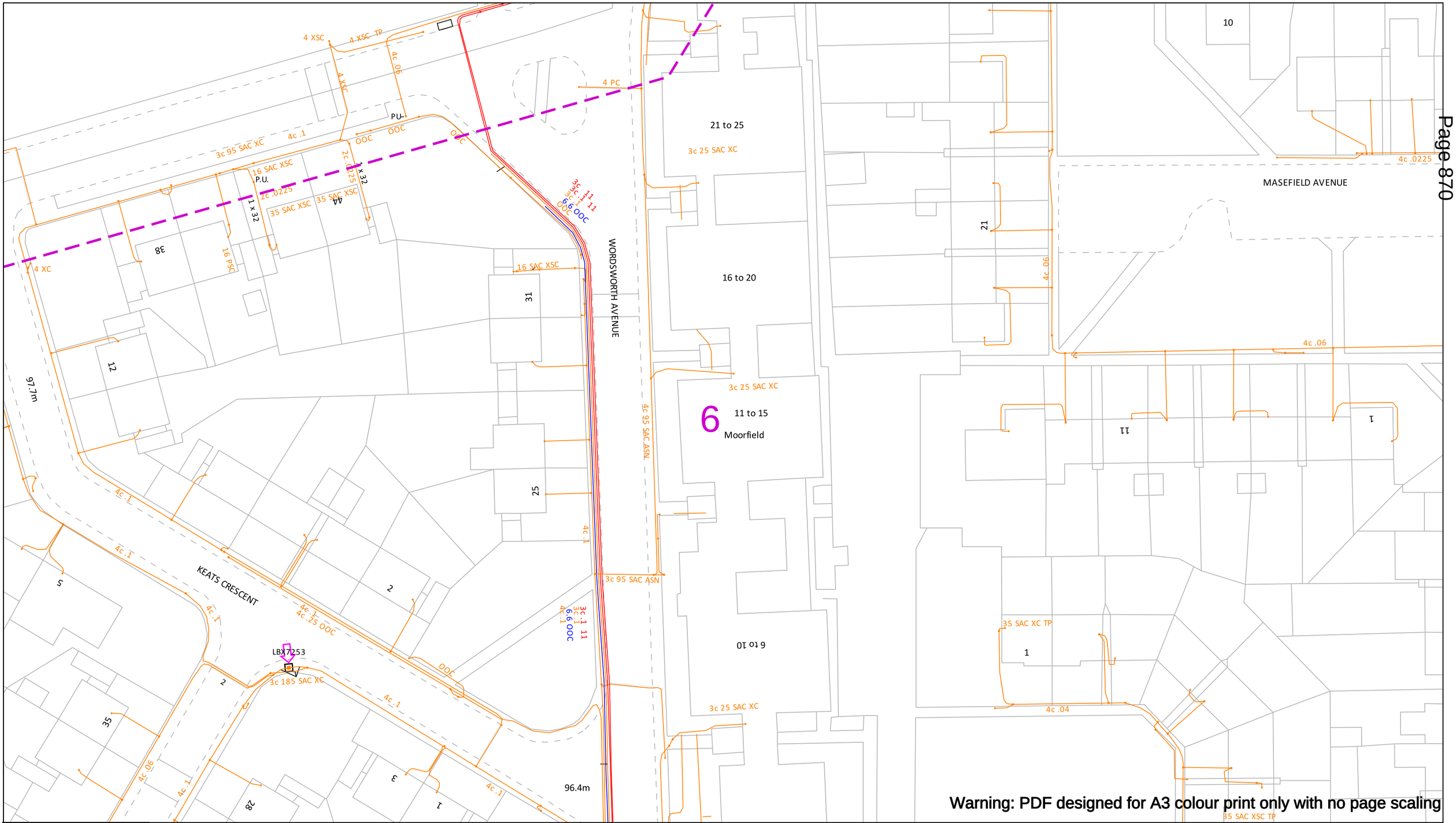
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SP Electricity North West

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SP Electricity North West

Conditions and information regarding electricity mains

These general conditions and precautions apply to the electricity distribution system of Electricity North West Limited.

Please ensure that a copy of these conditions is passed to your representative and contractor on site.

1. There may be other Electricity North West Limited apparatus in the vicinity, which is not indicated on the cable records. Other apparatus may also be present which a third party owns other than Electricity North West Limited.

2. Before any machines are used, all of Electricity North West's underground apparatus should be located by manual excavation taking the appropriate safety precautions in accordance with the **Health and Safety Executive Guidance note HS(G)47 "Avoiding danger from underground services"**. This contains advice to site personnel when working near underground services.

   Underground services, particularly electricity and gas, can be dangerous. Damage to electricity cables can cause a dangerous flash, leading to severe burns or even death. Gas leaks can cause fire or explosion.

   Damage can result from excavation or penetration of the ground, e.g. by a road pin.

   Underground services may be found in roads, footpaths and on sites. Always assume that they are present. Treat any services found anywhere as live.

   Accidents have happened because people have mistaken one service for another, e.g. black plastic covered electricity cables look like black plastic water pipes and cast iron gas and water mains look alike. Check before you act.

3. Before starting work you must:

   - Make sure you have plans of the underground services in the area. This may not always be possible for emergency or unforeseen works. **Remember that service connection cables and pipes from the main to building or streetlight may not be shown**.
   - Use a cable and pipe locator to trace electricity cables and metal pipes.
   - Look for signs of service connection cables or pipes, e.g. a gas meter or service connection entry into a house or a streetlight.
   - Hand dig trial holes (as many as necessary) to confirm the position of services in close proximity to the area of work.

4. When you start work:

   - Hand dig near buried services whenever possible. Spades and shovels are safer than picks, pins or forks.
   - Remember that cables may be embedded in concrete. Electricity cables embedded in concrete **must** either be made dead before the concrete is broken out or another safe way of working agreed with the cable owner.
   - Watch out for signs of services as work continues.
   - Report damage to a cable, pipe or pipe coating however slight.
   - Do not use hand held power tools within 0.5m of he marked position of an electricity cable, unless this is impracticable and the line of the cable has been identified by plans and positively confirmed by a locator.
   - Do not use hand held power tools directly over the marked line of cable unless:

     a) You have already found the cable at that position by careful hand digging beneath the surface and it is at a safe depth (at least 300mm) below the bottom of the surface to be broken, or

     b) Physical means have been used to prevent the tool striking it.

   - If an excavator is used near an electricity cable keep everyone clear of the bucket while it is digging. Buckets should not be used near cable – hand dig.
   - Do not use exposed services as a convenient step or handhold.
   - Do not handle or attempt to alter the position of an exposed service.
   - Do not install plant close to an existing service.
   - Do not build existing services into a manhole or other structure or encase them in concrete.

Please ensure that all site operators have this information and if any electrical apparatus is damaged, they/you should contact Electricity North West Limited on **0800 195 4141 (option 1).**

5. **Overhead lines** are not necessarily shown on the Electricity North West Limited cable records but may be present. In the event of work being carried out adjacent to overhead lines (including access, storage etc.) please always ensure strict adherence to the requirements of the **Health and Safety Executive's Document GS6 "Avoiding Danger from Overhead Power Lines"**.

   Extreme personal danger can result from contact, or near contact, with live conductors or overhead lines.

   Treat all overhead lines and other electrical apparatus as live. If in doubt, get advice.

6. Electricity North West Limited must be consulted if work is to take place within 15 metres of overhead lines on steel towers or 9 metres of overhead lines on wood, concrete or steel pylons. (All distances should be measure at ground level from a position estimated by eye to be vertically under the outermost conductor at a tower or pole position) Any person involved in work in the vicinity of overhead lines should:

   - Understand and follow the instructions given on safe working areas and methods of work.
   - Make sure that warning notices are in the cabs of machines working in the vicinity of an overhead line.
   - Make sure that barriers and warning notices are erected as required.
   - Not tip soil or stack material underneath overhead lines as this may reduce the clearance to an unsafe distance.
   - Make sure when handling or using platforms, scaffold, poles, piping, ladders, hand tools etc., that they are kept at a safe distance from overhead lines.
   - Not steady a suspended load, skip, hoist wire, slings etc., unless satisfied that there isn't any danger from overhead lines.
   - Remember that when mobile plant, such as a crane or excavator, is operating near overhead lines , the raising or slewing of the jib may introduce danger.
   - Always keep overhead lines in view when manoeuvring mobile plant.
   - Never operate a machine unless carefully guided by an experienced banksman.
   - Not approach or touch any broken or fallen conductors or any plant in contact with an overhead line before Electricity North West Limited confirms that conditions are safe. Warn others to keep well clear.

   Machine operators should note that: if a machine comes into contact with an overhead line and cannot be disentangled by backing off, remain seated in the cab and warn others to keep clear of the machine until Electricity North West Limited confirms that conditions are safe. If it is essential to leave the machine while it is in contact with the overhead line, for example if it catches fire, jump well clear – and **do not** attempt to climb down in the normal way nor touch any part of the machine when on the ground.

7. Electricity North West Limited provides approximate locations of its electricity mains or apparatus according to its records but these records are not necessarily accurate or complete and do not always show the position of private cables from mains to properties. No person or company shall be relieved from liability for any damage caused by reason of the actual positions and/or depths being different from those indicated.

8. Care should be taken when excavating near cables. Known road crossings are highlighted on the enclosed plans. Should any cable, or Electricity North West Limited apparatus indicated on the attached plans, be affected by your proposals please contact us as follows:

   Electricity North west Limited
   Borron Street
   Portwood, Stockport
   Cheshire
   SK1 2JD

   Telephone: **0800 195 4141 (option 4)**

   Details of diversion costs, if any, will be provided on request once your firm proposals have been submitted.

9. Please note that service cables may be affected by some of the works being carried out on site.

   If any services do require temporary disconnection please phone **0800 195 4141 (option 2)** for domestic and commercial disconnection, so that arrangement can be made to disconnect before work commences on site.

11. Please note that cable records supplied may not be up to date, or may be incomplete, if the area concerned is a new site.

12. For information regarding wayleave or easement agreements contact WayleaveEnquiries@enwl.co.uk

13. The latest cable records are always available for inspection during normal working hours and you should satisfy yourself that the information you have is up to date at the time you commence work. This service is consistent with the requirement of Regulation 36 of the Electricity Supply Regulations and paragraph 79 of the New Road and Street Works Act.

SP Electricity North West

Electricity North West Ltd
Borron Street, Portwood
Stockport
SK1 2JD

www.enwl.co.uk

Registered in England and Wales
Registered Number 02366949

DRAFT

Utilities Not Identified

Gas

Alex Williams

From: plantprotection@cadentgas.com
Sent: 22 January 2026 11:21
To: Utility Reports (Technics Group)
Subject: LSBUD Ref: 40167167 Your Ref: GRS18910 DBYD Information Only Enquiry
Attachments: 40167167_CadentGas.pdf

EXTERNAL EMAIL

Date: 22/01/2026
LinesearchbeforeUdig ref: 40167167
Your ref: GRS18910

Dear Sir/Madam,

Please submit a planned works enquiry for your project

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding your information only to undertake works. As this is an information only, we haven't undertaken an assessment into the impact and risk posed to our assets. We need more information from you to do so.

You must not start any work until we confirm it is safe to do so after submission of a planned works enquiry.

There are Cadent gas pipes in the area you're planning to work. These pipes may impact and possibly prevent your work for safety or legal reasons.

If your works are proposed to be undertaken in an easement, please note any auto-response from our enquiry system does not constitute written consent and formal, signed written consent which will only be provided following consultation with our plant protection team.

What you need to do

To help develop your information only into a planned works enquiry, please review our attached plans, which detail the Cadent gas assets in the area along with our key guidance document Specification for Safe Working in the Vicinity of Cadent Assets.

Once you have a plan for review by our engineering teams, please submit a "Planned Works" enquiry via LSBUD. In the meantime, if you want to discuss specifics associated with your information only please contact us at plantprotection@cadentgas.com or on 0800 688 588 quoting your reference at the top of this letter.

Your responsibilities and obligations

It is your responsibility to ensure that the information you have given us is accurate, therefore you must not undertake any works until a planned works enquiry has been submitted for assessment. You must also share all relevant documents, including the guidance notes, with anyone who carries out work on your behalf.

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels and storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement.

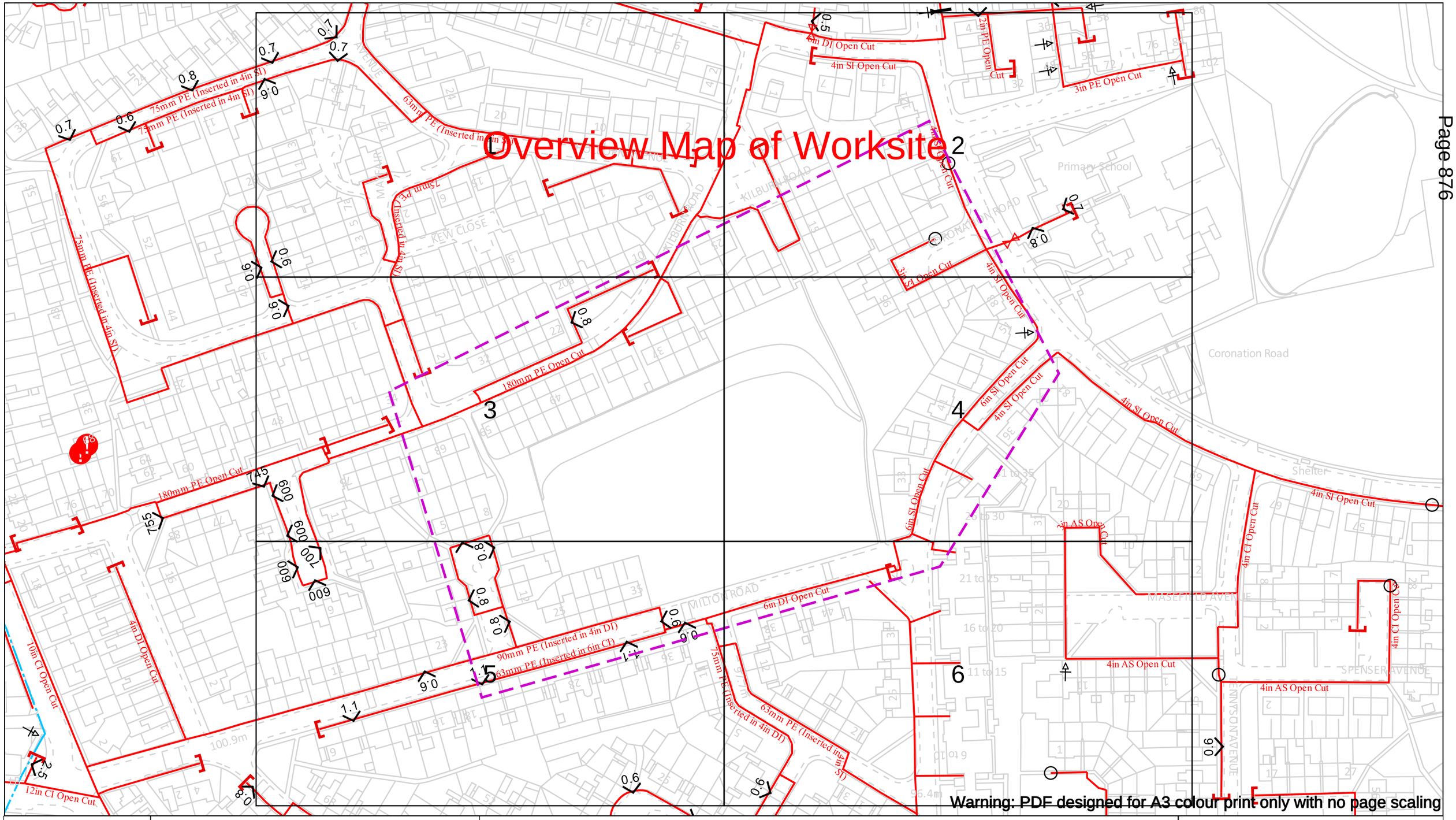
This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

Kind Regards,
Plant Protection Team
T: 0800 688 588
plantprotection@cadentgas.com
cadentgas.com



Overview Map of Worksite



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Date Requested: 22/01/2026
Job Reference: 40167167
Site Location: 377106 407721
Requested by:
Mr Stephen Sawyer
Your Scheme/Reference:
GRS18910

Scale: 1:1537 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of an emergency call 0800 111 999

Dig Sites

Area:

Line:

- LP Mains
- MP Mains
- IP Mains
- LHP Mains
- Valve
- Depth of cover
- Syphon
- Diameter Change
- Material Change
- Out of Standard Service

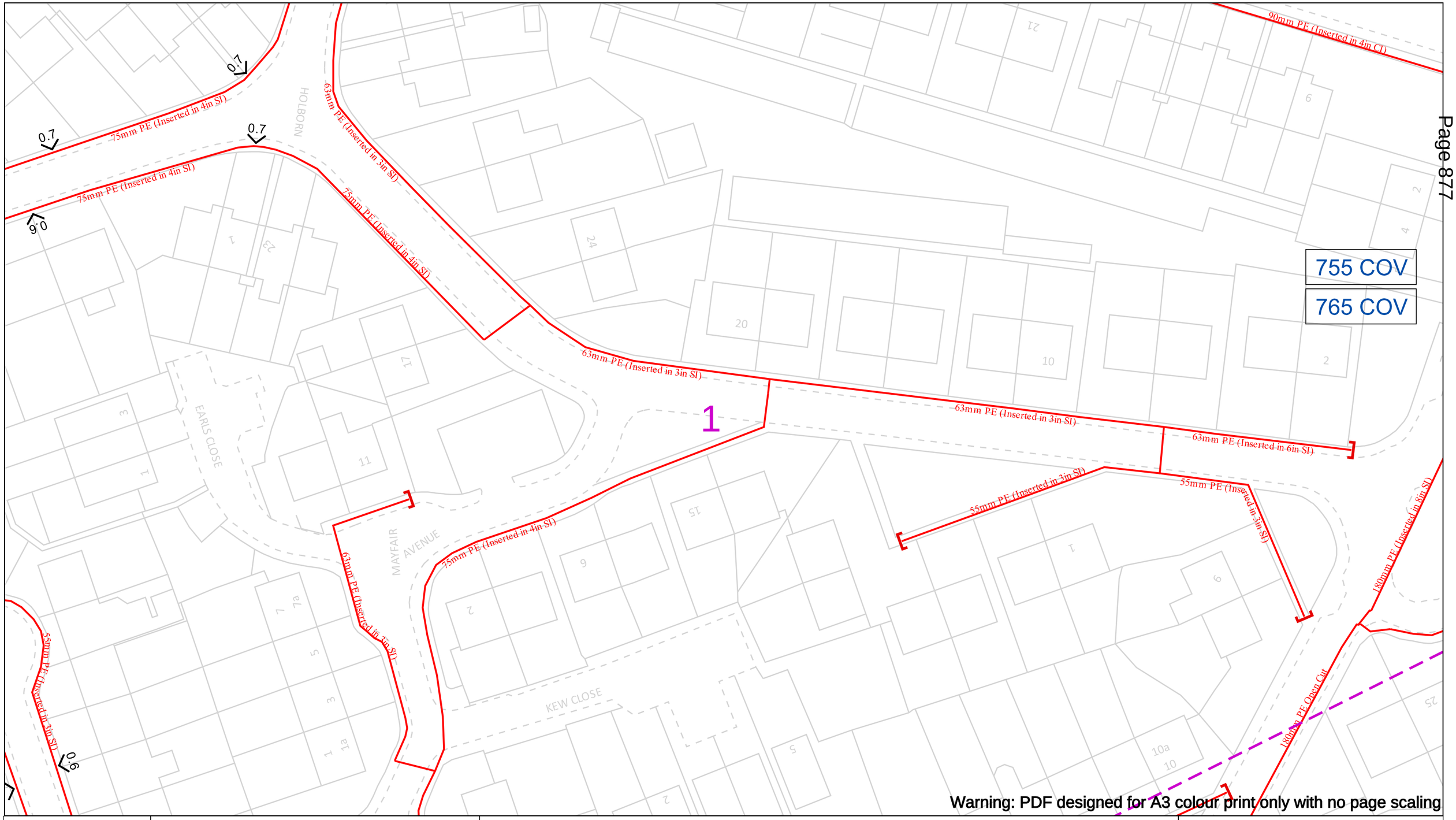
Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Cadent
Your Gas Network

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50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

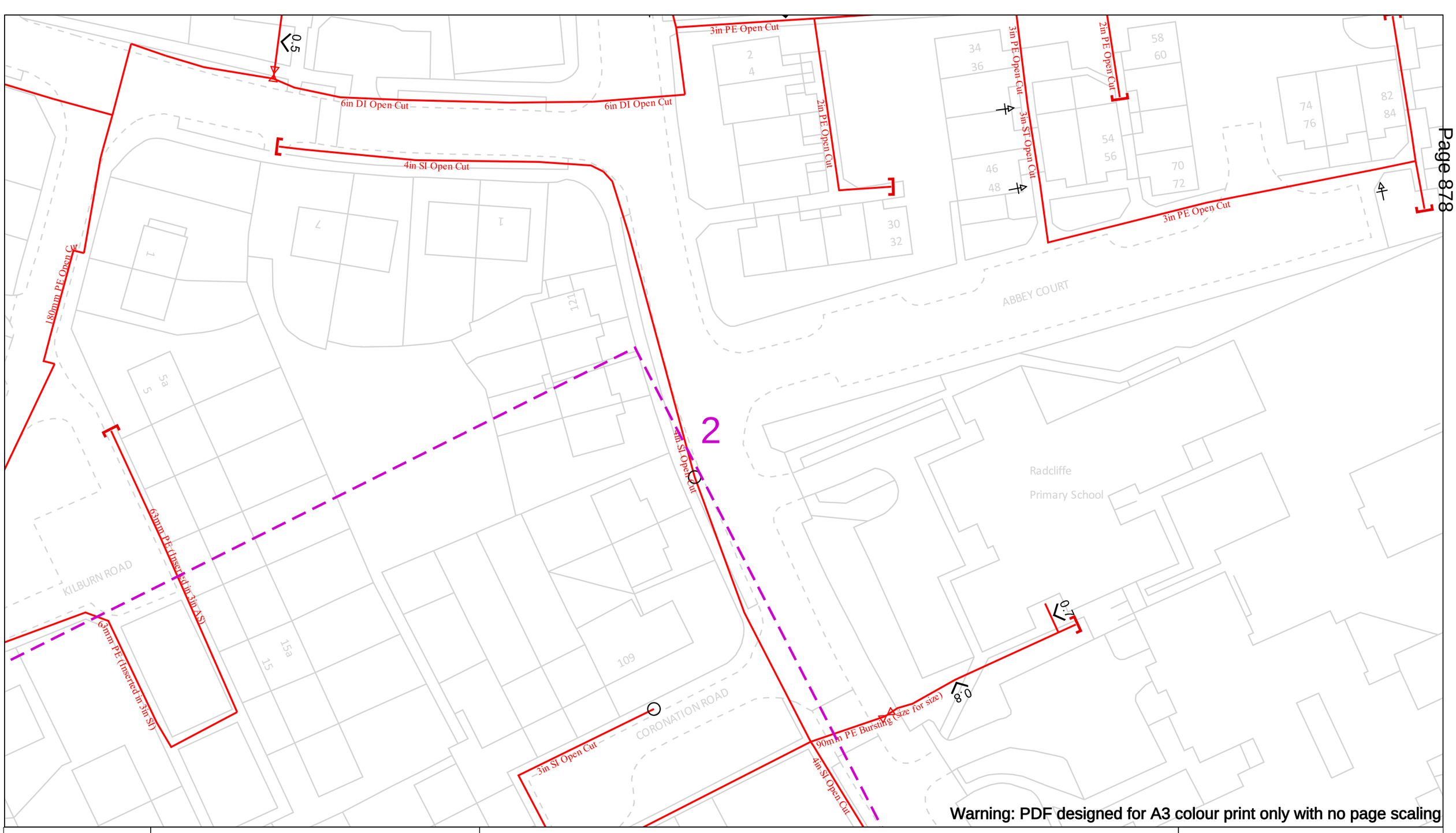
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In case of an emergency call 0800 111 999

50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

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Cadent
Your Gas Network

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645 COV

3

75mm PE (Inserted in 4in SI)

63mm PE (Inserted in 3in SI)

125mm PE (Inserted in 6in SI)

90mm PE (Inserted in 4in SI)

180mm PE Open Cut

63mm PE Open Cut

0.9

0.8

7.45

6.00

6.00

El Sub Sta

GROVE

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View extent: 200m, 115m

IMPORTANT NOTICES

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In case of an emergency call 0800 111 999

50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

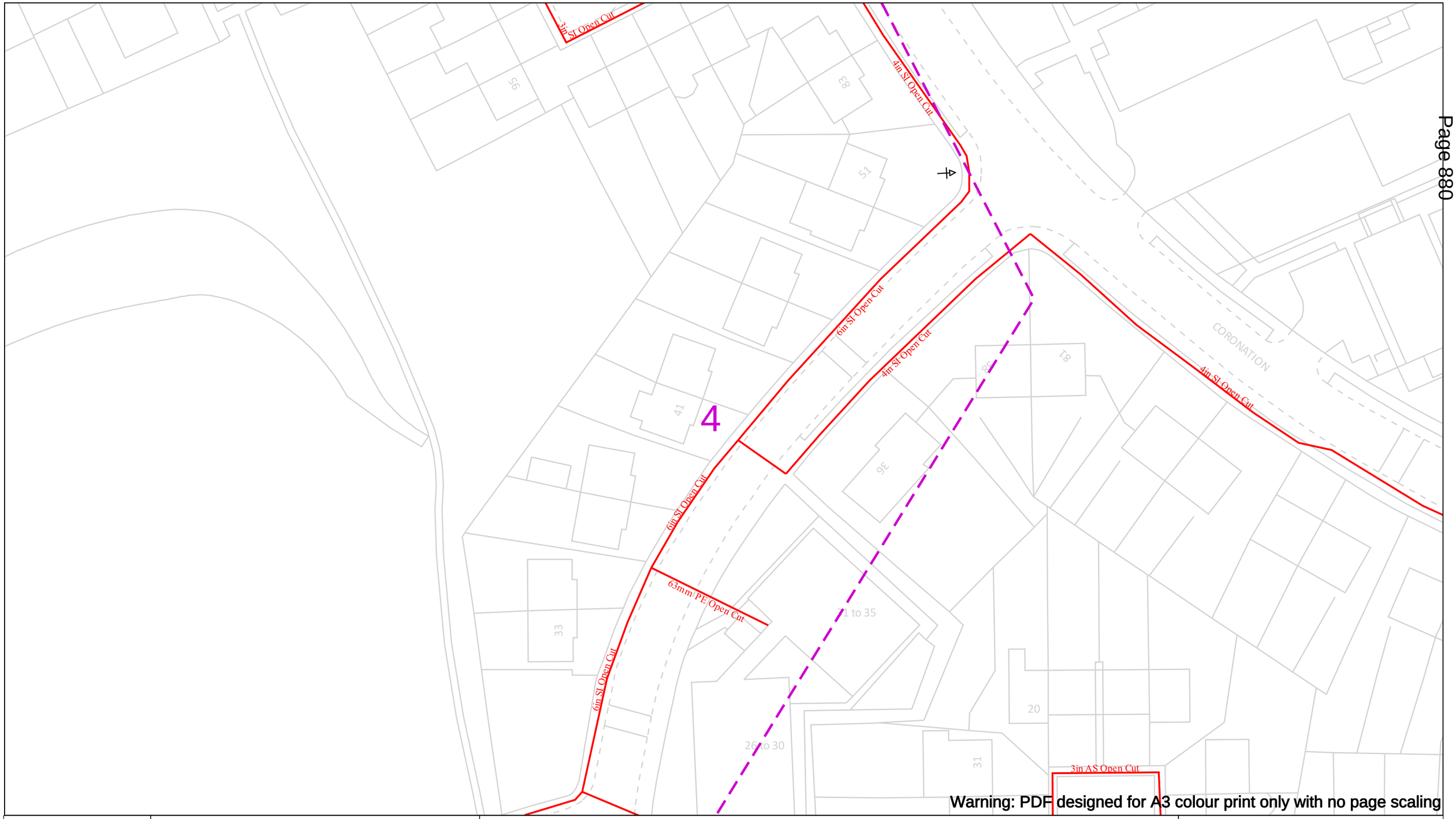
Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Cadent
Your Gas Network

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Warning: PDF designed for A3 colour print only with no page scaling

Date Requested: 22/01/2026
Job Reference: 40167167
Site Location: 377106 407721
Requested by:
Mr Stephen Sawyer
Your Scheme/Reference: GRS18910

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

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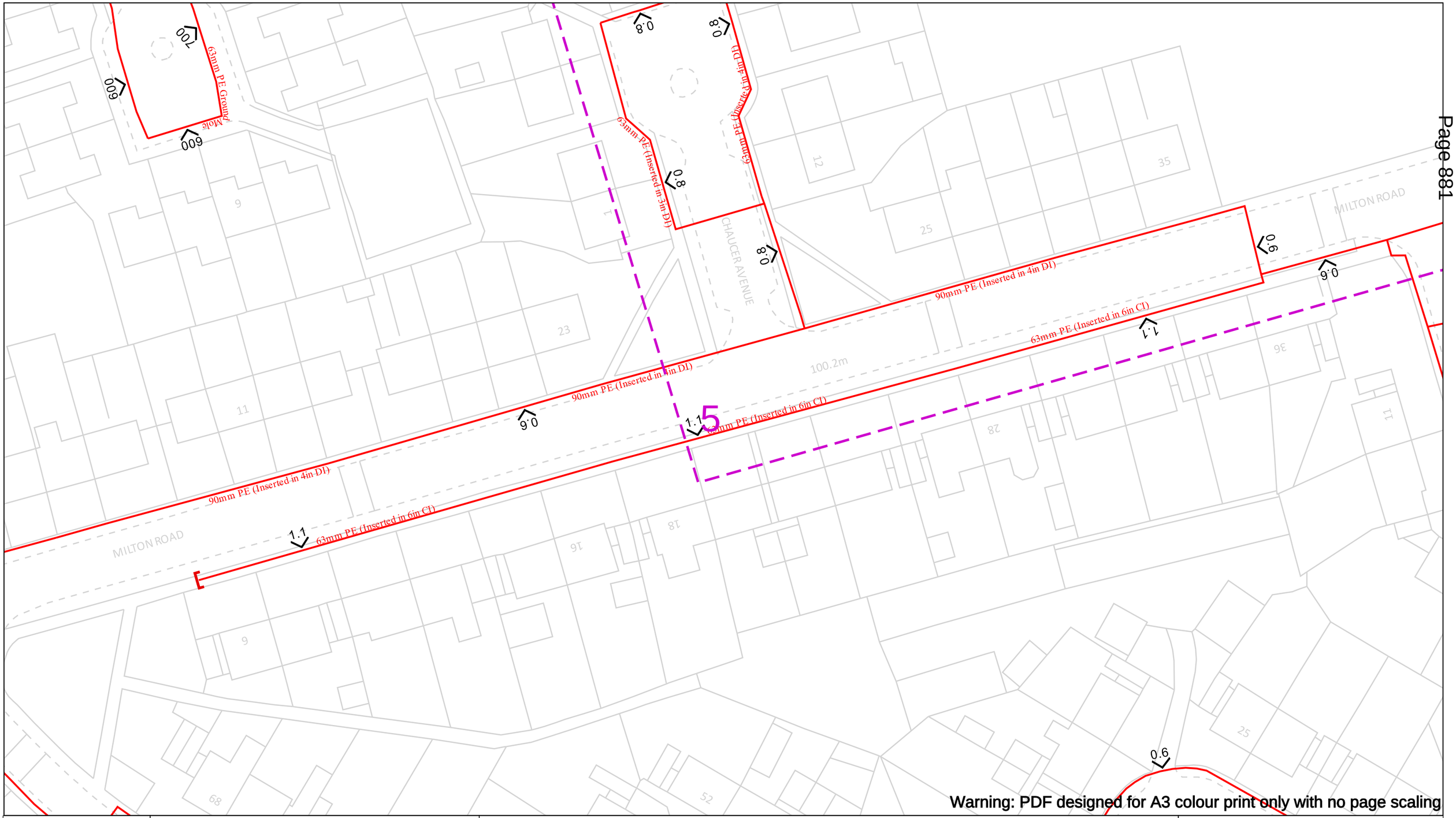
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Page 881

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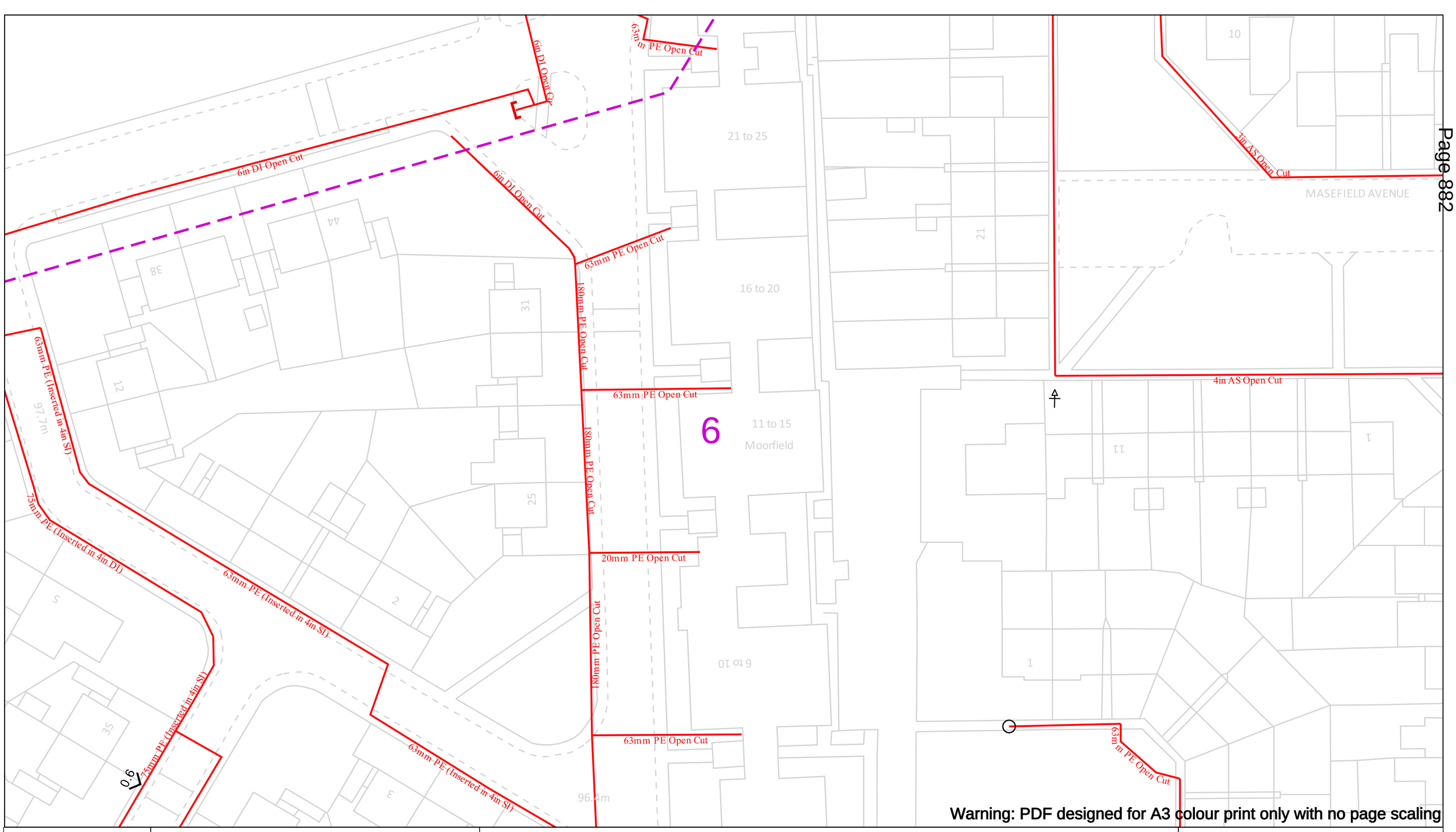
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CAD/SP/SSW/22
February 2023

Cadent
Your Gas Network

Specification for *Safe Working* in the Vicinity of Cadent Assets



Cadent Contact Details

East of England Operations Plant Protection

Address: Cadent Gas Limited, Vicarage Farm Road, Peterborough, PE1 5TP
Email: eaplantprotectionops@cadentgas.com

East Midlands Operations Plant Protection

Address: Cadent Gas Limited, Effingham Street, Sheffield, S4 7YP
Email: emplantprotectionops@cadentgas.com

North London Operations Plant Protection

Address: Cadent Gas Limited, Uxbridge Road, Slough, SL2 5NA
Email: nlplantprotection@cadentgas.com

North West Operations Plant Protection

Address: Cadent Gas Limited, Plant Protection (Block C), Mersey Road North, Failsworth, Greater Manchester, M35 9FF
Email: plantprotection.nw@cadentgas.com

West Midlands Operations Plant Protection

Address: Cadent Gas Limited, Windsor Street, Birmingham, B7 4DN
Email: plantprotection.wm@cadentgas.com



Disclaimer

This document is provided for use by third parties for safe working in the vicinity of Cadent assets. Where this document is used by any other party it is the responsibility of that party to ensure that this document is correctly applied.

Users should ensure that they are in possession of the latest edition of this document by referring to the Digging Safely webpage on the Cadent website.
www.cadentgas.com/help-advice/digging-safely

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Smell gas? Call the free, 24 hour National Gas Emergency Service:

0800 111 999*

*All calls are recorded and may be monitored

Step by Step Process

Register with LinesearchbeforeUdig (LSBUD)

LSBUD provide a free online enquiry service giving results within minutes from a grid reference, postcode or street name. This allows you to submit enquiries about activities and work that you are planning which may have an impact on the gas network.

www.lsbud.co.uk

Submit an Enquiry

Within LSBUD there are 3 enquiry types, **information only**, **planned works** and **emergency works**. Information only enquiries will not be escalated for operational site-specific advice, should you wish to carry out works you must submit a planned works enquiry. If your works are of a genuine emergency nature (e.g. burst water main etc.) then you should submit an emergency enquiry.

Review the Response, Asset Location and Enclosed Guidance

LSBUD will auto-generate a response based on your enquiry details and our assets in the area. The assessment will be based on the selected Work Category and Work Type. If your planned works propose activities to be undertaken within the distances specified in this booklet, you must obtain site specific advice from our specialist operational plant protection team.

If your response says that we need to assess your enquiry further, you must not start any work until we confirm it is safe to do so.

If you are advised to proceed with caution, then you must ensure that you utilise the provided asset plans and follow the guidance in this document.

Observe Restrictions

In addition to the guidance contained in this booklet, you must ensure that you observe any site-specific advice provided by our specialist operational plant protection teams.

If in doubt, contact Cadent by ringing the Central Admin Team on 0800 688 588

Introduction

Safe Working in the Vicinity of Cadent Assets: Requirements for Third Parties

This specification is for issue to third parties carrying out work in the vicinity of Cadent gas assets and associated installations. It is provided to ensure that individuals planning and undertaking work take appropriate measures to prevent damage.

Any damage to a gas asset, or its coating, can affect its integrity and can result in failure leading to potentially serious hazardous consequences for individuals located in the vicinity.

It is therefore essential that the safety advice outlined in this document, along with any site-specific advice given by our operatives, is complied with when working near to our assets. If Cadent consider any work to be in breach of the requirements stipulated in this document, then the Cadent Plant Protection Officer will request that work is suspended until the non-compliances have been rectified.

Every reasonable precaution shall be undertaken to avoid personal injury or damage to our apparatus. If we incur any direct or indirect costs as a consequence of your works and we are required to repair or divert any gas apparatus, you'll be recharged in full.



Any damage to our apparatus will be subject to legislative reporting responsibilities to the HSE under Reporting of Injuries, Diseases & Dangerous Occurrences Regulations 2013, Gas Safety Management Regulations 1996 and the Pipelines Safety Regulations 1996.

The requirements in this document are in line with the Institution of Gas Engineers and Managers (IGEM) recommendations IGEM/SR/18 Edition 3 - Safe Working Practices to Ensure the Integrity of Gas Assets and Associated Installations and the HSE's guidance document HS(G)47 Avoiding Danger from Underground Services.

It is the responsibility of the third party to ensure that any work carried out also conforms with the requirements of the Construction and Design Management (CDM) Regulations 2015 and all other relevant health and safety legislation. Reference shall be made to our apparatus within your site Health and Safety file.



Keeping you, your workers and the public safe when working near our pipelines

1 Scope

This specification sets out the safety precautions and other conditions associated with working in the vicinity of Cadent assets, located in negotiated easements and public highways.

Mandatory and non-mandatory requirements

In this document:

- Shall: indicates a mandatory requirement
- Should: indicates best practice and is the preferred option

If an alternative method is used then a suitable and sufficient risk assessment shall be completed to show that the alternative method delivers the same, or better, level of protection.

Where the guidance in this document cannot be adhered to, then the diversions process shall be followed.

Before contacting our diversions team, you'll need to have your site information and any design proposals available.

Once you have this information, please contact our diversions team diversions@cadentgas.com or on 0330 678 1034.

Visit www.cadentgas.com/diversions for more information.

You can contact our diversions team by email diversions@cadentgas.com or by phone 0330 678 1034



2 Formal Consent

Cadent's assets are either located in an easement agreed with the landowner at the time of installation, or within the highway. As the required arrangements for working in an easement and working in the highway differ, this section describes the specific requirements for these two areas.

Any documents handed to contractors or other individuals undertaking work (e.g. farmers, local authorities etc.), on site by Cadent, shall be signed for and adhered to by the site. All personnel working on site shall be made aware of the potential hazards of working near gas assets and the actions they should follow in case of an emergency.

2.1 Within an easement

The promoter of any works within an easement shall provide Cadent with details of the proposed works, including a risk assessment and method statement of how the work is intended to be carried out. Work shall not commence in an easement strip until formal written consent has been provided by Cadent. This will include details of Cadent's protection requirements, contact telephone numbers and the emergency telephone number. On acceptance of Cadent's requirements, the promoter of the works shall give Cadent at least 14 days' notice before commencing work on site.

Where clearance to proceed has been granted directly from the system, for example, if your works only affect low pressure assets (operating at less than 75 mbar), but the asset concerned is within an easement, the promoter of the works shall contact the network Plant Protection Office for formal written consent.

In addition to formal written consent, an easement crossing agreement (deed of indemnity) may be required. This shall be discussed with the Cadent Plant Protection Officer prior to the commencement of the works.

The width of an easement is dependent on a number of factors and is mainly dependent on the operating pressure, pipeline material and diameter, as these factors influence safe working requirements and building proximity distances. Easement details should be registered at Land Registry, however if you are unsure please liaise with your Cadent Plant Protection Officer.



Below is a list of our standard easement widths, however, some easements may vary:

Pressure tier/ Material	Diameter	Easement Width (total)
HP Steel	900mm, 1060mm, 1200mm (36", 42", 48")	24.4m (80')
HP Steel	750mm and 600mm (30" & 24")	18.3m (60')
HP Steel	Up to and including 450mm (18")	12.2m (40')
HP RTP	Determined on a case by case basis	
IP Steel	All sizes	6m plus pipe diameter
IP PE > 5.5 bar	Above 500mm (19")	30m plus pipe diameter
	356mm to 500mm	16m plus pipe diameter
	126mm to 365mm	12m plus pipe diameter
	Up to and including 125mm	12m plus pipe diameter
IP PE <5.5 bar	Above 500mm (19")	26m plus pipe diameter
	356mm to 500mm	8m plus pipe diameter
	126mm to 365mm	8m plus pipe diameter
	Up to and including 125mm	8m plus pipe diameter
AGI's	All sites	3m restrictive width around the installation
MP PE	Above 500mm (19")	12m plus pipe diameter
	356mm to 500mm	6m plus pipe diameter
	126mm to 355mm	5m plus pipe diameter
	Up to and including 125mm	4.5m plus pipe diameter
MP Steel	All sizes	6m plus pipe diameter
MP Iron	All sizes	6m plus pipe diameter
LP	Above 125mm	3m plus pipe diameter
	Up to and including 125mm	1m plus pipe diameter

2.2 Within a highway

Work shall be notified to Cadent in accordance with the requirements of the New Roads and Street Works Act (NRSWA) and HS(G)47. The promoter of any works within the highway should provide Cadent with details of the proposed works, including a risk assessment and method statement of how the work is intended to be carried out. This shall be submitted at least 14 days before the planned work is to be carried out. If similar works are being carried out at several locations in close proximity, a single risk assessment and method statement should be adequate depending on the nature of the works. Work should not go ahead until formal written consent has been given by Cadent. This will include details of Cadent's protection requirements, contact telephone numbers and the emergency telephone number.

3 Location of Gas Assets

A copy of our plans with your marked-out site is provided in our LSBUD response. Cadent asset records shall be consulted to establish the indicative location of the gas assets in relation to the promoter's work area.

If the marked-out area is incorrect you MUST resubmit your enquiry with the correct area marked out.

Prior to work commencing on site, the gas assets should be located to verify the indicative location from plans.

This should initially be carried out through non-intrusive methods utilising pipe locators where possible. The indicative location should be verified through trial holes. Once located, the gas assets should be marked out at regular intervals using asset location markers with triangular flags (see Appendix A) or other suitable methods.

For assets exceeding 2 bar, the excavation of all trial holes shall be monitored by Cadent. For assets not exceeding 2 bar, monitoring will be at the discretion of the Cadent Plant Protection Officer.

Safe digging practices, in accordance with HSE publication HS(G)47, shall be followed. Direct and consequential damage to gas plant can be dangerous both to employees and to the general public.

We utilise marker posts and surface boxes to denote the location of our apparatus providing access to key parts of our network. Free access shall be maintained to such apparatus during and after your works and these shall not be moved, covered or damaged during the works.





4 Temporary and Permanent Protective Measures

No temporary or permanent protective measures, including the installation of concrete slab protection, shall be installed over or near to a Cadent asset without the prior written consent of Cadent Plant Protection Officer. Cadent will need to approve the material, dimensions and method of installation for the proposed protective measure.

The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to Cadent. Where permanent protection is to be installed over an asset, Cadent will normally carry out a coating survey of metallic assets to check that there is no existing damage to the coating, prior to the slab protection being installed. Cadent shall, therefore, be given at least 14 days' notice prior to the laying of any slab protection to arrange for this survey to be carried out.

Generally, due to the need for future access to below 2 bar gas assets, permanent protection is not permitted, however, can be approved at Cadent's discretion.

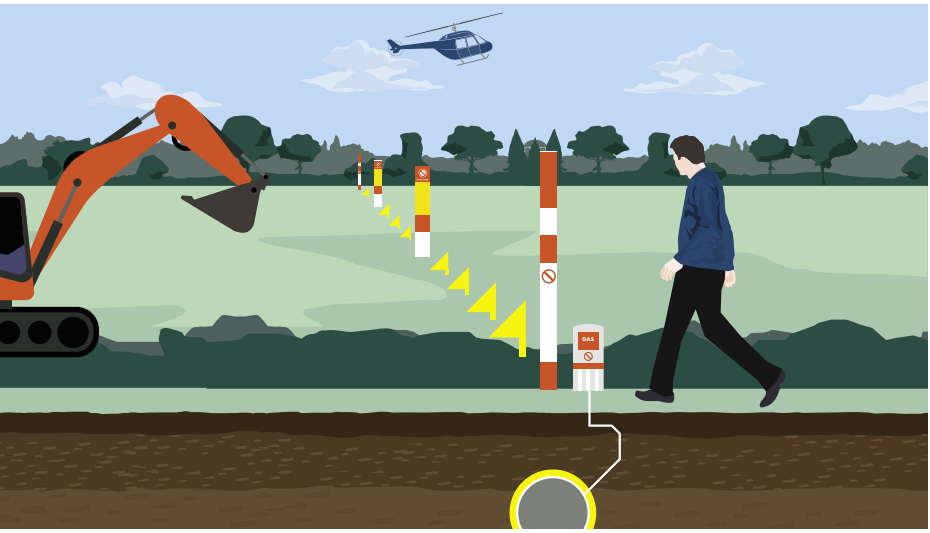
The safety precautions detailed in Sections 5, 6, 7 or 8 of this document should also be observed during the installation of the asset protection.



5 Working in the Vicinity of a High or Intermediate Pressure Gas Asset (Operating at Pressures Greater than 2 bar)

The below information shall only be used as guidance, for all works in the vicinity of High and Intermediate Pressure Pipelines the auto-response from the system will advise not to carry out any works until we have undertaken a technical review of the planned works and provided site specific safe working advice.

Information only enquiries will not be escalated for operational site-specific advice, should you wish to carry out works you must submit a planned works enquiry for assessment.



5.1 Excavation

Mechanical excavators should not be sited or moved above an asset.

Mechanical excavators, and any other powered mechanical plant, shall not dig on one side of the asset with the cab of the excavator positioned on the other side.

All traffic should be positioned far enough away from the trench to prevent trench wall collapse.

5.1.1 In proximity to an asset in an easement

Following location and marking of assets in agreement with the Cadent Plant Protection Officer, powered mechanical excavation may be used no closer than 3m (see Figure 1). The use of toothed excavator buckets vastly increases the potential for damage to assets, therefore only toothless buckets shall be used.

Any fitting, attachment or connecting pipework on an asset shall be exposed by hand.

If third parties are using any form of trench support system, they shall ensure that none of the components are in contact with the Cadent asset.

Consideration may be given to a relaxation of these limits or lower risk excavation methods by agreement with the Cadent Plant Protection Officer on site.

Where sufficient depth of cover exists and the absence of attachments and projections has been confirmed (e.g. valve spindles, pressure points etc.) and following evidence from hand dug trial holes, light tracked vehicles may be permitted to strip topsoil to a depth of 250mm, using a toothless bucket.

No topsoil or other materials shall be stored within the easement without the written permission of Cadent. No fires are allowed in the easement strip or close to above ground gas installations.

After the completion of the work, the level of cover over an asset should be the same as that prior to work commencing, unless otherwise agreed by Cadent.

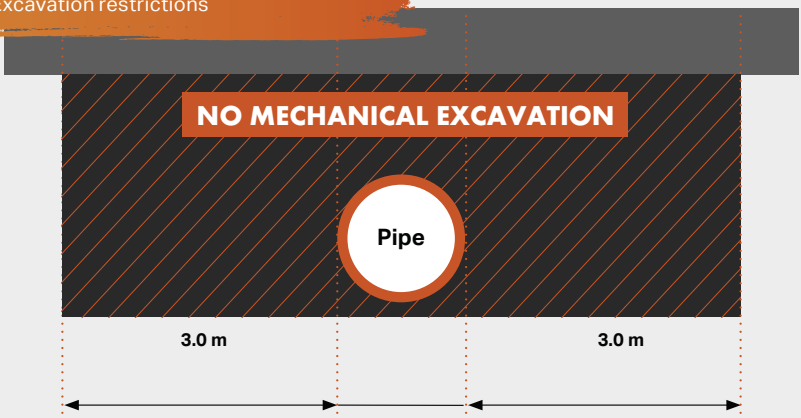
No new service shall be laid parallel to an asset within the easement. In special circumstances, and only with formal written agreement from Cadent, this may be relaxed for short excursions where the service shall be laid no closer than 600mm.

Where work is being carried out parallel to an asset, within or just alongside the easement, suitable barriers shall be erected for protection between the works and the asset to prevent encroachment.

5.1.2 In proximity to an asset in the highway

Following locating and marking of assets in agreement with the Cadent Plant Protection Officer, powered mechanical excavation may be used no closer than 3 meters (see Figure 1).

Figure 1. Excavation restrictions



The use of toothed excavator buckets vastly increases the potential for damage to assets, therefore only toothless buckets shall be used.

Any fitting, attachment or connecting pipework shall be exposed by hand.

If third parties are using any form of trench support system, they shall ensure that none of the components are in contact with the Cadent asset.

Removal of the bituminous or concrete highway surface layer by mechanical means is permitted to a depth of 300mm, unless any attachments or projections are present on an asset (e.g. valve spindles, pressure points etc.). The use of chain trenchers is not permitted within 3m of an asset. The Cadent Plant Protection Officer may need to be present to monitor this work. Where the bituminous or concrete highway surface layer extends below 300mm deep, it shall only be removed by handheld power assisted tools under the observation of Cadent.

In special circumstances, consideration may be given to a relaxation of these rules by agreement with the Cadent Plant Protection Officer and only whilst they remain on site.

5.1.3 Crossing over an asset (Open cut)

Where a new service is to cross over an asset, a clearance distance of 600mm between the crown of the asset and underside of the service should be maintained. If this cannot be achieved, the service shall cross below the asset (see Section 5.1.4).

In special circumstances, this distance may be reduced at the discretion of the Cadent Plant Protection Officer on site.

5.1.4 Crossing below an asset (Open cut)

Where a service is to cross below an asset, a clearance distance of 600mm between the crown of the new service and underside of the asset shall be maintained. Where lengths of pipe greater than one metre are to be exposed, the Cadent Plant Protection Officer shall be consulted. Exposed assets should be suitably supported and protected by matting and timber cladding. Any supports shall be removed prior to backfilling.

In special circumstances, this clearance distance may be reduced at the discretion of the Cadent Plant Protection Officer on site.

5.1.5 Cathodic Protection (CP)

Cathodic protection (CP) is applied to Cadent's buried steel pipe and is a method of protecting assets from corrosion by maintaining an electrical potential between the pipe and anodes placed at strategic poin ts along the asset. Where a new service is to be laid and similarly protected, the party installing the CP system shall undertake tests to determine whether the new service is interfering with the cathodic protection of Cadent assets.

Should any cathodic protection posts or associated apparatus need to be moved to facilitate third party works, at least 14 days' notice shall be given to Cadent. Cadent will undertake this work and any associated costs will be borne by the third party.

5.1.6 Installation of electrical equipment

Where electrical equipment is being installed close to Cadent's buried steel assets, the effects of a rise of earth potential under fault conditions shall be considered by the third party and a risk assessment and method statement shall be submitted to Cadent for approval, prior to the works commencing.

The installation of electrical cables parallel to Cadent assets may induce currents into the asset. This may interfere with the effective operation of the cathodic protection system. In these instances, Cadent will require the promoter of the works to conduct pre and post energisation potential surveys of Cadent's assets. The costs for any stray current mitigation systems required will be borne by the promoter of the works.

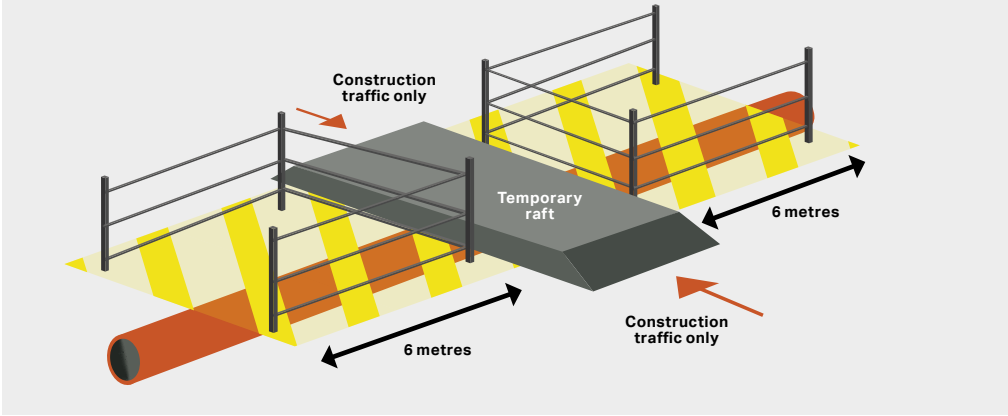
5.2 Construction Traffic

Where existing roads cannot be used, construction traffic shall only cross an asset at locations agreed with the Cadent Plant Protection Officer. Notices shall be placed directing traffic to the crossing points. Post and wire fencing shall be erected at all crossing points, and the fence should cover the width of the easement and extend a further 6 metres along the length of the easement on both sides (see Figure 2).

Assets shall be protected at all crossing points by a suitable method agreed with the Cadent Plant Protection Officer prior to installation. The promoter of the works shall review ground conditions, vehicle types and crossing frequencies to determine the type and construction of the protection required.

For larger scale projects or permanent solutions, a protection slab may be required.

Figure 2. Construction traffic requirements



5.3 Specific Activities

This section details the precautions that need to be taken when carrying out certain prescribed activities in the vicinity of an asset. The promoter of works is required to consult Cadent when intending to undertake one of the listed activities and/or further advice is required on whether the work has the potential to affect the asset. The table below shows, for some specific activities, the prescribed distances where the advice of Cadent shall be sought.

Activity	Distance within which Cadent advice shall be sought
Piling	15 m
Surface mineral extraction	100m
Landfilling	100 m
Demolition	150 m or 400m for structure mass > 10000 tonnes
Blasting	500 m if the MIC* is greater than 200 kg 250 m if the MIC* is greater than 10 kg but less than 200 kg 100 m if the MIC* is 10 kg or less.
Deep mining	1000 m
Wind turbine	1.5 times mast height

**MIC - Maximum Instantaneous Charge*

5.3.1 Trenchless techniques

Where trenchless techniques are being considered, a formal risk assessment and method statement shall be produced. This risk assessment and method statement shall be formally agreed with Cadent prior to the commencement of the work. Please provide Cadent with at least 14 days' notice as the Cadent Plant Protection Officer may wish to be present to monitor this work.

5.3.2 Changes to depth of cover

The depth of cover over Cadent's asset shall not be altered. Cadent shall be consulted for any activity proposed that will lead to a change in cover over the asset. Expert advice may need to be sought, which will be determined by the Cadent Plant Protection Officer.

5.3.3 Piling

No piling shall be allowed within 15m of an asset without an assessment of the vibration levels at the asset. The peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec. The promoter of the works should provide Cadent the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought, which can be arranged through Cadent.

5.3.4 Demolition

No demolition should be allowed within 150m of an asset, or 400m for a structure mass greater than 10,000t without an assessment of the vibration levels at the asset. The peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

The promoter of the works should provide Cadent the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought, which can be arranged through Cadent.

5.3.5 Blasting

The Maximum Instantaneous Charge (MIC) dictates the distance at which an assessment of the vibration levels (at the located asset) is required. The measured distances are as follows:

- 500m if the MIC is greater than 200kg
- 250m if the MIC is greater than 10kg but less than 200kg
- 100m if the MIC is 10kg or less

The peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

The promoter of the works should provide Cadent the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought, which can be arranged through Cadent.

5.3.6 Surface mineral extraction

An assessment shall be carried out on the effect of surface mineral extraction activity within 100 metres of an asset. Consideration should also be given to extraction around other plant and equipment associated with assets (e.g. cathodic protection ground beds).

Where the mineral extraction extends up to the asset easement, a stable slope angle and stand-off distance between the asset and slope crest shall be determined by Cadent. The easement strip should be clearly marked by a suitable permanent boundary, such as a post and wire fence. Additionally, where appropriate, slope indicator markers shall be erected to facilitate the verification of the recommended slope angle as the slope is formed, by the third party. The asset easement and slope need to be inspected periodically to identify any signs of developing instability.

This may include any change of slope profile including:

- Bulging
- The development of tension cracks on the slope or easement
- Any changes in drainage around the slope

The results of each inspection should be recorded

Where surface mineral extraction activities are planned within 100m of the asset but do not extend up to the asset easement boundary, Cadent shall assess whether this could promote instability in the vicinity of the asset. This may occur where the asset is routed across a natural slope or the excavation is deep. A significant cause of this problem is where the groundwater profile is affected by changes in drainage or the development of lagoons.

Where the extraction technique involves explosives, the provisions of Section 5.3.5 apply.



5.3.7 Deep mining

Assets within 1km of active deep mining may be affected by subsidence resulting from mineral extraction. The determination of protective or remedial measures will normally require expert assistance, which can be arranged through Cadent.

5.3.8 Landfilling

The creation of slopes outside of the asset easements may promote instability within the vicinity of an asset. Cadent should carry out an assessment to determine the effect of any landfilling activity within 100m of an asset. The assessment is particularly important if landfilling operations are taking place on a slope in which an asset is routed.

5.3.9 Pressure testing

Hydrostatic testing of a third-party asset should not be permitted within 8 metres either side of a Cadent asset, to provide protection against the effects of a burst. Where this cannot be achieved, typically where the third-party asset needs to cross a Cadent asset, one of the following precautions would need to be adopted:

- limiting of the design factor of the third-party pipeline to 0.3 at the asset's nominated maximum operating pressure (MOP), and the use of pre-tested pipe
- the use of sleeving
- Cadent conduct risk analysis of pipe failure

In either case, the third party shall submit their site-specific risk assessment and safe system of works for consideration by Cadent.

5.3.10 Seismic surveys

The promoter of works shall advise Cadent of any seismic surveying work in the vicinity of an asset that will result in peak particle velocities in excess of 75mm/sec at the asset.

The promoter of the works should provide Cadent the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

5.3.11 Hot work

Where a Cadent metallic gas asset has been exposed, welding (or other hot works that may involve naked flames) should not be carried out in proximity of the gas asset. This may be reduced if suitable protection and precautions has been agreed with Cadent.

If the gas asset is PE (polyethylene or a PE asset is contained within a metallic sleeve) welding, or other hot works that may involve naked flames, should not take place within 500mm of the gas asset. This may be reduced if suitable protection and precautions have been agreed with the Cadent Plant Protection Officer to prevent against the effects of sparks, radiant heat transfer etc.

The Cadent Plant Protection Officer shall be present to monitor all welding, burning or other 'hot work' that takes place.

5.3.12 Wind turbines

Wind turbines shall not be sited any closer than 1.5 times the proposed height of the turbine mast away from the nearest edge of a gas asset.

Further guidance can be found from UKOPA's Good Practice Guide 13 (UKOPA/GP/013) - Requirements for the Siting and Installation of Wind Turbines Installations in the Vicinity of Buried Pipelines.

5.3.13 Solar farms

Solar Farms can be built adjacent to gas assets but never within an easement. Advice shall be sought from Cadent at the early stages of design to ensure that electrical interference, security, future access and construction methods can be mutually agreed.

Further guidance can be found from UKOPA's Good Practice Guide 14 (UKOPA/GP/014) - Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines.

5.4 Backfilling

No backfilling should be undertaken without Cadent's agreement to proceed and the Cadent Plant Protection Officer will stipulate the necessary requirements. Some equipment may not be suitable for use over or around an asset due to the adverse effects of excessive compaction and vibration levels. The Cadent Plant Protection Officer will be able to advise on suitable equipment. Third parties undertaking work shall provide Cadent with 48 hours' notice, or shorter only if agreed with Cadent, of the intent to backfill over, under or alongside the asset.

This requirement should also apply to any backfilling operations that:

- are within 3 metres of an asset
- could influence the ground stability

Any damage to an asset or its coating shall be reported to Cadent in order that damage can be assessed, and repairs carried out.

Minor damage to pipe coating and cathodic protection test leads will be repaired by Cadent free of charge. If an asset has been backfilled without the knowledge of the Cadent Plant Protection Officer, the third party shall re-excavate to enable the condition of the asset coating to be assessed.



6 Working in the Vicinity of a Medium Pressure Gas Asset (Operating at Pressures Greater than 75 mbar but not Exceeding 2 bar)

The below information shall only be used as guidance, and where appropriate, will be supplemented by site specific safe working advice from the network Plant Protection Officer.

Information only enquiries will not be escalated for operational site-specific advice, should you wish to carry out works you must submit a planned works enquiry for assessment.

6.1 Temporary and Permanent Structures

No temporary or permanent structures are permitted to be installed above, or in close proximity to a gas asset or easement due to the restriction of access this imposes. This includes, but is not limited to, permanent street furniture such as planters and bollards and temporary buildings such as welfare units and other enclosed spaces. The building proximity distances for medium pressure assets is as follows:

Material	Minimum proximity to premises
Cast/Spun Iron	3m
Ductile Iron	30m
Steel	1m
PE (inserted)	1m
PE (non-inserted)	2m for diameters < 500mm 5m for diameters > 500mm

Please note that the easement distance may be greater than the building proximity distance. For any proposed structures in the easement, please consult with the Cadent Plant Protection Officer.



6.2 Excavation

6.2.1 General

Mechanical excavators should not be sited or moved above an asset.

Mechanical excavators and any other powered mechanical plant shall not dig on one side of the asset with the cab of the excavator positioned on the other side. All traffic should be positioned far enough away from the trench to prevent trench wall collapse.

Excavation with a powered mechanical excavator should not be carried out until the asset has been located through vacuum excavation or by hand. No mechanical excavation is permitted within 500mm of a gas asset. Any mechanical excavation should utilise a banksperson. Toothless buckets shall be used due to the potential of damage to assets using toothed excavator buckets.

Consideration shall be given to apparatus installed on gas assets including valves, spindles, pressure points etc. Any fitting, attachment or connecting pipework on an asset shall be exposed by hand.

Where concrete is exposed around gas apparatus, it shall not be removed without first consulting with a Cadent Plant Protection Officer as it could be providing protection or anchorage to live apparatus.

Where a third party is using any trench support system, they shall ensure that none of its components are in contact with an asset.

The use of chain trenchers is not permitted within 3m of the confirmed location of an asset.

6.2.2 Working in vicinity of iron pipework

When deep excavation greater than 1.5m in depth is carried out in the vicinity of iron pipework, steps shall be taken to ensure the risk associated with immediate and latent asset failure are considered and, where necessary, excavations are cut back to reduce the shear factor created by ground disturbance likely to result in settlement. This also includes instances where excavations are part of construction works, including basement conversions, underground carparks, shaft construction, etc.

Care should be taken to ensure that any exposed iron pipework is suitably supported at 1m intervals and protected from damage to avoid creating tensions that could lead to joint disturbance or pipe barrel fracture.

Where fittings or existing repairs are uncovered, care shall be taken to ensure that these are not disturbed.

When working near ductile iron pipework, any corrosion identified on the pipeline shall be reported to 0800 111 999 for a first call operative to attend to undertake a hazard assessment.

6.2.3 In proximity to an asset in an easement

Where sufficient depth of cover exists and the absence of attachments and projections has been confirmed (e.g. valve spindles, pressure points etc.), following evidence from hand dug trial holes, light tracked vehicles may be permitted to strip topsoil to a depth of 250mm using a toothless bucket.

No topsoil or other materials shall be stored within the easement without the written permission of Cadent. No fires are allowed in the easement strip or other gas assets.

After the completion of the work, the level of cover over the asset should be the same as that prior to work commencing.

No new service shall be laid parallel to the asset within the easement.

Where work is being carried out parallel to the asset, within or alongside the easement, suitable barriers shall be erected between the works and the asset to prevent encroachment or damage.

6.2.4 In proximity to an asset in the highway

Where sufficient depth of cover exists, and the absence of attachments and projections has been confirmed (e.g. valve spindles, pressure points etc.), following evidence from hand dug trial holes, removal of the bituminous or concrete highway surface layer by mechanical means is permitted to a depth of 300mm. Where the bituminous or concrete highway surface layer extends below 300mm deep, it shall only be removed by handheld power assisted tools.

6.2.5 Crossing over an asset (Open cut)

Where a new service is to cross over a gas asset, a minimum clearance distance of 1.5 times the diameter of the gas asset or 300mm, whichever is greater, shall be maintained. If this cannot be achieved, the service shall cross below the asset, see Section 6.2.6.

6.2.6 Crossing below an asset (Open cut)

Where a service is to cross below a gas asset, a minimum clearance distance of 1.5 times the diameter of the gas asset or 300mm, whichever is greater, between the crown of the new service and underside of the asset shall be maintained. The exposed asset shall be suitably supported and protected by matting and timber cladding. Any supports shall be removed prior to backfilling.

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6.2.7 Cathodic Protection (CP)

Cathodic protection (CP) is applied to some buried steel pipes and is a method of protecting assets from corrosion by maintaining an electrical potential between the asset and anodes placed at strategic points along the asset. Where a new service is to be laid and similarly protected, the party installing the CP system shall liaise with the Cadent Plant Protection Officer and undertake tests to determine whether the new service is interfering with the cathodic protection of the Cadent asset.

Should any cathodic protection posts or associated apparatus need moving to facilitate third party works, at least 14 days' notice shall be given to Cadent. Cadent will undertake this work and any associated costs will be borne by the third party.

6.2.8 Installation of electrical equipment

Where electrical equipment is being installed close to Cadent's buried steel assets, the effects of a rise of earth potential under fault conditions shall be considered by the third party, a risk assessment carried out and this shall be provided to the Cadent Plant Protection Officer for inspection. Equipment shall not be installed if the integrity of Cadent's assets is compromised. In this case, diversion of the affected assets is required.

The installation of electrical cables parallel to Cadent assets may induce currents into the asset. This may interfere with the effective operation of cathodic protection systems. In these instances, Cadent will require the promoter of the works to work with the Cadent Plant Protection Officer to ensure that pre and post energisation potential surveys of Cadent's assets are undertaken. The costs for any stray current mitigation systems required will be borne by the third-party promoter.



6.3 Construction Traffic

The promoter of the works shall review the ground conditions, vehicle types and crossing frequency to determine the type and construction of crossing that will be required. Additionally, no undue loads such as spoil heaps, lighting columns, permanent traffic lights or road signs should be allowed over gas assets.

Iron pipes, or pipes that are not already within an existing road (such as those within footways or verges), shall not be crossed by construction vehicles without suitable protection and the consent of the Cadent Plant Protection Officer.

Where existing roads cannot be used, construction traffic should only cross Cadent assets at specific locations, with notices directing traffic to the crossing points erected. All crossing points shall:

- Be at right angles to the asset
- Be fenced denoting the existence of the asset to ensure all traffic uses the crossing point. The fencing shall cover the width of any easements and extend a further 6m along the length of any easements on both sides (see Figure 3).
- Have signs attached to the fence denoting the asset that the crossing point is located over
- Be regularly inspected and maintained in good condition

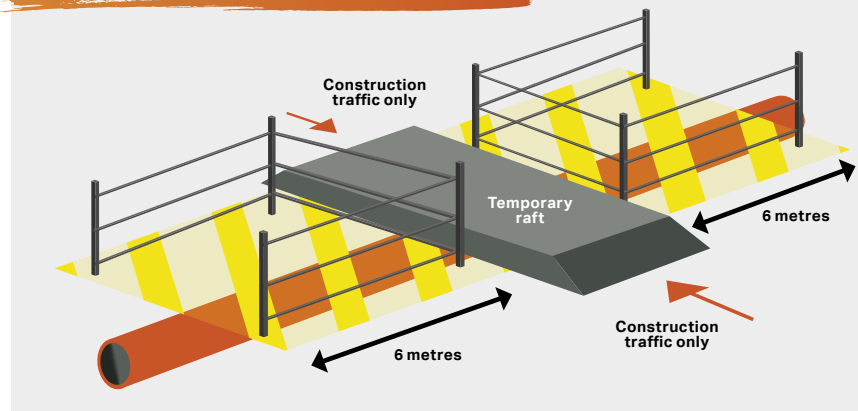
Note: A 5mph speed restriction should be enforced at all crossing points.

Suitable protection methods may include:

- Temporary protection slab
- Free-standing bridges (prefabricated modular steel or pre-cast concrete bridges)
- Proprietary access roadways
- Haul roads (including hardcore, sleepers, steel plates or a combination)

For larger scale projects or permanent crossings, diversion of the asset may be required.

Figure 3. Construction traffic requirements



6.4 Specific Activities

This section details the precautions that need to be taken when carrying out certain prescribed activities in the vicinity of a Cadent asset. The promoter of works is required to consult Cadent when intending to undertake one of the activities listed below to obtain further site-specific advice on whether the work has the potential to affect the asset. The table to the right shows, for some specific activities, the prescribed distances where the advice of Cadent shall be sought.

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Activity	Distance within which Cadent advice shall be sought
Piling	15m
Surface mineral extraction	100m
Landfilling	100m
Demolition	150m or 400m for structure mass >10000 tonnes
Blasting	500m if the MIC is greater than 200kg 250m if the MIC is greater than 10kg but less than 200kg 100m if the MIC is 10kg or less.
Deep mining	1000m
Wind turbine	1.5 times mast height

6.4.1 Carriageway construction (including widening & bell mouth construction)

Where it is proposed to carry out carriageway construction over an asset previously located in a footway or verge, you must contact the diversions team to determine if diversion or replacement of the asset is required before commencement of your works.

6.4.2 Trenchless techniques

Where trenchless techniques are being considered, a formal risk assessment and method statement shall be produced and submitted to the Cadent Plant Protection Officer for review prior to commencing work. Please provide Cadent with at least 14 days' notice as we may wish to be present to monitor the work.

6.4.2.1 Tunnelling

Ground movement may occur when tunnelling in soft ground conditions. Ground movement contours from the tunnelling operation shall be calculated and all gas assets within the affected zone should be identified and assessed.

PE assets can tolerate some differential ground movement.

For cast and ductile iron assets, acceptable limits on stress increase and joint disturbances are defined in the performance acceptance criteria for iron mains.

For steel assets, an integrity assessment should be carried out according to the industry standard IGEM/TD/12 – Pipework stress analysis for gas industry plant. An expert on Soil/Pipe Interaction Analysis should be consulted when required for the evaluation of ground movement effects on the assets.

For any proposed tunnelling works, you must contact the diversions team to determine if diversion or replacement of the asset is required before commencement of your works, due to the likely impact on our assets.

6.4.3 Changes to depth of cover

The depth of cover over Cadent's asset shall not be altered. Where a change in cover is required, contact your Cadent Plant Protection Officer.

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6.4.4 Piling

No piling shall be allowed within 15m of an asset without an assessment of the vibration levels at the asset.

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity at the asset shall be limited to a maximum level of 25mm/sec.

The promoter of the works should provide the Cadent Plant Protection Officer with the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure the allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made, which may require expert advice.

6.4.5 Demolition

No demolition should be allowed within 150m of an asset for 400m for a structure mass greater than 10,000 tonnes without an assessment of the vibration levels at the asset.

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity at the asset shall be limited to a maximum level of 25mm/sec.

The promoter of the works should provide the Cadent Plant Protection Officer with the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure the allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought, which can be arranged through Cadent.

6.4.6 Blasting

The Maximum Instantaneous Charge (MIC) dictates the distance at which an assessment of the vibration levels (at the located asset) is required. The measured distances are as follows:

- 500m if the MIC is greater than 200kg
- 250m if the MIC is greater than 10kg but less than 200kg
- 100m if the MIC is 10kg or less

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity at the asset shall be limited to a maximum level of 25mm/sec.

The promoter of the works should provide the Cadent Plant Protection Officer with the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought, which can be arranged through Cadent.

6.4.7 Surface mineral extraction

An assessment shall be carried out on the effect of surface mineral extraction activity within 100m of a gas asset. Consideration should also be given to extraction around plant and equipment associated with assets (e.g. cathodic protection ground beds).

Where the mineral extraction extends up to the asset easement, a stable slope angle and stand-off distance between the asset and slope crest shall be determined. Where an easement exists, the easement strip shall be clearly marked by a suitable permanent boundary, such as a post and wire fence. Additionally, where appropriate, slope indicator markers shall be erected to facilitate the verification of the recommended slope angle as the slope is formed, by the third party. The asset easement and slope need to be inspected periodically to identify any signs of developing instability. This may include any change of slope profile including:

- Bulging
- The development of tension cracks on the slope or easement
- Any changes in drainage around the slope

The results of each inspection should be recorded.

Where surface mineral extraction activities are planned within 100m of the asset but do not extend up to the asset easement boundary, an assessment should be made as to whether this could promote instability in the vicinity of the asset. This may occur where the asset is routed across a natural slope or the excavation is deep. A significant cause of this problem is where the groundwater profile is affected by changes in drainage or the development of lagoons.

Where the extraction technique involves explosives, the provisions of Section 6.4.6 apply.

6.4.8 Deep mining

Gas assets within 1km of active deep mining may be affected by subsidence resulting from mineral extraction. The determination of protective or remedial measures will normally require expert assistance, which can be arranged through Cadent.

6.4.9 Landfilling

The creation of slopes outside of the asset easements may promote instability within the vicinity of the asset. Cadent should carry out an assessment to determine the effect of any landfilling activity within 100m of an asset. The assessment is particularly important if landfilling operations are taking place on a slope in which the asset is routed.

6.4.10 Pressure testing

Pressure testing should not be permitted within 8m of an asset unless suitable precautions have been taken against the effects of a pipe failure.

6.4.11 Seismic surveys

The promoter of works shall advise Cadent of any seismic surveying work in the vicinity of PE or steel assets that will result in peak particle velocities in excess of 75mm/sec at the asset or for iron assets that will result in peak particle velocities in excess of 25mm/sec at the asset.

The promoter of the works should provide Cadent the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.



6.4.12 Hot work

Where the Cadent's metallic gas assets have been exposed, welding (or other hot works that may involve naked flames) should not be carried out in proximity of the gas asset. This may be reduced if suitable protection and precautions have been agreed with Cadent.

If the gas asset is PE (or a PE asset is contained within a metallic sleeve) welding, or other hot works that may involve naked flames, shall not take place within 500mm of the gas asset. For further advice contact your network Plant Protection Officer.

Protection measures shall be agreed with the Cadent Plant Protection Officer prior to installation to prevent the effects of sparks, radiant heat transfer etc.

Any hot works in proximity to a Cadent gas asset require leakage surveys prior to, during and after the works. If gas is detected, all works shall stop, and the leak immediately reported to the National Gas Emergency Service on 0800 111 999.

The Cadent Plant Protection Officer will determine the need to remain on site to monitor all welding, burning or other 'hot work' that takes place.

6.4.13 Wind turbines

Wind turbines shall not be sited any closer than 1.5 times the proposed height of the turbine mast away from the nearest edge of the asset.

Further guidance can be found from UKOPA's Good Practice Guide 13 (UKOPA/GP/013) - Requirements for the Siting and Installation of Wind Turbines Installations in the Vicinity of Buried Pipelines.

6.4.14 Solar farms

Solar Farms can be built adjacent to gas assets, but never within an easement. Advice shall be sought from Cadent at the early stages of design to ensure that electrical interference, security, future access and construction methods can be mutually agreed.

Interference checks shall be completed by the third party to ensure that the solar installations and associated infrastructure have no negative effect on cathodic protection systems.

Further guidance can be found from UKOPA's Good Practice Guide 14 (UKOPA/GP/014) - Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines.

6.4.15 Lifting operations

Where lifting operations are planned to be carried out in the vicinity of medium pressure apparatus a site-specific risk assessment and lift plan is required to be reviewed by the Cadent Plant Protection Officer.

Protection shall be afforded to live apparatus when carrying out the works to prevent impact damage in the event of an uncontrolled failure or drop. Any loads shall be secured using suitable and sufficient lifting accessories to reduce the likelihood of the load being dropped.

Consideration shall be given to the location of lifting equipment and the loads induced into the ground to avoid the potential overloading of buried apparatus. Where the site cannot be laid out to avoid loading gas apparatus, the asset shall be suitably protected with the consent of the

Cadent Plant Protection Officer. Alternatively, the asset will require replacement/diversion.

6.5 Backfilling and Reinstatement

Reinstatement around Cadent apparatus still poses a risk to the integrity of the asset. A gas asset must not be located within the footway or carriageway construction as this has the potential to cause damage to the apparatus during and post completion of the reinstatement.

No backfilling should be undertaken without Cadent's agreement to proceed. Some equipment may not be suitable for use over or around assets due to the adverse effects of excessive compaction and vibration levels.

A gas asset shall not be encased in concrete or have concrete positioned within 300mm of the asset, or anywhere above an iron gas asset due to the need for future access.

The fine fill material should be firmly packed around the pipe in 100mm layers to achieve a compacted thickness of 75mm and shall be laid to a minimum depth of 150mm above the crown of the asset.

Mechanical compaction equipment shall not be used until a 250mm hand rammed layer has been compacted above the crown of the pipe.

For backfilling and reinstatement in the vicinity of iron apparatus, in addition to the above, the maximum weight of compaction equipment used above the crown of the asset shall not exceed 1.5t/m2 and vibratory compaction shall not be used.

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Material used in the backfill shall conform to the following requirements:

- Sand shall be well-graded in accordance with BS EN 13242:2002+A1:2007
- It shall not contain any sharp objects, large stones or bricks
- Foamed concrete shall not be used

We will require marker tape to be installed at least 250mm above the crown of the main.

Prior to backfilling, if the asset is coated, Cadent require the opportunity to inspect its condition in order assess and to carry out any repairs as necessary. Please contact your network Plant Protection office to arrange this. Any damage to the asset or coating shall be reported to the Cadent Plant Protection Officer so that damage can be assessed, and repairs carried out.

Minor (and existing) damage to pipe coating and cathodic protection test leads will be repaired by Cadent free of charge. If the asset has been backfilled without the knowledge of the Cadent Plant Protection Officer, the third party will need to re-excavate to enable the condition of the asset coating to be assessed.

All temporary supports shall be removed prior to backfill but only when the asset is sufficiently supported by bedding material around the pipe.

7 Working in the Vicinity of a Low Pressure Gas Asset (Operating at Pressures up to 75 mbar)

For planned and emergency works in the vicinity of Low Pressure gas assets, the promoter will be advised proceed with caution. The guidance contained within this section must be followed. If it cannot, contact shall be made with the network Plant Protection office for advice.

7.1 Temporary and Permanent Structures

No temporary or permanent structures are permitted to be installed above, or in close proximity to a gas asset or easement due to the restriction of access this imposes. This includes, but is not limited to, permanent street furniture such as planters and bollards and temporary buildings such as welfare units and other enclosed spaces. The building proximity distances for low pressure assets is 1m.

Please note that the easement distance may be greater than the building proximity distance, for any proposed structures in the easement please consult with the Cadent network Plant Protection Officer.



7.2 Excavation

7.2.1 General

Mechanical excavators should not be sited or moved above an asset.

Mechanical excavators and any other powered mechanical plant shall not dig on one side of an asset with the cab of the excavator positioned on the other side. All traffic should be positioned far enough away from the trench to prevent trench wall collapse.

Excavation with a powered mechanical excavator should not be carried out until gas assets have been located through vacuum excavation or by hand. No mechanical excavation is permitted within 500mm of gas assets. Any mechanical excavation should utilise a banksperson. Toothless buckets shall be used due to the potential of damage to assets using toothed excavator buckets.

Consideration shall be given to apparatus installed on gas assets including valves, spindles, pressure points etc. Any fitting, attachment or connecting pipework on the asset shall be exposed by hand.

Where concrete is exposed around gas apparatus this shall not be removed as it could be providing protection or anchorage to the live apparatus.

Where a third party is using any trench support system, they shall ensure that none of its components are in contact with the asset.

The use of chain trenchers to do this is not permitted within 3m of the confirmed location of the asset.

7.2.2 Working in vicinity of iron pipework

When deep excavation greater than 1.5m in depth is carried out in the vicinity of iron pipework, steps shall be taken to ensure the risk associated with immediate and latent asset failure are considered, and where necessary, excavations are cut back to reduce the shear factor created by ground disturbance likely to result in settlement. This also includes instances where excavations are part of construction works including basement conversions, underground carparks, shaft construction, etc.

Care should be taken to ensure that any exposed iron pipework is suitably supported at 1m intervals and is protected from damage to avoid creating tensions that could lead to joint disturbance or pipe barrel fracture.

Where fittings or existing repairs are uncovered care shall be taken to ensure that these are not disturbed.

When working near ductile iron pipework should any corrosion be identified on the pipeline this shall be reported to 0800 111 999 for a first call operative to attend to undertake a hazard assessment.

7.2.3 In proximity to an asset in an easement

Where sufficient depth of cover exists and the absence of attachments and projections has been confirmed (e.g. valve spindles, pressure points etc.), following evidence from hand dug trial holes, light tracked vehicles may be permitted to strip topsoil to a depth of 250mm using a toothless bucket.

No topsoil or other materials shall be stored within the easement without the written permission of Cadent. No fires are allowed in the easement strip or other gas assets.

After the completion of the work, the level of cover over an asset should be the same as that prior to work commencing.

No new service shall be laid parallel to an asset within an easement.

Where work is being carried out parallel to an asset, within or alongside an easement, suitable barriers shall be erected between the works and the asset to prevent encroachment or damage.

7.2.4 In proximity to an asset in the highway

Where sufficient depth of cover exists, and the absence of attachments and projections has been confirmed (e.g. valve spindles, pressure points etc.), following evidence from hand dug trial holes, removal of the bituminous or concrete highway surface layer by mechanical means is permitted to a depth of 300mm. Where the bituminous or concrete highway surface layer extends below 300mm deep, it shall only be removed by handheld power assisted tools.

7.2.5 Crossing over an asset (Open cut)

Where a new service is to cross over an asset, a minimum clearance distance of 1.5 times the diameter of the gas asset or 300mm, whichever is greater shall be maintained. If this cannot be achieved, the service shall cross below the asset, see Section 7.2.6.

7.2.6 Crossing below an asset (Open cut)

Where a service is to cross below an asset, a minimum clearance distance of 1.5 times the diameter of the gas asset or 300mm, whichever is greater, between the crown of the new service and underside of the asset shall be maintained. The exposed asset shall be suitably supported and protected by matting and timber cladding. Any supports shall be removed prior to backfilling.

7.2.7 Cathodic Protection (CP)

Cathodic protection (CP) is applied to some buried steel pipes and is a method of protecting assets from corrosion by maintaining an electrical potential between the asset and anodes placed at strategic points along the asset. Where a new service is to be laid and similarly protected, the party installing the CP system shall undertake tests to determine whether the new service is interfering with the cathodic protection of the Cadent asset.

Should any cathodic protection posts or associated apparatus need moving to facilitate third party works, appropriate notice, shall be given to Cadent. Cadent will undertake this work and any associated costs will be borne by the third party.

7.2.8 Installation of electrical equipment

Where electrical equipment is being installed close to Cadent's buried steel assets, the effects of a rise of earth potential under fault conditions shall be considered by the third party and a risk assessment carried out. Equipment shall not be installed if the integrity of Cadent's assets is compromised. In this case, diversion of the affected assets will be required.

You can contact our diversions team by email diversions@cadentgas.com or by phone 0330 678 1034

The installation of electrical cables parallel to Cadent assets may induce currents into the asset. This may interfere with the effective operation of cathodic protection systems. In these instances, Cadent will require the promoter of the works to conduct pre and post energisation potential surveys of Cadent's assets. The costs for any stray current mitigation systems required will be borne by the third-party promoter.

7.3 Construction Traffic

The promoter of the works should review the ground conditions, vehicle types and crossing frequency to determine the type and construction of crossing that will be required. Additionally, no undue loads such as spoil heaps, lighting columns, permanent traffic lights or road signs shall be allowed over gas assets.

Iron pipes, or pipes that are not already within an existing road such as those within footways or verges shall not be crossed by construction vehicles without suitable protection being designed and installed. Consideration shall be given to the requirement for access to low pressure apparatus therefore for large scale, long duration projects, or permanent crossings, the diversions process shall be followed to determine whether the asset requires diversion/

replacement in advance of the works taking place.

Where existing roads cannot be used, construction traffic should only cross Cadent assets with a minimum depth of cover of 750mm (post crossing construction) at specific locations, with notices directing traffic to the crossing points erected. All crossing points shall:

- Be at right angles to the asset
- Be fenced denoting the existence of the asset to ensure all traffic uses the crossing point. The fencing shall cover the width of any easements and extend a further 6m along the length of any easements on both sides (see Figure 2 on page 13).
- Have signs attached to the fence denoting the asset that the crossing point is located over
- Be regularly inspected and maintained in good condition

Note: A 5mph speed restriction should be enforced at all crossing points.

Suitable protection methods may include:

- Temporary protection slab
- Free-standing bridges (prefabricated modular steel or pre-cast concrete bridges)
- Proprietary access roadways
- Haul roads (including hardcore, sleepers, steel plates or a combination)

7.4 Specific Activities

This section details the precautions that need to be taken when carrying out certain prescribed activities in the vicinity of a Cadent asset. The promoter of works is required to consult Cadent when intending to undertake one of the activities listed below and further advice is required on whether the work has the potential to affect the asset.

7.4.1 Carriageway construction (including widening & bell mouth construction)

Where it is proposed to carry out carriageway construction over an asset previously located in a footway or verge you must contact the diversions team to determine if diversion or replacement of the asset is required before commencement of your works.

7.4.2 Trenchless techniques

Where trenchless techniques are being considered, a formal risk assessment and method statement shall be produced prior to commencing work.

Trial holes shall be undertaken to ensure that sufficient clearance exists between gas assets and the proposed third-party asset (or the pipe to be split if a pipe splitting technique is being used) prior to the works.

If an asset is to be replaced using pipe splitting techniques in the vicinity of iron mains, in addition to the below clauses, an integrity assessment shall be undertaken.

When running parallel to gas assets, the minimum clearance shall be:

- 1m

When crossing gas assets, the minimum clearance shall be:

- 500mm or 1.5 times the diameter of the asset, whichever is greater.

Clearances may need to be increased due to the following factors:

- Ground conditions
- Largest reamer diameter
- Type of reamer used, e.g. hollow, finned, etc.
- Accuracy of equipment being used
- Construction of adjacent services and structures
- Configuration of other underground services crossing or running parallel to the drill path
- Consequences of damage
- Pipe stress increase from potential ground movement

The exposed asset should be suitably supported and be protected by matting and suitable timber cladding to reduce the risk of damage from any broken pipe fragments (if pipe splitting is used).



Supports shall be removed prior to backfill but only when the asset is sufficiently supported by bedding material around the pipe.

All lateral crossings shall be exposed around their full circumference with an additional 250mm clearance below. The width of the excavation shall be three times the diameter of the largest reamer or 500mm either side of the largest reamer, whichever is the greatest. These clearances shall be measured from the drill path centre. Each crossing should be manned during the drilling/splitting operation to watch the reamer/splitter pass.

For pipe splitting running parallel to a buried gas asset, trial holes should be undertaken at suitable and frequent locations along the proposed route to confirm sufficient clearance distances exist, and the pipe route is confirmed.

The line of the pipe to be installed/split should be monitored along its length to ensure no variance from its path.

Consideration should be given for a leakage survey to be undertaken before work starts, during the works if safe to do so and following completion. If there is any likelihood of damage to the asset, the operation shall be stopped immediately.

7.4.2.1 Tunnelling

Ground movement may occur when tunnelling in soft ground conditions. Ground movement contours from the tunnelling operation shall be calculated and all gas assets within the affected zone should be identified and assessed.

PE assets can tolerate some differential ground movement.

For cast and ductile iron assets, acceptable limits on stress increase and joint disturbances are defined in the performance acceptance criteria for iron mains.

For steel assets an integrity assessment should be carried out according to the industry standard IGEM/TD/12 – Pipework stress analysis for gas industry plant.
An expert on Soil/Pipe Interaction Analysis should be sought when required for the evaluation of ground movement effects on the assets.

For any proposed tunnelling works, due to the likely impact on our assets you must contact the diversions team to determine if diversion or replacement of the asset is required before commencement of your works.

7.4.3 Changes to depth of cover

The depth of cover over or around Cadent's iron assets shall not be altered. If a change in the depth of cover is required, you must contact the diversions team to arrange for diversion or replacement of the asset before commencement of your works.

For PE and steel pipes, reductions in depth of cover are only permitted if the below minimum depths of cover can be maintained (following investigation across the affected length):

- In fields and agricultural land 1.1m
- In roads and verges 750mm
- In footpaths 600mm
- In private property 600mm

Substantial increases in depth of cover shall not be permitted.

Where a change in the depth of cover affects attachments and projections such as services and valves, liaison with our diversions team is required to ensure these are appropriately protected or altered.

You can contact our diversions team by email diversions@cadentgas.com or by phone 0330 678 1034

7.4.4 Piling

No piling shall be allowed within 15m of an asset without an assessment of the vibration levels at the asset.

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity shall be limited to a maximum level of 25mm/sec.

The promoter of the works should determine the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure the allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made, which may require expert advice.

7.4.5 Demolition

No demolition should be allowed within 150m of an asset for 400m for a structure mass greater than 10,000 tonnes without an assessment of the vibration levels at the asset.

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity at the asset shall be limited to a maximum level of 25mm/sec.

The promoter of the works should determine the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure the allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought.

Where demolition is proposed you must ensure that the gas supply to the premises has been isolated in a suitable, identified location.

7.4.6 Blasting

The Maximum Instantaneous Charge (MIC) dictates the distance at which an assessment of the vibration levels (at the located asset) is required. The measured distances are as follows:

- 500m if the MIC is greater than 200kg
- 250m if the MIC is greater than 10kg but less than 200kg
- 100m if the MIC is 10kg or less

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity at the asset shall be limited to a maximum level of 25mm/sec.

The promoter of the works should determine the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought.

7.4.7 Surface mineral extraction

An assessment shall be carried out on the effect of surface mineral extraction activity within 100m of an asset. Consideration should also be given to extraction around plant and equipment associated with assets (e.g. cathodic protection ground beds).

Where the mineral extraction extends up to the asset easement, a stable slope angle and stand-off distance between the asset and slope crest shall be determined.

Where an easement exists, the easement strip shall be clearly marked by a suitable permanent boundary, such as a post and wire fence. Additionally, where appropriate, slope indicator markers shall be erected to facilitate the verification of the recommended slope angle as the slope is formed, by the third party. The asset easement and slope need to be inspected periodically to identify any signs of developing instability.

This may include any change of slope profile including:

- Bulging
- The development of tension cracks on the slope or easement
- Any changes in drainage around the slope

The results of each inspection should be recorded.

Where surface mineral extraction activities are planned within 100m of the asset but do not extend up to the asset easement boundary, an assessment should be made as to whether this could promote instability in the vicinity of the asset. This may occur where the asset is routed across a natural slope or the excavation is deep. A significant cause of this problem is where the groundwater profile is affected by changes in drainage or the development of lagoons.

Where the extraction technique involves explosives, the provisions of Section 7.4.6 apply.

7.4.8 Deep mining

Assets routed within 1km of active deep mining may be affected by subsidence resulting from mineral extraction. The determination of protective or remedial measures will normally require expert assistance.

7.4.9 Landfilling

The creation of slopes outside of the asset easements may promote instability within the vicinity of the asset. An assessment shall be carried out by the promoter of the works to determine the effect of any landfilling activity within 100m of an asset. The assessment is particularly important if landfilling operations are taking place on a slope in which the asset is routed.

7.4.10 Pressure testing

Pressure testing should not be permitted within 8m of an asset unless suitable precautions have been taken against the effects of a pipe failure.



7.4.11 Seismic surveys

The promoter of works shall advise Cadent of any seismic surveying work in the vicinity of PE or steel assets that will result in peak particle velocities in excess of 75mm/sec at the asset or for iron assets that will result in peak particle velocities in excess of 25mm/sec at the asset.

The promoter of the works should determine the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

7.4.12 Hot work

Where the Cadent's metallic gas asset has been exposed, welding (or other hot works that may involve naked flames) should not be carried out in proximity of the gas asset.

If the gas asset is PE (or a PE asset is contained within a metallic sleeve) welding, or other hot works that may involve naked flames, shall not take place within 500mm of the gas asset.

Protection measures shall be installed to prevent the effects of sparks, radiant heat transfer etc.

Any hot works in proximity to a Cadent gas asset shall require leakage surveys prior to, during and after the works. If gas is detected, all works shall stop, and the leak immediately reported to the National Gas Emergency Service on 0800 111 999.

7.4.13 Wind turbines

Wind turbines shall not be sited any closer than 1.5 times the proposed height of the turbine mast away from the nearest edge of the asset.

Further guidance can be found from UKOPA's Good Practice Guide 13 (UKOPA/GP/013) - Requirements for the Siting and Installation of Wind Turbines Installations in the Vicinity of Buried Pipelines.

7.4.14 Solar farms

Solar Farms can be built adjacent to assets but never within an easement.

Interference checks shall be completed by the third party to ensure that the solar installations and associated infrastructure have no negative effect on cathodic protection systems.

Further guidance can be found from UKOPA's Good Practice Guide 14 (UKOPA/GP/014) - Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines.

7.4.15 Lifting operations

Where lifting operations are planned to be carried out in the vicinity of low pressure apparatus a site-specific risk assessment and lift plan is required.

Protection shall be afforded to live apparatus when carrying out the works to prevent impact damage in the event of an uncontrolled failure or drop. Any loads shall be secured using suitable and sufficient lifting accessories to reduce the likelihood of the load being dropped.

Consideration shall be given to the location of lifting equipment and the loads induced into the ground to avoid the potential overloading of buried apparatus.

Where the site cannot be laid out to avoid loading gas apparatus, the asset shall be suitably protected with the consent of the Cadent Plant Protection Officer. Alternatively, the asset will require replacement/diversion.

7.5 Backfilling and Reinstatement

Reinstatement around Cadent apparatus still poses a risk to the integrity of the asset. A gas asset must not be located within the footway or carriageway construction as this has the potential to cause damage to the apparatus during and post completion of the reinstatement.

No backfilling should be undertaken without Cadent's agreement to proceed. Some equipment may not be suitable for use over or around assets due to the adverse effects of excessive compaction and vibration levels.

A gas asset shall not be encased in concrete or have concrete positioned within 300mm of the asset or anywhere above an iron gas asset due to the need for future access.

The fine fill material should be firmly packed around the pipe in 100mm layers to achieve a compacted thickness of 75mm and shall be laid to a minimum depth of 150mm above the crown of the asset

Mechanical compaction equipment shall not be used until a 250mm hand rammed layer has been compacted above the crown of the pipe

For backfilling and reinstatement in the vicinity of iron apparatus, in addition to the above, the maximum weight of compaction equipment used above the crown of the pipe shall not exceed 1.5t/m2 and vibratory compaction shall not be used.

Material used in the backfill shall conform to the following requirements:

- Sand shall be well-graded in accordance with BS EN 13242:2002+A1:2007
- It shall not contain any sharp objects, large stones or bricks
- Foamed concrete shall not be used

We will require marker tape to be installed at least 250mm above the crown of the pipe. Any damage to the asset or coating shall be reported to the Cadent Plant Protection Office so that damage can be assessed, and repairs carried out.

Minor (and existing) damage to pipe coating and cathodic protection test leads will be repaired by Cadent free of charge. If the asset has been backfilled without the knowledge of the Cadent Plant Protection Officer, the third party will need to re-excavate to enable the condition of the asset coating to be assessed.

All temporary supports shall be removed prior to backfill but only when the asset is sufficiently supported by bedding material around the pipe.

You can contact our diversions team by email diversions@cadentgas.com or by phone 0330 678 1034

8 Working in the Vicinity of a Pressure Reduction Installation (PRI)

Pressure reduction installations come in a variety of forms:

- Above Ground Installation (AGI) – Sites with exposed pipes surrounded by fencing
- Above Ground Installation (AGI) – District governors often found in large above ground kiosks with vent stacks attached
- Below Ground Installation – District governors with large surface governors for valves and pressure reduction equipment with an above ground control cabinet and vent stack
- Service governor Installations – Small service governors providing gas to a small number of customers in an area often identified by a small green or brick kiosk



Where excavations are to be made within 10 metres of the perimeter of a pressure reduction installation (above or below ground), with the exception of service governor installations, appropriate protection methods should be determined and recorded by the Cadent Plant Protection Officer.

These installations may have magnetic slam shut devices which could operate in the event of high vibration levels being caused by the works. Advice on whether these are present shall be sought from the Cadent Plant Protection Officer and we may need to have an operative, with the competence to reset the plant, on site whilst your works are being undertaken.

Hazardous areas may be present around these installations and no ignition sources are permitted within these zones. Information on the zonings shall be sought from the Cadent Plant Protection Officer prior to commencement of any works on site.

There may be telemetry and pressure recording lines in the vicinity of these installations therefore extreme caution must be exercised when planning and undertaking works it the vicinity of these assets.

In addition to this, the safety advice detailed in either or a combination of Sections 5, 6 or 7 shall be observed when working in the proximity of an AGI.

Access to gas assets shall be maintained at all times.

9 Tree Planting

Before any tree planting is carried out in the vicinity of a Cadent asset or its easement, written consent should be obtained. This approval should be subject to Cadent retaining the right to remove any trees which might become a danger or restrict access to the asset at any time in the future.

The only hardwood plants which can be planted directly across an asset are shallow rooting hedge plants such as Quickthorn, Blackthorn, etc., and these shall only be planted where a hedge is necessary for screening or to indicate a field boundary.

Raspberries, Gooseberries and Blackcurrants shall not be planted within 2m of the outside edge of the pipe.

Dwarf Apple Stocks shall not be planted within 3m of an asset.

Christmas trees (Picea Abies) shall not be planted within 3 metres of an asset. However, permission may be given on the strict understanding that Christmas trees are clear-felled at intervals not exceeding seven years.

The following trees, and those of similar size which may be deciduous or evergreen, shall not be planted within 6 metres of an asset:

- Ash, Beech, Birch, most Conifers, Elm, Maple, Horse Chestnut, Oak, Sycamore, Apple, Lime and Pear trees.

Dense mass planting shall not be carried out within 10m of the outside edge of the pipe.

Poplar and Willow trees shall not be planted within 10m of the outside edge of the pipe.

For further guidance please refer to **Street Works UK Volume 4 and Appendix B**.



10 Unidentified Exposed Pipes

An unidentified pipe is one that is not shown on any current or historical records.

Iron and steel water pipes and gas pipelines may appear very similar. If any such pipe is uncovered, it shall be treated as if it were a gas pipe.

If upon checking with all other utilities you believe an unidentified pipe to be a gas pipe, the promoter of the works shall contact plantprotection@cadentgas.com with the following information:

- LSBUD enquiry reference
- Site address (please include postcode and grid references)
- Site contact details
- Size of pipe
- Pipe material
- Confirmation that the unidentified pipe is exposed (if not, it will need to be exposed prior to our attendance)
- Confirmation that Cadent and all other asset owners plans, are available for review and inspection
- Photos of the pipe

Please be aware that it can take up to 28 days for us to confirm whether the unidentified exposed pipe is a gas asset or not.



11 Action in Case of Damage to an Asset

If you hit a gas asset, whether the damage is visible or not, or in the event of an emergency, call the National Gas Emergency Service immediately on 0800 111 999*.

If the Cadent asset is damaged, even slightly, and even if no gas leak has occurred, then the following precautions shall be taken immediately:

- Shut down all plant and machinery and extinguish any potential sources of ignition
- Evacuate all personnel from the vicinity of the asset
- Notify Cadent using the free 24-hour emergency telephone number 0800 111 999*
- Notify the Cadent responsible person immediately using the contact telephone number provided
- Ensure no one approaches the asset
- Do not try to stop any leaking gas
- Provide assistance as requested by Cadent, or emergency services to safeguard persons and property

*All calls are recorded and may be monitored



12 References

Reference	Description
HASAWA	The Health and Safety at Work etc Act 1974
CDM	The Construction (Design and Management) Regulations 2015
LOLER	Lifting Operations and Lifting Equipment Regulations 1998
RIDDOR	Reporting of Injuries, Diseases & Dangerous Occurrences Regulations 2013
GS(M)R	Gas Safety (Management) Regulations 1996
PSR	Pipelines Safety Regulations 1996
NRSWA	New Roads and Street Works Act 1991
HS(G)47	Avoiding Danger from Underground Services
IGEM/SR/18	Safe Working Practices to Ensure the Integrity of Gas Pipelines and Associated Installations
IGEM/TD/12	Pipework stress analysis for gas industry plant
Street Works UK Volume 4	Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees
UKOPA/11/0027	Requirements for the Siting of Wind Turbines Close to HP Pipelines
UKOPA/GP/013	Requirements for the Siting and Installation of Wind Turbines Installations in the Vicinity of Buried Pipelines
UKOPA/GP/014	Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines

13 Glossary of Terms

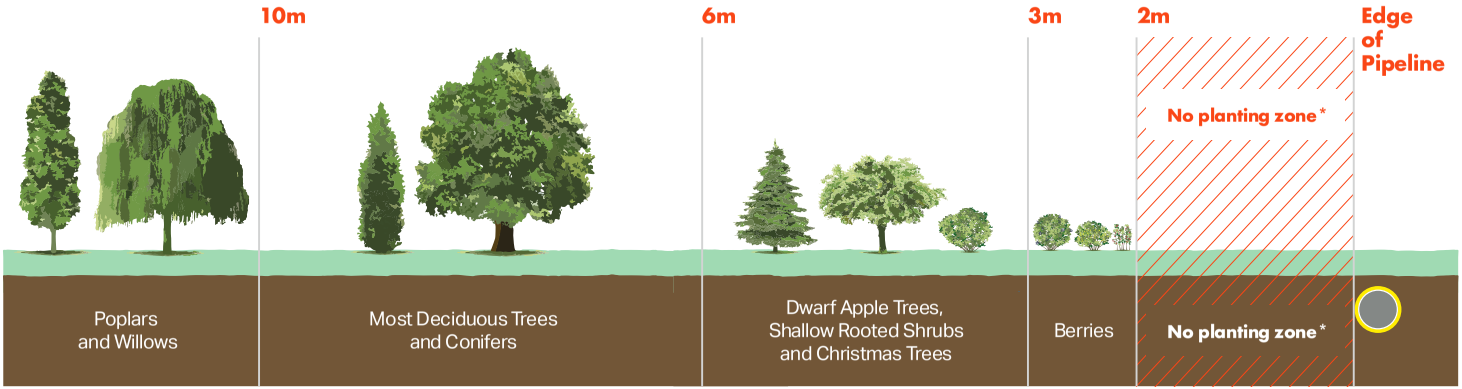
Term	Definition
Easement	Easements are negotiated legal entitlements between Cadent and landowners and allow Cadent to lay, operate and maintain assets within the easement strip. Easement strips may vary in width, typically between 6 and 25 metres depending on the diameter and pressure of the pipeline. Consult Cadent for details of the extent of the easement strip where work is intended.
Liquefaction	Liquefaction is a phenomenon in which the strength and stiffness of the soil is reduced by earthquake shaking or other rapid loading. Liquefaction occurs in saturated soils, that is, soils in which the space between individual particles is completely filled with water. When liquefaction occurs, the strength of the soil decreases and the ability of the soil to support assets are reduced.
Promoter of works	The person or persons, firm, company or authority for whom new services, structures or other works in the vicinity of existing Cadent assets and associated installations.
Cadent Plant Protection Officer	The person or persons appointed by Cadent with the competencies required to act as the Cadent representative for the purpose of monitoring a particular activity.
Banksperson	Another person who assists the machine operator from a position where they can safely see into the excavation and warn the driver of any services or other obstacles. This person should remain outside of the operating radius of the excavator arm and bucket.

Appendix A - Typical Asset Location Markers



Appendix B - Tree Planting Guidance

Distance is measured from the edge of the pipeline



*except for hedges where approved

Emergency

If you hit an asset, whether the damage is visible or not, or in the event of an emergency, call the National Gas Emergency Service immediately on

0800 111 999*

Self-service for Plant Protection Enquiries

If you are planning to do work near or in the vicinity of Cadent assets please submit an enquiry online at **lsbud.co.uk**

This is a free online enquiry service giving enquiry service giving an instant risk assessed response for your work activity relative to the Cadent gas assets in the vicinity.

If you require any assistance please contact the plant protection team for free on **0800 688 588** or at **plantprotection@cadentgas.com**

Action in Case of Damage to an Asset

- Shut down all plant and machinery and extinguish any potential sources of ignition
- Evacuate all personnel from the vicinity of the asset
- Notify Cadent using the free 24-hour emergency telephone number 0800 111 999*
- Notify the Cadent responsible person immediately using the contact telephone number provided
- Ensure no one approaches the asset
- Do not try to stop any leaking gas
- Provide assistance as requested by Cadent, or emergency services to safeguard persons and property

*All calls are recorded and may be monitored

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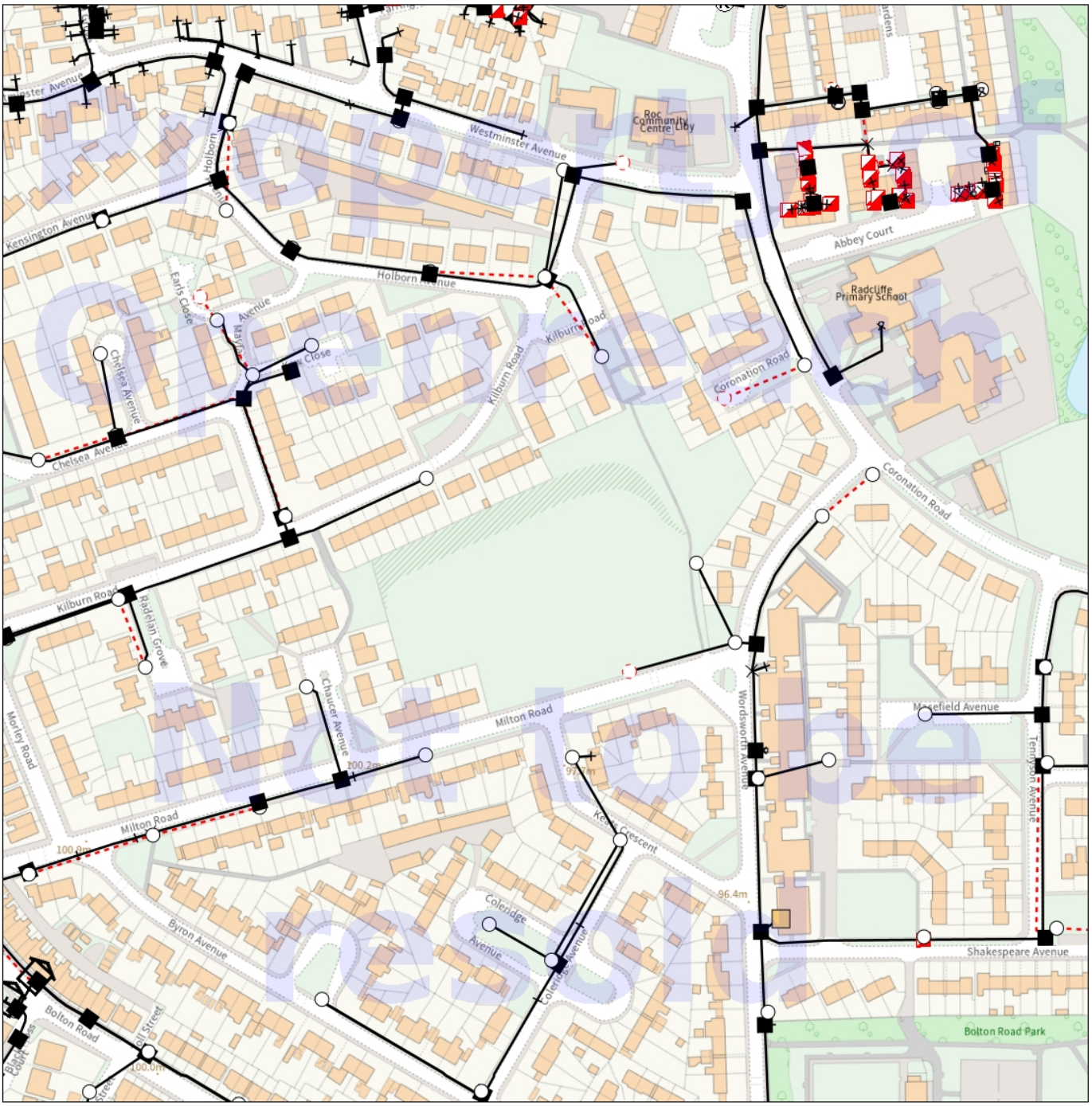
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DRAFT

Utilities Identified

Telecoms/Cable

Maps on Demand Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made newar to BT apparatus which may exist at various depths and may deviate from the marked route.

openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

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KEY TO BT SYMBOLS

	Planned	Live
PCP		
Pole		
Box		
Manhole		
Cabinet		

Change Of State	+	Hatchings	
Split Coupling	×	Built	
Duct Tee	▲	Planned	
Building		Inferred	
Kiosk	K	Duct	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.

	Pending Add	In Place	Pending Remove	Not In Use
Power Cable				
Power Duct				N/A

BT Ref : IKC11357Z
Map Reference : (centre) SD7710807738
Easting/Northing : (centre) 377108,407738
Scale : 1:500
Issued : 22/01/2026 11:35:17

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

Groundsure GeoRisk+ Commercial (0 - 15 ha)

Search Details

Prepared for: Bury Metropolitan Borough Council
Matter: MT/059755
Client address: Town Hall, Knowsley Street, Bury, BL9 0SW

Property:
Land On The North Side of, Milton Road, Radcliffe

Local Authority:
Groundsure
Nile House, Nile Street, Brighton, BN1 1HW

Date Returned:	Property type:
19/01/2026	Commercial

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Groundsure LOCATION INTELLIGENCE

GeoRisk +

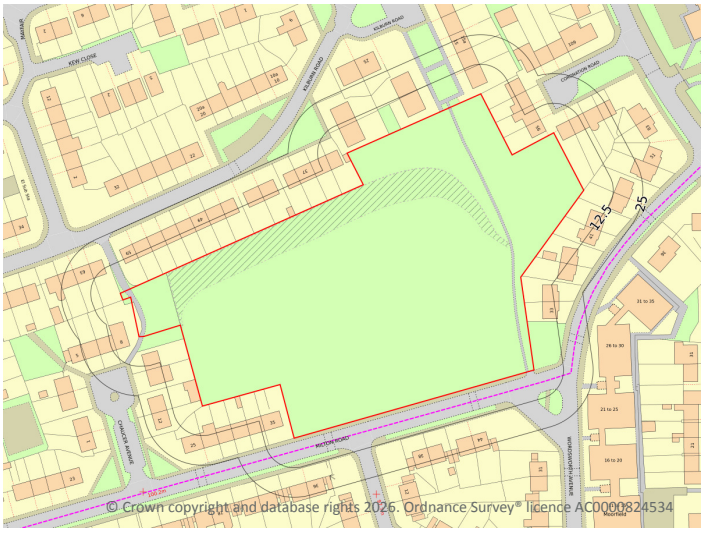
Land On The North Side of, Milton Road, Radcliffe

Professional opinion

ACTION REQUIRED

There is an identified mining risk and further action is recommended. See guidance on page 2 >.

Site plan



Search results

Non-coal mining
Further action page 5 >

Coal mining (CON29M)
Potential risk page 6 >

Historical features
Identified page 5 >

Geological features
Identified page 5 >

Oil and gas
Not identified

Natural instability
Not identified

Infilled land
Identified page 7 >

Sinkholes
Not identified

Cheshire brine
Not identified

Assesses mining risk from; **Stone**, **Clay**, **Metals**, **Evaporites** and **Hydrocarbons**
Includes CON29M with mining entry interpretive assessment and Cheshire Salt Search as required

To save you time when assessing the report, we only provide maps and data tables of features we have identified to be of note.

You can view a full list of the information we have searched on page 24 >.

Non-coal mining assessment

We consider there to be a non-coal mining-related risk to the property. Please refer to the assessment of mining experts Groundsure below for further details.

Non-coal mining

Mining types: Coal, Stone, Unspecified

Past mining activity

A former brick works is recorded to encroach into the property. We have not confirmed the full lateral and vertical extent of quarrying associated with this brick works and the nature of in-fill. In-fill or remnant quarry faces may be a potential settlement or subsidence risk.

Current and future mining

According to our archive the property does not presently lie within an area with planning permission for non-coal mineral development. We are not aware of any planned future mining activity.

Next steps for consideration:

- Unless there is already a detailed survey available, a prudent purchaser may wish to consider obtaining a visual inspection, looking for visible defects and signs of mining-related settlement or subsidence effects within the property area. This inspection should be carried out by a suitably qualified and experienced person, who could be sought through www.ricsfirms.com.
- If any development are planned, foundation inspections and/or site investigation may be required prior to construction.

Coal mining (CON29M) assessment

We consider there to be a potential risk to the property from past coal mining activity. For further details refer to: Past underground coal mining.

Coal mining

Past underground coal mining

A potential risk due to past underground coal mining has been identified within the boundary of the property. Whilst no further searches are required, it should be noted that in the event of coal mining settlement or subsidence occurring, the property will benefit from the protection of the Coal Mining Subsidence Acts of 1991 and as amended 1994.

Next steps for consideration:

- A survey encompassing a visual inspection of the property is likely to be available, and this survey would highlight any visible defects and signs of mining-related settlement or subsidence effects.
- If no such survey has been undertaken, you should consider obtaining this type of visual inspection.

Coal Mining Subsidence Act 1991

If any coal mining subsidence damage has occurred, as determined by the appropriate persons/bodies, the property will benefit from the protection of the Coal Mining Subsidence Acts of 1991 and as amended 1994.

This Act, however, does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester. In this instance it would be prudent to have the property visually inspected for signs of mining related settlement or subsidence by a suitably qualified and experienced person, who could be sought through www.ricsfirms.com ↗.

The Coal Authority provide a call out service on 01623 646 333 to take remedial action concerning the movement or collapse of any coal entries or coal mining surface hazards. Further details can be found on www.groundstability.com ↗.

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

Development risk

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating both to the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority.

Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and

properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Other considerations

Other ground hazards have been identified at the site. Please refer to the findings and recommendations below for further details. If the property is to be redeveloped, these findings should be used to inform geotechnical investigations at the site. Please also note, recommendations assume structures are present within the site boundary. If there are no structures or multiple structures present these recommendations should be treated appropriately.

Ground stability

The property is indicated to lie within an area that could be affected by infilled land.

Next steps for consideration:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings
- if the property is in an area at risk of shrink-swell subsidence and has clay drainage pipes, consideration should be given to replacing these with a modern equivalent
- if a residential property, check whether it benefits from an NHBC guarantee or other builder warranty that often covers structural issues. Please note the presence of an NHBC guarantee wouldn't change the risk assessment of this report.

Non-coal mining summary

Mining records

Records relating to recorded mining areas or activity have been identified in the vicinity of the site.

See page 8 > for details. The Non-coal mining assessment on page 2 > will cover any next steps relating to these features, if applicable.

Mining features	Identified
Mine plans	Not identified
Researched mining	Identified
BritPits	Identified
Mineral Planning Areas	Not identified
Non-coal mining areas	Not identified
Mining cavities	Not identified
Coal mining areas	Identified
Brine areas	Not identified
Gypsum areas	Not identified
Tin mining areas	Not identified

Historical features

Historical mapping has identified mining features in the vicinity of the site.

See page 12 > for details. The Non-coal mining assessment on page 2 > will cover any next steps relating to these features, if applicable.

Non-coal mining	Identified
Coal and associated mining	Identified
Industry associated with mining	Identified

Geological features

There are geological features that could indicate the presence of mining operations in the area or other sources of ground instability.

See page 15 > for details. The Non-coal mining assessment on page 2 > will cover any next steps relating to these features, if applicable.

Artificial and made ground	Identified
Mineral veins	Not identified

Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas	Not identified
Oil and gas wells	Not identified

Coal mining (CON29M) summary

Coal mining (CON29M) summary

Features have been identified relating to past, present or future coal mining. The risk posed by coal mining has been assessed using official Coal Authority data and in accordance with The Law Society CON29M (2018) Guidance Notes. Additional interpretation of mine entries has also been carried out where necessary.

See page 16 > for further details and page 3 > for recommended next steps.

1. Past underground	Identified
2. Present underground	Not identified
3. Future underground	Not identified
4. Mine entries	Not identified
5. Coal mining geology	Not identified
6. Past opencast	Not identified
7. Present opencast	Not identified
8. Future opencast	Not identified
9. Subsidence claims	Not identified
10. Mine gas emissions	Not identified
11. Emergency Call Out	Not identified
12. Withdrawal of support	Not identified
13. Working facilities orders	Not identified
14. Copyhold payments	Not identified

Ground stability summary

Natural instability

Searches of natural ground stability data have not identified any potential ground stability risks.

Shrink-swell hazard	Not assessed
Natural ground subsidence	Not identified
Landslides	Not identified
Natural cavities	Not identified
Coastal erosion	Not identified

Infilled land

Areas of infilled land or landfill have been identified in the vicinity of the site.

See **page 22 >** for details and **page 4 >** for recommended next steps.

Infilled land	Identified
Historical landfill sites	Not identified

Sinkholes

No records of sinkholes have been identified in the vicinity of the property.

Reported recent incidents	Not identified
Recorded incidents (Stantec)	Not identified
Historical incidents	Not identified

Non-coal mining / Mining features



Site Outline

Search buffers in metres (m)

- Shaft
- Portal
- Surface Outcrop
- Undefined Elevation
- Surface working
- Tin streaming
- Quarry
- Aerial Photographic Anomaly
- Suspect enclosure
- Wasteland
- Pond
- Cutting
- Adit
- Tunnel
- Underground mining extent
- Reported subsidence
- Dump (mine waste tip)
- Secured feature
- Licence boundary

Surface workings

Surface workings identified from OS, BGS Geological mapping, Lidar data, and mine plans sourced from the BGS and various collections and sources.

Location	Feature	Mineral	Mining type
On site	Quarry	Clay and Shale	Stone

This data is sourced from Groundsure

Researched mining

The property has been found to be either within or in proximity to 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. Any such risk areas or features in the vicinity of the property are presented on the 'Mining features' map and within the detailed sections on Mine entries, Mineralised veins, Surface workings, Surface features, Underground mine workings or Mine waste tips.

This data is sourced from Groundsure

Groundsure LOCATION INTELLIGENCE

Land On The North Side of, Milton Road, Radcliffe

GeoRisk +

Non-coal mining / Mining records



Site Outline

Search buffers in metres (m)

BritPits

Historical Mineral Planning Areas

Mining Cavities

Non Coal Mining

Underground mining known or likely within or in close proximity

Underground mining known within or in very close proximity

BritPits

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.

Location	Details	Description
On site	Name: Marsden Croft Brick Works Address: RADCLIFFE, Lancashire Commodity: Clay & Shale 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.

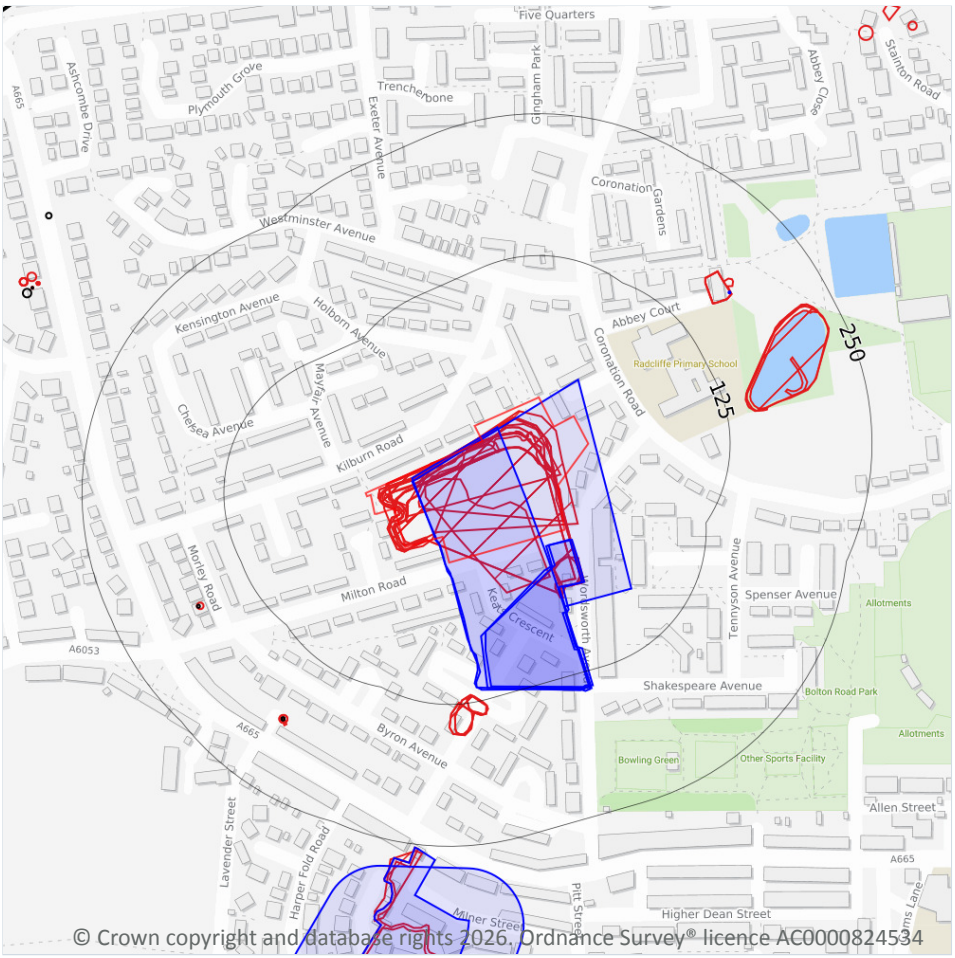
This data is sourced from the British Geological Survey.

Coal mining areas

The property is within a generalised area that could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

Non-coal mining / Historical features



Site Outline

Search buffers in metres (m)

Non-coal mining

Coal and associated mining

Industry associated with mining

Non-coal mining

Historical land uses identified from Ordnance Survey® mapping that involved mining for substances other then coal.

Location	Land use	Date
On site	Unspecified Pit	1965
On site	Unspecified Pit	1908
On site	Unspecified Pit	1891
On site	Unspecified Pit	1955
On site	Unspecified Pit	1938
On site	Unspecified Pit	1927

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

Location	Land use	Date
On site	Unspecified Pit	1957
On site	Ground Workings	1909
On site	Ground Workings	1929
On site	Ground Workings	1937
On site	Ground Workings	1971
On site	Ground Workings	1955
On site	Ground Workings	1981
On site	Ground Workings	1987
On site	Ground Workings	1987
On site	Ground Workings	1988
On site	Ground Workings	1992
24m S	Unspecified Pit	1909
24m S	Unspecified Pit	1908
118m S	Ground Workings and Heap	1929
118m S	Ground Workings and Heap	1937
119m S	Unspecified Pit	1938
119m S	Unspecified Pit	1927
124m S	Unspecified Heap	1938
124m S	Unspecified Heap	1927
144m E	Unspecified Pit	1981
145m E	Unspecified Pit	1971
145m E	Ground Workings	1992
158m NE	Ground Workings	1964
158m NE	Ground Workings	1971
158m NE	Ground Workings	1955
171m SW	Unspecified Old Shaft	1908
180m E	Ground Workings	1893
182m SW	Unspecified Old Shaft	1938

Location	Land use	Date
182m SW	Unspecified Old Shaft	1927
184m SW	Old Shaft	1929
185m SW	Old Shaft	1893

This data is sourced from Groundsure.

Coal and associated mining

Historical land uses identified from Ordnance Survey® mapping that indicate the presence of coal working. Coal mines were often also associated with the extraction of ironstone.

Location	Land use	Date
174m SW	Old Coal Shaft	1909
184m SW	Old Coal Shaft	1909
184m SW	Old Coal Shaft	1937

This data is sourced from Groundsure.

Industry associated with mining

Historical land uses identified from Ordnance Survey® mapping that indicate the presence of industry which was often associated with mineral extraction. Extraction sites were often located in close proximity to these land uses.

Location	Land use	Date
On site	Brick Works	1891
On site	Brick Works	1893
9m S	Brick Works	1908
9m S	Brick Works	1909
174m NE	Wind Pump	1929
174m NE	Wind Pump	1937

This data is sourced from Groundsure.

Non-coal mining / Geological features 10k



Site Outline

Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground
- Mineral veins

Artificial and made ground (10k)

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.

Location	LEX Code	Description	Rock description
On site	WMGR-ARTDP	Infilled Ground	Artificial deposit

This data is sourced from the British Geological Survey.

Coal mining (CON29M)



Site Outline

Search buffers in metres (m)

Mine entries

- Adits
- Shafts
- Calculated 'zone of influence'

Subsidence claims

- Awaiting decision
- Rejected
- Admitted
- Deferred
- Settled
- Withdrawn

- Probable shallow coal mine workings
- Coal outcrops
- Past shallow coal mine workings

Coal mining (CON29M)

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

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

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

A Law Society Licensed Provider

The Law Society

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

1. Past underground coal mining

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

- **The property lies within the potential zone of influence of recorded workings in 2 seam(s) of coal. The most recent underground working in the area was in 1908. These workings lie between 50 metres and 305 metres. Any ground movement due to this coal mining activity should have stopped.**
- **The Coal Authority is aware of coal at or close to the surface which may have been mined in the past.**
- **A coal outcrop is recorded to pass through the property boundary. There is a possibility of unrecorded mining features associated with this coal outcrop within the property boundary.**

2. Present underground coal mining

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

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

3. Future underground coal mining

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

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

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

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

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

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

(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of the Coal Mining Subsidence Act 1991?

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

4. Mine entries

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

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

5. Coal mining geology

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

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

6. Past opencast coal mining

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

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

7. Present opencast coal mining

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

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

8. Future opencast coal mining

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

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

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

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

9. Coal mining subsidence claims

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

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

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

- **Not applicable.**

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

- **Not applicable.**

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

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

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

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

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

10. Mine gas emissions

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

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

11. Emergency Surface Hazard Call Out incidents

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

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

12. Withdrawal of support

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

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

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

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

13. Working facilities orders

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

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

14. Payments to owners of former copyhold land

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

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

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

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

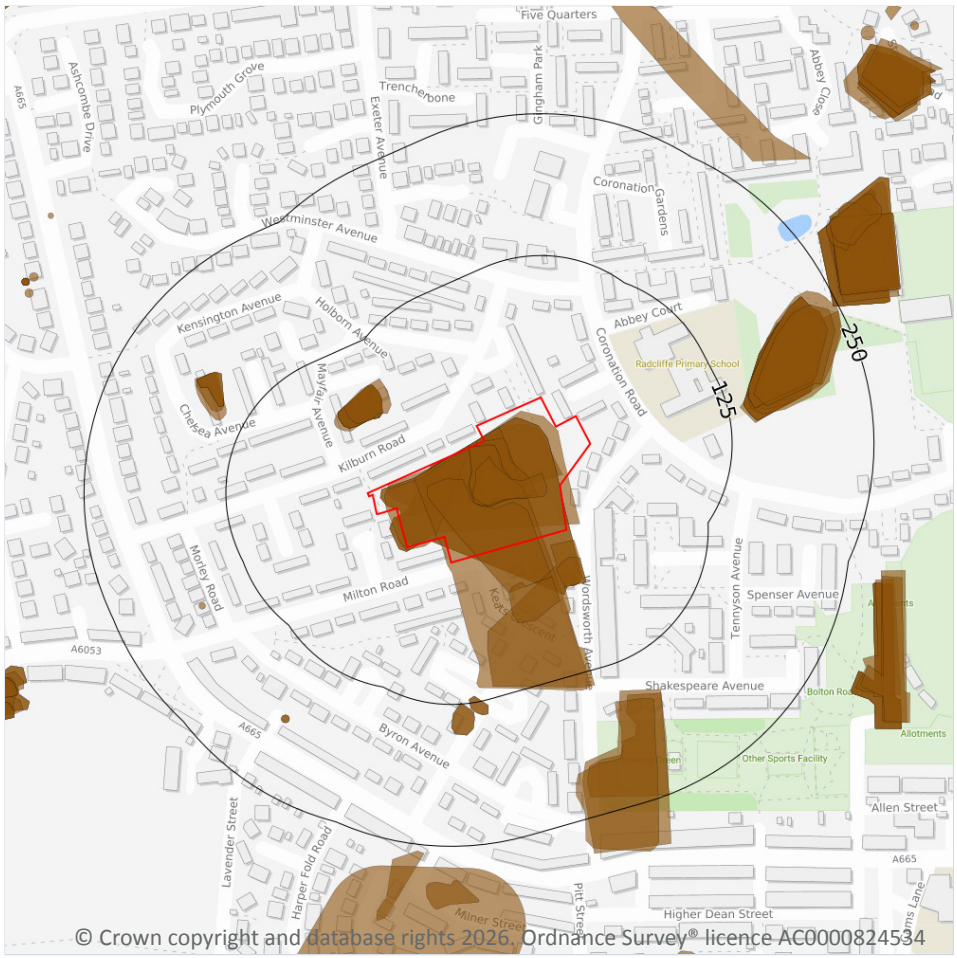
(c) If yes, has any acceptance notice or rejection notice been served?

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

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

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

Ground stability / Infilled land



Site Outline

Search buffers in metres (m)

Active landfill sites

Historical landfill (LA/mapping)

Infilled Land

Historic landfill sites

Infilling from historical mapping

These are records of areas of land that have been potentilly infilled with unknown materials. Groundsure have identified these areas from our comprehensive collection of historical maps. Depending on the nature of the materials that have been used for infilling there is the potential for these areas to settle over time. As such, any buildings situated on these areas could be at risk from ground instability or subsidence.

Location	Year of mapping	Land Use	Mapping scale
On site	1965	Unspecified Pit	10560
On site	1955	Unspecified Pit	10560
On site	1938	Unspecified Pit	10560
On site	1927	Unspecified Pit	10560

Location	Year of mapping	Land Use	Mapping scale
On site	1908	Unspecified Pit	10560
On site	1891	Brick Works	10560
On site	1891	Unspecified Pit	10560
On site	1955	Reservoir	10560
On site	1938	Pond	10560
On site	1908	Pond	10560
On site	1891	Ponds	10560
9m S	1908	Brick Works	10560
24m S	1908	Unspecified Pit	10560
34m S	1891	Ponds	10560
56m NW	1850	Pond	10560
57m NW	1938	Pond	10560
57m NW	1927	Pond	10560
57m NW	1908	Pond	10560
57m NW	1891	Pond	10560
57m NW	1955	Pond	10560

This data is sourced from Groundsure.

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow. Please note: if a GeoRisk + report, the CON29M and Cheshire Salt Search content is not covered in the below.

Mining features	
Mine entries	Not identified
Mineralised veins	Not identified
Surface workings	**Identified**
Surface features	Not identified
Underground mine workings	Not identified
Reported subsidence	Not identified
Mine waste tips	Not identified
Secured features	Not identified
Licence boundaries	Not identified
Researched mining	**Identified**
Mining Record Office plans	Not identified
BGS mine plans	Not identified

Mining records	
BritPits	**Identified**
Mineral Planning Areas	Not identified
Non-coal mining areas	Not identified
Mining cavities	Not identified
Coal mining areas	**Identified**
Brine areas	Not identified
Gypsum areas	Not identified
Tin mining areas	Not identified

Historical Features	
Non-coal mining	**Identified**
Coal and associated mining	**Identified**
Industry associated with mining	**Identified**

Geological features	
Artificial and made ground (10k)	**Identified**
Linear features - mineral veins (10k)	Not identified
Artificial and made ground (50k)	Not identified
Linear features - mineral veins (50k)	Not identified

Oil and gas	
Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified

Natural instability	
Property shrink-swell assessment	Not identified
Shrink-swell clays	Not identified
Landslides	Not identified
National landslide database	Not identified
Running sands	Not identified
Compressible deposits	Not identified
Collapsible deposits	Not identified
Dissolution of soluble rocks	Not identified

Natural instability	
Natural cavities	Not identified

Coastal Erosion	
Complex cliffs	Not identified
Projections with intervention measures in place	Not identified
Projections with no active intervention	Not identified

Infilled land	
Infilling from historical mapping	**Identified**
Active landfill sites	Not identified
Historical landfill (from Environment Agency records)	Not identified
Historical landfill (from Local Authority and historical mapping records)	Not identified

Sinkholes	
Reported recent incidents	Not identified
Recorded incidents (Stantec)	Not identified
Historical incidents	Not identified

Methodologies and limitations

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

Data providers

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

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

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

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

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

Complaints Advice

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

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

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

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

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

Complaints should be sent to:
Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com ↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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

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

Coal Mining Report Insurance Policy

ZURICH

Coal Mining Report Insurance Policy

The Schedule

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

Premium: £1.20 inclusive of Insurance Premium Tax at 12%

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

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

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

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

Definitions

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

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

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

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

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

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

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

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

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

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Your Policy

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

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

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

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

Fair presentation of the risk

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

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

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

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

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

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

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

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

Cover

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

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

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

Waiver of Breach of Policy Condition

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

Protection for Mortgagees and Successors in Title

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

Joint Insured

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

Exclusions

We will not pay for any:

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

Claims Conditions and How to Claim

1. **You** must:

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

2. **We** are entitled to:

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

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

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

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

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

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

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

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

General Conditions

1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.

2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the Property address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.

3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

Cancellation Clause

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

Fair Processing and Complaints Procedure
Our Complaints Procedure

Our commitment to customer service

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

Who to contact in the first instance

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

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

Many complaints can be resolved within a few days of receipt

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

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

Next steps if you are still unhappy

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

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

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

You can also contact them as follows:

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR
Telephone: 08000 234567 (free on mobile phones and landlines)
Email: complaint.info@financial-ombudsman.org.uk ↗

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

The Financial Services Compensation Scheme (FSCS)

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

How we use your information

Who controls your personal information

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

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

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

What personal information we collect about you

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

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

How we use your personal information

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

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

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

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

Who we share your personal information with

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

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

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

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

How we use your personal information for websites and email communications

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

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

How we transfer your personal information to other countries

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

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

How long we keep your personal information for

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

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

Your data protection rights

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

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

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

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

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

Fraud prevention and detection

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

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

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

Claims history

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

This helps to check information provided and prevent fraudulent claims.

Official Local Authority Search Commercial (CON29R + LLC1)

Search Details

Prepared for: Bury Metropolitan Borough Council
Matter: MT/059755
Client address: Town Hall, Knowsley Street, Bury, BL9 0SW

Property:
Land On The North Side of, Milton Road, Radcliffe

Local Authority:
Bury Borough Council
Town Hall, Town Hall, Knowsley Street, Bury, BL9 0SW

Date Returned:	Property type:
22/01/2026	Commercial

This search was compiled by the Local Authority above and provided by InfoTrack Ltd - t: 0207 186 8090, e: helpdesk@infotrack.co.uk. This search is subject to terms and conditions issued by InfoTrack which can be viewed at www.infotrack.co.uk or supplied on request. This search is also subject to terms and conditions issued by the Local Authority, available on request. InfoTrack are registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code. Visit www.propertycodes.org.uk for more information.

HM Land Registry

Local Land Charges official search

It is hereby certified that the search of land and property as shown below reveals registrations up to and including the date and time of this certificate

Search area:
Land On The North Side of, Milton Road, Radcliffe

Reference:
000 393 211

Time and date:
17:22:04 on 15 January 2026

Map:



Search area

Map key:

Search area Charge area

There are 3 local land charges in your search area.

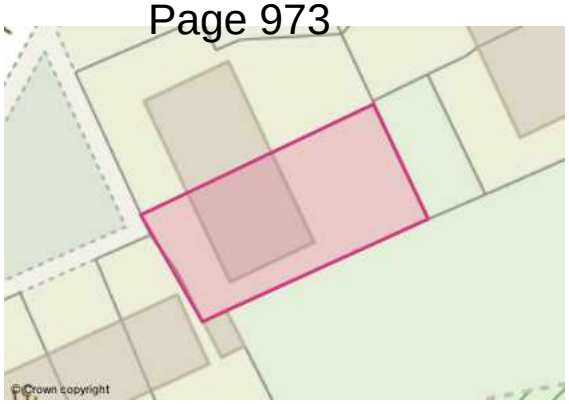
Category
Housing / buildings - Right to buy / right to acquire



Dotted line shows your search area

Location
31 Kilburn Road
Radcliffe
M26 3WA
Description
Not provided
Law
Housing Act 1985 section 156A
Legal document
Not provided
Originating authority
Bury Metropolitan Borough Council
Authority reference
File Ref: SA/047098
Source information
Department for Corporate Care,

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Use of this mapping data (including the link between the address and its location) is subject to
https://www.ordnancesurvey.co.uk/licensing/land-registry-services



Charge area

Town Hall,
Knowsley Street,
Bury

Registration date
26 January 2022

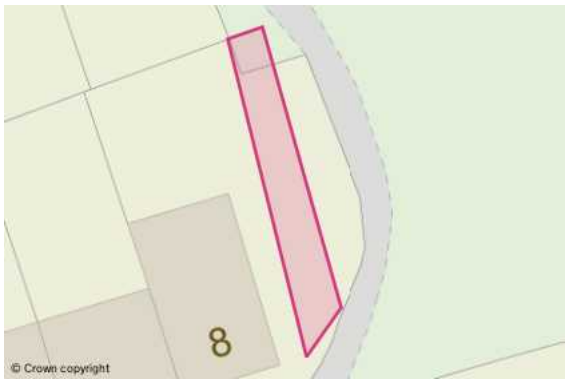
Creation date
26 January 2022

HM Land Registry reference
LLC-2HSGM

Category
Planning - Conditional planning consent



Dotted line shows your search area



Charge area

Location
LAND ADJACENT 8 CHAUCER AVENUE RADCLIFFE

Description
CHANGE OF USE OF LAND TO FORM GARDEN EXTENSION.

Law
Town and Country Planning Act 1990

Legal document
Planning permission

Originating authority
Bury Metropolitan Borough Council

Authority reference
04/42085

Source information
Planning Division, 3 Knowsley Place, Bury, BL9 0EJ

Registration date
31 March 2004

Creation date
31 March 2004

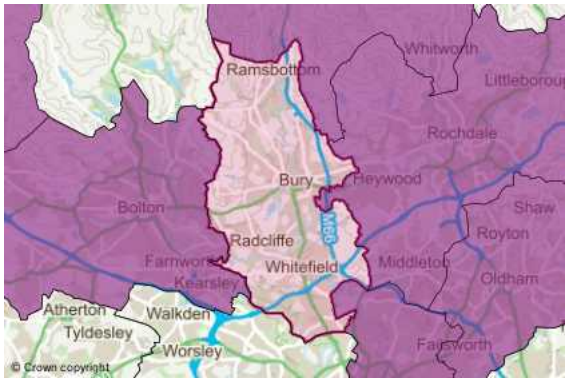
HM Land Registry reference
LLC-2CJGN

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Category
Other - Smoke control order



Dotted line shows your search area



Charge area

Location
Bury
Description
Metropolitan Borough of Bury Smoke Control Order
Registered same date as Order became operative
Law
Clean Air Act 1956 section 11
Legal document
Order
Originating authority
Bury Metropolitan Borough Council
Authority reference
Not provided
Source information
Bury MBC,
Town Hall,
Knowsley Street,
Bury,
BL9 0SW
Registration date
1 July 1962
Creation date
1 July 1962
HM Land Registry reference
LLC-2D774

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https://www.ordnancesurvey.co.uk/licensing/land-registry-services

Bury Council
Town Hall, Knowsley Street,
Bury, BL9 0SW

REPLIES TO STANDARD ENQUIRIES

OF LOCAL AUTHORITY (CON29 2016 Edition)

Search Reference:	25/0723
Replies Dated:	2026-01-22 09:27:18

Search Address:
Land on the North Side of Milton Road, Radcliffe (adjacent to Chaucer Ave, Kilburn Rd, Wordsworth Ave)

Applicant	
Applicant Details:	Info Track Level 11, 91 Waterloo Road, London, SE1 8RT
Applicant Reference:	105076738:MT/059755

Other Roads etc:

I refer to your Standard Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied.

The replies are given subject to the Notes to the Standard Enquiries.

All correspondence relating to these answers should quote the official Search Reference.

PLANNING AND BUILDING REGULATIONS

1.1 Planning and building decisions and pending applications

Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications?

(a) a planning permission

None

(b) a listed building consent

None

(c) a conservation area consent

None

(d) a certificate of lawfulness of existing use or development

None

(e) a certificate of lawfulness of proposed use or development

None

(f) a certificate of lawfulness of proposed works for listed buildings

None

(g) a heritage partnership agreement

None

(h) a listed building consent order

None

(i) a local listed building consent order

None

(j) building regulations approval

None

(k) a building regulation completion certificate

None

(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme

None

1.2 Planning designations and proposals

What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?

RT1/1 - Protected Recreation Provision in the Urban Area.

ROADS AND PUBLIC RIGHT OF WAY

Roadways, footways and footpaths

2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:

(a) highways maintainable at public expense

Milton Road - Yes
Kilburn Road - Yes

(b) subject to adoption and, supported by a bond or bond waiver

None

(c) to be made up by a local authority who will reclaim the cost from the frontagers

None

(d) to be adopted by a local authority without reclaiming the cost from the frontagers

None

Public rights of way

2.2 Is any public right of way which abuts on, or crosses the property, shown in a definitive map or revised definitive map?

No

2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on a definitive map or revised definitive map?

No

2.4 Are there any legal orders to stop up, divert, alter or create a public right of way that abuts, or crosses the property, on a definitive map or revised definitive map?

No

2.5 If so, please attach a plan showing the approximate route.

Not Applicable

OTHER MATTERS

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of relevant documents be obtained?

3.1 Land required for public purposes

Is the property included in land required for public purposes?

No

3.2 Land to be acquired for road works

Is the property included in land to be acquired for road works?

None

3.3 Drainage matters

(a) Is the property served by a SuDS which is adopted by the SuDS Approval Body (SAB) for which there will be a surface water drainage charge?

No

(b) Are there adopted SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?

No

(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?

Not Known

3.4 Nearby road schemes

Is the property (or will it be) within 200 metres of any of the following?

(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme

No

(b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

No

(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving:-

(i) construction of a roundabout (other than a mini roundabout), or

No

(ii) widening by construction of one or more additional traffic lanes

No

(d) the outer limits of:

(i) construction of a new road to be built by the local authority,

No

(ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway,

No

(iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes

No

(e) the centre line of the proposed route of a new road under proposals published for public consultation

No

(f) the outer limits of:-

(i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

No

(ii) construction of a roundabout (other than a mini roundabout)

No

(iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation

No

3.5 Nearby railway schemes

(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

No

(b) Are there are any proposals for a railway, tramway, light railway or monorail within the Local Authoritys boundary?

No

3.6 Traffic schemes

Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths named in Boxes B and C and are within 200 metres of the boundaries of the property?

(a) permanent stopping up or diversion

No

(b) waiting or loading restrictions

No

(c) one way driving

No

(d) prohibition of driving

No

(e) pedestrianisation

No

(f) vehicle width or weight restriction

No

(g) traffic calming works including road humps

No

(h) residents parking controls

No

(i) minor road widening or improvement

No

(j) pedestrian crossings

No

(k) cycle tracks

No

(l) bridge building

No

3.7 Outstanding notices

Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form?

(a) building works

None

(b) environment

Environment response:

None

Pollution response:

None

(c) health and safety

None

(d) housing

None

(e) highways

None

(f) public health

None

(g) flood and coastal erosion risk management

None

3.8 Contravention of building regulations

Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?

None

3.9 Notices, orders, directions and proceedings under Planning Acts

Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following?

(a) an enforcement notice

No

(b) a stop notice

No

(c) a listed building enforcement notice

No

(d) a breach of condition notice

No

(e) a planning contravention notice

No

(f) another notice relating to breach of planning control

No

(g) a listed building repairs notice

No

(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation

No

(i) a building preservation notice

No

(j) a direction restricting permitted development

No

(k) an order revoking or modifying planning permission

No

(l) an order requiring discontinuance of use or alteration or removal of building works

No

(m) a tree preservation order

No

(n) proceedings to enforce a planning agreement or planning contribution

No

3.10 Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

No

(b) If,yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-

(i) a liability notice?

Not applicable

(ii) a notice of chargeable development?

Not applicable

(iii) a demand notice?

Not applicable

(iv) a default liability notice?

Not applicable

(v) an assumption of liability notice?

Not applicable

(vi) a commencement notice?

Not applicable

(c) Has any demand notice been suspended?

Not applicable

(d) Has the Local Authority received full or part payment of any CIL liability?

Not applicable

(e) Has the Local Authority received any appeal against any of the above?

Not applicable

(f) Has a decision been taken to apply for a liability order?

Not applicable

(g) Has a liability order been granted?

Not applicable

(h) Have any other enforcement measures been taken?

Not applicable

3.11 Conservation area

Do the following apply in relation to the property?

(a) the making of the area a conservation area before 31 August 1974

No

(b) an unimplemented resolution to designate the area a conservation area

No

3.12 Compulsory purchase

Has any enforceable order or decision been made to compulsorily purchase or acquire the property?

No

3.13 Contaminated land

Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property)?

(a) a contaminated land notice

No

(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990

(i) a decision to make an entry

No

(ii) an entry

No

(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice

No

3.14 Radon gas

Do records indicate that the property is in a Radon Affected Area as identified by Public Health England?

Information provided by the Health Protection Agency (HPA) to Local Authorities, indicates that parts of the Borough of Bury are 'radon-affected areas'. Further advice is being sought from the HPA as to the extent of these radon affected areas.

Until this advice is received, information on specific properties can be obtained on-line, for a fee of £3.53 (inclu. VAT) at www.ukradon.org. A valid postal address and postcode is required.

3.15 Assets of Community Value

(a) Has the property been nominated as an asset of community value? If so:-

No

(i) Is it listed as an asset of community value?

Not Applicable

(ii) Was it excluded and placed on the "nominated but not listed" list?

Not Applicable

(iii) Has the listing expired?

Not Applicable

(iv) Is the Local Authority reviewing or proposing to review the listing?

No

(v) Are there any subsisting appeals against the listing?

No

(b) If the property is listed:

(i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?

Not Applicable

(ii) Has the Local Authority received a notice of disposal?

Not Applicable

(iii) Has any community interest group requested to be treated as a bidder?

Not Applicable

Guidance Note for CON29R Search Questions

1.1 - Copies of relevant documents relating to any of the applications listed in this section, if applicable, can be obtained from:-

Planning Division, 3 Knowsley Place, Bury BL9 0EJ

NB An additional fee will be charged.

The replies given in response to (e) and (f) are from the 1 July 2002

Informative: (1) This reply does not cover other properties in the vicinity of the property. (2) As from the 1st April 2002 the installation of a replacement window, rooflight or roof window of specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under Fenestration Self Assessment Scheme by the Glass and Glazing Federation.

1.2 - *Informative: This reply reflects policies and proposals in any existing development plan and in any formally proposed alteration of replacement plan, but not include policies contained in planning guidance notes*

2.1 *Informative: If a road, footpath or footway is not a highway, there maybe no right to use it. The council cannot express an opinion, without seeing the title plan of the property and carrying out an inspection, whether or not any existing or proposed highway directly abuts the boundary of the property.*

3.1 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Planning Division, 3 Knowsley Place, Bury BL9 0EJ

NB An additional fee will be charged.

3.2 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Engineering Division, 3 Knowsley Place, Bury, BL9 0EJ

NB An additional fee will be charged.

3.3 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Local Land Charges Section, Town Hall, Knowsley Street, Bury BL9 0SW

NB An additional fee will be charged.

Informative: Enquiries about drainage should also be made of the local sewerage undertaker

3.4 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Engineering Division, 3 Knowsley Place, Bury, BL9 0EJ

NB An additional fee will be charged.

3.5 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Engineering Division, 3 Knowsley Place, Bury, BL9 0EJ

NB An additional fee will be charged.

3.6 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Engineering Division, 3 Knowsley Place, Bury, BL9 0EJ

NB An additional fee will be charged.

Informative: In some circumstances, road closure orders can be obtained by third parties from magistrates courts or can be made by the Secretary of State for Transport, without involving the Council.

3.8 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Planning Division, 3 Knowsley Place, Bury BL9 0EJ

NB An additional fee will be charged.

3.10 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Planning Division, 3 Knowsley Place, Bury BL9 0EJ

NB An additional fee will be charged.

3.11 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Planning Division, 3 Knowsley Place, Bury BL9 0EJ

NB An additional fee will be charged.

3.12 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Local Land Charges Section, Town Hall, Knowsley Street, Bury BL9 0SW

NB An additional fee will be charged.

3.13 - Copies of relevant documents listed in this section, if applicable, can be obtained from:-

Environmental Services Division, 3 Knowsley Place, Bury BL9 0EJ

NB An additional fee will be charged.

Informative: A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it, and the reply may not disclose steps taken by another council in whose area adjacent or adjoining land is situated.

These replies have been given in accordance with the notes appended to CON29 form.

References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.

The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised.

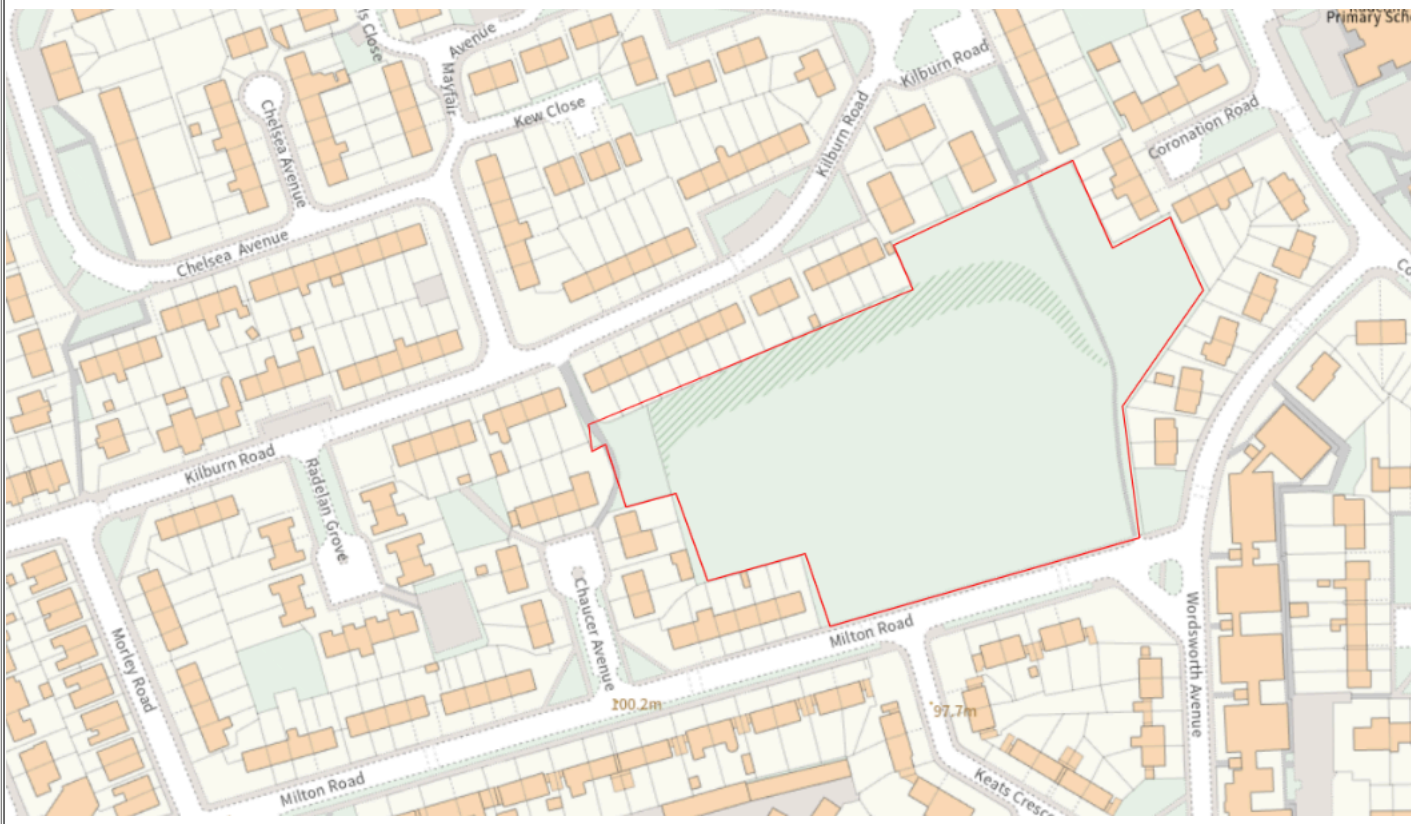
It will also be owed to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.

Area means any area in which the property is located.

References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.

Bury Council

SEARCH LOCATION PLAN



Search Reference:	25/0723
Property Address:	Land on the North Side of Milton Road, Radcliffe (adjacent to Chaucer Ave, Kilburn Rd, Wordsworth Ave)
Date:	22-01-2026

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Bury Council
Town Hall, Knowsley Street
Bury BL9 0SW

LOCAL LAND CHARGES
VAT RECEIPT

VAT Receipt Number:	25/0723
VAT Receipt Date:	16-01-2026
Search Reference:	25/0723
Search Registered:	16-01-2026
Applicant Details:	Info Track Level 11, 91 Waterloo Road, London, SE1 8RT
Search Address:	Land on the North Side of Milton Road, Radcliffe (adjacent to Chaucer Ave, Kilburn Rd, Wordsworth Ave)

Search Fee Breakdown

Fee	NET Amount (£)	VAT Rate (%)	VAT Amount (£)	Total (£)
All Questions	123.00	20	24.60	147.60
CON29R	123.00	20	24.60	147.60
Total Question Fees	123.00		24.60	147.60
Additional Question Fee	0.00	20	0.00	0.00
Total Fees	123.00		24.60	147.60
Total Discount (%)	0.00			0.00
Custom Discount	0.00			0.00

Fee	NET Amount (£)	VAT Rate (%)	VAT Amount (£)	Total (£)
Custom Admin Fee	0.00			0.00
Total	123.00		24.60	147.60

VAT is chargeable on items shown above that are related to the CON29 part of this search.

Other items are exempt for VAT purposes

VAT Number: 149266836

Groundsure Screening (0 - 15 ha)

Search Details

Prepared for: Bury Metropolitan Borough Council
Matter: MT/059755
Client address: Town Hall, Knowsley Street, Bury, BL9 0SW

Property:
Land On The North Side of, Milton Road, Radcliffe

Local Authority:
Groundsure
Nile House, Nile Street, Brighton, BN1 1HW

Date Returned:	Property type:
19/01/2026	Commercial

This search was compiled by the Data Supplier above and provided by InfoTrack Ltd - t: 0207 186 8090, e: helpdesk@infotrack.co.uk. This search is subject to terms and conditions issued by InfoTrack which can be viewed at www.infotrack.co.uk or supplied on request. This search is also subject to terms and conditions issued by the Data Supplier, available on request. InfoTrack is registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code. Visit www.propertycodes.org.uk for more information.

Screening

Land On The North Side of, Milton Road, Radcliffe

Reference:
IT-105076745

Grid reference:
377118 407732

Your reference:
IT-105076745

Date:
19 January 2026

Consultant's guidance and recommendations inside.

Written by:

M Ayala Paviour BSc Geog
m.ayalapaviour@groundsure.com

Professional opinion

Key results

Contaminated land

Acceptable risk with guidance Page 3 →

Groundsure has not identified any significant risks relating to contaminated land liabilities under Part 2A of the EPA 1990.

Flood

Negligible Page 16 →

No flood risks of significant concern have been identified at the site.

Building assessment Not applicable Page 16 →

Other results

Ground stability Identified Page 18 →

Radon Passed Page 26 →

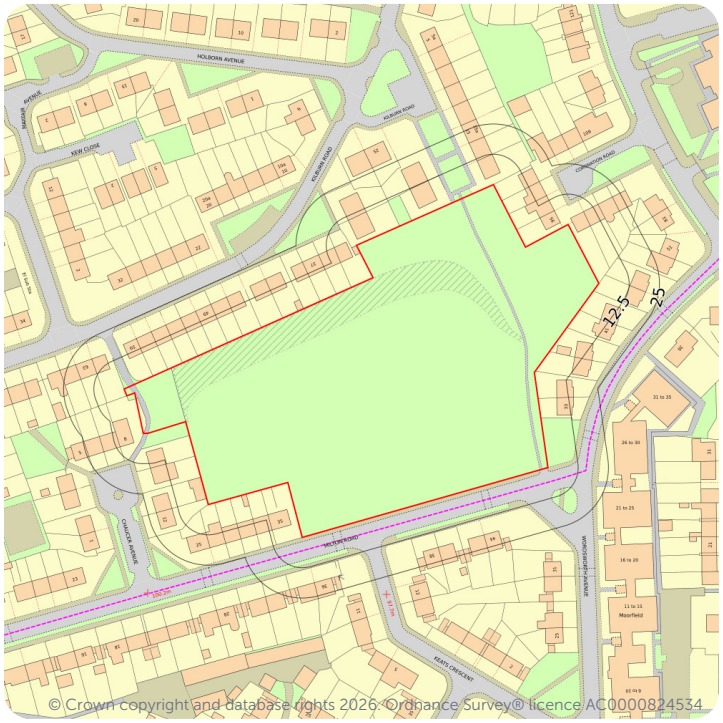
Planning constraints Not identified Page 27 →

Energy Identified Page 28 →

Transportation Identified Page 37 →

A full assessment of these features is available in our Energy & Transportation report. Contact Groundsure or your search provider for further details.

All recommendations Page 41 Appendix →



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ClimateIndex™

Page 21 Summary →

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability** and **coastal erosion**.

	5 years		30 years
A	Negligible	A	Negligible

Rating key

A B C D E F

Negligible risk → High risk

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**.

Recent aerial photograph



Capture Date: 07/04/2023

Site Area: 1.52ha

Screening

Contaminated land

Acceptable risk with guidance

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Section links

Consultant's assessment →
Current/recent land use →
Past land use →
Hydrogeology →

Past land use	Acceptable risk with guidance →	Waste and landfill	Acceptable risk
Current/recent land use	Acceptable risk →		

Contaminated land liability

Banking security
Is it likely that the property will represent acceptable banking security from a contaminated land perspective?
Yes

Statutory or 3rd party action
Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?
Unlikely

Environmental liability
Is there a risk that the property value may be impacted due to contaminated land liability issues?
Unlikely

Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities although some potentially contaminative land uses have been identified. These land uses are not considered a significant risk if the site remains in its current use.

The risk assessment in this report does not consider the implications of redevelopment. If the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations. In this case, contact the Local Authority Planning Department to clarify the required assessments and planning conditions.

If you require further advice, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com.

Screening

Contaminated land

Consultant's assessment

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Section links

Back to section summary →

Consultant's assessment →
Current/recent land use →
Past land use →
Hydrogeology →

Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Current land use

The site is currently a plot of undeveloped open space.

Historical land use

On-site

Potentially contaminative land uses have been identified, although they are not considered to be of significant concern.

Surrounding area

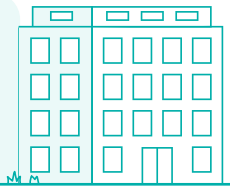
Potentially contaminative land uses have been identified near to the site, although they are not considered to be of significant concern.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, the underlying aquifers, groundworkers during redevelopment.

Conclusion

Groundsure has identified a potential contaminant-pathway-receptor relationship though this is unlikely to give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.



Contaminated land data summary

Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	7	2	11
Former tanks	0	0	2
Former energy features	0	0	27
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	**On-Site**	**0-50m**	**50-250m**
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent land use	**On-Site**	**0-50m**	**50-250m**
Recent industrial land uses	0	0	4
National Geographic Database (NGD) - Current or recent tanks	0	0	0
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	2

Screening

Contaminated land

Past land use

Acceptable risk with guidance

The data summarised in this section relates to potentially contaminative land uses and operations that happened historically at and around the site.

Section links

Back to section summary →

Consultant's assessment →
Past land use →
Current/recent land use →
Hydrogeology →



Site Outline

Search buffers in metres (m)

Former industrial land uses

Former tanks

Former energy features

Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey® maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Distance	Direction	Use	Date
0	on site	Brick Works	1891
0	on site	Unspecified Pit	1891
0	on site	Unspecified Pit	1908

Distance	Direction	Use	Date
0	on site	Unspecified Pit	1927
0	on site	Unspecified Pit	1938
0	on site	Unspecified Pit	1955
0	on site	Unspecified Pit	1965
9 m	S	Brick Works	1908
24 m	S	Unspecified Pit	1908
119 m	S	Unspecified Pit	1927
119 m	S	Unspecified Pit	1938
124 m	S	Unspecified Heap	1927
124 m	S	Unspecified Heap	1938
171 m	SW	Unspecified Old Shaft	1908
182 m	SW	Unspecified Old Shaft	1927
182 m	SW	Unspecified Old Shaft	1938
227 m	SW	Unspecified Mills	1891
227 m	SW	Unspecified Mills	1908
227 m	SW	Unspecified Mills	1927
227 m	SW	Unspecified Mills	1938

This data is sourced from Ordnance Survey®/Groundsure.

Former tanks

These tanks have been identified from high detailed historical Ordnance Survey® maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Distance	Direction	Use	Date
162 m	NW	Unspecified Tank	1956
162 m	NW	Unspecified Tank	1955

This data is sourced from Ordnance Survey®/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey® maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Distance	Direction	Use	Date
60 m	NW	Electricity Substation	1967
61 m	NW	Electricity Substation	1980
61 m	NW	Electricity Substation	1987
61 m	NW	Electricity Substation	1987
61 m	NW	Electricity Substation	1987
61 m	NW	Electricity Substation	1987
168 m	SW	Electricity Substation	1970
169 m	SW	Electricity Substation	1967
170 m	SW	Electricity Substation	1980
170 m	SW	Electricity Substation	1987
170 m	SW	Electricity Substation	1987
170 m	SW	Electricity Substation	1987
170 m	SW	Electricity Substation	1987
184 m	N	Electricity Substation	1992
187 m	N	Electricity Substation	1981
187 m	N	Electricity Substation	1987
187 m	N	Electricity Substation	1987
187 m	N	Electricity Substation	1988
187 m	N	Electricity Substation	1971
241 m	S	Electricity Substation	1987
242 m	S	Electricity Substation	1976
242 m	S	Electricity Substation	1989
243 m	S	Electricity Substation	1992
244 m	S	Electricity Substation	1956
244 m	S	Electricity Substation	1956
249 m	S	Electricity Substation	1957
249 m	S	Electricity Substation	1970

Screening



This data is sourced from Ordnance Survey®/Groundsure.

Screening

Contaminated land

Current and recent land use

Acceptable risk

The data summarised in this section relates to current and recent commercial and industrial land uses and operations that could have the potential to cause ground contamination risks.

Section links

Back to section summary →

Consultant's assessment →
Current/recent land use →
Past land use →
Hydrogeology →



Site Outline

Search buffers in metres (m)

Recent industrial land uses

Pollution incidents

Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

ID	Distance	Direction	Company / Address	Activity	Category
1	66 m	NW	Electricity Sub Station - Greater Manchester, M26	Electrical Features	Infrastructure and Facilities
2	166 m	SW	Electricity Sub Station - Greater Manchester, M26	Electrical Features	Infrastructure and Facilities

ID	Distance	Direction	Company / Address	Activity	Category
4	191 m	NE	Electricity Sub Station - Greater Manchester, M26	Electrical Features	Infrastructure and Facilities
6	247 m	S	Electricity Sub Station - Greater Manchester, M26	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey®.

Pollution incidents

Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
3	183 m	NE	25/06/2001	Category 4 (No Impact)	Category 2 (Significant)	Other Contaminated Water
5	233 m	NE	04/07/2009	Category 4 (No Impact)	Category 2 (Significant)	Not Identified

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

Screening

Contaminated land

Superficial hydrogeology

The data summarised in this section relates to underground water resources (aquifers) within surface drift geology that may be sensitive to any ground contamination.

Section links

Back to section summary →

Consultant's assessment →
Current/recent land use →
Past land use →
Hydrogeology →



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

Aquifers within superficial geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within superficial geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Unknown - These are rock layers where it has not been possible to classify the water storage potential.

Distance	Direction	Designation
0	on site	Secondary Undifferentiated

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

Superficial geology

Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
Till, Devensian	TILLD-DMTN	Diamicton

This data is sourced from British Geological Survey.

Screening

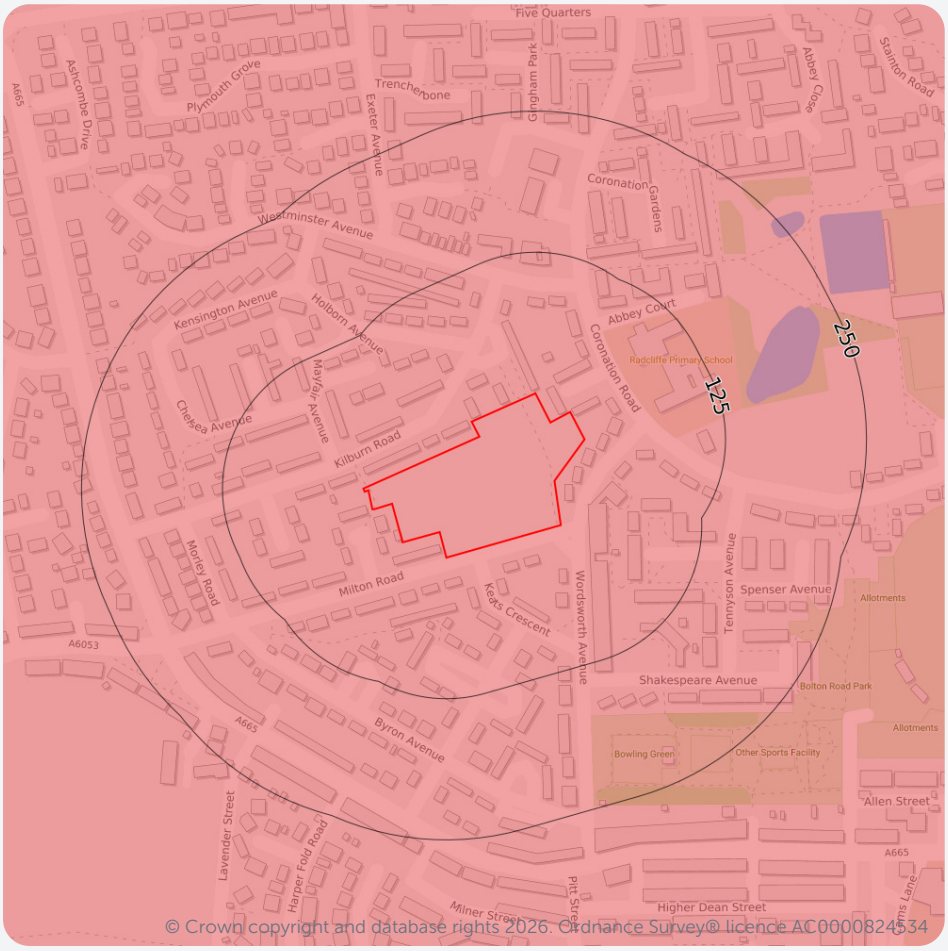
Contaminated land

Bedrock hydrogeology

The data summarised in this section relates to underground water resources (aquifers) within bedrock geology that may be sensitive to any ground contamination.

Section links Back to section summary

Consultant's assessment | Current/recent land use
Past land use | Hydrogeology



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Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Distance	Direction	Designation
0	on site	Secondary A

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

Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
Pennine Middle Coal Measures Formation	PMCM-MDSS	Mudstone, siltstone and sandstone
Peel Hall Rock	PR-SDST	Sandstone

This data is sourced from British Geological Survey.

Screening

Flooding

Negligible

No significant concerns have been identified as a result of the flood risk searches. No action required.

	Risk to site	Risk to building(s)
River and coastal flooding	Very Low	Not applicable
Surface water flooding	Negligible	Not applicable
Groundwater flooding	Low	Not applicable
Past flooding	Not identified	Not applicable
Flood storage areas	Not identified	Not applicable

No buildings or structures have been identified at the site.

- Data from the Ordnance Survey® National Geographic Database (NGD) does not indicate the presence of any buildings or selected structures at the site. As a result we have not been able to provide a building-level flood risk assessment in this instance;
- The site may not have any building on-site, constitute an empty development plot or the buildings on-site may have been recently developed and Ordnance Survey® has not yet captured them in the data. For more information on this data and its limitations please click here.

FloodScore™ insurance rating Very Low

Next steps

Flooding

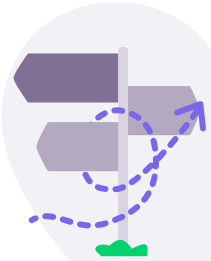
None required.

National Planning Policy Framework (NPPF)

Will any NPPF Flood Risk Assessment be required if the site is redeveloped? Yes

National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.



To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on page 38 →.

Screening

Ground stability

Identified

The property is assessed to have potential for natural or non-natural ground subsidence.

Section links

Non-natural →

Natural ground stability Negligible-Very low

Non-natural ground stability Identified →

Next steps

Ground stability

The property is indicated to lie within an area that could be affected by infilled land. You should consider the following:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

Non-coal mining areas

The property is assessed to be in a non-coal mining area.

- A more detailed mining search may further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider

Screening

Ground stability

Non-natural ground stability

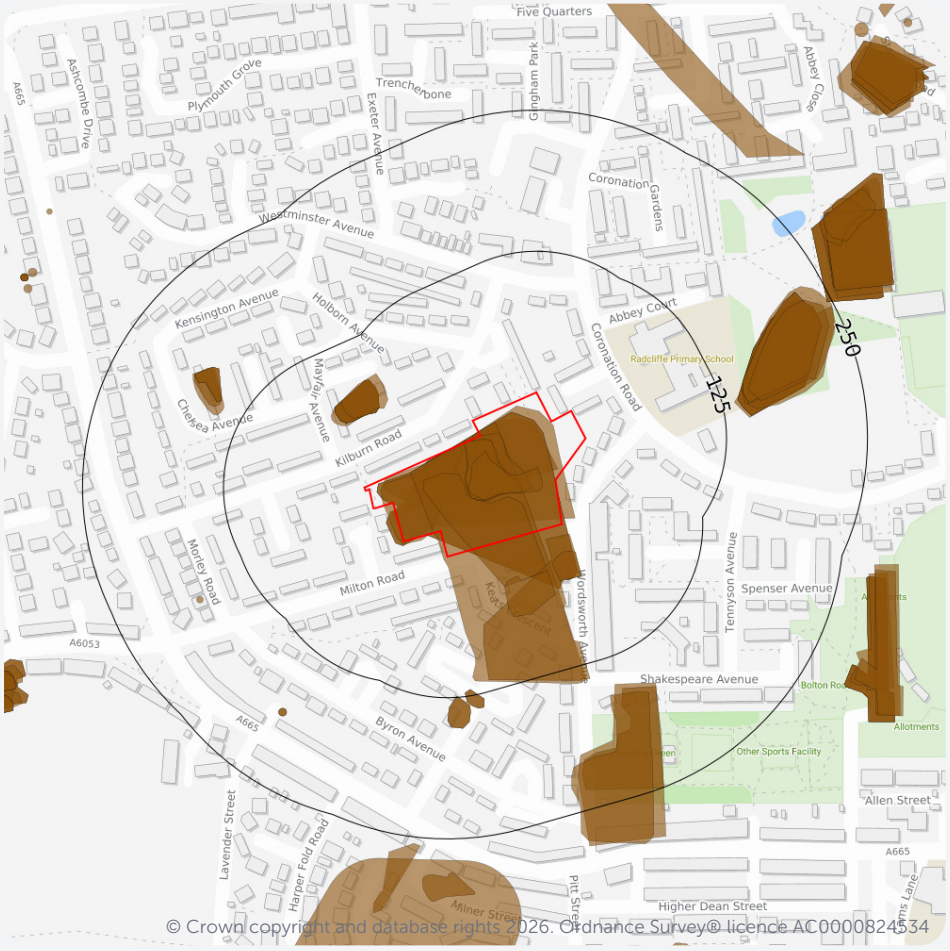
Identified

The data in this section relates to ground instability hazards that are a result of the non-natural activities in the areas, such as mining or infilled land.

Section links

Back to section summary →

Non-natural →



Site Outline

Search buffers in metres (m)

Infilled Land

Mining hazards:

Highly likely

Likely

Coal mining

The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Non-coal mining areas

The property is located in an area that may be affected by surface or sub-surface mining of materials other than coal. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Infilled land

Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Distance	Direction	Use	Date
0	on site	Unspecified Pit	1965
0	on site	Unspecified Pit	1955
0	on site	Unspecified Pit	1938
0	on site	Unspecified Pit	1927
0	on site	Unspecified Pit	1908
0	on site	Brick Works	1891
0	on site	Unspecified Pit	1891
0	on site	Reservoir	1955
0	on site	Pond	1938
0	on site	Pond	1908
0	on site	Ponds	1891
9 m	S	Brick Works	1908
24 m	S	Unspecified Pit	1908

Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey® historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.

Screening

ClimateIndex™

Future-focused property ratings summarising flood, subsidence and coastal erosion risks over 5 and 30 year periods, aligned with Bank of England reporting requirements.

Section links

Physical risks → Flooding →
Ground stability → Transition risks →

Physical risks Negligible → **Transition risks** Advice available →

Next steps

Let's talk about climate

Groundsure has in-house experts and online resources that can help you:

- Check out our ClimateIndex™ clauses here for actionable guidance on risks associated with climate change;
- Reach out to our in-house experts on info@groundsure.com or 01273 257755.

Screening

ClimateIndex™

Physical risks

Negligible

Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from **flooding, natural ground stability and coastal erosion**.

Section links

Back to section summary →

Physical risks → Flooding →
Ground stability → Transition risks →

Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

The risks with the greatest impact on the overall ClimateIndex™ are positioned first in the list(s) below. Any risks that have not been identified at the site have been omitted.

A — 5 years — **Negligible**

A — 30 years — **Negligible**

Rating key

A B C D E F

Negligible risk → High risk

The ClimateIndex™ (A-F) is an overall illustration of the potential impact from the physical risks covered in this assessment - flooding from numerous sources, ground stability and coastal erosion.

ClimateIndex™
Flooding

This section summarises the projected change in flood water depths at the site over time as a result of climate change.

Section links Back to section summary →

Physical risks → Flooding →
Ground stability → Transition risks →

The baseline or current flood risk assessment on this property is based on climatic conditions today. If present, the associated flood maps (and other relevant datasets) are visualised in the flood risk section. However, climate change is expected to increase the frequency and severity of weather events that could increase the risk of flooding. Rising sea levels due to climate change could also contribute to increased flood risk in coastal properties.

Ambiental Risk Analytics provides flood risk data that can project the risk from river, coastal and surface water flooding in the future for a range of emissions scenarios (Low emissions - RCP 2.6, medium emissions - RCP 4.5, and high emission - RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations.

Climate change scenario	River/coastal flood depth (cm)		Surface water flood depth (cm)	
	5 years	30 years	5 years	30 years
Low emissions	< 20	< 20	< 20	< 20
Medium emissions	< 20	< 20	< 20	< 20
High emissions	< 20	< 20	< 20	< 20

This data is sourced from Ambiental Risk Analytics.

Screening

ClimateIndex™

Ground stability

This section summarises the projected likelihood of increased ground stability risks from shrink swell clays at the site over time as a result of climate change.

Section links Back to section summary →

Physical risks → Flooding →
Ground stability → Transition risks →

The British Geological Survey (BGS) has created data designed to show the likelihood of an increase in risk from shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change is likely to result in higher temperatures and therefore likely to cause periods of drought and an increase in shrink swell subsidence.

This data has been produced using the Met Office local projections to accurately model predicted rainfall, using the high emissions climate change scenario (RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here: knowledge.groundsure.com/methodologies-and-limitations.

Rainfall scenario	High rainfall		Average rainfall		Lower rainfall	
	5 years	30 years	5 years	30 years	5 years	30 years
Likelihood of increased risk	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely

This data is sourced from the British Geological Survey

ClimateIndex™
Transition risks

Transition risks can occur as a result of requirements or obligations to move towards a less polluting, greener economy. This section summarises information relating to any Energy Performance Certificates at the property.

Section links Back to section summary

Physical risks → Flooding →
Ground stability → Transition risks →

Energy Performance

Energy Performance Certificates (EPCs) rate the energy efficiency of buildings using grades from A+ to G, with 'A+' being the most efficient grade (this represents a 'Net Zero' non-domestic building) and 'G' the least efficient. They are designed to provide an estimate of energy costs associated with a building and an indication of how these can be reduced. When required, they should be made available to any prospective buyer or tenant. They are valid for exactly 10 years after the date lodged by the assessor. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

We have not been able to find an EPC relating to the property.

There are a number of potential reasons why a valid EPC has not been found for the property:

- The property is an undeveloped plot and no buildings exist;
- An EPC is not required at the property. Examples may include listed buildings and places of worship but full details can be found here;
- An EPC is not required for the building(s) on the site;
- The EPC for the property is not yet recorded in the published database. There can be a delay of up to 2 months of a new EPC being lodged and appearing within our report. In the meantime, you can visit gov.uk's Find an energy certificate service to search for the EPC for more detail;
- We have been unable to match the address provided when ordering this report to the address on the EPC.

Consideration should be given to the feasibility and cost of any improvement works that are recommended in the EPC, if any exemptions apply and also to when a new assessment might be required.

EPC calculations are partly based on observations made by the EPC assessor when visiting a property and partly on data and assumptions using the age and type of property. This means the EPC band may change irrespective of any improvement works undertaken, due to, for example, differing access or documentation being provided to the assessor during the visit. Additionally, the methodologies underpinning EPC calculations are updated periodically.

Leasing and energy efficiency regulations

Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately leased non-domestic properties being let in England and Wales to have a minimum EPC rating of E. Fines of between £10K-£150K may be issued per tenancy within a building that does not meet these requirements.

If the property has an EPC rating of F or G, the landlord should either improve the property to at least an EPC rating of E, or register an exemption, should one apply. Click here for more detail on the types of exemptions available and how to register for them.

Green leases are agreements that put obligations on both the tenant and the landlord to improve the energy efficiency and overall environmental impact of a commercial property. More information relating to green leases can be found here.

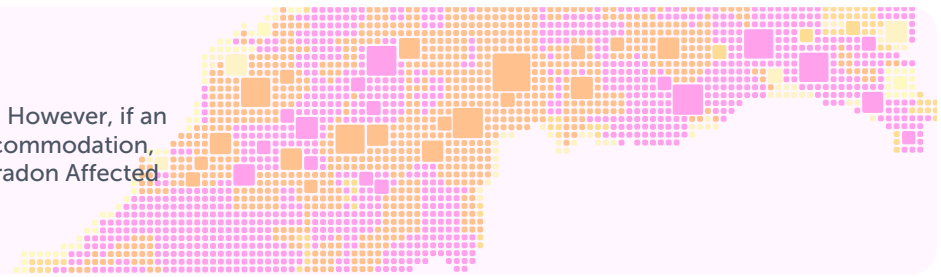
Current government guidelines around future regulations or requirements are unclear. However, given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered in the future.

Screening

Radon

Passed

Local levels of radon are considered normal. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.



Next steps

Radon

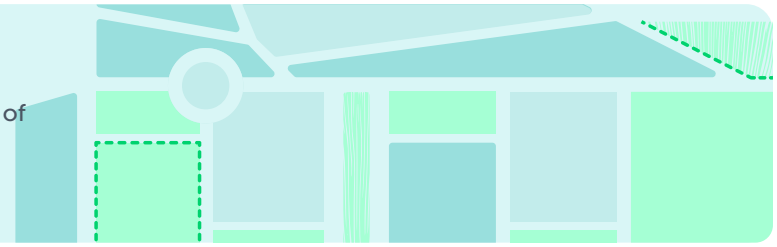
None required.

Screening

Planning constraints

Not identified

No protected areas have been identified within 250 metres of the property. Protected areas include nature reserves and other conservation areas.



Next steps

Planning constraints

None required.

Screening

Energy

Identified

The property has been identified to lie within the search radius of one or more energy features detailed below.

Section links

Wind and solar → Energy →

Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas	Not identified
Oil and gas wells	Not identified

Wind and solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Planned multiple wind turbines	Identified →
Planned single wind turbines	Identified →
Existing wind turbines	Not identified
Proposed solar farms	Identified →
Existing solar farms	Identified →

Energy Infrastructure

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

Power stations	Identified →
Energy infrastructure	Identified →
Projects	Not identified

Next steps

Wind

Existing or proposed wind installations have been identified within 5km.

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Next steps continued

Solar

Existing or proposed solar installations have been identified within 5km of the property.

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property

Power stations

One or more Power Stations have been identified within 5km of the property.

- visit the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website
- additionally, you could contact the Air Quality team of the Local Authority which may hold additional information regarding any air quality impacts in the area
- if a nuclear installation has been identified, consider visiting www.onr.org.uk/regulated-sites.htm for further information on the site

Energy

Wind and solar

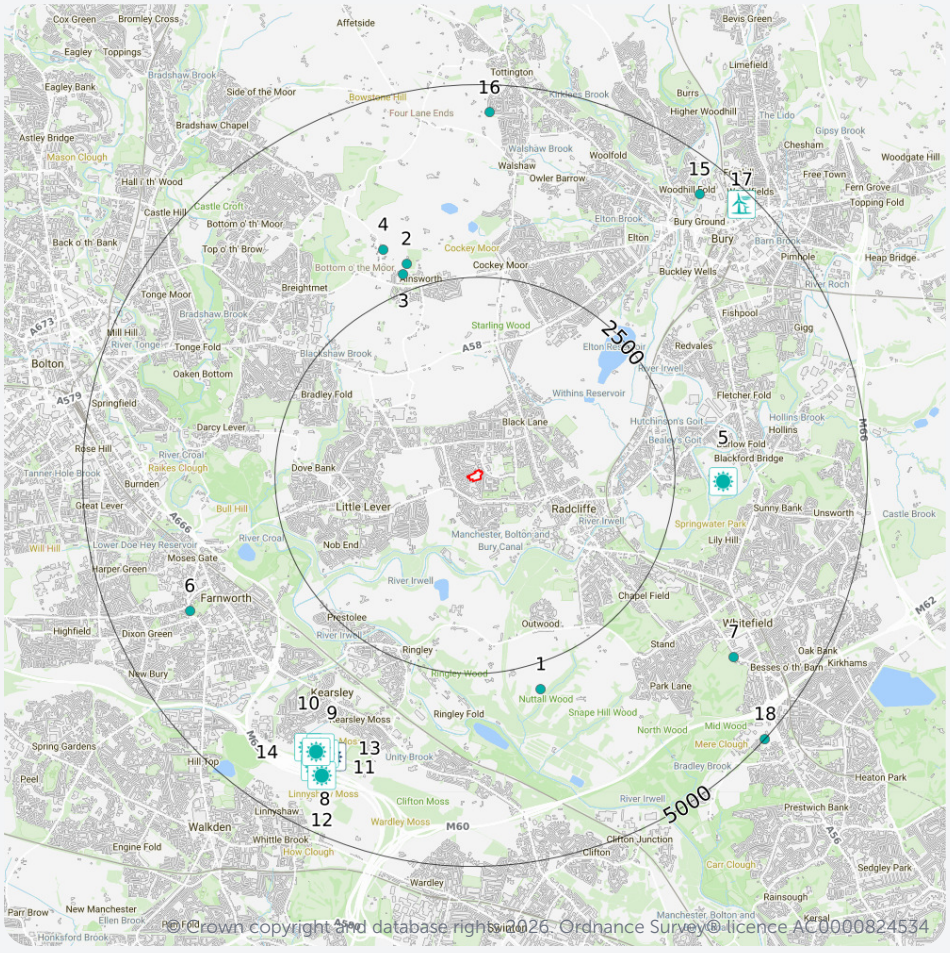
Identified

The data summarised in this section relates to the location of current and planned wind farms/turbines and solar farms.

Section links

Back to section summary →

Wind and solar → Energy →



Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
17	4-5 km	NE	**Site Name**: Tesco Stores Ltd Woodfields Retail Park, Peel Way, Bury, Greater Manchester, BL9 5BY **Planning Application Reference**: 50650 **Type of Project**: 2 Wind Turbines	**Application Date**: 2008-10-29 **Planning Stage**: Early Planning Detailed Plans Submitted **Project Details**: Scheme comprises installation of two 10.6m high micro wind turbines and associated works for a period of 15 years. **Approximate Grid Reference**: 380570, 411256

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 5,000m of the property. This data is updated on a quarterly basis.
If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
1	2-3 km	S	**Site Name**: Keepers Cottage Ringley Road West, Radcliffe, Manchester, M26 1DU **Planning Application Reference**: 52609 **Type of Project**: Wind Turbine	**Application Date**: 2010-05-14 **Planning Stage**: Plans Approved Detail Plans Granted **Project Details**: Scheme comprises construction of wind turbine. **Approximate Grid Reference**: 377964, 404968
2	2-3 km	N	**Site Name**: Brown Hill Farm Knowsley Road, Ainsworth, Bolton, Greater Manchester, BL2 5QA **Planning Application Reference**: 55930 **Type of Project**: Wind Turbine	**Application Date**: 2013-02-07 **Planning Stage**: Early Planning Detailed Plans Submitted **Project Details**: Scheme comprises construction of 20kW wind turbine with a 20m hub height and 27.1m tip height. **Approximate Grid Reference**: 376217, 410486
3	2-3 km	N	**Site Name**: Brown Hill Boarding Kennels, Knowsley Road, Ainsworth, Bolton, Bury, Greater Manchester, BL2 5QA **Planning Application Reference**: 56175 **Type of Project**: Wind Turbine	**Application Date**: 2013-06-20 **Planning Stage**: Early Planning Detailed Plans Submitted **Project Details**: Scheme comprises construction of 20KW wind turbine with a 20m hub height and 27.1m tip height with ancillary works (resubmission of 55930). **Approximate Grid Reference**: 376228, 410512

ID	Distance	Direction	Details	
4	3-4 km	NW	**Site Name**: Veterans Farm Arthur Lane, Ainsworth, Bolton, Greater Manchester, BL2 5PW **Planning Application Reference**: 54703 **Type of Project**: Wind Turbine	**Application Date**: 2011-12-21 **Planning Stage**: Plans Approved Detail Plans Granted **Project Details**: Scheme comprises installation of 27.1 metre high vertical wind turbine. **Approximate Grid Reference**: 375916, 410670
6	4-5 km	SW	**Site Name**: 3 - 5 Albert Road, Farnworth, Bolton, Bolton, Greater Manchester, BL4 7BA **Planning Application Reference**: 79167/08 **Type of Project**: Wind Turbine	**Application Date**: 2008-01-04 **Planning Stage**: Early Planning Detail Plans Withdrawn **Project Details**: Scheme comprises construction of wind turbine in rear garden. **Approximate Grid Reference**: 373403, 405984
7	4-5 km	SE	**Site Name**: Whitefield Golf Club, Higher Lane, Whitefield, Manchester, M45 7EZ **Planning Application Reference**: 58874 **Type of Project**: Wind Turbine	**Application Date**: 2015-06-30 **Planning Stage**: Detail Plans Refused **Project Details**: Scheme comprises installation of one 30m (hub) high, 45m (tip) high wind turbine plus ancillary development. **Approximate Grid Reference**: 380469, 405386
15	4-5 km	NE	**Site Name**: Chamber Hall Weir, Harvard Roa, Magdalene Road, Bury, Greater Manchester, BL8 1UP **Planning Application Reference**: 59021 **Type of Project**: Wind Turbine	**Application Date**: 2015-08-06 **Planning Stage**: Detail Plans Granted **Project Details**: Scheme comprises excavation of channel adjacent to weir and installation of an archimedes screw turbine and associated turbine house. including grid connection and crushed stone access track and security access gate. **Approximate Grid Reference**: 380023, 411390
16	4-5 km	N	**Site Name**: 46 Moorside Road, Tottington, Bury, Bury, Greater Manchester, BL8 3HP **Planning Application Reference**: 47251 **Type of Project**: Wind Turbine	**Application Date**: 2006-11-20 **Planning Stage**: Plans Approved Detail Plans Granted **Project Details**: Scheme comprises installation of wind turbine on north west gable. **Approximate Grid Reference**: 377293, 412449
18	5-6 km	SE	**Site Name**: Tesco Stores Ltd, Valley Park Road, Prestwich, Manchester, Bury, Greater Manchester, M25 3TG **Planning Application Reference**: 49526 **Type of Project**: Wind Turbine	**Application Date**: 2008-02-12 **Planning Stage**: Plans Approved Detail Plans Granted **Project Details**: Scheme comprises construction of one 10.6m high wind turbine for a period of 15 years. **Approximate Grid Reference**: 380876, 404322

This information is derived from planning data supplied by Serac Tech and Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.
If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property.

Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
9	4-5 km	SW	Bent Spur Solar Farm, Bent Spur Farm, Bent Spur Road, Kearsley, Bolton, BL4 8SJ	**Contractor**: Active Renewables **LPA Name**: Bolton **Capacity (MW)**: 5	**Application Date**: 24/08/2015 **Pre Consent Status**: Operational **Post Consent Status**: Operational **Date Commenced**: 31/03/2016

The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.

Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details	
5	3-4 km	E	Bury Waste Water Treatment Works, Crossfield Street, Bury, BL9 9TF	**Applicant name**: _ **Application Status**: Registered **Application Date**: 06/07/2020 **Application Number**: 65690	Lawful development certificate for existing development of ground mounted solar array.
8	4-5 km	SW	Bent Spur Farm, Bent Spur Road, Kearsley, Bolton, BL4 8SJ	**Applicant name**: Ar Partners Ltd **Application Status**: Discharge of Condition **Application Date**: 01/12/2015 **Application Number**: 95403/15	Discharge of Conditions 2, 3 and 4 on Planning Application 94654/15 (siting of Solar Farm together with associated infrastructure.)

ID	Distance	Direction	Address	Details	
10	4-5 km	SW	Bent Spur Farm, Bent Spur Road, Kearlsey Bolton, BL4 8SJ	**Applicant name**: Cs Bent Spur Solar Farm Ltd **Application Status**: Non-Material Change to Existing App **Application Date**: 27/04/2016 **Application Number**: 96415/16	Non-material amendment to app 94654/15 to reposition PV panels, relocate inverter cabins, erect customer substation, remove internal road, reposition DBI substation and perimiter fence and erect CCTV cameras on 2.4m high poles
11	4-5 km	SW	Bent Spur Farm, Bent Spur Road, Kearsley, Bolton, BL4 8SJ	**Applicant name**: AR Partners Ltd **Application Status**: Full Planning Application **Application Date**: 24/08/2015 **Application Number**: 94654/15	Siting of Solar Farm together with associated infrastructure
12	4-5 km	SW	Bent Spurs Farm, Bent Spur Road, Kearsley, Bolton, BL4 8SJ	**Applicant name**: Alex Allen **Application Status**: Article 16 application **Application Date**: 21/09/2015 **Application Number**: 15/67025/ART16	Article 16 Consultation received from Bolton Council (application Ref 94654/15) for the siting of solar farm together with associated infrastructure
13	4-5 km	SW	Bent Spur Farm, Bent Spur Road, Kearsley, Bolton, BL4 8SJ	**Applicant name**: AR Partners Ltd **Application Status**: Discharge of Condition **Application Date**: 13/01/2016 **Application Number**: 95638/16	Discharge of conditions 5, 6 and 7 on planning application 94654/15 (siting of solar farm together with associated infrastructure)
14	4-5 km	SW	Bent Spur Farm, Bent Spur Road, Kearlsey Bolton, BL4 8SJ	**Applicant name**: Alex Allen **Application Status**: Article 16 application **Application Date**: 11/11/2015 **Application Number**: 15/67307/ART16	Article 16 consultation recevied from Bolton Council (94654/15) Siting of solar farm together with associated infastructure.

This data is sourced from Serac Tech and Glenigan.

Energy

Energy infrastructure

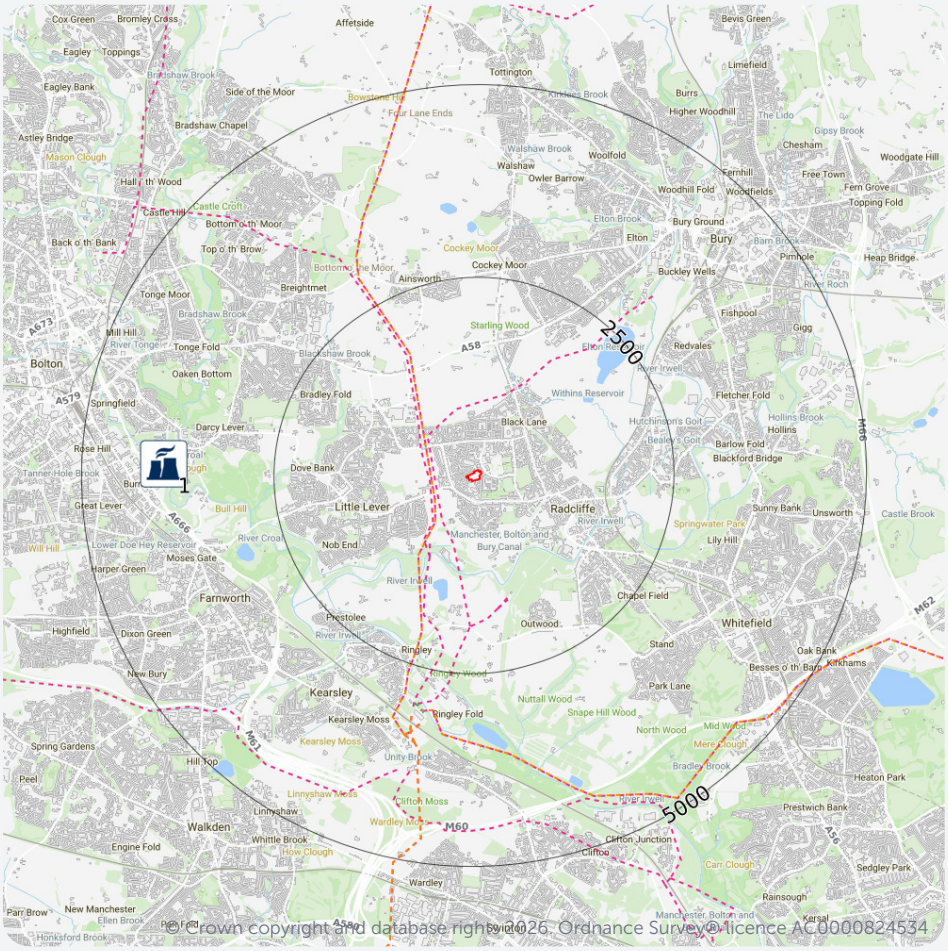
Identified

The data summarised in this section relates to the location of large energy infrastructure such as power stations, transmission lines or proposed large energy developments.

Section links

Back to section summary →

Wind and solar → Energy →



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- Site Outline

Search buffers in metres (m)

- Power stations
- Nuclear sites
- Gas sites
- Electricity substations
- Energy development projects
- Gas pipelines
- Electricity Lines
- Electricity Cable
- Electricity transmission lines and pylons

Electricity transmission lines and pylons

The nearest overhead transmission lines and/or pylon is located 408m from the property.

Overhead power transmission lines are known to emit electromagnetic fields (EMF). For further information on issues associated with transmission lines you may wish to contact the EMF Unit Public Information Line on 0845 7023270 or visit www.emfs.info. Guidance on electromagnetic fields resulting from transmission and distribution lines can also be found on the Public Health England (PHE) website.

This data is sourced from the National Grid. Groundsure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. However, if the existence of overhead power transmission may have a material impact with regard to the decision to purchase the property, Groundsure recommends contacting these organisations.

Power stations

There is an active power station on or near to the property. Power stations can cause air pollution issues and may not be visually pleasing.

Power generation stations identified by these searches have a capacity of over 1 MW (Million Watt output) and will be one of the following types: Combined Cycle Gas Turbine (CCGT), Gas/Oil, Coal Gas, Diesel Gas, HP Oil, Poultry Litter, Coal/Oil, Coal/Gas, Meat and Bone, Pumped Storage Mine Gas, Rapeseed Oil, Straw/Gas Waste Combined Heat or Power Biomass.

Air pollution issues can be investigated further through the Air Quality team at the Local Authority. If the existence of any of a power generation station may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent enquiries with the operating company listed.

ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
1	3-4 km	W	Viridor Waste Management	Bolton EFW	Conventional Steam	8	1971

This data is sourced from the Digest of United Kingdom Energy Statistics (DUKES), a database from the Department for Business, Energy & Industrial Strategy.

Transportation

Identified

The property has been identified to lie within the search radius of one or more transportation features detailed below.

HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.
Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 route	Not identified
HS2 safeguarding	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise	Not assessed
HS2 visual impact	Not assessed

Crossrail

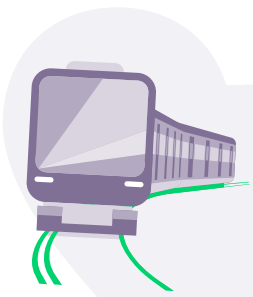
The property is not within 250 metres of the Crossrail 2 project.

Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 safeguarding	Not identified
Crossrail 2 headhouse	Not identified

Other railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.
The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Active railways and tunnels	Not identified
Historical railways and tunnels	Identified
Railway and tube stations	Not identified
Underground	Not identified



Next steps

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase our Energy and Transportation report via your preferred searches provider.

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified
Former tanks	Identified
Former energy features	Identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Identified
National Geographic Database (NGD) - Current or recent tanks	Not identified
Current or recent petrol stations	Not identified
Dangerous or explosive sites	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified
Dangerous industrial substances (D.S.I. List 1)	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Identified

Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Identified

Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified

Source Protection Zones and drinking water abstractions	
Source Protection Zones	Not identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified

Hydrology	
Water courses from Ordnance Survey®	Not identified
Surface water abstractions	Not identified

Flooding	
Risk of flooding from rivers and the sea	Not identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified

Screening

Flooding	
Flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified
Ambiental FloodScore™ insurance rating	Not identified
Flood map for planning	Not identified

Natural ground subsidence	
Natural ground subsidence	Not identified
Natural geological cavities	Not identified

Non-natural ground subsidence	
Coal mining	Identified
Non-coal mining areas	Identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Identified
Cheshire Brine	Not identified

Climate change	
Flood risk (5 and 30 Years)	Identified
Ground stability (5 and 30 Years)	Identified
Complex cliffs	Not identified
Projections with active management or intervention measures in place	Not identified
Projections with no active management plan or intervention	Not identified

Radon	
Radon	Not identified

Planning constraints	
Sites of Special Scientific Interest	Not identified

Planning constraints	
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

Oil and gas	
Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified

Wind and solar	
Wind farms	Not identified
Proposed wind farms	Identified
Proposed wind turbines	Identified
Existing and agreed solar installations	Identified
Proposed solar installations	Identified

Energy	
Electricity transmission lines and pylons	Identified
National Grid energy infrastructure	Not identified
Power stations	Identified
Nuclear installations	Not identified
Large Energy Projects	Not identified

Screening

Appendix

Contaminated land

Page 3 →

Acceptable risk with guidance

Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities although some potentially contaminative land uses have been identified. These land uses are not considered a significant risk if the site remains in its current use.

The risk assessment in this report does not consider the implications of redevelopment. If the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations. In this case, contact the Local Authority Planning Department to clarify the required assessments and planning conditions.

If you require further advice, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com.

Flooding

Page 16 →

Negligible

National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

Ground stability

Page 18 →

Identified

Next steps

Ground stability

The property is indicated to lie within an area that could be affected by infilled land. You should consider the following:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

Next steps continued

Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

Non-coal mining areas

The property is assessed to be in a non-coal mining area.

- A more detailed mining search may further clarify the potential risks presented in this report, and unearth records not available to your surveyor. Groundsure GeoRisk can provide a comprehensive assessment of all mining risks and can be ordered through Groundsure or your preferred search provider

Screening

ClimateIndex™

Page 21 →

Negligible

Next steps

Let's talk about climate

Groundsure has in-house experts and online resources that can help you:

- Check out our ClimateIndex™ clauses here for actionable guidance on risks associated with climate change;
- Reach out to our in-house experts on info@groundsure.com or 01273 257755.

Energy

Page 28 →

Identified

Next steps

Wind

Existing or proposed wind installations have been identified within 5km.

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Solar

Existing or proposed solar installations have been identified within 5km of the property.

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property

Power stations

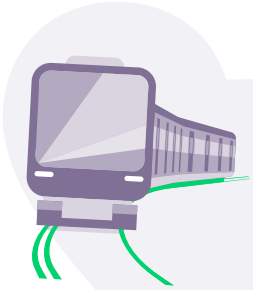
One or more Power Stations have been identified within 5km of the property.

- visit the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website
- additionally, you could contact the Air Quality team of the Local Authority which may hold additional information regarding any air quality impacts in the area
- if a nuclear installation has been identified, consider visiting www.onr.org.uk/regulated-sites.htm for further information on the site

Transportation

Page 37 →

Identified



Next steps

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase our Energy and Transportation report via your preferred searches provider.

Methodologies and limitations

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

Data providers

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

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

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

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

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

Complaints Advice

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

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

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

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

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

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

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

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Drainage & Water Search (Mixed & Small Commercial)

Search Details

Prepared for: Bury Metropolitan Borough Council
Matter: MT/059755
Client address: Town Hall, Knowsley Street, Bury, BL9 0SW

Property:
Land On The North Side of, Milton Road, Radcliffe

Water Company:
United Utilities Water Plc
Grasmere House, Lingley Mere Business Park, Warrington, WA5 3LP

Date Returned:	Property type:
20/01/2026	Commercial

This search was compiled by the Water Company above and provided by InfoTrack Ltd - t: 0207 186 8090, e: helpdesk@infotrack.co.uk. This search is subject to terms and conditions issued by InfoTrack which can be viewed at www.infotrack.co.uk or supplied on request. This search is also subject to terms and conditions issued by the Water Company, available on request. InfoTrack are registered with the Property Codes Compliance Board (PCCB) as subscribers to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code. Visit www.propertycodes.org.uk for more information.

United Utilities
Water for the North West

CON29DW COMMERCIAL DRAINAGE & WATER SEARCH

CON29DW Commercial Search

Responses to a drainage and water enquiry for commercial premises or development sites.

Client:

InfoTrack Limited

91
Waterloo Road,
London,
SE1 8RT

FAO:

Client ref: 105076744

Order number: UUPS-ORD-702036
Received date: 15/01/2026
Response date: 20/01/2026

The following records were searched in compiling this report:

The map of public sewers
The map of waterworks
Water and sewerage billing records
Adoption of public sewers records
Building over public sewer records
Adoption of public water mains records
Water supply clarification

Property address: Land On The North Side of Milton Road, Radcliffe

Please Note - We must make you aware that due to the introduction of the open market with effect from 1st April 2017 for commercial customers, Property Searches will no longer be able to resolve issues regarding some discrepancies within the report. Due to the change in the structure of the market the retailer is now responsible for taking ownership of certain issues, particularly relating to billing/tariff charges as well as, but not limited to change of usage of a property.

Enquiries and Responses
The records were searched by Katy Lowry for United Utilities who does not have, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.

This search report was prepared by Katy Lowry for United Utilities who does not have, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.

How to contact us:

United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

If you are planning works anywhere in the North West, please read our access statement before you start work to check how it will affect our network. http://www.unitedutilities.com/work-near-asset.aspx .

What is included:

1. Summary of findings and key
2. Detailed findings of the CON29DW
3. Guidance for interpretation
4. Terms and conditions
5. Complaints policy

DWSN COMPLIANT
DRAINAGE + WATER SEARCHES NETWORK
DWSN | SUPPORTING MEMBERS SINCE 2014
The Property Ombudsman

United Utilities
Water for the North West

CON29DW
COMMERCIAL
DRAINAGE & WATER SEARCH

To help understand the implications of the drainage and water enquiries report a summary guide to the content of the full report is provided below.

✓ *This response represents the typical situation for a property.*

× *This response represents an uncommon situation for a property and the purchaser should carefully consider its implications.*

⚑ *The attention of the purchaser is drawn to this response. The purchaser may wish to make further investigations into this situation.*

Question	Report Schedule	Answer	
1.1	Where relevant, please include a copy of an extract from the public sewer map.	Yes & location	✓
1.2	Where relevant, please include a copy of an extract from the map of waterworks.	Yes & location	✓
2.1	Does foul water from the property drain to a public sewer?	Plot of land	⚑
2.2	Does surface water from the property drain to a public sewer?	Plot of land	⚑
2.3	Is a surface water drainage charge payable?	No	×
2.4	Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	None	✓
2.4.1	Does the public sewer map indicate any public pumping station or ancillary apparatus within the boundaries of the property?	None	✓
2.5	Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?	None	⚑
2.5.1	Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres (164.04 feet) of any buildings within the property?	None	✓
2.6	Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?	F - No SW - No	✓ ✓
2.7	Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?	None	✓
2.8	Is any building which is or forms part of the property at risk of internal flooding due to overloaded public sewers?	No	✓
2.9	Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.	Yes	✓
3.1	Is the property connected to mains water supply?	Plot of land	⚑
3.2	Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	No	✓
3.3	Is any water main or service pipe serving or which is proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?	No	✓

United Utilities
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DRAINAGE & WATER SEARCH

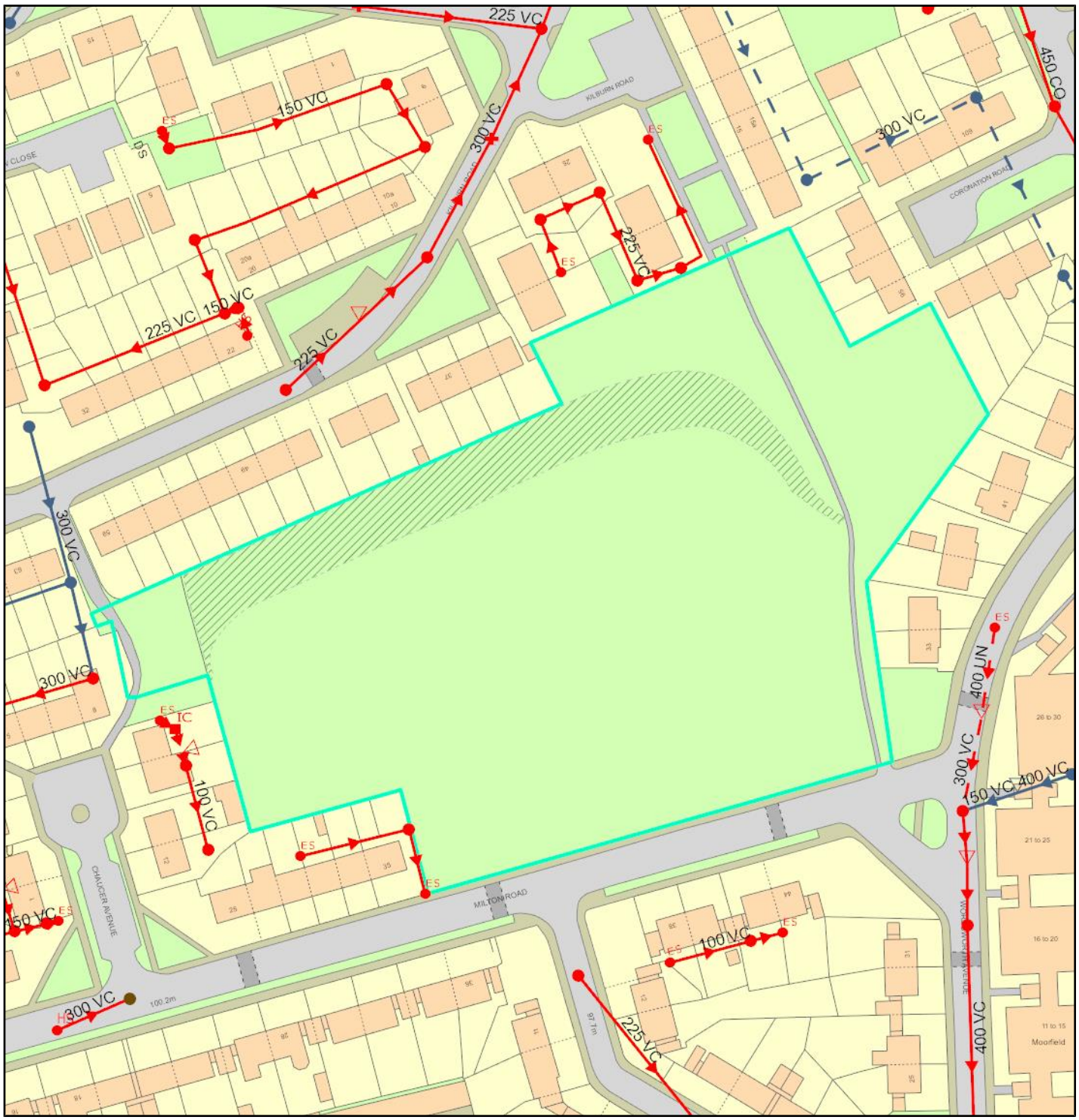
Question	Report Schedule	Answer	
3.4	Is this property at risk of receiving low water pressure or flow?	No	✓
3.5	What is the clarification of the water supply for the property?	Very soft	✓
3.6	Is there a meter installed at the property?	No	✓
3.7	Please include details of the location of any water meter serving the property.	No Meter	✓
4.1.1	Who is responsible for providing the sewerage services for the property?	United Utilities	✓
4.1.2	Who is responsible for providing the water services for the property?	United Utilities	✓
4.2	Who bills the property for sewerage services?	Not billed	⚑
4.3	Who bills the property for water services?	Not billed	⚑
5.1	Is there Consent to discharge Trade Effluent under S118 of the Water Industry Act (1991) into the public sewerage system?	No	✓
6.1	Is there a wayleave/easement agreement giving the Water and/or Sewerage Undertaker the right to lay or maintain assets or right of access to pass through private land in order to reach the Company's assets?	No	✓
6.2	On the copy extract from the public sewer map, please show manhole cover, depth and invert levels where the information is available.	Not included	✓

United Utilities
Water for the North West

CON29DW COMMERCIAL DRAINAGE & WATER SEARCH

SEWER RECORD

Land On The North Side of Milton Road, Radcliffe



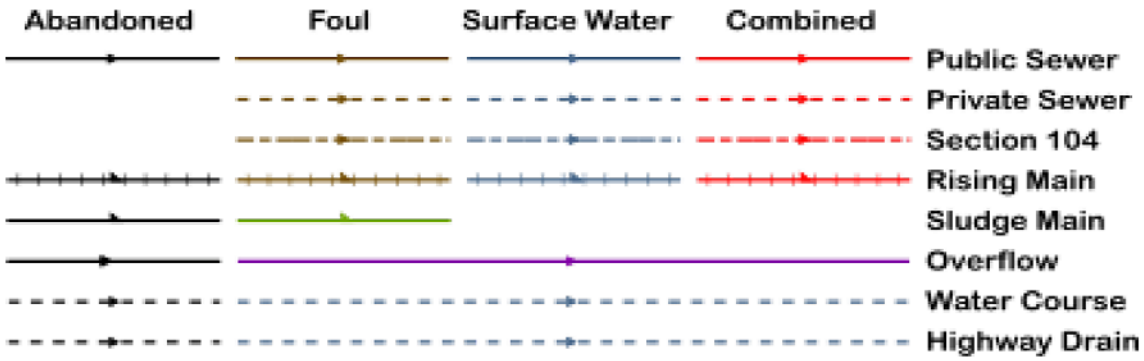
The position of underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private pipes, sewers or drains may not be recorded. United Utilities Water PLC will not accept any liability for any damage caused by the actual positions being different from those shown.

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Wastewater Symbology



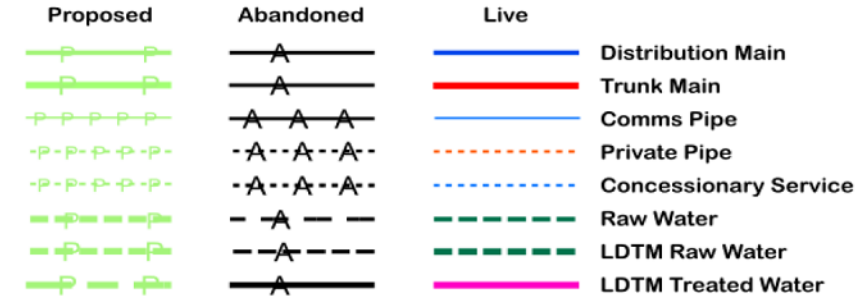
All point assets follow the standard colour convention: red – combined, brown - foul, blue – surface water, purple - overflow

- Manhole
- Head of System
- Extent of Survey
- Rodding Eye
- Inlet
- Discharge Point
- Vortex
- Penstock
- Washout Chamber
- Valve
- Air Valve
- Non Return Valve
- Soakaway
- Gully
- Cascade
- Flow Meter
- Hatch Box
- Oil Interceptor
- Summit
- Drop Shaft
- Orifice Plate
- Side Entry Manhole
- Outfall
- Screen Chamber
- Inspection Chamber
- Bifurcation Chamber
- Lamp Hole
- T Junction / Saddle
- Catchpit
- Valve Chamber
- Vent Column
- Vortex Chamber
- Penstock Chamber
- Network Storage Tank
- Sewer Overflow
- Ww Treatment Works
- Ww Pumping Station
- Septic Tank
- Control Kiosk
- DNM Network Monitoring Point
- Change of Characteristic

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Clean Water Symbology





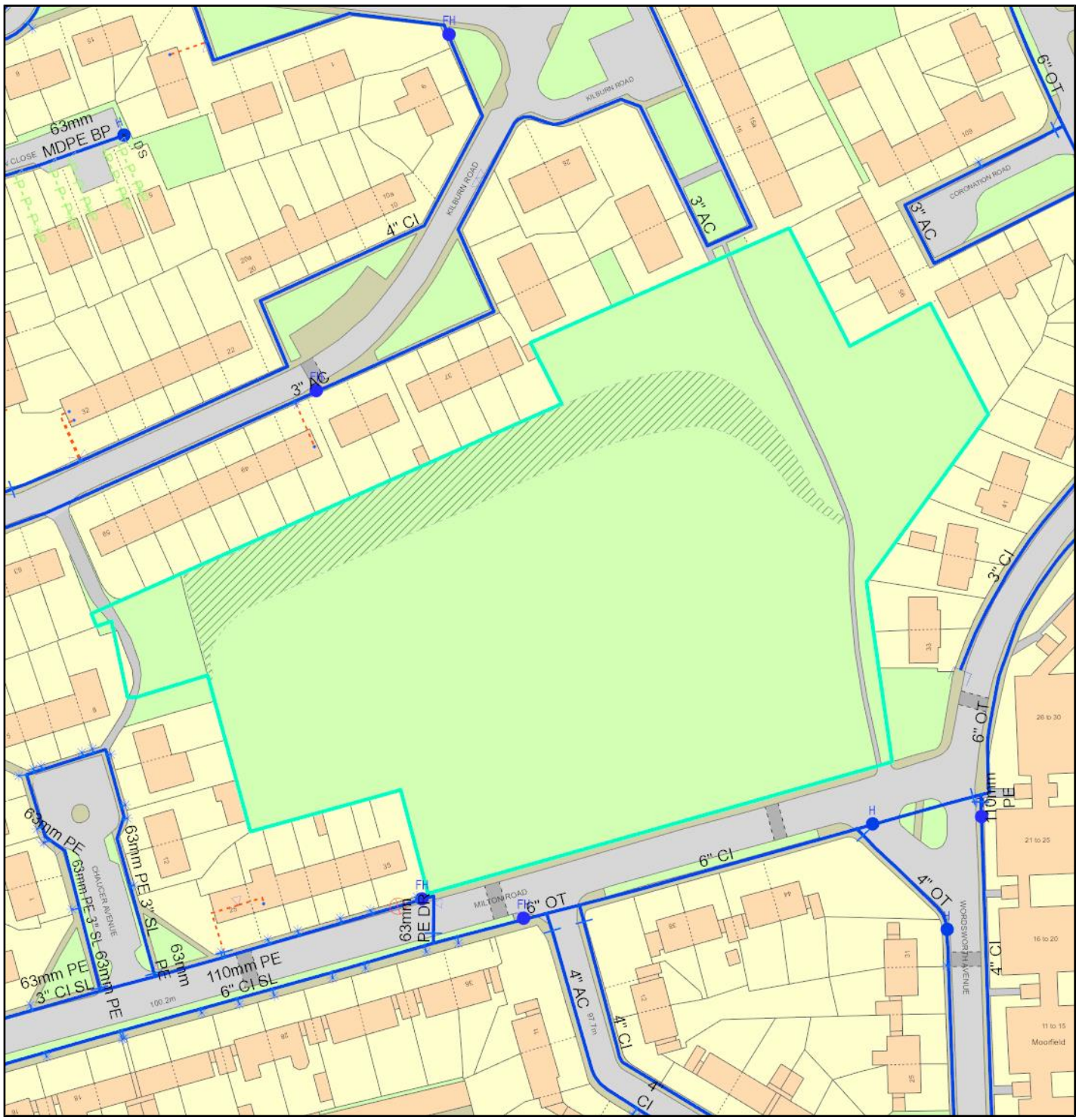
Symbology for proposed assets is the same as above, but shown in green
Symbology for abandoned assets is the same as above, but shown in black

United Utilities
Water for the North West

CON29DW
COMMERCIAL
DRAINAGE & WATER SEARCH

WATER RECORD

Land On The North Side of Milton Road, Radcliffe



The position of underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private pipes, sewers or drains may not be recorded. United Utilities Water PLC will not accept any liability for any damage caused by the actual positions being different from those shown.

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Question 1.1 **Where relevant, please include a copy of an extract from the public sewer map.**

Answer **A copy of an extract from the public sewer map is included in which the location of the property is identified.**

Guidance

1. The Water Industry Act 1991 defines Public Sewers as those which (United Utilities) have responsibility for. Other assets and rivers, water courses, ponds, culverts or highway drains may be shown for information purposes only.

2. Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

3. The Sewerage Undertaker has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the Sewerage Undertaker or its contractors needing to enter the property to carry out work.

Question 1.2 **Where relevant, please include a copy of an extract from the map of waterworks.**

Answer **A copy of an extract from the map of waterworks is included in which the location of the property is identified.**

Guidance

The "water mains" in this context are those which are vested in and maintainable by the Water Undertaker under statute.

Assets other than public water mains may be shown on the plan, for information only. Water Undertakers are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

If an extract of the public water main record is enclosed, it will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

The presence of a public water main running within the boundary of the property may restrict further development within it. Water Undertakers have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the Water Undertaker or its contractors needing to enter the property to carry out work.

Question 2.1 **Does foul water from the property drain to a public sewer?**

Answer **This enquiry appears to relate to a plot of land or a recently built property. It is recommended that drainage proposals are checked with the developer.**

Guidance

Sewerage Undertakers are not responsible for any private drains or sewers that connect the property to the public sewerage system, and do not hold details of these.

The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility, with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

If foul water does not drain to the public sewerage system the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.

If an extract from the public sewer map is enclosed, this will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

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Question 2.2 **Does surface water from the property drain to a public sewer?**

Answer **This enquiry appears to relate to a plot of land or a recently built property. It is recommended that drainage proposals are checked with the developer. If the property was constructed after the 6th April 2015 the surface water drainage may be served by a sustainable drainage system.**

Guidance

Sewerage Undertakers are not responsible for any private drains or sewers that connect the property to the public sewerage system and do not hold details of these.

The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

In some cases, Sewerage Undertakers' records do not distinguish between foul and surface water connections to the public sewerage system. If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the Sewerage Undertaker.

If surface water does not drain to the public sewerage system the property may have private facilities in the form of a soakaway or private connection to a watercourse. If an extract from the public sewer map is enclosed, this will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Question 2.3 **Is a surface water drainage charge payable?**

Answer **Records indicate that a surface water drainage charge is not applicable for the property.**

Guidance

Since 1st April 2017 commercial customers can choose their retailer for clean, waste or both services. For more information on any applicable surface water charges you will need to contact the current owner of the property to find out who the current retailer is. Details of the retailer for a property can be found on the current occupiers bill. For a list of all potential retailers of water and waste water services for the property please visit www.open-water.org.uk.

Please note if the property was constructed after 6th April 2015 the Surface Water drainage may be served by a Sustainable Drainage System. Further information may be available from the Developer.

Question 2.4 **Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?**

Answer **The public sewer map included indicates that there are no public sewers, disposal mains or lateral drains within the boundary of the property. However from the 1st October 2011 there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map which may further prevent or restrict development of the property. If you are considering any future development at this property which may require build over consent, please complete the enquiry form by accessing the following link http://www.unitedutilities.com/planning-wastewater-guidance.aspx.**

Guidance

The approximate boundary of the property has been determined by reference to the Ordnance Survey record. A property of this type will normally be served by a shared sewer passing through the boundaries of several properties. It is therefore likely that a public sewer or lateral drain is present within the property boundary.

Please note that from 1st October 2011 the majority of private sewers and lateral drains connected to the public network as of 1st July 2011 transferred into public ownership and therefore it is possible there may be additional public assets which may not be shown on the public sewer plan.

The presence of public assets running within the boundary of the property may restrict further development. If there are any plans to develop the property further enquiries should be made to United Utilities Build Over department.

United Utilities Water has a legal right of access to carry out work on its assets, subject to notice. This may result in employees of the Company or its contractors needing to enter the property to carry out work.

Question 2.4.1 **Does the public sewer map indicate any public pumping station or ancillary apparatus within the boundaries of the property?**

Answer **The public sewer map included indicates that there is no public pumping station or other ancillary apparatus within the boundaries of the property. However, from the 1st October 2016 private pumping stations which serve more than one property will be transferred into public ownership but may not be recorded on the public sewer map until that time**

Guidance

From 1 October 2016 United Utilities will be responsible for private pumping stations (though we may take ownership of some stations before this date) that either:

* serve a single property, and are outside the property boundary or

* serves two or more properties

Only private pumping stations installed before 1st July 2011 will be transferred into our ownership. United Utilities will be responsible for all associated costs, maintenance, repairs and any necessary upgrade work.

Where the property is part of a very recent or ongoing development and the sewers/pumping station are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains, sewers and pumping stations for which they will hold maintenance and renewal liabilities.

Other ancillary apparatus may include in-sewer monitors. These devices help Untied Utilities proactively monitor performance of the sewerage network. United Utilities will be responsible for maintaining these devices. If an in-sewer monitor is installed in the sewerage network within the boundary of the property then please be aware that maintenance work may be needed on the device.

Question 2.5 **Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?**

Answer **The public sewer map included indicates that there are no public sewers within 30.48 metres (100 feet) of a building within the boundary of the property. However from the 1st October 2011 private sewers will be transferred into public ownership and may not be recorded on the public sewer map and it is our professional opinion that there will be a public sewer within 30.48 (100 feet) of a building within the boundary of the property.**

Guidance

From 1st October 2011 there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.

The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the property can result in the Local Authority requiring a property to be connected to the public sewer.

The measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.

Sewers indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer, if any.

Assets other than public sewers may be shown on the copy extract for information only.

Question 2.5.1 **Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres (164.04 feet) of any buildings within the property?**

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Answer **The public sewer map included indicates that there is no public pumping station or other ancillary apparatus within 50 metres of any buildings within the property. However, from 1st October 2016 private pumping stations which serve more than one property will be transferred into public ownership but may not be recorded on the public sewer map until that time.**

Guidance

From 1 October 2016 United Utilities will be responsible for private pumping stations (though we may take ownership of some stations before this date) that either:

* serve a single property, and are outside the property boundary or

* serves two or more properties.

Only private pumping stations installed before 1st July 2011 will be transferred into our ownership. United Utilities will be responsible for all associated costs, maintenance, repairs and any necessary upgrade work.

If you think there might be a private pumping station on your land or near your business property, please let us know by completing this questionnaire with as much information as possible, please visit our website http://www.unitedutilities.com/ppstransfer.aspx.

Where the property is part of a very recent or ongoing development and the sewers/pumping station are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains, sewers and pumping stations for which they will hold maintenance and renewal liabilities.

Question 2.6 **Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?**

Answer **Foul - Records confirm that foul sewers and/or lateral drains serving the development, of which the property forms part are not the subject of an existing adoption agreement or an application for such an agreement.**

Surface Water - Records confirm that the surface water sewer(s) and/or surface water lateral drain(s) are not the subject of an adoption agreement and it is recommended that responsibility for maintenance of these is checked with the developer as this may be due to a Sustainable Drainage Scheme (SUDS)

Guidance

This enquiry is of interest to purchasers of new property who will want to know whether or not the property will be linked to a public sewer.

Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.

Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991.

Question 2.7 **Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?**

Answer **There are no records in relation to any approval or consultation about plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. However, the sewerage undertaker might not be aware of a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain.**

Guidance

From the 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership and the sewerage undertaker may not have granted approval or been consulted about any plans to erect a building or extension on the property over or in the vicinity of these assets.

Prior to 2003 United Utilities Water Limited had sewerage agency agreements with the local authorities therefore details of any agreements/consents or rejections may not have been forwarded on to our offices before this date.

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Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.

Question 2.8 **Is any building which is or forms part of the property at risk of internal flooding due to overloaded public sewers?**

Answer **The building is not recorded as being at risk of internal flooding due to overloaded public sewers. From the 1st October 2011 private sewers, disposal mains and lateral drains were transfered into public ownership it is therefore possible that a property may be at risk of internal flooding due to an overloaded public sewer which the sewerage undertaker is not aware of. For further information it is recommended that enquiries are made of the vendor.**

Guidance

1. A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.

2. "Internal flooding" from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

3.These are defined as properties that have suffered or are likely to suffer internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Sewerage Undertaker's reporting procedure.

4. Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included.

5. Properties may be at risk of flooding but not included where flooding incidents have not been reported to the Sewerage Undertaker.

6. Public sewers are defined as those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991.

7. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Sewerage Undertaker.

8. This report excludes flooding from private sewers and drains and the Sewerage Undertaker makes no comment upon this matter. For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

Question 2.9 **Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.**

Answer **The nearest Sewage Treatment Works is 1.65 miles (2.66 km), South West of the property. The name of the Sewage treatment works is Bolton WwTW. The owner is United Utilities**

Guidance

The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated i.e. the property may not necessarily drain to this works.

The Sewerage Undertaker's records were inspected to determine the nearest sewage treatment works.

It should be noted therefore that there may be a private sewage treatment works closer than the one detailed above that has not been identified. As a responsible utility operator, United Utilities Water Limited seeks to manage the impact of odour from operational sewage works on the surrounding area.

This is done in accordance with the "Code of Practice on Odour Nuisance from Sewage Treatment Works" issued via the Department of Environment, Food and Rural Affairs (DEFRA).

This Code recognises that odour from sewage treatment works can have a detrimental impact on the quality of the local environment for those living close to works.

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However DEFRA also recognises that sewage treatment works provide important services to communities and are essential for maintaining standards in water quality and protecting aquatic based environments. For more information visit www.unitedutilities.com.

Question 3.1 **Is the property connected to mains water supply?**

Answer **This enquiry relates to a plot of land or a recently built property. It is recommended that the water supply proposals are checked with the developer.**

Guidance If the property is suplied by private water mains please note that details of private supplies are not kept by the Water Undertaker. The situation should be checked with the current owner of the property.

Question 3.2 **Are there any water mains, resource mains or discharge pipes within the boundaries of the property?**

Answer **The map of waterworks does not indicate any water mains, resource mains or discharge pipes within the boundaries of the property.**

Guidance The boundary of the property has been determined by reference to the Ordnance Survey record.

The presence of a public water main within the boundary of the property may restrict further development within it. Water Undertakers have a statutory right of access to carry out work on their assets, subject to notice.

This may result in employees of the Water Undertaker or its contractors needing to enter the property to carry out work.

Question 3.3 **Is any water main or service pipe serving or which is proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?**

Answer **Records confirm that water mains or service pipes serving the property are not the subject of an existing adoption agreement or an application for such an agreement.**

Guidance This enquiry is of interest to purchasers of new premises who will want to know whether or not the property will be linked to the mains water supply.

Question 3.4 **Is this property at risk of receiving low water pressure or flow?**

Answer **Records confirm that the building is not recorded by the water undertaker as being at risk of receiving low water pressure or flow.**

Guidance The boundary of the property has been determined by reference to the Ordnance Survey record. "Low water pressure" means water pressure below the regulatory reference level which is the minimum pressure when demand on the system is not abnormal. Water undertakers report properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level). Reference level: The reference level of service is a flow of 9l/min at a pressure of 10m head on the customer’s side of the main stop tap (mst). The reference level applies to a single property. The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap. Where a common service pipe serves more than one property, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served. Surrogate for the reference level: Because of the difficulty in measuring pressure and flow at the mst, companies may measure against a surrogate reference level. Companies should use a surrogate of 15m head in the adjacent distribution main unless a different level can be shown to be suitable. In some circumstances companies may need to use a surrogate pressure greater than 15m to ensure that the reference level is supplied at the customer's side of the mst (for example in areas with small diameter or shared communication pipes).

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There are a number of circumstances under which properties identified as receiving low pressure should be excluded from the reported figure. The aim of these exclusions is to exclude properties which receive a low pressure as a result of a one-off event and which, under normal circumstances (including normal peaks in demand), will not receive pressure or flow below the reference level. Companies must maintain verifiable, auditable records of all the exclusions that they apply in order to confirm the accuracy and validity of their information. Allowable exclusions includes Abnormal demand, Planned maintenance, One off incidents, Low pressure incidents of short duration and common supply.

Abnormal demand:

This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand, which are normally expected. Water undertakers exclude figures from properties which are affected by low pressure only on those days with the highest peak demands. During the yearly report water undertakers may exclude, for each property, up to five days of low pressure caused by peak demand.

Planned maintenance:

Water undertakers will not report low pressures caused by planned maintenance. It is not intended that water undertakers identify the number of properties affected in each instance. However, water undertakers must maintain sufficiently accurate records to verify that low-pressure incidents that are excluded because of planned maintenance, are actually caused by maintenance.

One-off incidents:

This exclusion covers a number of causes of low pressure; mains bursts; failures of company equipment (such as pressure reducing valves or booster pumps); fire fighting and action by a third party. However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.

Low pressure incidents of short duration:

Properties affected by low pressures that only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur during the course of the year, may be excluded.

A company must maintain a minimum pressure in the communication pipe of seven metres static head (0.7 bar). If pressure falls below this on two occasions, each occasion lasting more than one hour, within a 28-day period, the company must automatically make a GSS payment to the customer. There are exceptions to the requirement to make a GSS payment if the pressure standard is not met. These are: a payment has already been made to the same customer in respect of the same financial year; it is impractical for the company to have identified the particular customer as being affected, and the customer has not made a claim within three months of the date of the latter occasion; industrial action by the company's employees makes it not feasible to maintain the pressure standard; the act or default of a person other than the company’s representative make it not feasible to maintain the pressure standard; or the pressure falls below the minimum standard due to necessary works taking place or due to a drought.

It should be noted that low water pressure can occur from private water mains, private supply pipes (the pipework from the external stop cock to the property) or internal plumbing which are not the responsibility of the Water Undertaker. This report excludes low water pressure from private water mains, supply pipes and internal plumbing and the Water Undertaker makes no comment upon this matter. For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.

Question 3.5 **What is the clarification of the water supply for the property?**

Answer **The water supplied to the property has an average water hardness of 25mg/l calcium carbonate, which is defined as very soft by United Utilities**

Guidance The hardness of water is due to the presence of calcium and magnesium minerals that are naturally present in the water. The usual signs of a hard water supply are scaling inside kettles, poor lathering of soaps and scum.

What is water hardness?

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Hard water is formed when water passes through or over limestone or chalk areas and calcium and magnesium ions dissolve into the water. The hardness is made up of two parts: temporary (carbonate) and permanent (non-carbonate) hardness. When water is boiled, calcium carbonate scale can form, which can deposit on things like kettle elements. The scale will not stick to kettles that have a plastic polypropylene lining but will float on the surface. The permanent hardness that comprises calcium and magnesium sulphate does not go on to form scale when heated or boiled.

How is water hardness measured?

Hardness is usually expressed in terms of the equivalent quantity of calcium carbonate (CaCO3) in milligrams per litre or parts per million. You may also see hardness expressed as degrees of hardness in Clark (English) degrees, French or German degrees. Interconversion between the different measurements can be made by using the appropriate conversion factors below. There are no standard levels as to what constitutes a hard or a soft water. Table 1 gives an indication of the equivalents of calcium and calcium carbonate and the relative degree of hardness.

Water quality standards

There are no regulatory standards for water hardness in drinking water.

Water hardness in the North West

The majority of raw water in the United Utilities region comes from upland surface water reservoirs. The water in the reservoirs has little chance of passing through rocks and to dissolve the minerals that make water hard. Therefore, the majority of water in this region is soft or very soft. We supply water from a number of boreholes in the south of the region that are reasonably hard, but these tend to be blended with softer sources to meet demand. No water supply in the North West is artificially softened.

Can hard water be softened?

Yes, water can be softened artificially by the installation of a water softener or the use of 'jug type' filters. Medical experts recommend that a non-softened supply is maintained for drinking purposes because softened water may contain high levels of sodium. Softeners should be fitted after the drinking water tap and comply with the requirements of the Water Supply (Water Fittings) Regulations 1999. They should be maintained in accordance with manufacturers' instructions.

If you're interested in finding out more about the quality of your drinking water, please visit www.unitedutilities.com/waterquality and enter your postcode.

The Drinking Water Inspectorate is responsible for ensuring the quality of public water supplies. Visit their website at: www.dwi.defra.gov.uk.

Question 3.6	**Is there a meter installed at the property?**
Answer	**Records indicate that the property is not served by a water meter**
Guidance	Not applicable

Question 3.7	**Please include details of the location of any water meter serving the property.**
Answer	**Records indicate that the property is not served by a water meter.**
Guidance	Where the property is not served by a meter the current occupier can contact the retailer directly to advise on the current charging method, details of the retailer can also be found on the current occupiers bill.

Question 4.1.1	**Who is responsible for providing the sewerage services for the property?**
Answer	**United Utilities Water Limited, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP**

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Guidance	United Utilities is the sewerage undertaker and will be responsible for providing the sewerage services for the property. If the property is not connected then United Utilities is still the sewerage undertaker responsible for providing sewerage services in this area.
Question 4.1.2	**Who is responsible for providing the water services for the property?**
Answer	**United Utilities Water Limited, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP. United Utilities is the water undertaker and will be responsible for providing the water services for the property. If the property is not connected then United Utilities is still the water undertaker responsible for providing water services in this area.**
Guidance	Not Applicable
Question 4.2	**Who bills the property for sewerage services?**
Answer	**The property is not billed for sewerage services or it refers to a piece of land.**
Guidance	Details of the retailer for a property can be found on the current occupiers bill. For a list of all potential retailers of waste water services for the property please visit www.open-water.org.uk
Question 4.3	**Who bills the property for water services?**
Answer	**The property is not billed for water services or it refers to a piece of land.**
Guidance	Details of the retailer for a property can be found on the current occupiers bill. For a list of all potential retailers of water services for the property please visit www.open-water.org.uk
Question 5.1	**Is there Consent to discharge Trade Effluent under S118 of the Water Industry Act (1991) into the public sewerage system?**
Answer	**There is no record of a Trade Effluent consent at this property. Applications for Trade Effluent consents should be submitted via your retailer for info please visit https://www.unitedutilities.com/Business-services/trade-effluent/**
Guidance	The owner/occupiers of Trade Premises do not have the right to discharge Trade Effluent to the public wastewater network. Any Trade Effluent Discharge Consent will be issued under Section 118 of the Water Industry Act 1991 and will be subject to conditions set by the Sewerage Undertaker. Generally these conditions are to ensure: a) The Health and Safety of staff working within the wastewater network and at wastewater treatment plants. b) The apparatus of the wastewater network is not damaged. c) The flow of the contents of the wastewater network is not restricted. d) Equipment, plant, and processes at treatment works are not disrupted or damaged. e) Treatment of sewage sludge is not impeded and sludges are disposed of in an environmentally friendly manner. f) Final effluent discharge from wastewater treatment plants has no impact on the environment or prevents the receiving waters from complying with EU Directives. g) Potential damage to the environment via storm water overflows is minimised.

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Disputes between an occupier of a Trade Premise and the Sewerage Undertaker can be referred to the Director General of Water Services (OFWAT).

Protecting Public Sewers - Discharges Section 111 of the Water Industry Act 1991, places prohibition on the discharge of the following into a public sewer, drain or a sewer that communicates with a public sewer.

i) Any matter likely to injure the sewer or drain, to interfere with the free flow of its contents or to affect prejudicially the treatment or disposal of its contents.

ii) Any chemical refuse or waste steam or any liquid of temperature higher than 43.3 degrees Celsius (110 degrees Fahrenheit).

iii) Any petroleum spirit or carbide of calcium. On summary conviction offences under this Section carry a fine not exceeding the statutory maximum or a term of imprisonment not exceeding two years, or both.

Please note any existing consent is dependant on the business being carried out at the property and will not transfer automatically upon change of ownership.

Question 6.1	**Is there a wayleave/easement agreement giving the Water and/or Sewerage Undertaker the right to lay or maintain assets or right of access to pass through private land in order to reach the Company's assets?**
Answer	**There is no record of a formal easement affecting this property.**
Guidance	Not Applicable.
Question 6.2	**On the copy extract from the public sewer map, please show manhole cover, depth and invert levels where the information is available.**
Answer	**This information is not available in this product but is available in the commercial A1 sewer, A3 water product for those that require this information as part of their due diligence.**
Guidance	Not applicable

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Appendix 1- General interpretation

1. (1) In this Schedule-

"the 1991 Act" means the Water Industry Act 1991(a);

"the 2000 Regulations" means the Water Supply (Water Quality) Regulations 2000(b);

"the 2001 Regulations" means the Water Supply (Water Quality) Regulations 2001(c);

"adoption agreement" means an agreement made or to be made under Section 51A(1) or 104(1) of the 1991 Act (d);

"bond" means a surety granted by a developer who is a party to an adoption agreement;

"bond waiver" means an agreement with a developer for the provision of a form of financial security as a substitute for a bond;

"calendar year" means the twelve months ending with 31st December;

"discharge pipe" means a pipe from which discharges are made or are to be made under Section 165(1) of the 1991 Act;

"disposal main" means (subject to Section 219(2) of the 1991 Act) any outfall pipe or other pipe which-
a) is a pipe for the conveyance of effluent to or from any sewage disposal works, whether of a sewerage undertaker or of any other person; and
(b) is not a public sewer;

"drain" means (subject to Section 219(2) of the 1991 Act) a drain used for the drainage of one building or any buildings or yards appurtenant to buildings within the same curtilage;

"effluent" means any liquid, including particles of matter and other substances in suspension in the liquid; "financial year" means the twelve months ending with 31st March;

"lateral drain" means-
(a) that part of a drain which runs from the curtilage of a building (or buildings or yards within the same curtilage) to the sewer with which the drain communicates or is to communicate; or
b) (if different and the context so requires) the part of a drain identified in a declaration of vesting made under Section 102 of the 1991 Act or in an agreement made under Section 104 of that Act (e);

"licensed water supplier" means a company which is the holder for the time being of a water supply licence under Section 17A(1) of the 1991 Act(f);

"maintenance period" means the period so specified in an adoption agreement as a period of time-
(a) from the date of issue of a certificate by a Sewerage Undertaker to the effect that a developer has built (or substantially built) a private sewer or lateral drain to that undertaker's satisfaction; and
(b) until the date that private sewer or lateral drain is vested in the Sewerage Undertaker;

"map of waterworks" means the map made available under Section 198(3) of the 1991 Act (g) in relation to the information specified in subsection (1A);

"private sewer" means a pipe or pipes which drain foul or surface water, or both, from premises, and are not vested in a Sewerage Undertaker;

"public sewer" means, subject to Section 106(1A) of the 1991 Act(h), a sewer for the time being vested in a Sewerage Undertaker in its capacity as such, whether vested in that undertaker-
(a) by virtue of a scheme under Schedule 2 to the Water Act 1989(i);
(b) by virtue of a scheme under Schedule 2 to the 1991 Act (j);

(c) under Section 179 of the 1991 Act (k); or
(d) otherwise;

"public sewer map" means the map made available under Section 199(5) of the 1991 Act (l);

"resource main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a trunk main, which is or is to be used for the purpose of-
(a) conveying water from one source of supply to another, from a source of supply to a regulating reservoir or from a regulating reservoir to a source of supply; or
(b) giving or taking a supply of water in bulk;

"sewerage services" includes the collection and disposal of foul and surface water and any other services which are required to be provided by a Sewerage Undertaker for the purpose of carrying out its functions;

"Sewerage Undertaker" means the company appointed to be the Sewerage Undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated;

"surface water" includes water from roofs and other impermeable surfaces within the curtilage of the property;

"water main" means (subject to Section 219(2) of the 1991 Act) any pipe, not being a pipe for the time being vested in a person other than the water Undertaker, which is used or to be used by a Water Undertaker or licensed water supplier for the purpose of making a general supply of water available to customers or potential customers of the undertaker or supplier, as distinct from for the purpose of providing a supply to particular customers;

"water meter" means any apparatus for measuring or showing the volume of water supplied to, or of effluent discharged from any premises; "water supplier" means the company supplying water in the water supply zone, whether a water undertaker or licensed water supplier;

"water supply zone" means the names and areas designated by a Water Undertaker within its area of supply that are to be its water supply zones for that year; and

"Water Undertaker" means the company appointed to be the Water Undertaker under Section 6(1) of the 1991 Act for the area in which the property is or will be situated.

(2) In this Schedule, references to a pipe, including references to a main, a drain or a sewer, shall include references to a tunnel or conduit which serves or is to serve as the pipe in question and to any accessories for the pipe.

(a) 1991 c. 56
(b) S.I. 2000/3184. These Regulations apply in relation to England.
(c) S.I. 2001/3911. These Regulations apply in relation to Wales.
(d) Section 51A was inserted by Section 92(2) of the Water Act 2003 (c. 37). Section 104(1) was amended by Section 96(4) of that Act.
(e) Various amendments have been made to Sections 102 and 104 by Section 96 of the Water Act 2003.
(f) Inserted by Section 56 of and Schedule 4 to the Water Act 2003.
(g) Subsection (1A) was inserted by Section 92(5) of the Water Act 2003.
(h) Section 106(1A) was inserted by Section 99 of the Water Act 2003.
(i) 1989 c. 15.
(j) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.
(k) To which there are various amendments made by Section 101(1) of and Schedule 8 to the Water Act 2003.
(l) Section 199 was amended by Section 97(1) and (8) of the Water Act 2003.

United Utilities
Water for the North West

CON29DW COMMERCIAL DRAINAGE & WATER SEARCH

Appendix 2 - DRAINAGE AND WATER ENQUIRY (COMMERCIAL) AGREEMENT

The Customer and the Client are asked to note the provisions of this Agreement, which govern the basis on which this drainage and water report is supplied.

Definitions

'Client' means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property (including, where relevant, their mortgage lender).

'Company' means United Utilities Water Limited who produce the Report; its registered office being at Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington WA5 3LP, company number 2366678.

'Customer' means the person, company, firm or other legal body placing the Order, either on their own behalf as Client, or, as an agent for a Client. 'Order' means any request completed by the Customer requesting the Report.

'Property' means the address or location supplied by the Customer in the Order.

'Report' means the drainage and water report prepared by the Company in respect of the Property.

Agreement

1.1 The Company agrees to supply the Report to the Customer and the Client subject to this Agreement. The scope and limitations of the Report are described in clauses 2 and 3 of this Agreement. Where the Customer is acting as an agent for the Client, the Customer shall be responsible for bringing this Agreement (including, without limitation, any limitations and exclusions contained in it) to the attention of the Client and ensuring their acceptance of it pursuant to clause 1.2.

1.2 The Customer and the Client agree that the placing of an Order for a Report and the subsequent provision of a copy of the Report to the Customer and/or the Client indicates their acceptance of this Agreement and the Company shall be entitled to rely on this notwithstanding the Customer's failure to comply with clause 1.1.

1.3 The Company's cancellation policy in relation to an Order shall form part of this Agreement and is detailed at https://propertysearches.unitedutilities.com/cancellation/

Report

2.1 Whilst the Company will use reasonable care and skill in producing the Report, it is provided to the Customer and the Client on the basis that they acknowledge and agree to the following:-

2.2 The information contained in the Report can change on a regular basis so the Company cannot be responsible to the Customer and/or the Client for any change in the information contained in the Report after the date on which the Report was produced.

2.3 The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Property for any particular purpose, or relied upon for determining saleability or value, or used as a substitute for any physical investigation or inspection. Further advice and information from appropriate experts and professionals should always be obtained.

2.4 The information contained in the Report is based upon the accuracy, completeness and legibility of the address, drawn boundaries and/or plans supplied by the Customer in the Order.

2.5 The Report provides information as to the indicative location and connection status of existing services and other information in relation to drainage and water enquiries and should not be used or relied on for any other purpose. The Report may contain opinions or general advice to the Customer and the Client. The Company, subject to clauses 3.4 and 3.6 and without prejudice to the other provisions of this Agreement, accepts no liability in relation to any such opinion or general advice or any other information contained in the Report (including, without limitation, any inaccuracies, errors or omissions) unless and only to the extent that such liability arises as a direct result of the Company's negligence (if relevant).

2.6 The position and depth of apparatus shown on any maps attached to the Report are approximate, and are furnished as a general guide only, and no warranty as to its correctness is given or implied. The exact positions and depths should be obtained by excavation trial holes and the maps must not be relied on in the event of excavation or other works made at the Property and/or in the vicinity of the Company's apparatus and, subject to clause 3.6, the Company accepts no liability in relation to any such reliance.

2.7 In providing the Report the Company will comply with the Drainage & Water Searches Network (DWSN) Standards, https://www.con29dw.co.uk/about-dwsn/#standards

2.8 As a member of DWSN, United Utilities Property Searches complies with The Alternative Dispute Resolution for Consumer Disputes (Amendment) Regulations 2015 and is automatically registered with The Property Ombudsman (TPO) for Reports. If your complaint has gone through our full internal complaints procedure and you are not satisfied with the response or you believe that we have failed to comply with our internal complaints procedure you may be able to refer your complaint for consideration under The Property Ombudsman Scheme (TPOs). The maximum award available to TPO through their redress scheme is £25,000. The TPO's redress scheme is available to consumers and small businesses (including charities and trusts) that meet the following criteria: 1) a small business (or group of companies) with an annual turnover of less than £3 million; 2) a charity with an annual income of less than £3 million; or 3) a trust with a net asset value of less than £3 million. You can obtain further information by visiting www.tpos.co.uk or email admin@tpos.co.uk.

Liability

3.1 The Company shall not be liable to the Customer and/or the Client for any failure defect or non-performance of its obligations arising from any failure to provide or delay in providing the Report to the extent that such failure or delay is due to an event or circumstance beyond the reasonable control of the Company including but not limited to any delay, failure of or defect in any machine, processing system or transmission link or any failure or default of a supplier or sub-contractor of the Company or any provider of any third party information except to the extent that such failure or delay is directly caused by the negligence of the Company.

3.2 Where a Report is requested for an address falling within a geographical area where two different entities separately provide Water and Sewerage Services, then any liability imposed on the Company pursuant to this Agreement for information contained in the Report which has been provided by the other entity shall be subject to the provisions of this Agreement and shall, without prejudice to the other provisions of this Agreement (including without limitation clauses 3.3 to 3.6), not exceed the liability that would have been imposed on the other entity had it supplied that information directly to the Customer.

3.3 The Report is produced only for use in relation to individual commercial property transactions (i.e. single commercial units, mixed sales of a building or area of land used for non-residential purposes, dual use of a dwelling house, farms sold with agricultural land and/or buildings, a group of holiday homes or an entire new development or a plot of land/additional area with a single or no building) and which requires the provision of drainage and water information and cannot be used for residential properties (i.e. a single dwelling house together with any associated land). Subject to clauses 3.4 to 3.6, the Company's entire liability to the Client and the Customer in aggregate howsoever arising under or in connection with the Report and/or this Agreement and whether in contract, negligence or any other tort or for breach of statutory duty or otherwise shall not exceed £10,000,000 (ten million pounds). The Company shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty, restitution or otherwise at all) be liable to the Client and/or Customer for any indirect or consequential loss or damage whatsoever caused and howsoever arising under or in connection with the Report and/or this Agreement.

3.4 The plans attached to the Report are provided pursuant to the Company's statutory duty to make such plans available for inspection (notwithstanding the provisions of this clause) and your attention is drawn to the notice on the plan(s) attached to the Report which applies to the plan(s) and its/their contents. The position of the Company's underground apparatus shown on the plan(s) attached to the Report is approximate only and is given by the Company in accordance with the best information currently available from its records. The Client and the Customer accept that the actual position of apparatus may be different to that shown on the plan(s) and also that private pipes, sewers or drains and other apparatus may not be recorded by the Company. The Client and the Customer agree that they should carry out their own investigations at the Property to verify these matters. The Company excludes all liability (whether for breach of contract, negligence or any other tort, under statute or statutory duty, restitution or otherwise) for loss or damage caused by any inaccuracy or omissions in the Report where the Company could not reasonably be expected to hold records of the existence of relevant apparatus or their exact location.

3.5 The Customer and the Client shall ensure that the Report is not accessed by, made available to, used by and/or relied on (in whole or in part) in any way by any other third party, and, subject to clause 3.6, the Company shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty, restitution or otherwise at all) be liable to any third party for any loss (whether direct, indirect or consequential loss (all three of which terms include without limitation, pure economic loss, loss of profit, loss of business depletion of goodwill and like loss)) or damage whatsoever caused and howsoever arising under or in connection with this Agreement and/or the Report and/or any use of or reliance placed upon the Report. The Customer and the Client agree to indemnify the Company against any losses, costs, claims and damage suffered by the Company as a result of any breach by either of them of the provisions of this clause 3.6.

3.6 Nothing in this Agreement shall exclude the Company's liability for death or personal injury arising from its negligence or for fraud or any other matter to the extent that such liability cannot be excluded or limited by law.

United Utilities
Water for the North West

CON29DW COMMERCIAL DRAINAGE & WATER SEARCH

Copyright and Confidentiality

4.1 The Customer and the Client acknowledge that the Report is confidential and is intended for the personal use of the Client only and shall not be used (in whole or in part) for any commercial gain in any circumstances. The Customer and the Client shall ensure that the Report is not accessed by, made available to, used by and/or relied on (in whole or in part) in any way by any other third party. The copyright and any other intellectual property rights in the Report shall remain the property of the Company and its licensors. No intellectual or other property rights are transferred or licensed to the Customer or the Client except to the extent expressly provided herein.

4.2 The Customer or the Client is entitled to make copies of the Report but may only copy Ordnance Survey mapping or data contained in or attached to the Report, if they have an appropriate licence from the originating source of that mapping or data

4.3 The Customer and, the Client agree (in respect of both the original and any copies made) to respect and not to alter any part of the Report including but not limited to altering, removing or obscuring the trademark, logo, copyright notice or other property marking which appears on the Report.

4.4 The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.

4.5 The enquiries contained in the Report are protected by copyright by the Law Society of 113 Chancery Lane, London, WC2A 1PL and must not be used for any purpose outside the context of the Report

4.6 The Customer and the Client agree to indemnify the Company against any losses, costs, claims and damage suffered by the Company as a result of any breach by either of them of the provisions of clauses 4.1 to 4.5 inclusive.

Payment

5.1 Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay the price of the Report specified by the Company, without any set off, deduction or counterclaim.

5.2 Payment must be received in advance unless an account has been set up with the Company. In these cases, payment terms will be as agreed with the Company, but in any event any invoice must be paid within 30 days of the date of its issue.

5.3 The Company reserves the right to increase fees on reasonable prior written notice at any time.

Data Protection

6.1 We will process any personal data you provide to us in accordance with applicable data protection laws and our Data Protection and Privacy Notice (https://www.unitedutilities.com/privacy/). In addition we will use your personal data to manage and administer the provision of the Report under this Agreement and to develop and improve the business and services we provide to our customers. We may also disclose it to other companies in the United Utilities group (being United Utilities Water Limited, its holding companies (and their subsidiary companies) and its subsidiary companies) and their sub-contractors in connection with those purposes, but it will not be processed for other purposes or disclosed to other third parties without your express permission or without lawful purpose under data protection law.

General

7.1 If any provision of this Agreement is or becomes invalid or unenforceable, it will be taken to be removed from the rest of this Agreement to the extent that it is invalid or unenforceable. No other provision of this Agreement shall be affected.

7.2 This Agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.

7.3 Nothing in this Agreement and conditions shall in any way restrict the Company's or the Customer's or the Client's statutory or any other rights in relation to the provision of and/or access to the information contained in the Report.

7.4 This Agreement and conditions may be enforced by the Customer and the Client but not by any other third party.

7.5 Before you agree to this Agreement, please note that where you are the Customer it is your responsibility to ensure your client/customer is aware of them and that any objections are raised accordingly.

United Utilities
Water for the North West

CON29DW
COMMERCIAL
DRAINAGE & WATER SEARCH

Property Searches complaints procedure

In the event of any queries relating to this Report please e-mail, write or phone our customer team quoting the United Utilities reference detailed on the Report, We will endeavor to resolve any telephone contact or complaint at the time of the call.

Whilst we always try to resolve all complaints straight away, if this is not possible and you are not happy with the course of action taken by us you can ask us to escalate the issues internally via the complaints process detailed below.

We will listen to your complaint and do our best to deal with it immediately.

If we fail to give you a written substantive response within 5 working days the Company will compensate the Customer or the Client (as applicable) the amount of the original fee paid to the Company for the Report, regardless of the outcome of your complaint.

If it is a complex issue requiring more time, we will still get back to you within 5 working days and notify you of progress and update you with the new timescales.

If we consider your complaint to be justified or we have made any errors that substantially change the outcome of the search we will:

- Refund your Report fee

- Provide you with a revised Report (if requested)

- Take the necessary action within our power to put things right which may (where appropriate) include, at our complete discretion, financial compensation or the relocation/removal/installation of our affected water or sewerage assets.

- Keep you informed of any action required

If your complaint has gone through our full internal complaints procedure and you are not satisfied with the response or you believe that we have failed to comply with our internal complaints procedure you may be able to refer your complaint for consideration under The Property Ombudsman Scheme (TPOs). The maximum award available to TPO through their redress scheme is £25k. In addition to TPO's redress scheme covering consumers, TPO will also provide redress for small businesses (including charities and trusts) that meet the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;

- a charity with an annual income of less than £3 million; or

- a trust with a net asset value of less than £3 million.

You can obtain further information by visiting www.tpos.co.uk or email admin@tpos.co.uk

site surveying services

Utility Search Report

Site Name: Milton Road

Reference: S260386

Address: Milton Road, Radcliffe, Bury, M26 3QY

Date: 01/05/2026

Unit 1 Shawbridge Sawmill
Taylor St
Clitheroe
BB7 1LY

site surveying services

TABLE OF CONTENTS		
Basic Search		
Utility	**Attached**	**Comments**
Gas	Yes	
Electricity	Yes	
Water	Yes	
Sewer	Yes	
BT	Yes	
Linesearch	Yes	
Cable Search		
Virgin Media	Yes	Formerly Telewest & NTL
Vodafone	Yes	Formerly Cable & Wireless
EXA	Not affected	Formerly Interoute, Vtesse & GTT
Colt	Yes	
County Broadband	Not affected	
Cityfibre	Yes	
Last Mile	Not affected	Formerly Energetics
Bring Energy	Not affected	
EU Networks	Not affected	
Lumen Technologies	Yes	Includes CenturyLink, Global Crossing, Global Crossing PEC, Fibrenet UK & Fibrespan.
KCom	Not affected	
Wight Fibre	Not affected	
Sky	Yes	
Sota	Yes	
Arelion	Not affected	Formerly Telent
Verizon	Yes	
Independent Utilities		
Harlaxton	Not affected	
UK Power Distribution	Not affected	
Albion Water	Not affected	
Last Mile	Not affected	See Cable Section.
ES Pipelines	Yes	
Fulcrum	Yes	
GTC	Yes	
SSE	Not affected	
Utility Assets	Not affected	
Energy Assets	Not affected	
Leep Utilities	Not affected	
Icosa Water	Not affected	
Eclipse Power	Yes	
Transport		
NRTSCO (Highways Comms')	Not affected	
Highways Loops	Not affected	
HS1 Rail	Not affected	
HS2 Rail	Not affected	
London Underground Structures	Not affected	Includes Crossrail
London Underground (TFL)	Not affected	Traffic Control Equipment
London Underground (LULHV)	Not affected	High Voltage Cables
Network Rail	Yes	
Manchester Metrolink	Not affected	
Additional Searches		
Council Street Lighting	Not requested	
Council Drainage	Not requested	

Unit 1 Shawbridge Sawmill
Taylor St
Clitheroe
BB7 1LY

site surveying services

SITE PLAN

Unit 1 Shawbridge Sawmill
Taylor St
Clitheroe
BB7 1LY


Kilburn Rd
Coronation Rd
Wordsworth Ave
Milton Rd
Milton Rd
IVO & TINA - Home Renovation & Building...

site surveying services

GAS

Unit 1 Shawbridge Sawmill
Taylor St
Clitheroe
BB7 1LY

Stats-Search.co.uk Ltd

From: plantprotection@cadentgas.com
Sent: 23 April 2026 16:04
To: Stats-Search.co.uk Ltd
Subject: LSBUD Ref: 41286000 Your Ref: S260386 Medium Risk
Attachments: 41286000_CadentGas.pdf

Date: 23/04/2026
LinesearchbeforeUdig ref: 41286000
Your ref: S260386

Dear Sir/Madam,

Your planned works may proceed with caution.

We have received a notification from the LinesearchbeforeUdig (LSBUD) platform regarding your plans to carry out works. Based on the information you provided:

Although there are Cadent gas pipes in the area you're planning to work, you can proceed with your planned work with caution and in line with the guidance. This outcome is based on the information you gave us. If your plans change, or you are unable to work to the guidance please let us know as soon as possible so we can work with you to find a solution.

If your works are being carried out in an easement, please ensure that you contact us to obtain formal, signed written consent which will only be provided following consultation with our plant protection team.

Please find enclosed a copy of our plans for the area and ensure you follow our key guidance document Specification for Safe Working in the Vicinity of Cadent Assets.

What you need to do

BEFORE carrying out any work you must:

- Carefully read the guidance documents and maps showing the location of our gas apparatus.
- Contact the landowner and ensure any proposed works in private land do not infringe on Cadent's legal rights (i.e. easements or other rights). If the works are in the road or footpath, the relevant local authority should be contacted.
- Ensure that all persons, including direct labour and contractors, working for you on or near Cadent apparatus follow the requirements of the HSE Guidance Notes HSG47 'Avoiding danger from underground services'. This guidance can be downloaded free of charge at www.hse.gov.uk
- In line with the guidance, verify and establish the actual position of gas mains, pipes, services and other apparatus on site before any activities are undertaken.

DURING any work you must:

- Comply with all guidance and any further guidance from our specialist team.
- Ensure that access to Cadent apparatus is maintained at all times.
- Prevent the placing of heavy construction plant, equipment, materials or the passage of heavy vehicles over Cadent apparatus unless specifically agreed with us in advance.
- Exercise extreme caution if slab (mass) concrete is encountered during excavation works as this may be protecting or supporting Cadent apparatus.
- Maintain appropriate clearances between gas apparatus and the position of other buried plant.

This outcome is valid for 28 days from the date of this letter. If your work, or the location, date or nature of the work you're doing changes, you must submit another enquiry.

If you need any further information or have any questions about this letter, please contact us at plantprotection@cadentgas.com or on **0800 688 588** quoting your reference at the top of this letter.

Your responsibilities and obligations

It is your responsibility to ensure that the information you have given us is accurate. You must also share all relevant documents, including the guidance notes, with anyone who carries out work on your behalf.

This assessment solely relates to Cadent gas pipes. It doesn't include:

- Cadent's legal interest (easements or other rights) in the land which restricts activity near Cadent's pipes in private land. You must get details of any such restrictions from the landowner in the first instance and if in doubt contact us on **0800 688 588** or at
- Gas service pipes and related apparatus.
- Recently installed apparatus.
- Apparatus owned by other organisations such as other gas distribution networks, local electricity companies and other utilities.

It is your responsibility to consider whether the points above are relevant to you and whether they could be affected by your proposed work.

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

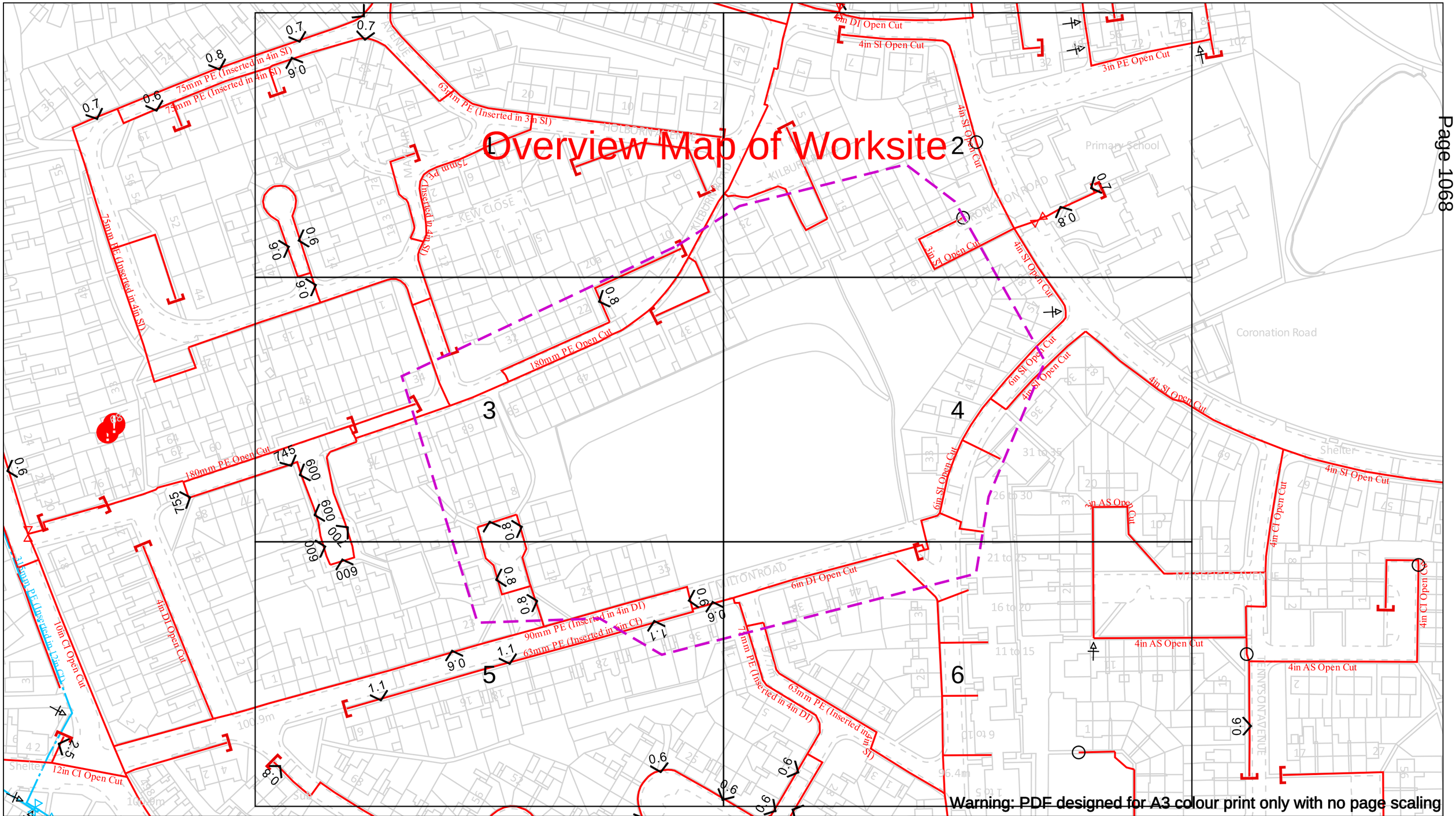
Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

Kind Regards,
Plant Protection Team
T: 0800 688 588
plantprotection@cadentgas.com
cadentgas.com

We work together | We take responsibility | We drive performance | We shape the future

Keeping people warm, *while protecting the planet*

Overview Map of Worksite



Warning: PDF designed for A3 colour print only with no page scaling

Date Requested: 23/04/2026
Job Reference: 41286000
Site Location: 377099 407730
Requested by:
Mr James Sloan
Your Scheme/Reference:
S260386

Scale: 1:1537 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of an emergency call 0800 111 999

Dig Sites

Area:

Line:

- LP Mains
- MP Mains
- IP Mains
- LHP Mains
- Valve
- Depth of cover
- Syphon
- Diameter Change
- Material Change
- Out of Standard Service

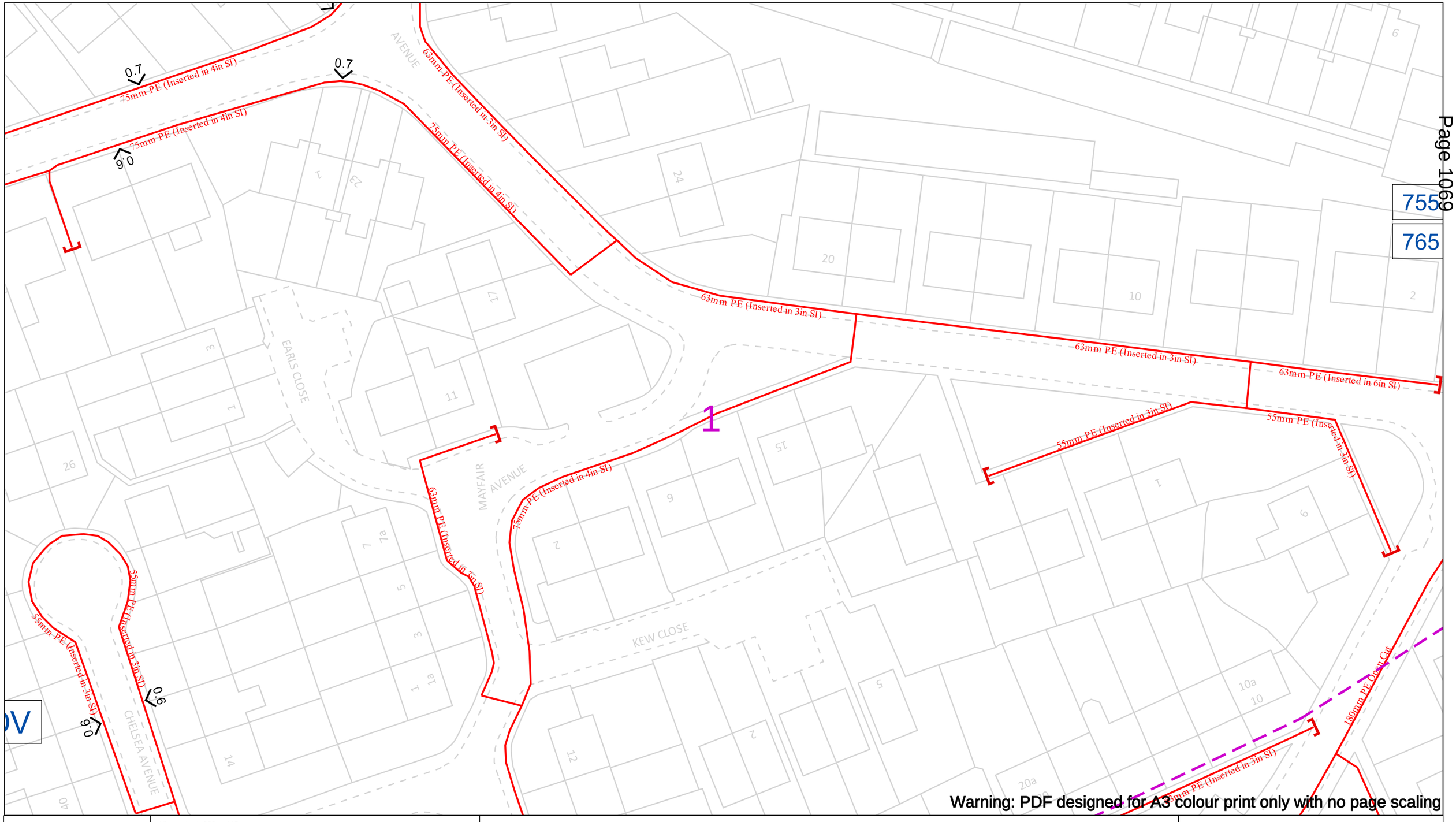
Where an out-of-standard service is present please contact plant protection 0800 688 588 for further information.
Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

A perpendicular service/connection is laid in a straight line from the entry point at the property to the connection at the main – this includes a pipe that has a perpendicular connection and is not straight but does not deviate more than 1m off centre line.

Cadent
Your Gas Network

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Warning: PDF designed for A3 colour print only with no page scaling

Date Requested: 23/04/2026
Job Reference: 41286000
Site Location: 377099 407730
Requested by:
Mr James Sloan
Your Scheme/Reference: S260386

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

In case of an emergency call 0800 111 999

50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

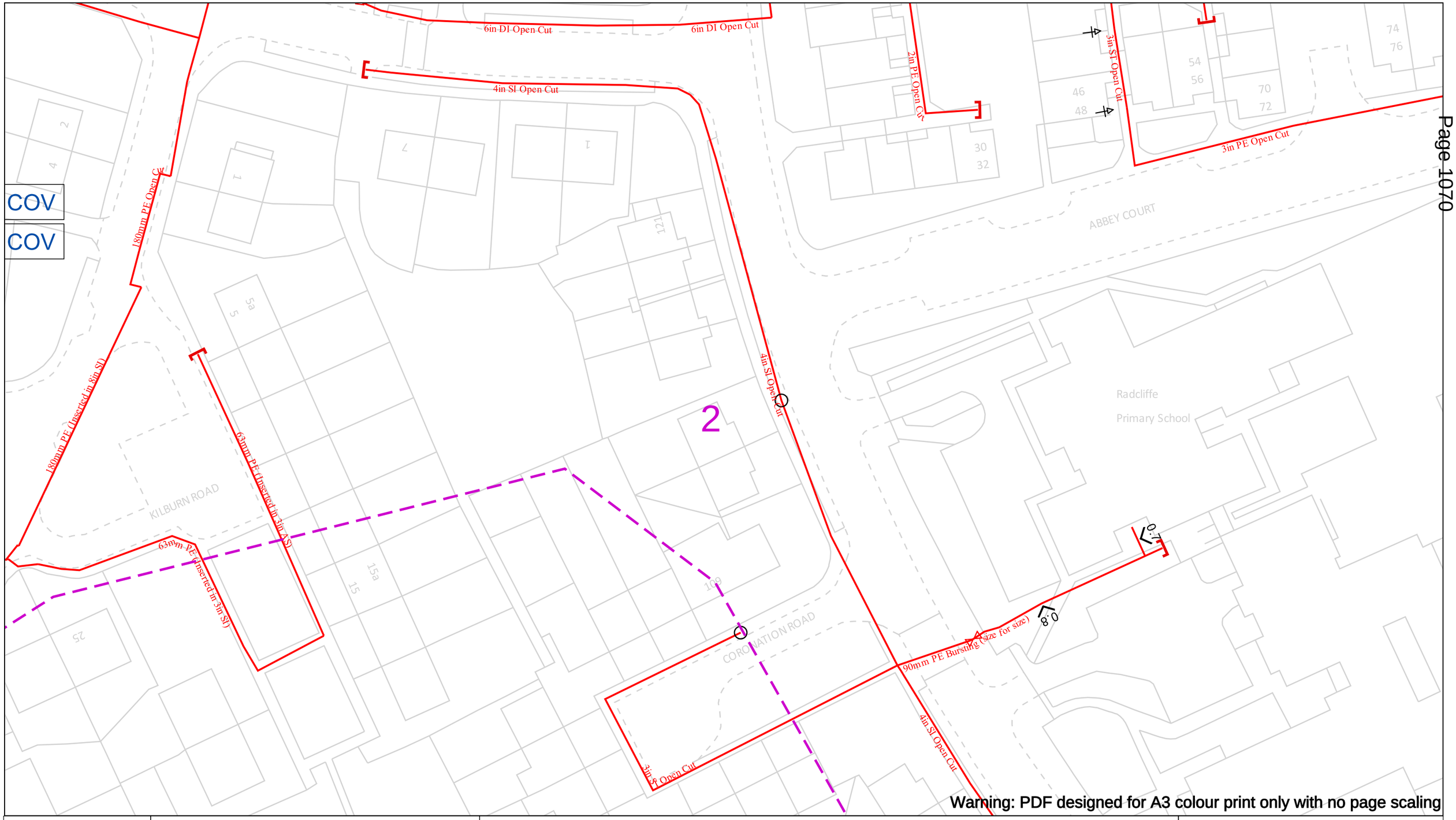
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Cadent
Your Gas Network

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Warning: PDF designed for A3 colour print only with no page scaling

View extent: 200m, 115m

Date Requested: 23/04/2026
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Mr James Sloan
Your Scheme/Reference: S260386

Scale: 1:500 (When plotted at A3)

IMPORTANT NOTICES

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In case of an emergency call 0800 111 999

50m

Dig Sites

Area:

Line:

LP Mains
MP Mains
IP Mains
LHP Mains

Valve
Depth of cover
Syphon

Diameter Change
Material Change
Out of Standard Service

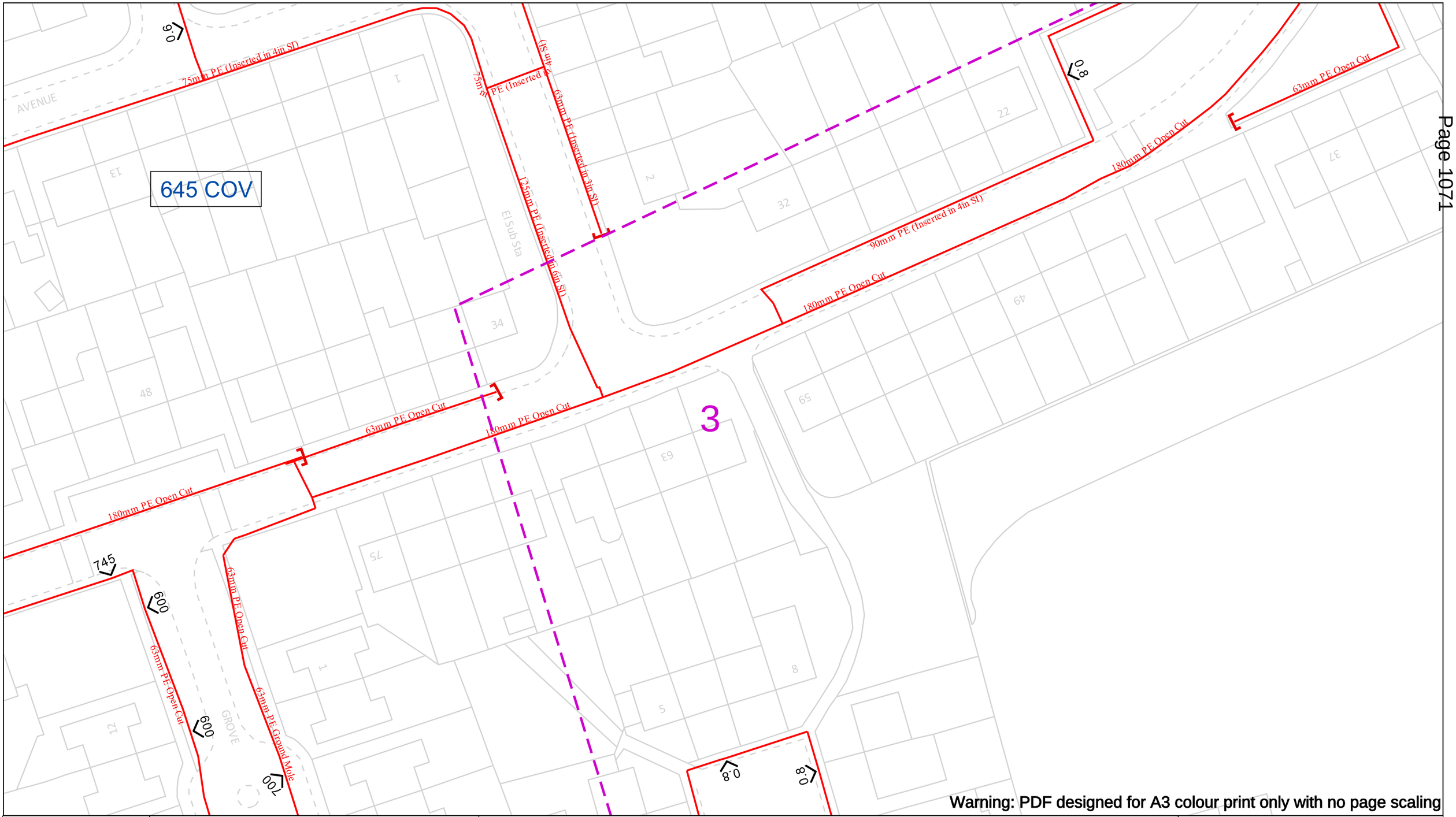
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Out-of-standard service symbology may be used to indicate one or more of the following:

- Identification of shallow services
- Identification of dual services
- Recording of non-perpendicular services

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Cadent
Your Gas Network

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Date Requested: 23/04/2026
Job Reference: 41286000
Site Location: 377099 407730
Requested by:
Mr James Sloan
Your Scheme/Reference: S260386

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

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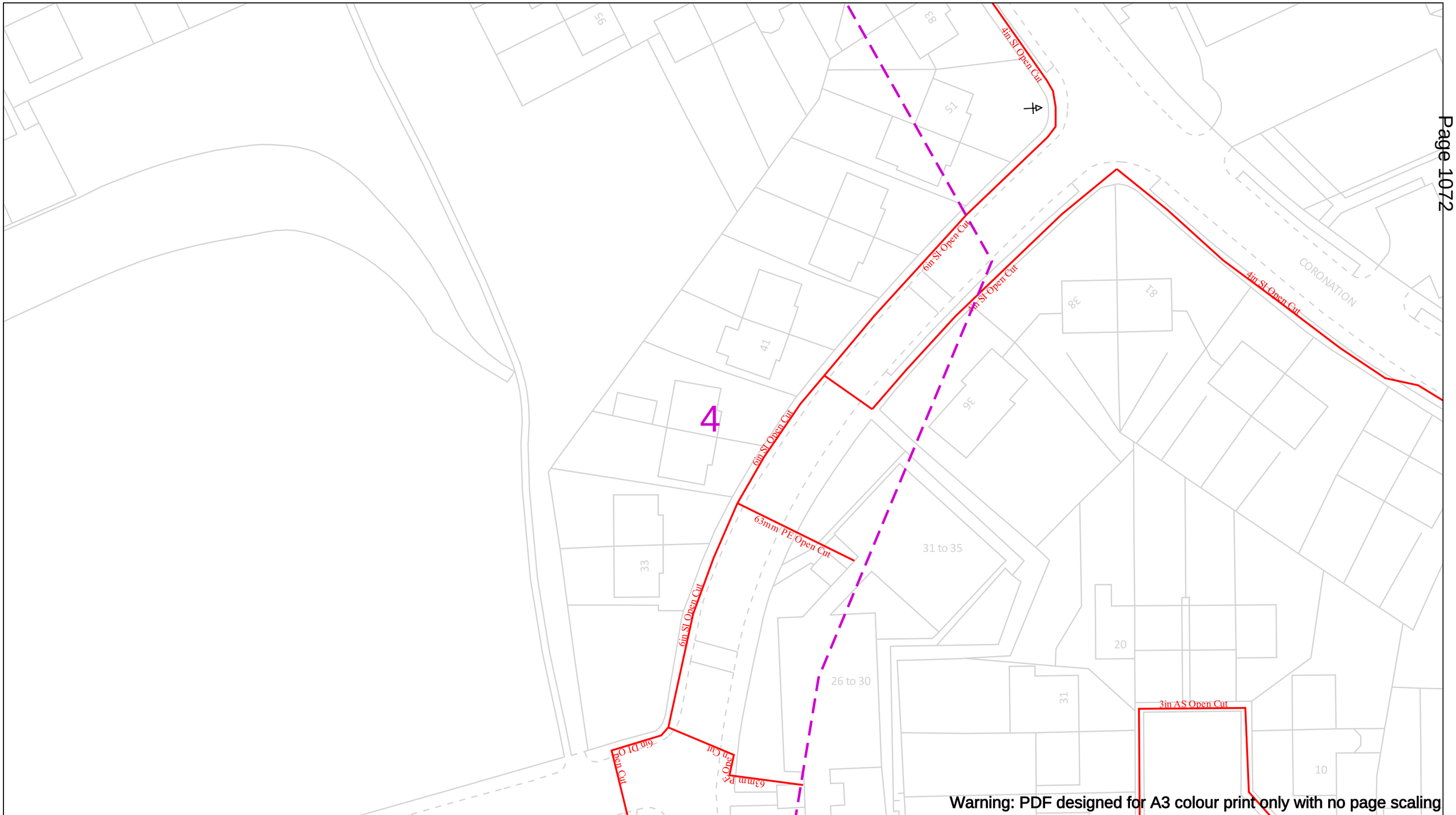
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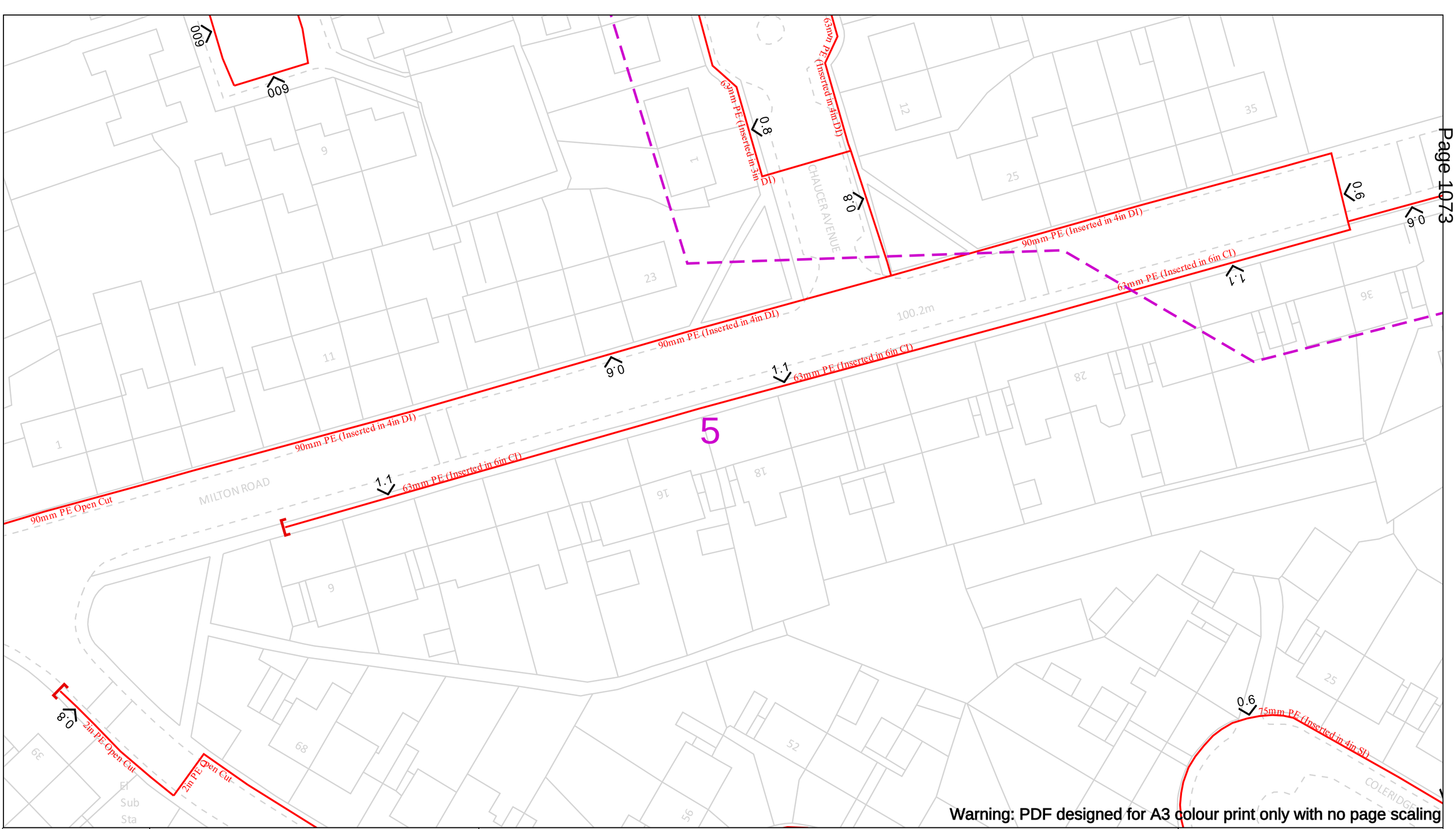
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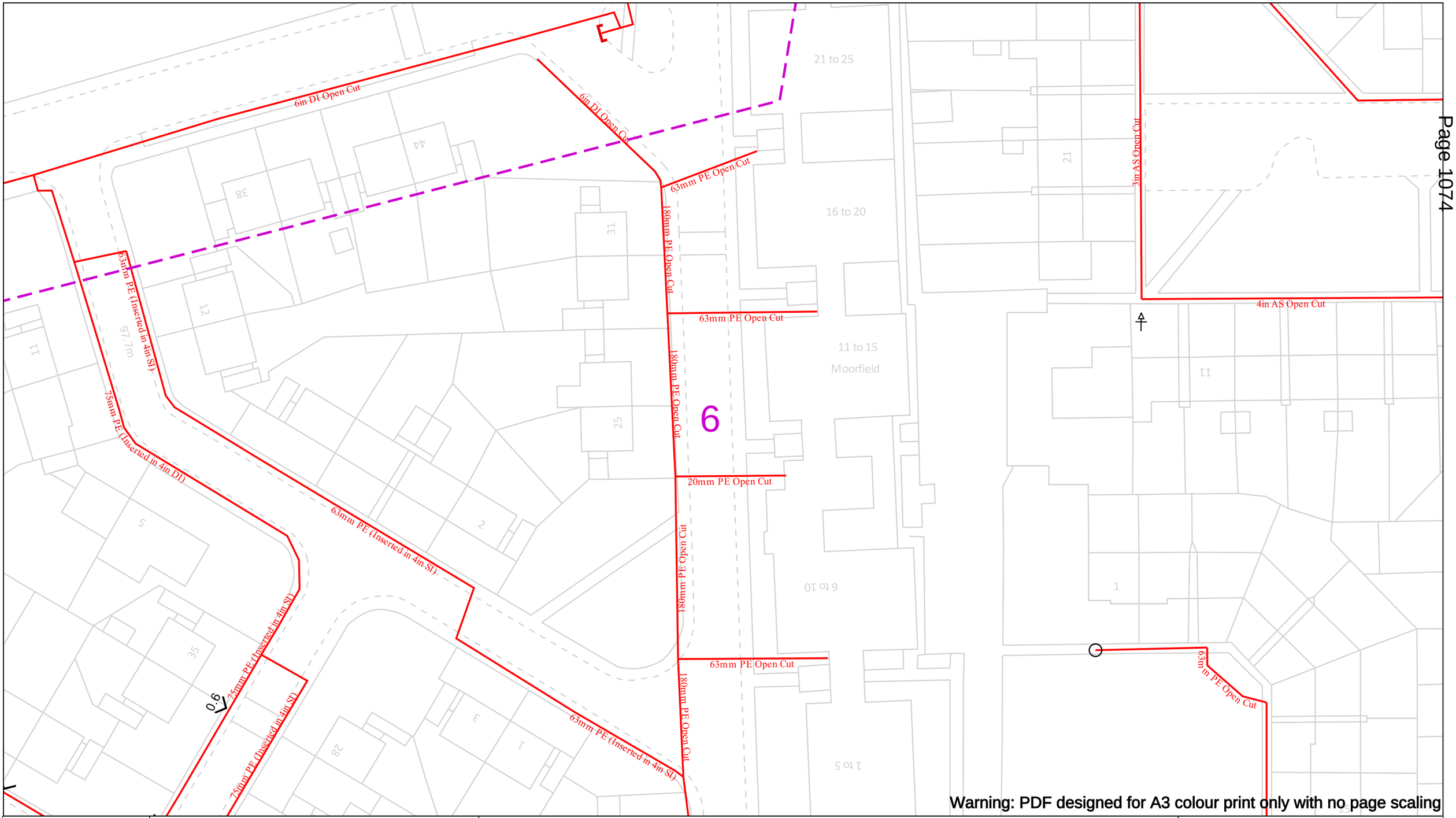
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CAD/SP/SSW/22
February 2023

Cadent
Your Gas Network

Specification for *Safe Working* in the Vicinity of Cadent Assets



Cadent Contact Details

East of England Operations Plant Protection

Address: Cadent Gas Limited, Vicarage Farm Road, Peterborough, PE1 5TP
Email: eaplantprotectionops@cadentgas.com

East Midlands Operations Plant Protection

Address: Cadent Gas Limited, Effingham Street, Sheffield, S4 7YP
Email: emplantprotectionops@cadentgas.com

North London Operations Plant Protection

Address: Cadent Gas Limited, Uxbridge Road, Slough, SL2 5NA
Email: nlplantprotection@cadentgas.com

North West Operations Plant Protection

Address: Cadent Gas Limited, Plant Protection (Block C), Mersey Road North, Failsworth, Greater Manchester, M35 9FF
Email: plantprotection.nw@cadentgas.com

West Midlands Operations Plant Protection

Address: Cadent Gas Limited, Windsor Street, Birmingham, B7 4DN
Email: plantprotection.wm@cadentgas.com



Disclaimer

This document is provided for use by third parties for safe working in the vicinity of Cadent assets. Where this document is used by any other party it is the responsibility of that party to ensure that this document is correctly applied.

Users should ensure that they are in possession of the latest edition of this document by referring to the Digging Safely webpage on the Cadent website.
www.cadentgas.com/help-advice/digging-safely

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Smell gas? Call the free, 24 hour National Gas Emergency Service:

0800 111 999*

*All calls are recorded and may be monitored

Step by Step Process

Register with LinesearchbeforeUdig (LSBUD)

LSBUD provide a free online enquiry service giving results within minutes from a grid reference, postcode or street name. This allows you to submit enquiries about activities and work that you are planning which may have an impact on the gas network.

www.lsbud.co.uk

Submit an Enquiry

Within LSBUD there are 3 enquiry types, **information only**, **planned works** and **emergency works**. Information only enquiries will not be escalated for operational site-specific advice, should you wish to carry out works you must submit a planned works enquiry. If your works are of a genuine emergency nature (e.g. burst water main etc.) then you should submit an emergency enquiry.

Review the Response, Asset Location and Enclosed Guidance

LSBUD will auto-generate a response based on your enquiry details and our assets in the area. The assessment will be based on the selected Work Category and Work Type. If your planned works propose activities to be undertaken within the distances specified in this booklet, you must obtain site specific advice from our specialist operational plant protection team.

If your response says that we need to assess your enquiry further, you must not start any work until we confirm it is safe to do so.

If you are advised to proceed with caution, then you must ensure that you utilise the provided asset plans and follow the guidance in this document.

Observe Restrictions

In addition to the guidance contained in this booklet, you must ensure that you observe any site-specific advice provided by our specialist operational plant protection teams.

If in doubt, contact Cadent by ringing the Central Admin Team on 0800 688 588

Introduction

Safe Working in the Vicinity of Cadent Assets: Requirements for Third Parties

This specification is for issue to third parties carrying out work in the vicinity of Cadent gas assets and associated installations. It is provided to ensure that individuals planning and undertaking work take appropriate measures to prevent damage.

Any damage to a gas asset, or its coating, can affect its integrity and can result in failure leading to potentially serious hazardous consequences for individuals located in the vicinity.

It is therefore essential that the safety advice outlined in this document, along with any site-specific advice given by our operatives, is complied with when working near to our assets. If Cadent consider any work to be in breach of the requirements stipulated in this document, then the Cadent Plant Protection Officer will request that work is suspended until the non-compliances have been rectified.

Every reasonable precaution shall be undertaken to avoid personal injury or damage to our apparatus. If we incur any direct or indirect costs as a consequence of your works and we are required to repair or divert any gas apparatus, you'll be recharged in full.



Any damage to our apparatus will be subject to legislative reporting responsibilities to the HSE under Reporting of Injuries, Diseases & Dangerous Occurrences Regulations 2013, Gas Safety Management Regulations 1996 and the Pipelines Safety Regulations 1996.

The requirements in this document are in line with the Institution of Gas Engineers and Managers (IGEM) recommendations IGEM/SR/18 Edition 3 - Safe Working Practices to Ensure the Integrity of Gas Assets and Associated Installations and the HSE's guidance document HS(G)47 Avoiding Danger from Underground Services.

It is the responsibility of the third party to ensure that any work carried out also conforms with the requirements of the Construction and Design Management (CDM) Regulations 2015 and all other relevant health and safety legislation. Reference shall be made to our apparatus within your site Health and Safety file.



Keeping you, your workers and the public safe when working near our pipelines

1 Scope

This specification sets out the safety precautions and other conditions associated with working in the vicinity of Cadent assets, located in negotiated easements and public highways.

Mandatory and non-mandatory requirements

In this document:

- Shall: indicates a mandatory requirement
- Should: indicates best practice and is the preferred option

If an alternative method is used then a suitable and sufficient risk assessment shall be completed to show that the alternative method delivers the same, or better, level of protection.

Where the guidance in this document cannot be adhered to, then the diversions process shall be followed.

Before contacting our diversions team, you'll need to have your site information and any design proposals available.

Once you have this information, please contact our diversions team diversions@cadentgas.com or on 0330 678 1034.

Visit www.cadentgas.com/diversions for more information.

You can contact our diversions team by email diversions@cadentgas.com or by phone 0330 678 1034



2 Formal Consent

Cadent's assets are either located in an easement agreed with the landowner at the time of installation, or within the highway. As the required arrangements for working in an easement and working in the highway differ, this section describes the specific requirements for these two areas.

Any documents handed to contractors or other individuals undertaking work (e.g. farmers, local authorities etc.), on site by Cadent, shall be signed for and adhered to by the site. All personnel working on site shall be made aware of the potential hazards of working near gas assets and the actions they should follow in case of an emergency.

2.1 Within an easement

The promoter of any works within an easement shall provide Cadent with details of the proposed works, including a risk assessment and method statement of how the work is intended to be carried out. Work shall not commence in an easement strip until formal written consent has been provided by Cadent. This will include details of Cadent's protection requirements, contact telephone numbers and the emergency telephone number. On acceptance of Cadent's requirements, the promoter of the works shall give Cadent at least 14 days' notice before commencing work on site.

Where clearance to proceed has been granted directly from the system, for example, if your works only affect low pressure assets (operating at less than 75 mbar), but the asset concerned is within an easement, the promoter of the works shall contact the network Plant Protection Office for formal written consent.

In addition to formal written consent, an easement crossing agreement (deed of indemnity) may be required. This shall be discussed with the Cadent Plant Protection Officer prior to the commencement of the works.

The width of an easement is dependent on a number of factors and is mainly dependent on the operating pressure, pipeline material and diameter, as these factors influence safe working requirements and building proximity distances. Easement details should be registered at Land Registry, however if you are unsure please liaise with your Cadent Plant Protection Officer.



Below is a list of our standard easement widths, however, some easements may vary:

Pressure tier/ Material	Diameter	Easement Width (total)
HP Steel	900mm, 1060mm, 1200mm (36", 42", 48")	24.4m (80')
HP Steel	750mm and 600mm (30" & 24")	18.3m (60')
HP Steel	Up to and including 450mm (18")	12.2m (40')
HP RTP	Determined on a case by case basis	
IP Steel	All sizes	6m plus pipe diameter
IP PE > 5.5 bar	Above 500mm (19")	30m plus pipe diameter
	356mm to 500mm	16m plus pipe diameter
	126mm to 365mm	12m plus pipe diameter
	Up to and including 125mm	12m plus pipe diameter
IP PE <5.5 bar	Above 500mm (19")	26m plus pipe diameter
	356mm to 500mm	8m plus pipe diameter
	126mm to 365mm	8m plus pipe diameter
	Up to and including 125mm	8m plus pipe diameter
AGI's	All sites	3m restrictive width around the installation
MP PE	Above 500mm (19")	12m plus pipe diameter
	356mm to 500mm	6m plus pipe diameter
	126mm to 355mm	5m plus pipe diameter
	Up to and including 125mm	4.5m plus pipe diameter
MP Steel	All sizes	6m plus pipe diameter
MP Iron	All sizes	6m plus pipe diameter
LP	Above 125mm	3m plus pipe diameter
	Up to and including 125mm	1m plus pipe diameter

2.2 Within a highway

Work shall be notified to Cadent in accordance with the requirements of the New Roads and Street Works Act (NRSWA) and HS(G)47. The promoter of any works within the highway should provide Cadent with details of the proposed works, including a risk assessment and method statement of how the work is intended to be carried out. This shall be submitted at least 14 days before the planned work is to be carried out. If similar works are being carried out at several locations in close proximity, a single risk assessment and method statement should be adequate depending on the nature of the works. Work should not go ahead until formal written consent has been given by Cadent. This will include details of Cadent's protection requirements, contact telephone numbers and the emergency telephone number.

3 Location of Gas Assets

A copy of our plans with your marked-out site is provided in our LSBUD response. Cadent asset records shall be consulted to establish the indicative location of the gas assets in relation to the promoter's work area.

If the marked-out area is incorrect you MUST resubmit your enquiry with the correct area marked out.

Prior to work commencing on site, the gas assets should be located to verify the indicative location from plans.

This should initially be carried out through non-intrusive methods utilising pipe locators where possible. The indicative location should be verified through trial holes. Once located, the gas assets should be marked out at regular intervals using asset location markers with triangular flags (see Appendix A) or other suitable methods.

For assets exceeding 2 bar, the excavation of all trial holes shall be monitored by Cadent. For assets not exceeding 2 bar, monitoring will be at the discretion of the Cadent Plant Protection Officer.

Safe digging practices, in accordance with HSE publication HS(G)47, shall be followed. Direct and consequential damage to gas plant can be dangerous both to employees and to the general public.

We utilise marker posts and surface boxes to denote the location of our apparatus providing access to key parts of our network. Free access shall be maintained to such apparatus during and after your works and these shall not be moved, covered or damaged during the works.





4 Temporary and Permanent Protective Measures

No temporary or permanent protective measures, including the installation of concrete slab protection, shall be installed over or near to a Cadent asset without the prior written consent of Cadent Plant Protection Officer. Cadent will need to approve the material, dimensions and method of installation for the proposed protective measure.

The method of installation shall be confirmed through the submission of a formal written method statement from the contractor to Cadent. Where permanent protection is to be installed over an asset, Cadent will normally carry out a coating survey of metallic assets to check that there is no existing damage to the coating, prior to the slab protection being installed. Cadent shall, therefore, be given at least 14 days' notice prior to the laying of any slab protection to arrange for this survey to be carried out.

Generally, due to the need for future access to below 2 bar gas assets, permanent protection is not permitted, however, can be approved at Cadent's discretion.

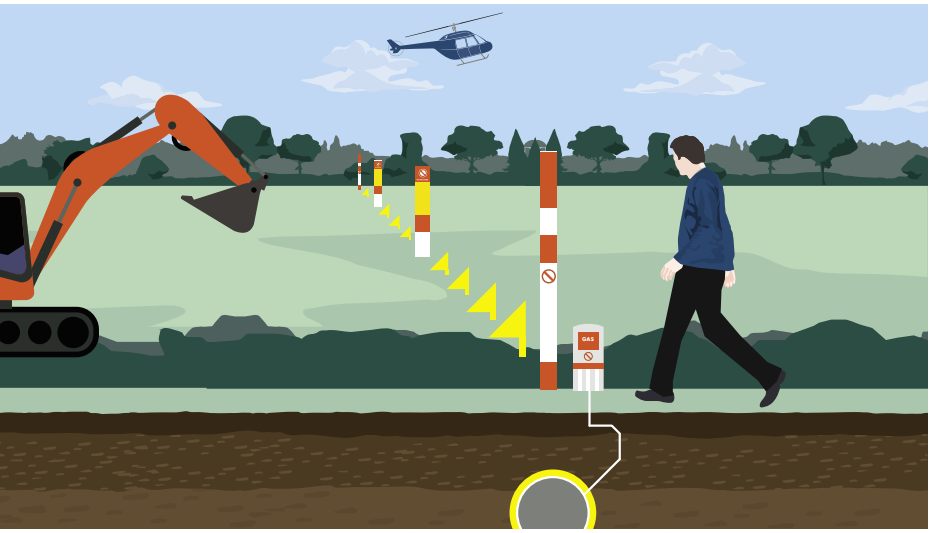
The safety precautions detailed in Sections 5, 6, 7 or 8 of this document should also be observed during the installation of the asset protection.



5 Working in the Vicinity of a High or Intermediate Pressure Gas Asset (Operating at Pressures Greater than 2 bar)

The below information shall only be used as guidance, for all works in the vicinity of High and Intermediate Pressure Pipelines the auto-response from the system will advise not to carry out any works until we have undertaken a technical review of the planned works and provided site specific safe working advice.

Information only enquiries will not be escalated for operational site-specific advice, should you wish to carry out works you must submit a planned works enquiry for assessment.



5.1 Excavation

Mechanical excavators should not be sited or moved above an asset.

Mechanical excavators, and any other powered mechanical plant, shall not dig on one side of the asset with the cab of the excavator positioned on the other side.

All traffic should be positioned far enough away from the trench to prevent trench wall collapse.

5.1.1 In proximity to an asset in an easement

Following location and marking of assets in agreement with the Cadent Plant Protection Officer, powered mechanical excavation may be used no closer than 3m (see Figure 1). The use of toothed excavator buckets vastly increases the potential for damage to assets, therefore only toothless buckets shall be used.

Any fitting, attachment or connecting pipework on an asset shall be exposed by hand.

If third parties are using any form of trench support system, they shall ensure that none of the components are in contact with the Cadent asset.

Consideration may be given to a relaxation of these limits or lower risk excavation methods by agreement with the Cadent Plant Protection Officer on site.

Where sufficient depth of cover exists and the absence of attachments and projections has been confirmed (e.g. valve spindles, pressure points etc.) and following evidence from hand dug trial holes, light tracked vehicles may be permitted to strip topsoil to a depth of 250mm, using a toothless bucket.

No topsoil or other materials shall be stored within the easement without the written permission of Cadent. No fires are allowed in the easement strip or close to above ground gas installations.

After the completion of the work, the level of cover over an asset should be the same as that prior to work commencing, unless otherwise agreed by Cadent.

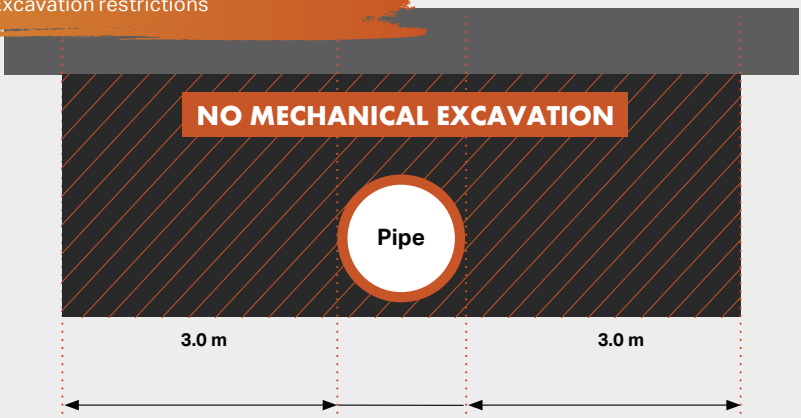
No new service shall be laid parallel to an asset within the easement. In special circumstances, and only with formal written agreement from Cadent, this may be relaxed for short excursions where the service shall be laid no closer than 600mm.

Where work is being carried out parallel to an asset, within or just alongside the easement, suitable barriers shall be erected for protection between the works and the asset to prevent encroachment.

5.1.2 In proximity to an asset in the highway

Following locating and marking of assets in agreement with the Cadent Plant Protection Officer, powered mechanical excavation may be used no closer than 3 meters (see Figure 1).

Figure 1. Excavation restrictions



The use of toothed excavator buckets vastly increases the potential for damage to assets, therefore only toothless buckets shall be used.

Any fitting, attachment or connecting pipework shall be exposed by hand.

If third parties are using any form of trench support system, they shall ensure that none of the components are in contact with the Cadent asset.

Removal of the bituminous or concrete highway surface layer by mechanical means is permitted to a depth of 300mm, unless any attachments or projections are present on an asset (e.g. valve spindles, pressure points etc.). The use of chain trenchers is not permitted within 3m of an asset. The Cadent Plant Protection Officer may need to be present to monitor this work. Where the bituminous or concrete highway surface layer extends below 300mm deep, it shall only be removed by handheld power assisted tools under the observation of Cadent.

In special circumstances, consideration may be given to a relaxation of these rules by agreement with the Cadent Plant Protection Officer and only whilst they remain on site.

5.1.3 Crossing over an asset (Open cut)

Where a new service is to cross over an asset, a clearance distance of 600mm between the crown of the asset and underside of the service should be maintained. If this cannot be achieved, the service shall cross below the asset (see Section 5.1.4).

In special circumstances, this distance may be reduced at the discretion of the Cadent Plant Protection Officer on site.

5.1.4 Crossing below an asset (Open cut)

Where a service is to cross below an asset, a clearance distance of 600mm between the crown of the new service and underside of the asset shall be maintained. Where lengths of pipe greater than one metre are to be exposed, the Cadent Plant Protection Officer shall be consulted. Exposed assets should be suitably supported and protected by matting and timber cladding. Any supports shall be removed prior to backfilling.

In special circumstances, this clearance distance may be reduced at the discretion of the Cadent Plant Protection Officer on site.

5.1.5 Cathodic Protection (CP)

Cathodic protection (CP) is applied to Cadent's buried steel pipe and is a method of protecting assets from corrosion by maintaining an electrical potential between the pipe and anodes placed at strategic poin ts along the asset. Where a new service is to be laid and similarly protected, the party installing the CP system shall undertake tests to determine whether the new service is interfering with the cathodic protection of Cadent assets.

Should any cathodic protection posts or associated apparatus need to be moved to facilitate third party works, at least 14 days' notice shall be given to Cadent. Cadent will undertake this work and any associated costs will be borne by the third party.

5.1.6 Installation of electrical equipment

Where electrical equipment is being installed close to Cadent's buried steel assets, the effects of a rise of earth potential under fault conditions shall be considered by the third party and a risk assessment and method statement shall be submitted to Cadent for approval, prior to the works commencing.

The installation of electrical cables parallel to Cadent assets may induce currents into the asset. This may interfere with the effective operation of the cathodic protection system. In these instances, Cadent will require the promoter of the works to conduct pre and post energisation potential surveys of Cadent's assets. The costs for any stray current mitigation systems required will be borne by the promoter of the works.

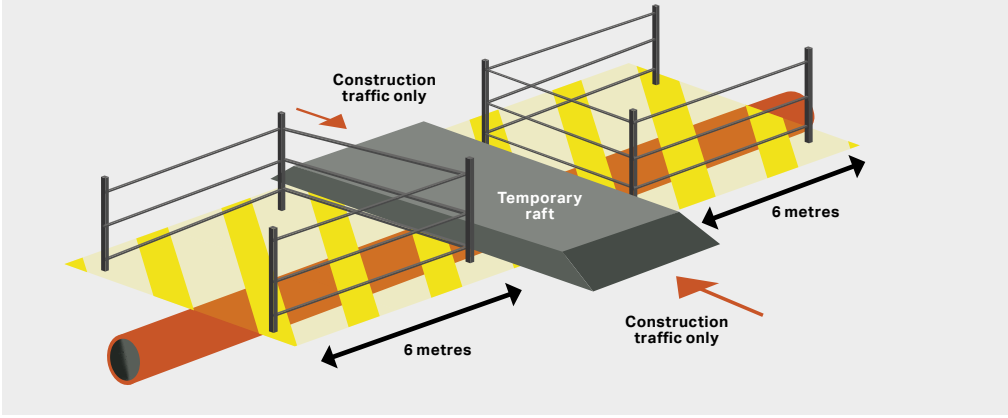
5.2 Construction Traffic

Where existing roads cannot be used, construction traffic shall only cross an asset at locations agreed with the Cadent Plant Protection Officer. Notices shall be placed directing traffic to the crossing points. Post and wire fencing shall be erected at all crossing points, and the fence should cover the width of the easement and extend a further 6 metres along the length of the easement on both sides (see Figure 2).

Assets shall be protected at all crossing points by a suitable method agreed with the Cadent Plant Protection Officer prior to installation. The promoter of the works shall review ground conditions, vehicle types and crossing frequencies to determine the type and construction of the protection required.

For larger scale projects or permanent solutions, a protection slab may be required.

Figure 2. Construction traffic requirements



5.3 Specific Activities

This section details the precautions that need to be taken when carrying out certain prescribed activities in the vicinity of an asset. The promoter of works is required to consult Cadent when intending to undertake one of the listed activities and/or further advice is required on whether the work has the potential to affect the asset. The table below shows, for some specific activities, the prescribed distances where the advice of Cadent shall be sought.

Activity	Distance within which Cadent advice shall be sought
Piling	15 m
Surface mineral extraction	100m
Landfilling	100 m
Demolition	150 m or 400m for structure mass > 10000 tonnes
Blasting	500 m if the MIC* is greater than 200 kg 250 m if the MIC* is greater than 10 kg but less than 200 kg 100 m if the MIC* is 10 kg or less.
Deep mining	1000 m
Wind turbine	1.5 times mast height

MIC - Maximum Instantaneous Charge

5.3.1 Trenchless techniques

Where trenchless techniques are being considered, a formal risk assessment and method statement shall be produced. This risk assessment and method statement shall be formally agreed with Cadent prior to the commencement of the work. Please provide Cadent with at least 14 days' notice as the Cadent Plant Protection Officer may wish to be present to monitor this work.

5.3.2 Changes to depth of cover

The depth of cover over Cadent's asset shall not be altered. Cadent shall be consulted for any activity proposed that will lead to a change in cover over the asset. Expert advice may need to be sought, which will be determined by the Cadent Plant Protection Officer.

5.3.3 Piling

No piling shall be allowed within 15m of an asset without an assessment of the vibration levels at the asset. The peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec. The promoter of the works should provide Cadent the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought, which can be arranged through Cadent.

5.3.4 Demolition

No demolition should be allowed within 150m of an asset, or 400m for a structure mass greater than 10,000t without an assessment of the vibration levels at the asset. The peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

The promoter of the works should provide Cadent the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought, which can be arranged through Cadent.

5.3.5 Blasting

The Maximum Instantaneous Charge (MIC) dictates the distance at which an assessment of the vibration levels (at the located asset) is required. The measured distances are as follows:

- 500m if the MIC is greater than 200kg
- 250m if the MIC is greater than 10kg but less than 200kg
- 100m if the MIC is 10kg or less

The peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

The promoter of the works should provide Cadent the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought, which can be arranged through Cadent.

5.3.6 Surface mineral extraction

An assessment shall be carried out on the effect of surface mineral extraction activity within 100 metres of an asset. Consideration should also be given to extraction around other plant and equipment associated with assets (e.g. cathodic protection ground beds).

Where the mineral extraction extends up to the asset easement, a stable slope angle and stand-off distance between the asset and slope crest shall be determined by Cadent. The easement strip should be clearly marked by a suitable permanent boundary, such as a post and wire fence. Additionally, where appropriate, slope indicator markers shall be erected to facilitate the verification of the recommended slope angle as the slope is formed, by the third party. The asset easement and slope need to be inspected periodically to identify any signs of developing instability.

This may include any change of slope profile including:

- Bulging
- The development of tension cracks on the slope or easement
- Any changes in drainage around the slope

The results of each inspection should be recorded

Where surface mineral extraction activities are planned within 100m of the asset but do not extend up to the asset easement boundary, Cadent shall assess whether this could promote instability in the vicinity of the asset. This may occur where the asset is routed across a natural slope or the excavation is deep. A significant cause of this problem is where the groundwater profile is affected by changes in drainage or the development of lagoons.

Where the extraction technique involves explosives, the provisions of Section 5.3.5 apply.



5.3.7 Deep mining

Assets within 1km of active deep mining may be affected by subsidence resulting from mineral extraction. The determination of protective or remedial measures will normally require expert assistance, which can be arranged through Cadent.

5.3.8 Landfilling

The creation of slopes outside of the asset easements may promote instability within the vicinity of an asset. Cadent should carry out an assessment to determine the effect of any landfilling activity within 100m of an asset. The assessment is particularly important if landfilling operations are taking place on a slope in which an asset is routed.

5.3.9 Pressure testing

Hydrostatic testing of a third-party asset should not be permitted within 8 metres either side of a Cadent asset, to provide protection against the effects of a burst. Where this cannot be achieved, typically where the third-party asset needs to cross a Cadent asset, one of the following precautions would need to be adopted:

- limiting of the design factor of the third-party pipeline to 0.3 at the asset's nominated maximum operating pressure (MOP), and the use of pre-tested pipe
- the use of sleeving
- Cadent conduct risk analysis of pipe failure

In either case, the third party shall submit their site-specific risk assessment and safe system of works for consideration by Cadent.

5.3.10 Seismic surveys

The promoter of works shall advise Cadent of any seismic surveying work in the vicinity of an asset that will result in peak particle velocities in excess of 75mm/sec at the asset.

The promoter of the works should provide Cadent the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

5.3.11 Hot work

Where a Cadent metallic gas asset has been exposed, welding (or other hot works that may involve naked flames) should not be carried out in proximity of the gas asset. This may be reduced if suitable protection and precautions has been agreed with Cadent.

If the gas asset is PE (polyethylene or a PE asset is contained within a metallic sleeve) welding, or other hot works that may involve naked flames, should not take place within 500mm of the gas asset. This may be reduced if suitable protection and precautions have been agreed with the Cadent Plant Protection Officer to prevent against the effects of sparks, radiant heat transfer etc.

The Cadent Plant Protection Officer shall be present to monitor all welding, burning or other 'hot work' that takes place.

5.3.12 Wind turbines

Wind turbines shall not be sited any closer than 1.5 times the proposed height of the turbine mast away from the nearest edge of a gas asset.

Further guidance can be found from UKOPA's Good Practice Guide 13 (UKOPA/GP/013) - Requirements for the Siting and Installation of Wind Turbines Installations in the Vicinity of Buried Pipelines.

5.3.13 Solar farms

Solar Farms can be built adjacent to gas assets but never within an easement. Advice shall be sought from Cadent at the early stages of design to ensure that electrical interference, security, future access and construction methods can be mutually agreed.

Further guidance can be found from UKOPA's Good Practice Guide 14 (UKOPA/GP/014) - Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines.

5.4 Backfilling

No backfilling should be undertaken without Cadent's agreement to proceed and the Cadent Plant Protection Officer will stipulate the necessary requirements. Some equipment may not be suitable for use over or around an asset due to the adverse effects of excessive compaction and vibration levels. The Cadent Plant Protection Officer will be able to advise on suitable equipment. Third parties undertaking work shall provide Cadent with 48 hours' notice, or shorter only if agreed with Cadent, of the intent to backfill over, under or alongside the asset.

This requirement should also apply to any backfilling operations that:

- are within 3 metres of an asset
- could influence the ground stability

Any damage to an asset or its coating shall be reported to Cadent in order that damage can be assessed, and repairs carried out.

Minor damage to pipe coating and cathodic protection test leads will be repaired by Cadent free of charge. If an asset has been backfilled without the knowledge of the Cadent Plant Protection Officer, the third party shall re-excavate to enable the condition of the asset coating to be assessed.



6 Working in the Vicinity of a Medium Pressure Gas Asset (Operating at Pressures Greater than 75 mbar but not Exceeding 2 bar)

The below information shall only be used as guidance, and where appropriate, will be supplemented by site specific safe working advice from the network Plant Protection Officer.

Information only enquiries will not be escalated for operational site-specific advice, should you wish to carry out works you must submit a planned works enquiry for assessment.

6.1 Temporary and Permanent Structures

No temporary or permanent structures are permitted to be installed above, or in close proximity to a gas asset or easement due to the restriction of access this imposes. This includes, but is not limited to, permanent street furniture such as planters and bollards and temporary buildings such as welfare units and other enclosed spaces. The building proximity distances for medium pressure assets is as follows:

Material	Minimum proximity to premises
Cast/Spun Iron	3m
Ductile Iron	30m
Steel	1m
PE (inserted)	1m
PE (non-inserted)	2m for diameters < 500mm 5m for diameters > 500mm

Please note that the easement distance may be greater than the building proximity distance. For any proposed structures in the easement, please consult with the Cadent Plant Protection Officer.



6.2 Excavation

6.2.1 General

Mechanical excavators should not be sited or moved above an asset.

Mechanical excavators and any other powered mechanical plant shall not dig on one side of the asset with the cab of the excavator positioned on the other side. All traffic should be positioned far enough away from the trench to prevent trench wall collapse.

Excavation with a powered mechanical excavator should not be carried out until the asset has been located through vacuum excavation or by hand. No mechanical excavation is permitted within 500mm of a gas asset. Any mechanical excavation should utilise a banksperson. Toothless buckets shall be used due to the potential of damage to assets using toothed excavator buckets.

Consideration shall be given to apparatus installed on gas assets including valves, spindles, pressure points etc. Any fitting, attachment or connecting pipework on an asset shall be exposed by hand.

Where concrete is exposed around gas apparatus, it shall not be removed without first consulting with a Cadent Plant Protection Officer as it could be providing protection or anchorage to live apparatus.

Where a third party is using any trench support system, they shall ensure that none of its components are in contact with an asset.

The use of chain trenchers is not permitted within 3m of the confirmed location of an asset.

6.2.2 Working in vicinity of iron pipework

When deep excavation greater than 1.5m in depth is carried out in the vicinity of iron pipework, steps shall be taken to ensure the risk associated with immediate and latent asset failure are considered and, where necessary, excavations are cut back to reduce the shear factor created by ground disturbance likely to result in settlement. This also includes instances where excavations are part of construction works, including basement conversions, underground carparks, shaft construction, etc.

Care should be taken to ensure that any exposed iron pipework is suitably supported at 1m intervals and protected from damage to avoid creating tensions that could lead to joint disturbance or pipe barrel fracture.

Where fittings or existing repairs are uncovered, care shall be taken to ensure that these are not disturbed.

When working near ductile iron pipework, any corrosion identified on the pipeline shall be reported to 0800 111 999 for a first call operative to attend to undertake a hazard assessment.

6.2.3 In proximity to an asset in an easement

Where sufficient depth of cover exists and the absence of attachments and projections has been confirmed (e.g. valve spindles, pressure points etc.), following evidence from hand dug trial holes, light tracked vehicles may be permitted to strip topsoil to a depth of 250mm using a toothless bucket.

No topsoil or other materials shall be stored within the easement without the written permission of Cadent. No fires are allowed in the easement strip or other gas assets.

After the completion of the work, the level of cover over the asset should be the same as that prior to work commencing.

No new service shall be laid parallel to the asset within the easement.

Where work is being carried out parallel to the asset, within or alongside the easement, suitable barriers shall be erected between the works and the asset to prevent encroachment or damage.

6.2.4 In proximity to an asset in the highway

Where sufficient depth of cover exists, and the absence of attachments and projections has been confirmed (e.g. valve spindles, pressure points etc.), following evidence from hand dug trial holes, removal of the bituminous or concrete highway surface layer by mechanical means is permitted to a depth of 300mm. Where the bituminous or concrete highway surface layer extends below 300mm deep, it shall only be removed by handheld power assisted tools.

6.2.5 Crossing over an asset (Open cut)

Where a new service is to cross over a gas asset, a minimum clearance distance of 1.5 times the diameter of the gas asset or 300mm, whichever is greater, shall be maintained. If this cannot be achieved, the service shall cross below the asset, see Section 6.2.6.

6.2.6 Crossing below an asset (Open cut)

Where a service is to cross below a gas asset, a minimum clearance distance of 1.5 times the diameter of the gas asset or 300mm, whichever is greater, between the crown of the new service and underside of the asset shall be maintained. The exposed asset shall be suitably supported and protected by matting and timber cladding. Any supports shall be removed prior to backfilling.

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6.2.7 Cathodic Protection (CP)

Cathodic protection (CP) is applied to some buried steel pipes and is a method of protecting assets from corrosion by maintaining an electrical potential between the asset and anodes placed at strategic points along the asset. Where a new service is to be laid and similarly protected, the party installing the CP system shall liaise with the Cadent Plant Protection Officer and undertake tests to determine whether the new service is interfering with the cathodic protection of the Cadent asset.

Should any cathodic protection posts or associated apparatus need moving to facilitate third party works, at least 14 days' notice shall be given to Cadent. Cadent will undertake this work and any associated costs will be borne by the third party.

6.2.8 Installation of electrical equipment

Where electrical equipment is being installed close to Cadent's buried steel assets, the effects of a rise of earth potential under fault conditions shall be considered by the third party, a risk assessment carried out and this shall be provided to the Cadent Plant Protection Officer for inspection. Equipment shall not be installed if the integrity of Cadent's assets is compromised. In this case, diversion of the affected assets is required.

The installation of electrical cables parallel to Cadent assets may induce currents into the asset. This may interfere with the effective operation of cathodic protection systems. In these instances, Cadent will require the promoter of the works to work with the Cadent Plant Protection Officer to ensure that pre and post energisation potential surveys of Cadent's assets are undertaken. The costs for any stray current mitigation systems required will be borne by the third-party promoter.



6.3 Construction Traffic

The promoter of the works shall review the ground conditions, vehicle types and crossing frequency to determine the type and construction of crossing that will be required. Additionally, no undue loads such as spoil heaps, lighting columns, permanent traffic lights or road signs should be allowed over gas assets.

Iron pipes, or pipes that are not already within an existing road (such as those within footways or verges), shall not be crossed by construction vehicles without suitable protection and the consent of the Cadent Plant Protection Officer.

Where existing roads cannot be used, construction traffic should only cross Cadent assets at specific locations, with notices directing traffic to the crossing points erected. All crossing points shall:

- Be at right angles to the asset
- Be fenced denoting the existence of the asset to ensure all traffic uses the crossing point. The fencing shall cover the width of any easements and extend a further 6m along the length of any easements on both sides (see Figure 3).
- Have signs attached to the fence denoting the asset that the crossing point is located over
- Be regularly inspected and maintained in good condition

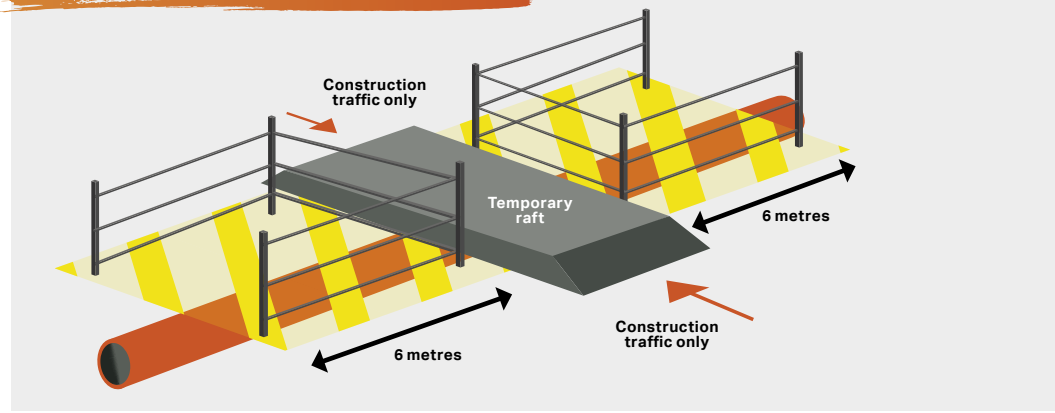
Note: A 5mph speed restriction should be enforced at all crossing points.

Suitable protection methods may include:

- Temporary protection slab
- Free-standing bridges (prefabricated modular steel or pre-cast concrete bridges)
- Proprietary access roadways
- Haul roads (including hardcore, sleepers, steel plates or a combination)

For larger scale projects or permanent crossings, diversion of the asset may be required.

Figure 3. Construction traffic requirements



6.4 Specific Activities

This section details the precautions that need to be taken when carrying out certain prescribed activities in the vicinity of a Cadent asset. The promoter of works is required to consult Cadent when intending to undertake one of the activities listed below to obtain further site-specific advice on whether the work has the potential to affect the asset. The table to the right shows, for some specific activities, the prescribed distances where the advice of Cadent shall be sought.

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Activity	Distance within which Cadent advice shall be sought
Piling	15m
Surface mineral extraction	100m
Landfilling	100m
Demolition	150m or 400m for structure mass >10000 tonnes
Blasting	500m if the MIC is greater than 200kg 250m if the MIC is greater than 10kg but less than 200kg 100m if the MIC is 10kg or less.
Deep mining	1000m
Wind turbine	1.5 times mast height

6.4.1 Carriageway construction (including widening & bell mouth construction)

Where it is proposed to carry out carriageway construction over an asset previously located in a footway or verge, you must contact the diversions team to determine if diversion or replacement of the asset is required before commencement of your works.

6.4.2 Trenchless techniques

Where trenchless techniques are being considered, a formal risk assessment and method statement shall be produced and submitted to the Cadent Plant Protection Officer for review prior to commencing work. Please provide Cadent with at least 14 days' notice as we may wish to be present to monitor the work.

6.4.2.1 Tunnelling

Ground movement may occur when tunnelling in soft ground conditions. Ground movement contours from the tunnelling operation shall be calculated and all gas assets within the affected zone should be identified and assessed.

PE assets can tolerate some differential ground movement.

For cast and ductile iron assets, acceptable limits on stress increase and joint disturbances are defined in the performance acceptance criteria for iron mains.

For steel assets, an integrity assessment should be carried out according to the industry standard IGEM/TD/12 – Pipework stress analysis for gas industry plant. An expert on Soil/Pipe Interaction Analysis should be consulted when required for the evaluation of ground movement effects on the assets.

For any proposed tunnelling works, you must contact the diversions team to determine if diversion or replacement of the asset is required before commencement of your works, due to the likely impact on our assets.

6.4.3 Changes to depth of cover

The depth of cover over Cadent's asset shall not be altered. Where a change in cover is required, contact your Cadent Plant Protection Officer.

You can contact our diversions team by email diversions@cadentgas.com or by phone 0330 678 1034



6.4.4 Piling

No piling shall be allowed within 15m of an asset without an assessment of the vibration levels at the asset.

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity at the asset shall be limited to a maximum level of 25mm/sec.

The promoter of the works should provide the Cadent Plant Protection Officer with the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure the allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made, which may require expert advice.

6.4.5 Demolition

No demolition should be allowed within 150m of an asset for 400m for a structure mass greater than 10,000 tonnes without an assessment of the vibration levels at the asset.

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity at the asset shall be limited to a maximum level of 25mm/sec.

The promoter of the works should provide the Cadent Plant Protection Officer with the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure the allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought, which can be arranged through Cadent.

6.4.6 Blasting

The Maximum Instantaneous Charge (MIC) dictates the distance at which an assessment of the vibration levels (at the located asset) is required. The measured distances are as follows:

- 500m if the MIC is greater than 200kg
- 250m if the MIC is greater than 10kg but less than 200kg
- 100m if the MIC is 10kg or less

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity at the asset shall be limited to a maximum level of 25mm/sec.

The promoter of the works should provide the Cadent Plant Protection Officer with the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought, which can be arranged through Cadent.

6.4.7 Surface mineral extraction

An assessment shall be carried out on the effect of surface mineral extraction activity within 100m of a gas asset. Consideration should also be given to extraction around plant and equipment associated with assets (e.g. cathodic protection ground beds).

Where the mineral extraction extends up to the asset easement, a stable slope angle and stand-off distance between the asset and slope crest shall be determined. Where an easement exists, the easement strip shall be clearly marked by a suitable permanent boundary, such as a post and wire fence. Additionally, where appropriate, slope indicator markers shall be erected to facilitate the verification of the recommended slope angle as the slope is formed, by the third party. The asset easement and slope need to be inspected periodically to identify any signs of developing instability. This may include any change of slope profile including:

- Bulging
- The development of tension cracks on the slope or easement
- Any changes in drainage around the slope

The results of each inspection should be recorded.

Where surface mineral extraction activities are planned within 100m of the asset but do not extend up to the asset easement boundary, an assessment should be made as to whether this could promote instability in the vicinity of the asset. This may occur where the asset is routed across a natural slope or the excavation is deep. A significant cause of this problem is where the groundwater profile is affected by changes in drainage or the development of lagoons.

Where the extraction technique involves explosives, the provisions of Section 6.4.6 apply.

6.4.8 Deep mining

Gas assets within 1km of active deep mining may be affected by subsidence resulting from mineral extraction. The determination of protective or remedial measures will normally require expert assistance, which can be arranged through Cadent.

6.4.9 Landfilling

The creation of slopes outside of the asset easements may promote instability within the vicinity of the asset. Cadent should carry out an assessment to determine the effect of any landfilling activity within 100m of an asset. The assessment is particularly important if landfilling operations are taking place on a slope in which the asset is routed.

6.4.10 Pressure testing

Pressure testing should not be permitted within 8m of an asset unless suitable precautions have been taken against the effects of a pipe failure.

6.4.11 Seismic surveys

The promoter of works shall advise Cadent of any seismic surveying work in the vicinity of PE or steel assets that will result in peak particle velocities in excess of 75mm/sec at the asset or for iron assets that will result in peak particle velocities in excess of 25mm/sec at the asset.

The promoter of the works should provide Cadent the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.



6.4.12 Hot work

Where the Cadent's metallic gas assets have been exposed, welding (or other hot works that may involve naked flames) should not be carried out in proximity of the gas asset. This may be reduced if suitable protection and precautions have been agreed with Cadent.

If the gas asset is PE (or a PE asset is contained within a metallic sleeve) welding, or other hot works that may involve naked flames, shall not take place within 500mm of the gas asset. For further advice contact your network Plant Protection Officer.

Protection measures shall be agreed with the Cadent Plant Protection Officer prior to installation to prevent the effects of sparks, radiant heat transfer etc.

Any hot works in proximity to a Cadent gas asset require leakage surveys prior to, during and after the works. If gas is detected, all works shall stop, and the leak immediately reported to the National Gas Emergency Service on 0800 111 999.

The Cadent Plant Protection Officer will determine the need to remain on site to monitor all welding, burning or other 'hot work' that takes place.

6.4.13 Wind turbines

Wind turbines shall not be sited any closer than 1.5 times the proposed height of the turbine mast away from the nearest edge of the asset.

Further guidance can be found from UKOPA's Good Practice Guide 13 (UKOPA/GP/013) - Requirements for the Siting and Installation of Wind Turbines Installations in the Vicinity of Buried Pipelines.

6.4.14 Solar farms

Solar Farms can be built adjacent to gas assets, but never within an easement. Advice shall be sought from Cadent at the early stages of design to ensure that electrical interference, security, future access and construction methods can be mutually agreed.

Interference checks shall be completed by the third party to ensure that the solar installations and associated infrastructure have no negative effect on cathodic protection systems.

Further guidance can be found from UKOPA's Good Practice Guide 14 (UKOPA/GP/014) - Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines.

6.4.15 Lifting operations

Where lifting operations are planned to be carried out in the vicinity of medium pressure apparatus a site-specific risk assessment and lift plan is required to be reviewed by the Cadent Plant Protection Officer.

Protection shall be afforded to live apparatus when carrying out the works to prevent impact damage in the event of an uncontrolled failure or drop. Any loads shall be secured using suitable and sufficient lifting accessories to reduce the likelihood of the load being dropped.

Consideration shall be given to the location of lifting equipment and the loads induced into the ground to avoid the potential overloading of buried apparatus. Where the site cannot be laid out to avoid loading gas apparatus, the asset shall be suitably protected with the consent of the

Cadent Plant Protection Officer. Alternatively, the asset will require replacement/diversion.

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6.5 Backfilling and Reinstatement

Reinstatement around Cadent apparatus still poses a risk to the integrity of the asset. A gas asset must not be located within the footway or carriageway construction as this has the potential to cause damage to the apparatus during and post completion of the reinstatement.

No backfilling should be undertaken without Cadent's agreement to proceed. Some equipment may not be suitable for use over or around assets due to the adverse effects of excessive compaction and vibration levels.

A gas asset shall not be encased in concrete or have concrete positioned within 300mm of the asset, or anywhere above an iron gas asset due to the need for future access.

The fine fill material should be firmly packed around the pipe in 100mm layers to achieve a compacted thickness of 75mm and shall be laid to a minimum depth of 150mm above the crown of the asset.

Mechanical compaction equipment shall not be used until a 250mm hand rammed layer has been compacted above the crown of the pipe.

For backfilling and reinstatement in the vicinity of iron apparatus, in addition to the above, the maximum weight of compaction equipment used above the crown of the asset shall not exceed 1.5t/m2 and vibratory compaction shall not be used.

Material used in the backfill shall conform to the following requirements:

- Sand shall be well-graded in accordance with BS EN 13242:2002+A1:2007
- It shall not contain any sharp objects, large stones or bricks
- Foamed concrete shall not be used

We will require marker tape to be installed at least 250mm above the crown of the main.

Prior to backfilling, if the asset is coated, Cadent require the opportunity to inspect its condition in order assess and to carry out any repairs as necessary. Please contact your network Plant Protection office to arrange this. Any damage to the asset or coating shall be reported to the Cadent Plant Protection Officer so that damage can be assessed, and repairs carried out.

Minor (and existing) damage to pipe coating and cathodic protection test leads will be repaired by Cadent free of charge. If the asset has been backfilled without the knowledge of the Cadent Plant Protection Officer, the third party will need to re-excavate to enable the condition of the asset coating to be assessed.

All temporary supports shall be removed prior to backfill but only when the asset is sufficiently supported by bedding material around the pipe.

7 Working in the Vicinity of a Low Pressure Gas Asset (Operating at Pressures up to 75 mbar)

For planned and emergency works in the vicinity of Low Pressure gas assets, the promoter will be advised proceed with caution. The guidance contained within this section must be followed. If it cannot, contact shall be made with the network Plant Protection office for advice.

7.1 Temporary and Permanent Structures

No temporary or permanent structures are permitted to be installed above, or in close proximity to a gas asset or easement due to the restriction of access this imposes. This includes, but is not limited to, permanent street furniture such as planters and bollards and temporary buildings such as welfare units and other enclosed spaces. The building proximity distances for low pressure assets is 1m.

Please note that the easement distance may be greater than the building proximity distance, for any proposed structures in the easement please consult with the Cadent network Plant Protection Officer.



7.2 Excavation

7.2.1 General

Mechanical excavators should not be sited or moved above an asset.

Mechanical excavators and any other powered mechanical plant shall not dig on one side of an asset with the cab of the excavator positioned on the other side. All traffic should be positioned far enough away from the trench to prevent trench wall collapse.

Excavation with a powered mechanical excavator should not be carried out until gas assets have been located through vacuum excavation or by hand. No mechanical excavation is permitted within 500mm of gas assets. Any mechanical excavation should utilise a banksperson. Toothless buckets shall be used due to the potential of damage to assets using toothed excavator buckets.

Consideration shall be given to apparatus installed on gas assets including valves, spindles, pressure points etc. Any fitting, attachment or connecting pipework on the asset shall be exposed by hand.

Where concrete is exposed around gas apparatus this shall not be removed as it could be providing protection or anchorage to the live apparatus.

Where a third party is using any trench support system, they shall ensure that none of its components are in contact with the asset.

The use of chain trenchers to do this is not permitted within 3m of the confirmed location of the asset.

7.2.2 Working in vicinity of iron pipework

When deep excavation greater than 1.5m in depth is carried out in the vicinity of iron pipework, steps shall be taken to ensure the risk associated with immediate and latent asset failure are considered, and where necessary, excavations are cut back to reduce the shear factor created by ground disturbance likely to result in settlement. This also includes instances where excavations are part of construction works including basement conversions, underground carparks, shaft construction, etc.

Care should be taken to ensure that any exposed iron pipework is suitably supported at 1m intervals and is protected from damage to avoid creating tensions that could lead to joint disturbance or pipe barrel fracture.

Where fittings or existing repairs are uncovered care shall be taken to ensure that these are not disturbed.

When working near ductile iron pipework should any corrosion be identified on the pipeline this shall be reported to 0800 111 999 for a first call operative to attend to undertake a hazard assessment.

7.2.3 In proximity to an asset in an easement

Where sufficient depth of cover exists and the absence of attachments and projections has been confirmed (e.g. valve spindles, pressure points etc.), following evidence from hand dug trial holes, light tracked vehicles may be permitted to strip topsoil to a depth of 250mm using a toothless bucket.

No topsoil or other materials shall be stored within the easement without the written permission of Cadent. No fires are allowed in the easement strip or other gas assets.

After the completion of the work, the level of cover over an asset should be the same as that prior to work commencing.

No new service shall be laid parallel to an asset within an easement.

Where work is being carried out parallel to an asset, within or alongside an easement, suitable barriers shall be erected between the works and the asset to prevent encroachment or damage.

7.2.4 In proximity to an asset in the highway

Where sufficient depth of cover exists, and the absence of attachments and projections has been confirmed (e.g. valve spindles, pressure points etc.), following evidence from hand dug trial holes, removal of the bituminous or concrete highway surface layer by mechanical means is permitted to a depth of 300mm. Where the bituminous or concrete highway surface layer extends below 300mm deep, it shall only be removed by handheld power assisted tools.

7.2.5 Crossing over an asset (Open cut)

Where a new service is to cross over an asset, a minimum clearance distance of 1.5 times the diameter of the gas asset or 300mm, whichever is greater shall be maintained. If this cannot be achieved, the service shall cross below the asset, see Section 7.2.6.

7.2.6 Crossing below an asset (Open cut)

Where a service is to cross below an asset, a minimum clearance distance of 1.5 times the diameter of the gas asset or 300mm, whichever is greater, between the crown of the new service and underside of the asset shall be maintained. The exposed asset shall be suitably supported and protected by matting and timber cladding. Any supports shall be removed prior to backfilling.

7.2.7 Cathodic Protection (CP)

Cathodic protection (CP) is applied to some buried steel pipes and is a method of protecting assets from corrosion by maintaining an electrical potential between the asset and anodes placed at strategic points along the asset. Where a new service is to be laid and similarly protected, the party installing the CP system shall undertake tests to determine whether the new service is interfering with the cathodic protection of the Cadent asset.

Should any cathodic protection posts or associated apparatus need moving to facilitate third party works, appropriate notice, shall be given to Cadent. Cadent will undertake this work and any associated costs will be borne by the third party.

7.2.8 Installation of electrical equipment

Where electrical equipment is being installed close to Cadent's buried steel assets, the effects of a rise of earth potential under fault conditions shall be considered by the third party and a risk assessment carried out. Equipment shall not be installed if the integrity of Cadent's assets is compromised. In this case, diversion of the affected assets will be required.

You can contact our diversions team by email diversions@cadentgas.com or by phone 0330 678 1034

The installation of electrical cables parallel to Cadent assets may induce currents into the asset. This may interfere with the effective operation of cathodic protection systems. In these instances, Cadent will require the promoter of the works to conduct pre and post energisation potential surveys of Cadent's assets. The costs for any stray current mitigation systems required will be borne by the third-party promoter.

7.3 Construction Traffic

The promoter of the works should review the ground conditions, vehicle types and crossing frequency to determine the type and construction of crossing that will be required. Additionally, no undue loads such as spoil heaps, lighting columns, permanent traffic lights or road signs shall be allowed over gas assets.

Iron pipes, or pipes that are not already within an existing road such as those within footways or verges shall not be crossed by construction vehicles without suitable protection being designed and installed. Consideration shall be given to the requirement for access to low pressure apparatus therefore for large scale, long duration projects, or permanent crossings, the diversions process shall be followed to determine whether the asset requires diversion/

replacement in advance of the works taking place.

Where existing roads cannot be used, construction traffic should only cross Cadent assets with a minimum depth of cover of 750mm (post crossing construction) at specific locations, with notices directing traffic to the crossing points erected. All crossing points shall:

- Be at right angles to the asset
- Be fenced denoting the existence of the asset to ensure all traffic uses the crossing point. The fencing shall cover the width of any easements and extend a further 6m along the length of any easements on both sides (see Figure 2 on page 13).
- Have signs attached to the fence denoting the asset that the crossing point is located over
- Be regularly inspected and maintained in good condition

Note: A 5mph speed restriction should be enforced at all crossing points.

Suitable protection methods may include:

- Temporary protection slab
- Free-standing bridges (prefabricated modular steel or pre-cast concrete bridges)
- Proprietary access roadways
- Haul roads (including hardcore, sleepers, steel plates or a combination)

7.4 Specific Activities

This section details the precautions that need to be taken when carrying out certain prescribed activities in the vicinity of a Cadent asset. The promoter of works is required to consult Cadent when intending to undertake one of the activities listed below and further advice is required on whether the work has the potential to affect the asset.

7.4.1 Carriageway construction (including widening & bell mouth construction)

Where it is proposed to carry out carriageway construction over an asset previously located in a footway or verge you must contact the diversions team to determine if diversion or replacement of the asset is required before commencement of your works.

7.4.2 Trenchless techniques

Where trenchless techniques are being considered, a formal risk assessment and method statement shall be produced prior to commencing work.

Trial holes shall be undertaken to ensure that sufficient clearance exists between gas assets and the proposed third-party asset (or the pipe to be split if a pipe splitting technique is being used) prior to the works.

If an asset is to be replaced using pipe splitting techniques in the vicinity of iron mains, in addition to the below clauses, an integrity assessment shall be undertaken.

When running parallel to gas assets, the minimum clearance shall be:

- 1m

When crossing gas assets, the minimum clearance shall be:

- 500mm or 1.5 times the diameter of the asset, whichever is greater.

Clearances may need to be increased due to the following factors:

- Ground conditions
- Largest reamer diameter
- Type of reamer used, e.g. hollow, finned, etc.
- Accuracy of equipment being used
- Construction of adjacent services and structures
- Configuration of other underground services crossing or running parallel to the drill path
- Consequences of damage
- Pipe stress increase from potential ground movement

The exposed asset should be suitably supported and be protected by matting and suitable timber cladding to reduce the risk of damage from any broken pipe fragments (if pipe splitting is used).



Supports shall be removed prior to backfill but only when the asset is sufficiently supported by bedding material around the pipe.

All lateral crossings shall be exposed around their full circumference with an additional 250mm clearance below. The width of the excavation shall be three times the diameter of the largest reamer or 500mm either side of the largest reamer, whichever is the greatest. These clearances shall be measured from the drill path centre. Each crossing should be manned during the drilling/splitting operation to watch the reamer/splitter pass.

For pipe splitting running parallel to a buried gas asset, trial holes should be undertaken at suitable and frequent locations along the proposed route to confirm sufficient clearance distances exist, and the pipe route is confirmed.

The line of the pipe to be installed/split should be monitored along its length to ensure no variance from its path.

Consideration should be given for a leakage survey to be undertaken before work starts, during the works if safe to do so and following completion. If there is any likelihood of damage to the asset, the operation shall be stopped immediately.

7.4.2.1 Tunnelling

Ground movement may occur when tunnelling in soft ground conditions. Ground movement contours from the tunnelling operation shall be calculated and all gas assets within the affected zone should be identified and assessed.

PE assets can tolerate some differential ground movement.

For cast and ductile iron assets, acceptable limits on stress increase and joint disturbances are defined in the performance acceptance criteria for iron mains.

For steel assets an integrity assessment should be carried out according to the industry standard IGEM/TD/12 – Pipework stress analysis for gas industry plant.
An expert on Soil/Pipe Interaction Analysis should be sought when required for the evaluation of ground movement effects on the assets.

For any proposed tunnelling works, due to the likely impact on our assets you must contact the diversions team to determine if diversion or replacement of the asset is required before commencement of your works.

7.4.3 Changes to depth of cover

The depth of cover over or around Cadent's iron assets shall not be altered. If a change in the depth of cover is required, you must contact the diversions team to arrange for diversion or replacement of the asset before commencement of your works.

For PE and steel pipes, reductions in depth of cover are only permitted if the below minimum depths of cover can be maintained (following investigation across the affected length):

- In fields and agricultural land 1.1m
- In roads and verges 750mm
- In footpaths 600mm
- In private property 600mm

Substantial increases in depth of cover shall not be permitted.

Where a change in the depth of cover affects attachments and projections such as services and valves, liaison with our diversions team is required to ensure these are appropriately protected or altered.

You can contact our diversions team by email diversions@cadentgas.com or by phone 0330 678 1034

7.4.4 Piling

No piling shall be allowed within 15m of an asset without an assessment of the vibration levels at the asset.

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity shall be limited to a maximum level of 25mm/sec.

The promoter of the works should determine the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure the allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made, which may require expert advice.

7.4.5 Demolition

No demolition should be allowed within 150m of an asset for 400m for a structure mass greater than 10,000 tonnes without an assessment of the vibration levels at the asset.

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity at the asset shall be limited to a maximum level of 25mm/sec.

The promoter of the works should determine the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure the allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought.

Where demolition is proposed you must ensure that the gas supply to the premises has been isolated in a suitable, identified location.

7.4.6 Blasting

The Maximum Instantaneous Charge (MIC) dictates the distance at which an assessment of the vibration levels (at the located asset) is required. The measured distances are as follows:

- 500m if the MIC is greater than 200kg
- 250m if the MIC is greater than 10kg but less than 200kg
- 100m if the MIC is 10kg or less

For steel or PE assets, the peak particle velocity at the asset shall be limited to a maximum level of 75mm/sec.

For iron assets, the peak particle velocity at the asset shall be limited to a maximum level of 25mm/sec.

The promoter of the works should determine the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

Where ground conditions include silt or sand, an assessment of the effect of vibration on settlement and liquefaction at the asset shall be made. Expert advice may need to be sought.

7.4.7 Surface mineral extraction

An assessment shall be carried out on the effect of surface mineral extraction activity within 100m of an asset. Consideration should also be given to extraction around plant and equipment associated with assets (e.g. cathodic protection ground beds).

Where the mineral extraction extends up to the asset easement, a stable slope angle and stand-off distance between the asset and slope crest shall be determined.

Where an easement exists, the easement strip shall be clearly marked by a suitable permanent boundary, such as a post and wire fence. Additionally, where appropriate, slope indicator markers shall be erected to facilitate the verification of the recommended slope angle as the slope is formed, by the third party. The asset easement and slope need to be inspected periodically to identify any signs of developing instability.

This may include any change of slope profile including:

- Bulging
- The development of tension cracks on the slope or easement
- Any changes in drainage around the slope

The results of each inspection should be recorded.

Where surface mineral extraction activities are planned within 100m of the asset but do not extend up to the asset easement boundary, an assessment should be made as to whether this could promote instability in the vicinity of the asset. This may occur where the asset is routed across a natural slope or the excavation is deep. A significant cause of this problem is where the groundwater profile is affected by changes in drainage or the development of lagoons.

Where the extraction technique involves explosives, the provisions of Section 7.4.6 apply.

7.4.8 Deep mining

Assets routed within 1km of active deep mining may be affected by subsidence resulting from mineral extraction. The determination of protective or remedial measures will normally require expert assistance.

7.4.9 Landfilling

The creation of slopes outside of the asset easements may promote instability within the vicinity of the asset. An assessment shall be carried out by the promoter of the works to determine the effect of any landfilling activity within 100m of an asset. The assessment is particularly important if landfilling operations are taking place on a slope in which the asset is routed.

7.4.10 Pressure testing

Pressure testing should not be permitted within 8m of an asset unless suitable precautions have been taken against the effects of a pipe failure.



7.4.11 Seismic surveys

The promoter of works shall advise Cadent of any seismic surveying work in the vicinity of PE or steel assets that will result in peak particle velocities in excess of 75mm/sec at the asset or for iron assets that will result in peak particle velocities in excess of 25mm/sec at the asset.

The promoter of the works should determine the anticipated vibration levels prior to the work commencing. The ground vibration should be monitored by the promoter to verify the anticipated levels and to ensure allowable peak particle velocity is not exceeded. Alarms should be set at suitable increments to provide a forewarning of limit exceedance. The promoter shall retain records of ground vibration levels for provision of the Cadent Plant Protection Officer on request.

7.4.12 Hot work

Where the Cadent's metallic gas asset has been exposed, welding (or other hot works that may involve naked flames) should not be carried out in proximity of the gas asset.

If the gas asset is PE (or a PE asset is contained within a metallic sleeve) welding, or other hot works that may involve naked flames, shall not take place within 500mm of the gas asset.

Protection measures shall be installed to prevent the effects of sparks, radiant heat transfer etc.

Any hot works in proximity to a Cadent gas asset shall require leakage surveys prior to, during and after the works. If gas is detected, all works shall stop, and the leak immediately reported to the National Gas Emergency Service on 0800 111 999.

7.4.13 Wind turbines

Wind turbines shall not be sited any closer than 1.5 times the proposed height of the turbine mast away from the nearest edge of the asset.

Further guidance can be found from UKOPA's Good Practice Guide 13 (UKOPA/GP/013) - Requirements for the Siting and Installation of Wind Turbines Installations in the Vicinity of Buried Pipelines.

7.4.14 Solar farms

Solar Farms can be built adjacent to assets but never within an easement.

Interference checks shall be completed by the third party to ensure that the solar installations and associated infrastructure have no negative effect on cathodic protection systems.

Further guidance can be found from UKOPA's Good Practice Guide 14 (UKOPA/GP/014) - Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines.

7.4.15 Lifting operations

Where lifting operations are planned to be carried out in the vicinity of low pressure apparatus a site-specific risk assessment and lift plan is required.

Protection shall be afforded to live apparatus when carrying out the works to prevent impact damage in the event of an uncontrolled failure or drop. Any loads shall be secured using suitable and sufficient lifting accessories to reduce the likelihood of the load being dropped.

Consideration shall be given to the location of lifting equipment and the loads induced into the ground to avoid the potential overloading of buried apparatus.

Where the site cannot be laid out to avoid loading gas apparatus, the asset shall be suitably protected with the consent of the Cadent Plant Protection Officer. Alternatively, the asset will require replacement/diversion.

7.5 Backfilling and Reinstatement

Reinstatement around Cadent apparatus still poses a risk to the integrity of the asset. A gas asset must not be located within the footway or carriageway construction as this has the potential to cause damage to the apparatus during and post completion of the reinstatement.

No backfilling should be undertaken without Cadent's agreement to proceed. Some equipment may not be suitable for use over or around assets due to the adverse effects of excessive compaction and vibration levels.

A gas asset shall not be encased in concrete or have concrete positioned within 300mm of the asset or anywhere above an iron gas asset due to the need for future access.

The fine fill material should be firmly packed around the pipe in 100mm layers to achieve a compacted thickness of 75mm and shall be laid to a minimum depth of 150mm above the crown of the asset

Mechanical compaction equipment shall not be used until a 250mm hand rammed layer has been compacted above the crown of the pipe

For backfilling and reinstatement in the vicinity of iron apparatus, in addition to the above, the maximum weight of compaction equipment used above the crown of the pipe shall not exceed 1.5t/m2 and vibratory compaction shall not be used.

Material used in the backfill shall conform to the following requirements:

- Sand shall be well-graded in accordance with BS EN 13242:2002+A1:2007
- It shall not contain any sharp objects, large stones or bricks
- Foamed concrete shall not be used

We will require marker tape to be installed at least 250mm above the crown of the pipe. Any damage to the asset or coating shall be reported to the Cadent Plant Protection Office so that damage can be assessed, and repairs carried out.

Minor (and existing) damage to pipe coating and cathodic protection test leads will be repaired by Cadent free of charge. If the asset has been backfilled without the knowledge of the Cadent Plant Protection Officer, the third party will need to re-excavate to enable the condition of the asset coating to be assessed.

All temporary supports shall be removed prior to backfill but only when the asset is sufficiently supported by bedding material around the pipe.

You can contact our diversions team by email diversions@cadentgas.com or by phone 0330 678 1034

8 Working in the Vicinity of a Pressure Reduction Installation (PRI)

Pressure reduction installations come in a variety of forms:

- Above Ground Installation (AGI) – Sites with exposed pipes surrounded by fencing
- Above Ground Installation (AGI) – District governors often found in large above ground kiosks with vent stacks attached
- Below Ground Installation – District governors with large surface governors for valves and pressure reduction equipment with an above ground control cabinet and vent stack
- Service governor Installations – Small service governors providing gas to a small number of customers in an area often identified by a small green or brick kiosk



Where excavations are to be made within 10 metres of the perimeter of a pressure reduction installation (above or below ground), with the exception of service governor installations, appropriate protection methods should be determined and recorded by the Cadent Plant Protection Officer.

These installations may have magnetic slam shut devices which could operate in the event of high vibration levels being caused by the works. Advice on whether these are present shall be sought from the Cadent Plant Protection Officer and we may need to have an operative, with the competence to reset the plant, on site whilst your works are being undertaken.

Hazardous areas may be present around these installations and no ignition sources are permitted within these zones. Information on the zonings shall be sought from the Cadent Plant Protection Officer prior to commencement of any works on site.

There may be telemetry and pressure recording lines in the vicinity of these installations therefore extreme caution must be exercised when planning and undertaking works it the vicinity of these assets.

In addition to this, the safety advice detailed in either or a combination of Sections 5, 6 or 7 shall be observed when working in the proximity of an AGI.

Access to gas assets shall be maintained at all times.

9 Tree Planting

Before any tree planting is carried out in the vicinity of a Cadent asset or its easement, written consent should be obtained. This approval should be subject to Cadent retaining the right to remove any trees which might become a danger or restrict access to the asset at any time in the future.

The only hardwood plants which can be planted directly across an asset are shallow rooting hedge plants such as Quickthorn, Blackthorn, etc., and these shall only be planted where a hedge is necessary for screening or to indicate a field boundary.

Raspberries, Gooseberries and Blackcurrants shall not be planted within 2m of the outside edge of the pipe.

Dwarf Apple Stocks shall not be planted within 3m of an asset.

Christmas trees (Picea Abies) shall not be planted within 3 metres of an asset. However, permission may be given on the strict understanding that Christmas trees are clear-felled at intervals not exceeding seven years.

The following trees, and those of similar size which may be deciduous or evergreen, shall not be planted within 6 metres of an asset:

- Ash, Beech, Birch, most Conifers, Elm, Maple, Horse Chestnut, Oak, Sycamore, Apple, Lime and Pear trees.

Dense mass planting shall not be carried out within 10m of the outside edge of the pipe.

Poplar and Willow trees shall not be planted within 10m of the outside edge of the pipe.

For further guidance please refer to **Street Works UK Volume 4 and Appendix B**.



10 Unidentified Exposed Pipes

An unidentified pipe is one that is not shown on any current or historical records.

Iron and steel water pipes and gas pipelines may appear very similar. If any such pipe is uncovered, it shall be treated as if it were a gas pipe.

If upon checking with all other utilities you believe an unidentified pipe to be a gas pipe, the promoter of the works shall contact plantprotection@cadentgas.com with the following information:

- LSBUD enquiry reference
- Site address (please include postcode and grid references)
- Site contact details
- Size of pipe
- Pipe material
- Confirmation that the unidentified pipe is exposed (if not, it will need to be exposed prior to our attendance)
- Confirmation that Cadent and all other asset owners plans, are available for review and inspection
- Photos of the pipe

Please be aware that it can take up to 28 days for us to confirm whether the unidentified exposed pipe is a gas asset or not.



11 Action in Case of Damage to an Asset

If you hit a gas asset, whether the damage is visible or not, or in the event of an emergency, call the National Gas Emergency Service immediately on 0800 111 999*.

If the Cadent asset is damaged, even slightly, and even if no gas leak has occurred, then the following precautions shall be taken immediately:

- Shut down all plant and machinery and extinguish any potential sources of ignition
- Evacuate all personnel from the vicinity of the asset
- Notify Cadent using the free 24-hour emergency telephone number 0800 111 999*
- Notify the Cadent responsible person immediately using the contact telephone number provided
- Ensure no one approaches the asset
- Do not try to stop any leaking gas
- Provide assistance as requested by Cadent, or emergency services to safeguard persons and property

*All calls are recorded and may be monitored



12 References

Reference	Description
HASAWA	The Health and Safety at Work etc Act 1974
CDM	The Construction (Design and Management) Regulations 2015
LOLER	Lifting Operations and Lifting Equipment Regulations 1998
RIDDOR	Reporting of Injuries, Diseases & Dangerous Occurrences Regulations 2013
GS(M)R	Gas Safety (Management) Regulations 1996
PSR	Pipelines Safety Regulations 1996
NRSWA	New Roads and Street Works Act 1991
HS(G)47	Avoiding Danger from Underground Services
IGEM/SR/18	Safe Working Practices to Ensure the Integrity of Gas Pipelines and Associated Installations
IGEM/TD/12	Pipework stress analysis for gas industry plant
Street Works UK Volume 4	Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees
UKOPA/11/0027	Requirements for the Siting of Wind Turbines Close to HP Pipelines
UKOPA/GP/013	Requirements for the Siting and Installation of Wind Turbines Installations in the Vicinity of Buried Pipelines
UKOPA/GP/014	Requirements for the Siting and Installation of Solar Photovoltaic (PV) Installations in the Vicinity of Buried Pipelines

13 Glossary of Terms

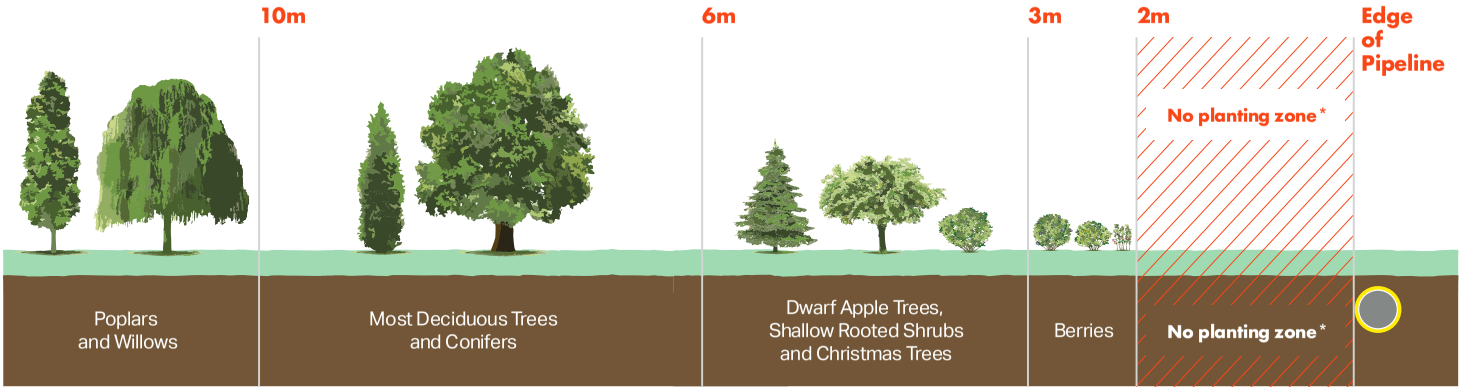
Term	Definition
Easement	Easements are negotiated legal entitlements between Cadent and landowners and allow Cadent to lay, operate and maintain assets within the easement strip. Easement strips may vary in width, typically between 6 and 25 metres depending on the diameter and pressure of the pipeline. Consult Cadent for details of the extent of the easement strip where work is intended.
Liquefaction	Liquefaction is a phenomenon in which the strength and stiffness of the soil is reduced by earthquake shaking or other rapid loading. Liquefaction occurs in saturated soils, that is, soils in which the space between individual particles is completely filled with water. When liquefaction occurs, the strength of the soil decreases and the ability of the soil to support assets are reduced.
Promoter of works	The person or persons, firm, company or authority for whom new services, structures or other works in the vicinity of existing Cadent assets and associated installations.
Cadent Plant Protection Officer	The person or persons appointed by Cadent with the competencies required to act as the Cadent representative for the purpose of monitoring a particular activity.
Banksperson	Another person who assists the machine operator from a position where they can safely see into the excavation and warn the driver of any services or other obstacles. This person should remain outside of the operating radius of the excavator arm and bucket.

Appendix A - Typical Asset Location Markers



Appendix B - Tree Planting Guidance

Distance is measured from the edge of the pipeline



*except for hedges where approved

Emergency

If you hit an asset, whether the damage is visible or not, or in the event of an emergency, call the National Gas Emergency Service immediately on

0800 111 999*

Self-service for Plant Protection Enquiries

If you are planning to do work near or in the vicinity of Cadent assets please submit an enquiry online at **lsbud.co.uk**

This is a free online enquiry service giving enquiry service giving an instant risk assessed response for your work activity relative to the Cadent gas assets in the vicinity.

If you require any assistance please contact the plant protection team for free on **0800 688 588** or at **plantprotection@cadentgas.com**

Action in Case of Damage to an Asset

- Shut down all plant and machinery and extinguish any potential sources of ignition
- Evacuate all personnel from the vicinity of the asset
- Notify Cadent using the free 24-hour emergency telephone number 0800 111 999*
- Notify the Cadent responsible person immediately using the contact telephone number provided
- Ensure no one approaches the asset
- Do not try to stop any leaking gas
- Provide assistance as requested by Cadent, or emergency services to safeguard persons and property

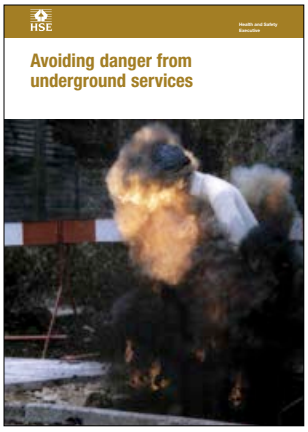
*All calls are recorded and may be monitored

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HSE

Health and Safety Executive

Avoiding danger from underground services



HSG47 (Third edition), Published 2014

This guidance is aimed at all those involved in commissioning, planning, managing and carrying out work on or near underground services. It will also be of use to the owners and operators of such services.

It outlines the potential dangers of working near underground services and gives advice on how to reduce any direct risks to people's health and safety, as well as the indirect risks arising through damage to services.

It explains the three basic elements of a safe system of work during excavation:

- Planning the work
- Locating and identifying buried services
- Safe excavation

This third edition brings the guidance up to date, but the basic requirements remain the same.

Health and Safety Executive

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This guidance is issued by the Health and Safety Executive. Following the guidance is not compulsory, unless specifically stated, and you are free to take other action. But if you do follow the guidance you will normally be doing enough to comply with the law. Health and safety inspectors seek to secure compliance with the law and may refer to this guidance.

Acknowledgments

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Introduction

1 This guidance outlines the potential dangers of working near underground services and gives advice on how to reduce the risks. It deals principally with risks to health and safety rather than damage to services. However, precautions taken which reduce risks to people's health and safety will generally also reduce the risk of damage to services, which can directly or indirectly pose a risk to people's health and safety.

Who is this guidance for?

2 The guidance is aimed at all of those involved in commissioning, planning, managing and carrying out work on or near underground services, as well as the owners and operators of such services.

Where does the guidance apply?

3 The guidance applies to situations where underground services may be found and disturbed, including:

- street works;
- road works;
- excavation, drilling and piling;
- demolition and site remediation;
- site investigation surveys;
- any other work that involves penetrating the ground at or below surface level.

Underground services are widespread. Assume they are present unless you have been shown otherwise.

How to use the guidance

4 The guidance is divided into four chapters:

- Identifying and managing the dangers;
- Planning the work;
- Detecting, identifying and marking underground services;
- Safe excavation.

Guidance on the general precautions to prevent damage to all types of underground services is in the sections 'Planning the work' and 'Detecting, identifying and marking underground services'. Additional guidance for particular services is in the 'Safe excavation' section.

Terms used in the guidance

Service(s)

5 All underground pipes, cables and equipment associated with electricity, gas, water (including piped sewage) and telecommunications. Also includes other pipelines which transport a range of petrochemical and other fluids. It does not include underground structures such as railway tunnels etc.

Service connection(s)
6 Pipes or cables between distribution mains and individual premises.

Emergency work
7 Work that needs to be done immediately to repair damaged services in order to prevent continuing risk(s) to health and safety either directly, such as stopping a gas leak, or indirectly when restoring power to traffic signals at a major junction. It does not mean restoration of service to meet customer service targets.

Client
8 Any person or organisation for whom a project or work is carried out.

Design
9 Includes drawings, design details, specifications and bills of quantities. A designer is anyone who prepares or modifies these; for example, people planning the route of a new cable television scheme are designers.

Identifying and managing the dangers

Underground services: the dangers

10 Damage to underground services can cause fatal or severe injury as well as significant disruption and environmental damage; it can also delay the project and incur considerable costs.

Case study 1

A construction company paid £210 000 in fines and costs after an employee died in an explosion following damage to an 11 000-volt live cable within an excavation.

The worker suffered burns over 60% of his body while he and other workers were using breakers and a shovel within the excavation. He died of his injuries 13 days later. The company had not informed workers that there were live cables in the excavation and failed to put adequate measures in place to prevent them being damaged.

Electricity cables
11 Injuries are usually caused by the explosive effects of arcing current, and by any associated fire or flames that may result when a live cable is penetrated by a sharp object such as the point of a tool (see front cover). Such effects can also occur when a cable is crushed severely enough to cause internal contact between the conductors, or between metallic sheathing and one or more conductors. Typically, injuries are severe – potentially fatal – burns to the hands, face and body; electric shock is possible but less likely.

12 Incidents may also arise from cables, connections and terminations which have been damaged but left unreported and unrepaired, or which have deteriorated with age.

13 Other nearby services, such as plastic gas pipes, may also be at risk from damaged live electricity cables. This could result in explosions and a greater fire risk.

Gas pipes

14 Damage to gas pipes and connections can cause leaks that may lead to fire or explosion. There are two types of damage:

- damage that causes an immediate leak;
- damage that causes a leak some time later.

The damage may occur when the work is carried out, or subsequently; for example, poor reinstatement may leave a pipe inadequately supported or subject to unequal forces.

15 The risk from leaking liquified petroleum gas (LPG) is greater than from a natural gas leak as it is heavier than air and does not disperse so readily. It can also travel great distances below ground level before accumulating at low level, for example in basements and cellars.

Water pipes and sewers

16 Although damage to water pipes is less likely to result in injury, the following may occur:

- A jet of water from a main can be of sufficient pressure and intensity to injure a person. It may also contain stones or other hard objects ejected from the ground around the pipe.
- Leaks of water from underground pipes can affect adjacent services and reduce support for other structures.
- Damage to mains pipes can result in flooding, leading to subsequent risks from drowning or the rapid collapse of support to the sides of an excavation; water can enter gas pipes if they are also damaged.

17 While some sewage is pumped at pressure, sewers are generally gravity-fed and the main risks from damage to a sewer are to the health of workers from exposure to raw sewage, the chance of ground collapse and possibility of environmental contamination and pollution.

Other pipelines

18 The danger arising from damage to other pipelines depends on the nature of the conveyed fluid. Fluids and their associated risks include:

- flammable liquids and gases – risk of fire and explosion;
- fluids at elevated pressure – risk of injury from sudden release of contents;
- toxic liquids and gases – risk of poisoning;
- inert gases such as nitrogen and argon – risk of asphyxiation.

19 Very often a fluid will present a combination of risks; for example, a liquid may be both toxic and flammable.

Telecommunication cables

20 Damage to telecommunication and TV cables may require expensive repairs and can cause considerable disruption to those relying on the system. However, the risk of personal injury to workers is normally very low.

21 Flammable and toxic gases can enter cable-carrying ducts, particularly if the duct has been damaged. Such gases can accumulate in chambers, manholes etc and pose a risk to operatives who may need to work there.



Figure 1 Aftermath of a gas explosion, following damage to an underground gas service pipe

Working safely

22 A safe system of work has three basic elements:

- planning the work;
- detecting, identifying and marking underground services;
- safe excavation/safe digging practices.

23 These key elements complement each other, and all three are essential when working near underground services. More details of each are given in the chapters that follow. A flow diagram, outlining the process, is at Figure 2.

24 Anyone planning or undertaking work that may disturb underground services must contact the owners/operators of those services for information about the location and status of the services. Those owners and operators should in turn provide any relevant information about the location of services in the work area. Service owners and operators should be prepared to help locate and identify the services (for example, by sending a representative to the site). Long-term plans or formal arrangements for co-operation may be needed with other utilities, local authorities and contractors who carry out road and footway excavation.

25 Plan work to avoid underground services. Where this is not possible, develop plans to minimise the risk of damage to those services in the work area.

26 Detecting underground services will require information from those who own the services. Individuals with sufficient experience and technical knowledge should carry out a comprehensive survey of the work area using the appropriate survey tools and equipment.

27 When carrying out excavations, it is important that:

- those supervising and carrying out the work have sufficient skills, knowledge and experience to do so safely;

- safe working practices are put in place and used;
- appropriate traffic signing is used on highways; this is described in *Safety at street works and road works. A Code of Practice*[1] and chapter 8 of the *Traffic signs manual;*[2,3]
- risks from other sources, such as collapse of excavations, are avoided;
- adequate welfare facilities are available to those doing the work.

A brief look at the process from referring to plans on site to the start of work near underground services

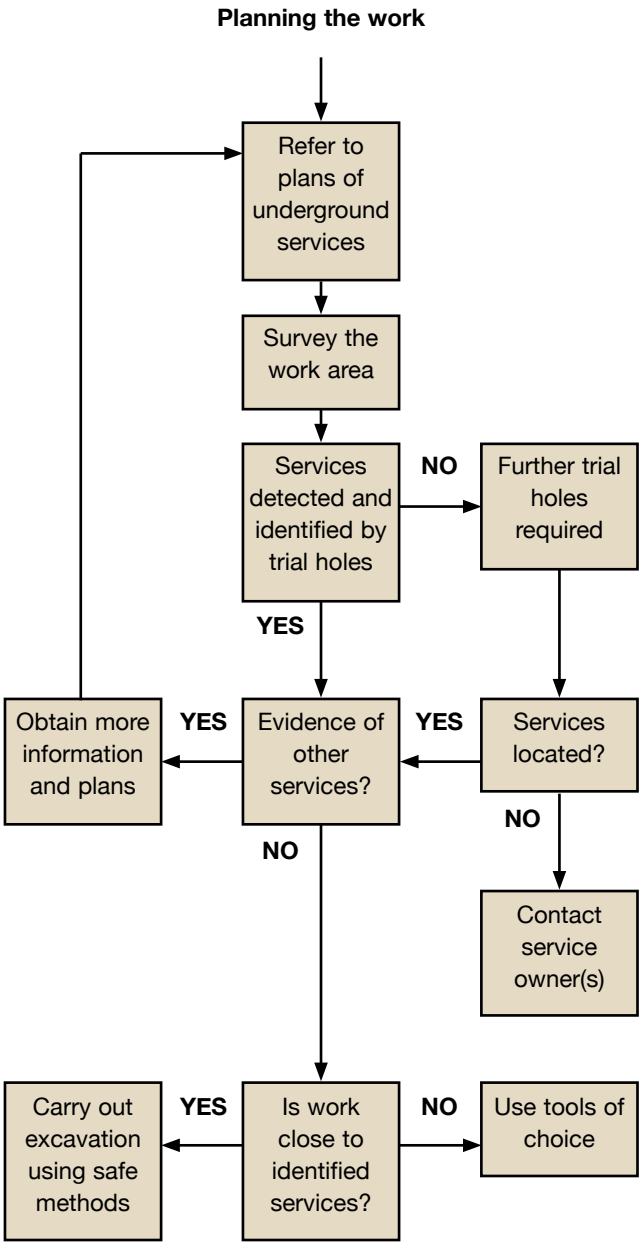


Figure 2 A safe system of work

Planning the work

In summary

Identify clearly the extent of the work area and find out what underground services are within the area before considering whether they are likely to be disturbed:

- Obtain service drawings from utilities companies and other organisations with relevant information about the site.
- Survey the site to identify the services and other underground structures. Record the location of any services.
- Review/assess the planned work to avoid disturbing services where possible.
- Allow sufficient time and provide sufficient resource to do the work safely.
- Emergency work still requires planning and assessment of the risks arising from the work. A precautionary approach must be taken when breaking ground.

Obtaining information on services

28 Obtain plans or other suitable information about all underground services in the area when the work is being planned. Wherever possible, you must consult owners/operators. Remember that for some services there may be more than one owner/operator.

29 There are a number of 'one-call' services available that can simplify the process of identifying who may have underground services in the work area and arranging for copies of plans and service records to be provided. Some of these services are free to use while others may charge.

30 Where it is not possible for those undertaking the work to obtain information, as may be the case when emergency work has to be undertaken, the work **must** be carried out as though there are underground services in the area.

Electricity

31 Most electrical service cables belong to the regional distribution network operator (DNO). However, some cables belong to other bodies, such as: the highway or roads authority; the street lighting authority; electricity generating companies; National Grid; Ministry of Defence; railway operator (usually Network Rail); Independent Distribution Network Operators (IDNOs); or other companies.

Gas

32 Most underground gas pipes are operated by public gas transporters (PGTs). The main exceptions are new developments, often supplied by independent gas transporters (IGTs) and properties fed from bulk-stored LPG, where the pipes may be owned by the property owners or other private individuals. In the latter case, owners/managers should be able to provide information but on certain estates owners and managers may not be available round the clock. You can obtain further information from the LPG supplier, whose name and telephone number (manned 24 hours) should be displayed at the bulk storage vessel compound or, for underground LPG tanks, at the segregated area above the tanks.

33 Where the presence of gas pipes which operate at pressures of 2 bar (30 psig) and above is indicated, consult the owner/operator before work begins.

Other services

34 Other underground pipes may be found on or around: hospitals; airports; Ministry of Defence sites; universities; research parks; petrochemical, nuclear and other industrial sites. Where work is planned on such sites, make contact with the owner/occupier of the sites to request specific information about underground services.

35 Because of the difficulty in detecting some telecommunication cables and the cost of damage to them, telecommunication companies may prefer to visit the site to locate the cables.

Provision of plans by service owners

36 Owners should provide either up-to-date, readable plans, which show the recorded line and depth (where known) of all their known services buried in the proposed work area, or other suitable information which achieves the same aim. A symbol key is important to help the recipient understand the plans.

37 Owners should do everything reasonably practicable to make sure that such information is made available to enquirers. They are likely to receive many routine applications for information and should consider how best to make information available at short notice. They should also make arrangements to deal with emergencies outside office hours so that operatives can be given plans of underground services when they receive their work instructions.

38 Some owners may have reservations, for reasons of security, about supplying copies of their underground services plans for areas such as those around important civil and military establishments. In such cases, an alternative method should be used; for example, a representative could be sent to the site to provide information.

Use and limitation of plans

39 Plans alone are not sufficient to identify and locate services before starting work. They provide basic information on which to base a thorough site survey before work begins.

40 Plans vary in scale, content and style. Two examples are shown in Figures 3 and 4. Provide adequate instruction and training in how to read and interpret plans to anyone who needs to use them. Ideally, plans should be in colour to assist their interpretation and understanding.

41 Plans can give an indication of the location, configuration and number of underground services at a particular site and should help subsequent tracing by detecting devices or locators. However, they are not always drawn accurately to scale and, even if they claim to be, you should not rely on them to obtain distances or depths. For example, errors may have been made during drafting, or reproduction may have changed the scale, especially if the plan was obtained from a microfiche slide or digital map. Accuracy may be further limited because:

- the position of reference points (eg the kerb line) may have changed since the plans were drawn;
- re-grading of the surface may mean that the depths shown are now incorrect;
- services, particularly cables, may have been moved without the knowledge of their owners/operators;

- in many cases service connections are not marked;
- services marked as straight lines may, in practice, snake. Excessively long cables may have been laid in horizontal loops outside substations, switch rooms etc;
- plans may show spare ducts;
- the routes of older services in particular may not have been recorded, so the absence of records should never be taken as proof that the area in question is free of underground services.

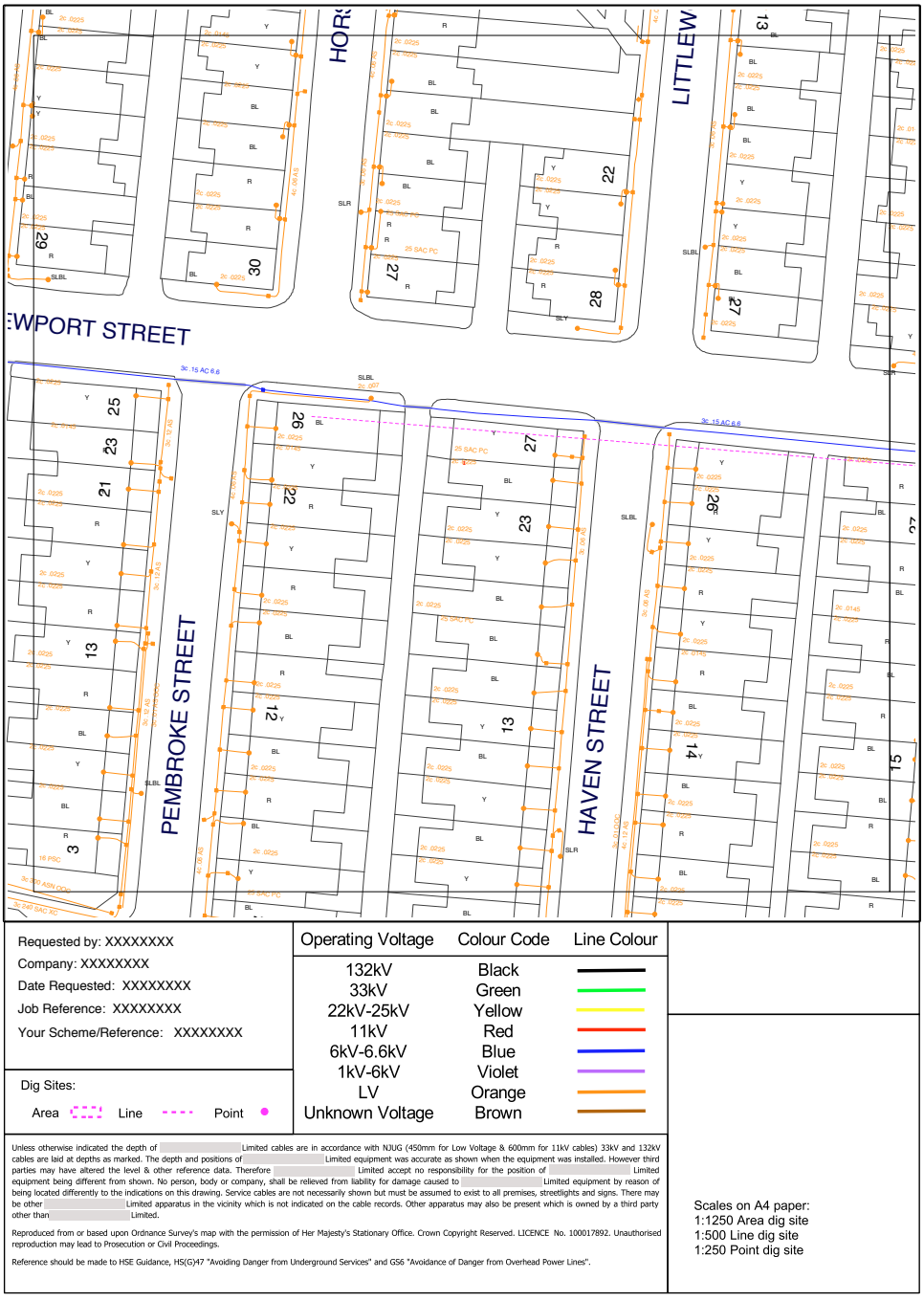


Figure 3 Example of an electricity plan

42 These limitations make it very important that you take into account other indicators and use a suitable detecting device and safe digging methods.

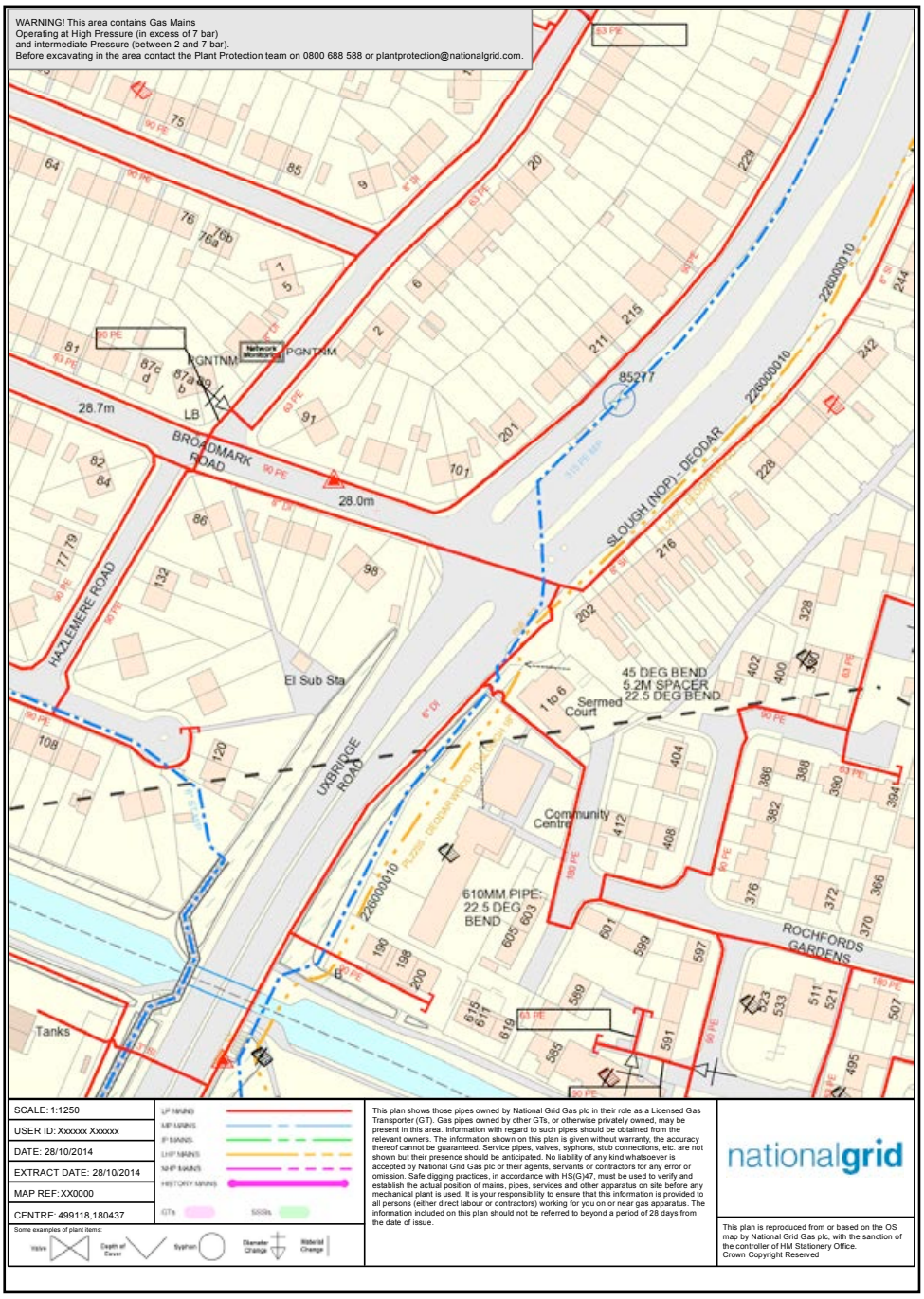


Figure 4 Example of a plan of gas pipes

43 The service location information should be copied onto the working drawings for the guidance of those carrying out the work. Information should include all relevant features, such as valve pits, depths etc. Take particular care where topographical changes have occurred since services were laid.

44 Those using or interpreting plans need to have sufficient knowledge and experience to understand what the plans show in order to determine the likely presence of services on the work site.

Case study 2

A 3-phase electrical cable was struck during excavation works by a renewable energy company. The cable was not marked with tape or tiles. The cable was shallower than shown on the plan. The work area was not surveyed to locate underground services. Relying on plans is not sufficient. The work area should be surveyed to accurately locate services shown on plans.

Service identification surveys

45 A service detection and mapping survey of the work area should be undertaken at the planning stage as its findings will be useful to the designer(s) and contractor(s) in designing out and planning to reduce the risk of damage to the underground services.

46 Time spent on a survey at this stage can save significant costs and delays to the work by allowing for the avoidance of damage to underground assets and efficient programming of the work.

47 More information on identification surveys is given in 'Detecting, identifying and marking underground services'.

Your duties as a client

48 Clients have a duty to make reasonable enquiries about underground services and pass relevant information to the designer(s) and contractor(s). Your own files and other records may contain information on underground services. If they do, remember that it may have been obtained for previous work and may be out of date. The most up-to-date information should be included in the tender information.

49 A client who is unable or unwilling to obtain this information **must** allow the contractor sufficient time and resource to do so instead.

50 Clients need to consider how contractors have addressed the risks from underground services.

Your duties as a designer

51 Designers have a duty to reduce or 'design out' the risks arising from damage to underground services. Having reduced the risks to a level as low as reasonably practicable by design, information should be provided to those doing the work about the risks that remain. In most cases, the best way of informing contractors and individuals doing the work is by providing this on working drawings.

52 You will need to know if there are underground services present so that you can amend the design to avoid them where possible.

53 For building work, re-siting the services away from the work is often a reasonably practicable means of avoiding the risk. Ask the service owner/operator to do this and include adequate notice.

54 Other options to re-siting the services may include:

- repositioning or redesigning structures or parts of structures to ensure that services are avoided during the work;

- arranging for the supply to be disconnected during the work; or, if none of these are possible;
- choosing methods to avoid the services; for example, by using ground beams to bridge or span the services.

55 For electricity cables more than other services, there may be a need to make them dead for the work to proceed safely. Contact electricity companies as early as possible to allow them to isolate supplies. Plan project schedules to allow sufficient time for this to happen.

56 If the cable cannot be made dead, an alternative safe way of doing the work will be required.

57 Permanent structures such as buildings should generally not be built over services, nor should services be encased in concrete as this may introduce additional risks to construction workers and can prevent future access to the services. If it is not possible to avoid building structures over any service, make arrangements with the utility to relocate the services in a duct or something similar.

58 Consider the location of underground gas pipelines when planning building, excavation, landfill or other such work. Such activities may either cause damage to the pipelines or deny access to them for maintenance purposes. Make suitable arrangements for future access and maintenance before undertaking the work.

59 Consider ancillary work, including the erection of perimeter fencing and walling, or the position of temporary and permanent roadways onto the site that may affect underground services at the site perimeter. Early identification and planning are essential if you are to control risks during the entire construction phase of the project, including enabling works.

Case study 3

A self-employed sub-contractor was burnt when he struck a 415 V electrical cable with an electrical breaker he was using to break up some concrete. The client had chosen to build over the cable rather than have it diverted. The cable had been protected by a conduit and its location was known. The client did not tell the contractor of its location before starting work and the contractor did not ask. The cable was diverted following the incident.

Some specific situations

New housing developments
Underground services within the confines of partly completed housing developments are especially prone to damage from ongoing construction work. Each utility company should keep to its agreed position; see *Guidelines on the positioning of underground utilities apparatus for new development sites Volume 2*.[4] A common trench may help to control the position and separation of underground services. Special arrangements may be necessary to restrict vehicle and mobile plant crossings to locations where temporary protection for the services has been provided.

Where new services such as electrical or gas supplies are being installed, it may be possible to reduce risks by not installing or commissioning them until other groundworks and work on the installation have been completed.

This should be considered early in the design process to allow the works to be sequenced accordingly.

Close liaison should be maintained between the developers, their contractors and the utilities. The builder/developer should keep a marked-up plan of the estate showing the up-to-date position of underground services (including any variations from planned routes) on site for the information of those involved in excavation and groundwork.

Major hazard pipelines
Pipelines are used to convey a wide range of fluids, including oils and other petrochemicals, ethylene, oxygen, nitrogen and similar industrial gases and a number of other chemicals.

The more hazardous of these pipelines (known as major accident hazard pipelines) are not normally found in residential areas. They are usually in rural areas and often near chemical and petrochemical installations. Cross-country pipelines are also found on agricultural land. They usually cross roads, railways and motorways etc at right angles.

It is important to consider the location of underground pipelines before carrying out building, excavation, landfill or other such work. Such activities may not only cause damage to pipelines but could also affect future access to them for maintenance purposes. Both the landowner and local authority should be contacted for further information; it is a statutory requirement for plans of pipelines to be lodged with local authorities.

Liaison with the pipeline operator is important, as information can be provided about not only the location but also the nature of the fluid being transported, any restrictions on excavations near the pipeline, the precautions to be taken during excavating and action to be taken in an emergency. Accordingly, where work is proposed near pipelines, the specific requirements of pipeline operators should be adhered to.

Installing new services near existing services

60 New underground services often have to be laid in ground which contains existing services. Where it is reasonably practicable to do so, the designer planning the new installation should aim to site it so that it is separated from all existing underground services by the distances specified in *Guidelines on the positioning and colour coding of underground utilities' apparatus Volume 1*.[5]

61 It is important to have information about existing services to help select a route for the new service that avoids them. The risk of contact with existing services can be reduced by choosing a route with a low density of underground services. For example, a cable television duct might be routed at the side of a road if there is a reduced cable density there.

62 Designers of pipelines should also be aware of the guidance in *A guide to the Pipelines Safety Regulations 1996*,[6] which advises that the parallel running of similar pipelines in the street should be avoided. Liaison with the owners of services is important as they are in a position to provide information to the designers to enable them to make such decisions.

63 Where you cannot achieve the recommended separation, there should be as great a separation as is reasonably practicable. Where the installation of a service would obstruct access to an existing service you should use all reasonably practicable means to avoid this. In particular, avoid the practice of laying multiple ducts directly above other services. This may require diversion of services or the installation of accessible shared service ducts or chambers.

64 If the utility or its contractors laying the new service have had to reduce the separation, they should inform the owner/operator whose service has been affected so that they can then amend their records for future reference.

Your duties as a contractor

65 Contractors must prepare safe systems of work for their employees by identifying the hazards they are likely to encounter during the work and making a suitable and sufficient assessment of the risks posed by those hazards. Clear information on the type, location and status of underground services and the tools, equipment and working practices they will require to avoid damaging the services is essential.

66 Make sure that those doing the work have sufficient information, clear instruction and training to work safely, and that proper management and supervision of the work ensures that it is done safely.

67 Information about the risks from underground services should be provided before arriving on site. Where services have been disconnected, this should be recorded and information about where and when the disconnection was done should be given to the contractors working in that area. Co-operate with any principal contractor to make sure any rules or agreed methods of working are adhered to.

68 Anyone who carries out work near underground gas pipes and associated equipment should observe any specific requirements made by the gas transporter, and make sure that access to the equipment is available at all times. Do not make any unauthorised repairs to gas pipes. If in doubt, seek advice from the appropriate gas transporter.

69 Where heavy plant may have to cross the line of any vulnerable service during construction work defined crossing points should be provided and used. Keep the number of crossing points to a minimum, indicate them clearly and do not allow crossings at other places along the line of the service. Where an existing road does not adequately protect the pipe, crossing points should be suitably reinforced with sleepers, steel plates or a specially constructed reinforced concrete raft, as necessary. The owner/operator of the service will advise on the type of reinforcement necessary.

70 On completion of the work, provide information on underground services, found or newly installed, to the client and the owners of other services encountered. This will allow them to update their own records on the position of their services and should be made available to others who will need to use this information for subsequent maintenance, repair and construction work.

Emergency work

71 There will be occasions where it is necessary to do emergency work to repair damaged services in order to make them safe or restore them following damage. Often this emergency work may just require a temporary fix before a permanent repair can be done, though circumstances may mean it is appropriate to make a permanent repair immediately.

72 Routine work that does not arise from a safety-critical situation, and could be planned, should not be done as emergency work.

73 Emergency work still requires planning and assessment of the risks before and while carrying it out. Attempts must be made to obtain information about underground services in the area.

74 Inevitably, there will be greater emphasis on the work on site to locate services and excavate safely. This is not an excuse for cutting corners or running unacceptable or avoidable risks. The work must be done by individuals with sufficient knowledge and experience, and be reviewed as it is undertaken.

75 Those managing emergency work must balance the risk of potential damage to underground services against the continuing risk from the emergency situation. For example, the risk of damage to cables while isolating a gas pipe to stop a leak must be weighed against the risk of fire and explosion from the continued leak. In all cases, make sure that the overall risk to safety is not increased.

Detecting, identifying and marking underground services

In summary

Locate the services identified at the planning stage survey as being in the work area.

Make sure those involved in detecting and identifying services are competent in the proper use of survey tools and detecting devices as well as reading/interpreting plans.

Once detected, identify and mark the services and confirm their status – ie whether electricity cables are live, whether gas pipes are pressurised – and then record their location.

Detecting services

76 There are different levels of survey:

- *Desktop study:* Involves requesting and considering the service drawings from the owners of underground services. This should be done for all projects that involve excavation or penetrating the ground.

- *Desktop study and site investigation:* Involves using the information from the desktop study to assist a physical inspection of the site (looking for physical signs such as inspection hatches, reinstated excavations, street lights and telecoms boxes) and a survey using detection tools.
- *Physical identification of the services:* In addition to the above, this involves taking steps to detect and identify the underground services through trial holes to verify their location, depth and identity. It may also involve passing a tracing device through a pipe or tunnel.

77 The level of survey needed will depend on the nature of the work site. Some congested urban locations will require a more detailed survey than some brown and green field sites. The decision on the necessary level of survey should be informed by an assessment of the likelihood of underground services being present, based on the information obtained for the work site. The designer should make this decision at the planning stage in consultation with the contractor and surveyor.

78 The results of the survey should be shared with the designer and recorded in a clear, usable format on working drawings to be shared with those working on the site and, where possible, marked out on site.

79 Those doing the survey need to have sufficient knowledge and experience in the use of survey equipment and techniques. They will need to understand the limitations of the equipment, the effect of differing ground conditions on the survey results, how to survey a given area effectively, and to appreciate the limitations of plans and drawings provided by the service owners. Some training providers offer courses in service detection and mapping and an NVQ qualification in utility mapping.

80 The position of any services in or near the proposed work area should be pinpointed as accurately as possible using a detecting device in conjunction with up-to-date service plans and other information which provides a guide to the possible location of services, and help interpret the signal.

81 Take account of any indications that underground services exist, such as the presence of lamp posts, illuminated traffic signs, gas service pipes entering buildings, pit covers, pipeline marker posts, evidence of reinstated trenches etc. However, if there are no such indications, this does not mean that there are no underground services.

82 Plans do not normally show the position of gas service connections and their existence should be assumed. It may be possible to estimate the probable line of the service connection pipe from the gas meter position, or from the point of entry into the premises.

83 Gas plant may be shown by valve boxes, pits and housings. However, covers for valve boxes and pits will sometimes not show clearly whether gas is the service present; if in doubt, contact the gas transporter.

84 Anyone selecting detection tools and survey methods must understand the range of methods and tools and their limitations. In particular, they need to be aware of the potential for false readings or signals in certain techniques as they may lead to inaccurate information being included in the plan of work and, in turn, lead to a false sense of security.

Types of detecting devices or locators

85 The main types available can be classed as follows:



Figure 5 Using a cable locator

- *Hum detectors* are receiving instruments that detect the magnetic field radiated by electricity cables which have a current flowing through them. They do not respond to:
  - cables where there is little or no current flowing; for example, service connection cables to unoccupied premises or street lighting cables in the daytime;
  - direct current cables;
  - some well-balanced high-voltage cables, where these generate relatively little field (which in turn may be further screened by the cable sheathing);
  - pot-ended cables, see paragraph 89.
- *Radio frequency detectors* are receiving instruments that respond to low-frequency radio signals, which may be picked up and re-emitted by long metallic pipes and cables. If radio frequency detection is used, other metallic objects such as abandoned pipes, cables and tram tracks may re-radiate the signal and results may vary appreciably according to locality, length of the underground cable or pipe and distance from the termination and geographical orientation.
- *Transmitter/receiver instruments*, where a small portable transmitter or signal generator can be connected to a cable or pipe, or placed very close to it so that the signal is introduced into it. The receiver, typically the same radio frequency detectors mentioned above, can then detect this signal. Usually the location of some part of the cable or pipe needs to be already known so that the transmitter can be properly positioned. A direct connection is not required but accuracy will be greatly improved if a direct connection can be made. Some signal generators can be sent along pipes. They can provide useful information in difficult situations where the techniques using hum detectors and radio frequency detectors have not been successful. **Use of signal generators will significantly increase the accuracy of the service location.**
- *Metal detectors* are conventional detectors, which will usually locate flat metal covers, joint boxes etc, but may well miss round cables or pipes.

- *Ground probing radar* is a method capable of detecting anomalies in the ground. When these anomalies can be plotted into a continuous line it may indicate a cable, duct or pipe. However, this technique alone would not determine the precise nature of the service and it should be supported by information available about the services present and also, preferably, by the use of other more conventional forms of detecting device. Knowledge of ground conditions is important. For example, false readings are most likely where there are boulders and debris in the ground or where the ground has often been disturbed. Because of equipment costs and the need for specialist training it may be cost-effective to use firms specialising in this technique.
- *Radio frequency identification (RFID)* is a system increasingly used to mark or 'tag' new services. These markers can be programmed with information about the particular service and its depth, and this information can be read by detecting devices. The accuracy of the information depends on the marker being properly attached to the service. As a developing system, RFID will often be found on new services so will not necessarily assist with older services. RFID marker systems may require specific detecting tools that may not be compatible with one another.

86 Some instruments use more than one of the technologies listed and may include a depth-measuring facility.

Using a detecting device

87 The degree of confidence with which underground services can be detected depends on a number of factors, such as:

- the training, skill, hearing and experience of the operator;
- the characteristics of the device being used;
- the calibration and reliability of the detecting device;
- the type, length and depth of the service;
- for cables, the magnitude of the current being carried;
- the effects of other nearby services;
- the nature of surface conditions, eg reinforced concrete;
- the nature of the ground conditions;
- whether or not a signal generator is being used.

88 Anyone who uses a locator should have received thorough training in its use and limitations. Always use detection devices in accordance with the manufacturer's instructions, check and calibrate regularly, and maintain in good working order.



Figure 6 Congested services

89 Occasionally, cables are terminated in the ground by means of a seal, sometimes with external mechanical protection. These 'pot-ended' or 'bottle-ended' cables should be treated as live and should not be assumed to be abandoned or disused. They can be difficult to detect with locators even when 'live'.

90 A locator may not be able to distinguish between cables or pipes running close together and may represent them as a single signal. If, for example, two are sited one above the other the lower one may not be detected. Use signal generators whenever possible as they greatly increase the accuracy of detecting and tracing an underground service.

91 Locators (with the possible exception of ground-probing radar) do not detect plastic pipes or other non-metallic services unless:

- a metallic tracer wire has been laid with the pipe. This enables a signal transmitter/receiver to be used. Plastic gas and water pipes are the non-metallic services most likely to be encountered and few have been laid with metallic tracer wires in the past, with the exception of plastic pipes on LPG-metered estates; or
- a small signal transmitter or tracing rod is inserted into and pushed along the pipe or duct. This is a sophisticated technique which may not be appropriate for many jobs; or
- RFID markers, or similar, have been affixed to or overlay the pipes.

92 **Note:** Tracer wire(s) on a service may not be continuous due to being damaged or not properly laid out, therefore the true length of a particular service may be missed.

93 If a service recorded on a plan cannot be located, seek appropriate assistance or advice from the service owner.

94 Many telecommunication and railway signalling cables cannot be located by detecting devices, unless metal components (such as a metal sheath) are connected to earth, they have been tagged with location markers, or they are laid in ducts where tracing rods can be used.

95 Services should be traced through the full extent of the work area as they may not run in straight lines. Cables will often have kinks or loops and pipes may have joints or bends that are not shown on service drawings.

96 Use trial holes to positively identify a service and its depth. Exposing a service safely in this way will allow its status to be checked and may make it easier for a tracing signal to be applied.

97 Note the line of any identified services and mark with waterproof crayon, chalk or paint on paved surfaces (use biodegradable paint or erase residual markings as far as possible after excavation), or with wooden pegs in grassed or un-surfaced areas, preferably to one side of the service. Steel pins, spikes or long pegs which could damage services laid at shallow depth should not be used.

Safe excavation

In summary

Determine the method or technique for excavating near underground services before work starts, taking account of:

- the nature and scope of the work;
- the type, position and status of underground services;
- the ground conditions;
- site constraints.

Provide those doing the work with a written plan, including information about the location and nature of underground services. They should be competent, provided with appropriate personal protective equipment (PPE) and work equipment, and allowed sufficient time.

Identified services should be carefully exposed and clearly marked. A permit system may be appropriate for particularly hazardous work. This will involve written authorisation by a responsible person, identifying the work to be done and the precautions to be taken. A permit system needs suitable supervision and monitoring to ensure that the conditions of a permit are complied with (see paragraph 163).

Backfilling of excavations must properly support and protect the underground services. Concrete must not be used to encase services when backfilling.

If an underground service suffers damage during the excavation or subsequent work, inform the owner/operator. In the case of electricity cables, gas pipes, other pipelines or high-pressure water mains, arrange to keep people well clear of the area until it has been repaired or otherwise made safe by the owner/operator.

Exposing services

98 All those working to expose services and those supervising them must be competent to do so. They should have had sufficient information, instruction and training to:

- understand the risk to safety from damaging services;
- use detection tools;
- practise safe excavation techniques and understand the value of hand digging and the risks from using power tools or mechanical excavators.

99 Excavation work should follow safe digging practices. Once a detecting device has been used to determine position and route, excavation may proceed, with trial holes dug (using suitable hand tools or vacuum excavation), as necessary, to confirm the position of any detected services. Take special care when digging above or close to the assumed line of such a service.

100 You should carefully plan and manage mechanical excavation, which is a common source of damage to services. Another person should assist the excavator driver, from a position where they can safely see into the excavation and

warn the driver of any services or other obstacles. This person should remain outside the operating radius of the excavator arm and bucket.

101 Instruct drivers to stay in the cab if a cable is struck. If drivers climb down, they may be electrocuted. When a cable is struck, the area should be isolated and secured; no one should go into the excavation or approach the excavator or the cable until the cable owner has made the damaged cable safe.

102 The danger created by damaging a gas pipe with an excavator is much greater than if the damage is done with a hand-held power tool, the opposite is true for work near electricity cables.

103 Remember that the effects may not only occur at the point of impact, for example:

- damage to a service connection may result in unseen damage to the connection inside the building;
- gas from a damaged pipe may travel along the line of a service pipe into a building, causing a dangerous build-up of gas there.

104 Hand-held power tools can damage services and should be used with care until the exact position of the service has been determined. You may use them to break a paved or concrete surface above a service, unless there are any indications that the service is particularly shallow or too close to the surface to be broken up.

105 Hand tools are a common source of accidents if incorrectly used. However, when used carefully, they can normally provide a satisfactory way of exposing services.

106 Make every effort to excavate alongside the service rather than directly above it. Avoid using hand-held power tools over the service unless:

- the service has already been exposed by digging under the surface to be broken out and it is at a safe depth (at least 300 mm) below the bottom of the hard surface material; or
- physical precautions have been taken to prevent the tool striking the service.

107 Mechanical excavators and power tools can be used to break up hard surfaces where the survey has proved that there are no services, or the services are deep enough so as not to be damaged by such tools.

108 Using hand-held power tools to break up hard surfaces often leads to accidents. Where practicable, only use such power tools 500 mm or more away from the indicated line of a service buried in or below a hard surface. Having done so, the service should then be positively located by careful hand digging under the hard surface. Gradually remove the hard surface until the cable is exposed. If the cable is not so exposed, then assume it is embedded within the surface.

109 Use a cable locator as a depth guide down the side of the excavation. The 500 mm safety margin may be reduced:

- where congestion of services renders it impracticable; or
- where surface obstructions limit the space available;

but **only** if the line of the cable has been positively identified by plans, confirmed by a locator, and additional precautions are used to prevent damage to the services.

110 Final exposure of the service by horizontal digging is recommended, as the force applied to hand tools can be controlled more effectively. Use insulated tools when hand digging near electric cables. In particular:

- spades and shovels (preferably those with curved edges) should be used rather than other tools. They should not be thrown or spiked into the ground, but eased in with gentle foot pressure;
- picks, pins or forks may be used with care to free lumps of stone etc, and to break up hard layers of chalk or sandstone;
- picks should not be used in soft clay or other soft soils near to underground services.



Figure 7 Using an air digging tool

111 Safe methods of excavating may include vacuum excavation, which may incorporate use of water jetting and high-velocity air jets. They can be very effective in congested excavations where mechanical excavation and use of hand tools is difficult. However, they have limitations and will not work on all ground conditions or materials such as concrete.

112 Assess the precautions needed to prevent injury – to the operative or those nearby – from ejected soil and other material and put in place appropriate controls.

113 Assess carefully the use of jetting tools to excavate around cables as there is potential for old and fragile cables to be damaged by the jet of water or air.

114 **Make frequent and repeated use of locators during the course of the work. Service location is likely to become more accurate as cover is removed.**

115 **Once exposed, services may need to be supported and should never be used as handholds or footholds for climbing out of excavations.**

116 Sometimes there may be joints in cables. These may be enclosed in earthenware pipes, filled compound, or be of cast iron or plastic epoxy-filled casings. They need proper support and should not be roughly treated. Do not move, except in consultation with the owner.

117 Where gas pipes cross or run alongside excavations, changes in backfill etc may cause differential ground settlement and increased stress in the pipe. Wherever an excavation may affect support for a gas pipe, consult the owner. In some cases, it may be necessary to divert the gas pipe before work begins.

118 **Assume all services are live until disconnected and proven safe at the point of work. Obtain written confirmation of disconnection from the owner/ operator before removing a redundant service.**

Protective clothing

119 Burns are the main injuries that result from damage to live electrical cables or from fire or explosion following a gas leak. In many cases, burns are made more severe by the injured person working bare-chested. Even ordinary work clothing can greatly reduce the severity of the burns and protective clothing is better. However, clothing made from man-made fibres such as nylon may melt and stick to the skin, increasing the severity of the burns.

120 Where electricity cables may be encountered during excavation work, employers should consider whether the work justifies wearing clothing designed to protect against electric arc, or flame-retardant clothing. Advice on the suitability and performance of protective clothing should be available from reputable companies specialising in its supply.

121 **Wearing protective clothing is not a substitute for a safe system of work.**

Identifying exposed services

122 Once underground services have been uncovered, failure to identify them correctly is another common cause of accidents. A wide variety of materials and colours have been used for services over the years. Furthermore, some services may be very similar in appearance and some services run in ducts made of various materials, including asbestos cement, making them difficult to identify. Adopt the following approaches until you have positively confirmed the identity of the service:

- Water pipes, electricity cables and telecommunication cables may be covered in black plastic. If any black plastic service is found, assume it is a live electricity cable.
- Iron and steel water pipes and gas pipelines may appear very similar. If any such pipe is uncovered, treat it as if it were a gas pipe.
- Always treat continuously welded steel pipes as if they contain a hazardous or high-pressure fluid.
- At collieries, beware of electricity cables, some of which are yellow or blue and may be mistaken for other services.
- On some building sites beware of electricity cables being placed in yellow service pipes or blue water pipes.
- Where there is any doubt about the identity of an exposed service treat it as an electricity cable or gas pipe until proved otherwise.

123 For modern installations, most utilities have agreed a national colour coding system for underground services, described in *Guidelines on the positioning and colour coding of underground utilities' apparatus.* This colour coding system should not be confused with the one contained in BS 1710:1984,[7] which generally applies to above-ground building and process services.

124 Remember that:

- old, non-utility services or other pipelines may not conform to this system;
- colours may look different under poor or artificial lighting;
- ducts could include any of the services.

125 Once the exposed service(s) is identified, determine its status, ie is it live or dead? **The status of the service may change, eg an electricity cable may become live or a pipe pressurised, so check the status when work near the service begins.**

Marking identified services

126 The system used to mark the identified services needs to be agreed and understood by all those working on site. If you use a colour coding system, this should correspond to the national colour coding system referred to in paragraph 123.

127 The services should be marked on site plans and on the ground. Markings on the ground are typically done with paint, though stakes, pins or posts can be used. Take great care if using stakes, pins or posts to make sure that they are not driven into ground where they could damage the services. For example, do not use them directly above the identified services.

Safety at excavations

128 Excavations should be properly supported, stepped or battered back to prevent them collapsing. Excavation support may involve the use of shuttering and shoring or a trench box system. Provide a safe means of access into the excavation, such as a secured ladder.

129 Provide edge protection, fencing and or coverings to prevent anyone falling into the excavation. Also take steps to prevent excavated material falling into the excavation.

Backfilling

130 Backfilling of any excavation should be done carefully to make sure that services are not damaged. Put back warning tiles, tape etc in their original position above the services unless visual examination after exposure showed this to be incorrect, in which case replace them above the service to which they refer. Do not use warning tape for any other purpose (for example, guarding an excavation) and do not discard it in an excavation during backfilling.

131 If road construction is close to the top of a gas pipe, ask the owner/operator about necessary precautions. Do not reduce the road construction depth without permission from the local highway or roads authority.

132 Backfill materials containing items likely to damage the services, such as large pieces of rock and hard core, should not be used. You can obtain further information on backfilling from:

- utilities and owner/operators, for their particular services;
- the Code of Practice (under Section 71 of the New Roads and Street Works Act 1991) *Specification for the reinstatement of openings in highways*.[8]

133 When backfilling an exposed gas pipe, observe the following:

- Backfill material adjacent to gas plant should be suitable fine material or sand, containing no stones, bricks or lumps of concrete.

- The backfill should be suitably compacted. Where the excavation has exposed an existing gas pipe, compaction should give comparable support and protection to that before the excavation. In all situations, compaction beneath the pipe is particularly important to prevent any settlement that would subsequently damage the pipe.
- There should be no power compaction until 200 mm cover of selected fine fill has been suitably compacted.
- Do not use concrete backfill within 300 mm of a gas pipe.

Use of concrete as backfill

134 Services should not be buried or encased in concrete as excavating close to them is dangerous. Using mechanical means to break up concrete can cause damage to cables or pipes which, if live, will likely mean that anyone present will be injured. Service owners should ensure that their own employees and contractors are aware that this practice is unacceptable.

Updating plans

135 If the plans or other information have proved to be inaccurate (for example, a service has been found well away from its recorded position), or if the present work changes the path or depth of a service, inform the service owners/operators (preferably before the excavation is backfilled) and they should amend their records accordingly.

136 The plans for new services should show how they have been laid, not how they were designed. Contractors may need to amend the design drawings accordingly.

Electricity cables

137 Most underground cables are laid in trenches between 450 mm and 1 m deep. Some high-voltage cables will be deeper. **However, never assume depths; you may find cables at shallower depths.**

138 In most cases, there will be no permanent surface marker posts or other visible indication of the presence of an underground cable. Even if no cables are shown on plans, or detected by a locator, there may still be cables present that could be live and you should keep a close watch for any signs that could indicate their presence.

139 A cable is positively located only when it has been safely exposed. Even then, digging should still proceed with care as there may be other cables and services adjacent or lower down. In addition, some lines of 11 kV or greater can be laid out as separate single-phase cables, spread out up to 600 mm across, particularly near cable joints. Where it is clear there is a risk of damage to a cable during the course of any work, the owner(s) may wish to be present on site.

Cables in concrete

140 It is bad practice for cables to be encased or buried in concrete. Unfortunately, it is not uncommon to find cables encased in concrete.

141 Using hand-held power tools to break up concrete can damage cables and, if the cable is live, anyone present is likely to be injured.

142 Careful planning is important to find alternative routes or, failing that, to arrange to make the cable dead. Cable owners are likely to want to attend the site to verify the circumstances surrounding any request to make dead. Electricity companies should co-operate, subject to the request being reasonable, and deal with the request as soon as possible. An alternative supply or bypass arrangement could be used to allow the cable to be made dead.

143 Work with the cable live should only be done if the circumstances mean it is unreasonable to make the cable dead, and if you take suitable precautions to prevent injury. If there is no alternative route, and the cable cannot be made dead, then you should agree alternative safe methods of excavation with the cable owners. Remember that powered hand tools used close to live cables are likely to represent the greatest risk of injury.

144 When work can proceed safely only after a cable has been made dead, the parties involved should continue to liaise to ensure that work is completed, and workers are clear, before the circuit is re-energised. A permit-to-work system may assist in managing this process.

145 Cables may have been laid directly in the ground with a bed or surround of fine soil or sand, or in cement-bound sand, or in earthenware or plastic pipes or ducts. Very occasionally, they may be in steel pipes. They may have a layer of tiles, slabs or coloured plastic marker tape laid above them. However, any such protection may have been disturbed and moved and you should not rely on them to give an accurate indication of a cable position.

Gas pipelines

146 The depth of cover for gas mains laid in a roadway is normally about 750 mm, and for those laid in a footway about 600 mm. The depth of cover for gas service connections is normally about 450 mm in both roads and footways. However, on private property, including at entry positions to buildings, the depth of cover for the service connection may be less, about 375 mm. High-pressure gas transmission pipelines are usually buried with at least 900 mm cover. **However, never assume depths; pipes may be found at shallower depths.**

147 Gas pipes are generally laid directly in the ground, although in certain soils selective backfill may have been used as a bed and pipe surround and, on occasion, pipes may be laid in ducts. Ductile iron pipe will sometimes be found wrapped in loose-fit polyethylene (PE) sleeving as protection against corrosion. PE mains may be inserted into redundant iron gas mains and PE service connection pipes may be inserted into yellow convoluted ducting on new housing estates.

148 Markers may also have been used to indicate gas services, namely:

- marker tiles, which may have been used above gas pipes; for example, when they have been laid at shallow depths in bridges or above cellars;
- coloured plastic markers, including for PE mains;
- marker posts/plates, which may show the position and size of valves or test points on gas mains.

However, such markers may have been disturbed and you should not rely on them as an accurate indicator of position.

149 Locate PE gas pipes by hand digging before mechanical excavation begins. This may also be necessary for metallic pipes if they have not been successfully located by a pipe-detecting device. This is particularly important for service connection pipes, which will not be marked on plans. A suitable hand-digging method is to dig a trial trench along the road near the kerb or in the footway where the service connection pipes are likely to be at their shallowest. When the position and depth of the pipes have been determined, work can proceed.

150 Gas pipes may have projections such as valve housings, siphons and stand pipes that are not shown on the plans. To allow for this, do not use mechanical excavators within 500 mm of a gas pipe. The gas transporter may advise greater safety distances, depending on the pipeline pressure.

151 Never disturb pipe restraints or thrust blocks (or the ground supporting them) where they are close to gas mains as this can cause sudden failure of the main.

Gas leak or damage

152 If a gas leak is suspected, do not attempt repairs. Instead, take the following action immediately:

- Evacuate everyone from the immediate vicinity of the escape. If the service connection to a building or the adjacent main has been damaged, warn the occupants to leave the building, and any adjoining building, until it is safe for them to return.
- Inform the gas distribution network operator by telephoning the National Gas Emergency number 0800 111 999.
- Prohibit smoking, and extinguish all naked flames and other sources of ignition within at least 5 m of the leak.
- Help gas transporter staff, police or fire services, as requested.

153 Report any damage, however slight, to the owner. Where an excavation uncovers a gas pipe with a damaged wrapping, tell the owner so that they can make repairs to prevent future corrosion and leakage.

Other work near gas pipelines

154 Because of the risks they pose, do not undertake the following without consulting the pipeline owner/operator:

- the use of explosives within 30 m of any gas pipe;
- piling or vertical boring within 15 m of any gas pipe;
- excavation work within 10 m of any above-ground gas installation;
- building a manhole, chamber or other structure over, around or under a gas pipe;
- work that results in a reduction of cover or protection over a pipe.

155 If you are to carry out welding or other hot work involving naked flames within 10 m of exposed gas plant, ask the gas transporter to check the atmosphere before work begins and continue monitoring during the work. Take care to make sure that no damage occurs, particularly to plastic gas pipes or to the protective coatings on other gas pipes.

Water pipes and sewers

156 To avoid the effects of frost, water mains and sewers are generally laid at depths of 900 mm or more; water services to premises normally have about

750 mm cover; unless local circumstances necessitate shallower depths. In general, work near underground water pipes is of low risk and most precautions are more concerned with reducing the cost of damage than with eliminating the risk.

157 However, there are some dangers and precautions should include:

- Where work is carried out near water mains, obtain plans from the relevant water company and use a pipe locator. However, plastic pipes will not be detectable by most detecting devices. Follow safe digging practices, using hand tools as far as practicable.
- At bends in mains, concrete thrust blocks may be used. Under no circumstances should either thrust blocks or the ground supporting them be disturbed, as this can cause sudden failure of the main.
- Support exposed water pipes, as necessary, and use the correct method of backfilling. For advice, contact the relevant water company or water authority.
- If a water pipe or its wrapping is damaged, inform the relevant water company or water authority – and the owners of any other underground services which may be affected – immediately. Do not make unauthorised repairs.

Major hazard pipelines

158 These pipelines may be laid directly in the ground, although sometimes selective backfill will have been used as a bed and pipe surround. They are normally buried with at least 900 mm cover and may be even deeper where they cross roads and railways. Therefore, they are unlikely to be affected by shallow excavations.

159 Although marker posts/plates are sometimes used to indicate the position, size and ownership of pipelines, such markers may have been disturbed and you should not rely on them as an accurate indicator of position.

160 Locate pipelines by hand digging before using mechanical excavators nearby. In any event, do not use mechanical excavators within 500 mm of a pipeline.

161 Most pipelines will be protected against corrosion by a coating. This will normally be:

- coal tar or bitumen – coloured black, sometimes with traces of white limewash;
- polyethylene cladding – usually yellow;
- fusion-bonded epoxy powder – can be any colour, usually green or beige.

162 Some pipelines will be protected against corrosion by an alternative method known as cathodic protection, which will be linked to the pipeline by cabling. Both pipeline coatings and cathodic protection systems are susceptible to damage, even with hand tools, so take great care when excavating and backfilling and use a physical means of prevention (such as boards etc) where appropriate. It is important to report to the owner/operator any damage, including to the corrosion protection, before reburying the service.

Case study 4



A worker suffered severe burns after drilling in to a low-voltage cable during work to install street furniture. The electrical cable had been moved, wrapped in plastic and encased in reinforced concrete during earlier works to redevelop the street environment. Its location had not been recorded by the contractor managing the work.

The cable should not have been encased in concrete. It should have been moved in consultation with the electricity distribution company.

Permit to work

163 A permit-to-work system is a formal recorded process used to control work that is identified as potentially hazardous. It is also a means of communication between managers, supervisors and operatives who carry out the hazardous work.

164 A permit-to-work system aims to ensure that proper consideration is given to the risks of a particular job, and authorises certain people to carry out specific work at a specific site at a certain time – and sets out the precautions needed to complete the job safely.

165 Essential features of permit-to-work systems are:

- clear identification of who may authorise particular jobs and who is responsible for specifying the necessary precautions;
- clear identification of the types of work considered hazardous;
- clear identification of permitted tasks, risks, duration and control measures to be applied.

166 A permit-to-work system will be more effective if you have consulted operatives. Imposing systems without consultation can lead to procedures that do not reflect the circumstances on site.

Some specific sites and situations

Safe systems of work for trenchless methods

167 Trenchless methods are increasingly used for laying and renovating underground pipes and cables, particularly where there is a need to avoid surface disruption. The most widely used techniques are directional drilling, impact moling, microtunnelling, pipe bursting and auger boring.

168 Use plans, detecting devices and trial excavations to locate existing services in the same way as for open-cut excavation methods. The route of the device being used should then be planned accordingly to avoid colliding with, and damaging,

other services. In addition, if moling or pipe bursting are undertaken too near to other services or ducts, displaced soil may damage or enter them.

169 As a general guide, to avoid damage and to allow sufficient clearance for maintenance of the services, the minimum clearance between adjacent services should be either 250 mm or one and a half times the diameter of the pipe being laid, whichever is the greater. For electricity cables, clearances for maintenance work should be approximately 300 mm.

170 However, clearances for any technique may need to be varied, taking into account such factors as the construction of adjacent plant, ground conditions, bore diameter, the accuracy and reliability of the technique/ equipment being used and whether the other plant is parallel to or crosses the proposed line. You should take into account any requirements of the owners of adjacent services.



Figure 8 Horizontal drilling being used for laying a cable under a road

171 Moles can be prone to deflection from their original course and, if there are existing services in the vicinity, you should use a mole-tracking device. Where you are using trenchless techniques, all equipment should be effectively earthed at all times it is in use using an equipotential mat, as required, in case it hits a power cable and causes the machinery to become live.

172 Further information in *Trenchless and minimum excavation techniques: Planning and selection*[9] and *Trenchless techniques*.[10]

Demolition sites

173 Special problems can arise in the case of service terminations in derelict property or on demolition sites. Anyone concerned with demolition work should give adequate notice to the relevant gas, electricity and water services of their intention to demolish any premises. Do not start work until they have confirmed in writing that either the supply has been disconnected or other appropriate safeguarding action has been taken.

174 Underground services on industrial or commercial sites may be owned by the site occupier. A contractor who is to demolish buildings or plant on such a site should contact the owner or occupier, in addition to the utilities and other service operators, to ensure that all relevant services are isolated before work starts.

175 Even where supplies have been disconnected, beware of, for example:

- services that run through sites and are not part of the site supplies;
- pot-ended or bottle-ended cables.

If in doubt, treat services as ‘live’.

176 Further advice on demolition can be found in BS 6187:2011.[11]

Case study 5



A devastating explosion destroyed part of a former hospital building undergoing refurbishment to convert it into residential apartments. A demolition contractor cut through a 6-inch cast-iron gas main in an underground tunnel. No checks were made about the pipe, its contents and whether it had been properly isolated.

When doing demolition and refurbishment works, confirm that gas and electricity supplies are properly identified, located and point of isolation confirmed before work starts on site.

Appendix 1: Legislation

1 The following summary outlines the main legal requirements that apply to work near underground services. The list is not exhaustive and does not give a definitive interpretation of the law. It summarises the main issues to bear in mind when carrying out such work.

The Health and Safety at Work etc Act 1974

2 The 1974 Act applies to all work activities. Section 2(1) imposes a duty on an employer to ensure so far as is reasonably practicable the health, safety and welfare of employees while at work. This extends to the provision and maintenance of safe systems of work as well as such information, instruction, training and supervision as is necessary.

3 Section 3(1) imposes a duty on employers to take precautions, so far as is reasonably practicable, to ensure the health and safety of people not in their employment. This duty could apply to any owner/operator of underground services, to clients, local authorities or contractors.

4 Section 3(2) imposes a similar duty on the self-employed for the health and safety of themselves and others.

5 Section 4(2) imposes a duty on people in control of non-domestic premises to ensure, so far as is reasonably practicable, the health and safety of people not in their employment who are using those premises. The definition of premises is wide-ranging and is not confined to buildings.

6 Section 7 imposes duties on each employee to take reasonable care for their own health and safety and for the health and safety of anyone else who may be affected by their acts or omissions at work, and to co-operate with their employer to enable the employer to comply with their duties.

The Management of Health and Safety at Work Regulations 1999

7 These Regulations require employers and the self-employed to assess the risks arising from work activities. They should do this with a view to identifying the measures which need to be taken to comply with relevant health and safety legislation, therefore eliminating risks where possible and controlling those which remain.

The Construction (Design and Management) Regulations 2007

8 The Construction (Design and Management) Regulations 2007 apply to all construction projects and set out requirements in relation to their design and management. They place responsibilities on all those who can contribute to improving health and safety, including clients, designers and contractors. These responsibilities relate to planning, management, design and co-operation between those involved in the project. Risks should be properly managed by action during the design, planning and execution phases of the project.

The Provision and Use of Work Equipment Regulations 1998

9 These Regulations require that equipment is maintained in good repair. Employers should ensure that employees who use work equipment or who manage or supervise its use, have received adequate training in the risks involved, methods of use and precautions to be adopted.

The Electricity at Work Regulations 1989

10 These Regulations require that those in control of part or all of an electrical system should ensure that the system is safe when provided, safe to use, and that it is maintained in a safe condition. They also require that any work activity on or near an electrical system be carried out in such a manner as to prevent danger – excavation work should not be carried out unless all suitable and sufficient steps have been taken to identify and, as far as is reasonably practicable, prevent any risk from any underground cable or other underground electrical service (regulation 4(3)).

11 Regulation 14 requires that work should not be done on or near a live conductor, where danger may arise, unless:

- it is unreasonable in all the circumstances for it to be dead;
- it is reasonable in all the circumstances for the work to be done while it is live;
- suitable precautions are taken to prevent injury.

The Reporting of Injuries, Diseases and Dangerous Occurrences Regulations 2013

12 These Regulations require employers and the self-employed to report certain occupational injuries, diseases and dangerous occurrences to the relevant enforcing authority (for incidents arising during excavation work this will almost certainly be the Health and Safety Executive via an online reporting system).

13 Any work-related injury which results in a worker being unable to carry out the full range of their duties for more than seven days (including rest days and holidays) is reportable. There is also a range of injuries defined as specified injuries.

14 Where there are no reportable injuries, underground electrical cable strikes become reportable as dangerous occurrences where the resulting fire or electrical explosion had the potential to cause death, or if it puts the cable out of action for more than 24 hours.

15 Certain pipeline incidents, including gas escapes, are also reportable as dangerous occurrences by the operator of the pipeline. Schedule 2, part I, paragraphs 21 and 22 list dangerous occurrences associated with pipelines which

are reportable. (Certain pipelines are exempted, corresponding to those to which the Pipelines Safety Regulations do **not** apply, eg water mains, drains and sewers.)

16 The dangerous occurrences include:

Electrical incidents causing explosion or fire

17 Any explosion or fire caused by an electrical short circuit or overload (including those resulting from accidental damage to the electrical plant) which either:

- results in the stoppage of the plant involved for more than 24 hours; or
- causes a significant risk of death.

18 Where the failure of an item of electrical equipment (including as a result of accidental damage) results in a fire or explosion, the failure is reportable as a dangerous occurrence if the equipment concerned is rendered unusable for over 24 hours, or if the occurrence was one with the potential to cause the death of any person. The incident is reportable even if the system in which the damaged equipment was installed is put back into service using new equipment within 24 hours. In such a case, an assessment should be made on how long a repair to the damaged equipment would have taken had it been attempted. Repair time does not include incidental time delays such as those associated with travelling to repair plant in remote locations, or with sourcing parts.

Pipelines or pipeline works

19 In relation to a pipeline or pipeline works:

- any damage to, accidental or uncontrolled release from, or inrush of anything into a pipeline;
- the failure of any pipeline isolation device, associated equipment or system; or
- the failure of equipment involved with pipeline works;

which could cause personal injury to any person, or which results in the pipeline being shut down for more than 24 hours;

- the unintentional change in position of a pipeline, or in the subsoil, which requires immediate attention to safeguard the pipeline's integrity or safety.

20 The incidents listed are reportable in respect of onshore pipelines or pipeline works. The following types of pipeline are **not** covered by these requirements:

- a drain or sewer;
- any pipe used to provide heating or cooling, or for domestic purposes;
- a pipe used in the control or monitoring of plant;
- a pipe used for the conveyance of air, water vapour or steam;
- a water pipe, other than when used for the purposes of injecting water into an underwater well or reservoir containing mineral resources;
- a pipeline contained wholly within the premises of a single undertaking;
- a pipeline contained wholly within a caravan site;
- a pipeline contained wholly within land classed as a railway asset;
- any part of a gas-supply pipeline which is downstream of an emergency control.

21 The phrase 'accidental or uncontrolled release' is not intended to include minor leaks from pipelines, eg small leaks from valve stems, flanges etc. However, sudden or uncontrolled escapes requiring immediate attention or action should be reported.

22 Examples of reportable damage with the potential for harm would include such things as gouging, denting, buckling etc caused by external interference requiring immediate action. Such damage may or may not have resulted in any escape of the pipeline contents. External coating damage without damage to the underlying substrate would not be reportable.

The Gas Safety (Management) Regulations 1996

23 These Regulations are aimed at ensuring the natural gas distribution network is safely managed. To deal with gas leaks, they require the following:

- BG Group plc (or its successors) to provide a continuously manned, national freephone telephone service, so that people can report gas escapes;
- where BG Group plc (or its successors) is notified of escapes they should straight away notify the relevant gas conveyor or emergency service provider;
- the relevant gas conveyor or emergency service provider should go to where the gas is escaping as soon as reasonably practicable;
- gas conveyors/emergency service providers should stop gas escaping within 12 hours.

24 Where a gas escape from a service pipe or main has, or was likely to have, resulted in a fire or explosion, then the gas conveyor has to ensure an investigation is carried out.

The Pipelines Safety Regulations 1996

25 These Regulations deal with the safe design, construction and operation of pipelines. The scope includes requirements that:

- no person shall cause such damage to a pipeline as may give rise to a danger;
- pipeline operators shall take reasonable steps to inform people of the existence and whereabouts of a pipeline to prevent damage to it.

New Roads and Street Works Act 1991

26 This Act requires utilities and other undertakers (undertaker is a defined term under the Act) to give notice of their planned works under a variety of circumstances, depending upon the type of street in which the works are to be carried out and the type of works to be done. Emergency, urgent and some minor works can be started without issuing notice.

27 The Act also requires undertakers to record the location of apparatus belonging to them, to keep records up to date and to make them available for inspection at all reasonable hours, free of charge to any person having authority to carry out works in the street.

28 The terms ‘emergency’, ‘urgent’ and ‘minor’ works referred to above relate only to notifications for the purpose of the NRSWA and do not affect the legal obligations under the Health and Safety at Work etc Act 1974 (HSW Act) to give and obtain information needed to ensure safe working.

29 The HSW Act requirements apply to all work regardless of NRSWA classification and include work not covered by the NRSWA. There is also a specific duty on electricity companies to supply information under the Electricity Safety Quality and Continuity Regulations 2002 (see paragraph 31).

30 Section 67 of NRSWA requires that for any street works, work is supervised by a person qualified under the Street Works (Qualifications of Supervisors and Operatives) Regulations 1992. There also has to be an operative qualified under the same Regulations on site while work is in progress.

Electricity Safety Quality and Continuity Regulations 2002

31 A supplier of electricity has a duty under regulation 15 of the Regulations to make and, so far as is reasonably practicable, keep up to date 'a map or series of maps indicating the position and depth below surface level of all his works'. The supplier must provide these maps free of charge to anyone who has good reason for requiring them. Regulation 14 of the Regulations imposes requirements for the protection of underground cables and also imposes requirements for the depth and manner of their installation.

Fire Services Act 1947

32 Section 16 requires notice to be given to the fire authority of works which will affect a water supply or a fire hydrant.

References and further reading

1 *Safety at street works and road works. A Code of Practice* (also known as the Red Book) Department for Transport 2011 ISBN 978 0 1155 119580

2 *Traffic signs manual Chapter 8 (Part 1). Road works and temporary situations – design* The Stationery Office 2009 ISBN 978 0 11 553051 7

3 *Traffic signs manual Chapter 8 (Part 2). Road works and temporary situations – operations* The Stationery Office 2009 ISBN 978 0 11 553052 4

4 *Guidelines on the positioning of underground utilities apparatus for new development sites (Issue 3) Volume 2* National Joint Utilities Group 2010

5 *Guidelines on the positioning and colour coding of underground utilities' apparatus (Issue 6) Volume 1* National Joint Utilities Group 2012

6 *A guide to the Pipelines Safety Regulations 1996. Guidance on Regulations* L82 HSE Books 1996 ISBN 978 0 7176 1182 9
www.hse.gov.uk/pubns/books/l82.htm

7 BS 1710:1984 *Specification for identification of pipelines and services* British Standards Institution

8 *Specification for the reinstatement of openings in highways: A Code of Practice* (Second edition) The Stationery Office 2002 ISBN 978 0 11 552538 4

9 *Trenchless and minimum excavation techniques: Planning and selection* (SP147) Construction Industry Research and Information Association (CIRIA) ISBN 978 0 8601 7483 7

10 *Trenchless techniques* IGEM/SR/28 Institution of Gas Engineers & Managers

11 BS 6187:2011 *Code of practice for demolition* British Standards Institution

Guidance

Guidelines on the management of third party cable ducting Volume 3 National Joint Utilities Group 2007

Dealing with gas escapes IGEM/SR/29
Institution of Gas Engineers & Managers

Trenching practice (Second edition) R97 Construction Industry Research and Information Association (CIRIA) ISBN 978 0 8601 7192 8

The Reporting of Injuries, Diseases and Dangerous Occurrences Regulations (RIDDOR)
www.hse.gov.uk/riddor
www.hse.gov.uk/riddor/examples-reportable-incidents.htm

Memorandum of guidance on the Electricity at Work Regulations 1989. Guidance on Regulations HSR25 (Second edition) HSE Books 2007
ISBN 978 0 7176 6228 9
www.hse.gov.uk/pubns/hsr25.htm

A guide to the Gas Safety (Management) Regulations 1996. Guidance on Regulations L80 HSE Books 1996 ISBN 978 0 7176 1159 1
www.hse.gov.uk/pubns/books/l80.htm

Managing health and safety in construction. Construction (Design and Management) Regulations 2007. Approved Code of Practice L144
HSE Books 2007 ISBN 978 0 7176 6223 4
www.hse.gov.uk/pubns/books/l144.htm

Managing for health and safety
www.hse.gov.uk/managing/index.htm

Useful links

HSE
www.hse.gov.uk
Source of guidance and access to HSE publications

National Joint Utilities Group
www.njug.org.uk
Source of guidance and information on street works and detecting underground services

Energy Networks Association
www.energynetworks.org
Information about gas and electricity supply companies

Utility Strike Avoidance Group
www.utilitystrikeavoidancegroup.org
A collaborative group of utilities asset owners, industry groups and contractors developing standards of safety when carrying out work on services

Utility Mapping Association
www.utilitymappingassociation.com
A trade body developing standards of training and competence for surveyors

The Survey Association
www.tsa-uk.org.uk
A trade body for commercial surveyors and source of information about surveying companies and technologies

Association of Geotechnical and Geoenvironmental Specialists
www.ags.org.uk
Trade association for those involved in site investigation. Provides guidance for clients and practitioners

UKOPA
www.ukopa.co.uk
Industry body for pipeline operators. Source of information about pipeline safety

UKSTT
ukstt.org.uk
Source of information about trenchless technology
Linewatch
www.linewatch.co.uk/index.php
Source of information and guidance about some major hazard pipelines

British Standards Institution
www.bsigroup.co.uk

Institution of Gas Engineers & Managers
www.igem.org.uk

Electrical Safety Council
www.electricalsafetycouncil.org.uk

Further information

For information about health and safety, or to report inconsistencies or inaccuracies in this guidance, visit www.hse.gov.uk/. You can view HSE guidance online and order priced publications from the website. HSE priced publications are also available from bookshops.

British Standards can be obtained in PDF or hard copy formats from BSI: http://shop.bsigroup.com or by contacting BSI Customer Services for hard copies only Tel: 0845 086 9001 email: cservices@bsigroup.com.

The Stationery Office publications are available from The Stationery Office, PO Box 29, Norwich NR3 1GN Tel: 0870 600 5522 Fax: 0870 600 5533 email: customer.services@tso.co.uk Website: www.tsoshop.co.uk (They are also available from bookshops.) Statutory Instruments can be viewed free of charge at www.legislation.gov.uk where you can also search for changes to legislation.

site surveying services

ELECTRICITY

Unit 1 Shawbridge Sawmill
Taylor St
Clitheroe
BB7 1LY

Stats-Search.co.uk Ltd

From: planrequest@enwl.co.uk
Sent: 23 April 2026 16:04
To: Stats-Search.co.uk Ltd
Subject: Plant Enquiry Ref Job No. 41286000
Attachments: 41286000_Electricity North West.pdf; SP ENWL Conditions and Information regarding electricity mains.pdf

23/04/2026

LinesearchbeforeUdig ref: 41286000

Your ref: S260386

Dear Sir/Madam,

Thank you for contacting us.

Please see attached information specific to your enquiry:

1. Plan (please print in colour):
2. Conditions and information regarding electricity mains.

I acknowledge with thanks your request dated above for information on the location of our services.

You must ensure safe digging practices, in accordance with HSE publication HSG47 “Avoiding Danger from Underground Services”. You must verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near assets.

Please find enclosed plan(s) showing the approximate position of our apparatus known to be in the vicinity of this site.

I attach Conditions and information regarding electricity mains, which details contact numbers for additional services (i.e. new supplies, connections, diversion). In addition you should ensure they are made available to anyone carrying out any works which may affect our apparatus.

The attached files are in PDF format, to view them you will need Adobe Acrobat Reader(R). You can download it free of charge from http://get.adobe.com/reader

Contact Us

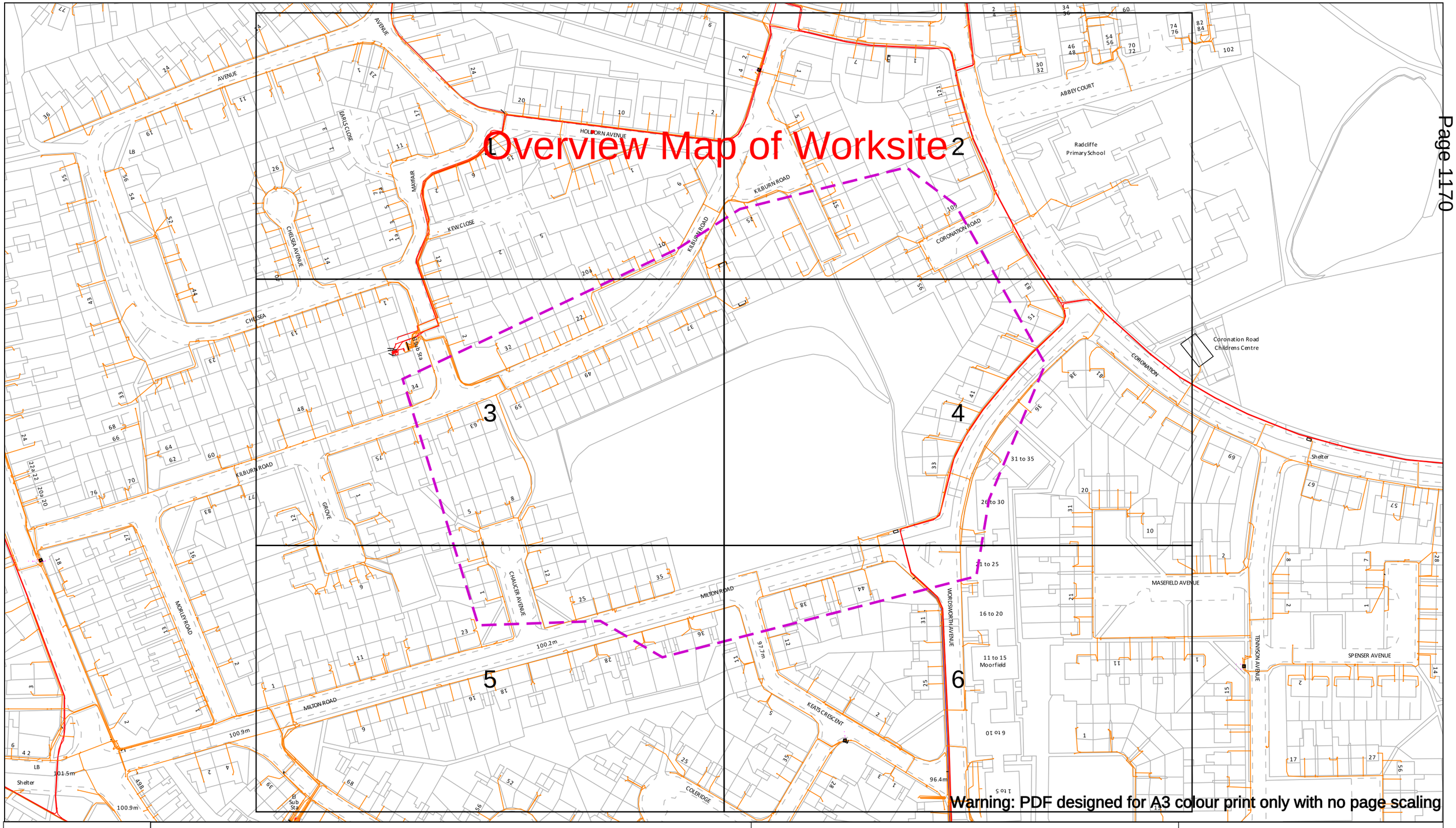
Mapping Enquiries:
If you have an enquiry relating to this letter or the attached map plan, please contact us using the following information:
Telephone: 0800 195 4141
Email: planrequest@enwl.co.uk
Our symbology guide can be found via this link

LinesearchbeforeUdig:
If you have an enquiry relating to the use of the LSBUD website, please contact LSBUD using the following information:
Telephone: 0345 437 7365
Email: enquiries@lsbud.co.uk
Website: www.lsbud.co.uk

For more information, visit our website www.enwl.co.uk

Kindest regards,

Overview Map of Worksite 2



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In an emergency call 105, 24 hours a day

Date Requested: 23/04/2026
Job Reference: 41286000
Site Location: 377099 407730
Requested by:
Mr James Sloan
Your Scheme/Reference:
S260386

Scale: 1:1538 (When plotted at A3)

IMPORTANT INFO

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

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Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

Dig Sites

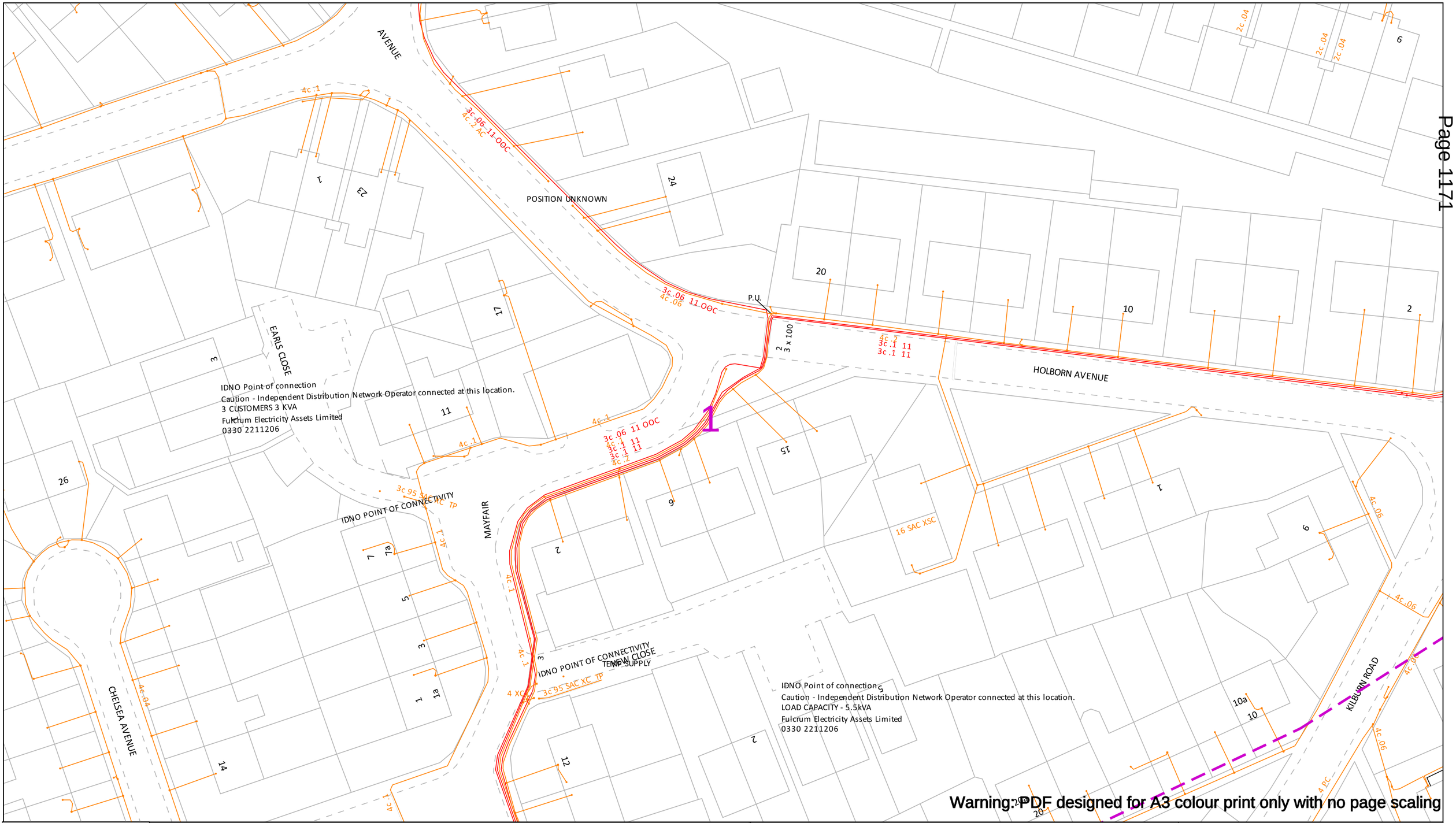
Area:

Line:

SP Electricity North West

Electricity North West
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Portwood, Stockport
Cheshire, SK1 2 JD
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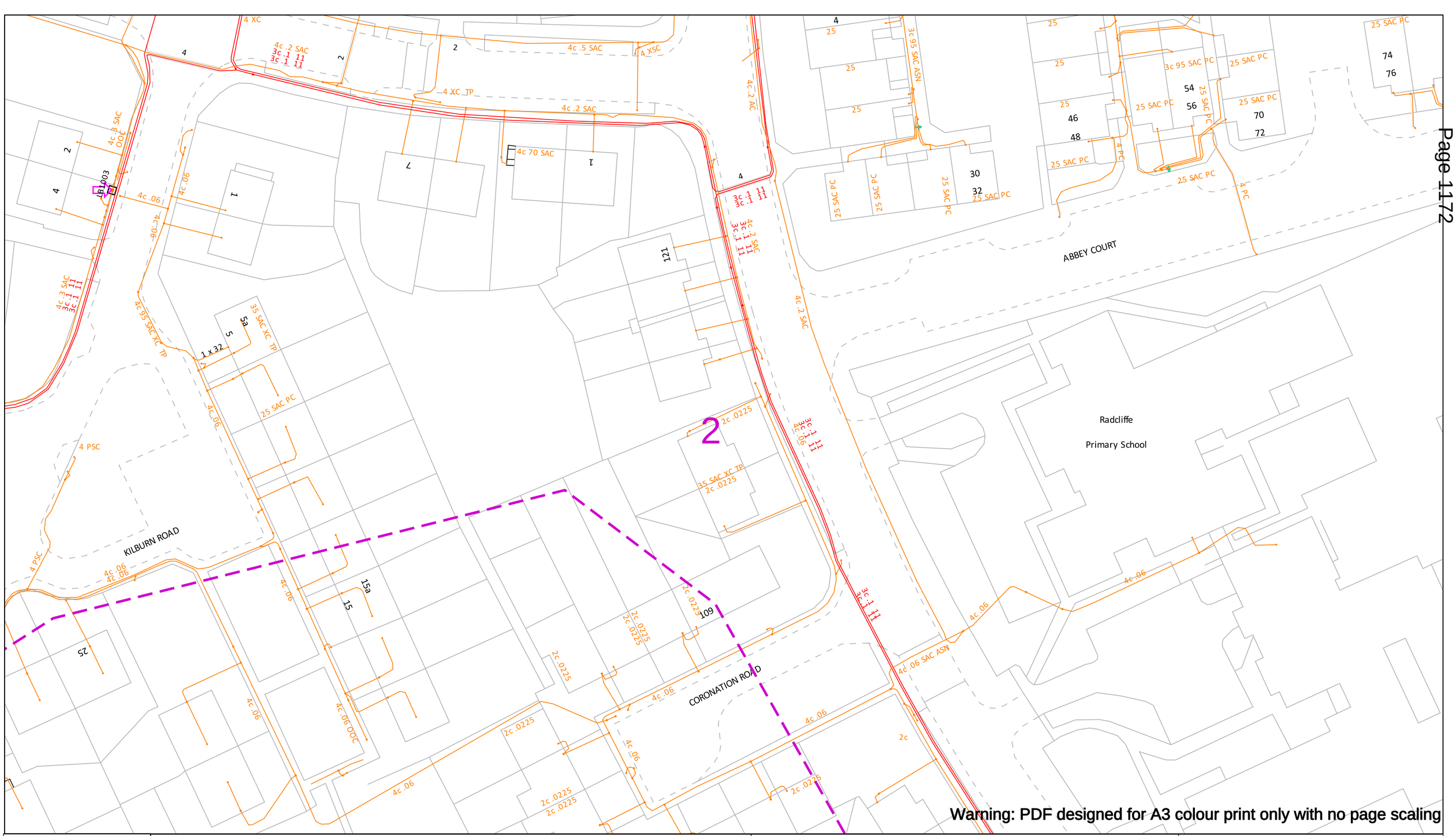
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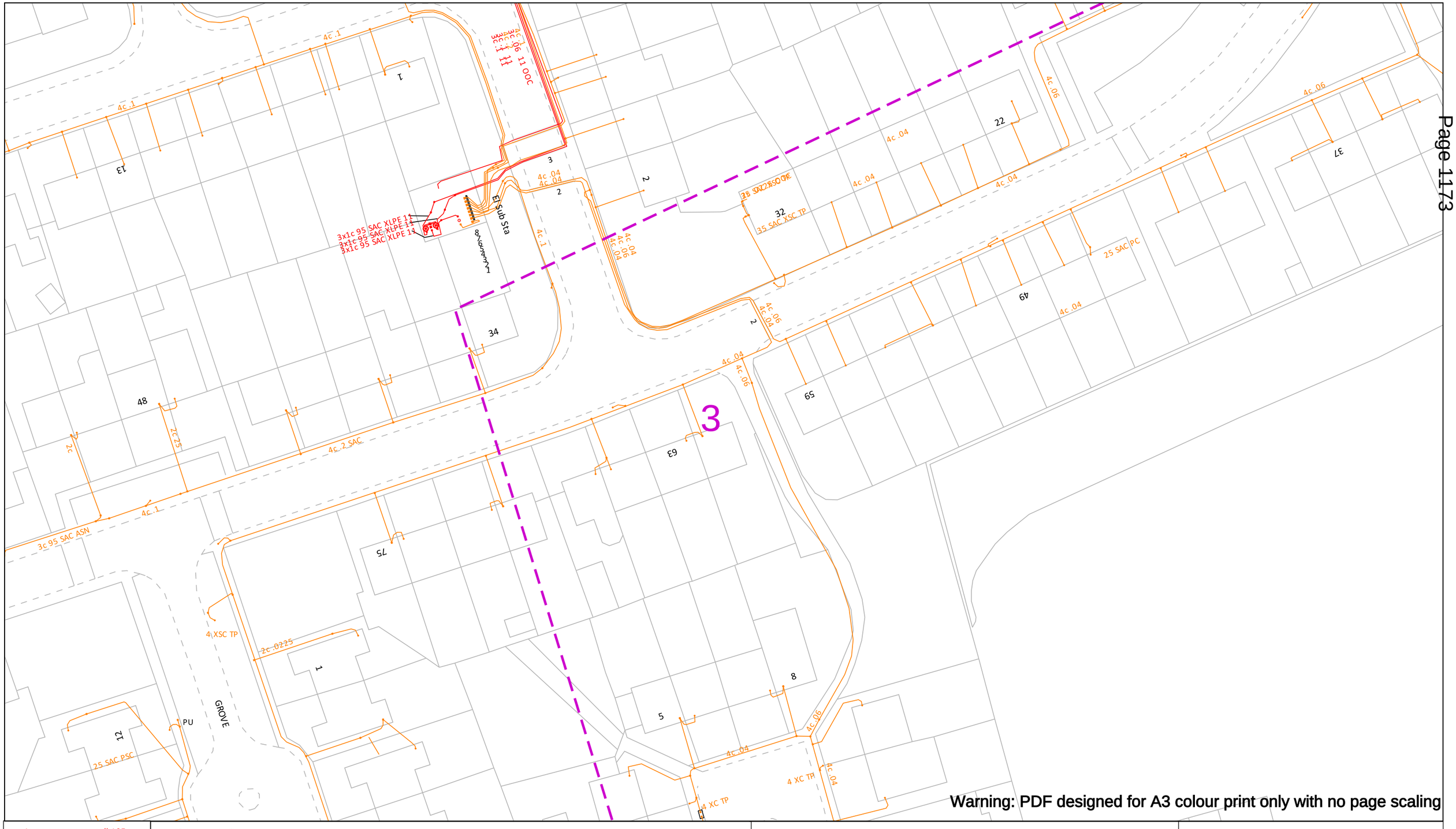
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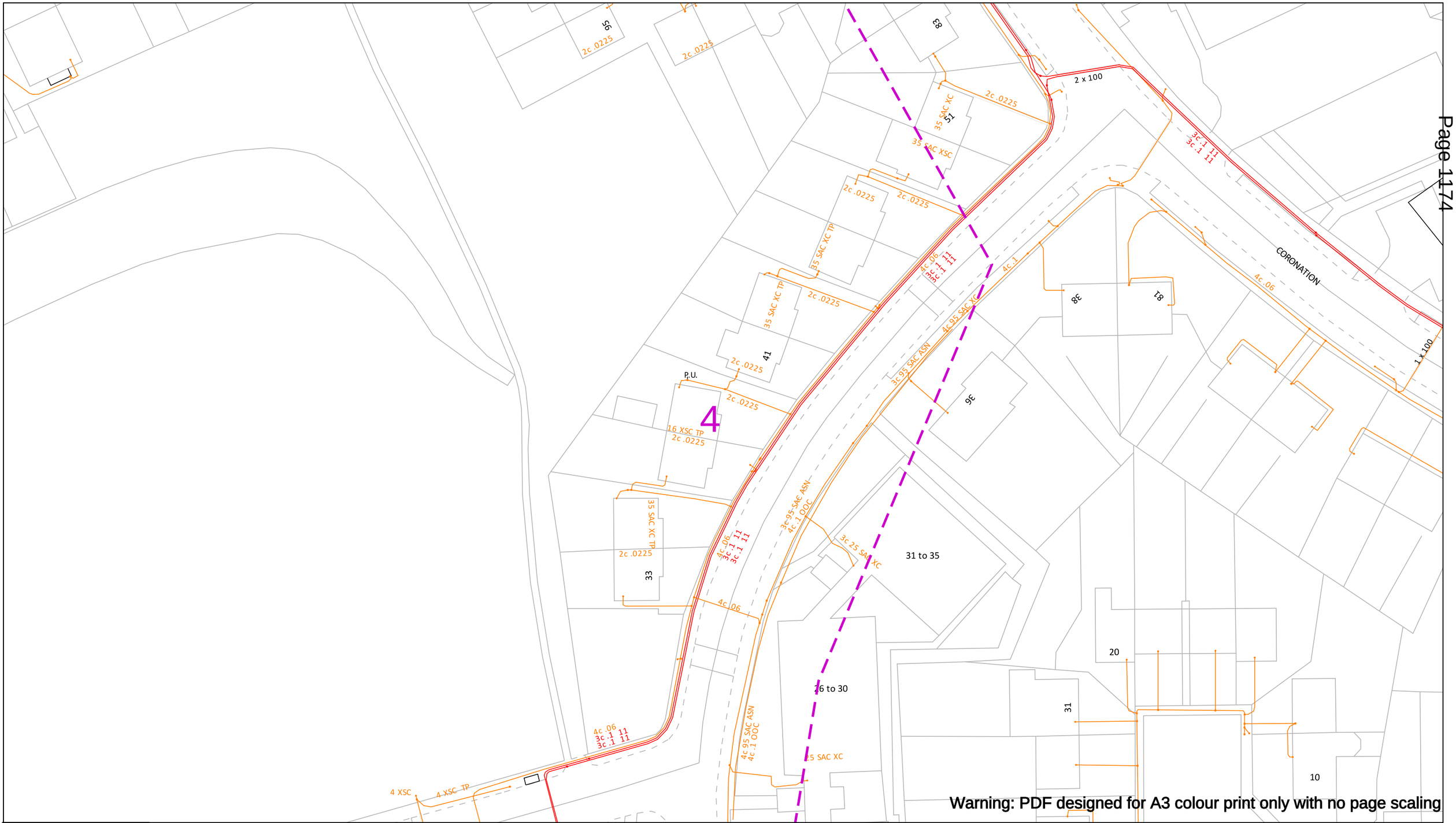
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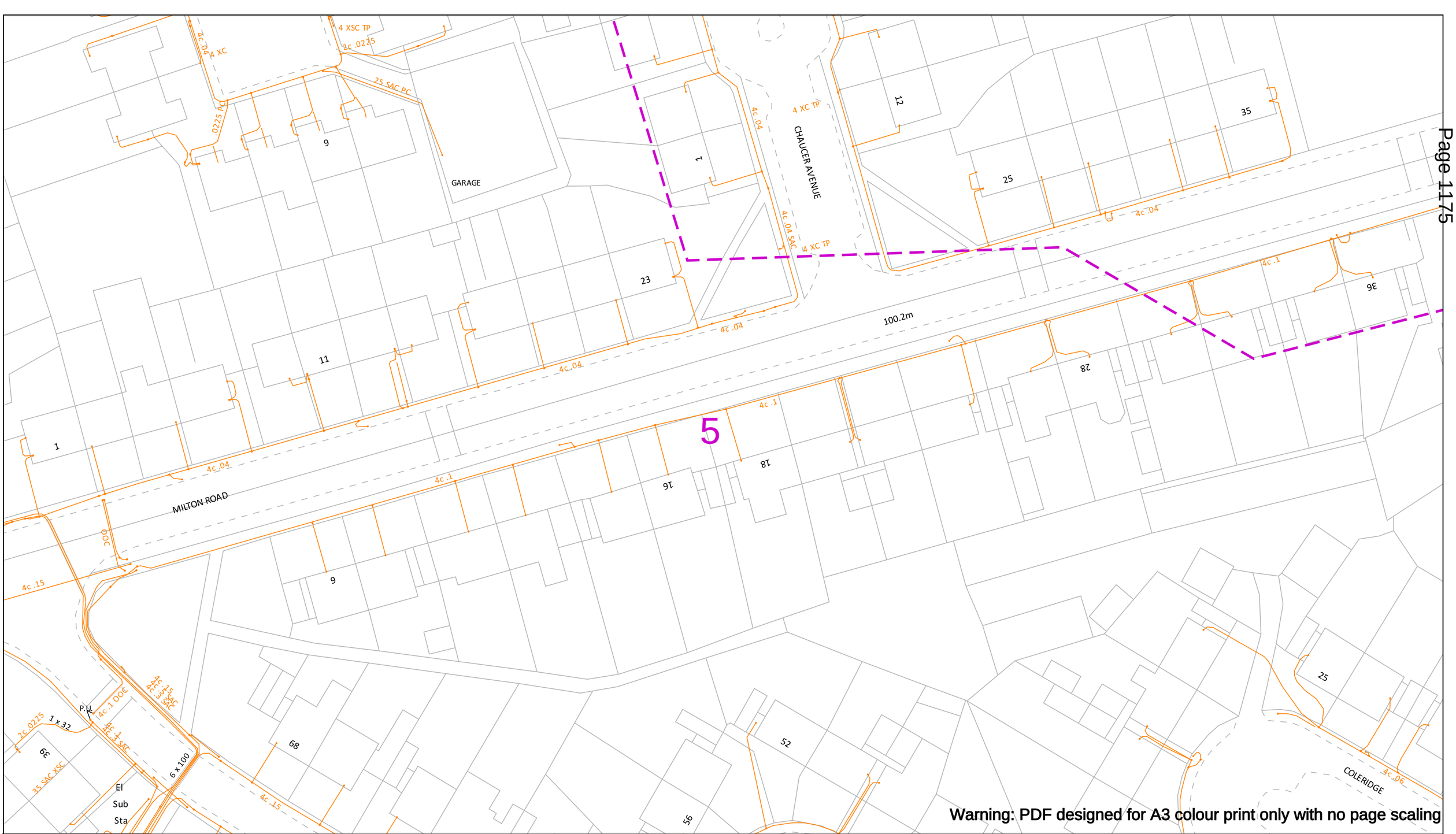
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Scale: 1:500 (When plotted at A3)

IMPORTANT INFO

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

Reference should be made to HSE Guidance, HS(G)47 "Avoiding Danger from Underground Services" and GS6 "Avoiding Danger from Overhead Power Lines". Electricity North West Limited, Borron Street, Portwood, Stockport, Cheshire, SK1 2JD Registered in England and Wales. Registered No 02366949

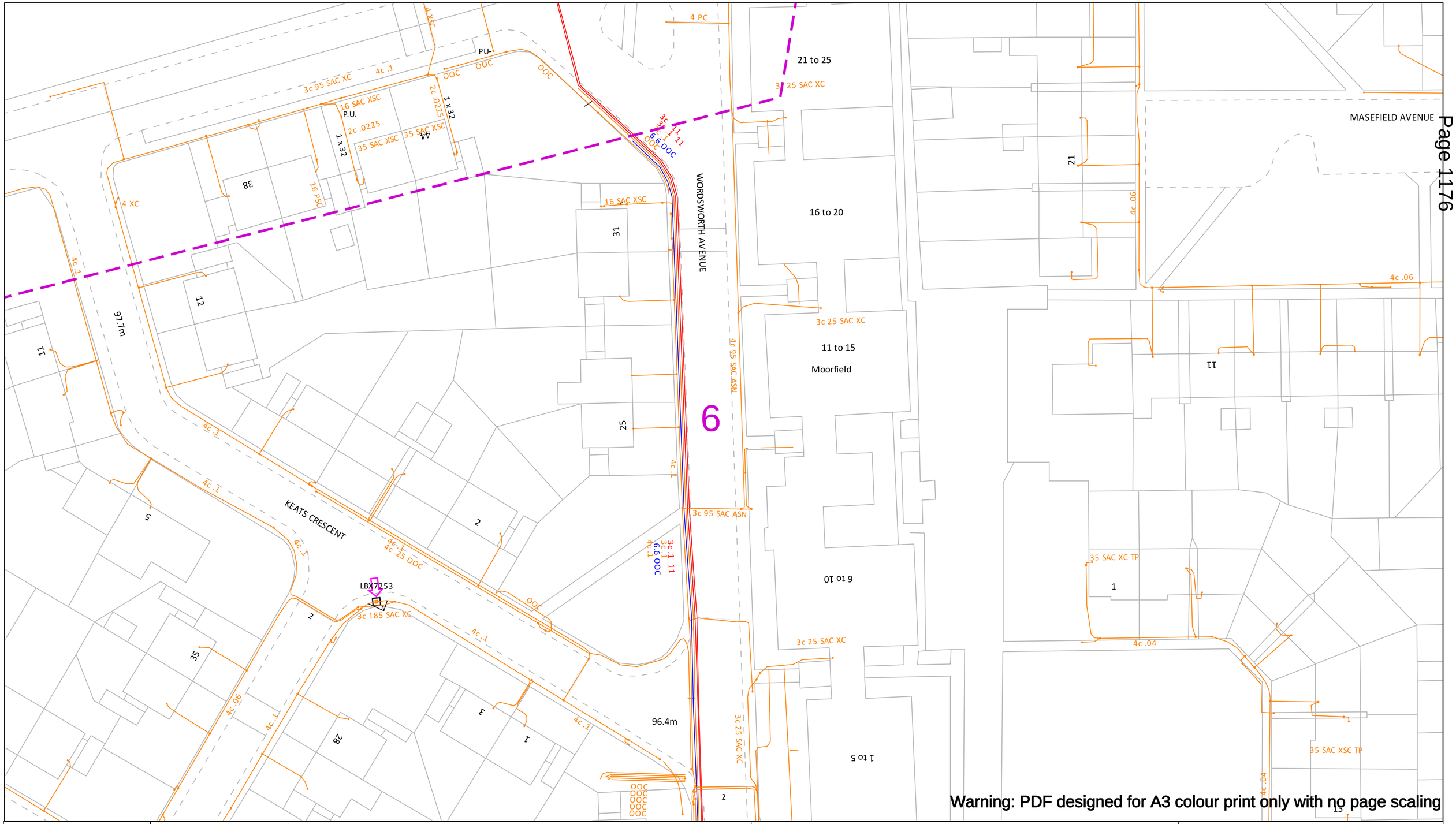
Operating Voltage	Colour Code	Line Colour
132kV	Black	
33kV	Green	
22kV-25kV	Yellow	
11kV	Red	
6kV-6.6kV	Blue	
1kV-6kV	Violet	
LV	Orange	
Unknown Voltage	Brown	

Dig Sites
Area:
Line:

SP Electricity North West

Electricity North West
Borron Street
Portwood, Stockport
Cheshire, SK1 2 JD
Phone: 0800 195 4141
Email: planrequest@enwl.co.uk

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Warning: PDF designed for A3 colour print only with no page scaling

In an emergency call 105, 24 hours a day

Date Requested: 23/04/2026
Job Reference: 41286000
Site Location: 377099 407730
Requested by:
Mr James Sloan
Your Scheme/Reference:
S260386

Scale: 1:500 (When plotted at A3)

IMPORTANT INFO

Unless otherwise indicated the depth of Electricity North West Limited cables are in accordance with NJUG (450mm for Low Voltage & 600mm for 11kV cables) 33kV and 132kV cables are laid at depths as marked. The depth and positions of Electricity North West Limited equipment was accurate as shown when the equipment was installed. However third parties may have altered the level & other reference data. Therefore Electricity North West Limited accept no responsibility for the position of Electricity North West Limited equipment being different from shown. No person, body or company, shall be relieved from liability for damage caused to Electricity North West Limited equipment by reason of being located differently to the indications on this drawing or from any regulatory loss of income or incentive, or expense, which may be suffered by Electricity North West Limited and which is caused or contributed to by any loss of supply as a result of any damage caused to Electricity North West Limited's equipment. Service cables are not necessarily shown but must be assumed to exist to all premises, streetlights and signs. There may be other Electricity North West Limited apparatus in the vicinity which is not indicated on the cable records. Other apparatus may also be present which is owned by a third party other than Electricity North West Limited.

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Operating Voltage	Colour Code	Line Colour
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Dig Sites
Area:
Line:

SP Electricity North West

Electricity North West
Borron Street
Portwood, Stockport
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SP Electricity North West

Conditions and information regarding electricity mains

These general conditions and precautions apply to the electricity distribution system of Electricity North West Limited.

Please ensure that a copy of these conditions is passed to your representative and contractor on site.

1. There may be other Electricity North West Limited apparatus in the vicinity, which is not indicated on the cable records. Other apparatus may also be present which a third party owns other than Electricity North West Limited.

2. Before any machines are used, all of Electricity North West's underground apparatus should be located by manual excavation taking the appropriate safety precautions in accordance with the **Health and Safety Executive Guidance note HS(G)47 "Avoiding danger from underground services"**. This contains advice to site personnel when working near underground services.

   Underground services, particularly electricity and gas, can be dangerous. Damage to electricity cables can cause a dangerous flash, leading to severe burns or even death. Gas leaks can cause fire or explosion.

   Damage can result from excavation or penetration of the ground, e.g. by a road pin.

   Underground services may be found in roads, footpaths and on sites. Always assume that they are present. Treat any services found anywhere as live.

   Accidents have happened because people have mistaken one service for another, e.g. black plastic covered electricity cables look like black plastic water pipes and cast iron gas and water mains look alike. Check before you act.

3. Before starting work you must:

   - Make sure you have plans of the underground services in the area. This may not always be possible for emergency or unforeseen works. **Remember that service connection cables and pipes from the main to building or streetlight may not be shown**.
   - Use a cable and pipe locator to trace electricity cables and metal pipes.
   - Look for signs of service connection cables or pipes, e.g. a gas meter or service connection entry into a house or a streetlight.
   - Hand dig trial holes (as many as necessary) to confirm the position of services in close proximity to the area of work.

4. When you start work:

   - Hand dig near buried services whenever possible. Spades and shovels are safer than picks, pins or forks.
   - Remember that cables may be embedded in concrete. Electricity cables embedded in concrete **must** either be made dead before the concrete is broken out or another safe way of working agreed with the cable owner.
   - Watch out for signs of services as work continues.
   - Report damage to a cable, pipe or pipe coating however slight.
   - Do not use hand held power tools within 0.5m of he marked position of an electricity cable, unless this is impracticable and the line of the cable has been identified by plans and positively confirmed by a locator.
   - Do not use hand held power tools directly over the marked line of cable unless:

     a) You have already found the cable at that position by careful hand digging beneath the surface and it is at a safe depth (at least 300mm) below the bottom of the surface to be broken, or

     b) Physical means have been used to prevent the tool striking it.

   - If an excavator is used near an electricity cable keep everyone clear of the bucket while it is digging. Buckets should not be used near cable – hand dig.
   - Do not use exposed services as a convenient step or handhold.
   - Do not handle or attempt to alter the position of an exposed service.
   - Do not install plant close to an existing service.
   - Do not build existing services into a manhole or other structure or encase them in concrete.

Please ensure that all site operators have this information and if any electrical apparatus is damaged, they/you should contact Electricity North West Limited on **0800 195 4141 (option 1).**

5. **Overhead lines** are not necessarily shown on the Electricity North West Limited cable records but may be present. In the event of work being carried out adjacent to overhead lines (including access, storage etc.) please always ensure strict adherence to the requirements of the **Health and Safety Executive's Document GS6 "Avoiding Danger from Overhead Power Lines"**.

   Extreme personal danger can result from contact, or near contact, with live conductors or overhead lines.

   Treat all overhead lines and other electrical apparatus as live. If in doubt, get advice.

6. Electricity North West Limited must be consulted if work is to take place within 15 metres of overhead lines on steel towers or 9 metres of overhead lines on wood, concrete or steel pylons. (All distances should be measure at ground level from a position estimated by eye to be vertically under the outermost conductor at a tower or pole position) Any person involved in work in the vicinity of overhead lines should:

   - Understand and follow the instructions given on safe working areas and methods of work.
   - Make sure that warning notices are in the cabs of machines working in the vicinity of an overhead line.
   - Make sure that barriers and warning notices are erected as required.
   - Not tip soil or stack material underneath overhead lines as this may reduce the clearance to an unsafe distance.
   - Make sure when handling or using platforms, scaffold, poles, piping, ladders, hand tools etc., that they are kept at a safe distance from overhead lines.
   - Not steady a suspended load, skip, hoist wire, slings etc., unless satisfied that there isn't any danger from overhead lines.
   - Remember that when mobile plant, such as a crane or excavator, is operating near overhead lines , the raising or slewing of the jib may introduce danger.
   - Always keep overhead lines in view when manoeuvring mobile plant.
   - Never operate a machine unless carefully guided by an experienced banksman.
   - Not approach or touch any broken or fallen conductors or any plant in contact with an overhead line before Electricity North West Limited confirms that conditions are safe. Warn others to keep well clear.

   Machine operators should note that: if a machine comes into contact with an overhead line and cannot be disentangled by backing off, remain seated in the cab and warn others to keep clear of the machine until Electricity North West Limited confirms that conditions are safe. If it is essential to leave the machine while it is in contact with the overhead line, for example if it catches fire, jump well clear – and **do not** attempt to climb down in the normal way nor touch any part of the machine when on the ground.

7. Electricity North West Limited provides approximate locations of its electricity mains or apparatus according to its records but these records are not necessarily accurate or complete and do not always show the position of private cables from mains to properties. No person or company shall be relieved from liability for any damage caused by reason of the actual positions and/or depths being different from those indicated.

8. Care should be taken when excavating near cables. Known road crossings are highlighted on the enclosed plans. Should any cable, or Electricity North West Limited apparatus indicated on the attached plans, be affected by your proposals please contact us as follows:

   Electricity North west Limited
   Borron Street
   Portwood, Stockport
   Cheshire
   SK1 2JD

   Telephone: **0800 195 4141 (option 4)**

   Details of diversion costs, if any, will be provided on request once your firm proposals have been submitted.

9. Please note that service cables may be affected by some of the works being carried out on site.

   If any services do require temporary disconnection please phone **0800 195 4141 (option 2)** for domestic and commercial disconnection, so that arrangement can be made to disconnect before work commences on site.

11. Please note that cable records supplied may not be up to date, or may be incomplete, if the area concerned is a new site.

12. For information regarding wayleave or easement agreements contact WayleaveEnquiries@enwl.co.uk

13. The latest cable records are always available for inspection during normal working hours and you should satisfy yourself that the information you have is up to date at the time you commence work. This service is consistent with the requirement of Regulation 36 of the Electricity Supply Regulations and paragraph 79 of the New Road and Street Works Act.

SP Electricity North West

Electricity North West Ltd
Borron Street, Portwood
Stockport
SK1 2JD

www.enwl.co.uk

Registered in England and Wales
Registered Number 02366949

site surveying services

WATER & SEWERS

Unit 1 Shawbridge Sawmill
Taylor St
Clitheroe
BB7 1LY

Water for the North West

stats-search.co.uk Limited

1
Foxfield Road,
Wirral,
CH47 0NJ

FAO:

How to contact us:

United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

Your Ref: S260386
Our Ref: UUPS-ORD-726350
Date: 23/04/2026

Dear Sirs

Location: S260386

I acknowledge with thanks your request dated 23/04/2026 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. http://www.unitedutilities.com/work-near-asset.aspx .

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please contact us .

Yours Faithfully,

Karen McCormack
Property Searches Manager

United Utilities Water Limited
Registered In England & Wales No. 2366678
Registered Office Haweswater House, Lingley Mere Business Park,
Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP

United Utilities
Water for the North West

TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

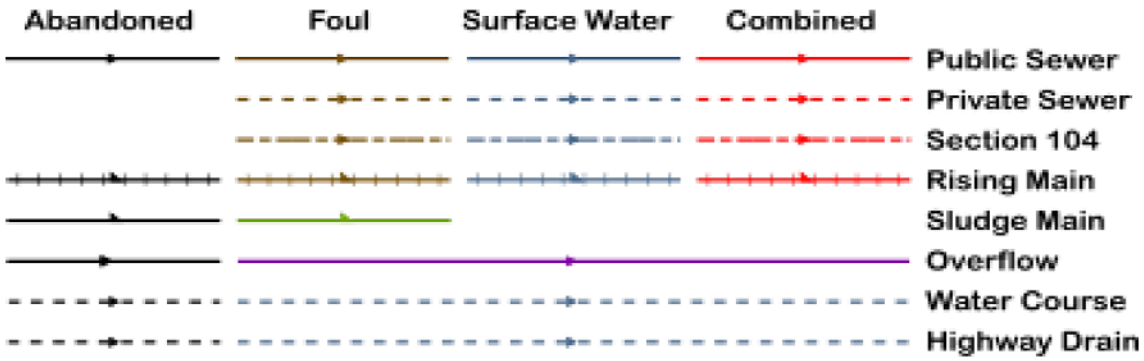
TERMS AND CONDITIONS:

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

United Utilities Water Limited
Registered In England & Wales No. 2366678
Registered Office Haweswater House, Lingley Mere Business Park,
Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP

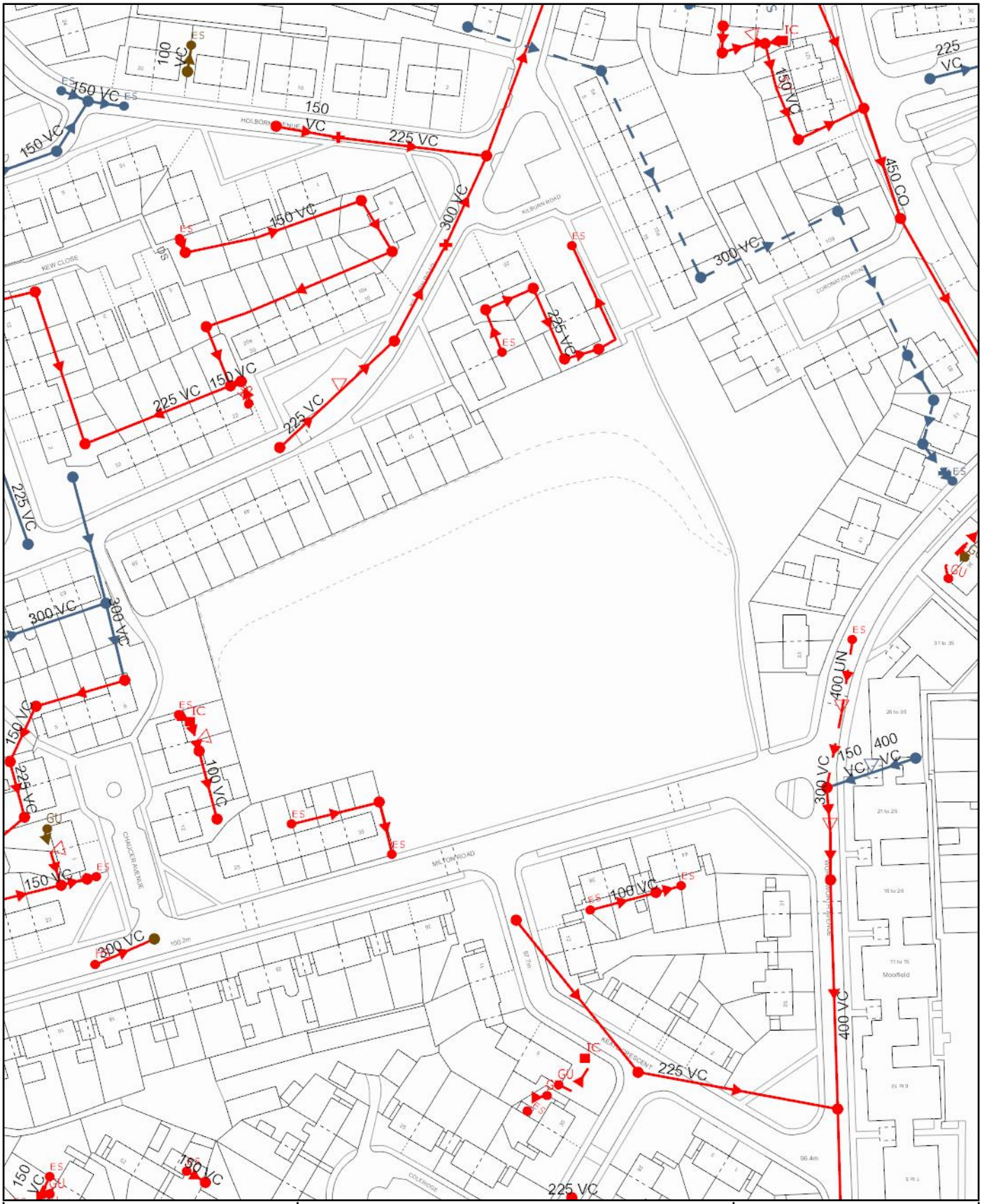
United Utilities
Water for the North West

Wastewater Symbology



All point assets follow the standard colour convention: red – combined, brown - foul, blue – surface water, purple - overflow

- Manhole
- HS Head of System
- ES Extent of Survey
- RE Rodding Eye
- IN Inlet
- DP Discharge Point
- HY Vortex
- PE Penstock
- WO Washout Chamber
- VA Valve
- AV Air Valve
- NRV Non Return Valve
- SO Soakaway
- GU Gully
- CA Cascade
- FM Flow Meter
- HA Hatch Box
- OI Oil Interceptor
- SM Summit
- DS Drop Shaft
- OP Orifice Plate
- Side Entry Manhole
- Outfall
- Screen Chamber
- IC Inspection Chamber
- Bifurcation Chamber
- LH Lamp Hole
- T Junction / Saddle
- CA Catchpit
- VC Valve Chamber
- Vent Column
- Vortex Chamber
- Penstock Chamber
- T Network Storage Tank
- V Sewer Overflow
- WwTW Ww Treatment Works
- Ww Pumping Station
- ST Septic Tank
- CK Control Kiosk
- DNM Network Monitoring Point
- Change of Characteristic



Scale:	1:1431
Date:	23/04/2026

SEWER RECORDS

Address or Site Reference: S260386

Printed by: Property Searches

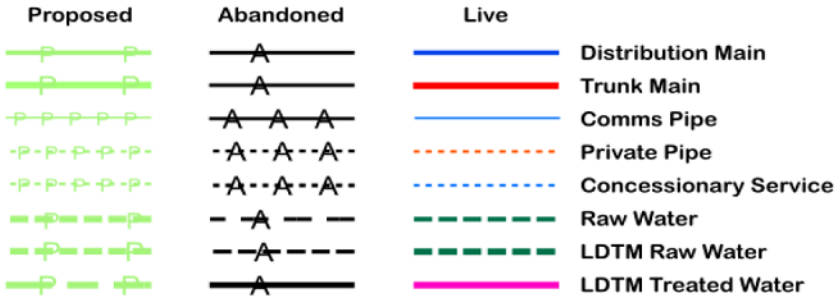
United Utilities
Water for the North West

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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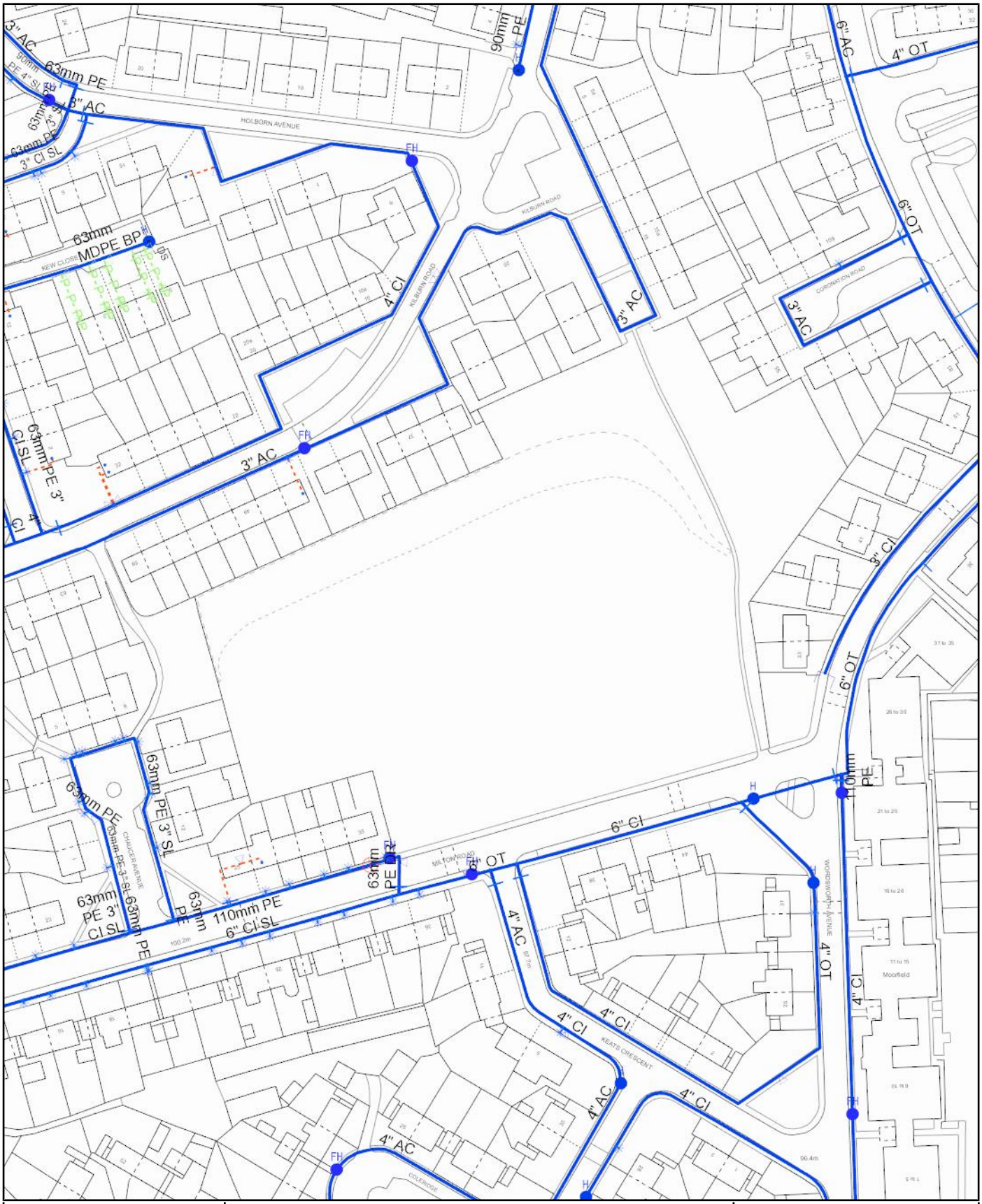
United Utilities
Water for the North West

Clean Water Symbology





Symbology for proposed assets is the same as above, but shown in green
Symbology for abandoned assets is the same as above, but shown in black



Scale:	1:1431	**WATER MAINS RECORDS**	United Utilities Water for the North West
Date:	23/04/2026		
Address or Site Reference:	S260386		
Printed by:	Property Searches		

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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site surveying services

BT

Unit 1 Shawbridge Sawmill
Taylor St
Clitheroe
BB7 1LY

openreach

Our Ref: Ref shown on map

Date of issue: shown on map

email: nnhc@openreach.co.uk

Dear Customer,

NR & SW ACT 1991 – PROPOSED WORKS AT: ****SITE LOCATION****

Prior to commencement of work: For free onsite guidance and accurate up to date location of BT Apparatus please contact our Plant Protection Service by the following methods:-

Email the Click Before You Dig Team CBYD@openreach.co.uk
Visit the Click Before You Dig Website www.openreach.co.uk/cbyd

Thank you for your request of **/**/** describing the above proposals.

Enclosed are copies of our drawings marked up to show the approximate locations of BT apparatus in the immediate vicinity of your works. It is intended for general guidance only. No guarantee is given of its accuracy.

The drawings are valid for 90 days from the date of issue and should not be relied upon after this time period has expired.

When planning excavation work or other works near to BT apparatus, please be mindful our apparatus may exist at various depths and may deviate from the marked route.

To avoid damage it is recommended that mechanical excavators or borers are not used within 600mm of BT apparatus. If scaffolding is erected, please ensure that our equipment is not enclosed, blocked, covered or otherwise obstructed by the scaffolding.

In the event of BT apparatus being in the area of your works we recommend that your plant/vehicle crossing is either resited, or apply for a budget estimate by submitting detailed plans to our Network Relocation Team at https://www.ournetwork.openreach.co.uk/altering-our-network.aspx

Yours faithfully,

Julie Cullum
NNHC & MBE Manager

Maps on Demand Plant Information Reply



Property of openreach Not to be resold

IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made newar to BT apparatus which may exist at various depths and may deviate from the marked route.

openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

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KEY TO BT SYMBOLS

	Planned	*Live*
PCP		
Pole		
Box		
Manhole		
Cabinet		

Change Of State	+	Hatchings	
Split Coupling	×	Built	
Duct Tee	▲	Planned	
Building		Inferred	
Kiosk	K	Duct	

Other proposed plant is shown using dashed lines.
BT Symbols not listed above may be disregarded.
Existing BT Plant may not be recorded.
Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.

	Pending Add	*In Place*	*Pending Remove*	*Not In Use*
Power Cable				
Power Duct				N/A

BT Ref : VRR10184L
Map Reference : (centre) SD7711507731
Easting/Northing : (centre) 377115,407731
Scale : 1:250
Issued : 24/04/2026 10:18:16

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

site surveying services

LINESEARCH

Unit 1 Shawbridge Sawmill
Taylor St
Clitheroe
BB7 1LY

LSBUD
SAFE DIGGING FOR ALL

Enquiry Confirmation

LSBUD Ref: 41286000

Date of enquiry: 23/04/2026
Time of enquiry: 16:01

Enquirer

Name	Mr James Sloan	**Phone**	07833491772
Company	stats-search.co.uk Limited	**Mobile**	Not Supplied
Address	1 Foxfield Road Wirral MSY CH47 0NJ		
Email	plans@stats-search.co.uk		

Enquiry Details

Enquiry type	Planned Works
Work category	Utility Works
Work type	Multiple excavations site (1.5m or shallower)
Work type buffer*	25 metres
Start date	24/04/2026
End date	31/05/2026
Scheme/Reference	S260386
Search location	XY= 377115, 407731
Confirmed location	377099 407730
Site size	39920 metres square
Site Contact Name	Samuel Knott
Site Phone No.	07519111092
Description of Works	admin@sitesurvey.co.uk

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map



Please note that the above map only displays the location of the proposed work site and will not display any of the Members' pipes and cables. It is imperative that this area accurately reflects the proposed work site.

Affected LSBUD members

(LSBUD Members who have assets registered on LSBUD within the vicinity of your search area.)

Do not proceed until all Members listed below have confirmed that your works can continue.

Asset Owner	Asset Type	Phone/Email	Emergency Only	Status
Cadent Gas	Gas	0800688588	0800111999	Await response
Electricity North West Limited	Electricity	08001954141	08001954141	Await response
ESP Utilities Group	Multi-utility	01372227560	01372227560	Await response
Fulcrum Electricity Assets Limited	Electricity	08081644714	08081644714	Await response
National Grid Electricity Transmission	Electricity	08000014282	0800404090	Await response

Status explanation

Await Response means that the asset owner will contact you. This is typically by sending the plan response but they may ask for further information before being able to do so, particularly if any payments or authorisations are required.

Email Additional Info means that the asset owner needs further information about your works to assess your enquiry before providing a response. Please provide any details you have available including plans, method statements etc. if available.

LSBUD
SAFE DIGGING FOR ALL

Enquiry Confirmation
LSBUD Ref: 41286000

Date of enquiry: 23/04/2026
Time of enquiry: 16:01

Important notices

It is very important that you correctly understand what the service does and the procedures in order for you to work safely. Please refer to the LSBUD Support Page (www.lsbud.co.uk/linesearchbeforeudig-support) for further guidance.
This information includes how to provide additional information to the LSBUD Members who request it to provide a response to your enquiry.
Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date and time of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LinesearchbeforeUdig (LSBUD) accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.
Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lsbud.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

List of not affected LSBUD members
(LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)

Advanced Electricity Networks	Air Products PLC	AllPoints Fibre
Angus Energy	AWE Pipeline	B & D Energy Limited
Bakkafrost Scotland Limited	Balfour Beatty Investments Limited	BOC Limited (A Member of the Linde Group)
Box Broadband	BP Exploration Operating Company Limited	BPA
Burwell 11 Solar Limited	Cambridge Water	Cambridgeshire County Council Climate Change and Energy Services
CATS Pipeline c/o Wood Group PSN	Cemex	Centrica Storage Ltd
CNG Services Ltd	Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd
D.S.Smith	Diamond Transmission Corporation	DIO (MOD Live Pipelines)
Drax Power Limited	E.ON UK Network Assets Limited	Eden Estuary Energy Limited
EDF Energy Renewables Ltd	EET Fuels	EirGrid
Eleclink Limited	Energy Assets Networks	ENI & Himor c/o Penspen Ltd
EnQuest Heather Ltd	EP Langage Limited	ESB CCGT Power station (Carrington Gas Pipeline)
Esso Petroleum Company Limited	euNetworks Fiber UK Ltd	EXA Infrastructure
Exolum Pipeline System	Fulcrum Pipelines Limited	G.Network Communication Ltd c/o JSM Group Ltd
Gamma	Gas Networks Ireland (UK)	Gateshead Energy Company
Gigaclear Ltd	Greenlink Interconnector Ltd	Harbour Energy
Heathrow Airport LTD	Humbly Grove Energy	IGas Energy
Impala Terminals Infrastructure Ltd	Indigo Networks	INEOS FPS Pipelines
INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited	INOVYN Enterprises Limited
Intergen (Coryton Energy or Spalding Energy)	Kensa Utilities	Last Mile
Liverpool City Region Connect	Mainline Pipelines Limited	Manchester Jetline Limited
Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited
Mining Remediation Authority	MUA Group Limited	Mutual Energy
National Gas Transmission	National Grid Electricity Distribution	National Grid Ventures
Neos Networks	Northern Gas Networks Limited	Northumbrian Water Group
NTT Global Data Centers EMEA UK Ltd	NYnet Ltd	Ogi
Oikos Storage Limited	Ørsted	Palm Paper Ltd
Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos	Phillips 66
Portsmouth Water	Redundant Pipelines - LPDA	RWE Generation (NGT)
SABIC UK Petrochemicals	SAS Utility Services Ltd	Scottish and Southern Electricity Networks
Scottish Power Generation	Seabank Power Ltd	SES Water
SGN	Shell	Shell NOP

LSBUD
SAFE DIGGING FOR ALL

Enquiry Confirmation
LSBUD Ref: 41286000

Date of enquiry: 23/04/2026
Time of enquiry: 16:01

South Staffs Water	SP Energy Networks	Spring Fibre Limited
SSE Generation Ltd	SSE Private Networks / iDNO	SSE Transmission
Storengy	Sutton Bridge Power Generation	Tata Communications (c/o JSM Construction Ltd)
TfL – London Underground HV Cables (Road & Track Side Cables)	toob Limited	Total (Colnbrook) c/o Penspen
Total Finaline Pipelines	Transmission Capital	Trojan Energy Limited
UK Power Distribution	UK Power Networks	Uniper UK Ltd
University of Cambridge Granta Backbone Network	Vattenfall	Veolia ES SELCHP Limited
Veolia ES Sheffield Ltd	Virgin Media O2	Voneus Limited
VPI Power Limited	Wales and West Utilities	Welsh Power
West of Duddon Sands Transmission Ltd	West Sussex OpenNetwork (Cooperative National Infrastructure)	Westminster City Council
Winnington CHP Ltd	Zayo Group UK Ltd c/o JSM Group Ltd	

Disclaimer
Please refer to LSBUD's Terms of Use for full terms of use available at www.lsbud.co.uk
The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LSBUD will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LSBUD, including but not exclusively those set out above. Therefore, LSBUD cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LSBUD and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.

nationalgrid

Linesearch before U dig

National Grid House
Warwick Technology Park
Gallows Hill, Warwick
CV34 6DA

Our Ref: 41286000 S260386

Thursday, 23 April 2026

James Sloan
1 Foxfield Road

MSY
CH47 0NJ

Electricity Emergency Number:
0800 40 40 90*
*Available 24 hours, 7 days/week.
Calls may be recorded and monitored.
www.nationalgrid.com

Asset Protection
National Grid Electricity Transmission
Warwick
Email: assetprotection@nationalgrid.com

National Grid Electricity – No Assets Affected

Dear Sir/ Madam,

An assessment has been carried out with respect to NGET apparatus and the proposed work location. Based on the search area entered in the LSBUD system for assessment the search area has been found to not affect any NGET apparatus.

Please note this response and any attached map(s) are valid for 28 days

Yours sincerely

Asset Protection Team

National Grid is a trading name for:
National Grid Electricity Transmission plc
Registered Office: 1-3 Strand, London WC2N 5EH
Registered in England and Wales, No 2366977

Your Responsibilities and Obligations

It is your responsibility to ensure that the information you have submitted is accurate and that all relevant documents including links are provided to all persons (either direct labour or contractors) working for you near National Grid Electricity Transmission plc's apparatus, as legally required including under the Construction (Design and Management) Regulations 2015.

The assessment solely relates to the physical apparatus of National Grid Electricity Transmission plc (NGET)
It does **NOT** cover:

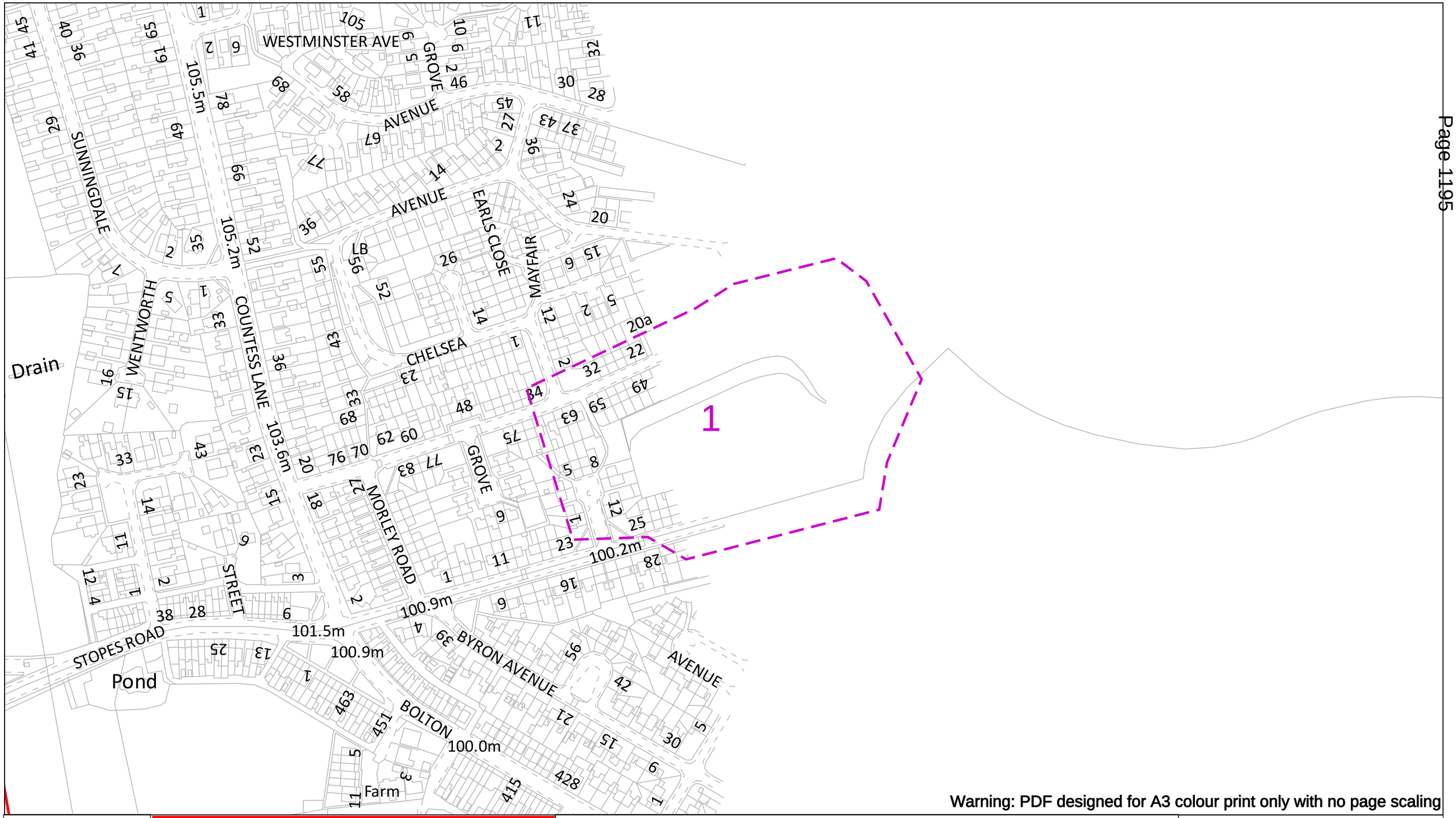
- Apparatus owned by other people or organisations, e.g., Cadent, other gas distribution operators, local electricity companies, other utilities, landowners etc

- Apparatus owned by National Grid Gas plc.

- NGET's legal rights and interests (such as those contained in easements or wayleaves) in or concerning the land, which restrict activity in proximity to NGET's assets in private land. You must obtain details of any such restrictions from the landowner in the first instance and/or from HM Land Registry and/or you should seek legal advice. If in doubt, contact Asset Protection.

It is **YOUR** responsibility to consider whether any of the items or factors listed above may be present or relevant and if they could be affected by your proposed activities.

NGET or its agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability, which is prohibited by law, nor does it supersede the express terms of any related agreements.



Warning: PDF designed for A3 colour print only with no page scaling

Date Requested: 23/04/2026
Job Reference: 41286000
Site Location: 377099 407730
Requested by:
Mr James Sloan
Your Scheme/Reference: S260386

Scale: 1:2500 (When plotted at A3)

EXTREME CAUTION - HIGH VOLTAGE
****RISK OF DEATH OR SERIOUS INJURY****

IMPORTANT NOTICES

This plan shows those pipes owned by National Grid Electricity Transmission plc in its role as a Licensed Electricity Transporter (ET). Electricity cables owned by other ETs, or otherwise privately owned, may be present in this area. Information with regards to such cables should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Ancillary equipment such as cooling systems and communication cables are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by National Grid Electricity Transmission plc or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of cables and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near electricity apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

National Grid Electricity Emergency Number: 0800 40 40 90
Available 24 hours, 7 days/week. Calls may be recorded and monitored

Warning: PDF designed for colour print only with no page scaling

0 200m

Dig Sites Area: Line:

Underground Cables

Overhead Lines

Fibre Cables

NationalGrid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

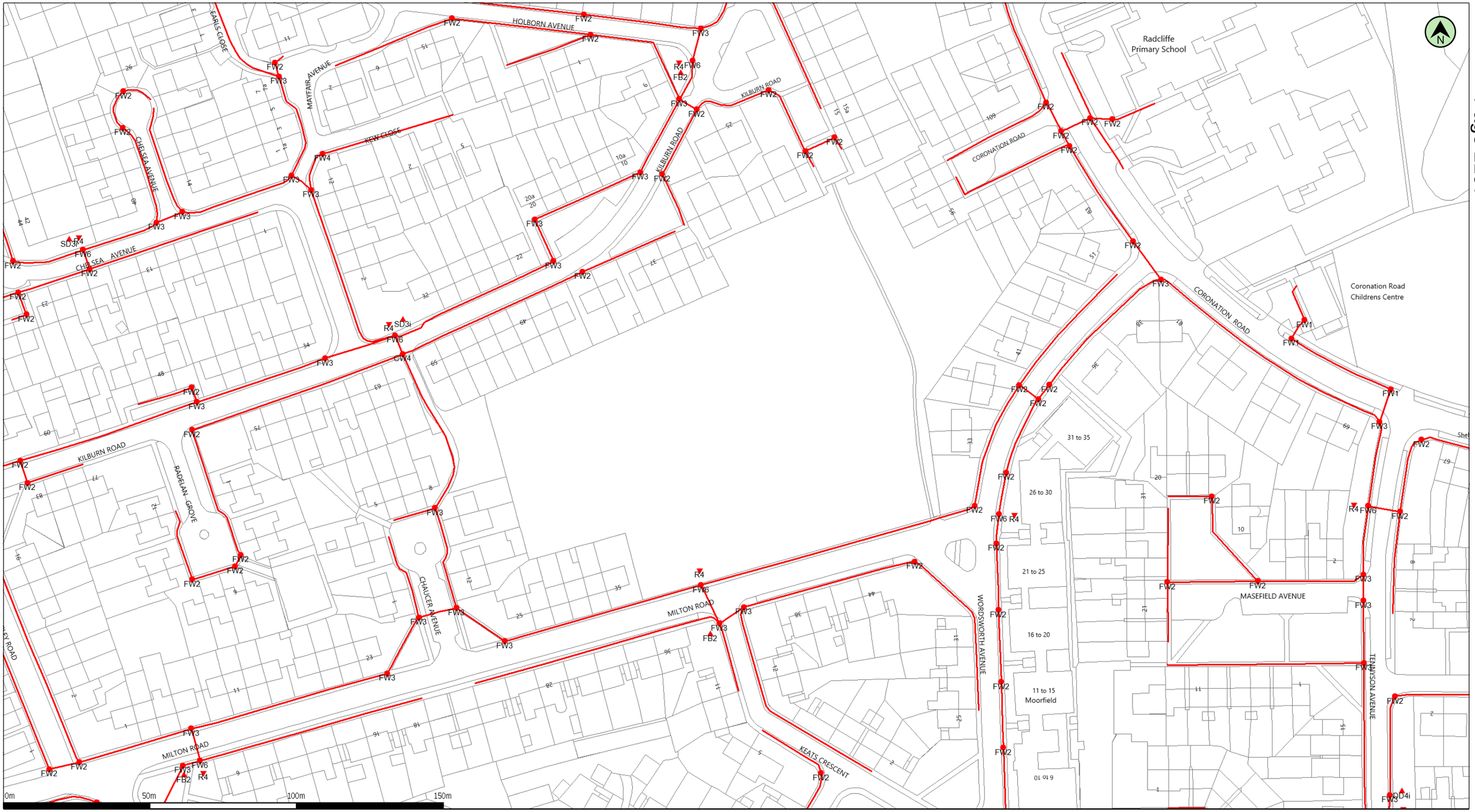
AssetProtection@NationalGrid.com

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site surveying services

CABLE

Unit 1 Shawbridge Sawmill
Taylor St
Clitheroe
BB7 1LY



(c) Crown copyright and database rights 2026 Ordnance Survey AC0000818557 Date: 24/04/26 Scale: 1:1250 Map Centre: 377115,407731 Data updated: 07/04/26

Telecoms Plan A3
Powered by digdat

This plan has been prepared to assist in identifying the location of Virgin Media apparatus. While we have taken care to ensure its accuracy, we cannot guarantee that it is complete or error-free. In addition, we caution that within Virgin Media apparatus there may be instances where mains voltage power cables have been placed inside green, rather than black ducting. This plan should not be relied upon as the sole source of information when carrying out excavation or other works. The actual position of any underground services must be confirmed on site using appropriate cable detection equipment and other verification methods before any mechanical plant is used. Accordingly, unless it is due to the negligence of Virgin Media, its employees or agents, Virgin Media will not have any liability for any omissions or inaccuracies in the plan or for any loss or damage caused or arising from the use of and/or any reliance on this plan. Should you find, whilst carrying out the works, that apparatus belonging to Virgin Media Limited, is not marked, or is incorrectly marked, can you please take such steps as are reasonably practicable to inform Virgin Media Limited of its location and (so far as appears from external inspection) its nature and whether it is in use. This plan is produced by Virgin Media Limited. © Crown copyright and database rights 2026 OS AC0000818557

Duct, Trench

Chamber / Pole

Cabinet

Stats-Search.co.uk Ltd

From: National Plant Enquiries <OSM.enquiries@atkinsrealis.com>
Sent: 24 April 2026 17:42
To: Stats-Search.co.uk Ltd
Subject: RE: C2 Plant Enquiries - Site Ref: S260386, Milton Road

Please accept this email as confirmation that Vodafone: Fixed **does not** have apparatus within the vicinity of your proposed works detailed below.

Many thanks.

Plant Enquiries Team (BRK)
T: +44 (0)1454 662881
E: osm.enquiries@atkinsglobal.com

ATKINS working on behalf of Vodafone: Fixed

This response is made only in respect to electronic communications apparatus forming part of the Vodafone Limited electronic communications network formerly being part of the electronic communications networks of Cable & Wireless UK, Energis Communications Limited, Thus Group Holdings Plc and Your Communications Limited.

PLEASE NOTE:

The information given is indicative only. No warranty is made as to its accuracy. This information must not be solely relied upon in the event of excavation or other works carried out in the vicinity of Vodafone plant. No liability of any kind whatsoever is accepted by Vodafone, its servants, or agents, for any error or omission in respect of information contained on this information. The actual position of underground services must be verified and established on site before any mechanical plant is used. Authorities and contractors will be held liable for the full cost of repairs to Vodafone's apparatus and all claims made against them by Third parties as a result of any interference or damage. The information included on this plan should not be referred to beyond a period of 90 days from the date of issue.

IMPORTANT - PLEASE READ:-
Diversionary works may be necessary if the existing line of the highway/railway or its levels are altered, where apparatus is affected. Where apparatus is affected and requires diversion, you must submit draft details of the proposed scheme with a request for a 'C3 Budget Estimate' to c3requests@vodafone.com These estimates should be provided by Vodafone normally within 20 working days from receipt of your request. Please include proof of this C2 response when requesting a C3 (using the 'forward' option).

Please consider the environment before printing this e-mail

At Atkins - member of the SNC-Lavalin Group, we work flexible hours around the world. Although I have sent this email at a time convenient for me, I don't expect you to respond until it works for you.

From: Stats-Search.co.uk Ltd <plans@stats-search.co.uk>
Sent: Thursday, April 23, 2026 8:58 PM
Subject: C2 Plant Enquiries - Site Ref: S260386, Milton Road

Stats-Search.co.uk Ltd

From: Plantenquiries - CA Telecom <plantenquiries@catelecomuk.com>
Sent: 24 April 2026 11:06
To: Stats-Search.co.uk Ltd
Subject: RE: C2 Plant Enquiries - Site Ref: S260386, Milton Road

Please Note: Our search criteria has changed. We previously searched for Colt Network which was within 200 metres, this has now changed to 50 metres. The negative response will be for all enquiries that the network is 50 metres or more away from the place of enquiry.

Dear Sir/Madam,

Thank you for your enquiry for the above reference.

We can confirm that Colt Technology Services do not have apparatus near the above location as presented on your submitted plan, if any development or scheme amendments fall outside the 50 metre perimeter new plans must be submitted for review.

Search is based on Overseeing Organisation Agent data supplied; we do not accept responsibility for O.O. Agent inaccurate data.

If we can be of any further assistance please do not hesitate to contact us.

Kind regards,

Plant Enquiry Team

Please consider the environment before printing this email.

This e-mail and any files transmitted with it are confidential and are intended solely for the use of the intended recipient(s). If you are not the intended recipient, you must not copy, distribute or take any action based on this communication. If you have received this communication in error please contact plantenquiries@catelecomuk.com and delete this communication and any copies of it. Any views or opinions presented are solely those of the author and do not necessarily represent those of C A Telecom LTD. C A Telecom LTD monitors e-mails to ensure that its systems operate effectively and to minimise the risk of viruses.

Stats-Search.co.uk Ltd

From: online.plantenquiries@cityfibre.com
Sent: 24 April 2026 10:18
To: Stats-Search.co.uk Ltd
Subject: CityFibre Plant Enquiry, issued on 4/24/26 9:18 AM. Reference c4bf3317-ee13-4510-a92f-465202017029.
Attachments: emap.pdf

You recently requested information pertaining to the above location and in relation to CityFibre Holdings Ltd plant.

Reference c4bf3317-ee13-4510-a92f-465202017029
User: User
Title: S260386
Comment:

Please find attached a plan of the area of your interest that may contain plant which may be affected by your proposed works.

The validity of this response is 6 weeks, after such time a new enquiry would need to be made.

Please see the points of contact below if they are required:

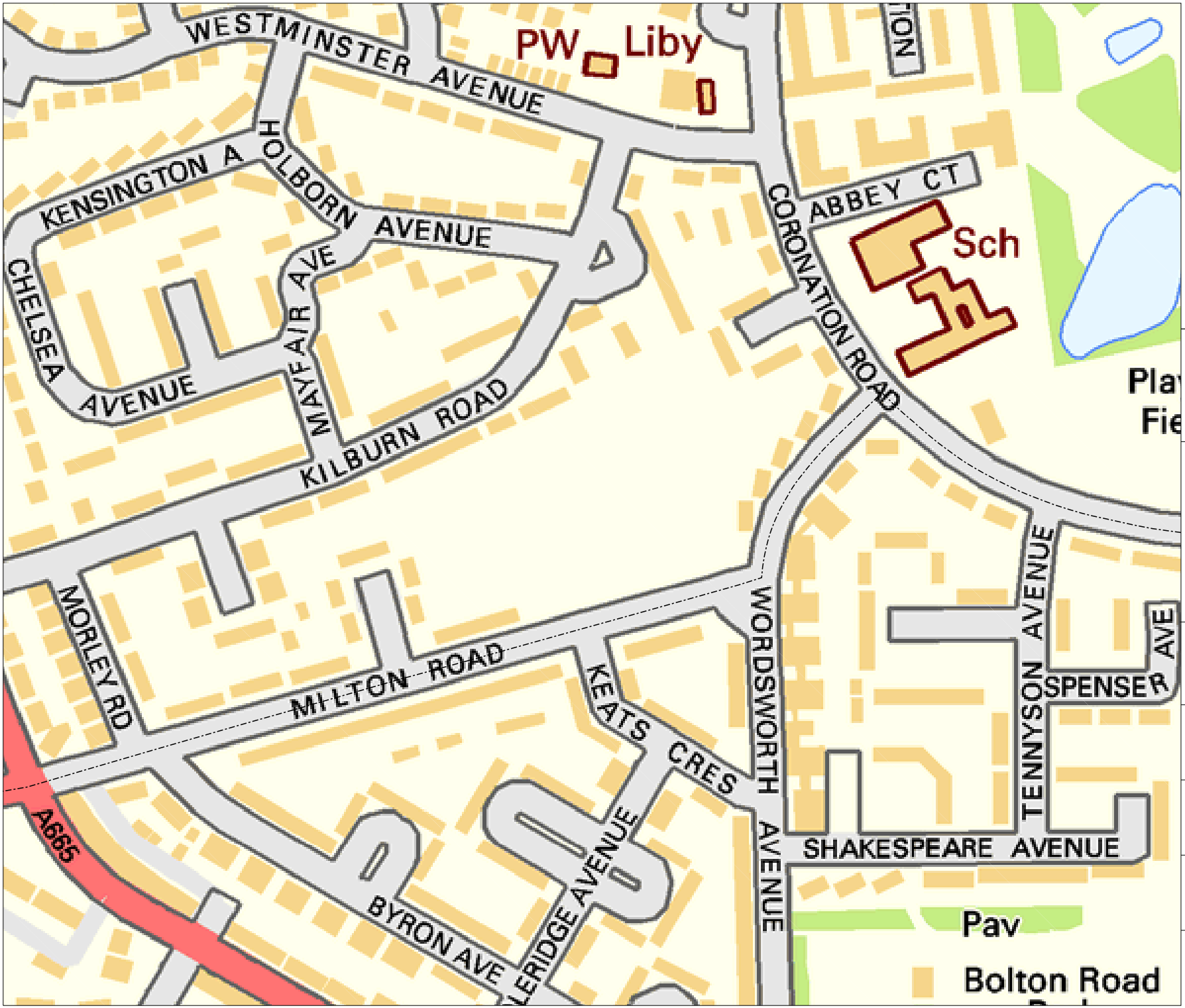
Plant Enquiries
Rutherford House
Birchwood Park
Warrington
WA3 6ZH
asset.team@cityfibre.com

Please quote the Reference ID in the subject line in any correspondence.

Please be aware that all information included in this eMap is the property of the sender and subject to copyright.
It is illegal to copy or send this information to any third party without the permission of the sender.

E: plant.enquiries@cityfibre.com
T: 0203 5100 602
M: 0203 5100 602
Discover more | cityfibre.com

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bitmap_layout select_raster

LEGEND

EXISTING PLANT

EXISTING PLANT

Page 1201

bitmap_layout select_raster

Head Office
CityFibre Holdings Ltd
15 Bedford Street,
London,
WC2E 9HE

Tel: 0845 293 0774
Web: www.cityfibre.com

Asset Office
CityFibre Holdings Ltd,
Rutherford House,
Birchwood,
Warrington,
WA3 6ZH

Email: asset.team@cityfibre.com

Disclaimer:

Information shown on this plan is for general guidance only.
No warranty is made as to its accuracy.
This plan must not be solely relied upon in the event of excavation or other works being carried out in the vicinity of Cityfibre plant.
No liability of any kind is accepted by Cityfibre, its agents or servants for any error, omission, discrepancy or deviation. This information is valid for the date printed.

Project

Plant Enquiry

Drawing

Existing Plant

Drawn by:

smallworld

Date: 24/04/2026

Drawing No.

CFH_EP_000001

Revision

001

Scale: 1:2500

A4

0m 20m 40m 60m 80m 100m

N

Stats-Search.co.uk Ltd

From: Plantenquiries <Plantenquiries@ocugroup.com>
Sent: 30 April 2026 13:29
To: Stats-Search.co.uk Ltd
Subject: E04-26-7902 RE: C2 Plant Enquiries - Site Ref: S260386, Milton Road

Dear Sir or Madam,

Thank you for your plant enquiry below.

We can confirm that Lumen Technologies (formerly CenturyLink Communications UK Limited, Level 3, Global Crossing (UK) Ltd, Global Crossing PEC, Fibernet UK Ltd and Fibrespan Ltd) do not have any apparatus within the indicated works area.

OCU responds to plant enquiries for all of the above and therefore you only need send one plant enquiry to cover all of these companies.

Please note that this response is only valid for 3 months. If your works do not commence within this time period, please resubmit your plant enquiry for assessment before any works commence.

Please note that our email address has changed from **plantenquiries@instalcom.co.uk** to **plantenquiries@ocugroup.com**. Could you please update your records accordingly.

Response times for plant requests are up to 10 working days. Please allow for 10 working days to pass before chasing requests.

Regards

Plant Enquiries Dept
OCU
Borehamwood Ind. Park
Rowley Lane
Borehamwood
WD6 5PZ

Office: +44 (0)208 731 4613
Fax: +44 (0)208 731 4601
Email: plantenquiries@ocugroup.com
Web: http://www.ocugroup.com

Stats-Search.co.uk Ltd

From: NRSWA <nrswa.nrswa@sky.uk>
Sent: 24 April 2026 13:37
To: Stats-Search.co.uk Ltd
Subject: C2 Plant Enquiries - Site Ref: S260386, Milton Road

Thank you for your enquiry.

Please be advised that Sky Telecommunications Services Ltd will not be affected by your proposal.

Best endeavours have been made to ensure accuracy, however if you require further information, please contact us by email at nrswa@sky.uk.

Regards

NRSWA Department

Sky UK – Technology Operations
nrswa@sky.uk +44 2070323234

From: Stats-Search.co.uk Ltd <plans@stats-search.co.uk>
Sent: 23 April 2026 16:28
Subject: [EXTERNAL] C2 Plant Enquiries - Site Ref: S260386, Milton Road

Stats-Search.co.uk Ltd

From: SOTA Plant Enquiries <SOTA.PlantEnquiries@ocugroup.com>
Sent: 01 May 2026 11:53
To: Stats-Search.co.uk Ltd
Subject: S05/26-0205 RE: C2 Plant Enquiries - Site Ref: S260386, Milton Road

Dear Sir or Madam,

With reference to your plant enquiry below, we can confirm that SOTA do not have any apparatus within the immediate proximity of your proposed works.

If you require any further information, please do not hesitate to contact us.

This response is only valid for 3 months. If your works do not commence within this time period, please resubmit your plant enquiry for assessment before any works commence.

Please note that our email address has changed from sota.plantenquiries@instalcom.co.uk to sota.plantenquiries@ocugroup.com. Could you please update your records accordingly.

Response times for plant requests are up to 10 working days. Please allow for 10 working days to pass before chasing requests.

Regards

Plant Enquiries Dept

OCU

Borehamwood Ind. Park

Rowley Lane

Borehamwood

WD6 5PZ

Stats-Search.co.uk Ltd

From: osp-team@verizon.com <dntsnt1ic0002.drpnauc5372@verizon.com>
Sent: 23 April 2026 16:31
To: Stats-Search.co.uk Ltd
Cc: osp-team@uk.verizon.com
Subject: RE: C2 Plant Enquiries - Site Ref: S260386, Milton Road

Dear Sir/Madam,

Verizon is a Licensed Statutory Undertaker.

We have reviewed your plans and have determined that Verizon (Formally known as MCI WorldCom, MFS) has no apparatus in the areas concerned.

If you have any further queries please do not hesitate to get in touch.

Yours faithfully
Plant Protection Officer (BOT)
Email osp-team@uk.verizon.com

Note: dntsnt1ic0002.drpnauc5372@verizon.com is an unmonitored mailbox and your responses will not be processed.
If you need to contact us then please use osp-team@uk.verizon.com.

Verizon UK Limited is a company registered in England & Wales - registered number 2776038 - registered office at Reading International Business Park, Basingstoke Road, Reading, Berkshire, UK RG2 6DA - VAT number 823 8170 33. Please note that the information provided in this response including any accompanying attachments is intended for general information purposes only and should not be construed as professional advice. While we strive to ensure the accuracy and relevance of the information, we cannot guarantee its completeness or applicability to your specific situation. Any reliance you place on such information is therefore strictly at your own risk. Additionally, please be aware that this communication may contain confidential and privileged information. If you are not the intended recipient, please notify us immediately and delete all copies of this message and accompanying attachments. Any unauthorised use, disclosure, dissemination, distribution or copying of the information contained herein is strictly prohibited. This message does not guarantee the confidentiality, completeness or proper receipt of the messages sent and is susceptible to alteration.

site surveying services

INDEPENDENT UTILITIES

Unit 1 Shawbridge Sawmill
Taylor St
Clitheroe
BB7 1LY

Stats-Search.co.uk Ltd

From: ESP@safedigs.co.uk
Sent: 23 April 2026 16:03
To: Stats-Search.co.uk Ltd
Subject: ESP Utilities Group (ESP) Enquiry Ref Job No. 41286000
Attachments: 9106191_1.pdf; 9106192_1.pdf; Guidelines When Working in the Vicinity of ESP Gas Pipelines August 2023.pdf

ESP Utilities Group Ltd

Bluebird House

Mole Business Park

Leatherhead

Surrey

KT22 7BA

Date: 23 Apr 2026

To: Mr James Sloan

Please DO NOT SEND A REPLY to this email as it has been automatically generated and replies are not monitored.

We acknowledge with thanks your LSBUD request (referenced below) dated 23 Apr 2026 16:02:28 pm for information on the location of our assets.

LSBUD REFERENCE:	41286000
YOUR REFERENCE:	S260386

We can confirm that ESP Utilities Group Ltd (**ESP**) may have water, gas and electric assets within the vicinity of your search.

Please refer to the attached plan(s) showing the approximate position of our apparatus.

WARNING: When working in the vicinity of ESP Utilities Group Ltd's assets you have a legal *Duty of Care* that must be observed.

As your plans for the proposed work develop you are required to keep ESP regularly updated about the extent and nature of your proposed works in order for us to fully establish whether any additional precautionary or diversionary works are necessary to protect our gas & electric network.

Safe digging practices, in accordance with HSE publication HSG47 "Avoiding danger from underground services" must be used to verify and establish the actual position of mains, pipes, cables, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you.

Arrangements can be set in place so that one of our representatives can meet on site (date to be agreed) and we will be happy to discuss the impact of your proposals on the gas network once we have received the details.

ESP are continually laying new gas and electricity networks and this notification is valid for 90 days from the date of this letter. If your proposed works start after this period of time, please re-submit your enquiry.

Please do not hesitate to contact us for further assistance.

Yours sincerely,

ESP Utilities Group Ltd
ESP Utilities Group Ltd can be contacted at:
Office Tel: 01372 587500
Email: PlantResponses@espug.com

Important Notice

This enquiry response, including any associated documentation, has been assessed and compiled from the information detailed within the LSBUD enquiry outlined above. **Please ensure that the LSBUD enquiry details and this response accurately reflect your proposed works.**

This response is intended for use only by the addressee. If you have received the enquiry response in error, please let us know by telephone and delete all copies; you are advised that copying, distributing, disclosing or otherwise acting in reliance on the response is expressly prohibited. Full terms can be found at www.lsbud.co.uk

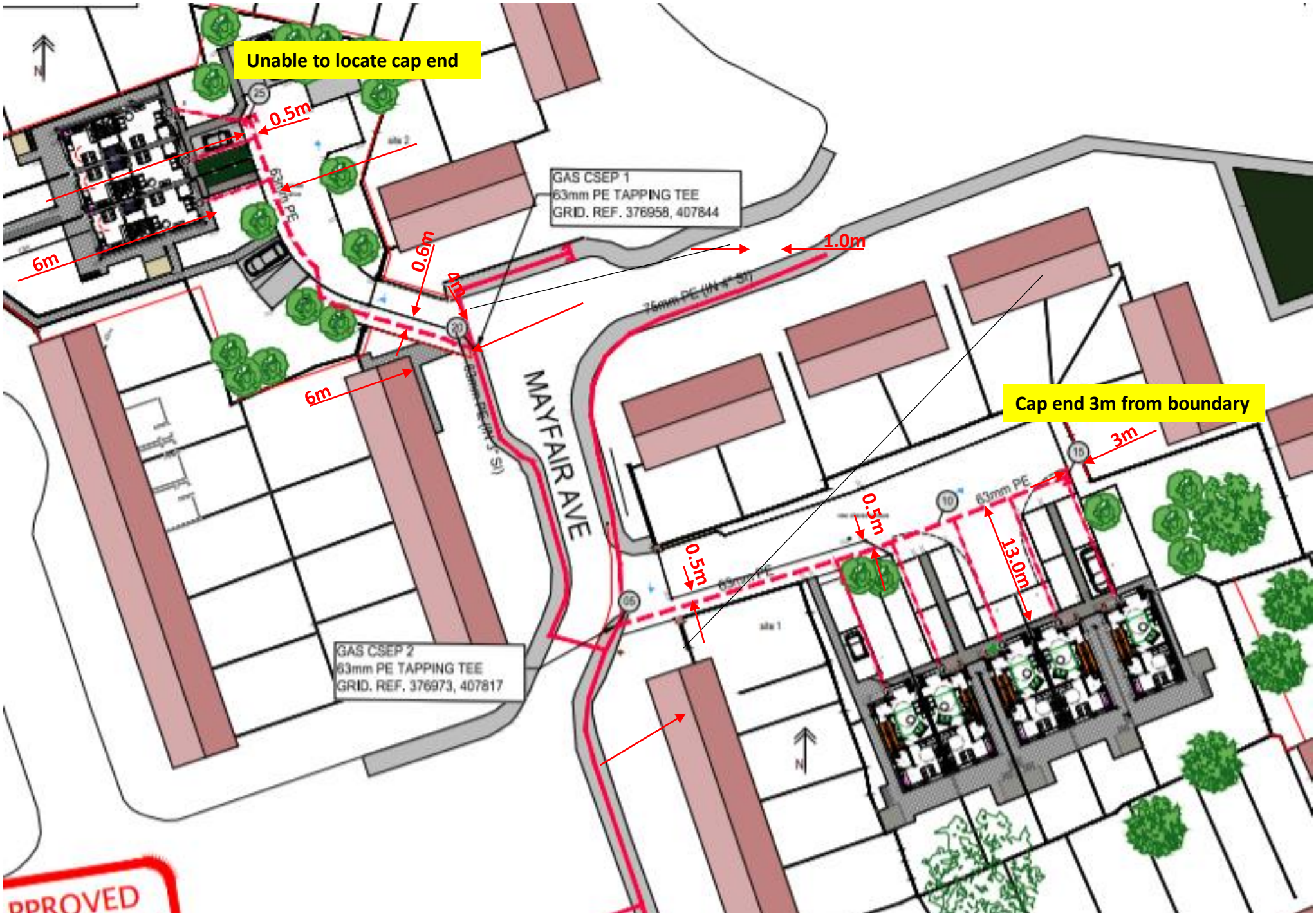
Disclaimer: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither ESP Utilities Group Ltd nor PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms. Full terms can be found at www.lsbud.co.uk

If you are unable to launch any of the files for viewing and printing, you may need to download and install free viewing and printing software such as Adobe Acrobat Reader (for PDF files)

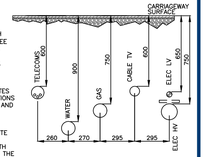
Compiled with **TicketAccess** by PelicanCorp

Linesearch before dig

9106191


Unable to locate cap end
0.5m
63mm PE
6m
GAS CSEP 1
63mm PE TAPPING TEE
GRID. REF. 376958, 407844
0.6m
4m
1.0m
6m
MAYFAIR AVE
Cap end 3m from boundary
3m
0.5m
63mm PE
13.0m
0.5m
GAS CSEP 2
63mm PE TAPPING TEE
GRID. REF. 376973, 407817
PROVED

TYPICAL ARRANGEMENT OF MAINS IN A CARRIAGEWAY.



NOTES*
1. THE LAYOUT OF MAINS IS GENERALLY IN ACCORDANCE WITH THE 'REPORT OF JOINT COMMITTEE ON LOCATION OF UNDERGROUND SERVICES' PUBLISHED BY THE INSTITUTION OF CIVIL ENGINEERS.

2. THE DIMENSIONS SHOWN REPRESENT THE PREFERRED ARRANGEMENT IN STRAIGHT ROUTES ON RESIDENTIAL ESTATES. VARIATIONS MAY BE NECESSARY AT CURVES AND CHANGES OF GRADIENT.

3. THE SPACE ALLOCATED IS CONSIDERED TO BE THE ABSOLUTE MINIMUM AND IN CERTAIN CIRCUMSTANCES E.G. WHERE BOTH HV AND LV CABLES ARE LAID – THE LV CABLE WILL BE LAID IN THE ALTERNATIVE POSITION AND ADDITIONAL WIDTH MAY BE REQUIRED.

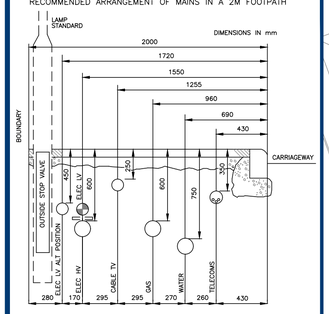
4. WHERE SERVICES ARE TO BE CONNECTED TO GAS MAINS A MINIMUM DISTANCE OF 2.0m IS REQUIRED BETWEEN THE BUILDING LINE AND THE CENTRE LINE OF THE MAIN.

5. REVISED IN LINE WITH IGE/TD/3. DEPTH OF COVER OF GAS MAINS IN FOOTWAY – 600mm DEPTH OF COVER OF GAS MAINS IN ROADWAY – 750mm

6. MINIMUM DISTANCE OF ANY SERVICE TO ANY SURFACE/FOUL WATER STRUCTURE IS 300mm.

LAID TO RECOMMENDED DEPTHS UNLESS OTHERWISE STATED

RECOMMENDED ARRANGEMENT OF MAINS IN A 2M FOOTPATH



NOTES*
1. THE LAYOUT OF MAINS IS GENERALLY IN ACCORDANCE WITH THE 'REPORT OF JOINT COMMITTEE ON LOCATION OF UNDERGROUND SERVICES' PUBLISHED BY THE INSTITUTION OF CIVIL ENGINEERS.

2. THE DIMENSIONS SHOWN REPRESENT THE PREFERRED ARRANGEMENT IN STRAIGHT ROUTES ON RESIDENTIAL ESTATES. VARIATIONS MAY BE NECESSARY AT CURVES AND CHANGES OF GRADIENT.

3. THE SPACE ALLOCATED IS CONSIDERED TO BE THE ABSOLUTE MINIMUM AND IN CERTAIN CIRCUMSTANCES E.G. WHERE BOTH HV AND LV CABLES ARE LAID – THE LV CABLE WILL BE LAID IN THE ALTERNATIVE POSITION AND ADDITIONAL WIDTH MAY BE REQUIRED.

4. WHERE SERVICES ARE TO BE CONNECTED TO GAS MAINS A MINIMUM DISTANCE OF 2.0M IS REQUIRED BETWEEN THE BUILDING LINE AND THE CENTRE LINE OF THE MAIN.

5. REVISED IN LINE WITH IGE/TD/3. DEPTH OF COVER OF GAS MAINS IN FOOTWAY – 600mm DEPTH OF COVER OF GAS MAINS IN ROADWAY – 750mm

6. MINIMUM DISTANCE OF ANY SERVICE TO ANY SURFACE/FOUL WATER STRUCTURE IS 300mm.

LAID TO RECOMMENDED DEPTHS UNLESS OTHERWISE STATED

0 2.5 5.0 m
A1 PLOT SCALEBAR 1:250m
0 5.0 10.0m
A3 PLOT SCALEBAR 1:500m

AS BUILT KEY:

- MP GAS MAIN:
- LP GAS MAIN:
- EXISTING GAS MAIN:
- GAS MAIN IN DUCT:
- REDUCER:
- VALVE:
- CAPPED END: (CAPPED END)
- SERVICE PIPE
- TRENCH CROSS SECTION MARKER: (A, 0.90m Cover)
- DEPTH MARKER:
- POSITION NODE: P1

AS BUILT INFORMATION
Supplied by Matrix ABC Limited
Offices 12–14 (A Block), Dudley Hill Business Centre, Knowles Lane, Bradford, West Yorkshire, BD4 9SN.
Matrix ABC Limited – As Builts and Cad Tel: 01274 723447

STATUS: AS BUILT GAS **REV:** A
SCHEME:
MAYFAIR AVENUE
RADCLIFFE
PROJECT MANAGER: ANDY SEDMAN

PRINCIPAL QUANTITIES - INFO TO 18.09.18

FROM	TO	SIZE	LENGTH IN m
P1	CSEP1	63mmPE	33.8
P2	CSEP2	63mmPE	45.8

SURVEYOR: APTAR SINGH **CONTACT No:** 07786738299

Rev.	Description/Details	Rev. Date	Rev. by
A	FIRST ISSUE. SEE PRINCIPAL QUANTITIES	24.09.18	SMA
B	UPDATED. 63mmPE NOW PIECED ONTO EXISTING 63mmLP @ CSEP1. ALL P NUMBERS UPDATED TO SUIT.	12.12.18	SMA

Customer.

Contractor.
BEMUS CONSTRUCTION SERVICES LTD – UTILITIES DIVISION

Scheme / Site Name.
MAYFAIR AVENUE
RADCLIFFE
Site Developer.–
Grid Reference. E: 466758 N: 339042
Drawing Status. AS BUILT GAS
Contractor Ref. No. BU0043 | IDNO/DNO Ref. No.–
Contractor Dwg.No. BU0043–G–AB–001

Designed by	Drawn by	Checked by	Approved by	Sheet 1 of 1
–	SMA	BT	MB	

Scale 1:250 | Orig.Size A1 | Date drawn 12.12.18 | Revision B

PRECAUTIONS TO BE TAKEN WHEN CARRYING OUT WORK IN THE VICINITY OF UNDERGROUND GAS PIPES

ADVICE TO SITE PERSONNEL

MANAGEMENT NOTE

Please ensure that a copy of this note is read by your site management and to your site operatives.

Early consultation with ESP Utilities Group prior to excavation is recommended to obtain the location of plant and precautions to be taken when working nearby.

This Guidance Note should be read in conjunction with the Health and Safety Executive guidance HSG47 "Avoiding danger from underground services".

Introduction

Damage to ESP Utilities Group's plant can result in uncontrolled gas escapes which may be dangerous. In addition, these occurrences can cause expense, disruption of work and inconvenience to the public.

Various materials are used for gas mains and services. Cast Iron, Ductile Iron, Steel and Plastic pipes are the most widely found. Modern Plastic pipes are either bright yellow or orange in colour.

Cast Iron and Ductile Iron water pipes are very similar in appearance to Cast Iron and Ductile Iron gas pipes and if any Cast Iron or Ductile Iron pipe is uncovered, it should be treated as a gas pipe. ESP Utilities Group do not own any Cast Iron or Ductile Iron gas pipes but their gas network infrastructure may be connected to Cast Iron, Ductile Iron or Steel pipes owned by a regional gas distribution network, either Cadent Gas, Northern Gas Networks, Wales and West Utilities or SGN.

The following general precautions apply to *Intermediate Pressure (2-7barg MOP), Medium Pressure (75mbarg-2barg MOP), Low Pressure (up to 75mbarg MOP) and other gas mains and services likely to be encountered in general site works and are referred to within this document as '**pipes**'.

*Whenever an IP main has been confirmed to be present following a plant enquiry, the enquirer MUST NOT continue with work until contact is made with ESP and the work discussed in detail. This may result in on site attendance during the work by an ESP representative. It may be necessary for ESP to attend site in relation to potential works on other pressure tiers of pipes depending on the level of risk associated with the works.

Locating Gas Pipes

It should be assumed when working in urban and residential areas that gas mains and services are likely to be present. On request, ESP Utilities Group will give approximate locations of pipes derived from their records. The records do not always show the position of gas service pipes as they are not a regulatory requirement, but their probable line can be deduced from the gas meter position. ESP Utilities Group staff will be pleased to assist in the location of gas plant and provide advice on any precautions that may be required. The records and advice are given in good faith but cannot be guaranteed until manual excavation has taken place to positively identify the location of ESP plant. Proprietary pipe and cable locators are available and should be used to detect underground plant wherever possible although generally these will not locate plastic pipes.

Safe working Practices

To ensure safe working conditions adjacent to gas plant the following must be observed:

- Observe any specific request made by ESP Utilities Group staff or Gas Emergency Provider personnel
- Gas pipes must be located by hand digging before mechanical excavation is undertaken.
- Once a gas pipe has been located, mechanical excavation must proceed **with care**. A mechanical excavator **must not** in any instance be used within 0.5 metres of a gas pipe and greater safety distances may be advised by ESP Utilities Group depending on the mains maximum operating pressure (MOP).
- **No apparatus or plant must be laid over and along the line of a gas pipe, irrespective of clearance.**
- Where heavy plant may have to cross the line of a gas pipe during construction work, the number of crossing points should be kept to a minimum. Crossing points should be clearly indicated and crossings at other places along the line of the pipe should be prevented. Where the pipe is not adequately protected by an existing road, crossing points should be suitably reinforced with sleepers, steel plates or a specially constructed reinforced concrete raft as necessary. ESP Utilities Group staff will advise on the type of reinforcement necessary.
- No explosives should be used within 30 metres of any gas pipe without prior consultation and the agreement of ESP Utilities Group.
- **ESP Utilities Group must be consulted prior to carrying out excavation work within 10 metres of any above ground gas installation.** ESP Utilities Group above ground installations will have a sign with a site number; please quote this site number in any correspondence.
- Where it is proposed to carry out piling or boring within 15 metres of any gas pipe, ESP Utilities Group should be consulted prior to the commencement of the works.

- Access to gas plant must be maintained at all times during on site works.

Proximity of Other Plant

- For gas pipes operating at a pressure a pressure of up to 2bar (Low Pressure and Medium Pressure) other utility plant or apparatus must not be installed within 250mm of the gas pipe.
- For gas pipes operating in excess of 2 bar (Intermediate Pressure) other utility plant or apparatus must not be installed within 600mm of the gas pipe.
- These minimum proximities are required in to facilitate repair, whether the adjacent plant be parallel to or crossing the gas pipe.
- No manhole or chambers shall be built over or around a gas pipe and no work should be carried out which results in a reduction of cover or protection over a gas pipe, without consultation with ESP Utilities Group.

Support and Backfill

Where excavation of trenches adjacent to any pipe affects its support, the pipe must be supported to the satisfaction of ESP Utilities Group and must not be used as an anchor or support in any way. In some cases, it may be necessary to divert the gas pipe before work commences.

Where a trench is excavated crossing or parallel to the line of the gas pipe, the backfill should be adequately compacted, particularly beneath the pipe, to prevent any settlement which could subsequently cause damage to the pipe.

In special cases it may be necessary to provide permanent support to the gas pipe, before backfilling and reinstatement is carried out. Backfill material adjacent to gas plant must be selected fine material or sand, containing no stones, bricks or lumps of concrete, etc., placed to a minimum depth of 150mm around the pipes and well compacted by hand. No power compaction should take place until 300 mm of selected fine fill has been suitably compacted.

If the road construction is in close proximity to the top of the gas pipe, a "cushion" of selected fine material such as sand must be used to prevent the traffic shock being transmitted to the gas pipe. The road construction depth must not be reduced without permission from the local Highway Authority.

No concrete or other hard material must be placed or left under or adjacent to any Cast Iron pipe as this may cause fracture of the pipe at a later date.

Concrete backfill should not be used closer than 300 mm to the pipe.

Damage to Coating

Where a gas pipe is coated with special wrapping and this is damaged, even to a minor extent ESP Utilities Group must be notified so that repairs can be made to prevent future corrosion and subsequent leakage.

Welding or "Hot Works"

When welding or other "hot works" involving naked flames are to be carried out in close proximity to ESP Utilities Group gas plant and the presence of gas is suspected, ESP Utilities Group must be contacted before work commences to check the atmosphere. Even when a gas free atmosphere exists care must be taken when carrying out hot works in close proximity to gas plant in order to ensure that no damage occurs. Suitable method statements and risk assessments should be undertaken.

Particular care must be taken to avoid damage by heat or naked flame to plastic gas pipes or to the protective coating on other gas pipes. When works on copper pipes are undertaken near to other metallic gas pipes, care should be taken to avoid flux coming into contact with other metallic pipework to prevent accelerated corrosion which can lead to leakage.

Leakage from Gas Apparatus

If damage or leakage is caused or an escape of gas is smelt or suspected the following action **must** be taken at once:

- Remove all personnel from the immediate vicinity of the escape;
- Contact National Gas Emergency Number, on: **0800 111 999**;
- Prevent any approach by the public, prohibit smoking, extinguish all naked flames or other source of ignition within 15 metres from the gas leak as a minimum;
- Assist gas personnel, Police or Fire Service as requested.

REMEMBER – IF IN DOUBT, SEEK ADVICE FROM ESP UTILITIES GROUP.

ESP Utilities Group can be contacted at:

Office Address: Bluebird House, Mole Business Park, Leatherhead, Surrey KT22 7BA

Office Tel: 01372 587500; Fax: 01372 377996

Stats-Search.co.uk Ltd

From: FulcrumElectricity@safedigs.co.uk
Sent: 23 April 2026 16:03
To: Stats-Search.co.uk Ltd
Subject: Plant Enquiry Ref Job No. 41286000
Attachments: DaCI-0288-01E.pdf

23/04/2026

LinesearchbeforeUdig ref: 41286000

Your ref: S260386

Dear Sir/Madam,

Thank you for contacting us regarding equipment and apparatus operated by Fulcrum Electricity.

We can confirm that Fulcrum Electricity currently has (or is planning to have) assets in the vicinity of your proposed works. A copy of our drawings and site location has been enclosed to aid you in locating them.

We will do everything that we can to assist you in safe working procedures. However, it is important to note that we are not responsible for any incidents or accidents that may occur during your work around our network.

Furthermore, we draw your attention to the following general guidance notes:

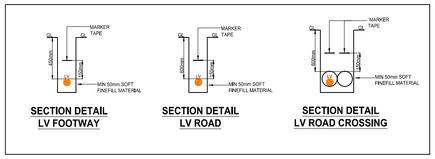
- This information is given as a general guide for information purposes only and Fulcrum Electricity Ltd gives no warranty, representation, or guarantee, whether express or implied, that the content is accurate, complete, or up to date.
- No liability of any kind whatsoever is accepted by Fulcrum Electricity, its agents, servants or contractors for any error, omission, or misstatement.
- Please note that all Fulcrum Electricity equipment on site should be assumed to be LIVE until proven otherwise.
- Referral to the HSE document HSG47 is essential for any information regarding trial holes and safe digging practice when working near our pipe networks. A copy of this document can be downloaded from the following HSE website link - https://www.hse.gov.uk/pubns/books/hsg47.htm.
- Fulcrum Electricity reserves its position completely to enforce the terms of any easement against the landowner, even if this results in any planning permission granted not being able to be fully implemented.
- You must not build over any of our plant or enclose our apparatus or equipment.
- Additional costs may be incurred if our plant must be relocated due to your proposed works.
- Do please note that other gas transporters may have plant in the area which could be affected by your proposed works.
- In the case of an emergency please phone 0800 111 999.

If you require advice in connection with your search, please contact the relevant number below.

Yours sincerely,

Fulcrum Electricity
Telephone: 03330 146 466
Email: records@fulcrumea.co.uk

LinesearchbeforeUdig:
If you have an enquiry relating to the use of the LinesearchbeforeUdig website, please contact LinesearchbeforeUdig using the following information:
Telephone: 0845 437 7365
Email: enquiries@lsbud.co.uk
Website: www.lsbud.co.uk



SECTION DETAIL
LV FOOTWAY

SECTION DETAIL
LV ROAD

SECTION DETAIL
LV ROAD CROSSING

N

3c95 TO BE

site 2

private drive

3c95 SAC XC

13m

45m

LV POC 2
BEMUS TO COMPLETE
LV JOINT
V.D: 1.1%
E.L.I: 0.079ohms

4c . 1 LV

MAYFAIR AVE

LV POC 1
BEMUS TO COMPLETE
LV JOINT
V.D: 0.19%
E.L.I: 0.053ohms

4c . 1 LV

3c95 TO BE

new shared surface

2x150mm DUCT

3c95 SAC XC

site 1

N

UNAPPROVED CONSTRUCTION DRAWING

SCALE BAR
0m 5m 10m 15m 20m 25m

SCHEDULE

DIAMETER OF CABLE	VOLTAGE	LENGTH (m)	NUMBER OF FITTINGS	
			JOINT's	BOTTLE END's
3c95	LV	81	-	2
3c185	LV	-	-	-
3c300	LV	-	-	-
	TOTAL	81	-	2

DaCI
UTILITIES ENGINEERING CONSULTANCY

PLANNING DRAWING CONSULT ALL UTILITY PLANS BEFORE ANY EXCAVATIONS

NOTES

ENWL SPECIFICATION

1. MARKER TAPE: 150mmx0.1mm 365m rolls to comply with ENATS 12-23 and BS EN12613 supplied by Centriforce Liverpool.
2. DUCT: Red, Smooth Walled, 150mm Internal Diameter, to comply with ES400D4 and suplied by Emtelle.

DNO - ENWL
IDNO - FULCRUM

LEGEND

- 33kV EXISTING CABLE
- 33kV PROPOSED CABLE
- 11kV EXISTING CABLE
- 11kV PROPOSED CABLE
- 6.6kV EXISTING CABLE
- 6.6kV PROPOSED CABLE
- LV EXISTING CABLE
- LV PROPOSED CABLE
- LV PROPOSED DUCTED SERVICE
- SERVICE JOINT
- LV JOINT
- HV JOINT
- LIGHTING COLUMN
- BOTTLE END & EARTH ROD

L1	L2	L3	
BR	BL	GR	PHASE COLOURS

SITE LOCATION

MAYFAIR AVE
RADCLIFFE,
MANCHESTER, M26 3ND

ELECTRIC CONSTRUCTION PLAN

DRAWING No: DaCI-0288-01E SCALE: 1:200 @ A1

REV	NOTES	DATE	ENG

PROJECT NO. BU0043
PROJECT NAME MAYFAIR AVE

BEMUS CONSTRUCTION SERVICES LTD
UTILITIES DIVISION

Stats-Search.co.uk Ltd

From: plantenquiryservice@gtc-uk.co.uk
Sent: 24 April 2026 10:18
To: Stats-Search.co.uk Ltd
Subject: GTC Plant Enquiry - Ref- 6523721
Attachments: 6523721.png

GTC Apparatus Not Found In Search Area

Our Plant Enquiry Service Ref: 6523721
Your Enquiry Ref: S260386

Dear James ,

Thank you for your enquiry concerning apparatus in the vicinity of your proposed work. GTC can confirm that we have no apparatus in the vicinity but please note that other asset owners may have and ensure all utility owners have been consulted. For your records, the search area is shown in the attached map.

Please note our assets now include those owned and operated by:

- GTC Pipelines Limited
- Independent Pipelines Limited
- Quadrant Pipelines Limited
- Electricity Network Company Limited
- Independent Power Networks Limited
- Independent Water Networks Limited
- Open Fibre Networks Limited
- Independent Community Heating Limited

If you have any queries or require any further information please do not hesitate to contact us.

Your sincerely,

GTC Plant Enquiry Service.

GTC
Synergy House
Woolpit Business Park
Woolpit
Bury St Edmunds
Suffolk, IP30 9UP
Tel: 01359 240363
plant.enquiries@gtc-uk.co.uk

NOTE:
This E-Mail originates from GTC, Synergy House, Woolpit Business Park, Woolpit, Bury St Edmunds, Suffolk, IP30 9UP
VAT Number: GB688 8971 40. Registered No: 029431.

Location Search / C2 Utility Stats Searches

Our Network Asset Search platform will highlight where we may have plant or apparatus within the vicinity of the co-ordinates you enter.

It is important to note that the search result information provided is to be used as a guide only. To ensure safety during the activity, your organisation must follow HSG47 guidelines to locate any buried services in the vicinity and follow a safe system of work during the work activity.

Eastings X	377115
Northings Y	407731
Project Reference	S260386

Message/Comment

Submit

Note: Please search with a minimum of 5 digits to get the nearby Power network locations.

We have identified that we do not have any network assets within 500m of your searched location.

Asset Search Disclaimer

Thank you for using Eclipse Power's Location asset search tool. Before you continue, kindly note the following advice:

This information is to be used solely for the purpose for which it was requested and the copyright and other intellectual property rights in all material on our website is owned by us and may not be reproduced, online or offline, without Eclipse Power Networks prior written consent.

Please ensure a full search of area required as the search parameters provide results within 500m only. Should you require a search covering a larger area e.g. 600m, please submit additional alternative reference points to fully cover the area of the plan.

Whilst Eclipse Power Networks takes all reasonable steps to ensure that the information available is correct, we do not guarantee the correctness nor completeness of material on this website as the material is supplied by others.

Underground Assets

It is the responsibility of the on-site worker to be HSG47 compliant when undertaking works on site; and we strongly advise the use of a Cat and Genny assist the process.

Eclipse Power Networks or any other party (whether involved in producing, maintaining or delivering this website), shall be not liable or responsible for any kind of loss or damage that may result to you (or a third party) because of the information that has been provided.

This exclusion shall include servicing or repair costs and, without limitation, any other direct, indirect or consequential loss.

Above Ground Assets

Eclipse Power Networks also operates and maintains a range of above ground assets, including high voltage air insulated substations.

Any work taking place within the vicinity of our AIS sites, we encourage implementing the following minimum electrical safety clearances, which are used as a basis for the Energy Networks Association (ENA) TS 43-8. These standards have been agreed by the European Committee for Electrotechnical Standardisation and form part of the British Standard BS EN 50341-1:2012 Overhead Electrical Lines exceeding AC 1kV.

Normal System Voltage			Minimum distance from live conductor'
Up to and including	but not exceeding	33kV	0.8m
Exceeding 33kV	but not exceeding	66kV	1.0m
Exceeding 66kV	but not exceeding	132kV	1.4m
Exceeding 132kV	but not exceeding	275 kV	2.4m
Exceeding 275kV	but not exceeding	400 kV	3.1m

Impressed Voltage Management

If you are working adjacent to our live HV substations, we advise a safe system of work is established to control and manage associated risks of impressed voltages. Any conducting materials, or temporary positioned objects (i.e. cranes) installed near high-voltage equipment could be raised to an elevated voltage compared to the local earth, regardless of direct contact.

If any further information is required, please feel free to contact Eclipse Power Networks directly using the following email address:

assetenquiries@eclipsepower.co.uk

Thanks for your continued support and cooperation.

site surveying services

TRANSPORT

Unit 1 Shawbridge Sawmill
Taylor St
Clitheroe
BB7 1LY

Stats-Search.co.uk Ltd

From: Dain Fuller <Dain.Fuller@networkrail.co.uk> on behalf of OP Buried Services Enquiries <OPBuriedServicesEnquiries@networkrail.co.uk>
Sent: 23 April 2026 16:30
To: Stats-Search.co.uk Ltd
Subject: RE: C2 Plant Enquiries - Site Ref: S260386, Milton Road

OFFICIAL

Dear Enquirer,

With regards to your enquiry, Network Rail does not believe there is any Network Rail owned apparatus or underground services within the area you have defined. As there is always the possibility that new works could be planned and undertaken in this area by Network Rail this information is valid as at today's date and is supplied for general guidance only.

Please be aware that this response is based on Network Rail's records and knowledge and no guarantee can be given regarding accuracy or completeness. CAT scans, safe digging practices (as contained in HSE publications) and other appropriate investigative techniques should always be carried out.

There may be other apparatus or underground services owned or operated by Utility Companies and accordingly you should contact individual utilities for information.

If, in connection with your investigations and/or work, you become aware of Network Rail apparatus or underground services within your area of work, please ensure these are notified to our Asset Protection team via the following link as a matter of urgency so that appropriate measures for avoidance of risk and damage can be put in place.

Contact details can be found in the following link: Network Rail Asset Protection Teams

If you require any further clarification on any of the information provided by the team, please contact opburiedservicesenquiries@networkrail.co.uk.

Regards,

Dain Fuller
Worksite Survey Manager

Worksite Survey | Asset Information Services
National Records Centre | Audax Road | York YO30 4US
W: www.networkrail.co.uk

At Network Rail we work flexibly – so whilst it suits me to email now, I do not expect a response or action outside of your own working hours

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Ash Grove Alternative Provision (AP) Academy

Stage 3 Report Civil & Structural

240171-KOD-Z1-ZZ-T-S-0005

Revision: P01

Document Management

Client:	Bury Council	
Project Name:	Ash Grove Alternative Provision (AP) Academy	
Report Title:	Stage 3 Report	
Report No.:	240171-KOD-Z1-ZZ-T-S-0001	
Author:	Tom Scott (MEng)	Initial: TS
Approved:	Kris Clark (MEng, CEng, MICE, MIStructE)	Initial: KC

Version Control

Revision	Status	Date	Description	Author	Approved
P01	S2	21/09/2026	First Issue	TS	KC

Disclaimer

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KODA Engineering Ltd certify that they have carried out the work contained herein with due skill, care and diligence to their best belief and knowledge based on the time and information available.

This report is made on behalf of KODA Engineering Ltd. By receiving it and acting on it, the client – or any third party relying on it – accepts that no individual is personally liable in contract, tort or breach of statutory duty or otherwise (including negligence).

KODA Engineering Ltd

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Site and Ground Conditions 4
Substructure Strategy 4
Superstructure Strategy 5
Design Loads and Contractor Designed Elements 5
Civil Engineering 5

Structural Engineering Stage 3 Summary

This section summarises the RIBA Stage 3 structural proposals for the proposed Ash Grove Alternative Provision Academy at Milton Road, Radcliffe. The building is proposed as a two-storey steel framed education facility with associated substructure, suspended ground floor construction and coordinated external works. The structural information below is intended as a concise summary for inclusion within the architect's Stage 3 report and should be read alongside the KODA Stage 3 structural drawings and wider design team information.

Site and Ground Conditions

The site comprises an open parcel of land off Milton Road, bordered by residential development, existing pedestrian routes and boundary vegetation. The ground investigation identifies variable made ground across the site overlying natural cohesive strata and weathered bedrock. Made ground is typically recorded between approximately 0.40m and 2.65m thick, with a local area of deeper made ground and softer organic strata noted towards the north-east of the site. Groundwater was encountered locally and will need to be considered during excavation, foundation construction and below-ground works.

The site is affected by historical coal mining legacy risk. The coal mining assessment identifies a potential residual risk of instability in parts of the site and recommends proof drilling and grouting below proposed buildings and highways in the northern and western areas. The stabilisation works are to be developed by a specialist contractor and agreed with the Mining Remediation Authority prior to construction.

Contamination testing has identified elevated lead and PAH concentrations within near-surface made ground, together with trace asbestos in one shallow sample. Appropriate remediation, clean cover, construction worker protection and waste management measures are to be incorporated into the project remediation strategy. The coal mining assessment also recommends precautionary CS2 ground gas protection measures unless further monitoring demonstrates that these are not required.

Substructure Strategy

The proposed ground floor construction comprises a suspended reinforced concrete slab, generally 250mm thick, with deeper reinforced concrete boot thickenings around the perimeter and local thickening as required to suit the final structural arrangement. The suspended solution is proposed due to the variability and thickness of made ground, which would increase the risk of settlement for a conventional ground bearing slab.

Pad foundations are currently proposed, founded in competent natural strata or bedrock following inspection of the formation by a suitably experienced engineer. Soft, loose, organic, rubbly or otherwise unsuitable material is to be removed and replaced with lean mix or mass concrete as required. In localised areas, particularly where deeper made ground or softer strata are present, foundation depths and/or treatment requirements may need to be reviewed as the design develops. Buried concrete is currently anticipated to be specified to DS-1 / AC-1 exposure classification, subject to confirmation by the final ground model.

Superstructure Strategy

The superstructure is proposed as a two-storey hot rolled steel frame, comprising primary and secondary steel beams supported on steel columns. Lateral stability will be provided by vertical bracing in both principal directions, with braced bays positioned to suit the architectural layout, elevations and internal room planning. The steel frame is to be designed to the relevant Eurocodes and UK National Annexes, with structural steelwork generally grade S355 and executed to Execution Class 2 unless noted otherwise.

The first floor and roof structures are proposed as 200mm deep precast hollowcore planks with a 100mm structural concrete topping. The floor and roof construction will be designed to act as diaphragms, transferring lateral loads back to the braced bays without separate plan bracing. KODA will develop the topping reinforcement, transverse tying reinforcement, broken-out core reinforcement and steel-to-plank tie details to suit the structural load paths, coordinated with the specialist precast supplier's plank layout, unit design, bearing details and installation sequence.

The building is to be classified as Consequence Class 2b and designed to satisfy the robustness and disproportionate collapse requirements of the relevant Eurocodes and UK National Annexes. Horizontal tying will be provided through the steel frame, precast planks, structural topping and perimeter edge details. Vertical tying will be provided to columns where required, with column splices, base connections and foundation interfaces designed to maintain a continuous load path through the structure.

Design Loads and Contractor Designed Elements

Design loading will be developed in accordance with BS EN 1991 and the associated UK National Annexes. Current Stage 3 allowances include imposed loads appropriate to school accommodation, including teaching spaces, offices, circulation areas, assembly spaces, plant areas, roof maintenance access and specific plant zones. Allowances are also included for partitions, ceilings and services, structural screed, roof plant, PV loading where proposed, wind loading, snow loading and local drift or accumulation effects.

Contractor designed elements are expected to include steelwork connections, holding down systems, precast hollowcore units, lifting and installation methodology, temporary works, lightweight metal framing, curtain walling, masonry support systems, balustrades and barriers, and any associated secondary support steelwork. These items are to be developed by the relevant specialist contractors and coordinated with the KODA structural drawings, architectural details, fire strategy, durability requirements and construction sequence.

Civil Engineering

The proposed site levels rise from the Milton Road junction, with the building platform raised as far as practicable to minimise excavation and reduce the volume of material requiring removal from site. External levels are designed to fall away from the building and provide suitable routes for exceedance flows away from the development.

The drainage strategy comprises separate surface and foul water systems within the site, ultimately discharging to the existing combined public sewer. Surface water will be attenuated on site through a

combination of below-ground attenuation and permeable construction to the parking and MUGA areas. United Utilities has advised that a surface water discharge rate of up to 8 l/s may be acceptable, subject to agreement with the Lead Local Flood Authority.

SOIL ENGINEERING

HOME SAFE
SAFETY IS A STATE OF MIND

00389999/MF/FB/TL_Let01
Direct Dial : 01698 863 400
E-mail : Marianne.franchi@soil-engineering.co.uk

8th October 2026

Koda Civil & Structural Engineers
By Email only

For the attention of Kris Clark

Dear Kris,

CONSOLIDATION OF OLD MINEWORKINGS - Budget
Ash Grove AP School, Bury

Further to your recent enquiry, we have pleasure in submitting our budget price for the above works, as detailed in this letter.

Scope of Works

- 102No. infill holes @ 4.24m centres (6m grid with a centre hole).
- An allowance of 25% of centres holes.
- Maximum treatment hole depth 30m.
- Grout allowance of 1 tonne per hole.
- 3No. grout acceptance test holes.
- 1:12 OPC:PFA infill grout yielding 1.0MN / m^2 at 28 days.
- Provision of factual drilling logs and factual report.

This offer is based on the information provided and with reference to the LK Consult Drawing No. LKC261326 titled 'Proposed Development Plan' dated June 2026.

We have made an allowance to undertake single seam treatment on a 4.24m grid at depths of up to c.30m beneath the entirety of the proposed building footprint as detailed on the above referenced drawing (treatment based on an area of c.3,000m^2).

Our offer is in line with CIRIA SP 32, industry best practice and broadly in accordance with the above-referenced documents.

Price & Programme

We have allowed for carrying out the subcontract works with up to 1No. Drilling Rigs and 1No. SEGL Grout Mixing station, working up to 5 days per week, 10 hours per day without restriction or interruption in one visit to site. On this basis we anticipate that we can complete the billed works within 3 weeks* excluding delays, holidays, standing and obstruction time, moves between sites and delays beyond our control. (*Maximum time dictated by ground conditions and grout take).

Remeasure budget price in the region of **£65,000.00 to £75,000.00 plus VAT** (re-measurable).

Our rates are based on completing the work in one visit to site with continuity for our plant and labour. Should delays occur for reasons beyond our control, including complying with the requirements of statutory bodies, then we would require to be reimbursed at our standing time rates, with appropriate extension of time for completion. Our workdays will be dictated by daylight hours.

All our rates and prices are exclusive of Value Added Tax, which would be charged at the standard rate.

Our offer is valid for a period of 30 days.

Clarifications

We make the following clarifications in connection with our offer:

1. Infill holes drilled at 89.9mm/63mm diameter.
2. No perimeter holes have been allowed for.
3. Gas Monitoring will only be undertaken at the rig using passive gas monitors.
4. Validation testing by grout acceptance only.
5. Water flush drilling.
6. No allowance has been made for the investigation or treatment of mine shafts.
7. No allowance has been made for reinstatement other than a general tidy up.
8. Sacrificial plastic casing to be used.
9. Provision of permits and licences by others (including Mining Remediation Authority permit).
10. Current service plans (<3 months) & permits to drill to be provided by the Client.
11. Excess materials and spoil will remain on site.
12. We require the provision of a suitable lay down area for a grout mixing station and access for all delivery vehicles, including articulated vehicles.
13. We require full access to the entire site throughout the works programme.
14. We assume the site is fenced and have made no allowance for additional boundary fencing.

It has not been possible to verify the access or availability of water supply and accordingly we make this offer with the assumption that access will be provided by the Client and a sufficient, potable water supply will be made available.

We assume that certain services will be provided by the client, to avoid doubt please find attached a schedule of attendance that we require for the works.

Page 3

Contract Conditions

Given the ongoing volatility in fuel markets, we are currently unable to fix our prices. Our submission has been prepared on the basis of a fuel rate of £1.75 per litre for diesel. Should our tender be of interest, we would welcome the opportunity to review the pricing together and agree any revisions to ensure that the proposed rates and prices remain appropriate and reflective of prevailing market conditions throughout the project duration.

Should our tender submission be of interest, we would be delighted to engage in further discussions with yourselves to collaboratively agree the subcontract terms and conditions.

We also propose to add a Limitation of Liability clause:

Notwithstanding any other provision of the contract, the total aggregate liability of the Contractor (including negligence) under or in connection with the Contract and/ or the Contract works for costs, losses, expenses, damages or any liability shall not exceed the Tender Total. Provided always that nothing shall limit or restrict the liability of the Contractor for death, personal injury or fraud.

The Contractor will not be liable in any case whatsoever (including negligence) for consequential or indirect or special damage or loss of profit or use or business interruption.

The exclusion and limitation of liability provisions herein apply whether liability arises in contract, in tort, under statute or otherwise.

This offer is based on zero damages, (liquidated or ascertained), zero retention and that payment terms are 28 days from application.

We hope you will find our offer of interest, however should you have any queries please do not hesitate to contact us.

Yours faithfully



M Franchi
Senior Estimator
Soil Engineering Geoservices Limited

Soil Engineering Schedule of Attendance Requirements – Ash Grove AP School, Bury

The following attendances and facilities shall be provided and maintained at all times for the duration of and in relation to the Specialist Works, free of charge to Soil Engineering Geoservices Limited (The Specialist) and in a manner so as not to disrupt or restrict the regular progress of the works.

1. **Notices and Approvals.** Giving all notices and obtaining all necessary approvals, licences and sanctions, including but not limited to any method statement and/or design submission approvals, planning consents, party wall agreements, wayleaves, easements, possessions, rights of way or access and the like from third parties. (Including Mining Remediation Authority Permit).

2. **Rates and Fees.** Payment of any rates or fees which may become payable due to occupation of the Specialist Works.

3. **Design Information.** No later than three working weeks (or other period as agreed) in advance of the programmed commencement of the Specialist Works on site, provide the Specialist with complete and final construction issue drawing(s), specification(s) and other relevant information required to undertake the Specialist Works. Any variation to these documents to be notified to the agreed contact in hard copy format.

4. **Existing Services & Underground Assets.** Prior diversion or removal of services/assets to facilitate installation of the Specialist Works and, where required by the owner of the service/asset, written evidence confirming no services/assets are present and/or that work may proceed. Exposing on site or accurate, clear and robust marking of the exact location of remaining overhead or underground services/assets and providing a drawing on which their positions in line and level are accurately plotted relative to the Specialist Works. The location and sealing off of all live or disused pipes, ducts or the like to prevent the entry of concrete, grout, slurry or drilling fluids etc. during construction. Subsequent to the foregoing the Specialist's authorised representative is to be issued with a Permit to Dig or similar authorisation on a daily basis or as otherwise agreed.

5. **Obstructions.** Prior removal of overhead, surface or underground obstructions which may impede the Specialist Works and backfilling of excavations and surface voids with a suitable material which will not obstruct or be deleterious to the works but which will ensure the stability of the Specialist Works and will maintain compliance with Items 11, 12 and 13.

6. **Shoring/Underpinning.** Shoring and underpinning as necessary, including the removal, replacement or adjustment of timbering or shoring which may impede the Specialist Works.

7. **Clearance.** The provision of clearance around working positions and protection to adjacent works, structures (including underground structures), third party property and other site boundary constraints, to allow the execution of the Specialist Works.

8. **Fencing, Hoardings, etc.** Hoardings, fences, noise and splash barriers, footpath canopies, statutory warnings, signage, flagmen or the like as necessary to protect the works, plant, materials, personnel and to provide protection to third party property and members of the general public at or adjacent to the site boundaries. This shall include protection from concrete/grout/slurry splashing, exhaust, oil, grease etc.

9. **Traffic and Pedestrians.** Control or diversion of footpaths, road, rail or water borne traffic, including all necessary arrangements and payment of charges in connection with any road closures, lane rental and/or suspension of parking bays, rail possessions and the like.

10. **Watching.** Provision of site security to safeguard plant, equipment, materials and the Specialist Works.

11. **Access.** Identification of routes along public highways within a minimum 1 mile radius of the site entrance(s) designed to be suitable and safe for the delivery of rigs, plant and materials and which avoid, to the extent practicable, schools and routes without cycle lanes. Full, free, controlled and uninterrupted access onto the site(s) from public highway along surfaces that are designed, installed, maintained and repaired to the same standards as in Item 13, including protective mats and all other equipment and measures necessary to ensure the safety of pedestrians and to avoid the risk of damage to third party property, including road surfaces, kerbs, footpaths/pavements, surfaces and services. Such access to facilitate the safe erection, operation and movement on, off and around the site(s), to and between laydown, working and storage areas, borehole positions and mixing compounds.

12. **Hardstanding and Storage Areas.** Provision, subsequent removal and exclusive use of conveniently situated hardstanding and storage areas designed, installed, maintained and repaired as required under Item 13 to facilitate the safe operation and erection of plant and equipment, storage of plant, equipment and materials, offices and workshops/stores. Where it is not possible for the Specialist to have exclusive use of the Hardstanding and Storage Areas, the Specialist's agreement to any other activities to be carried out concurrently must be obtained before they are commenced.

13. **Working Platform.** Design (where required), installation, maintenance, regular inspection, repair and subsequent removal and exclusive use of free draining Working Platform. If required the design(s) shall include for all drilling rigs, ancillary plant and equipment and wheeled transport including articulated and rigid HGV lorries and the checking of any retaining structures which support the Working Platform. Where it is not possible for the Specialist to have exclusive use of the Working Platform, the Specialist's agreement to any other activities to be carried out concurrently must be obtained before they are commenced.

14. **Surface Water and Groundwater.** Any pumping or drainage required to keep the site free of flooding, surface water or any water and slurry arising from the Specialist Works.

15. **Health, Safety and Welfare.** Health, safety and welfare facilities as required to comply with the CDM (2015) Regulations and any other statutory regulations or rules, orders or regulations of any authority having powers related to the Specialist Works. Such facilities as a minimum to include the supply of drinking water, washing facilities including hot and cold running water, and secure, lockable male and female changing/drying facilities and toilets.

16. **Environmental.** Attendances, facilities and licences to comply with environmental legislation and rules/order or regulations of the Environment Agency and other statutory bodies.

17. **Temporary Lighting.** Background and task lighting to Working Surfaces to allow safe working and safe access and egress and to facilitate execution of the Specialist Works.

18. **Water Supply.** Within the working, storage and preparatory operation areas, potable water supply at mains pressure take-off points and sufficient for the operations, including (where applicable) charging of bores, bentonite/drilling fluid mixing, concrete/grout mixing and cleaning of plant.

19. **Electricity.** Within the working, storage and preparatory operations areas, sufficient power take-off points and power.

20. **Setting Out.** Provision of clear, accurate and robust setting out and levels, checking and maintenance of individual borehole positions as necessary throughout the contract, provision of permanent datum points, base lines, structural grid lines as required and as built survey information.

21. **Spoil Removal and Waste Management.** Classification, removal from site and disposal of excavated or displaced material including mud slurry, grout and excess concrete from the Specialist Works in accordance with current legislation, rules/order or regulations of the Environment Agency/SEPA and other statutory bodies including notification to the Environment Agency where arisings are classified as hazardous waste. Classification and disposal from site of wastewater from the Specialist Works (such as concrete/grout wash out from agitators and delivery trucks) to comply with current legislation, including for filtering or the provision of settlement tanks as appropriate.

22. **Wheel and Road Cleaning.** Manned wheel-cleaning facilities and/or road-cleaning, as necessary.

23. **Offices**. Provision of Suitable Offices for the specialist. These offices should be dedicated for the duration of the works.

24. **Monitoring**: Provision of Precise Levelling and Structural monitoring in connection with the works.

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25. **Pre-Post Condition Surveys**: Provision of Pre-condition and Post-Condition Surveys as required.

26. **Temporary Works**: Temporary works to protect 3rd party assets and any affected structures during the works.

27. **Infectious Diseases:** Measures as required to maintain hygiene and distance requirements to reduce the risk of virus transmission.

28. **Parking**: Sufficient parking facilities adjacent to the working areas.

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CampbellReith
consulting engineers



Confidential

Wellington Road, Bury

Geoenvironmental Preliminary Risk Assessment (Desk Study)

For
Bury Council

Project No.
14378

Date
June 2025

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EXECUTIVE SUMMARY

SITE LOCATION	The site is located on the south of Wellington Road, Bury, BL9 9AH at National Grid Reference 380800, 410010.
PROPOSED DEVELOPMENT	It is understood that Bury Council is considering the redevelopment of the land for a new educational facility, the full details of which are still in development.
ENVIRONMENTAL SETTING	The geological sequence at the site is anticipated to be superficial deposits of Devensian Till (boulder clay) and Glaciofluvial Deposits comprising predominantly sand and gravel. The solid geology beneath the site is the Pennine Lower Coal Measures (PLCM) comprising mudstone, siltstone and sandstone, with a coal seam indicted to subcrop beneath the eastern area of the site. Deep Made Ground is anticipated on site associated with previous landfilling. The eastern area of the site is anticipated to comprise ashy/brick fill, whereas the western area of the site is expected to include domestic refuse type materials. Peat deposits are anticipated at the base of the landfill materials. The site is considered to have a Low – Medium sensitivity with respect to hydrogeology associated with the presence of a bedrock Secondary A Aquifer / Undifferentiated Aquifer, and a Very Low sensitivity with respect to hydrology due to the absence of any nearby surface water features.
CURRENT USE AND HISTORY	In summary, the historical mapping records from 1850 show the site was originally agricultural land with a road intersecting the centre and buildings associated with Park Hill cottage. Over time, several slopes developed on the northern, southern and western boundaries which indicates potential worked ground. In the 1950s, several unspecified pits were excavated across the site and the buildings were demolished. An allotment gardens also developed in the western area of the site. Potential infilling of the ground was evident in maps from the 1970s, with the Grundy Centre developing in the eastern area of the site. Potential infilling of the land later occurred on the western area of the site as the slopes disappeared. More recent aerial imagery indicated a storage area with shipping containers was present on the north of the site, this has now been removed. Stockpiles on the east of the field were also used to construct a bund. This report has revealed a LOW risk of UXO at the site.
GEOTECHNICAL HAZARDS	The following potential geotechnical hazards have been identified: ▪ Presence of Made Ground and landfilled materials ▪ Presence of compressible material and associated differential settlement ▪ Potential presence of shallow groundwater ▪ Ground conditions aggressive to buried concrete ▪ Potential presence of soils with volume change potential (shrink/swell) ▪ Mineral Workings (Coal – Development High Risk Area) ▪ Potential presence of buried obstructions, substructures and buried services
CONTAMINATION ISSUES	Given the site's environmental setting and known history, contamination is considered to present a MODERATE risk to end users and a LOW – MODERATE risk to controlled water receptors. The risk

	associated with ground gas is MODERATE. Potential sources of contamination comprise: ▪ Landfill materials present on site, which includes domestic refuse type material, ash, brick and concrete ▪ General Made Ground with the potential for asbestos associated with previous onsite development and demolition activities, the bund and former storage area ▪ Generation of leachate from infiltration through the waste mass ▪ Peat and potential shallow coal mine workings present a potential source of hazardous ground gas Invasive plant species, such as Japanese Knotweed, have not been considered.
RECOMMENDATIONS	Prior to any development a ground investigation should be designed by a competent person, implemented in accordance with current versions of BS10175:2011, BS5930:2015, BS EN 1997-1:2004 and BS EN 1997-2:2007 and reported in accordance with current technical guidance. It should provide information on the general ground conditions and target the identified pollutant linkages and potential geotechnical risks. Where appropriate, consideration should be given to soils reuse and waste classification. Prior to any intrusive ground investigation, a Coal Mining Risk Assessment should be prepared for the site as the site is within a Mining Remediation Authority Development High Risk Area and there is potential for shallow coal mine workings beneath the east of the site. This should also include a mine gas specific risk assessment. Environmental Permitting requirements associated with the development of a historical landfill site will need to be confirmed via pre-application consultation with the Environment Agency, which is currently ongoing. It is probable that asbestos containing material and asbestos in soils are present. Appropriate information should be collected to allow assessment of risk during construction in line with guidance provided by the Join Industry Working Group. An invasive species survey should be undertaken. The condition and effectiveness of the existing gas ventilation system are currently unknown. As a minimum, its functionality should be assessed as far as practicable to ensure operational reliability. Land quality assessment is an iterative process and likely to be a condition of planning consent for the redevelopment. It is recommended that this report is submitted to the Local Authority as part of the planning process.

1.0 INTRODUCTION

1.1 Appointment

1.1.1 This report has been produced by Campbell Reith Hill LLP (CampbellReith) on behalf of Bury Metropolitan Borough Council (the Client) to summarise environmental and geotechnical information relating to the land to the north of Wellington Road (hereafter referred to as the site). The limitations associated with this report follow the main text.

1.1.1 The site location, layout and intended development is presented in Appendix 1.

1.2 Objectives

1.1.2 The objective of the report is to collate and interpret Phase 1 Desk Study information in order to provide:

a) an overview of the site area including a description of the site's environmental setting;

b) a review of the site's historical and industrial development;

c) a preliminary qualitative environmental risk assessment and conceptual site model;

d) a discussion of potential geotechnical risks and development considerations; and,

e) recommendations for further surveys and reporting.

1.1.3 The contamination appraisal is intended to identify the likely presence of potential source-pathway-receptor contaminant linkages and provides a qualitative indication of the level of risk posed by potential ground contamination at the site. As such, this report has been prepared in accordance with the requirements laid down in the Environment Agency's Land Contamination Risk Assessment for a Tier 1 Preliminary Risk Assessment.

1.1.4 Further to this assessment, actions considered necessary to permit the redevelopment of the site are recommended.

1.3 Basis of Assessment

1.1.5 The standards upon which this report is based are summarised in the Environmental Risk Assessment Standards and Supporting Information section, which follows the main text.

1.1.6 This report is based on a site walkover, regulatory consultations and a review of readily available site specific reports/information as detailed in Table 1.1. Technical references are included as footnotes throughout the report. The desk study information is presented in Appendix 2.

Table 1.1 Information Reviewed

Reference Details	Author	Reference
Groundsure Insight, Ref: CAR1-KAY-UYA-BLB-OYM, dated April 2025	Groundsure	[1]
Report on Soil Investigation at Site of A Day Care Centre for the Elderly and Handicapped at Wellington Road, Bury. Ref: 70/133, dated Jan 1971	Sub Soil Surveys Limited	[2]

Reference Details	Author	Reference
Landfill Gas Site Investigation, Wellington Road, Bury. Dated 1993	Greater Manchester Geological Unit	[3]
Assessment of Data and Remedial Design Recommendations. Former Landfill Site off Wellington Road Bury. Ref: 15156, dated 1994	Robinson Fletcher Consultants Limited	[4]
Site Investigation Wellington Road, Bury Factual and Interpretative Report. Ref: 3604, dated Nov 2002	Greater Manchester Geological Unit	[5]
Wellington Road Landfill Site, Site Investigation and Risk Assessment. Ref: ES/EM/BUR/W/01, dated Nov 2004	Cleanaway	[6]
Bury MBC Landfill Audit, Wellington Road Landfill Site. Ref: C085, dated Aug 2007	Bury MBC	[7]
Wellington Road Landfill, Bury – Interpretative Report. Ref: 3511179A-ZEV, dated Sept 2011	Parsons Brinckerhoff (PB)	[8]
UXO Risk Map, Ref: 380790-410000_28042025, dated April 2025	Zetica	[9]

2.0 SITE DESCRIPTION AND ENVIRONMENTAL SETTING

2.1 Site Location

2.1.1 The site location is presented in Figure 1, Appendix 1. The site is located approximately 500m to the southeast of Bury Town Centre, to the south of Wellington Road and east of Market Street, Bury, BL9 9AH, at the approximate National Grid Reference 380800, 410010. The site can be accessed from the northern boundary along Wellington Road via three different metal gates.

2.2 Site Layout

2.2.1 An annotated site layout plan is presented in Figure 2, Appendix 1. A reconnaissance site visit was carried out by CampbellReith on 11th April 2025. The area of the site comprising the Grundy Centre and other associated buildings was not accessed during the walkover, as requested by the Client.

2.2.2 The site covers an area of approximately 1.4ha and comprises a roughly rectangular shaped parcel of land. The western section of the site comprises a grassed field, which is slightly undulating and hummocky in areas. An area of rough vegetation is present in the north of the field which was a former storage area. Trees, bushes and rough grass is present to the northern, southern and western boundaries of the western section of the site. During the site walkover, several gas ventilation stacks with cowls, some of which were noted to be in a poor state of repair (posts leading, cowls missing, vegetation present etc.) were also noted to the boundaries. An earth bund is located on the eastern boundary of the field adjacent to an area of hardstanding used as a carpark.

2.2.3 The eastern area of the site is occupied by the Grundy Day Care Centre. The buildings were noted to be single storey and were surrounded by hardstanding for vehicle parking to the west and east of the buildings and areas of soft landscaping.

2.2.4 The site is generally demarcated by metal wire fencing and concrete posts. Several mature trees are also present along the site boundaries. Gated entrances are present along the northern site boundary. A topographical map included in a previous report [8] indicates the site elevation ranges from 84.4m AOD in the southwest to 87.2m AOD in the northeast.

2.3 Surrounding Land-Use

2.3.1 Wellington Road forms the northern site boundary, beyond which is Bury Athletics club which comprises a running track and sports field. Residential properties are present to the east along Parkhills Road, the south on Parkhills Close and Shortland Avenue and to the west off Market Street.

2.4 Invasive Plant Species

2.4.1 The potential presence of invasive plant species, such as Japanese Knotweed, has not been assessed as part of this report.

2.5 Redevelopment Proposal

2.5.1 It is understood that Bury Council is considering the redevelopment of the land for a new education facility. The facility will be for secondary school education (11 to 16 year olds) and will primarily function as a Public Referred Unit (PRU) while incorporating a Special Education Needs (SEN) unit and an Alternative Vocational Unit. However, the full details of the scheme are still in development.

2.5.2 For the purposes of contamination assessment, the development is considered to have a High sensitivity end use.

2.6 Geology

2.6.1 The Groundsure Report [1] the British Geological Survey (BGS) 1:50,000 geological sheet for the area[1] and the BGS GeoIndex Website[2] indicate the majority of the site is underlain by superficial deposits of Devensian Till comprising Diamicton (Boulder Clay), with the southeast and southwest corners of the site underlain by Glaciofluvial Deposits comprising sand and gravel. The solid geology beneath the site is the Pennine Lower Coal Measures (PLCM). The BGS Memoir for the site describes the PLCM as interbedded mudstone, siltstone and sandstone with subordinate coal and seatearth[3].

2.6.2 The site geology as recorded by the BGS is presented as Figure 3, 4 and 5, Appendix 1.

2.6.3 The 1:10,000 scale mapping within the Groundsure Report [1], show Artificial Deposits of Made Ground are mapped on the northern boundary of the site. In addition, a void is mapped on the western section of the site which is associated with worked ground. Environment Agency historical landfill records show most of the site was a landfill in the 1970s and therefore the void has now been infilled with waste materials, including domestic waste.

2.6.4 There are no readily available BGS records within 250m of the site. Therefore, the anticipated site geology presented in Table 2 is summarised from historical Ground Investigation reports as referenced above in Table 1.1.

Table 2.1 Summary of Anticipated Geology

Strata	Thickness (m)	Typical Description
Made Ground	Typically, 4 – 5m, Maximum 7m	Grass and topsoil over a sandy gravelly silt with inclusions of ash, brick, concrete, metal, glass, domestic refuse, paper, cloth, wood, polythene etc (western area) Ashy/brick fill (eastern area).
Superficial Deposits		
Peat	Typically, 1m Maximum 4.5m in southeast corner	Described as a dark brown amorphous PEAT, or a spongy fibrous PEAT.

[1] BGS 1:50,000 Geological Map, Sheet 85, https://largeimages.bgs.ac.uk/iip/mapsportal.html?id=1009338 [accessed April 2025]
[2] BGS Interactive Map Viewer, https://mapapps2.bgs.ac.uk/geoindex/home.html [accessed April 2025]
[3] BGS Memoir for Geological Map, Sheet 85, https://webapps.bgs.ac.uk/memoirs/docs/B06906.html [accessed April 2025]

Strata	Thickness (m)	Typical Description
Glaciofluvial Deposits	Typically, 4 – 5m	Generally described as SAND and GRAVEL with clayey zones. However, a silty SAND and GRAVEL and silty SAND were also noted.
Devensian Till	Typically, 1 – 1.5m	Brown sandy boulder CLAY.
Bedrock Geology		
Pennine Lower Coal Measures Formation	Not proven Encountered at depth between 7 and 13.7m bgl.	COAL with bands of shaley clay and/or stiff grey shaley clay, changing to a soft to firm grey SHALE or a grey/red weathered MARL.

2.6.5 The previously recorded depth of fill from review of exploratory holes in the reports listed in Table 1.1 is presented as Figure 6, Appendix 1. The distribution of domestic refuse type material encountered during previous ground investigation works is included as Figure 7 and the distribution of peat as previously encountered in presented as Figure 8.

2.7 Ground Stability Hazards

2.7.1 Based on the geology underlying the site, the Groundsure Report [1] has identified the following potential geotechnical hazards associated with natural ground subsidence.

Table 2.2 Summary of Ground Stability Hazards

Hazard	Groundsure [1] risk rating	Geological unit	Comments
Shrink swell clays	Very Low	Devensian Till	CampbellReith anticipates a low risk of shrink swell clays on site. The clays within the Devensian Till have the potential to exhibit some shrink swell action. In addition, the Made Ground materials may contain variable amounts of clay.
	Negligible	Glaciofluvial Deposits	
Running Sands	Very Low	Mapped for all Geological units underlying the site.	CampbellReith agrees with the very low risk of running sands for most of the site. However, sands are likely present within the Glaciofluvial Deposits, and running sands could develop where the ground is saturated. Therefore, a moderate risk is anticipated on the southeast and southwest corners of the site.
Compressible deposits	Negligible	Mapped for all Geological units underlying the site.	CampbellReith anticipates a high risk of compressible deposits associated with Made Ground and landfill materials which have potentially been placed without compaction in areas of previously worked ground. A moderate risk is anticipated in other areas of the site associated with peat deposits.

Hazard	Groundsure [1] risk rating	Geological unit	Comments
Collapsible deposits	Very Low	Mapped for all Geological units underlying the site.	CampbellReith anticipates a moderate risk of collapsible deposits associated with Made Ground and landfill materials which have potentially been placed without compaction in areas of previously worked ground.
Landslides	Very Low	Mapped for all Geological units underlying the site.	CampbellReith anticipates a low risk of landslides as there are no steep slopes present on site. However, historical maps indicate several pits have been excavated across most of the site which may be unstable.
Ground dissolution of soluble rocks	Negligible	Mapped for all Geological units underlying the site.	CampbellReith agrees with the negligible risk from ground dissolution of soluble rocks based on the underlying geology.

2.8 Cavities and Sinkholes

2.8.1 The Groundsure Report [1] does not include any records of cavities or sinkholes within 500m of site. There is however 1no. record of an unspecified hole located 475m to the northeast of the site, dated 1983.

2.9 Mining and Ground Workings

2.9.1 The Groundsure report [1] indicates the site is located within a coal mining area as defined by the Mining Remediation Authority and a Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. An inferred coal seam is located on the east of the site, parallel to the eastern site boundary.

2.9.2 The Mining Remediation Authority Map Viewer[4] confirms that the site is within a coal mining reporting area. The eastern section of the site is also within a Development High Risk Area, associated with probable shallow coal mine workings due to the subcropping seam. A mine entry (reference: 380410-004) is also located in close proximity to the northern site boundary.

2.9.3 Based on the mining information above, a Coal Mining Risk Assessment is required for the site.

2.10 Seismicity

2.10.1 The national foreword to BS EN 1998-1:2004+A1:2013[5] states there are no requirements in the UK to consider seismic loading, and the whole of the UK may be considered an area of very low seismicity in which the provisions of EN 1998 need not apply.

[4] The Mining Remediation Authority Map Viewer. https://datamine-cauk.hub.arcgis.com/ [accessed August 2024]
[5] BS EN 1998-1:2004+A1:2013 'Eurocode 8: Design of Structures for Earthquake Resistance – Part1'

2.11 Hydrogeology

2.11.1 The site hydrogeology is summarised in Table 2.3

Table 2.3 Summary of Hydrogeology

Type	Description
Superficial Deposits – Devensian Till Glaciofluvial Deposits	Secondary Undifferentiated Aquifer – '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' Secondary A Aquifer – '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'.
Bedrock Geology – Pennine Lower Coal Measures Formation	Secondary A Aquifer – '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'.
Source Protection Zone (SPZ)	There are no records of a SPZ, or a SPZ within a confined aquifer, within 500m of the site.
Groundwater Abstractions	There are no active or historical licenses recorded within 500m of the site.
Groundwater Vulnerability	Combined superficial and bedrock aquifer classification ranges from low to medium vulnerability
Groundwater Flooding	The majority of the site is indicated to have a low risk of groundwater flooding. However, a moderate risk is indicated in the southeast and southwest corners of the site.

2.11.2 The Water Framework Directive (WFD) records show the groundwater body on-site is the Northern Manchester Carboniferous Aquifers which had a poor chemical and overall rating in 2019 [1].

2.11.3 The site is considered to have a Low to Medium sensitivity with respect to hydrogeology. The sensitivities are based upon the definitions provided in NHBC R&D66[6], as amended to include the requirements of the Water Framework Directive[7] and the EA's River Basin Management Plans[8]

2.11.4 According to the previous report by PB in 2011 [8], the approximate groundwater flow direction is from the northeast to the south, towards the River Roch.

[6] Guidance for the Safe Development of Housing on Land Affected by Contamination, R&D66: 2008 Volume 1, Environment Agency, NHBC and CIEH
[7] The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017
[8] https://www.gov.uk/guidance/river-basin-management-plans-updated-2022#view-river-basin-management-plans

2.12 Hydrology

2.12.1 The site hydrology is summarised in Table 2.4

Table 2.4 Summary of Hydrology

Type	Distance	Description
Surface Waters	<250m	There are no features within 250m of the site.
Surface Water Abstractions	<500m	There are no active or historical licenses recorded within 500m of the site.
Flooding	On site	Surface water – 1 in 30 year rainfall event, greater than 1.0m.
	<250m	There are no records of a Flood Zone 2 (fluvial/tidal models), Flood Zone 3 (fluvial models), or risk of flooding from rivers and sea.

2.12.2 At its closest point, the River Roch is located approximately 480m to the east of the site. The report by PB [8] indicates that groundwater flow direction is towards the south, heading to the river which is situated approximately 850m from site.

2.12.3 The Water Framework Directive (WFD) record shows the site is located within the River Roch and River Irwell water body catchments. Both rivers had a fail chemical rating and overall moderate rating in 2019.

2.12.4 The site is considered to have a Very Low sensitivity with respect to hydrology. The sensitivities are based upon the guidance detailed for the hydrogeological assessment above.

2.13 Radon

2.13.1 The Groundsure Report shows that the estimated properties affected by radon on site is less than 1%, therefore radon protection measures are not required in any buildings.

2.13.2 BRE Report BR 211[9]: notes that all basements are at increased risk of elevated levels of radon regardless of geographic location, because more walls are in contact with the ground as well as the floor, and reduced natural ventilation below ground level increases the risk of elevated radon levels. In addition, the Management of Health and Safety at Work Regulations (1999)[10] require the assessment of health and safety risks. Both the Health and Safety Executive (HSE) and UK Health Security Agency (UKHSA) state that this should include the measurement of radon for occupied below ground workplaces (occupied for more than 1 hour per week / 52 hours of the year), irrespective of whether a site is situated in a radon affected area. This is the responsibility of the Employer. For residential developments, UKHSA advise that consideration should be given to testing for radon if the basement includes a room that is used regularly.

[9] BRE Report BR 211 Radon: Guidance on Protective Measures for New Buildings. 2023
[10] The Management of Health and Safety at Work Regulations 1999. Legislation.gov.uk

2.13.3 It is unclear at this stage whether the proposed education facility will include the construction of basements. If the future development includes construction of a basement, consideration should be given to the incorporation of radon protection measures or site-specific assessment to determine whether protective measures are actually required. The form of assessment should be agreed in advance with Building Control and/or the Contaminated Land Department of the Local Planning Authority but may include passive radon monitoring during ground investigation together with a more detailed assessment of the site geology to determine the likelihood for radon-emitting strata to be present at the site.

2.14 Sensitive Land Uses

2.14.1 A review has been made of designated ecological and heritage sites using desk study information provided by Groundsure [1] and the MAGIC website[11] and is summarised in Table 2.5. The main purpose of this is to identify receptors that may be at risk due to potential contamination at the site and to highlight sensitive land uses identified by the sources consulted. It should be noted that this review does not constitute a formal environmental / ecological assessment and further works may be required in this regard.

Table 2.5 Summary of Designated Sites

Type	Description
Ecological	There are no environmental designations within 500m of the site. The agricultural land classification is urban.
Heritage	There are no listed buildings, scheduled ancient monuments of conservation areas within 250m of the site.
Archaeological	No records within 250m of the site.

[11] Multi Agency Geographic Information for the Countryside (MAGIC Map). Department for Environment, Food & Rural Affairs. https://magic.defra.gov.uk/magicmap.aspx

3.0 SITE HISTORY AND INDUSTRIAL SETTING

3.1 Site History

3.1.1 Information relating to the site history has been obtained by reference to historical Ordnance Survey maps and aerial imagery and is summarised for the site and its surroundings in Tables 3.1 and 3.2.

Table 3.1 Site History

Date	Development	Location
1850 - 1851	▪ Road ▪ Buildings associated with Park Hill cottage ▪ Agricultural land	▪ Centre of site ▪ E area ▪ Entire site
1891	▪ Slopes	▪ W and N boundary
1910	▪ Slope (potential worked ground) ▪ Several field boundaries	▪ SW Corner ▪ S
1930	▪ Slope (potential worked ground) ▪ Small glasshouse	▪ SW ▪ S
1937	▪ No significant change	▪ Entire site
1955	▪ Unspecified pit	▪ SW corner
1957	▪ Park Hill cottages demolished ▪ Allotment Gardens and two glasshouses ▪ Small outbuilding/structure ▪ Unspecified pits (potentially gravel) ▪ Potential spoil heaps	▪ E area ▪ W area ▪ N boundary ▪ Centre and E areas ▪ SE corner
1958 - 1959	▪ No significant change	▪ Entire site
1965 - 1969	▪ No significant change	▪ Entire site
1976	▪ Potentially infilled pits ▪ The Grundy Centre and car park ▪ Two access routes constructed ▪ Allotment gardens and glasshouses no longer present	▪ E area ▪ E area ▪ N boundary ▪ W area
1981 - 1984	▪ Potentially infilled land	▪ W and N boundary
1992	▪ Potentially infilled land ▪ Extension to the Grundy centre	▪ W area ▪ E area
1999	▪ New access route ▪ Storage area with shipping containers ▪ Addition car park adjacent the Grundy Centre	▪ N boundary ▪ N area ▪ Centre of site
2019	▪ Storage area reduced in size ▪ Hardstanding surface ▪ Bare ground adjacent the Grundy Centre	▪ N area ▪ N area ▪ SE area

Date	Development	Location
2023	▪ Storage area no longer present and is soft landscaped	▪ N area

Table 3.2 Adjacent Land History

Date	Development	Distance and Orientation
1850 - 1851	▪ Railway line and sidings ▪ Cuttings	▪ 100m NE ▪ 105m NE
1891	▪ Gravel pit ▪ Saw mill ▪ Timber yard	▪ 50m SW ▪ 170m N ▪ 175m N
1908 - 1909	▪ Refuse heap ▪ Unspecified ground workings ▪ Unspecified pit ▪ Gravel pit potentially infilled	▪ 30m N ▪ 20m NE ▪ 60m W ▪ 50m SW
1910	▪ Bury loop junction	▪ 200m NE
1930	▪ Unspecified ground workings adjacent refuse heap	▪ 50m N
1937	▪ Refuse heap has extended in size	▪ 25m N
1955	▪ Allotment gardens	▪ 120m SE
1957	▪ Refuse heap is now a college playing field ▪ Tennis court ▪ Tank present adjacent Bury loop junction	▪ 20m N ▪ 120m N ▪ 200m NE
1965 - 1969	▪ Residential development on former gravel pit	▪ 50m SW
1976	▪ Electricity substation ▪ Saw mill is now a works which has extended ▪ Timber yard no longer present ▪ Running track present on the playing fields ▪ Railway and railway sidings dismantled	▪ 175m NE ▪ 170m N ▪ 175m N ▪ 30m N ▪ 100m NE
1981 - 1984	▪ Unspecified ground workings	▪ 230m NW
1992	▪ No significant change	▪ <250m
1999	▪ Bury college ▪ Ground workings	▪ 160m NW ▪ 90m NW, 130m N
2019	▪ Bury Sports Centre and pitches established ▪ Bury Athletics Club buildings and parking	▪ 90m NW ▪ 135m N
2023	▪ No significant change	▪ <250m

3.1.2 The earliest historical mapping from 1850 indicates the site was originally agricultural land, with a road intersecting the centre of the site, and buildings associated with Park Hill cottage in the east. By 1891, the site appears to be at a lower elevation to the surrounding areas, with

slopes present on the western and northern boundaries. By 1910, a slope was evident in the southwest corner of the site which indicates potential worked ground, the slope extended towards the centre of the site by 1930. An unspecified pit was mapped in the southwest corner by 1955. The buildings associated with Park Hill cottage were demolished by 1957, and unspecified pits, which are likely to be gravel, developed in the central and eastern areas of the site. An allotment garden and two glasshouses also developed on the western area of the site.

3.1.3 The 1976 map indicates potential infilling of the pits on the eastern area of the site as the Grundy Centre and car park was established with access routes from Wellington Road. The allotment gardens were also no longer present in the western area of the site. Potential infilling of the land on the western area of the site was evident by 1992 as the slopes were no longer visible. The buildings in the east of the site were also extended.

3.1.4 More recent aerial imagery shows that a storage area developed on the northern area of the site with shipping containers and a new access route off Wellington Road. An additional car park was also developed adjacent to the Grundy Centre. By 2019, the storage area reduced in size and potential Made Ground/hardstanding was visible adjacent the containers. By 2023, the storage area was no longer present, and the area became soft landscaped. Stockpiles were also visible on the east of the field which were likely used to construct the bund.

3.2 Previous Reports

3.2.1 Previous ground investigation reports [2, 3, 4, 5, 6 and 8] dating from 1971 to 2011, and a Landfill Audit [6] from 2007 have been provided by Bury Metropolitan Borough Council for review. The reports have been reviewed in a separate Technical Note (14378-CRH-XX-XX-RP-LQ-0002 Tech Review) by CampbellReith which has been provided under separate cover. The relevant contaminated land information within these historical reports has been used to help inform the Conceptual Site Model (CSM) for the site

3.2.2 The report undertaken by Cleanaway [6] provides a useful timeline of the site history and development associated with the landfill site, up to the time of the report (2004). This is summarised below:

- 1954 – planning permission granted to raise site levels of the adjacent road. Photographic evidence indicates that filling didn't commence until after 1961
- 1960s – filling commences in the eastern part of the site (location of Grundy Centre)
- 1970s – filling of western area of site
- 1971 – ground investigation undertaken in eastern area of site for proposed Grundy Centre [2]
- 1911 – planning permission granted for Hurdles Nursery on eastern section of the site, adjacent to Grundy Centre
- 1993 – ground investigation by GMGU [3]

- 1995 – vent-based gas control system installed in July 1995, comprising 88 6.5m deep boreholes connected by sotted HDPE pipe, trenched into the cap. Cowled risers installed at 25m centres offset along the route of the trench
- 2022 – Further ground investigation by GMGU [5] and data review following installation of the above mitigation measures
- 2004 Cleanaway report [6]

3.3 Regulatory Consultation

3.3.1 Given the site is a former landfill, initial pre-application consultation has commenced to confirm if Environmental Permitting is required in relation to redevelopment of the site, and if so, what permitting is likely to be appropriate.

3.3.2 An initial response received from the Environment Agency PreApplication Service has confirmed that the initial screening result indicates that the developer is eligible to apply for a Standard Rule Permit 2015 No. 39. Further consultation in the form of enhanced pre-application consultation has been requested in order to provide further reassurance to the permitting strategy, given the potential delays associated with permit applications etc. The initial response from the Environment Agency, dated 6th May 2025 is included in Appendix B.

3.4 Unexploded Ordnance (UXO)

3.4.1 A preliminary review has been made of the UXO risk presented by the site based upon the assessment matrices in Tables 5.1 - 5.3 of CIRIA C681[12].

3.4.2 The Zetica UXO Map [9] indicates the site is located within a 'low bomb risk' area. The nearest strategic target was for utilities located 400m north of the site. Post-war development on site has included land raising as part of the landfill, the Grundy Centre was also constructed, therefore a low risk of UXO is anticipated.

3.4.3 Notwithstanding the above information, UXO hazards should be included as part of the health and safety briefing and as toolbox talks during any future intrusive works, such that if any suspicious articles are found they can be quickly identified and treated appropriately by specialist inspection.

3.5 Tunnels and Infrastructure

3.5.1 CampbellReith's in house database GISSMO has been viewed to determine the presence of any tunnels, historical basements and bomb shelters however no features were listed.

3.5.2 Underground utilities will be present beneath the eastern area of the site associated with the Grundy Centre building. Obstructions are anticipated beneath the site associated with historical landfilling and development.

3.5.3 It should be noted that the above review does not constitute a formal review of all buried utilities that may be present at the site.

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

3.6 Current Industrial Setting

3.6.1 Table 3.3 summarises identified industrial features, which may present a potential source of contamination to the site based upon the Groundsure Report [1] and this should be consulted for further details. Unless otherwise stated, only those features that are within the stated review distances have been included.

Table 3.3 Industrial Setting

Type	Distance Reviewed	Distance from Site	Description
Contaminated land register entries and notices	<500m		None present within the search boundaries.
Landfills	<250m	On site	Environment Agency historical landfill record (Reference: C085). The landfill accepted industrial, commercial, household, and liquid sludge waste between the June and October 1971.
Waste Transfer / Treatment Stations	<100m	-	None present within the search boundaries.
Potentially Infilled Land	<250m	On site	Potentially infilled pits.
Pollution Incidents	<50m	-	None present within the search boundaries.
Environmental Permits	<150m	-	None present within the search boundaries.
Discharge Consents	<100m	-	
Abstractions	<250m	-	
Fuel Stations	<200m	-	
Recent Industrial Land Uses	<100m	1 – 100m	Include: Industrial cleaning equipment suppliers, pharmacy, and electricity substation.
Historical Industrial Land Uses	<100m	On site	Include: Unspecified pits present in 1955 and 1974 – 1981 historical maps.
		0 – 100m	Include: unspecified pits, unspecified ground workings, sand pit, refuse heap, and railway sidings.
Control of Major Accident Hazards (COMAH) Sites	<500m	-	None present within the search boundaries.

3.6.2 The records above show historical land uses on site which present potential sources of contamination and require further consideration from a risk perspective. The most significant is the landfill which is mapped across the central and western areas of the site. In addition, there were several pits on site, therefore there is potential for infilled land across most of the site.

3.6.3 According to the previous ground investigation information [5], filling commenced in the eastern area of the site, which is now occupied by the Grundy Day Care Centre, in the 1960s.

Whereas filling commenced in the western area of the site in the early 1970s. It was estimated that approximately 27,200 tonnes of waste was deposited in the landfill. Anecdotal evidence [6] suggests that the eastern area of the site accepted ashy/brick fill, and the western area of the site accepted mixed waste including domestic type waste. Borehole logs indicate there is no basal liner or formal capping, with as little as 10-20cm of cover soils present.

3.6.4 Passive gas protection measures were installed on site in 1995 following a gas risk assessment [4]. This included a gas ventilation system comprising a series of gas wells which are approximately 6.5m deep. The wells are connected in a shallow gravel filled trench lined with Terram 1000. It was recommended that an impermeable membrane should be installed on the development side, however this was not installed [7].

3.6.5 As mentioned above, the vent stacks from the gas ventilation system were observed during the site walkover. The stacks are approximately 4m high with aspirating cowls. During the walkover, it was noted that several cowls were damaged or missing, and one of the vent stacks was leaning.

4.0 PRELIMINARY CONCEPTUAL SITE MODEL & QUALITATIVE RISK ASSESSMENT

4.1 Introduction

4.1.1 Current practice for land contamination evaluation involves classification of risk for each of the identified contaminant source-pathway-receptor linkages. These are summarised below, considering the desk study information obtained.

4.2 Classification of Risk

4.2.1 Risk is defined by the combination of two factors: i) the probability of an occurrence (expressed as a likelihood); and ii) the consequence of it happening (expressed as a severity). The definitions of these categories are defined in the Environmental Risk Assessment Standards and Supporting Information section to the rear of this report, together with definitions of the classifications of probability and consequence. The procedure for classifying risk is summarised in Table 4.1.

Table 4.1 Classification of Risk

Probability (Likelihood)		Consequence			
		Severe	Medium	Mild	Minor
	High likelihood	Very high risk	High risk	Moderate risk	Low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

4.3 Potential Sources of Contamination

4.3.1 Table 4.2 summarises the potential contamination sources that have been identified on or near the site. The potential contaminant types associated with these is then given based upon a review of industry profiles and anecdotal information.

Table 4.2 Potential Sources of Contamination

Feature on or near site	Potential Contaminant
Made Ground with the potential for asbestos associated with previous site development and demolition, the bund and former storage area	TPH, PAH, ACM, M, IC
Landfill on-site containing mixed waste, with domestic type refuse recorded in the west and ashy/brick fill beneath the Grundy Day Care Centre	GG, VOCs, TPH, PAH, ACM, M, IC
Potential shallow coal mine workings	GG

Feature on or near site	Potential Contaminant
Notes: M – Metals. TPH – Total Petroleum Hydrocarbons. VOC – Volatile Organic Compounds. ACM – Asbestos Containing Materials. PAH – Polycyclic Aromatic Hydrocarbons – Polychlorinated biphenyls. GG – Ground Gases.	

4.4 Receptors and Exposure Pathways

4.4.1 Potential risks have been identified based on the proposed site use, the receptors and potential pathways by which the receptor/s may be exposed to the contaminant source/s. These are presented in Table 4.3.

Table 4.3 Receptors and Exposure Pathways Following Site Redevelopment

Receptor	Pathway	Risk
End Users	Ingestion of soil / dust	Moderate
Neighbours		Low – Moderate
Construction Workers		Moderate – High
End Users	Inhalation of soil / dust	Moderate
Neighbours		Low – Moderate
Construction Workers		Moderate – High
End Users	Dermal contact with soil / dust / water	Moderate
Neighbours		Low - Moderate
Construction Workers		Moderate – High
End Users	Inhalation of vapour from soil / dust	Moderate
Neighbours		Low – Moderate
Construction Workers		Moderate – High
End Users	Consumption of vegetables / plants	Low
End Users	Migration of soil gases to confined spaces / structures	Moderate
Construction Workers		Low – Moderate
Buildings		Moderate
End Users	Inhalation of vapour from groundwater	Moderate
Neighbours		Low – Moderate
Construction Workers		Moderate
Surface Waters	Migration of water borne contaminants from on site	Low

Receptor	Pathway	Risk
Groundwater Aquifer	Migration of contamination from surface and/or subsurface to groundwater	Low – Moderate
Groundwater Aquifer	Migration of water borne contamination from off-site	Low
End Users	Movement of contaminants to engineered structures (water pipes)	Moderate
Sensitive Land Use (SSSI etc.)	Uptake by flora / fauna associated with sensitive land use	Low

4.4.2 It is understood that consideration is being given to the redevelopment of the site for use as an educational facility. Therefore, the receptors at risk within the development area will be construction workers, and end users comprising teaching and support staff, secondary-aged children (typically aged 11-16) and maintenance workers. Site neighbours are primarily residents of the adjacent housing development and users of Bury Athletics club.

4.4.3 Based on the preliminary conceptual site model, an overall MODERATE RISK to end users is considered to be appropriate with respect to ingestion / inhalation / and direct contact with the underlying soils. Previous ground investigation has focused on ground gas risk and only limited soil testing data is available, However, the presence of elevated concentrations of potentially carcinogenic and volatile PAH compounds were recorded within the landfill deposits by PB [8]. It should be noted that the human health risk assessment undertaken by PB was based on a less sensitive proposed end use (car park) and utilised less stringent assessment criteria. With regards to vapour risk, previous investigation by PB did not detect significant concentrations of VOCs from screening of samples and downhole monitoring using a Photo Ionisation detector (PID). However, PID results during gas monitoring of wells indicated concentrations of up to 162ppm. No VOC analysis of soil samples has been completed during previous ground investigation works.

4.4.4 The associated risk to groundworkers in this regard is considered to be MODERATE given the potential for direct exposure and contact with landfill materials during construction works. Practical Health and safety measures and provision of hygiene facilities should be implemented; however, enhanced measures may also be required to reduce associated risks to acceptable levels.

4.4.5 The site is located on a Secondary Undifferentiated (superficial) and a Secondary A Aquifer (bedrock), therefore a LOW – MODERATE RISK is anticipated with respect to the potential migration of contamination from surface and/or subsurface to groundwater. Previous ground investigation [8] indicated ammonium is elevated in the groundwater perched within the landfill materials, with localised exceedances of benzene, ethylbenzene, xylenes, and light end aromatic hydrocarbons in the centre of the landfill. The superficial deposits beneath the landfill were shown to be predominantly granular and the potential exists for downward migration of dissolved and free phase contamination into the underlying Secondary A Aquifer. There are no SPZs or active abstraction licences in close proximity to the site and previous risk

assessment undertaken by PB [8] considered groundwater within the underlying Lower Pennine Coal Measures formation as a potential pathway rather than a receptor as abstraction of water from this aquifer is unlikely to occur.

4.4.6 There are no surface water features identified within 250m of the site. The nearest receptor is the River Roch located approximately 850m from the site in the anticipated direction of groundwater flow [8]. Therefore, given the distance, a LOW RISK is considered to exist with respect to the potential migration of dissolved phase and mobile contamination to surface waters. Detailed Quantitative Risk Assessment by PB [8] demonstrated that recorded contaminant concentrations do not pose a risk to the River Roch downgradient of the site. Again, it should be recognised that PB's risk assessment model assumed a different proposed end use of the site and therefore further assessment may be required to confirm findings.

4.4.7 There is a potential MODERATE RISK to end users from the inhalation of vapor from groundwater based on the proposed development. This is due to the localised elevated concentrations of volatile hydrocarbons encountered in the centre of the domestic waste landfill in the previous investigation [8] (benzene, ethylbenzene, xylenes, and light end aromatic hydrocarbons).

4.4.8 Given the age of the landfill (>50 years) gas emissions are likely to have peaked and gas generation will have reduced significantly. Gas generation potential still remains highest in the western area of the site where domestic type refuse has been deposited. Other sources of ground gas on site include peat, which is thickest in the southeast of the site, and shallow coal mine workings, if present. The Peat is unlikely to be generating significant volumes of hazardous ground gas and given the anticipated groundwater depths, any mine workings, if present, are likely to be flooded reducing the risk of mine gas emissions, however investigation is required to confirm. High concentrations of methane and carbon dioxide have been recorded during monitoring from previous ground investigations. Flow rate data is limited however and will need to be confirmed through monitoring. The landfill is not capped with an engineered cover system, therefore any gas generated within the landfill can potentially disperse to atmosphere.

4.4.9 It should be recognised that development of the site has the potential to significantly alter the existing landfill/ ground gas regime, for example, by restricting surface emissions to atmosphere and promoting build-up of gas in subsurface or within confined spaces within buildings and this will need to be considered as part of any future works. Foundations constructed within/ through waste deposits may also present preferential pathways for migration. Overall, a MODERATE RISK to the proposed development is considered appropriate associated with the presence of landfill/ ground gas on site.

4.4.10 In terms of offsite migration of landfill gas, previous reports have raised concerns due to nearby sensitive residential receptors. Gas risk assessment completed by PB [8] considered the site for use as a car park and how this would potentially impact migration. The PB gas risk assessment [8] concluded that "*the estimated risk posed by the migration of ground gas to the surrounding area is similar or lower than that posed by carbon dioxide being exhaled by the occupants of a building*" and noted that "the volume of gas being generated at the present

time in negligible. PB noted (as did Cleanaway [6]) that due to limited data available on the types of material placed in the landfill, uncertainty remains in the calculations from the modelling. The condition and effectiveness of the existing gas ventilation system are currently unknown. As a minimum, its functionality should be assessed as far as practicable to ensure operational reliability.

4.4.11 It is unclear at this stage whether development proposals will include areas for growing vegetables or fruits. However, given the sensitivity of the end users (SEN unit) associated risk should still be considered if this is an option. If growing of produce is to be considered as an activity on site by future site users, consideration should be given to the use of raised beds with suitable growing medium imported to site.

4.4.12 The general requirements of the intrusive investigation required to target the identified contaminant linkages is provided as Table 5.2.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 Proposed Development and Site History

5.1.1 It is understood that Bury Council is considering the redevelopment of the site at Wellington Road for a new educational facility, the full details of which are still in development.

5.1.2 In summary, the historical mapping records from 1850 show the site was originally agricultural land with a road intersecting the centre and buildings associated with Park Hill cottage. Over time, several slopes were shown on the northern, southern and western boundaries which indicates potential worked ground/ excavations. In the 1950s, several unspecified pits were present across the site and the buildings were demolished. An allotment gardens was also shown in the western area of the site.

5.1.3 Potential infilling of the ground was evident in maps from the 1970s, with the Grundy Centre present in the eastern area of the site. Potential infilling of the land later occurred on the western area of the site as the slopes disappeared. More recent aerial imagery indicated a storage area with shipping containers was present on the north of the site, this has now been removed. Stockpiles on the east of the field were also used to construct a bund.

5.2 Geotechnical Conclusions and Recommendations

5.2.1 The geological sequence at the site is anticipated to be superficial deposits of Devensian Till (Boulder Clay) and Glaciofluvial Deposits comprising predominantly sand and gravel. Previous ground investigation indicates that much of the natural strata encountered was predominantly granular and peat deposits have also been encountered. The solid geology beneath the site is the Pennine Lower Coal Measures (PLCM) comprising mudstone, siltstone and sandstone with a coal seam present in the east.

5.2.2 Deep Made Ground is anticipated associated with previous landfilling. The eastern area of the site is anticipated to comprise ashy/brick fill, whereas the western area of the site is expected to comprise domestic refuse type materials intermixed with other landfill deposits and inclusions.

5.2.3 The anticipated geotechnical hazards are summarised in Table 5.1 and discussed below.

Table 5.1 Summary of Geotechnical Hazards

Hazard	Description
Made Ground and Landfilled Materials	Previous investigation has identified the presence of landfilled materials across the site, typically to 5-6m depth with maximum depth recorded to approximately 7.0m in the north of the site. There is potential for compressible and collapsible ground from any voids or areas of fill materials which have placed without compaction. The deep Made Ground present within the landfill is unlikely to be a suitable bearing stratum and therefore an alternative foundation solution such as piling will likely be required for the proposed development.

Hazard	Description
Shallow Groundwater	Waterlogged ground was noted in previous ground investigations. Although dry during the site walkover, undulating and hummocky ground was noted. Shallow groundwater poses a risk of flooding and instability of excavations.
Aggressive ground conditions to buried concrete	There is a potential for shallow soils on site to present an aggressive chemical environment to buried concrete. Made Ground and landfill materials and leachate may also pose a risk to buried concrete.
Shrink/Swell soils	There is potential for shrink/swell behaviour of cohesive soils associated with seasonal changes in moisture content which may impact the foundations of the proposed development.
Mineral Workings	Potential shallow coal mine workings are mapped beneath the eastern area of the site. Therefore, a Coal Mining Risk Assessment and further investigation is likely required to understand the potential ground stability risks to the proposed development. Worked ground was mapped on the southwest corner of the site and several unspecified pits were present across the entire site.
Compressible Natural Deposits	Peat and Glaciofluvial deposits have been encountered across the site.
Obstructions	Obstructions and relic substructures may be encountered within the fill materials in the western areas of the site and beneath the footprint of previously developed areas (eastern site area including Grundy Centre). These may present drivability and excavation issues for traditional plant. Hard break out equipment and/or pre-rotary drilling and/or Made Ground treatment may be required in some areas.
Buried services	Underground utilities are likely to be present within the vicinity of the Grundy Day Care Centre which may pose a risk to intrusive investigations. As the development proposals are not final, it is unclear at this stage if the buried services conflict with areas of the proposed development.

5.2.4 This report has revealed a LOW risk of UXO at the site.

5.3 Environmental Conclusions and Recommendations

5.3.1 The site has a Low-Medium hydrogeological sensitivity associated with the presence of Secondary A / Secondary Undifferentiated Aquifers and a Very Low hydrological sensitivity due to the absence of any surface water features within 250m of the site.

5.3.2 Given the proposed development of the site as an educational facility, the site is adjudged a High sensitivity with regards to human health.

5.3.3 Based on a review of historical information and the findings of a walkover survey the following potential contamination sources have been identified:

- Landfill on-site containing domestic waste in the west and ashy/brick fill beneath the eastern section of the site (Grundy Day Care Centre);

- General Made Ground with the potential for asbestos associated with demolished buildings, the bund and former storage area;
- Peat and potential shallow coal mine workings present a potential source of hazardous ground gas.

5.3.4 In relation to potential contamination issues and given the proposed sensitive end user, the site is considered to present a:

- MODERATE risk to future users from soil / groundwater sources;
- MODERATE risk due to ground gas; and,
- LOW – MODERATE risk to controlled water receptors.

5.3.5 The risks to other receptors (groundworkers etc.) are listed in Section 4.0.

5.3.6 In accordance with the phased process of assessment recommended in BS 10175:2011 (+A2:2017)[13] and BS 5930:2015 (+A1:2020)[14], intrusive investigation(s) should be undertaken to appraise potential land contamination, as well as geotechnical matters which would necessitate the design to be based on the requirements of Eurocode 7 part 2[15] (and the associated national annex) and NHBC standards[16]. The investigation should include an investigation of the general ground conditions and target the most likely potential pollutant linkages as discussed in Table 5.2.

Table 5.2 Targeted Contaminant Linkages

Issue	Exploration
Human exposure to shallow Made Ground soils	General/Targeted. Shallow soil samples in all holes within 1.0m of ground level. Targeted sampling within the landfill materials and other areas of Made Ground (bund, footprint of demolished buildings and former storage area).
Leachate generation from Made Ground Soils	General. Leachate preparations of soils and/or analysis of both perched and deeper groundwater / leachate
Ground gas generation from former landfill and potential coal mine workings.	Targeted within the proposed building footprint (if known) / general site coverage and coal seams. Ground gas monitoring installations in the Made Ground and along the perimeter of the landfill materials.
Risk to groundwater and surface water	Targeted. Groundwater installations in the Secondary A Aquifer.
Vapour risk from impacted soils and/or groundwater	Targeted within the proposed building footprint (if known) / general site coverage. Ground gas monitoring installations in the Made Ground.

5.3.7 Considering the past uses of the site, a contamination analysis suite should be applied that considers metals, semi-metals, inorganic chemicals, polyaromatic hydrocarbons and speciated petroleum hydrocarbons with the specific analytical suite informed by site location / CSM. Due to vapour risk, the samples should be tested for volatile organic carbon or BTEX compounds.

[13] BS 10175:2011 (+A2:2017) Investigation of potentially contaminated sites. Code of Practice
[14] BS 5930:2015 (+A1:2020) The Code of Practice for Ground Investigations
[15] EN 1997-2:2007 Eurocode 7 Geotechnical design – Part 2 Ground Investigation and Testing
[16] NHBC Standards 2023 https://nhbc-standards.co.uk/

In addition, the presence of asbestos in soils should be appraised by testing. Such testing should be completed in accordance with UKAS and MCERTs standards.

5.3.8 Given that disposal of waste soils can potentially lead to elevated development costs the investigation could also include sampling and analysis to enable classification of waste soil arisings.

5.3.9 It should be noted that any materials excavated from the landfill cannot be reused on site without and will require handling as waste and removed off-site. Any reuse of material classified as waste would need to be agreed with the Environment Agency and/ or in accordance with associated Environmental Permitting Regulations. The source of the stockpiled materials used to construct the bund on the east of the field is currently unknown. Therefore, clarification is required from the existing landowners and soil sampling required.

5.3.10 The results of any intrusive investigation should be reported within a Land Quality Statement (LQS) for the site considering the requirements of current technical guidance (as summarised in the Environmental Risk Assessment Standards and Supporting Information to the rear of the text) and / or associated planning conditions. This report should include: a Generic Quantitative (Tier 2) Environmental Risk Assessment; a revised Conceptual Site Model; recommendations for further assessments (if required); and, outline remedial and geotechnical recommendations. Land quality assessment is a phased process and it should be noted that further investigation, assessment and reporting might be required, dependent on the findings of the LQS.

5.3.11 This Desk Study is considered sufficient to satisfy planning conditions relating to former site uses and provision of a preliminary risk assessment. It is likely that site investigation and reporting will be required in order to satisfy further planning condition(s) relating to land contamination.

5.3.12 The potential presence of invasive plant species, such as Japanese Knotweed, has not been assessed and it is recommended that a survey be carried out by an appropriately qualified specialist if this is of concern to the client.

5.4 Recommendations for Intrusive Investigation

5.4.1 An intrusive ground investigation with geotechnical and contamination monitoring and testing is required to confirm the findings of this desk study. Prior to any intrusive ground investigation, a Coal Mining Risk Assessment should be prepared for the site as the site is within a Mining Remediation Authority Development High Risk Area and there is potential for shallow coal mine workings beneath the east of the site.

5.4.2 The ground investigation should be designed based on the requirements of Eurocode 7 part 2 (and the associated national annex)[15] and NHBC standards[16]. As noted in Section 5.3.8, which also lists the industry design requirements, the investigation should be tailored so as to ensure the geotechnical hazards and land contamination risks identified above are addressed.

5.4.3 The ground investigation should be designed by a suitably qualified and experienced engineering geologist based on Eurocode 7 (EC7)[15], BS5930:2015 (=A1:2020)[14] and CIRIA

C758D[17]. It is noted that EC7 identifies three geotechnical categories relevant to project complexity. Sites affected or potentially affected by mining should be regarded as being in the highest category (Category 3).

5.4.4 The investigation should be undertaken by a specialist drilling contractor with experience in drilling in areas of anticipated coal workings. Probe drilling by the formation of rotary open-hole boreholes is recommended to investigate the mineral seams underneath the site. Depending on the findings of the open-hole rotary drilling, rotary cored boreholes may be required at a later stage to accurately define the depths and thickness of seams. A preliminary geophysical survey could be helpful to confirm the presence/absence of any mine entries or shafts on site and aid the rationalisation of the physical investigation.

5.4.5 The ground investigation should be undertaken with due regard to the Mining Remediation Authority's guidance[18] and a Mining Remediation Authority Permit is likely to be required in advance of any site investigation that is to investigation potential for coal seams and workings.

[17] CIRIA C758D Abandoned Mine Working Manual. 2019
[18] Coal Authority 'Guidance on Managing the Risk of Hazardous Gases when Drilling or Piling Near Coal V1'. 2015

ENVIRONMENTAL RISK ASSESSMENT STANDARDS AND SUPPORTING INFORMATION

Normative Standards

Contamination

The report has been produced in general accordance with the procedures for ground investigation, interpretation and reporting set out in Environment Agency guidance Land Contamination Risk Management (LCRM) (England), BS 5930:2015 (+A1:2020), BS 10175:2011 (+A2:2017) and BS EN 1997 (Eurocode 7).

This assessment considers the objectives of the National Planning Policy Framework which requires information to demonstrate that a site is suitable for its new use (taking account of ground conditions and land instability) and not capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 (after remediation). The NPPF requires adequate site investigation information, prepared by a competent person.

Definitions of Consequence, Probability and Risk

The following classification has been taken from Guidance for the Safe Development of Housing on Land Affected by Contamination R&D66: 2008 Volume 1 (Environment Agency, NHBC and CIEH.

The key to the classification is that the designation of risk is based upon the consideration of both:

a) the magnitude of the potential consequence (i.e. severity).
[takes into account both the potential severity of the hazard and the sensitivity of the receptor]

b) the magnitude of probability (i.e. likelihood).
[takes into account both the presence of the hazard and receptor and the integrity of the pathway]

Classification of Consequence

Classification	Definition	Examples
Severe	Highly elevated concentrations likely to result in "significant harm" to human health as defined by the EPA 1990, Part 2A, if exposure occurs. Equivalent to EA Category 1 pollution incident including persistent and/or extensive effects on water quality; leading to closure of a potable abstraction point; major impact on amenity value or major damage to agriculture or commerce. Major damage to aquatic or other ecosystems, which is likely to result in a substantial adverse change in its functioning	Significant harm to humans is defined in circular 01.2006 as death, disease*, serious injury, genetic mutation, birth defects or the impairment of reproductive functions. Major fish kill in surface water from large spillage of contaminants from site. Highly elevated concentrations of List I and II substances present in groundwater close to small potable abstraction (high sensitivity).

Classification	Definition	Examples
	or harm to a species of special interest that endangers the long-term maintenance of the population. Catastrophic damage to crops, buildings or property.	Explosion, causing building collapse (can also equate to immediate human health risk if buildings are occupied).
Medium	Elevated concentrations which could result in "significant harm" to human health as defined by the EPA 1990, Part 2A if exposure occurs. Equivalent to EA Category 2 pollution incident including significant effect on water quality; notification required to abstractors; reduction in amenity value or significant damage to agriculture or commerce. Significant damage to aquatic or other ecosystems, which may result in a substantial adverse change in its functioning or harm to a species of special interest that may endanger the long-term maintenance of the population. Significant damage to crops, buildings or property.	Significant harm to humans is defined in circular 01/2006 as death, disease*, serious injury, genetic mutation, birth defects or the impairment of reproductive functions. Damage to building rendering it unsafe to occupy e.g. foundation damage resulting in instability. Ingress of contaminants through plastic potable water pipes.
Mild	Exposure to human health unlikely to lead to "significant harm". Equivalent to EA Category 3 pollution incident including minimal or short lived effect on water quality; marginal effect on amenity value, agriculture or commerce. Minor or short lived damage to aquatic or other ecosystems, which is unlikely to result in a substantial adverse change in its functioning or harm to a species of special interest that would endanger the long-term maintenance of the population. Minor damage to crops, buildings or property.	Exposure could lead to slight short-term effects (e.g. mild skin rash). Surface spalling of concrete.
Minor	No measurable effect on humans. Equivalent to insubstantial pollution incident with no observed effect on water quality or ecosystems.	The loss of plants in a landscaping scheme. Discoloration of concrete.

Classification	Definition	Examples
	Repairable effects of damage to buildings, structures and services.	

Classification of Probability

Classification	Definition	Examples
High likelihood	There is pollutant linkage and an event would appear very likely in the short-term and almost inevitable over the long-term, or there is evidence at the receptor of harm or pollution.	*a) Elevated concentrations of toxic contaminants are present in soils in the top 0.5m in a residential garden.* *b) Ground/groundwater contamination could be present from chemical works, containing a number of USTs, having been in operation on the same site for over 50 years.*
Likely	There is pollutant 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.	*a) Elevated concentrations of toxic contaminants are present in soils at depths of 0.5-1.0m in a residential garden, or the top 0.5m in public open space.* *b) Ground/groundwater contamination could be present from an industrial site containing a UST present between 1970 and 1990. The tank is known to be single skin. There is no evidence of leakage although there are no records of integrity tests.*
Low likelihood	There is pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a long period such an event would take place, and is less likely in the shorter term.	*a) Elevated concentrations of toxic contaminants are present in soils at depths >1m in a residential garden, or 0.5-1.0m in public open space.* *b) Ground/groundwater contamination could be present on a light industrial unit constructed in the 1990s containing a UST in operation over the last 10 years – the tank is double skinned but there is no integrity testing or evidence of leakage.*
Unlikely	There is pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long-term.	*a) Elevated concentrations of toxic contaminants are present below hardstanding.* *b) Light industrial units <10 yrs old containing a double-skinned UST with annual integrity testing results available.*

- Note: A pollution linkage must first be established before probability is classified. If there is no pollution linkage then there is no potential risk. If there is no pollution linkage then there is no need to apply tests for probability and consequence.
- For example, if there is surface contamination and a principal aquifer is present at depth, but this principal aquifer is overlain by an aquiclude of significant thickness then there is no pollution linkage and the risks to the principal aquifer are not assessed. The report should identify both the source and the receptor but state that because there is no linkage there are no potential risks.

Description of the Classified Risks

Very high risk

- There is a high probability that severe harm could arise to a designated receptor from an identified hazard at the site without remediation action OR there is evidence that severe harm to a designated receptor is already occurring. Realisation of that risk is likely to present a substantial liability to be site owner/or occupier. Investigation is required as a matter of urgency and remediation works likely to follow in the short-term.

High risk

- Harm is likely to arise to a designated receptor from an identified hazard at the site without remediation action. Realisation of the risk is likely to present a substantial liability to the site owner/or occupier. Investigation is required as a matter of urgency to clarify the risk. Remediation works may be necessary in the short-term and are likely over the longer term.

Moderate risk

- It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, and if any harm were to occur it is more likely, that the harm would be relatively mild. Further investigative work is normally required to clarify the risk and to determine the potential liability to site owner/occupier. Some remediation works may be required in the longer term.

Low risk

- It is possible that harm could arise to a designated receptor from identified hazard, but it is likely at worst, that this harm if realised would normally be mild. It is unlikely that the site owner/or occupier would face substantial liabilities from such a risk. Further investigative work (which is likely to be limited) to clarify the risk may be required. Any subsequent remediation works are likely to be relatively limited.

Very low risk

- It is a low possibility that harm could arise to a designated receptor, but it is likely at worst, that the harm if realised would normally be mild or minor.

No potential risk

- There is no potential risk if no pollution linkage has been established.

LIMITATIONS

Environmental & Geotechnical Interpretative Reports

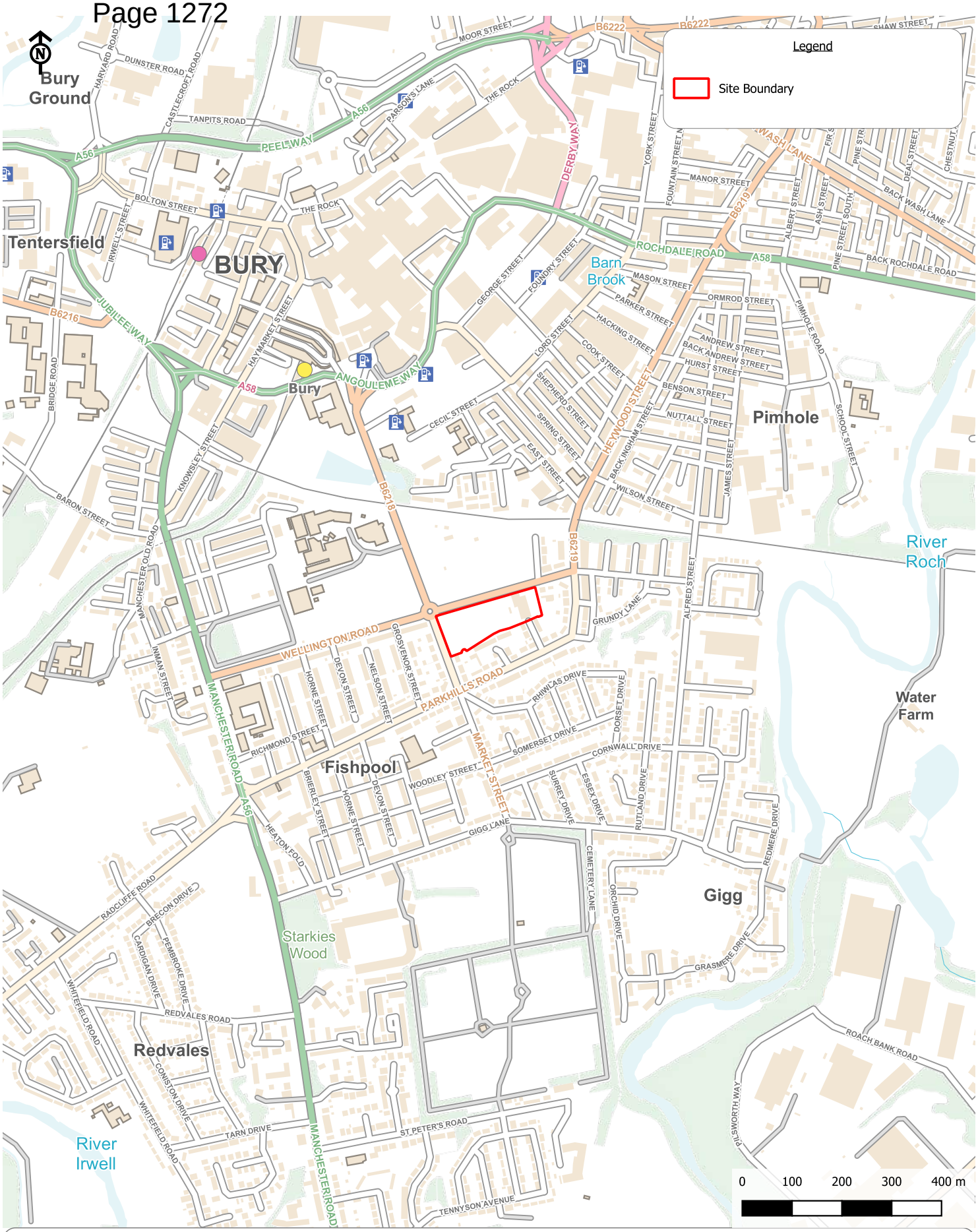
1. This report provides available factual data for the site obtained only from the sources described in the text and related to the site on the basis of the location information provided by the client.
2. Where any data or information supplied by the client or other external source, including that from previous studies, has been used, it has been assumed that the information is correct. No responsibility can be accepted by CampbellReith for inaccuracies within this data or information. In relation to historic maps, the accuracy of maps cannot be guaranteed and it should be recognized that different conditions on site may have existed between and subsequent to the various map surveys.
3. This report is limited to those aspects of historical land use and enquiries related to environmental matters reported on and no liability is accepted for any other aspects. The opinions expressed cannot be absolute due to the limit of time and resources implicit within the agreed brief and the possibility of unrecorded previous uses of the site and adjacent land.
4. The material encountered and samples obtained during on-site investigations represent only a small proportion of the materials present on the site. There may be other conditions prevailing at the site which have not been revealed and which have therefore not been taken into account in this report. These risks can be minimised and reduced by additional investigations. If significant variations become evident, additional specialist advice should be sought to assess the implications of these few findings.
5. The generalised soil conditions described in the text are intended to convey trends in subsurface conditions. The boundaries between strata are approximate and have been developed on interpretations of the exploration locations and samples collected.
6. Water level and gas readings have been taken at times and under conditions stated on the exploration logs. It must be noted that fluctuations in the level of groundwater or gas may occur due to a variety of factors, which may differ from those prevailing at the time the measurements were taken.
7. Please note that CampbellReith cannot accept any liability for observations or opinions expressed regarding the absence or presence of asbestos or on any product or waste that may contain asbestos. We recommend that an asbestos specialist, with appropriate professional indemnity insurance, is employed directly by the client in every case where asbestos may be present on the site or within the buildings or installations. Any comments made in this report with respect to asbestos, or asbestos containing materials, are only included to assist the client with the initial appraisal of the project and should not be relied upon in any way.
8. The findings and opinions expressed are relevant to those dates of the reported site work and should not be relied upon to represent conditions at substantially later dates.
9. This report is produced solely for the benefit of the client, and no liability is accepted for any reliance placed upon it by any other party unless specifically agreed in writing.

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Appendix 1

Figures

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Figure 5: BGS Bedrock Geology
Figure 6: Depth of Fill Encountered
Figure 7: Location of Domestic Type Fill
Figure 8: Location of Peat Encountered



Wellington Road, Bury

Client: Bury Council

Figure 1:
Site Location

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Figure 2:
Annotated Site Layout Plan

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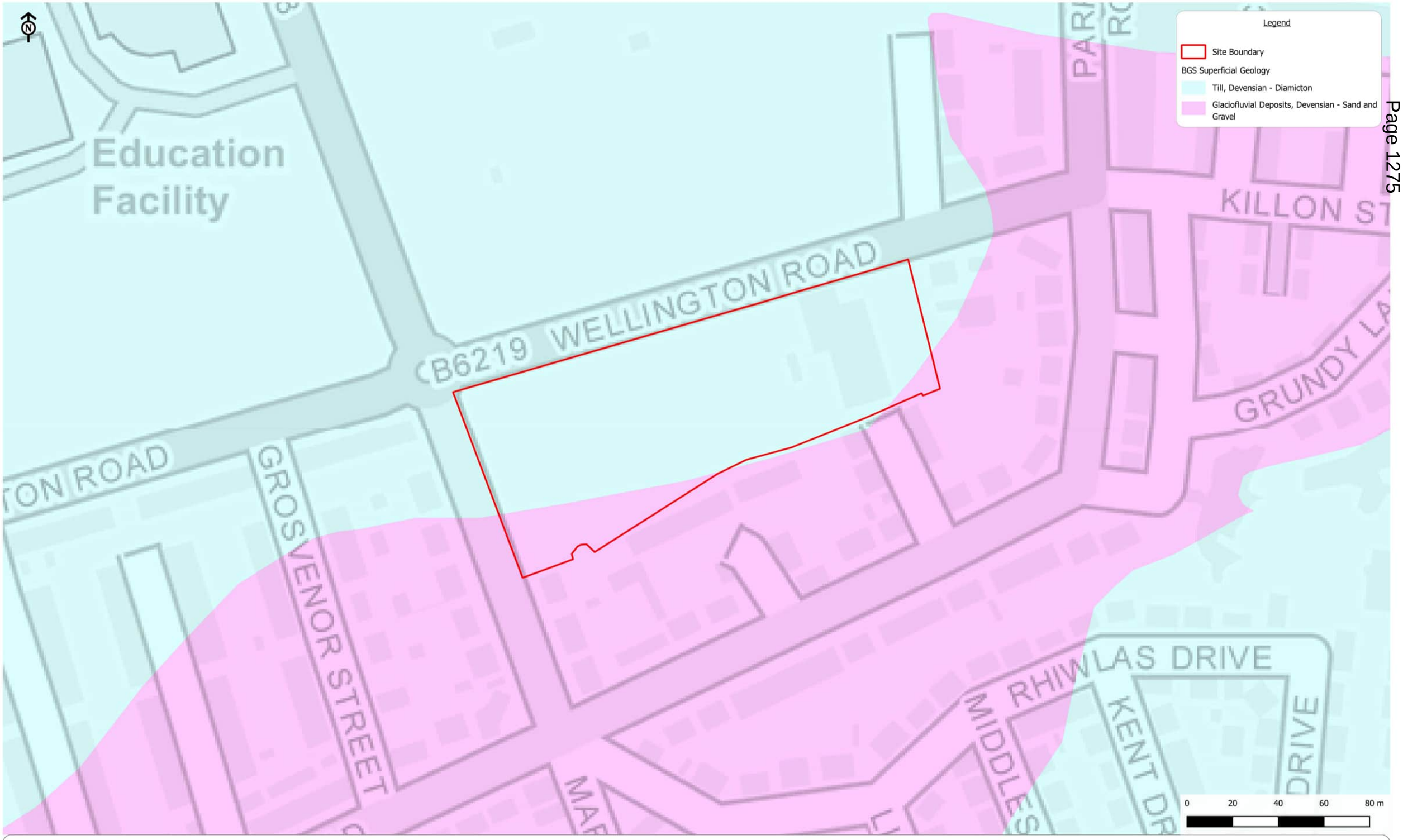
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Figure 3:
Artificial and Made Ground

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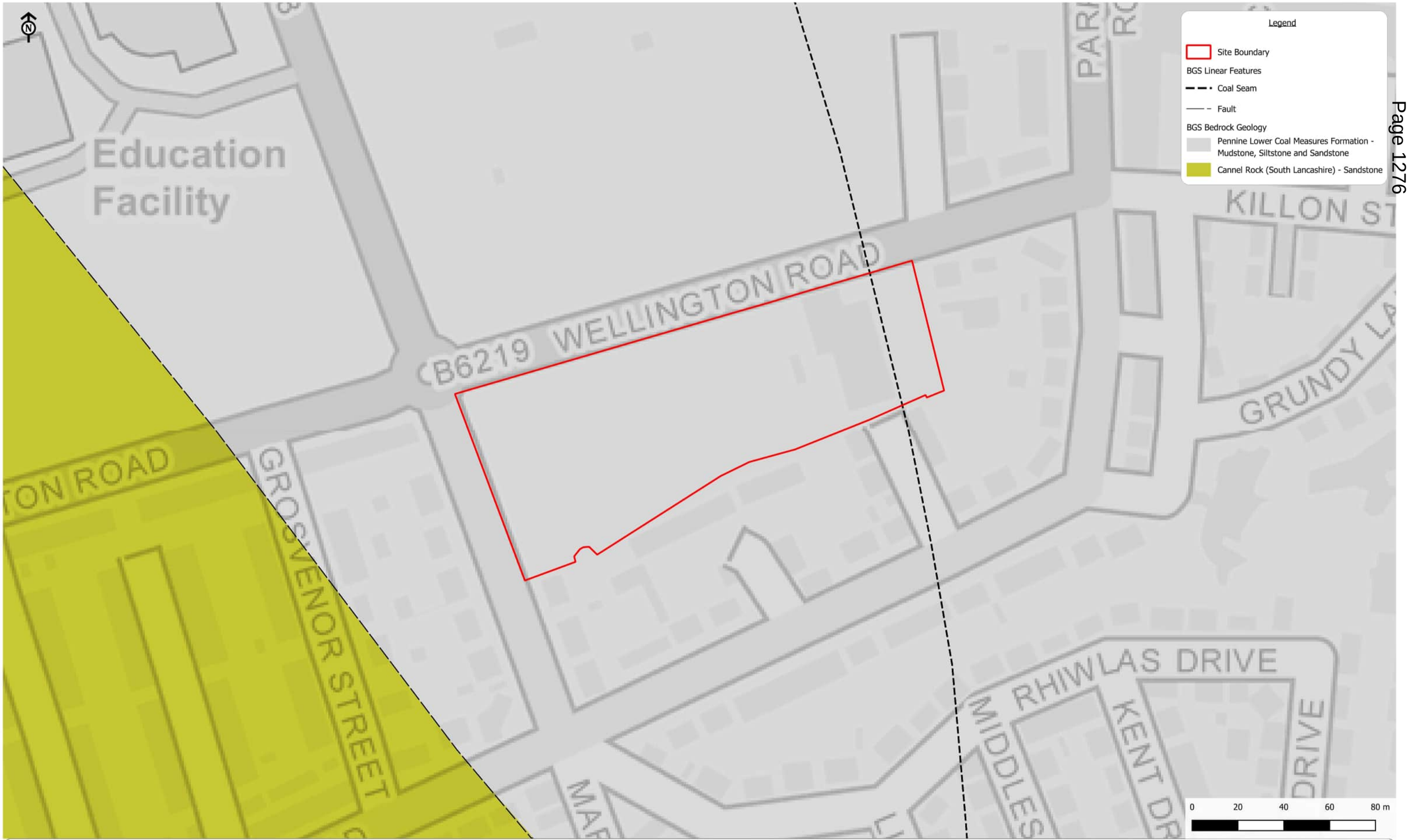
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Figure 4:
BGS Superficial Geology

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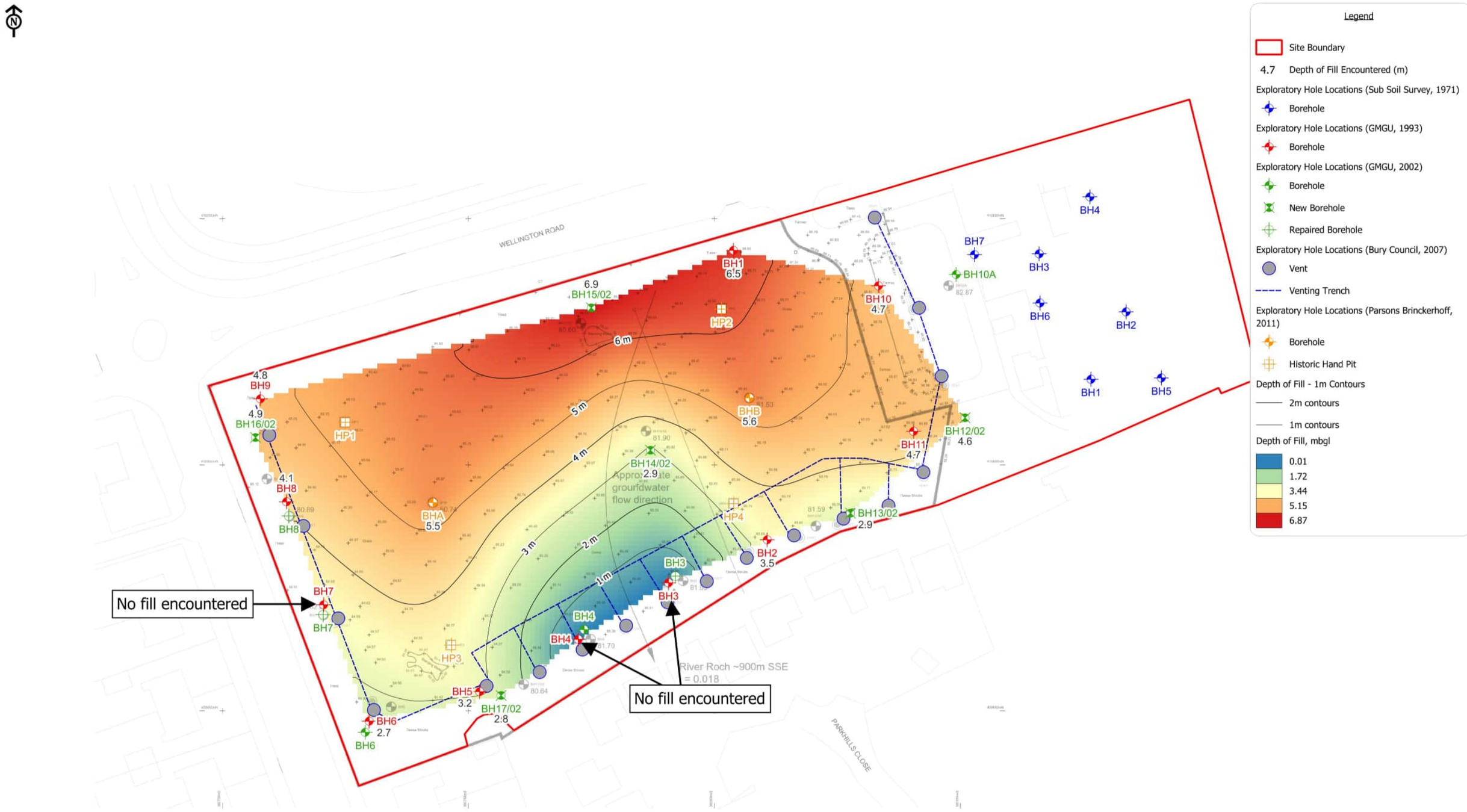
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Figure 5:
BGS Bedrock Geology

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Figure 6:
Depth of Fill Encountered

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Legend

- Site Boundary

Exploratory Hole Locations (GMGU, 1993)

- Borehole

Exploratory Hole Locations (GMGU, 2002)

- New Borehole

Exploratory Hole Locations (Bury Council, 2007)

- Vent
- Venting Trench

Exploratory Hole Locations (Parsons Brinckerhoff, 2011)

- Borehole

Hole ID	Top of Strata (mbgl)	Bottom of Strata (mbgl)	Thickness (m)
BH5	1	3.2	2.2
BH6	0.7	2.7	2
BH8	1	4.1	3
BH9	1	4.8	3.8
BH10	1	4.7	3.7
BH11	1.3	4.7	3.4
BH14/02	1.1	5.5	4.4
BH15/02	0.8	6.9	6.1
BHA	0.3	5.5	5.2
BHB	0.4	5.6	5.2

0 20 40 60 80 m

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Figure 7:
Location of Domestic Type Fill

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Hole ID	Top of Strata (mbgl)	Bottom of Strata (mbgl)	Thickness (m)
BH10	4.7	6.5	1.8
BH11	4.7	6.7	2
BH12/02	4.6	9.1	5.5
BH13/02	2.9	3.8	0.9
BH14/02	5.5	7.6	2.1
BH16/02	4.9	5.9	1
BH17/02	2.8	3.8	1
BH5	3.2	4.5	1.3
BH6	2.7	4	1.3
BH8	4.1	5	0.9
BH9	4.8	6.5	1.7
BHB	5.6	6.2	0.4

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Figure 8:
Location of Peat Encountered

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Appendix 2

Desk Study Information

Groundsure Report
Zetica UXO Risk Map
Initial EA Enquiry Reponse

Groundsure LOCATION INTELLIGENCE

Enviro+Geo Insight

LAND AT WELLINGTON ROAD, BURY, BL9 9AH

Order Details

Date: 17/04/2025

Your ref: 14378/A

Our Ref: CAR1-KAY-UYA-BLB-OYM

Site Details

Location: 380800 410008

Area: 1.43 ha

Authority: Bury Metropolitan Borough Council ↗



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 ↗
01273 257 755

Certified B Corporation

Groundsure LOCATION INTELLIGENCE

LAND AT WELLINGTON ROAD, BURY, BL9 9AH

Ref: CAR1-KAY-UYA-BLB-OYM
Your ref: 14378/A
Grid ref: 380800 410008

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 >	2	10	19	66	-
19 >	1.2 >	Historical tanks >	0	0	3	8	-
20 >	1.3 >	Historical energy features >	0	0	1	8	-
21	1.4	Historical petrol stations	0	0	0	0	-
21 >	1.5 >	Historical garages >	0	0	0	4	-
21	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
22 >	2.1 >	Historical industrial land uses >	3	12	26	84	-
27 >	2.2 >	Historical tanks >	0	0	4	18	-
28 >	2.3 >	Historical energy features >	0	0	4	20	-
29	2.4	Historical petrol stations	0	0	0	0	-
29 >	2.5 >	Historical garages >	0	0	0	8	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
31	3.1	Active or recent landfill	0	0	0	0	-
31	3.2	Historical landfill (BGS records)	0	0	0	0	-
32 >	3.3 >	Historical landfill (LA/mapping records) >	0	0	0	3	-
32 >	3.4 >	Historical landfill (EA/NRW records) >	1	0	1	0	-
33	3.5	Historical waste sites	0	0	0	0	-
33 >	3.6 >	Licensed waste sites >	0	0	0	1	-
33 >	3.7 >	Waste exemptions >	0	0	0	1	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
34 >	4.1 >	Recent industrial land uses >	0	2	4	-	-
35	4.2	Current or recent petrol stations	0	0	0	0	-
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	-

36	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
36	4.7	Regulated explosive sites	0	0	0	0	-
36	4.8	Hazardous substance storage/usage	0	0	0	0	-
36	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
36	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
37 >	**4.11 >**	**Licensed pollutant release (Part A(2)/B) >**	0	0	0	2	-
37	4.12	Radioactive Substance Authorisations	0	0	0	0	-
37 >	**4.13 >**	**Licensed Discharges to controlled waters >**	0	0	0	3	-
38	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
38	4.15	Pollutant release to public sewer	0	0	0	0	-
38	4.16	List 1 Dangerous Substances	0	0	0	0	-
38	4.17	List 2 Dangerous Substances	0	0	0	0	-
39 >	**4.18 >**	**Pollution Incidents (EA/NRW) >**	0	0	0	6	-
39	4.19	Pollution inventory substances	0	0	0	0	-
40	4.20	Pollution inventory waste transfers	0	0	0	0	-
40	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
41 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
43 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
45 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
46	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
46	5.5	Groundwater vulnerability- local information	None (within 0m)				
48 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	14
52 >	**5.7 >**	**Surface water abstractions >**	0	0	0	0	23
58 >	**5.8 >**	**Potable abstractions >**	0	0	0	0	2
58	5.9	Source Protection Zones	0	0	0	0	-
59	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
60	6.1	Water Network (OS MasterMap)	0	0	0	-	-

60	6.2	Surface water features	0	0	0	-	-
61 >	6.3 >	WFD Surface water body catchments >	2	-	-	-	-
61 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
62 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
63	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
63	7.2	Historical Flood Events	0	0	0	-	-
63	7.3	Flood Defences	0	0	0	-	-
64	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
64	7.5	Flood Storage Areas	0	0	0	-	-
65	7.6	Flood Zone 2	None (within 50m)				
65	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
66 >	8.1 >	Surface water flooding >	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
68 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
69	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
70	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
70	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
70	10.4	Special Protection Areas (SPA)	0	0	0	0	0
70	10.5	National Nature Reserves (NNR)	0	0	0	0	0
71 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	2
71	10.7	Designated Ancient Woodland	0	0	0	0	0
71	10.8	Biosphere Reserves	0	0	0	0	0
71	10.9	Forest Parks	0	0	0	0	0
72	10.10	Marine Conservation Zones	0	0	0	0	0
72 >	10.11 >	Green Belt >	0	0	0	0	6
72	10.12	Proposed Ramsar sites	0	0	0	0	0

72	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
73	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
73	10.15	Nitrate Sensitive Areas	0	0	0	0	0
73	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
74 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
75	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
76	11.1	World Heritage Sites	0	0	0	-	-
77	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
77	11.3	National Parks	0	0	0	-	-
77 >	11.4 >	Listed Buildings >	0	0	1	-	-
78	11.5	Conservation Areas	0	0	0	-	-
78	11.6	Scheduled Ancient Monuments	0	0	0	-	-
78	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	**Agricultural designations** >	On site	0-50m	50-250m	250-500m	500-2000m
79 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
80	12.2	Open Access Land	0	0	0	-	-
80	12.3	Tree Felling Licences	0	0	0	-	-
80	12.4	Environmental Stewardship Schemes	0	0	0	-	-
80	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	**Habitat designations** >	On site	0-50m	50-250m	250-500m	500-2000m
81	13.1	Priority Habitat Inventory	0	0	0	-	-
81	13.2	Habitat Networks	0	0	0	-	-
82 >	13.3 >	Open Mosaic Habitat >	0	0	1	-	-
82	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
83 >	14.1 >	10k Availability >	Identified (within 500m)				
84 >	14.2 >	Artificial and made ground (10k) >	3	2	3	7	-
86 >	14.3 >	Superficial geology (10k) >	4	0	3	6	-

87	14.4	Landslip (10k)	0	0	0	0	-
88 >	14.5 >	Bedrock geology (10k) >	2	0	8	10	-
89 >	14.6 >	Bedrock faults and other linear features (10k) >	1	1	6	4	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
91 >	15.1 >	50k Availability >	Identified (within 500m)				
92 >	15.2 >	Artificial and made ground (50k) >	0	1	0	0	-
93	15.3	Artificial ground permeability (50k)	0	0	-	-	-
94 >	15.4 >	Superficial geology (50k) >	2	0	2	4	-
95 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
95	15.6	Landslip (50k)	0	0	0	0	-
96	15.7	Landslip permeability (50k)	None (within 50m)				
97 >	15.8 >	Bedrock geology (50k) >	1	0	4	1	-
98 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
98 >	15.10 >	Bedrock faults and other linear features (50k) >	1	0	3	2	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
99 >	16.1 >	BGS Boreholes >	0	0	3	-	-
Page	Section	Natural ground subsidence >					
101 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
102 >	17.2 >	Running sands >	Very low (within 50m)				
103 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
104 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
105 >	17.5 >	Landslides >	Very low (within 50m)				
106 >	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
108	18.1	BritPits	0	0	0	0	-
109 >	18.2 >	Surface ground workings >	3	12	17	-	-
110	18.3	Underground workings	0	0	0	0	0
110	18.4	Underground mining extents	0	0	0	0	-
110	18.5	Historical Mineral Planning Areas	0	0	0	0	-

111	18.6	Non-coal mining	0	0	0	0	0
111	18.7	JPB mining areas	None (within 0m)				
111	18.8	The Coal Authority non-coal mining	0	0	0	0	-
111	18.9	Researched mining	0	0	0	0	-
112	18.10	Mining record office plans	0	0	0	0	-
112	18.11	BGS mine plans	0	0	0	0	-
112 >	**18.12 >**	**Coal mining >**	Identified (within 0m)				
112	18.13	Brine areas	None (within 0m)				
113	18.14	Gypsum areas	None (within 0m)				
113	18.15	Tin mining	None (within 0m)				
113	18.16	Clay mining	None (within 0m)				
Page	Section	**Ground cavities and sinkholes >**	On site	0-50m	50-250m	250-500m	500-2000m
114	19.1	Natural cavities	0	0	0	0	-
115 >	**19.2 >**	**Mining cavities >**	0	0	0	0	1
115	19.3	Reported recent incidents	0	0	0	0	-
115 >	**19.4 >**	**Historical incidents >**	0	0	0	1	-
Page	Section	**Radon >**					
117 >	**20.1 >**	**Radon >**	Less than 1% (within 0m)				
Page	Section	**Soil chemistry >**	On site	0-50m	50-250m	250-500m	500-2000m
119 >	**21.1 >**	**BGS Estimated Background Soil Chemistry >**	4	2	-	-	-
119	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
120	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
121	22.1	Underground railways (London)	0	0	0	-	-
121	22.2	Underground railways (Non-London)	0	0	0	-	-
122	22.3	Railway tunnels	0	0	0	-	-
122 >	**22.4 >**	**Historical railway and tunnel features >**	0	0	14	-	-
123	22.5	Royal Mail tunnels	0	0	0	-	-
123 >	**22.6 >**	**Historical railways >**	0	0	2	-	-

123 >	**22.7 >**	**Railways >**	0	0	5	-	-
124	22.8	Crossrail 2	0	0	0	0	-
124	22.9	HS2	0	0	0	0	-

LAND AT WELLINGTON ROAD, BURY, BL9 9AH

Ref: CAR1-KAY-UYA-BLB-OYM
Your ref: 14378/A
Grid ref: 380800 410008

Recent aerial photograph



Capture Date: 07/04/2023

Site Area: 1.43ha

LAND AT WELLINGTON ROAD, BURY, BL9 9AH

Ref: CAR1-KAY-UYA-BLB-OYM
Your ref: 14378/A
Grid ref: 380800 410008

Recent site history - 2019 aerial photograph



Capture Date: 23/05/2019

Site Area: 1.43ha

Recent site history - 2001 aerial photograph



Capture Date: 07/05/2001

Site Area: 1.43ha

Recent site history - 2000 aerial photograph



Capture Date: 27/06/2000

Site Area: 1.43ha

Recent site history - 1999 aerial photograph



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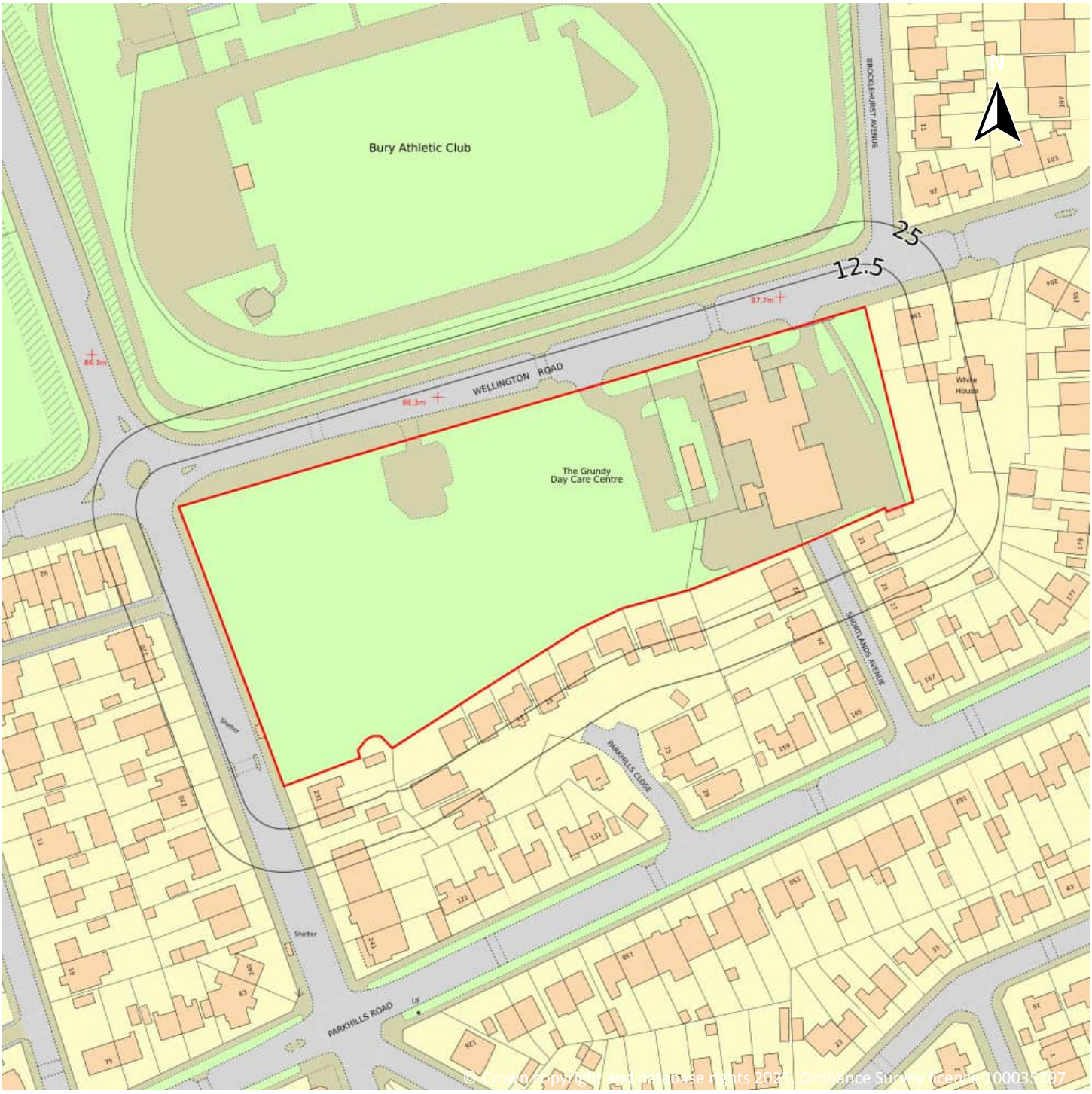
Capture Date: 10/09/1999

Site Area: 1.43ha

LAND AT WELLINGTON ROAD, BURY, BL9 9AH

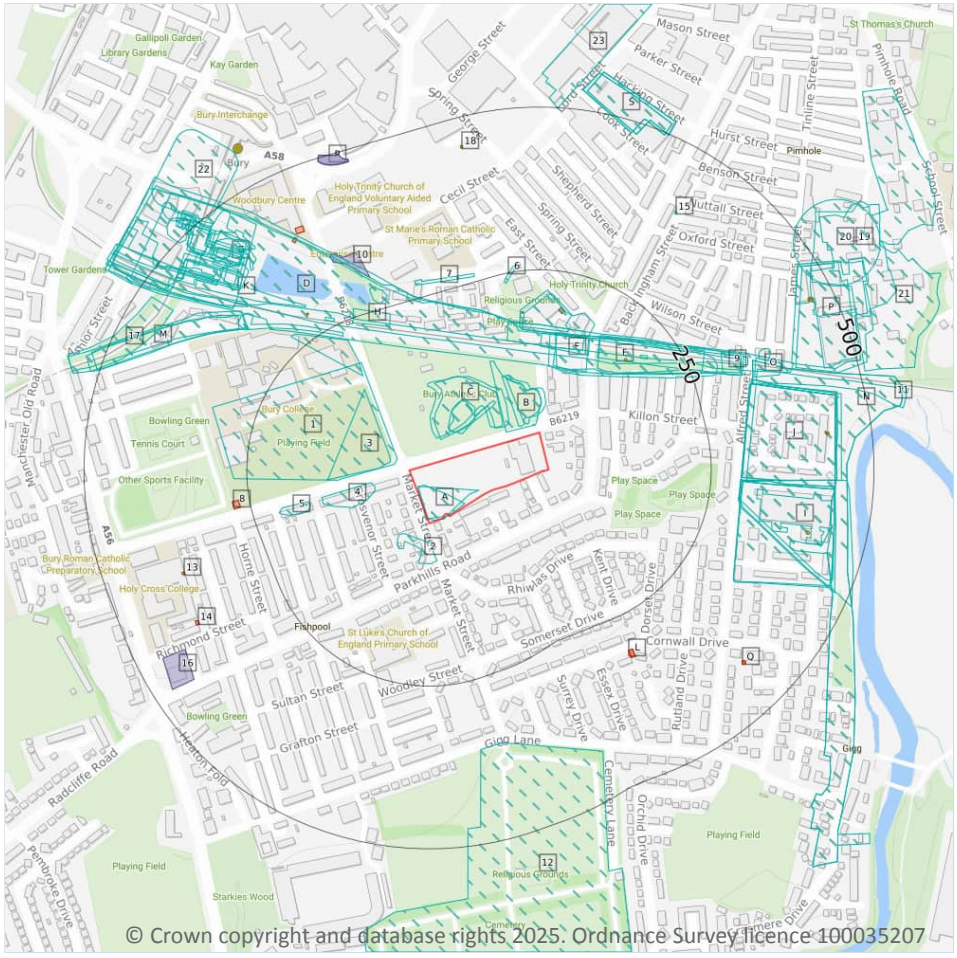
Ref: CAR1-KAY-UYA-BLB-OYM
Your ref: 14378/A
Grid ref: 380800 410008

OS MasterMap site plan



Site Area: 1.43ha

1 Past land use



1.1 Historical industrial land uses

Records within 500m	97

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	**On site**	**Unspecified Pit**	**1955**	**727986**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Unspecified Pit**	**1974 - 1981**	**796059**
B	13m NE	Unspecified Pit	1908	720146
B	17m NE	Unspecified Pit	1928 - 1938	709406
B	17m NE	Unspecified Ground Workings	1956	662678
C	24m NE	Sand Pit	1956	674410
1	25m W	Unspecified Pit	1956 - 1967	713634
C	26m NE	Refuse Heap	1938	789116
2	28m SW	Unspecified Ground Workings	1891	662679
C	31m N	Refuse Heap	1908	800000
3	32m W	Unspecified Pit	1983	746753
C	36m NW	Unspecified Ground Workings	1928	662680
4	58m W	Unspecified Pit	1908	677522
D	100m NE	Railway Sidings	1908 - 1938	778756
E	103m NE	Cuttings	1908 - 1938	804507
E	104m NE	Cuttings	1983	777090
F	105m NE	Cuttings	1956 - 1967	731891
D	121m NE	Railway Sidings	1956 - 1967	784878
F	131m NE	Cuttings	1851	788573
E	133m NE	Cuttings	1891	743607
G	133m NE	Railway Sidings	1891	754148
E	133m NE	Cuttings	1956 - 1967	777864
E	146m NE	Cuttings	1851	715574
F	154m NE	Unspecified Commercial/Industrial	1956	670472
F	159m NE	Unspecified Mill	1967	673479
5	162m W	Unspecified Pit	1908	677523
D	162m NW	Unspecified Pit	1983	717145
E	193m NE	Railway Building	1908	703030
H	220m NW	Cuttings	1851	653517

ID	Location	Land use	Dates present	Group ID
D	230m NW	Unspecified Ground Workings	1983	662677
6	235m N	Unspecified Ground Workings	1956	660958
D	257m NW	Railway Building	1908	703029
7	258m N	Rope Walk	1851	691259
H	259m NW	Unspecified Heap	1983	688402
I	295m E	Unspecified Mill	1908	720320
I	295m E	Unspecified Mill	1955	797838
J	296m E	Weaving Shed	1908	685530
J	296m E	Cotton Weaving Mills	1928 - 1938	801240
9	297m NE	Cuttings	1983	737701
I	297m E	Unspecified Mill	1981	745441
I	297m E	Unspecified Mill	1965	788290
K	298m NW	Railway Sidings	1851	786289
J	298m E	Unspecified Warehouse	1983	692358
J	298m E	Unspecified Mill	1967	719508
I	299m E	Unspecified Mill	1974	747401
J	304m E	Cotton Weaving Mill	1956	680603
I	322m E	Unspecified Mill	1928 - 1938	711986
M	330m NW	Cuttings	1956	781310
M	333m NW	Cuttings	1967	710424
N	336m E	Railway Sidings	1908	719277
N	336m E	Railway Sidings	1928 - 1938	760114
M	340m NW	Cuttings	1908 - 1938	719786
O	341m E	Cuttings	1851	782281
11	342m E	Railway Sidings	1956	712599
K	354m NW	Railway Sidings	1851	708050
12	355m S	Cemetery	1965 - 1981	775803
O	356m E	Gravel Pit	1851	699648

ID	Location	Land use	Dates present	Group ID
K	368m NW	Cuttings	1967	653208
K	380m NW	Unspecified Ground Workings	1983	660957
K	382m NW	Railway Building	1956	751536
K	386m NW	Railway Building	1928 - 1938	762206
K	391m NW	Unspecified Ground Workings	1851	786882
K	391m NW	Railway Building	1967	739659
15	396m NE	Pump	1851	682539
K	400m NW	Railway Buildings	1851 - 1891	770243
P	402m E	Unspecified Mill	1967 - 1983	789985
K	404m NW	Railway Building	1956	790397
P	406m E	Unspecified Mill	1956	793071
K	409m NW	Railway Building	1908	801911
K	409m NW	Railway Building	1928 - 1938	789865
K	411m NW	Railway Building	1851	787359
K	413m NW	Railway Station	1967	666350
K	414m NW	Goods Station	1891	657699
K	415m NW	Railway Building	1908	703028
K	417m NW	Unspecified Ground Workings	1983	779095
K	420m NW	Railway Building	1908	789528
K	422m NW	Railway Building	1891	785284
17	438m NW	Cuttings	1983	757213
P	440m NE	Unspecified Mill	1928 - 1938	796720
K	452m NW	Railway Sidings	1851	722309
K	452m NW	Goods Station	1956	800889
K	456m NW	Railway Station	1956	778607
K	457m NW	Railway Station	1908 - 1938	715889
K	457m NW	Goods Station	1928 - 1938	798951
K	459m NW	Goods Station	1908	805625

ID	Location	Land use	Dates present	Group ID
19	463m NE	Unspecified Mills	1891	722316
K	463m NW	Railway Station	1851	727048
K	463m NW	Railway Station	1967	740912
20	475m NE	Unspecified Hole	1983	664298
21	479m NE	Woollen Mill	1851	657548
S	482m NE	Iron Works	1928 - 1938	715028
S	482m NE	Unspecified Commercial/Industrial	1891 - 1908	754108
S	482m NE	Iron Works	1956	770469
S	482m NE	Unspecified Works	1967 - 1983	800914
K	493m NW	Unspecified Pit	1983	675607
22	496m NW	Abattoirs	1908 - 1928	725983
23	499m N	Unspecified Mill	1956	753371

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	**11**

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 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
E	171m NE	Unspecified Tank	1957 - 1959	101653
F	185m N	Unspecified Tank	1959	92597
F	185m N	Unspecified Tank	1957	107217
D	285m NW	Unspecified Tank	1957 - 1959	91501
13	378m W	Unspecified Tank	1982 - 1992	103582
I	407m E	Unspecified Tank	1957 - 1958	105570

ID	Location	Land use	Dates present	Group ID
J	429m E	Unspecified Tank	1984	104943
J	430m E	Unspecified Tank	1957 - 1970	104810
18	453m N	Unspecified Tank	1891	103002
P	460m NE	Unspecified Tank	1891	106310
P	461m NE	Unspecified Tank	1957 - 1984	107269

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	**9**

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 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
F	186m NE	Electricity Substation	1976 - 1992	61555
8	266m W	Electricity Substation	1982 - 1992	53168
L	304m SE	Electricity Substation	1973	61371
L	304m SE	Electricity Substation	1992 - 1998	56296
14	385m SW	Electricity Substation	1982 - 1992	59549
G	391m NW	Electricity Substation	1992	58604
G	401m NW	Electricity Substation	1976 - 1981	51080
Q	418m SE	Electricity Substation	1973	56007
Q	419m SE	Electricity Substation	1992 - 1998	57757

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 un-grouped 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	4

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 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
10	302m NW	Garage	1976 - 1981	22008
16	422m SW	Garage	1957 - 1958	20164
R	481m NW	Garage	1992	19493
R	482m N	Garage	1976 - 1981	21935

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



2.1 Historical industrial land uses

Records within 500m	125

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 22 >**

ID	Location	Land Use	Date	Group ID
A	On site	Unspecified Pit	1981	796059
A	On site	Unspecified Pit	1974	796059
A	On site	Unspecified Pit	1955	727986

ID	Location	Land Use	Date	Group ID
B	13m NE	Unspecified Pit	1908	720146
B	17m NE	Unspecified Pit	1938	709406
B	17m NE	Unspecified Pit	1928	709406
B	17m NE	Unspecified Ground Workings	1956	662678
C	24m NE	Sand Pit	1956	674410
D	25m W	Unspecified Pit	1956	713634
D	25m W	Unspecified Pit	1967	713634
C	26m NE	Refuse Heap	1938	789116
1	28m SW	Unspecified Ground Workings	1891	662679
C	31m N	Refuse Heap	1908	800000
2	32m W	Unspecified Pit	1983	746753
C	36m NW	Unspecified Ground Workings	1928	662680
3	58m W	Unspecified Pit	1908	677522
E	100m NE	Railway Sidings	1938	778756
E	100m NE	Railway Sidings	1928	778756
E	100m NE	Railway Sidings	1908	778756
F	103m NE	Cuttings	1938	804507
F	103m NE	Cuttings	1928	804507
F	103m NE	Cuttings	1908	804507
F	104m NE	Cuttings	1983	777090
G	105m NE	Cuttings	1956	731891
G	105m NE	Cuttings	1967	731891
E	121m NE	Railway Sidings	1956	784878
E	121m NE	Railway Sidings	1967	784878
G	131m NE	Cuttings	1851	788573
F	133m NE	Cuttings	1891	743607
H	133m NE	Railway Sidings	1891	754148
F	133m NE	Cuttings	1967	777864

ID	Location	Land Use	Date	Group ID
F	145m NE	Cuttings	1956	777864
F	146m NE	Cuttings	1851	715574
G	154m NE	Unspecified Commercial/Industrial	1956	670472
G	159m NE	Unspecified Mill	1967	673479
4	162m W	Unspecified Pit	1908	677523
E	162m NW	Unspecified Pit	1983	717145
F	193m NE	Railway Building	1908	703030
I	220m NW	Cuttings	1851	653517
E	230m NW	Unspecified Ground Workings	1983	662677
5	235m N	Unspecified Ground Workings	1956	660958
E	257m NW	Railway Building	1908	703029
6	258m N	Rope Walk	1851	691259
I	259m NW	Unspecified Heap	1983	688402
K	295m E	Unspecified Mill	1908	720320
K	295m E	Unspecified Mill	1955	797838
L	296m E	Cotton Weaving Mills	1938	801240
L	296m E	Cotton Weaving Mills	1928	801240
L	296m E	Weaving Shed	1908	685530
7	297m NE	Cuttings	1983	737701
K	297m E	Unspecified Mill	1981	745441
K	297m E	Unspecified Mill	1965	788290
M	298m NW	Railway Sidings	1851	786289
L	298m E	Unspecified Warehouse	1983	692358
L	298m E	Unspecified Mill	1967	719508
K	299m E	Unspecified Mill	1974	747401
L	304m E	Cotton Weaving Mill	1956	680603
K	322m E	Unspecified Mill	1938	711986
K	322m E	Unspecified Mill	1928	711986

ID	Location	Land Use	Date	Group ID
P	330m NW	Cuttings	1956	781310
P	333m NW	Cuttings	1967	710424
Q	336m E	Railway Sidings	1938	760114
Q	336m E	Railway Sidings	1928	760114
Q	336m E	Railway Sidings	1908	719277
P	340m NW	Cuttings	1938	719786
P	340m NW	Cuttings	1928	719786
P	340m NW	Cuttings	1908	719786
R	341m E	Cuttings	1851	782281
8	342m E	Railway Sidings	1956	712599
M	354m NW	Railway Sidings	1851	708050
S	355m S	Cemetery	1981	775803
S	355m S	Cemetery	1974	775803
S	355m S	Cemetery	1965	775803
R	356m E	Gravel Pit	1851	699648
M	368m NW	Cuttings	1967	653208
M	380m NW	Unspecified Ground Workings	1983	660957
M	382m NW	Railway Building	1956	751536
M	386m NW	Railway Building	1938	762206
M	386m NW	Railway Building	1928	762206
M	391m NW	Unspecified Ground Workings	1851	786882
M	391m NW	Railway Building	1967	739659
9	396m NE	Pump	1851	682539
M	400m NW	Railway Buildings	1851	770243
V	402m E	Unspecified Mill	1983	789985
V	402m E	Unspecified Mill	1967	789985
M	404m NW	Railway Building	1956	790397
V	406m E	Unspecified Mill	1956	793071

ID	Location	Land Use	Date	Group ID
M	409m NW	Railway Building	1908	801911
M	409m NW	Railway Building	1938	789865
M	409m NW	Railway Building	1928	789865
M	411m NW	Railway Building	1851	787359
M	413m NW	Railway Station	1967	666350
M	414m NW	Goods Station	1891	657699
M	415m NW	Railway Building	1908	703028
M	417m NW	Unspecified Ground Workings	1983	779095
M	420m NW	Railway Building	1908	789528
M	422m NW	Railway Building	1891	785284
10	438m NW	Cuttings	1983	757213
V	440m NE	Unspecified Mill	1938	796720
V	440m NE	Unspecified Mill	1928	796720
M	452m NW	Railway Sidings	1851	722309
M	452m NW	Goods Station	1956	800889
M	456m NW	Railway Station	1956	778607
M	457m NW	Railway Station	1938	715889
M	457m NW	Railway Station	1928	715889
M	457m NW	Railway Station	1908	715889
M	457m NW	Goods Station	1938	798951
M	457m NW	Goods Station	1928	798951
M	459m NW	Goods Station	1908	805625
Z	463m NE	Unspecified Mills	1891	722316
M	463m NW	Railway Station	1851	727048
M	463m NW	Railway Station	1967	740912
M	467m NW	Railway Buildings	1891	770243
Z	475m NE	Unspecified Hole	1983	664298
Z	479m NE	Woollen Mill	1851	657548

ID	Location	Land Use	Date	Group ID
AB	482m NE	Iron Works	1938	715028
AB	482m NE	Unspecified Commercial/Industrial	1891	754108
AB	482m NE	Iron Works	1928	715028
AB	482m NE	Unspecified Commercial/Industrial	1908	754108
AB	482m NE	Unspecified Works	1983	800914
AB	482m NE	Iron Works	1956	770469
AB	482m NE	Unspecified Works	1967	800914
M	493m NW	Unspecified Pit	1983	675607
11	496m NW	Abattoirs	1928	725983
12	499m N	Unspecified Mill	1956	753371

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	**22**

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 22 >**

ID	Location	Land Use	Date	Group ID
F	171m NE	Unspecified Tank	1959	101653
F	172m NE	Unspecified Tank	1957	101653
G	185m N	Unspecified Tank	1959	92597
G	185m N	Unspecified Tank	1957	107217
E	285m NW	Unspecified Tank	1957	91501
E	286m NW	Unspecified Tank	1959	91501
T	378m W	Unspecified Tank	1992	103582
T	379m W	Unspecified Tank	1982	103582
K	407m E	Unspecified Tank	1957	105570
K	407m E	Unspecified Tank	1958	105570

ID	Location	Land Use	Date	Group ID
L	429m E	Unspecified Tank	1984	104943
L	430m E	Unspecified Tank	1957	104810
L	430m E	Unspecified Tank	1970	104810
L	430m E	Unspecified Tank	1959	104810
Y	453m N	Unspecified Tank	1891	103002
Y	453m N	Unspecified Tank	1891	103002
V	460m NE	Unspecified Tank	1891	106310
V	460m NE	Unspecified Tank	1891	106310
V	461m NE	Unspecified Tank	1984	107269
V	462m NE	Unspecified Tank	1959	107269
V	462m NE	Unspecified Tank	1957	107269
V	462m NE	Unspecified Tank	1970	107269

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	**24**

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 22 >**

ID	Location	Land Use	Date	Group ID
G	186m NE	Electricity Substation	1992	61555
G	186m NE	Electricity Substation	1992	61555
G	187m NE	Electricity Substation	1981	61555
G	187m NE	Electricity Substation	1976	61555
J	266m W	Electricity Substation	1992	53168
J	266m W	Electricity Substation	1982	53168
O	304m SE	Electricity Substation	1973	61371
O	304m SE	Electricity Substation	1997	56296

ID	Location	Land Use	Date	Group ID
O	304m SE	Electricity Substation	1996	56296
O	304m SE	Electricity Substation	1996	56296
O	304m SE	Electricity Substation	1998	56296
O	304m SE	Electricity Substation	1992	56296
U	385m SW	Electricity Substation	1992	59549
U	385m SW	Electricity Substation	1982	59549
H	391m NW	Electricity Substation	1992	58604
H	391m NW	Electricity Substation	1992	58604
H	401m NW	Electricity Substation	1976	51080
H	402m NW	Electricity Substation	1981	51080
W	418m SE	Electricity Substation	1973	56007
W	419m SE	Electricity Substation	1997	57757
W	419m SE	Electricity Substation	1996	57757
W	419m SE	Electricity Substation	1996	57757
W	419m SE	Electricity Substation	1998	57757
W	419m SE	Electricity Substation	1992	57757

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	8

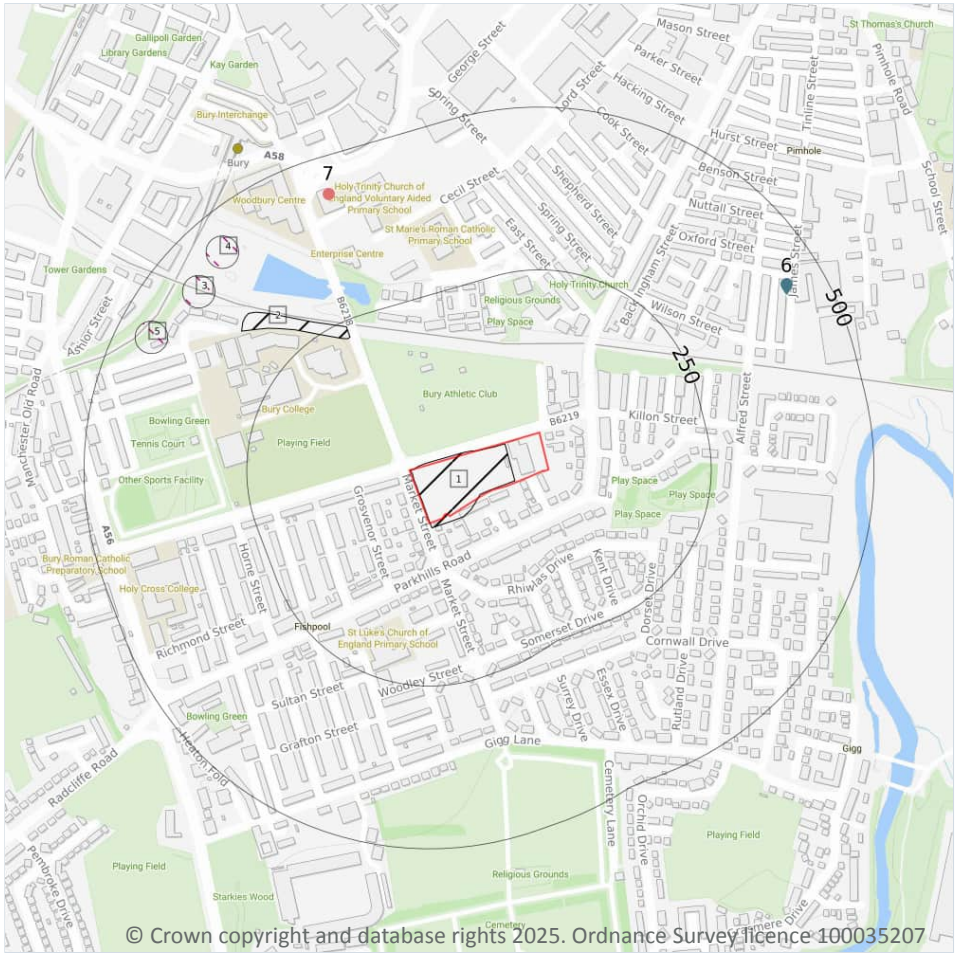
Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 22 >**

ID	Location	Land Use	Date	Group ID
N	302m NW	Garage	1976	22008
N	303m NW	Garage	1981	22008
X	422m SW	Garage	1957	20164
X	451m SW	Garage	1958	20164
AA	481m NW	Garage	1992	19493
AA	481m NW	Garage	1992	19493
AA	482m N	Garage	1981	21935
AA	482m N	Garage	1976	21935

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



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	3

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

Features are displayed on the Waste and landfill map on **page 31 >**

ID	Location	Site address	Source	Data type
3	399m NW	Railway Cuttings	Historical Mapping	Point
4	417m NW	-	Historical Mapping	Point
5	421m NW	Railway Cuttings	Historical Mapping	Point

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

3.4 Historical landfill (EA/NRW records)

Records within 500m	2

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

Features are displayed on the Waste and landfill map on **page 31 >**

ID	Location	Details		
1	**On site**	**Site Address: Wellington Road, Bury, Greater Manchester** **Licence Holder Address: -**	**Waste Licence: -** **Site Reference: C085** **Waste Type: Industrial, Commercial, Household, Liquid sludge** **Environmental Permitting Regulations (Waste) Reference: -** **Licence Issue: -** **Licence Surrender: -**	**Operator: County Borough of Bury** **Licence Holder: -** **First Recorded 30/06/1971** **Last Recorded: 31/10/1971**
2	224m NW	Site Address: Peel College, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: C087 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded - Last Recorded: -

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	1

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

Features are displayed on the Waste and landfill map on **page 31 >**

ID	Location	Details		
6	441m NE	Site Name: J S M Contract Salvage Ltd Site Address: 7, James Street, Bury, Lancashire, BL9 7EG Correspondence Address: -	Type of Site: Metal Recycling Site (Vehicle Dismantler) Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 646822 EPR reference: EA/EPR/SP3096CJ Operator: J S M Contract Salvage Limited Waste Management licence No: 53669 Annual Tonnage: 5000	Issue Date: 17/03/1995 Effective Date: 17/03/1995 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Surrendered

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

3.7 Waste exemptions

Records within 500m	1

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 31 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
7	442m NW	-	WEX354561	Using waste exemption	Not on a farm	Use of waste in construction

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

4 Current industrial land use



4.1 Recent industrial land uses

Records within 250m	6

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 34 >**

ID	Location	Company	Address	Activity	Category
1	17m E	Restoration Materials	194, Wellington Road, Bury, Greater Manchester, BL9 9AH	Cleaning Equipment and Supplies	Industrial Products
2	25m SW	Postbox Pharmacy	235, Market Street, Bury, Greater Manchester, BL9 9AA	Ambulance and Medical Transportation Services	Health Support Services

ID	Location	Company	Address	Activity	Category
A	96m S	Electricity Sub Station	Greater Manchester, BL9	Electrical Features	Infrastructure and Facilities
A	122m S	S K Mobiles	252, Market Street, Bury, Greater Manchester, BL9 9JN	Electrical Equipment Repair and Servicing	Repair and Servicing
B	171m N	Sawmill	Greater Manchester, BL9	Wood Products Including Charcoal, Paper, Card and Board	Industrial Products
B	183m NE	Electricity Sub Station	Greater Manchester, BL9	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	0

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	0

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	0

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 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.

4.6 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.

4.7 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.

4.8 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.

4.9 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.

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

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

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

Records within 500m	2

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on **page 34 >**

ID	Location	Address	Details	
4	476m NE	Bury Engine Centre, Cook Street, Bury, BL9 0RP	Process: Waste Oil Burner 0.4 MW Status: New Legislation Applies Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
5	483m NE	Chapel Fine Furniture, James Street, BL9 7EG	Process: Coating Processes Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

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

4.13 Licensed Discharges to controlled waters

Records within 500m	3

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

Features are displayed on the Current industrial land use map on **page 34 >**

ID	Location	Address	Details	
D	494m E	ANTLERLTD,BURY ,GREATERMANCHESTER	Effluent Type: TRADE DISCHARGES - BOILER BLOWDOWN EFFLUENT Permit Number: 016992340 Permit Version: 1 Receiving Water: RIVER ROACH	Status: LAPSED UNDER SCHEDULE 23 ENVIRONMENT ACT 1995 Issue date: 01/10/1996 Effective Date: 01/10/1996 Revocation Date: 18/08/2011
D	494m E	ANTLERLTD,BURY ,GREATERMANCHESTER	Effluent Type: TRADE DISCHARGES - BOILER BLOWDOWN EFFLUENT Permit Number: 0169/01/1977/47 Permit Version: 1 Receiving Water: -	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/04/1991 Revocation Date: 31/12/1994

ID	Location	Address	Details	
D	494m E	ANTLERLTD,BURY ,GREATERMANCH ESTER	Effluent Type: TRADE DISCHARGES - BOILER BLOWDOWN EFFLUENT Permit Number: 0169/01/1977/47 Permit Version: 2 Receiving Water: RIVER ROCH	Status: REVOKED NEW CONSENT ISSUED (WATER ACT 1989 SECTION 113) Issue date: - Effective Date: 01/01/1995 Revocation Date: 30/09/1996

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m	0

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

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

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

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

4.16 List 1 Dangerous Substances

Records within 500m	0

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

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

4.17 List 2 Dangerous Substances

Records within 500m	0

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

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

4.18 Pollution Incidents (EA/NRW)

Records within 500m	6

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

Features are displayed on the Current industrial land use map on **page 34 >**

ID	Location	Details	
C	297m SW	Incident Date: 30/03/2002 Incident Identification: 67844 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Landfill Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
C	297m SW	Incident Date: 15/04/2003 Incident Identification: 151510 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Landfill Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
C	297m SW	Incident Date: 04/01/2002 Incident Identification: 50560 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Landfill Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
C	297m SW	Incident Date: 30/05/2003 Incident Identification: 162067 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Landfill Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
C	297m SW	Incident Date: 30/03/2002 Incident Identification: 67844 Pollutant: Atmospheric Pollutants and Effects Pollutant Description: Landfill Odour	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 3 (Minor)
3	420m SE	Incident Date: 30/01/2002 Incident Identification: 55411 Pollutant: Specific Waste Materials Pollutant Description: Household Waste	Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)

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

4.19 Pollution inventory substances

Records within 500m	0

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

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

4.20 Pollution inventory waste transfers

Records within 500m	0

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

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

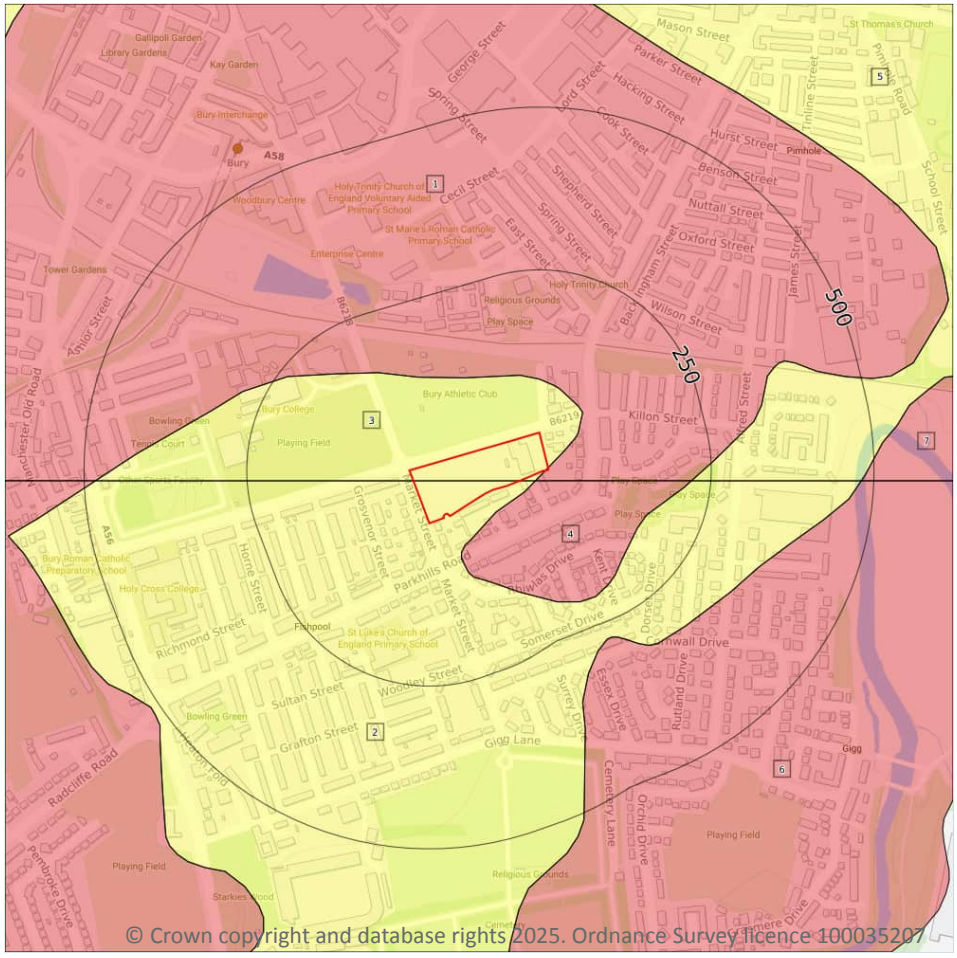
4.21 Pollution inventory radioactive waste

Records within 500m	0

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

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

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m	7

Aquifer status of groundwater held within superficial geology.

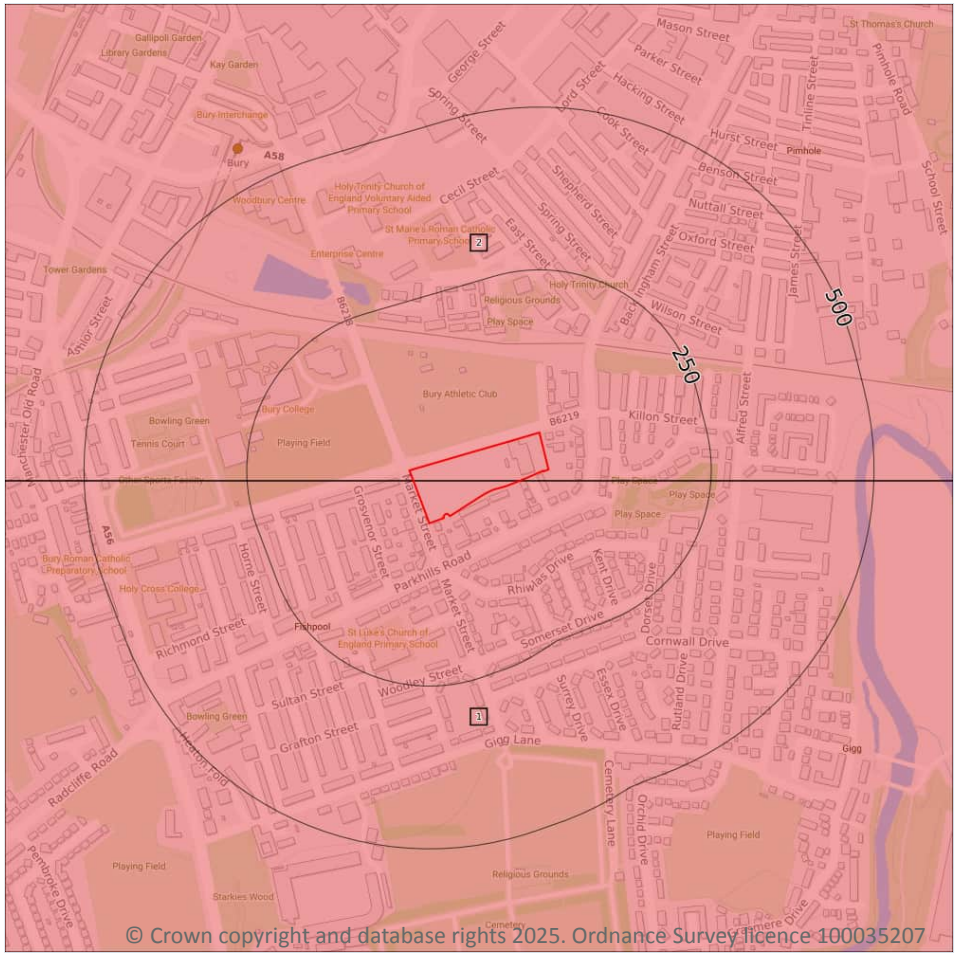
Features are displayed on the Hydrogeology map on **page 41 >**

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 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

ID	Location	Designation	Description
3	**On site**	**Secondary Undifferentiated**	**Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type**
4	9m E	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
5	220m E	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
6	275m SE	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
7	481m E	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m	2

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 43 >**

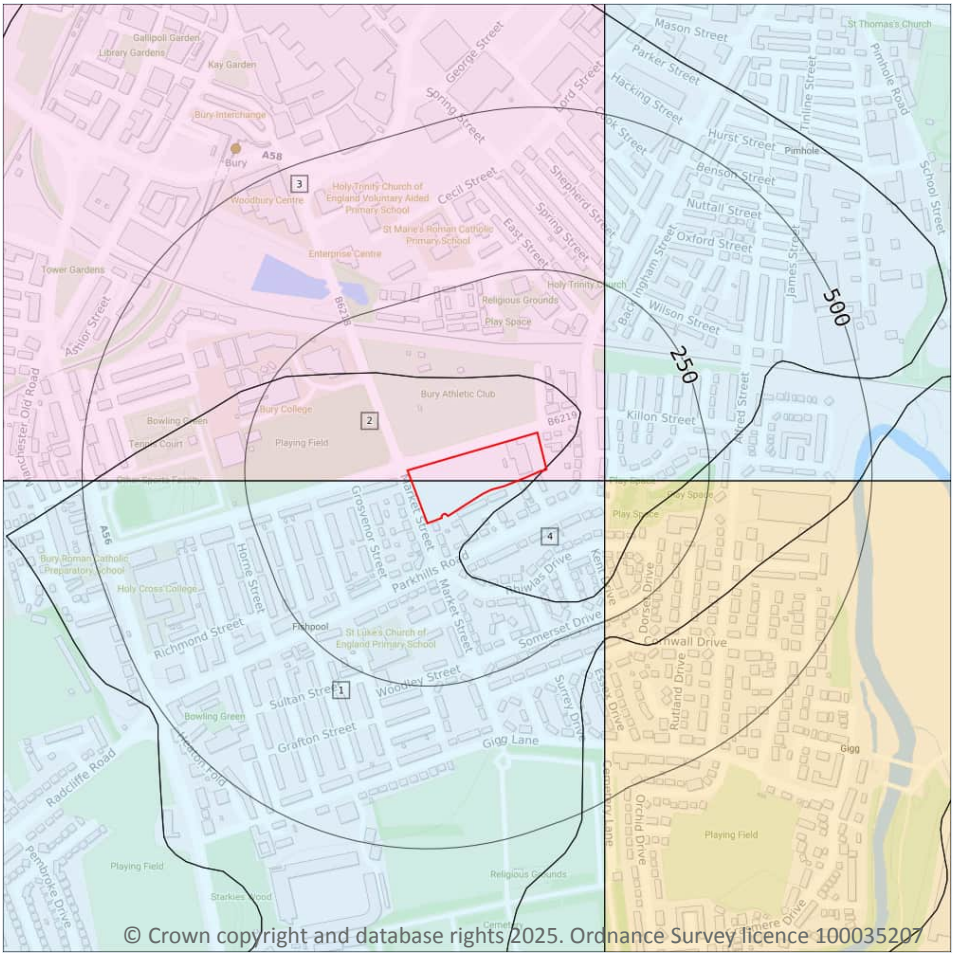
ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	On site	Secondary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

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

LAND AT WELLINGTON ROAD, BURY, BL9 9AH

Ref: CAR1-KAY-UYA-BLB-OYM
Your ref: 14378/A
Grid ref: 380800 410008

Groundwater vulnerability



Site Outline

Search buffers in metres (m)

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

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

Other information
- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m	4

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 45 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: Low Infiltration value: <40% Dilution value: >550mm/year**	**Vulnerability: Low Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low**	**Vulnerability: Low Aquifer type: Secondary 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: High Infiltration value: <40% Dilution value: >550mm/year**	**Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: High**	**Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures**
3	**On site**	**Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: High Infiltration value: <40% Dilution value: >550mm/year**	**Vulnerability: Medium Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: High**	**Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures**
4	9m E	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: >550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**0**

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



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5.6 Groundwater abstractions

Records within 2000m	14

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 48 >**

ID	Location	Details	
-	944m E	Status: Historical Licence No: 2569002063 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "WELL AT WATER FARM, HEAP BRIDGE, BURY" Data Type: Point Name: FISH Easting: 381800 Northing: 409700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 14/02/1966 Version End Date: -
-	944m E	Status: Historical Licence No: 2569002063 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: WELL AT WATER FARM, HEAP BRIDGE, BURY Data Type: Point Name: FISH Easting: 381800 Northing: 409700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 14/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 14/02/1966 Version End Date: -
-	1093m E	Status: Historical Licence No: 2569002085 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "WELL AT WATERFOLD FARM, HEAP BRIDGE,NEAR BURY" Data Type: Point Name: WILKINSON Easting: 382000 Northing: 410100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 15/02/1966 Version End Date: -
-	1093m E	Status: Historical Licence No: 2569002085 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: WELL AT WATERFOLD FARM, HEAP BRIDGE,NEAR BURY Data Type: Point Name: WILKINSON Easting: 382000 Northing: 410100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 15/02/1966 Version End Date: -

ID	Location	Details	
-	1120m S	Status: Historical Licence No: 2569001258 Details: Pollution Remediation Direct Source: Ground Water - North West Region Point: "WELL POINT SYSTEM AT MANCHESTER ROAD, BURY" Data Type: Point Name: TOTALFINAELF UK LTD Easting: 380450 Northing: 408850	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 12/06/2002 Expiry Date: - Issue No: 1 Version Start Date: 12/06/2002 Version End Date: -
-	1120m S	Status: Historical Licence No: 2569001258 Details: Pollution Remediation Direct Source: Ground Water - North West Region Point: WELL POINT SYSTEM AT MANCHESTER ROAD, BURY Data Type: Point Name: TOTALFINAELF UK LTD Easting: 380450 Northing: 408850	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 12/06/2002 Expiry Date: - Issue No: 1 Version Start Date: 12/06/2002 Version End Date: -
-	1401m E	Status: Historical Licence No: 2569002059 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "WELL AT SPOUT BANK FARM, HEAP BRIDGEBURY, LANCASHIRE" Data Type: Point Name: FISH Easting: 382300 Northing: 410200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 15/02/1966 Version End Date: -
-	1401m E	Status: Historical Licence No: 2569002059 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: WELL AT SPOUT BANK FARM, HEAP BRIDGEBURY, LANCASHIRE Data Type: Point Name: FISH Easting: 382300 Northing: 410200	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 15/02/1966 Version End Date: -

ID	Location	Details	
-	1526m SE	Status: Historical Licence No: 2569002272 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, PILSWORTH, BURY" Data Type: Point Name: CASTLEBROOK WATER CO. LTD Easting: 381680 Northing: 408700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 10/04/2000 Expiry Date: - Issue No: 3 Version Start Date: 10/09/2002 Version End Date: -
-	1526m SE	Status: Historical Licence No: 2569002272 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, PILSWORTH, BURY Data Type: Point Name: CASTLEBROOK WATER CO. LTD Easting: 381680 Northing: 408700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 10/04/2000 Expiry Date: - Issue No: 3 Version Start Date: 10/09/2002 Version End Date: -
-	1820m SE	Status: Active Licence No: NW/069/0002/013 Details: Dewatering Direct Source: Ground Water - North West Region Point: SUMP 'A' AT PILSWORTH LANDFILL SITE, PILSWORTH ROAD, BURY Data Type: Point Name: Viridor Waste Management Ltd Easting: 382340 Northing: 408890	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: NPS/NA/001648 Original Start Date: 31/03/2021 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 31/03/2021 Version End Date: -
-	1922m SE	Status: Active Licence No: NW/069/0002/013 Details: Dewatering Direct Source: Ground Water - North West Region Point: SUMP 'B' AT PILSWORTH LANDFILL SITE, PILSWORTH ROAD, BURY Data Type: Poly4 Name: Viridor Waste Management Ltd Easting: 383250 Northing: 409380	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: NPS/NA/001648 Original Start Date: 31/03/2021 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 31/03/2021 Version End Date: -

ID	Location	Details	
-	1963m S	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: -
-	1963m S	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	**23**

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 48 >**

ID	Location	Details	
-	1202m NW	Status: Historical Licence No: 2569001285 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT RMC NORTHERNT BURY CANAL WHARF Data Type: Point Name: CEMEX UK MATERIALS LTD Easting: 379706 Northing: 410696	Annual Volume (m^3): 5500 Max Daily Volume (m^3): 21 Original Application No: - Original Start Date: 23/03/2005 Expiry Date: 31/03/2015 Issue No: 2 Version Start Date: 01/04/2008 Version End Date: -

ID	Location	Details	
-	1202m NW	Status: Historical Licence No: 2569001285R01 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT RMC NORTHERNT BURY CANAL WHARF Data Type: Point Name: CEMEX UK MATERIALS LTD Easting: 379706 Northing: 410696	Annual Volume (m^3): 5500 Max Daily Volume (m^3): 21 Original Application No: - Original Start Date: 01/04/2015 Expiry Date: 31/03/2027 Issue No: 2 Version Start Date: 21/12/2018 Version End Date: -
-	1258m W	Status: Historical Licence No: 2569001056 Details: Dust suppression Direct Source: "Surface, Non-Tidal - North West Region" Point: "THE RIVER IRWELL AT HINDS LANE, BURY" Data Type: Point Name: J B SKIPS & SERVICES LTD Easting: 379450 Northing: 409850	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1997 Version End Date: -
-	1258m W	Status: Historical Licence No: 2569001056 Details: Dust suppression Direct Source: Surface, Non-Tidal - North West Region Point: THE RIVER IRWELL AT HINDS LANE, BURY Data Type: Point Name: J B SKIPS & SERVICES LTD Easting: 379450 Northing: 409850	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/1997 Version End Date: -
-	1433m SW	Status: Historical Licence No: 2569001245 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "RIVER IRWELL AT RADCLIFFE, MANCHESTER" Data Type: Point Name: UNIFI DYED YARNS LTD Easting: 380000 Northing: 408700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 23/11/1993 Expiry Date: - Issue No: 101 Version Start Date: 01/03/2000 Version End Date: -

ID	Location	Details	
-	1433m SW	Status: Historical Licence No: 2569001245 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "RIVER IRWELL AT RADCLIFFE, MANCHESTER" Data Type: Point Name: UNIFI DYED YARNS LTD Easting: 380000 Northing: 408700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 23/11/1993 Expiry Date: - Issue No: 101 Version Start Date: 01/03/2000 Version End Date: -
-	1433m SW	Status: Historical Licence No: 2569001245 Details: Boiler Feed Direct Source: "Surface, Non-Tidal - North West Region" Point: "RIVER IRWELL AT RADCLIFFE, MANCHESTER" Data Type: Point Name: UNIFI DYED YARNS LTD Easting: 380000 Northing: 408700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 23/11/1993 Expiry Date: - Issue No: 101 Version Start Date: 01/03/2000 Version End Date: -
-	1433m SW	Status: Historical Licence No: 2569001245 Details: Boiler Feed Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT RADCLIFFE, MANCHESTER Data Type: Point Name: UNIFI DYED YARNS LTD Easting: 380000 Northing: 408700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 23/11/1993 Expiry Date: - Issue No: 101 Version Start Date: 01/03/2000 Version End Date: -
-	1433m SW	Status: Historical Licence No: 2569001245 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT RADCLIFFE, MANCHESTER Data Type: Point Name: UNIFI DYED YARNS LTD Easting: 380000 Northing: 408700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 23/11/1993 Expiry Date: - Issue No: 101 Version Start Date: 01/03/2000 Version End Date: -
-	1433m SW	Status: Historical Licence No: 2569001245 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT RADCLIFFE, MANCHESTER Data Type: Point Name: UNIFI DYED YARNS LTD Easting: 380000 Northing: 408700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 23/11/1993 Expiry Date: - Issue No: 101 Version Start Date: 01/03/2000 Version End Date: -

ID	Location	Details	
-	1450m SW	Status: Historical Licence No: NW/069/0001/004 Details: Hydroelectric Power Generation Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT BEALEY'S WEIR Data Type: Point Name: Resolution Hydro Limited Easting: 379607 Northing: 409015	Annual Volume (m^3): 80000000 Max Daily Volume (m^3): 259200 Original Application No: NPS/WR/004482 Original Start Date: 20/12/2010 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/04/2019 Version End Date: -
-	1549m NW	Status: Historical Licence No: NW/069/0001/007 Details: Hydroelectric Power Generation Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT CHAMBER HALL WEIR Data Type: Point Name: Bury Council Easting: 380014 Northing: 411406	Annual Volume (m^3): 90000000 Max Daily Volume (m^3): 340416 Original Application No: - Original Start Date: 10/06/2016 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 10/06/2016 Version End Date: -
-	1568m SW	Status: Historical Licence No: 2569001158 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "R IRWELL AT RADCLIFFE, MANCHESTER" Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 379400 Northing: 409100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 29/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 05/05/2001 Version End Date: -
-	1568m SW	Status: Historical Licence No: 2569001158 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "R IRWELL AT RADCLIFFE, MANCHESTER" Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 379400 Northing: 409100	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 29/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 05/05/2001 Version End Date: -

ID	Location	Details	
-	1568m SW	Status: Historical Licence No: 2569001158 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: R IRWELL AT RADCLIFFE, MANCHESTER Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 379400 Northing: 409100	Annual Volume (m^3): 3636800 Max Daily Volume (m^3): 14183.52 Original Application No: - Original Start Date: 29/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 05/05/2001 Version End Date: -
-	1568m SW	Status: Historical Licence No: 2569001158 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: R IRWELL AT RADCLIFFE, MANCHESTER Data Type: Point Name: ST REGIS PAPER COMPANY U K LTD Easting: 379400 Northing: 409100	Annual Volume (m^3): 3636800 Max Daily Volume (m^3): 14183.52 Original Application No: - Original Start Date: 29/03/1966 Expiry Date: - Issue No: 101 Version Start Date: 05/05/2001 Version End Date: -
-	1743m E	Status: Historical Licence No: NW/069/0002/002 Details: Hydroelectric Power Generation Direct Source: Surface, Non-Tidal - North West Region Point: RIVER ROCH AT HEAP BRIDGE WEIR Data Type: Point Name: Brother Investments Ltd Easting: 382536 Northing: 410666	Annual Volume (m^3): 76032000 Max Daily Volume (m^3): 345600 Original Application No: - Original Start Date: 17/09/2010 Expiry Date: 31/03/2026 Issue No: 2 Version Start Date: 18/09/2015 Version End Date: -
-	1907m NW	Status: Historical Licence No: 2569001170 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: KIRKLEES BRK AT WOOLFOLD, BURY93 Data Type: Line Name: ACTIVECRAFT LTD PAPERMAKERS Easting: 378700 Northing: 412500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 23/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date: -
-	1907m NW	Status: Historical Licence No: 2569001170 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "KIRKLEES BRK AT WOOLFOLD, BURY $93" Data Type: Line Name: ACTIVECRAFT LTD PAPERMAKERS Easting: 378700 Northing: 412500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 23/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date: -

ID	Location	Details	
-	1907m NW	Status: Historical Licence No: 2569001170 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: KIRKLEES BRK AT WOOLFOLD, BURY $93 Data Type: Line Name: ACTIVECRAFT LTD PAPERMAKERS Easting: 378700 Northing: 412500	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 23/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date: -
-	1907m NW	Status: Historical Licence No: 2569001170 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: KIRKLEES BRK AT WOOLFOLD, BURY Data Type: Line Name: ACTIVECRAFT LTD PAPERMAKERS Easting: 378700 Northing: 412500	Annual Volume (m^3): 850102 Max Daily Volume (m^3): 3182.2 Original Application No: - Original Start Date: 23/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date: -
-	1909m SW	Status: Historical Licence No: 2569004054 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "THE MANCHESTER, BOLTON AND BURY CANAL AT BANK TOP, BURY" Data Type: Point Name: BRITISH WATERWAYS Easting: 379200 Northing: 408790	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/04/1969 Expiry Date: - Issue No: 100 Version Start Date: 04/12/1998 Version End Date: -
-	1909m SW	Status: Historical Licence No: 2569004054 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: THE MANCHESTER, BOLTON AND BURY CANAL AT BANK TOP, BURY Data Type: Point Name: BRITISH WATERWAYS BOARD Easting: 379200 Northing: 408790	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 01/04/1969 Expiry Date: - Issue No: 100 Version Start Date: 04/12/1998 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	2

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 48 >**

ID	Location	Details	
-	1526m SE	Status: Historical Licence No: 2569002272 Details: "Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services" Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, PILSWORTH, BURY" Data Type: Point Name: CASTLEBROOK WATER CO. LTD Easting: 381680 Northing: 408700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 10/04/2000 Expiry Date: - Issue No: 3 Version Start Date: 10/09/2002 Version End Date: -
-	1526m SE	Status: Historical Licence No: 2569002272 Details: Drinking, Cooking, Sanitary, Washing, (Small Garden) - Commercial/Industrial/Public Services Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, PILSWORTH, BURY Data Type: Point Name: CASTLEBROOK WATER CO. LTD Easting: 381680 Northing: 408700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 10/04/2000 Expiry Date: - Issue No: 3 Version Start Date: 10/09/2002 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.

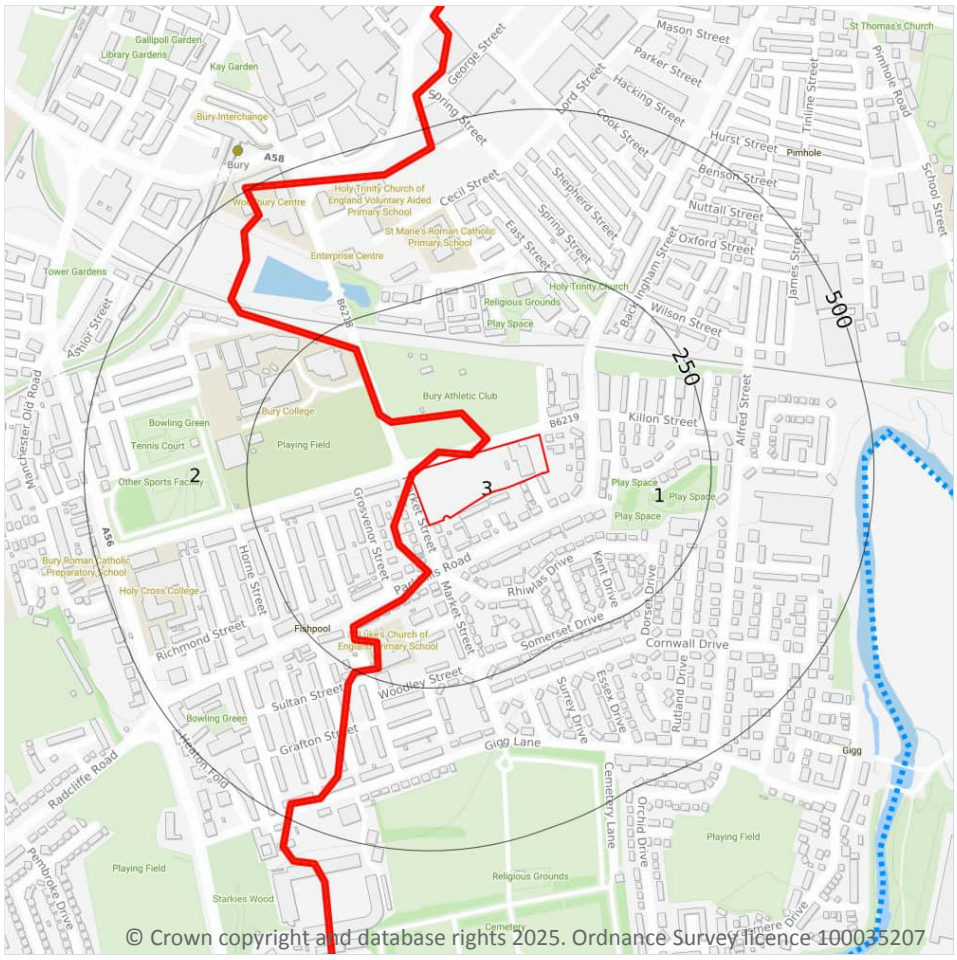
5.10 Source Protection Zones (confined aquifer)

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	2

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 60 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Roch (Spodden to Irwell)**	**GB112069064600**	**Roch Irk Medlock**	**Irwell**
2	**On site**	**River**	**Irwell (Rossendale STW to Roch)**	**GB112069064620**	**Croal Irwell**	**Irwell**

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

6.4 WFD Surface water bodies

Records identified	2

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 60 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
8	486m E	River	Roch (Spodden to Irwell)	GB112069064600 ↗	Moderate	Fail	Moderate	2019
-	1135m NW	River	Irwell (Rossendale STW to Roch)	GB112069064620 ↗	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 60 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
3	**On site**	**Northern Manchester Carboniferous Aquifers**	**GB41202G101800** ↗	**Poor**	**Poor**	**Good**	**2019**

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

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

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

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

7.2 Historical Flood Events

Records within 250m	0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

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

7.3 Flood Defences

Records within 250m	0

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

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

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

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

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

7.5 Flood Storage Areas

Records within 250m	0

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

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

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

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

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

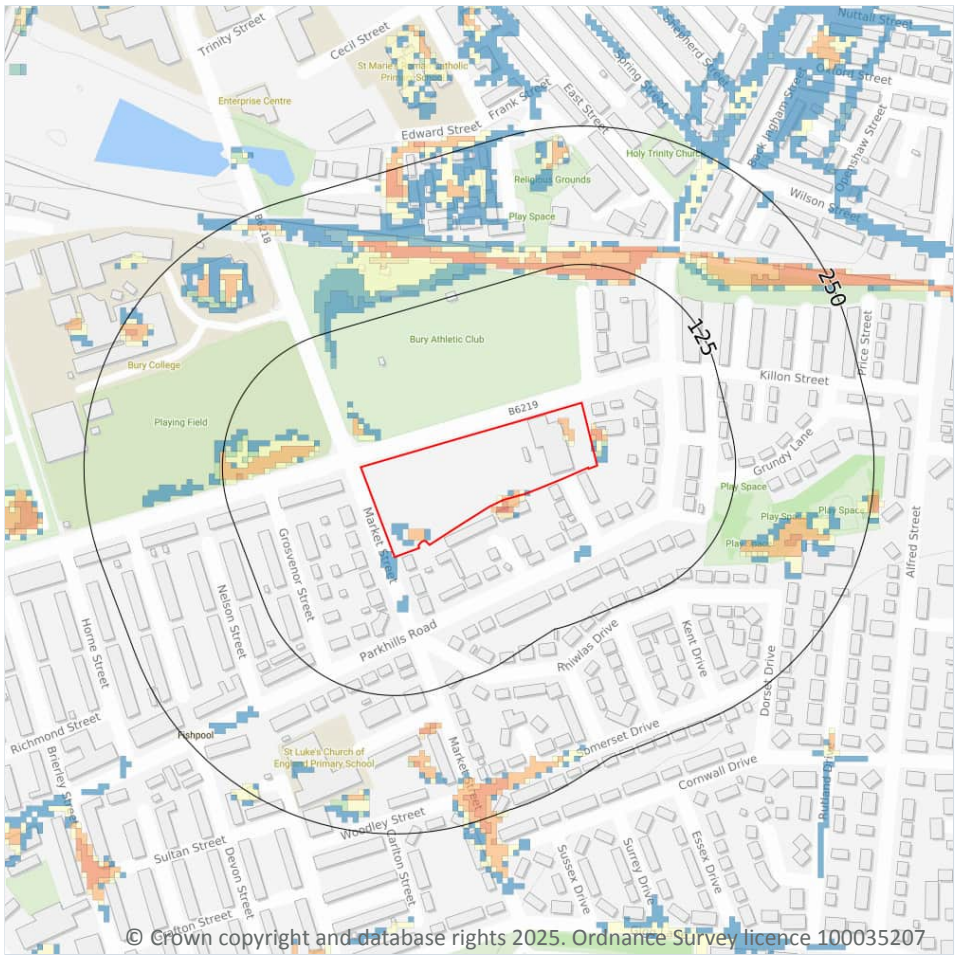
7.7 Flood Zone 3

Records within 50m	0

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

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

8 Surface water flooding

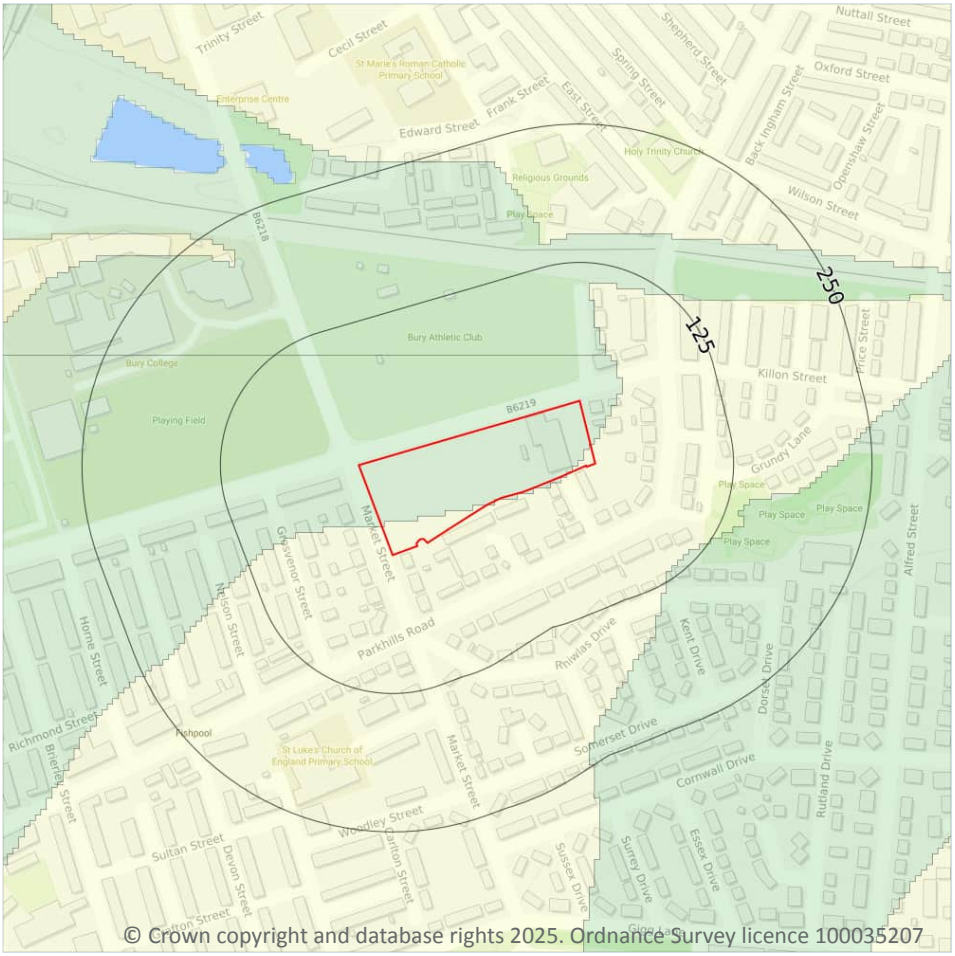

Trinity Street
Cecil Street
Enterprise Centre
Edward Street
Frank Street
East Street
Holy Trinity Church
Play Space
Bury Athletic Club
Bury College
Playing Field
B6219
250
125
Killon Street
Price Street
Grundy Lane
Alfred Street
Market Street
Grosvenor Street
Nelson Street
Parkhills Road
Rhiwlas Drive
Kent Drive
Dorset Drive
Somerset Drive
Cornwall Drive
Woodley Street
Clarton Street
Sussex Drive
Surrey Drive
Essex Drive
Sultan Street
Devon Street
Richmond Street
Horne Street
Fishpool
St Luke's Church of England Primary School
Wilson Street
Spring Street
Shepherd Street
Mutton Street
Cunliffe Street
Pump Street
Park Lane
Bolton Street
Bury Interchange
Bus Station
Metrolink Stop
Bus Station
Market Place
Play Space
Play Space
Play Space

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	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.1m and 0.3m

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



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9.1 Groundwater flooding

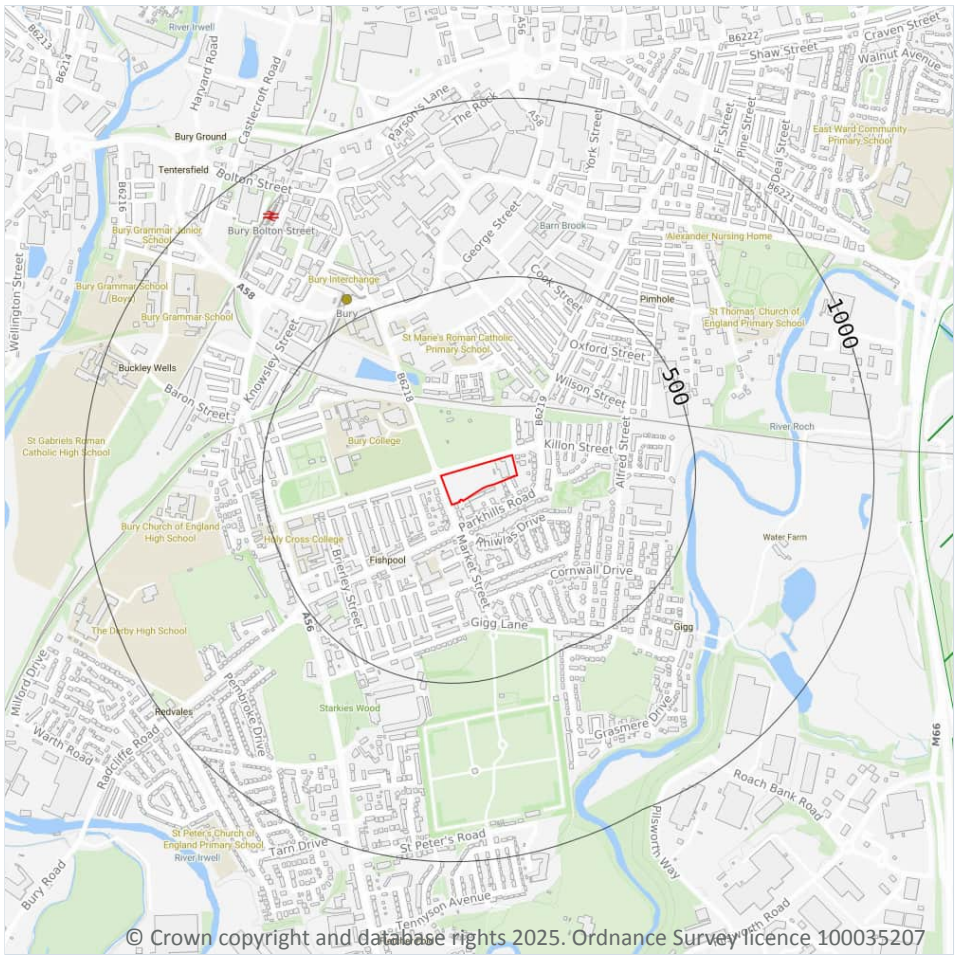
Highest risk on site	**Moderate**
Highest risk within 50m	**Moderate**

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 68 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



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Site Outline

Search buffers in metres (m)

Local Nature Reserves (LNR)

Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

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

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

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

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

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

10.4 Special Protection Areas (SPA)

Records within 2000m	0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

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

10.5 National Nature Reserves (NNR)

Records within 2000m	0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

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

10.6 Local Nature Reserves (LNR)

Records within 2000m	2

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 69 >**

ID	Location	Name	Data source
-	1526m SE	Hollins Vale	Natural England
-	1871m NE	Chesham Woods	Natural England

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

10.7 Designated Ancient Woodland

Records within 2000m	0

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

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

10.8 Biosphere Reserves

Records within 2000m	0

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

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

10.9 Forest Parks

Records within 2000m	0

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

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

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

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

10.11 Green Belt

Records within 2000m	6

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

Features are displayed on the Environmental designations map on **page 69 >**

ID	Location	Name	Local Authority name
1	1126m E	Merseyside and Greater Manchester Green Belt	Rochdale
2	1252m E	Merseyside and Greater Manchester Green Belt	Bury
-	1339m W	Merseyside and Greater Manchester Green Belt	Bury
4	1426m SE	Merseyside and Greater Manchester Green Belt	Bury
-	1748m NE	Merseyside and Greater Manchester Green Belt	Bury
-	1866m S	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.

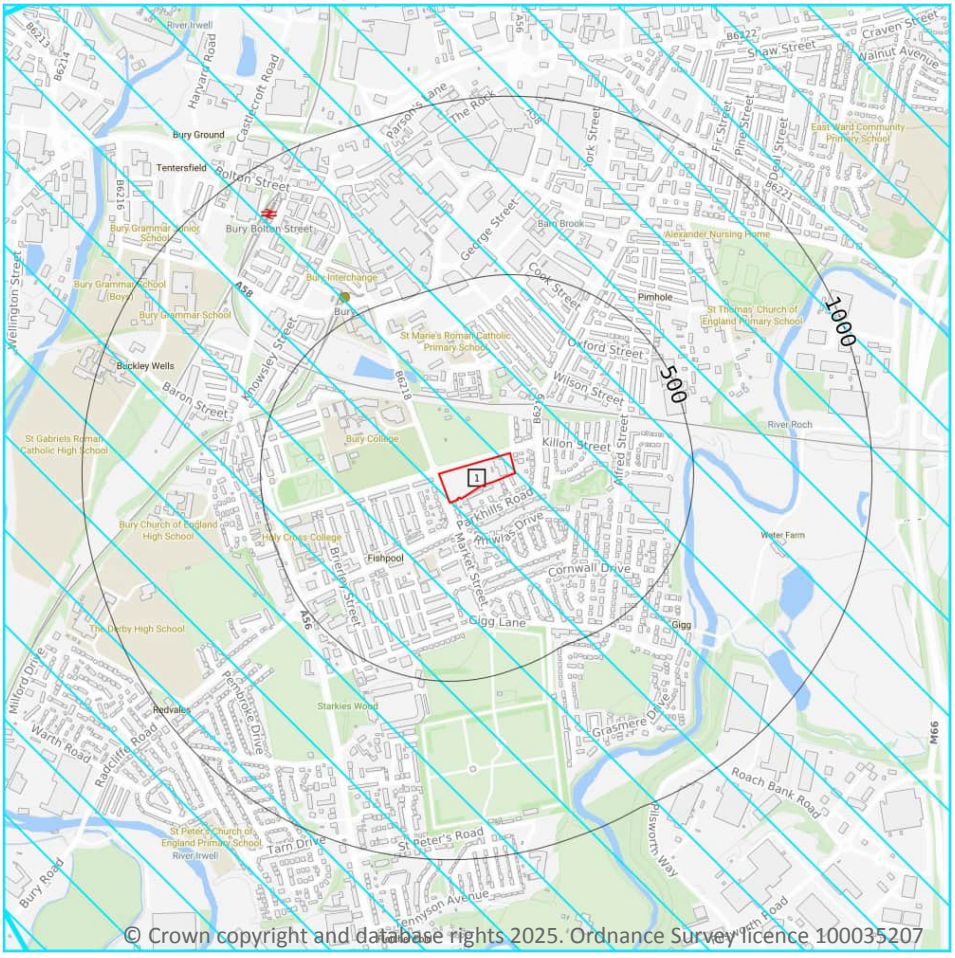
10.16 Nitrate Vulnerable Zones

Records within 2000m	0

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

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

SSSI Impact Zones and Units



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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 74 >**

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

This data is sourced from Natural England.

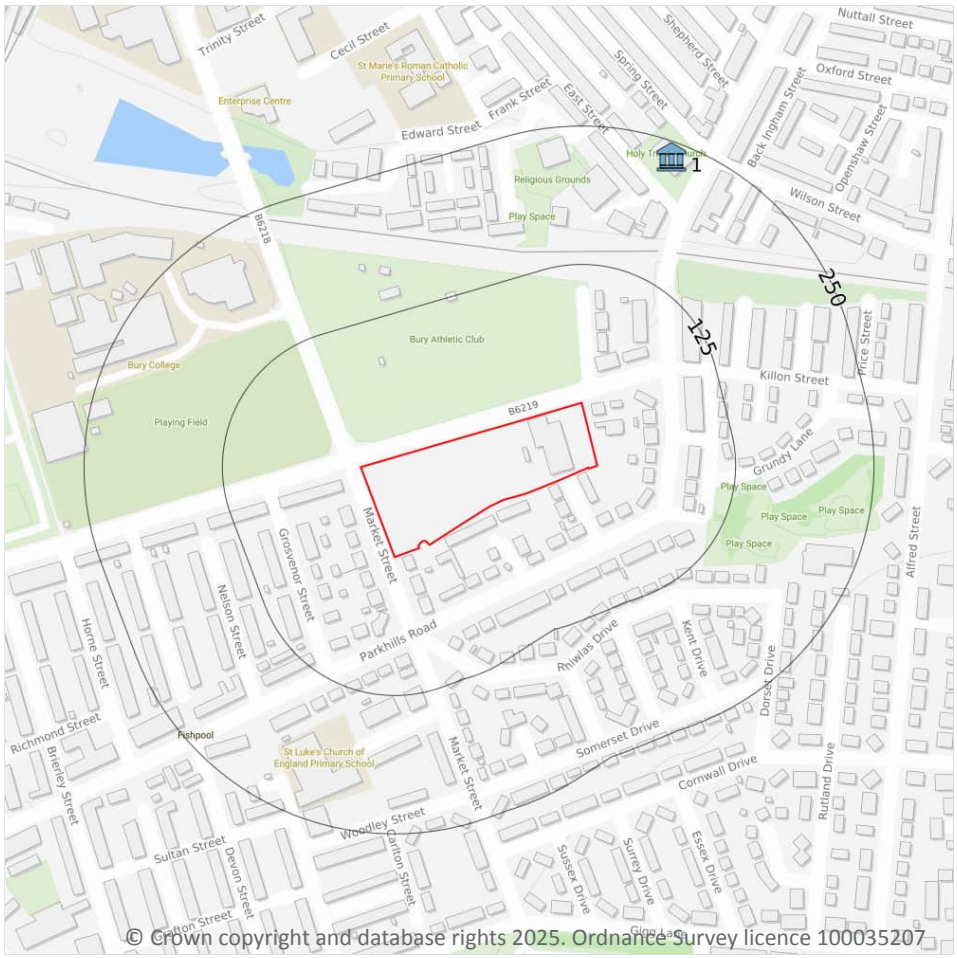
10.18 SSSI Units

Records within 2000m	0

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

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

11 Visual and cultural designations



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	1

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 76 >**

ID	Location	Name	Grade	Reference Number	Listed date
1	236m NE	Holy Trinity Church	II	1391180	23/10/2004

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

11.5 Conservation Areas

Records within 250m	0

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

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

11.6 Scheduled Ancient Monuments

Records within 250m	0

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

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

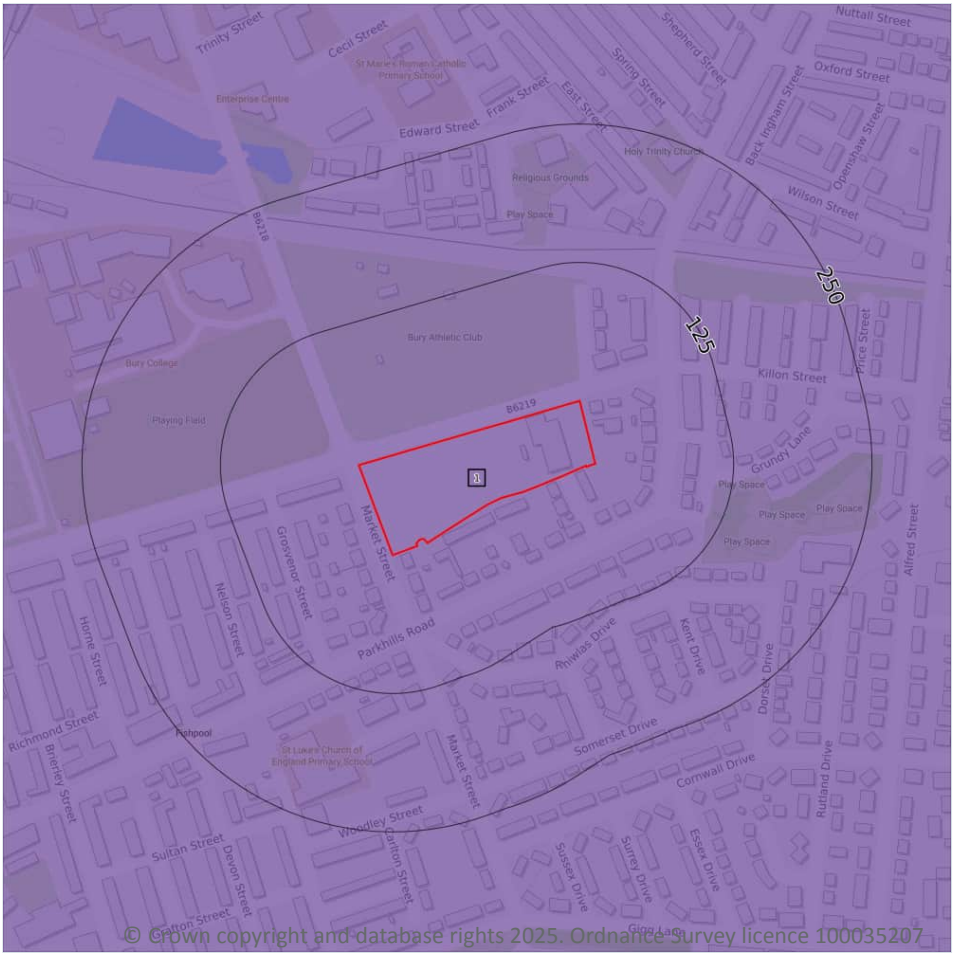
11.7 Registered Parks and Gardens

Records within 250m	0

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

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

12 Agricultural designations



- Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 79 >**

ID	Location	Classification	Description
1	**On site**	**Urban**	**Non-agricultural/no quality assigned**

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.

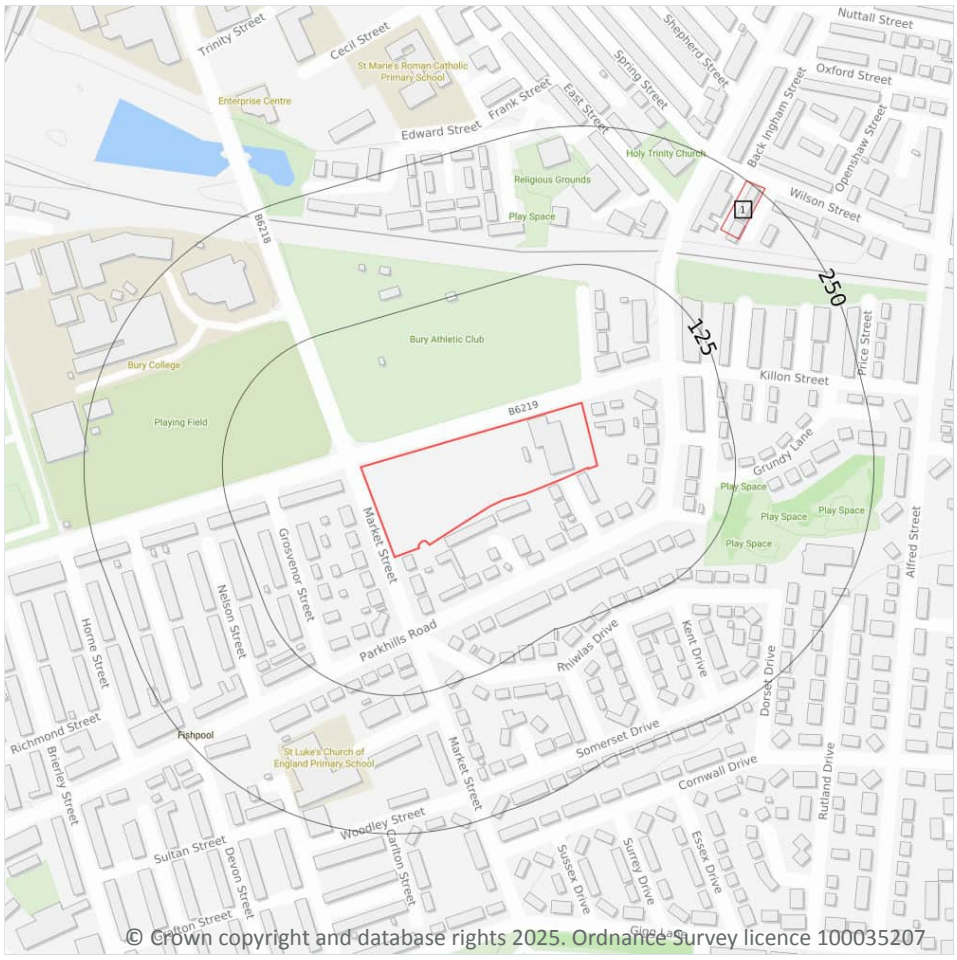
12.5 Countryside Stewardship Schemes

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	0

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

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

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

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	1

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.

Features are displayed on the Habitat designations map on **page 81 >**

ID	Location	Site reference	Identification confidence	Primary source	Secondary source	Tertiary source
1	201m NE	NLUD Ref: 421000444	Low	National Land Use Database - Previously Developed Land	UK Perspectives Aerial Photography	-

This data is sourced from Natural England.

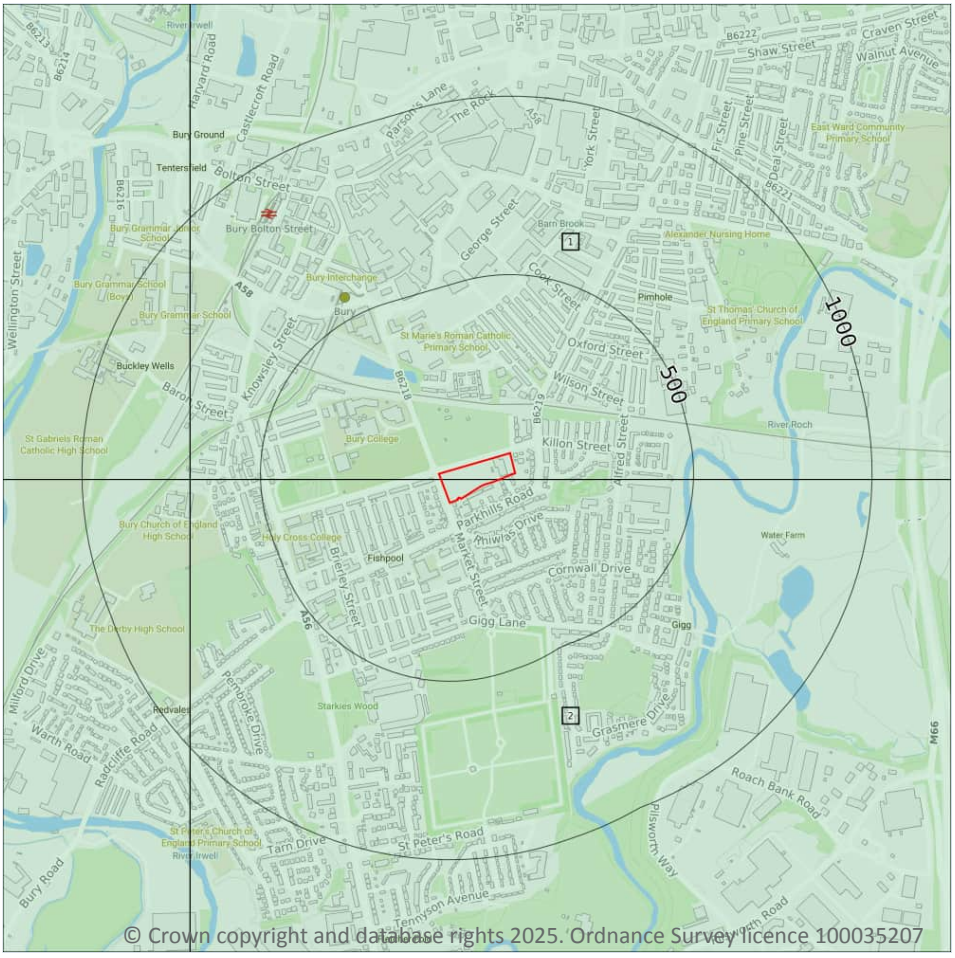
13.4 Limestone Pavement Orders

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

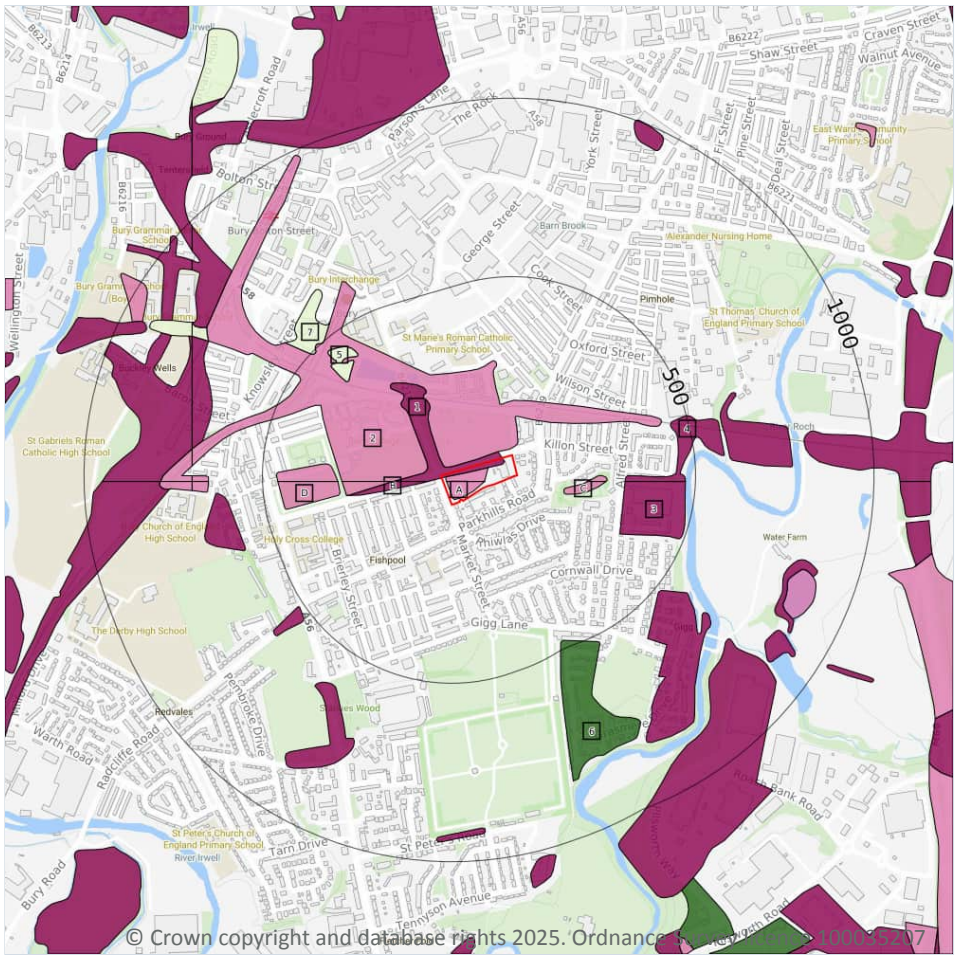
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 83 >**

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



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14.2 Artificial and made ground (10k)

Records within 500m	15

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.

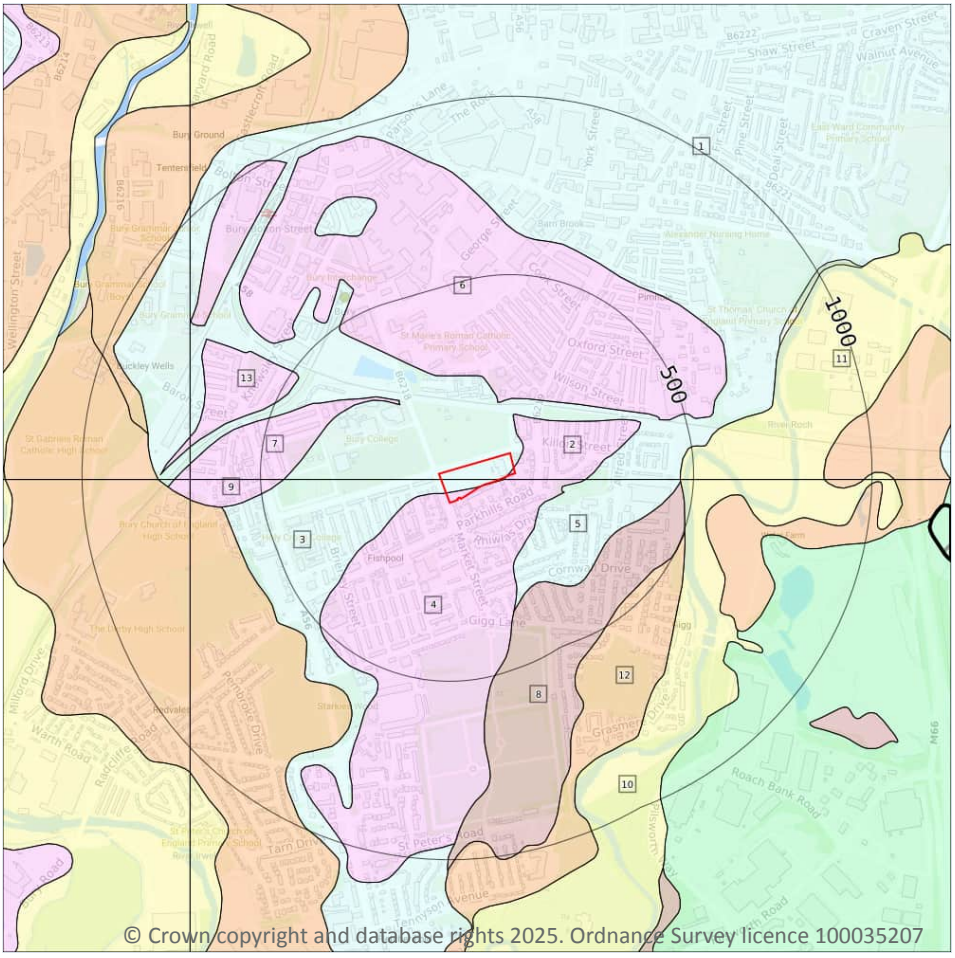
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 84 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**MGR-ARTDP**	**Made Ground (Undivided)**	**Artificial Deposit**
A	**On site**	**WGR-VOID**	**Worked Ground (Undivided)**	**Void**
A	**On site**	**WGR-VOID**	**Worked Ground (Undivided)**	**Void**
2	16m NW	WGR-VOID	Worked Ground (Undivided)	Void

ID	Location	LEX Code	Description	Rock description
B	40m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
B	136m W	WGR-VOID	Worked Ground (Undivided)	Void
C	138m E	WGR-VOID	Worked Ground (Undivided)	Void
C	198m E	WGR-VOID	Worked Ground (Undivided)	Void
D	287m W	WGR-VOID	Worked Ground (Undivided)	Void
D	289m W	WGR-VOID	Worked Ground (Undivided)	Void
3	303m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	303m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
5	371m NW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
6	477m SE	LSGR-ARTDP	Landscaped Ground (Undivided)	Artificial Deposit
7	493m NW	WMGR-ARTDP	Infilled Ground	Artificial Deposit

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 **13**

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 86 >**

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

ID	Location	LEX Code	Description	Rock description
4	**On site**	**GFDUD-XSV**	**Glaciofluvial Deposits, Devensian - Sand And Gravel**	**Sand And Gravel**
5	115m SE	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton
6	146m N	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel
7	223m NW	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel
8	308m SE	HEAD-XCZSV	Head - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
9	435m W	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel
10	463m E	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
11	463m E	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
12	467m SE	RTD1-XSV	River Terrace Deposits, 1 - Sand And Gravel	Sand And Gravel
13	475m NW	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

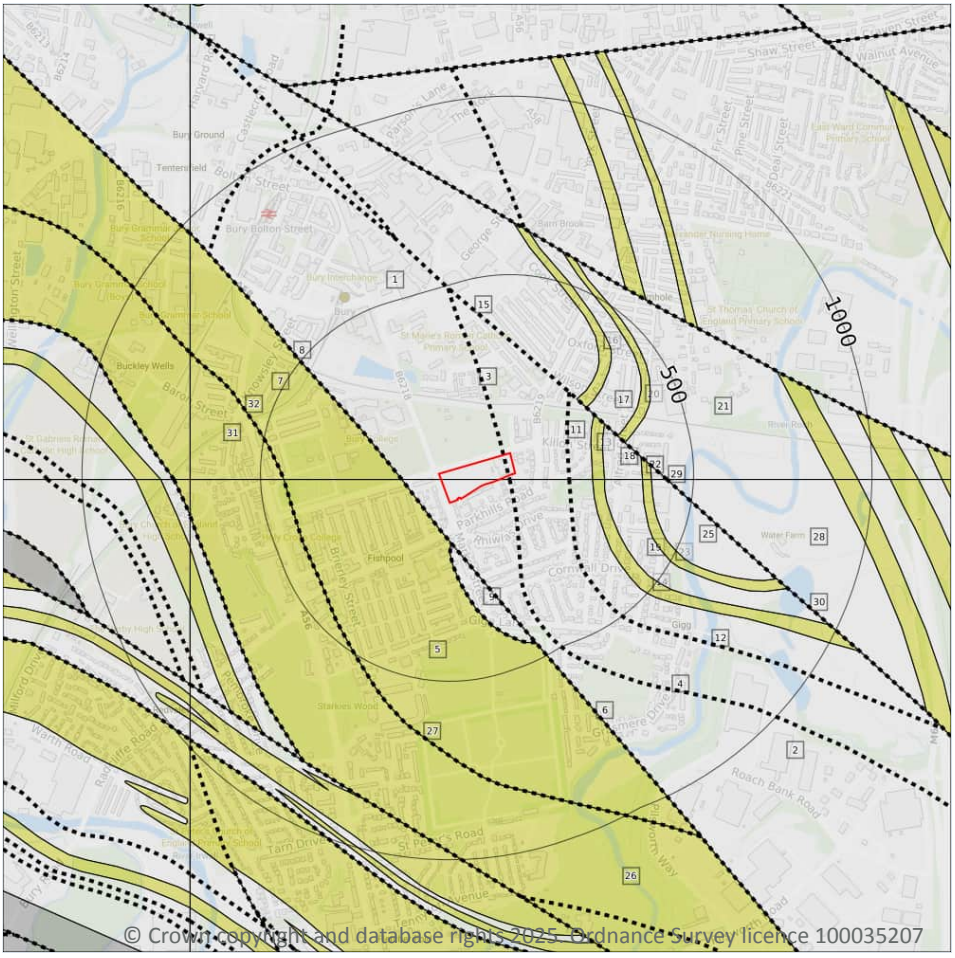
14.4 Landslip (10k)

Records within 500m	**0**

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



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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	20

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 88 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**PLCM-MDSS**	**Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone**	**Langsettian Sub-age**
2	**On site**	**PLCM-MDSS**	**Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone**	**Langsettian Sub-age**
5	68m SW	CAR-SDST	Cannel Rock (south Lancashire) - Sandstone	Langsettian Sub-age

ID	Location	LEX Code	Description	Rock age
7	105m W	CAR-SDST	Cannel Rock (south Lancashire) - Sandstone	Langsettian Sub-age
9	112m S	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
13	216m E	OL-SDST	Old Lawrence Rock - Sandstone	Langsettian Sub-age
14	218m E	OL-SDST	Old Lawrence Rock - Sandstone	Langsettian Sub-age
16	241m NE	OL-SDST	Old Lawrence Rock - Sandstone	Langsettian Sub-age
17	249m NE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
18	249m E	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
19	252m E	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
20	304m E	OL-SDST	Old Lawrence Rock - Sandstone	Langsettian Sub-age
21	320m E	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
22	355m E	OL-SDST	Old Lawrence Rock - Sandstone	Langsettian Sub-age
23	357m E	OL-SDST	Old Lawrence Rock - Sandstone	Langsettian Sub-age
24	380m E	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
25	382m E	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
26	421m SW	TRBR-SDST	Trencherbone Rock - Sandstone	Langsettian Sub-age
28	426m E	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
31	435m W	TRBR-SDST	Trencherbone Rock - Sandstone	Langsettian Sub-age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	**12**

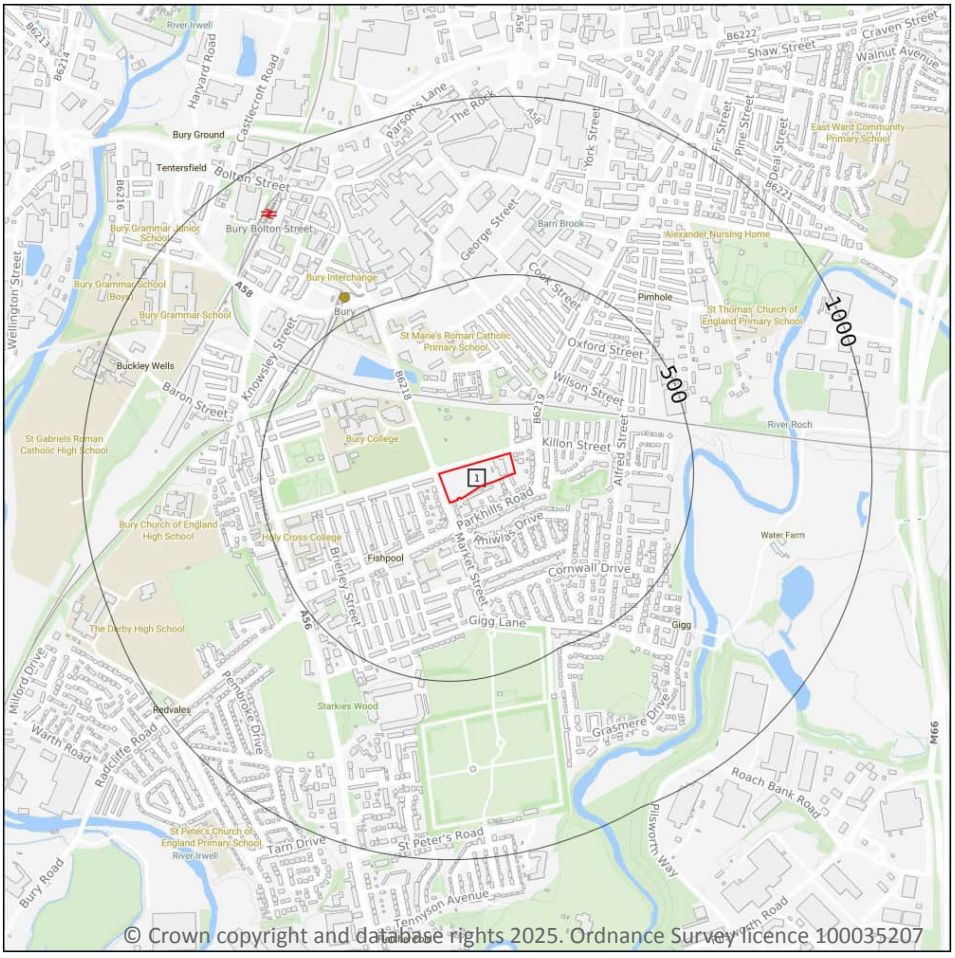
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 88 >**

ID	Location	Category	Description
3	**On site**	**ROCK**	**Coal seam, inferred**
4	11m E	ROCK	Coal seam, inferred
6	68m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side
8	105m W	FAULT	Normal fault, inferred; crossmarks on downthrow side
10	112m S	ROCK	Coal seam, inferred coincident with bedrock geology boundary
11	150m E	FOSSIL_HORIZON	Fossil horizon, mussel band
12	153m E	FOSSIL_HORIZON	Fossil horizon, mussel band
15	238m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side
27	421m SW	ROCK	Coal seam, inferred coincident with bedrock geology boundary
29	426m E	FAULT	Normal fault, inferred; crossmarks on downthrow side
30	430m E	FAULT	Normal fault, inferred; crossmarks on downthrow side
32	435m W	ROCK	Coal seam, inferred coincident with bedrock geology boundary

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



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Site Outline

Search buffers in metres (m)

Geological map tile

15.1 50k Availability

Records within 500m	1

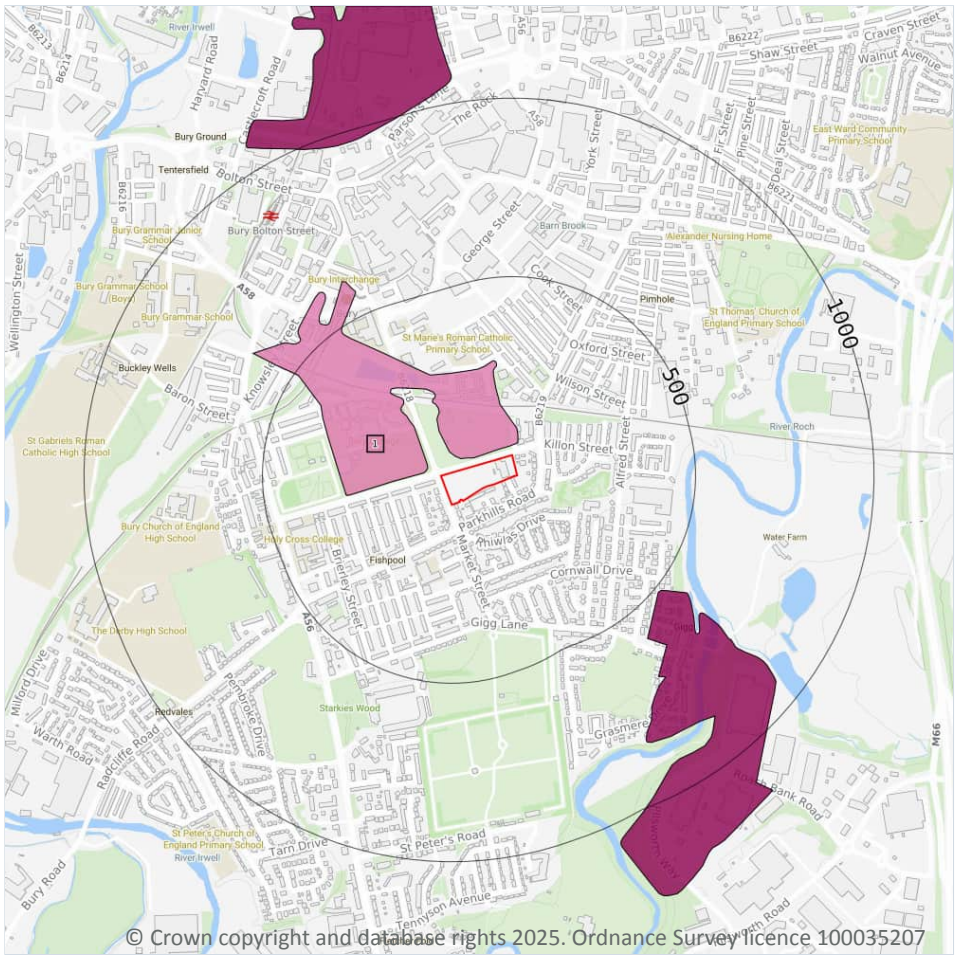
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 91 >**

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



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Site Outline

Search buffers in metres (m)

- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m	1

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

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on **page 92 >**

ID	Location	LEX Code	Description	Rock description
1	23m N	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID

This data is sourced from the British Geological Survey.

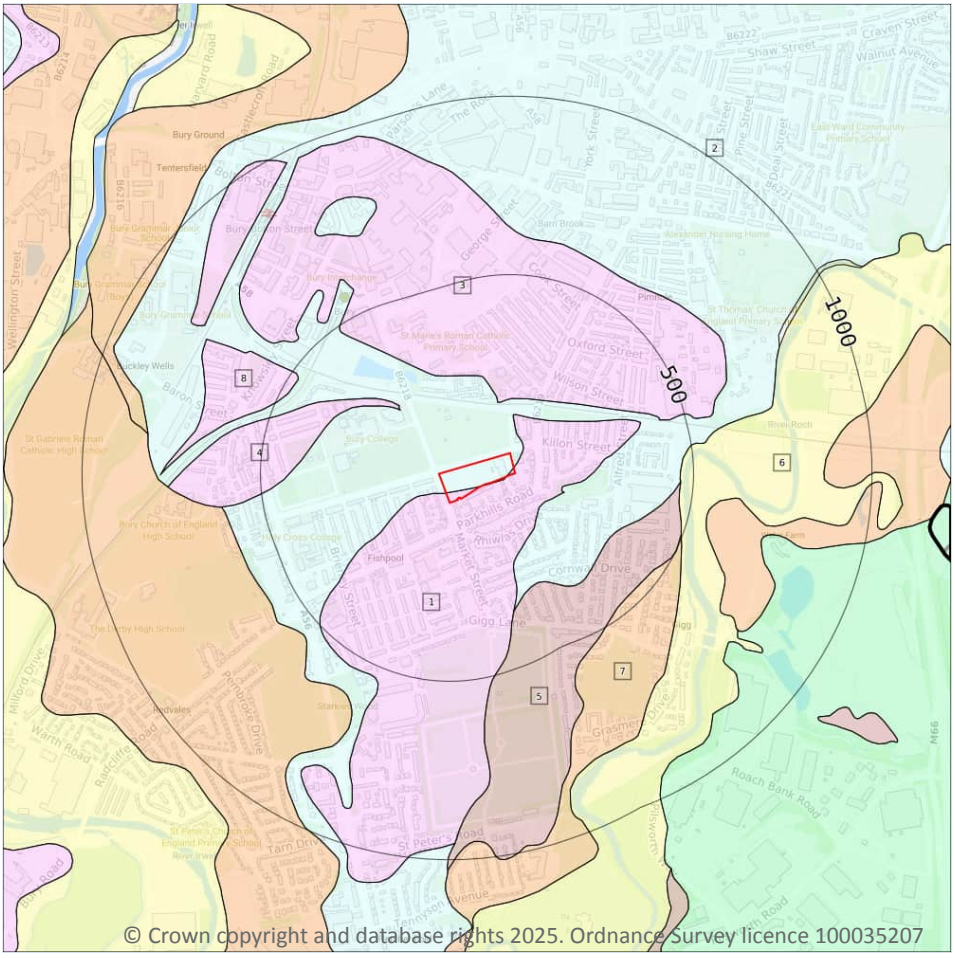
15.3 Artificial ground permeability (50k)

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 **8**

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 94 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**GFDUD-XSV**	**GLACIOFLUVIAL DEPOSITS, DEVENSIAN**	**SAND AND GRAVEL**
2	**On site**	**TILLD-DMTN**	**TILL, DEVENSIAN**	**DIAMICTON**
3	145m N	GFDUD-XSV	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL

ID	Location	LEX Code	Description	Rock description
4	210m NW	GFDUD-XSV	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL
5	308m SE	HEAD-XCZSV	HEAD	CLAY, SILT, SAND AND GRAVEL
6	463m E	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
7	467m SE	RTD1-XSV	RIVER TERRACE DEPOSITS, 1	SAND AND GRAVEL
8	474m NW	GFDUD-XSV	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m **4**

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

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Mixed**	**High**	**Low**
On site	**Mixed**	**High**	**Low**
On site	**Intergranular**	**Very High**	**High**
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

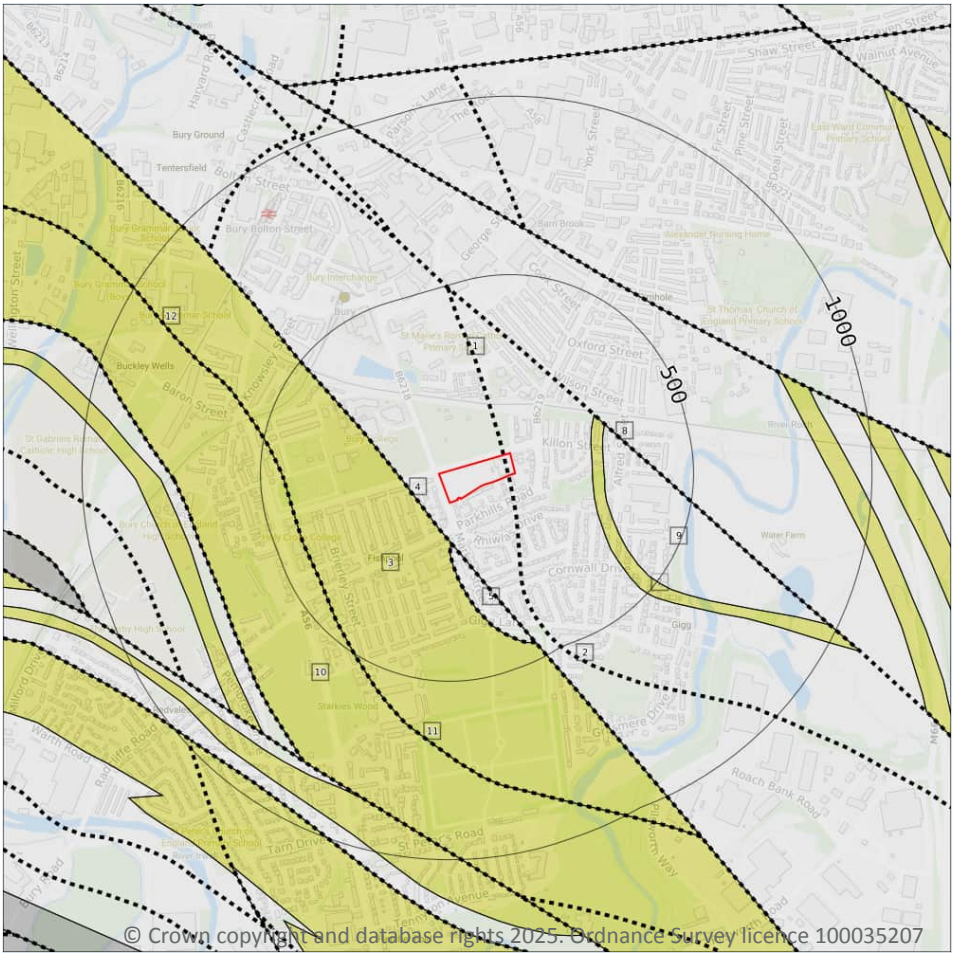
A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

LAND AT WELLINGTON ROAD, BURY, BL9 9AH

Ref: CAR1-KAY-UYA-BLB-OYM
Your ref: 14378/A
Grid ref: 380800 410008

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 97 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**PLCM-MDSS**	**PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE**	**WESTPHALIAN**
3	68m SW	CAR-SDST	CANNEL ROCK (SOUTH LANCASHIRE) - SANDSTONE	WESTPHALIAN
5	112m S	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN

ID	Location	LEX Code	Description	Rock age
7	217m E	OL-SDST	OLD LAWRENCE ROCK - SANDSTONE	WESTPHALIAN
9	249m E	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
10	421m SW	TRBR-SDST	TRENCHERBONE ROCK - SANDSTONE	WESTPHALIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m **2**

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

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m **6**

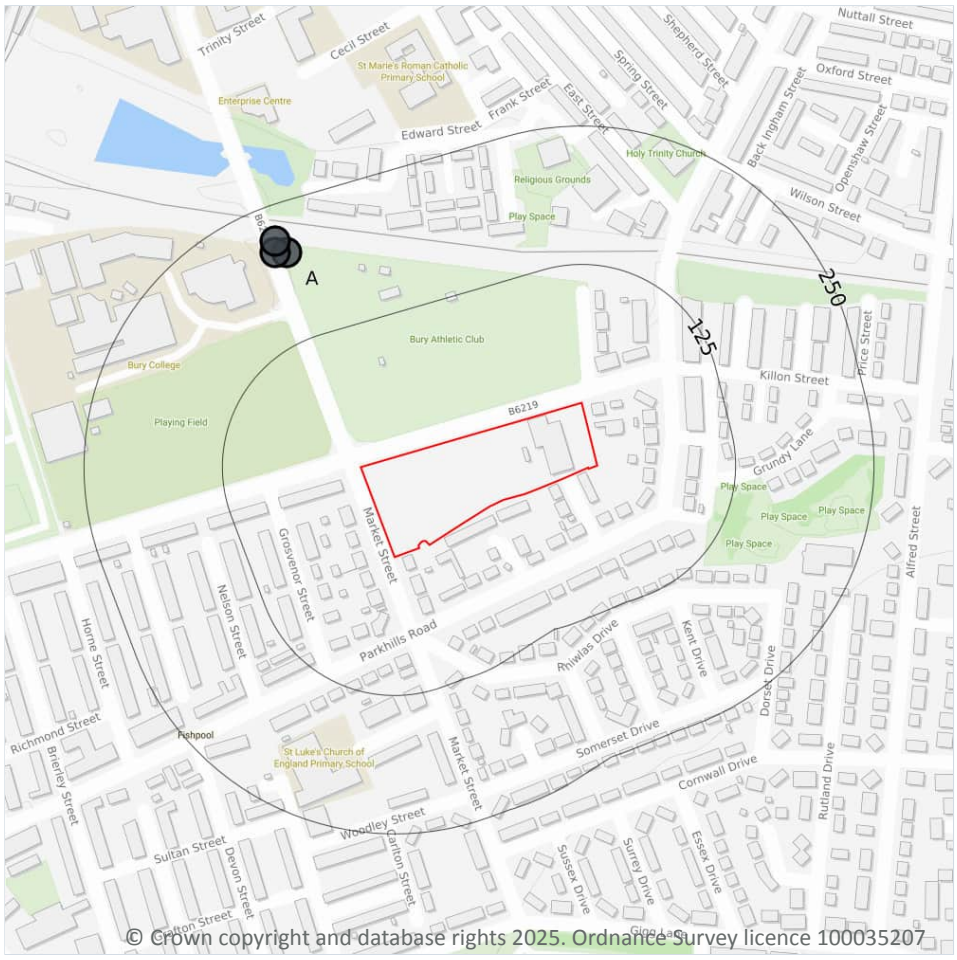
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 97 >**

ID	Location	Category	Description
2	**On site**	**ROCK**	**Coal seam, inferred**
4	68m SW	FAULT	Fault, inferred
6	112m S	ROCK	Coal seam, inferred
8	238m NE	FAULT	Fault, inferred
11	421m SW	ROCK	Coal seam, inferred
12	434m W	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	3

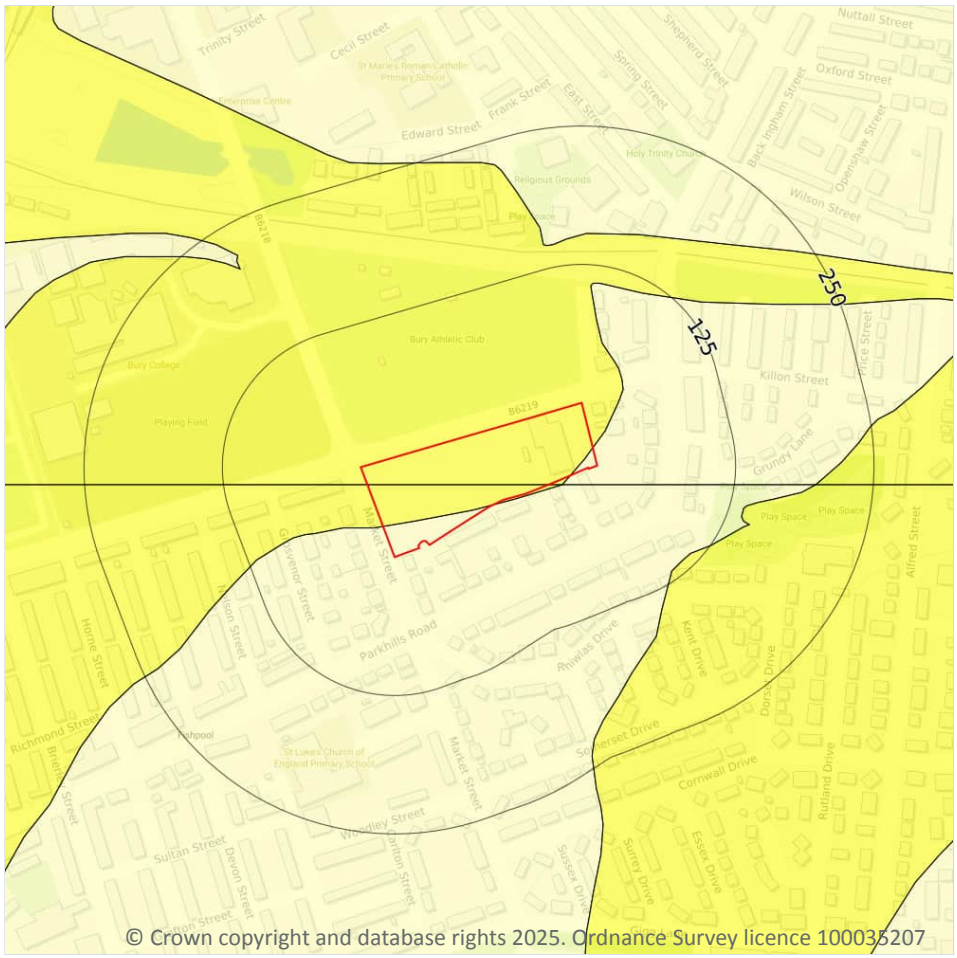
The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on **page 99 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	205m NW	380630 410210	MARKET STREET BRIDGE BURY METRO BH2	-	Y	N/A
A	209m NW	380620 410210	MARKET STREET BRIDGE BURY METRO BH1	-	Y	N/A
A	218m NW	380620 410220	MARKET STREET BRIDGE BURY METRO TP1	-	Y	N/A

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.1 Shrink swell clays

Records within 50m	2

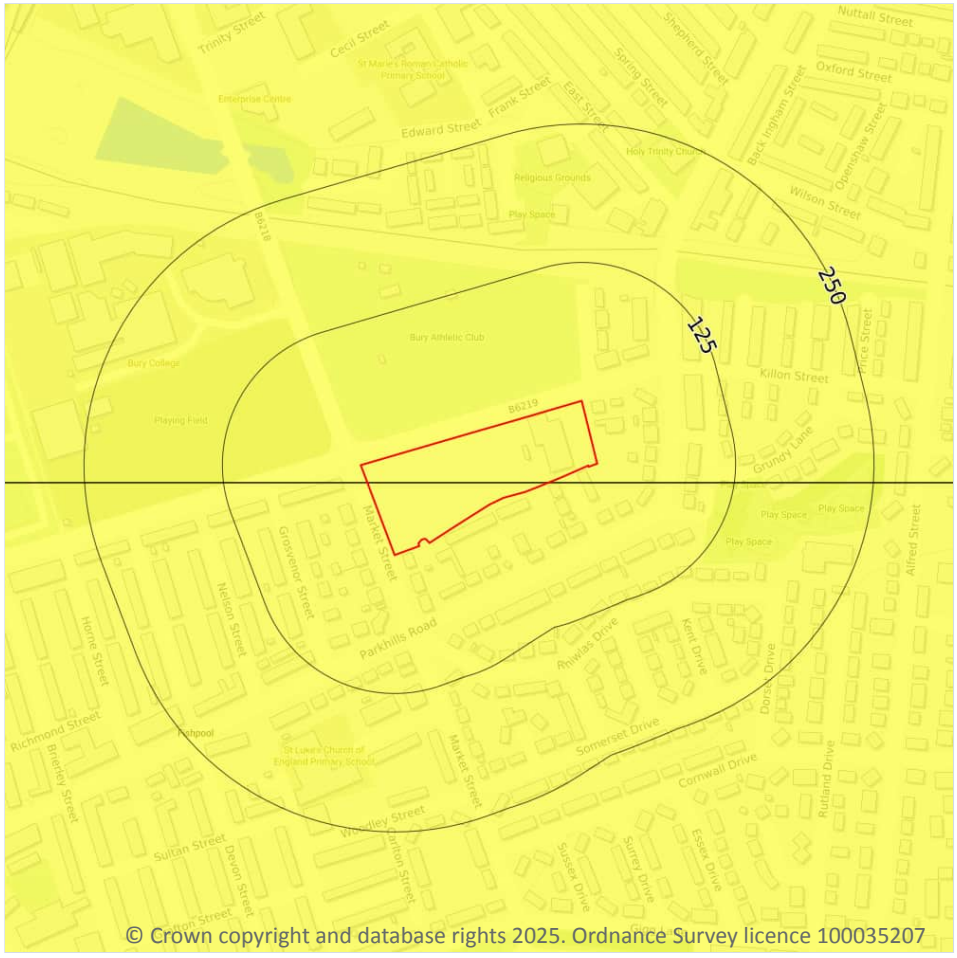
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 101 >**

Location	Hazard rating	Details
On site	**Negligible**	**Ground conditions predominantly non-plastic.**
On site	**Very low**	**Ground conditions predominantly low plasticity.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



17.2 Running sands

Records within 50m	1

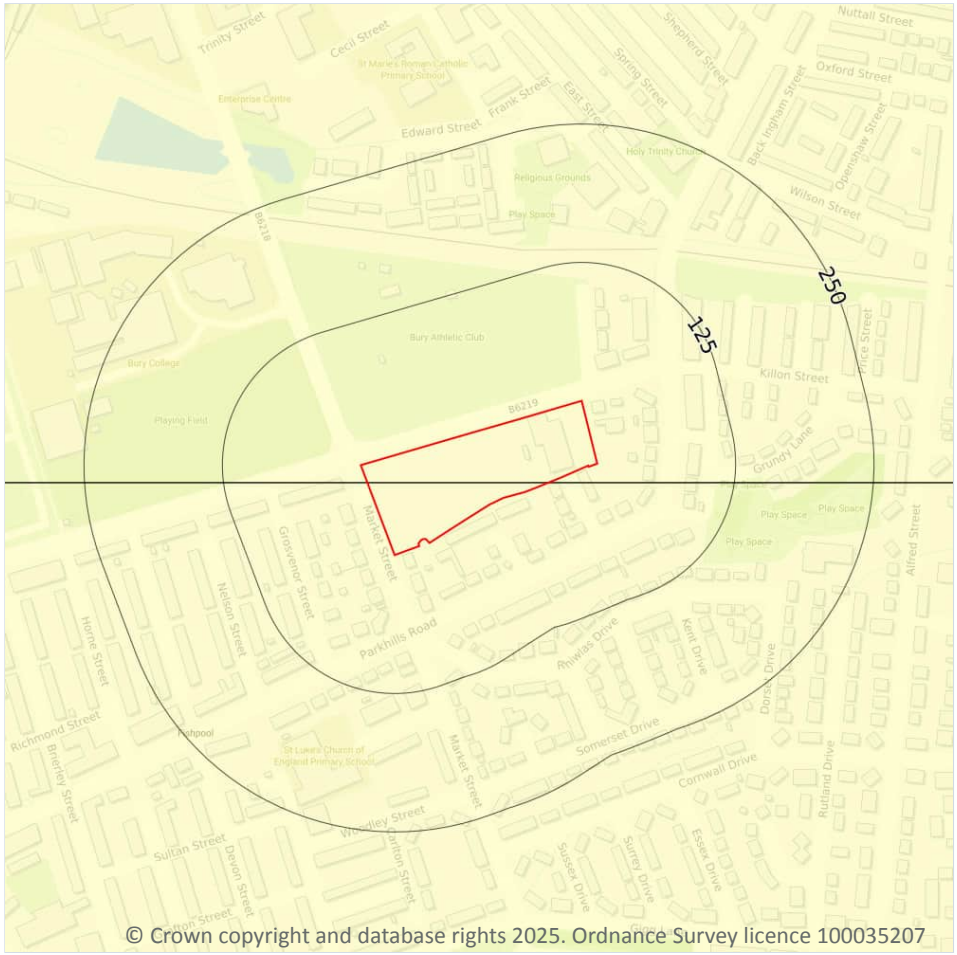
The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 102 >**

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



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m	1

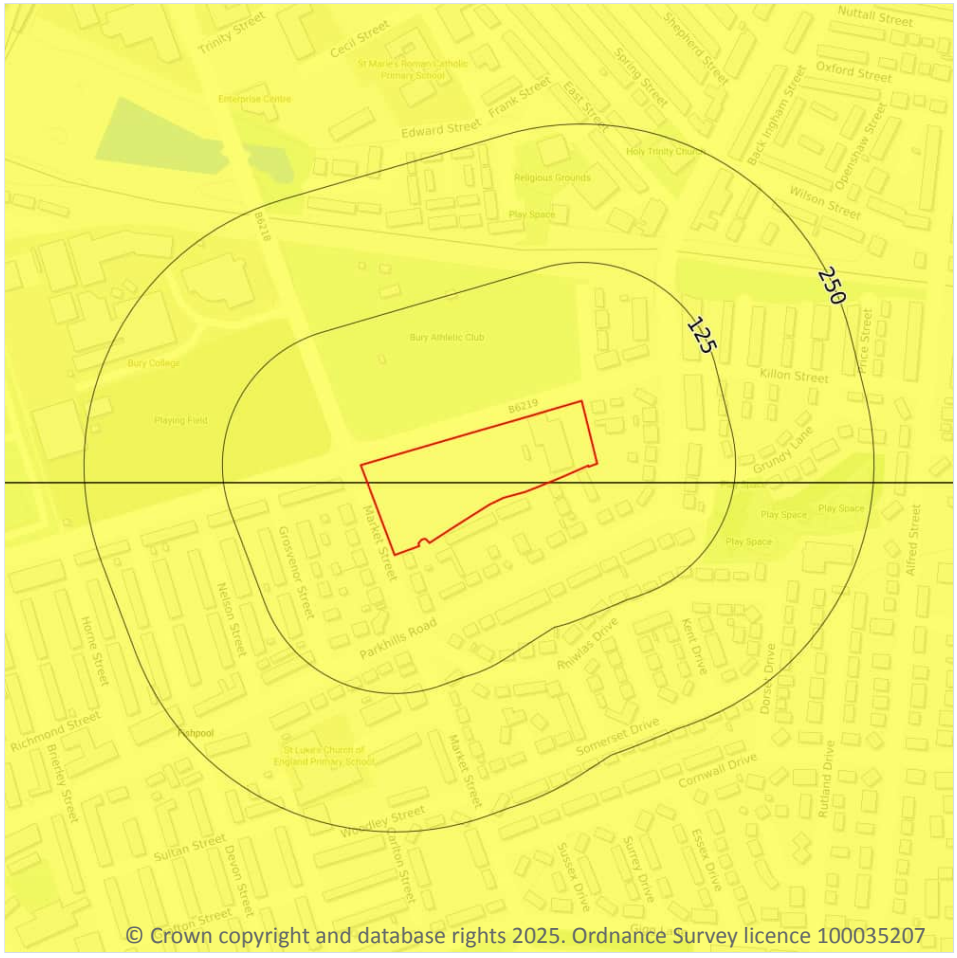
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 103 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m	1

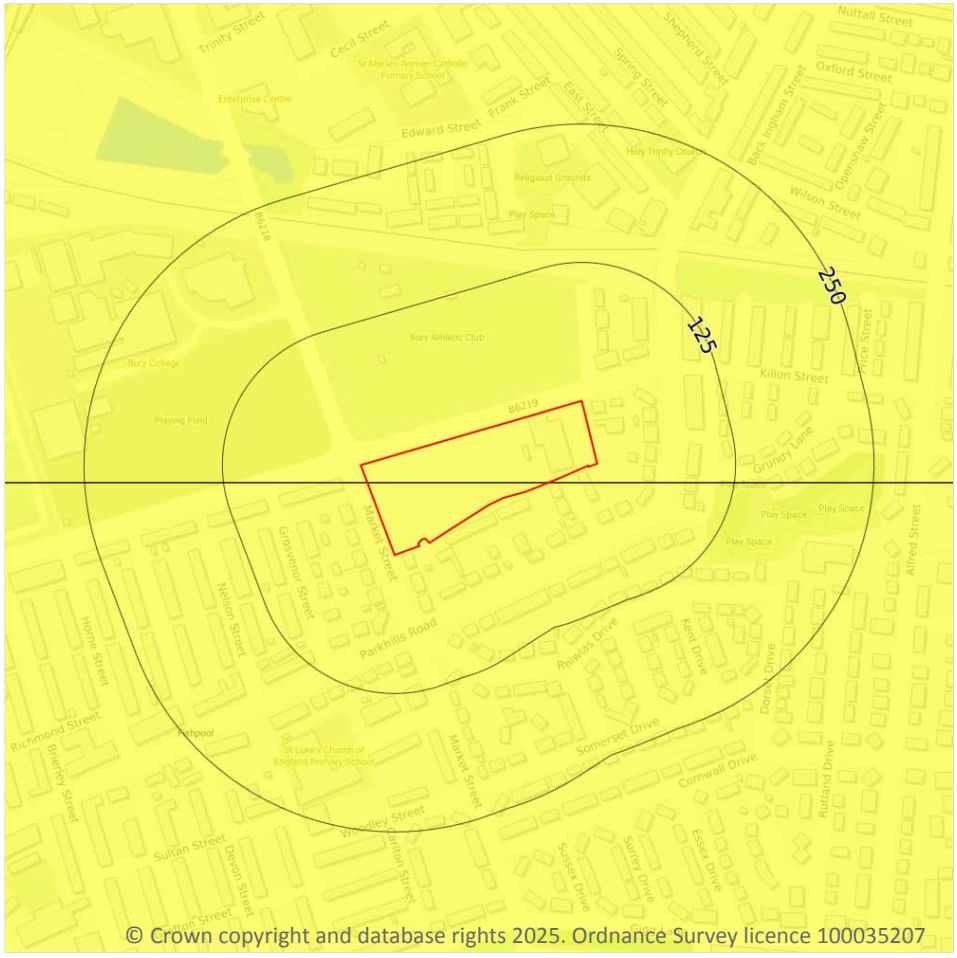
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 104 >**

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



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17.5 Landslides

Records within 50m	1

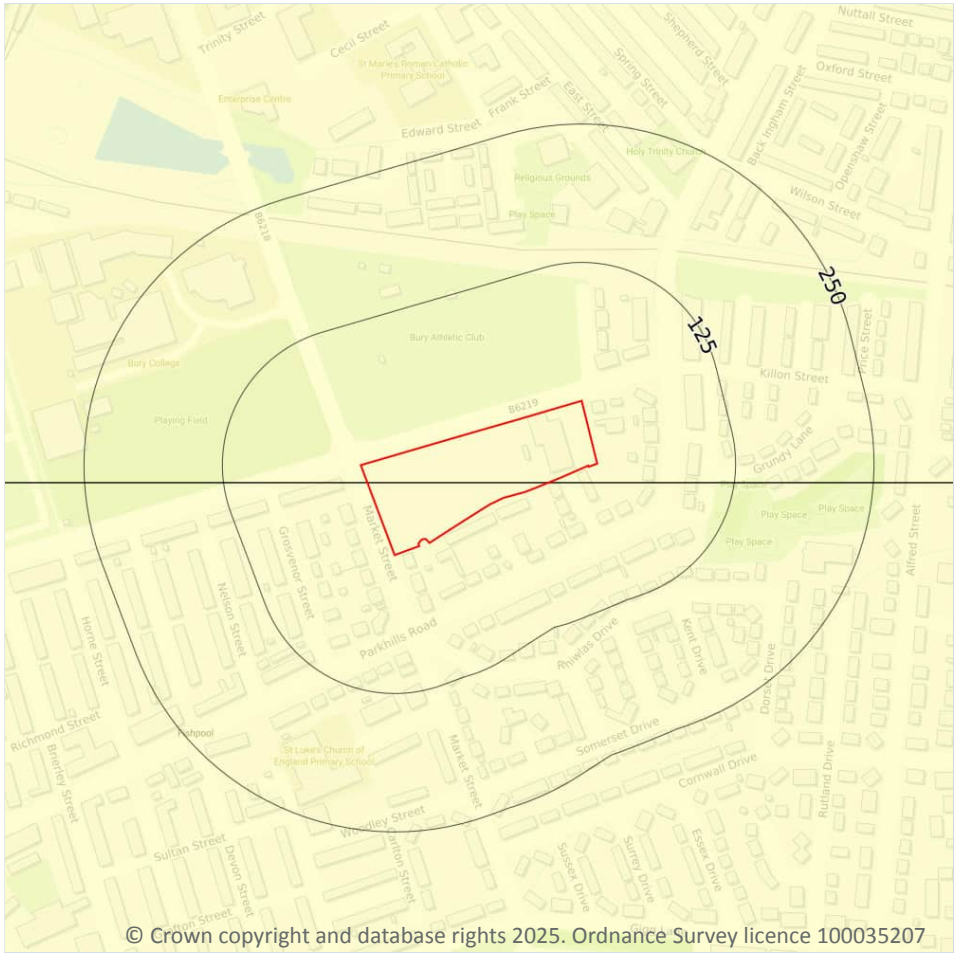
The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 105 >**

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

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m	1

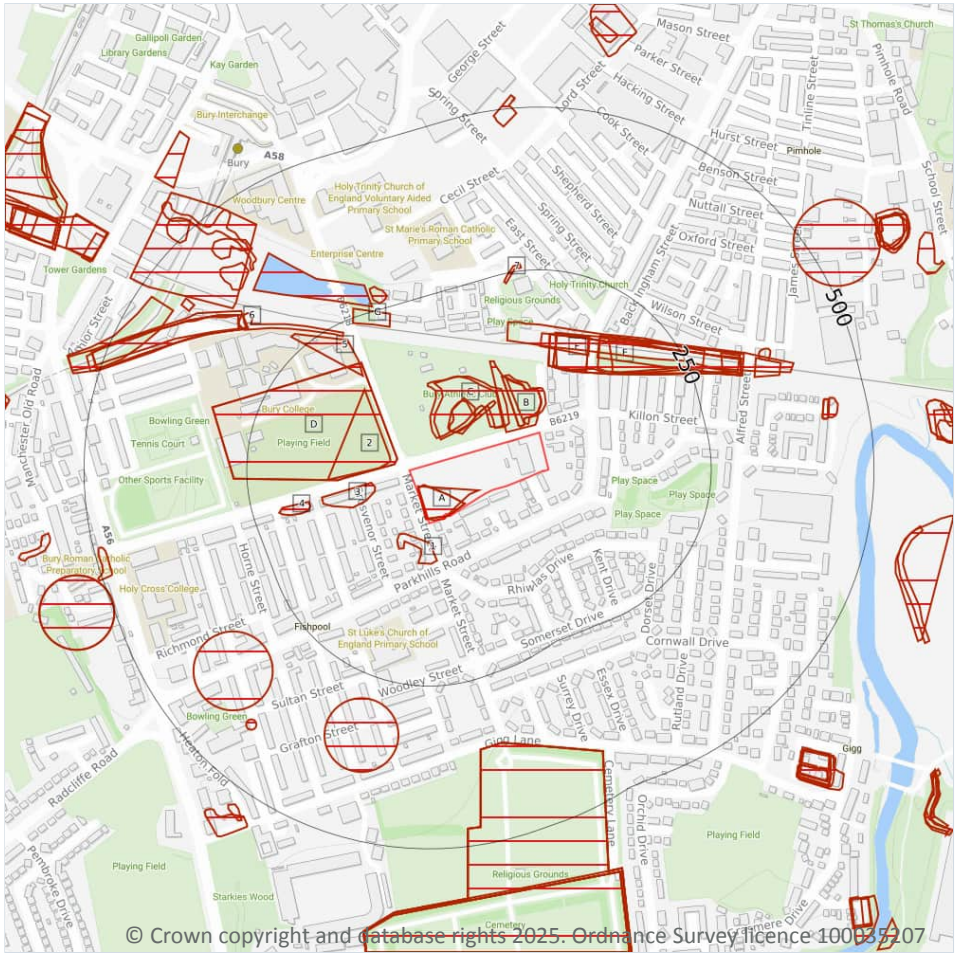
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 106 >**

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



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Site Outline

Search buffers in metres (m)

- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining

Non Coal Mining

- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	32

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 108 >**

ID	Location	Land Use	Year of mapping	Mapping scale
A	**On site**	**Unspecified Pit**	**1981**	**1:10000**
A	**On site**	**Unspecified Pit**	**1974**	**1:10000**
A	**On site**	**Unspecified Pit**	**1955**	**1:10560**
B	13m NE	Unspecified Pit	1908	1:10560
B	17m NE	Unspecified Pit	1928	1:10560
B	17m NE	Unspecified Pit	1938	1:10560
B	17m NE	Unspecified Ground Workings	1956	1:10560
C	24m NE	Sand Pit	1956	1:10560
D	25m W	Unspecified Pit	1956	1:10560
D	25m W	Unspecified Pit	1967	1:10560
C	26m NE	Refuse Heap	1938	1:10560
1	28m SW	Unspecified Ground Workings	1891	1:10560
C	31m N	Refuse Heap	1908	1:10560
2	32m W	Unspecified Pit	1983	1:10000
C	36m NW	Unspecified Ground Workings	1928	1:10560
3	58m W	Unspecified Pit	1908	1:10560
E	103m NE	Cuttings	1938	1:10560
E	103m NE	Cuttings	1928	1:10560
E	103m NE	Cuttings	1908	1:10560
E	104m NE	Cuttings	1983	1:10000
F	105m NE	Cuttings	1956	1:10560
F	105m NE	Cuttings	1967	1:10560
F	131m NE	Cuttings	1851	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
E	133m NE	Cuttings	1891	1:10560
E	133m NE	Cuttings	1967	1:10560
E	145m NE	Cuttings	1956	1:10560
E	146m NE	Cuttings	1851	1:10560
4	162m W	Unspecified Pit	1908	1:10560
5	162m NW	Unspecified Pit	1983	1:10000
G	220m NW	Cuttings	1851	1:10560
6	230m NW	Unspecified Ground Workings	1983	1:10000
7	235m N	Unspecified Ground Workings	1956	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	**0**

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

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	**0**

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

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	**0**

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

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	0

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

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	0

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

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

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

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

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

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

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

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	1

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

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

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

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

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

18.14 Gypsum areas

Records on site	0

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



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Site Outline

Search buffers in metres (m)

Natural cavities (Area)

Natural cavities (Point)

Mining cavities

Reported recent incidents

Historical incidents

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	1

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.

Features are displayed on the Ground cavities and sinkholes map on **page 114 >**

ID	Location	Mine Address	Mineral
-	697m W	Schofield Hey Quarry, Britannia Quarries, Lancashire	Firestone, Freestone, Hearthstone, Honestone, Ragstone, Sandstone, Scythestone, Silver Sand, Whetstone

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	1

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.

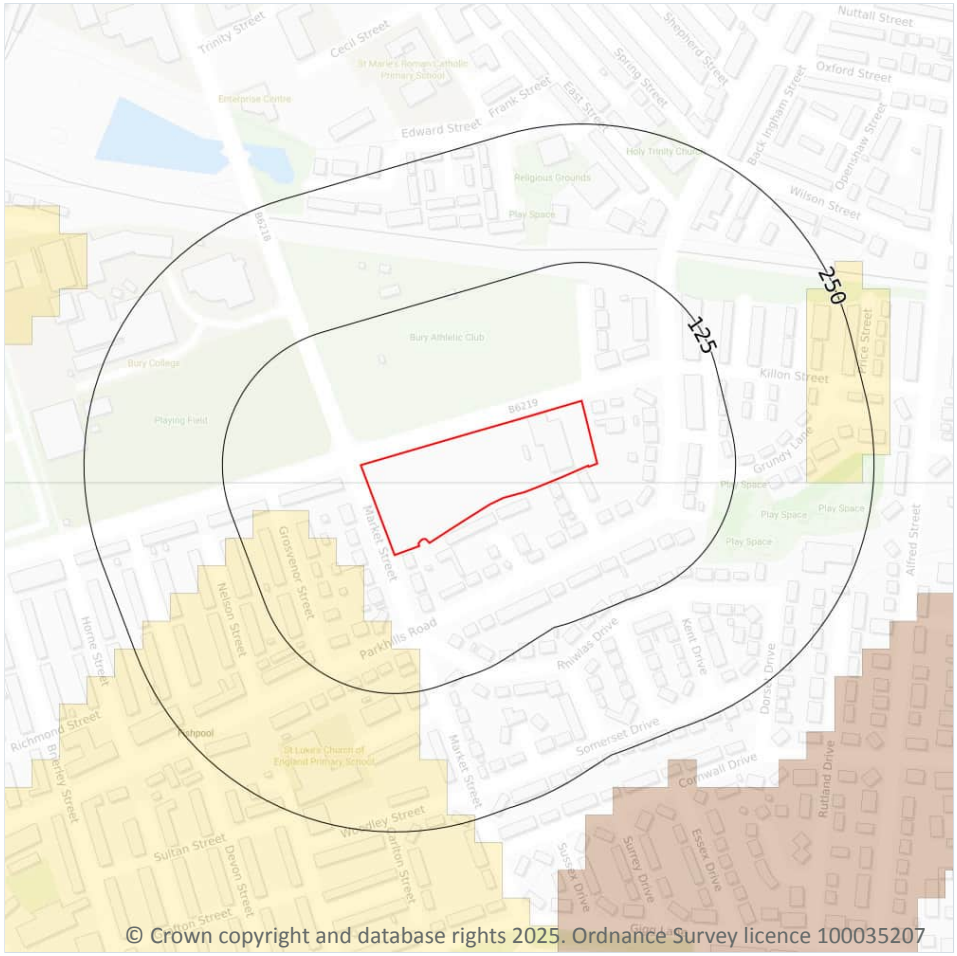
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.

Features are displayed on the Ground cavities and sinkholes map on **page 114 >**

ID	Location	Type	Date of mapping
1	475m NE	Unspecified Hole	1983

This data is sourced from Groundsure.

20 Radon



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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 117 >**

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	6

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 km^2. 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 km^2; 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**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
On site	**15 mg/kg**	**No data**	**100 - 200 mg/kg**	**60 - 120 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
9m E	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
9m E	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

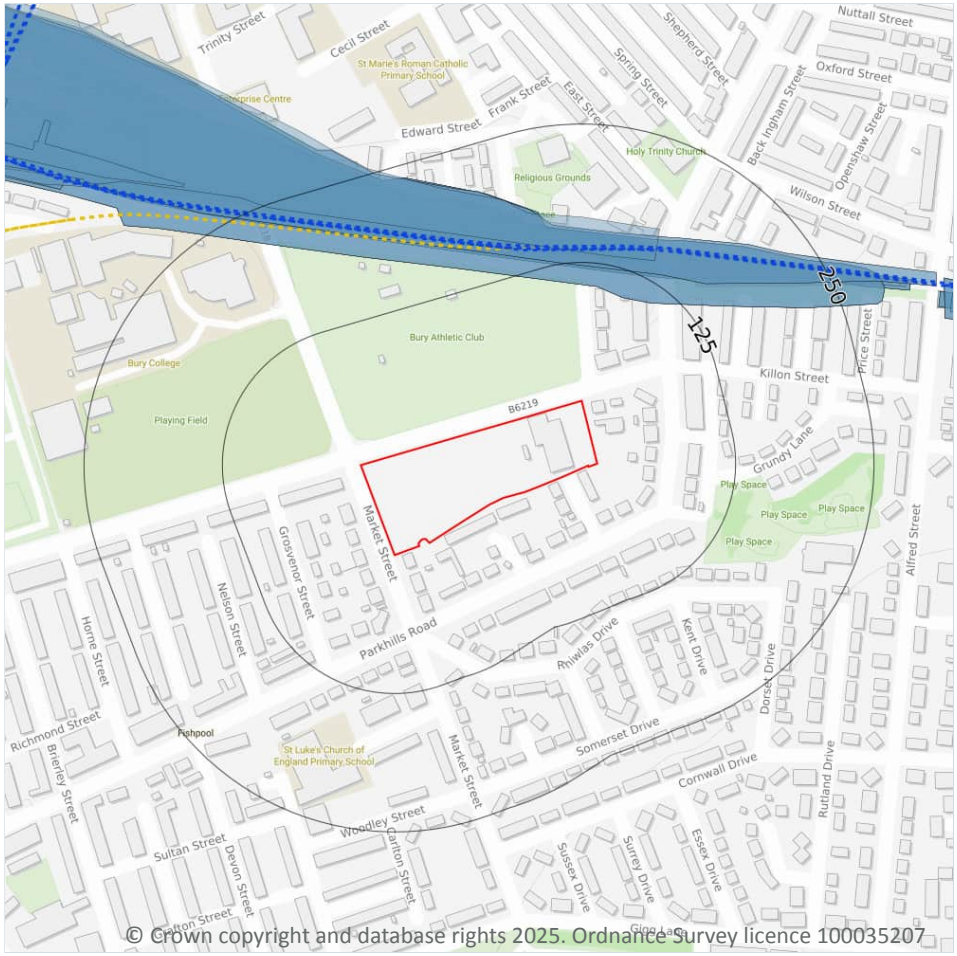
21.3 BGS Measured Urban Soil Chemistry

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 km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects



Site Outline

Search buffers in metres (m)

- Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

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	14

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.

Features are displayed on the Railway infrastructure and projects map on **page 121 >**

Location	Land Use	Year of mapping	Mapping scale
100m NE	Railway Sidings	1938	10560
100m NE	Railway Sidings	1928	10560
100m NE	Railway Sidings	1908	10560
119m NE	Railway Sidings	1910	2500
119m NE	Railway Sidings	1930	2500
119m NE	Railway Sidings	1937	2500
121m NE	Railway Sidings	1956	10560
121m NE	Railway Sidings	1967	10560
129m NE	Railway Sidings	1957	1250
131m NE	Railway Sidings	1891	2500
133m NE	Railway Sidings	1891	10560
146m NE	Railway Sidings	1959	2500
147m NE	Railway Sidings	1957	1250
154m N	Railway Sidings	1957	1250

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	2

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

Features are displayed on the Railway infrastructure and projects map on **page 121 >**

Location	Description
143m N	Historical OSM
143m N	Abandoned

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	5

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

Features are displayed on the Railway infrastructure and projects map on **page 121 >**

Location	Name	Type
137m NE	Not given	Single Track
137m NE	East Lancashire Railway	rail
140m NE	Not given	Preserved
160m NE	Not given	Single Track
247m NW	Not given	Single Track

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 ↗.

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Site Details:

LAND AT WELLINGTON ROAD,
BURY, BL9 9AH

Client Ref: 14378/A
Report Ref: CAR1-87S-QBY-RZY-Z7Z
Grid Ref: 380803, 410004

Map Name: County Series

Map date: **1850-1851**

Scale: 1:10,560

Printed at: 1:10,560

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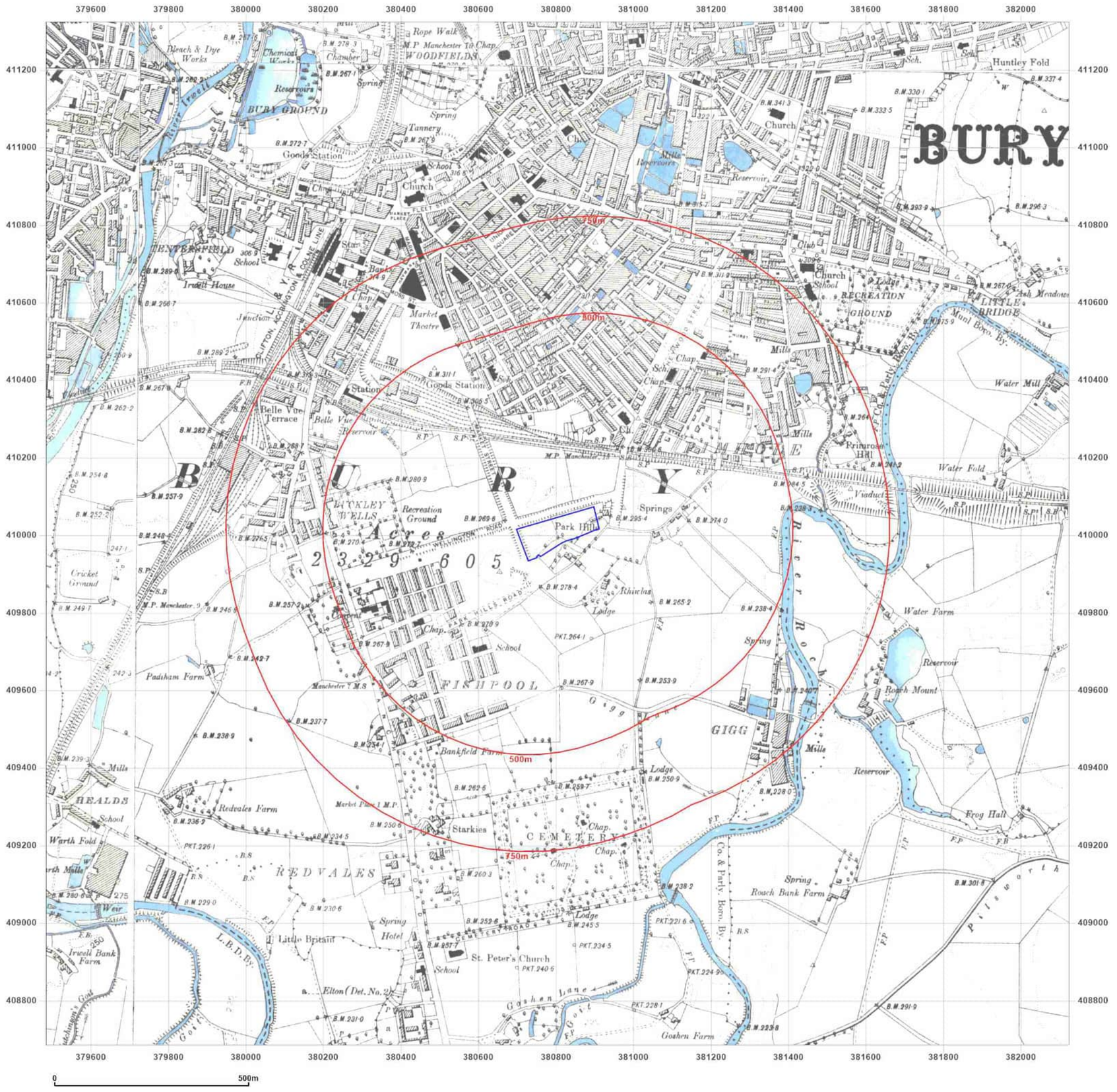
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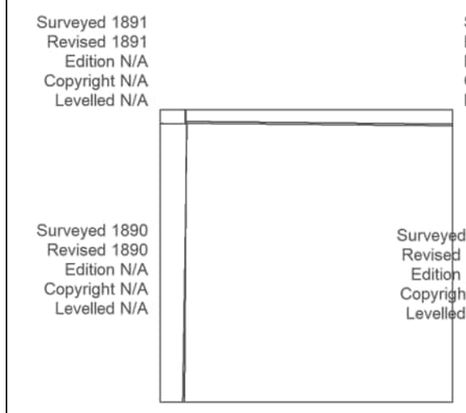
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Map date: **1890-1891**

Scale: 1:10,560

Printed at: 1:10,560

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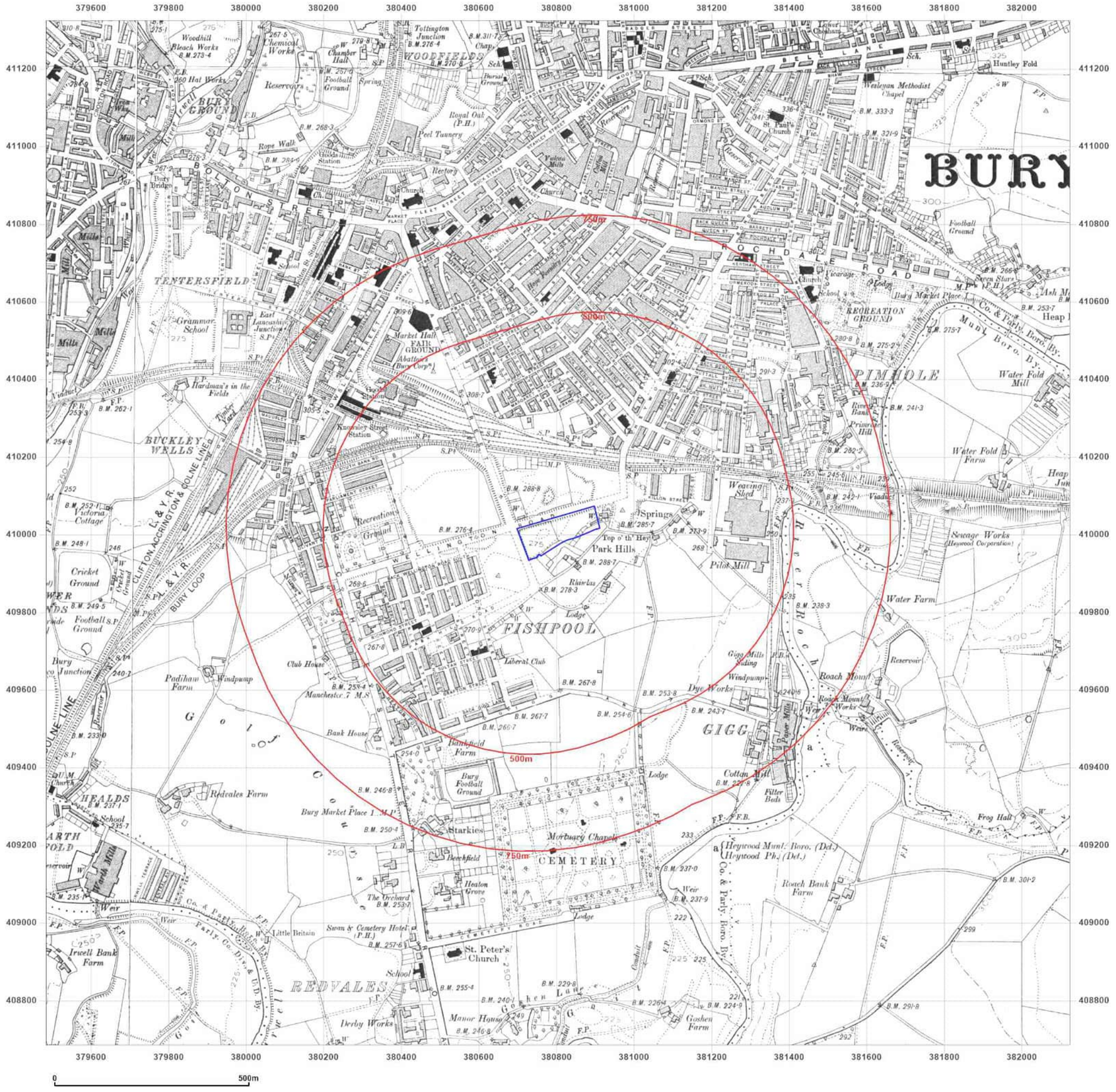
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Client Ref: 14378/A
Report Ref: CAR1-87S-QBY-RZY-Z7Z
Grid Ref: 380803, 410004

Map Name: County Series

Map date: **1908-1909**

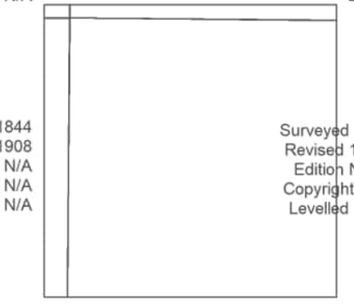
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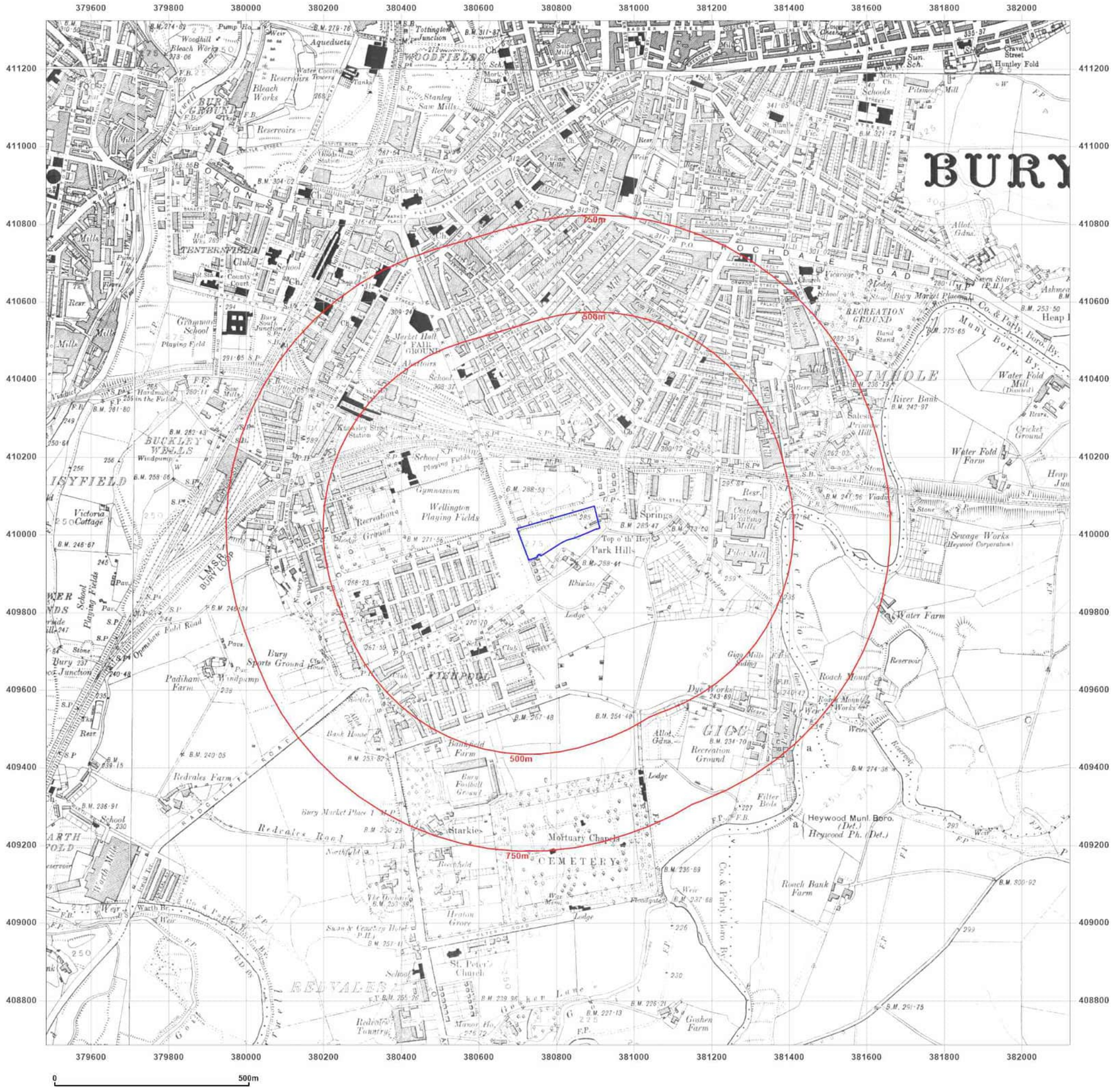
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Client Ref: 14378/A
Report Ref: CAR1-87S-QBY-RZY-Z7Z
Grid Ref: 380803, 410004

Map Name: County Series

Map date: **1927-1928**

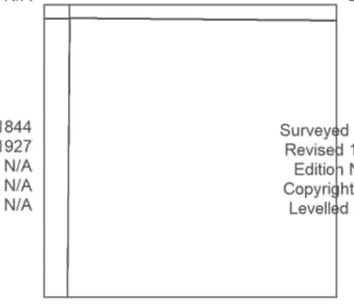
Scale: 1:10,560

Printed at: 1:10,560

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Revised 1928
Edition N/A
Copyright N/A
Levelled N/A

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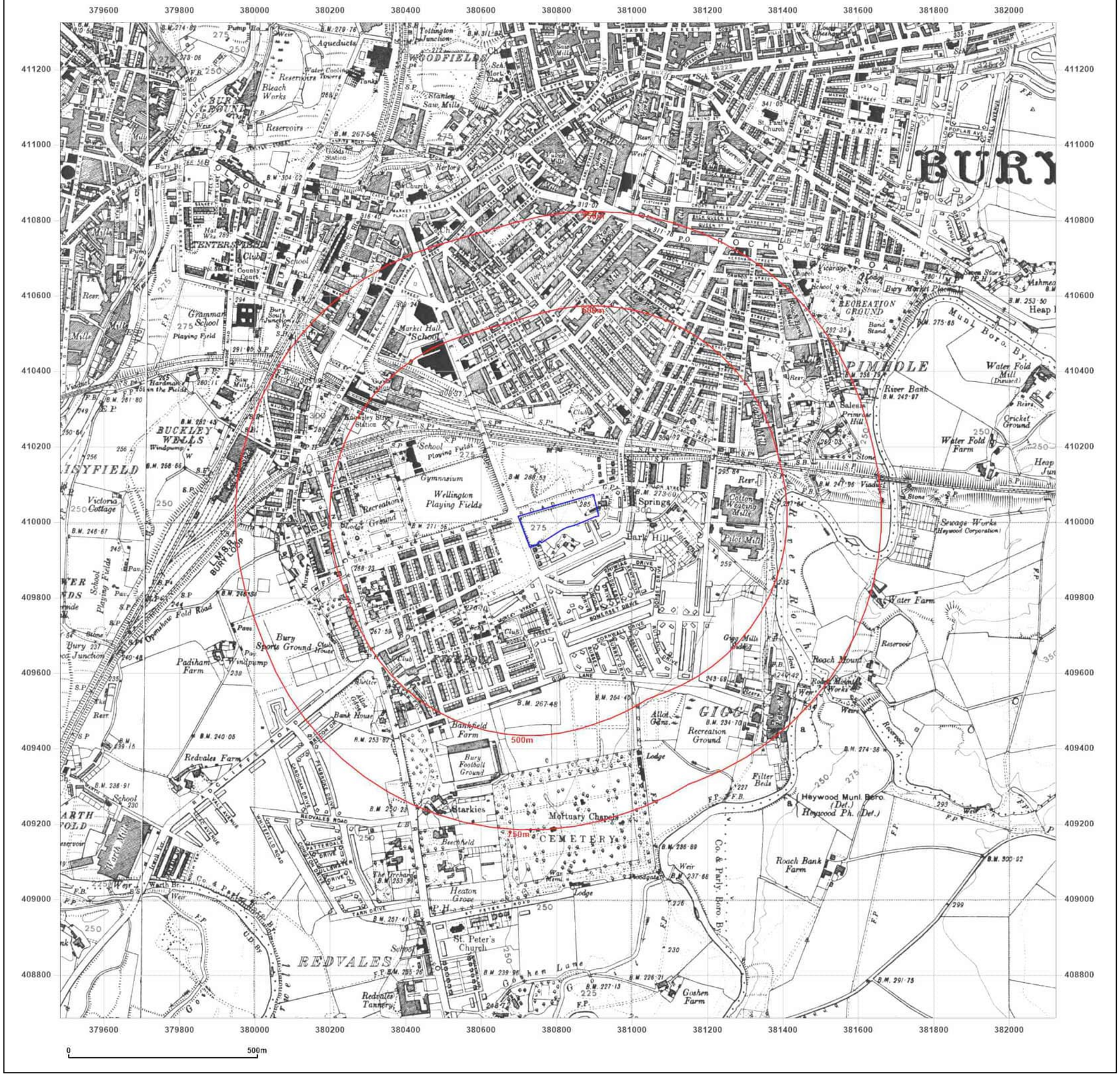
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Site Details:

LAND AT WELLINGTON ROAD,
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Client Ref: 14378/A
Report Ref: CAR1-87S-QBY-RZY-Z7Z
Grid Ref: 380803, 410004

Map Name: County Series

Map date: **1938**

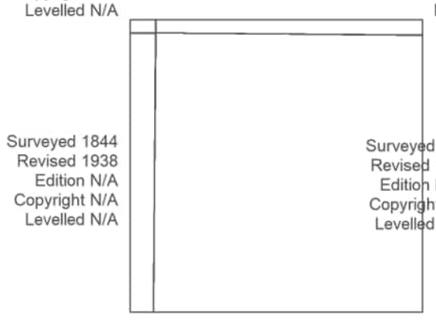
Scale: 1:10,560

Printed at: 1:10,560

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Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1848
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1844
Revised 1938
Edition N/A
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Client Ref: 14378/A
Report Ref: CAR1-87S-QBY-RZY-Z7Z
Grid Ref: 380803, 410004

Map Name: Provisional

Map date: **1955-1956**

Scale: 1:10,560

Printed at: 1:10,560

N
W E
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Surveyed 1949 Revised 1949 Edition N/A Copyright 1956 Levelled N/A	Surveyed 1949 Revised 1949 Edition N/A Copyright 1956 Levelled N/A
Surveyed 1950 Revised 1955 Edition 1955 Copyright N/A Levelled N/A	Surveyed 1949 Revised 1955 Edition 1955 Copyright N/A Levelled N/A

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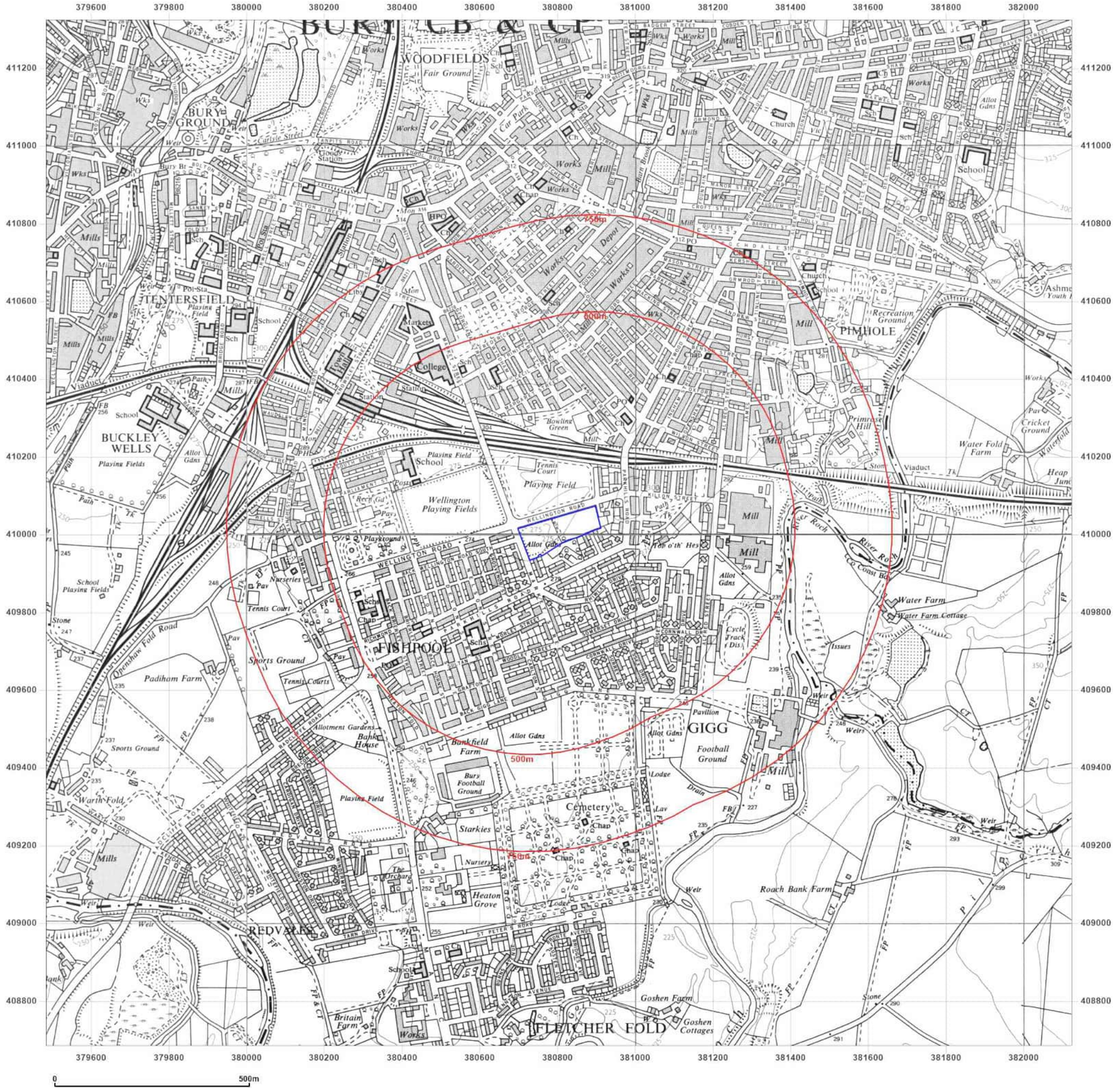
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Client Ref: 14378/A
Report Ref: CAR1-87S-QBY-RZY-Z7Z
Grid Ref: 380803, 410004

Map Name: Provisional
Map date: **1965-1969**
Scale: 1:10,560
Printed at: 1:10,560

N
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Surveyed 1969
Revised 1969
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1967
Revised 1967
Edition N/A
Copyright N/A
Levelled N/A

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

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

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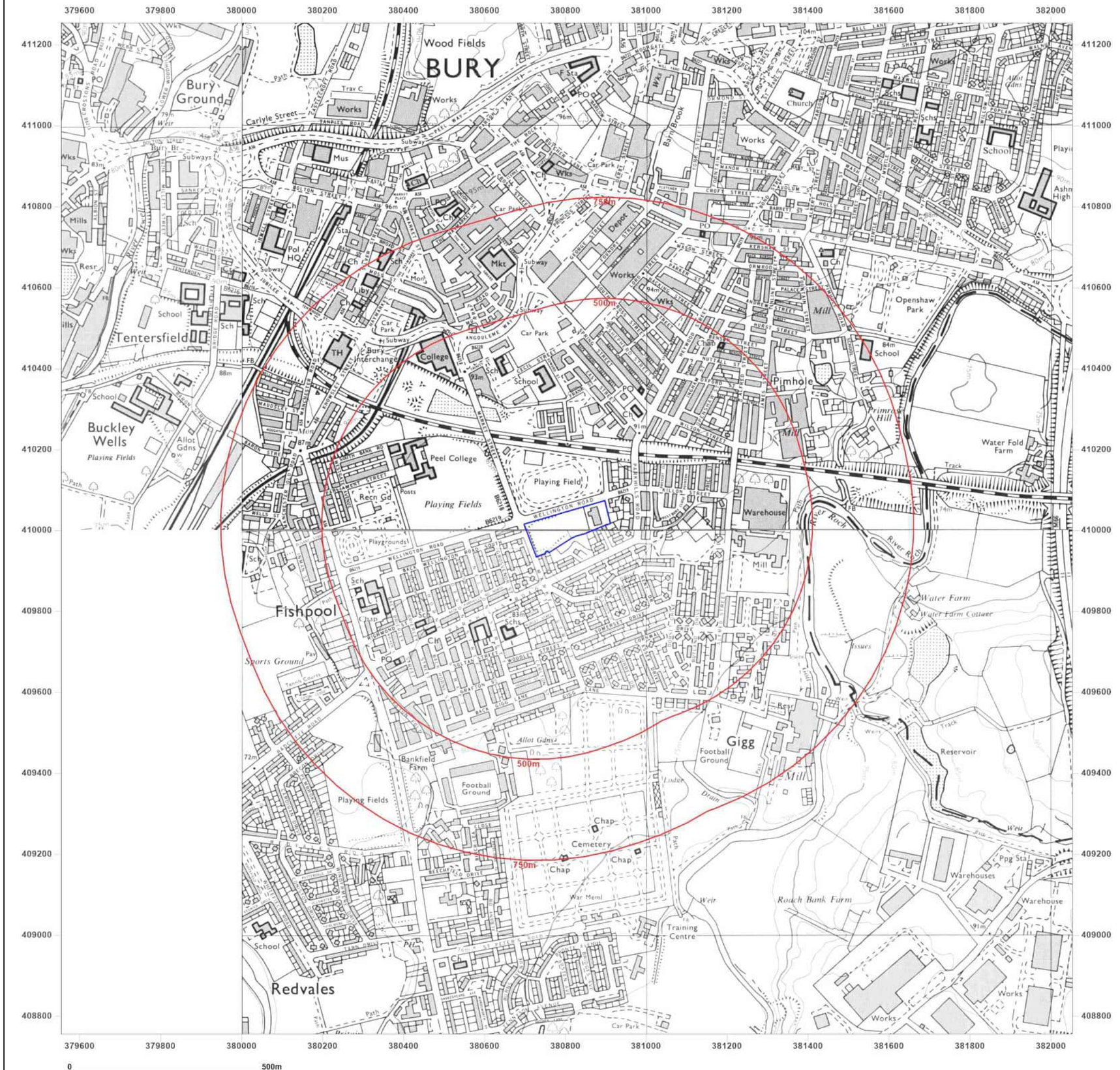
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Client Ref: 14378/A
Report Ref: CAR1-87S-QBY-RZY-Z7Z
Grid Ref: 380803, 410004

Map Name: National Grid

Map date: **1980-1983**

Scale: 1:10,000

Printed at: 1:10,000

N
W E
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Surveyed 1978
Revised 1980
Edition N/A
Copyright N/A
Levelled N/A

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

Surveyed 1980
Revised 1981
Edition N/A
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Client Ref: 14378/A
Report Ref: CAR1-87S-QBY-RZY-Z7Z
Grid Ref: 380803, 410004

Map Name: National Grid
Map date: **2001**
Scale: 1:10,000
Printed at: 1:10,000

N
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2001

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Client Ref: 14378/A
Report Ref: CAR1-87S-QBY-RZY-Z7Z
Grid Ref: 380803, 410004

Map Name: National Grid
Map date: **2010**
Scale: 1:10,000
Printed at: 1:10,000

N
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2010

Groundsure INSIGHTS

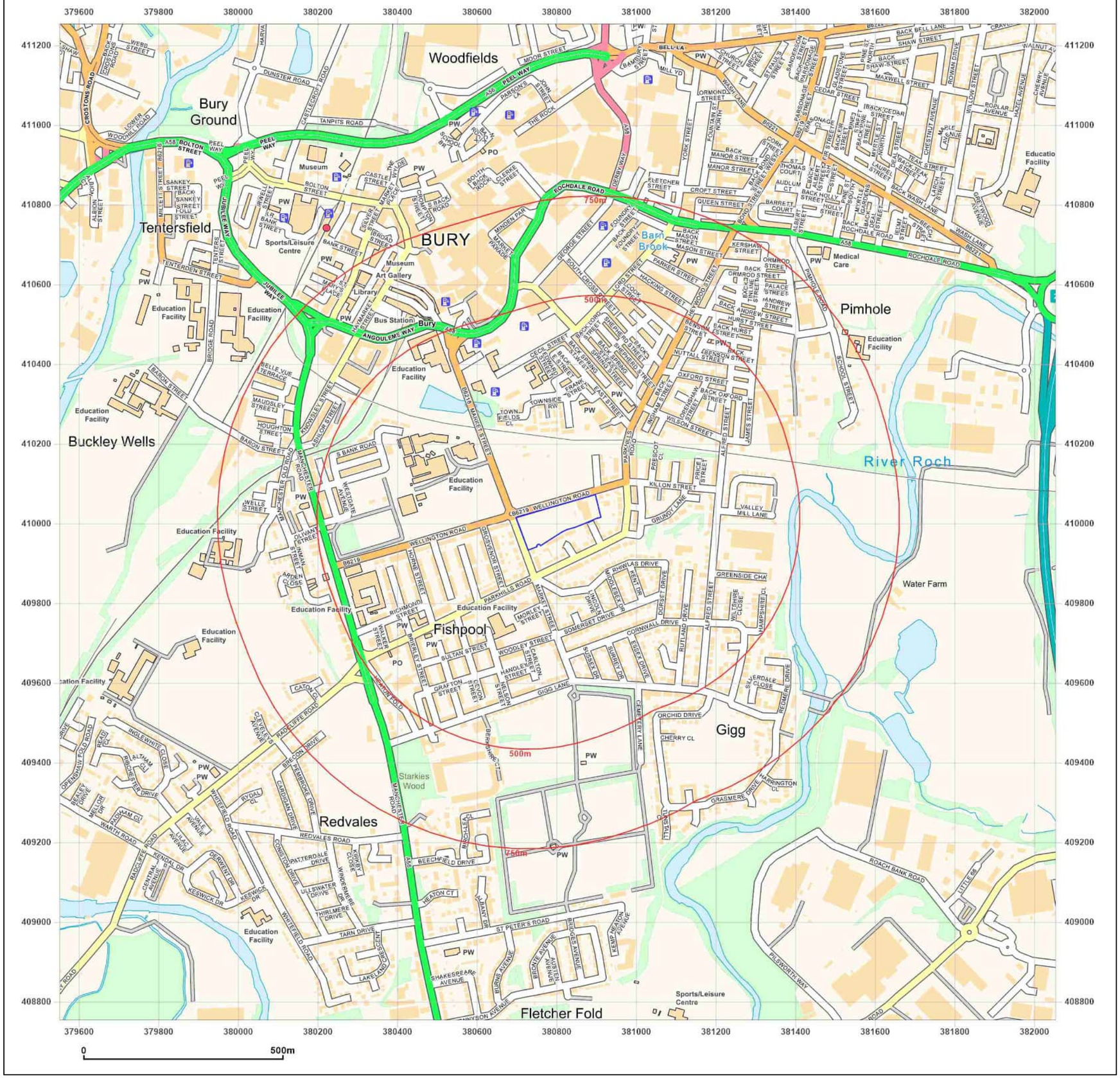
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Site Details:

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BURY, BL9 9AH

Client Ref: 14378/A
Report Ref: CAR1-87S-QBY-RZY-Z7Z
Grid Ref: 380803, 410004

Map Name: National Grid
Map date: **2025**
Scale: 1:10,000
Printed at: 1:10,000

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2025

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Site Details:

LAND AT WELLINGTON ROAD,
BURY, BL9 9AH

Client Ref: 14378/A
Report Ref: CAR1-87S-QBY-RZY-Z7Z
Grid Ref: 380803, 410004

Map Name: County Series

Map date: **1891**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1891
Revised 1891
Edition N/A
Copyright N/A
Levelled N/A

Groundsure INSIGHTS

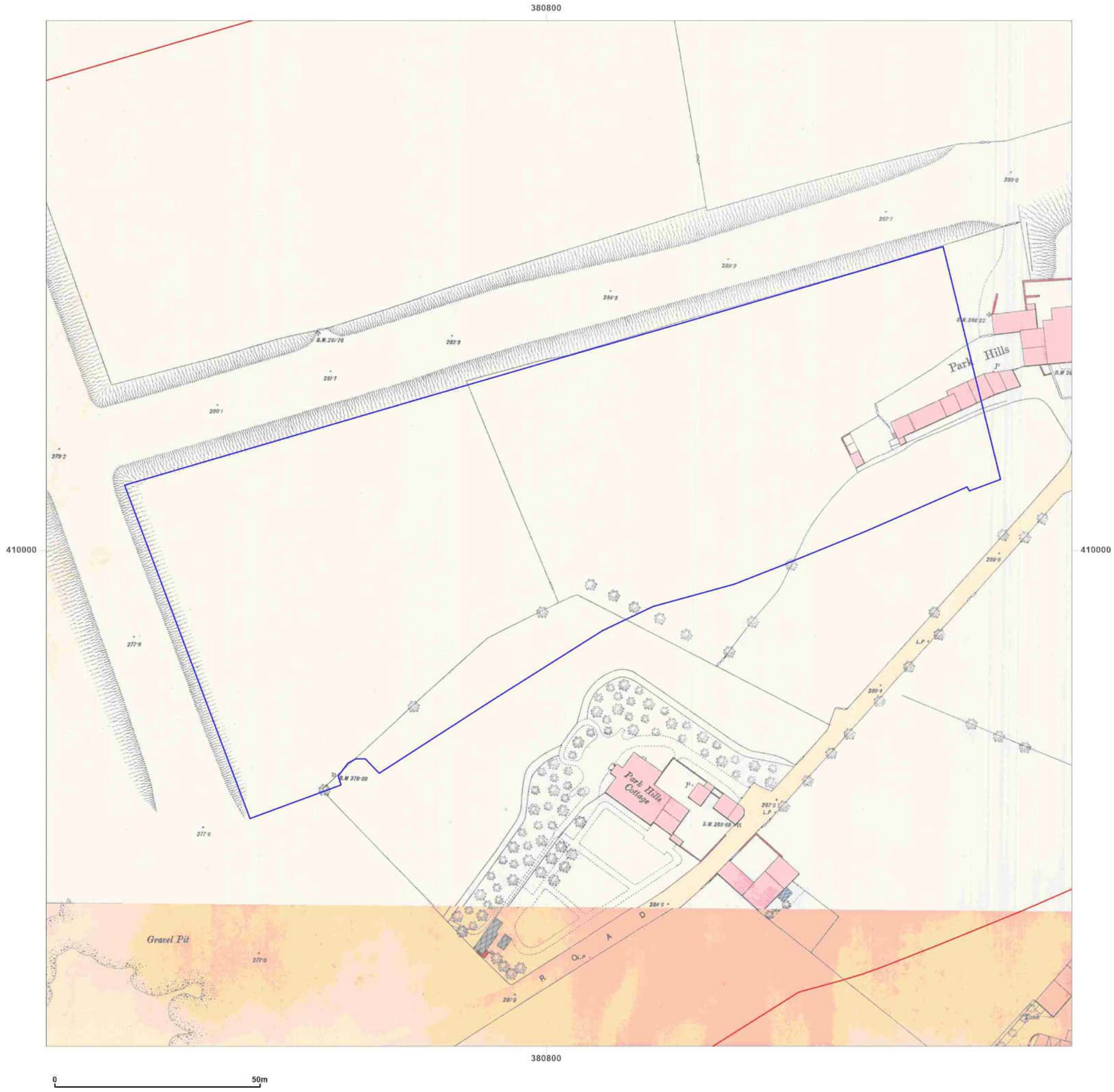
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BURY, BL9 9AH

Client Ref: 14378/A
Report Ref: CAR1-87S-QBY-RZY-Z7Z
Grid Ref: 380803, 410004

Map Name: County Series Town Plan
Map date: **1891**
Scale: 1:500
Printed at: 1:1,000

N
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~~Surveyed~~ 1891
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1891
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

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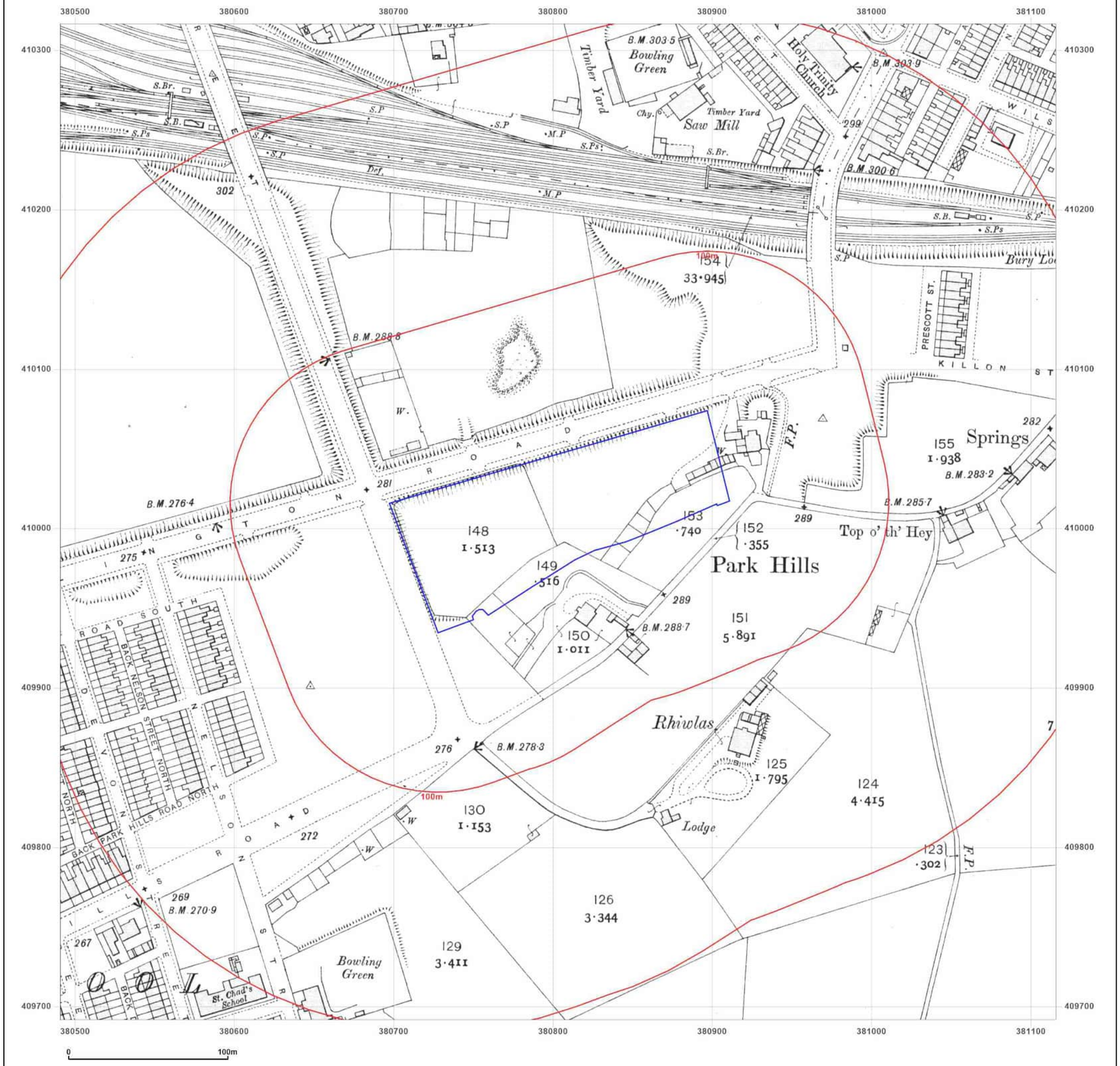
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Client Ref: 14378/A
Report Ref: CAR1-87S-QBY-RZY-Z7Z
Grid Ref: 380803, 410004

Map Name: County Series

Map date: **1910**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1910
Revised 1910
Edition N/A
Copyright N/A
Levelled N/A

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Client Ref: 14378/A
Report Ref: CAR1-87S-QBY-RZY-Z7Z
Grid Ref: 380803, 410004

Map Name: County Series
Map date: **1930**
Scale: 1:2,500
Printed at: 1:2,500

N
W E
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Surveyed 1930
Revised 1930
Edition N/A
Copyright N/A
Levelled N/A

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Client Ref: 14378/A
Report Ref: CAR1-87S-QBY-RZY-Z7Z
Grid Ref: 380803, 410004

Map Name: County Series

Map date: **1937**

Scale: 1:2,500

Printed at: 1:2,500

N
W E
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Surveyed 1937
Revised 1937
Edition N/A
Copyright N/A
Levelled N/A

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Client Ref: 14378/A
Report Ref: CAR1-87S-QBY-RZY-Z7Z
Grid Ref: 380803, 410004

Map Name: National Grid

Map date: **1957**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1957 Revised 1957 Edition N/A Copyright N/A Levelled 1928	Surveyed 1957 Revised 1957 Edition N/A Copyright N/A Levelled 1928
Surveyed 1957 Revised 1957 Edition N/A Copyright N/A Levelled 1928	Surveyed 1957 Revised 1957 Edition N/A Copyright N/A Levelled 1928

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Client Ref: 14378/A
Report Ref: CAR1-87S-QBY-RZY-Z7Z
Grid Ref: 380803, 410004

Map Name: National Grid

Map date: **1958-1959**

Scale: 1:2,500

Printed at: 1:2,500

N
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Surveyed 1957
Revised 1957
Edition 1959
Copyright 1959
Levelled 1928

Surveyed 1957
Revised 1957
Edition 1959
Copyright 1959
Levelled 1928

Surveyed 1957
Revised 1957
Edition 1958
Copyright N/A
Levelled 1928

Surveyed 1957
Revised 1957
Edition 1958
Copyright N/A
Levelled 1928

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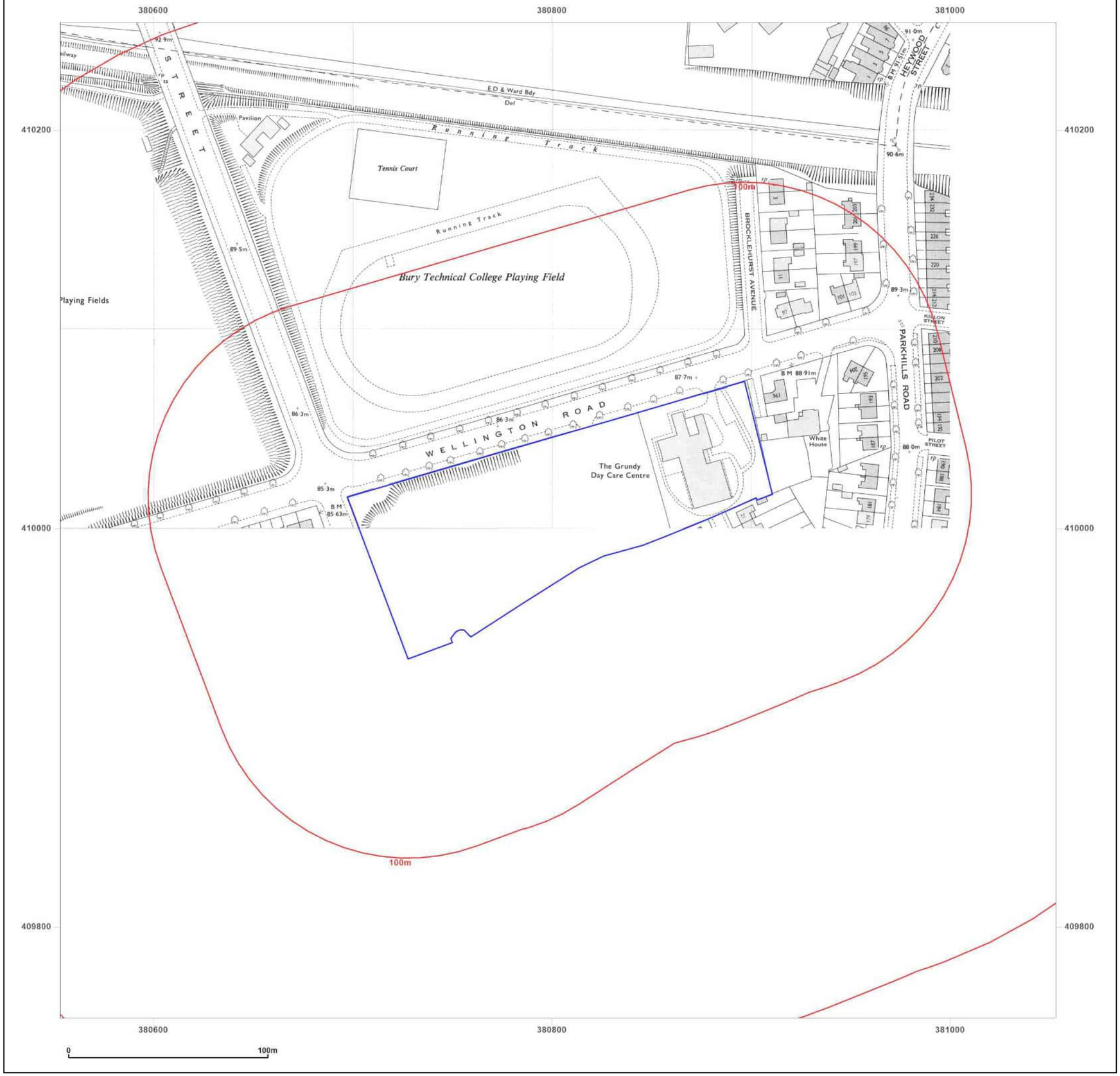
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Client Ref: 14378/A
Report Ref: CAR1-87S-QBY-RZY-Z7Z
Grid Ref: 380803, 410004

Map Name: National Grid

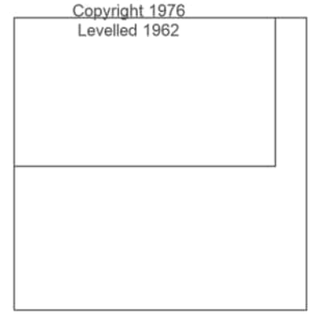
Map date: **1976**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed 1957
Revised 1975
Edition N/A
Copyright 1976
Levelled 1962



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Client Ref: 14378/A
Report Ref: CAR1-87S-QBY-RZY-Z7Z
Grid Ref: 380803, 410004

Map Name: National Grid

Map date: **1981-1984**

Scale: 1:1,250

Printed at: 1:2,000

N
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Surveyed N/A
Revised N/A
Edition N/A
Copyright 1981
Levelled 1962

Surveyed 1962
Revised 1984
Edition N/A
Copyright 1984
Levelled 1962

Surveyed 1962
Revised 1983
Edition N/A
Copyright 1983
Levelled 1962

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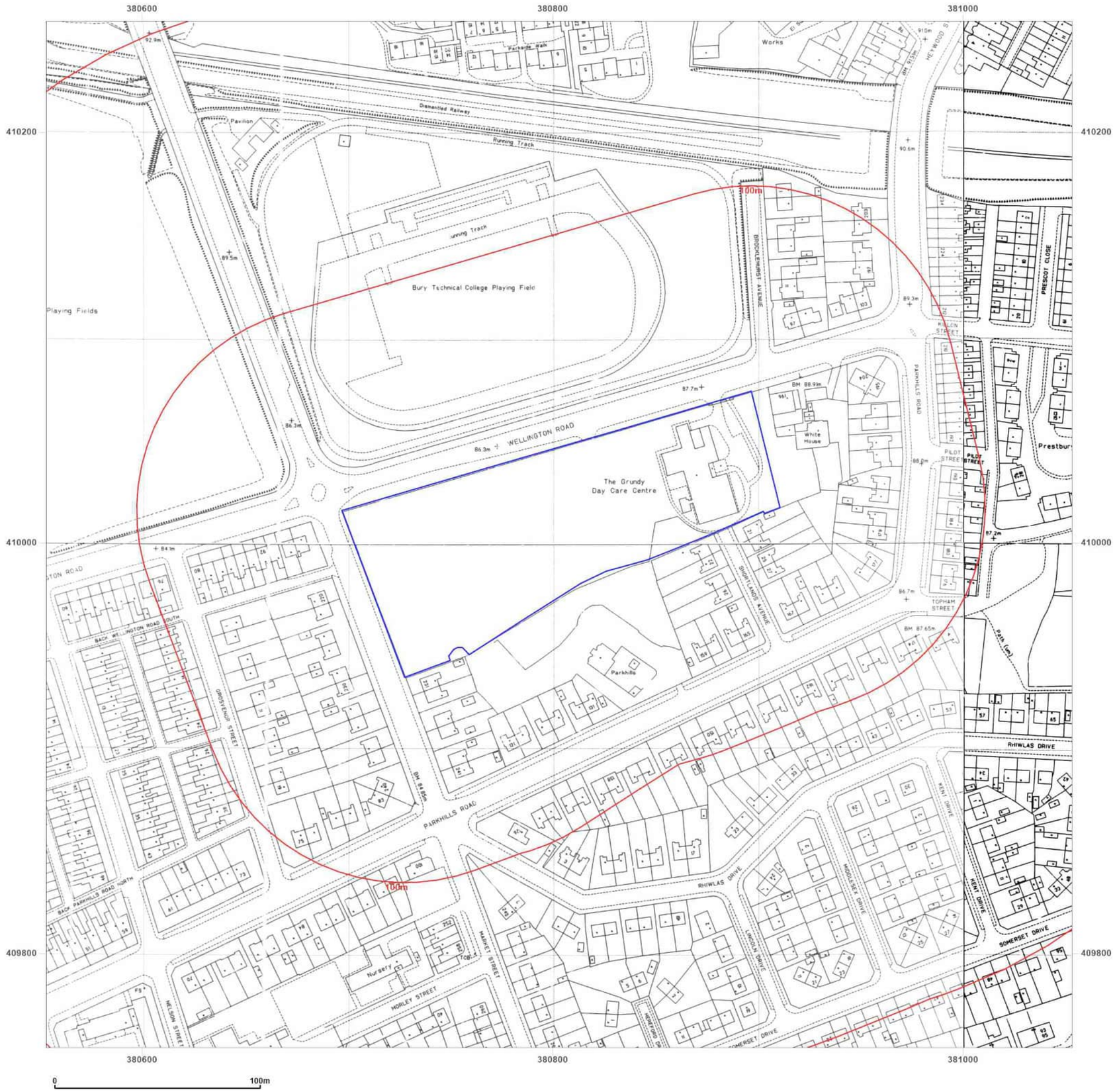
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Client Ref: 14378/A
Report Ref: CAR1-87S-QBY-RZY-Z7Z
Grid Ref: 380803, 410004

Map Name: National Grid

Map date: **1992**

Scale: 1:1,250

Printed at: 1:2,000

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Surveyed 1992 Revised 1992 Edition N/A Copyright N/A Levelled N/A	Surveyed 1992 Revised N/A Edition N/A Copyright 1992 Levelled N/A
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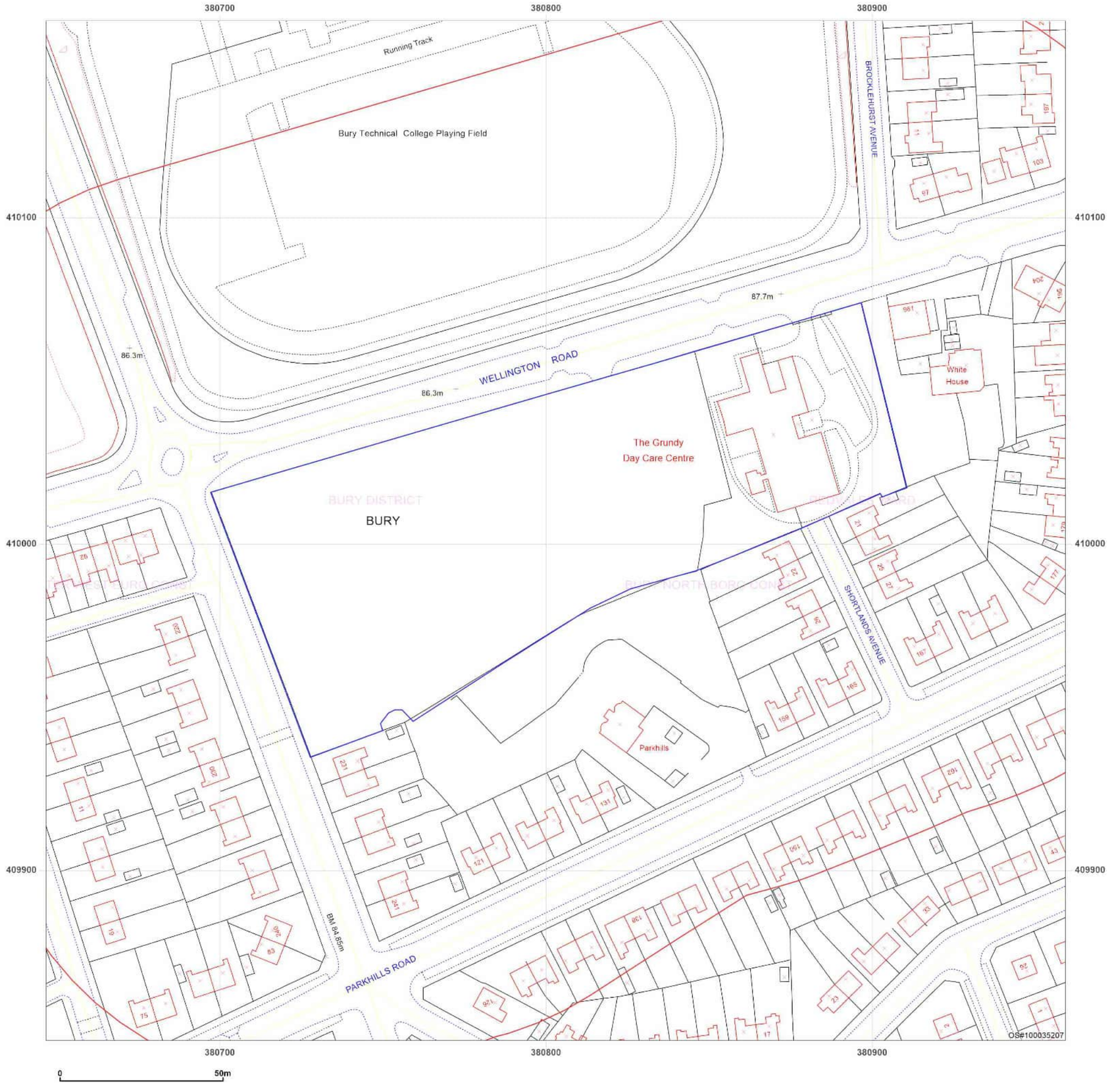
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Site Details:

LAND AT WELLINGTON ROAD,
BURY, BL9 9AH

Client Ref: 14378/A
Report Ref: CAR1-87S-QBY-RZY-Z7Z
Grid Ref: 380803, 410004

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
Printed at: 1:1,250

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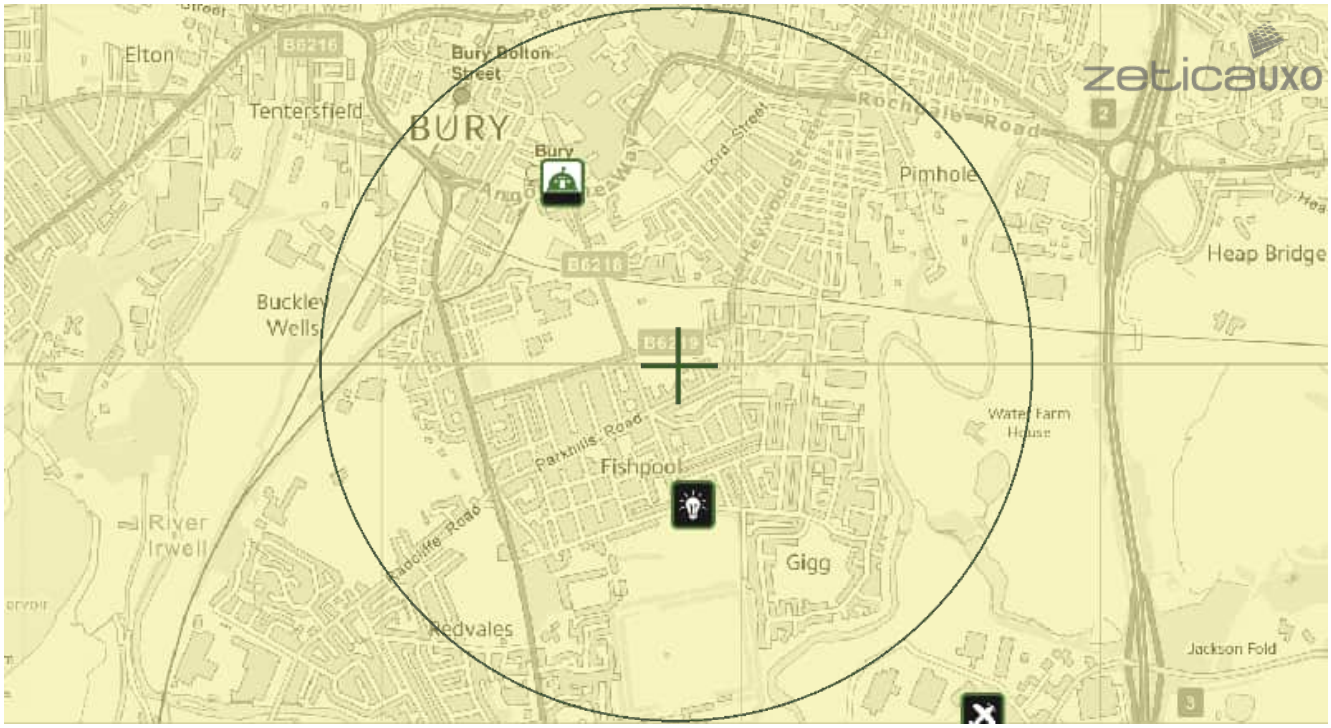
Production date: 17 April 2025

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UNEXPLODED BOMB RISK MAP

SITE LOCATION

Map Centre: 380790,410000



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.

Miltary | **Industry** | **UXO find** | **Other**
Transport | **Docks** | **Luftwaffe targets**
Utilities | **Bombing decoy** | **Airfields**

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 **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.

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.

Peter Kenny

From: SM-Defra-RESP-noreply (DEFRA) <RESP-noreply@defra.gov.uk>
Sent: 02 May 2025 10:05
To: Peter Kenny
Subject: Pre-App – Habitats and Nature Conservation Screen EPR/TP3528LE/P001 CRM:0091684
Attachments: Waste pre-application basic advice.docx; Waste basic additional advice - DfR.docx

Dear Peter Kenny,

Permit type: SR2015 No 39
Application reference: EPR/TP3528LE/P001
Grid reference: SD 80794 10014
Site Name: Wellington Road, Bury, WELLINGTON ROAD, BURY, BL9 9AH
Date screen completed: 02/05/2025

We have received your request for a pre-application heritage and nature conservation screening.

We have attached basic advice documents.

The screening results indicate that you are eligible to apply for Standard Rule 2015 No 39.

We recommend that you use all of the available guidance in the attached advice and on our website to help you complete your environmental permit application.

If you still have questions or want to access other pre-application services then you should follow the instructions given towards the end of the basic advice document.

Please note we have screened this application for protected and priority sites, habitats and species for which we have information. It is however your responsibility to comply with all environmental and planning legislation, this information does not imply that no other checks or permissions will be required.

The nature and heritage screening we have conducted is subject to change as it is based on data we hold at the time it is generated. We cannot guarantee there will be no changes to our screening data between the date of this screening and the submission of a permit application, which could result in the return of an application or requesting further information.

If you have follow up queries which fall under the remit of basic pre-application advice please email preapplicationservice@environment-agency.gov.uk. Do not reply to this email address.

Yours sincerely,

India Lewin

Pre-application Team
Regulated Industry, NPS Sheffield
Environment Agency | NPS Sheffield, Quadrant 2, 99 Parkway Avenue, Parkway Business Park, Sheffield, S9 4WF

London

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Memo

Subject	Wellington Road Landfill – Technical Review of Existing Information	From	Peter Kenny
To	Matthew Nicholson & Sally Shaw (Bury Council)	Date	20 June 2025
File Ref	14378-CRH-XX-XX-RP-LQ-0002 Tech Review.docx	Pages	9

WELLINGTON ROAD LANDFILL SITE, BURY

1.0 INTRODUCTION

1.1.1 The purpose of this review is to summarise findings from previous ground investigations to support an understanding of the likely ground conditions across the site. The focus is on characterising the physical ground conditions encountered and does not extend to broader regulatory considerations, such as the Waste Framework Directive or Environmental Permitting Regulations. Given the proposed redevelopment of a historical landfill, regulatory approvals will be necessary, and a permitting strategy will need to be agreed. Consultation with the Environment Agency is ongoing.

1.1.2 This review will inform subsequent work, including a desk study and the development of a conceptual site model. Further ground investigation may also be required to support development proposals, identify potential constraints, and inform design decisions.

1.1.3 The following reports have been made available for review:

Table 1.1: Information Reviewed

Reference Details	Author	Reference
Report on Soil Investigation at Site of A Day Care Centre for the Elderly and Handicapped at Wellington Road, Bury. Ref: 70/133, dated Jan 1971	Sub Soil Surveys Limited	[1]
Landfill Gas Site Investigation, Wellington Road, Bury. Dated 1993	Greater Manchester Geological Unit	[2]
Assessment of Data and Remedial Design Recommendations. Former Landfill Site off Wellington Road Bury. Ref: 15156, dated 1994	Robinson Fletcher Consultants Limited	[3]
Site Investigation Wellington Road, Bury Factual and Interpretative Report. Ref: 3604, dated Nov 2002	Greater Manchester Geological Unit	[4]
Wellington Road Landfill Site, Site Investigation and Risk Assessment. Ref: ES/EM/BUR/W/01, dated Nov 2004	Cleanaway	[5]
Bury MBC Landfill Audit, Wellington Road Landfill Site. Ref: C085, dated Aug 2007	Bury MBC	[6]
Wellington Road Landfill, Bury – Interpretative Report. Ref: 3511179A-ZEV, dated Sept 2011	Parsons Brinckerhoff	[7]

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2.0 REVIEW

2.1 A review of the reports details in Table 1.1 is presented below.

Soil Investigation at Wellington Road, Bury - Sub Soil Survey 1971 [1]

2.2 The works were undertaken to inform ground conditions beneath a proposed day centre (location of existing building) within the eastern section of the site (currently the Grundy Day Centre).

2.3 Sub Soil Survey (SubS) noted that the Arley Coal Mine Seam outcrops beneath the site and that it may have been worked, particularly towards the western edge of the site (note, this refers to the eastern section of the undeveloped field). It was recommended that a detailed mining report was obtained.

2.4 The works were stated to have comprised 7 No. cable percussion boreholes drilled to depths ranging from 21 ft (6.4m) and 51ft 11 in (15.8m). Ground conditions encountered were summarised as topsoil and fill over peat and both granular and cohesive glacial deposits. The Made Ground was described as very loose and loose ashes, cinders, brick fragments etc "fill material" and was encountered in all but two of the exploratory holes (located in the south) to a maximum depth of approximately 14 ft (4.25m). It was stated that the fill was between 12 ft (3.65m) and 14 ft (4.25m) in the north and west of the site, 5.5 ft thick in the east and absent from the south of the site.

2.5 With regards to the presence of peat, the report states that the peat deposit lies in a shallow valley or depression formed by the underlying Glacial Sand deposits running in an approximately northeast to southwest direction.

2.6 Where encountered, bedrock was recorded between approximately 30.75 ft (9.4m) and 45.25 ft (13.8m) depth. In BH2 and BH4 (note, from review of the logs, the report incorrectly refers to BH2 and BH5 in Section 3. g)), coal was recorded at the top of the bedrock and SubS noted that this may be associated with the Arley Coal Seam.

2.7 Although the exploratory hole locations from the SubS investigation cannot be accurately confirmed, the suggested locations of BH2 and BH4 from the included plan do generally correspond with the inferred location of the coal seam shown on the Mining Remediation Authority's interactive mapping, see insert below:



Figure 2.1 Mining Remediation Authority – Coal Seams

2.8 Groundwater was recorded in some areas perched within the base of the fill materials and within the natural granular strata ranging from 12 ft (3.65m) and 17 ft (5.2m) depth.

2.9 Testing of samples focused on physical properties of the soil with no testing of common contaminants reported.

Landfill Gas Site Investigation, Wellington Road, Bury – Greater Manchester Geological Unit 1993 [2]

2.10 The stated purpose of this report by Greater Manchester Geological Unit (GMGU) was to assess the risk to existing and proposed development from gas migration from the former landfill site located on Wellington Road and Market Street. Previous gas monitoring had reportedly been undertaken by searcher bar survey and concern existed that Made Ground may be acting as a potential migration pathway for gas.

2.11 The report initially provides a summary of the site history based on review of historical plans. This indicates that excavations on site took place as early as the 1927 edition plan which is stated to show that the site is at a lower level than the surrounding ground with adjacent roads shown as embankments.

2.12 The report also states that a planning permission (Bury Corporation Cleansing Department, dated 1954) was obtained to infill the site to the level of the surrounding roads, however, the filling didn't take place until after around 1961 based on GMGU's review of available aerial photography. It stated that the permission related to the eastern part of the site only and that no information was available regarding the material tipped. GMGU confirmed that further infilling was undertaken by Bury Engineering Department in early 1970s, with the exact extent of the filling unknown but assumed to be around 3-5m deep and consisting mainly domestic refuse.

2.13 The ground investigation works undertaken by GMGU comprised 11 No. cable percussion boreholes to depths of between 10m and 10.5m. Material described as 'fill' was recorded in all exploratory holes, with the exception of two (BH3 and BH4, which were located centrally on the southern edge of the site). The fill was described as 1m of clay, brick and stones over 'tip refuse' (not encountered in BH1 in north of site and BH2 located on southern section) with ash in places and was recorded to depths of between 2.7m and 6.5m.

2.14 Peat was encountered in several of the exploratory holes directly beneath the fill, with silty sandy gravel and sandy silty clay present beneath the peat horizon. Bedrock was recorded in BH3, BH4 and BH7 (the log for BH7 is missing from the report) descried as weathered marl. Groundwater was noted to be generally at a depth of 4.5m to 5.0m with shallow perched groundwater also recorded in several locations (notes groundwater depths are likely to relate to that encountered during the intrusive works rather than monitored depths).

2.15 It should be noted that as the purpose of the investigation was to consider the potential for gas migration off site, the boreholes were constructed towards the eastern, southern and western site boundaries and no investigation was undertaken towards the central area of the site. Therefore, the depth of fill material was only confirmed on the site boundaries and not in the central area where it may potentially be present to a greater depth.

2.16 From monitoring of ground gas, maximum concentrations of methane and carbon dioxide were recorded as 50.5% v/v and 15.5% v/v, respectively. Gas pressures (kPa), rather than flow rates, were recorded during monitoring, with GMGU stating that no positive pressures were recorded. GMGU concluded that carbon dioxide was predominant in the eastern area of the site, likely due to the greater age of the fill and the greater proportion of "inert" material, while methane in the western section was likely due to the greater proportion of putrescible waste.

2.17 High concentrations of gas were recorded BH3, where fill was not encountered, and GMGU concluded that this suggested gas migration was occurring, likely due to the presence of sand horizons present at this location.

2.18 From review of the exploratory hole logs, the construction details of monitoring installations fitted into the boreholes is not clear. It is stated that these were generally fitted to the full depth of the borehole, however, no specific detail is provided on response zones. A general figure arrangement is provided, showing full depth response zones with the upper meter finished with plain pipe.

2.19 GMGU recommended the installation of a "standard" landfill gas venting trench, lined with an impermeable membrane on the development side i.e. along the western boundary of the proposed Hurdles Centre (Note, Grundy Centre is already present at this time) with the trench extending to 6.5m to 7.0m depth. Gas "exclusion" measures were also recommended for the proposed buildings, or consideration should be given to raising the building above ground level to allow "free movement" of air.

2.20 A "venting trench of similar design" was also recommended for the southern and western boundaries of the site. In terms of the western boundary, GMGU also recommended the installation of monitoring wells in the gardens of properties along Market Street to confirm the need for installation of a bentonite / cement barrier if monitoring indicates that greater control measures (beyond the installation of the trench) is required.

Assessment of Data and Remedial Design Recommendations at Fromer Landfill Site off Wellington Road, Bury – Robinson Fletcher (1994)

2.21 The report by Robinson Fletcher (RF) provided a review of factual data from the GMGU report from 1993. RF also noted that additional landfill gas monitoring data from Bury Council was also reviewed. It appears the purpose of this report, although it is not clearly stated, was to peer review the proposed remedial recommendations made by GMGU and to appraise likely costs associated with implementing the proposed measures.

2.22 No further intrusive investigations appear to have been undertaken by RF in preparation of this report. However, it does refer to further investigation by dynamic probing undertaken in 1991 at the site of Hurdles Nursery (assumed to be part of present day Grundy Centre), where the "fill and peat" extended to a depth of 8.0m, which is deeper than encountered in other investigations, although no factual data from this report was available for review as part of this exercise.

2.23 From review of landfill gas monitoring, RF noted that "*elevated levels of methane and carbon dioxide have been found in all boreholes*"; in the west of the site, "*carbon dioxide levels occur in the range of 8 – 17% volume, and the methane levels are on occasion between 40 and 75% volume"*. In the northeast of the site (BH01), methane was recorded at 23% volume and carbon dioxide at 16% volume. In the east of the site (BH10 and BH11) typical levels of methane and carbon dioxide were in the range of 10 to 14% volume and 10 to 17% volume, respectively. Flow rates do not appear to have been recorded, by RF note that "*landfill gas pressures within the ground*" were monitored and "*only negligible positive pressures were recorded*".

2.24 Having undertaken a review of the GMGU remediation proposals, RF stated that these "*were considered to be comprehensive and will provide the landfill gas control required*".

2.25 Following review of the factual information, RF concluded that significant landfill gas production is occurring at the site and remedial works were required. RF agreed with the findings of GMGU and indicated that the Grundy Centre, Hurdles Nursery and housing along the northern end of Shortlands Avenue and the houses along Market Street are at risk. RF highlighted the potential for landfill gas migration through natural sands and gravels and that the presence of substantial thickness of peat was considered by RF to exacerbate the problem in terms of it also potentially generating hazardous ground gas as it degrades.

2.26 RF did go on to state that no there is no monitoring data presented in the existing reports showing that landfill gas is in fact causing either a hazard or nuisance off site. RF stated that in terms of risk, the landfill has now matured to an age where the maximum gas production rates and driving pressures will have passed with gas emissions escaping into the environment, indicating "*the period of maximum risk has therefore also passed*".

Site Investigation Wellington Road, Bury Factual and Interpretative Report – GMGU (2002)

2.27 The investigation works undertaken by GMGU in 2002 was to identify and evaluate whether further remediation or maintenance measures were required. The works undertaken by are indicated to have comprised a series of six new boreholes and the repair of three existing along with monitoring of the waste mass, venting trench and boreholes outside the venting trench.

2.28 GMGU stated that in 1995, a gas ventilation system with associated stacks was installed on the site. A total of 88 "chimney vents" were installed, all to depths of 6.5m, located along the eastern, southern and western site boundaries. GMGU also stated that contrary to previous recommendations, no impermeable membrane was installed on the development side of the trench. No reference to the origin of this information was provided by GMGU, although a chimney vent design drawing is appended to the report.

2.29 GMGU reported that two boreholes, noted as BH10A and BH11A, were believed to have been installed to replace the corresponding boreholes from previous investigation (GMGU, 1993) following construction of the car park for the Grundy Centre. GMGU stated that logs for these boreholes or installation dates were not available and that they could not locate BH11A.

2.30 Ground conditions encountered were described to include two distinct types of Made Ground, comprising the following:

- Clay ash and brock extending to a maximum depth of 4.6m bgl
- Clay, ash, brick, concrete, wood and other general refuse, recorded to a maximum depth of 7.6m bgl

2.31 Peat and Glaciofluvial sand and gravel deposits were encountered beneath the Made Ground, which were in turn underlain by Glacial Clays.

2.32 As with previous investigations, monitoring identified that significant concentrations of methane and carbon dioxide were recorded from borehole installations present within the landfill. No flow rates were presented as part of the data. Outside of the landfill area and outside of the venting trench, GMGU reported that monitoring and sampling indicted reduced concentrations of both methane and carbon dioxide, indicative of the organic peat horizons encountered in these boreholes (rather than attributing the gas concentrations to landfill source).

2.33 GMGU concluded that the current gas venting measures were considered adequate as although "dangerous" concentrations of landfill gases are still accumulating in the landfill, much reduced levels are present outside the perimeter of the landfill which can be attributed to naturally occurring peat horizons.

2.34 However, GMGU did state that due to the sensitivity of the adjoining properties, a gas risk assessment has identified that the level of landfill gas at this site is unacceptable.

2.35 It was recommended that the integrity of the venting trench should be assessed periodically by monitoring of boreholes on site. A survey of the floor void air bricks of properties on Market Street was also recommended to confirm they were functional and providing adequate ventilation.

2.36 GMGU also stated that based on the source-pathway-receptor scenario associated with landfill gas generation and migration to neighbouring residential properties, the site would meet the definition of Contaminated Land in accordance with Part IIA of the EPA (1990).

Wellington Road Landfill Site, Site Investigation and Risk Assessment – Cleanaway (2004)

2.37 Cleanaway undertook a comprehensive review of existing factual information supplemented by additional monitoring, sampling and laboratory analysis (both groundwater and gas). This informed the development of a landfill gas risk assessment, undertaken using GasSim, with the model developed to assess lateral subsurface migration only (noting that exposure through surface emissions would need to be considered as part of a more comprehensive risk assessment). GasSim is a probabilistic model and is highly dependent on the model input parameters. A detailed evaluation of the model and input parameters assumed by Cleanaway has not been completed as part of this review.

2.38 In conclusion of the GasSim risk assessment model, it was noted that based on estimated emission rates the model shows landfill gas (methane) may migrate up to 55m from the site boundaries. Cleanaway discussed the limitations of the model based on the source data input parameters but stated that (whether the model was accurate or not) the model indicated that the current gas venting system may be inadequate to prevent lateral gas migration off site. Cleanaway noted that there were no suitable gas migration monitoring boreholes installed around the site to quantify the risk of lateral migration.

2.39 It was suggested that further research and data was required to calibrate the model and in the absence of essential details, it was considered by Cleanaway that it was more beneficial to quantify the risks of landfill gas migration using available monitoring data.

2.40 From review of the monitoring data, Cleanaway concluded that there was a marked decrease in the landfill gas concentration post control system installation in boreholes located outside of the infrastructure. A detailed series of recommendations was presented, including the installation of additional perimeter boreholes at 20m centres in virgin ground (assumed to mean outside the deposited waste) to allow representative monitoring results for landfill gas migration to be obtained. Further risk assessment was also recommended once the monitoring dataset was increased from the proposed new boreholes.

2.41 Other recommendations included monthly monitoring of installations, setting “trigger” levels for borehole gas concentrations, monthly FID survey around site perimeter and monthly monitoring of the venting system to confirm its performance.

Bury MBC Landfill Audit, Wellington Road Landfill Site – Bury MBC (2007)

2.42 The purpose of this report was stated to assess the site conditions and identify existing boreholes and their condition.

2.43 A summary of the site history was provided, indicating that filling took place between 1960 and 1972, prior to waste licencing act. It was noted that the fill primarily comprised domestic waste with some underlying peat. A gas trench and venting system was installed in 1995 to a depth of 6.5m at 3m intervals.

2.44 The Audit identified "*most of the boreholes, with several needing new headworks*". Some however, were reported as lost. The audit also included a visual inspection of the vent stacks and cowls, all of which were reported to be in "OK" condition, however several were potentially impacted by trees.

2.45 Bury reported that monitoring of landfill gas recorded methane at a maximum of 33.5% v/v in BH6 (located in southwest corner, possibly outside the venting trench) and carbon dioxide at 18.2% v/v in BH8 (located towards the northern section of the western site boundary fronting Market Street).

Wellington Road Landfill, Bury – Interpretative Report – Parsons Brinkerhoff (2011)

2.46 The objectives of the report by Parsons Brinkerhoff (PB) included determining the extent of any ground gas and leachate at the site and assessing the impact on the gas and leachate regime at the site if a hardstanding cover was placed to allow use of the site as a car park.

2.47 PB undertook ground investigation works comprising two cable percussion boreholes to depths of 6.5m and shallow hand pits. Materials encountered in the boreholes comprised gravelly clay/silt and sandy gravel with inclusions of brick, concrete, plyboard, glass, plastic bags, shredded plastic, wire, ceramics and textiles, with observations of partial combustion. No suspected asbestos was encountered. Organic and solvent odours were noted throughout the drilling works.

2.48 Ground gas monitoring was conducted on one occasion, including on previous exploratory locations where they could be located. Concentrations of methane and carbon dioxide were recorded at maximum concentrations of 43% v/v and 25.8% v/v, respectively. A maximum recorded flow rate of 0.5 l/hr was recorded in BH1702, which is located towards the southwestern boundary of the site. Notes provided from the monitoring indicate that headworks / gas tap bungs were missing from several installations. Also, solvent" odours were noted during monitoring of BHA and BHB with PID readings of up to 162ppm recorded.

2.49 A PID meter was used to screen for volatile organic compounds within samples, however, the PID readings remained relatively low, with a maximum recorded concentration of 14.2ppm at the base of the waste material in BHA where a slight solvent / tar odour was noted. Methane monitoring was also undertaken by PB down each borehole as they were progressed to depth. Only low concentrations of methane were recorded, with a maximum concentration of 0.7% v/v from 0.4 to 5.6m bgl in BHB, which corresponds to the landfill material strata.

2.50 Monitoring indicated groundwater levels in the range 3.98m to 4.88m bgl. During groundwater sampling, no free product was noted within any of the sample locations, but a sheen was observed on the interface probe when it was removed from BH14/02.

2.51 PB undertook an assessment of risks to human health, based on a proposed end use of the site as a car park. No contaminant exceedances were reported by PB based on the assumed commercial end use. The assessment also considered the site for its existing site use, i.e. public open space. This identified that several PAH compounds were recorded at concentrations above associated generic assessment criteria, however, PB considered these to be minimal exceedances and would not be indicative of the site meeting the statutory definition of Contaminated Land. Overall, PB concluded that with respect to human health, there would be negligible impact for a proposed commercial end use development (car park).

2.52 In terms of ground gas risk assessment, PB considered that development of the site surface with a carpark would potentially seal the surface and prevent gas migrating to atmosphere. PB considered that although this could potentially increase the risk of lateral gas migration, the risk would still be very low, and the vent system would most likely prevent off site migration. PB concluded that the gas volume being generated on site was small and would continue to reduce and that there was no evidence to suggest significant gas outside of the site has occurred. PB stated that further site investigation, ongoing gas monitoring or remediation work were not required in relation to ground gas risk.

2.53 Based on a Controlled Waters Detailed Quantitative Risk Assessment, PB concluded that the recorded concentrations of several contaminants, including BTEX compounds, TPH fractions and ammoniacal nitrogen, do not pose a risk to the River Roch, down gradient of the site. Due to the low sensitivity of the Coal Measures bedrock beneath the site, PB did not consider risks to this aquifer. It was noted that site development may impact leachate generation within the unsaturated zone, however, the model indicated that any potential increases are unlikely to lead to exceedances of remedial target concentrations derived.

2.54 PB also recommended that vent stacks on site should be repaired.

3.0 SUMMARY

3.1 From available information, several phases of intrusive ground investigation works have been undertaken across the site, initially focused on development of the eastern section of the site (SSS in 1971 [1]) followed by consideration of the potential for landfill gas migration (GMGU in 1993 [2]; GMGU in 2002; and PB in 2011[7]). The report by Cleanaway in 2004 [5] appears to have been based on available factual information at that time.

3.2 The main method of intrusive investigation has been via the drilling of boreholes, which are relatively small in size (diameter) and only allow inspection of a small quantity of material as it is recovered during the drilling process. This is likely due to the works having taken place to assess landfill gas risk and boreholes obviously allow the installation of monitoring standpipes for this purpose.

3.3 Trial pitting, although unlikely to penetrate to the full depth of fill in all areas of the site, would have provided the opportunity to allow more accurate characterisation of the waste materials deposited in the landfill site, noting that there are several references to the uncertainty around the exact nature and composition of the materials deposited within the landfill. Trial pitting would have proven useful in this regard for refining landfill gas risk assessment using probabilistic tools (GasSim).

3.4 It is also evident that much of the intrusive investigation work has occurred around the perimeter of the site, mainly the eastern, southern and western boundaries. Again, this is likely due to the primary aims and objectives of the previous reports were to consider the potential for off site migration of ground gas towards sensitive receptors identified to be potentially at risk.

3.5 It should be noted that from review of the landfill gas risk assessment completed to date, there appears to remain concern over the potential for uncontrolled gas migration towards nearby properties. Further, detailed recommendations have been made in several reports for the completion of monthly monitoring of installations and the gas venting system, however, it is not clear if this has taken place and no further monitoring records have been presented for review at this time.

3.6 Notwithstanding the above, there are no available records indicating that landfill gas migration has impacted properties. Given the time elapsed since waste deposition and the installation of the gas venting trench, this is considered unlikely to change under current site conditions. Previous reports have indicated that the gas venting system is functioning to reduce lateral migration of landfill gas off site. However, any future development proposals must carefully consider the potential for altering the existing ground gas regime and ensure that appropriate assessment and mitigation measures are incorporated as necessary.

3.7 In terms of construction of the landfill, fill material is likely to have been loose tipped and informally compacted. It is evident from ground investigation information that there is no basal liner or formal / engineered capping to the landfill and the thickness of cover materials across the site is not uniform.

3.8 This review has been undertaken to establish a baseline understanding of the site in the context of potential redevelopment. Sufficient historical and factual information is available to support the development of a conceptual ground model at desk study stage. However, any future development will require targeted ground investigation works to confirm subsurface conditions, assess the potential risks associated with the landfill, and obtain preliminary geotechnical information to inform design.

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Bury Council

Ash Grove Alternative Provision (AP) Academy

Transport Assessment

260351

OCTOBER 2026



SCP GENERAL NOTES

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Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by SCP for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of SCP.

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1 INTRODUCTION

1.1 SCP have been instructed by Bury Council to provide transport consultancy services for a full planning application for Ash Grove Alternative Provision (AP) Academy, on land to the north of Milton Road, Radcliffe.

1.2 This Transport Assessment (TA) has been prepared to support the planning application and has been developed in accordance with the National Planning Practice Guidance (NPPG), the National Planning Policy Framework (NPPF) and now superseded Department for Transports (DfT's) March 2007 *"Guidance on Transport Assessment"*. The TA provides an assessment of the traffic and transport implications associated with the development proposals to inform Bury Council, as local highway authority, regarding the nature and magnitude of their impact.

Structure of This Report

1.3 The structure of this report is as follows:-

- Chapter 2 - summarises the vision for the site;
- Chapter 3 - describes in detail the site location, local highway network, existing use of the site and road safety record;
- Chapter 4 – sets out the relevant policy context for the site, including the applicable planning policies, guidance, and other policy considerations that inform the assessment.
- Chapter 5 – defines the development proposals including the proposed access and parking arrangements;
- Chapter 6 - considers the location of the site with regard to the existing local sustainable transport infrastructure;
- Chapter 7 - describes the future baseline traffic conditions on the local highway network in relation traffic growth;
- Chapter 8 - estimates the number of trips generated by the development.
- Chapter 9 - distributes and assigns the vehicular trips on the local highway network;
- Chapter 10 - presents an assessment of the impact of the development on the operational performance of the local highway network
- Chapter 11 - provides summary and conclusions to this TA derived from the analysis presented in the above chapters

2 VISION STATEMENT

2.1 Since the release of the revised National Planning Policy Framework (NPPF) in December 2024 and revised more recently in August 2026, a vision-led approach is required to identify transport solutions that deliver well-designed, sustainable, inclusive and popular places.

2.2 Bury Council's vision for the site is to create a high quality, sustainable and permeable development with a strong sense of place to create a socially and physically well-connected environment, encouraging sustainable travel and promoting active and healthy lifestyles.

2.3 In addition, the vision is to make it safe and easy for people to get around and maximise the opportunity for people to walk, cycle, and travel via public transport to access the site.

2.4 This Transport Assessment (TA) and the Travel Plan for the site demonstrate how the vision for the site will be delivered and considers the site location, existing infrastructure, layout design, opportunities to promote non-car modes of transport and impacts on the transport network.

3 EXISTING CONDITIONS

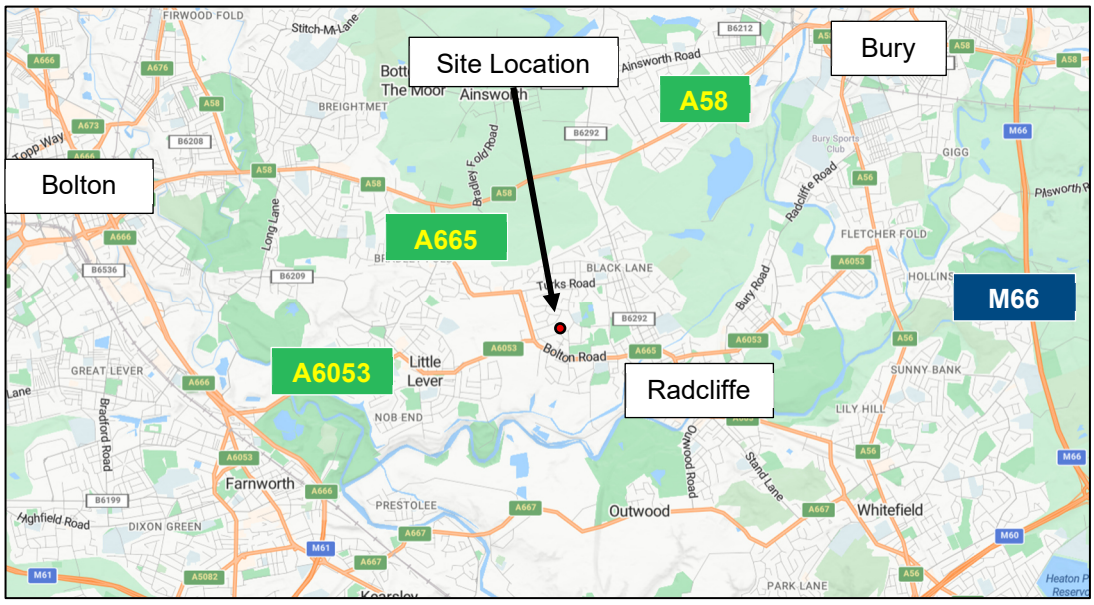
General

3.1 This chapter provides a detailed description of the location of the site, the local highway network and the road safety record.

Site Location

3.2 The application site is located to the north of Milton Road, approximately 1.7km north west of Radcliffe Town Centre. **Figure 3.1** below shows the site location in relation to the wider highway network.

Figure 3.1 – Site Location Plan – Wider View



3.3 The approximate site boundary is shown in relation to the local highway network in red on **Figure 3.2** below, with a more detailed site boundary shown on the site layout plan presented in **Appendix A**.

Figure 3.2 – Site Location Plan – Local View



Local Highway Network

Milton Road

3.4 Milton Road is primarily a residential road, located on the southern site boundary and provides a connection between Wordsworth Avenue to the east and the Countess Lane/ Bolton Road/ Milton Road/ Stopes Road mini roundabout junction to the west. It has a carriageway width of approximately 7m, is subject to a 20mph speed limit, and benefits from a footway on both sides of the carriageway in the vicinity of the site.

The Countess Lane/ Bolton Road/ Milton Road/ Stopes Road mini roundabout junction

3.5 The Countess Lane/ Bolton Road/ Milton Road/ Stopes Road mini roundabout junction is located to the west of the site. All of the arms are subject to a 30mph speed limit, apart from Milton Road which is subject to a 20mph speed limit. Footways are provided on all arms of the junction. Dropped kerbs and tactile paving crossings with pedestrian refuge island are located on the Stopes Road arm and Bolton Road arm. The junction is subject to traffic regulation orders (TROs) in the forms of double yellow lines.

Milton Road/ Wordsworth Avenue priority-controlled junction

3.6 Milton Road/ Wordsworth Avenue is a three-arm priority-controlled junction, with Milton Road forming the minor arm and Wordsworth Avenue forming the main north–south route, located to the east of the site. The junction comprises a central traffic island with traffic operating under priority control at three give-way points. Footways are present on all arms of the junction. This priority junction is subject to a 20mph speed limit.

Wordsworth Avenue/ Coronation Road mini roundabout junction

3.7 The Wordsworth Avenue/ Coronation Road mini roundabout junction is located to the east of the site. It is subject to a 20mph speed limit and footways are provided on all arms of the junction.

Traffic Flow Data

3.8 The study area for this TA includes the following junctions:

- Milton Road / Site Access
- Countess Lane / Bolton Road / Stopes Road / Milton Road
- Wordsworth Avenue / Milton Road
- Coronation Road / Wordsworth Avenue

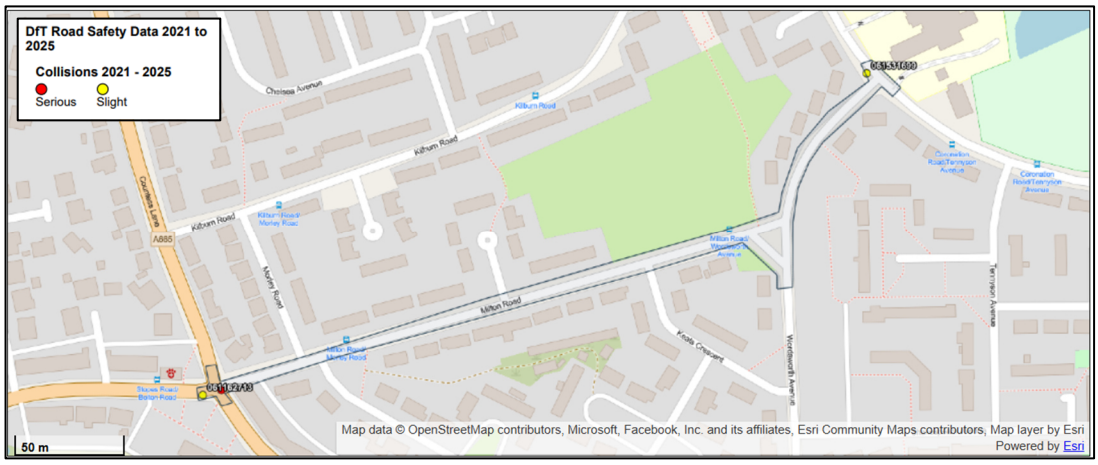
3.9 In order to establish the existing traffic demand at these junctions, surveys were carried out on Thursday 18th June 2026 between the hours of 07:30-09:30 and 14:00-18:00.

3.10 The traffic survey data is presented in **Appendix B** with the peak hour surveyed traffic flows shown diagrammatically on **Traffic Flow Figure 1**. The network peak hours were 07:30-08:30 and 16:30-17:30.

Road Safety Record

3.11 A review of accident data covering the most recently available five-year period has been undertaken using Department for Transport (DfT) data. The study area analysed encompasses Milton Road, Countess Lane / Bolton Road / Stopes Road / Milton Road mini roundabout junction and Wordsworth Avenue / Milton Road junction and Coronation Road / Wordsworth Avenue mini roundabout junction. The location and severity of any accidents within the study area during this period is presented in **Figure 3.3** below and the full accident report is presented in **Appendix C**.

Figure 3.3 – 5-Year Accident Record



3.12 As can be seen from the above, only three collisions were recorded in the study area during the 5-year study period with one classified as 'serious' and the other two as 'slight'. One of the 'slight' collisions occurred at the Coronation Road / Wordsworth Avenue mini roundabout junction in 2024. The accident occurred on the eastern side of the existing school and did not involve any pedestrians. The other 'slight' and 'serious' collisions occurred at the Countess Lane / Bolton Road / Stopes Road / Milton Road mini roundabout junction in 2022 and 2024.

3.13 Overall, the recorded accident data does not demonstrate any pattern of incidents or trends that would suggest any underlying concerns relating to the operation of the highway that could be affected by the development proposals.

4 POLICY CONTEXT

Introduction

4.1 This chapter provides a summary of relevant national, regional and local transport policies and provides a brief analysis of how the proposed development will contribute towards their aims and objectives.

National Planning Policy Framework (NPPF)

4.2 NPPF is published by the Ministry for Communities and Local Government to set the framework under which local transport, parking and accessibility plans and policies are set. The NPPF has been revised most recently in August 2026.

4.3 At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, with the relevant policies outlined below:-

Plan-making Policies

TR1: Vision-led approach to planning for transport

1. *Sustainable transport should be considered from the earliest stages of plan-making, so that it is reflected in the vision for the plan area and its specific proposals, and forms an integral part of a plan's strategy for creating well-designed, sustainable, inclusive and popular places. This should be done by:*

    a. *Making sustainable transport considerations part of early engagement with local communities, highway and transport authorities, transport infrastructure providers, operators, land promoters and neighbouring councils. This is so that proposals reflect local views, evidence relating to accessibility, capacity and transport service provision, and take opportunities for prioritising and maximising sustainable movement across the area. Plans should align land use policies and allocations with wider strategies (such as Local Transport Plans, Local Cycling and Walking Infrastructure Plans and Rights of Way Improvement Plans) and investments in transport to ensure that the potential impacts of development on transport networks are understood and addressed;*

    b. *Locating proposed development where it can support sustainable patterns of movement and make effective use of existing or proposed transport infrastructure, reflecting the principles in policy TR3. The Connectivity Tool (Connectivity Tool - GOV.UK) should be used to inform the assessment and selection of sites for development alongside other relevant quantitative or qualitative evidence;*

    c. *Supporting an appropriate mix of uses across the plan area, and within strategic sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;*

d. *Identifying and protecting sites and routes which will widen transport choice and are essential to facilitate sustainable development, including networks for walking, wheeling and cycling, and public transport infrastructure; and*

e. *Providing for any transport facilities that need to be located in the area, or for their necessary expansion or adaptation, and the infrastructure and wider development required to support them. This includes uses such as ports, airports, lorry parking facilities, freight interchanges, public transport hubs, roadside services, electric vehicle charging and bus and rail depots. In doing so plan-makers should consider whether such development is likely to be a nationally significant infrastructure project and any relevant national policy statements, and the importance of maintaining a national network of aviation airfields.*

TR2: Local parking standards

1. *Development plans should set local parking standards for residential and non-residential development, across the plan area or for specific sites or sub-areas, in a way which aligns with the transport vision for the plan and opportunities to promote sustainable transport.*
2. *Maximum standards for car parking should be set where they will support efforts to encourage the use of sustainable transport modes and shared transport, optimise the density of development in well-connected locations, or where they are necessary for managing the local road network.*
3. *Parking standards should take into account:*
    a. *The connectivity of development in different locations by different modes of transport, especially in terms of access to employment and day-to-day services;*
    b. *Opportunities for improvements in walking, wheeling, cycling and public transport;*
    c. *Local car ownership levels and travel trends, and opportunities to promote car sharing and other schemes which may reduce vehicle parking requirements;*
    d. *Providing sufficient spaces for electric vehicle charging, blue badge holders, pedal and electric cycles and e-scooters, considering likely future demand and the need for associated infrastructure; and*
    e. *The appropriateness of setting different standards for the type and mix of development, including to address specific business requirements where commercial standards are being set; and of using ranges where a degree of flexibility is desirable.*

National Decision Making Policies

TR3: Locating development in sustainable locations

1. *So that development is located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure, development proposals should reflect the following principles, taking into account the vision for the site, the type of development and its location:*

    a. *Development proposals which could generate a significant amount of movement, in the context of the area within which they would be situated, should be in locations that are sustainable (or which can be made so, taking into account planned improvements, including any provided for as part of the development itself). This means the location should limit the need to travel, particularly by private car, and offer a genuine choice of transport modes for residents and users, unless the nature of the development would make this impractical;*

    b. *Opportunities should be taken to utilise existing or proposed transport infrastructure in optimising the amount or density of development which can be accommodated in different locations, especially where this can support more walking, wheeling, cycling and public transport use;*

    c. *Any significant adverse impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, should be mitigated to an acceptable degree using a vision-led approach;*

    d. *The environmental impacts of traffic and transport infrastructure should be identified, assessed and taken into account – including taking opportunities to avoid or mitigate any adverse environmental effects, and to secure net environmental gains such as reductions in air pollution; and*

    e. *In rural areas, opportunities to improve walking, wheeling, cycling and public transport and enhance the connectivity of an area should be taken where they* exist and can be supported by the development proposed.

2. The Connectivity Tool (Connectivity Tool - GOV.UK) should be used alongside other relevant quantitative or qualitative evidence in assessing the connectivity of particular locations proposed for development.

TR4: Street design, access and parking

1. *To contribute to creating well-designed places, transport considerations should be integral to the design of development, proposals for which should:*

    a. *Give priority first to walking, wheeling and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating easy access to high quality public transport, with layouts and densities which maximise the catchments for bus or other public transport services;*

b. *Incorporate or contribute towards appropriate features to support this prioritisation, such as permeable street networks, continuous footways and segregated cycle facilities which are adequately lit, sufficient secure and accessible cycle parking, regularly spaced public seating and good quality waiting facilities for public transport;*

c. *Ensure that the arrangement of streets and other routes help to create places that are safe, inclusive and attractive for all users (particularly for women and girls, for other groups who may be vulnerable to crime or the fear of crime, and for those with limited mobility). This includes reflecting relevant aspects of policy DP3(2), as well as employing measures to:*

   i. *Minimise the scope for conflict between pedestrians, cyclists and vehicles;*

   ii. *Meet the needs of disabled people, older people and children in relation to all modes of transport, and*

   iii. *Avoid unnecessary street clutter.*

d. *Allow for the efficient delivery of goods, and ease of access by service and emergency vehicles, in ways which do not compromise key place-making principles (set out in policy DP3(2)); and*

e. *Provide a suitable number of parking spaces for a range of transport modes where appropriate, reflecting the location and nature of the development (including its connectivity), any locally-set standards in the development plan, and including adequate provision of spaces and infrastructure that allow for the charging of electric vehicles in safe, accessible and convenient locations. A flexible approach to applying parking standards should be taken where the reconfiguration of retail or other sites which attract large numbers of customers would make better use of previously developed land, and there is evidence that a certain number of spaces needs to be retained to meet specific operational and commercial requirements.*

2. *The principles set out in national design guidance should be used to inform how this policy is applied.*

TR6: Assessing transport impacts

1. *Development proposals that are likely to generate significant amounts of movement should be supported by:*

   a. *A transport statement or transport assessment (depending on the extent and significance of the transport issues involved), which is proportionate to the nature and scale of the development, so that the likely impacts of the proposal for transport can be assessed and monitored; and*

   b. *A travel plan, which indicates how sustainable transport objectives will be delivered, monitored and managed over time.*

2. *Transport assessments and statements, and travel plans, should reflect the transport vision for the development and the transport strategy for the area in which it is located, and how these are intended to be achieved (including, in the case of travel plans, identifying fallback options if initial measures do not deliver the expected outcomes).*
3. *In assessing movement patterns and potential impacts, including whether they are considered to be severe, reasonable future scenarios should be considered, taking into account impacts at relevant times of the day, potential cumulative impacts, multimodal trip generation and the promotion of sustainable modes of travel, and realising the transport vision for the development itself. Development proposals should be considered having regard to these potential impacts and the other policies in this Framework which are relevant (including TR3, TR4 and DP3(2)(d)).*
4. *Development proposals should be refused if they would have a severe adverse impact on the transport network (in terms of capacity and congestion, including cumulative impacts), or an unacceptable impact on highway safety; taking into account any mitigation measures proposed as well as any wider network improvements, including measures to support sustainable patterns of movement. This applies both during the construction phase and following completion.*

TR8: Public rights of way

5. *Development proposals should:*
    a. *Protect and enhance the network of public rights of way, including through suitable diversions agreed with the highway authority; and*
    b. *Take opportunities to extend, link or improve the quality of existing routes where this enables one or more of the following:*
        i. *Improved access to green spaces and the countryside;*
        ii. *New direct and circular routes and connections between local and long-distance footpaths, bridleways and cycle routes;*
        iii. *The provision of accessible, safe and convenient links to services and facilities; and*
        iv. *Improved connections with public transport stops and interchanges*

National Planning Practice Guidance (NPPG)

4.4 The Government has produced the National Planning Practice Guidance to supplement the NPPF. Within the guidance, there is a specific section clarifying the overarching principles on Travel Plans, Transport Assessments and Transport Statements.

4.5 The guidance advises that in determining whether a Transport Assessment or Statement will be needed for a proposed development, local planning authorities should take into account a number of considerations. It is considered that the size and nature of this development requires a full Transport Assessment.

4.6 The guidance on Travel Plans reinforces the requirement for a Travel Plan, the scope of the document, and need for monitoring to continue the strategy into the future. The guidance has been considered in the production of the accompanying Framework Travel Plan.

Local policy

4.7 The Borough is progressing its Local Plan, which will provide the framework for managing growth and development up to 2043. The Publication Local Plan was subject to an eight-week public consultation between 17 July and 11 September 2026. Following consultation, the Plan will progress to independent examination before it can be adopted.

4.8 The Plan sets out the overall Vision, Core Objectives and Spatial Strategy, which together establish the broad direction for future development, including the distribution of new development and areas where development will be resisted.

4.9 The Vision for the Bury Local Plan is as follows:

'By 2043 the Borough will have embraced sustainable growth in a managed way and responded to the climate emergency in the delivery of new development.

Underpinned by the transformational Northern Gateway (Heywood/Pilsworth) site and the diverse independent business and tourism sectors, the Borough will have a strong local economy that provides good quality and accessible jobs and makes a significant contribution towards boosting the economic output from the north of Greater Manchester.

The Borough will be home to the townships of Bury, Ramsbottom, Tottington, Radcliffe, Whitefield and Prestwich that have built on their unique characters and distinctive roles, supported by thriving and diverse centres that act as the focal points for their surrounding communities. Neighbourhoods in East Bury and Inner Radcliffe will have seen successful physical and social regeneration efforts which have led to reduced deprivation and inequality.

It will be home to strong, vibrant and healthy communities with access to good quality and affordable housing that meets all needs and has been delivered on a combination of previously developed land and strategic housing sites at Walshaw, Elton Reservoir, Castle Road and Simister. All residents will have good access to open space, education and other community facilities.

The Borough will have responded to the biodiversity emergency having taken bold action to reverse the decline in our natural heritage. It will be home to a high-quality natural environment centred on strategic assets, including the river valleys and West Pennine Moors.

It will also have a high-quality and diverse built environment that reflects local heritage, culture and character and which incorporates well-designed places that are safe and resilient to the effects of climate change, and which contribute to a carbon neutral Greater Manchester with all new development being net zero carbon.

It will have good connections to surrounding areas and beyond with increased use of sustainable modes of transport and less reliance on fossil-fuelled private motor vehicles which will have helped the Borough achieve higher standards of air quality.'

4.10 The Strategic Objectives for the Local Plan to:

1) *Ensure that the Borough is resilient and adaptive to the cause and effects of climate change and support ambitions for Greater Manchester to be carbon neutral by 2038 and for all new development to be net zero carbon by 2028;*
2) *Make efficient use of land by promoting the redevelopment of available brownfield sites;*
3) *Deliver an appropriate supply of well-designed housing to meet needs;*
4) *Deliver a competitive and diverse local economy and accessible high-quality jobs throughout the Borough;*
5) *Support a hierarchy of vital and viable town, district and local centres;*
6) *Safeguard existing and promote new tourism and cultural development in appropriate locations;*
7) *Make a positive contribution towards addressing issues associated with deprivation and health and wellbeing across all the Borough's communities;*
8) *Ensure that the Borough's residents have access to good quality education and other community facilities;*
9) *Encourage sustainable transport choices and reduce the number and length of journeys, particularly by private motor vehicles;*
10) *Ensure that all new development displays high standards of design and layout;*
11) *Positively manage the conservation and enjoyment of the Borough's heritage assets;*
12) *Assist in the process of achieving nature recovery and ecological network connectivity by conserving and enhancing the Borough's natural environment and supporting a net gain in Bury's biodiversity;*
13) *Ensure that the Borough's residents have access to enough good quality green and blue infrastructure, open space, sport and recreation facilities;*
14) *Protect the Green Belt from inappropriate development and support beneficial uses within it;*
15) *Ensure that new development is safe from flooding and does not contribute to increased flood risk elsewhere and to promote improvements to the Borough's water courses;*
16) *Ensure the sustainable management of water, both in terms of sustainable drainage and the protection and efficient use of public water supply resources;*
17) *Prevent both new and existing development from contributing to, or being adversely affected by, poor air quality, unacceptable levels of pollution or hazards; and*
18) *Ensure and that new and existing development is supported by necessary infrastructure.*

Analysis and Conclusions

4.11 In general, the relevant transport policies set out above follow similar themes and promote common aims in respect of accessibility by non-car modes. These are to provide sustainable development with good access to encourage non-car modes of transport, to ensure that the highways impact of new development is acceptable or mitigated against and to promote good site design with appropriate parking levels.

5 PROPOSED DEVELOPMENT

5.1 The development proposals consist of an education facility for an Alternative Provision Unit, on land to the north of Milton Road. The proposed site layout plan is contained in **Appendix A**.

Proposed Access Arrangement

5.2 Vehicular access to the proposed development will be provided via two new simple priority-controlled junctions off Milton Road. The western access measures approxiamtely 5.5m and is anticipated to serve 21 staff parking spaces plus a materials drop and the KS4 dop-off area.

5.3 The eastern access serves 20 additional staff parking spaces to the west of the access road, with a separate one-way drop-off and pick-up facility for KS3 located to the east. Therefore, this arrangement separates the staff parking movements from the pupil drop-off/pick-up activity. A one-way circulation system is proposed to facilitate the efficient movement of vehicles through the KS3 area. The drop-off area will also incorporate dedicated provision for 3no. taxis and 4no. minibuses, together with 3 accessible spaces.

5.4 As shown on drawing number SCP/260351/D01, presented in **Appendix D**, 2.4m x 25m visibility splays, in accordance with the visibility requirements set out in the Manual for Streets (MfS) for a 20mph road, are achievable in both directions from both of the proposed site accesses.

Servicing Arrangement

5.5 The proposed KS3 drop-off area been designed to ensure the movements of a mini bus vehicle can be accommodated. Swept path analysis has been undertaken of the site access and internal road layout for the drop off systems, as shown on drawing SCP/260351/ATR02/B presented in **Appendix E**, which demonstrates that a mini bus vehicle can access the site and exit in a forward gear.

5.6 Furthermore, swept path analysis has been undertaken of a 7.5t box van at the turning head of the staff car park from the western access, showing the proposed arrangements for deliveries, as demonstrated in SCP/260351/ATR03/B in **Appendix E**.

Parking

5.7 Bury Council's parking standards are set out in the Supplementary Planning Document 11- Parking Standards in Bury. The parking standards for a Special Education Needs (SEN) Schools state that '*Parking provision for proposals for Special Education Needs (SEN) Schools will be assessed on a case-by-case basis'*.

5.8 The proposals include a total of 41 staff car parking spaces. Of the staff parking provision, 4 spaces will be equipped with electric vehicle charging (EVC) points.

5.9 In addition, 4 minibus parking spaces are proposed, 2of which will be equipped with EVC charging points, together with 3 dedicated taxi bays. The proposals also include 3 additional accessible parking spaces. The site proposes 9 cycle stands.

5.10 Therefore, the proposed provision is considered acceptable for the following reasons:

- As detailed later, the site benefits from good levels of accessibility, being within easy access of Radcliffe Town Centre (less than 1.7km walk) and associated facilities, amenities and numerous transport links, including bus stops and Radcliffe Tram Stop (2km walk distance). Therefore, prospective site users will not be reliant on the private car to travel to/from the site;
- The general thrust of National and Local planning policy is also to reduce car borne trips and encourage travel by sustainable modes such as public transport, walking and cycling. In particular, policy advocates locating developments where there is high-quality infrastructure and sustainable transport modes can be maximised. The proposed development takes full advantage of this accessible location and, by providing a level of parking in accordance with staff levels, will help to reduce the reliance on the use of the private car and meet these policy objectives.
- Staff numbers are anticipated to be approximately 50-60. However, it is anticipated that not all staff will travel by car. Mode Split for the Nomis Area for how people travel to this area for work have been applied to the proposed staff numbers and show that approxiamtely 41 could use private car, with 8 on foot, 6 via public transport, 1 on a bicycle and 3 as car passengers.

Mode of Transport	Percentage	Staff Number Estimates
Public Transport	11%	6
Taxi	1%	0
Walking	13%	8
Cycling	2%	1
Driving a car or van	68%	41
Passenger in a car or van	6%	4

- In addition to the above, it is recognised that the journey-to-work data reflects general employment patterns within the local area and is not specific to the proposed SEN school. Given the specialist nature of the school and its likely wider catchment, it is anticipated that opportunities for staff car sharing will arise.
- It is anticipated that the majority of staff parking spaces will be allocated and managed to prioritise staff parking and minimise the potential for overspill parking onto the surrounding highway network.
- The Applicant has confirmed that specialist transport arrangements are anticipated for pupils. Pupils are expected to travel to the school independently by walking or cycling, be dropped off by parents using the designated circular drop-off/pick-up areas, arrive by taxi, or be transported in the school's 9-seater vehicles. On this basis, the provision of four minibus/9-seater vehicle parking spaces and three taxi parking spaces is considered appropriate to accommodate the anticipated specialist transport requirements.

6 ACCESSIBILITY

General

6.1 This chapter presents a review of the accessibility of the site by walking, cycling and public transport modes.

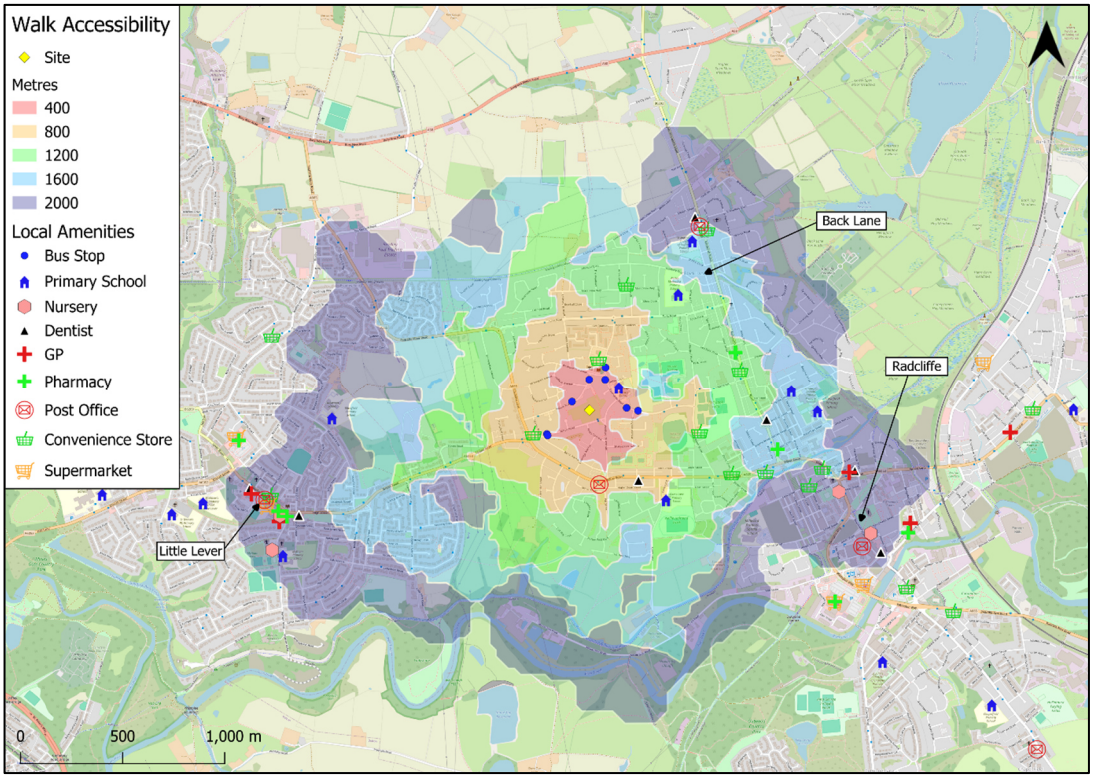
6.2 Given that the proposals are for an Alternative Provision Unit, many students will not arrive at the site independently and the majority are expected to access the site using a minibus service or taxi/parent drop/off & pick-up, therefore most of the accessibility section applies primarily to the staff who will be commuting every day.

Pedestrian Accessibility

6.3 MfS states that walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes' (up to about 800m) walking distance of residential areas which site users may access comfortably on foot. However, it goes on to state that this is not an upper limit, and that walking offers the greatest potential to replace short car trips, particularly those under 2km.

6.4 Industry standard GIS TRACC software has been used to assess the accessibility of the development by foot for a 2km walk distance from the site, as shown on **Figure 6.1** below. The plan shows the reachable areas within 400m coloured bands from the site.

Figure 6.1 – 2km Walking Accessibility Isochrone



Source: Basemap TRACC

6.5 The site is within an acceptable walking distance of Radcliffe , Back Lane and Little Lever, as well as several amenities on offer in the area. The site is also within an acceptable walk distance of numerous bus stops to encourage staff and pupils to travel via sustainable modes. As detailed later in this Chapter, there are bus stops located on Coronation Road within 400m to the north/east of the site.

6.6 **Table 6.1** identifies some of the local facilities within an acceptable 2km walking distance of the centre site. This list is not exhaustive but is intended to give an indication of key everyday facilities close to the site.

Table 6.1 - Facilities Within 2km of the Site

Facility	Name	Approx. Distance from Centre of Site (m)
Convenience Store	Premier, Countess Lane	250m
Bus Stop	Tennyson Avenue Bus Stop, Coronation Road	250m
Primary School	Radcliffe Primary School, Coronation Road	275m
Bus Stop	Westminster Avenue Bus Stop, Coronation Road	300m
Post Office	Bolton Road Post Office, Bolton Road	400m
Dentist	Bolton Road Dental Practice, Bolton Road	550m
Supermarket	Tesco Express, Water Street	1100m
Pharmacy	Manor Pharmacy, Ainsworth Road	1100m
GP	Tower Family Healthcare, Spring Lane	1500m
Nursery	Bank House Day Nursery, Blackburn Street	1600m

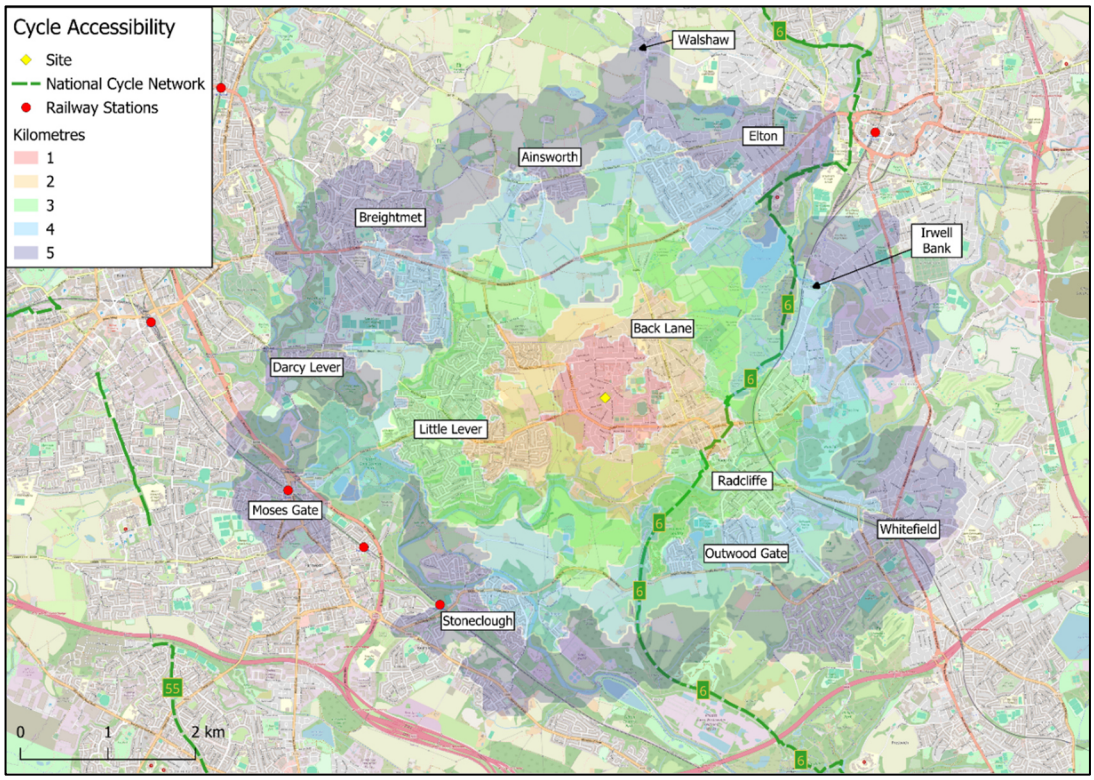
6.7 Overall, the site benefits from good levels of accessibility by foot, large proportions of Radcliffe, Little Lever and Back Lane accessible on foot, providing a catchment for students and staff members, as well as transport connections. This allows walking to be a viable alternative to private car use for prospective staff and some students at the school.

Cycle Accessibility

6.8 Transport policy identifies that cycling represents a realistic and healthy option to use instead of the private car for making journeys up to 5km as a whole journey or as part of a longer journey by public transport.

6.9 GIS TRACC software has again been used to assess the accessibility of the site by bicycle, for a 5km cycle distance and is shown on **Figure 6.2** below.

Figure 6.2 – 5km Cycling Accessibility Isochrone



Source: Basemap TRACC

6.10 The plan demonstrates that the whole of Back Lane and Radcliffe, as well as the nearby areas of Little Lever, Whitefield and Elton, amongst others, are all located within the 5km catchment area from the development site. Milton Road is subject to a 20mph speed limit so the site is therefore well located to encourage travel via bicycle.

6.11 Approximately 2km east of the site, National Cycle Network (NCN) Route 6 can be accessed from along the Manchester, Bolton and Bury Canal Tow Path. NCN Route 6 is a long-distance cycle route that connects London to the Lake District.

6.12 As the application site is within an acceptable cycle distance of a range of residential areas and associated facilities, cycling is considered to be a viable alternative to private car use travel to at the school.

Public Transport

Bus Accessibility

6.13 In terms of bus services, the Chartered Institute of Highways & Transportation's (CIHT's) "Guidelines for Planning for Public Transport in Developments" document identifies, at section 6.20, that "Bus stops are located to minimise passengers' walking distance to their final destination. The maximum walking distance to a bus stop should not exceed 400m and preferably be no more than 300m."

6.14 The nearest bus stop to the site is 'Tennyson Avenue', which is located 250m east of the site along Coronation Road. This bus stop is served by the 98 and 512 bus services as well as a number of school bus services. The 896 is an additional school bus service that can be accessed from the Westminster Avenue bus stop 300m north of the site

6.15 **Table 6.2** provides an overview of the relevant bus services available at the aforementioned bus stops along with the route and an average frequency for service intervals across the week.

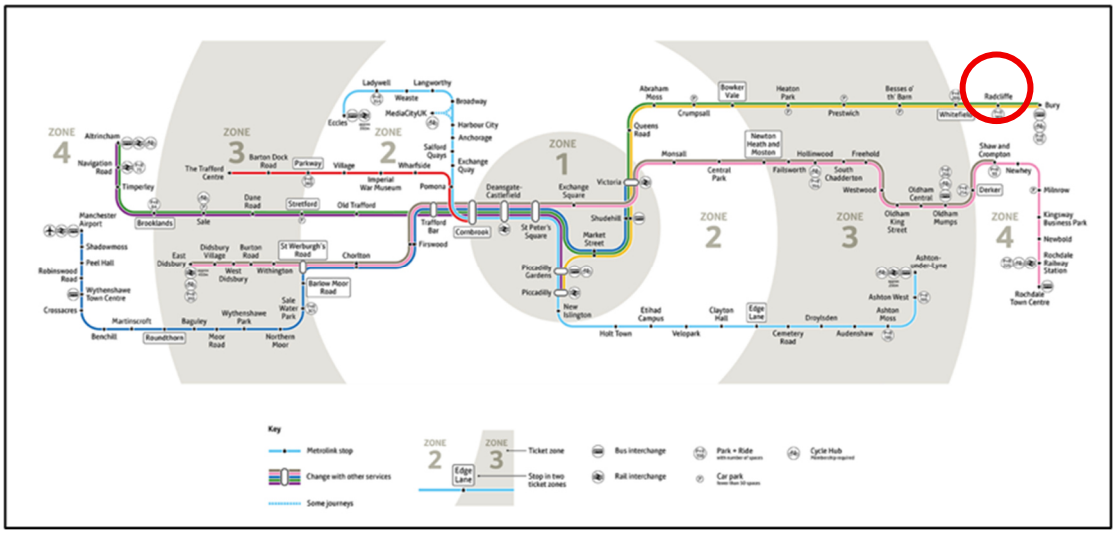
Table 6.2 – Bus Service Summary

No.	Route	Mon-Fri		Sat		Sun	
		Start-End	Average Freq.	Start-End	Average Freq.	Start-End	Average Freq.
Tennyson Avenue Bus Stop							
98	**Manchester - Bury**	06:02-00:14	30 mins	07:37-00:14	30 mins	08:43-00:14	30 mins
512	**Bury - Farnworth**	06:40-21:34	60 mins	08:55-23:15	30 mins	09:24-19:31	120 mins
886	**Redvales - Tottington High School**	07:44/15:29	2 services	-	-	-	-
888	**Bradley Fold - Bury C of E High School**	07:48/15:47	2 services	-	-	-	-
890	**Bradley Fold - Unsworth Academy**	07:36/15:42	2 services	-	-	-	-
899	**Starling - The Derby High School**	07:43/15:37	2 services	-	-	-	-
Westminster Avenue Bus Stop							
896	**Radcliffe - Elton High School**	07:37/15:51	2 services	-	-	-	-

6.16 As shown in **Table 6.2**, there are two key services that journey to Manchester, Farnworth and Bury providing a network of bus routes.

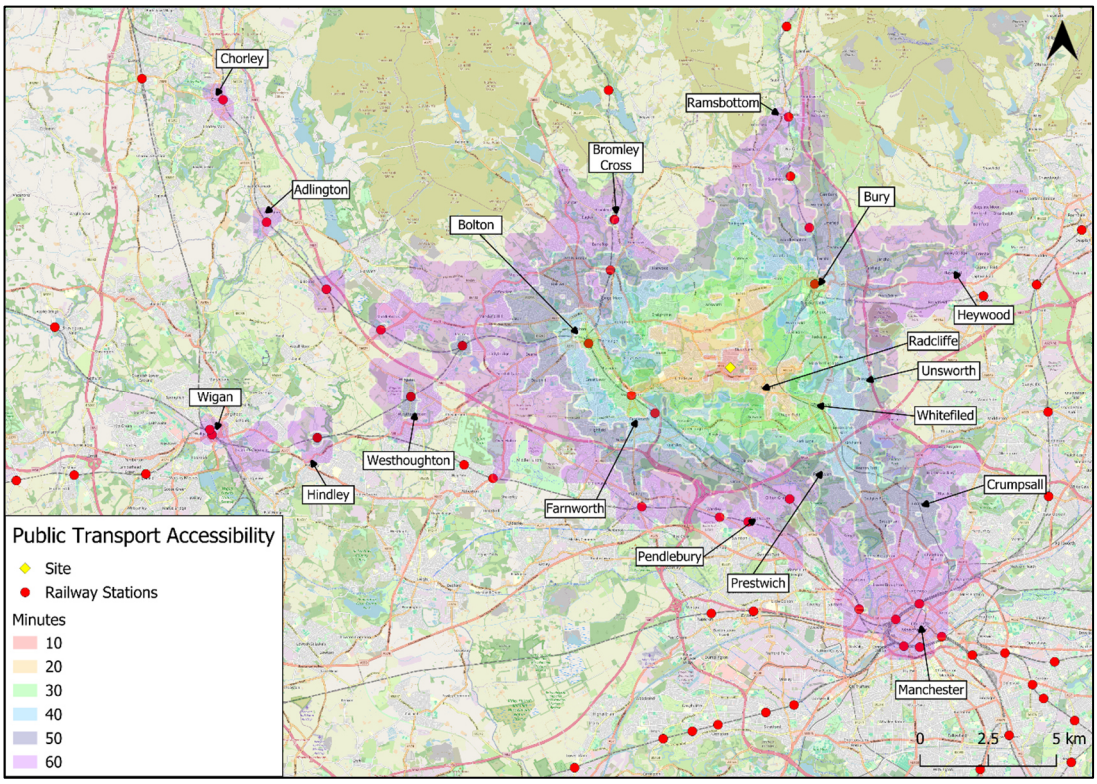
6.17 In terms of tram services, Radcliffe tram stop is the closest to the site. It is located approximately 2km or a 27-minute walk distance. Users can access here a variety of destinations across Greater Manchester including regular services to Piccadilly, Bury and Altrincham. Radcliffe tram stop is part of the Greater Manchester Tram Network, located on the green, and yellow line within zone 4, as shown in **Figure 6.3** below. This tram stop provides services every 12 minutes, Monday-Saturday 06:00-00:00 and on Sundays 07:00-00:00, to destinations including Altrincham, Rochdale, Manchester Airport, Bury, and Piccadilly.

Figure 6.3: Greater Manchester Tram Network Map



6.18 The level of accessibility by public transport has been analysed using GIS TRACC software and is shown on **Figure 6.4** overleaf**.** The figure illustrates the distance that can be travelled within 60 minutes by public transport to and from the site, which includes the time taken to walk to the stops.

Figure 6.4 – 60-minute Public Transport Accessibility Isochrone



Source: Basemap TRACC

6.19 The above demonstrates that the site is within close proximity to a number of public transport links, serving both the local area and other destinations further afield. The figure shows that key areas of Bury, Bolton and Manchester, amongst others, are in an acceptable 60-minute commute time.

Site Connectivity

6.20 In line with the NPPF update, alongside the detailed accessibility review provided above, reference has also been made to the Department for Transport's (DfT's) Connectivity Tool. The tool generates a national measure of connectivity to key destinations and services, providing an additional piece of information in the accessibility review.

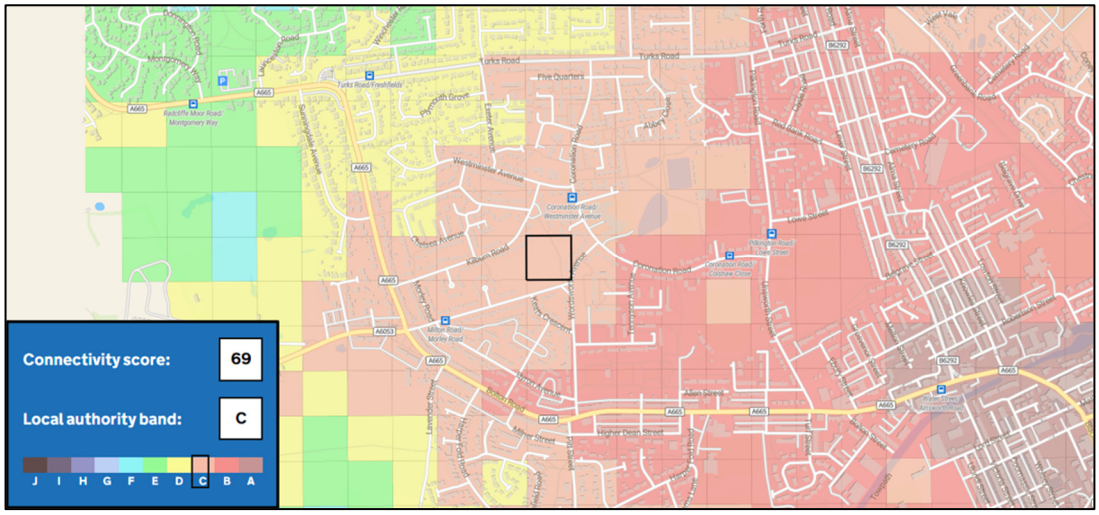
6.21 The national connectivity scores are expressed as a percentage of the most connected location nationally and can also be compared against local authority bandings, enabling an assessment of how the site's accessibility performs both in a national context and relative to other locations within the local area.

6.22 The site has an overall connectivity score of 69. The site lies within an 'Urban Major Conurbation' area for the purposes of the Connectivity Matrix although in practice, this is not considered to be suitably representative of the site location which is not a built up urban area but more akin to an 'Urban City and Town' area.

6.23 Taking the Connectivity Matrix for 'Urban City and Town' areas, a score of 69 is approximately the 65th percentile.

6.24 When assessed against local authority bandings, the site achieves a band 'C' rating, indicating that it is comparatively well-connected relative to other locations within the local authority areas. This is contextualised in **Figure 6.5** below.

Figure 6.5- Site Connectivity Score (Local Context)



Source: DfT Connectivity Tool (Square ID: 377150_407750)

6.25 Greater Manchester Accessibility Levels (GMAL) are a detailed and accurate measure of the accessibility of a point to both the conventional public transport network (i.e. bus, Metrolink and rail) and Greater Manchester's Local Link (flexible transport service), taking into account walk access time and service availability. The method is essentially a way of measuring the density of the public transport provision at any location within the Greater Manchester region.

6.26 The GMAL measure reflects:

- Walking time from the point-of interest to the public transport access points;
- The number of services (bus, Metrolink and Rail) available within the catchment;
- The level of service at the public transport access points - i.e. average waiting time; and
- The operating areas of Local Link (flexible transport) services

6.27 The site postcode achieves a GMAL score of 4.33, indicating a moderate level of public transport accessibility for Greater Manchester.

Summary

6.28 It is considered that the site benefits from a good walking and cycling network alongside good public transport links. Milton Road operates at a low-speed limit and is well suited to staff and pupils making trips to the school on foot from local residential areas.

6.29 For staff who live further afield, there are two key bus services within walking distance of the site, providing frequent services to a variety of destinations. The proposed Alternative Provision Unit is therefore considered to be accessible via sustainable modes with an attractive environment for active travel.

7 FUTURE BASELINE TRAFFIC FLOWS

Introduction

7.1 This hapter describes the future baseline traffic conditions on the local highway network in relation to traffic growth and committed developments.

Future Baseline Traffic Flows

7.2 A future assessment year of 2031 has been adopted for this TA (based on the year of application + 5 years for developments outside of the strategic road network).

7.3 In order to quantify the level of background traffic growth that could occur on the local network between the date of the traffic surveys and the future assessment year, National Traffic Model (NTM) growth factors, modified by TEMPRO local growth factors, have been used, as summarised in **Table 7.1** below:-

Table 7.1 – Traffic Growth Factors

Period	AM Peak	PM Peak
2026 to 2031	1.0606	1.0599

7.4 The above growth factors have been applied to the surveyed traffic flows to obtain the 2031 growthed traffic flows, as shown in **Traffic Flow Figure 2**.

8 TRIP GENERATION

General

8.1 This chapter provides an estimate of the trips generated by the proposed development during the school AM and PM peak hours using a first principles approach.

Trip Generation – Proposed Development

8.2 The applicant has provided information regarding the anticipated AM and PM peak-hour activities associated with the proposed SEN school, including the expected arrival and departure patterns of pupils and staff. During the AM peak period, it is anticipated that 130 pupils will arrive at the school between 08:45 and 09:45, and during the PM peak period it is anticipated pupils will depart between 13:30 and 14:30.

8.3 Of the 130 pupils, 18 pupils are anticipated to arrive in the school's two 9-seater vehicles, with each vehicle accommodating up to nine pupils. This represents two vehicle arrivals during the AM peak period.

8.4 In addition, it is anticipated that 10 taxis will transport pupils to the school during the AM peak period. This has been assessed as generating 20 two-way vehicle movements during the peak hour, on the assumption that taxis will not park or wait within the designated spaces following drop-off. This represents a robust assessment of the potential traffic impact, as it assumes a vehicle occupancy of one student per car and that all vehicles would leave the site after drop-off rather than remain parked on site beyond the end of the peak hour.

8.5 The National Travel Survey 2024 found that, among children aged 11–16, 37% of trips to and from school were made on foot, 30% by car, 18% by local bus, 9% by private bus, 3% by other transport, 2% by pedal cycle and 1% by surface rail.

8.6 Having regard to the nature of the proposed SEN school, it is considered appropriate to apply a reduced proportion of trips by sustainable modes compared with the National Travel Survey 2024. The Survey indicates that 61% of trips to and from school by children aged 11–16 are made by sustainable modes, comprising walking, cycling, local bus, surface rail and other modes. Given the specific characteristics of an SEN school and the anticipated travel requirements of its pupils, it is assumed that approximately 50% of this proportion would be applicable, resulting in an estimated sustainable travel mode share of approximately 31%.

8.7 Applied to the proposed school student numbers of 130 pupils, this equates to approximately 40 pupils travelling by sustainable modes (the 31%). Based on the anticipated travel arrangements, approximately 14% of pupils (18 pupils) are expected to travel by private bus using the school's two 9-seater vehicles, while approximately 8% (10 pupils) are expected to travel by taxi. The remaining approximately 62 pupils (47%) are therefore anticipated to travel by car, primarily through parent or carer drop-off and pick-up arrangements. This provides an overall assumed pupil travel distribution of approximately 31% sustainable modes, 14% private bus, 8% taxi and 47% car.

8.8 It should also be noted that student arrivals are expected to be staggered throughout the peak hour, rather than occurring simultaneously at the start of the school day. This would help to distribute vehicle and pedestrian movements over the peak period and reduce the potential for concentrated traffic flows at the school entrance. All pupil trips have been assumed to occur in the assessment peak hour which will not be the case in practice and therefore provides a robust assessment.

8.9 For staff, based on the NOMIS journey-to-work mode split identified for the local area earlier, it is anticipated that approximately 41 of the potential 50–60 staff members would travel to the school by private car. As detailed earlier, over half of the staff parking spaces are served via a separate access from the pupil drop-off and pick-up areas. This arrangement would help to reduce the concentration of two-way vehicle movements through a single access during the peak periods. However, during the school peak hour periods, staff would typically arrive before and depart after pupils. Therefore, it has been assumed that 50% of staff trips occur within the peak hour periods, which is considered to represent further robustness to the assessment.

8.10 Based on the above, the estimated trip generation is presented in **Table 8.1** below.

Table 8.1: Estimated Trip generation during school peak hours.

Mode	AM Peak Hour (08:45-09:45)		PM Peak Hour (13:30-14:30)	
	IN	OUT	IN	OUT
Staff Vehicles	21	0	0	21
Taxis	10	10	10	10
9 Seater Bus	2	0	0	2
Parent vehicle	62	62	62	62
Total Vehicles	**95**	**72**	**72**	**95**

8.11 As detailed above, it is estimated that the scheme will generate 167 two-way vehicle movements in both the AM peak hour and in the PM peak hour. Volumetrically, this equates to around 3 additional vehicle movement two-way every minute or so in both the AM and PM peak hours

9 TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

Trip Distribution

9.1 Vehicular trips generated by the proposed development have been distributed across the local highway network in accordance with the existing surveyed turning proportions.

9.2 The trip distribution percentages on the local highway network are presented diagrammatically in **Traffic Flow Figure 3**.

Traffic Assignment

9.3 The traffic assignments for the proposed development has been obtained by applying the trip distribution proportions to the estimated traffic generation figures detailed earlier.

9.4 The peak hour trip generation associated with the school has been assessed against the network peak hours. Whilst it is acknowledged that the school's peak arrival and departure periods do not directly coincide with the highway network peak hours, this approach represents a robust worst-case assessment of the potential traffic impact.

9.5 The site benefits from two access points, one serving the staff parking area and the other primarily accommodating drop-off and pick-up activity. However, to provide a robust assessment, both access points have been modelled as a single junction, with all traffic assigned to one access point to represent a worst-case scenario.

9.6 Additionally, the Milton Road / Wordsworth Avenue junction has been modelled as a single priority junction. Although the existing arrangement comprises three priority-controlled give-way locations around a central triangular island, all traffic has been assigned to a single entry and exit route to represent a robust, worst-case scenario.

9.7 The traffic assignment is shown on **Traffic Flow Figure 4a**.

9.7.1 The Countess Lane / Bolton Road / Milton Road / Stopes Road mini-roundabout junction has been modelled for the future 2031 assessment year based only on staff trip generation in order to assess the most sensitive network peak hour. As detailed previously, staff are anticipated to arrive at the school before the students and depart the site after the students have left. Furthermore, as discussed earlier, the school's peak hours do not coincide with the surveyed network peak hours. Therefore, for the purposes of this junction assessment, based on the network peak hours, only 100% of the staff trips have been assigned to the junction. This represents a worst-case scenario, as some staff trips are expected to occur outside of the typical network peak hours, and is therefore considered to be a robust assessment. The traffic assignment for the staff trips is shown on **Traffic Flow Figure 4b**.

10 ANTICIPATED HIGHWAY IMPACT

General

10.1 This chapter describes the impact of the additional trips generated by the proposed development on the operation of the local highway network. As stated earlier, the study area for the TA includes the following:

- Milton Road / Site Access
- Countess Lane / Bolton Road / Stopes Road / Milton Road
- Wordsworth Avenue / Milton Road
- Coronation Road / Wordsworth Avenue

Assessment Methodology

10.2 Assessment of the priority-controlled junctions within the study area has been undertaken using Junctions 11 (PICADY) software.

10.3 With the Junctions 11 models the results generated provide a Ratio to Flow capacity (RFC) along with an estimate of the likely traffic queues. RFC values between 0.00 and 0.85 are generally accepted as representing stable and acceptable operating conditions. Values between 0.85 and 1 represents variable operation (i.e. possible queues building up at the junction during the period under consideration and increases in vehicular delay moving through the junction). RFC values in excess of 1 represents overloaded conditions (i.e. congested conditions).

10.4 Capacity assessments have been undertaken in the future assessment year of 2031. The 2031 ‘with development’ assessment traffic flows are the sum of the 2031 ‘without development’ baseline traffic flows and the proposed development traffic flows, as shown on **Traffic Flow Figure 5a** and **Traffic Flow Figure 5b**.

Milton Road / Site Access Priority Controlled Junction

10.5 PICADY software has been used in the assessment of the Milton Road / Site Access Priority Controlled Junction. The PICADY results are presented in **Appendix F** with the results summarised in **Table 9.1** below.

Table 9.1 – Milton Road / Site Access Priority Controlled Junction PICADY Results

Approach	AM PEAK		PM PEAK	
	RFC	MMQ	RFC	MMQ
2031 With Development				
Main Site Access- Milton Road West/ Milton Road East	0.13	0.2	0.18	0.2
Milton Road East- Main Site Access/ Milton Road West	0.06	0.1	0.05	0.1

10.6 The above results demonstrate that the junction will operate well within practical capacity in the future assessment year of 2031, without material queuing.

Countess Lane / Bolton Road / Stopes Road / Milton Road Mini Roundabout Junction

10.7 ARCADY software has been used in the assessment of the Countess Lane / Bolton Road / Stopes Road / Milton Road Mini Roundabout junction. Whilst modelling the junction, ARCADY identified that the mini-roundabout exhibited lower queues than recorded on site on the Bolton Road approach and may therefore behave more like a priority junction. The ARCADY User Guide states that, in such circumstances, a suitable intercept correction should be applied to the relevant arms, as otherwise the capacity of these arms may be underestimated by the model.

10.8 Intercept adjustments are used to represent changes in the maximum flow that could pass across the give-way line in the absence of circulating traffic. The User Guide states that intercept adjustments can be calculated from entry and circulating flows at each arm and applied to the relevant arms individually.

10.9 When reviewing the 2026 queue survey results, it was identified that the PM peak hour modelling results for the '2026 without development' scenario, were not representative of the recorded queues at the junction during the survey periods. Therefore, an intercept adjustment factor was applied to Bolton Road to increase the amount of traffic that could pass through the entry, with the intercept for the other arms being reduced to comparatively reflect the surveyed queues. This ensured that the queues within the '2026 without development' scenario more accurately reflected the observed conditions.

10.10 The ARCADY results are presented in **Appendix G** with the results summarised in **Table 9.2** below shows the AM peak hour without any intercept adjustment, and **Table 9.3** presents the PM peak-period results following the intercept adjustment application.

Table 9.2 – Countess Lane / Bolton Road / Stopes Road / Milton Road Mini Roundabout junction ARCADY Results- AM Peak

Approach	AM PEAK	
	RFC	MMQ
2026 Without Development		
Bolton Road South	0.73	2.6
Stopes Road	0.60	1.5
Countess Lane	0.86	5.3
Milton Road	0.25	0.3
2031 Without Development		
Bolton Road South	0.78	3.3
Stopes Road	0.64	1.7
Countess Lane	0.93	9.0
Milton Road	0.29	0.4
2031 With Development		
Bolton Road South	0.78	3.4
Stopes Road	0.67	2.0
Countess Lane	0.96	11.7
Milton Road	0.29	0.4

Table 9.3 – Countess Lane / Bolton Road / Stopes Road / Milton Road Mini Roundabout junction ARCADY Results- PM Peak Intercept Adjustment

Approach	PM PEAK	
	RFC	MMQ
2026 Without Development		
Bolton Road South	0.93	9.7
Stopes Road	0.92	8.2
Countess Lane	0.86	5.1
Milton Road	0.19	0.2
2031 Without Development		
Bolton Road South	0.99	18.9
Stopes Road	0.99	15.6
Countess Lane	0.93	8.1
Milton Road	0.21	0.3
2031 With Development		
Bolton Road South	1.00	21.7
Stopes Road	0.99	15.7
Countess Lane	0.93	8.1
Milton Road	0.29	0.4

10.11 The above results demonstrate that each arm of the junction will operate within practical capacity in the future assessment year of 2031, in the AM peak hour, with the exception of Countess Lane approach. This is shown to operate at capacity but would not be significantly affected by the addition of traffic generated by the proposed development.

10.12 The above results also demonstrate that each arm of the junction will operate at theoretical capacity in the base year of 2031, in the PM peak hour. With the additional development traffic ('2031 With Development' scenario), the highest increase in queues predicted to result from the development is 3 PCUs on Bolton Road with no material increases on other arms, which does not represent a severe impact and is therefore acceptable. The RFC would only increase by 0.01 with the development traffic which; cannot be classed as severe.

10.13 The development will generate an average of only 1 additional two-way vehicle movement every minute or so, during the typical network peak hours, which cannot be classed as material or 'severe' and the predicted increase in queues is considered to be a robust overestimation.

Wordsworth Avenue / Milton Road Priority Controlled Junction

10.14 PICADY software has been used in the assessment of the Wordsworth Avenue / Milton Road Priority Controlled Junction. The PICADY results are presented in **Appendix H** with the results summarised in **Table 9.4** below.

Table 9.4 – Wordsworth Avenue / Milton Road Priority Controlled Junction PICADY Results

Approach	AM PEAK		PM PEAK	
	RFC	MMQ	RFC	MMQ
2031 With Development				
Milton Road- Wordsworth Avenue S/ Wordsworth Avenue N	0.21	0.3	0.17	0.2
Wordsworth Avenue N- Wordsworth Avenue S/ Milton Road	0.10	0.1	0.11	0.1

10.15 The above results demonstrate that the junction will operate well within practical capacity in the future assessment year of 2031, without significant queuing.

Coronation Road / Wordsworth Avenue Mini Roundabout Junction

10.16 ARCADY software has been used in the assessment of the Coronation Road / Wordsworth Avenue Mini Roundabout Junction. The ARCADY results are presented in **Appendix I** with the results summarised in **Table 9.5** below.

Table 9.5 – Milton Road / Site Access Mini Roundabout Junction ARCADY Results

Approach	AM PEAK		PM PEAK	
	RFC	MMQ	RFC	MMQ
2031 With Development				
Coronation Road S	0.13	0.2	0.23	0.3
Wordsworth Avenue	0.20	0.3	0.18	0.2
Coronation Road N	0.16	0.2	0.15	0.2

10.17 The above results demonstrate that the junction will operate well within practical capacity in the future assessment year of 2031, without significant queuing.

11 SUMMARY AND CONCLUSIONS

11.1 SCP have been instructed by Bury Council to produce a Transport Assessment (TA) in support of a planning application for a Ash Grove Alternative Provision (AP) Academy, , on land to the north of Milton Road, Radcliffe.

11.2 Vehicular access to the proposed development will be provided via two new simple priority-controlled junctions off Milton Road. Vehicular access to the proposed development will be provided via two new simple priority-controlled junctions off Milton Road.

11.3 The proposals include a total of 41 staff car parking spaces. Of the staff parking provision, 4 spaces will be equipped with electric vehicle charging (EVC) points. In addition, 4 minibus parking spaces are proposed, 2of which will be equipped with EVC charging points, together with 3 dedicated taxi bays. The proposals also include 3 additional accessible parking spaces. The site proposes 9 cycle stands.

11.4 It is estimated that the scheme will generate 167 two-way vehicle movements in both the AM peak hour and in the PM peak hour. Volumetrically, this equates to around 3 additional vehicle movement two-way every minute or so in both the AM and PM peak hours

11.5 The personal injury accident data for the most recently available 5-year period demonstrates that the area in the vicinity of the site does not have any recurring highway safety problems that could be affected by the development proposals.

11.6 It has been demonstrated that the development is accessible by sustainable modes and has a range of local amenities within walking distance. These findings demonstrate that prospective site users will not be reliant on the private car.

11.7 The impact of the traffic arising from the scheme has been tested in detail and the assessments show that the local highway network within the study area has sufficient capacity to accommodate the proposed development. For the Countess Lane / Bolton Road / Stopes Road / Milton Road Mini Roundabout Junction, the increase in queues predicted to result from the development is 3 PCUs which does not represent a severe impact and is therefore acceptable.

11.8 It is therefore concluded that the application proposals are acceptable with regards to transport.

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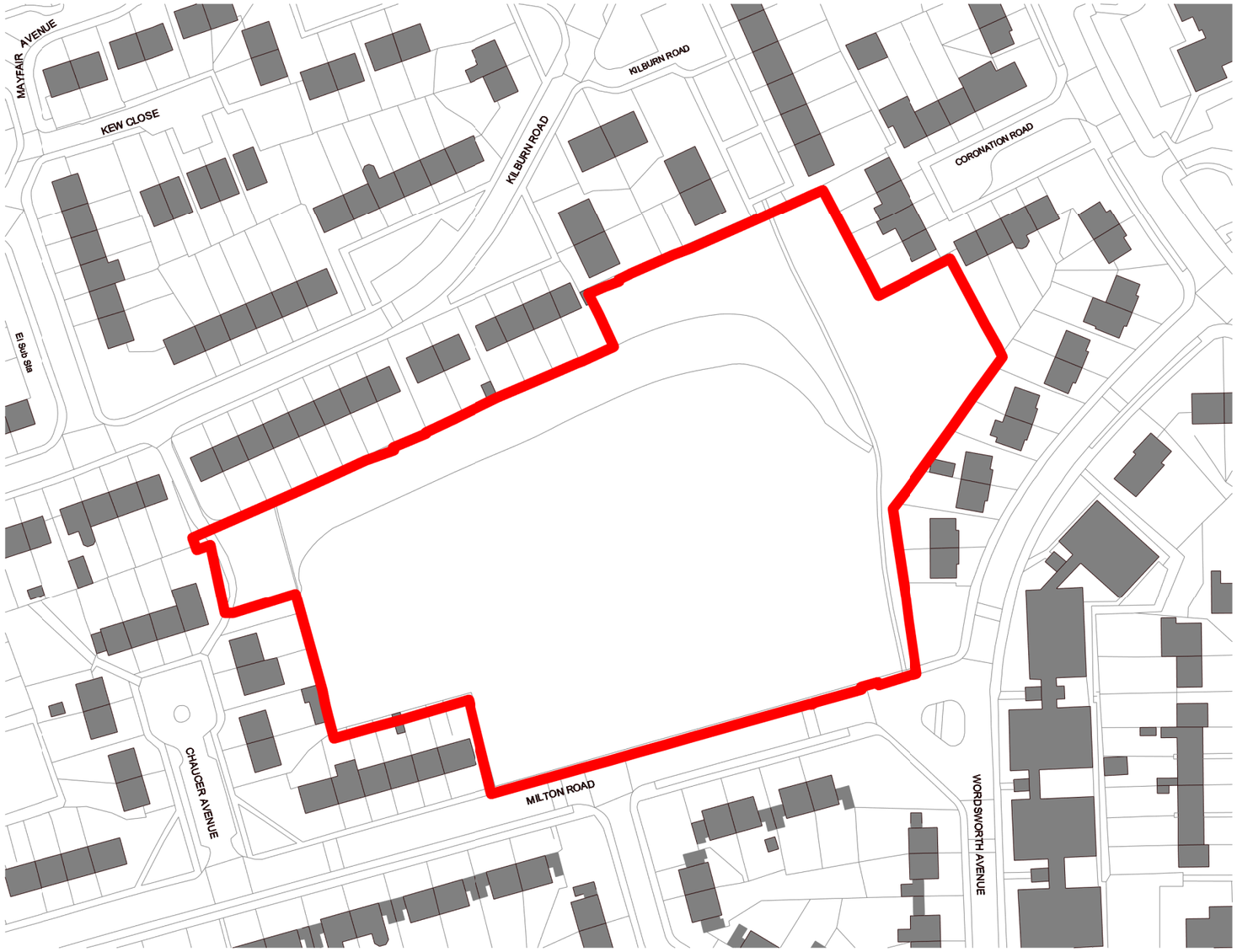
APPENDIX A

0m 25m 50m 75m 100m

Drawing Scale 1:1250 @ A3

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1 LOCATION PLAN

Scale: 1 : 1250

Rev	Description	By	Date
P1	FIRST ISSUE	PD	25.06.26

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Client: **BURY COUNCIL**

Project: **NEW PRU_AP UNIT MILTON ROAD, RADCLIFFE**

Drawing Title: **LOCATION PLAN**

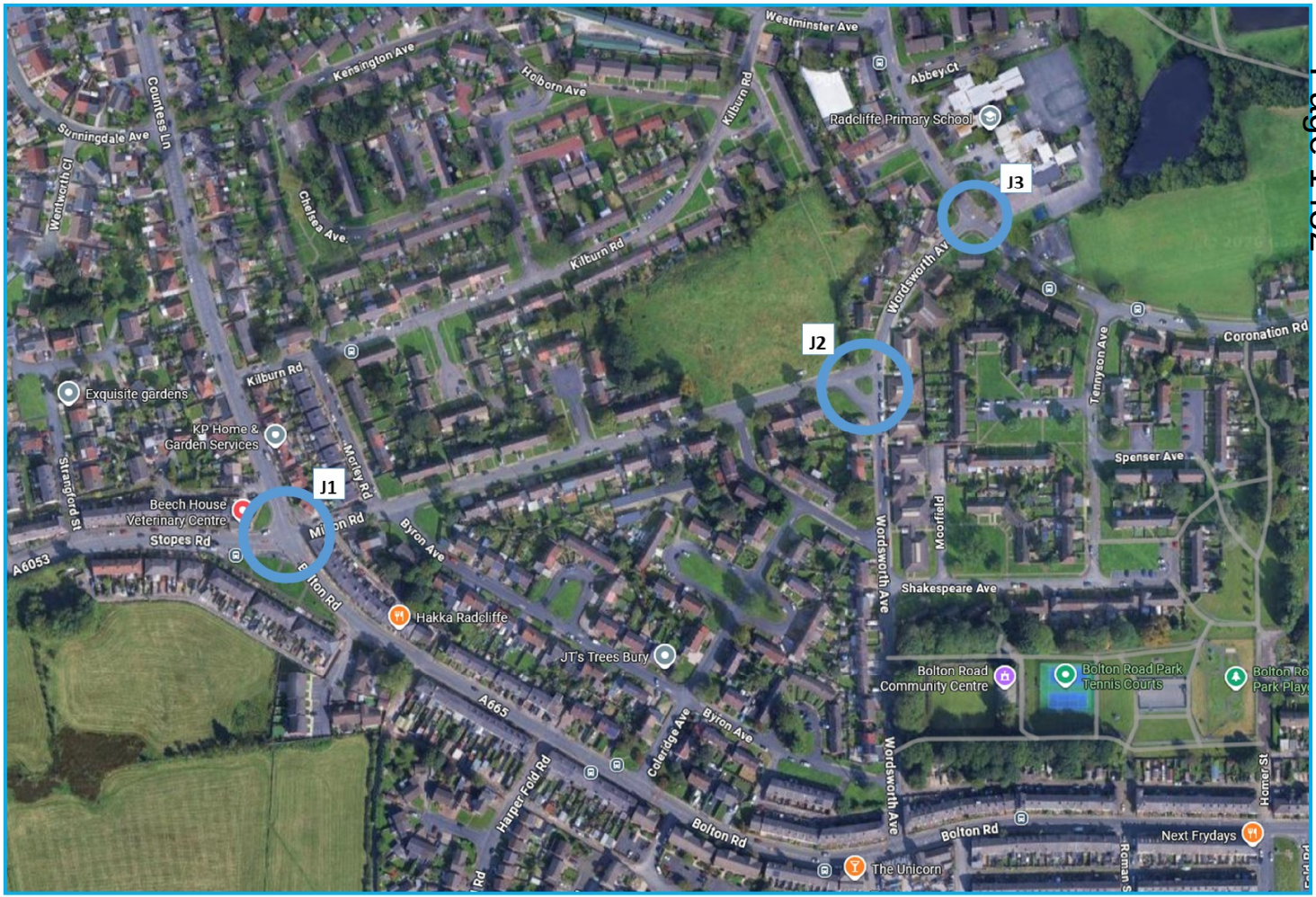
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PD	DP	25.06.26

Suitability	Scale @ A3
S3	1 : 1250

C+A JOB NO.	CODE - ORIGIN. - FUNC. - SPACE. - FORM - DISC. - NUMBER	REV.
13921	PRU-CAA-ZZ-ZZ-D-A-1001	P1

S|C|P

APPENDIX B


J1
J2
J3
Westminster Ave
Kensington Ave
Holborn Ave
Kilburn Rd
Abbey Ct
Radcliffe Primary School
Countess Ln
Sunningdale Ave
Wentworth Cl
Chelsea Ave
Kilburn Rd
Wordsworth Ave
Coronation Rd
Tennyson Ave
Exquisite gardens
KP Home & Garden Services
Kilburn Rd
Morley Rd
Stratford St
Beech House Veterinary Centre
Stopes Rd
A6053
Byron Ave
Hakka Radcliffe
JT's Trees Bury
Spenser Ave
Moorfield
Shakespeare Ave
Wordsworth Ave
Bolton Road Community Centre
Bolton Road Park Tennis Courts
A665
Coleridge Ave
Byron Ave
Harper Fold Rd
Bolton Rd
Wordsworth Ave
Homer St
Next Frydays
The Unicorn

Road Data Services Ltd

Radcliffe
Thursday 18th June 2026
Junction: 1
Approach: A665 Countess Lane

	Left to Milton Road									Ahead to A665 Bolton Road									Right to A6053 Stopes Road								
TIME	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs
07:30 - 07:45	0	0	0	1	0	0	0	1	1.0	0	1	68	13	1	0	1	84	84.9	0	0	43	4	1	0	0	48	48.5
07:45 - 08:00	0	0	0	0	0	0	0	0	0.0	0	0	50	14	1	1	0	66	67.8	0	0	38	9	0	0	2	49	51.0
Hourly Total	**0**	**0**	**0**	**1**	**0**	**0**	**0**	**1**	**1.0**	**0**	**1**	**118**	**27**	**2**	**1**	**1**	**150**	**152.7**	**0**	**0**	**81**	**13**	**1**	**0**	**2**	**97**	**99.5**
08:00 - 08:15	0	1	2	1	0	0	0	4	3.4	0	0	41	13	2	0	1	57	59.0	0	0	48	7	0	0	0	55	55.0
08:15 - 08:30	0	0	1	0	0	0	0	1	1.0	0	0	43	11	6	0	0	60	63.0	0	0	36	6	0	0	0	42	42.0
08:30 - 08:45	0	0	2	0	0	0	0	2	2.0	0	0	52	6	4	1	1	64	68.3	0	0	34	8	1	0	0	43	43.5
08:45 - 09:00	0	0	4	1	0	0	0	5	5.0	0	0	44	12	1	0	0	57	57.5	0	0	24	5	1	0	1	31	32.5
Hourly Total	**0**	**1**	**9**	**2**	**0**	**0**	**0**	**12**	**11.4**	**0**	**0**	**180**	**42**	**13**	**1**	**2**	**238**	**247.8**	**0**	**0**	**142**	**26**	**2**	**0**	**1**	**171**	**173.0**
09:00 - 09:15	0	0	0	0	0	0	0	0	0.0	0	0	19	4	0	0	0	23	23.0	0	0	30	3	0	0	0	33	33.0
09:15 - 09:30	0	0	3	0	0	0	0	3	3.0	0	0	50	5	1	0	0	56	56.5	0	0	19	3	0	0	1	23	24.0
Hourly Total	**0**	**0**	**3**	**0**	**0**	**0**	**0**	**3**	**3.0**	**0**	**0**	**69**	**9**	**1**	**0**	**0**	**79**	**79.5**	**0**	**0**	**49**	**6**	**0**	**0**	**1**	**56**	**57.0**
TOTAL	**0**	**1**	**12**	**3**	**0**	**0**	**0**	**16**	**15.4**	**0**	**1**	**367**	**78**	**16**	**2**	**3**	**467**	**480.0**	**0**	**0**	**272**	**45**	**3**	**0**	**4**	**324**	**329.5**
14:00 - 14:15	0	0	4	2	0	0	0	6	6.0	0	1	48	12	4	0	1	66	68.4	0	3	40	5	1	1	0	50	50.0
14:15 - 14:30	0	0	1	2	0	0	0	3	3.0	0	0	37	11	2	0	0	50	51.0	0	6	18	2	0	0	0	26	22.4
14:30 - 14:45	0	0	3	0	0	0	0	3	3.0	0	0	45	12	3	0	0	60	61.5	0	0	23	3	0	0	0	26	26.0
14:45 - 15:00	0	0	1	0	0	0	0	1	1.0	0	0	51	7	2	0	0	60	61.0	0	0	29	2	4	0	0	35	37.0
Hourly Total	**0**	**0**	**9**	**4**	**0**	**0**	**0**	**13**	**13.0**	**0**	**1**	**181**	**42**	**11**	**0**	**1**	**236**	**241.9**	**0**	**9**	**110**	**12**	**5**	**1**	**0**	**137**	**135.4**
15:00 - 15:15	0	0	3	1	0	0	0	4	4.0	0	0	48	7	2	0	0	57	58.0	0	0	37	3	1	0	0	41	41.5
15:15 - 15:30	0	0	7	0	0	0	0	7	7.0	1	0	47	6	3	0	1	58	59.7	0	0	30	5	0	0	1	36	37.0
15:30 - 15:45	0	0	3	1	0	0	0	4	4.0	0	0	37	9	1	0	2	49	51.5	0	0	32	7	0	0	1	40	41.0
15:45 - 16:00	0	0	4	0	0	0	0	4	4.0	0	0	37	6	1	0	0	44	44.5	0	0	37	8	0	0	1	46	47.0
Hourly Total	**0**	**0**	**17**	**2**	**0**	**0**	**0**	**19**	**19.0**	**1**	**0**	**169**	**28**	**7**	**0**	**3**	**208**	**213.7**	**0**	**0**	**136**	**23**	**1**	**0**	**3**	**163**	**166.5**
16:00 - 16:15	0	0	1	0	0	0	0	1	1.0	0	0	46	8	1	0	0	55	55.5	0	0	26	3	0	0	2	31	33.0
16:15 - 16:30	0	0	4	0	0	0	0	4	4.0	0	0	57	9	0	0	0	66	66.0	0	0	41	6	1	0	0	48	48.5
16:30 - 16:45	0	0	0	0	0	0	0	0	0.0	0	0	57	5	0	0	0	62	62.0	0	0	36	6	1	1	0	44	45.8
16:45 - 17:00	0	0	3	0	0	0	0	3	3.0	0	0	47	1	1	0	0	49	49.5	0	0	28	2	0	0	0	30	30.0
Hourly Total	**0**	**0**	**8**	**0**	**0**	**0**	**0**	**8**	**8.0**	**0**	**0**	**207**	**23**	**2**	**0**	**0**	**232**	**233.0**	**0**	**0**	**131**	**17**	**2**	**1**	**2**	**153**	**157.3**
17:00 - 17:15	0	0	7	1	0	0	0	8	8.0	0	0	47	7	0	0	0	54	54.0	0	0	26	8	0	0	0	34	34.0
17:15 - 17:30	0	0	2	0	0	0	0	2	2.0	1	0	50	4	0	0	0	55	54.2	0	0	39	7	0	0	0	46	46.0
17:30 - 17:45	0	0	4	1	0	0	0	5	5.0	1	0	56	3	0	0	0	60	59.2	0	0	42	1	0	0	0	43	43.0
17:45 - 18:00	0	0	2	0	0	0	0	2	2.0	0	0	55	2	0	0	0	57	57.0	0	1	32	3	0	0	0	36	35.4
Hourly Total	**0**	**0**	**15**	**2**	**0**	**0**	**0**	**17**	**17.0**	**2**	**0**	**208**	**16**	**0**	**0**	**0**	**226**	**224.4**	**0**	**1**	**139**	**19**	**0**	**0**	**0**	**159**	**158.4**
TOTAL	**0**	**0**	**49**	**8**	**0**	**0**	**0**	**57**	**57.0**	**3**	**1**	**765**	**109**	**20**	**0**	**4**	**902**	**913.0**	**0**	**10**	**516**	**71**	**8**	**2**	**5**	**612**	**617.6**

PCU Factors:	
CYCLE	0.2
M/CYCLE	0.4
CAR	1.0
LGV	1.0
OGV1	1.5
OGV2	2.3
BUS	2.0

Road Data Services Ltd

Radcliffe
Thursday 18th June 2026
Junction: 1
Approach: Milton Road

	Left to A665 Bolton Road									Ahead to A6053 Stopes Road									Right to A665 Countess Lane								
TIME	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs
07:30 - 07:45	0	0	2	0	0	0	0	2	2.0	0	0	2	1	0	0	0	3	3.0	0	0	2	2	0	0	1	5	6.0
07:45 - 08:00	0	0	2	0	0	0	0	2	2.0	0	0	4	0	0	0	0	4	4.0	0	0	1	0	0	0	0	1	1.0
Hourly Total	**0**	**0**	**4**	**0**	**0**	**0**	**0**	**4**	**4.0**	**0**	**0**	**6**	**1**	**0**	**0**	**0**	**7**	**7.0**	**0**	**0**	**3**	**2**	**0**	**0**	**1**	**6**	**7.0**
08:00 - 08:15	0	0	3	1	0	0	0	4	4.0	0	0	13	0	0	0	0	13	13.0	0	0	1	0	0	0	0	1	1.0
08:15 - 08:30	0	0	3	0	0	0	0	3	3.0	0	0	10	1	0	0	0	11	11.0	0	0	2	2	0	0	1	5	6.0
08:30 - 08:45	0	0	2	0	0	0	0	2	2.0	0	0	12	0	0	0	0	12	12.0	0	0	1	0	0	0	0	1	1.0
08:45 - 09:00	0	0	3	1	0	0	0	4	4.0	0	0	25	1	0	0	0	26	26.0	0	0	3	0	0	0	0	3	3.0
Hourly Total	**0**	**0**	**11**	**2**	**0**	**0**	**0**	**13**	**13.0**	**0**	**0**	**60**	**2**	**0**	**0**	**0**	**62**	**62.0**	**0**	**0**	**7**	**2**	**0**	**0**	**1**	**10**	**11.0**
09:00 - 09:15	0	0	1	1	0	0	0	2	2.0	0	0	8	1	0	0	0	9	9.0	0	0	1	0	0	0	0	1	1.0
09:15 - 09:30	0	0	0	1	0	0	0	1	1.0	0	0	4	1	0	0	0	5	5.0	0	0	0	0	0	0	0	0	0.0
Hourly Total	**0**	**0**	**1**	**2**	**0**	**0**	**0**	**3**	**3.0**	**0**	**0**	**12**	**2**	**0**	**0**	**0**	**14**	**14.0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**1**	**1.0**
TOTAL	**0**	**0**	**16**	**4**	**0**	**0**	**0**	**20**	**20.0**	**0**	**0**	**78**	**5**	**0**	**0**	**0**	**83**	**83.0**	**0**	**0**	**11**	**4**	**0**	**0**	**2**	**17**	**19.0**
14:00 - 14:15	0	0	1	0	0	0	0	1	1.0	0	0	3	0	0	0	0	3	3.0	0	0	2	0	0	0	0	2	2.0
14:15 - 14:30	0	0	0	0	0	0	0	0	0.0	0	0	9	2	0	0	0	11	11.0	0	0	1	0	0	0	0	1	1.0
14:30 - 14:45	0	0	1	0	0	0	0	1	1.0	0	0	4	2	0	0	0	6	6.0	0	0	0	0	0	0	0	0	0.0
14:45 - 15:00	0	0	2	0	0	0	0	2	2.0	0	0	8	1	0	0	0	9	9.0	0	0	2	1	0	0	0	3	3.0
Hourly Total	**0**	**0**	**4**	**0**	**0**	**0**	**0**	**4**	**4.0**	**0**	**0**	**24**	**5**	**0**	**0**	**0**	**29**	**29.0**	**0**	**0**	**5**	**1**	**0**	**0**	**0**	**6**	**6.0**
15:00 - 15:15	0	0	2	0	0	0	0	2	2.0	0	0	4	1	0	0	0	5	5.0	0	0	2	0	0	0	0	2	2.0
15:15 - 15:30	0	0	0	1	0	0	0	1	1.0	0	0	2	2	0	0	0	4	4.0	0	0	1	0	0	0	0	1	1.0
15:30 - 15:45	0	0	4	0	0	0	0	4	4.0	0	0	5	0	0	0	0	5	5.0	0	0	0	0	0	0	0	0	0.0
15:45 - 16:00	0	0	3	0	0	0	0	3	3.0	0	0	5	0	1	0	0	6	6.5	0	0	0	0	1	0	0	1	1.5
Hourly Total	**0**	**0**	**9**	**1**	**0**	**0**	**0**	**10**	**10.0**	**0**	**0**	**16**	**3**	**1**	**0**	**0**	**20**	**20.5**	**0**	**0**	**3**	**0**	**1**	**0**	**0**	**4**	**4.5**
16:00 - 16:15	0	0	0	0	0	0	0	0	0.0	0	0	9	2	0	0	0	11	11.0	0	0	2	1	0	0	0	3	3.0
16:15 - 16:30	0	0	7	0	0	0	0	7	7.0	0	1	9	2	0	0	0	12	11.4	0	0	3	0	0	0	0	3	3.0
16:30 - 16:45	0	0	5	1	0	0	0	6	6.0	0	0	8	0	0	0	0	8	8.0	0	0	2	0	0	0	0	2	2.0
16:45 - 17:00	0	0	1	1	0	0	0	2	2.0	0	0	6	0	0	0	0	6	6.0	0	0	2	0	0	0	0	2	2.0
Hourly Total	**0**	**0**	**13**	**2**	**0**	**0**	**0**	**15**	**15.0**	**0**	**1**	**32**	**4**	**0**	**0**	**0**	**37**	**36.4**	**0**	**0**	**9**	**1**	**0**	**0**	**0**	**10**	**10.0**
17:00 - 17:15	0	0	1	0	0	0	0	1	1.0	0	0	5	0	0	0	0	5	5.0	0	0	0	0	0	0	0	0	0.0
17:15 - 17:30	0	0	3	1	0	0	0	4	4.0	0	0	13	3	0	0	0	16	16.0	0	0	2	0	0	0	0	2	2.0
17:30 - 17:45	0	0	5	0	0	0	0	5	5.0	0	0	7	0	0	0	0	7	7.0	0	0	0	1	0	0	0	1	1.0
17:45 - 18:00	0	0	4	1	0	0	0	5	5.0	0	0	8	1	0	0	0	9	9.0	0	0	4	2	0	0	0	6	6.0
Hourly Total	**0**	**0**	**13**	**2**	**0**	**0**	**0**	**15**	**15.0**	**0**	**0**	**33**	**4**	**0**	**0**	**0**	**37**	**37.0**	**0**	**0**	**6**	**3**	**0**	**0**	**0**	**9**	**9.0**
TOTAL	**0**	**0**	**39**	**5**	**0**	**0**	**0**	**44**	**44.0**	**0**	**1**	**105**	**16**	**1**	**0**	**0**	**123**	**122.9**	**0**	**0**	**23**	**5**	**1**	**0**	**0**	**29**	**29.5**

PCU Factors:	
CYCLE	0.2
M/CYCLE	0.4
CAR	1.0
LGV	1.0
OGV1	1.5
OGV2	2.3
BUS	2.0

Road Data Services Ltd

Radcliffe
Thursday 18th June 2026
Junction: 1
Approach: A665 Bolton Road

	Left to A6053 Stopes Road									Ahead to A665 Countess Lane									Right to Milton Road								
TIME	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs
07:30 - 07:45	0	0	69	8	1	0	1	**79**	**80.5**	0	1	42	7	3	1	0	**54**	**56.2**	0	0	0	0	0	0	0	**0**	**0.0**
07:45 - 08:00	0	0	47	3	3	0	1	**54**	**56.5**	1	0	32	7	2	0	1	**43**	**44.2**	0	0	1	0	0	0	0	**1**	**1.0**
Hourly Total	**0**	**0**	**116**	**11**	**4**	**0**	**2**	**133**	**137.0**	**1**	**1**	**74**	**14**	**5**	**1**	**1**	**97**	**100.4**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**1**	**1.0**
08:00 - 08:15	0	0	52	6	0	1	2	**61**	**64.3**	0	0	44	9	2	2	0	**57**	**60.6**	0	0	2	0	0	0	0	**2**	**2.0**
08:15 - 08:30	0	0	52	14	1	0	2	**69**	**71.5**	0	0	34	4	4	0	0	**42**	**44.0**	0	0	2	1	0	0	0	**3**	**3.0**
08:30 - 08:45	0	1	54	6	1	1	2	**65**	**68.2**	0	0	31	9	1	0	0	**41**	**41.5**	0	0	5	0	0	0	0	**5**	**5.0**
08:45 - 09:00	0	0	36	10	7	2	2	**57**	**65.1**	0	0	32	15	5	0	0	**52**	**54.5**	0	0	2	1	0	0	0	**3**	**3.0**
Hourly Total	**0**	**1**	**194**	**36**	**9**	**4**	**8**	**252**	**269.1**	**0**	**0**	**141**	**37**	**12**	**2**	**0**	**192**	**200.6**	**0**	**0**	**11**	**2**	**0**	**0**	**0**	**13**	**13.0**
09:00 - 09:15	0	0	49	10	5	0	2	**66**	**70.5**	0	0	37	7	1	0	0	**45**	**45.5**	0	0	0	0	0	0	0	**0**	**0.0**
09:15 - 09:30	0	0	30	6	3	1	2	**42**	**46.8**	0	0	32	7	1	0	1	**41**	**42.5**	0	0	2	0	1	0	0	**3**	**3.5**
Hourly Total	**0**	**0**	**79**	**16**	**8**	**1**	**4**	**108**	**117.3**	**0**	**0**	**69**	**14**	**2**	**0**	**1**	**86**	**88.0**	**0**	**0**	**2**	**0**	**1**	**0**	**0**	**3**	**3.5**
TOTAL	**0**	**1**	**389**	**63**	**21**	**5**	**14**	**493**	**523.4**	**1**	**1**	**284**	**65**	**19**	**3**	**2**	**375**	**389.0**	**0**	**0**	**14**	**2**	**1**	**0**	**0**	**17**	**17.5**
14:00 - 14:15	0	1	69	9	2	0	2	**83**	**85.4**	0	0	42	13	5	0	0	**60**	**62.5**	0	0	0	0	0	0	0	**0**	**0.0**
14:15 - 14:30	0	0	55	11	4	0	2	**72**	**76.0**	0	0	42	9	3	0	0	**54**	**55.5**	0	0	1	1	0	0	0	**2**	**2.0**
14:30 - 14:45	0	1	58	8	2	0	1	**70**	**71.4**	0	0	53	10	0	0	0	**63**	**63.0**	0	0	0	0	0	0	0	**0**	**0.0**
14:45 - 15:00	0	0	53	10	1	0	1	**65**	**66.5**	0	1	43	11	2	0	0	**57**	**57.4**	0	0	0	0	0	0	0	**0**	**0.0**
Hourly Total	**0**	**2**	**235**	**38**	**9**	**0**	**6**	**290**	**299.3**	**0**	**1**	**180**	**43**	**10**	**0**	**0**	**234**	**238.4**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**2**	**2.0**
15:00 - 15:15	1	1	53	9	2	1	2	**69**	**71.9**	0	0	51	8	2	0	1	**62**	**64.0**	0	0	4	0	0	0	0	**4**	**4.0**
15:15 - 15:30	0	0	66	12	1	0	1	**80**	**81.5**	0	1	58	9	3	0	1	**72**	**73.9**	0	0	3	1	0	0	0	**4**	**4.0**
15:30 - 15:45	0	0	72	9	0	0	3	**84**	**87.0**	0	1	67	11	1	0	0	**80**	**79.9**	0	0	2	0	0	0	0	**2**	**2.0**
15:45 - 16:00	0	0	69	17	1	0	2	**89**	**91.5**	0	0	63	10	2	0	1	**76**	**78.0**	0	0	1	0	0	0	0	**1**	**1.0**
Hourly Total	**1**	**1**	**260**	**47**	**4**	**1**	**8**	**322**	**331.9**	**0**	**2**	**239**	**38**	**8**	**0**	**3**	**290**	**295.8**	**0**	**0**	**10**	**1**	**0**	**0**	**0**	**11**	**11.0**
16:00 - 16:15	0	1	85	14	3	0	2	**105**	**107.9**	0	1	70	16	0	0	0	**87**	**86.4**	0	0	0	2	0	0	0	**2**	**2.0**
16:15 - 16:30	0	0	61	11	2	0	1	**75**	**77.0**	0	0	61	8	2	0	1	**72**	**74.0**	0	0	1	1	0	0	0	**2**	**2.0**
16:30 - 16:45	0	0	92	9	0	0	1	**102**	**103.0**	0	1	84	12	0	0	0	**97**	**96.4**	0	0	2	2	0	0	0	**4**	**4.0**
16:45 - 17:00	1	0	73	11	1	0	3	**89**	**91.7**	0	0	90	13	0	0	0	**103**	**103.0**	0	0	3	0	0	0	0	**3**	**3.0**
Hourly Total	**1**	**1**	**311**	**45**	**6**	**0**	**7**	**371**	**379.6**	**0**	**2**	**305**	**49**	**2**	**0**	**1**	**359**	**359.8**	**0**	**0**	**6**	**5**	**0**	**0**	**0**	**11**	**11.0**
17:00 - 17:15	0	1	82	11	2	1	0	**97**	**98.7**	3	3	70	10	0	0	1	**87**	**83.8**	0	0	5	0	0	0	0	**5**	**5.0**
17:15 - 17:30	0	1	102	9	0	0	4	**116**	**119.4**	0	0	62	10	0	1	1	**74**	**76.3**	0	0	2	0	0	0	0	**2**	**2.0**
17:30 - 17:45	0	0	62	5	0	1	1	**69**	**71.3**	0	0	70	7	0	1	0	**78**	**79.3**	0	0	4	0	0	0	0	**4**	**4.0**
17:45 - 18:00	0	1	70	4	0	0	2	**77**	**78.4**	0	0	57	6	0	0	0	**63**	**63.0**	0	0	1	0	0	0	0	**1**	**1.0**
Hourly Total	**0**	**3**	**316**	**29**	**2**	**2**	**7**	**359**	**367.8**	**3**	**3**	**259**	**33**	**0**	**2**	**2**	**302**	**302.4**	**0**	**0**	**12**	**0**	**0**	**0**	**0**	**12**	**12.0**
TOTAL	**2**	**7**	**1122**	**159**	**21**	**3**	**28**	**1342**	**1378.6**	**3**	**8**	**983**	**163**	**20**	**2**	**6**	**1185**	**1196.4**	**0**	**0**	**29**	**7**	**0**	**0**	**0**	**36**	**36.0**

PCU Factors:	
CYCLE	0.2
M/CYCLE	0.4
CAR	1.0
LGV	1.0
OGV1	1.5
OGV2	2.3
BUS	2.0

Road Data Services Ltd

Radcliffe
Thursday 18th June 2026
Junction: 2
Approach: Wordsworth Avenue North

	Ahead to Wordsworth Avenue (S)									Right to Milton Road								
TIME	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs
07:30 - 07:45	0	0	1	0	0	0	0	1	1.0	0	0	3	3	0	0	1	7	8.0
07:45 - 08:00	0	0	1	0	0	0	0	1	1.0	0	0	7	0	0	0	0	7	7.0
Hourly Total	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**2**	**2.0**	**0**	**0**	**10**	**3**	**0**	**0**	**1**	**14**	**15.0**
08:00 - 08:15	0	0	4	0	0	0	0	4	4.0	0	0	8	0	0	0	0	8	8.0
08:15 - 08:30	0	0	4	2	0	0	0	6	6.0	0	0	8	0	0	0	0	8	8.0
08:30 - 08:45	0	0	1	1	0	0	0	2	2.0	0	0	4	0	0	0	0	4	4.0
08:45 - 09:00	0	0	10	2	0	0	0	12	12.0	0	0	9	1	0	0	0	10	10.0
Hourly Total	**0**	**0**	**19**	**5**	**0**	**0**	**0**	**24**	**24.0**	**0**	**0**	**29**	**1**	**0**	**0**	**0**	**30**	**30.0**
09:00 - 09:15	0	0	4	0	0	0	0	4	4.0	0	0	9	1	0	0	0	10	10.0
09:15 - 09:30	0	0	3	0	1	0	0	4	4.5	0	0	4	1	0	0	0	5	5.0
Hourly Total	**0**	**0**	**7**	**0**	**1**	**0**	**0**	**8**	**8.5**	**0**	**0**	**13**	**2**	**0**	**0**	**0**	**15**	**15.0**
TOTAL	**0**	**0**	**28**	**5**	**1**	**0**	**0**	**34**	**34.5**	**0**	**0**	**52**	**6**	**0**	**0**	**1**	**59**	**60.0**
14:00 - 14:15	0	0	3	1	1	0	0	5	5.5	0	0	5	0	0	0	0	5	5.0
14:15 - 14:30	0	0	3	0	0	0	0	3	3.0	0	1	8	2	0	0	0	11	10.4
14:30 - 14:45	0	0	3	2	0	0	0	5	5.0	0	0	6	1	0	0	0	7	7.0
14:45 - 15:00	0	0	4	1	1	0	0	6	6.5	0	0	6	3	0	0	0	9	9.0
Hourly Total	**0**	**0**	**13**	**4**	**2**	**0**	**0**	**19**	**20.0**	**0**	**1**	**25**	**6**	**0**	**0**	**0**	**32**	**31.4**
15:00 - 15:15	0	0	5	0	0	0	0	5	5.0	0	0	3	2	0	0	0	5	5.0
15:15 - 15:30	0	0	5	2	0	0	0	7	7.0	0	0	9	1	0	0	0	10	10.0
15:30 - 15:45	0	0	8	0	0	0	0	8	8.0	0	0	10	0	0	0	0	10	10.0
15:45 - 16:00	0	0	3	0	0	0	0	3	3.0	1	0	4	0	0	0	0	5	4.2
Hourly Total	**0**	**0**	**21**	**2**	**0**	**0**	**0**	**23**	**23.0**	**1**	**0**	**26**	**3**	**0**	**0**	**0**	**30**	**29.2**
16:00 - 16:15	0	0	4	0	0	0	0	4	4.0	0	0	13	3	0	0	0	16	16.0
16:15 - 16:30	0	0	6	2	0	0	0	8	8.0	0	1	17	0	0	0	0	18	17.4
16:30 - 16:45	0	0	10	2	0	0	0	12	12.0	0	0	10	0	0	0	0	10	10.0
16:45 - 17:00	0	0	8	0	0	0	0	8	8.0	0	0	6	0	0	0	0	6	6.0
Hourly Total	**0**	**0**	**28**	**4**	**0**	**0**	**0**	**32**	**32.0**	**0**	**1**	**46**	**3**	**0**	**0**	**0**	**50**	**49.4**
17:00 - 17:15	1	0	4	1	0	0	0	6	5.2	0	0	9	2	0	0	0	11	11.0
17:15 - 17:30	0	0	6	2	0	0	0	8	8.0	0	1	13	2	0	0	0	16	15.4
17:30 - 17:45	0	0	12	0	0	0	0	12	12.0	0	0	9	0	0	0	0	9	9.0
17:45 - 18:00	1	0	3	0	0	0	0	4	3.2	1	0	10	1	0	0	0	12	11.2
Hourly Total	**2**	**0**	**25**	**3**	**0**	**0**	**0**	**30**	**28.4**	**1**	**1**	**41**	**5**	**0**	**0**	**0**	**48**	**46.6**
TOTAL	**2**	**0**	**87**	**13**	**2**	**0**	**0**	**104**	**103.4**	**2**	**3**	**138**	**17**	**0**	**0**	**0**	**160**	**156.6**

PCU Factors:	
CYCLE	0.2
M/CYCLE	0.4
CAR	1.0
LGV	1.0
OGV1	1.5
OGV2	2.3
BUS	2.0

Road Data Services Ltd

Radcliffe
Thursday 18th June 2026
Junction: 2
Approach: Wordsworth Avenue South

	Left to Milton Road									Ahead to Wordsworth Avenue (N)								
TIME	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs
07:30 - 07:45	0	0	0	0	0	0	0	**0**	**0.0**	0	0	5	1	0	0	0	**6**	**6.0**
07:45 - 08:00	0	0	0	0	0	0	0	**0**	**0.0**	0	0	10	1	1	0	0	**12**	**12.5**
Hourly Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0.0**	**0**	**0**	**15**	**2**	**1**	**0**	**0**	**18**	**18.5**
08:00 - 08:15	0	0	0	0	0	0	0	**0**	**0.0**	0	0	1	0	0	0	0	**1**	**1.0**
08:15 - 08:30	0	0	0	0	0	0	0	**0**	**0.0**	0	0	2	0	0	0	0	**2**	**2.0**
08:30 - 08:45	0	0	0	0	0	0	0	**0**	**0.0**	0	0	7	0	0	0	0	**7**	**7.0**
08:45 - 09:00	0	0	1	1	0	0	0	**2**	**2.0**	0	0	15	0	0	0	0	**15**	**15.0**
Hourly Total	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**2**	**2.0**	**0**	**0**	**25**	**0**	**0**	**0**	**0**	**25**	**25.0**
09:00 - 09:15	0	0	0	0	0	0	0	**0**	**0.0**	0	0	3	0	0	0	0	**3**	**3.0**
09:15 - 09:30	0	0	0	0	0	0	0	**0**	**0.0**	0	0	1	1	1	0	0	**3**	**3.5**
Hourly Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0.0**	**0**	**0**	**4**	**1**	**1**	**0**	**0**	**6**	**6.5**
TOTAL	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**2**	**2.0**	**0**	**0**	**44**	**3**	**2**	**0**	**0**	**49**	**50.0**
14:00 - 14:15	0	0	0	0	0	0	0	**0**	**0.0**	0	0	5	0	0	0	0	**5**	**5.0**
14:15 - 14:30	0	0	3	0	0	0	0	**3**	**3.0**	0	0	6	0	0	0	0	**6**	**6.0**
14:30 - 14:45	0	0	1	0	0	0	0	**1**	**1.0**	0	0	4	1	0	0	0	**5**	**5.0**
14:45 - 15:00	0	0	1	0	0	0	0	**1**	**1.0**	0	0	4	2	0	0	0	**6**	**6.0**
Hourly Total	**0**	**0**	**5**	**0**	**0**	**0**	**0**	**5**	**5.0**	**0**	**0**	**19**	**3**	**0**	**0**	**0**	**22**	**22.0**
15:00 - 15:15	0	0	0	0	0	0	0	**0**	**0.0**	0	0	5	1	0	0	0	**6**	**6.0**
15:15 - 15:30	0	0	1	0	0	0	0	**1**	**1.0**	0	0	4	0	0	0	0	**4**	**4.0**
15:30 - 15:45	0	0	1	0	0	0	0	**1**	**1.0**	0	0	3	0	0	0	0	**3**	**3.0**
15:45 - 16:00	0	0	0	0	1	0	0	**1**	**1.5**	0	0	4	1	1	0	1	**7**	**8.5**
Hourly Total	**0**	**0**	**2**	**0**	**1**	**0**	**0**	**3**	**3.5**	**0**	**0**	**16**	**2**	**1**	**0**	**1**	**20**	**21.5**
16:00 - 16:15	0	0	0	1	0	0	0	**1**	**1.0**	0	0	6	1	0	0	0	**7**	**7.0**
16:15 - 16:30	0	0	2	0	0	0	0	**2**	**2.0**	0	0	5	1	0	0	0	**6**	**6.0**
16:30 - 16:45	0	0	0	0	0	0	0	**0**	**0.0**	0	0	9	0	0	0	0	**9**	**9.0**
16:45 - 17:00	0	0	1	0	0	0	0	**1**	**1.0**	0	0	2	0	0	0	0	**2**	**2.0**
Hourly Total	**0**	**0**	**3**	**1**	**0**	**0**	**0**	**4**	**4.0**	**0**	**0**	**22**	**2**	**0**	**0**	**0**	**24**	**24.0**
17:00 - 17:15	0	0	1	0	0	0	0	**1**	**1.0**	0	0	3	0	0	0	0	**3**	**3.0**
17:15 - 17:30	0	0	2	0	0	0	0	**2**	**2.0**	0	0	7	0	0	0	0	**7**	**7.0**
17:30 - 17:45	0	0	0	1	0	0	0	**1**	**1.0**	1	4	4	0	0	0	0	**9**	**5.8**
17:45 - 18:00	0	0	2	1	0	0	0	**3**	**3.0**	0	0	3	0	0	0	0	**3**	**3.0**
Hourly Total	**0**	**0**	**5**	**2**	**0**	**0**	**0**	**7**	**7.0**	**1**	**4**	**17**	**0**	**0**	**0**	**0**	**22**	**18.8**
TOTAL	**0**	**0**	**15**	**3**	**1**	**0**	**0**	**19**	**19.5**	**1**	**4**	**74**	**7**	**1**	**0**	**1**	**88**	**86.3**

PCU Factors:	
CYCLE	0.2
M/CYCLE	0.4
CAR	1.0
LGV	1.0
OGV1	1.5
OGV2	2.3
BUS	2.0

Road Data Services Ltd

Radcliffe
Thursday 18th June 2026
Junction: 2
Approach: Milton Road

	Left to Wordsworth Avenue (N)									Right to Wordsworth Avenue (S)								
TIME	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs
07:30 - 07:45	0	0	7	2	0	0	0	9	9.0	0	0	1	0	0	0	0	1	1.0
07:45 - 08:00	0	0	16	3	2	0	0	21	22.0	0	0	0	1	0	0	0	1	1.0
Hourly Total	**0**	**0**	**23**	**5**	**2**	**0**	**0**	**30**	**31.0**	**0**	**0**	**1**	**1**	**0**	**0**	**0**	**2**	**2.0**
08:00 - 08:15	0	0	13	4	0	0	0	17	17.0	0	0	1	0	0	0	0	1	1.0
08:15 - 08:30	0	0	19	3	0	0	0	22	22.0	0	0	0	0	0	0	0	0	0.0
08:30 - 08:45	0	0	12	3	0	0	0	15	15.0	0	0	0	0	0	0	0	0	0.0
08:45 - 09:00	0	0	13	2	0	0	0	15	15.0	0	0	1	2	0	0	0	3	3.0
Hourly Total	**0**	**0**	**57**	**12**	**0**	**0**	**0**	**69**	**69.0**	**0**	**0**	**2**	**2**	**0**	**0**	**0**	**4**	**4.0**
09:00 - 09:15	0	0	4	1	0	0	0	5	5.0	0	0	0	0	0	0	0	0	0.0
09:15 - 09:30	0	0	9	1	1	0	0	11	11.5	0	0	2	0	0	0	0	2	2.0
Hourly Total	**0**	**0**	**13**	**2**	**1**	**0**	**0**	**16**	**16.5**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**2**	**2.0**
TOTAL	**0**	**0**	**93**	**19**	**3**	**0**	**0**	**115**	**116.5**	**0**	**0**	**5**	**3**	**0**	**0**	**0**	**8**	**8.0**
14:00 - 14:15	0	0	7	0	1	0	0	8	8.5	0	0	0	1	0	0	0	1	1.0
14:15 - 14:30	0	0	4	3	0	0	0	7	7.0	0	0	1	1	0	0	0	2	2.0
14:30 - 14:45	0	0	1	0	0	0	0	1	1.0	0	0	2	0	1	0	0	3	3.5
14:45 - 15:00	0	0	9	0	0	0	0	9	9.0	0	0	0	0	0	0	0	0	0.0
Hourly Total	**0**	**0**	**21**	**3**	**1**	**0**	**0**	**25**	**25.5**	**0**	**0**	**3**	**2**	**1**	**0**	**0**	**6**	**6.5**
15:00 - 15:15	1	0	7	1	0	0	0	9	8.2	0	0	0	0	0	0	0	0	0.0
15:15 - 15:30	0	1	16	1	0	0	0	18	17.4	0	0	0	0	0	0	0	0	0.0
15:30 - 15:45	0	0	12	1	0	0	0	13	13.0	0	0	3	0	0	0	0	3	3.0
15:45 - 16:00	0	0	13	0	1	0	0	14	14.5	0	0	2	0	0	0	0	2	2.0
Hourly Total	**1**	**1**	**48**	**3**	**1**	**0**	**0**	**54**	**53.1**	**0**	**0**	**5**	**0**	**0**	**0**	**0**	**5**	**5.0**
16:00 - 16:15	0	0	8	2	0	0	0	10	10.0	0	0	0	2	0	0	0	2	2.0
16:15 - 16:30	0	0	7	1	0	0	0	8	8.0	0	0	0	0	0	0	0	0	0.0
16:30 - 16:45	0	0	10	1	0	0	0	11	11.0	0	0	0	2	0	0	0	2	2.0
16:45 - 17:00	0	0	6	0	0	0	0	6	6.0	0	0	1	0	0	0	0	1	1.0
Hourly Total	**0**	**0**	**31**	**4**	**0**	**0**	**0**	**35**	**35.0**	**0**	**0**	**1**	**4**	**0**	**0**	**0**	**5**	**5.0**
17:00 - 17:15	0	0	7	0	0	0	0	7	7.0	0	0	0	0	0	0	0	0	0.0
17:15 - 17:30	0	0	18	1	0	0	0	19	19.0	0	0	1	0	0	0	0	1	1.0
17:30 - 17:45	0	0	14	2	0	0	0	16	16.0	0	0	0	0	0	0	0	0	0.0
17:45 - 18:00	0	0	19	1	0	0	0	20	20.0	0	0	1	0	0	0	0	1	1.0
Hourly Total	**0**	**0**	**58**	**4**	**0**	**0**	**0**	**62**	**62.0**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**2**	**2.0**
TOTAL	**1**	**1**	**158**	**14**	**2**	**0**	**0**	**176**	**175.6**	**0**	**0**	**11**	**6**	**1**	**0**	**0**	**18**	**18.5**

PCU Factors:	
CYCLE	0.2
M/CYCLE	0.4
CAR	1.0
LGV	1.0
OGV1	1.5
OGV2	2.3
BUS	2.0

Road Data Services Ltd

Radcliffe
Thursday 18th June 2026
Junction: 1
Approach: A6053 Stopes Road

	Left to A665 Countess Lane									Ahead to Milton Road									Right to A665 Bolton Road								
TIME	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs
07:30 - 07:45	0	0	29	3	2	0	3	37	41.0	0	0	8	0	0	0	0	8	8.0	0	0	74	10	1	0	2	87	89.5
07:45 - 08:00	0	0	19	6	1	0	0	26	26.5	0	0	14	4	2	0	0	20	21.0	0	1	47	13	2	0	2	65	67.4
Hourly Total	**0**	**0**	**48**	**9**	**3**	**0**	**3**	**63**	**67.5**	**0**	**0**	**22**	**4**	**2**	**0**	**0**	**28**	**29.0**	**0**	**1**	**121**	**23**	**3**	**0**	**4**	**152**	**156.9**
08:00 - 08:15	0	1	22	6	0	1	0	30	30.7	0	0	8	4	0	0	0	12	12.0	1	1	56	4	4	0	1	67	68.6
08:15 - 08:30	0	0	30	1	0	1	0	32	33.3	0	0	14	2	0	0	0	16	16.0	0	0	51	9	0	1	1	62	64.3
08:30 - 08:45	0	0	28	5	0	0	0	33	33.0	0	0	6	1	0	0	0	7	7.0	0	1	53	4	3	0	1	62	63.9
08:45 - 09:00	0	0	35	4	0	0	0	39	39.0	0	0	8	2	0	0	0	10	10.0	0	0	48	13	0	0	1	62	63.0
Hourly Total	**0**	**1**	**115**	**16**	**0**	**2**	**0**	**134**	**136.0**	**0**	**0**	**36**	**9**	**0**	**0**	**0**	**45**	**45.0**	**1**	**2**	**208**	**30**	**7**	**1**	**4**	**253**	**259.8**
09:00 - 09:15	0	0	26	6	3	2	0	37	41.1	0	0	4	1	0	0	0	5	5.0	1	0	40	4	3	0	2	50	52.7
09:15 - 09:30	0	0	26	3	0	0	0	29	29.0	0	0	9	0	0	0	0	9	9.0	0	0	57	5	0	0	1	63	64.0
Hourly Total	**0**	**0**	**52**	**9**	**3**	**2**	**0**	**66**	**70.1**	**0**	**0**	**13**	**1**	**0**	**0**	**0**	**14**	**14.0**	**1**	**0**	**97**	**9**	**3**	**0**	**3**	**113**	**116.7**
TOTAL	**0**	**1**	**215**	**34**	**6**	**4**	**3**	**263**	**273.6**	**0**	**0**	**71**	**14**	**2**	**0**	**0**	**87**	**88.0**	**2**	**3**	**426**	**62**	**13**	**1**	**11**	**518**	**533.4**
14:00 - 14:15	0	0	29	5	1	0	0	35	35.5	0	0	6	0	0	0	0	6	6.0	0	1	47	8	2	1	2	61	64.7
14:15 - 14:30	0	0	23	2	0	0	0	25	25.0	0	0	2	2	0	0	0	4	4.0	0	0	32	9	1	2	1	45	49.1
14:30 - 14:45	0	0	30	9	2	0	0	41	42.0	0	0	2	1	0	0	0	3	3.0	1	2	38	11	2	1	1	56	57.3
14:45 - 15:00	0	0	38	4	0	0	0	42	42.0	0	0	9	0	0	0	0	9	9.0	0	1	44	7	6	0	2	60	64.4
Hourly Total	**0**	**0**	**120**	**20**	**3**	**0**	**0**	**143**	**144.5**	**0**	**0**	**19**	**3**	**0**	**0**	**0**	**22**	**22.0**	**1**	**4**	**161**	**35**	**11**	**4**	**6**	**222**	**235.5**
15:00 - 15:15	0	0	34	8	1	0	0	43	43.5	0	0	10	1	0	0	0	11	11.0	0	0	60	3	1	0	1	65	66.5
15:15 - 15:30	0	0	45	8	0	0	0	53	53.0	0	0	9	1	0	0	0	10	10.0	0	0	39	5	0	0	1	45	46.0
15:30 - 15:45	0	1	51	5	0	0	0	57	56.4	0	0	7	1	0	0	0	8	8.0	0	0	43	4	0	0	2	49	51.0
15:45 - 16:00	0	0	36	9	0	0	2	47	49.0	0	0	11	0	1	0	0	12	12.5	0	1	42	5	0	0	0	48	47.4
Hourly Total	**0**	**1**	**166**	**30**	**1**	**0**	**2**	**200**	**201.9**	**0**	**0**	**37**	**3**	**1**	**0**	**0**	**41**	**41.5**	**0**	**1**	**184**	**17**	**1**	**0**	**4**	**207**	**210.9**
16:00 - 16:15	0	0	56	8	1	0	0	65	65.5	0	0	5	5	0	0	0	10	10.0	1	0	34	5	1	1	2	44	47.0
16:15 - 16:30	0	0	40	10	2	1	0	53	55.3	0	0	7	1	0	0	0	8	8.0	1	0	51	7	1	0	1	61	61.7
16:30 - 16:45	0	0	56	7	0	0	0	63	63.0	0	0	13	5	0	0	0	18	18.0	0	1	51	15	2	0	1	70	71.4
16:45 - 17:00	0	0	47	5	0	0	0	52	52.0	0	0	5	0	0	0	0	5	5.0	0	0	60	4	0	0	2	66	68.0
Hourly Total	**0**	**0**	**199**	**30**	**3**	**1**	**0**	**233**	**235.8**	**0**	**0**	**30**	**11**	**0**	**0**	**0**	**41**	**41.0**	**2**	**1**	**196**	**31**	**4**	**1**	**6**	**241**	**248.1**
17:00 - 17:15	1	0	50	8	0	0	0	59	58.2	0	0	6	0	0	0	0	6	6.0	0	1	63	4	1	0	2	71	72.9
17:15 - 17:30	0	1	37	9	0	0	0	47	46.4	0	0	16	1	0	0	0	17	17.0	0	0	62	4	1	0	2	69	71.5
17:30 - 17:45	0	0	46	5	0	0	0	51	51.0	0	0	9	3	0	0	0	12	12.0	0	0	71	8	1	0	2	82	84.5
17:45 - 18:00	0	0	52	9	0	0	0	61	61.0	0	0	17	1	0	0	0	18	18.0	0	0	50	6	0	0	0	56	56.0
Hourly Total	**1**	**1**	**185**	**31**	**0**	**0**	**0**	**218**	**216.6**	**0**	**0**	**48**	**5**	**0**	**0**	**0**	**53**	**53.0**	**0**	**1**	**246**	**22**	**3**	**0**	**6**	**278**	**284.9**
TOTAL	**1**	**2**	**670**	**111**	**7**	**1**	**2**	**794**	**798.8**	**0**	**0**	**134**	**22**	**1**	**0**	**0**	**157**	**157.5**	**3**	**7**	**787**	**105**	**19**	**5**	**22**	**948**	**979.4**

PCU Factors:	
CYCLE	0.2
M/CYCLE	0.4
CAR	1.0
LGV	1.0
OGV1	1.5
OGV2	2.3
BUS	2.0

Road Data Services Ltd

Radcliffe
Thursday 18th June 2026
Junction: 2
Approach: Coronation Road North

	Ahead to Coronation Road (S)									Right to Wordsworth Avenue								
TIME	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs
07:30 - 07:45	0	0	18	5	0	0	4	**27**	**31.0**	0	0	2	1	0	0	1	**4**	**5.0**
07:45 - 08:00	0	1	20	5	1	0	1	**28**	**28.9**	0	0	1	0	0	0	0	**1**	**1.0**
Hourly Total	**0**	**1**	**38**	**10**	**1**	**0**	**5**	**55**	**59.9**	**0**	**0**	**3**	**1**	**0**	**0**	**1**	**5**	**6.0**
08:00 - 08:15	0	0	16	0	1	0	2	**19**	**21.5**	0	0	3	1	0	0	0	**4**	**4.0**
08:15 - 08:30	0	0	20	4	1	0	0	**25**	**25.5**	0	0	5	1	0	0	0	**6**	**6.0**
08:30 - 08:45	0	0	18	2	0	0	1	**21**	**22.0**	0	0	2	1	0	0	0	**3**	**3.0**
08:45 - 09:00	0	0	13	2	0	0	1	**16**	**17.0**	0	0	10	1	0	0	0	**11**	**11.0**
Hourly Total	**0**	**0**	**67**	**8**	**2**	**0**	**4**	**81**	**86.0**	**0**	**0**	**20**	**4**	**0**	**0**	**0**	**24**	**24.0**
09:00 - 09:15	0	0	12	4	0	0	1	**17**	**18.0**	0	0	3	1	0	0	0	**4**	**4.0**
09:15 - 09:30	0	0	10	2	0	0	0	**12**	**12.0**	0	0	5	1	0	0	0	**6**	**6.0**
Hourly Total	**0**	**0**	**22**	**6**	**0**	**0**	**1**	**29**	**30.0**	**0**	**0**	**8**	**2**	**0**	**0**	**0**	**10**	**10.0**
TOTAL	**0**	**1**	**127**	**24**	**3**	**0**	**10**	**165**	**175.9**	**0**	**0**	**31**	**7**	**0**	**0**	**1**	**39**	**40.0**
14:00 - 14:15	0	0	18	0	1	0	0	**19**	**19.5**	0	0	4	1	1	0	0	**6**	**6.5**
14:15 - 14:30	0	0	11	2	1	0	1	**15**	**16.5**	0	0	7	0	0	0	0	**7**	**7.0**
14:30 - 14:45	0	0	12	1	0	0	0	**13**	**13.0**	0	0	2	2	0	0	0	**4**	**4.0**
14:45 - 15:00	0	0	11	2	0	0	2	**15**	**17.0**	0	0	5	1	1	0	0	**7**	**7.5**
Hourly Total	**0**	**0**	**52**	**5**	**2**	**0**	**3**	**62**	**66.0**	**0**	**0**	**18**	**4**	**2**	**0**	**0**	**24**	**25.0**
15:00 - 15:15	0	0	11	2	0	0	0	**13**	**13.0**	0	0	2	1	0	0	0	**3**	**3.0**
15:15 - 15:30	0	0	21	1	0	0	1	**23**	**24.0**	1	0	5	1	0	0	0	**7**	**6.2**
15:30 - 15:45	0	0	20	1	0	0	1	**22**	**23.0**	1	0	9	0	0	0	0	**10**	**9.2**
15:45 - 16:00	0	0	19	3	0	0	1	**23**	**24.0**	0	0	7	0	0	0	0	**7**	**7.0**
Hourly Total	**0**	**0**	**71**	**7**	**0**	**0**	**3**	**81**	**84.0**	**2**	**0**	**23**	**2**	**0**	**0**	**0**	**27**	**25.4**
16:00 - 16:15	0	0	16	3	0	0	2	**21**	**23.0**	0	0	6	1	0	0	0	**7**	**7.0**
16:15 - 16:30	0	0	13	1	0	0	1	**15**	**16.0**	0	0	8	0	0	0	0	**8**	**8.0**
16:30 - 16:45	0	0	17	3	0	0	0	**20**	**20.0**	0	0	13	1	0	0	0	**14**	**14.0**
16:45 - 17:00	1	0	17	0	0	0	1	**19**	**19.2**	0	0	7	0	0	0	0	**7**	**7.0**
Hourly Total	**1**	**0**	**63**	**7**	**0**	**0**	**4**	**75**	**78.2**	**0**	**0**	**34**	**2**	**0**	**0**	**0**	**36**	**36.0**
17:00 - 17:15	0	0	20	1	0	0	0	**21**	**21.0**	0	0	5	2	0	0	0	**7**	**7.0**
17:15 - 17:30	0	0	17	2	0	0	1	**20**	**21.0**	0	0	7	2	0	0	0	**9**	**9.0**
17:30 - 17:45	0	0	18	1	0	0	1	**20**	**21.0**	0	0	13	0	0	0	0	**13**	**13.0**
17:45 - 18:00	2	0	11	1	0	0	1	**15**	**14.4**	0	0	4	1	0	0	0	**5**	**5.0**
Hourly Total	**2**	**0**	**66**	**5**	**0**	**0**	**3**	**76**	**77.4**	**0**	**0**	**29**	**5**	**0**	**0**	**0**	**34**	**34.0**
TOTAL	**3**	**0**	**252**	**24**	**2**	**0**	**13**	**294**	**305.6**	**2**	**0**	**104**	**13**	**2**	**0**	**0**	**121**	**120.4**

PCU Factors:	
CYCLE	0.2
M/CYCLE	0.4
CAR	1.0
LGV	1.0
OGV1	1.5
OGV2	2.3
BUS	2.0

Road Data Services Ltd

Radcliffe
Thursday 18th June 2026
Junction: 2
Approach: Coronation Road South

	Left to Wordsworth Avenue									Ahead to Coronation Road (N)								
TIME	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs
07:30 - 07:45	0	0	2	2	0	0	0	**4**	**4.0**	0	0	9	2	0	0	2	**13**	**15.0**
07:45 - 08:00	0	0	7	0	0	0	0	**7**	**7.0**	0	0	9	1	1	0	0	**11**	**11.5**
Hourly Total	**0**	**0**	**9**	**2**	**0**	**0**	**0**	**11**	**11.0**	**0**	**0**	**18**	**3**	**1**	**0**	**2**	**24**	**26.5**
08:00 - 08:15	0	0	8	0	0	0	0	**8**	**8.0**	0	0	6	5	0	0	1	**12**	**13.0**
08:15 - 08:30	0	0	8	0	0	0	0	**8**	**8.0**	0	0	13	2	0	0	0	**15**	**15.0**
08:30 - 08:45	0	0	3	0	0	0	0	**3**	**3.0**	0	0	8	1	0	0	1	**10**	**11.0**
08:45 - 09:00	0	0	12	2	0	0	0	**14**	**14.0**	0	0	19	0	0	0	1	**20**	**21.0**
Hourly Total	**0**	**0**	**31**	**2**	**0**	**0**	**0**	**33**	**33.0**	**0**	**0**	**46**	**8**	**0**	**0**	**3**	**57**	**60.0**
09:00 - 09:15	0	0	9	0	0	0	0	**9**	**9.0**	0	0	21	1	0	0	0	**22**	**22.0**
09:15 - 09:30	0	0	5	1	1	0	0	**7**	**7.5**	0	0	10	1	1	0	1	**13**	**14.5**
Hourly Total	**0**	**0**	**14**	**1**	**1**	**0**	**0**	**16**	**16.5**	**0**	**0**	**31**	**2**	**1**	**0**	**1**	**35**	**36.5**
TOTAL	**0**	**0**	**54**	**5**	**1**	**0**	**0**	**60**	**60.5**	**0**	**0**	**95**	**13**	**2**	**0**	**6**	**116**	**123.0**
14:00 - 14:15	0	0	5	0	0	0	0	**5**	**5.0**	0	0	17	1	2	0	0	**20**	**21.0**
14:15 - 14:30	0	1	6	2	0	0	0	**9**	**8.4**	0	0	15	2	0	0	1	**18**	**19.0**
14:30 - 14:45	0	0	5	1	0	0	0	**6**	**6.0**	0	0	9	1	0	0	2	**12**	**14.0**
14:45 - 15:00	0	0	8	3	0	0	0	**11**	**11.0**	0	0	14	1	1	0	0	**16**	**16.5**
Hourly Total	**0**	**1**	**24**	**6**	**0**	**0**	**0**	**31**	**30.4**	**0**	**0**	**55**	**5**	**3**	**0**	**3**	**66**	**70.5**
15:00 - 15:15	0	0	5	1	0	0	0	**6**	**6.0**	0	0	15	2	1	0	0	**18**	**18.5**
15:15 - 15:30	0	0	9	2	0	0	0	**11**	**11.0**	0	0	19	7	0	0	1	**27**	**28.0**
15:30 - 15:45	0	0	8	1	0	0	0	**9**	**9.0**	1	0	27	2	0	0	4	**34**	**37.2**
15:45 - 16:00	1	0	2	0	0	0	0	**3**	**2.2**	0	0	19	1	1	0	1	**22**	**23.5**
Hourly Total	**1**	**0**	**24**	**4**	**0**	**0**	**0**	**29**	**28.2**	**1**	**0**	**80**	**12**	**2**	**0**	**6**	**101**	**107.2**
16:00 - 16:15	0	0	10	2	0	0	0	**12**	**12.0**	1	0	13	2	0	0	0	**16**	**15.2**
16:15 - 16:30	0	1	15	2	0	0	0	**18**	**17.4**	0	0	24	3	0	0	0	**27**	**27.0**
16:30 - 16:45	0	0	7	1	0	0	0	**8**	**8.0**	0	0	26	3	0	0	0	**29**	**29.0**
16:45 - 17:00	0	0	8	0	0	0	0	**8**	**8.0**	0	0	16	2	0	0	2	**20**	**22.0**
Hourly Total	**0**	**1**	**40**	**5**	**0**	**0**	**0**	**46**	**45.4**	**1**	**0**	**79**	**10**	**0**	**0**	**2**	**92**	**93.2**
17:00 - 17:15	0	1	11	1	0	0	0	**13**	**12.4**	0	0	26	4	0	0	1	**31**	**32.0**
17:15 - 17:30	1	0	12	1	0	0	0	**14**	**13.2**	0	0	28	0	0	0	1	**29**	**30.0**
17:30 - 17:45	0	0	9	0	0	0	0	**9**	**9.0**	0	0	15	1	0	0	0	**16**	**16.0**
17:45 - 18:00	0	0	7	0	0	0	0	**7**	**7.0**	0	0	18	0	1	0	0	**19**	**19.5**
Hourly Total	**1**	**1**	**39**	**2**	**0**	**0**	**0**	**43**	**41.6**	**0**	**0**	**87**	**5**	**1**	**0**	**2**	**95**	**97.5**
TOTAL	**2**	**3**	**127**	**17**	**0**	**0**	**0**	**149**	**145.6**	**2**	**0**	**301**	**32**	**6**	**0**	**13**	**354**	**368.4**

PCU Factors:	
CYCLE	0.2
M/CYCLE	0.4
CAR	1.0
LGV	1.0
OGV1	1.5
OGV2	2.3
BUS	2.0

Road Data Services Ltd

Radcliffe
Thursday 18th June 2026
Junction: 2
Approach: Wordsworth Avenue

	Left to Coronation Road (N)									Right to Coronation Road (S)								
TIME	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs	CYCLE	M/CYCLE	CAR	LGV	OGV1	OGV2	BUS	TOTAL	PCUs
07:30 - 07:45	0	0	3	3	0	0	0	6	6.0	0	0	12	0	0	0	0	12	12.0
07:45 - 08:00	0	0	2	1	0	0	0	3	3.0	0	0	22	3	3	0	0	28	29.5
Hourly Total	**0**	**0**	**5**	**4**	**0**	**0**	**0**	**9**	**9.0**	**0**	**0**	**34**	**3**	**3**	**0**	**0**	**40**	**41.5**
08:00 - 08:15	0	0	11	0	0	0	0	11	11.0	0	0	4	4	0	0	0	8	8.0
08:15 - 08:30	0	0	7	2	0	0	0	9	9.0	0	0	9	1	0	0	0	10	10.0
08:30 - 08:45	0	0	9	0	0	0	0	9	9.0	0	0	7	2	0	0	0	9	9.0
08:45 - 09:00	0	0	18	2	0	0	0	20	20.0	0	0	10	1	0	0	0	11	11.0
Hourly Total	**0**	**0**	**45**	**4**	**0**	**0**	**0**	**49**	**49.0**	**0**	**0**	**30**	**8**	**0**	**0**	**0**	**38**	**38.0**
09:00 - 09:15	0	0	5	0	0	0	0	5	5.0	0	0	3	1	0	0	0	4	4.0
09:15 - 09:30	0	0	6	0	1	0	0	7	7.5	0	0	4	2	1	0	0	7	7.5
Hourly Total	**0**	**0**	**11**	**0**	**1**	**0**	**0**	**12**	**12.5**	**0**	**0**	**7**	**3**	**1**	**0**	**0**	**11**	**11.5**
TOTAL	**0**	**0**	**61**	**8**	**1**	**0**	**0**	**70**	**70.5**	**0**	**0**	**71**	**14**	**4**	**0**	**0**	**89**	**91.0**
14:00 - 14:15	0	0	4	0	0	0	0	4	4.0	0	0	8	0	1	0	0	9	9.5
14:15 - 14:30	0	0	7	1	0	0	0	8	8.0	0	0	3	2	0	0	0	5	5.0
14:30 - 14:45	0	0	4	0	0	0	0	4	4.0	0	0	2	1	0	0	0	3	3.0
14:45 - 15:00	0	0	7	1	0	0	0	8	8.0	0	0	4	1	0	0	0	5	5.0
Hourly Total	**0**	**0**	**22**	**2**	**0**	**0**	**0**	**24**	**24.0**	**0**	**0**	**17**	**4**	**1**	**0**	**0**	**22**	**22.5**
15:00 - 15:15	0	0	8	1	0	0	0	9	9.0	1	0	5	2	0	0	0	8	7.2
15:15 - 15:30	0	1	9	0	0	0	0	10	9.4	0	0	10	1	0	0	0	11	11.0
15:30 - 15:45	0	0	7	0	1	0	0	8	8.5	0	0	13	1	0	0	0	14	14.0
15:45 - 16:00	0	0	6	0	0	0	1	7	8.0	0	0	4	1	0	0	0	5	5.0
Hourly Total	**0**	**1**	**30**	**1**	**1**	**0**	**1**	**34**	**34.9**	**1**	**0**	**32**	**5**	**0**	**0**	**0**	**38**	**37.2**
16:00 - 16:15	0	0	14	1	0	0	0	15	15.0	0	0	2	2	0	0	0	4	4.0
16:15 - 16:30	0	0	7	0	0	0	0	7	7.0	0	0	5	2	0	0	0	7	7.0
16:30 - 16:45	0	0	10	1	1	0	0	12	12.5	0	0	10	0	0	0	0	10	10.0
16:45 - 17:00	0	0	5	0	0	0	0	5	5.0	0	0	3	0	0	0	0	3	3.0
Hourly Total	**0**	**0**	**36**	**2**	**1**	**0**	**0**	**39**	**39.5**	**0**	**0**	**20**	**4**	**0**	**0**	**0**	**24**	**24.0**
17:00 - 17:15	0	0	5	0	0	0	0	5	5.0	0	0	5	0	0	0	0	5	5.0
17:15 - 17:30	0	0	13	0	0	0	0	13	13.0	0	0	12	1	0	0	0	13	13.0
17:30 - 17:45	1	0	5	0	0	0	0	6	5.2	0	0	9	2	0	0	0	11	11.0
17:45 - 18:00	0	0	13	0	0	0	0	13	13.0	0	0	15	1	0	0	0	16	16.0
Hourly Total	**1**	**0**	**36**	**0**	**0**	**0**	**0**	**37**	**36.2**	**0**	**0**	**41**	**4**	**0**	**0**	**0**	**45**	**45.0**
TOTAL	**1**	**1**	**124**	**5**	**2**	**0**	**1**	**134**	**134.6**	**1**	**0**	**110**	**17**	**1**	**0**	**0**	**129**	**128.7**

PCU Factors:	
CYCLE	0.2
M/CYCLE	0.4
CAR	1.0
LGV	1.0
OGV1	1.5
OGV2	2.3
BUS	2.0

Radcliffe Queues, Thursday 18th June 2026

Produced by Road Data Services Ltd.

Time			Countess Lane	Milton Road	Bolton Road	Stopes Road
			Lane 1	Lane 1	Lane 1	Lane 1
7:30	-	7:35	5	2	3	3
7:35	-	7:40	5	1	3	9
7:40	-	7:45	7	2	5	9
7:45	-	7:50	12	0	5	7
7:50	-	7:55	7	1	5	1
7:55	-	8:00	9	1	3	3
8:00	-	8:05	5	1	4	7
8:05	-	8:10	9	2	4	3
8:10	-	8:15	4	1	4	4
8:15	-	8:20	3	1	4	3
8:20	-	8:25	3	1	3	3
8:25	-	8:30	5	0	3	1
8:30	-	8:35	8	0	4	5
8:35	-	8:40	3	1	1	5
8:40	-	8:45	4	0	2	2
8:45	-	8:50	4	1	6	10
8:50	-	8:55	6	2	4	4
8:55	-	9:00	8	1	11	3
9:00	-	9:05	3	1	2	4
9:05	-	9:10	2	1	3	1
9:10	-	9:15	3	2	4	5
9:15	-	9:20	3	1	2	4
9:20	-	9:25	3	1	4	2
9:25	-	9:30	6	1	5	3

14:00	**-**	**14:05**	3	1	3	4
14:05	**-**	**14:10**	4	1	3	10
14:10	**-**	**14:15**	0	0	4	4
14:15	**-**	**14:20**	6	1	6	3
14:20	**-**	**14:25**	2	0	4	4
14:25	**-**	**14:30**	4	0	5	4
14:30	**-**	**14:35**	2	0	3	4
14:35	**-**	**14:40**	3	0	2	3
14:40	**-**	**14:45**	5	0	3	6
14:45	**-**	**14:50**	5	1	4	3
14:50	**-**	**14:55**	3	0	3	4
14:55	**-**	**15:00**	4	0	7	15
15:00	**-**	**15:05**	5	0	3	6
15:05	**-**	**15:10**	2	0	3	2
15:10	**-**	**15:15**	7	0	4	4
15:15	**-**	**15:20**	4	0	4	5
15:20	**-**	**15:25**	5	2	9	6
15:25	**-**	**15:30**	4	0	6	6
15:30	**-**	**15:35**	1	1	8	2
15:35	**-**	**15:40**	3	1	0	4
15:40	**-**	**15:45**	4	1	4	3
15:45	**-**	**15:50**	2	2	0	4
15:50	**-**	**15:55**	3	0	3	7
15:55	**-**	**16:00**	3	0	5	1
16:00	**-**	**16:05**	6	0	3	2
16:05	**-**	**16:10**	3	1	4	5
16:10	**-**	**16:15**	3	2	4	9
16:15	**-**	**16:20**	5	0	6	10
16:20	**-**	**16:25**	4	2	5	9
16:25	**-**	**16:30**	3	1	9	10
16:30	**-**	**16:35**	4	1	5	9
16:35	**-**	**16:40**	4	1	7	19
16:40	**-**	**16:45**	4	2	10	8
16:45	**-**	**16:50**	3	0	7	2
16:50	**-**	**16:55**	5	0	7	3
16:55	**-**	**17:00**	4	1	4	7
17:00	**-**	**17:05**	3	0	6	5
17:05	**-**	**17:10**	3	0	4	0
17:10	**-**	**17:15**	5	0	5	0
17:15	**-**	**17:20**	3	0	4	0
17:20	**-**	**17:25**	4	2	5	3
17:25	**-**	**17:30**	4	0	8	8
17:30	**-**	**17:35**	3	0	9	5
17:35	**-**	**17:40**	3	0	6	4
17:40	**-**	**17:45**	3	0	5	0
17:45	**-**	**17:50**	5	0	0	3
17:50	**-**	**17:55**	4	0	0	0
17:55	**-**	**18:00**	2	0	3	0

Queues are maximum queues each 5 minutes

Radcliffe Queues, Thursday 18th June 2026

Produced by Road Data Services Ltd.

Time			Wordsworth Avenue (N)	Milton Road
			Right Turn	Lane 1
7:30	-	7:35	0	0
7:35	-	7:40	0	0
7:40	-	7:45	0	0
7:45	-	7:50	0	0
7:50	-	7:55	1	0
7:55	-	8:00	0	0
8:00	-	8:05	1	0
8:05	-	8:10	0	0
8:10	-	8:15	0	0
8:15	-	8:20	0	0
8:20	-	8:25	1	0
8:25	-	8:30	1	0
8:30	-	8:35	0	0
8:35	-	8:40	0	0
8:40	-	8:45	1	0
8:45	-	8:50	0	0
8:50	-	8:55	0	0
8:55	-	9:00	0	0
9:00	-	9:05	0	0
9:05	-	9:10	0	0
9:10	-	9:15	0	0
9:15	-	9:20	0	0
9:20	-	9:25	0	0
9:25	-	9:30	0	0

14:00	**-**	**14:05**	1	0
14:05	**-**	**14:10**	0	0
14:10	**-**	**14:15**	0	0
14:15	**-**	**14:20**	0	0
14:20	**-**	**14:25**	0	0
14:25	**-**	**14:30**	0	0
14:30	**-**	**14:35**	0	0
14:35	**-**	**14:40**	0	0
14:40	**-**	**14:45**	0	0
14:45	**-**	**14:50**	0	0
14:50	**-**	**14:55**	0	0
14:55	**-**	**15:00**	0	0
15:00	**-**	**15:05**	0	0
15:05	**-**	**15:10**	0	0
15:10	**-**	**15:15**	0	0
15:15	**-**	**15:20**	0	0
15:20	**-**	**15:25**	0	0
15:25	**-**	**15:30**	0	0
15:30	**-**	**15:35**	1	0
15:35	**-**	**15:40**	0	0
15:40	**-**	**15:45**	0	0
15:45	**-**	**15:50**	0	0
15:50	**-**	**15:55**	0	0
15:55	**-**	**16:00**	0	0
16:00	**-**	**16:05**	0	0
16:05	**-**	**16:10**	0	0
16:10	**-**	**16:15**	0	0
16:15	**-**	**16:20**	0	0
16:20	**-**	**16:25**	0	0
16:25	**-**	**16:30**	0	0
16:30	**-**	**16:35**	0	0
16:35	**-**	**16:40**	0	0
16:40	**-**	**16:45**	0	0
16:45	**-**	**16:50**	0	0
16:50	**-**	**16:55**	0	0
16:55	**-**	**17:00**	0	0
17:00	**-**	**17:05**	0	0
17:05	**-**	**17:10**	0	0
17:10	**-**	**17:15**	1	0
17:15	**-**	**17:20**	1	0
17:20	**-**	**17:25**	1	0
17:25	**-**	**17:30**	0	0
17:30	**-**	**17:35**	0	0
17:35	**-**	**17:40**	0	0
17:40	**-**	**17:45**	2	0
17:45	**-**	**17:50**	2	0
17:50	**-**	**17:55**	2	0
17:55	**-**	**18:00**	0	0

Queues are maximum queues each 5 minutes

Radcliffe Queues, Thursday 18th June 2026

Produced by Road Data Services Ltd.

Time			Coronation Road (N)	Coronation Road (S)	Wordsworth Avenue
			Lane 1	Lane 1	Lane 1
7:30	-	7:35	0	0	0
7:35	-	7:40	3	0	0
7:40	-	7:45	0	0	1
7:45	-	7:50	0	1	2
7:50	-	7:55	1	1	2
7:55	-	8:00	2	0	3
8:00	-	8:05	0	0	0
8:05	-	8:10	0	0	0
8:10	-	8:15	0	0	0
8:15	-	8:20	1	0	0
8:20	-	8:25	1	0	0
8:25	-	8:30	0	0	1
8:30	-	8:35	1	0	0
8:35	-	8:40	0	0	1
8:40	-	8:45	1	0	1
8:45	-	8:50	1	0	1
8:50	-	8:55	0	0	0
8:55	-	9:00	2	0	0
9:00	-	9:05	0	0	0
9:05	-	9:10	0	0	0
9:10	-	9:15	0	0	0
9:15	-	9:20	0	0	0
9:20	-	9:25	2	0	0
9:25	-	9:30	0	0	0

14:00	**-**	**14:05**	0	1	1
14:05	**-**	**14:10**	0	1	1
14:10	**-**	**14:15**	2	0	1
14:15	**-**	**14:20**	2	0	1
14:20	**-**	**14:25**	1	0	0
14:25	**-**	**14:30**	1	0	1
14:30	**-**	**14:35**	0	0	0
14:35	**-**	**14:40**	0	0	0
14:40	**-**	**14:45**	0	0	0
14:45	**-**	**14:50**	3	0	1
14:50	**-**	**14:55**	0	0	0
14:55	**-**	**15:00**	0	0	1
15:00	**-**	**15:05**	0	0	0
15:05	**-**	**15:10**	0	0	0
15:10	**-**	**15:15**	0	0	2
15:15	**-**	**15:20**	1	0	1
15:20	**-**	**15:25**	3	3	3
15:25	**-**	**15:30**	1	1	1
15:30	**-**	**15:35**	2	1	1
15:35	**-**	**15:40**	2	0	1
15:40	**-**	**15:45**	1	0	1
15:45	**-**	**15:50**	1	1	1
15:50	**-**	**15:55**	0	0	0
15:55	**-**	**16:00**	2	0	1
16:00	**-**	**16:05**	0	0	0
16:05	**-**	**16:10**	0	0	1
16:10	**-**	**16:15**	0	0	1
16:15	**-**	**16:20**	0	2	1
16:20	**-**	**16:25**	0	0	0
16:25	**-**	**16:30**	2	1	1
16:30	**-**	**16:35**	0	2	1
16:35	**-**	**16:40**	1	3	1
16:40	**-**	**16:45**	0	0	0
16:45	**-**	**16:50**	2	0	0
16:50	**-**	**16:55**	0	0	0
16:55	**-**	**17:00**	0	0	1
17:00	**-**	**17:05**	0	0	1
17:05	**-**	**17:10**	1	0	1
17:10	**-**	**17:15**	1	1	1
17:15	**-**	**17:20**	1	0	1
17:20	**-**	**17:25**	1	0	2
17:25	**-**	**17:30**	0	0	1
17:30	**-**	**17:35**	0	1	1
17:35	**-**	**17:40**	0	0	0
17:40	**-**	**17:45**	0	1	1
17:45	**-**	**17:50**	1	0	1
17:50	**-**	**17:55**	1	0	2
17:55	**-**	**18:00**	2	0	2

Queues are maximum queues each 5 minutes

S|C|P

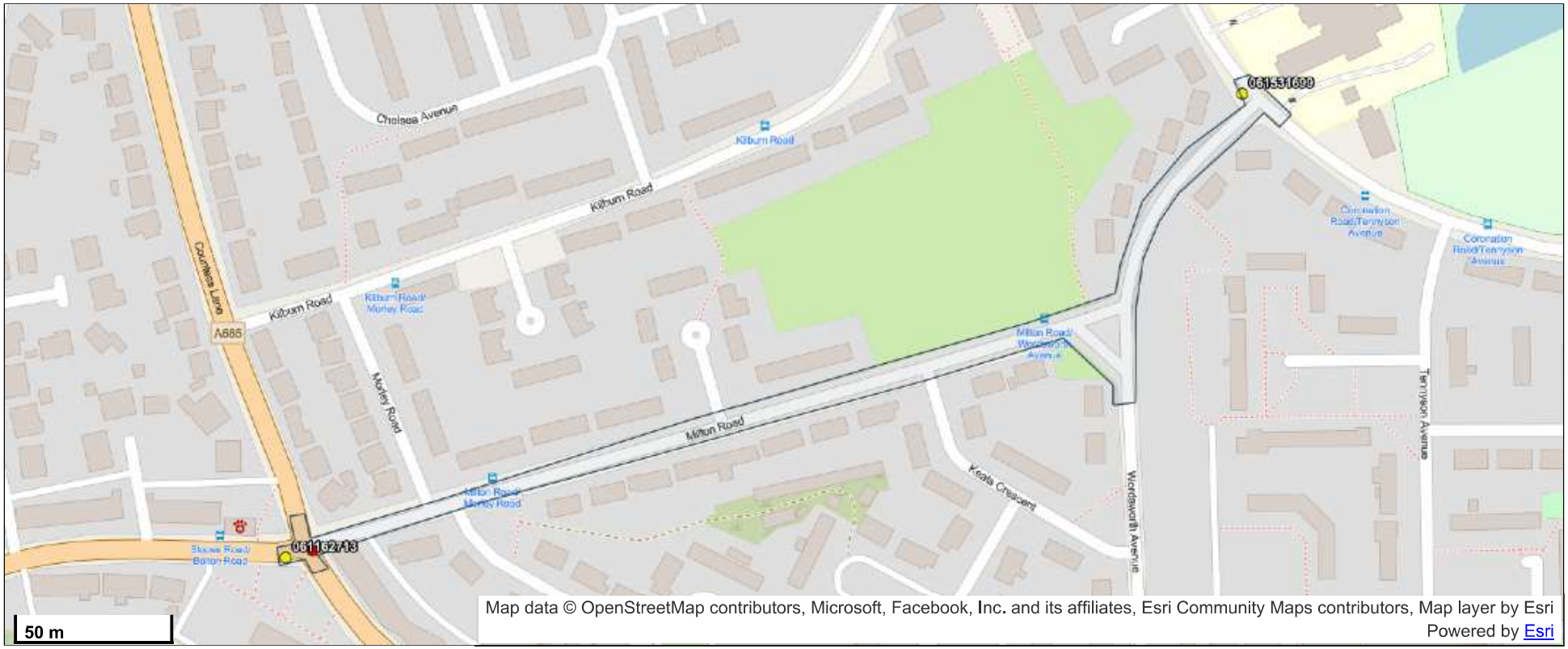
APPENDIX C

Accident Report

Area of Interest (AOI) Information

Area:

Date: Tue Sep 15 2026 14:49:18 GMT+0100 (British Summer Time)



DfT Road Safety Data 2021 to 2025

Collisions 2021 - 2025

Serious Slight

Collisions 2021 - 2025 | Total count: 3

#	Collision index	Collision year	Collision reference
1	2024061531699	2024	061531699
2	2022061162713	2022	061162713
3	2024061424403	2024	061424403

#	Collision severity	Number of vehicles	Number of casualties
1	Slight	2	1
2	Slight	2	1
3	Serious	2	1

#	Day of the week	First road class	Road type
1	Wednesday	Unclassified	Single carriageway
2	Wednesday	A	Roundabout
3	Saturday	A	Roundabout

#	Speed limit	Junction detail (historic)	Junction detail
1	30.000000	Data missing or out of range	Data missing or out of range
2	30.000000	Roundabout	Not at junction or within 20 metres
3	30.000000	Data missing or out of range	Data missing or out of range

#	Junction control	Pedestrian crossing physical facilities (historic)	Pedestrian crossing
1	Give way or uncontrolled	Data missing or out of range	No physical crossing facility within 50m
2	Data missing or out of range	Data missing or out of range	Data missing or out of range
3	Data missing or out of range	Data missing or out of range	Data missing or out of range

#	Light conditions	Weather conditions	Road surface conditions
1	Daylight	Raining no high winds	Wet or damp
2	Daylight	Unknown	Data missing or out of range
3	Darkness - lights lit	Fine no high winds	Wet or damp

#	Enhanced severity collision	Collision injury based	Collision adjusted severity serious
1	Slight	Based on Injury code reporting	0.000000
2	Slight	Based on Injury code reporting	0.000000
3	Less Serious	Based on Injury code reporting	1.000000

#	Collision adjusted severity slight	Date and time	Pedestrian crossing human control (historic)
1	1.000000	18/12/2024, 07:50 am	Data missing or out of range
2	1.000000	16/02/2022, 04:25 pm	Data missing or out of range
3	0.000000	23/03/2024, 11:05 pm	Data missing or out of range

Vehicles 2021 - 2025 | Total count: 6

#	Collision index	Collision year	Collision reference
1	2024061424403	2024	061424403
2	2022061162713	2022	061162713
3	2024061424403	2024	061424403
4	2024061531699	2024	061531699
5	2024061531699	2024	061531699
6	2022061162713	2022	061162713

#	Vehicle reference	Vehicle type	Vehicle manoeuvre (historic)
1	1	Car	Data missing or out of range
2	2	Car	Going ahead other
3	2	Van / Goods 3.5 tonnes mgw or under	Data missing or out of range
4	2	Car	Data missing or out of range
5	1	Car	Data missing or out of range
6	1	Car	Going ahead other

#	Vehicle manoeuvre	Vehicle direction from	Vehicle direction to
1	Data missing or out of range	Data missing or out of range	Data missing or out of range
2	Going ahead	West	East
3	Data missing or out of range	Data missing or out of range	Data missing or out of range
4	Going ahead	South	North
5	Going ahead	East	West
6	Going ahead	North	South East

#	Vehicle location restricted lane (historic)	Vehicle location restricted lane	Junction location
1	Data missing or out of range	Data missing or out of range	Data missing or out of range
2	On main c'way - not in restricted lane	On main carriageway (not in restricted lane)	Entering roundabout
3	Data missing or out of range	Data missing or out of range	Data missing or out of range
4	Data missing or out of range	On main carriageway (not in restricted lane)	Approaching junction or waiting/parked at junction approach
5	Data missing or out of range	On main carriageway (not in restricted lane)	Entering roundabout
6	On main c'way - not in restricted lane	On main carriageway (not in restricted lane)	Entering roundabout

#	Skidding and overturning	Hit object in carriageway	Vehicle leaving carriageway
1	Data missing or out of range	Data missing or out of range	Data missing or out of range
2	None	None	Did not leave carriageway
3	Data missing or out of range	Data missing or out of range	Data missing or out of range
4	None	None	Did not leave carriageway
5	None	None	Did not leave carriageway
6	None	None	Did not leave carriageway

#	Hit object off carriageway	First point of impact	Vehicle left hand drive
1	None	Data missing or out of range	No
2	None	Nearside	No
3	None	Data missing or out of range	No
4	None	Front	No
5	None	Nearside	No
6	None	Data missing or out of range	No

#	Journey purpose of driver (historic)	Journey purpose of driver	Generic make model	Driver distance banding	Collision severity
1	Data missing or out of range	Not known or not requested	FORD FIESTA	Collision occurred within 5km of drivers home postcode	Serious
2	Not known	Not known or not requested	NISSAN JUKE	Data missing or out of range	Slight
3	Data missing or out of range	Not known or not requested	VOLKSWAGEN CADDY	Data missing or out of range	Serious
4	Data missing or out of range	Not known or not requested	LAND ROVER RANGE ROVER EVOQUE	Collision occurred within 5km of drivers home postcode	Slight
5	Data missing or out of range	Education and educational escort	TOYOTA YARIS	Collision occurred within 5km of drivers home postcode	Slight
6	Not known	Not known or not requested	-1	Data missing or out of range	Slight

Casualties 2021 - 2025 | Total count: 3

#	Collision index	Collision year	Collision reference
1	2022061162713	2022	061162713
2	2024061424403	2024	061424403
3	2024061531699	2024	061531699

#	Vehicle reference	Casualty reference	Casualty class
1	2	1	Driver or rider
2	1	1	Driver or rider
3	1	1	Driver or rider

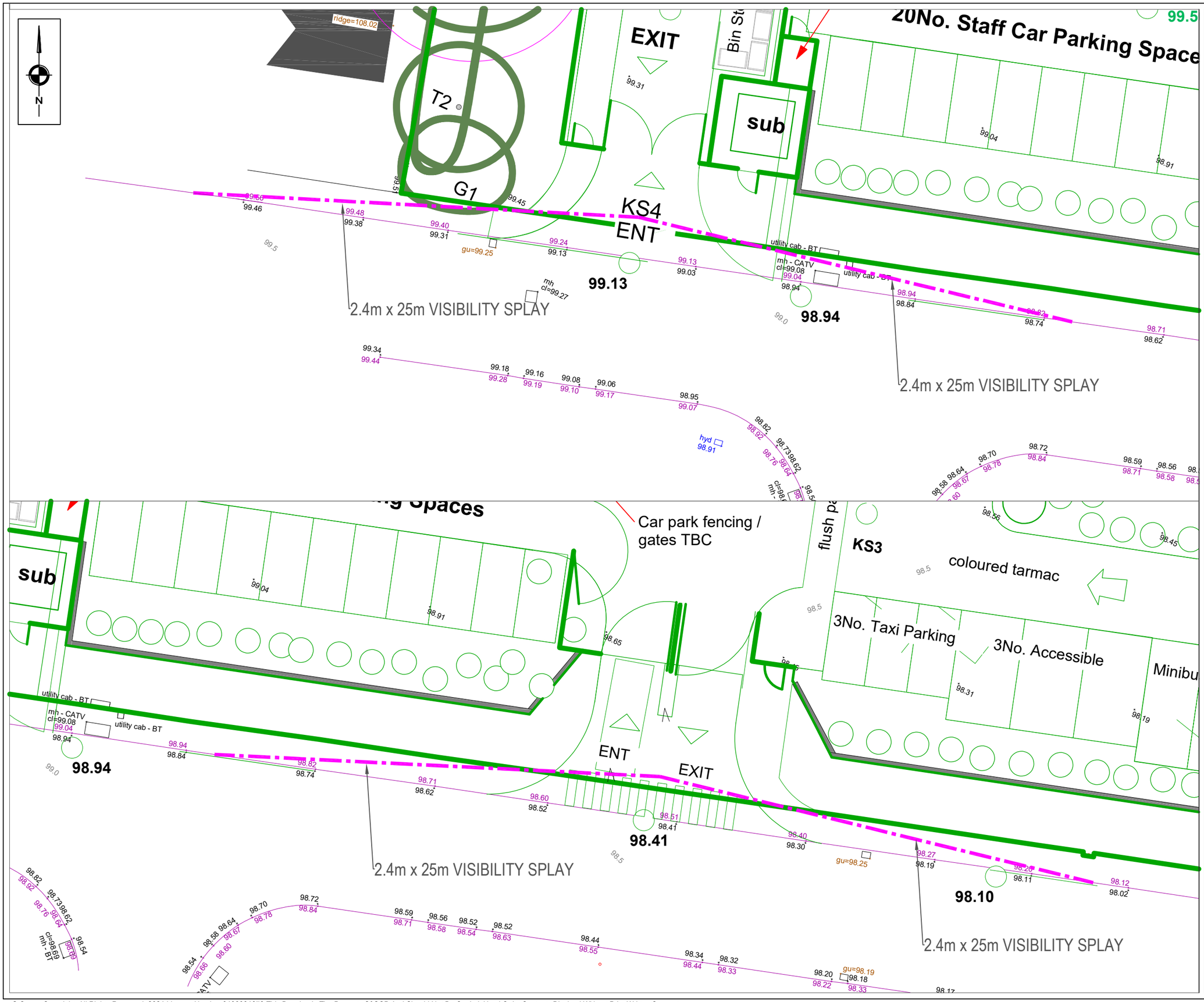
#	Casualty severity	Pedestrian location	Pedestrian movement
1	Slight	Not a Pedestrian	Not a Pedestrian
2	Serious	Not a Pedestrian	Not a Pedestrian
3	Slight	Not a Pedestrian	Not a Pedestrian

#	Car passenger	Bus or coach passenger	Casualty type
1	Not car passenger	Not a bus or coach passenger	Car occupant
2	Not car passenger	Not a bus or coach passenger	Car occupant
3	Not car passenger	Not a bus or coach passenger	Car occupant

#	Enhanced casualty severity	Casualty injury based	Casualty adjusted severity serious	Casualty adjusted severity slight	Casualty distance banding
1	Slight	Based on Injury code reporting	0.000000	1.000000	Data missing or out of range
2	Less Serious	Based on Injury code reporting	1.000000	0.000000	Collision occurred within 5km of casualties home postcode
3	Slight	Based on Injury code reporting	0.000000	1.000000	Collision occurred within 5km of casualties home postcode

S|C|P

APPENDIX D



NOTES

REV	DESCRIPTION	DATE	BY
-	-	-	-

REVISIONS

SCP
an RSK company
Office of Origin: Manchester Tel: 0161 832 4400
www.scptransport.co.uk - www.rskgroup.com

Client Name:
BURY COUNCIL

Project Title:
ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY

Drawing Title:
VISIBILITY SPLAYS

Drawn By:	Date:
AM	24.09.2026
Checked: MD	Scale@A3: A3 @ 1:200
Approved: MD	Status: -

Drawing No.: SCP/260351/D01
Rev.: -

C:\Users\Abbie.Moore.RSKHELSBY\RSK Group\SCP Job Library 2026 - Documents\260351 - Milton Road, Radcliffe, Bury\03 Data\Drawings

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S|C|P

APPENDIX E

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17500

6100.0

13400.0

FFL 99.975

Deliveries

cycle shelter

Visitor Ent.

99.76

KS3 Ent.

KS3 Ent.

cycles

Feeder Pillar compound

20No. Staff Car Parking Spaces

99.50

Car park fencing / gates TBC

flush paving

99.50

KS3

KS3 Drop-off / Pick-Up

coloured tarmac

3No. Taxi Parking

3No. Accessible

Minibus / 9-seater car parking

EVC

EVC

ENT

EXIT

Mini Bus

98.41

KERB EDGE WITH INTERCOM FOR ACCESS INTO SITE

98.10

DENOTES SIZE OF MINIBUS

BUS STOP

utility cab - BT

4

6.33

0.82

3.7

Mini Bus	
Overall Length	6.330m
Overall Width	2.192m
Overall Body Height	2.601m
Min Body Ground Clearance	0.374m
Track Width	2.192m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	6.450m

SCP

Transportation Planning : Infrastructure Design

Colwyn Chambers, 19 York Street, Manchester, M2 3BA, Tel 0161 832 4400, www.scptransport.co.uk, Email info@scptransport.co.uk

Client: BURY COUNCIL

Project Title: ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY

Drawing Title: SWEPT PATH ANALYSIS MINIBUS

Scale: 1:200 @ A3

By: BA

Date: 01.09.2024

Checked: MD

Approved/ Unapproved: -

Status: PLANNING

Rev	Description	Date	By
A	-REVISED SITE PLAN UNDERLAID. SPA UPDATED TO SUIT	09.09.26	BA
B	-REVISED SITE PLAN UNDERLAID. SPA UPDATED TO SUIT	24.09.26	AM
-	-	-	-
-	-	-	-

Drawing No.: SCP/260351/ATR02

Revision: B

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7.5t Box Van	
Overall Length	8.010m
Overall Width	2.100m
Overall Body Height	3.556m
Min Body Ground Clearance	0.351m
Track Width	2.064m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	7.400m

S C P
Transportation Planning : Infrastructure Design
Colwyn Chambers, 19 York Street, Manchester, M2 3BA, Tel 0161 832 4400, www.scptransport.co.uk, Email info@scptransport.co.uk

Client	BURY COUNCIL
Project Title	ASH GROVE ALTERNATIVE PROVISION (AP) ACADEMY
Drawing Title	SWEPT PATH ANALYSIS 7.5T BOX VAN
Scale	1:250 @ A3
By	BA
Date	01.09.2024
Checked	MD
Approved/ Unapproved	-
Status	PLANNING

Rev	Description	Date	By
A	-REVISED SITE PLAN UNDERLAID. SPA UPDATED TO SUIT	09.09.26	BA
B	-REVISED SITE PLAN UNDERLAID. SPA UPDATED TO SUIT	24.09.26	AM
-	-	-	-
-	-	-	-

Drawing No.	SCP/260351/ATR03
Revision	B

S|C|P

APPENDIX F

Junctions 11

PICADY 11 - Priority Intersection Module

Version: 11.1.0.2307
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+44 (0)1344 379777 software@trl.co.uk trlsoftware.com

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Filename: Milton Road_ Site Access.j11
Path: C:\Users\Abbie.Moore.RSKHELSBY\RSK Group\SCP Job Library 2026 - Documents\260351 - Milton Road, Radcliffe, Bury\03 Data\Traffic modelling\Modelling\Milton Road_ Site Access
Report generation date: 07/10/2026 15:44:37

»D3 - 2031 | Asessment | AM
»D4 - 2031 | Asessment | PM

Summary of junction performance

	AM					PM				
	Set ID	Queue (PCU)	Delay (s)	RFC	LOS	Set ID	Queue (PCU)	Delay (s)	RFC	LOS
	2031 - Asessment									
Stream B-AC	D3	0.2	7.04	0.13	A	D4	0.2	7.55	0.18	A
Stream C-AB		0.1	6.30	0.06	A		0.1	6.04	0.05	A

There are warnings associated with one or more model runs - see the 'Data Errors and Warnings' tables for each Analysis or Demand Set.

Values shown are the highest values encountered over all time segments. Delay is the maximum value of average delay per arriving vehicle.

File summary

File Description

Title	Milton Road/ Site Access
Location	
Site number	
Date	15/09/2026
Version	
Status	(new file)
Identifier	
Client	
Jobnumber	
Enumerator	RSKHELSBY\abbie.moore
Description	

Units

Distance units	Speed units	Traffic units input	Traffic units results	Flow units	Average delay units	Total delay units	Rate of delay units
m	kph	PCU	PCU	perHour	s	-Min	perMin

Analysis Options

PICADY short flare model	Vehicle length (m)	Calculate Queue Percentiles	Calculate detailed queueing delay	Show lane queues in feet / metres	Show all PICADY stream intercepts	Calculate residual capacity	RFC Threshold	Average Delay threshold (s)	Queue threshold (PCU)	Use simulation for HCM roundabouts	Use iterations for HCM roundabouts
JUNCTIONS 11.1	5.75						0.85	36.00	20.00		

Demand Set Summary

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D3	2031	Asessment	AM	ONE HOUR	07:15	08:45	15	✓
D4	2031	Asessment	PM	ONE HOUR	16:15	17:45	15	✓

Analysis Set Details

ID	Include in report	Network flow scaling factor (%)	Network capacity scaling factor (%)
A1	✓	100.000	100.000

D3 - 2031 | Asessment | AM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Arm A Direction	Arm B Direction	Arm C Direction	Use circulating lanes	Junction Delay (s)	Junction LOS
1	Milton Road/ Site Access	T-Junction	Two-way	Two-way	Two-way		2.55	A

Junction Network

Driving side	Lighting	Network delay (s)	Network LOS
Left	Normal/unknown	2.55	A

Arms

Arms

Arm	Name	Description	Arm type
A	Milton Road West		Major
B	Main Site Access		Minor
C	Milton Road East		Major

Major Arm Geometry

Arm	Width of carriageway (m)	Has kerbed central reserve	Has right-turn storage	Visibility for right turn (m)	Blocks?	Blocking queue (PCU)
C	7.20			75.0	✓	0.00

Geometries for Arm C are measured opposite Arm B. Geometries for Arm A (if relevant) are measured opposite Arm D.

Minor Arm Geometry

Arm	Minor arm type	Lane width (m)	Visibility to left (m)	Visibility to right (m)
B	One lane	3.60	32	64

Slope / Intercept / Capacity

Priority Intersection Slopes and Intercepts

Stream	Intercept (PCU/hr)	Slope for A-B	Slope for A-C	Slope for C-A	Slope for C-B
B-A	551	0.095	0.240	0.151	0.343
B-C	704	0.102	0.259	-	-
C-B	617	0.227	0.227	-	-

The slopes and intercepts shown above include custom intercept adjustments only.

Streams may be combined, in which case capacity will be adjusted.

Values are shown for the first time segment only; they may differ for subsequent time segments.

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D3	2031	Asessment	AM	ONE HOUR	07:15	08:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
A		ONE HOUR	✓	142	100.000
B		ONE HOUR	✓	72	100.000
C		ONE HOUR	✓	63	100.000

Origin-Destination Data

Demand (PCU/hr)

		To		
		A	B	C
From	A	0	65	77
	B	31	0	41
	C	33	30	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To		
		A	B	C
From	A	0	0	0
	B	0	0	0
	C	0	0	0

Results

Results Summary for whole modelled period

Stream	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
B-AC	0.13	7.04	0.2	A	66	99
C-AB	0.06	6.30	0.1	A	29	44
C-A					29	43
A-B					60	89
A-C					71	106

Main Results for each time segment

07:15 - 07:30

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	54	14	0.00	603	0.090	54	0.0	0.1	6.556	A
C-AB	24	6	0.00	610	0.039	23	0.0	0.0	6.137	A
C-A	24	6	0.00			24				
A-B	49	12	0.00			49				
A-C	58	14	0.00			58				

07:30 - 07:45

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	65	16	0.00	597	0.108	65	0.1	0.1	6.756	A
C-AB	28	7	0.00	608	0.047	28	0.0	0.1	6.205	A
C-A	28	7	0.00			28				
A-B	58	15	0.00			58				
A-C	69	17	0.00			69				

07:45 - 08:00

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	79	20	0.00	590	0.134	79	0.1	0.2	7.039	A
C-AB	35	9	0.00	607	0.058	35	0.1	0.1	6.299	A
C-A	34	9	0.00			34				
A-B	72	18	0.00			72				
A-C	85	21	0.00			85				

08:00 - 08:15

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	79	20	0.00	590	0.134	79	0.2	0.2	7.042	A
C-AB	35	9	0.00	607	0.058	35	0.1	0.1	6.302	A
C-A	34	9	0.00			34				
A-B	72	18	0.00			72				
A-C	85	21	0.00			85				

08:15 - 08:30

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	65	16	0.00	597	0.108	65	0.2	0.1	6.762	A
C-AB	28	7	0.00	608	0.047	28	0.1	0.1	6.209	A
C-A	28	7	0.00			28				
A-B	58	15	0.00			58				
A-C	69	17	0.00			69				

08:30 - 08:45

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	54	14	0.00	603	0.090	54	0.1	0.1	6.566	A
C-AB	24	6	0.00	610	0.039	24	0.1	0.0	6.143	A
C-A	24	6	0.00			24				
A-B	49	12	0.00			49				
A-C	58	14	0.00			58				

D4 - 2031 | Asessment | PM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Arm A Direction	Arm B Direction	Arm C Direction	Use circulating lanes	Junction Delay (s)	Junction LOS
1	Milton Road/ Site Access	T-Junction	Two-way	Two-way	Two-way		3.38	A

Junction Network

Driving side	Lighting	Network delay (s)	Network LOS
Left	Normal/unknown	3.38	A

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D4	2031	Asessment	PM	ONE HOUR	16:15	17:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
A		ONE HOUR	✓	94	100.000
B		ONE HOUR	✓	95	100.000
C		ONE HOUR	✓	77	100.000

Origin-Destination Data

Demand (PCU/hr)

		To		
		A	B	C
From	A	0	44	50
	B	51	0	44
	C	49	28	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To		
		A	B	C
From	A	0	0	0
	B	0	0	0
	C	0	0	0

Results

Results Summary for whole modelled period

Stream	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
B-AC	0.18	7.55	0.2	A	87	131
C-AB	0.05	6.04	0.1	A	28	42
C-A					43	64
A-B					40	61
A-C					46	69

Main Results for each time segment

16:15 - 16:30

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	72	18	0.00	591	0.121	71	0.0	0.1	6.913	A
C-AB	22	6	0.00	626	0.036	22	0.0	0.0	5.962	A
C-A	36	9	0.00			36				
A-B	33	8	0.00			33				
A-C	38	9	0.00			38				

16:30 - 16:45

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	85	21	0.00	587	0.146	85	0.1	0.2	7.173	A
C-AB	27	7	0.00	628	0.043	27	0.0	0.1	5.993	A
C-A	42	11	0.00			42				
A-B	40	10	0.00			40				
A-C	45	11	0.00			45				

16:45 - 17:00

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	105	26	0.00	581	0.180	104	0.2	0.2	7.546	A
C-AB	34	8	0.00	630	0.054	34	0.1	0.1	6.035	A
C-A	51	13	0.00			51				
A-B	48	12	0.00			48				
A-C	55	14	0.00			55				

17:00 - 17:15

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	105	26	0.00	581	0.180	105	0.2	0.2	7.552	A
C-AB	34	8	0.00	630	0.054	34	0.1	0.1	6.036	A
C-A	51	13	0.00			51				
A-B	48	12	0.00			48				
A-C	55	14	0.00			55				

17:15 - 17:30

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	85	21	0.00	587	0.146	86	0.2	0.2	7.185	A
C-AB	27	7	0.00	628	0.043	27	0.1	0.1	5.997	A
C-A	42	11	0.00			42				
A-B	40	10	0.00			40				
A-C	45	11	0.00			45				

17:30 - 17:45

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	72	18	0.00	591	0.121	72	0.2	0.1	6.933	A
C-AB	22	6	0.00	626	0.036	22	0.1	0.0	5.967	A
C-A	36	9	0.00			36				
A-B	33	8	0.00			33				
A-C	38	9	0.00			38				

S|C|P

APPENDIX G

Junctions 11

ARCADY 11 - Roundabout Module

Version: 11.1.0.2307
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Filename: Stopes Road_ Countess Lane_ Bolton Ro - Staff AM.j11
Path: C:\Users\Abbie.Moore.RSKHELSBY\RSK Group\SCP Job Library 2026 - Documents\260351 - Milton Road, Radcliffe, Bury\03 Data\Traffic modelling\Modelling\Stopes Road_ Countess Lane_ Bolton Road_ Milton Road
Report generation date: 14/10/2026 11:49:08

»D1 - 2031 | BASE | AM
»D3 - 2031 | Assessment | AM
»D5 - 2026 | BASE | AM

Summary of junction performance

	AM				
	Set ID	Queue (PCU)	Delay (s)	RFC	LOS
	2031 - BASE				
Arm 1	D1	3.3	22.09	0.78	C
Arm 2		1.7	11.39	0.64	B
Arm 3		9.0	62.21	0.93	F
Arm 4		0.4	22.73	0.29	C
	2031 - Assessment				
Arm 1	D3	3.4	22.37	0.78	C
Arm 2		2.0	12.51	0.67	B
Arm 3		11.7	79.52	0.96	F
Arm 4		0.4	22.36	0.29	C
	2026 - BASE				
Arm 1	D5	2.6	17.89	0.73	C
Arm 2		1.5	10.13	0.60	B
Arm 3		5.3	38.90	0.86	E
Arm 4		0.3	19.00	0.25	C

There are warnings associated with one or more model runs - see the 'Data Errors and Warnings' tables for each Analysis or Demand Set.

Values shown are the highest values encountered over all time segments. Delay is the maximum value of average delay per arriving vehicle.

File summary

File Description

Title	
Location	Stopes Road_ Countess Lane_ Bolton Road_ Milton Road
Site number	
Date	15/09/2026
Version	
Status	(new file)
Identifier	
Client	
Jobnumber	
Enumerator	RSKHELSBY\abbie.moore
Description	

Units

Distance units	Speed units	Traffic units input	Traffic units results	Flow units	Average delay units	Total delay units	Rate of delay units
m	kph	PCU	PCU	perHour	s	-Min	perMin

Analysis Options

Mini-roundabout model	Vehicle length (m)	Calculate Queue Percentiles	Calculate detailed queueing delay	Show lane queues in feet / metres	Show all PICADY stream intercepts	Calculate residual capacity	RFC Threshold	Average Delay threshold (s)	Queue threshold (PCU)	Use simulation for HCM roundabouts	Use iterations for HCM roundabouts
JUNCTIONS 9	5.75						0.85	36.00	20.00		

Demand Set Summary

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D1	2031	BASE	AM	ONE HOUR	07:15	08:45	15	✓
D3	2031	Assessment	AM	ONE HOUR	07:15	08:45	15	✓
D5	2026	BASE	AM	ONE HOUR	07:15	08:45	15	✓

Analysis Set Details

ID	Include in report	Network flow scaling factor (%)	Network capacity scaling factor (%)
A1	✓	100.000	100.000

D1 - 2031 | BASE | AM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Use circulating lanes	Arm order	Junction Delay (s)	Junction LOS
1	Stopes Road_ Countess Lane_ Bolton Road_ Milton Road	Mini-roundabout		1, 2, 3, 4	31.49	D

Junction Network

Driving side	Lighting	Road surface	In London	Network delay (s)	Network LOS
Left	Normal/unknown	Normal/unknown		31.49	D

Arms

Arms

Arm	Name	Description
1	Bolton Road South	
2	Stopes Road	
3	Countess Lane	
4	Milton Road	

Mini Roundabout Geometry

Arm	Approach road half-width (m)	Minimum approach road half-width (m)	Entry width (m)	Effective flare length (m)	Distance to next arm (m)	Entry corner kerb line distance (m)	Gradient over 50m (%)	Kerbed central island
1	3.76	3.71	3.87	0.9	15.47	12.59	0.0	
2	5.17	4.38	8.02	2.4	14.17	9.11	0.0	
3	3.00	3.00	3.00	0.0	13.51	10.25	0.0	
4	4.24	3.01	4.87	1.9	11.49	6.87	0.0	

Slope / Intercept / Capacity

Roundabout Slope and Intercept used in model

Arm	Final slope	Final intercept (PCU/hr)
1	0.628	900
2	0.668	1048
3	0.592	842
4	0.608	760

The slope and intercept shown above include any corrections and adjustments.

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D1	2031	BASE	AM	ONE HOUR	07:15	08:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
1		ONE HOUR	✓	512	100.000
2		ONE HOUR	✓	506	100.000
3		ONE HOUR	✓	505	100.000
4		ONE HOUR	✓	60	100.000

Origin-Destination Data

Demand (PCU/hr)

		To			
		1	2	3	4
From	1	0	289	217	6
	2	307	0	139	60
	3	291	208	0	6
	4	12	33	15	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To			
		1	2	3	4
From	1	0	0	0	0
	2	0	0	0	0
	3	0	0	0	0
	4	0	0	0	0

Results

Results Summary for whole modelled period

Arm	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
1	0.78	22.09	3.3	C	470	705
2	0.64	11.39	1.7	B	464	696
3	0.93	62.21	9.0	F	463	695
4	0.29	22.73	0.4	C	55	83

Main Results for each time segment

07:15 - 07:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	385	96	190	780	0.494	382	455	0.0	1.0	8.953	A
2	381	95	177	929	0.410	378	395	0.0	0.7	6.502	A
3	380	95	279	676	0.562	375	277	0.0	1.2	11.767	B
4	45	11	600	395	0.114	45	54	0.0	0.1	10.264	B

07:30 - 07:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	460	115	228	756	0.609	458	545	1.0	1.5	11.985	B
2	455	114	213	905	0.502	454	473	0.7	1.0	7.946	A
3	454	113	334	643	0.706	450	332	1.2	2.2	18.220	C
4	54	13	720	322	0.167	54	65	0.1	0.2	13.393	B

07:45 - 08:00

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	564	141	273	728	0.774	557	658	1.5	3.1	20.307	C
2	557	139	259	875	0.637	554	571	1.0	1.7	11.138	B
3	556	139	409	600	0.927	535	405	2.2	7.4	45.811	E
4	66	17	865	234	0.283	65	79	0.2	0.4	21.275	C

08:00 - 08:15

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	564	141	279	724	0.778	563	668	3.1	3.3	22.091	C
2	557	139	262	873	0.638	557	580	1.7	1.7	11.385	B
3	556	139	411	598	0.929	550	408	7.4	9.0	62.214	F
4	66	17	881	224	0.295	66	79	0.4	0.4	22.728	C

08:15 - 08:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	460	115	241	748	0.615	467	565	3.3	1.7	13.091	B
2	455	114	217	903	0.504	458	491	1.7	1.0	8.141	A
3	454	113	337	642	0.707	479	337	9.0	2.6	25.049	D
4	54	13	751	303	0.178	55	65	0.4	0.2	14.541	B

08:30 - 08:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	385	96	195	777	0.496	388	463	1.7	1.0	9.317	A
2	381	95	180	927	0.411	382	403	1.0	0.7	6.624	A
3	380	95	282	675	0.564	385	281	2.6	1.3	12.647	B
4	45	11	613	387	0.117	46	54	0.2	0.1	10.540	B

D3 - 2031 | Assessment | AM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Use circulating lanes	Arm order	Junction Delay (s)	Junction LOS
1	Stopes Road_ Countess Lane_ Bolton Road_ Milton Road	Mini-roundabout		1, 2, 3, 4	37.10	E

Junction Network

Driving side	Lighting	Road surface	In London	Network delay (s)	Network LOS
Left	Normal/unknown	Normal/unknown		37.10	E

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D3	2031	Assessment	AM	ONE HOUR	07:15	08:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
1		ONE HOUR	✓	515	100.000
2		ONE HOUR	✓	530	100.000
3		ONE HOUR	✓	507	100.000
4		ONE HOUR	✓	60	100.000

Origin-Destination Data

Demand (PCU/hr)

		To			
		1	2	3	4
From	1	0	289	217	9
	2	307	0	139	84
	3	291	208	0	8
	4	12	33	15	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To			
		1	2	3	4
From	1	0	0	0	0
	2	0	0	0	0
	3	0	0	0	0
	4	0	0	0	0

Results

Results Summary for whole modelled period

Arm	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
1	0.78	22.37	3.4	C	473	709
2	0.67	12.51	2.0	B	486	730
3	0.96	79.52	11.7	F	465	698
4	0.29	22.36	0.4	C	55	83

Main Results for each time segment

07:15 - 07:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	388	97	190	780	0.497	384	454	0.0	1.0	9.000	A
2	399	100	180	928	0.430	396	394	0.0	0.7	6.734	A
3	382	95	299	665	0.574	376	277	0.0	1.3	12.287	B
4	45	11	600	395	0.114	45	75	0.0	0.1	10.259	B

07:30 - 07:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	463	116	228	756	0.612	461	545	1.0	1.5	12.084	B
2	476	119	216	904	0.527	475	473	0.7	1.1	8.373	A
3	456	114	359	629	0.724	451	332	1.3	2.4	19.723	C
4	54	13	719	323	0.167	54	90	0.1	0.2	13.375	B

07:45 - 08:00

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	567	142	270	730	0.777	560	654	1.5	3.2	20.496	C
2	584	146	262	872	0.669	580	569	1.1	1.9	12.172	B
3	558	140	438	582	0.959	532	405	2.4	9.0	54.128	F
4	66	17	859	237	0.278	65	110	0.2	0.4	20.846	C

08:00 - 08:15

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	567	142	277	725	0.782	566	665	3.2	3.4	22.371	C
2	584	146	265	871	0.670	583	579	1.9	2.0	12.510	B
3	558	140	440	581	0.961	548	408	9.0	11.7	79.518	F
4	66	17	877	227	0.291	66	111	0.4	0.4	22.355	C

08:15 - 08:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	463	116	245	746	0.621	470	571	3.4	1.7	13.348	B
2	476	119	220	901	0.529	480	495	2.0	1.1	8.619	A
3	456	114	362	627	0.727	491	337	11.7	2.9	31.679	D
4	54	13	761	297	0.182	55	92	0.4	0.2	14.890	B

08:30 - 08:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	388	97	195	777	0.499	390	464	1.7	1.0	9.384	A
2	399	100	183	926	0.431	401	403	1.1	0.8	6.877	A
3	382	95	302	662	0.576	388	281	2.9	1.4	13.373	B
4	45	11	614	387	0.117	46	76	0.2	0.1	10.562	B

D5 - 2026 | BASE | AM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Use circulating lanes	Arm order	Junction Delay (s)	Junction LOS
1	Stopes Road_ Countess Lane_ Bolton Road_ Milton Road	Mini-roundabout		1, 2, 3, 4	22.15	C

Junction Network

Driving side	Lighting	Road surface	In London	Network delay (s)	Network LOS
Left	Normal/unknown	Normal/unknown		22.15	C

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D5	2026	BASE	AM	ONE HOUR	07:15	08:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
1		ONE HOUR	✓	484	100.000
2		ONE HOUR	✓	479	100.000
3		ONE HOUR	✓	477	100.000
4		ONE HOUR	✓	56	100.000

Origin-Destination Data

Demand (PCU/hr)

		To			
		1	2	3	4
From	1	0	273	205	6
	2	290	0	132	57
	3	275	197	0	5
	4	11	31	14	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To			
		1	2	3	4
From	1	0	0	0	0
	2	0	0	0	0
	3	0	0	0	0
	4	0	0	0	0

Results

Results Summary for whole modelled period

Arm	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
1	0.73	17.89	2.6	C	444	666
2	0.60	10.13	1.5	B	440	659
3	0.86	38.90	5.3	E	438	657
4	0.25	19.00	0.3	C	51	77

Main Results for each time segment

07:15 - 07:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	364	91	180	786	0.463	361	430	0.0	0.8	8.397	A
2	361	90	168	936	0.385	358	373	0.0	0.6	6.209	A
3	359	90	264	685	0.524	355	262	0.0	1.1	10.762	B
4	42	11	568	415	0.102	42	51	0.0	0.1	9.644	A

07:30 - 07:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	435	109	216	764	0.570	433	515	0.8	1.3	10.834	B
2	431	108	201	913	0.472	430	448	0.6	0.9	7.428	A
3	429	107	317	654	0.656	426	314	1.1	1.8	15.566	C
4	50	13	681	346	0.146	50	61	0.1	0.2	12.177	B

07:45 - 08:00

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	533	133	261	736	0.724	528	626	1.3	2.5	16.972	C
2	527	132	246	884	0.597	525	544	0.9	1.4	9.978	A
3	525	131	387	612	0.858	513	384	1.8	4.8	32.909	D
4	62	15	826	258	0.239	61	74	0.2	0.3	18.247	C

08:00 - 08:15

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	533	133	266	733	0.727	532	633	2.5	2.6	17.890	C
2	527	132	248	882	0.598	527	551	1.4	1.5	10.135	B
3	525	131	389	611	0.859	523	386	4.8	5.3	38.895	E
4	62	15	837	251	0.246	62	75	0.3	0.3	18.999	C

08:15 - 08:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	435	109	223	759	0.573	440	527	2.6	1.4	11.433	B
2	431	108	204	911	0.473	433	459	1.5	0.9	7.564	A
3	429	107	319	653	0.657	442	318	5.3	2.0	18.051	C
4	50	13	699	335	0.150	51	62	0.3	0.2	12.715	B

08:30 - 08:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	364	91	184	784	0.465	366	436	1.4	0.9	8.660	A
2	361	90	170	934	0.386	362	380	0.9	0.6	6.306	A
3	359	90	267	684	0.525	363	265	2.0	1.1	11.332	B
4	42	11	578	409	0.103	42	51	0.2	0.1	9.841	A

Junctions 11

ARCADY 11 - Roundabout Module

Version: 11.1.0.2307
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Filename: Stopes,Countess,Bolton,PM Adjust adjust all arms.j11
Path: C:\Users\Abbie.Moore.RSKHELSBY\RSK Group\SCP Job Library 2026 - Documents\260351 - Milton Road, Radcliffe, Bury\03 Data\Traffic modelling\Modelling\Stopes Road_ Countess Lane_ Bolton Road_ Milton Road
Report generation date: 14/10/2026 11:29:37

»D2 - 2026 | Base | PM
»D4 - 2031 | Base | PM
»D6 - 2031 | Assessment | PM

Summary of junction performance

	PM				
	Set ID	Queue (PCU)	Delay (s)	RFC	LOS
	2026 - Base				
Arm 1	D2	9.7	43.29	0.93	E
Arm 2		8.2	52.25	0.92	F
Arm 3		5.1	45.95	0.86	E
Arm 4		0.2	13.74	0.19	B
	2031 - Base				
Arm 1	D4	18.9	75.64	0.99	F
Arm 2		15.6	89.64	0.99	F
Arm 3		8.1	69.14	0.93	F
Arm 4		0.3	15.07	0.21	C
	2031 - Assessment				
Arm 1	D6	21.7	85.35	1.00	F
Arm 2		15.7	90.24	0.99	F
Arm 3		8.1	69.03	0.93	F
Arm 4		0.4	16.76	0.29	C

There are warnings associated with one or more model runs - see the 'Data Errors and Warnings' tables for each Analysis or Demand Set.

Values shown are the highest values encountered over all time segments. Delay is the maximum value of average delay per arriving vehicle.

File summary

File Description

Title	
Location	Stopes Road_ Countess Lane_ Bolton Road_ Milton Road
Site number	
Date	15/09/2026
Version	
Status	(new file)
Identifier	
Client	
Jobnumber	
Enumerator	RSKHELSBY\abbie.moore
Description	

Units

Distance units	Speed units	Traffic units input	Traffic units results	Flow units	Average delay units	Total delay units	Rate of delay units
m	kph	PCU	PCU	perHour	s	-Min	perMin

Analysis Options

Mini-roundabout model	Vehicle length (m)	Calculate Queue Percentiles	Calculate detailed queueing delay	Show lane queues in feet / metres	Show all PICADY stream intercepts	Calculate residual capacity	RFC Threshold	Average Delay threshold (s)	Queue threshold (PCU)	Use simulation for HCM roundabouts	Use iterations for HCM roundabouts
JUNCTIONS 9	5.75						0.85	36.00	20.00		

Demand Set Summary

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D2	2026	Base	PM	ONE HOUR	16:15	17:45	15	✓
D4	2031	Base	PM	ONE HOUR	16:15	17:45	15	✓
D6	2031	Assessment	PM	ONE HOUR	16:15	17:45	15	✓

Analysis Set Details

ID	Include in report	Network flow scaling factor (%)	Network capacity scaling factor (%)
A1	✓	100.000	100.000

D2 - 2026 | Base | PM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Mini-roundabout		Mini-roundabout appears to have unbalanced flows and may behave like a priority junction; treat results with caution. See User Guide for details.[Arms 1 and 2 have 75% of the total flow for the roundabout for one or more time segments]
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Use circulating lanes	Arm order	Junction Delay (s)	Junction LOS
1	Stopes Road_ Countess Lane_ Bolton Road_ Milton Road	Mini-roundabout		1, 2, 3, 4	45.75	E

Junction Network

Driving side	Lighting	Road surface	In London	Network delay (s)	Network LOS
Left	Normal/unknown	Normal/unknown		45.75	E

Arms

Arms

Arm	Name	Description
1	Bolton Road South	
2	Stopes Road	
3	Countess Lane	
4	Milton Road	

Mini Roundabout Geometry

Arm	Approach road half-width (m)	Minimum approach road half-width (m)	Entry width (m)	Effective flare length (m)	Distance to next arm (m)	Entry corner kerb line distance (m)	Gradient over 50m (%)	Kerbed central island
1	3.76	3.71	3.87	0.9	15.47	12.59	0.0	
2	5.17	4.38	8.02	2.4	14.17	9.11	0.0	
3	3.00	3.00	3.00	0.0	13.51	10.25	0.0	
4	4.24	3.01	4.87	1.9	11.49	6.87	0.0	

Slope / Intercept / Capacity

Arm Intercept Adjustments

Arm	Type	Reason	Direct intercept adjustment (PCU/hr)
1	Direct		170
2	Direct		-110
3	Direct		-120
4	Direct		0

Roundabout Slope and Intercept used in model

Arm	Final slope	Final intercept (PCU/hr)
1	0.628	1070
2	0.668	938
3	0.592	722
4	0.608	760

The slope and intercept shown above include any corrections and adjustments.

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D2	2026	Base	PM	ONE HOUR	16:15	17:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
1		ONE HOUR	✓	787	100.000
2		ONE HOUR	✓	550	100.000
3		ONE HOUR	✓	389	100.000
4		ONE HOUR	✓	54	100.000

Origin-Destination Data

Demand (PCU/hr)

		To			
		1	2	3	4
From	1	0	413	360	14
	2	284	0	220	46
	3	220	156	0	13
	4	13	35	6	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To			
		1	2	3	4
From	1	0	0	0	0
	2	0	0	0	0
	3	0	0	0	0
	4	0	0	0	0

Results

Results Summary for whole modelled period

Arm	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
1	0.93	43.29	9.7	E	722	1083
2	0.92	52.25	8.2	F	505	757
3	0.86	45.95	5.1	E	357	535
4	0.19	13.74	0.2	B	50	74

Main Results for each time segment

16:15 - 16:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	592	148	146	978	0.606	586	384	0.0	1.5	9.071	A
2	414	104	283	748	0.553	409	450	0.0	1.2	10.469	B
3	293	73	256	570	0.514	289	436	0.0	1.0	12.629	B
4	41	10	490	462	0.088	40	54	0.0	0.1	8.536	A

16:30 - 16:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	707	177	176	959	0.738	703	461	1.5	2.7	13.791	B
2	494	124	339	711	0.695	491	539	1.2	2.2	16.053	C
3	350	87	307	540	0.648	347	523	1.0	1.7	18.376	C
4	49	12	589	402	0.121	48	65	0.1	0.1	10.177	B

16:45 - 17:00

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	867	217	212	936	0.926	844	553	2.7	8.3	33.009	D
2	606	151	408	665	0.910	587	649	2.2	6.8	39.036	E
3	428	107	367	504	0.850	417	628	1.7	4.5	37.562	E
4	59	15	707	330	0.180	59	78	0.1	0.2	13.263	B

17:00 - 17:15

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	867	217	216	934	0.928	861	565	8.3	9.7	43.290	E
2	606	151	416	660	0.917	600	661	6.8	8.2	52.254	F
3	428	107	375	499	0.858	426	640	4.5	5.1	45.952	E
4	59	15	721	321	0.185	59	80	0.2	0.2	13.743	B

17:15 - 17:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	707	177	182	955	0.741	734	483	9.7	3.0	18.005	C
2	494	124	354	701	0.705	517	562	8.2	2.6	21.604	C
3	350	87	323	530	0.660	362	548	5.1	2.1	22.731	C
4	49	12	617	385	0.126	49	68	0.2	0.1	10.725	B

17:30 - 17:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	592	148	150	975	0.607	598	394	3.0	1.6	9.687	A
2	414	104	289	745	0.556	419	459	2.6	1.3	11.221	B
3	293	73	262	566	0.517	297	446	2.1	1.1	13.533	B
4	41	10	503	454	0.090	41	56	0.1	0.1	8.721	A

D4 - 2031 | Base | PM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Mini-roundabout		Mini-roundabout appears to have unbalanced flows and may behave like a priority junction; treat results with caution. See User Guide for details.[Arms 1 and 2 have 75% of the total flow for the roundabout for one or more time segments]
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Use circulating lanes	Arm order	Junction Delay (s)	Junction LOS
1	Stopes Road_ Countess Lane_ Bolton Road_ Milton Road	Mini-roundabout		1, 2, 3, 4	76.72	F

Junction Network

Driving side	Lighting	Road surface	In London	Network delay (s)	Network LOS
Left	Normal/unknown	Normal/unknown		76.72	F

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D4	2031	Base	PM	ONE HOUR	16:15	17:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
1		ONE HOUR	✓	834	100.000
2		ONE HOUR	✓	583	100.000
3		ONE HOUR	✓	412	100.000
4		ONE HOUR	✓	57	100.000

Origin-Destination Data

Demand (PCU/hr)

		To			
		1	2	3	4
From	1	0	438	381	15
	2	301	0	233	49
	3	233	165	0	14
	4	14	37	6	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To			
		1	2	3	4
From	1	0	0	0	0
	2	0	0	0	0
	3	0	0	0	0
	4	0	0	0	0

Results

Results Summary for whole modelled period

Arm	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
1	0.99	75.64	18.9	F	765	1148
2	0.99	89.64	15.6	F	535	802
3	0.93	69.14	8.1	F	378	567
4	0.21	15.07	0.3	C	52	78

Main Results for each time segment

16:15 - 16:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	628	157	154	973	0.646	621	407	0.0	1.8	10.044	B
2	439	110	299	738	0.595	433	476	0.0	1.4	11.617	B
3	310	78	271	561	0.553	305	461	0.0	1.2	13.847	B
4	43	11	519	444	0.097	42	58	0.0	0.1	8.947	A

16:30 - 16:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	750	187	185	953	0.787	743	488	1.8	3.4	16.626	C
2	524	131	358	698	0.750	519	570	1.4	2.8	19.453	C
3	370	93	325	529	0.700	366	552	1.2	2.2	21.602	C
4	51	13	622	382	0.134	51	69	0.1	0.2	10.881	B

16:45 - 17:00

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	918	230	222	930	0.987	877	576	3.4	13.7	47.739	E
2	642	160	423	655	0.980	609	676	2.8	11.0	55.925	F
3	454	113	381	496	0.915	436	651	2.2	6.5	50.083	F
4	63	16	736	312	0.201	62	82	0.2	0.2	14.374	B

17:00 - 17:15

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	918	230	226	927	0.990	897	590	13.7	18.9	75.639	F
2	642	160	433	649	0.990	624	691	11.0	15.6	89.636	F
3	454	113	390	490	0.925	447	666	6.5	8.1	69.143	F
4	63	16	754	302	0.208	63	84	0.2	0.3	15.068	C

17:15 - 17:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	750	187	196	947	0.792	808	529	18.9	4.2	33.343	D
2	524	131	389	678	0.773	571	615	15.6	3.9	42.522	E
3	370	93	357	510	0.726	391	603	8.1	2.9	34.208	D
4	51	13	673	351	0.146	52	76	0.3	0.2	12.043	B

17:30 - 17:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	628	157	159	969	0.648	637	421	4.2	1.9	11.122	B
2	439	110	307	733	0.599	448	489	3.9	1.5	13.046	B
3	310	78	281	555	0.558	317	475	2.9	1.3	15.457	C
4	43	11	537	433	0.099	43	60	0.2	0.1	9.236	A

D6 - 2031 | Assessment | PM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Mini-roundabout		Mini-roundabout appears to have unbalanced flows and may behave like a priority junction; treat results with caution. See User Guide for details.[Arms 1 and 2 have 74% of the total flow for the roundabout for one or more time segments]
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Use circulating lanes	Arm order	Junction Delay (s)	Junction LOS
1	Stopes Road_ Countess Lane_ Bolton Road_ Milton Road	Mini-roundabout		1, 2, 3, 4	80.48	F

Junction Network

Driving side	Lighting	Road surface	In London	Network delay (s)	Network LOS
Left	Normal/unknown	Normal/unknown		80.48	F

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D6	2031	Assessment	PM	ONE HOUR	16:15	17:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
1		ONE HOUR	✓	834	100.000
2		ONE HOUR	✓	583	100.000
3		ONE HOUR	✓	412	100.000
4		ONE HOUR	✓	79	100.000

Origin-Destination Data

Demand (PCU/hr)

		To			
		1	2	3	4
From	1	0	438	381	15
	2	301	0	233	49
	3	233	165	0	14
	4	19	51	9	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To			
		1	2	3	4
From	1	0	0	0	0
	2	0	0	0	0
	3	0	0	0	0
	4	0	0	0	0

Results

Results Summary for whole modelled period

Arm	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
1	1.00	85.35	21.7	F	765	1148
2	0.99	90.24	15.7	F	535	802
3	0.93	69.03	8.1	F	378	567
4	0.29	16.76	0.4	C	72	109

Main Results for each time segment

16:15 - 16:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	628	157	167	965	0.651	621	411	0.0	1.8	10.262	B
2	439	110	301	736	0.596	433	486	0.0	1.4	11.668	B
3	310	78	271	561	0.553	305	463	0.0	1.2	13.847	B
4	59	15	519	444	0.134	59	58	0.0	0.2	9.307	A

16:30 - 16:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	750	187	200	944	0.795	743	492	1.8	3.5	17.327	C
2	524	131	361	697	0.752	519	583	1.4	2.8	19.612	C
3	370	93	325	529	0.700	366	555	1.2	2.2	21.598	C
4	71	18	622	382	0.186	71	69	0.2	0.2	11.563	B

16:45 - 17:00

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	918	230	240	919	1.000	872	582	3.5	15.1	51.759	F
2	642	160	424	655	0.981	609	688	2.8	11.1	56.231	F
3	454	113	381	496	0.915	436	651	2.2	6.5	50.031	F
4	87	22	736	312	0.278	86	82	0.2	0.4	15.877	C

17:00 - 17:15

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	918	230	245	916	1.003	892	596	15.1	21.7	85.350	F
2	642	160	433	648	0.990	623	704	11.1	15.7	90.240	F
3	454	113	390	490	0.925	447	667	6.5	8.1	69.032	F
4	87	22	754	302	0.288	87	84	0.4	0.4	16.756	C

17:15 - 17:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	750	187	211	937	0.800	818	533	21.7	4.5	40.243	E
2	524	131	397	673	0.779	571	633	15.7	4.0	44.388	E
3	370	93	357	510	0.727	391	610	8.1	2.9	34.191	D
4	71	18	673	351	0.202	72	76	0.4	0.3	12.915	B

17:30 - 17:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
1	628	157	172	961	0.653	638	425	4.5	1.9	11.476	B
2	439	110	310	731	0.601	449	501	4.0	1.6	13.185	B
3	310	78	281	555	0.559	317	478	2.9	1.3	15.470	C
4	59	15	538	433	0.137	60	60	0.3	0.2	9.658	A

S|C|P

APPENDIX H

Junctions 11

PICADY 11 - Priority Intersection Module

Version: 11.1.0.2307
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Filename: Milton Road_ Wordsworth Avenue.j11
Path: C:\Users\Abbie.Moore.RSKHELSBY\RSK Group\SCP Job Library 2026 - Documents\260351 - Milton Road, Radcliffe, Bury\03 Data\Traffic modelling\Modelling\Milton Road_ Wordsworth Avenue
Report generation date: 08/10/2026 08:25:12

»D1 - 2031 | Assessment | AM
»D2 - 2031 | Assessment | PM

Summary of junction performance

	AM					PM				
	Set ID	Queue (PCU)	Delay (s)	RFC	LOS	Set ID	Queue (PCU)	Delay (s)	RFC	LOS
	2031 - Assessment									
Stream B-AC	D1	0.3	7.41	0.21	A	D2	0.2	7.17	0.17	A
Stream C-AB		0.1	5.77	0.10	A		0.1	5.76	0.12	A

There are warnings associated with one or more model runs - see the 'Data Errors and Warnings' tables for each Analysis or Demand Set.

Values shown are the highest values encountered over all time segments. Delay is the maximum value of average delay per arriving vehicle.

File summary

File Description

Title	
Location	Wordsworth Avenue/ Milton Road
Site number	
Date	15/09/2026
Version	
Status	(new file)
Identifier	
Client	
Jobnumber	
Enumerator	RSKHELSBY\abbie.moore
Description	

Units

Distance units	Speed units	Traffic units input	Traffic units results	Flow units	Average delay units	Total delay units	Rate of delay units
m	kph	PCU	PCU	perHour	s	-Min	perMin

Analysis Options

PICADY short flare model	Vehicle length (m)	Calculate Queue Percentiles	Calculate detailed queueing delay	Show lane queues in feet / metres	Show all PICADY stream intercepts	Calculate residual capacity	RFC Threshold	Average Delay threshold (s)	Queue threshold (PCU)	Use simulation for HCM roundabouts	Use iterations for HCM roundabouts
JUNCTIONS 11.1	5.75						0.85	36.00	20.00		

Demand Set Summary

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D1	2031	Assessment	AM	ONE HOUR	07:15	08:45	15	✓
D2	2031	Assessment	PM	ONE HOUR	16:15	17:45	15	✓

Analysis Set Details

ID	Include in report	Network flow scaling factor (%)	Network capacity scaling factor (%)
A1	✓	100.000	100.000

D1 - 2031 | Assessment | AM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Major arm width	Arm C - Major arm geometry	For two-way major roads, please interpret results with caution if the total major carriageway width is less than 6m.
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Arm A Direction	Arm B Direction	Arm C Direction	Use circulating lanes	Junction Delay (s)	Junction LOS
1	Wordsworth Avenue/ Milton Road	T-Junction	Two-way	Two-way	Two-way		5.73	A

Junction Network

Driving side	Lighting	Network delay (s)	Network LOS
Left	Normal/unknown	5.73	A

Arms

Arms

Arm	Name	Description	Arm type
A	Wordsworth Avenue S		Major
B	Milton Road		Minor
C	Wordsworth Avenue N		Major

Major Arm Geometry

Arm	Width of carriageway (m)	Has kerbed central reserve	Has right-turn storage	Visibility for right turn (m)	Blocks?	Blocking queue (PCU)
C	5.27			205.8	✓	0.00

Geometries for Arm C are measured opposite Arm B. Geometries for Arm A (if relevant) are measured opposite Arm D.

Minor Arm Geometry

Arm	Minor arm type	Lane width (m)	Visibility to left (m)	Visibility to right (m)
B	One lane	2.66	38	47

Slope / Intercept / Capacity

Priority Intersection Slopes and Intercepts

Stream	Intercept (PCU/hr)	Slope for A-B	Slope for A-C	Slope for C-A	Slope for C-B
B-A	495	0.094	0.238	0.150	0.340
B-C	631	0.099	0.249	-	-
C-B	693	0.277	0.277	-	-

The slopes and intercepts shown above include custom intercept adjustments only.

Streams may be combined, in which case capacity will be adjusted.

Values are shown for the first time segment only; they may differ for subsequent time segments.

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D1	2031	Assessment	AM	ONE HOUR	07:15	08:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
A		ONE HOUR	✓	23	100.000
B		ONE HOUR	✓	118	100.000
C		ONE HOUR	✓	76	100.000

Origin-Destination Data

Demand (PCU/hr)

		To		
		A	B	C
From	A	0	0	23
	B	5	0	113
	C	13	63	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To		
		A	B	C
From	A	0	0	0
	B	0	0	0
	C	0	0	0

Results

Results Summary for whole modelled period

Stream	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
B-AC	0.21	7.41	0.3	A	108	162
C-AB	0.10	5.77	0.1	A	59	88
C-A					11	16
A-B					0	0
A-C					21	32

Main Results for each time segment

07:15 - 07:30

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	89	22	0.00	618	0.144	88	0.0	0.2	6.782	A
C-AB	48	12	0.00	694	0.069	48	0.0	0.1	5.565	A
C-A	9	2	0.00			9				
A-B	0	0	0.00			0				
A-C	17	4	0.00			17				

07:30 - 07:45

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	106	27	0.00	617	0.172	106	0.2	0.2	7.039	A
C-AB	58	14	0.00	695	0.083	58	0.1	0.1	5.650	A
C-A	11	3	0.00			11				
A-B	0	0	0.00			0				
A-C	21	5	0.00			21				

07:45 - 08:00

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	130	32	0.00	616	0.211	130	0.2	0.3	7.403	A
C-AB	71	18	0.00	695	0.102	71	0.1	0.1	5.766	A
C-A	13	3	0.00			13				
A-B	0	0	0.00			0				
A-C	25	6	0.00			25				

08:00 - 08:15

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	130	32	0.00	616	0.211	130	0.3	0.3	7.409	A
C-AB	71	18	0.00	695	0.102	71	0.1	0.1	5.769	A
C-A	13	3	0.00			13				
A-B	0	0	0.00			0				
A-C	25	6	0.00			25				

08:15 - 08:30

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	106	27	0.00	617	0.172	106	0.3	0.2	7.051	A
C-AB	58	14	0.00	695	0.083	58	0.1	0.1	5.654	A
C-A	11	3	0.00			11				
A-B	0	0	0.00			0				
A-C	21	5	0.00			21				

08:30 - 08:45

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	89	22	0.00	618	0.144	89	0.2	0.2	6.802	A
C-AB	48	12	0.00	694	0.069	48	0.1	0.1	5.572	A
C-A	9	2	0.00			9				
A-B	0	0	0.00			0				
A-C	17	4	0.00			17				

D2 - 2031 | Assessment | PM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Major arm width	Arm C - Major arm geometry	For two-way major roads, please interpret results with caution if the total major carriageway width is less than 6m.
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Arm A Direction	Arm B Direction	Arm C Direction	Use circulating lanes	Junction Delay (s)	Junction LOS
1	Wordsworth Avenue/ Milton Road	T-Junction	Two-way	Two-way	Two-way		4.82	A

Junction Network

Driving side	Lighting	Network delay (s)	Network LOS
Left	Normal/unknown	4.82	A

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D2	2031	Assessment	PM	ONE HOUR	16:15	17:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
A		ONE HOUR	✓	29	100.000
B		ONE HOUR	✓	94	100.000
C		ONE HOUR	✓	106	100.000

Origin-Destination Data

Demand (PCU/hr)

		To		
		A	B	C
From	A	0	7	22
	B	8	0	86
	C	35	71	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To		
		A	B	C
From	A	0	0	0
	B	0	0	0
	C	0	0	0

Results

Results Summary for whole modelled period

Stream	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
B-AC	0.17	7.17	0.2	A	86	129
C-AB	0.12	5.76	0.1	A	68	103
C-A					29	43
A-B					6	10
A-C					20	30

Main Results for each time segment

16:15 - 16:30

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	71	18	0.00	609	0.116	70	0.0	0.1	6.676	A
C-AB	56	14	0.00	703	0.079	55	0.0	0.1	5.551	A
C-A	24	6	0.00			24				
A-B	5	1	0.00			5				
A-C	17	4	0.00			17				

16:30 - 16:45

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	85	21	0.00	607	0.139	84	0.1	0.2	6.880	A
C-AB	67	17	0.00	705	0.095	67	0.1	0.1	5.636	A
C-A	28	7	0.00			28				
A-B	6	2	0.00			6				
A-C	20	5	0.00			20				

16:45 - 17:00

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	103	26	0.00	605	0.171	103	0.2	0.2	7.169	A
C-AB	83	21	0.00	708	0.117	83	0.1	0.1	5.754	A
C-A	34	9	0.00			34				
A-B	8	2	0.00			8				
A-C	24	6	0.00			24				

17:00 - 17:15

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	103	26	0.00	605	0.171	103	0.2	0.2	7.172	A
C-AB	83	21	0.00	708	0.117	83	0.1	0.1	5.757	A
C-A	34	9	0.00			34				
A-B	8	2	0.00			8				
A-C	24	6	0.00			24				

17:15 - 17:30

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	85	21	0.00	607	0.139	85	0.2	0.2	6.887	A
C-AB	67	17	0.00	705	0.095	67	0.1	0.1	5.639	A
C-A	28	7	0.00			28				
A-B	6	2	0.00			6				
A-C	20	5	0.00			20				

17:30 - 17:45

Stream	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Pedestrian demand (Ped/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
B-AC	71	18	0.00	609	0.116	71	0.2	0.1	6.693	A
C-AB	56	14	0.00	703	0.079	56	0.1	0.1	5.559	A
C-A	24	6	0.00			24				
A-B	5	1	0.00			5				
A-C	17	4	0.00			17				

S|C|P

APPENDIX I

Junctions 11

ARCADY 11 - Roundabout Module

Version: 11.1.0.2307
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+44 (0)1344 379777 software@trl.co.uk trlsoftware.com

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Filename: Mini roundabout.J11
Path: C:\Users\Abbie.Moore.RSKHELSBY\RSK Group\SCP Job Library 2026 - Documents\260351 - Milton Road, Radcliffe, Bury\03 Data\Traffic modelling\Modelling\Wordsworth Avenue_ Coronation Road mini roundabout junction
Report generation date: 08/10/2026 08:26:39

»D1 - 2031 | Assessment | AM
»D2 - 2031 | Assessment | PM

Summary of junction performance

	AM					PM				
	Set ID	Queue (PCU)	Delay (s)	RFC	LOS	Set ID	Queue (PCU)	Delay (s)	RFC	LOS
	2031 - Assessment									
Arm A	D1	0.2	4.70	0.13	A	D2	0.3	5.36	0.23	A
Arm B		0.3	6.22	0.20	A		0.2	6.41	0.18	A
Arm C		0.2	4.48	0.16	A		0.2	4.32	0.15	A

There are warnings associated with one or more model runs - see the 'Data Errors and Warnings' tables for each Analysis or Demand Set.

Values shown are the highest values encountered over all time segments. Delay is the maximum value of average delay per arriving vehicle.

File summary

File Description

Title	Wordsworth Avenue_ Coronation Road mini roundabout junction
Location	
Site number	
Date	15/09/2026
Version	
Status	(new file)
Identifier	
Client	
Jobnumber	
Enumerator	RSKHELSBY\abbie.moore
Description	

Units

Distance units	Speed units	Traffic units input	Traffic units results	Flow units	Average delay units	Total delay units	Rate of delay units
m	kph	PCU	PCU	perHour	s	-Min	perMin

Analysis Options

Mini-roundabout model	Vehicle length (m)	Calculate Queue Percentiles	Calculate detailed queueing delay	Show lane queues in feet / metres	Show all PICADY stream intercepts	Calculate residual capacity	RFC Threshold	Average Delay threshold (s)	Queue threshold (PCU)	Use simulation for HCM roundabouts	Use iterations for HCM roundabouts
JUNCTIONS 9	5.75						0.85	36.00	20.00		

Demand Set Summary

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D1	2031	Assessment	AM	ONE HOUR	07:15	08:45	15	✓
D2	2031	Assessment	PM	ONE HOUR	16:15	17:45	15	✓

Analysis Set Details

ID	Include in report	Network flow scaling factor (%)	Network capacity scaling factor (%)
A1	✓	100.000	100.000

D1 - 2031 | Assessment | AM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Use circulating lanes	Arm order	Junction Delay (s)	Junction LOS
1	Wordsworth Avenue_ Coronation Road mini roundabout junction	Mini-roundabout		A, B, C	5.15	A

Junction Network

Driving side	Lighting	Road surface	In London	Network delay (s)	Network LOS
Left	Normal/unknown	Normal/unknown		5.15	A

Arms

Arms

Arm	Name	Description
A	Coronation Road S	
B	Wordsworth Avenue	
C	Coronation Road N	

Mini Roundabout Geometry

Arm	Approach road half-width (m)	Minimum approach road half-width (m)	Entry width (m)	Effective flare length (m)	Distance to next arm (m)	Entry corner kerb line distance (m)	Gradient over 50m (%)	Kerbed central island
A	2.89	2.75	3.17	0.7	8.43	5.84	0.0	
B	2.66	2.52	4.95	1.6	8.18	5.80	0.0	
C	3.35	3.25	3.53	12.0	15.19	14.75	0.0	

Slope / Intercept / Capacity

Roundabout Slope and Intercept used in model

Arm	Final slope	Final intercept (PCU/hr)
A	0.586	900
B	0.588	761
C	0.631	1021

The slope and intercept shown above include any corrections and adjustments.

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D1	2031	Assessment	AM	ONE HOUR	07:15	08:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
A		ONE HOUR	✓	105	100.000
B		ONE HOUR	✓	132	100.000
C		ONE HOUR	✓	141	100.000

Origin-Destination Data

Demand (PCU/hr)

		To		
		A	B	C
From	A	0	47	58
	B	89	0	43
	C	113	28	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To		
		A	B	C
From	A	0	0	0
	B	0	0	0
	C	0	0	0

Results

Results Summary for whole modelled period

Arm	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
A	0.13	4.70	0.2	A	96	145
B	0.20	6.22	0.3	A	121	182
C	0.16	4.48	0.2	A	129	194

Main Results for each time segment

07:15 - 07:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	79	20	21	888	0.089	79	151	0.0	0.1	4.448	A
B	99	25	43	736	0.135	99	56	0.0	0.2	5.649	A
C	106	27	67	979	0.108	106	76	0.0	0.1	4.120	A

07:30 - 07:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	94	24	25	885	0.107	94	181	0.1	0.1	4.552	A
B	119	30	52	730	0.162	119	67	0.2	0.2	5.881	A
C	127	32	80	971	0.131	127	91	0.1	0.1	4.265	A

07:45 - 08:00

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	116	29	31	882	0.131	115	222	0.1	0.2	4.698	A
B	145	36	64	724	0.201	145	82	0.2	0.2	6.219	A
C	155	39	98	959	0.162	155	111	0.1	0.2	4.475	A

08:00 - 08:15

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	116	29	31	882	0.131	116	222	0.2	0.2	4.698	A
B	145	36	64	724	0.201	145	83	0.2	0.3	6.225	A
C	155	39	98	959	0.162	155	111	0.2	0.2	4.477	A

08:15 - 08:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	94	24	25	885	0.107	95	182	0.2	0.1	4.555	A
B	119	30	52	730	0.162	119	68	0.3	0.2	5.888	A
C	127	32	80	970	0.131	127	91	0.2	0.2	4.269	A

08:30 - 08:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	79	20	21	888	0.089	79	152	0.1	0.1	4.453	A
B	99	25	44	735	0.135	100	57	0.2	0.2	5.662	A
C	106	27	67	979	0.108	106	76	0.2	0.1	4.126	A

D2 - 2031 | Assessment | PM

Data Errors and Warnings

Severity	Area	Item	Description
Warning	Vehicle Mix		HV% is zero for all movements / time segments. Vehicle Mix matrix should be completed whether working in PCUs or Vehs. If HV% at the junction is genuinely zero, please ignore this warning.

Junction Network

Junctions

Junction	Name	Junction type	Use circulating lanes	Arm order	Junction Delay (s)	Junction LOS
1	Wordsworth Avenue_ Coronation Road mini roundabout junction	Mini-roundabout		A, B, C	5.30	A

Junction Network

Driving side	Lighting	Road surface	In London	Network delay (s)	Network LOS
Left	Normal/unknown	Normal/unknown		5.30	A

Traffic Demand

Demand Set Details

ID	Year	Scenario	Time period	Traffic profile type	Start time (HH:mm)	Finish time (HH:mm)	Time segment length (min)	Run automatically
D2	2031	Assessment	PM	ONE HOUR	16:15	17:45	15	✓

Demand overview (Traffic)

Arm	Linked arm	Profile type	Use O-D data	Average Demand (PCU/hr)	Scaling Factor (%)
A		ONE HOUR	✓	178	100.000
B		ONE HOUR	✓	111	100.000
C		ONE HOUR	✓	137	100.000

Origin-Destination Data

Demand (PCU/hr)

		To		
		A	B	C
From	A	0	58	120
	B	52	0	59
	C	86	51	0

Vehicle Mix

HV data entry mode	PCU Factor for a HV (PCU)
HV Percentages	2.00

Heavy Vehicle %

		To		
		A	B	C
From	A	0	0	0
	B	0	0	0
	C	0	0	0

Results

Results Summary for whole modelled period

Arm	Max RFC	Max Delay (s)	Max Queue (PCU)	Max LOS	Average Demand (PCU/hr)	Total Junction Arrivals (PCU)
A	0.23	5.36	0.3	A	163	245
B	0.18	6.41	0.2	A	102	153
C	0.15	4.32	0.2	A	126	189

Main Results for each time segment

16:15 - 16:30

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	134	34	38	877	0.153	133	103	0.0	0.2	4.834	A
B	84	21	90	708	0.118	83	82	0.0	0.1	5.752	A
C	103	26	39	997	0.104	103	134	0.0	0.1	4.026	A

16:30 - 16:45

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	160	40	46	873	0.183	160	124	0.2	0.2	5.046	A
B	100	25	108	698	0.143	100	98	0.1	0.2	6.017	A
C	123	31	47	992	0.124	123	161	0.1	0.1	4.145	A

16:45 - 17:00

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	196	49	56	867	0.226	196	152	0.2	0.3	5.360	A
B	122	31	132	684	0.179	122	120	0.2	0.2	6.409	A
C	151	38	57	985	0.153	151	197	0.1	0.2	4.315	A

17:00 - 17:15

Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	196	49	56	867	0.226	196	152	0.3	0.3	5.364	A
B	122	31	132	683	0.179	122	120	0.2	0.2	6.413	A
C	151	38	57	985	0.153	151	197	0.2	0.2	4.315	A

17:15 - 17:30

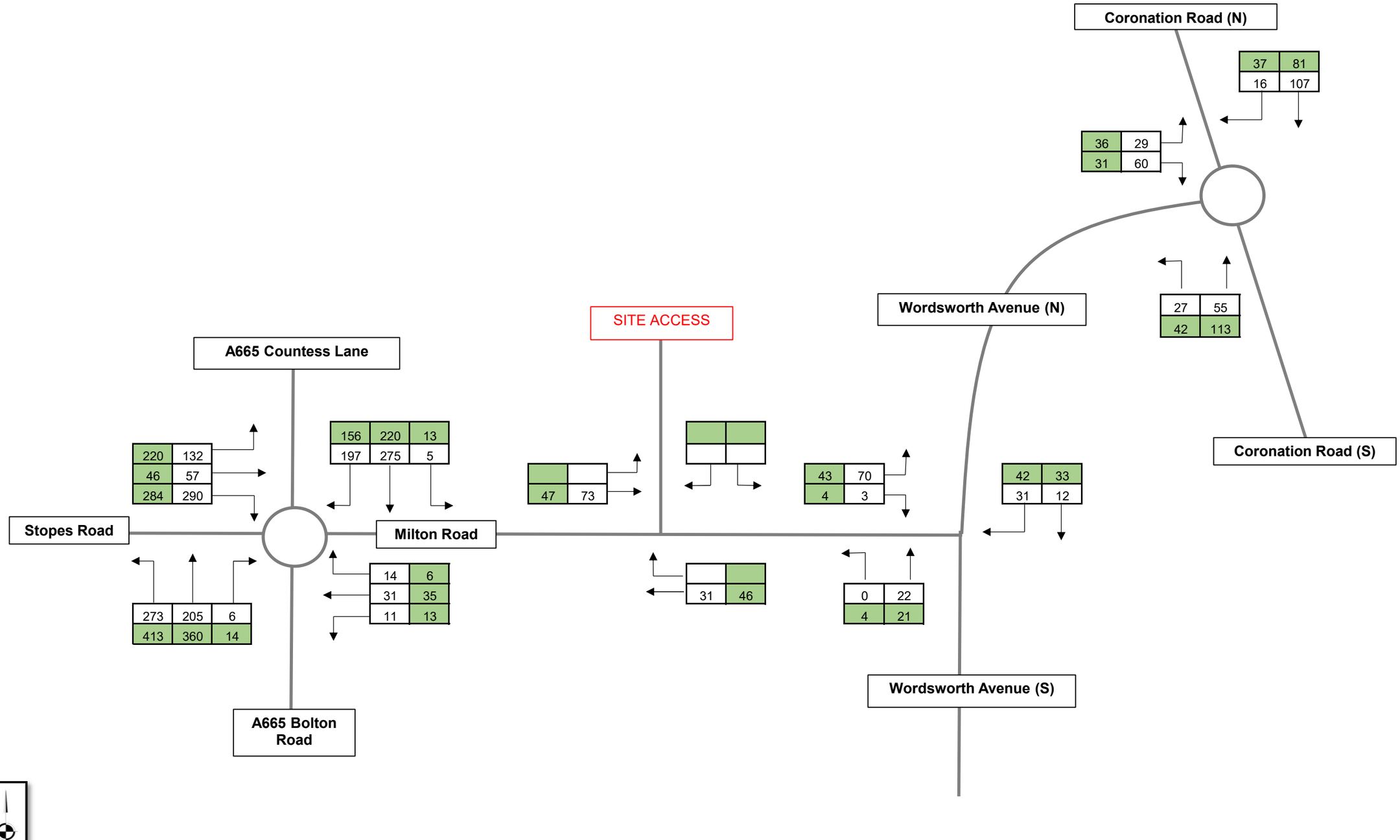
Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	160	40	46	873	0.183	160	124	0.3	0.2	5.052	A
B	100	25	108	698	0.143	100	98	0.2	0.2	6.025	A
C	123	31	47	991	0.124	123	161	0.2	0.1	4.147	A

17:30 - 17:45

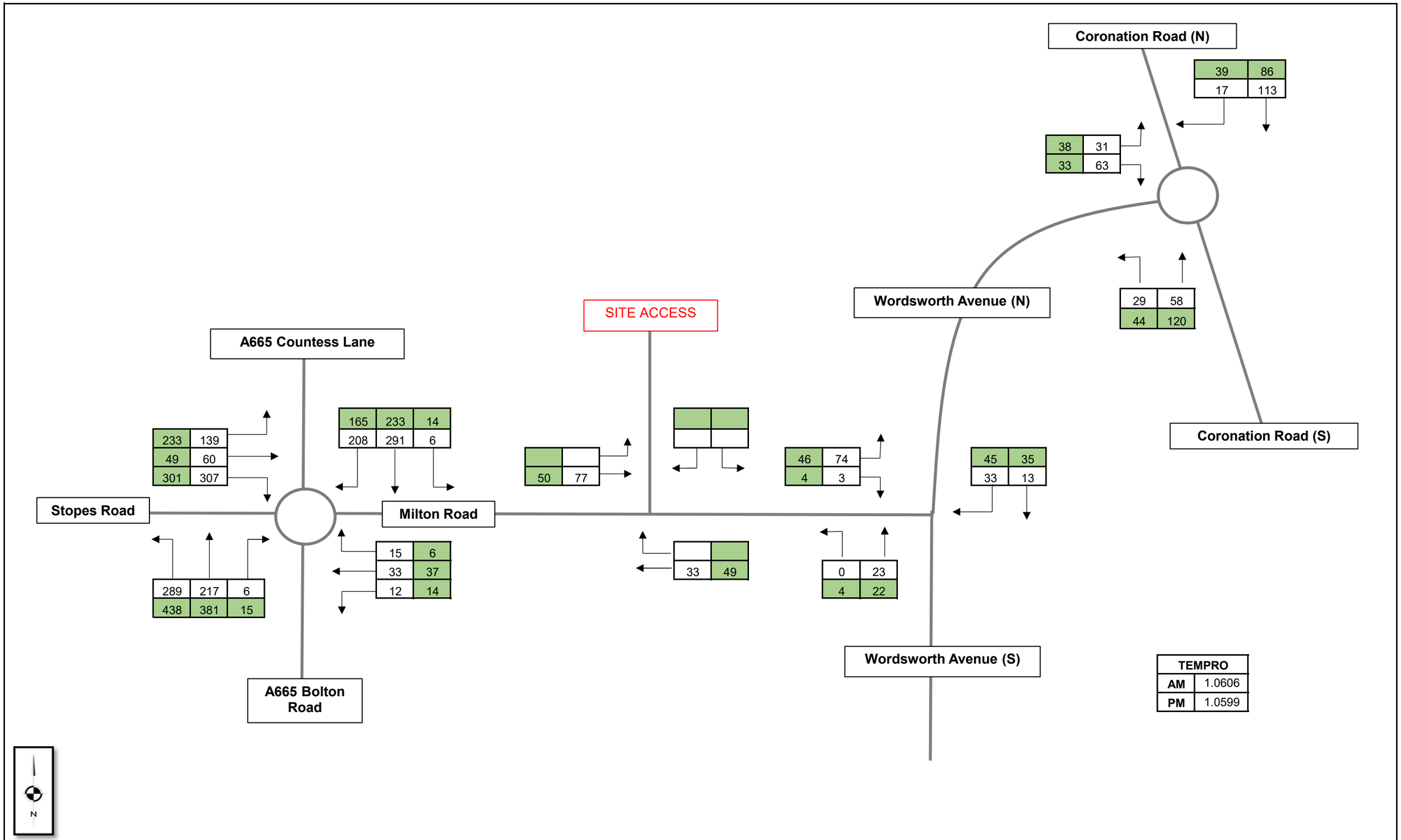
Arm	Total Demand (PCU/hr)	Junction Arrivals (PCU)	Circulating flow (PCU/hr)	Capacity (PCU/hr)	RFC	Throughput (PCU/hr)	Throughput (exit side) (PCU/hr)	Start queue (PCU)	End queue (PCU)	Delay (s)	Unsignalised level of service
A	134	34	38	877	0.153	134	104	0.2	0.2	4.844	A
B	84	21	90	708	0.118	84	82	0.2	0.1	5.769	A
C	103	26	39	996	0.104	103	135	0.1	0.1	4.032	A

S|C|P

TRAFFIC FLOW FIGURES



S C P Transportation Planning : Infrastructure Design	**Base 2026**	**14 October 2026**
		Job Number - SCP/260351
	Proposed Ash Grove Alternative Provision (AP) Academy Development, Milton Road, Radcliffe	**Traffic Figure 1**



TEMPRO	
AM	1.0606
PM	1.0599

S C P
Transportation Planning : Infrastructure Design

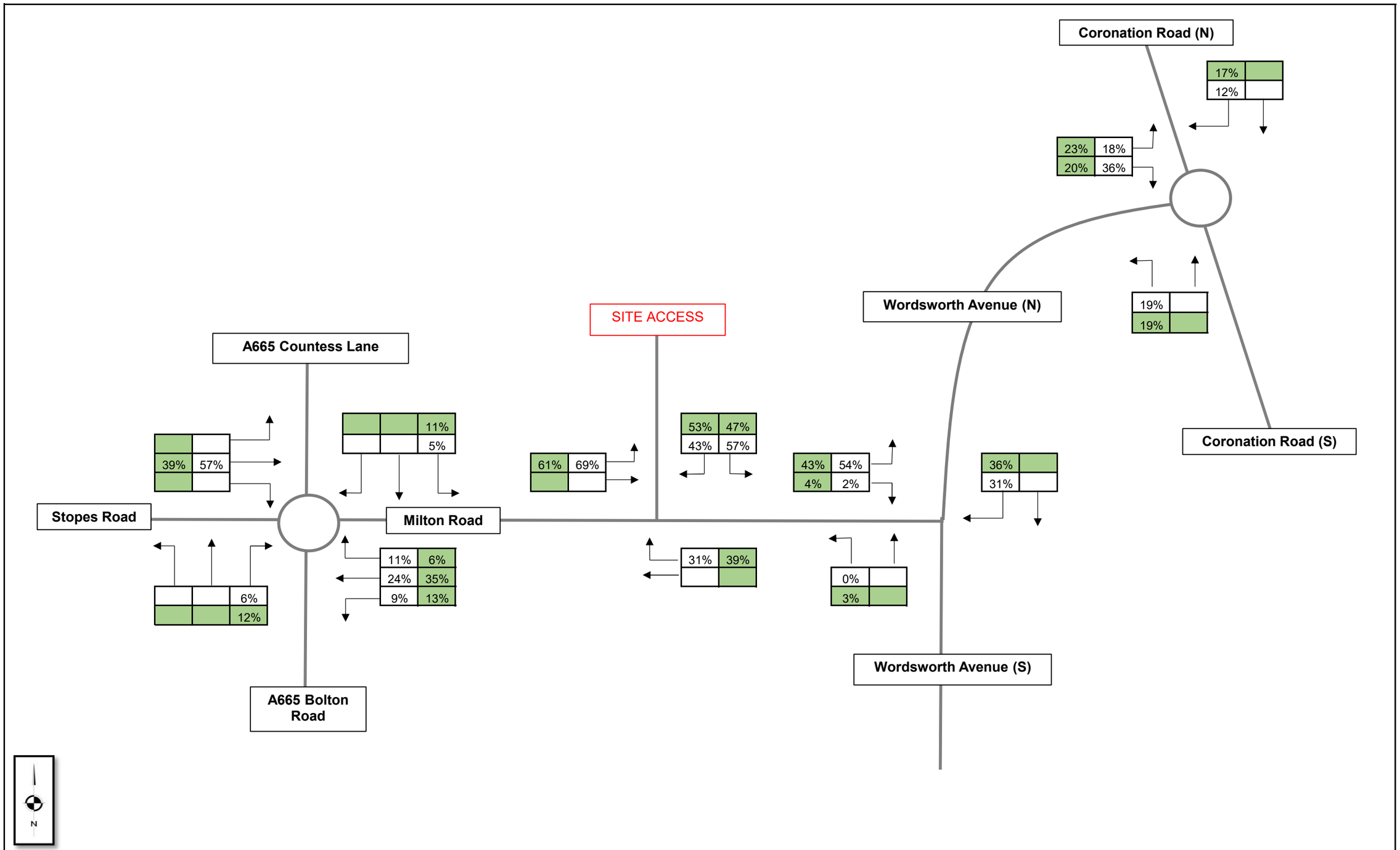
Growthed 2031

Proposed Ash Grove Alternative Provision (AP) Academy Development, Milton Road, Radcliffe

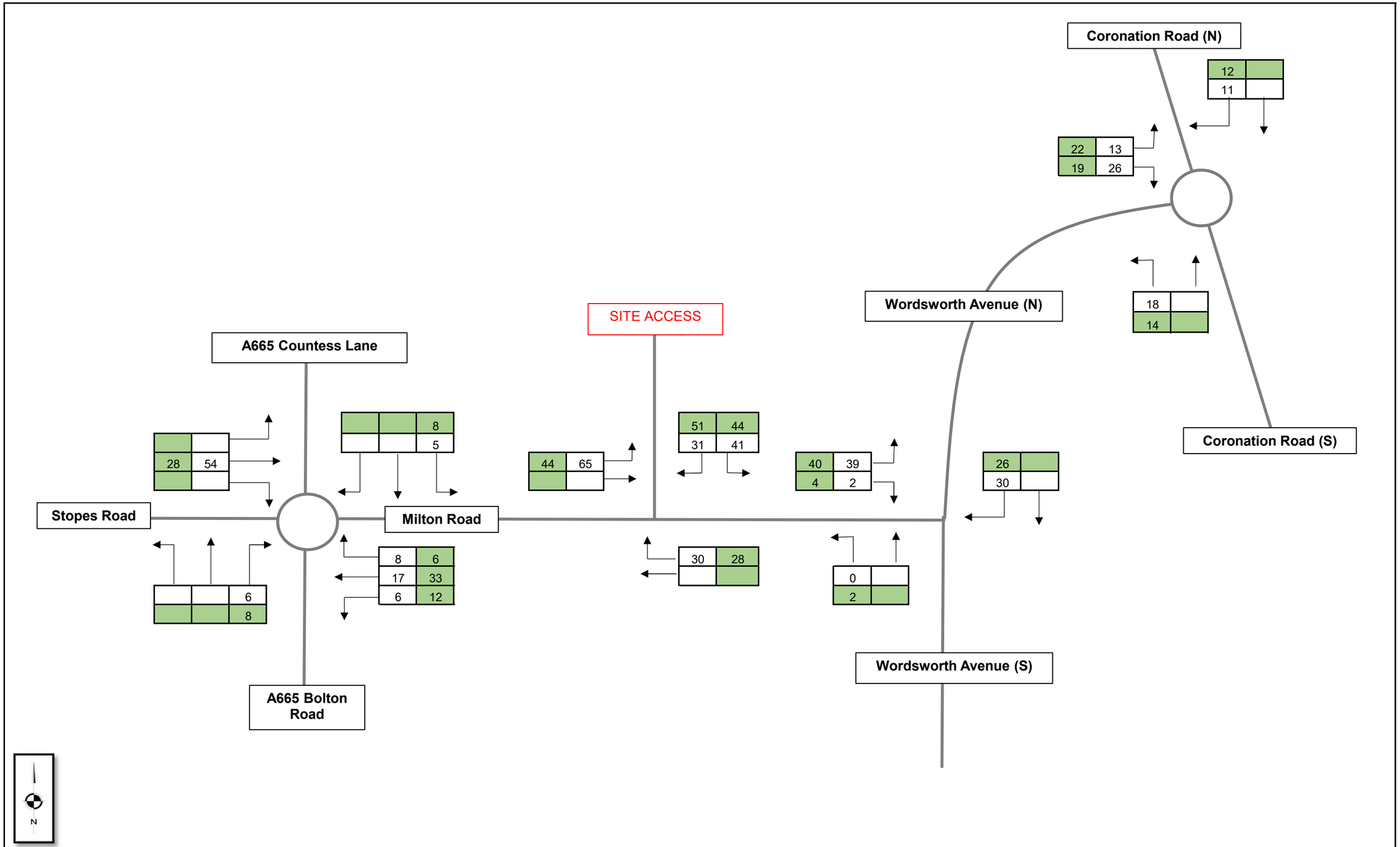
14 October 2026

Job Number - SCP/260351

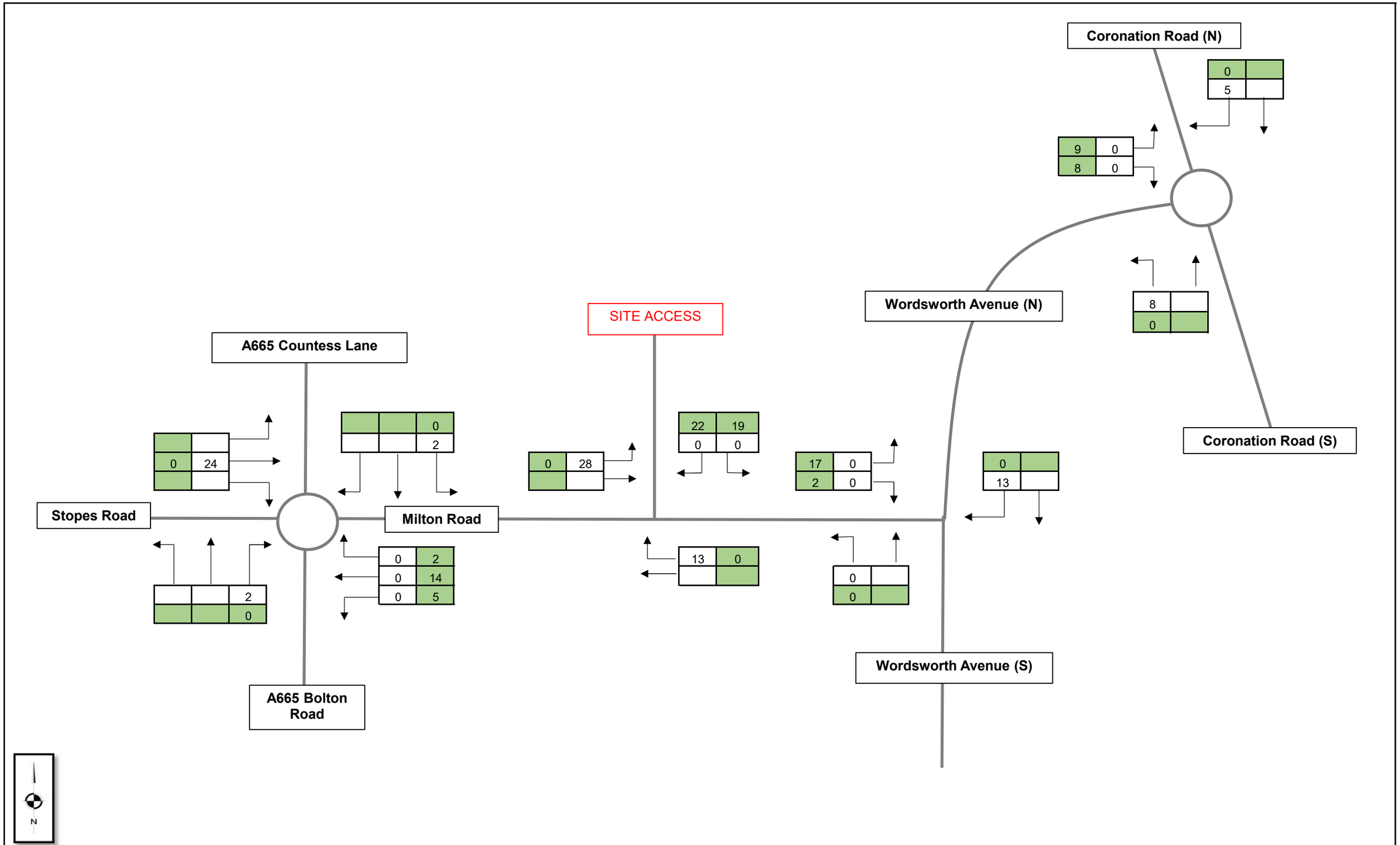
Traffic Figure 2



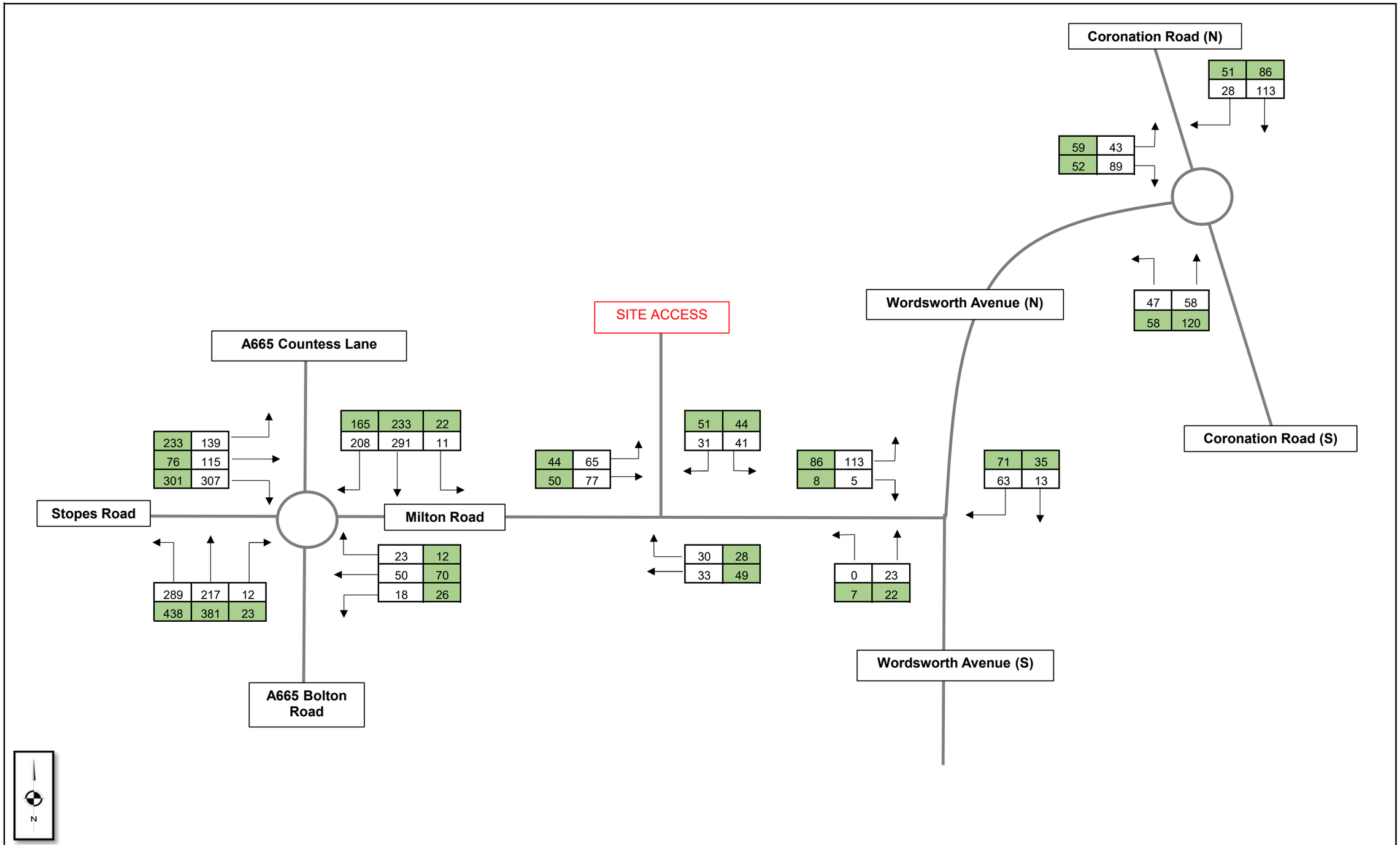
S C P Transportation Planning : Infrastructure Design	**Proposed Distribution**	**14 October 2026**
		Job Number - SCP/260351
	Proposed Ash Grove Alternative Provision (AP) Academy Development, Milton Road, Radcliffe	**Traffic Figure 3**



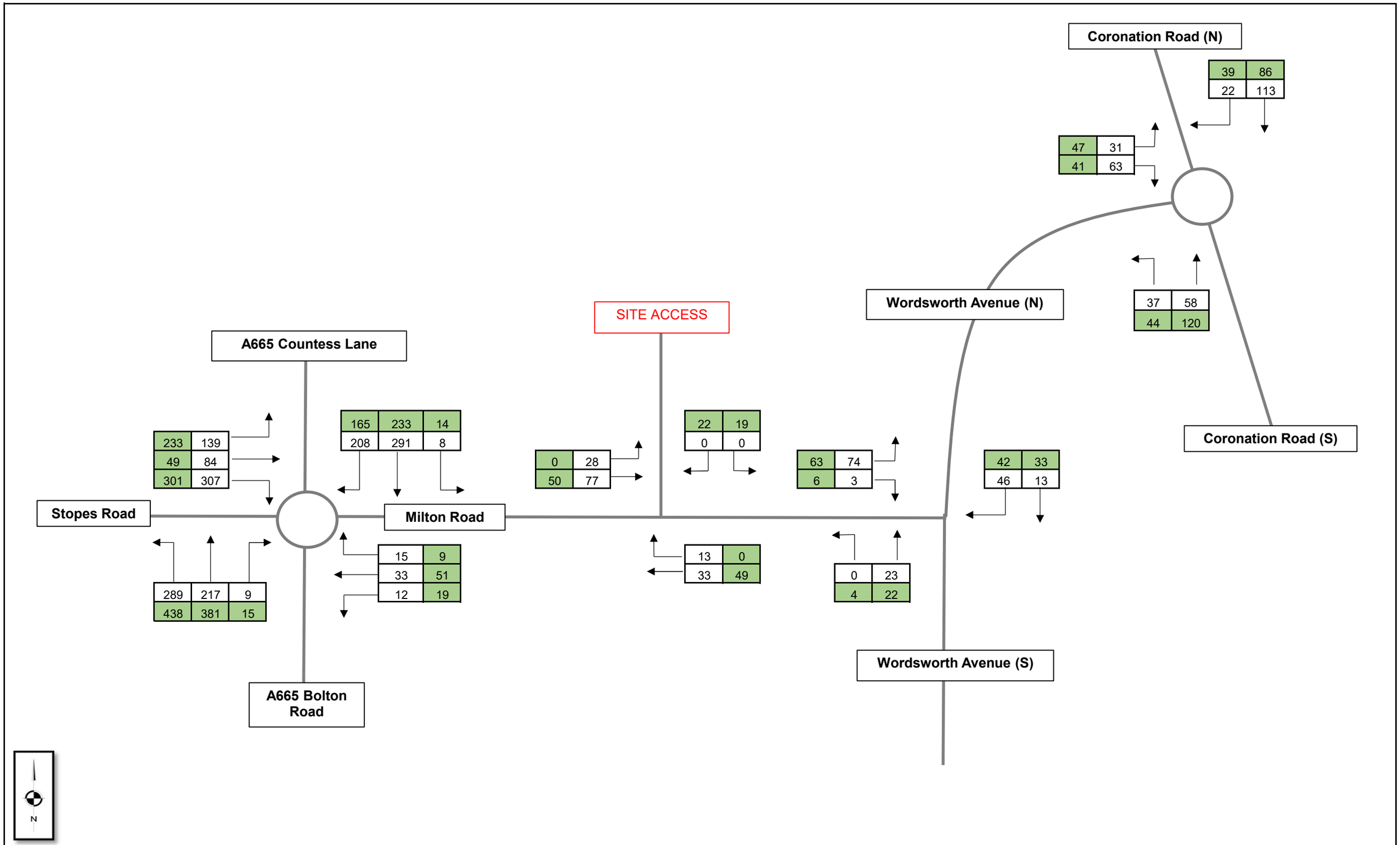
S C P Transportation Planning : Infrastructure Design	**Proposed Assignment**	**14 October 2026**
		Job Number - SCP/260351
	Proposed Ash Grove Alternative Provision (AP) Academy Development, Milton Road, Radcliffe	**Traffic Figure 4**



S C P Transportation Planning : Infrastructure Design	**Proposed Assignment (Staff Only)**	**14 October 2026**
		Job Number - SCP/260351
	Proposed Ash Grove Alternative Provision (AP) Academy Development, Milton Road, Radcliffe	**Traffic Figure 4a**



S C P Transportation Planning : Infrastructure Design	**Proposed Assessment 2031**	**14 October 2026**
		Job Number - SCP/260351
	Proposed Ash Grove Alternative Provision (AP) Academy Development, Milton Road, Radcliffe	**Traffic Figure 5**



S C P Transportation Planning : Infrastructure Design	**Proposed Assessment 2031 (Staff Only)**	**14 October 2026**
		Job Number - SCP/260351
	Proposed Ash Grove Alternative Provision (AP) Academy Development, Milton Road, Radcliffe	**Traffic Figure 5a**

BURY COUNCIL

BURY PRU/AP SCHOOL, MILTON ROAD, RADCLIFFE

NOISE IMPACT ASSESSMENT

R2498-REP01-PC

13 AUGUST 2026

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REPORT DETAILS

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Issued By	Paul Clark Pg. Dip. IOA MIOA Red Acoustics Limited Business First Millennium Road Preston PR2 5BL T: 01772 722 182 M: 07720 591650 paulclark@redacoustics.co.uk
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Checked By	Johnathan Whittle BSc (Hons), Pg. Dip. IOA AMIOA MCIEH
Signed	

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1.0 INTRODUCTION

Red Acoustics Ltd has been commissioned by Bury Council to undertake a noise impact assessment for a proposed new school development on land off Milton Road, Radcliffe. The assessment considers both the impact of existing environmental sound on the proposed development and the potential noise associated with operation of the proposed multi-use games areas (MUGAs) at nearby noise sensitive receptors (NSRs). The MUGA assessment has been undertaken having regard to the June 2026 consultation draft of ProPG: Guidance for the Assessment of Sport and Leisure Noise.

The proposed development comprises a new pupil referral unit (PRU) / alternative provision school. Environmental sound surveys have been undertaken to establish the existing acoustic climate affecting both the proposed site and surrounding NSRs. The measured sound levels have been used to assess noise impacts and identify appropriate facade mitigation measures based on the current site layout prepared by the project architects.

Noise break-in calculations have been undertaken using the proposed general arrangement and elevation drawings. These calculations have informed the baseline acoustic design strategy and recommendations for the building envelope. The school will be of traditional brick/masonry construction and we understand that this will. Be fully mechanically ventilated, allowing the required indoor ambient noise levels to be achieved with windows closed in accordance with Building Regulations Requirement E4 and Building Bulletin 93 (BB93).

The development proposals comprise the construction of a new, two storey school building containing general teaching and learning spaces, offices, care and resource areas and ancillary accommodation. In addition, the scheme includes alternative provision learning spaces designed to provide a more tailored educational environment. External works include new vehicular access arrangements, car parking, hard and soft landscaped play areas and proposed MUGA pitches.

In line with the findings of this assessment, recommended sound emission limits for any proposed mechanical plant have been established to ensure that future site operations remain compliant with relevant guidance and maintain a low noise impact at nearby NSRs.

2.0 SITE DESCRIPTION & SURROUNDINGS

The proposed development site is located on open land adjacent to Milton Road, Bury. The scheme proposes the creation of a new school building with associated outdoor spaces which include parking, play areas and two MUGA pitches.

Figure 2.1 below shows the location of the site in relation to the surroundings and Figure 2.2 shows the proposed site layout.

The nearest noise sensitive receptors (NSRs) border the proposed development site to the north, east and west with NSRs also located on Milton Road to the south.

Figure 2.1: Site Location

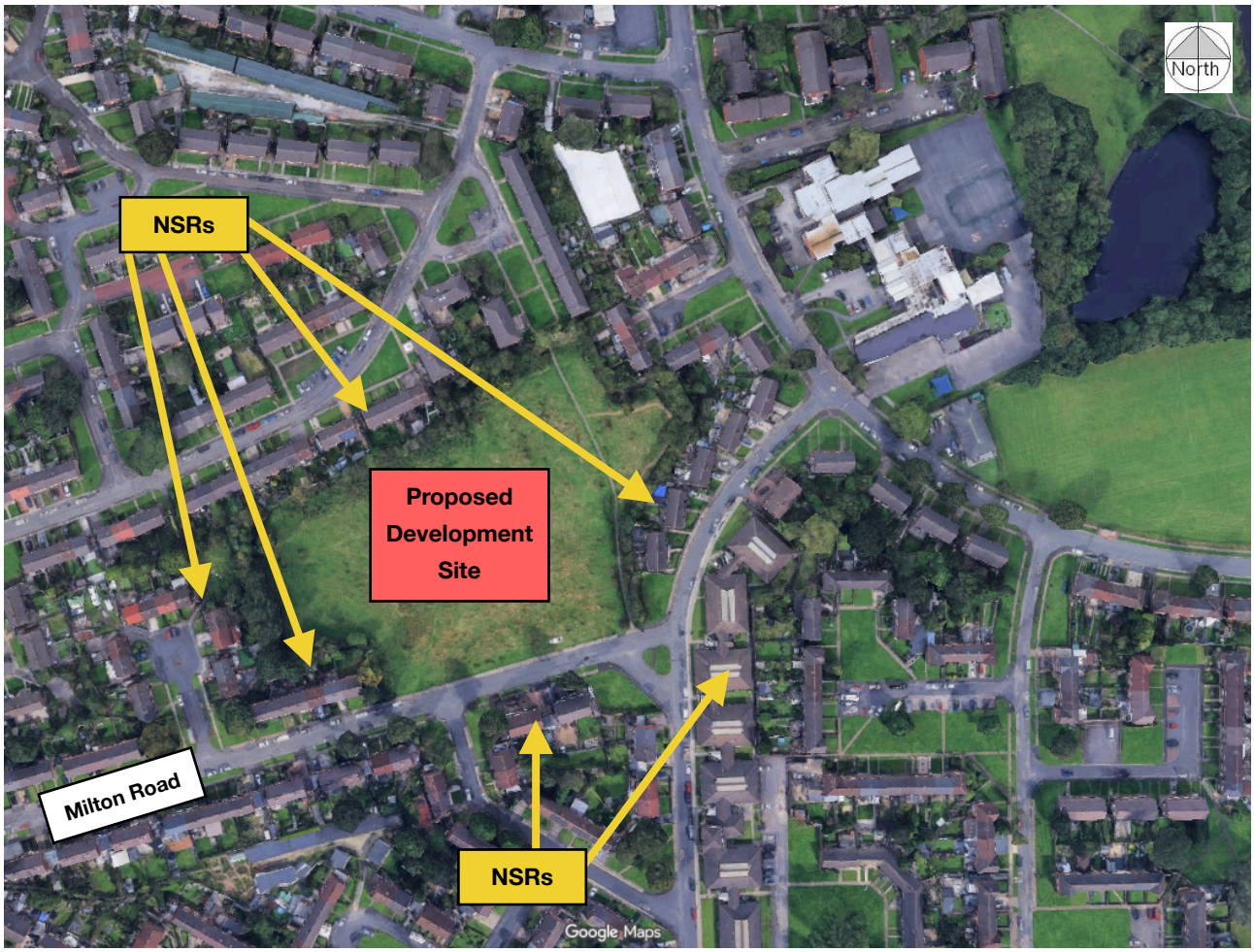
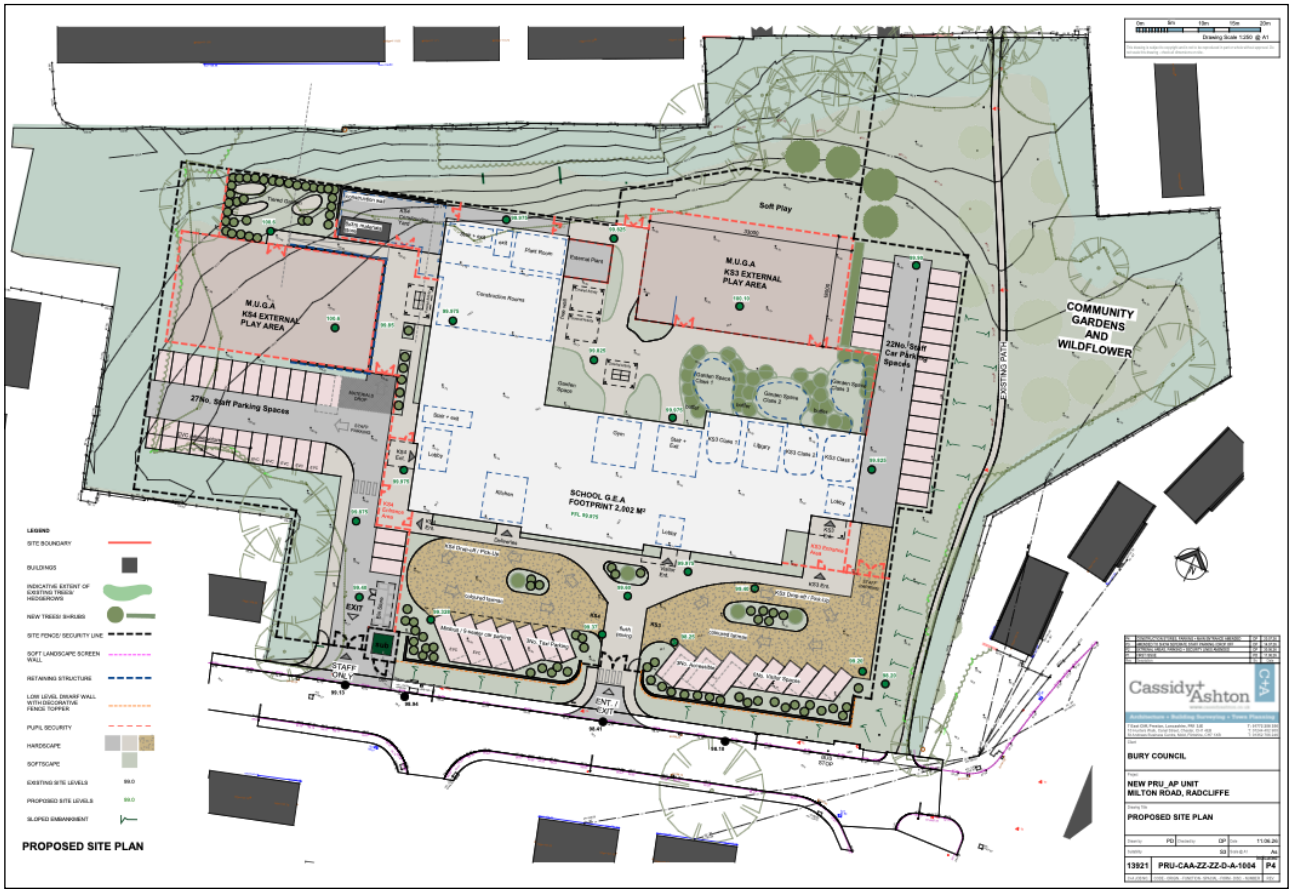


Figure 2.2: Site Layout



3.0 POLICY CONTEXT & ASSESSMENT GUIDANCE

Planning Policy

National Planning Policy Framework

The National Planning Policy Framework (NPPF[1]) sets out the Government's planning policies for England and how these should be applied. Where issues of noise impact are relevant the NPPF provides guidance. NPPF it states that planning policies and decisions should contribute to and enhance the natural and local environment by:

'preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of noise pollution'.

NPPF also advises:

'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should: mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development - and avoid noise giving rise to significant adverse impacts on health and quality of life'.

The NPPF also refers to the 2010 DEFRA publication, the Noise Policy Statement for England (NSPE) which reinforces and supplements the NPPF guidance.

Noise Policy Statement for England

The Noise Policy Statement for England[2] (NPSE) sets out the long term vision of promoting good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development. This vision is supported by the following aims:

- Avoid Significant adverse impacts on health and quality of life.
- Mitigate and minimise adverse impacts on health and quality of life.
- Where possible, contribute to the improvement of health and quality of life.

The NPSE describes the following levels at which noise impacts may be identified:

---

[1] National Planning Policy Framework. Department for Levelling Up, Housing & Communities (2023)

[2] Noise Policy Statement for England - Department for Environment, Food & Rural Affairs (2010)

- NOEL - No Observed Effect Level. This is the level below which no effect can be detected. In simple terms, below this level, there is no detectable effect on health and quality of life due to the noise.
- LOAEL - Lowest Observed Adverse Effect Level : This is the level above which adverse effects on health and quality of life can be detected.
- SOAEL - Significant Observed Adverse Effect Level : This is the level above which significant adverse effects on health and quality of life occur.

According to the explanatory notes in the statement, where a noise level falls between LOAEL and a level which represents SOAEL then:

'all reasonable steps should be taken to mitigate and minimise adverse effects on health and quality of life whilst also taking into consideration the guiding principles of sustainable development. This does not mean that such effects cannot occur'.

Planning Practice Guidance on Noise

Planning Practice Guidance (PPG) - Noise[3] is an online www.gov.uk resource to provide additional guidance on the NPPF. It discusses:

- *whether or not a significant adverse effect is occurring or likely to occur;*
- *whether or not an adverse effect is occurring or likely to occur and;*
- *whether or not a good standard of amenity can be achieved.*

In line with the Explanatory Note of the NPSE, the PPG references the LOAEL and SOAEL in relation to noise impact. It also provides examples of outcomes that could be expected for a given perception level of noise, plus actions that may be required to bring about a desired outcome. However, inline with the NPSE, no objective noise levels are provided although the PPG states that:

'the subjective nature of noise means that there is not a simple relationship between noise levels and impact on those effected. This will depend on how various factors combine in any particular situation'

Table 3.1 below summarises the PGG noise expose hierarchy.

[3] Planning Practice Guidance on Noise (https://www.gov.uk/guidance/noise--2). Ministry of Housing, Communities & Local Government

Table 3.1: Explanation of Noise Exposure Hierarchy - PPG

Perception	Examples of Outcomes	Increasing Effect Levels	Action
Not noticeable	No Effect	No Observed Effect	No specific measures required
Noticeable and not intrusive	Noise can be heard, but does not cause any change in behaviour or attitude. Can slightly affect the acoustic character of the area but not such that there is a perceived change in the quality of life.	No Observed Adverse Effect	No specific measures required
		Lowest Observed Adverse Effect Level	
Noticeable and intrusive	Noise can be heard and causes small changes in behaviour and/or attitude, e.g. turning up volume of television; speaking more loudly; closing windows for some of the time because of the noise. Potential for non-awakening sleep disturbance. Affects the acoustic character of the area such that there is a perceived change in the quality of life.	Observed Adverse Effect	Mitigate and reduce to a minimum
		Significant Observed Adverse Effect Level	
Noticeable and disruptive	The noise causes a material change in behaviour and/or attitude, e.g. having to keep windows closed most of the time, avoiding certain activities during periods of intrusion. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area.	Significant Observed Adverse Effect	Avoid
Noticeable and very disruptive	Extensive and regular changes in behaviour and/or an inability to mitigate effect of noise leading to psychological stress or physiological effects, e.g. regular sleep deprivation/awakening; loss of appetite, significant, medically definable harm, e.g. auditory and non-auditory	Unacceptable Adverse Effect	Prevent

Building Bulletin 93 - Acoustic Design of Schools: Performance Standards

BB93[4] is the technical document enabling implementation of the Building Regulations Requirement E4. The normal method of compliance with the requirements of the Building Regulations Requirement E4 is to demonstrate compliance with the guidance presented in BB93 by design and commissioning testing. This guidance relates primarily to the internal acoustic environment by managing noise break-in from the outside environment (Indoor Ambient Noise Level), internal sound separation between spaces (e.g. sound insulation performance of walls and floors) and acoustic quality of spaces (e.g. sound reverberation management).

[4] Acoustic Design of Schools: Performance Standards - Building Bulletin 93 - Department for Education (February 2015)

BB93 states that 'Whilst planning consents should not be subject to conditions that are covered by other legislation, such as the Building Regulations, local planning authorities may include conditions relating to noise and acoustics when granting consent. These could cover such aspects as noise from schools affecting nearby noise sensitive properties, or educational establishments where the acoustic conditions are not subject to Requirement E4 of the Building Regulations'.

While it is uncommon for the requirements of the Building Regulations 2010 to be duplicated in planning requirements, demonstrating that the design targets for indoor ambient sound levels can be met as part of the planning process provides good indication that the external environment can be one that is suitable for development of an education development.

British Standard 4142

BS 4142:2014+A1:2019[5] presents methods for rating and assessing the potential impact of commercial and industrial sound upon noise sensitive receptors. In order to assess impact using BS 4142, the Rating Level of the new sound source is compared with the existing contextual Background Sound Level.

- Typically, the greater this difference, the greater the magnitude of the impact.
- A difference of around +10 dB or more is likely to be an indication of a significant adverse impact, depending on the context.
- A difference of around +5 dB is likely to be an indication of an adverse impact, depending on the context.
- The lower the Rating Level is relative to the measured Background Sound Level, the less likely it is that the specific sound source will have an adverse impact or a significant adverse impact. Where the Rating Level does not exceed the Background Sound Level, this is an indication of the specific sound source having a low impact, depending on the context.

The Rating Level is determined by assessing the Ambient Sound Level, distinguishing the Specific Sound Level from the Residual Sound Level and applying any sound specific penalties for acoustic features that would subjectively cause the sound to be perceived differently.

The Specific Sound Level of the commercial / industrial sound source is determined by either; measurement or calculation with regard to the appropriate reference time interval (for daytime or nighttime periods). The standard requires separate analysis for daytime and nighttime periods, evaluating the Rating Level over an appropriate reference time interval (T_r) of: 1hr for daytime (07:00-23:00 hrs) and 15min for nighttime (23:00-07:00 hrs). The Specific Sound Level is defined as equivalent continuous A-weighted sound pressure level produced by the specific sound source at the assessment location over a given reference time interval, *T* (determined either by calculation or deducting the measured Residual Sound Level from the measured Ambient Sound Level).

[5] BS4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound

‘Ambient sound’ is defined as the totally encompassing sound in a given situation at a given time, usually composed of sound from many sources near and far (The ambient sound comprises the residual sound and the specific sound when present).

‘Residual sound’ is defined as the ambient sound remaining at the assessment location when the specific sound source is suppressed to such a degree that it does not contribute to the ambient sound.

Where appropriate, a rating penalty can be applied to the specific sound level to account for the character of the sound, namely: tonality, impulsivity and intermittency. Such acoustic feature corrections can be added together linearly.

Tonality can be determined objectively (using adjacent third octave band analysis or the Joint Nordic method) or subjectively as described below:

- +2dB penalty: Just perceptible
- +4dB penalty: Clearly perceptible
- +6dB penalty: Highly perceptible

Impulsivity can be determined objectively (using Fast Fourier Transform analysis) or subjectively as described below:

- +3dB penalty: Just perceptible
- +6dB penalty: Clearly perceptible
- +9dB penalty: Highly perceptible

Where intermittency is present, a +3dB penalty can be applied. Where the acoustic feature characteristics are neither tonal nor impulsive, but are clearly distinguishable against the residual sound, a +3dB penalty can be applied.

World Health Organisation, Environmental Noise Guidelines for the European Region 2018[6] (WHO) & Guidelines for Community Noise 1999[7]

The World Health Organisation (WHO) guidelines provide advice in relation to noise in the community and the levels at which certain effects are likely. The WHO guidelines relate to the potential for health impacts relating to environmental noise and the impact of noise on uninterrupted speech and sleep. The suggested guideline values for daytime noise levels are repeated in Table 3.2 below as they are relevant to the assessment of noise impacts from the proposed development to the existing NSRs. The values presented in this case relate to the 1997 guidance as the 2018 guidance relates specifically to transportation, wind turbine and leisure industry sources.

Table 3.2: WHO Guideline Values

Environment	Critical effect	$L_{Aeq,t}$ (dBA)	Time period
Outdoor living areas	Serious annoyance	55	16 hrs (day/evening)
Outdoor living areas	Moderate annoyance	50	16 hrs (day/evening)
Dwelling, indoors	Speech intelligibility, moderate annoyance	35	16 hrs (day/evening)

ProPG: Guidance for the Assessment of Sport and Leisure Noise

The June 2026 consultation draft of ProPG: Guidance for the Assessment of Sport and Leisure Noise has been prepared by a working group comprising representatives of the Association of Noise Consultants, Institute of Acoustics and Chartered Institute of Environmental Health. As the document remains a consultation draft, it has been treated as emerging professional practice guidance rather than as a final adopted standard.

The ProPG recommends that good acoustic design should be the starting point for all sport and leisure noise assessments. Relevant measures include maximising separation between activity areas and noise sensitive receptors, using buildings and topography to provide screening, incorporating suitable barriers, arranging the site to locate significant sources away from receptors and responding to the existing acoustic environment and proposed hours of use.

[6] https://www.who.int/europe/publications/i/item/9789289053563

[7] https://www.who.int/publications/i/item/a68672

The assessment has had regard to the approach set out in the draft ProPG, including good acoustic design, the existing acoustic environment, the type and timing of use and the equivalent continuous sound level, $L_{Aeq,t}$. The draft guidance identifies 50dB $L_{Aeq,t}$ at external residential receptors as a general reference value for reasonable enjoyment of external spaces.

The ProPG notes that a school pitch used only by a school during school hours may not normally require a noise impact assessment where the activity remains typical of a school site. A detailed assessment is more likely where a new activity is introduced, use is intensified or operating hours are extended, including floodlit evening or community use. The present assessment has nevertheless considered the two new MUGAs because they introduce sports activity close to existing dwellings.

4.0 ENVIRONMENTAL SOUND SURVEY

An environmental sound survey has been carried out by Red Acoustics to determine the prevailing sound climate at the proposed development site.

Measurements were undertaken by Red Acoustics at monitoring position MP1 during typical daytime and nighttime periods. The measurements were manned between 04:00hrs to 10:00hrs on 16 June 2026. Measurements were undertaken to determine the typical sound climate both the proposed development and at a position representative of the NSRs to the proposed development.

Figure 4.1: Survey Monitoring Position



The sound survey was undertaken using a Class 1 Sound Level Meter (SLM) positioned on a tripod at a height of 1.8 m above ground level, in free field conditions, with the SLM logging data in 1 second intervals. During the surveys, the noted weather conditions were, dry, calm with wind speeds typically below <5m/s. Figure 4.1 and Table 4.1 below summarise the measured data taken.

Figure 4.1: Survey Measurement Summary - MP1

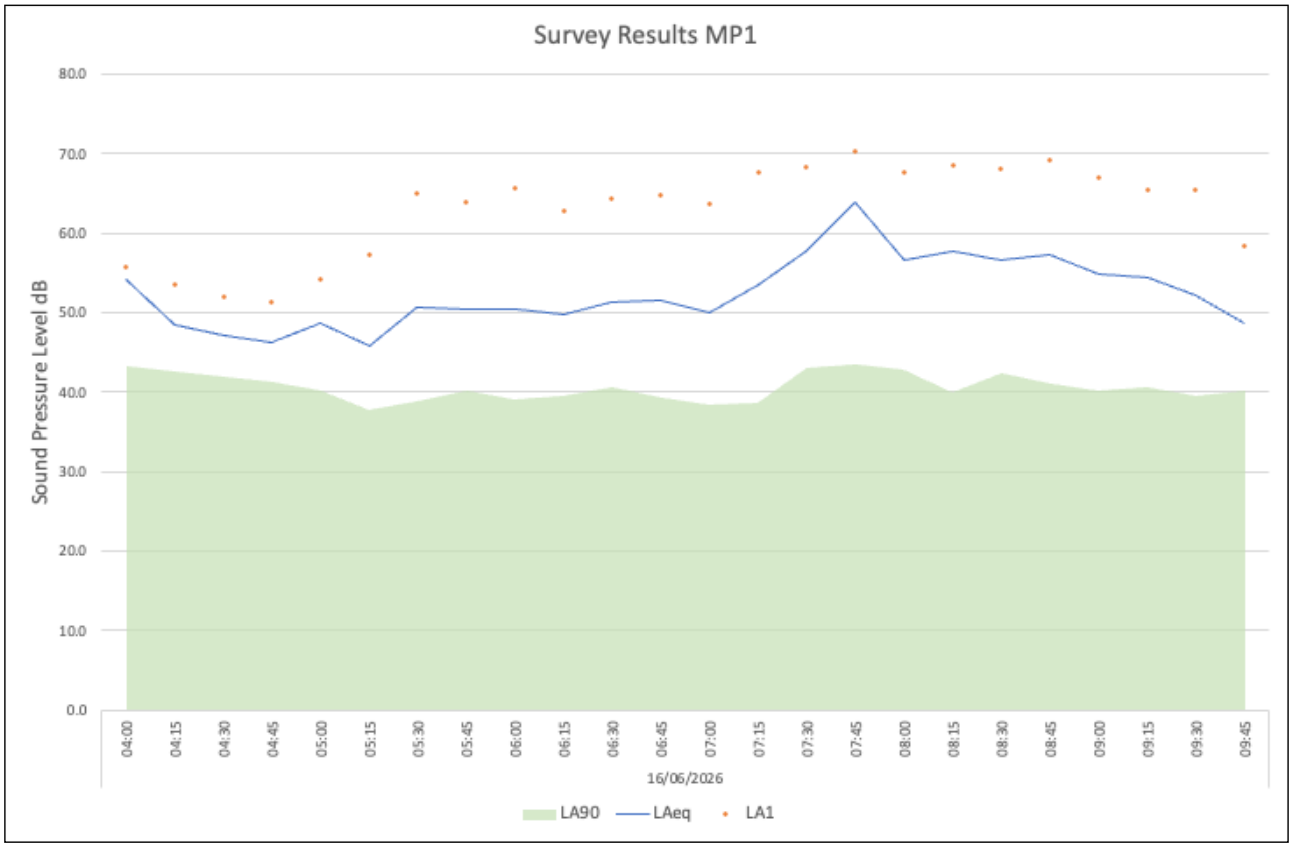


Table 4.1: Measured External Sound Level Summary

	Measured Sound Pressure Level, dB (re: 2x10-5 Pa)			
	Daytime Period 07:00hrs to 10:00hrs		Nighttime Period 04:00hrs to 07:00hrs	
Measurement Location	$L_{Aeq,3hr}$	$L_{A90,t}$	$L_{Aeq,3hr}$	$L_{A90,t}$
MP1	57	40 Typical	50	39 Typical

5.0 DETERMINATION OF MUGA SOUND LEVELS

Multi-use gaming areas are designed to be enclosed and to host a number of different sports activities. Sound levels generated by such facilities vary by activity, occupant and the surrounding fencing. The draft ProPG on sports and leisure sound identifies ball strikes on metal goals, fencing and hockey backboards as potentially significant impulsive events that should be considered separately from average activity sound levels. Red Acoustics holds scheme-relevant measurement data for a supervised school PE session using hockey equipment on a fenced MUGA.

Measurements were undertaken at a distance of 8m from the pitch enclosure and included hockey ball strikes and impacts with the perimeter fencing. The measured octave band $L_{Aeq,15min}$ data is presented in Table 5.1 and has been used to represent supervised school use of the proposed MUGAs in the noise propagation model prepared for the purpose of this assessment.

Table 5.1: Measured MUGA Operating Level

Item	dB $L_{Aeq,15min}$	Octave Band Centre Frequency (dB)					
		125 Hz	250 Hz	500 Hz	1.0 kHz	2.0 kHz	4.0 kHz
MUGA Hockey	56	57	52	50	53	50	43

The measured value of 56dB $L_{Aeq,15min}$ is considered representative of a supervised school session and is retained in preference to generic data. These measurements are also consistent with the range of average sound levels reported for comparable pitch based activities within the draft ProPG.

6.0 CADNAA SOUND PROPAGATION MODELLING

CadnaA 3D sound propagation modelling software has been used to predict specific sound levels from the proposed MUGA pitches. The software implements the calculation procedure specified within ISO9613-2.

The source sound level presented in Section 5.0 above has been used to predict sound propagation from both MUGA pitches simultaneously to the nearest NSRs.

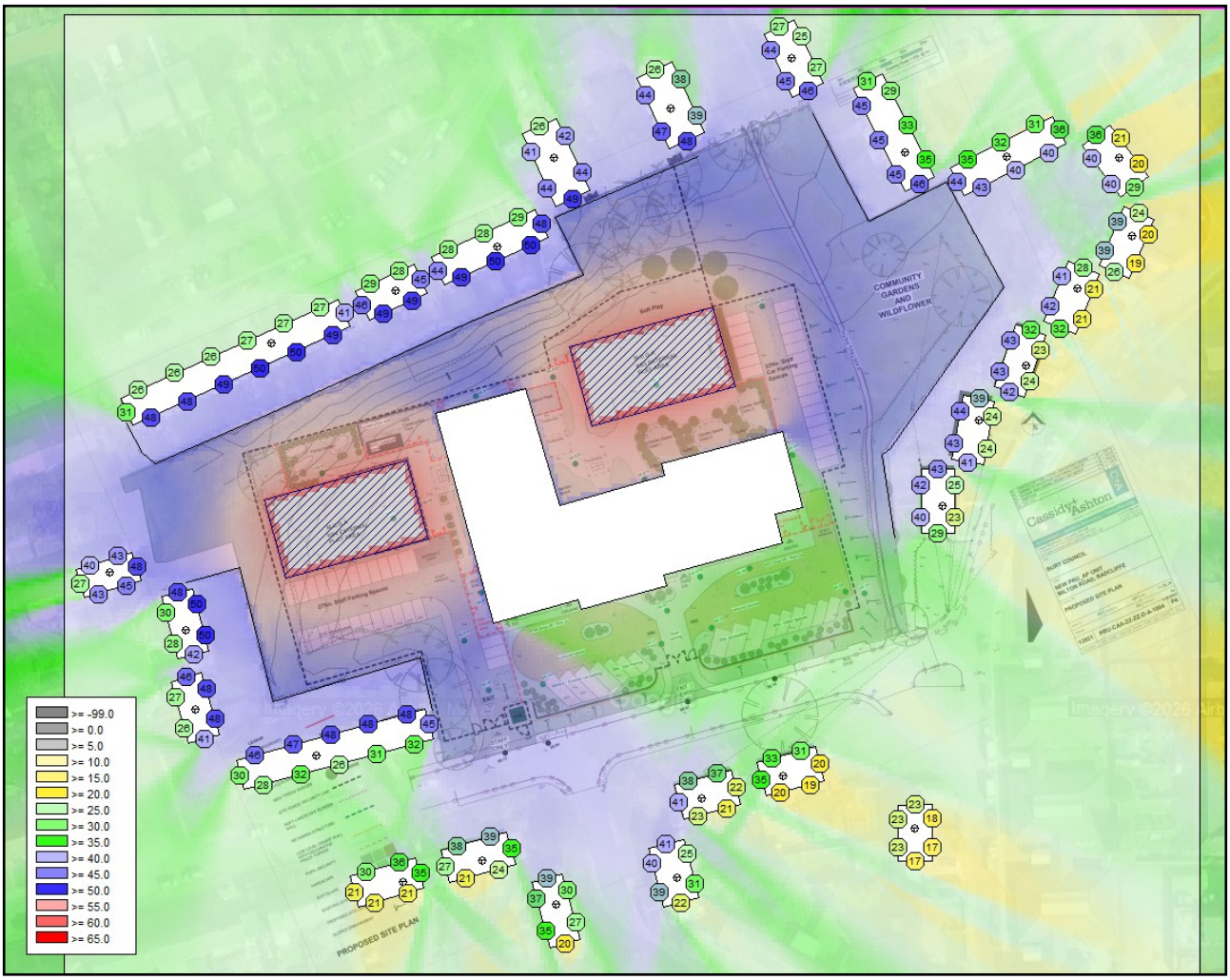
The modelling software utilises 1m resolution LIDAR topography data from the Defra Data Service Platform. The existing buildings, and the surroundings are modelled using Google Earth imagery and the proposed buildings are are based drawn details provided by the client. Buildings and were set as reflective surfaces in the model and the ground was set to 50% reflective to account for mixed ground. It was assumed that the proposed building location ground levels will be commensurate with the existing site levels.

The CadnaA 3D sound propagation model has been used to calculate the resultant sound level from the combined sound sources, taking into account reflections and attenuation from distance, ground, barriers etc. The resultant sound level is predicted to the nearest noise sensitive dwellings with highest facade levels shown as well as a coloured grid at a height of 1.8m. Figure 6.1 below presents the result of the model calculation.

It can be seen in Figure 6.1 that the resultant sound level from the combined MUGA sound sources impacting the nearest noise sensitive receptors is between 40dB and 50dB $L_{Aeq,t}$. The upper end of the predicted range is in line with the World Health Organisation and draft ProPG general external guideline of 50dB $L_{Aeq,t}$.

The measured daytime ambient sound level at MP1 was 57dB $L_{Aeq,3hr}$. In the context of the existing sound limit at the proposed development site, noise is not expected to cause undue disturbance to the the nearby NSRs.

Figure 6.1: Predicted Specific Sound Level (dB $L_{Aeq,t}$) - Simultaneous MUGA Use



7.0 NOISE BREAK-IN / BUILDING ENVELOPE SOUND INSULATION

A preliminary assessment of environmental sound ingress has been undertaken using the survey data presented in Section 4.0 above. The measured daytime sound level of 57dB $L_{Aeq,3hr}$ at MP1 has been adopted as representative of the external sound climate affecting the most exposed southern elevation of the proposed school building. Noise break-in calculations have been undertaken in accordance with the methodology set out in BS 8233:2014.

The calculations consider the combined sound transmission through the external wall and glazing elements with the calculation inputs comprising:

- Room volume in m^3
- Facade element surface areas m^2
- Facade element sound reduction indices in each octave band (125Hz - 2kHz).
- Room reverberation time in seconds to determine effective absorption area in m^2 in the receiving room.

The calculations have been undertaken for representative worst case teaching and learning spaces. The applicable indoor ambient noise level for each space should be confirmed against Table 1 of BB93 and the final room data sheets. Where spaces are intended specifically for pupils with special hearing or communication needs, the enhanced BB93 criteria should be applied.

The preliminary calculations indicate that the relevant BB93 indoor ambient noise levels can be achieved with the windows closed using conventional masonry external wall construction and standard thermal double glazing, such as a nominal 6 mm glass / 16 mm cavity / 6 mm glass configuration with a sound reduction performance of $27R_{w+Ctr}$. This conclusion is subject to confirmation once the final room layouts, facade constructions, glazing areas and ventilation proposals are made available.

The proposed elevations are understood to comprise a combination of brickwork and proprietary insulated cladding panels. The acoustic performance of the wall buidups, final cladding and glazing systems must therefore be reviewed at the detailed design stage. Laboratory acoustic data should be provided for each proposed facade element, including glazing, cladding panels, louvres and any other penetrations through the building envelope.

We understand at this stage that the school will be fully mechanically ventilated. We have therefore assumed that open windows will not be relied upon as part of the ventilation strategy for compliance with the BB93 indoor ambient noise level criteria.

A suitable mechanical ventilation system should be provided so that the required ventilation rates and thermal comfort conditions can be maintained with the windows closed. At the detailed design stage, the mechanical ventilation system should be designed to achieve he indoor ambient noise levels specified for each room type in Table 1 of BB93

8.0 RAIN NOISE

BB93 requires lightweight roof constructions and roof glazing to provide suitable control of rain generated sound within teaching and learning spaces. During heavy rainfall, the calculated reverberant sound pressure level within a space should not exceed the applicable BB93 indoor ambient noise level criterion by more than 25dB.

The resulting rain noise limits will therefore depend on the use of the room beneath the roof. For example, a space with a BB93 indoor ambient noise level criterion of 35dB $L_{Aeq,30min}$ should not exceed 60 dB $L_{Aeq,t}$ during heavy rainfall. Where an enhanced indoor ambient noise level criterion of 30dB $L_{Aeq,30min}$ applies, the corresponding rain noise limit would be 55dB $L_{Aeq,t}$.

The final roof construction has not been confirmed at this stage. During detailed design, the proposed roof build-up must be assessed using suitable laboratory test data obtained under the “heavy rainfall” test condition referenced by BB93. Where rooflights are proposed above teaching or other acoustically sensitive spaces, their individual rain noise performance should be reviewed carefully, as these elements can determine the overall internal rain noise level.

The roof construction must also provide sufficient airborne sound insulation against external environmental sound and should therefore be reviewed at the detailed design stage.

9.0 PLANT SOUND EMISSION LIMITS

Details of proposed externally mounted and venting plant items are not known at this stage. Plant noise emission limits have been proposed to enable design development of any mechanical plant so as to comply with expected LPA requirements and to reduce the likelihood of adverse impacts due to mechanical plant noise at the nearest NSRs.

Table 9.1 below presents the proposed plant sound emission limits at the nearest NSRs based on the survey data discussed in Section 4.0 above. Plant noise impacts should be assessed in accordance with the guidance BS4142:2014+A1:2019 as summarised in Section 3.0 above.

In line with expected requirements from the LPA, the targets represent a level 5dBA below the existing measured typical background sound level.

Table 9.1: Proposed Mechanical Plant Target Limits

	Sound Pressure Level, dB			
	Daytime Period 07:00hrs to 23:00hrs		Nighttime Period 23:00hrs to 07:00hrs	
Measurement Location	Existing $L_{A90,1hr}$	Proposed $L_{Aeq,1hr}$	Existing. $L_{A90,15min}$	Proposed $L_{Aeq,15min}$
Nearest NSR	40	35	39	34

The limits presented above apply to the cumulative rating level from all fixed plant at the nearest NSRs.

10.0 CONCLUSION

An assessment of the existing environmental sound climate and the potential noise impact of the proposed school development has been undertaken. The assessment indicates that suitable internal noise levels can be achieved through appropriate facade, roof and ventilation design. Noise from the proposed MUGA areas and future mechanical plant can also be controlled to acceptable levels at the nearest NSRs.

Subject to the recommendations set out in this report being incorporated into the detailed design, the assessment concludes that noise should not be a constraint to the proposed new school development.

APPENDIX A: NOISE SURVEY DETAILS

Location

Milton Road, Radcliffe

Survey Dates

16 June 2026

Weather

Conditions during the surveys were dry with wind speeds <5ms^{-1}

Personnel

Paul Clark Pg. Dip. IOA MIOA.

Johnathan Whittle BSc (Hons), Pg. Dip. IOA AMIOA MCIEH

Instrumentation

Table A1 below presents the instrumentation used during the surveys.

Methodology

Before and after the measurements the sound level meters were check calibrated to an accuracy of ±0.3dB using their associated Class 1 Calibrators. No drift in the instruments' sensitivities were noted across any of the survey periods.

Calibration Certificates

Copies of all calibration certificates are kept on file by Red Acoustics Ltd and can be supplied if requested.

Table A1: Survey Instrumentation

Kit No	Equipment Description	Type Number	Manufacturer	Serial Number	Date of Last Calibration	Calibration Certificate Number
RED02	Sound Level Meter	XL2-TA	Nti Audio	A2A-12587-E0	09 April 2026	1517309-1
	Sound Calibrator	Type 1251 IEC 60942-2003 Class 1	Norsonic	33007	31 October 2025	52540

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Ash Grove, Radcliffe
New Pupil Referral Unit
Stage 3 Initial Order of Cost Estimate Nr 4
Revision - 1

Issue Date:	05 October 2026
Reference:	512795
Lead Contact:	Chris Bailey
Checked by:	Joe Brooks
Issue:	V2



Ash Grove, Radcliffe
New Pupil Referral Unit
Stage 3 Initial Order of Cost Estimate Nr 4
Date 05 October 2026
Revision - 1

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2.0 Notes and Exclusions

3.0 Cost Build Up

4.0 Inflation Calculation and Cost Analysis

5.0 Area Schedule

6.0 Cashflow

1.0 EXECUTIVE SUMMARY

Ash Grove, Radcliffe
New Pupil Referral Unit
Stage 3 Initial Order of Cost Estimate Nr 4
Date 05 October 2026
Revision - 1

CURRIE & BROWN
The Value of Certainty.

1.0 EXECUTIVE SUMMARY

Project Description:

The construction of a new two storey Pupil Referral Unit with a GIFA of 3,028m2, together with a new car park to provide 41 spaces, external hard play areas, MUGAs, and community area.

Total Anticipated Out-turn Cost:

	GIFA:	3,028 m²
	£	**£/m²**
Construction cost	11,994,400	3,961
Preliminaries	1,389,019	459
OH&P	394,900	130
Professional Fees	873,200	288
Other Development Costs	203,700	67
Risk Allowance	1,516,600	501
Inflation	627,700	207
Total Anticipated Client Cost	**£ 16,999,519**	**5,614**

Notes:-

1. Costs exclude VAT

2. Costs used in the calculation are current day costs and this has been updated to allow for inflation up to the tender date and during the construction period.

1.1 Key Cost Commentary

The scope of works is as detailed within the cost build-up within Section 3.0.

Refer to the Key Cost Commentary above and notes and exclusions provided within Section 2.0 for the basis of the above costs.

Inflation costs are included based on a commencement on site on the 2Q27 with a 14 month programme

The construction market is very volatile at present and costs are unpredictable due to energy prices and the wars in Ukraine and Iran. We would anticipate that this scheme could cost between £16.5m and £17.5m

1.2 Area Costs

			£	**£/m²**
The above anticipated cost can be split into the following areas, which include associated on costs as a %				
New Build	3,028	m2	14,172,284	4,680.41
External Works	7,090	m2	2,827,234	398.76
			16,999,519	

2.0 NOTES & EXCLUSIONS

2.0 Notes and Exclusions

2.1 General

This "Order of Cost Estimate" is in accordance with NRM1 and is based upon the latest information available:

2.2 Information Used for Order of Cost Estimate

a) Cassidy & Ashton Architects Drawings PRU-CAA-V1-00-D-A-2001_S3-P8_PROPOSED GROUND FLOOR PLAN, PRU-CAA-V1-01-D-A-2002_S3-P8_PROPOSED FIRST FLOOR PLAN & PRU-CAA-ZZ-ZZ-D-A-1004_S3-P10_PROPOSED SITE PLAN

2.3 Assumptions / allowances

a) Costs are based upon a start on site date of June 2027.
b) Costs are based upon the design team being employed by Bury Council up to Stage 4.
c) Foundations will be traditional with beam and block floor construction
d) All finishes are assumed
e) Current national forecasts from the BCIS indicates that tender costs will rise. A copy of the indices is attached to the end of this document. However national trends indicate that there will be higher increases due to material shortages. **Supply prices are rising monthly, above the forecasts, and these increases are not reflected in the indices and this estimate.**
f) We have allowed for new LED lighting
g) It is assumed that water attenuation is required
h) We have allowed for new kitchen appliances
i) We have included for any Statutory diversion works
j) We have assumed that electrical service upgrades are required (substation), and all other supplies are adequate
k) We have assumed that the elevation treatment will be predominately SFS framing with facing brick external skin
l) We have made no allowance for the removal of any contaminants that may be found in the ground
m) We have made a provisional allowance for classroom furniture
n) We have made no allowance for external play equipment
o) We have assumed that some of the existing equipment and furniture will be reused from the existing school.
p) We have included a provisional allowance for grouting the coal seam under the building only.

2.4 Allowances to be made elsewhere in the Development Budget

The following are excluded, but need to be covered by other budgets within the overall Project Financial Model, where appropriate.

Development Cost Items

1. Site acquisition costs
2. Legal fees
3. Works beyond the site boundaries
4. Project Insurances and Bonds
5. Flood Protection
6. Disposal of hazardous contaminated materials
7. Drainage discharge enhancement
8. VAT
9. Capital Tax Allowances, Grants etc.

Project Cost Items

1. Loose furniture, fixings and equipment
2. Play equipment
3. Furniture / equipment (other than stated in the estimate)

3.0 COST BUILD-UPS

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

CURRIE & BROWN
The Value of Certainty.

Title: New Pupil Referral Unit
Date: 05 October 2026

New Build GIFA = 3,028 m2
Refurb GIFA =
GIFA = 3,028 m2

Item	Group element		Total	£/m2	%
0	Facilitating works		0	0.00	0.00%
1	Substructure		1,156,800	382.03	7.47%
2	Superstructure		3,950,800	1,304.76	25.52%
3	Internal finishes		612,400	202.25	3.96%
4	Fittings, furnishings and equipment		779,600	257.46	5.04%
5	Services		3,337,300	1,102.15	21.56%
6	Prefabricated buildings and building units		0	0.00	0.00%
7	Works to existing buildings		0	0.00	0.00%
8	External works		2,157,500	712.52	13.94%
	Facilitating Works and Building works estimate		**11,994,400**	**3,961.16**	**77.48%**
10	Main Contractor's Preliminaries	11.58%	1,389,019	458.72	8.97%
11	Contractors Design Fees	3.18%	419,600	138.57	2.71%
	Facilitating Works and Building works estimate (inc Prelims)		**13,803,019**	**4,558.46**	**89.17%**
12	Main Contractor's overheads and profit	2.90%	394,900	130.42	2.55%
15	Contractor Risk allowances	5.00%	709,800	234.41	4.59%
16	Inflation on Construction Works	3.80%	572,000	188.90	3.70%
	Construction Works Cost Estimate (including inflation)		**15,479,719**	**5,112.19**	**100.00%**
13	Client project/design team fees	2.93%	453,600	149.80	
14	Other Client development/project costs		203,700	67.27	
	Base cost estimate		**16,137,019**	**5,329.27**	
15	Client Risk allowances	5.00%	806,800	266.45	
	Cost limit (excluding inflation)		**16,943,819**	**5,595.71**	
16	Inflation on Client Costs	3.80%	55,700	18.39	
	Anticipated Client Cost (including inflation)		**£16,999,519**	**5,614.11**	

Exclusions:-

VAT
See Notes Section

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

CURRIE & BROWN
The Value of Certainty.

Title: New Pupil Referral Unit
Date: 05 October 2026

New Build GIFA =	3,028	m2
Refurb GIFA =	-	m2
-	3,028	m2

Item	Description	Total	£/m2
0	Facilitating works		
0.1	Toxic/hazardous/contaminated material treatment	-	
0.2	Major demolition works	-	
0.3	Temporary support to adjacent structures	-	
0.4	Specialist groundworks	-	
0.5	Temporary diversion works	-	
0.6	Extraordinary site investigation works	-	
1	Substructure		
1.1	Substructure	1,156,800.00	382.03
2	Superstructure		
2.1	Frame	787,300.00	260.01
2.2	Upper Floors	118,800.00	39.23
2.3	Roof	740,000.00	244.39
2.4	Stairs and ramps	93,700.00	30.94
2.5	External walls	978,500.00	323.15
2.6	Windows and external doors	288,600.00	95.31
2.7	Internal walls and partitions	624,200.00	206.14
2.8	Internal doors	319,700.00	105.58
3	Internal finishes		
3.1	Wall finishes	143,400.00	47.36
3.2	Floor finishes	235,900.00	77.91
3.3	Ceiling finishes	233,100.00	76.98
4	Fittings, furnishings and equipment		
4.1	Fittings, furnishings and equipment	779,600.00	257.46
5	Services		
5.1	Sanitary installations	41,700.00	13.77
5.2	Services equipment	-	
5.3	Disposal installations	65,800.00	21.73
5.4	Water installations	148,800.00	49.14
5.5	Heat source	552,400.00	182.43
5.6	Space heating and air conditioning	176,400.00	58.26
5.7	Ventilation	440,500.00	145.48
5.8	Electrical installations	657,300.00	217.07
5.9	Fuel installations	-	-
5.10	Lift and conveyor installations	57,200.00	18.89
5.11	Fire and lightning protection	72,700.00	24.01
5.12	Communication, security and control systems	138,400.00	45.71
5.13	Specialist installations	550,600.00	181.84
5.14	Additional Costs in connection with services	435,500.00	143.82

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

CURRIE & BROWN
The Value of Certainty.

Title: New Pupil Referral Unit
Date: 05 October 2026

New Build GIFA =	3,028	m2
Refurb GIFA =	-	m2
-	3,028	m2

Item	Description		Total	£/m2
6	Prefabricated buildings and building units			
6.1	Prefabricated buildings and building units		-	-
7	Works to existing buildings			
7.1	Minor demolition works and alteration works		-	-
7.2	Repairs to existing services		-	-
7.3	Damp-proof courses/fungus and beetle eradication		-	-
7.4	Facade retention		-	-
7.5	Cleaning existing surfaces		-	-
7.6	Renovation works		-	-
8	External works			
8.1	Site preparation works		136,400.00	45.05
8.2	Roads, paths, pavings and surfacing's		596,500.00	196.99
8.3	Soft landscaping, planting and irrigation systems		307,000.00	101.39
8.4	Fencing, railings and walls		355,400.00	117.37
8.5	External fixtures		112,000.00	36.99
8.6	External drainage		428,100.00	141.38
8.7	External services		212,900.00	70.31
8.8	Minor building works and ancillary buildings		9,200.00	3.04
	Building works estimate		**11,994,400.00**	**3,961.16**
10	Main Contractor's Preliminaries			
10.1	General main contractor preliminaries	10.04%	1,204,237.76	397.70
10.2	Contractors Insurance	1.40%	184,780.93	61.02
11	Contractors Design Fees	3.18%	419,600.00	138.57
12	Main Contractor's Overheads & Profit			
12.1	Main contractor's overheads	1.90%	258,700.00	85.44
12.2	Main contractor's profit	1.00%	136,200.00	44.98
	Works cost estimate		**14,197,918.69**	**4,688.88**
15	Contractor Risk allowances			
15.1	Design development risks	2.50%	354,900.00	117.21
15.2	Construction risks	2.50%	354,900.00	117.21
16	Inflation on Construction Works			
16.1	Tender inflation	1.92%	285,999.40	94.45
16.2	Construction inflation	1.88%	285,999.40	94.45
	Construction Works Cost Estimate (including inflation)		**15,479,717.49**	**5,112.19**

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

New Build GIFA =	3,028	m2
Refurb GIFA =	-	m2
-	3,028	m2

Item	Description		Total	£/m2
13	Client project/design team fees	2.93%	453,600.00	149.80
14	Other Client development/project costs		203,700.00	67.27
	Client base cost estimate		**16,137,017.49**	**5,329.27**
15	Client Risk allowances			
15.3	Employer change risks	2.50%	403,400.00	133.22
15.4	Employer other risks	2.50%	403,400.00	133.22
	Cost limit (excluding inflation)		**16,943,817.49**	**5,595.71**
16	Inflation on Client Costs			
16.1	Tender inflation	1.92%	28,100.00	9.28
16.2	Construction inflation	1.88%	27,600.00	9.11
	Anticipated Client Cost (including inflation)		**£16,999,517.49**	**5,614.11**

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element:	Facilitating works	Quant	Unit	Rate	Total
	Toxic/hazardous/contaminated material treatment				0.00
	Major demolition works				0.00
	Temporary support to adjacent structures				0.00
	Specialist groundworks				0.00
	Temporary diversion works				0.00
	Extraordinary site investigation works				0.00

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Substructure		Quant	Unit	Rate	Total
	Substructure				1,156,800.00
	Ground beam and pad reinforced concrete foundations	1,805	m2	240.00	433,200.00
	Ground floor slab (Concrete suspended slab - In Situ)	1,805	m2	300.00	541,500.00
	Substructure brickwork	117	m2	275.00	32,037.50
	Grouting coal seam under building footprint	1	Item	150,000.00	150,000.00

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Superstructure	Quant	Unit	Rate	Total
Frame				787,300.00
Structural steel frame	3,028	m2	210.00	635,880.00
Fire protection	3,028	m2	50.00	151,400.00
Upper Floors				118,800.00
Precast concrete planks, 200 thick; inc 75 thick structural topping	1,223	m2	97.11	118,765.03
Roof				740,000.00
Roof construction - Metal purlins with liner tray; laid to falls	1,805	m2	120.00	216,600.00
Roof coverings and insulation (not tapering)	1,805	m2	228.49	412,430.14
Roof drainage	1,805	m2	17.14	30,932.26
Roof lights	4	Nr	5,712.33	22,849.32
External canopies	3	Nr	17,136.99	51,410.96
Access hatch	1	Nr	5,712.33	5,712.33
Stairs and ramps				93,700.00
Precast concrete staircases; including handrails and balustrading	14	flights	6,283.56	87,969.86
Metal access ladder	1	Nr	5,712.33	5,712.33
External walls				978,500.00
Brickwork outer skin, 50 cavity, 12.5 sheathing board, 150 SFS with insulation fill, 2 x 12.5 plasterboard (incl Parapet)	1,735	m2	514.11	891,928.73
Air Leakage testing	1	Item	17,136.99	17,136.99
Scaffolding	1,735	m2	40.00	69,396.00
Windows and external doors				288,600.00

Double glazed thermally broken aluminium windows, polyester powder coated, louvred top light	236 m2	856.85	202,430.65
Double glazed thermally broken aluminium Hall windows, polyester powder coated; glazing to meet regulations	30 m2	856.85	25,705.48
Brise-soleil to hall windows	Nr	2,284.93	0.00
Double glazed thermally broken aluminium single doors, polyester powder coated; including ironmongery	7 Nr	1,713.70	11,995.89
Double glazed thermally broken aluminium double doors, polyester powder coated; including ironmongery	5 Nr	3,084.66	15,423.29
Heavy duty single security / fire escape door, including frame, ironmongery, decorations	2 Nr	2,056.44	4,112.88
Heavy duty double security / fire escape door, including frame, ironmongery, decorations	2 Nr	3,198.90	6,397.81
Automatic opening glazed front door	3 Nr	7,500.00	22,500.00
Internal walls and partitions			**624,200.00**
Drywall system, 12.5 plasterboard and 12.5mm plywood to each side	3,449 m2	159.95	551,702.52
140 thick blockwork partitions, laid on side, to lift shaft and stair enclosure	138 m2	74.26	10,223.86
Fire protection/Head detail	3,028 m2	20.56	62,268.95
Internal doors			**319,700.00**
Single door set; including frames, ironmongery	30 Nr	1,200.00	36,000.00
Single door set with vision panel; including frames, ironmongery	45 Nr	1,700.00	76,500.00
Double door set; including frames, ironmongery	40 Nr	2,400.00	96,000.00
60FR Single door set; including frames, ironmongery	18 Nr	1,450.00	26,100.00
60FR Double door set; including frames, ironmongery	25 Nr	2,900.00	72,500.00
Fire shutter to kitchen servery	2 Nr	6,283.56	12,567.12

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Internal finishes	Quant	Unit	Rate	Total
Wall finishes				143,400.00
Drywall topcoat and emulsion	8,451	m2	10.28	86,896.28
Hard wall plaster and emulsion	138	m2	30.85	4,246.83
Ceramic tiling	60	m2	57.12	3,427.40
Trovex wall lining	96	m2	81.12	7,787.05
Stainless steel splashbacks to kitchen	26	m2	228.49	6,032.22
Acoustic boarding	1	Item	35,000.00	35,000.00
Floor finishes				235,900.00
Floor screed	3,028	m2	4.57	13,837.55
Floor coverings to classrooms, circulation and staff areas	1,600	m2	54.84	87,741.37
Vinyl flooring to hygienic/WC/kitchen areas	858	m2	57.12	49,011.78
Hall coverings	164	m2	114.25	18,736.44
Gym coverings	126	m2	108.53	13,675.32
Floor paint	240	m2	26.28	6,306.41
Entrance barrier matting	40	m2	114.25	4,569.86
MDF skirtings	1,610	m	13.71	22,072.80
Coved skirtings	873	m	22.85	19,947.45
Ceiling finishes				233,100.00
Suspended ceiling, lay-in grid with perforated tiles; acoustic fleece lining	1,962	m2	85.68	168,113.84
Suspended ceiling, lay-in grid with hygienic tiles; acoustic fleece lining	208	m2	100.00	20,800.00
MF plasterboard ceiling and emulsion to WCs	858	m2	51.41	44,110.60

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Fittings, furnishings and equipment	Quant	Unit	Rate	Total
Fittings, furnishings and equipment				779,600.00
Shelving to classroom stores	34	m	159.95	5,438.14
Notice boards	10	Nr	285.62	2,856.16
Statutory signage	1	Item	9,000.00	9,000.00
General signage	1	Item	9,000.00	9,000.00
Blackout blinds	105	Nr	1,713.70	179,938.36
Coat hooks	24	Rooms	1,713.70	41,128.77
Kitchen installation	1	Item	91,500.00	91,500.00
Vanity units/IPS system	12	Nr	1,142.47	13,709.59
Hall equipment	1	Item	28,500.00	28,500.00
Construction units	2	Item	40,000.00	80,000.00
Kitchen/ICT Room units and worktops	1	Item	38,000.00	38,000.00
Catering/Food Tech Room units and worktops	2	Item	34,000.00	68,000.00
Catering/Food Tech Room white goods	2	Item	11,500.00	23,000.00
Sports & Leisure furniture	1	Item	34,000.00	34,000.00
Gymnasium equipment	1	Item	34,000.00	34,000.00
Hair & Beauty units and worktops	1	Item	29,000.00	29,000.00
Sensory Room equipment	2	Item	35,000.00	70,000.00
Office desks and shelving	1	Item	69,000.00	69,000.00
Lockers	1	Item	28,500.00	28,500.00
Reuse existing kitchen equipment, white goods and furniture	1	Item	(75,000.00)	(75,000.00)

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Services	Quant	Unit	Rate	Total
Sanitary installations				41,700.00
WC	13	Nr	685.48	8,911.23
WHB with proximity sensors	13	Nr	628.36	8,168.63
Accessible WC	6	Nr	3,427.40	20,564.38
Sink	2	Nr	571.23	1,142.47
Shower	1	Nr	2,856.16	2,856.16
Services equipment				0.00
Disposal installations				65,800.00
Rainwater installations	3,028	m2	5.71	17,296.93
Soil and waste	3,028	m2	15.99	48,431.41
Water installations				148,800.00
Water supplies	3,028	m2	49.13	148,753.61
Heat source				552,400.00
Pipework, pumps etc.	3,028	m2	101.68	307,885.38
Air source heat pumps	1	Item	228,493.15	228,493.15
Insulated pipework from heat pumps to plantroom	20	m	110.82	2,216.38
Power supplies to external heat pumps including BWIC	1	Item	13,709.59	13,709.59
Space heating and air conditioning				176,400.00
LST radiators	3,028	m2	57.12	172,969.32
DX cooling system to ICT server rooms	10	m2	342.74	3,427.40

Ventilation			440,500.00
Mechanical supply and extract ventilation using MVHR units; to classroom spaces	2,170 m2	169.08	366,914.30
Changing room / toilet / Kitchen extract ventilation systems; supply from neighbouring corridors / classroom spaces	858 m2	85.68	73,517.67
Electrical installations			657,300.00
Mains and sub-mains distribution	3,028 m2	39.99	121,078.52
Lighting and luminaires including emergency fittings	3,028 m2	102.82	311,344.77
Extend emergency lighting	3,028 m2	22.85	69,187.73
Earthing and bonding	3,028 m2	11.42	34,593.86
Small power installation	3,028 m2	39.99	121,078.52
Fuel installations			0.00
Lift and conveyor installations			57,200.00
Electrically operated AC drive 8 person passenger lift; serving 2 levels; 1.6 m/s speed	1 Item	57,123.29	57,123.29
Fire and lightning protection			72,700.00
Sprinklers (not required)	0 m2	102.82	0.00
Sprinkler tanks	Item	57,123.29	0.00
Fire & Smoke detection alarm	3,028 m2	18.28	55,350.18
Lightning protection	3,028 m2	5.71	17,296.93
Communication, security and control systems			138,400.00
Containment for telephone, IT data, AV and security systems	3,028 m2	5.71	17,296.93
Data cabling	3,028 m2	13.71	41,512.64
Security installations including CCTV, access control and intruder alarm	3,028 m2	22.85	69,187.73
Disabled toilet, refuge and induction loop systems	3,028 m2	3.43	10,378.16

Specialist installations			550,600.00
PV panel installation	3,028 m2	91.40	276,750.90
BMS Installation	3,028 m2	34.27	103,781.59
Door access controls	85 Nr	2,000.00	170,000.00
Additional Costs in connection with services			435,500.00
BWIC	3,028 m2	47.98	145,294.22
M&E contractors Prelim costs	5%	2,901,800.00	145,090.00
Testing and commissioning	5%	2,901,800.00	145,090.00

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Complete buildings and building units	Quant	Unit	Rate	Total
Prefabricated buildings and building units				0.00

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Works to existing buildings	Quant	Unit	Rate	Total
Minor demolition works and alteration works				0.00
Repairs to existing services				0.00
Damp-proof courses/fungus and beetle eradication				0.00
Facade retention				0.00
Cleaning existing surfaces				0.00
Renovation works				0.00

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: External works	Quant	Unit	Rate	Total
Site preparation works				136,400.00
Site strip and preparation to receive pavings	7,090	m2	11.42	81,000.82
Cut & fill site levelling	1,773	m3	17.14	30,375.31
Disposal of surplus material/Cut	500	m3	50.00	25,000.00
Roads, paths, pavings and surfacing's				596,500.00
Tarmac play area	945	m2	97.11	91,768.56
Car park	1,288	m2	119.96	154,507.07
Coloured Car Park	621	m2	165.66	102,873.33
Flush paving, tarmac	1,273	m2	97.11	123,620.51
All weather surfacing	1,042	m2	108.53	113,092.68
Community footpath	142	m2	74.26	10,544.96
Soft landscaping, planting and irrigation systems				307,000.00
Shrub planting	100	m2	47.98	4,798.36
Grassed areas	2,934	m2	17.14	50,279.92
Trees medium	10	Nr	275.00	2,750.00
Trees Small	96	Nr	210.00	20,160.00
Horticultural	160	m2	62.84	10,053.70
Community Area	1,893	m2	62.84	118,947.82
BioDiversity Net Gain	1	Item	100,000.00	100,000.00
Fencing, railings and walls				355,400.00
1.8m high fencing	552	m	125.67	69,370.52
2.4m high fencing	175	m	165.66	28,990.07
Pedestrian Gates	27	Nr	1,827.95	49,354.52
Vehicle Gates	8	Nr	4,569.86	36,558.90
Retaining walls	168	m	750.00	126,000.00
Dwarf wall with decorative fence	75	m	600.00	45,090.00
External fixtures				112,000.00
Car park/external lighting	1	Item	28,561.64	28,561.64
Electric car charging points	3	Nr	5,712.33	17,136.99
Infrastructure for future Electric car charging points	3	Nr	1,028.22	3,084.66
Cycle shelter	1	Item	4,569.86	4,569.86
Cycle hoops	6	Nr	150.00	900.00
Bin store	1	Item	2,856.16	2,856.16
Covered Activity Area	3	Nr	11,424.66	34,273.97
Construction Store	1	Nr	20,564.38	20,564.38

External drainage			428,100.00
Surface water and foul water drainage to building	1,805 m2	45.70	82,486.03
External area surface drainage	5,311 m2	45.70	242,705.42
Attenuation tanks	1 Item	102,821.92	102,821.92
External services			212,900.00
Electricity	1 Item	39,986.30	39,986.30
Gas (not applicable)	1 Item		0.00
Water	1 Item	11,424.66	11,424.66
Telecom	1 Item	11,424.66	11,424.66
Substation	1 Item	150,000.00	150,000.00
Minor building works and ancillary buildings			9,200.00
External ASHP compound	1 Item	9,139.73	9,139.73

Ash Grove, Radcliffe

Stage 3 Initial Order of Cost Estimate Nr 4

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Contractors design fees	Quant	Unit	Rate	Total
Contractors project team fees				419,600.00
Percentage value for design team fees	0.00%			0.00
OR lump sum values:-				
Professional Designers				
Architect (stages 4 - 7)				178,750.00
Town Planners (stages 4 - 7)				7,500.00
M&E Designers (stages 4 - 7)				150,000.00
Principal Designer Building Regs (stages 4 - 7)				10,000.00
Principal Designer CDM (stages 4 - 7)				8,755.00
Structural Engineer (stages 4 - 7)				42,500.00
Landscape Architect (stages 4 - 7)				9,950.00
Ecology (stages 4 - 7)				210.00
Fire Engineer (stages 4 - 7)				11,840.00
Contractors PCSA Staff				
Senior Design Manager	25	wk	2,249.00	56,225.00
Senior Planner (25 wks - 1 day/wk)	5	wk	1,925.00	9,625.00
Quantity Surveyor (25 wks - 1 day/wk)	5	wk	1,385.00	6,925.00
Senior MEP Manager (25 wks - 1 day/wk)	5	wk	2,402.00	12,010.00
Procure Partnership Fee	2.90%			2,458.77
Discount				(87,243.77)
Surveys				incl in Architects fees

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Project/design team fees	Quant	Unit	Rate	Total
Client Project/design team fees				453,600.00
Percentage value for design team fees	0.00%			0.00
OR lump sum values:-				
Project Management (stages 0 - 7)				105,620.63
Cost Consultant (stages 0 - 7)				84,969.00
Architect (stages 0 - 3)				96,250.00
Town Planners (stages 0 - 3)				15,000.00
M&E Consultant (stages 0 - 3)				51,600.00
Principal Designer Building Regs (stages 0 - 3)				5,000.00
Principal Designer CDM (stages 0 - 3)				2,550.00
Structural Engineer (stages 0 - 3)				30,000.00
Landscape Architect (stages 0 - 3)				14,275.00
Ecology (stages 0 - 3)				3,095.00
Fire Engineer (stages 0 - 3)				8,140.00
Highways (stages 0 - 3)				2,655.00
M&E Consultant (stages 4 - 7)				34,400.00

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Other development/project costs	Quant	Unit	Rate	Total
Other Client development/project costs				203,700.00
Statutory Authority planning fees	1	Item	25,000.00	25,000.00
Statutory Authority building regulation fees	1	Item	20,000.00	20,000.00
Classroom furniture	19	Nr	9,139.73	173,654.79
Dining furniture	1	Item	30,000.00	30,000.00
Reuse existing furniture	1	Item	-45,000.00	(45,000.00)

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Risk allowances		Quant	Unit	Rate	Total
	Design development risks				
	To be included as a percentage of the Base cost estimate				
	Percentage allowance =	2.50%			
	Construction risks				
	To be included as a percentage of the Base cost estimate				
	Percentage allowance =	2.50%			
	Employer change risks				
	To be included as a percentage of the Base cost estimate				
	Percentage allowance =	2.50%			
	Employer other risks				
	To be included as a percentage of the Base cost estimate				
	Percentage allowance =	2.50%			

4.0 INFLATION CALCULATION AND COST ANALYSIS

Ash Grove, Radcliffe

Stage 3 Order of Cost Estimate (Elemental)

Title: New Pupil Referral Unit
Date: 05 October 2026

Element: Inflation		Quant	Unit	Rate	Total
	Tender inflation				
	To be included as a percentage of the Cost limit				
	Percentage allowance =	1.92%			
	Rates used - 2Q 2026	417			
	Anticipated start date - 2Q 2027	425			
		0.01918			
	Construction inflation				
	To be included as a percentage of the Cost limit				
	Percentage allowance =	1.88%			
	Anticipated start date - 2Q 2027	425			
	Anticipated mid construction point - 1Q 2028	433			
		0.01882			

Series:	BCIS All-in TPI				
Series number:	101	quarterly			
Base:	1985 mean = 100				
Last updated:	12-Jun-26				
Downloaded:	16/07/2026 15:29				
Date	**Index**	**Status**	**Sample**	**Percentage change**	
				On year	**On quarter**
May-2022	365	Provisional		10.3	4.6
Aug-2022	371	Provisional		9.4	1.6
Nov-2022	375	Provisional		9.0	1.1
Feb-2023	379	Provisional		8.6	1.1
May-2023	383	Provisional		4.9	1.1
Aug-2023	386	Provisional		4.0	0.8
Nov-2023	388	Provisional		3.5	0.5
Feb-2024	390	Provisional		2.9	0.5
May-2024	392	Provisional		2.3	0.5
Aug-2024	394	Provisional		2.1	0.5
Nov-2024	397	Provisional		2.3	0.8
Feb-2025	399	Provisional		2.3	0.5
May-2025	401	Provisional		2.3	0.5
Aug-2025	404	Provisional		2.5	0.7
Nov-2025	407	Provisional		2.5	0.7
Feb-2026	410	Provisional		2.8	0.7
May-2026	414	Provisional		3.2	1.0
Aug-2026	417	Forecast		3.2	0.7
Nov-2026	419	Forecast		2.9	0.5
Feb-2027	422	Forecast		2.9	0.7
May-2027	425	Forecast		2.7	0.7
Aug-2027	426	Forecast		2.2	0.2
Nov-2027	429	Forecast		2.4	0.7
Feb-2028	433	Forecast		2.6	0.9
May-2028	434	Forecast		2.1	0.2
Aug-2028	437	Forecast		2.6	0.7
Nov-2028	441	Forecast		2.8	0.9
Feb-2029	445	Forecast		2.8	0.9
May-2029	447	Forecast		3.0	0.4
Aug-2029	449	Forecast		2.7	0.4

5.0 AREA SCHEDULE

Room Area Schedule

Room	Area
Ground Floor	
Rear Staircase	26
SLT Office	13
Plant Room	22
Cleaners Store	3
Construction 2	53
Construction 2 store	12
Machine Room	17
Riser	2
Construction classroom	47
classroom store	3
Hospitality & Catering Kitchen	75
Hospitality & Catering classroom	43
Food Tech Store	7
Food Tech	74
Gym	48
Gym Store	8
Cleaners Store	4
WC	3
WC	2
Ass WC/Shower	6
Staircase	24
Lift	2
Sensory Room	14
Server	10
Classroom 1	43
Classroom 1 Store	12
KS3 Library	34
Medical Room	10
Classroom 2	42
Classroom 2 Store	2
Group Room	12
Classroom 3	42
Classroom 3 Store	3
WC	3
Switch Room	9
Staff WC	2
Cloaks/Lockers	8
Plant Room	25
Secure Lobby	11
Senco Office	8
Pastoral Office	33
Acc WC	3
Acc WC	4
Staff WC	3
Deputy Office	17
Reprographics	9
Heads Office	17
General Office	28
Exam Store	4
Interview Room	10
WC	3
Ent Lobby	19
Reception	24
Main Hall	164

Chair Store	12	
Kitchen	51	
Store	1	
Store	1	
Dining Room	69	
KS4 Entrance	10	
Ent Lobby	10	
Staff WC	4	
WC	3	
WC	3	
Staircase	27	
Construction Classroom	65	
Classroom Store	3	
Construction 1 classroom	43	
Construction 1 Store	12	
Kitchen Store	2	
Dry Store	3	
Kitchen Store	2	
GF Circulation/Stores/Risers	362	1,805
First Floor		
Staircase 3	26	
Staircase 2	27	
Staircase 1	14	
Sensory Room	13	
Sport & Leisure	78	
S&L Classroom	47	
S&L Store	8	
H&B Classroom	47	
Hair & Beauty	75	
H&B Store	8	
Group Room	14	
Classroom 3	47	
Classroom 2	46	
Classroom 1	47	
Staff WC	3	
Meeting Room	7	
Staff Work Room	22	
Staffroom	38	
Classroom 4	46	
Classroom 5	46	
Classroom 6	46	
SLT Office	20	
WC	3	
WC	3	
WC	4	
Classroom 7	43	
Classroom 8	43	
Classroom 9	43	
Life Skill Room,	25	
Ass WC	4	
WC	3	
Cleaner	3	
1F Circulation/Stores/Risers	324	1,223
		3,028

6.0 CASHFLOW

Ash Grove, Radcliffe
New Pupil Referral Unit
Stage 3 Initial Order of Cost Estimate Nr 4

46300

CURRIE & BROWN
The Value of Certainty.

CASH FLOW FORECAST

Original Forecast

Original Project Value Less PCSA 15,922,618.69 =S -0.028 =C See formula tab for constants 3.090 =K See formula tab for constants

PCSA/Fees 1,076,900

		Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Start Jun-27	Jul-27	Aug-27
Month														1	2	3
	x=													0.07	0.13	0.20
PCSA										18,194	36,388	54,581	72,775	72,775	72,775	72,775
Contractors Design Fees										36,053	72,106	108,159	144,213	153,538	162,864	172,190
Client Design Fees		93,170	186,340	205,296	224,251	243,207	262,162	281,118	300,073	308,798	317,522	326,246	334,971	340,237	345,503	350,770
Construction					-	-	-	-	-	-	-	-	-	247,950	838,600	1,718,650
Cumulative Cashflow		93,170	186,340	205,296	224,251	243,207	262,162	281,118	300,073	363,045	426,016	488,987	551,958	814,500	1,419,742	2,314,384
Monthly Cashflow		93,170	93,170	18,956	18,956	18,956	18,956	18,956	18,956	62,971	62,971	62,971	62,971	262,542	605,242	894,642

		Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Finish Aug-28	Sep-28	Aug-29	Sep-29
Month		4	5	6	7	8	9	10	11	12	13	14	15			
	x=	0.27	0.33	0.40	0.47	0.53	0.60	0.67	0.73	0.80	0.87	0.93	1.00	0.00		
PCSA		72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	
Contractors Design Fees		181,516	190,841	200,167	209,493	218,819	228,144	237,470	246,796	256,122	265,448	274,773	286,262	294,142	294,142	
Client Design Fees		356,036	361,302	366,568	371,835	377,101	382,367	387,633	392,900	398,166	403,432	612,398	627,568	632,758	632,758	
Construction		2,834,780	4,133,670	5,562,000	7,066,470	8,593,740	10,090,520	11,503,480	12,779,300	13,864,670	14,706,280	15,250,810	15,669,000	15,704,000	15,922,619	-
Cumulative Cashflow		3,445,106	4,758,588	6,201,510	7,720,573	9,262,435	10,773,807	12,201,359	13,491,771	14,591,733	15,447,935	16,210,757	16,655,605	16,703,675	16,922,294	-
Monthly Cashflow		1,130,722	1,313,482	1,442,922	1,519,062	1,541,862	1,511,372	1,427,552	1,290,412	1,099,962	856,202	762,822	444,848	48,070	218,619	- 16,922,294

Updated Forecast

Final Project Value Less PCSA 15,922,618.69 =S -0.028 =C See formula tab for constants 3.090 =K See formula tab for constants

PCSA/Fees 1,076,900

		Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27	May-27	Start Jun-27	Jul-27	Aug-27
Month														1	2	3
	x=													0.07	0.13	0.20
PCSA										18,194	36,388	54,581	72,775	72,775	72,775	72,775
Contractors Design Fees										36,053	72,106	108,159	144,213	153,538	162,864	172,190
Client Design Fees		93,170	186,340	205,296	224,251	243,207	262,162	281,118	300,073	308,798	317,522	326,246	334,971	340,237	345,503	350,770
Construction					-	-	-	-	-	-	-	-	-	247,950	838,600	1,718,650
Cumulative Cashflow		93,170	186,340	205,296	224,251	243,207	262,162	281,118	300,073	363,045	426,016	488,987	551,958	814,500	1,419,742	2,314,384
Monthly Cashflow		93,170	93,170	18,956	18,956	18,956	18,956	18,956	18,956	62,971	62,971	62,971	62,971	262,542	605,242	894,642

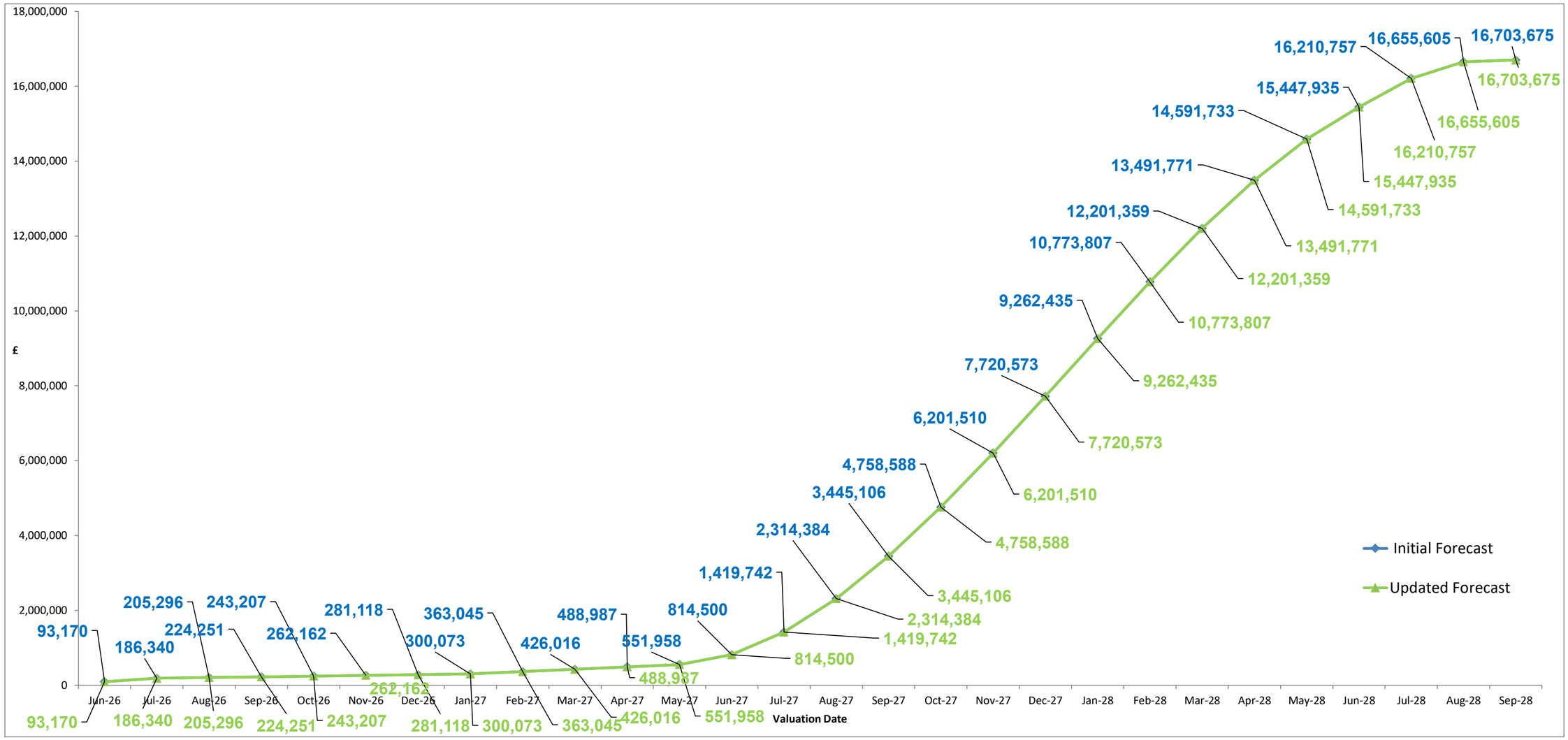
		Sep-27	Oct-27	Nov-27	Dec-27	Jan-28	Feb-28	Mar-28	Apr-28	May-28	Jun-28	Jul-28	Finish Aug-28	Sep-28	Aug-29	Sep-29
Month		4	5	6	7	8	9	10	11	12	13	14	15			
	x=	0.27	0.33	0.40	0.47	0.53	0.60	0.67	0.73	0.80	0.87	0.93	1.00	0.00		
PCSA		72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	72,775	
Contractors Design Fees		181,516	190,841	200,167	209,493	218,819	228,144	237,470	246,796	256,122	265,448	274,773	286,262	294,142	294,142	
Client Design Fees		356,036	361,302	366,568	371,835	377,101	382,367	387,633	392,900	398,166	403,432	612,398	627,568	632,758	632,758	
Construction		2,834,780	4,133,670	5,562,000	7,066,470	8,593,740	10,090,520	11,503,480	12,779,300	13,864,670	14,706,280	15,250,810	15,669,000	15,704,000	15,922,619	-
Cumulative Cashflow		3,445,106	4,758,588	6,201,510	7,720,573	9,262,435	10,773,807	12,201,359	13,491,771	14,591,733	15,447,935	16,210,757	16,655,605	16,703,675	16,922,294	-
Monthly Cashflow		1,130,722	1,313,482	1,442,922	1,519,062	1,541,862	1,511,372	1,427,552	1,290,412	1,099,962	856,202	762,822	444,848	48,070	218,619	- 16,922,294

Ref: 512795

Number	Date	Initial Forecast monthly £	Initial Forecast cumulative £	Updated Forecast monthly £	Updated Forecast cumulative £	Actual Payments monthly £	Actual Payments cumulative £	Variance
1	Jun-26	93,170	93,170	93,170	93,170		-	
2	Jul-26	93,170	186,340	93,170	186,340	-		
3	Aug-26	18,956	205,296	18,956	205,296	-		
4	Sep-26	18,956	224,251	18,956	224,251	-		
5	Oct-26	18,956	243,207	18,956	243,207	-		
6	Nov-26	18,956	262,162	18,956	262,162	-		
7	Dec-26	18,956	281,118	18,956	281,118	-		
8	Jan-27	18,956	300,073	18,956	300,073	-		
9	Feb-27	62,971	363,045	62,971	363,045	-		
10	Mar-27	62,971	426,016	62,971	426,016	-		
11	Apr-27	62,971	488,987	62,971	488,987	-		
12	May-27	62,971	551,958	62,971	551,958			
13	Jun-27	262,542	814,500	262,542	814,500			
14	Jul-27	605,242	1,419,742	605,242	1,419,742			
15	Aug-27	894,642	2,314,384	894,642	2,314,384			
16	Sep-27	1,130,722	3,445,106	1,130,722	3,445,106			
17	Oct-27	1,313,482	4,758,588	1,313,482	4,758,588			
18	Nov-27	1,442,922	6,201,510	1,442,922	6,201,510			
19	Dec-27	1,519,062	7,720,573	1,519,062	7,720,573			
20	Jan-28	1,541,862	9,262,435	1,541,862	9,262,435			
21	Feb-28	1,511,372	10,773,807	1,511,372	10,773,807			
22	Mar-28	1,427,552	12,201,359	1,427,552	12,201,359			
23	Apr-28	1,290,412	13,491,771	1,290,412	13,491,771			
24	May-28	1,099,962	14,591,733	1,099,962	14,591,733			
25	Jun-28	856,202	15,447,935	856,202	15,447,935			
26	Jul-28	762,822	16,210,757	762,822	16,210,757			
26	Aug-28	444,848	16,655,605	444,848	16,655,605			
26	Sep-28	48,070	16,703,675	48,070	16,703,675			
26	Aug-29	218,619	16,922,294	218,619	16,922,294			
26	Sep-29	-16,922,294	0	-16,922,294	0			
26	Oct-29	0	0	0	0			

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CASH FLOW FORECAST GRAPH



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Design Risk Assessments

Client Name :	Bury Council
Project :	Ash Grove Alternative Provision (AP) Academy
Project No:	240171
Revision	P01
Date of Last Review:	19.09.2026

Hazards and Risks Register

This Designer's Hazard Register has been prepared in accordance with the Construction (Design and Management) Regulations 2015, and using the principles of E.R.I.C and A.L.A.R.P.

KODA CIVIL & STRUCTURAL ENGINEERS

Risk No.	Risk Owner	Work Activity/Element	Risk Identified	Design Considerations	Progress/Action Taken (Current Status)	Final Design Option	Period	Potential Risk	Residual Risk	Control Measures/Further Action to be taken
(NOTES - hidden when printed)	*to record when the issue was added*	*Brief Description of works activity*	*Description of risk identified*	*Hazards / Risk / Time / Approvals / Installation / construction / buildability / operation and maintenance. Costs / VFM*			*Construction, Occupation, Demolition.*	*High Medium Low*	*High Medium Low*	
1	Designer / Contractor	Variable made ground, foundation bearing and suspended ground floor	Foundations bearing in made ground or inconsistent strata could suffer total or differential settlement; unsupported excavations or local soft zones could endanger operatives and destabilise the structure.	Made ground is approximately 0.40m to 2.65m thick, with deeper weak organic soils in the north-east and bedrock depth varying across the site. Foundations must reach competent natural cohesive strata or bedrock. A conventional ground-bearing slab is unsuitable.	Phase II investigation and structural philosophy reviewed. Foundation layout, founding levels and local treatment remain subject to detailed design and formation inspection.	Reinforced-concrete pad foundations taken to a consistent competent formation, supporting a suspended 250mm reinforced-concrete ground slab with 525mm perimeter boot thickenings; local piling or ground treatment where verified necessary.	Design / Construction / Occupation	High	Low	Inspect and approve every formation before concrete placement. Remove soft, loose, organic or rubbly material and replace with approved lean mix or mass concrete. Coordinate proof drilling, remediation and any local piled solution; record foundation depths and as-built treatment.
2	Designer / Specialist Contractor	Coal-mining legacy and residual ground instability	Undetected shallow workings, seams, voids or mine entries could cause collapse, subsidence or loss of support beneath buildings and highways.	Coal seams were identified between approximately 11.30m and 27.30m. Although boreholes found no direct evidence of workings, residual instability remains and proof drilling and grouting are recommended below buildings and highways in the northern and western areas.	Coal-mining investigation completed. Specialist remediation scope and Mining Remediation Authority agreement remain outstanding.	Specialist-designed proof drilling and grouting in the identified northern and western zones, coordinated with foundations and highways; no southern stabilisation unless further evidence changes the assessment.	Design / Construction / Occupation	High	Low	Appoint a qualified mining-remediation specialist. Agree the scope with the Mining Remediation Authority. Maintain a coal-mining engineer watching brief during earthworks and excavations; stop locally if voids, coal, depressions, unusually deep fill, buried structures or mine-entry indicators are encountered.
3	Designer / Contractor	Ground gas, contamination and asbestos in made ground	Ground gas could enter the building; lead, PAH contamination or chrysotile asbestos could expose workers and future users during earthworks or through landscaped areas.	Initial monitoring indicated CS1, but shallow coal and potential faulting lead the later mining assessment to recommend precautionary CS2 protection unless further monitoring demonstrates otherwise. Near-surface lead, PAH and trace chrysotile asbestos were recorded.	Investigation completed. Gas protection basis, hotspot delineation and remediation strategy require confirmation before construction.	Continuous CS2 gas protection unless justified otherwise by further monitoring, coordinated with penetrations and quality assurance; targeted remediation and suitable clean cover to landscaped and playing-field areas.	Design / Construction / Occupation	High	Low	Prepare and approve the remediation strategy and earthworks method statements. Protect workers, segregate and dispose of affected material lawfully, verify clean-cover depths, detail gas-membrane penetrations and joints, and inspect and validate the installed system before covering.
4	Contractor	Shallow groundwater, excavation support and water control	Seasonally variable groundwater and seepage could flood excavations, undermine formation, trigger side collapse or create unsafe access and uncontrolled discharge.	Groundwater was encountered locally and shallow levels were recorded in some standpipes. Excavation support, water control and construction sequencing must suit actual conditions.	Groundwater observations are available; contractor methodology and temporary works design remain to be completed.	Sequenced excavations with designed support and controlled dewatering, maintaining competent formation and safe access.	Construction	High	Low	Confirm seasonal groundwater conditions before excavation. Provide designed support or safe batters, edge protection and inspection. Use controlled pumping and approved discharge; prevent softening of formation and re-inspect after flooding or prolonged exposure.
5	Designer / Steelwork Contractor	Steel frame erection and temporary stability	The two-storey steel frame could become unstable or collapse before permanent bracing, floor diaphragms and foundations form a complete load path.	Permanent stability relies on vertical steel bracing in both principal directions and on first-floor and roof diaphragms transferring lateral actions to the braced bays.	Bracing strategy defined in principle. Connection design, erection sequence and temporary stability system remain contractor-designed.	Permanently braced S355 hot-rolled steel frame erected in a planned sequence with temporary restraint maintained until the diaphragm and all stability connections are complete.	Design / Construction	High	Low	Steelwork contractor to provide erection method, temporary stability design and sequence. Install and inspect holding-down bolts, bracing and connections before releasing cranes or temporary restraints. Do not remove temporary works until KODA's permanent load path is complete and verified.
6	Designer / Precast Specialist	Precast hollowcore lifting, bearings and diaphragm action	Heavy planks may fall, rotate or become unstable during lifting and installation; inadequate bearings, ties, cores or topping reinforcement could prevent the completed floor or roof acting as the designed diaphragm.	The first floor and roof use 200mm hollowcore planks with 100mm structural screed topping. The specialist is responsible for unit design, plank layout, lifting, bearings, temporary stability and installation methodology; KODA details ties and diaphragm reinforcement.	Structural concept established. Specialist plank design and coordinated interface details remain outstanding.	Specialist-designed hollowcore system with verified bearings, lifting points and temporary restraint, plus coordinated broken-out core, topping, transverse and steel-to-plank tie reinforcement.	Design / Construction / Occupation	High	Low	Obtain specialist design and installation information before fabrication. Coordinate openings and services. Use an approved lift plan, exclusion zones and temporary restraints. Inspect bearings, cores, ties and reinforcement before topping pour; prohibit premature loading until required concrete strength is achieved.
7	Designer / Specialist Contractors	Robustness, tying and disproportionate collapse	Discontinuity in horizontal or vertical ties at steel, precast, perimeter, column-splice, base or foundation interfaces could allow local damage to propagate into disproportionate collapse.	The building is Consequence Class 2b. Effective internal, peripheral and vertical tying and a continuous load path are required through the frame, precast planks, structural topping, column splices, bases and foundations.	Robustness strategy defined in principle; detailed tie forces and interfaces require coordinated design.	A continuous CC2b tying system connecting the steel frame, hollowcore diaphragms, perimeter details and foundations.	Design / Construction / Occupation	High	Low	Record the robustness strategy and tie forces on the design information. Allocate each interface to a named designer, coordinate calculations and details, and inspect reinforcement, anchors, splices and connections before concealment.
8	Designer / Specialist Contractors	Contractor-designed elements and interface coordination	Incompatible assumptions or missing design responsibility across connections, base plates, precast units, temporary works, SFS, curtain walling, masonry supports, roof deck, lift, barriers and anchors could cause local failure or unsafe erection.	The philosophy identifies these elements as contractor-designed and dependent on coordinated loads, movements, tolerances, fire, durability and support conditions.	Design responsibility schedule and final specialist submissions are to be completed.	Coordinated specialist designs based on a common set of loads, reactions, movements and interface details, with defined review and approval hold points.	Design / Construction / Occupation	High	Low	Maintain a design responsibility matrix and specialist-submission schedule. Issue current loads and movements, check interfaces and tolerances, resolve clashes, and prohibit fabrication or installation before accepted calculations, drawings and product data are available.
9	Designer / Client / M&E Designer	Incorrect or late loading information	Uncoordinated room use, partitions, plant, water tanks, PV, services or roof changes could overload members, planks, connections or foundations and lead to excessive vibration or deflection.	Outline loads include classrooms 3.0kN/m² plus 1.0kN/m² partitions, circulation 4.0kN/m², hall 5.0kN/m², plant 7.5kN/m², water-tank zone 20.0kN/m², roof plant 3.5kN/m² and PV allowance 0.50kN/m². Final loads must follow loading plans and room-specific requirements.	Preliminary load schedule established; final equipment, tank, PV and service loads and locations require confirmation.	Structure designed to an approved, room-specific loading plan with concentrated loads, dynamic effects and support zones clearly identified.	Design / Construction / Occupation	High	Low	Client, architect and M&E designer to confirm final uses, layouts, weights, centres of gravity, maintenance loads and vibration criteria before design freeze. Refer all subsequent changes to the structural engineer and mark permissible loads in the handover information.

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Client name:	Bury Council	File reference:	Bury PRU_Risk Register
Project name:	Milton Road, Radcliffe, Bury	Issue number:	Rev E
Job number:	260399	Author:	Stephen Gorst
Date:	11/08/2026	Checked by:	

Key:

Risk level (colour coding)		
Low	Medium	High

Risk Matrix:			
4	8	12	16
3	6	9	12
2	4	6	8
1	2	3	4

Probability (P) ↑ — *Impact (I)* →

Risk ID.	Category	Description	Cause	Consequence	P	I	Risk Category and Score	Mitigation Measures	P	I	Residual Risk	Time Implication	Cost Implication	Cost Estimate £	Owner
1	Site	**Unexpected ground contamination**	Historic industrial use	Remediation delays, cost uplift	4	4	16	Intrusive site investigations early, allow contingency. GI survey to include for asbestos testing of soils. Trial pits to determine if asbestos tipping/buried asbestos is present	3	5	15	3–6 months delay possible	Yes	TBC	BC
2	Site	**Legacy foundations / underground obstructions**	Historic development on site	Increased civils cost, programme delays	3	4	12	Ground-penetrating radar, trial pits	3	4	12	2–4 months	Yes	TBC	BC
3	Site	**Topography challenges**	Level changes across site	Increased cut/fill, retaining walls	4	4	16	Early civils design; consider split-level. Revised layout and building form to overcome level issues.	3	4	12	2–3 months	Yes	TBC	BC
4	Site	**Flood risk**	Surface water drainage issues	Additional attenuation/storage required	3	3	9	Flood risk assessment and SuDS design	2	2	4	1–2 months	Yes	TBC	BC
5	Site	**Utility capacity constraints**	Insufficient local services	Need for upgrades, cost uplift	4	4	16	Early engagement with utilities providers	3	3	9	3–6 months	Yes	TBC	BC
6	Site	**Requirement for substation**	Grid supply inadequate	Additional infrastructure required	4	4	16	Confirm with DNO early, design allowance	3	3	9	3–6 months	Yes	TBC	BC
7	Site	**Tree/vegetation removal**	Ecology constraints	Planning delay, mitigation costs	3	4	12	Tree survey and mitigation strategy	2	3	6	2–3 months	Yes	TBC	BC
8	Site	**Archaeology**	Unknown heritage features	Excavation and delay	3	3	9	Desk-based assessment, trial trenches	2	2	4	2–4 months	Yes	TBC	BC
9	Site	**Unknown cut & fill / earthworks volumes**	Insufficient ground investigation; design levels not fixed	Large export/import of material, programme delay, cost overrun	4	5	20	Undertake detailed GI; refine design levels early; include earthworks contingency; engage specialist early	3	5	15	2–3 months	Yes	TBC	BC
10	Site	**BNG deficiency requiring offsetting**	Current design unable to achieve required on-site BNG	Requirement for costly off-site units or redesign; planning delay	4	4	16	Early ecological assessment; revise landscape/ecology strategy; explore on-site enhancements before offsetting; provisional sum for BNG units	3	3	9	1–2 months	Yes	TBC	BC
11	Site	**Groundwater issues**	High water table	Pumping and foundation delays	2	3	6	Ground investigation and drainage design	2	2	4	1–2 months	Yes	TBC	BC
12	Site	**Limited access for construction**	Narrow residential streets	Logistics delays, higher prelims	3	4	12	Construction logistics plan developed early.	2	2	4	2–3 months	Yes	TBC	Contractor
13	Planning	**Ecology & biodiversity objection**	Tree/vegetation removal	Planning refusal or costly mitigation	2	4	8	Pre-app engagement, ecology surveys, mitigation strategy	2	3	6	6 months	Yes	TBC	BC
14	Planning	**Footpath Diversion required**	There is a public Right of Way running across the site	Refusal/delays at planning	4	4	16	Early appointment of Planning Consultant and early engagement with the Planning Authority.	3	3	9	2–3 months	Yes	TBC	BC
15	Planning	**Local negative perception of the scheme / resistance**	Community concerns, local opposition, poor consultation	Planning objections, delays to determination, requirement for design changes, reputational impact	4	4	16	Early and ongoing stakeholder engagement; public consultation events; clear communication of benefits; consider minor design adjustments to address concerns	3	4	12	2–3 months	Yes	TBC	BC
16	Planning	**Highways concerns**	Trip generation	Refusal/delays at planning	3	3	9	Transport / travel plan	2	2	4	3-6 months	Yes	TBC	Transport Consultant
17	Planning	**Visual impact in residential area**	Sensitive context	Objections, redesign required	3	4	12	Engagement with planners, community consultation	2	3	6	2–3 months	Yes	TBC	BC
18	Planning	**Noise impact**	Construction and operation	Restrictions and complaints	2	3	6	Noise assessment, mitigation measures	2	2	4	No	Yes	TBC	BC
19	Planning	**Air quality concerns**	Traffic emissions	Conditions requiring mitigation	2	2	4	Air quality assessment, mitigation	1	1	1	No	Yes	TBC	BC
20	Planning	**Failure to secure planning permission**	Policy conflict	Project cancellation or major redesign	4	4	16	Undertake an early Pre-app engagement with the LPA. Clear planning strategy to be developed	2	3	6	2–3 months	Yes	TBC	BC
21	Planning	**Section 106 / planning contributions**	Council requirements	Increased costs	2	3	6	Negotiate early, explore exemptions	1	2	2	2–3 months	Yes	TBC	BC
22	Planning	**Condition discharge delays**	Slow approvals	Programme slippage	3	3	9	Front-load discharge items	2	2	4	3–6 months	Yes	TBC	BC
23	Planning	**Statutory consultees delays**	Highways, Ecology, etc.	Programme delays	3	3	9	Engage consultees early	2	2	4	3–6 months	Yes	TBC	BC
24	Planning	**Judicial review risk**	Community opposition	Programme delay, legal costs	1	4	4	Early community engagement	1	2	2	6–12 months	Yes	TBC	BC

Risk ID.	Category	Description	Cause	Consequence	P	I	Risk Category and Score	Mitigation Measures	P	I	Residual Risk	Time Implication	Cost Implication	Cost Estimate £	Owner
25	Programme	**Optimistic programme dates**	Limited pre-construction time	School not ready for intake	4	4	16	Realistic programme, early PCSA if two stage.	3	3	9	6–12 months	Yes	TBC	Pick Everard
26	Programme	**Procurement delays**	Approval cycles slow	Tender slippage	4	4	16	Agree route early, add buffer / float to the programme	3	4	12	3–6 months	Yes	TBC	Pick Everard
27	Programme	**Delay in cost plan validation**	Late cost certainty	Delays approvals	2	3	6	Early QS engagement / Value Engineer considered through design	1	2	2	1–2 months	Yes	TBC	Pick Everard
28	Programme	**Inflationary pressures**	Market conditions	Cost plan exceeded	3	4	12	Benchmarking, early procurement, soft market engagement	3	3	9	1–2 months	Yes	TBC	Pick Everard
29	Programme	**Optimistic programme dates**	Limited pre-construction time	School not ready for intake	4	4	16	Realistic programme, early PCSA if two stage.	3	3	9	6–12 months	Yes	TBC	Pick Everard
30	Programme	**Procurement delays**	Approval cycles slow	Approval cycle slow	4	4	16	Agree route early, add buffer / float to the programme	3	4	12	3–6 months	Yes	TBC	Pick Everard
31	Programme	**Delay in cost plan validation**	Late cost certainty	Late cost certainty	2	3	6	Early QS engagement / Value Engineer considered through design	1	2	2	1-2 months	Yes	TBC	Currie Brown
32	Programme	**Inflationary pressures**	Market conditions	Cost plan exceeded	3	4	12	Benchmarking, early procurement, soft market engagement	3	3	9	1–2 months	Yes	TBC	Pick Everard
33	Programme	**Client decision-making delays**	Governance	Slippage in programme	3	3	9	Clear governance, delegated authority	2	2	4	3–6 months	No	TBC	BC
34	Programme	**Delayed surveys**	Ecology/ground/site surveys	Late inputs to design	3	4	12	Commission surveys early	2	2	4	2–3 months	Yes	TBC	BC / Pick Everard
35	Programme	**Delayed statutory approvals**	Planning, SAB, etc.	Programme slippage	3	3	9	Submit early, track closely	2	2	4	3–6 months	Yes	TBC	BC
36	Programme	**Design team resource conflicts**	Overstretch	Programme delays	2	3	6	Agree resource plans	1	2	2	1–2 months	No	TBC	Pick Everard
37	Programme	**Contractor mobilisation delay**	Slow start on site	Pushes handover	3	3	9	PCSA, early contractor engagement	2	2	4	2–3 months	Yes	TBC	Contractor
38	Programme	**Weather delays**	Severe winter or rain	Construction slow	2	3	6	Programme float, weather allowances	1	2	2	2–3 months	Yes	TBC	Contractor
39	Programme	**Design team resource conflicts**	Overstretch	Programme delays	2	3	6	Agree resource plans	1	2	2	2–3 months	No	TBC	Pick Everard
40	Programme	**Contractor mobilisation delay**	Slow start on site	Pushes handover	3	3	9	PCSA, early contractor engagement	2	2	4	2–3 months	Yes	TBC	Contractor
41	Programme	**Weather delays**	Severe winter or rain	Construction slow	2	3	6	Programme float, weather allowances	1	2	2	2–3 months	Yes	TBC	Contractor
42	Cost	**Budget uncertainty**	Combined funding unclear	Overspend, scheme reduced	4	4	16	Clarify budget early	3	4	12	2–3 months	Yes	TBC	BC
43	Cost	**10% contingency too low**	Early-stage unknowns	Future overspend	4	4	16	Benchmark review	3	4	12	2–3 months	Yes	TBC	Pick Everard
44	Cost	**VAT treatment risk**	Changes in VAT reclaim policy	Unexpected additional costs	2	3	6	Engage finance team	1	2	2	No	Yes	TBC	BC
45	Cost	**Utility upgrade costs**	DNO requirements	Budget pressure	4	3	12	Early engagement with DNO	2	2	4	2 – 3 months	Yes	TBC	BC
46	Cost	**Material price escalation**	Market inflation	Budget pressure	3	3	9	Early procurement, VE options	2	2	4	2–3 months	Yes	TBC	Contractor
47	Cost	**Contractor tender returns high**	Market competition low	Budget overrun	3	4	12	Competitive procurement	2	3	6	4–5 months	Yes	TBC	Pick Everard / BC
48	Cost	**Material price escalation**	Market inflation	Budget pressure	3	3	9	Early procurement, VE options	2	2	4	2 - 3 months	Yes	TBC	Contractor
49	Cost	**Contractor tender returns high**	Market competition low	Budget overrun	3	4	12	Competitive procurement	2	3	6	4 - 5 months	Yes	TBC	Pick Everard / BC
50	Cost	**Abnormal groundworks**	Unforeseen conditions	Budget uplift	4	5	20	GI and allowances	4	4	16	2–3 months	Yes	TBC	Pick Everard / BC
51	Cost	**Specialist SEN equipment**	Not fully scoped	Cost increase	2	3	6	Engage SEN staff early	1	2	2	Yes	Yes	TBC	BC
52	Cost	**Furniture & equipment FF&E**	Under-estimated	Overspend	2	4	8	Benchmark, early costing	1	2	2	No	Yes	TBC	Pick Everard / BC
53	Cost	**Unable to achieve original Schedule of Accommodation**	User requirements / Layout preference	Budget uplift	4	4	16	Stakeholder engagement / Value Engineering to achieve budget	3	3	9	Yes	Yes	TBC	Pick Everard / BC
54	Cost	**Furniture & equipment FF&E**	Under-estimated	Overspend	2	4	8	Benchmark, early costing	1	2	2	No	Yes	TBC	BC
55	Cost	**Unable to achieve original Schedule of Accommodation**	User requirements / Layout preference	Budget uplift	4	4	16	Stakeholder engagement / Value Engineering to achieve budget	3	3	9	Yes	Yes	TBC	Acoustician
56	Cost	**Insurance cost increases**	Market shift	Higher OPEX	2	2	4	Engage brokers early	1	2	2	No	Yes	TBC	BC
57	Design	**Inadequate zoning / poor design for SEN function**	Limited early engagement	Unsafe, unsuitable	2	4	8	Further user engagement, SEN specialist review	2	3	6	3–6 months	Yes	TBC	BC

Risk ID.	Category	Description	Cause	Consequence	P	I	Risk Category and Score	Mitigation Measures	P	I	Residual Risk	Time Implication	Cost Implication	Cost Estimate £	Owner
58	Design	**Acoustic performance issues**	Proximity to residential/roads	Non-compliance with BB93	2	3	6	Acoustic consultant	1	2	2	No	Yes	TBC	Acoustician
59	Design	**Acoustic performance issues**	Proximity to residential/roads	Non-compliance with BB93	2	3	6	Acoustic consultant	1	2	2	No	Yes	TBC	BC
60	Design	**Extent of S278 works unknown**	Highways details not yet designed; unclear LHA requirements	Cost uncertainty; risk of additional off-site works; extended approvals	4	4	16	Early meeting with Highways; commission S278 preliminary design; set aside cost & programme allowances	3	3	9	3–6 months	Yes	TBC	BC
61	Design	**All-electric strategy under pressure**	Grid capacity insufficient	Re-design for energy	3	4	12	Early utilities engagement, substation allowance	2	3	6	3–6 months	Yes	TBC	BC
62	Design	**Late client decisions or changes**	Client delays or changes in requirements	Programme delays, redesign costs, procurement impact, potential disputes	4	4	16	Set clear decision deadlines in programme; formalise change control process; hold regular design review meetings; include contingency for design development	3	4	12	3–6 months	Yes	TBC	BC
63	Design	**Limited flexibility / scalability**	Budget restrictions	Long-term inadequacy	2	3	6	Design for adaptability	1	2	2	No	No	TBC	BC
64	Design	**Inadequate daylighting**	Design oversight	Poor environment	2	3	6	Daylight studies, orient design	1	2	2	No	No	TBC	BC
65	Design	**Poor thermal comfort**	Inadequate passive design	Overheating risk	3	3	9	Thermal modelling, passive measures	2	2	4	No	Yes	TBC	BC
66	Design	**Insufficient storage space**	User needs underestimated	Operational inefficiency	2	3	6	Engage users, benchmark SEN schools	1	2	2	No	Yes	TBC	BC
67	Design	**Non-compliance with BB104**	Poor design compliance	Planning refusal, redesign	2	4	8	Design compliance checks	1	2	2	3–6 months	Yes	TBC	BC
68	Design	**ICT integration issues**	Spec not aligned with RBC IT	Operational issues	2	4	8	Engage IT early	1	2	2	No	Yes	TBC	BC
69	Construction	**Contractor insolvency**	Market volatility	Programme / cost impact	2	4	8	Robust procurement, financial checks	1	3	3	6 months	Yes	TBC	Pick Everard / BC
70	Construction	**Labour/material shortages**	Inflation, supply issues	Delays, increased cost	3	3	9	Early procurement, framework contractor	2	2	4	3–6 months	Yes	TBC	Contractor
71	Construction	**Health & safety incident**	High-risk works	Stop work, reputational damage	2	4	8	Robust H&S management	1	3	3	Yes	Yes	TBC	Contractor
72	Construction	**Defective works**	Poor quality control	Rework, delays	2	3	6	QA/QC regime	1	2	2	Yes	Yes	TBC	Contractor / Pick Everard
73	Construction	**Late material deliveries**	Supply chain issues	Programme delays	3	3	9	Procurement scheduling	2	2	4	Yes	Yes	TBC	Contractor
74	Construction	**Environmental incidents**	Pollution, dust, noise	Fines, reputational damage	2	3	6	Construction Environmental Management Plan (CEMP), monitoring	1	2	2	No	Yes	TBC	Contractor
75	Construction	**Industrial action**	Labour disputes	Programme delay	2	3	6	Contingency planning	1	2	2	3–6 months	Yes	TBC	Contractor
76	Construction	**Subcontractor insolvency**	Market stress	Delay, cost impact	2	4	8	Supply chain due diligence	1	2	2	3 months	Yes	TBC	Contractor
77	Construction	**Unexpected asbestos**	Hidden in soil/buildings	Cost and delay	3	3	9	Surveys and allowance	2	2	4	2–3 months	Yes	TBC	Contractor
78	Construction	**Weather damage during build**	Storm/flood event	Rebuild, insurance claim	3	3	9	Insurance, sequencing	1	2	2	2–3 months	Yes	TBC	Contractor
79	Commercial	**Construction cost inflation**	Volatile market conditions, PRS sector demand, labour shortages	Budget exceedance, reduced scheme viability	4	5	20	Early contractor engagement, fix prices where possible, include inflation allowances, benchmark against similar PRS schemes	3	4	12	2–3 months	Yes	TBC	PM / Cost Consultant
80	Design	**Design not aligned to PRS cost model**	Specification or unit mix exceeds viability thresholds	Project becomes unviable, redesign required	2	4	8	Align design to PRS benchmarks (cost/m²), ongoing viability testing, developer sign-off at each stage	2	3	6	2–3 months	Yes	TBC	Design Team
81	Construction	**Contractor insolvency**	Local authority requirements, design review panel feedback	Cost increases, abortive design work	3	4	12	Early engagement with planners, pre-app process, freeze design before submission	2	4	8	2–3 months	Yes	TBC	Pick Everard / BC
82	Procurement	**Tender returns exceed budget**	Market appetite, contractor risk pricing, limited competition	Funding gap, need for value engineering or re-tender	4	5	20	Soft market testing, phased procurement, consider frameworks or 2-stage tendering	4	4	16	2–3 months	Yes	TBC	PM/Cost Consultant
83	Technical	**Ground conditions worse than anticipated**	Brownfield PRS site, historical use	Additional foundation costs, remediation	4	5	20	Comprehensive GI surveys, early remediation strategy, contingency allowance	4	4	16	3 months	Yes	TBC	Engineer/PM
84	Utilities	**High utility connection/diversion costs**	Urban site constraints, existing infrastructure conflicts	Increased abnormal costs	3	4	12	Early utility searches, engagement with providers, include provisional sums	2	3	6	1–2 months	Yes	TBC	Civils/PM
85	Programme	**Programme overrun increasing prelim costs**	Delays in approvals, design coordination, or construction	Increased preliminaries and overheads	4	4	16	Detailed programme control, contractor monitoring, float allowance	3	3	9	2–3 months	Yes	TBC	Contractor/PM
86	Construction	**Labour / material shortages**	Inflation, supply issues	Delays, increased costs	3	3	9	Early procurement, framework contractor	2	2	4	3–6 months	Yes	TBC	Contractor
87	Construction	**Health & safety incident**	High-risk works	Stop work, reputational damage	2	4	8	Robust H&S management	1	3	3	Yes	Yes	TBC	Contractor
88	Construction	**Defective works**	Poor quality control	Rework, delays	2	3	6	QA/QC regime	2	2	4	Yes	Yes	TBC	Contractor / Pick Everard
89	Construction	**Late material deliverables**	Supply chain issues	Programme delays	3	3	9	Procurement scheduling	2	2	4	Yes	Yes	TBC	Contractor

Risk ID.	Category	Description	Cause	Consequence	P	I	Risk Category and Score	Mitigation Measures	P	I	Residual Risk	Time Implication	Cost Implication	Cost Estimate £	Owner
90	Construction	**Environmental incidents**	Pollution, dust, noise	Fines, reputational damage	2	3	**6**	Construction Environmental Management Plan (CEMP), monitoring	1	2	**2**	No	Yes	TBC	Contractor
91	Construction	**Industrial action**	Labour disputes	Programme delay	2	3	**6**	Contingency planning	1	2	**2**	3 - 6 months	Yes	TBC	Contractor
92	Construction	**Sub-contractor insolvency**	Market stress	Delay, cost impact	2	4	**8**	Supply chain due diligence	1	2	**2**	3 months	Yes	TBC	Contractor
93	Construction	**Unexpected asbestos**	Hidden in soil/buildings	Cost and delay	3	3	**9**	Surveys and allowance	2	2	**4**	2 - 3 months	Yes	TBC	Contractor
94	Construction	**Weather damage during build**	Storm/flood event	Rebuild, insurance claim	3	3	**9**	Insurance, sequencing	1	2	**2**	2 - 3 months	Yes	TBC	Contractor
95	Construction	**Construction cost inflation**	Volatile market conditions, PRS sector demand, labour shortages	Budget exceedance, reduced scheme viability	4	5	**20**	Early contractor engagement, fix prices where possible, include inflation allowances, benchmark against similar PRS schemes	3	4	**12**	2 - 3 months	Yes	TBC	PM / Currie Brown
96	Construction	**Design not aligned to cost model**	Specification or unit mix exceeds viability thresholds	Project becomes unviable, redesign required	2	4	**8**	Align design to PRS benchmarks (cost/m²), ongoing viability testing, developer sign-off at each stage	2	3	**6**	2 - 3 months	Yes	TBC	Design Team
97	Scope	**Late design changes driven by planning or stakeholder input**	Local authority requirements, design review panel feedback	Cost increases, abortive design work	3	4	**12**	Early engagement with planners, pre-app process, freeze design before submission	2	4	**8**	2 - 3 months	Yes	TBC	Contractor
98	Procurement	**Tender returns exceed budget**	Market appetite, contract risk pricing, limited competition	Funding gap, need for value engineering or re-tender	4	5	**20**	Soft market testing, phased procurement, consider frameworks or 2-stage tendering	4	4	**16**	2 - 3 months	Yes	TBC	Contractor
99	Technical	**Ground conditions worse than anticipated**	Brownfield PRS site, historical use	Additional foundation costs, remediation	4	5	**20**	Comprehensive GI surveys, early remediation strategy, contingency allowance	4	4	**16**	3 months	Yes	TBC	Engineer / PM
100	Utilities	**High utility connection/diversion costs**	Urban site constraints, existing infrastructure conflicts	Increased abnormal costs	3	4	**12**	Early utility searches, engagement with providers, include provisional sums	2	3	**6**	1 - 2 months	Yes	TBC	Civils / PM
101	Programme	**Programme overrun increasing prelim costs**	Delay in approvals, design coordination, or construction	Increased preliminaries and overheads	4	4	**16**	Detailed programme control, contractor monitoring, float allowance	3	3	**9**	2 - 3 months	Yes	TBC	Contractor / PM
102	Commercial	**Income / yield assumptions change**	Market shifts, interest rates, rental value change	Funding gap, scheme viability impacted	3	5	**15**	Regular viability reviews, sensitivity analysis, engage funders early	2	4	**8**	Yes	Yes	TBC	BC
103	Supply chain	**Key material cost spikes (e.g. steel, MEP)**	Global supply issues, demand fluctuations	Cost uplift during construction	4	4	**16**	Early procurement, bulk purchasing, alternative specifications	3	5	**15**	3 - 6 months	Yes	TBC	Contractor
104	Contract	**Contractor variations and claims**	Market shifts, interest rates, rental value changes	Funding gap, scheme viability impacted	3	5	**15**	Regular viability reviews, sensitivity analysis, engage funders early	2	4	**8**	Yes	Yes	TBC	PM / Contract admin
105	Design/Commercial	**Over-specification of finishes for PRS market**	High-end finishes beyond rental market expectations	Unnecessary cost, reduced returns	4	4	**16**	Benchmark against PRS comparables, developer approval of spec	4	4	**16**	2–3 months	Yes	TBC	Developer/Design Team
106	Abnormals	**Underestimation of abnormal costs**	Urban constraints, access, logistics	Increased construction cost	3	5	**15**	Detailed site logistics planning, early contractor input, contingency	2	4	**8**	2–3 months	Yes	TBC	PM/Contractor

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Alternative Provision Academy, Bury

Preliminary Ecological Appraisal & BNG Assessment

2026

Client	Cassidy + Ashton
Project Title	Bury Alternative Provision Academy
Project Reference	RHE.4805
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Executive Summary

Development Details

The client is proposing development of a new Alternative Provision Academy on land off Milton Road, Radcliffe, Bury, hereafter referred to as the 'site'.

This report describes the ecological features of the site and its surroundings and assesses the potential impacts of the development on the ecological interest. Recommendations are provided so that the development is compliant with biodiversity policy and legislation.

Ecological Interest

The site has a low level of ecological interest. Habitats on site comprise species poor grassland, trees, scrub and hedgerows (site level importance).

Outcomes

No further surveys are required.

Habitat loss is significant at the site level only.

Enhancement opportunities are identified.

The proposed development is predicted to result in a net loss of 0.91 area units (-35.84%) and a net gain of 0.6 hedgerow units (+120.11%). There is a shortfall of 1.16 area units required to meet the mandatory requirement for 10% BNG. This will be met by purchasing units from a habitat bank.

1. Introduction

1.1 Project Brief

1.1.1 Rachel Hacking Ecology Limited (RHE) was commissioned in 2026 by Cassidy + Ashton (the Client) to carry out an Ecological Appraisal and Biodiversity Net Gain Assessment of land at Milton Road, Radcliffe, Greater Manchester (the 'site'). The site is located at O.S. grid reference: SD771077 (see Figure 1).



Figure 1. Site location

1.1.2 The site comprises a field north of Milton Road. The surrounding landscape is residential.

1.1.3 The site is proposed for construction of a specialist education facility (Alternative Provision Academy).

1.2 Scope of Work

1.2.1 The Client commissioned RHE to carry out the following works:

- Desk-based study to obtain details of designated sites, protected and notable species within a specified search area.
- Record the extent, type, and condition of habitats within and next to the site.
- Calculate the baseline and post-development biodiversity units.

- Search for signs of protected species and assess the potential of habitats and features to support protected and notable species.

1.3 Site Visit Information

Surveyor Details

1.3.1 The site was surveyed on 13 May 2026 by Simon Holden MCIEEM. Simon has 21 years' professional experience and is a suitably qualified ecologist.

Weather

1.3.2 During the survey the weather was sunny with light showers and 14°C.

2. Methods

2.1 Desk Study

2.1.1 The Magic website (Multi-Agency Geographical Information for the Countryside) was interrogated for the presence of Statutory Designated Sites (and European Protected Species licences) within a 1km radius of the site.

2.1.2 The site was checked to determine if it is located within an Impact Risk Zone for any Site of Special Scientific Interest (SSSI) and if so, whether the Local Planning Authority will need to consult Natural England.

2.1.3 Greater Manchester Local Record Centre (GMLRC) was contacted to provide details of non-statutory designated sites and records of protected and notable species within a 1km radius of the site.

2.2 Field Survey

Habitat Survey

2.2.1 The site was walked over and the habitats and features of ecological interest were mapped and described according to the UK Habitat Classification system1. Habitats and features of particular interest were target noted.

Species Assessment

2.2.2 During the walkover habitat and features were assessed for their suitability to support protected and notable species in accordance with CIEEM guidelines[2]. Field signs of protected, notable, and invasive non-native species, if encountered, were mapped, and described.

2.3 Biodiversity Net Gain

2.3.1 During the site walkover the ecological condition of each habitat was assessed in accordance with the Defra (2024) guidelines[3].

2.3.2 Habitat data including type, area (or length) and condition were uploaded to the Defra Statutory Biodiversity Metric Calculator spreadsheet to determine the baseline value of the site.

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[1] UKHab-v2.01-July-2023-Final-2.pdf. at http://UKhab.org

[2] CIEEM (2017). *Guidelines for Preliminary Ecological Appraisal*. Chartered Institute of Ecology and Environmental Management, Winchester.

[3] The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf (publishing.service.gov.uk)

2.4 Mitigation Hierarchy

2.4.1 Mitigation measures have been included during the design process. Measures during the construction phase should be included in a Construction Environmental Management Plan: Biodiversity (CEMP). This process from proposal to implementation needs to consider the 'mitigation hierarchy' of avoid, reduce, compensate, and enhance:

- Aim to avoid negative effects through the design process.
- Mitigate if negative effects cannot be avoided.
- Use compensation measures to offset residual impacts.
- Identify and implement opportunities to enhance biodiversity.

3. Results

3.1 Survey Constraints

3.1.1 No constraints affected the survey, and a high degree of confidence is placed on the results.

3.2 Designated Sites

3.2.1 There are no statutory designated sites within the study area. Non-statutory sites within the study area are listed below in Table 1.

Table 1. Non-statutory Designated Sites

Name	Status	Location/distance	Interest
Manchester, Bolton and Bury Canal (East)	SBI	550m southwest	Standing water.
Wetlands and Meadows Near Coggra Fold	SBI	740m northwest	Grassland and ponds.
Marl Pits at Black Lane	SBI	875m northeast	Woodland and ponds.

3.2.2 The site is within the Impact Risk Zone of Ashclough Special Scientific Interest (SSSI). The proposed development will not require the Local Planning Authority to consult with Natural England.

3.3 Habitats

3.3.1 The habitats survey plan is contained in Appendix 3. Condition Assessments are provided as a separate spreadsheet. Species abundance, if included, follows the DAFOR system (Dominant, Abundant, Frequent, Occasional, Rare, Locally Dominant, Locally Abundant and Locally Frequent) and is provided in brackets after each species.

3.3.2 There are no irreplaceable habitats on site, and the site has not been subject to any prior degradation.

Grassland

3.3.3 The site comprises a field of modified grassland extending to approximately 0.99ha (see Photograph 1). Grass species comprise Perennial Rye-grass *Lolium perenne* (A), Yorkshire Fog *Holcus lanatus* (A), Cock's-foot *Dactylis glomerata* (A), Meadow Foxtail *Alopecurus pratensis* (F), Red Fescue *Festuca rubra* (F) and Sweet Vernal-grass *Anthoxanthum odoratum* (O).

3.3.4 Herbs comprise Creeping Buttercup *Ranunculus repens* (A), Meadow Buttercup *Ranunculus acris* (O), Dandelion *Taraxecum* agg. (F), and Lady's Smock *Cardamine pratensis* (R).



Photograph 1. Modified grassland, looking east from west.

3.3.5 The grassland appears unmanaged and is tussocky in places. Several desire lines cross the field.

3.3.6 Occasional patches of tall ruderal herbs are present, dominated by Common Nettle *Urtica dioica*. A small area appears to have been sown/planted with wildflowers such as Yarrow *Achillea millifolium.*

3.3.7 Although the total species count is moderately high for an urban site, the grassland has less than 8 species per m^2 and is therefore in poor condition.

Scrub

3.3.8 Bramble *Rubus fruticosus* agg. scrub is present around the edges of the site, notably along the northern edge (see Photograph 2). Raspberry *Rubus idaeus* is present along the southeast of the site.



Photograph 2. Bramble scrub, north of site.

Hedgerows

3.3.9 Outgrown native hedgerow is present around the eastern boundary (see Photograph 3). Hawthorn *Crataegus monogyna* is dominant with Elder *Sambucus nigra* frequent.



Photograph 3. Hedgerow along eastern boundary.

Individual Trees

3.3.10 Occasional trees are present around the edges of the site, including Poplar *Populus* sp. and Beech *Fagus sylvatica*.

3.4 Species

Invertebrates

3.4.1 The desk study returned one record of Cinnabar moth Tyria jacobaeae in 2020, 721m away from the site.

3.4.2 The habitats on site are likely to support an assemblage of common and widespread species. Invertebrates are not considered further.

Amphibians

3.4.3 The desk study returned five records of Great Crested Newt *Triturus cristatus* between 2016 and 2021, with the closest record being 669m away from the site.

3.4.4 No ponds are present on site. Three waterbodies are present 180m – 280m to the northeast. The ponds were not surveyed but appear large and likely to be used for angling. There is no habitat connectivity between these and the site. Amphibians, including Great Crested Newt are reasonably unlikely to be present and are not considered further.

Reptiles

3.4.5 No records were returned.

3.4.6 The edges of scrub/grassland offer limited suitability for widespread reptile species, but the site is isolated and reptiles are very scarce in Greater Manchester. Reptiles are reasonably unlikely to be present and are not considered further.

Birds

3.4.7 The desk study returned records of Barn Owl *Tyto alba*, 900m away from the site (2020). Other records included House Sparrow *Passer domesticus*, Lapwing *Vanellus vanellus*, Song Thrush *Turdus philomelos*, Starling *Sturnus vulgaris*, Kingfisher *Alcedo atthis* and Peregrine *Falco peregrinus*.

3.4.8 The trees, hedgerows and scrub offer suitable nesting habitat for a range of common and widespread urban species. The grassland is unsuitable for ground nesting birds due to disturbance.

Badger

3.4.9 No evidence of Badger *Meles meles* was recorded during the survey. The site is surrounded by urban development and there is no woodland nearby. Badgers are unlikely to be present and are not considered further.

Bats

3.4.10 The desk study returned records of Common Pipistrelle *Pipistrellus pipistrellus* and Soprano Pipistrelle *Pipistrellus pygmaeus* between 2016 and 2024 with the closest record being 311m away from the site.

3.4.11 No structures are present on the site. None of the trees offer features of potential to be used by roosting bats. Common and widespread species such as Common Pipistrelle are likely to forage around the

tree lines and hedgerows, but the site is generally of low suitability for bats. Bats are not considered further.

Other Mammals

3.4.12 The desk study returned 10 records of Hedgehog *Erinaceus europaeus*, between 2018 and 2022, with the closest record being 275m away from the site.

3.4.13 The site offers suitable forage and shelter habitat for Hedgehog.

3.4.14 The site is unsuitable for Brown Hare *Lepus europaeus* due to its isolation by urban development. Brown Hare is not considered further.

3.4.15 There is no suitable habitat on site for any other notable mammal species.

Plants

3.4.16 The site is unlikely to support any rare plant species.

3.5 Invasive Species

3.5.1 The desk study returned no records of invasive plant or animal species.

3.5.2 No invasive non-native species were recorded on site. This group is not considered further.

4. Assessment

4.1 Development Context

4.1.1 The following assessment is based on the proposed site plan (Drawing MR26-043/102 Rev E).

4.2 Impacts on Designated Sites

4.2.1 No impacts to any statutory or non-statutory designated sites are anticipated due to the absence of impact pathways.

4.3 Impacts on Habitats

4.3.1 The proposed development will result in the loss of modified grassland. This would be significant at the site level only.

4.3.2 Minor areas of scrub will be lost. This would be significant at the site level only.

4.3.3 Trees and hedgerows will be retained. In the absence of mitigation retained habitats could be damaged during construction through soil compaction or mechanical damage.

4.4 Biodiversity Net Gain

4.4.1 The baseline habitat value within the redline development is **2.54** area units and **0.50** hedgerow units (see Table 2 and Table 3).

Table 2 Baseline Habitat Units

Habitat	Area (ha)	Condition	Units
Modified Grassland	0.99	Poor	1.97
Bramble Scrub	0.012	N/A	0.05
Artificial Unvegetated; Unsealed Surface	0.029	N/A	0.00
Individual Trees	0.0041	Moderate	0.03
Individual Trees	0.0407	Good	0.49

Total	**1.03 (exc. trees)**		**2.54**

Table 3 Baseline Hedgerow Units			
Hedgerow Number	**Length (km)**	**Condition**	Units
H1	0.125	Moderate	0.50
Total	**0.13**		**0.50**

4.4.2 Post-development habitat units are summarised in Tables 4 and 5.

Table 4 Post-development Habitat Units			
Habitat	**Area(ha)**	**Condition**	**Units**
Modified Grassland	0.0196	Good	0.08
Modified Grassland	0.00858	Moderate	0.03
Modified Grassland	0.185	Poor	0.37
Introduced Shrub	0.0695	N/A	0.13
Developed Land; Sealed Surface	0.68	N/A	0.00
Other Neutral Grassland	0.0291	Poor	0.11
Artificial Unvegetated; Unsealed Surface	0.029	N/A	0.00
Individual Tree	0.0407	Good	0.49
Individual Tree	0.0041	Moderate	0.03
Individual Tree	0.1384	Poor	0.39
Total	**1.021 (excl. trees)**		**1.63**

Table 5 Post-development Hedgerow Units			
Hedgerow Number	**Length (km)**	**Condition**	**Units**
H1	0.125	Moderate	0.5
H2	0.0441	Poor	0.04
H3	0.1677	Moderate	0.56
Total	**0.3368**		**1.1**

4.5 Impacts on Species

Birds

4.5.1 Removal of scrub could result in impacts to nesting birds, should they be present.

Hedgehog

4.5.2 Hedgehogs could potentially be harmed during clearance of scrub and should they access a construction site.

5. Recommendations

5.1 Further Surveys

5.1.1 No further surveys are required.

5.2 Mitigation and Enhancement Measures

5.2.1 Protection of ecological features (habitats and species) during the construction phase will be described in a Construction Environmental Management Plan (CEMP). Mitigation measures to protect, maintain and enhance ecological features during the operational phase of development will be described in a Habitat Management and Monitoring Plan (HMMP). Management Plans will contain Operational Aims and Objectives, Rationale for management, Prescriptions and schedules detailing the timing and responsibility for delivering the prescriptions. It is anticipated that the CEMP and HMMP will be provided as a planning condition in advance of the commencement of the proposed development.

Habitats

5.2.2 Retained trees and hedgerows should be protected during construction via a Tree Protection Plan.

Birds

5.2.3 Impacts on nesting birds should be avoided by carrying out scrub clearance and similar operations outside of the bird breeding season (March- August). If vegetation has to be cleared during the bird breeding season checks immediately before clearance by a suitably qualified ecologist will be required. If nesting activity is detected work in that area will need to stop until the ecologist considers that nesting activity is finished.

5.2.4 The new building should incorporate features for nesting birds such as House Sparrow *Passer domesticus*. Bird boxes could also be installed on suitable retained trees to further enhance nesting opportunities.

Bats

5.2.5 The new building should incorporate integral bat boxes to enhance roosting opportunities on site.

5.3 Biodiversity Net Gain

5.3.1 The proposed development is predicted to result in a net loss of 0.91 area units (-35.84%) and a net gain of 0.6 hedgerow units (+120.11%). There is a shortfall of 1.16 area units required to meet the mandatory requirement for 10% BNG. This will be met by purchasing units from a habitat bank.

Appendix 1: Planning Policy & Legislation

National Policy

The National Planning Policy Framework (NPPF 2026) describes the Government's planning policy for England and how it should be applied. Within this framework, the requirements in relation to biodiversity are included within several policies. The most relevant to individual planning decisions are Policies N1 to N6, shown below:

PLAN MAKING POLICIES

N1: Identifying environmental opportunities and safeguards

1. Development plans should safeguard and enhance the natural environment, and reflect the wider benefits from natural capital and ecosystem services, by using Local Nature Recovery Strategies, Protected Landscape Management Plans, River Basin Management Plans, National Forest Strategies, Community Forest Plans and other relevant evidence at the most appropriate level to:
    a. Set out the hierarchy of international, national and locally designated sites and areas of importance for their landscape, geodiversity or biodiversity value in the plan area, and identify other features which require particular consideration in managing development due to their environmental value such as chalk streams;
    b. Identify opportunities for the conservation, enhancement and recovery of landscapes, sensitive waterbodies, habitats and priority or threatened species, including through habitat restoration, the use of nature-based solutions, and the creation and strengthening of ecological networks that are more resilient to current and future pressures (including opportunities which exist at a catchment or landscape scale across plan boundaries);
    c. Steer the location of development, including through site allocations, in ways which utilise land of least environmental value where that would be consistent with other policies in this Framework. This should include limiting the scale and extent of development within Protected Landscapes, avoiding the use of higher quality agricultural land where land of poorer quality is available and avoiding and minimising harm to designated sites of importance for nature. Areas which could become of particular importance for nature identified in Local Nature Recovery Strategies should be taken into account as opportunities to integrate development with environmental restoration, but should not necessarily preclude the allocation of land for development; and
    d. Set out standards for green infrastructure provision, in a way which complements and/or incorporates those for recreational land (as set out in policy HC1). These should draw upon

Natural England's Green Infrastructure Standards for England, tailored as necessary to local circumstances.

2. Development plans should only set local standards for biodiversity net gain which are in excess of the statutory net gain requirement where this is for specific site allocations, and is fully justified and deliverable. Local standards should not extend to categories of development which are exempt from statutory biodiversity net gain.

NATIONAL DECISION-MAKING POLICIES

N2: Improving the natural environment

1. To contribute positively to the natural environment, and support nature's recovery, development proposals should:
    a. Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply);
    b. Take into account the quality of agricultural land (including that classified as best and most versatile agricultural land, and its grade), and if significant development of agricultural land is necessary, use areas of poorer quality land where possible;
    c. Take suitable opportunities to connect to and strengthen ecological networks that extend beyond the site, drawing on the measures proposed by Local Nature Recovery Strategies, National Forest Strategies and Community Forest Plans, where present, and other relevant assessments;
    d. Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;
    e. Use green infrastructure provided as part of the scheme and nature-based solutions to secure multiple benefits: such as for biodiversity; surface water and pollution management (including maintaining flow rates and water quality); climate change mitigation and adaptation, and recreation;
    f. Minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs. Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective; and

g. Ensure that green infrastructure and other features to support nature are located and designed to minimise risk of future failure, and that appropriate measures are in place for any necessary long-term management.

2. If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated or, as a last resort, compensated for, then the development should be refused.

3. Development proposals may incorporate biodiversity enhancements which exceed the statutory objective for biodiversity net gain, but this should only be a requirement where it is set out in up-to-date development plan policies for specific site allocations. Decision-makers should not give weight to other development plan policies which require biodiversity gains which go beyond the statutory framework, including where a policy requires gains for development proposals which are exempt.

N3: Trees in new development

1. In recognition of the benefits which trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment, development proposals should:

a. Make new streets tree-lined (unless there are strong reasons why this would be inappropriate in specific streets), and incorporate trees in other suitable locations, such as in parks and through the provision of community orchards;

b. Ensure that the selection of species and their placement is compatible with highways and other infrastructure requirements and the needs of different users of public spaces; and will be effective in helping to adapt to the effects of climate change and delivering other environmental benefits. Suitable arboricultural advice should be sought, and proposals discussed with highways and trees officers where necessary, so that the right trees are planted in the right places; and

c. Make provision for the long-term maintenance of both existing and newly-planted trees which form part of the development.

N4: Protected Landscapes

1. Development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to the statutory purposes and special qualities of the Protected Landscape. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads.

2. Proposals for major development within Protected Landscapes should be refused other than in exceptional circumstances, and where it can be demonstrated that the development is in the public

interest. To inform a decision about whether exceptional circumstances exist, consideration of such proposals should include an assessment of:

a. The need for the development, including in terms of any national considerations such as maintaining a sufficient supply of minerals, and the impact of permitting it, or refusing it, upon the local economy;

b. The cost of, and scope for, developing outside the Protected Landscape, or meeting the need for the development in some other way; and

c. Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which it could be moderated.

3. Where, exceptionally, proposals for major development are approved within Protected Landscapes, steps should be taken to mitigate potential adverse impacts on their special qualities and statutory purposes60, including on features such as tranquillity and dark skies.

4. Development proposals within the setting of Protected Landscapes should be sensitively located and designed to avoid or minimise adverse impacts on the Protected Landscape.

N5: Maintaining the character of the coast

1. Development proposals should maintain the character of undeveloped areas of coast, including land designated for its landscape, habitat or heritage value, while improving public access to it where appropriate. They should not hinder the completion and maintenance of a continuous signed and managed route around the coast (the King Charles III England Coast Path National Trail).

2. Development proposals in areas defined as Heritage Coast (and which do not already fall within a Protected Landscape) should be consistent with the special character of the area and the importance of its conservation. Major development within areas defined as Heritage Coast should not be supported, unless the development is compatible with the special character of the area.

3. If located within a Coastal Change Management Area, development proposals should also be considered against policy F9.

N6: Areas of particular importance for biodiversity and geodiversity

1. To support the conservation of important habitats, species and sites of geodiversity value, development proposals affecting:

a. A site of international importance, which for the purpose of this policy is a habitats site, should be refused unless:

i. An appropriate assessment has concluded that the proposal will not adversely affect the integrity of the site (either individually or in combination with other developments), or the proposal can satisfy the derogation tests61; and/or

ii. The impact of development on the relevant protected features of the protected site is being addressed through an Environmental Delivery Plan which has been made and the developer has committed to paying the nature restoration levy.

b. A site of national importance, which for the purpose of this policy is one designated as a Site of Special Scientific Interest, should only be supported if:

i. There would be no adverse effect (either individually or in combination with other developments) on the site's features of special scientific interest; or

ii. The benefits of the development in the location proposed clearly outweigh both the likely impact on the features of special scientific interest, and any broader impact on the national network of Sites of Special Scientific Interest; or

iii. The impact of development on the relevant protected feature of the protected site is being addressed through an Environmental Delivery Plan which has been made and the developer has committed to paying the nature restoration levy.

c A site of local importance, which for the purpose of this policy is one designated as a Local Nature Reserve or identified as a local wildlife site, local geological site or equivalent in the development plan, should only be supported if:.

i. There would not be a significant adverse effect on the integrity of the site; or

ii. The benefits of development in the location proposed clearly outweigh the likely impact on the features which make the site valuable for nature conservation.

2. Irrespective of a site's status in nature conservation terms, development proposals which would entail the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.

3. This policy applies to development on land inside or outside a designated area, if it would have an impact on the identified biodiversity or geodiversity value of the area concerned.

Legislation

The Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000) includes the notification and confirmation of Sites of Special Scientific Interest (SSSIs). SSSIs can be notified for their floral, faunal, geological, or physiographical features. Protection against damaging operations and management of SSSIs is also included within the Act. Impact Risk Zones (IRZs) are zones around an SSSI account for the particular sensitivities of the features for which it is notified and identify development proposal which could have adverse impacts.

The Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000) protects native animals, plants and habitats. Under the Act it is an offence to intentionally kill, injure or take any wild animal listed on Schedule 5 and it is an offence to interfere with places used for shelter or protection, or intentionally disturb animals occupying such places. The Act prohibits picking, uprooting or destroy any wild plant (or any attached seed or spore) listed in Schedule 8.

European Protected Species (EPS) such as bats, Hazel Dormouse, Otter, Natterjack Toad, Smooth Snake, Sand Lizard and Great Crested Newt are protected by the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000) and the Conservation of Habitats and Species Regulations 2017. The Acts make it an offence to:

a) Deliberately capture, injure or kill an EPS;
b) Deliberately impair an EPS's ability to survive, breed, reproduce, rear or nurture young; to hibernate or migrate; or significantly affect the local distribution or abundance of the EPS.
c) Possess or control live or dead EPS or any part of, or anything derived from a EPS;
d) Damage or destroy a breeding site or resting place of an EPS;
e) Intentionally or recklessly obstruct access to any place that is used for shelter or protection by an EPS;
f) Intentionally or recklessly disturb a structure or place that it uses for shelter or protection that is occupied by an EPS.

All common herptiles are protected under the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000). Grass Snake, Slow Worm, Common Lizard, Adder are protected against intentional killing or injury. Common Frog, Common Toad, Smooth Newt and Palmate Newt is protected against sale. In addition, all British reptiles, Common toad and Great Crested Newt are listed as Species of Principal Importance.

All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure or take any wild bird or take, damage, or destroy its nest whilst in use or being built, or take or destroy its eggs. It is an offence to intentionally or recklessly disturb a species listed on Schedule 1 of the Act while they are nest building or at or near a nest with eggs or young, or to disturb the dependent young.

The Protection of Badgers Act 1992 makes it an offence to wilfully, or to attempt to kill, injure, take, possess or cruelly ill-treat a Badger, or intentionally or recklessly interfere with a sett. Interference of a sett includes disturbing Badgers during occupation of a sett, or damaging or destroying a sett, or obstructing access to the sett.

Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 places a duty on every public authority to have regard to conserving biodiversity. Section 41 of the same Act requires the Secretary of State to publish a list of the living organisms and types of habitats that are of 'Principal Importance' for the purpose of conserving biodiversity. The Secretary of State must take steps, as appear reasonably practicable, to further the conservation of those living organisms and habitats in any list published under this section. The list of species and habitats of principal importance currently includes 943 species and 56 habitats. These are the species and habitats found in England which are regarded as conservation priorities under the UK Post-2010 Biodiversity Framework

The Hedgerows Regulations 1997 protect 'important' hedgerows from destruction or damage. A hedgerow is 'important' if it (a) has existed for 30 years or more; and (b) satisfies at least one of the criteria listed in Part II of Schedule 1 of the Regulations. Under the Regulations, it is against the law to remove or destroy 'important' hedgerows unless permitted by the local planning authority.

The Environment Act 2021 makes it mandatory for housing and development, subject to some narrow exemptions, to achieve at least a 10% net gain in value for biodiversity – a requirement that habitats for wildlife must be left in a measurably better state than before the development. Developers must submit a 'biodiversity gain plan' alongside usual planning application documents. The local authority must assess whether the 10% net gain requirement is met in order to approve the biodiversity gain plan.

The Environment Act 2021 strengthens the duty on public authorities (NERC Act, 2006) to have regard to the conservation of biodiversity.

The Environment Act 2021 amends the Wildlife and Countryside Act 1981 to introduce an additional purpose for granting a protected species licence in relation to development, 'for reasons of overriding public interest', and two additional tests for the granting of such licences: that there is 'no other satisfactory solution' and that granting the licence is 'not detrimental to the survival of any the population of the species concerned'. These changes will reduce the scope for unlicensed activities to provide clear safeguards before licences can be granted, providing legal certainty and clarity to developers about their environmental obligations.

Appendix 2: Desk Study

The report includes a summary of the species records that were made available. Should you wish to see further details please submit a written request to Rachel Hacking Ecology. We will contact the client to ask permission to share the data.

Appendix 3: BNG Summary

Return to results menu

Headline Results			
Scroll down for final results ⚠			
On-site baseline	*Area habitat units*	2.54	
	Hedgerow units	0.50	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	1.63	
	Hedgerow units	1.10	
	Watercourse units	0.00	
On-site net change (units & percentage)	*Area habitat units*	-0.91	-35.84%
	Hedgerow units	0.60	120.11%
	Watercourse units	0.00	0.00%
Off-site baseline	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-0.91	
	Hedgerow units	0.60	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	*Area habitat units*	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-0.91	
	Hedgerow units	0.60	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-35.84%	
	Hedgerow units	120.11%	
	Watercourse units	0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲		

Appendix 4: Baseline Habitat Plan



UK Habitat Map

Key

- Red Line Boundary
- Individual Tree
- Native Hedgerow
- Modified Grassland
- Mixed Scrub
- Artificial Undeveloped; Unsealed Surface

Alternative Provision Academy

Cassidy and Ashton Architecture

Project Reference: RHE.4805

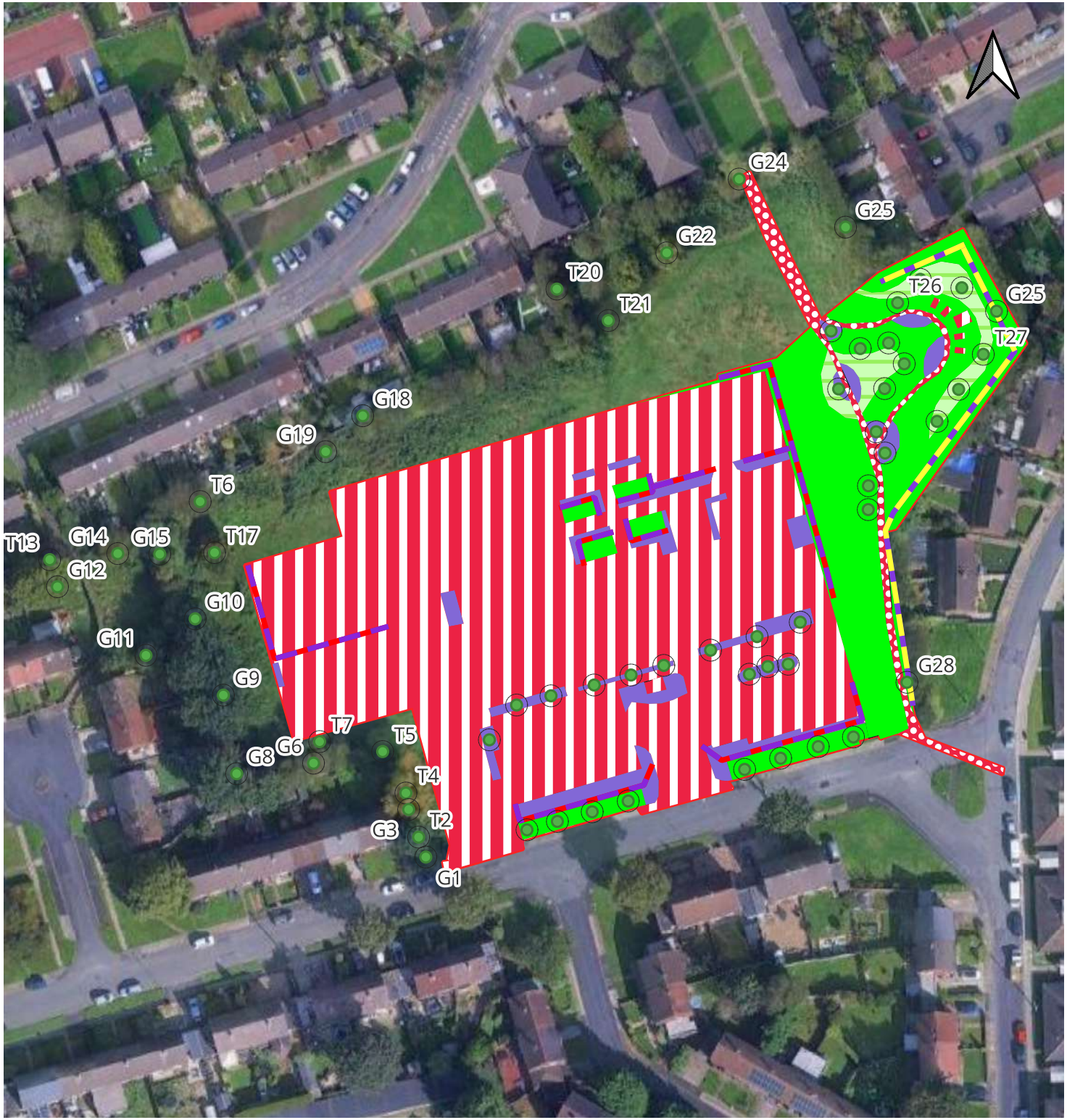
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Date: 29/06/2026

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RACHEL HACKING ECOLOGY

Appendix 5: Post-development Habitat Plan



UK Habitat Post Development Map

Key

- Red Line Boundary
- Individual Tree
- Hedgerow
- Native Hedgerow
- Aritificial Undeveloped; Unsealed Surface
- Developed Land; Sealed Surface
- Modified Grassland
- Other Neutral Grassland
- Introduced Shrub

Alternative Provision Academy

Cassidy and Ashton Architecture

Project Reference: RHE.4805

Drawn By: IE

Date: 29/06/2026

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RACHEL HACKING ECOLOGY

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BURY COUNCIL

OPEN SPACE ASSESSMENT

MARCH 2026

QUALITY, INTEGRITY, PROFESSIONALISM

Knight, Kavanagh & Page Ltd
Company No: 9145032 (England)

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BURY COUNCIL
OPEN SPACE ASSESSMENT

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Glossary

BC	Bury Council
DPD	Development Plan Document
FIT	Fields in Trust
FOG	Friends of Group
GIS	Geographical Information Systems
KKP	Knight, Kavanagh and Page
LAP	Local Area for Play
LEAP	Local Equipped Area for Play
LDF	Local Development Framework
LNR	Local Nature Reserve
MHCLG	Ministry of Housing, Communities & Local Government
MUGA	Multi-use Games Area (an enclosed area with a hard surface for variety of informal play)
NEAP	Neighbourhood Equipped Area for Play
NPPF	National Planning Policy Framework
NSALG	National Society of Allotment and Leisure Gardeners
ONS	Office of National Statistics
OSNA	Open Space Needs Assessment
PPG	Planning Practice Guidance
PPS	Playing Pitch Strategy
SOA	Super Output Areas
SPD	Supplementary Planning Document
SSSI	Sites of Special Scientific Interest

BURY COUNCIL
OPEN SPACE ASSESSMENT

PART 1: INTRODUCTION

Bury Council (BC) commissioned Knight Kavanagh & Page Ltd (KKP) to deliver an Open Space Assessment Study. This focuses on reporting the findings of the research, site assessments, data analysis and GIS mapping that underpin the study. It provides detail regarding what provision exists in the area, its condition, distribution, and overall quality.

The document can facilitate the direction on the future provision of accessible, high quality, sustainable open spaces. It can help to inform the priorities for open space provision as part of future population distribution and planned growth. Open spaces contribute to the health, well-being, cultural heritage, landscape, education, climate change mitigation, biodiversity and movement for people and wildlife. It is therefore vital for local authorities to know what provision currently exists and what the priorities and requirements are for the future.

In order for planning policies relating to open space to be 'sound', local authorities are required to carry out a robust assessment of need for open space, sport and recreation facilities. We follow the methodology to undertake such assessments by best practice including the Planning Policy Guidance 17 (PPG17) Companion Guidance; Assessing Needs and Opportunities[1]' published in September 2002.

The National Planning Policy Framework (NPPF) has replaced PPG17. However, assessment of open space facilities is still normally carried out in accordance with the Companion Guidance to PPG17 as it remains the only national best practice guidance on the conduct of an open space assessment.

Natural England is recognised as a leading authority on green infrastructure and plays a central role in shaping national policy and guidance. It launched the Green Infrastructure Framework (2023), along with accompanying Green Infrastructure Standards, to provide guidance to support the planning, design, and delivery of high-quality infrastructure. It aims to support equitable access to greenspace across the country, with an overarching target for everyone being able to reach good quality greenspace in their local area.

Under paragraph 103 of the NPPF, it is set out that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Specific needs and quantitative and qualitative deficiencies and surpluses in local areas should also be identified. This information should be used to inform what provision is required in an area.

[1] Assessing Needs and Opportunities

The table below details the open space typologies included within the study:

Table 1.1: Open space typology definitions

Typology	Primary purpose
Parks and gardens	Parks and formal gardens, open to the general public. Accessible, high quality opportunities for informal recreation and community events.
Natural and semi-natural greenspaces	Supports wildlife conservation, biodiversity and environmental education and awareness.
Amenity greenspace	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
Provision for children and young people	Areas designed primarily for play and social interaction involving children and young people.
Allotments	Opportunities to grow own produce. Added benefits include the long term promotion of sustainable living, health and social inclusion.
Cemeteries, churchyards and other burial grounds	Provides burial space but is considered to provide a place of quiet contemplation and is often linked to the promotion of wildlife conservation and biodiversity.

Any site recognised as sports provision but with a clear multifunctional role (i.e., where it is also available for wider community use as open space) is included in this study. Provision purely for sporting use are the focus of other studies (i.e., Playing Pitch and Outdoor Sport Strategy). On dual use sites, the pitch playing surfaces are counted as part of the overall site size as they are considered to contribute to the total open space site and reflect its multifunctionality.

1.1 Report structure

This study considers the supply and demand issues for open space provision across Bury. Each part contains relevant typology specific data. Further description of the methodology used can be found in Part 2. The Study as a whole covers the predominant issues for all open spaces as defined in best practice guidance:

- Part 3: Survey and audit summary
- Part 4: Parks and gardens
- Part 5: Natural and semi-natural greenspace
- Part 6: Amenity greenspace
- Part 7: Provision for children and young people
- Part 8: Allotments
- Part 9: Cemeteries/churchyards
- Part 10: Civic space

1.2 National context

National Planning Policy Framework, (MHCLG)

The National Planning Policy Framework[2] (NPPF) sets out the planning policies for England. It details how these are expected to be applied to the planning system and provides a framework to produce distinct local and neighbourhood plans, reflecting the needs and priorities of local communities.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development (paragraphs 7-9). It establishes that the planning system needs to focus on three themes of sustainable development: economic, social and environmental. A presumption in favour of sustainable development is a key aspect for any plan-making and decision-taking processes. In relation to plan-making the NPPF sets out that Local Plans should meet objectively assessed needs.

Paragraph 103 of the NPPF establishes that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for health and well-being. It states that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. Specific needs and quantitative or qualitative deficiencies and surpluses in local areas should also be identified. This information should be used to inform what provision is required in an area.

As a prerequisite, paragraph 104 of the NPPF states existing open space, sports and recreation sites, including playing fields and formal play spaces, should not be built on unless:

- An assessment has been undertaken, which has clearly shown the site to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss.

National Planning Practice Guidance (MHCLG)

National Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and adds further context to the (NPPF). It is intended that the two documents should be read together.

The guidance determines that open space should be taken into account in planning for new development and considering proposals that may affect existing open space. It is for local planning authorities to assess the need for open space and opportunities for new provision in their areas.

[2] http://planningguidance.planningportal.gov.uk/blog/policy/

Creating great spaces for all: Fields in Trust (2024)

As part of its protection work, Fields in Trust (FiT) offers guidance on open space provision and design. This is to ensure that provision of outdoor sport, play and informal open space is of a sufficient size to enable effective use; is in an accessible location and in close proximity to dwellings; and of a quality to maintain longevity and to encourage its continued use.

Creating great spaces for all sets out a range of benchmark guidelines on quantity, quality and accessibility for open space and equipped play. It also offers some recommendations to minimum site sizes.

Planning for Sport Guidance (2019), Sport England

Sets out how the planning system can help provide opportunities for everyone to be physically active. It highlights the vital role planning systems play in shaping environments (including open spaces) which offer opportunities to take part in sport and physical activity. To help with this, the guidance sets out 12 planning-for-sport principles to be embraced.

Table 1.2: 12 planning for sport principles

Overarching
Recognise and give weight to the benefits of sport and physical activity.
Undertake, maintain and apply robust and up-to-date assessment of need and strategies for sport and physical activity provision, and base policies/decisions/guidance upon them.
Plan, design and maintain buildings, developments, facilities, land and environments that enable people to lead active lifestyles.
Protect
Protect and promote existing sport and physical activity provision and ensure new development does not prejudice its use.
Ensure long-term viable management and maintenance of new and existing sport and physical activity provision.
Enhance
Support improvements to existing sport / physical activity provision where needed
Encourage and secure wider community use of existing and new sport and physical activity provision.
Provide
Support new provision, including allocating new sites for sport and physical activity which meets identified needs.
Ensure a positive approach to meeting the needs generated by new development for sport and physical activity provision.
Provide sport and physical activity provision which is fit for purpose and well designed
Plan positively for sport and physical activity provision in designated landscapes and the green belt.
Proactively address any amenity issues arising from sport/physical activity developments.

Green Infrastructure Framework (2023), Natural England

Launched by Natural England, the Green Infrastructure Framework (GIF) provides a structure to analyse where greenspace in urban environments is needed most. It aims to support equitable access to greenspace across the country, with an overarching target for everyone being able to reach good quality greenspace in their local area.

The GIF comprises of principles, standards, mapping tools, planning and design guides. The principles are set out for consideration to reflect the importance of providing multi-functional and well-designed provision.

Principle
Why 1 – Nature rich beautiful places
Why 2 – Active and healthy places
Why 3 – Thriving and prospering communities
Why 4 – Understanding and managing water environment
Why 5 – Resilient and climate positive places
What 1 - Multifunctional
What 2 - Varied
What 3 - Connected
What 4 - Accessible
What 5 - Character
How 1 – Partnership and vision
How 2 - Evidence
How 3 – Plan strategically
How 4 - Design
How 5 – Managed, valued, monitored and evaluated

The area wide standard cited for local authorities is 3 hectares per 1,000 population. The mapping tool, as part of Accessible Greenspace Standard, offers a structured approach to assessing provision at varying spatial levels (doorstep, local and neighbourhood) in order to highlight potential gaps in accessibility. Users are encouraged to consult Natural England's mapping tools and guidance documents for further details on standard provision and recommended benchmarks.

Summary of the national context

Policies set out within the NPPF state that local and neighbourhood plans should both reflect needs and priorities within a local community and be based on robust and current assessments of open space, sport and recreational facilities. Encouraging better levels of physical literacy[3] and activity is a high priority for national government. For many people, sport and recreational activities have a key role to play in facilitating physical activity. Therefore, ensuring that open space creates an active environment with opportunities and good accessibility is important. In line with national policy recommendations, this study makes an assessment of open space provision from which recommendations and policy can be formulated.

[3] Physical literacy is the motivation, confidence, physical competence and understanding to value and take responsibility for engagement in physical activities

PART 2: METHODOLOGY

This section details the methodology undertaken as part of the study. The key stages are:

- 2.1 – Analysis areas
- 2.2 – Auditing local provision
- 2.3 – Open space provision standards
- 2.4 – Quality and value
- 2.5 – Quality and value thresholds
- 2.6 – Accessibility catchments

2.1 Analysis area

The study area comprises the whole of Bury. In order to address supply and demand on a more localised level, analysis areas (consisting of groups of electoral wards) have been utilised.

Population figures for each analysis area are presented in table 2.1.

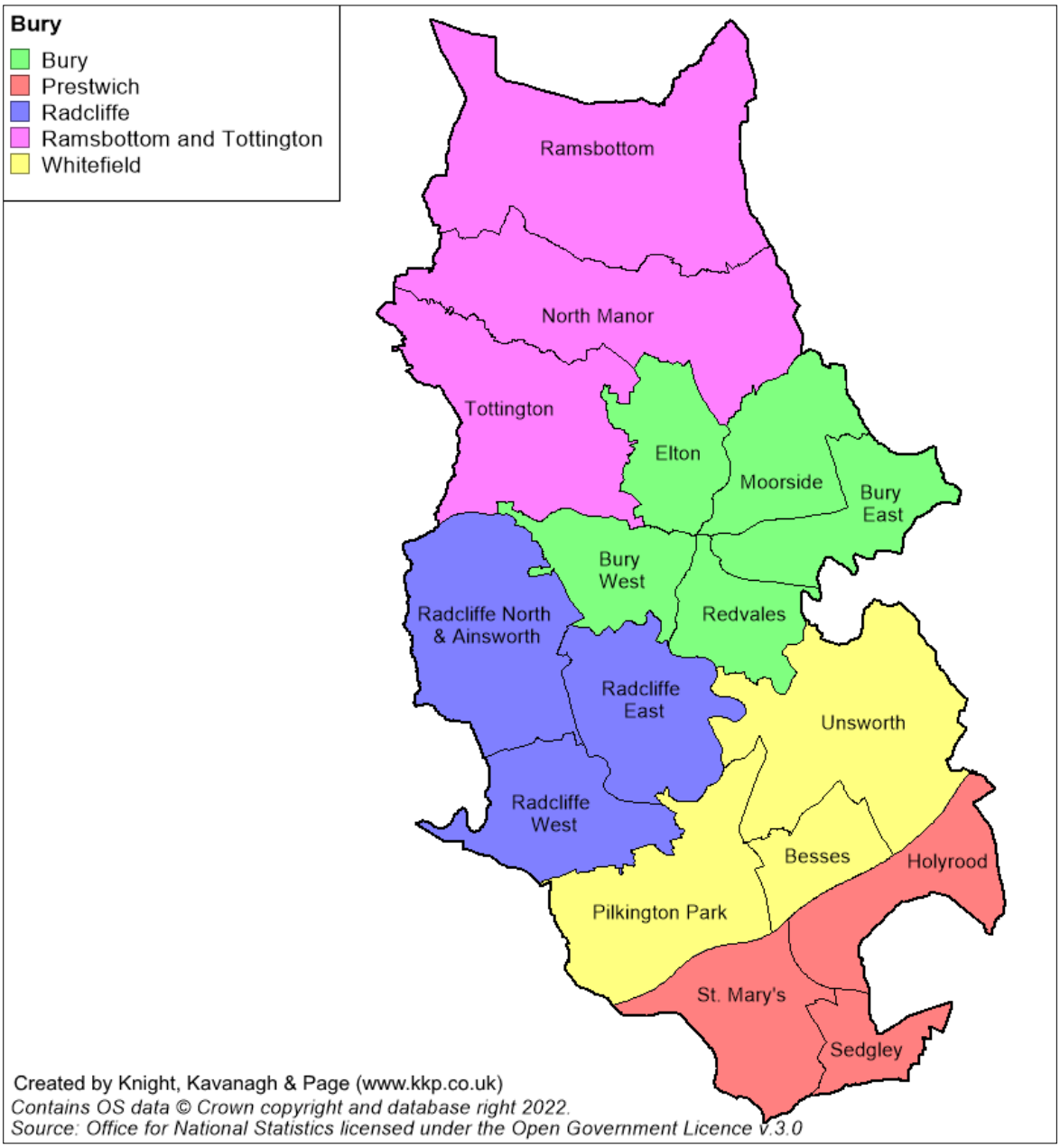
Table 2.1: Analysis areas and populations

Analysis area	Population[4]
Bury	57,953
Prestwich	36,316
Radcliffe	34,568
Ramsbottom and Tottington	31,939
Whitefield	33,830
Bury	**194,606**

Figure 2.1 shows the whole of Bury with the applied analysis areas.

[4] Mid-Year Estimates (2022), Office for National Statistics

Figure 2.1: Map of Bury with analysis areas



2.2 Auditing local provision

Open space sites (including provision for children and young people) are identified, mapped and assessed to evaluate site value and quality. Only sites publicly accessible are included in the quality and value audit (i.e., private sites or land, which people cannot access, are not included).

Each site is classified based on its primary open space purpose, so that each type of space is counted only once.

The audit and the study, analyse the following typologies in accordance with the Companion Guidance to PPG17.

1. Parks and gardens
2. Natural and semi-natural greenspace
3. Amenity greenspace
4. Provision for children and young people
5. Allotments
6. Cemeteries/churchyards
7. Civic space

Site size threshold

In accordance with recommendations from the Companion Guidance to PPG17, a size threshold of 0.2 hectares is applied to the typologies of amenity greenspace and natural/semi-natural greenspace.

It is recognised that it would be impractical to capture every piece of land that could be classed as open space. They are often too small to provide any meaningful leisure and recreational opportunities to warrant a full site assessment. However, spaces smaller than 0.2 hectares can provide amenity to local neighbourhoods and stepping-stones for wildlife.

Table 2.2: Site size thresholds for each open space typology

Typology	Site size threshold
Allotments	None
Amenity greenspace	0.2ha
Cemeteries	None
Parks and gardens	None
Provision for children and young people	None
Natural and semi-natural greenspace	0.2ha

If required, these amenity greenspaces and natural sites below 0.2 hectares should be assessed on a site-by-site basis (to assess potential community, biodiversity and visual value), for example, if a request for development be made upon such a site in the future. Planning policies relating to the consideration of the loss of open space could still apply to such sites, even if they are not specifically included in the audit.

It should be noted that some sites below the threshold i.e., those that are identified as having particular significance and considered to provide an important function, as well as play space for children and young people, are included in the audit process.

Database development

All information relating to open spaces is collated in the Project Open Space Database (supplied as an Excel electronic file). All sites identified and assessed as part of the audit are recorded within the Database. The Database details for each site are as follows:

Data held on open spaces database (summary)
◂ KKP reference number (used for mapping) ◂ Site name ◂ Typology ◂ Size (hectares) ◂ Site audit data

Sites are primarily identified by KKP in the audit using official site names, where possible, and/or secondly using road names and locations.

2.3 Open space standards

To identify specific needs and quantitative and qualitative deficits or surpluses of open space in a local area, provision standards focusing on Quality, Quantity and Accessibility are set and applied later in the document (Part 11).

Quality	Ability to measure the need for enhancement of existing facilities. Aimed at identifying high quality provision for benchmarking and low quality provision for targeting as part of improvements. The Quality Standard is based on the audit assessment scores.
Quantity	Are there enough spaces in the right places? Aimed at helping to establish areas of surplus and deficiency and, where appropriate, to understand the potential for alternative uses and/or key forms of provision.
Accessibility	Distance thresholds aimed at improving accessibility factors (e.g., so people can find and get to open spaces without undue reliance on using a car) and helping to identify potential areas with gaps in provision. Shown via maps.

2.4 Quality and value

Approximately 190 sites have been visited and assessed. Due to the large number of sites identified as part of the audit, it was not feasible to visit and assess every site. Consequently, a sample of sites from the core provision types of parks, natural/semi-natural greenspace and amenity greenspace sites have been visited and assessed for quality and value. All identified parks and play provision receive a quality and value rating. As do natural/semi-natural greenspace (over five hectares) and amenity greenspace (over one hectare). No allotments or cemeteries have been assessed. More information about outdoor sports facilities can be found in the Playing Pitch and Outdoor Sports Study.

Sites receiving a quality and value score can help determine sites for continued protection, as a priority for investment and to identify sites that may be surplus. Quality and value are fundamentally different and can be unrelated. For example, a high-quality site may be inaccessible and, thus, be of little value, whereas a rundown (poor quality) site may be the only one in an area and thus be immensely valuable. As a result, quality and value are also treated separately in terms of scoring.

Analysis of quality

Data collated from site visits is initially based upon criteria derived from the Green Flag Award scheme (a national standard for parks and green spaces in England and Wales, operated by Keep Britain Tidy). This is utilised to calculate a quality score for each site visited. Scores in the database are presented as percentage figures.

The quality criteria used for the open space assessments carried out for all open space typologies are summarised in the following table.

Quality criteria for open space site visit (score)
◂ Physical access, e.g., public transport links, directional signposts.
◂ Personal security, e.g., site is overlooked, natural surveillance.
◂ Access-social, e.g., appropriate minimum entrance widths.
◂ Parking, e.g., availability, specific, disabled parking.
◂ Information signage, e.g., presence of up-to-date site information, notice boards.
◂ Equipment and facilities, e.g., assessment of both adequacy and maintenance of provision such as seats, benches, bins, toilets.
◂ Location value, e.g., proximity of housing, other greenspace.
◂ Site problems, e.g., presence of vandalism, graffiti.
◂ Healthy, safe and secure, e.g., fencing, gates, staff on site.
◂ Maintenance and cleanliness, e.g., condition of general landscape & features.
◂ Groups that the site meets the needs of, e.g., elderly, young people.

For the provision for children and young people, criteria are also built around Green Flag. It is a non-technical visual assessment of the whole site, including general equipment and surface quality/appearance plus an assessment of, for example, bench and bin provision.

This differs, for example, from an independent Royal Society for the Prevention of Accidents (RosPA) review, which is a more technical assessment of equipment in terms of play and risk assessment grade.

Analysis of value

Site visit data plus desk-based research is calculated to provide value scores for each site identified. Value is defined in Companion Guidance to PPG17 in relation to the following three issues:

- Context of the site i.e., its accessibility, scarcity value and historic value.
- Level and type of use.
- The wider benefits it generates for people, biodiversity and the wider environment.

In addition, the NPPF refers to attributes to value such as beauty and attractiveness of a site, its recreational value, historic and cultural value and its tranquillity and richness of wildlife.

Children's and young people play provision is scored for value as part of the audit assessment. Value, in particular is recognised in terms of the size of sites and the range of equipment it offers. For instance, a small site with only one or two items is likely to be of a lower value than a site with a variety of equipment catering for wider age ranges.

The value criteria set for audit assessment is derived from:

Value criteria for open space site visits (score)
- Level of use (observations only), e.g., evidence of different user types (e.g. dog walkers, joggers, children) throughout day, located near school and/or community facility. - Context of site in relation to other open spaces. - Structural and landscape benefits, e.g., well located, high quality defining the identity/ area. - Ecological benefits, e.g., supports/promotes biodiversity and wildlife habitats. - Educational benefits, e.g., provides learning opportunities on nature/historic landscapes. - Social inclusion and health benefits, e.g., promotes civic pride, community ownership and a sense of belonging; helping to promote well-being. - Cultural and heritage benefits, e.g., historic elements/links (e.g., listed building, statues) and high-profile symbols of local area. - Amenity benefits and a sense of place, e.g., attractive places that are safe and well maintained; helping to create specific neighbourhoods and landmarks. - Economic benefits, e.g., enhances property values, promotes economic activity and attracts people from near and far.

2.5 Quality and value thresholds

To determine whether sites are high or low quality (as recommended by Companion Guidance to PPG17); the results of the site assessments are colour-coded against a baseline threshold (high being green and low being red). The primary aim of applying a threshold is to identify sites where investment and/or improvements are required. It can also be used to set an aspirational quality standard to be achieved at some point in the future and to inform decisions around the need to further protect sites from future development (particularly when applied with its respective value score in a matrix format).

A site rating low for quality should not automatically be viewed as being fit for development. It is also necessary to understand its value, access and role within the community it serves. It may for example be the only site serving an area and should therefore be considered a priority for enhancement.

The most recognised national benchmark for measuring the quality of parks and open spaces is the 66% pass rate for the Green Flag Award. This scheme recognises and rewards well-managed parks and open spaces. Although this Open Space Study uses similar assessment criteria to that of the Green Flag Award scheme it is inappropriate to use the Green Flag benchmark pass for every open space as they are not all intended to perform to the same exceptionally high standard. For example, a park would be expected to feature a greater variety of ancillary facilities (seating, bins, play equipment) and manicured landscaping and planting, etc. in contrast to an amenity greenspace serving a smaller catchment and fewer people.

Furthermore, a different scoring mechanism is used in this study to that of the Green Flag scheme (albeit criteria for this study is derived from the Green Flag scheme). For each open space typology, a different set and / or weighting for each criterion of quality is used. This is to better reflect the different roles, uses and functions of each open space type. Consequently, a different quality threshold level is set for each open space typology.

Quality thresholds in this study are individual to each open space typology. They are based on the average quality score arising from the site assessments and set using KKPs professional judgment and experience from delivering similar studies. The score is to help distinguish between higher and lower quality sites; it is a minimum expectation as opposed to an absolute goal. This works as an effective method to reflect the variability in quality at a local level for different types of provision. It allows the Council more flexibility in directing funds towards sites for enhancements which is useful if funds are geographically constrained with respect to individual developments.

Reason and flexibility are needed when evaluating sites close to the average score / threshold. The review of a quality threshold is just one step for this process, a site should also be evaluated against the value assessment and local knowledge.

There is no national guidance on the setting of value thresholds, and instead a 20% threshold is derived from KKP's experience and knowledge in assessing the perceived value of sites.

A high value site is one deemed to be well used and offering visual, social, physical and mental health benefits. Value is also a more subjective measure than assessing the physical quality of provision. Therefore, a conservative threshold of 20% is set across all typologies. Whilst 20% may initially seem low - it is a relative score. One designed to reflect those sites that meet more than one aspect of the criteria used for assessing value (as detailed earlier). If a site meets more than one criterion for value it will score greater than 20%. Consequently, it is deemed to be of higher value.

For allotments, cemeteries and civic space corridors no quality/value assessments have taken place. Allotments are often difficult to assess due to being accessible for plot members only. The role of cemeteries is unique in comparison to other types of open space; one which is difficult to assess in terms of quality and value.

Table 2.2: Quality and value thresholds by typology

Typology	Quality threshold	Value threshold
Amenity greenspace	50%	20%
Parks and gardens	50%	20%
Provision for children and young people	50%	20%
Natural and semi-natural greenspace	55%	20%

2.6 Accessibility catchments

Accessibility catchments can be used as a tool to identify deficiencies of open space in a local area. This is achieved by applying them to create a distance catchment. The study displays the results of the catchment to highlight any potential deficiencies in access to provision.

There is an element of subjectivity resulting in time / distance variations. This is to be expected given that people walk at different speeds depending on a number of factors including height, age, levels of fitness and physical barriers on route. Therefore, there will be an element of 'best fit'.

The accessibility catchments from FIT are used to show how far residents are likely to be willing to travel to access different types of open space provision.

Table 2.3: Accessibility catchment times/distances

Open space type	Catchment
Parks & gardens	9-minute walk time (710m)
Natural & semi-natural greenspace	9-minute walk time (720m)
Amenity greenspace	6-minute walk time (480m)
Provision for children and young people (LAP)	1-minute walk time (100m)
Provision for children and young people (LEAP)	5-minute walk time (400m)
Provision for children and young people (NEAP)	12.5-minute walk time (1000m)
Provision for children and young people (Informal provision e.g., MUGA, Skate park)	9-minute walk time (700m)
Allotments	No standard set
Cemeteries	No standard set

No standard is set for the typologies of allotments or cemeteries. For cemeteries, provision should be determined by demand for burial space.

PART 3: SUMMARY OF SURVEY AND AUDIT

This section provides a summary of the responses to the online community survey that took place in spring 2025 and describes trends from the quality and value audit for each typology.

3.1 Community Survey

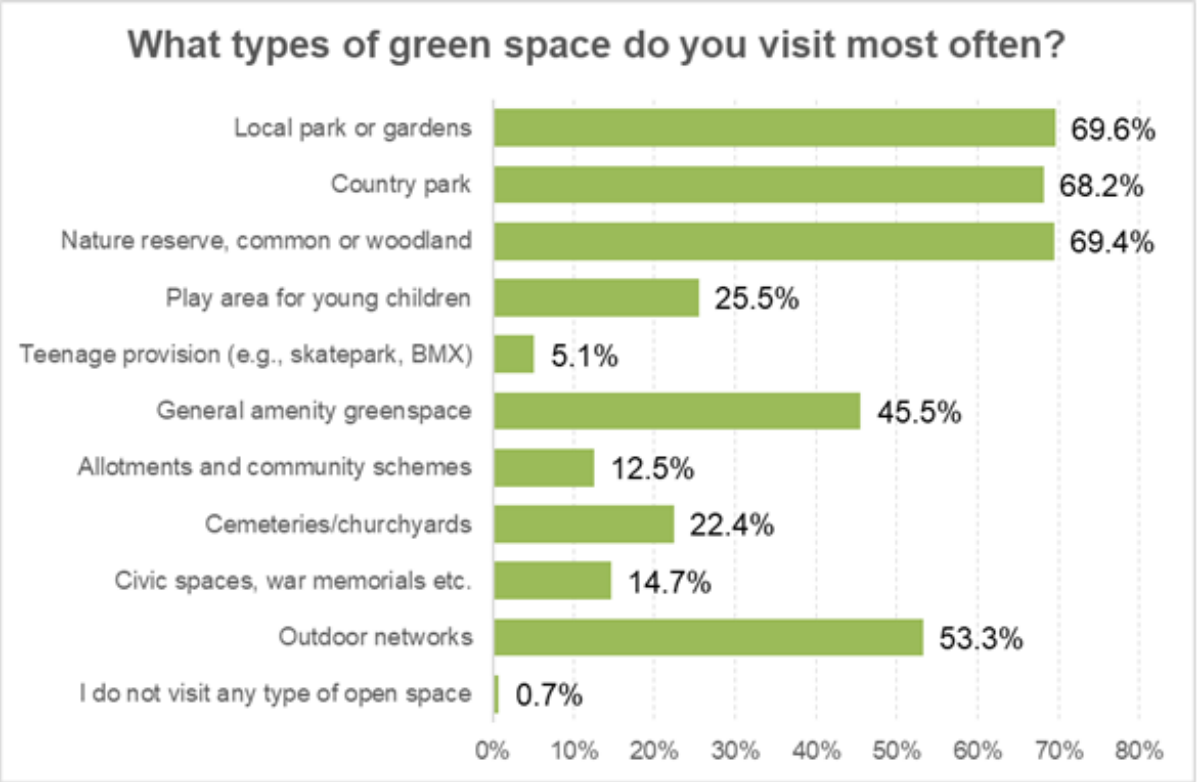
An online community survey was hosted on the Council website and promoted via social media by the Council's communication team. The use of a questionnaire was considered a good approach to providing a widespread opportunity for residents and stakeholders to give their thoughts towards open space provision. A total of 418 responses were received.

The questionnaire consisted of a series of multiple choice and open-ended questions asking respondents their thoughts on topics such as types of open space visited, frequency and quality etc.

Usage

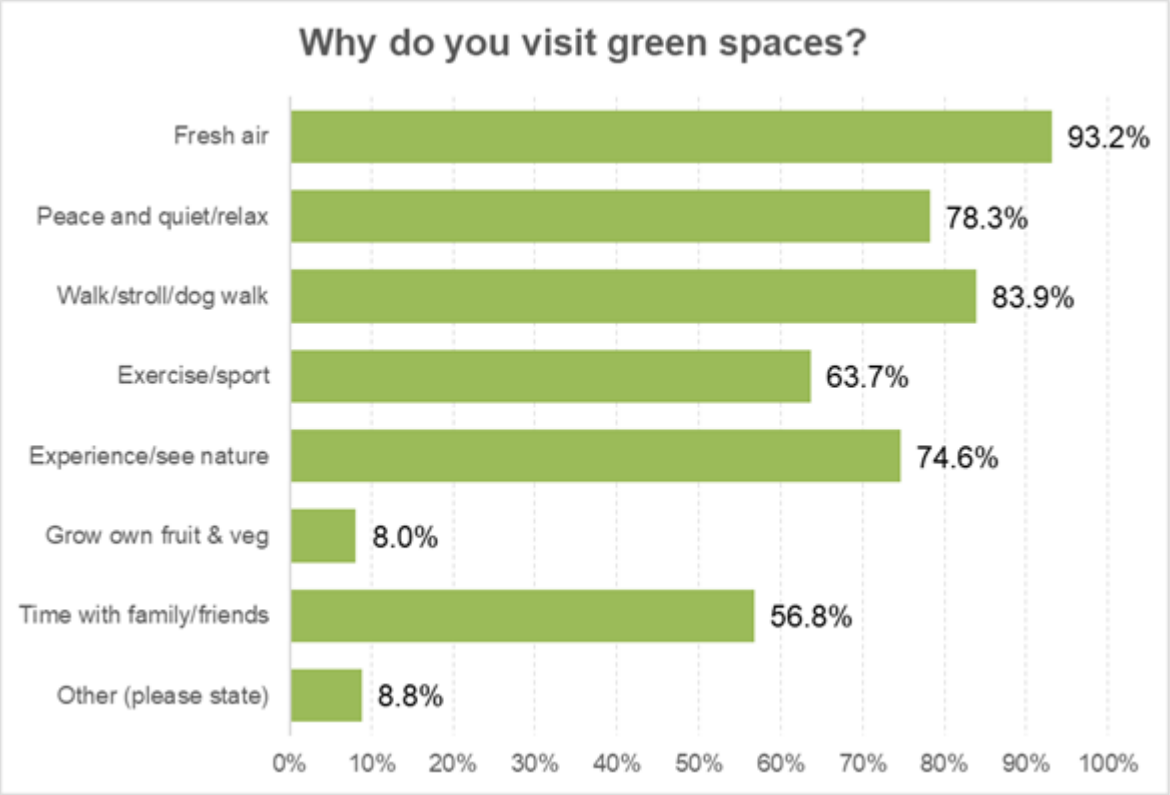
Popular forms of open space provision to visit most often are parks and gardens (70%), nature reserves, commons or woodlands (69%), country parks (68%) and outdoor networks i.e. cycleways, bridleways, pathways (53%).

Figure 3.1.1: Types of open space to visit



The main reasons for visiting open spaces are for fresh air (93%), to go for a walk or stroll (84%) and for peace and quiet/relax (78%). The reason 'to grow fresh fruits and vegetables' received one of the lowest percentages (8%). This is a specific answer relating only to those respondents stating they visit an allotment (with most people not being an allotment holder). Consequently, it is not a common reason for people visiting open space.

Figure 3.1.2: Reasons for visits



Accessibility

Figure 3.1.3 shows individuals generally walk to access amenity space (79%), parks (78%), play areas for young children (77%), allotments (69%), outdoor networks (69%), civic spaces (65%), nature reserves, commons or woodlands (58%), and teenage provision (57%).

There are also quite high percentages of individuals willing to travel by car to access provision of country parks (62%), cemeteries (43%), teenage provision (38%) and nature reserves, commons or woodlands (37%).

Figure 3.1.4 shows for some provision such as country parks (47%), nature reserves (43%) and civic spaces/war memorials (30%), there is a willingness to travel further distances, with respondents stating they would be willing to travel 30 minutes or longer.

For other forms of provision, respondents show a willingness to travel a shorter amount of time (i.e., 10 to 15 minutes). This is particularly noticeable for parks, allotments, outdoor networks, cemeteries and teenage provision.

For amenity greenspace, outdoor networks and play provision there is a willingness by some respondents to travel even shorter times (i.e., up to 5 minutes).

Figure 3.1.3: Mode of travel to open space sites

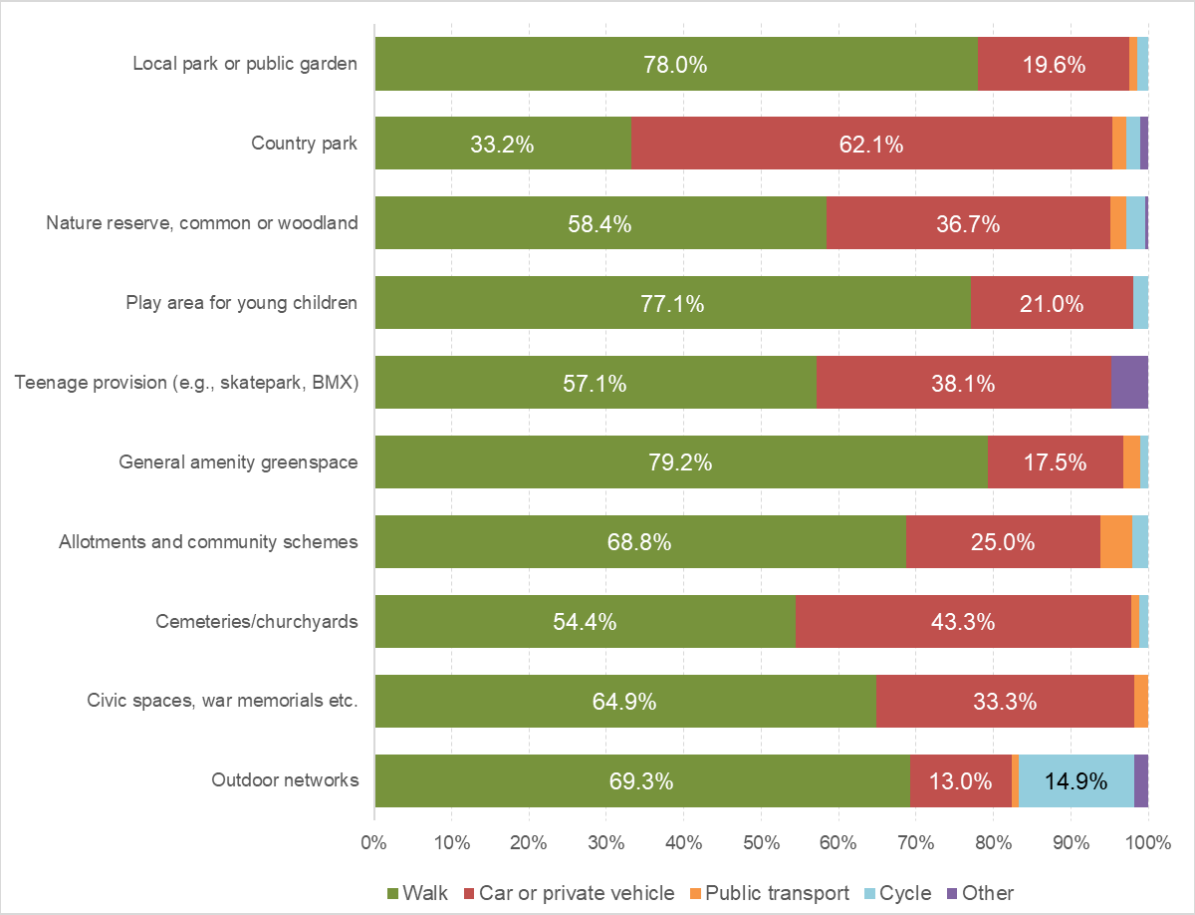
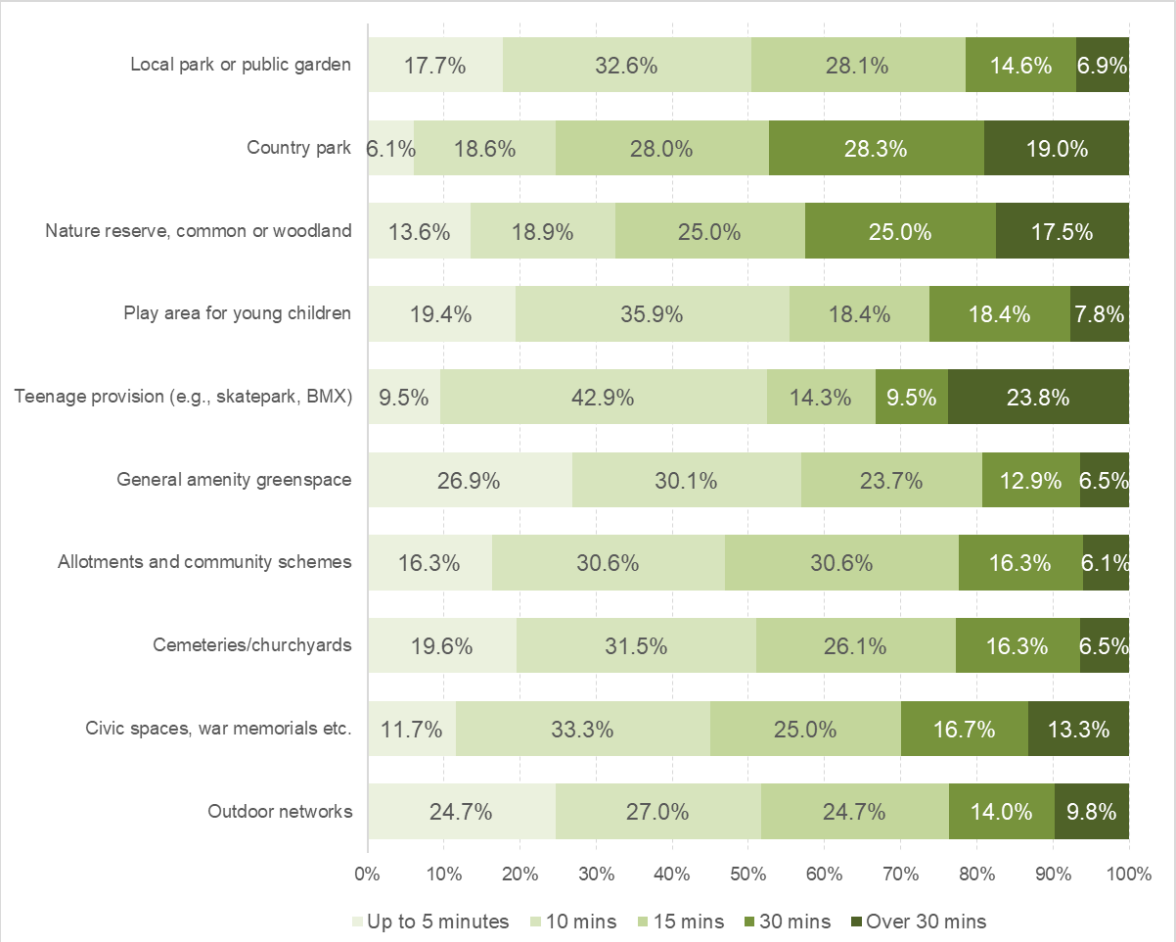


Figure 3.1.4: Time willing to travel to open space sites



Availability and Quality

In general, respondents consider the amount of open space provision to be quite satisfactory with nearly half (42%) stating they are quite satisfactory. A fifth of respondents (26%) rate the amount and access of open space provision as very satisfactory. There is 15% of respondents that view the amount of open space provision to be neither satisfactory nor unsatisfactory. Only a small percentage view it as quite unsatisfactory (12%) or very unsatisfactory (5%)

Table 3.1.1: Satisfaction with amount and access of open space provision

Very satisfactory	Quite satisfactory	Neither satisfactory nor unsatisfactory	Quite unsatisfactory	Very unsatisfactory
25.5%	41.9%	15.2%	11.8%	5.5%

A similar amount of survey respondents (41%) considers the quality of open space provision to be generally quite satisfactory. A further 18% rate quality as very satisfactory. Only small proportions of respondents view quality as quite unsatisfactory (12%) or very unsatisfactory (7%).

Table 3.1.2: Satisfaction with quality of open space provision

Very satisfactory	Quite satisfactory	Neither satisfactory or unsatisfactory	Quite unsatisfactory	Very unsatisfactory
18.4%	40.7%	22.0%	11.9%	7.0%

Respondents of the survey were asked what they thought would improve open space provision. The most common answers include better maintenance and care of features (66%), more wildlife/habitat promotion (55%), greater attractiveness (41%) and better and wider range of facilities (30%).

Table 3.1.3: What would improve open space provision for you?

Answer option	Percentage of respondents
Better maintenance and care of features	66%
More wildlife/habitat promotion	55%
Greater attractiveness (e.g. flowers, trees)	41%
Better and wider range of facilities (i.e. play equipment, seating, refreshments)	30%
Improved access to and within sites	26%
Improved personal safety	24%
Greater community involvement	20%
Play equipment (new or improved)	18%
Greater information on sites	14%
Other (please state below)	14%
More public events	12%
Outdoor gym/exercise equipment	6%

3.2 Audit overview

This section provides a summary of the trends from the audit for each typology.

There are a total of 393 sites equating to 1,111 hectares of open space. The largest contributor to provision is natural/semi-natural greenspace (800 hectares), accounting for 72% of provision.

Table 3.2.1: Overview of open space provision

Open space typology	Number of sites	Total amount (hectares)[5]
Allotments	30	16
Amenity greenspace	88	124
Cemeteries/churchyards	30	50
Civic space	12	1
Natural & semi-natural greenspace	96	800
Park and gardens	44	111
Provision for children & young people	93	9
TOTAL	**393**	**1,111**

3.3 Quality

The methodology for assessing quality is set out in Part 2 (Methodology). The table below summarises the results of the quality assessment for open spaces.

Table 3.3.1: Quality scores for assessed open space typologies

Typology	Lowest score	Average score	Highest score	Sites below typology threshold	Sites above typology threshold
Amenity greenspace	42%	56%	69%	6	20
Natural & semi-natural greenspace	24%	60%	78%	7	22
Park and gardens	30%	53%	84%	16	28
Provision for children & young people	26%	54%	82%	38	51
Total	-	-	-	**67**	**121**

There is a generally a positive quality of open space across all typologies. This is reflected in over half (65%) of assessed sites scoring above their set threshold for quality.

[5] Rounded to the nearest whole number

3.4 Value

The methodology for assessing value is set out in Part 2 (Methodology). The table below summarises the results of the value assessment for open spaces.

Table 3.4.1: Value scores for assessed open space typologies

Typology	Lowest score	Average score	Highest score	Sites below typology threshold	Sites above typology threshold
Amenity greenspace	11%	31%	45%	2	24
Natural & semi-natural greenspace	21%	29%	45%	0	29
Park and gardens	11%	32%	55%	3	41
Provision for children & young people	13%	41%	73%	1	88
Total	-	-	-	**6**	**182**

Nearly all sites (97%) are assessed as being above the threshold for value, reflecting the role and importance of open space provision to local communities and environments.

A high value site is considered to be one that is well used by the local community, well maintained (with a balance for conservation), provides a safe environment and has features of interest, for example, good quality play equipment and landscaping. Sites that provide for a cross section of users and have a multi-functional use are considered a higher value than those offering limited functions and viewed as unattractive.

There are a handful of sites that score especially high for quality and value. These include Clarence Park, Close Park, Nuttall Park and Philips Park. The play areas within Clarence Park, Close Park and Nuttall Park are also noted as rating highly for quality and value.

Table 3.4.2: High quality and value sites

KKP Ref	Site Name	Typology	Quality Score	Value Score
108	Clarence Park	Parks	83.9%	54.5%
116	Close Park	Parks	81.5%	45.5%
363	Philips Park	Natural	78.0%	36.4%
328	Nuttall Park	Parks	77.5%	45.5%

PART 4: PARKS AND GARDENS

4.1 Introduction

This typology often covers urban parks and formal gardens (including designed landscapes), which provide accessible high-quality opportunities for informal recreation and community events.

4.2 Current provision

There are 44 sites classified as parks and gardens across the area, the equivalent of over 111 hectares (see Table 4.1). No site size threshold has been applied and, as such, all sites have been included within the typology. The names of the parks and their analysis area are listed in Table 4.2.

Table 4.1: Current parks and gardens provision

Analysis area	Number	Total hectares (ha)	Current provision (ha per 1,000 population)
Bury	15	57.29	0.99
Prestwich	4	9.23	0.25
Radcliffe	7	16.87	0.49
Ramsbottom and Tottington	12	22.68	0.71
Whitefield	6	5.37	0.16
Total	**44**	**111.44**	**0.57**

For parks and gardens, there is a current provision level of 0.57 hectares per 1,000 head of population. The largest site and therefore the biggest contributor to this provision is Burrs Country Park (26 ha) in the Bury Analysis Area.

It is important to note that within the category of parks and gardens there are two distinct types of sites. Some are significant in size and act as destinations offering greater recreational facilities and uses which people will often be willing to travel further to access. Examples of this type include Burrs Country Park and Nuttall Park. Other sites within the typology of parks and gardens are smaller in size, acting more as a visual/garden form of provision with comparable less ancillary facilities. Examples of this include Kay Gardens, in Bury Analysis area, and St Paul's Church Gardens in the Ramsbottom and Tottington Analysis Area.

Fields in Trust (FIT) suggests 0.80 hectares per 1,000 population as a guideline quantity standard. Table 4.1 shows that overall, the total of provision is below this. However, the Bury Analysis Area (0.99 hectares per 1,000 population) is above the FIT standard.

Some analysis areas being below the FIT suggestion may not mean a true deficiency exists. It is therefore important to also consider accessibility and quality of provision. Furthermore, it is recognised that Heaton Park provides an important role in the use and perception of parks provision locally. This is especially relevant for the Prestwich and Whitefield analysis areas.

4.3 Accessibility

An accessibility catchment of a 9-minute walk time has been set. This is based on the suggested FIT catchments. Figure 4.1 shows parks and gardens mapped with the accessibility catchment. This should be treated as an approximation as it does not take account of topography or walking routes. Each site has been allocated its own ID number (shown in Figure 4.1).

Figure 4.1: Parks and gardens mapped with a 9-minute (710m) walk catchment

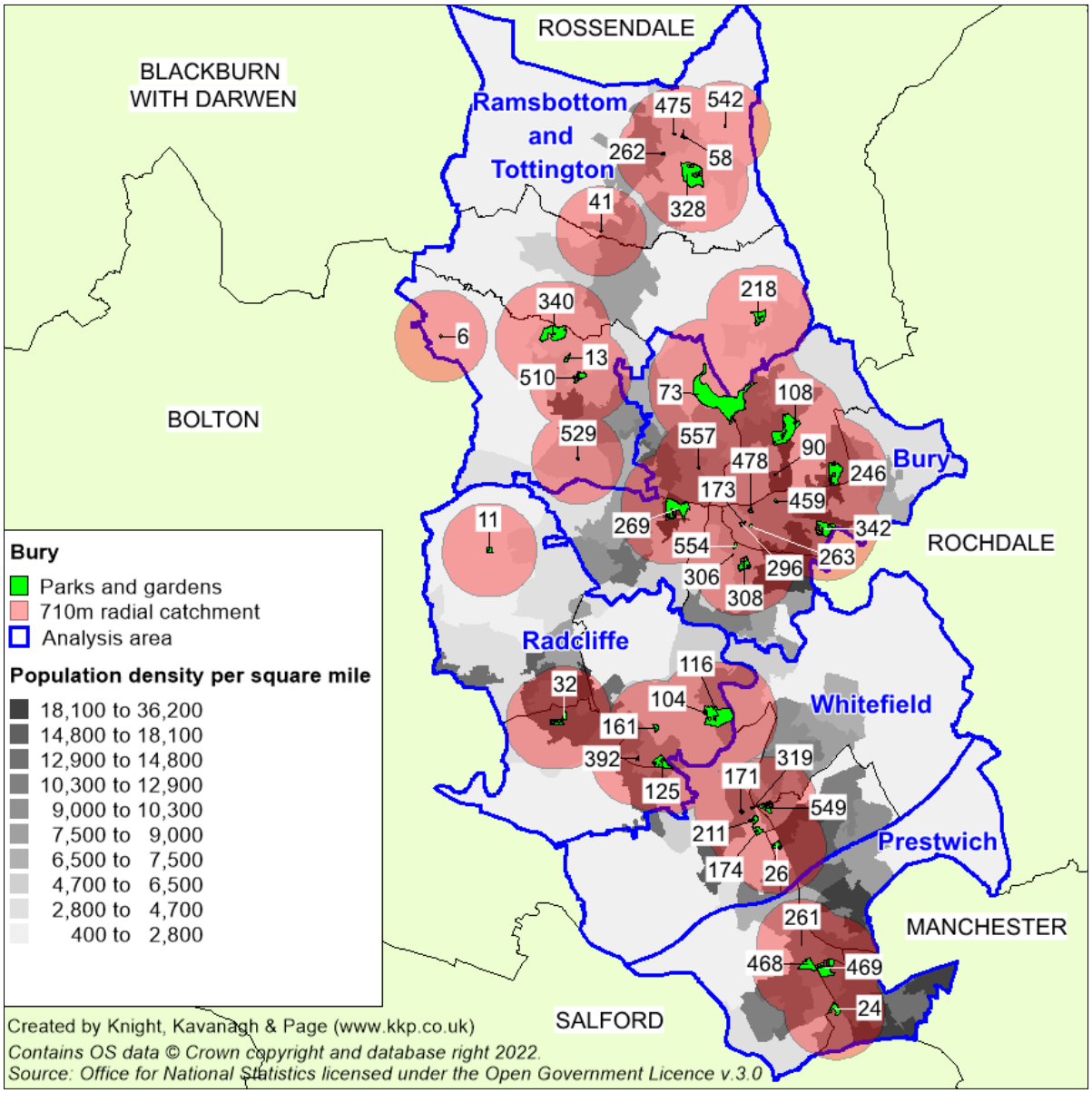


Table 4.2: Key to parks and gardens mapped

Site ID	Site name	Analysis Area	Size (ha)	Quality	Value
6	Affetside Millennium Green	Ramsbottom and Tottington	0.15	62.8%	32.7%
11	Ainsworth Recreation Ground	Radcliffe	0.56	46.3%	37.3%
13	Alan Barton Memorial Garden	Ramsbottom and Tottington	0.56	53.9%	23.6%
24	Barnfield Park	Prestwich	1.68	41.8%	21.8%
26	Besses Playing Field / Victoria Park	Whitefield	1.03	54.2%	36.4%
32	Bolton Road Park	Radcliffe	1.72	59.8%	31.8%
41	Bolton Road West Garden	Ramsbottom and Tottington	0.03	42.6%	21.8%
58	Bridge Street Gardens	Ramsbottom and Tottington	0.31	52.8%	23.6%
73	Burrs Country Park	Bury	26.18	76.0%	50.0%
90	Cateaton Street Community Garden	Bury	0.06	51.2%	37.3%
104	Church Green	Radcliffe	0.08	42.7%	23.6%
108	Clarence Park	Bury	10.73	83.9%	54.5%
116	Close Park	Radcliffe	10.52	81.5%	45.5%
125	Coronation Park	Radcliffe	3.25	56.4%	23.6%
161	Festival Gardens	Radcliffe	0.61	48.6%	23.6%
171	Former Stand College	Whitefield	0.27	40.8%	23.6%
173	Gallipoli Gardens	Bury	0.09	58.8%	48.2%
174	Gardens off Pinfold Lane	Whitefield	1.05	29.6%	10.9%
211	Hamilton Road Park	Whitefield	1.15	60.6%	36.4%
218	Hartley Gardens Park	Ramsbottom and Tottington	2.88	50.1%	27.3%
246	Hoyles Park	Bury	5.34	70.7%	41.8%
261	Jewish Memorial Garden	Prestwich	0.02	38.6%	28.2%
262	Kay Brow Garden	Ramsbottom and Tottington	0.17	43.1%	21.8%
263	Kay Gardens	Bury	0.18	50.9%	39.1%
269	King George V Playing Field / Whitehead Park	Bury	7.27	57.8%	50.0%
296	Library Gardens / Bank St. Memorial Garden	Bury	0.19	54.7%	32.7%
306	Manchester Old Road Recreation Space	Bury	0.04	41.6%	25.5%
308	Manchester Road Park	Bury	2.24	59.2%	39.1%

Site ID	Site name	Analysis Area	Size (ha)	Quality	Value
319	Memorial Garden, Bury New Road/Church Lane, Whitefield	Whitefield	0.10	39.2%	21.8%
328	Nuttall Park	Ramsbottom and Tottington	9.59	77.5%	45.5%
340	Old Kays Park	Ramsbottom and Tottington	7.17	56.8%	36.4%
342	Openshaw Park	Bury	4.20	50.6%	23.6%
392	Radcliffe Riverside Gardens	Radcliffe	0.14	33.6%	14.5%
459	St. John's Gardens	Bury	0.18	50.6%	40.9%
468	St. Mary's Flower Park	Prestwich	3.17	65.5%	36.4%
469	St. Mary's Park	Prestwich	4.36	68.3%	36.4%
475	St. Pauls Church Garden	Ramsbottom and Tottington	0.10	58.3%	28.2%
478	St. Mary's Church Gardens	Bury	0.19	49.1%	23.6%
510	Town Meadow Park	Ramsbottom and Tottington	1.59	52.8%	27.3%
529	Walshaw Village Gardens	Ramsbottom and Tottington	0.09	38.6%	23.6%
542	Whalley Road Garden	Ramsbottom and Tottington	0.03	37.7%	17.3%
549	Whitefield Park	Whitefield	1.78	65.3%	40.9%
554	Whitehead Clock Gardens	Bury	0.30	51.2%	40.9%
557	Woodbank Gardens	Bury	0.10	41.3%	23.6%

In general, there is good coverage of parks based on a 9-minute walk time in areas with greater population density. However, gaps are noticeable in some areas of greater population density across all analysis areas. Many of these gaps are served by other forms of open space provision such as amenity greenspace and natural and semi natural greenspace. Such sites may not meet the criteria of parks provision but are likely to offer similar opportunities and access to recreational activities often associated with parks. Exploring the potential to formalise features/access associated with parks provision at some of these sites could be considered to increase a sites secondary role as a park.

Table 4.3: Other open spaces serving gaps in park and garden catchments

Analysis area	Other open spaces in gap	Typology
Bury	Dow Lane (ID 137)	Natural
	Elton Reservoir (ID 153)	Natural
	Goshen Playing Fields (ID 183)	Amenity
	Kirklees Valley LNR (ID 279)	Natural
	Manchester Road Playing Fields (ID 314)	Amenity

Analysis area	Other open spaces in gap	Typology
	Sycamore Road (ID 492)	Amenity
Prestwich	Drinkwater Park (ID 139) Fairway Gardens (ID 158) Venwood Road (ID 520) Heaton Park (outside)	Natural Amenity Amenity Park
Radcliffe	Banana Path (ID 22) Rear of Sparking Clog Public House (ID 402) Redbank Playing Fields (ID 405) Snape Street (ID 434)	Amenity Amenity Amenity Amenity
Ramsbottom and Tottington	Bolton Road West Playing Fields (ID 42) Greenmount Recreation Ground (ID 199) Kirklees Valley LNR (ID 279) Summerseat Lane (ID 487)	Amenity Amenity Natural Amenity
Whitefield	Boz Park (ID 47) Goshen Playing Fields (ID 183) Grundy Playing Fields (ID 205) Hathaway Road Recreation Space (ID 222) Hillock Playing Fields (ID 232) Parr Brook Open Space (ID 354) Thatch Leach Lane Open Space (ID 500)	Amenity Amenity Amenity Amenity Amenity Amenity Amenity

4.4 Quality

To determine whether sites are high or low quality (as recommended by the Companion Guidance), scores from site assessments are colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the quality assessment for parks. A threshold of 50% is applied to distinguish high from low quality parkland. Further explanation of how the quality scores and thresholds are derived can be found in Part 2 (Methodology). The score is to help distinguish between higher and lower quality sites; it is a minimum expectation as opposed to an absolute goal.

Table 4.4: Quality ratings for assessed parks and gardens

Analysis area	Lowest score	Average score	Highest score	<50%	>50%
Bury	41%	56%	84%	3	12
Prestwich	39%	54%	68%	2	2
Radcliffe	34%	52%	82%	4	3
Ramsbottom and Tottington	38%	52%	78%	4	8
Whitefield	30%	47%	65%	3	3
Total	**30%**	**53%**	**84%**	**16**	**28**

There are 16 sites which rate below the quality threshold. No significant issues are observed. The sites generally score lower due to a lack of features such as signage, seating and bins, in comparison to other park sites. Several of the sites to rate lower for quality are noted as being a small memorial garden. Some of the lowest scoring sites, such as Gardens off Pinfold Lane (30%) and Radcliffe Riverside Gardens (34%), are also observed as overgrown and lacking regular use.

Most park and garden sites rate above the quality threshold. The highest scoring sites for quality are:

- Clarence Park (84%)
- Close Park (82%)
- Nuttall Park (78%)
- Burrs Country Park (76%)

All sites are also noted as being Green Flag Award winning sites (2024/25), further recognition to their high level of quality.

The sites are highlighted as being very well maintained, clean and featuring good paths. They are also observed as having a range facilities including cafés, play provision, bowling greens, pitches and tennis courts. Car parking is also noted across the sites. The condition of these features is generally viewed as good quality.

Burrs Country Park is a slightly different form of provision as it is a country park style site with a wide range attractions for visitors. This includes excellent natural conservation features and supporting interpretation signage and information about the site's history. Ancillary features such as seating, bins, car parking, and pathways are all noted as being to a good standard and well maintained.

Other sites to rate highly for quality include:

- Hoyles Park (71%)
- St Mary's Park (68%)
- St Mary's Flower Park (65%)
- Whitefield Park (65%)

These sites all rate highly for the range and condition of features they contain. Provision such as seating, signage, bins and play equipment all rate well. Furthermore, features such as entrances, pathways and overall maintenance are considered to score positively.

Green Flag

The Green Flag Award scheme is licensed and managed by Keep Britain Tidy. It provides a national standard for parks and greenspaces and is a useful tool to highlight the role of Green Flag status as an indicator of high quality. This in turn affects upon the way parks and greenspaces are managed and maintained.

There are currently 15 sites in Bury identified as achieving Green Flag status (2024/25). A total of 13 of these are classified as parks:

- Bolton Road Park
- Burrs Country Park
- Clarence Park
- Close Park
- Hamilton Road Park
- Manchester Road Park
- Nuttall Park
- Openshaw Park
- St Mary's Park
- Town Meadow Park
- Whitefield Park
- Whitehead Park

A further two Green Flag Award winning sites are identified as cemetery provision (Radcliffe Cemetery and Ramsbottom Cemetery).

4.5 Value

To determine whether sites are high or low value (as recommended by the Companion Guidance), the scores from the site assessments have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the value assessment for parks. A threshold of 20% is applied to distinguish high from low value. Further explanation of how the value scores are derived can be found in Part 2.

Table 4.5: Value ratings for assessed parks and gardens

Analysis area	Lowest score	Average score	Highest score	<20%	>20%
Bury	24%	38%	55%	0	15
Prestwich	22%	31%	36%	0	4
Radcliffe	15%	29%	45%	1	6
Ramsbottom and Tottington	17%	27%	45%	1	11
Whitefield	11%	28%	41%	1	5
Total	**11%**	**32%**	**55%**	**3**	**41**

Nearly all park and garden sites rate above the value threshold. There are, however three sites which rate below the threshold:

- Gardens off Pinfold Lane (11%)
- Radcliffe Riverside Gardens (15%)
- Whalley Road Garden (17%)

All three sites also rate below the quality threshold. The sites rate lower for overall appearance and cleanliness. They generally lack features such as signage, seating and bins. Site observations note that Gardens off Pinfold Lane and Radcliffe Riverside Gardens as overgrown. The perceived level of use for such sites is likely to be limited.

Park sites provide opportunities for a wide range of users and demonstrate the high social inclusion, health benefits and sense of place they can offer. One of the key aspects of the value placed on parks is their function as multipurpose provision. Parks provide opportunities for local communities and individuals to socialise and undertake a range of different activities, such as exercise, dog walking and taking children to the play area. Consequently, sites with a greater diverse range of features and ancillary facilities rate higher for value.

The highest scoring sites for value are:

- Clarence Park (55%)
- Burrs Country Park (50%)
- Whitehead Park (50%)
- Gallipoli Gardens (48%)

All these parks have high amenity and social value due to containing good social, recreational and exercise opportunities. They are also some of the highest scoring for quality, reflecting their role and importance to a range of users. Burrs Country Park also scores highly for ecological benefits due to having areas promoting biodiversity and habitats. Gallipoli Gardens scores highly for educational and cultural/heritage value due to its links to the adjacent Fusilier Museum.

PART 5: NATURAL AND SEMI-NATURAL GREENSPACE

5.1 Introduction

The natural and semi-natural greenspace typology can include woodland (coniferous, deciduous, mixed) and scrub, grassland (e.g., down-land, meadow), heath or moor, wetlands (e.g., marsh, fen), wastelands (including disturbed ground), and bare rock habitats (e.g., quarries) and commons. For the purpose of this study, the focus is on sites providing wildlife conservation, biodiversity and environmental education and awareness.

5.2 Current provision

In total there are 96 natural and semi-natural greenspace sites, equating to over 800 hectares.

Table 5.1: Current natural and semi-natural greenspace

Analysis area	Number	Total hectares (ha)	Current provision (ha per 1,000 population)
Bury	30	117.82	2.03
Prestwich	11	203.01	5.59
Radcliffe	20	193.22	5.59
Ramsbottom and Tottington	24	163.99	5.13
Whitefield	11	122.48	3.62
Total	**96**	**800.50**	**4.11**

The two largest sites are two Outwood Country Park (68 hectares) and Philips Park (65 hectares). The two make up 17% of the natural/semi-natural provision. Fields in Trust (FIT) suggests 1.80 hectares per 1,000 population as a guideline quantity standard. In total, there is an overall provision of 4.11 hectares per 1,000 head of population which is above the FIT guidelines. All analysis areas are also noted as being above this figure.

It is important to recognise that other open spaces such as parks and amenity greenspace often provide opportunities associated with natural greenspace. For example, Burrs Country Park offers greater biodiversity and habitats due to the presence of a variety of plants, trees and bushes.

It is also important to highlight that some sites can bridge the definition of typologies such as natural greenspace and amenity greenspace. For example, a grassed area left unmaintained can start to have characteristics associated with natural greenspace.

Designations

In terms of national designations, there are several sites recognised as local nature reserves (LNRs)[6].

- Chapelfield (4 hectares)
- Chesham Woods (12 hectares)
- Hollins Vale (15 hectares)
- Kirklees Valley (53 hectares)
- Philips Park (65 hectares)
- Redisher Woods (20 hectares)
- Springwater Park (34 hectares)

On this basis, a population such as in the borough of Bury (194,606) is recommended by Natural England[7] to have approximately 194 hectares of LNR. As it stands, there is approximately 203 hectares which sufficiently meets this standard.

5.3 Accessibility

An accessibility catchment of a 9-minute walk time has been set. This is based on the suggested FIT catchments. Figure 5.1 shows natural and semi-natural greenspace mapped with the accessibility catchment. This should be treated as an approximation as it does not take account of topography or walking routes. Each site is allocated its own ID number. The ID numbers for each site are not shown on the map due to there being too many.

[6] LNR designation may differ to the land identified as an open space site
[7] Green Infrastructure Standards for England (2023), Natural England

Figure 5.1: Natural and semi natural greenspace mapped with a 9-minute (720m) walk catchment

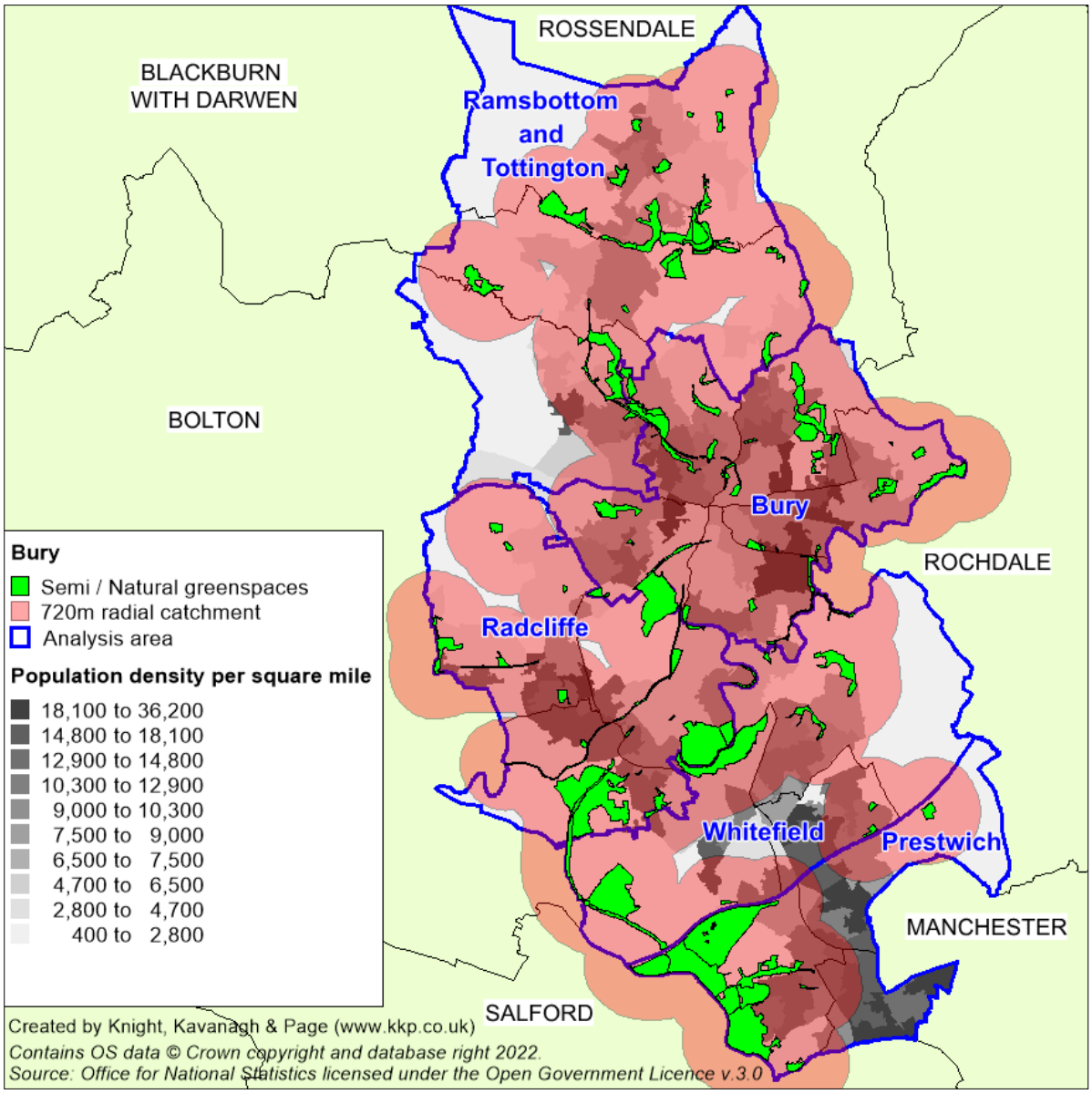


Table 5.2: Key to natural and semi-natural greenspace mapped

Site ID	Site name	Analysis Area	Size (ha)
3	Adj Bradley Fold Depot	Radcliffe	2.02
4	Adjacent Barracks Lodge Recreation Space	Bury	0.43
21	Baldingstone SBI	Ramsbottom and Tottington	2.17
31	Bluebell Wood	Bury	0.66
50	Bradley Fold Railway Path	Radcliffe	2.64
61	Broad Hey Wood	Ramsbottom and Tottington	13.77

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Site ID	Site name	Analysis Area	Size (ha)
62	Broad Oak Neighbourhood Park	Bury	3.36
65	Broad Oak Woods	Bury	4.69
66	Broad Oak/Smethurst Wood	Bury	10.25
74	Burrs Woods	Bury	4.02
89	Castlestead Wood, Burrs	Bury	1.38
91	Chamberhall	Bury	1.67
94	Chapelfield	Radcliffe	3.57
95	Chapelfield West	Whitefield	1.01
97	Chesham Woods	Bury	12.23
130	Daisyfield Greenway	Bury	3.51
131	Darbyshire Street Recreation Space	Radcliffe	0.60
137	Dow Lane	Bury	10.05
139	Drinkwater Park	Prestwich	41.44
141	Dumers Lane	Radcliffe	2.14
143	Eagles Nest Wood	Prestwich	0.63
153	Elton Reservoir	Radcliffe	37.47
165	Former Binex Works	Ramsbottom and Tottington	4.01
167	Former clay pit north of Rochdale Old Road	Bury	2.31
168	Former Prestwich Tip adjacent to Drinkwater Park	Prestwich	13.59
176	Gardner Mount Recreation Ground	Prestwich	3.15
177	Georges Wood	Radcliffe	2.43
179	Gollinrod / Brooksbottom Wood	Ramsbottom and Tottington	13.54
180	Gollinrod / Nuttall Field	Ramsbottom and Tottington	7.81
182	Gorses Quarry	Bury	5.72
189	Grant's Wood	Ramsbottom and Tottington	2.23
202	Greenway at Bury Ground	Bury	0.99
209	Gypsy Brook East	Bury	2.59
210	Gypsy Brook West	Bury	2.73
214	Hampson Mill Reservoir	Whitefield	1.01
228	Heyside Way	Bury	0.11
242	Hollins Vale LNR	Whitefield	14.86
256	Hurst Wood	Whitefield	39.86
258	Hutchinson's Goit	Radcliffe	1.04
260	Jacob's Ladder	Ramsbottom and Tottington	4.06
265	Kenyon Street	Ramsbottom and Tottington	0.66
266	Kersal Road Open Space	Prestwich	3.02

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Site ID	Site name	Analysis Area	Size (ha)
278	Kirklees Trail	Ramsbottom and Tottington	8.65
279	Kirklees Valley LNR Phase 1	Ramsbottom and Tottington	35.56
280	Kirklees Valley LNR Phase 2	Bury	17.57
286	Land at Lodge Brow	Radcliffe	0.19
288	Land off Freestone Close	Bury	0.34
289	Land off Withins Lane	Radcliffe	4.34
291	Land South of Close Park	Radcliffe	5.82
292	Land West of Warth Fold	Bury	2.08
294	Leemans Hill Recreation space	Ramsbottom and Tottington	1.45
301	Longsight Road Open Space	Ramsbottom and Tottington	0.73
304	Lowes Road	Bury	3.70
315	Manchester, Bolton and Bury Canal	Radcliffe	9.10
321	Miss Walkers Field	Bury	8.43
322	Mode Hill Lane	Whitefield	1.05
324	Mount Pleasant (2)	Ramsbottom and Tottington	2.21
334	Off Cross Lane Recreation Space	Radcliffe	0.20
336	Off Hollybank Street Recreation Space	Radcliffe	0.90
337	Off Marston Close Recreation Space	Whitefield	1.45
350	Outwood Country Park	Radcliffe	68.23
353	Parr Brook Open Space (North)	Whitefield	5.38
363	Philips Park	Prestwich	64.76
364	Philips Park entrance	Whitefield	0.76
366	Pigs Lee Brook	Ramsbottom and Tottington	5.45
375	Pot Green Woodland	Ramsbottom and Tottington	3.36
377	Prestwich Clough	Prestwich	12.97
383	Prestwich Sewage Works	Prestwich	10.39
390	Radcliffe Ees	Radcliffe	38.44
404	Redbank Lodges	Radcliffe	2.63
406	Redisher Woods	Ramsbottom and Tottington	19.72
410	Rhodes Farm	Prestwich	13.16
412	Riverside at Bury Ground	Bury	1.53
413	Roach Bank	Whitefield	2.72
414	Roch Valley Greenway	Bury	6.96
433	Simister Wetlands	Prestwich	3.69
436	South of Broad Hey Recreation Land	Ramsbottom and Tottington	8.42
437	South Royd Street	Ramsbottom and Tottington	0.33
440	Spen Moor	Bury	2.54

Site ID	Site name	Analysis Area	Size (ha)
446	Springwater Park	Whitefield	34.39
452	St. Andrew's Church Recreation Space	Ramsbottom and Tottington	3.33
484	Starkies Wood	Bury	1.48
485	Starling Wood	Radcliffe	0.57
486	Starmount Lodges / Blackshaw Brook	Radcliffe	9.75
489	Summerseat Nature Reserve	Ramsbottom and Tottington	7.21
495	Tagg Wood	Ramsbottom and Tottington	5.01
502	The Delph (Ainsworth)	Radcliffe	1.15
514	Townside Field / Pyramid Park	Bury	2.82
516	Two Brooks Valley	Ramsbottom and Tottington	11.25
533	Waterdale	Prestwich	36.21
544	Whalley Road Recreation Space	Ramsbottom and Tottington	2.35
548	Whitefield Nature Trail / Outwood Trail	Whitefield	19.98
558	Woodbank Recreation Space	Bury	3.02
559	Woodgate Hill Memorial Forest	Bury	0.15
565	Woodland Adjacent Bye Road	Ramsbottom and Tottington	0.74
566	Woodland off Goshen Lane	Bury	0.49

Gaps in the 9-minute walk time catchment are noted across most of the analysis areas except for Bury. Many of the gaps are served by other forms of open space provision such as amenity greenspace and parks. Such sites may offer similar opportunities and access to activities associated with natural greenspace. Any potential opportunities to increase the secondary function of these as natural greenspace should be explored.

Table 5.3: Other open spaces serving gaps in natural catchments

Analysis area	Other open spaces in gap	Typology
Prestwich	Carver Gardens (ID 83) Fairway Gardens (ID 158) St Mary's Park (ID 469) Heaton Park (outside)	Amenity Amenity Parks Park
Radcliffe	Banana Path (ID 22)	Amenity
Ramsbottom and Tottington	Town Meadow Park (ID 510)	Parks
Whitefield	Besses Playing Field / Victoria Park (ID 26) Gardens off Pinfold Lane (ID 174) Hamilton Road Park (ID 211) Hillock Playing Fields (ID 232) Thatch Leach Lane Open Space (ID 500) Tintern Avenue Open Space (ID 505)	Parks Parks Parks Amenity Amenity Amenity

Analysis area	Other open spaces in gap	Typology
	Whitefield Park (ID 549)	Parks

5.4 Quality

To determine whether sites are high or low quality (as recommended by the Companion Guidance), scores from the site assessments are colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the quality assessment for natural and semi-natural greenspace. A threshold of 55% is applied to distinguish high from low quality. Further explanation of how the quality scores and thresholds are derived can be found in Part 2 (Methodology). The score is to help distinguish between higher and lower quality sites; it is a minimum expectation as opposed to an absolute goal.

Due to the large number of sites identified as part of the audit, it was not feasible to visit and assess every site. Consequently, a sample of 30 natural sites (generally over five hectares in size) were visited. These are listed in Appendix One.

Table 5.4: Quality ratings for assessed natural and semi-natural greenspace

Analysis area	Lowest score	Average score	Highest score	<55%	>55%
Bury	24%	47%	64%	4	3
Prestwich	52%	65%	78%	1	7
Radcliffe	51%	57%	65%	2	2
Ramsbottom and Tottington	65%	67%	70%	0	6
Whitefield	61%	66%	72%	0	4
Total	**24%**	**60%**	**78%**	**7**	**22**

Over two thirds (76%) of assessed natural and semi natural greenspace sites rate above the quality threshold, indicating a positive standard of quality.

The highest scoring natural and semi-natural site for quality is Philips Park (78%). It has a range of high-quality ancillary features, in contrast to other natural sites locally. The site score well for entrances, pathways, user security, car parking, benches and signage. Furthermore, it benefits from extensive areas of wildlife habitat reflected in its designation as a Local Nature Reserve.

Other high scoring sites include:

- Drinkwater Park (74%)
- Springwater Park (72%)
- Two Brooks Valley (70%)

The sites are all noted as being generally well maintained, with a good overall appearance, catering for a range of users. They have the added benefit of ancillary features such as signage, bins and boundary fencing. The sites are also observed as having reasonable to good access for all, with well-maintained pathways.

There are seven sites which rate below the quality threshold. The lowest scoring sites are:

- Broad Oak/Smethurst Wood (24%)
- Broad Oak Woods (35%)
- Roch Valley Greenway (45%)

The sites score slightly lower for overall maintenance and appearance compared to other similar sites. Litter is highlighted as an issue at all three sites. Both Broad Oak Woods and Broad Oak/Smethurst Wood are also observed as having evidence of use by offroad bikes. The three sites are also noted as not containing any features such as signage or seating.

In some instances, natural and semi-natural sites can be intentionally without ancillary facilities to reduce misuse/inappropriate behaviour whilst encouraging greater conservation.

5.5 Value

To determine whether sites are high or low value (as recommended by the Companion Guidance), scores from site assessments have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the value assessment for natural and semi-natural greenspace. A threshold of 20% is applied to distinguish high from low value. Further explanation of how the value scores are derived can be found in Part 2 (Methodology).

Table 5.5: Value ratings for assessed natural and semi-natural greenspace

Analysis area	Lowest score	Average score	Highest score	<20%	>20%
Bury	21%	27%	30%	0	7
Prestwich	21%	28%	36%	0	8
Radcliffe	25%	35%	45%	0	4
Ramsbottom and Tottington	23%	27%	31%	0	6
Whitefield	25%	34%	45%	0	4
Total	**21%**	**29%**	**45%**	**0**	**29**

All assessed natural and semi-natural sites score above the threshold for value. The majority of sites have high ecological value, contributing to flora and fauna, as well as providing habitats for local wildlife.

As well as ecological value, sites provide benefits to the health and wellbeing of residents and those visiting from further afield. This is a result of the exercise opportunities they provide, for example, through walking and biking trails. Furthermore, they break up the urban form creating peaceful space to relax and reflect. The high levels of natural features also support with improving air quality, particularly in built up areas.

The highest scoring natural and semi-natural sites for value are Springwater Park (45%) and Elton Reservoir (45%). The sites offer high ecological value due to the habitat opportunities. Springwater Park is also noted as a Local Nature Reserve. They also rate well for amenity and social benefits due to the network of paths which provide informal exercise opportunities.

PART 6: AMENITY GREENSPACE

6.1 Introduction

Amenity greenspace is defined as sites offering opportunities for informal activities close to home, work or enhancement of the appearance of residential and other areas. It includes informal recreation spaces and other incidental spaces.

6.2 Current provision

There are 88 amenity greenspace sites equating to over 124 hectares of provision. Sites are most often found within areas of housing and function as informal recreation space or along highways providing a visual amenity. A number of recreation grounds and playing fields are also classified as amenity greenspace.

Table 6.1: Current amenity greenspace

Analysis area	Number	Total hectares (ha)	Current provision (ha per 1,000 population)
Bury	20	26.23	0.45
Prestwich	5	5.12	0.14
Radcliffe	24	28.15	0.81
Ramsbottom and Tottington	24	24.56	0.77
Whitefield	15	40.04	1.18
Total	**88**	**124.10**	**0.64**

This typology has a broad range of purposes and as such varies significantly in size. For example, Sergeants Lane at 0.21 hectares acts as a visual/verge amenity for residents. In contrast, Parr Brook Open Space at 6.82 hectares has play and recreational opportunities.

Fields in Trust (FIT) suggests 0.60 hectares per 1,000 population as a guideline quantity standard. Table 6.1 shows that overall provision of 0.64 hectares per 1,000 head of population is above the FIT guidelines. This is also the case for Radcliffe, Ramsbottom and Tottington, and Whitefield analysis areas. Both the Bury and Prestwich analysis areas are below the FIT suggested standard.

Some analysis areas being below the FIT suggestion may not mean a true deficiency exists. It is therefore important to also consider accessibility and quality of provision.

It is important to highlight that it is not always clear to distinguish a site's primary typology. Some sites can bridge the definition of typologies such as natural greenspace and amenity greenspace. For example, a grassed area left unmaintained can start to have characteristics associated with natural greenspace.

6.3 Accessibility

An accessibility catchment of a 6-minute walk time has been set. This is based on the suggested FIT catchments. Figure 6.1 shows amenity greenspace mapped with the accessibility catchment. This should be treated as an approximation as it does not take account of topography or walking routes. The ID numbers for each site are not shown on the map due to there being too many.

Figure 6.1: Amenity greenspaces with a 6-minute (480m) walk catchment

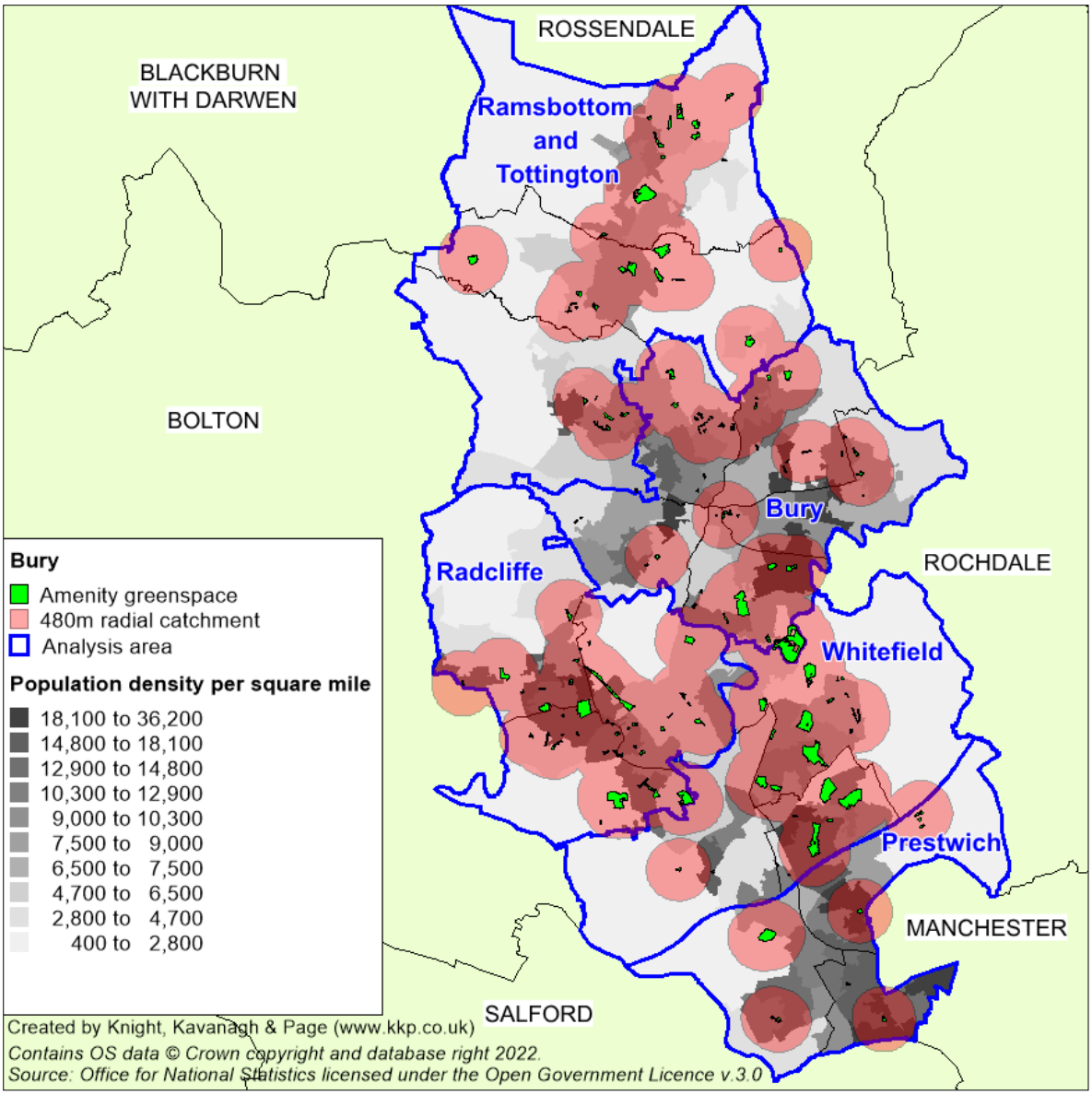


Table 6.2: Key to amenity greensapces mapped

Site ID	Site name	Analysis Area	Size (ha)
1	Abden Street	Radcliffe	0.24
5	Adjacent Bye Road Recreation Space	Ramsbottom and Tottington	0.43
15	Albert Road Recreation Space	Whitefield	0.33
16	Albert Street Open Space	Ramsbottom and Tottington	0.83
22	Banana Path, Radcliffe	Radcliffe	3.99
23	Barlow Recreation Ground	Whitefield	1.65
42	Bolton Road West Playing Fields	Ramsbottom and Tottington	5.87
45	Booth Street	Ramsbottom and Tottington	0.30
47	Boz Park	Whitefield	6.21
52	Brandlesholme House Open Space / Purbeck Drive	Bury	1.01
53	Brandlesholme Road	Bury	0.42
59	Bright Street	Radcliffe	0.26
70	Brownhills Recreation space	Ramsbottom and Tottington	0.42
83	Carver Gardens	Prestwich	0.36
99	Chiswick Drive Recreation Space	Radcliffe	0.22
100	Christ Church Open Space	Ramsbottom and Tottington	1.57
106	Church Meadow (1)	Whitefield	0.33
107	Church Meadow (2)	Whitefield	0.25
115	Clifton Road Playing Fields	Prestwich	3.61
122	Clough Meadow Road Open Space	Radcliffe	0.47
133	Dereham Close Recreation Space	Bury	0.26
148	Elms Playing Fields	Whitefield	2.26
157	Factory Street Garden	Ramsbottom and Tottington	0.52
158	Fairway Gardens	Prestwich	0.36
162	Finchy Park	Bury	0.35
170	Former Radcliffe Paper Mill	Radcliffe	0.82
183	Goshen Playing Fields	Bury	12.34
191	Greendale Drive Recreation Space	Radcliffe	0.67
193	Greenheys Crescent Open Space	Ramsbottom and Tottington	0.42
199	Greenmount Recreation Ground	Ramsbottom and Tottington	0.39
204	Grindsbrook Road Open Space	Radcliffe	0.66
205	Grundy Playing Fields	Whitefield	3.85
222	Hathaway Road Recreation Space	Whitefield	5.13
223	Hawkshaw Recreation Ground	Ramsbottom and Tottington	1.42
232	Hillock Playing Fields	Whitefield	5.80

Site ID	Site name	Analysis Area	Size (ha)
238	Hollinhurst Playing Fields	Radcliffe	3.18
245	Horncastle Close Open Space	Bury	0.21
251	Hunters Hill Open Space	Whitefield	0.37
252	Huntfold Drive Open Space	Ramsbottom and Tottington	0.41
257	Hutchinson Way Open Space	Radcliffe	0.31
276	King George V Playing Fields, Outwood	Radcliffe	5.48
281	Lamb Lodge	Ramsbottom and Tottington	0.24
287	Land at Phoenix Street	Bury	0.48
290	Land opposite 200 Railway Street	Ramsbottom and Tottington	0.29
297	Limefield Brow Recreation Space	Bury	1.14
298	Limefield Gardens	Bury	0.34
314	Manchester Road Playing Fields	Bury	5.36
320	Milton Road Open Space	Radcliffe	1.47
323	Mount Pleasant (1)	Ramsbottom and Tottington	0.26
332	Oak Avenue Recreation Space	Ramsbottom and Tottington	0.72
335	Off Fern Grove / Grove Street Recreation Space	Bury	0.39
354	Parr Brook Open Space (South)	Whitefield	6.82
358	Peel Brow	Ramsbottom and Tottington	0.92
360	Peel Brow Open Space	Ramsbottom and Tottington	0.86
362	Peel Street Recreation Space	Radcliffe	0.23
370	Pilkington Way Open Space (West)	Radcliffe	0.26
371	Pitt Street Open Space	Radcliffe	0.49
374	Pot Green Open Space	Ramsbottom and Tottington	0.39
376	Powell Street Open Space	Bury	0.33
384	Queen Street Open Space	Ramsbottom and Tottington	0.55
394	Radcliffe Tower	Radcliffe	0.62
395	Railway Street Recreation Space	Ramsbottom and Tottington	1.12
398	Ramsbottom Baths Recreation Land	Ramsbottom and Tottington	1.35
402	Rear of Sparking Clog Public House	Radcliffe	1.48
403	Rectory Lane Recreation Space	Radcliffe	0.27
405	Redbank Playing Fields	Radcliffe	4.78
418	Salford Street Recreation Space	Bury	0.27
421	Scobell Street Open Space	Ramsbottom and Tottington	0.35
426	Sergeants Lane Open Space	Whitefield	0.21
429	Simister Green	Prestwich	0.35
434	Snape Street	Radcliffe	0.26

Site ID	Site name	Analysis Area	Size (ha)
441	Spinney Drive Open Space	Bury	0.21
442	Spring Lane / Whittaker Street Recreation Space	Radcliffe	0.27
443	Springs Community Green	Bury	0.91
487	Summerseat Lane	Ramsbottom and Tottington	1.84
491	Sunnybank Road Recreation Space	Whitefield	0.53
498	Tennyson Avenue Open Space	Bury	0.33
500	Thatch Leach Lane Open Space	Whitefield	5.32
505	Tintern Avenue Open Space / Mather Avenue	Whitefield	0.97
515	Trimingham Drive Recreation Space	Bury	0.26
520	Venwood Road	Prestwich	0.45
530	Warth Fold	Radcliffe	1.20
534	Waterside Road Playing Fields	Ramsbottom and Tottington	3.10
539	Wellington Road Recreation Space	Bury	0.97
553	Whitefield Road Recreation Space	Bury	0.29
555	Wood Hey Close Recreation Space	Radcliffe	0.22
564	Woodhill Road	Bury	0.35
568	Young Street	Radcliffe	0.31

Mapping demonstrates a good distribution of amenity greenspace provision. However, some areas of higher population density are not being served by a form of amenity greenspace provision within a 480m catchment. It is recognised that these gaps are predominantly covered and served by other forms of open space provision.

Table 6.3: Other open spaces serving gaps in amenity greenspace catchments

Analysis area	Other open spaces in gap	Typology
Bury	Dow Lane (ID 137)	Natural
	Elton Reservoir (ID 153)	Natural
	Gallipoli Gardens (ID 173)	Park
	Kay Gardens (ID 263)	Park
	Whitehead Park (ID 269)	Park
	Kirklees Valley LNR (ID 279/280)	Natural
	Manchester Old Road Recreation Space (ID 306)	Park
	Manchester Road Park (ID 308)	Park
	Openshaw Park (ID 342)	Park
	St John's Gardens (ID 459)	Park
	St Mary's Church Gardens (ID 478)	Park
Prestwich	Barnfield Park (ID 24)	Park
	Gardner Mount Recreation Ground (ID 176)	Natural
	St Mary's Flower Park (ID 468)	Park

Analysis area	Other open spaces in gap	Typology
	St Mary's Park (ID 469)	Park
	Philips Park (ID 363)	Natural
	Prestwich Clough (ID 377)	Natural
	Heaton Park (outside)	Park
Radcliffe	Church Green (ID 104)	Park
	Close Park (ID 116)	Park
Ramsbottom and Tottington	Grant's Wood (ID 189)	Natural
	Tagg Wood (ID 495)	Natural
	Old Kays Park (ID 340)	Park
	Town Meadow Park (ID 510)	Park
Whitefield	Besses Playing Fields (ID 26)	Park
	Gardens off Pinfold Lane (ID 174)	Park
	Hamilton Road Park (ID 211)	Park
	Philips Park (ID 363)	Natural

6.4 Quality

To determine whether sites are high or low quality (as recommended by the Companion Guidance), the scores from site assessments have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the quality assessment for amenity greenspaces. A threshold of 50% is applied to distinguish high from low quality. Further explanation of how the quality scores and thresholds are derived can be found in Part 2 (Methodology). The score is to help distinguish between higher and lower quality sites; it is a minimum expectation as opposed to an absolute goal.
Due to the large number of sites identified as part of the audit, it was not feasible to visit and assess every site. Consequently, a sample of 28 amenity sites (generally over one hectare in size) were visited. These are listed in Appendix One.

Table 6.4: Quality ratings for assessed amenity greenspaces

Analysis area	Lowest score	Average score	Highest score	<50%	>50%
Bury	48%	56%	69%	2	3
Prestwich	49%	49%	49%	1	0
Radcliffe	42%	52%	62%	2	5
Ramsbottom and Tottington	49%	58%	68%	1	4
Whitefield	51%	56%	63%	0	8
Total	**42%**	**55%**	**69%**	**6**	**20**

Over three quarters (77%) of assessed amenity greenspaces rate above the quality threshold.

The highest scoring sites for quality are:

- Brandlesholme House Open Space (69%)
- Railway Street Recreation Space (68%)
- Thatch Leach Lane Open Space (63%)
- Waterside Road Playing Fields (63%)

These sites generally score well for overall appearance and cleanliness including features such as entrances, access and user security. The sites also all benefit from supporting ancillary facilities such as seating, bins and signage. Brandlesholme House Open Space, Thatch Leach Lane Open Space, and Waterside Road Playing Fields also contain play provision which rates above the quality threshold.

Brandlesholme House Open Space is observed as a well-kept and tidy site. It contains several planters along the pathway. The site shows clear evidence of being well looked after by the local community.

Some amenity greenspace sites often contain sporting/activity opportunities such as football. These sporting opportunities as well as other added features on site, such as good quality play areas, provide increased reasons for people to visit such provision.

There are six assessed amenity greenspaces sites (23%) which are below the quality threshold. The lowest scoring amenity greenspace sites for quality are:

- Warth Fold (42%)
- Milton Road Open Space (46%)
- Limefield Brow Recreation Space (48%)

The sites have no signage or seating and score lower for overall appearance and maintenance. Both Warth Fold (42%) and Milton Road Open Space (46%) are noted as being overgrown. Warth Fold is observed as a grass field with soil/blocks barricading the entrance. Both sites also rate below the value threshold.

6.5 Value

To determine whether sites are high or low value (as recommended by the Companion Guidance), site assessments scores are colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results. A threshold of 20% is applied to distinguish high from low value. Further explanation of the value scoring and thresholds can be found in Part 2 (Methodology).

Table 6.5: Value ratings for assessed amenity greenspace

Analysis area	Lowest score	Average score	Highest score	<20%	>20%
Bury	28%	32%	38%	0	5
Prestwich	38%	38%	38%	0	1
Radcliffe	11%	27%	40%	2	5
Ramsbottom and Tottington	23%	30%	45%	0	5
Whitefield	23%	32%	38%	0	8
Total	**11%**	**31%**	**45%**	**2**	**24**

Nearly all assessed amenity greenspace sites rate above the threshold for value. Similar to quality, sites rating below the value threshold is often due to a lack of supporting features and perceived lower levels of use.

The two sites to rate below the value threshold are Warth Fold (11%) and Milton Road Open Space (18%). Both sites also rate below the quality threshold. They are observed as overgrown grassed areas lacking any significant ancillary features. Warth Fold is noted as having a blocked entrance due to soil and concrete blocks.

The highest scoring sites for value are Ramsbottom Baths Recreation Land (45%) and Banana Path (40%). These sites are recognised for the accessible, good quality recreational and informal exercise opportunities they offer for a wide range of users. Both sites are perceived to be attractive and well used, providing high amenity and health benefits. Ramsbottom Baths Recreation Land surrounds the pool and fitness centre. It also features a play area further adding to its use and value.

Amenity greenspace should be recognised for its multi-purpose function, offering opportunities for a variety of leisure and recreational activities. It can often accommodate informal recreational activity such as casual play and dog walking. Many sites offer a dual function and are amenity resources for residents as well as being visually pleasing.

These attributes add to the quality, accessibility, and visibility of amenity greenspace. Combined with the presence of facilities (e.g., benches, landscaping and trees) this means that the better-quality sites are likely to be more respected and valued by the local community.

PART 7: PROVISION FOR CHILDREN AND YOUNG PEOPLE

7.1 Introduction

Provision for children and young people includes areas designated primarily for play and social interaction such as equipped play areas, ball courts, skateboard areas and teenage shelters.

Provision for children is deemed to be sites consisting of formal equipped play facilities typically associated with play areas. This is usually perceived to be for children under 12 years of age. Provision for young people can include equipped sites that provide more robust equipment catering to older age ranges incorporating facilities such as skate parks, BMX, basketball courts, youth shelters and MUGAs.

7.2 Current provision

A total of 93 play locations are identified as provision for children and young people. This combines to create a total of over eight hectares. No site size threshold has been applied and as such all provision is identified and included within the audit.

Table 7.1: Current provision for children and young people

Analysis area	Number	Total hectares (ha)	Current provision (ha per 1,000 population)
Bury	28	2.70	0.05
Prestwich	12	1.74	0.05
Radcliffe	18	1.47	0.04
Ramsbottom and Tottington	19	1.54	0.05
Whitefield	16	1.26	0.04
Total	**93**	**8.71**	**0.04**

The Bury Analysis Area (28) has the greater number of play sites as well as the greatest amount of provision (2.70 hectares). It also has the greatest current provision with 0.05 hectares per 1,000 population along with Prestwich and Ramsbottom and Tottington analysis areas.

Fields in Trust (FIT) guidance suggests a quantity standard of 0.25 hectares per 1,000 population for designated playing space. The current standard of 0.04 hectares per 1,000 population in total is significantly below the FIT standard. However, it is often recognised that children and young people can and do use the space surrounding the defined designated area for play. This is especially the case with amenity greenspace.

Table 7.2 uses the combined site size of provision for children and young people and any amenity greenspace containing play provision to compare against the FIT standard.

Table 7.2: Current provision for children and young people (including surrounding amenity)

Analysis area	Total hectares (ha)	Current provision (ha per 1,000 population)
Bury	18.22	0.31
Prestwich	2.90	0.08
Radcliffe	11.20	0.32
Ramsbottom and Tottington	15.05	0.47
Whitefield	29.22	0.86
Total	**76.60**	**0.39**

Table 7.2 shows that nearly all analysis areas meet the suggested FIT standard of 0.25 hectares per 1,000 population on this basis. Only Prestwich Analysis Area is below the FIT standard. This is also a reflection that play provision within the analysis areas is often hosted in 'parent' sites categorised as natural and semi-natural greenspace.

7.3 Accessibility

Play areas can be classified in the following ways to identify their effective target audience and recommended accessibility catchment utilising FIT guidance.

Sub-type	Explanation	Catchment
Local Area of Play (LAP)	Usually small areas designed for very young children. Equipment is normally age group specific to reduce unintended users.	100m
Local Equipped Area of Play (LEAP)	Designed for children who are beginning to play independently; often catering for different play types and experiences.	400m
Neighbourhood Equipped Area of Play (NEAP)	Cater mainly for older more independent children but potentially with opportunities for younger children or siblings; providing a wider range of play experiences. Such sites may contain space to play larger group games and seating/shelter.	1000m
Informal play	Facilities specifically designed for informal recreation such as pump tracks, parkour, social areas, ball courts, MUGAs or skateboard areas (referred to as casual provision in this study)	700m

Figure 7.1 shows play provision mapped with the catchments.

Figure 7.1: Play provision with different applied catchments mapped

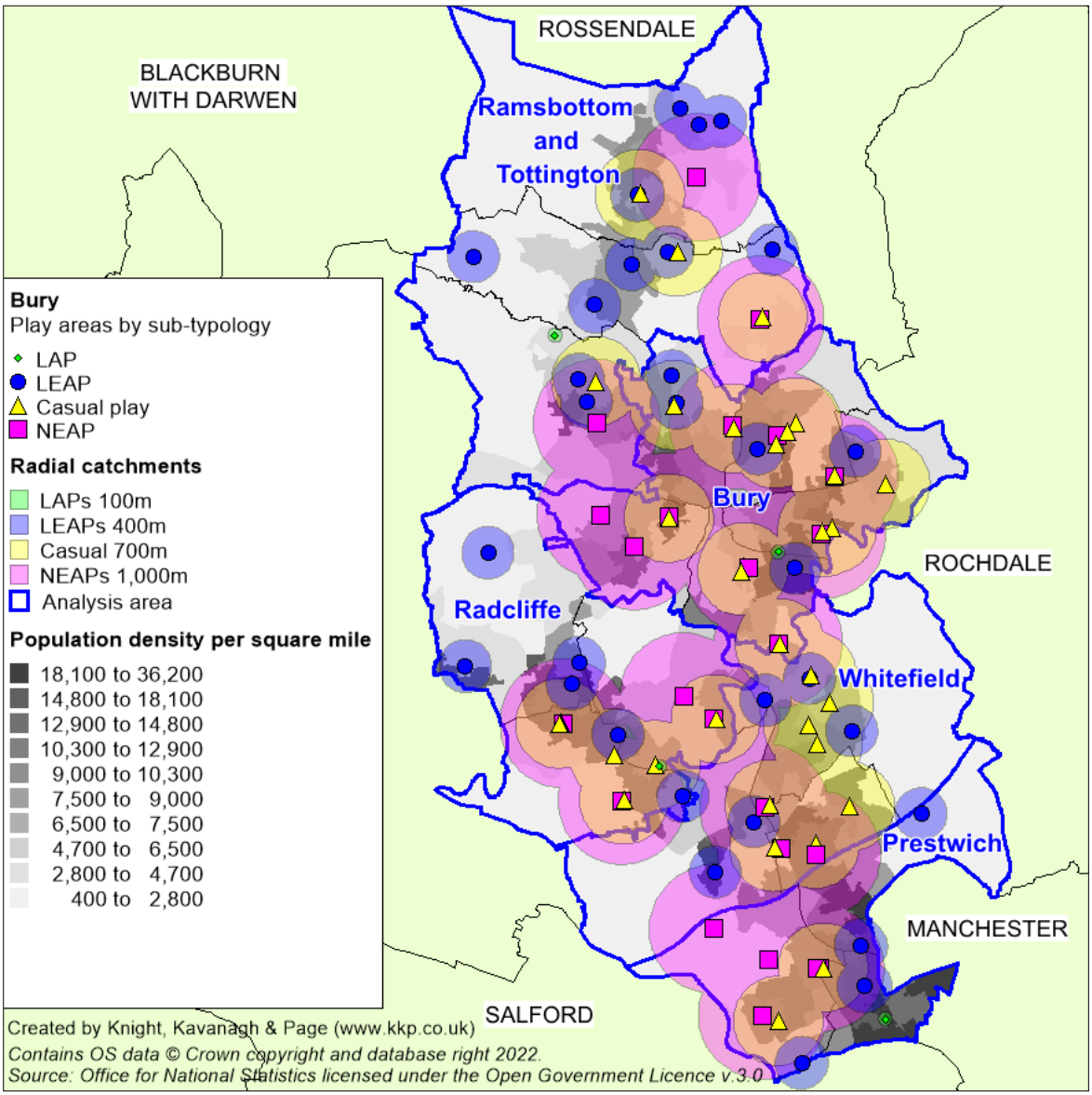


Table 7.2: Key to play provision mapped

Site ID	Site name	Analysis Area	Type	Size (ha)
1.1	Abden Street Play Area	Radcliffe	LEAP	0.08
11.1	Ainsworth Recreation Ground play area	Radcliffe	LEAP	0.10
23.1	Barlow Recreation Ground play area	Whitefield	LEAP	0.07
26.1	Besses Playing Field / Victoria Park play area	Whitefield	NEAP	0.15
26.2	Besses Playing Field / Victoria Park MUGA	Whitefield	Casual	0.06
32.1	Bolton Road Park play area	Radcliffe	NEAP	0.19
32.3	Bolton Road Park MUGA	Radcliffe	Casual	0.06
32.5	Bolton Road Park table tennis	Radcliffe	Casual	0.00

Site ID	Site name	Analysis Area	Type	Size (ha)
32.6	Bolton Road Park youth shelter	Radcliffe	Casual	0.00
42.1	Bolton Road West Playing Fields play area	Ramsbottom and Tottington	LEAP	0.20
42.2	Bolton Road West Playing Fields MUGA	Ramsbottom and Tottington	Casual	0.05
45.1	Booth Street play area	Ramsbottom and Tottington	LEAP	0.06
47.1	Boz Park MUGA	Whitefield	Casual	0.06
49	Bradley Fold Play Area	Radcliffe	LEAP	0.09
52.1	Brandlesholme House / Purbeck Drive play area	Bury	LEAP	0.06
53.1	Brandlesholme Road Play Area	Bury	LEAP	0.10
53.2	Brandlesholme Road MUGA	Bury	Casual	0.06
59.1	Bright Street Play Area	Radcliffe	NEAP	0.12
62.1	Broad Oak Neighbourhood Park MUGA	Bury	Casual	0.08
108.1	Clarence Park play area	Bury	NEAP	0.23
108.2	Clarence Park MUGA	Bury	Casual	0.06
108.3	Clarence Park skate park	Bury	Casual	0.21
108.5	Clarence Park fitness equipment	Bury	Casual	0.02
116.1	Close Park play area	Radcliffe	NEAP	0.12
116.2	Close Park MUGA	Radcliffe	Casual	0.06
125.1	Coronation Park play area	Radcliffe	LAP	0.02
125.2	Coronation Park MUGA	Radcliffe	Casual	0.09
137.1	Dow Lane play area	Bury	NEAP	0.16
158.1	Fairway Gardens play area	Prestwich	LAP	0.02
162.1	Finchy Park play area	Bury	LEAP	0.05
165.1	Former Binex Works basketball	Ramsbottom and Tottington	Casual	0.05
176.1	Gardner Mount Play Area	Prestwich	NEAP	0.33
183.1	Goshen Playing Fields play area	Bury	NEAP	0.20
183.2	Goshen Playing Fields MUGA	Bury	Casual	0.06
199.1	Greenmount Recreation Ground play areas	Ramsbottom and Tottington	LEAP	0.06
205.1	Grundy Playing Fields play area	Whitefield	LEAP	0.06
205.2	Grundy Playing Fields MUGA	Whitefield	Casual	0.06
211.1	Hamilton Road Park play area	Whitefield	LEAP	0.07
218.1	Hartley Gardens play area	Ramsbottom and Tottington	NEAP	0.11

Site ID	Site name	Analysis Area	Type	Size (ha)
218.2	Hartley Gardens MUGA	Ramsbottom and Tottington	Casual	0.06
222.1	Hathaway Road MUGA	Whitefield	Casual	0.06
223.1	Hawkshaw Recreation Ground play area	Ramsbottom and Tottington	LEAP	0.07
228.1	Heyside Way play area	Bury	LAP	0.03
238.1	Hollinhurst Playing Fields play area	Radcliffe	LEAP	0.07
246.1	Hoyles Park play area	Bury	NEAP	0.11
246.2	Hoyles Park MUGA	Bury	Casual	0.06
251.1	Hunters Hill football court	Whitefield	Casual	0.03
264	Kenyon Lane play area	Prestwich	LEAP	0.18
266.1	Kersal Road play area	Prestwich	LEAP	0.13
269.1	King George V Playing Field / Whitehead Park play area	Bury	NEAP	0.14
269.2	King George V Playing Field / Whitehead Park MUGA	Bury	Casual	0.06
276.1	King George V Playing Fields play area	Radcliffe	NEAP	0.11
276.2	King George V Playing Fields MUGA	Radcliffe	Casual	0.06
308.1	Manchester Road Park play area	Bury	NEAP	0.11
308.2	Manchester Road Park MUGA	Bury	Casual	0.06
308.3	Manchester Road Park outdoor gym	Bury	Casual	0.01
324.1	Mount Pleasant (2) play equipment	Ramsbottom and Tottington	LEAP	0.03
328.1	Nuttall Park play area	Ramsbottom and Tottington	NEAP	0.21
340.1	Old Kays Park play area	Ramsbottom and Tottington	LAP	0.04
342.1	Openshaw Park play area	Bury	NEAP	0.23
342.2	Openshaw Park MUGA 1	Bury	Casual	0.06
342.3	Openshaw Park MUGA 2	Bury	Casual	0.19
349	Ostrich Lane Play Area	Prestwich	LEAP	0.24
351.1	Park Lane Playground	Whitefield	LEAP	0.08
354.1	Sunnybank play area	Whitefield	Casual	0.07
355.1	Parr Lane play area	Whitefield	LEAP	0.08
358.1	Peel Brow play area	Ramsbottom and Tottington	LEAP	0.06
363.1	Philips Park play area	Prestwich	NEAP	0.17
372	Play Area off Kershaw Avenue	Prestwich	NEAP	0.11
393	Radcliffe Skate Park	Radcliffe	Casual	0.15

Site ID	Site name	Analysis Area	Type	Size (ha)
398.1	Ramsbottom Baths play area	Ramsbottom and Tottington	LEAP	0.09
429.1	Simister Green Play Area	Prestwich	LEAP	0.07
434.1	Snape Street Play Area	Radcliffe	LEAP	0.09
437.1	South Royd Street Ball Zone	Ramsbottom and Tottington	Casual	0.06
443.1	Springs Community Green play area	Bury	LEAP	0.04
456.1	St. John with St. Mark School Play Area	Bury	LEAP	0.03
469.1	St. Mary's Park play area 1	Prestwich	NEAP	0.16
469.2	St. Mary's Park play area 2	Prestwich	NEAP	0.18
469.3	St. Mary's Park MUGA	Prestwich	Casual	0.09
487.1	Summerseat Lane play area	Ramsbottom and Tottington	LEAP	0.09
492.1	Sycamore Road Play Area	Ramsbottom and Tottington	NEAP	0.10
500.1	Thatch Leach Lane play area	Whitefield	NEAP	0.15
500.2	Thatch Leach Lane MUGA	Whitefield	Casual	0.06
510.1	Town Meadow Park play area	Ramsbottom and Tottington	LEAP	0.08
520.1	Venwood Road Play Area	Prestwich	Casual	0.06
534.1	Waterside Road Playing Fields play area	Ramsbottom and Tottington	LEAP	0.07
537.1	Wellington Barracks Recreation Ground play area	Bury	NEAP	0.11
544.1	Whalley Road play area	Ramsbottom and Tottington	LEAP	0.06
549.1	Whitefield Park play area	Whitefield	NEAP	0.15
549.2	Whitefield Park MUGA	Whitefield	Casual	0.07
564.1	Woodhill Road Play Area	Bury	NEAP	0.12
564.2	Woodhill Road MUGA	Bury	Casual	0.05
568.1	Young Street Play Area	Radcliffe	LEAP	0.07

There is overall a good spread of play provision. Areas with a greater population density are generally within a walking distance catchment for play provision. However, potential minor gaps in catchments are observed to some areas. The following sites may help to serve some of the gaps in catchments if the amount and range of play equipment can be expanded.

Table 7.3: Sites with potential to help serve gaps in play provision catchments

Analysis area	Other open spaces in gap
Prestwich	Fairway Gardens Play Area (ID 158.1), Ostrich Lane Play Area (ID 349)
Radcliffe	Snape Street Play Area (ID 434.1)
Ramsbottom and Tottington	Bolton Road West Playing Fields (ID 42.1/42.2) Greenmount Recreation Ground Play Area (ID 199.1) Ramsbottom Baths Play Area (ID 398.1) Summerseat Lane Play Area (ID 487.1)
Whitefield	Parr Lane Play Area (ID 355.1)

7.4 Quality

To determine whether sites are high or low quality (as recommended by the Companion Guide), the scores from the site assessments have been colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the quality assessment for play provision for children and young people. A threshold of 50% is applied to distinguish high from low quality. Further explanation of the quality scoring and thresholds can be found in Part 2 (Methodology). The score is to help distinguish between higher and lower quality sites; it is a minimum expectation as opposed to an absolute goal.

The quality assessment of play sites does not include a detailed technical risk assessment of equipment. For an informed report on the condition of play equipment the Council's own inspection reports should be sought.

A list of the individual site quality and value ratings is provided in Appendix One.

Table 7.4: Quality ratings for provision for children and young people

Analysis area	Lowest score	Average score	Highest score	<50%	>50%
Bury	26%	53%	77%	12	15
Prestwich	40%	54%	73%	5	7
Radcliffe	31%	52%	77%	8	10
Ramsbottom and Tottington	37%	57%	82%	5	11
Whitefield	36%	54%	81%	8	8
Total	**26%**	**54%**	**82%**	**38**	**51**

Over half (57%) of assessed play sites rate above the quality threshold.

Some of the highest scoring sites are:

- Nutall Park Play Area (82%)
- Whitefield Park Play Area (81%)
- Clarence Park Play Area and MUGA (77%)
- Close Park Play Area and MUGA (77%)

These sites are observed as being safe and secure with sufficient litter bins (contributing to the sites cleanliness), seating, signage, and good quality play equipment. The sites generally offer a variety of equipment to a good condition/quality. All three sites score highly for maintenance and drainage with the additional benefit of car parking and sufficient disabled access.

Nuttall Park Play Area is observed as an excellent facility. It is noted as containing provision which caters for a range of ages such as a variety of swings and climbing units as well as outdoor gym equipment.

Other high scoring sites include Philips Park Play Area (73%), Town Meadow Park Play Area (73%), Thatch Leach Lane Play Area (72%) and Besses Playing Field Play Area (72%). All sites have good entrances, fencing, signage, benches and litter bins further adding to the quality of their sites. All are observed as containing good quality equipment.

There are a few sites which rate above the threshold for quality but are noted as part of site observations as having tired looking equipment. Fairway Gardens Play Area (51%), and Snape Street Play Area (54%) have equipment that appears in need of refreshing. The two MUGA at Openshaw Park and one at Hartley Gardens Play Area are also noted as tired.

There are 38 (43%) sites rating below the threshold. Sites rating lower for quality is often due to maintenance/appearance observations and/or the range and quality of equipment on site.

Heyside Way Play Area (26%) is the lowest scoring play area for quality. It is observed as a small site at the end of a cul de sac. The agility equipment on site is good quality but the other play equipment is limited and in poor condition. Litter was also noted.

Some of the other lower scoring sites are:

- Broad Oak Neighbourhood Park MUGA (27%)
- Coronation Park MUGA (30%)
- Hunters Hill Football Court (36%)

All three sites have no signage, lack seating/bins and score low for general appearance and levels of use. Broad Oak Neighbourhood Park MUGA had signs of misuse with litter, glass and damage observed at the time of the visit. Both Hunters Hill Football Court and Coronation Park MUGA are limited in their offer. The surface at the latter noted as poor.

7.5 Value

To determine whether sites are high or low value (as recommended by the Companion Guidance), site assessment scores are colour-coded against a baseline threshold (high being green and low being red). The table below summarises the results of the value assessment for play. A threshold of 20% is applied to distinguish high from low value. Further explanation of the scoring can be found in Part 2.

Table 7.5: Value ratings for provision for children and young people

Analysis area	Lowest score	Average score	Highest score	<20%	>20%
Bury	20%	41%	73%	0	27
Prestwich	22%	40%	65%	0	12
Radcliffe	13%	38%	65%	1	17
Ramsbottom and Tottington	20%	45%	64%	0	16
Whitefield	20%	42%	64%	0	16
Total	**13%**	**41%**	**73%**	**1**	**88**

Nearly all play sites rate as being above the threshold for value. This demonstrates the role play provision provides in allowing children to play but also the contribution in terms of giving them safe places to learn, for physical and mental activity, to socialise with others and in creating aesthetically pleasing local environments.

The only site to rate below the value threshold is Coronation Park Play Area. It is noted as a small site with limited play equipment and a perceived low level of use. It also rates below the quality threshold due to condition of surfaces and equipment.

Sites scoring particularly high for value tend to reflect a good range of quality equipment available at sites. Some of the highest scoring sites for value are:

- Clarence Park Play Area (73%)
- Kenyon Lane Play Area (66%)
- Young Street Play Area (66%)
- Nutall Park Play Area (64%)
- Whitefield Park Play Area (64%)
- Thatch Leach Lane MUGA (64%)

The sites are observed as being well maintained with a good variety of equipment, as well as having sufficient access. The sites are also assumed to be well used given their range and quality of equipment. Consequently, the range of benefits they provide means they rate highly for social, amenity, and physical activity value.

Diverse equipment to cater for a range of ages and abilities is important and enhances value. Inclusive provision as well as facilities catering for older ages (e.g. skate park and MUGAs) are often highly valued play forms. For example, Clarence Park Play Area caters for a wide age range of children as it contains a play area (with inclusive provision), MUGA, and outdoor gym equipment.

PART 8: ALLOTMENTS

8.1 Introduction

The allotments typology provides opportunities for people who wish to grow their own produce as part of the long-term promotion of sustainability, health and social interaction.

8.2 Current provision

There are 30 sites classified as allotments equating to over 16 hectares. No site size threshold has been applied to allotments and as such all known provision is identified and included within the audit.

Table 8.1: Current allotment sites

Analysis area	Number	Total hectares (ha)	Current provision (ha per 1,000 population)
Bury	7	3.51	0.06
Prestwich	5	6.42	0.18
Radcliffe	4	0.68	0.02
Ramsbottom and Tottington	10	3.16	0.10
Whitefield	4	2.41	0.07
Total	**30**	**16.18**	**0.08**

The largest site is Langley Avenue Allotments (3.38 hectares) in the Prestwich Analysis Area.

The National Society of Allotment and Leisure Gardeners (NSALG) suggests a national standard of 20 allotments per 1,000 households (20 per 2,000 people based on two people per house or one per 100 people). This equates to 0.25 hectares per 1,000 populations based on an average plot-size of 250 square metres (0.025 hectares per plot).

Based on current population (194,606) provision is below the NSALG standard. Using this suggested standard, the minimum amount of allotment provision is 48 hectares. Existing provision of 16 hectares therefore does not meet this guideline.

8.3 Accessibility

Figure 8.1 shows the mapped allotments.

Figure 8.1: Allotments mapped

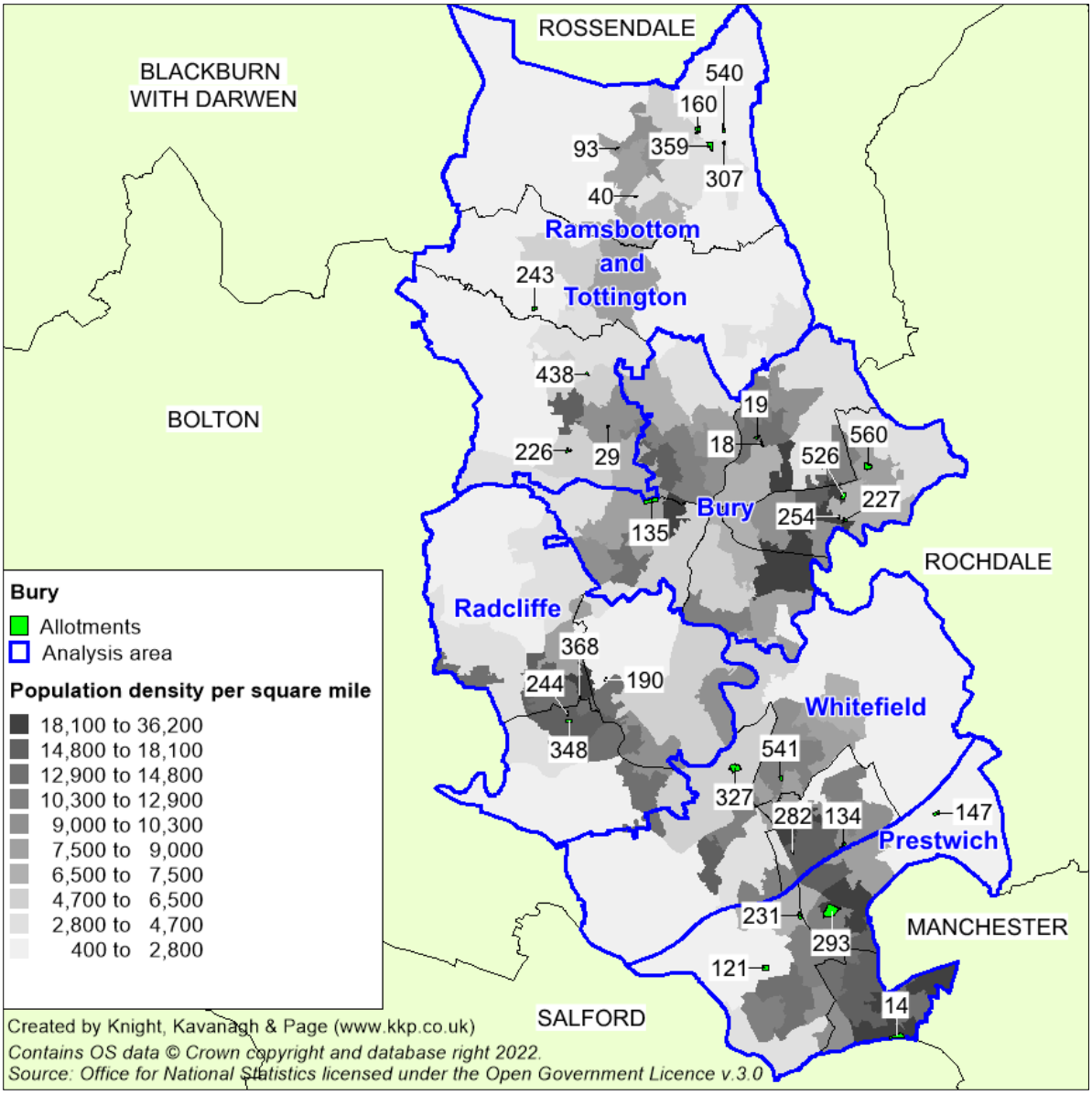


Table 8.2: Key to allotments mapped

Site ID	Site name	Analysis Area	Size (ha)
14	Albert Avenue Allotments	Prestwich	1.17
18	Athlone Avenue Allotments	Bury	0.22
19	Avondale Avenue Allotments	Bury	0.28
29	Birch Avenue/Scobell Street Allotments	Ramsbottom and Tottington	0.09
40	Bolton Road West Allotments	Ramsbottom and Tottington	0.12
93	Chapel Lane Allotments	Ramsbottom and Tottington	0.10
121	Clough Lane Allotments	Prestwich	0.84

Site ID	Site name	Analysis Area	Size (ha)
134	Derwent Close Allotments	Whitefield	0.32
135	Diggle Lane Allotments	Bury	1.14
147	Egypt Lane Allotments	Prestwich	0.53
160	Fern Street Allotments	Ramsbottom and Tottington	0.65
190	Greenbank Road Allotments	Radcliffe	0.11
226	Haworth Street Allotments	Ramsbottom and Tottington	0.33
227	Hazel Avenue Allotments	Bury	0.28
231	Highfield Road Allotments	Prestwich	0.50
243	Hollymount Community Orchard Allotments	Ramsbottom and Tottington	0.39
244	Homer Street Allotments	Radcliffe	0.15
254	Huntley Fold Allotments	Bury	0.14
282	Lancaster Avenue Allotments	Whitefield	0.15
293	Langley Avenue Allotments	Prestwich	3.38
307	Manchester Road Allotments	Ramsbottom and Tottington	0.13
327	Nipper Lane Allotments	Whitefield	1.66
348	Osborne Walk Allotments	Radcliffe	0.36
359	Peel Brow Allotments	Ramsbottom and Tottington	0.93
368	Pilkington Road Allotments	Radcliffe	0.06
438	South Royd Street Allotments	Ramsbottom and Tottington	0.15
526	Walnut Avenue Allotments	Bury	0.56
540	Whalley Road Allotments, Ramsbottom	Ramsbottom and Tottington	0.29
541	Whalley Road Allotments, Whitefield	Whitefield	0.28
560	Woodgate Hill Road Allotments	Bury	0.89

For allotments no quality/value assessments have taken place. Allotments are often difficult to assess due to being accessible for plot members only. However, allotments should generally be considered as highly valued as they are often identified by the local community as important forms of open space provision.

Two sites are managed by Bury Council: Bolton Road West Allotments and Whalley Road Allotments, Ramsbottom. Both are highlighted as having waiting lists. At last count, Bolton Road West Allotments has a waiting list of 11 and Whalley Road Allotments has 13. Both figures have reduced since the previous waiting list figures were taken. Furthermore, the association for Walnut Avenue Allotment also highlights that demand for an allotment plot exceeds the number of plots available. Such instances would suggest that demand is currently outweighing supply.

PART 9: CEMETERIES/CHURCHYARDS

9.1 Introduction

Cemeteries and churchyards include areas for quiet contemplation and burial of the dead. Sites can often be linked to the promotion of wildlife conservation and biodiversity.

9.2 Current provision

There are 30 sites classified as cemeteries/churchyards, equating to over 49 hectares of provision. No site size threshold has been applied and as such all known provision is included within the audit.

Table 9.1: Current cemeteries/churchyards

Analysis area	Number	Total hectares (ha)
Bury	3	20.46
Prestwich	3	7.68
Radcliffe	9	10.32
Ramsbottom and Tottington	11	7.98
Whitefield	4	3.19
Total	**30**	**49.63**

The largest contributor to burial provision is Bury Cemetery equating to nearly 20 hectares. This is followed by Radcliffe Cemetery at six hectares.

Cemeteries and churchyards are important resources, offering both recreational and conservation benefits. As well as providing burial space, cemeteries and churchyards can also offer important low impact recreational benefits (e.g. dog walking, wildlife watching).

9.3 Accessibility

No accessibility standard is set for this typology and there is no realistic requirement to set such standards. Provision should be based on burial demand.

Figure 9.1: Cemetery sites mapped

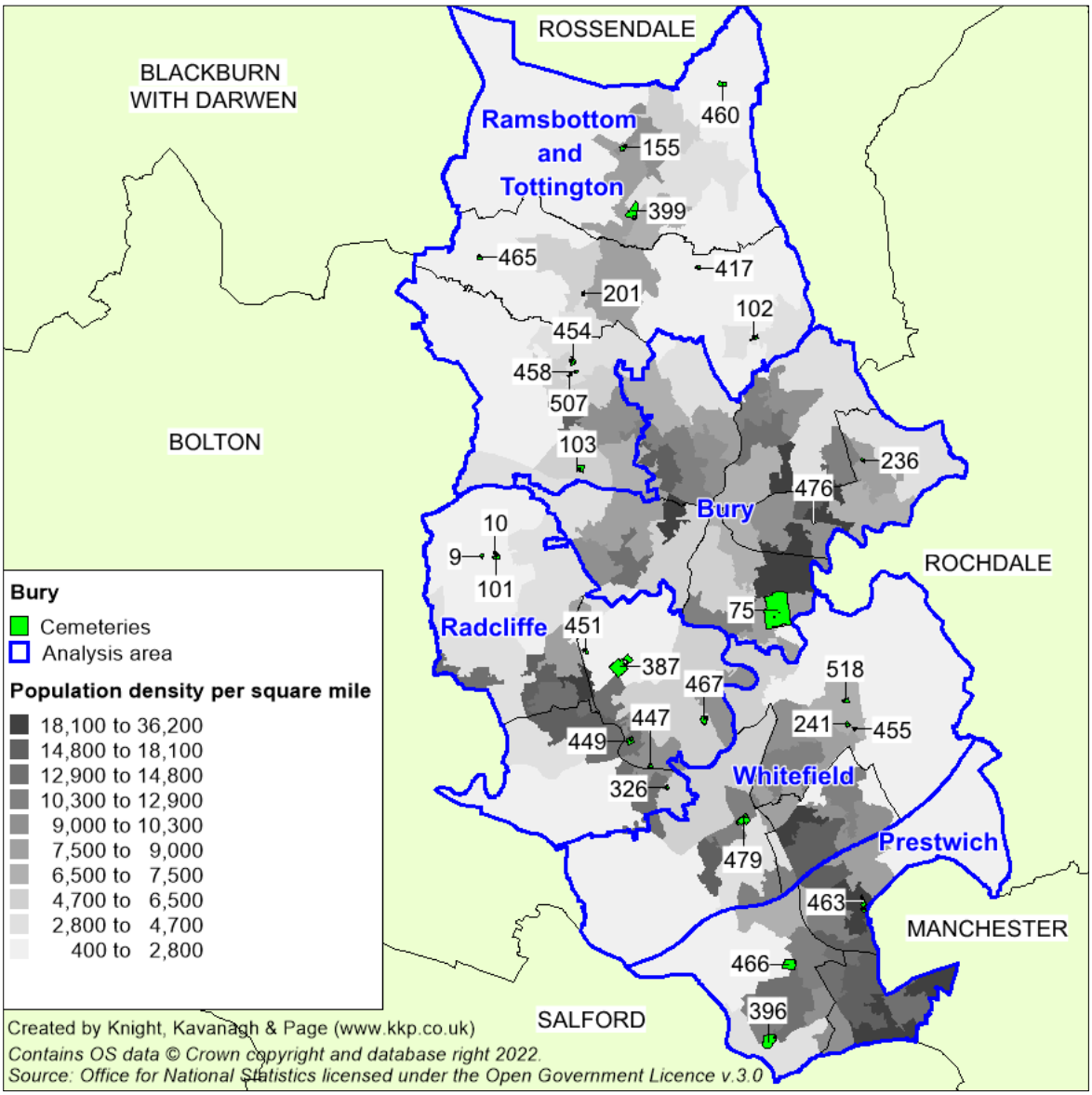


Table 9.2: Key to cemetery/churchyards mapped

Site ID	Site name	Analysis Area	Size (ha)
9	Ainsworth Methodist Church	Radcliffe	0.26
10	Ainsworth Presbyterian Chapel Graveyard	Radcliffe	0.19
75	Bury Cemetery	Bury	20.00
101	Christ Church, Ainsworth	Radcliffe	0.64
102	Christ Church, Walmersley	Ramsbottom and Tottington	0.47
103	Christ Church, Walshaw	Ramsbottom and Tottington	0.99

Site ID	Site name	Analysis Area	Size (ha)
155	Emmanuel Church	Ramsbottom and Tottington	0.60
201	Greenmount United Reformed Church	Ramsbottom and Tottington	0.26
236	Hole Bottom Cemetery Memorial Garden	Bury	0.32
241	Hollins Lane Graveyard	Whitefield	0.45
326	New Jerusalem Church	Radcliffe	0.30
387	Radcliffe Cemetery	Radcliffe	6.03
396	Rainscough Jewish Cemetery	Prestwich	3.59
399	Ramsbottom Cemetery	Ramsbottom and Tottington	3.13
417	Rowlands Methodist Churchyard	Ramsbottom and Tottington	0.27
447	St John’s Graveyard, Radcliffe	Radcliffe	0.42
449	St Thomas & St John	Radcliffe	0.87
451	St. Andrew's Church	Radcliffe	0.45
454	St. Anne's Church	Ramsbottom and Tottington	0.70
455	St. George CE Church	Whitefield	0.18
458	St. John's Free Church	Ramsbottom and Tottington	0.17
460	St. John's Graveyard	Ramsbottom and Tottington	0.75
463	St. Margarets Church and Graveyard	Prestwich	1.12
465	St. Mary's Churchyard, Hawkshaw	Ramsbottom and Tottington	0.39
466	St. Mary's Churchyard, Prestwich	Prestwich	2.96
467	St. Mary's Churchyard, Radcliffe	Radcliffe	1.17
476	St. Thomas' Church, Pimhole	Bury	0.15
479	Stand Churchyard	Whitefield	2.05
507	Tottington Methodist Church	Ramsbottom and Tottington	0.24
518	Unsworth Methodist Church	Whitefield	0.52

In terms of provision, mapping demonstrates a fairly even distribution across the area. As noted earlier, the need for additional cemetery provision should be driven by the requirement for burial demand and capacity.

For cemeteries no quality/value assessments have taken place. The role of cemeteries is unique in comparison to other types of open space; one which is often difficult to assess in terms of quality and value in a study like this. However, it is important to note that two cemetery sites are Green Flag Award winning sites.

The Green Flag Award scheme is licensed and managed by Keep Britain Tidy. It provides a national standard for parks and greenspaces and is a useful tool to highlight the role of Green Flag status as an indicator of high quality. This in turn affects upon the way parks and greenspaces are managed and maintained.

There are currently 15 sites in Bury identified as achieving Green Flag status (2024/25). Two of these are identified as cemetery provision (Radcliffe Cemetery and Ramsbottom Cemetery). The other 13 winning sites are classified as parks.

PART 10: CIVIC SPACE

10.1 Introduction

The civic space typology includes civic and market squares and other hard surfaced areas designed for pedestrians. Civic/Market squares often provide a setting for civic buildings such as town halls and opportunities for open-air markets, gatherings and community events. They can also provide meeting points and in some areas a relaxation area or somewhere to take a break from work or shopping.

10.2 Current provision

There are 12 civic space sites, equating to over one hectare of provision. In addition, there are likely to be other informal pedestrian areas, streets or squares which may be viewed as providing similar roles and functions as civic spaces.

Table 10.1: Current civic space

Analysis area	Number	Total hectares (ha)
Bury	6	0.78
Prestwich	1	0.15
Radcliffe	2	0.31
Ramsbottom and Tottington	1	0.07
Whitefield	2	0.08
Total	**12**	**1.39**

The largest contributor to provision is Rock Place equating to 0.25 hectares. This is followed by Radcliffe Piazza at 0.23 hectares.

Most identified forms of civic space provision are in the Bury Analysis Area. This is not unexpected as the Bury Analysis Area contains the main urban centre of Bury.

Other sites and areas function in a secondary role as civic space provision. For example, park sites such as Gallipoli Gardens and many others provide uses associated with civic spaces - including local community events – as do other spaces such as pedestrianised areas and streets. For the purposes of this report sites such as these have not been classified as civic space provision due to their more prominent primary function and use.

10.3 Accessibility

No accessibility standard has been set for civic spaces. Figure 10.1 shows civic spaces mapped against analysis areas.

Figure 10.1: Civic space sites mapped

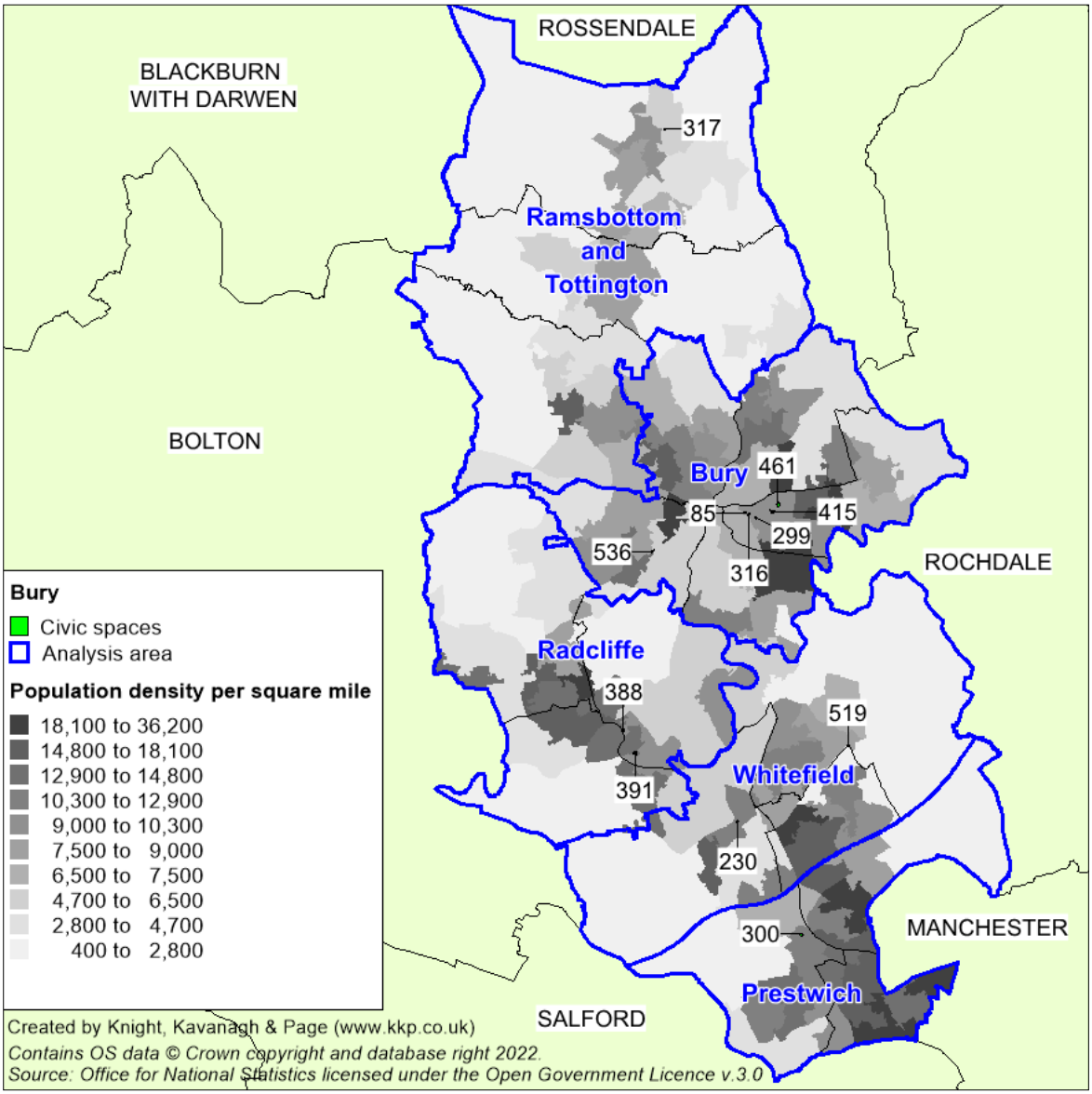


Table 10.2: Key to civic space mapped

Site ID	Site name	Analysis Area	Size (ha)
85	Castle Square	Bury	0.08
230	Higher Lane War Memorial	Whitefield	0.06
299	Lions Garden	Bury	0.09
300	Longfield Centre - The Village Square	Prestwich	0.15
316	Market Place, Bury	Bury	0.06
317	Market Place, Ramsbottom	Ramsbottom and Tottington	0.07
388	Radcliffe Cenotaph	Radcliffe	0.08

Site ID	Site name	Analysis Area	Size (ha)
391	Radcliffe Piazza	Radcliffe	0.23
415	Rock Place	Bury	0.25
461	St. John's Square	Bury	0.21
519	Unsworth Pole War Memorial	Whitefield	0.03
536	Wellington Barracks Memorial Garden	Bury	0.08

For civic space no quality/value assessments have taken place. The role of civic space is unique in comparison to other types of open space; one which is often difficult to assess in terms of quality and value.

PART 11: PROVISION STANDARDS

The provision standards used to determine deficiencies and surpluses for open space are set in terms of quality, accessibility, and quantity.

11.1: Quality and value

Most types of open space receive a separate quality and value rating. This allows for application of a high and low quality/value matrix to inform prioritisation of investment and, if needed, to help determine if sites may be surplus as a particular open space type.

Quality and value matrix

Assessing the quality and value of open spaces can be used to identify those sites which should be given the highest level of protection, those which require enhancement and those which may no longer be needed for their present purpose.

When analysing the quality/value of a site, it should be done in conjunction with regard to the quantity and/or accessibility of provision in the area (i.e., whether there is a deficiency).

The high/low classification gives the following possible combinations of quality and value:

	High Quality	Low Quality
High Value	All sites should have an aspiration to come into this category. Many sites of this category are likely to be viewed as key forms of open space provision.	The approach to these sites should be to enhance their quality to the applied standard. The priority will be those sites providing a key role in terms of access to provision.
Low Value	The preferred approach to a site in this category should be to enhance its value in terms of its present primary function. If this is not possible, consideration to a change of primary function should be given (i.e., a change to another open space typology).	The approach to these sites in areas of identified shortfall should be to enhance their quality provided it is possible also to enhance their value. In areas of sufficiency a change of primary typology should be considered first. If no shortfall of other open space typologies is noted than the site may be redundant/ 'surplus to requirements'.

There is a need for flexibility to the enhancement of low-quality sites. In some instances, a better use of resources and investment may be to focus on more suitable sites for enhancement as opposed to trying to enhance sites where it is not appropriate or cost effective to do so.

Please refer to the individual typology sections as well as the supporting excel database for a breakdown of the ratings.

11.2: Accessibility

Accessibility catchments are a tool to identify communities currently not served by existing facilities. It is recognised that factors underpinning catchment areas vary from person to person, day to day and hour to hour. For the purposes of this process the concept of 'effective catchments' are used, defined as the distance that most users would travel. The accessibility catchments do not consider if a distance is on an incline or decline. They are therefore intended to act as an initial form of analysis to help identify potential gaps.

Table 10.2.1: Accessibility catchments

Open space type	Catchment
Parks & gardens	9-minute walk time (710m)
Natural & semi-natural greenspace	9-minute walk time (720m)
Amenity greenspace	6-minute walk time (480m)
Provision for children and young people (LAP)	1-minute walk time (100m)
Provision for children and young people (LEAP)	5-minute walk time (400m)
Provision for children and young people (NEAP)	12.5-minute walk time (1000m)
Provision for children and young people (Casual e.g., MUGA, skate park)	9-minute walk time (700m)
Allotments	No standard set
Cemeteries	No standard set

No catchments are suggested for allotments or cemeteries. For cemeteries, it is better to determine need for provision based on locally known demand.

If an area does not have access to provision (consistent with the catchments) it is deemed deficient. KKP has identified instances where new sites may be needed, or potential opportunities could be explored in order to provide comprehensive access (i.e., a gap in one form of provision may exist but the area in question may be served by another form of open space). Please refer to the associated mapping to view site catchments.

The following tables summarise the deficiencies identified from the application of the accessibility standards. In determining any subsequent actions for identified gaps, the following are key principles for consideration:

- Increase capacity/usage in order to meet increases in demand, or
- Enhance quality in order to meet increases in demand, or
- Commuted sum for ongoing maintenance/repairs to mitigate impact of new demand

These principles are intended to mitigate for the impact of increases in demand on existing provision. An increase in population will reduce the lifespan of certain sites and/or features (e.g., play equipment, maintenance regimes etc). This will lead to the increased requirement to refurbish and/or replace such forms of provision.

Table 11.1.2: Sites helping to serve gaps in park catchments

Analysis area	Other open spaces in gap	Typology
Bury	Dow Lane (ID 137)	Natural
	Elton Reservoir (ID 153)	Natural
	Goshen Playing Fields (ID 183)	Amenity
	Kirklees Valley LNR (ID 279)	Natural
	Manchester Road Playing Fields (ID 314)	Amenity
	Sycamore Road (ID 492)	Amenity
Prestwich	Drinkwater Park (ID 139)	Natural
	Fairway Gardens (ID 158)	Amenity
	Venwood Road (ID 520)	Amenity
	Heaton Park (outside)	Park
Radcliffe	Banana Path (ID 22)	Amenity
	Rear of Sparking Clog Public House (ID 402)	Amenity
	Redbank Playing Fields (ID 405)	Amenity
	Snape Street (ID 434)	Amenity
Ramsbottom and Tottington	Bolton Road West Playing Fields (ID 42)	Amenity
	Greenmount Recreation Ground (ID 199)	Amenity
	Kirklees Valley LNR (ID 279)	Natural
	Summerseat Lane (ID 487)	Amenity
Whitefield	Boz Park (ID 47)	Amenity
	Goshen Playing Fields (ID 183)	Amenity
	Grundy Playing Fields (ID 205)	Amenity
	Hathaway Road Recreation Space (ID 222)	Amenity
	Hillock Playing Fields (ID 232)	Amenity
	Parr Brook Open Space (ID 354)	Amenity
	Thatch Leach Lane Open Space (ID 500)	Amenity

Table 11.1.3: Sites helping to serve gaps in natural greenspace catchments

Analysis area	Other open spaces in gap	Typology
Prestwich	Carver Gardens (ID 83)	Amenity
	Fairway Gardens (ID 158)	Amenity
	St Mary's Park (ID 469)	Parks
	Heaton Park (outside)	Park
Radcliffe	Banana Path (ID 22)	Amenity
Ramsbottom and Tottington	Town Meadow Park (ID 510)	Parks
Whitefield	Besses Playing Field / Victoria Park (ID 26)	Parks
	Gardens off Pinfold Lane (ID 174)	Parks
	Hamilton Road Park (ID 211)	Parks
	Hillock Playing Fields (ID 232)	Amenity
	Thatch Leach Lane Open Space (ID 500)	Amenity

Analysis area	Other open spaces in gap	Typology
	Tintern Avenue Open Space (ID 505) Whitefield Park (ID 549)	Amenity Parks

Table 11.1.4: Sites helping to serve gaps in amenity greenspace catchments

Analysis area	Other open spaces in gap	Typology
Bury	Dow Lane (ID 137) Elton Reservoir (ID 153) Gallipoli Gardens (ID 173) Kay Gardens (ID 263) Whitehead Park (ID 269) Kirklees Valley LNR (ID 279/280) Manchester Old Road Recreation Space (ID 306) Manchester Road Park (ID 308) Openshaw Park (ID 342) St John's Gardens (ID 459) St Mary's Church Gardens (ID 478)	Natural Natural Park Park Park Natural Park Park Park Park Park
Prestwich	Barnfield Park (ID 24) Gardner Mount Recreation Ground (ID 176) St Mary's Flower Park (ID 468) St Mary's Park (ID 469) Philips Park (ID 363) Prestwich Clough (ID 377) Heaton Park (outside)	Park Natural Park Park Natural Natural Park
Radcliffe	Church Green (ID 104) Close Park (ID 116)	Park Park
Ramsbottom and Tottington	Grant's Wood (ID 189) Tagg Wood (ID 495) Old Kays Park (ID 340) Town Meadow Park (ID 510)	Natural Natural Park Park
Whitefield	Besses Playing Fields (ID 26) Gardens off Pinfold Lane (ID 174) Hamilton Road Park (ID 211) Philips Park (ID 363)	Park Park Park Natural

For play provision, an option could be to explore and encourage opportunities to expand provision at existing play sites where the gap in play provision is highlighted.

Table 11.1.5: Sites helping to serve gaps in play provision catchments

Analysis area	Other open spaces in gap
Prestwich	Fairway Gardens Play Area (ID 158.1), Ostrich Lane Play Area (ID 349)
Radcliffe	Snape Street Play Area (ID 434.1)
Ramsbottom and Tottington	Bolton Road West Playing Fields (ID 42.1/42.2) Greenmount Recreation Ground Play Area (ID 199.1) Ramsbottom Baths Play Area (ID 398.1) Summerseat Lane Play Area (ID 487.1)
Whitefield	Parr Lane Play Area (ID 355.1)

11.3: Quantity

Quantity standards can be used to identify areas of shortfalls and help with determining requirements for future developments.

Setting quantity standards

The setting and application of quantity standards is necessary to determine shortfalls in provision and to help inform what new developments should contribute to the provision of open space across the area.

It is useful to compare existing quantity standards against current levels of provision and national benchmarks.

Guidance on quantity levels is published by FIT in its document “Creating great spaces for all” (2024). The guidance provides standards for three types of open space provision: parks and gardens, amenity greenspace and natural and semi-natural greenspace. FIT also suggests a guideline quantity standard for equipped/designated playing space.

For allotments, the National Society of Allotment and Leisure Gardeners (NSALG) suggests a national standard of 20 allotments per 1,000 households, an equivalent of 0.25 hectares per 1,000 population.

Table 11.3.1 sets out the figures for existing quantity standards, current provision levels identified and national benchmarks.

Table 11.3.1: Comparison of quantity standards (hectares per 1,000 population)

Typology	Current provision	National benchmarks	Previous standards
Parks & gardens	0.57	0.80	0.73
Natural & semi-natural greenspace	4.11	1.80	3.90
Amenity greenspace	0.64	0.60	0.50
Provision for children & young people	0.04	0.25	0.25
Allotment	0.08	0.25	3.9 plots[8]

The difference between the previous standards and current provision levels for parks, natural and amenity is likely due to the change in classification for some sites.

For parks, play and allotments the national standards are recommended to be used. In all three typologies, the national standards are the greatest figure of hectares per 1,000 population.

For natural and amenity provision, the current provision levels are recommended to be used. For both provision types, the current provision levels are greater than both the previous standards and national benchmarks.

This approach will ensure the maximum amount of open space provision is sought.

In summary, the following quantity standards are recommended based on current provision levels

Table 11.3.2: Recommended quantity standards (hectares per 1,000 population)

Typology	Recommended Quantity Standard
Parks & gardens	0.80
Natural & semi-natural greenspace	4.11
Amenity greenspace	0.64
Provision for children & young people	0.25
Allotment	0.25

The recommended standards can be used to help inform the contributions from new developments to the provision of open space across the area.

The current provision levels are used to inform existing quantity shortfalls. Table 11.3.3 to 11.3.7 show the position for each sub-area as to whether it is sufficient or identified as having a shortfall for each type of open space.

[8] Based current provision level ratio

Table 11.3.3: Parks and gardens provision shortfalls against current provision level standards by analysis area (hectares per 1,000 population)

Analysis area	Current provision	Above/below 0.57
Bury	0.99	0.42
Prestwich	0.25	-0.32
Radcliffe	0.49	-0.08
Ramsbottom and Tottington	0.71	+0.14
Whitefield	0.16	-0.41

Table 11.3.4: Natural greenspace provision shortfalls against current provision level by analysis area (hectares per 1,000 population)

Analysis area	Current provision	Above/below 4.11
Bury	2.03	-2.08
Prestwich	5.59	+1.48
Radcliffe	5.59	+1.48
Ramsbottom and Tottington	5.13	+1.02
Whitefield	3.62	-0.49

Table 11.3.5: Amenity greenspace provision shortfalls against current provision level by analysis area (hectares per 1,000 population)

Analysis area	Current provision	Above/below 0.64
Bury	0.45	-0.19
Prestwich	0.14	-0.50
Radcliffe	0.81	+0.18
Ramsbottom and Tottington	0.77	+0.13
Whitefield	1.18	+0.55

Table 11.3.6: Provision for children and young people shortfalls against current provision level by analysis area (hectares per 1,000 population)

Analysis area	Current provision	Above/below 0.04
Bury	0.05	+0.01
Prestwich	0.05	+0.01
Radcliffe	0.04	Level
Ramsbottom and Tottington	0.05	+0.01
Whitefield	0.04	Level

Table 11.3.7: Allotment provision shortfalls against current provision level by analysis area (hectares per 1,000 population)
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Analysis area	Current provision	Above/below 0.08
Bury	0.06	-0.02
Prestwich	0.18	+0.09
Radcliffe	0.02	-0.06
Ramsbottom and Tottington	0.10	+0.02
Whitefield	0.07	-0.01

Most analysis areas are observed as having shortfalls in some form of open space. The Ramsbottom and Tottington Analysis is the only analysis area to have no quantitative shortfalls.

11.4: Identifying priorities and recommendations

Several quantity shortfalls in the open space typologies are highlighted. Creating new provision to address these existing shortfalls (particularly any quantity shortfalls) is often challenging (as significant amounts of new forms of provision would need to be created). Often a more realistic approach is to ensure sufficient accessibility and quality of existing provision. However, it highlights the need for new housing developments to provide new open space provision to ensure shortfalls are not exacerbated.

Exploring opportunities to enhance existing provision and linkages to sites should be endorsed. Further insight to the shortfalls is provided within Parts 11.1, 11.2 and 11.3.

Quantity levels should still be utilised to indicate the potential lack of provision any given area may have. However, this should be done in conjunction with the accessibility and quality of provision in the area.

The current provision levels can also be used to determine the open space requirements as part of new housing developments. In the first instance, all types of provision should look to be provided as part of new housing developments.

If this is not considered viable, the column signalling whether an area is sufficient or has a quantity shortfall may be used to help inform the priorities for each type of open space within each area (i.e., the priorities may be where a shortfall has been identified).

Recommendations

The following provides a summary on the key findings through the application of the standards. It incorporates and recommends what the Council should be seeking to achieve in order to help address the issues highlighted.

Recommendation 1

- Sites helping, or with the potential to help, serve areas identified as having gaps in catchment mapping should be recognised as important

Part 11.2 identifies sites that help or have the potential to serve existing identified gaps in provision.

Table 11.4.1: Summary of sites helping to serve catchment gaps

Site ID	Site name	Typology	Helps to serve provision gap in:
22	Banana Path, Radcliffe	Amenity	Parks, Natural
24	Barnfield Park	Parks	Amenity
26	Besses Playing Field / Victoria Park	Parks	Natural, Amenity
42	Bolton Road West Playing Fields	Amenity	Parks
42.1	Bolton Road West Playing Fields play area	Play	Play
42.2	Bolton Road West Playing Fields MUGA	Play	Play
47	Boz Park	Amenity	Parks
83	Carver Gardens	Amenity	Natural
104	Church Green	Parks	Amenity
116	Close Park	Parks	Amenity
137	Dow Lane	Natural	Parks, Amenity
139	Drinkwater Park	Natural	Parks
153	Elton Reservoir	Natural	Parks, Amenity
158	Fairway Gardens	Amenity	Parks, Natural
158.1	Fairway Gardens play area	Play	Play
173	Gallipoli Gardens	Parks	Amenity
174	Gardens off Pinfold Lane	Parks	Natural, Amenity
176	Gardner Mount Recreation Ground	Natural	Amenity
183	Goshen Playing Fields	Amenity	Parks
189	Grant's Wood	Natural	Amenity
199	Greenmount Recreation Ground	Amenity	Parks
199.1	Greenmount Recreation Ground play areas	Play	Play
205	Grundy Playing Fields	Amenity	Parks
211	Hamilton Road Park	Parks	Natural, Amenity
222	Hathaway Road Recreation Space	Amenity	Parks
232	Hillock Playing Fields	Amenity	Parks, Natural
263	Kay Gardens	Parks	Amenity
269	King George V Playing Field / Whitehead Park	Parks	Amenity

Site ID	Site name	Typology	Helps to serve provision gap in:
279	Kirklees Valley LNR Phase 1	Natural	Parks, Amenity
280	Kirklees Valley LNR Phase 2	Natural	Amenity
306	Manchester Old Road Recreation Space	Parks	Amenity
308	Manchester Road Park	Parks	Amenity
314	Manchester Road Playing Fields	Amenity	Parks
340	Old Kays Park	Parks	Amenity
342	Openshaw Park	Parks	Amenity
349	Ostrich Lane Play Area	Play	Play
354	Parr Brook Open Space (South)	Amenity	Parks
355.1	Parr Lane play area	Play	Play
363	Philips Park	Natural	Amenity
377	Prestwich Clough	Natural	Amenity
398.1	Ramsbottom Baths play area	Play	Play
402	Rear of Sparking Clog Public House	Amenity	Parks
405	Redbank Playing Fields	Amenity	Parks
434	Snape Street	Amenity	Parks
434.1	Snape Street Play Area	Play	Play
459	St. John's Gardens	Parks	Amenity
468	St. Mary's Flower Park	Parks	Amenity
469	St. Mary's Park	Parks	Natural, Amenity
478	St. Mary's Church Gardens	Parks	Amenity
487	Summerseat Lane	Amenity	Parks
487.1	Summerseat Lane play area	Play	Play
492	Sycamore Road	Amenity	Parks
495	Tagg Wood	Natural	Amenity
500	Thatch Leach Lane Open Space	Amenity	Parks, Natural
505	Tintern Avenue Open Space / Mather Avenue	Amenity	Natural
510	Town Meadow Park	Parks	Amenity
520	Venwood Road	Amenity	Parks
549	Whitefield Park	Parks	Natural

These sites potentially help to meet the identified catchment gaps for other open space typologies. Their role in providing access to open space is therefore crucial. Where possible, the Council may seek to adapt these sites to provide a stronger secondary role, to help meet the gaps highlighted.

Often this is related to parks, amenity greenspace and natural and semi-natural greenspace. The Council should explore the potential/possibility to adapt these sites through formalisation and/or greater provision of features linked to other types of open space. This is to provide a stronger secondary role as well as opportunities associated with other open space types. This may, in some instances, also help provide options to minimise the need for creation of new provision to address any gaps in catchment mapping.

For play provision, sites could be explored for opportunities to expand the amount and breadth of equipment at existing play sites.

These sites should therefore be viewed as open space provision that are likely to provide multiple social and value benefits. It is also important that the quality and value of these sites is secured and enhanced (Recommendation 2).

Recommendation 2

- Ensure low quality/value sites helping to serve potential gaps in accessibility catchments are prioritised for enhancement

The approach to these sites should be to enhance their quality/value to the applied standards. A list of low quality and/or value sites currently helping to serve catchment gaps in provision is set out in Table 11.4.2 below. This also includes sites without a quality/value rating.

These sites should first look to be enhanced in terms of quality. Consideration should be given to changing the primary typology or strengthening the secondary function of these sites, to one which they currently help to serve a gap in provision, even if their quality cannot currently be enhanced. For some sites, such as natural and semi-natural greenspace, the ability to adapt or strengthen secondary roles may be limited due to the features and characteristics of the site.

Table 11.4.2: Summary of low quality/value sites helping to serve catchment gaps

Site ID	Site name	Typology	Helps to serve provision gap in:
24	Barnfield Park	Parks	Amenity
42	Bolton Road West Playing Fields	Amenity	Parks
42.1	Bolton Road West Playing Fields play area	Play	Play
42.2	Bolton Road West Playing Fields MUGA	Play	Play
83	Carver Gardens	Amenity	Natural
104	Church Green	Parks	Amenity
153	Elton Reservoir	Natural	Parks, Amenity
158	Fairway Gardens	Amenity	Parks, Natural
174	Gardens off Pinfold Lane	Parks	Natural, Amenity
176	Gardner Mount Recreation Ground	Natural	Amenity

Site ID	Site name	Typology	Helps to serve provision gap in:
189	Grant's Wood	Natural	Amenity
199	Greenmount Recreation Ground	Amenity	Parks
306	Manchester Old Road Recreation Space	Parks	Amenity
314	Manchester Road Playing Fields	Amenity	Parks
349	Ostrich Lane Play Area	Play	Play
355.1	Parr Lane play area	Play	Play
434	Snape Street	Amenity	Parks
478	St. Mary's Church Gardens	Parks	Amenity
487	Summerseat Lane	Amenity	Parks
492	Sycamore Road	Amenity	Parks
495	Tagg Wood	Natural	Amenity
505	Tintern Avenue Open Space / Mather Avenue	Amenity	Natural
520	Venwood Road	Amenity	Parks

Recommendation 3

- Review areas with sufficient provision in open space and consider how they may be able to meet other areas of need

This study identifies 70 sites currently below their quality and/or value thresholds. For an area with a quantity sufficiency in one type of open space, and where opportunities allow, a change of primary typology could be considered for some sites of that same type.

For instance, the Whitefield Analysis Area has a potential sufficiency in amenity greenspace but a potential shortfall in natural greenspace. Consequently, the function of some amenity greenspace could look to be strengthened to act as natural greenspace provision.

It is important that other factors, such as the potential typology change of a site creating a different catchment gap and/or the potential to help serve deficiencies in other types of provision should also be considered. The Council may also be aware of other issues, such as the importance of a site for heritage, biodiversity or as a visual amenity that may also indicate that a site should continue to stay the same typology.

Recommendation 4

- Keep data, reports and supporting evidence base up to date to reflect changes

This study provides a snapshot in time. Whilst significant changes are not as common for open space provision, inevitably over time changes in provision occur through creation of new provision, loss of existing provision and/or alterations to site boundaries and management. Population change and housing growth are also another consideration to review when undertaking any form of update as this may impact on quantity provision levels and standards. It is therefore important for the Council to undertake regular reviews of the data and/or actions informed by it.

Recommendation 5

- Recommended standards to inform future growth requirements

At the time of writing several strategic allocations are identified for Bury as part of the Places for Everyone Joint Development Plan (PfE). Each development area is envisaged to be slightly different in size and distribution of land. The allocated sites are shown in the table below.

Table 11.4.3: PfE strategic site allocations

Strategic allocation	Dwellings to be delivered
Land at JPA1.1 Northern Gateway (Heywood/Pilsworth)	200
Land at JPA1.2 Northern Gateway (Simister/Bowlee)	1,350
Land at JPA7 Elton Reservoir	3,500
Land at JPA9 Walshaw	1,250

The indicative population figures are based on the assumption that population growth will average 2.4 persons[9] per dwelling. Note the figures can be updated as required over the Plan period to reflect changes in population projections and dwelling numbers.

On this basis, using the recommended quantity standards[10], the following open space requirements are calculated for each strategic development.

[9] ONS, Families and households in the UK (2024)
[10] recommended quantity standard (ha per 1,000 population) x population increase / 1000 = estimated requirement

Land at JPA 1.1 Northern Gateway (Heywood/Pilsworth)

The allocation is to deliver 200 dwellings. It is assumed this will provide an indicative population of 480 people. On this basis, the table below sets out the open space requirements.

Table 11.4.4: Northern Gateway (Heywood/Pilsworth) Open Space Requirements (hectares)

Parks	Natural / semi-natural greenspace	Amenity greenspace	Allotment	Play
0.38	1.97	0.31	0.12	0.12

Land at JPA 1.2 Northern Gateway (Simister/Bowlee)

The allocation is to deliver 1,350 dwellings. It is assumed this will provide an indicative population of 3,240 people. On this basis, the table below sets out the open space requirements.

Table 11.4.5: Northern Gateway (Simister/Bowlee) Open Space Requirements (hectares)

Parks	Natural / semi-natural greenspace	Amenity greenspace	Allotment	Play
2.59	13.32	2.07	0.81	0.81

Land at JPA7 Elton Reservoir

The allocation is to deliver 3,500 dwellings. It is assumed this will provide an indicative population of 8,400 people. On this basis, the table below sets out the open space requirements.

Table 11.4.6: Elton Reservoir Open Space Requirements (hectares)

Parks	Natural / semi-natural greenspace	Amenity greenspace	Allotment	Play
6.72	34.52	5.38	2.10	2.10

Land at JPA 9 Walshaw

The allocation is to deliver 1,250 dwellings. It is assumed this will provide an indicative population of 3,000 people. On this basis, the table below sets out the open space requirements.

Table 11.4.7: Walshaw Open Space Requirements (hectares)

Parks	Natural / semi-natural greenspace	Amenity greenspace	Allotment	Play
2.40	12.33	1.92	0.75	0.75

In the event that the number of dwellings proposed on the above PfE strategic site allocations changes, the open space requirements can be recalculated by adjusting the anticipated population increase and building this into the formula set out in footnote 10.

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APPENDIX ONE: LIST OF ASSESSED SITES

Natural/semi-natural greenspace

ID	Site name	Analysis area	Quality	Value
62	Broad Oak Neighbourhood Park	Bury	34.8%	25.5%
65	Broad Oak Woods	Bury	34.8%	25.5%
66	Broad Oak/Smethurst Wood	Bury	24.0%	30.0%
97	Chesham Woods	Bury	58.5%	30.0%
137	Dow Lane	Bury	57.8%	27.3%
139	Drinkwater Park	Prestwich	73.5%	27.3%
153	Elton Reservoir	Radcliffe	51.2%	45.5%
168	Former Prestwich Tip adjacent to Drinkwater Park	Prestwich	64.1%	27.3%
179	Gollinrod / Brooksbottom Wood	Ramsbottom and Tottington	65.9%	22.7%
180	Gollinrod / Nuttall Field	Ramsbottom and Tottington	64.8%	22.7%
242	Hollins Vale LNR	Whitefield	67.2%	24.5%
256	Hurst Wood	Whitefield	61.0%	30.0%
266	Kersal Road Open Space	Prestwich	51.6%	30.0%
278	Kirklees Trail	Ramsbottom and Tottington	69.0%	30.0%
279	Kirklees Valley LNR Phase 1	Ramsbottom and Tottington	69.0%	30.0%
280	Kirklees Valley LNR Phase 2	Bury	63.8%	25.5%
315	Manchester, Bolton and Bury Canal	Radcliffe	57.5%	25.5%
350	Outwood Country Park	Radcliffe	64.8%	36.4%
363	Philips Park	Prestwich	78.0%	36.4%
377	Prestwich Clough	Prestwich	61.3%	27.3%
383	Prestwich Sewage Works	Prestwich	58.5%	20.9%
406	Redisher Woods	Ramsbottom and Tottington	64.8%	30.9%
410	Rhodes Farm	Prestwich	69.0%	25.5%
414	Roch Valley Greenway	Bury	44.9%	20.9%
446	Springwater Park	Whitefield	71.8%	45.5%
486	Starmount Lodges / Blackshaw Brook	Radcliffe	54.7%	31.8%
516	Two Brooks Valley	Ramsbottom and Tottington	70.0%	26.4%
533	Waterdale	Prestwich	69.0%	25.5%
548	Whitefield Nature Trail / Outwood Trail	Whitefield	63.8%	35.5%

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Amenity greenspace

ID	Site name	Analysis area	Quality	Value
22	Banana Path, Radcliffe	Radcliffe	54.1%	40.0%
23	Barlow Recreation Ground	Whitefield	59.7%	23.0%
47	Boz Park	Whitefield	55.0%	30.0%
52	Brandlesholme House Open Space / Purbeck Drive	Bury	69.0%	35.0%
115	Clifton Road Playing Fields	Prestwich	48.6%	38.0%
148	Elms Playing Fields	Whitefield	54.0%	32.0%
183	Goshen Playing Fields	Bury	59.4%	33.0%
205	Grundy Playing Fields	Whitefield	56.8%	33.0%
222	Hathaway Road Recreation Space	Whitefield	50.8%	28.0%
223	Hawkshaw Recreation Ground	Ramsbottom and Tottington	52.1%	23.0%
232	Hillock Playing Fields	Whitefield	50.6%	38.0%
238	Hollinhurst Playing Fields	Radcliffe	61.9%	33.0%
276	King George V Playing Fields, Outwood	Radcliffe	52.1%	33.0%
297	Limefield Brow Recreation Space	Bury	48.2%	28.0%
314	Manchester Road Playing Fields	Bury	48.6%	38.0%
320	Milton Road Open Space	Radcliffe	46.2%	18.0%
354	Parr Brook Open Space (South)	Whitefield	57.3%	33.0%
395	Railway Street Recreation Space	Ramsbottom and Tottington	68.3%	23.0%
398	Ramsbottom Baths Recreation Land	Ramsbottom and Tottington	55.8%	45.0%
402	Rear of Sparking Clog Public House	Radcliffe	50.6%	23.0%
405	Redbank Playing Fields	Radcliffe	54.6%	33.0%
487	Summerseat Lane	Ramsbottom and Tottington	49.1%	28.0%
500	Thatch Leach Lane Open Space	Whitefield	63.2%	38.0%
530	Warth Fold	Radcliffe	42.5%	11.0%
534	Waterside Road Playing Fields	Ramsbottom and Tottington	62.6%	30.0%
564	Woodhill Road	Bury	52.8%	28.0%

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Children and young people provision

ID	Site name	Analysis area	Quality	Value
1.1	Abden Street Play Area	Radcliffe	44.3%	29.1%
11.1	Ainsworth Recreation Ground play area	Radcliffe	44.7%	20.0%
23.1	Barlow Recreation Ground play area	Whitefield	42.3%	38.2%
26.1	Besses Playing Field / Victoria Park play area	Whitefield	72.2%	45.5%
26.2	Besses Playing Field / Victoria Park MUGA	Whitefield	52.6%	40.0%
32.1	Bolton Road Park play area	Radcliffe	58.4%	20.0%
32.3	Bolton Road Park MUGA	Radcliffe	50.9%	34.5%
32.5	Bolton Road Park table tennis	Radcliffe	50.9%	34.5%
32.6	Bolton Road Park youth shelter	Radcliffe	47.4%	25.5%
45.1	Booth Street play area	Ramsbottom and Tottington	55.3%	34.5%
47.1	Boz Park MUGA	Whitefield	43.0%	45.5%
49	Bradley Fold Play Area	Radcliffe	45.0%	30.9%
52.1	Brandlesholme House / Purbeck Drive play area	Bury	64.6%	27.3%
53.1	Brandlesholme Road Play Area	Bury	49.5%	25.5%
53.2	Brandlesholme Road MUGA	Bury	49.5%	25.5%
59.1	Bright Street Play Area	Radcliffe	51.5%	34.5%
62.1	Broad Oak Neighbourhood Park MUGA	Bury	27.1%	34.5%
108.1	Clarence Park play area	Bury	77.3%	72.7%
108.2	Clarence Park MUGA	Bury	76.6%	56.4%
108.3	Clarence Park skate park	Bury	50.5%	25.5%
108.5	Clarence Park fitness equipment	Bury	59.5%	38.2%
116.1	Close Park play area	Radcliffe	76.6%	60.0%
116.2	Close Park MUGA	Radcliffe	77.0%	56.4%
125.1	Coronation Park play area	Radcliffe	40.2%	12.7%
125.2	Coronation Park MUGA	Radcliffe	30.6%	21.8%
137.1	Dow Lane play area	Bury	57.4%	30.9%
158.1	Fairway Gardens play area	Prestwich	50.5%	43.6%
162.1	Finchy Park play area	Bury	40.9%	38.2%
165.1	Former Binex Works basketball	Ramsbottom and Tottington	37.1%	41.8%
176.1	Gardner Mount Play Area	Prestwich	45.4%	30.9%
183.1	Goshen Playing Fields play area	Bury	52.6%	47.3%
183.2	Goshen Playing Fields MUGA	Bury	60.5%	56.4%
199.1	Greenmount Recreation Ground play areas	Ramsbottom and Tottington	71.8%	54.5%

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ID	Site name	Analysis area	Quality	Value
205.1	Grundy Playing Fields play area	Whitefield	47.4%	25.5%
205.2	Grundy Playing Fields MUGA	Whitefield	41.9%	21.8%
211.1	Hamilton Road Park play area	Whitefield	71.5%	20.0%
218.1	Hartley Gardens play area	Ramsbottom and Tottington	50.9%	36.4%
218.2	Hartley Gardens MUGA	Ramsbottom and Tottington	50.9%	36.4%
222.1	Hathaway Road MUGA	Whitefield	43.0%	47.3%
223.1	Hawkshaw Recreation Ground play area	Ramsbottom and Tottington	69.4%	38.2%
228.1	Heyside Way play area	Bury	25.8%	21.8%
238.1	Hollinhurst Playing Fields play area	Radcliffe	51.2%	47.3%
246.1	Hoyles Park play area	Bury	66.3%	29.1%
246.2	Hoyles Park MUGA	Bury	45.0%	43.6%
251.1	Hunters Hill football court	Whitefield	36.1%	40.0%
264	Kenyon Lane play area	Prestwich	47.8%	65.5%
266.1	Kersal Road play area	Prestwich	60.1%	38.2%
269.1	King George V Playing Field / Whitehead Park play area	Bury	53.6%	36.4%
269.2	King George V Playing Field / Whitehead Park MUGA	Bury	45.4%	45.5%
276.1	King George V Playing Fields play area	Radcliffe	52.2%	50.9%
276.2	King George V Playing Fields MUGA	Radcliffe	48.1%	60.0%
308.1	Manchester Road Park play area	Bury	44.7%	20.0%
308.2	Manchester Road Park MUGA	Bury	46.4%	34.5%
308.3	Manchester Road Park outdoor gym	Bury	43.6%	25.5%
328.1	Nuttall Park play area	Ramsbottom and Tottington	81.8%	63.6%
340.1	Old Kays Park play area	Ramsbottom and Tottington	41.2%	38.2%
342.1	Openshaw Park play area	Bury	63.6%	50.9%
342.2	Openshaw Park MUGA 1	Bury	63.9%	56.4%
342.3	Openshaw Park MUGA 2	Bury	55.7%	56.4%
349	Ostrich Lane Play Area	Prestwich	47.1%	38.2%
351.1	Park Lane Playground	Whitefield	44.7%	43.6%
354.1	Sunnybank play area	Whitefield	60.1%	47.3%
355.1	Parr Lane play area	Whitefield	41.9%	47.3%
358.1	Peel Brow play area	Ramsbottom and Tottington	43.0%	56.4%
363.1	Philips Park play area	Prestwich	73.2%	50.9%

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ID	Site name	Analysis area	Quality	Value
372	Play Area off Kershaw Avenue	Prestwich	49.8%	47.3%
393	Radcliffe Skate Park	Radcliffe	47.1%	34.5%
398.1	Ramsbottom Baths play area	Ramsbottom and Tottington	64.9%	20.0%
429.1	Simister Green Play Area	Prestwich	56.0%	21.8%
434.1	Snape Street Play Area	Radcliffe	54.0%	47.3%
437.1	South Royd Street Ball Zone	Ramsbottom and Tottington	64.6%	43.6%
443.1	Springs Community Green play area	Bury	41.6%	38.2%
469.1	St. Mary's Park play area 1	Prestwich	56.0%	27.3%
469.2	St. Mary's Park play area 2	Prestwich	62.5%	45.5%
469.3	St. Mary's Park MUGA	Prestwich	57.4%	43.6%
487.1	Summerseat Lane play area	Ramsbottom and Tottington	50.9%	47.3%
492.1	Sycamore Road Play Area	Ramsbottom and Tottington	49.5%	50.9%
500.1	Thatch Leach Lane play area	Whitefield	72.9%	54.5%
500.2	Thatch Leach Lane MUGA	Whitefield	62.5%	63.6%
510.1	Town Meadow Park play area	Ramsbottom and Tottington	72.9%	56.4%
520.1	Venwood Road Play Area	Prestwich	40.2%	29.1%
534.1	Waterside Road Playing Fields play area	Ramsbottom and Tottington	61.5%	54.5%
537.1	Wellington Barracks Recreation Ground play area	Bury	48.8%	38.2%
544.1	Whalley Road play area	Ramsbottom and Tottington	45.0%	34.5%
549.1	Whitefield Park play area	Whitefield	81.4%	63.6%
549.2	Whitefield Park MUGA	Whitefield	51.5%	34.5%
564.1	Woodhill Road Play Area	Bury	54.0%	60.0%
564.2	Woodhill Road MUGA	Bury	51.5%	47.3%
568.1	Young Street Play Area	Radcliffe	57.7%	65.5%

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Department for Education

Department for Education
Sanctuary Buildings
Great Smith Street
SW1P 3BT
www.gov.uk/dfe
sendap.fs@education.gov.uk

Bury Metropolitan Borough Council

Letter by email to: J.Richards@bury.gov.uk
cc: lynne.ridsdale@bury.gov.uk
b.dunne@bury.gov.uk

11 December 2025

The information in this letter is under strict embargo until 22:30 on Thursday 11 December 2025 meaning this information should not be shared publicly until after that time, please.

Dear Jeanette Richards

Tomorrow the government will announce that it will be investing at least £3bn in high needs capital funding over the next four years. We expect that this will create at least 50,000 high needs places in mainstream schools across England, as well as special school places where they are needed, ensuring that children with special educational needs and disabilities (SEND) can learn, achieve and thrive closer to home. Your local authority will be notified of its 2026-27 allocation in spring, in line with usual high needs capital allocation cycles.

As part of that announcement, we will confirm the next steps for planned special / AP schools. I am writing to you to confirm what this means for planned schools in your area:

Schools **without a trust appointed**:

FS1168 Bury tbc Special School

Whether in mainstream settings or in dedicated special schools or alternative provision, speeding up delivery of SEND provision is vital to addressing demand now rather than years in the future.

To ensure places are delivered quickly the Secretary of State has decided that the planned special free schools **that have not yet had a trust appointed** should not continue and we will instead provide funding on top of LA high needs capital allocations to deliver an equivalent number of places in a different way, instead of a new school.

The very early stage of planning for these schools means that they would not open until beyond 2030. Providing funding is the best option to quickly deliver the places that meet the needs of your local children and young people.

Full detail of the alternative funding is included with this letter. First payments will be made in the summer of 2026 alongside your high needs capital allocation.

The funding will be provided on a basis which will give you maximum flexibility to deliver at least the same number of places as the school through alternative routes such as expanding existing schools, developing SEN units, or adapting mainstream settings. Your LA will be able to use the top-up alongside your main high needs capital allocation to create the places needed.

You will hopefully have spoken to officials already, who have made every attempt to schedule calls in advance of this letter to set out what is covered above and answer any initial questions you might have. If not, or if you have any further questions then please do not hesitate to contact my office on RG.NW@education.gov.uk to arrange a call.

Where you have a planned school without a trust appointed that we are not proposing to continue with, you have an opportunity to formally provide the Department with any information that you think we may not have considered that is materially relevant to this decision. We are requesting clear and structured representations, limited to new information or factors that you feel have not been considered. This should be received no later than 27 February 2026 to sendap.fs@education.gov.uk.

Thank you for your continued commitment to improving outcomes for children and young people with SEND.

Yours sincerely



Vicky Beer

Regional Director, North West