INVESTIGATE

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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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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

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

TABLE 2 LARGE SCALE SURVEYS

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

SUB SURFACE
SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS
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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

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WALKOVER SURVEY PHOTOGRAPHS

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Engineer:

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 ↗

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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

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	-

Recent aerial photograph

Capture Date: 07/04/2023

Site Area: 1.5ha

Recent site history - 2019 aerial photograph

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Capture Date: 23/05/2019

Site Area: 1.5ha

Recent site history - 2015 aerial photograph

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Capture Date: 11/06/2015

Site Area: 1.5ha

Recent site history - 2011 aerial photograph

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Capture Date: 01/05/2011

Site Area: 1.5ha

Recent site history - 2000 aerial photograph

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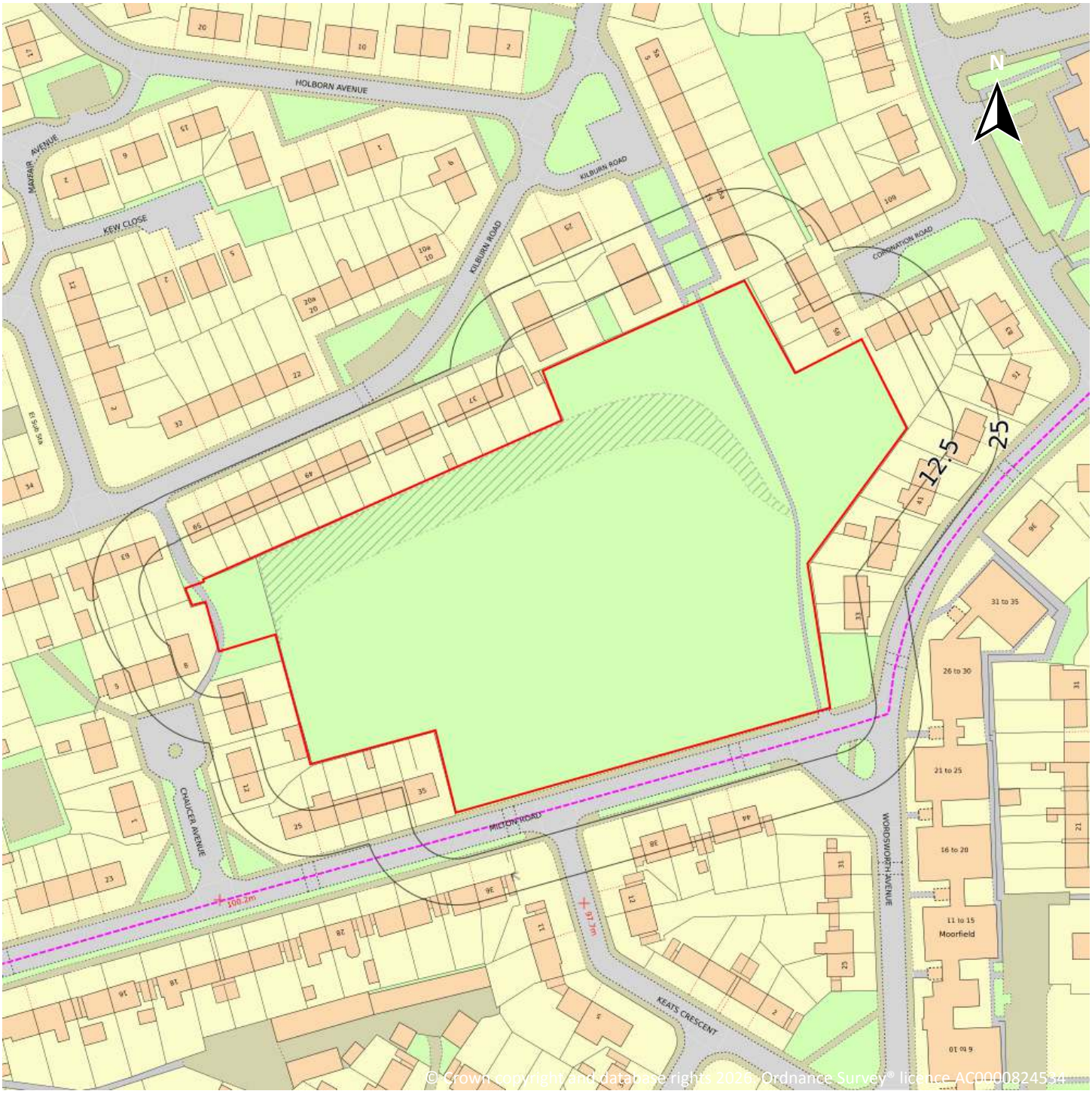
Capture Date: 27/06/2000

Site Area: 1.5ha

OS MasterMap site plan



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Site Area: 1.5ha

1 Past land use

Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

1.1 Historical industrial land uses

Records within 500m	**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.

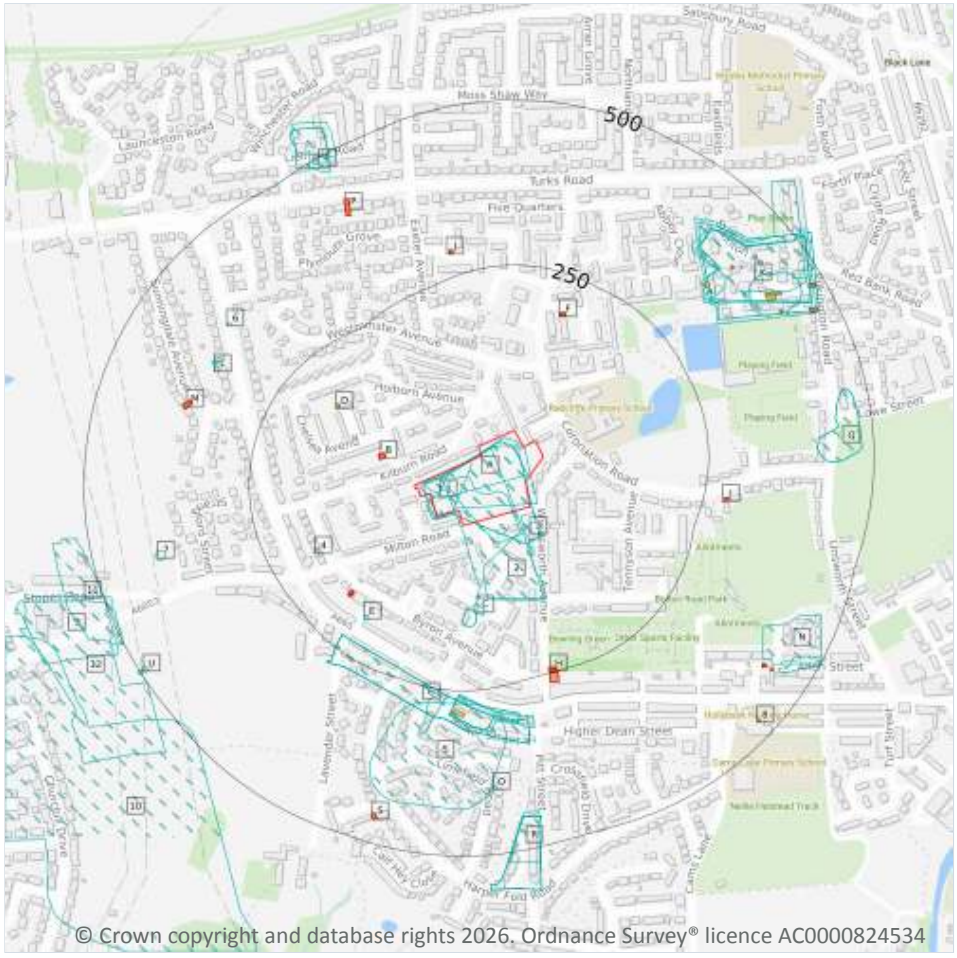
1.6 Historical military land

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



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Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical tanks

Historical energy features

2.1 Historical industrial land uses

Records within 500m	68

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 21 >**

ID	Location	Land Use	Date	Group ID
1	**On site**	**Unspecified Pit**	**1908**	**719106**
A	**On site**	**Unspecified Pit**	**1965**	**753759**
A	**On site**	**Unspecified Pit**	**1955**	**753759**

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.

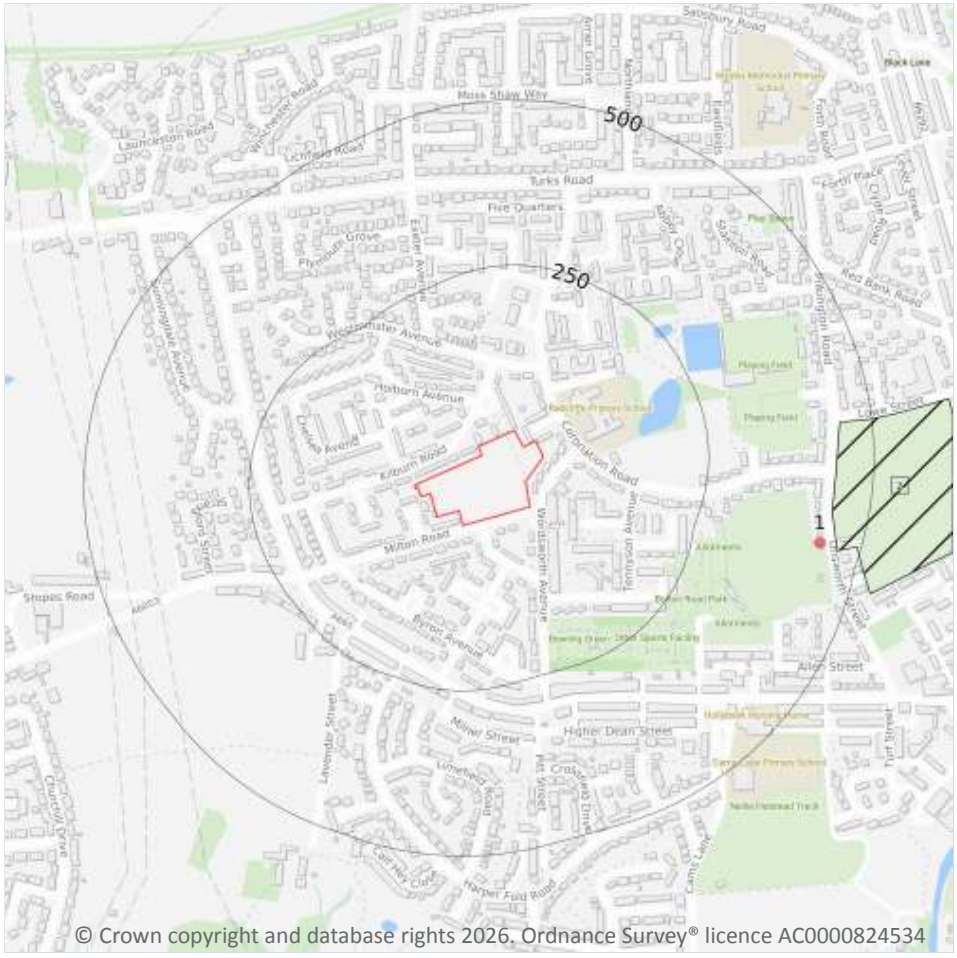
2.5 Historical garages

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



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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

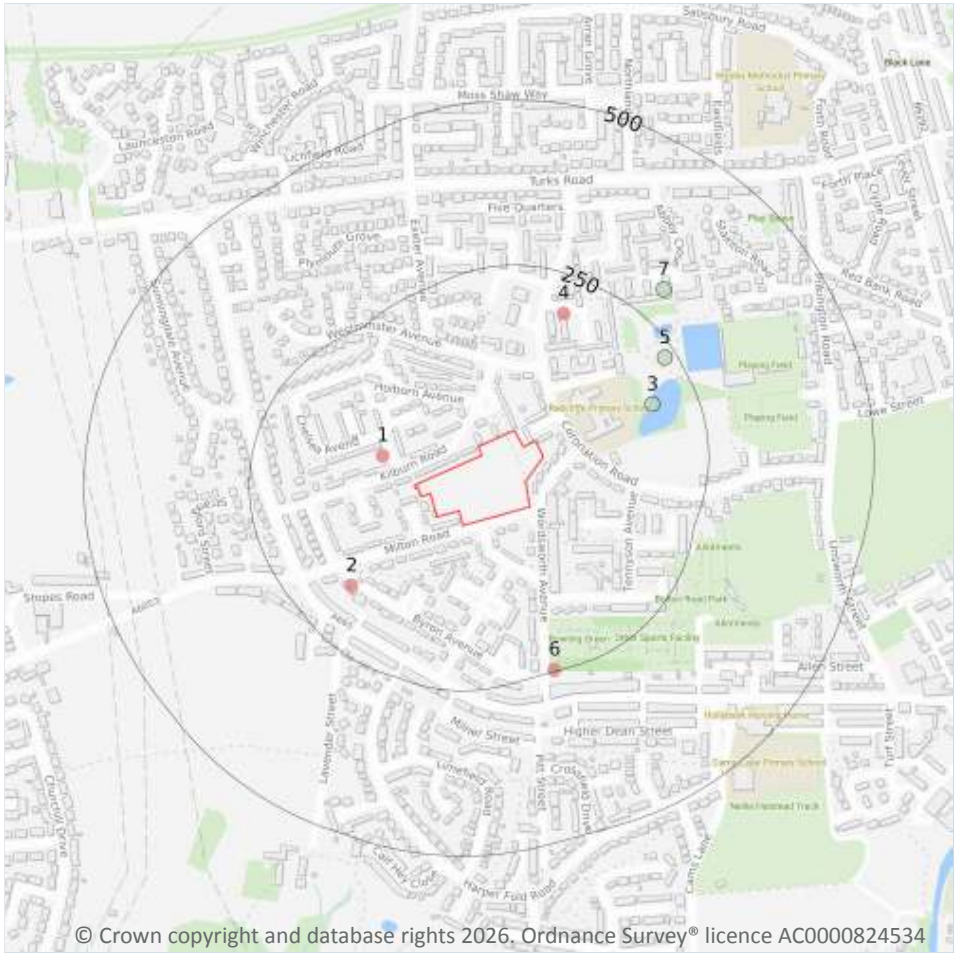
Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

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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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.

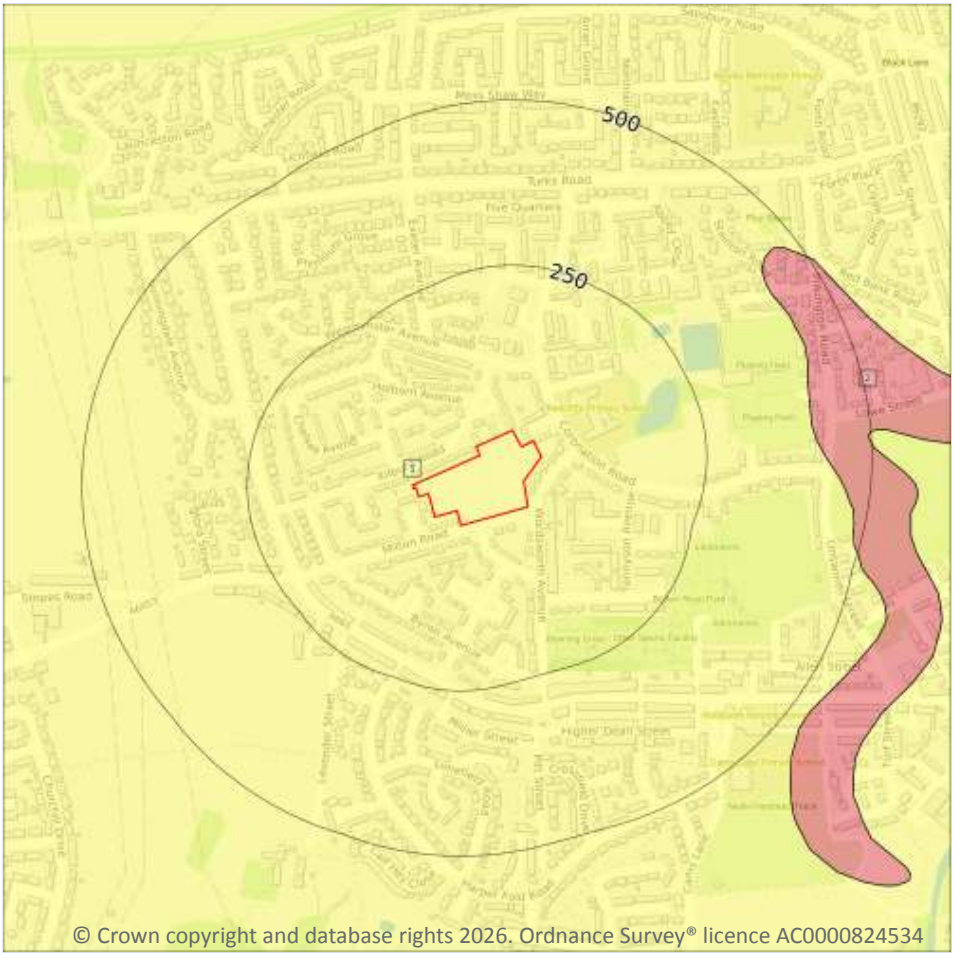
4.22 Pollution inventory radioactive waste

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

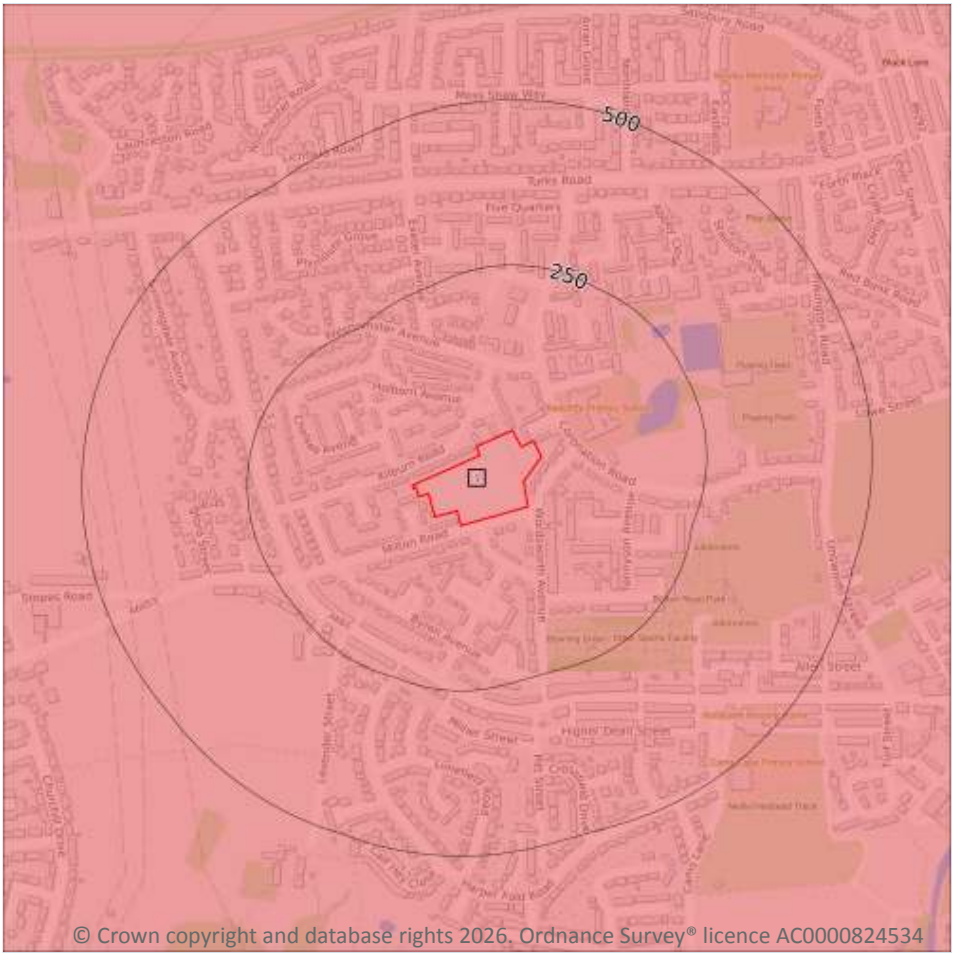
Aquifer status of groundwater held within superficial geology.

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



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive

5.2 Bedrock aquifer

Records within 500m	1

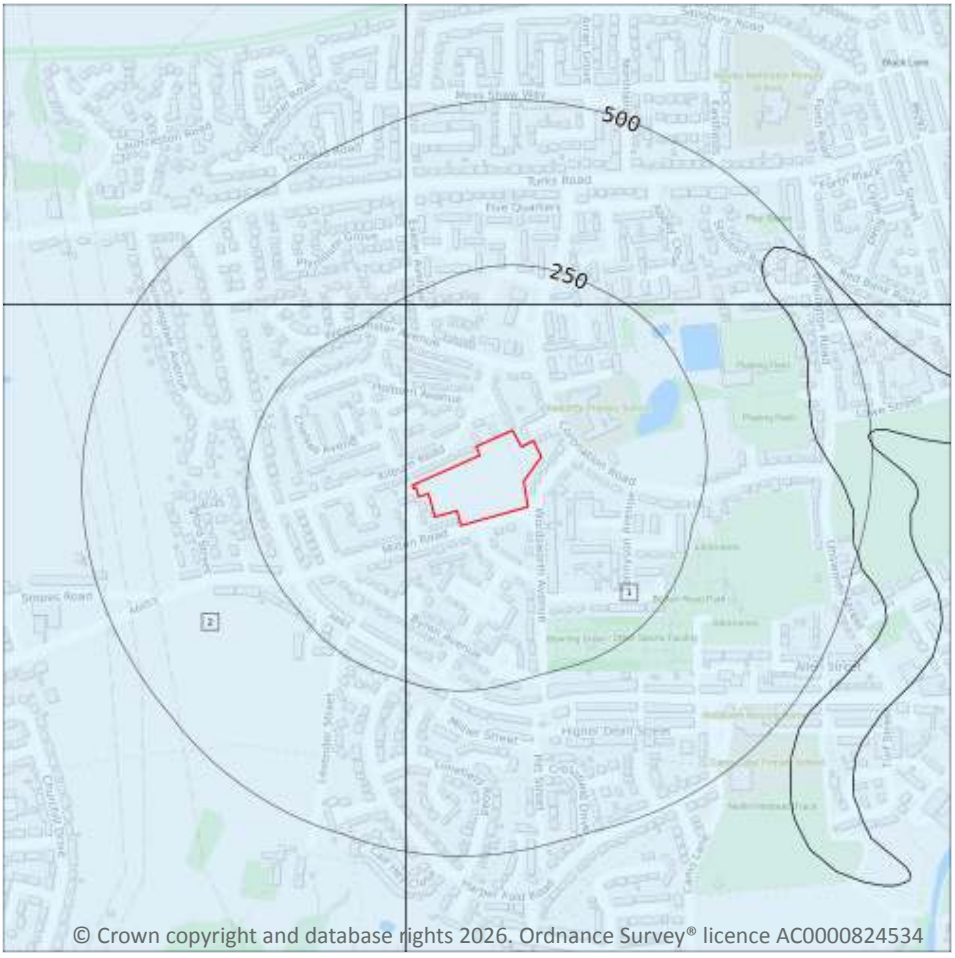
Aquifer status of groundwater held within bedrock geology.

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.

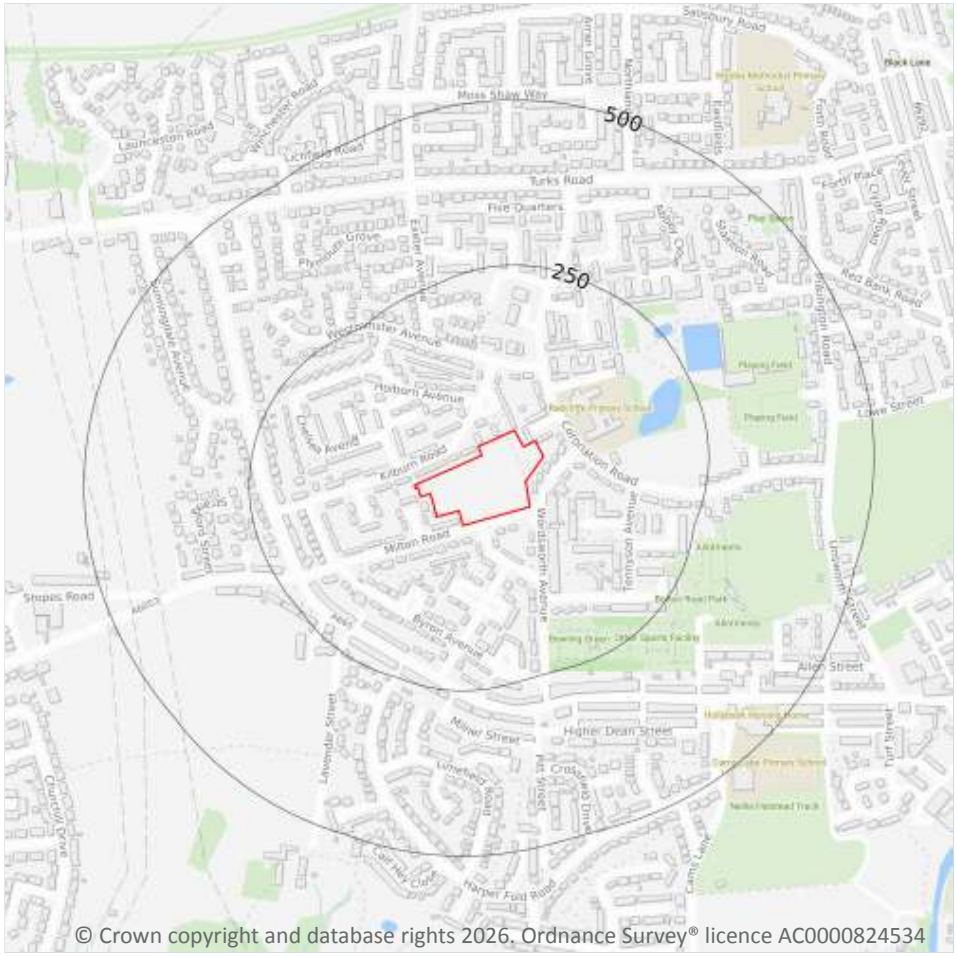
5.5 Groundwater vulnerability- local information

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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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

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	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

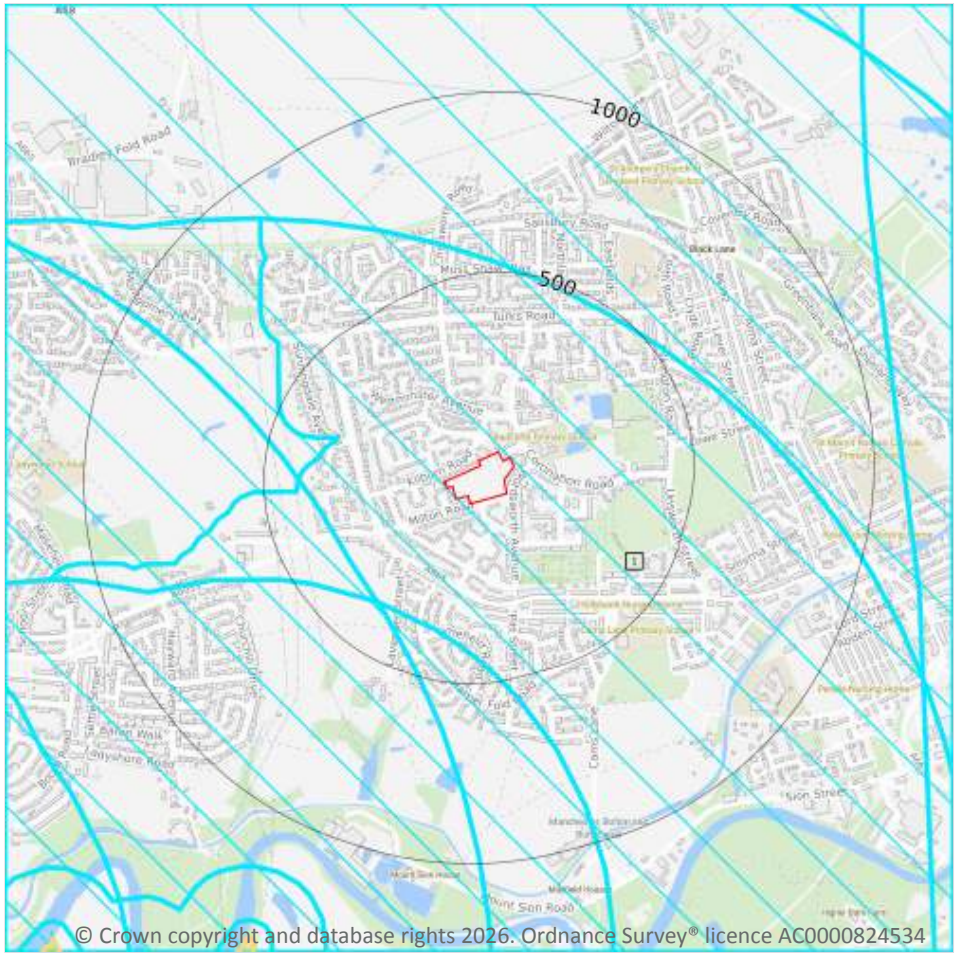
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

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.

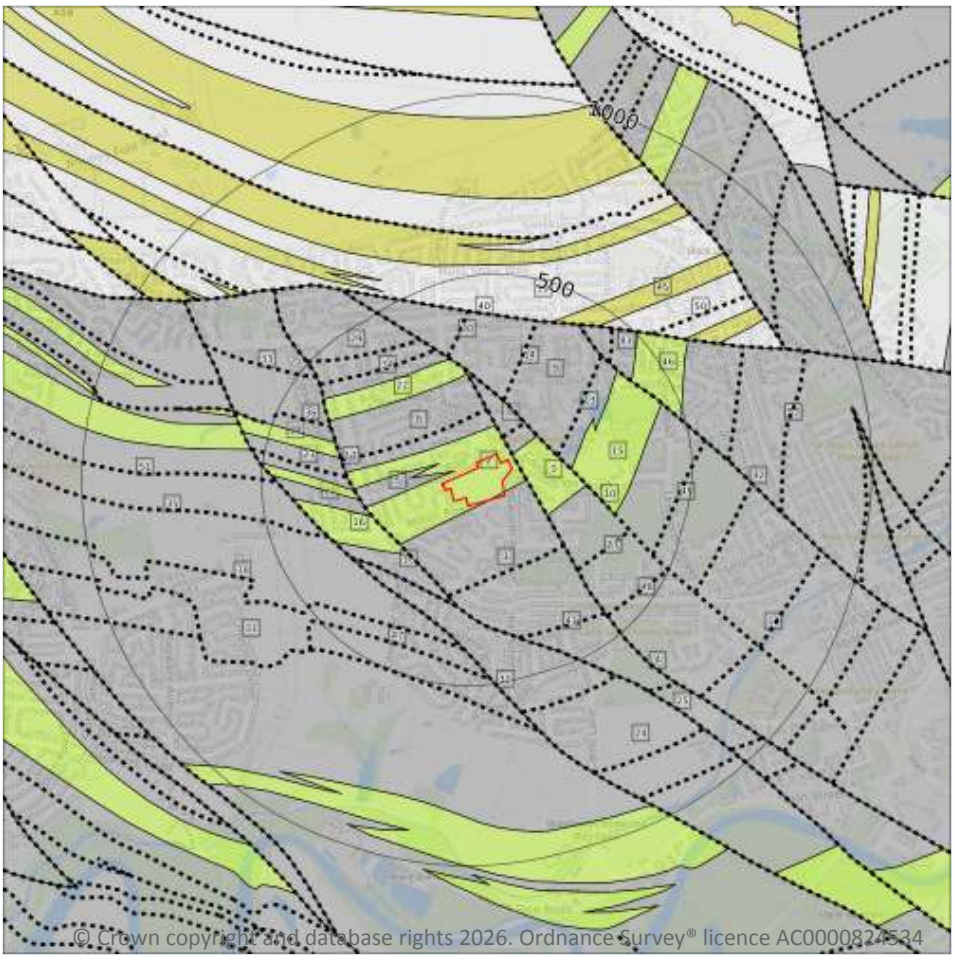
14.4 Landslip (10k)

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



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.

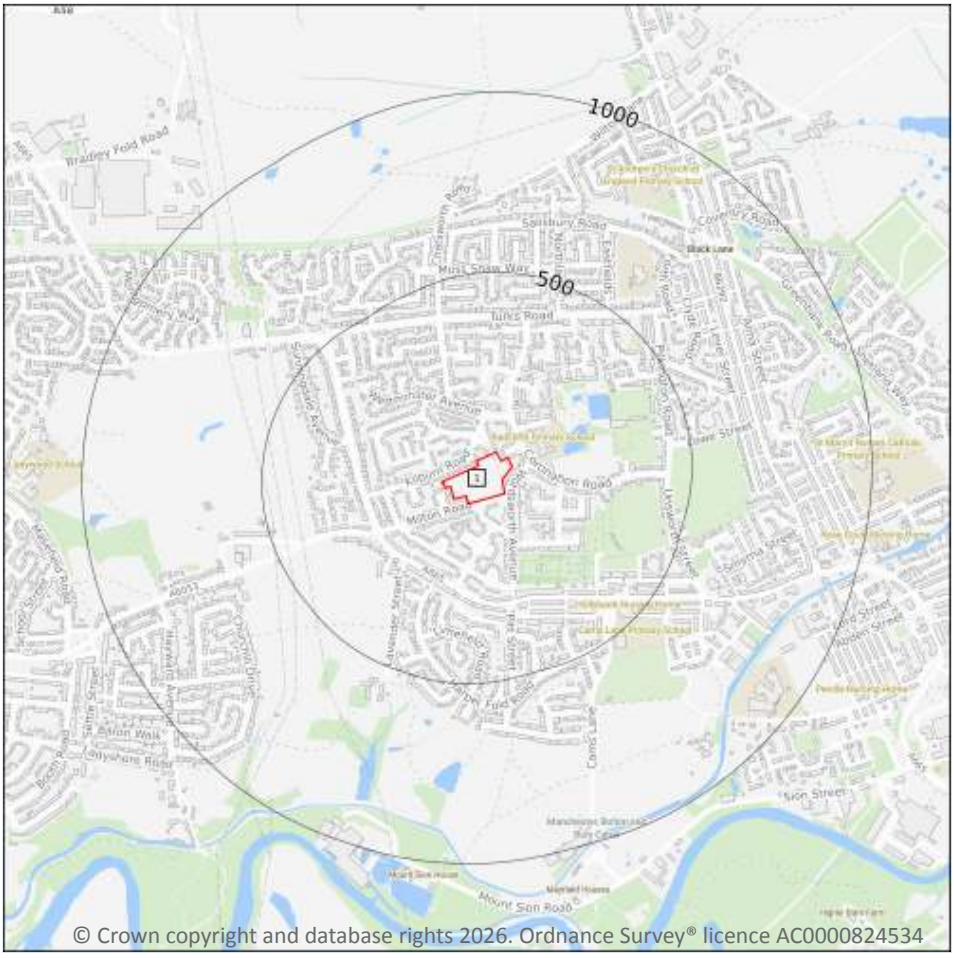
Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 76 >**

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

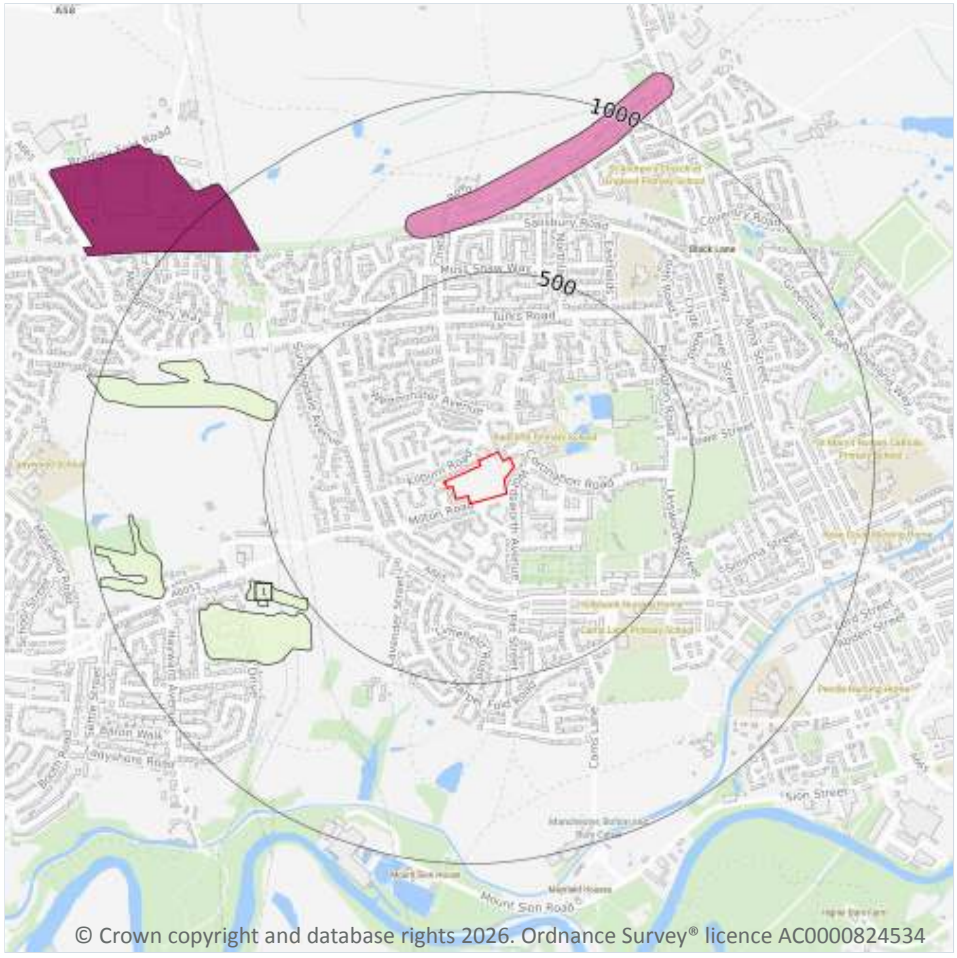
An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

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.

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.

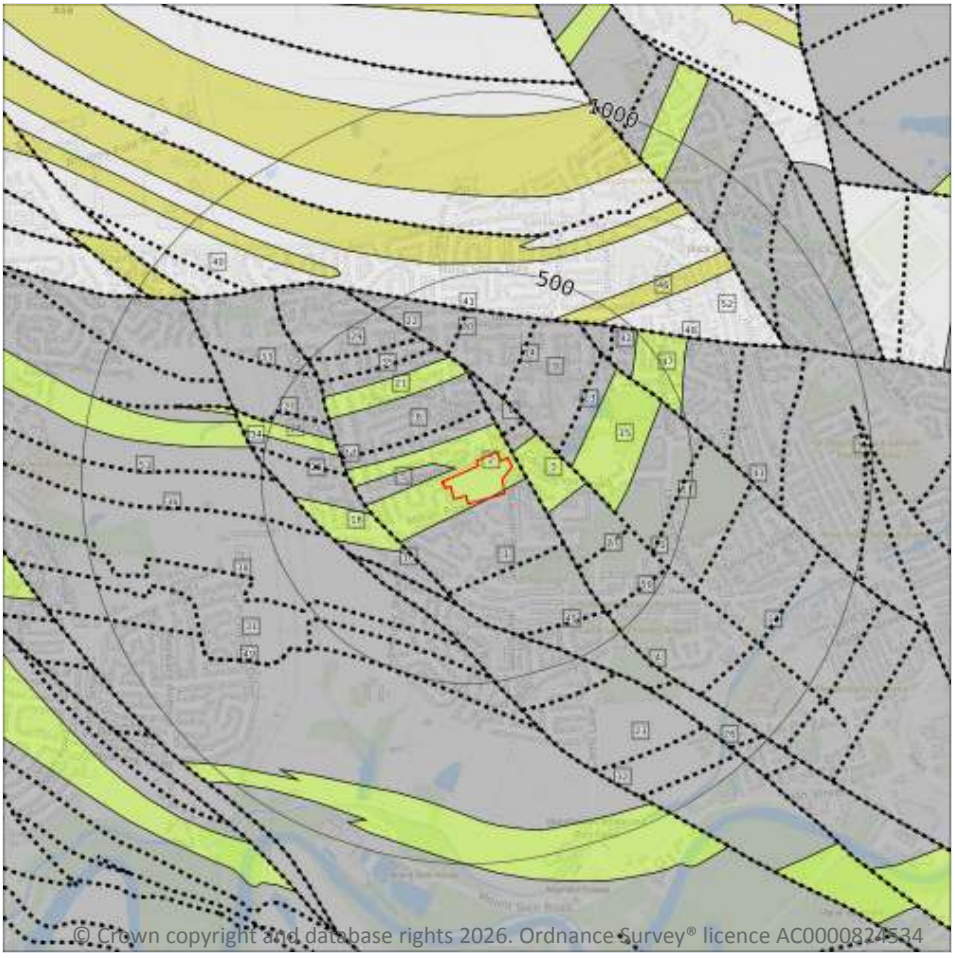
15.7 Landslip permeability (50k)

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.

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

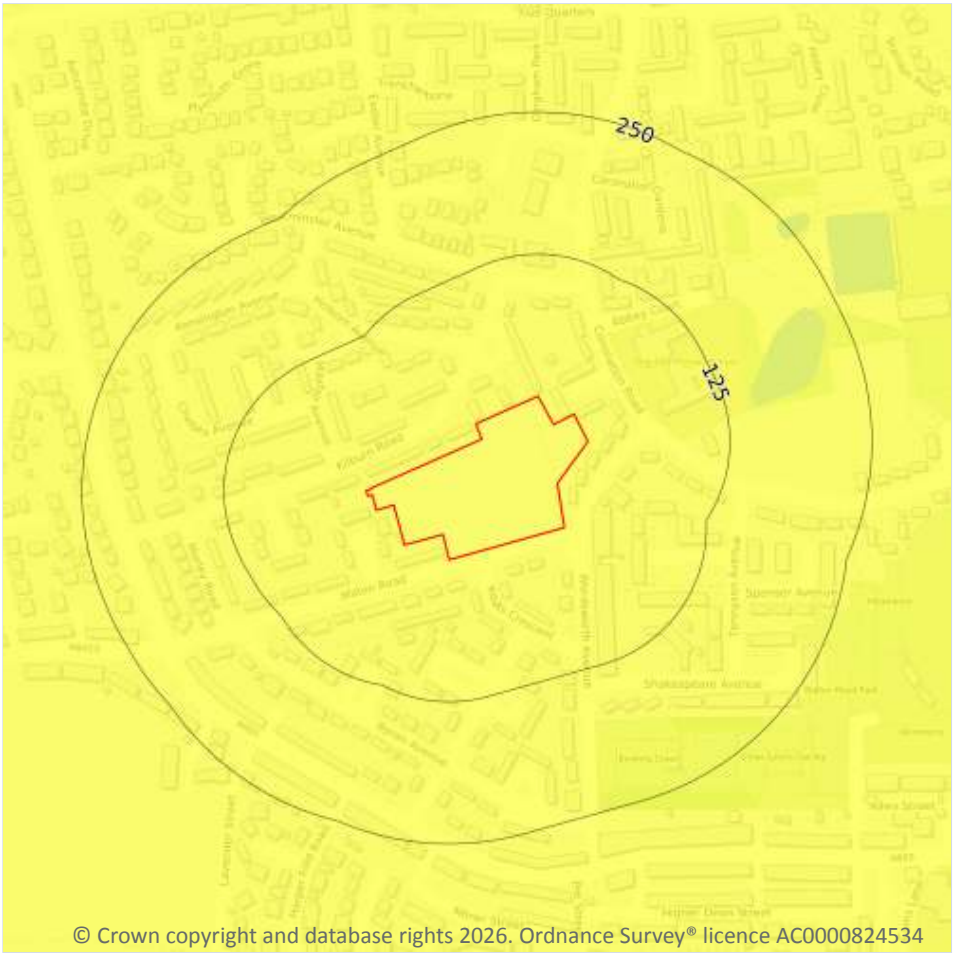
16.1 BGS Boreholes

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

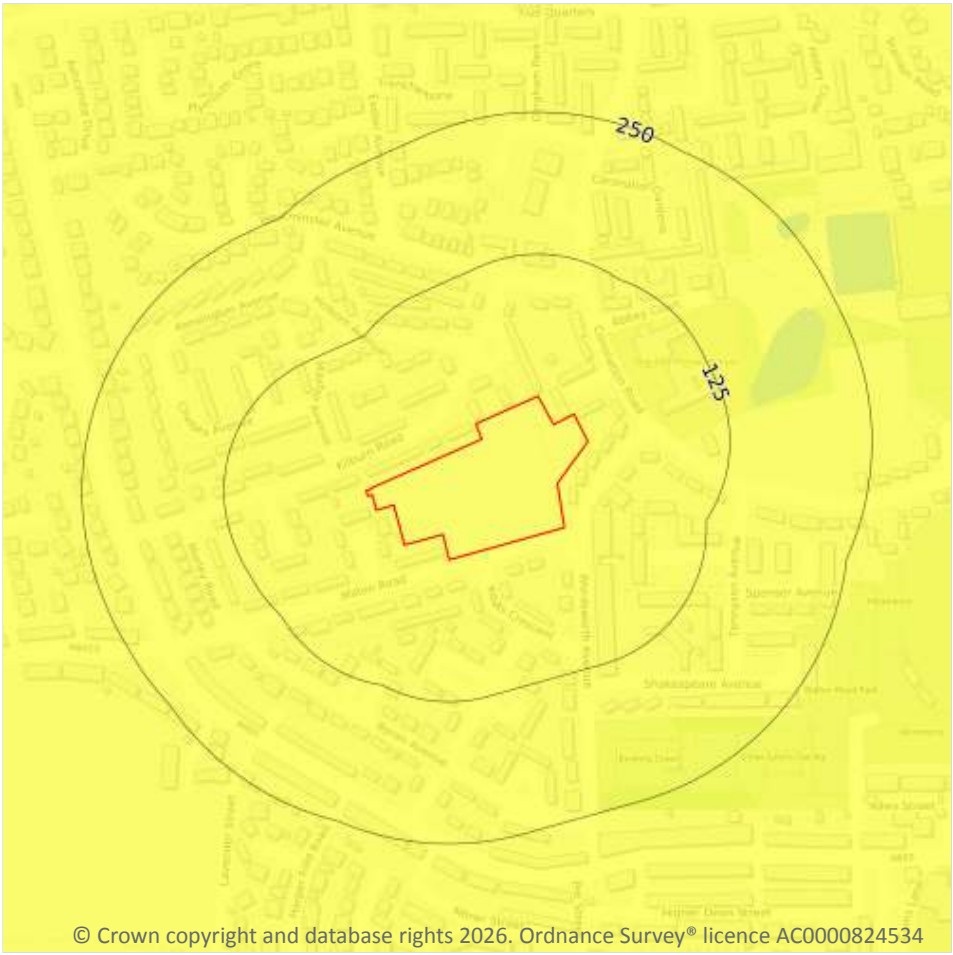
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and 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

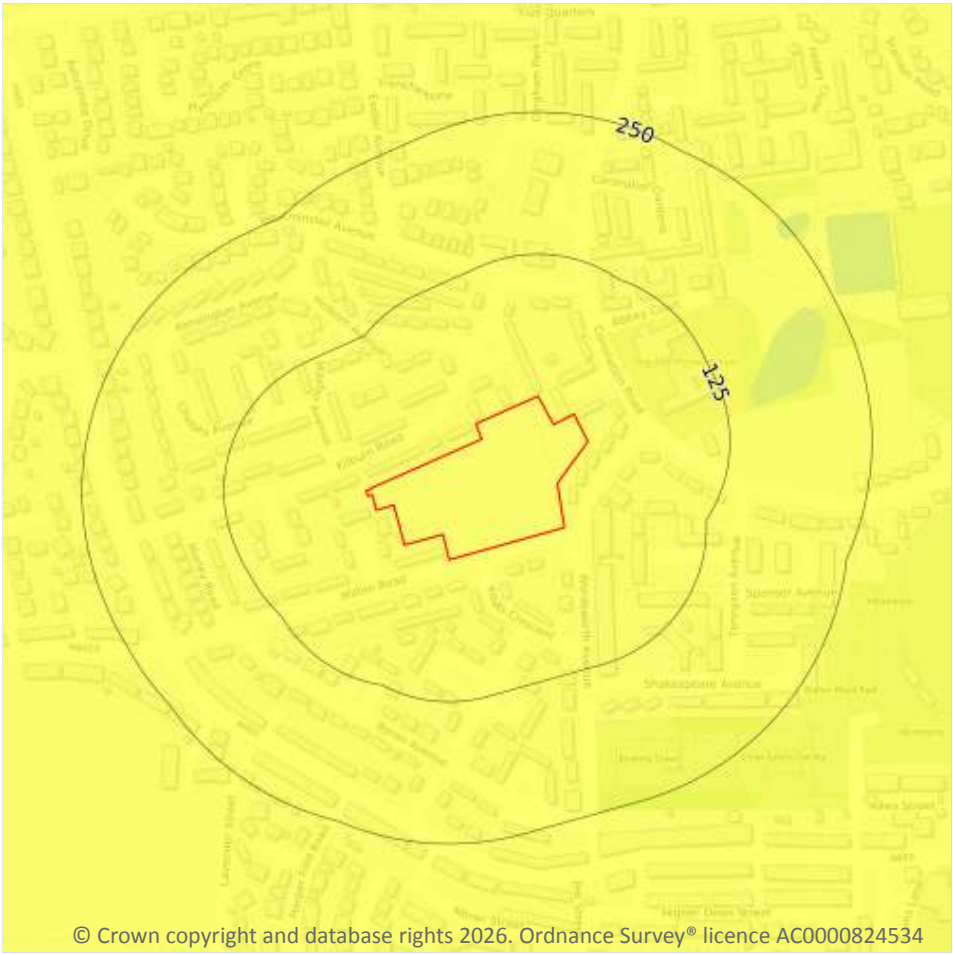
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

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

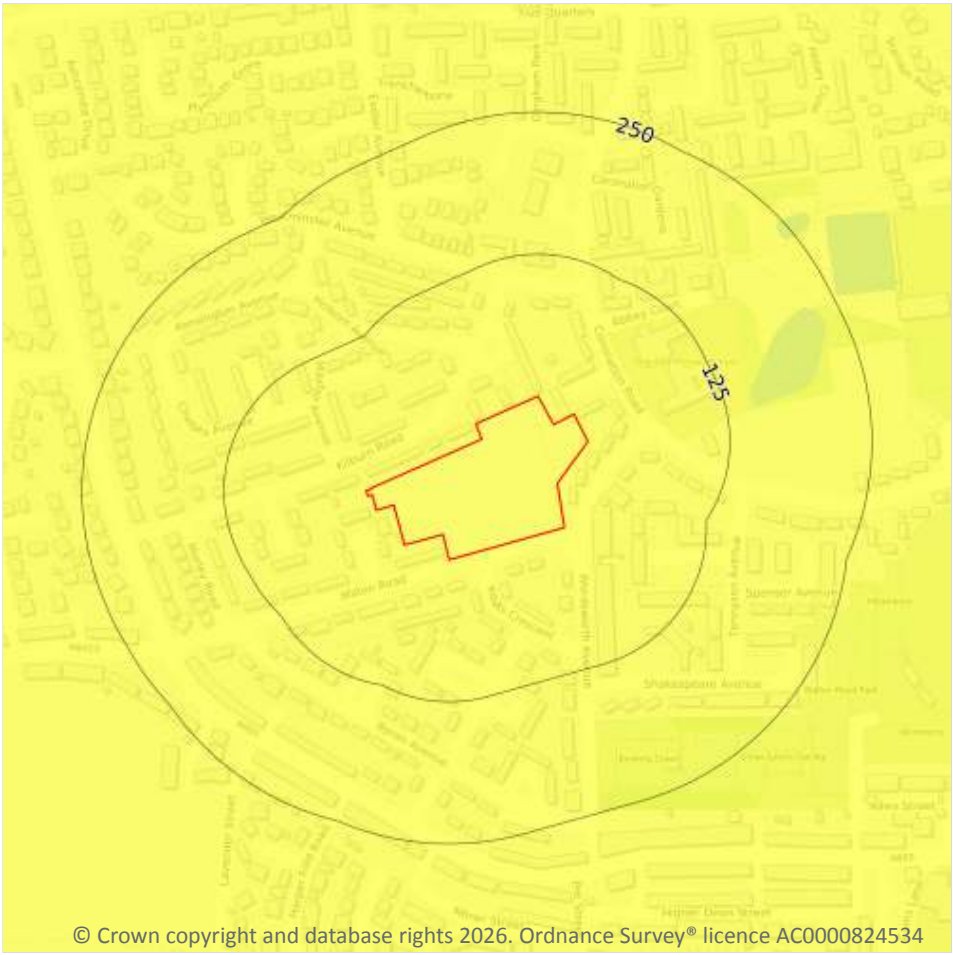
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

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

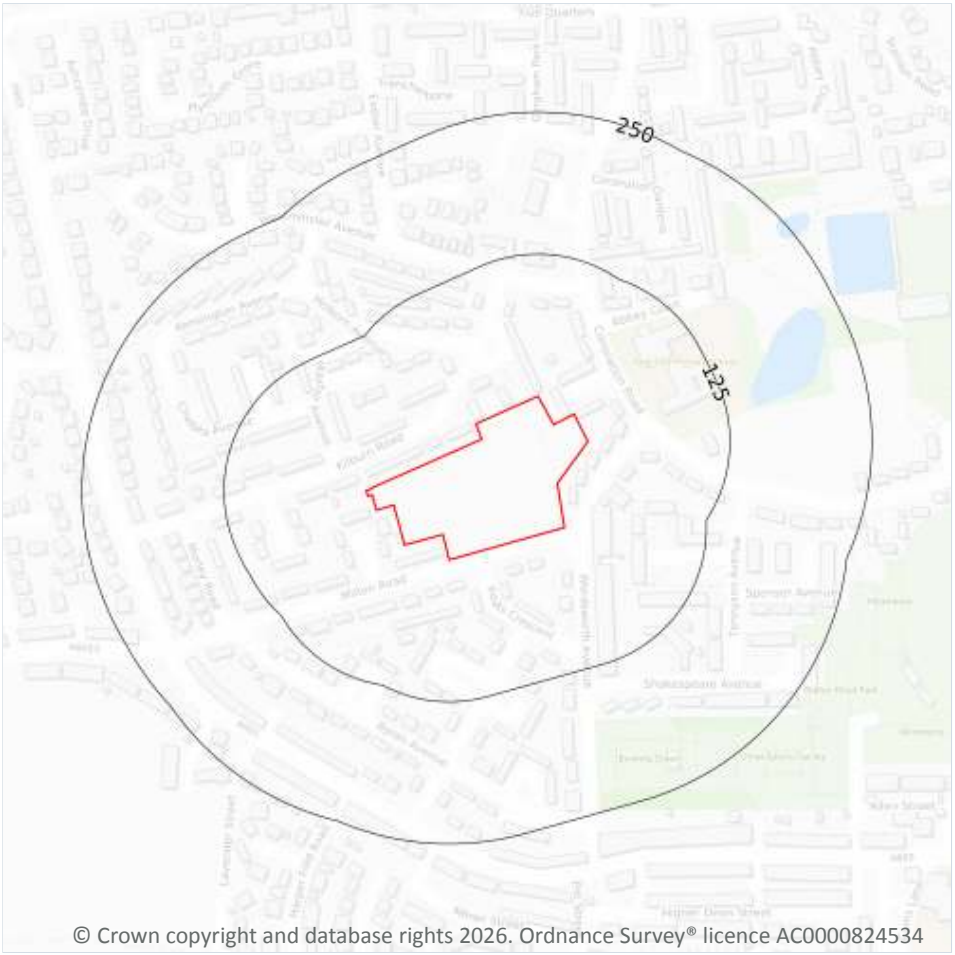
Records within 500m	0

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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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	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.

InfoTrack UK Limited, Level 11, 91 Waterloo Road, London, SE1 8RT
T: 0207 186 8090 **E:** helpdesk@infotrack.co.uk

Groundsure LOCATION INTELLIGENCE

GeoRisk +

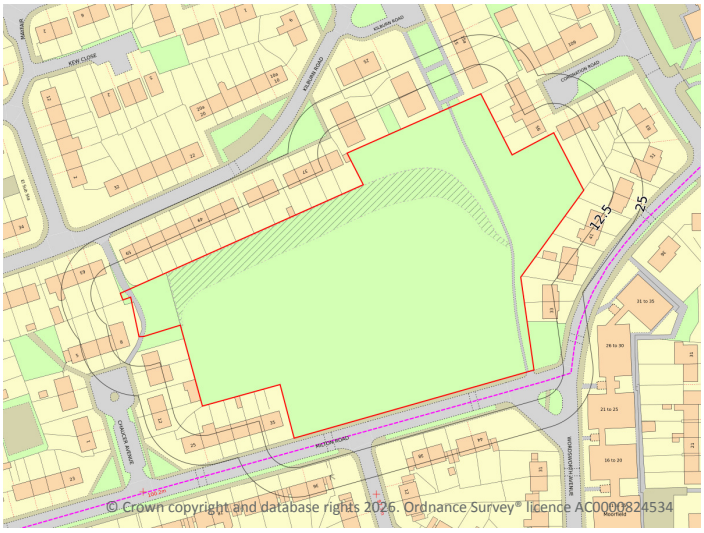
Land On The North Side of, Milton Road, Radcliffe

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

Non-coal mining / Mining records

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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.

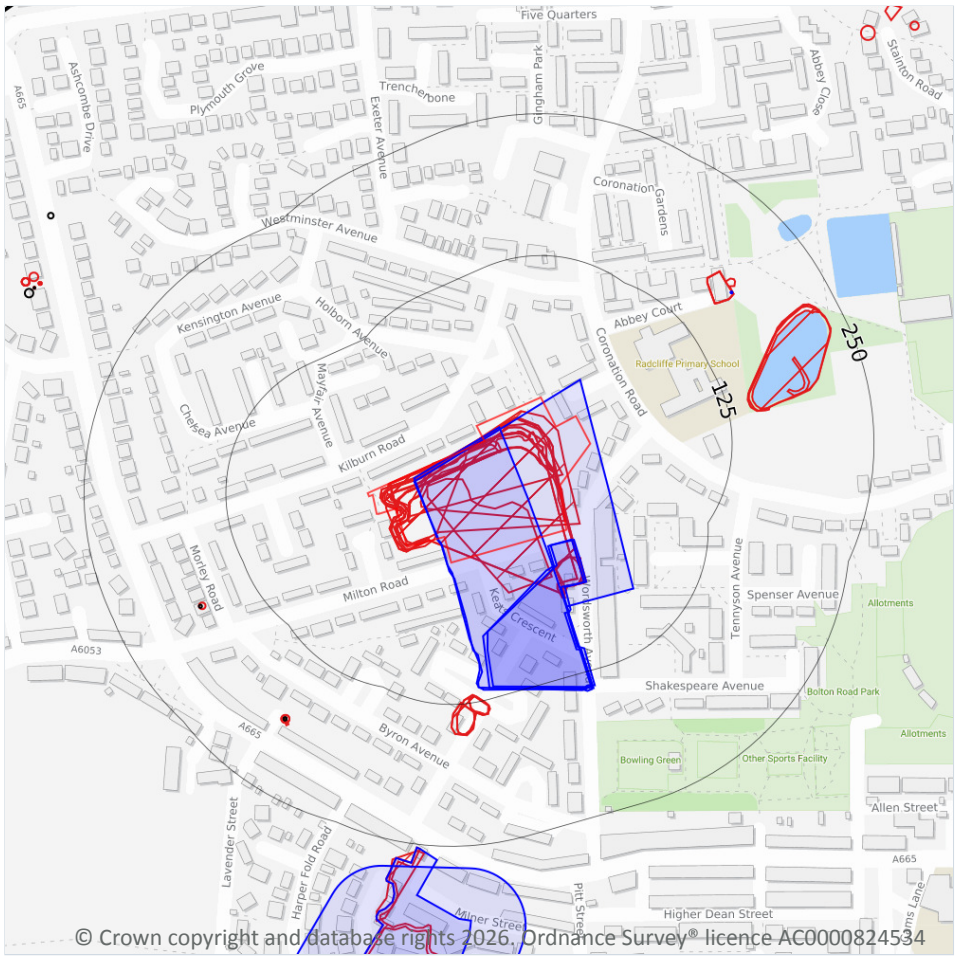
Coal mining areas

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.

Contact us with any questions at:
info@groundsure.com
01273 257 755

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

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.**

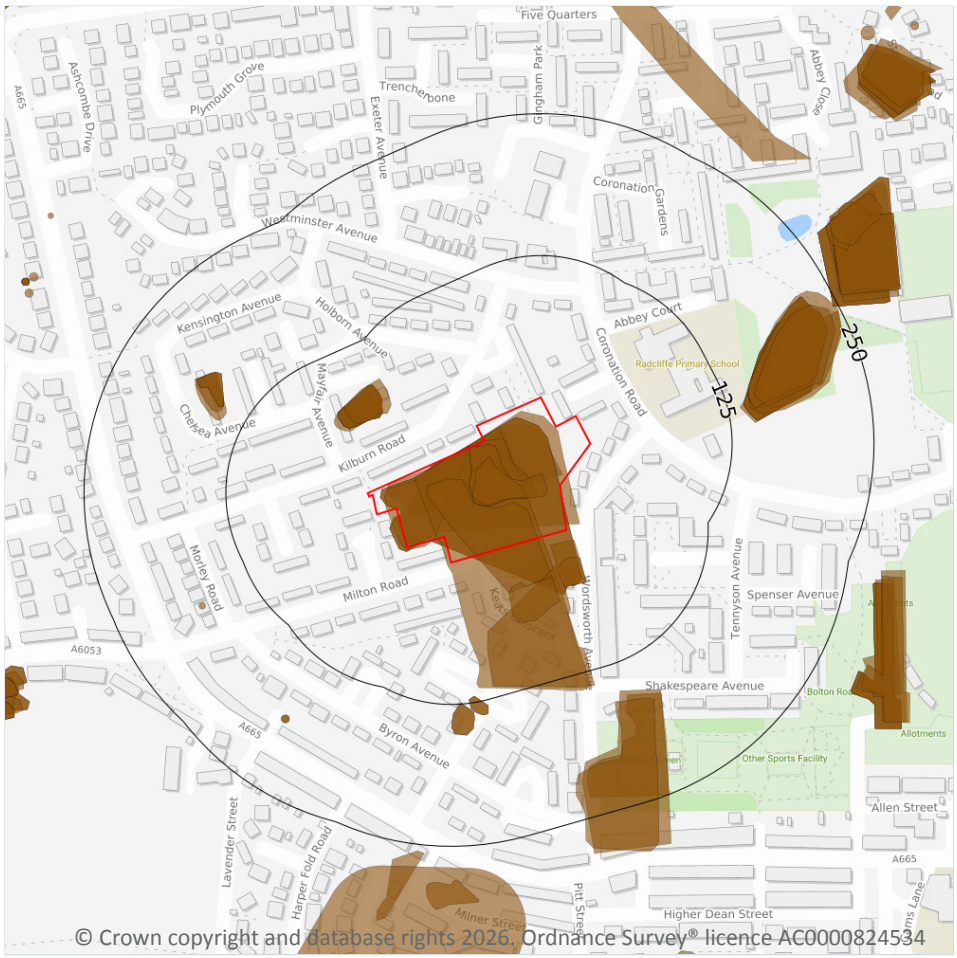
(c) If yes, has any acceptance notice or rejection notice been served?

- **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



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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.

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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:
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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.

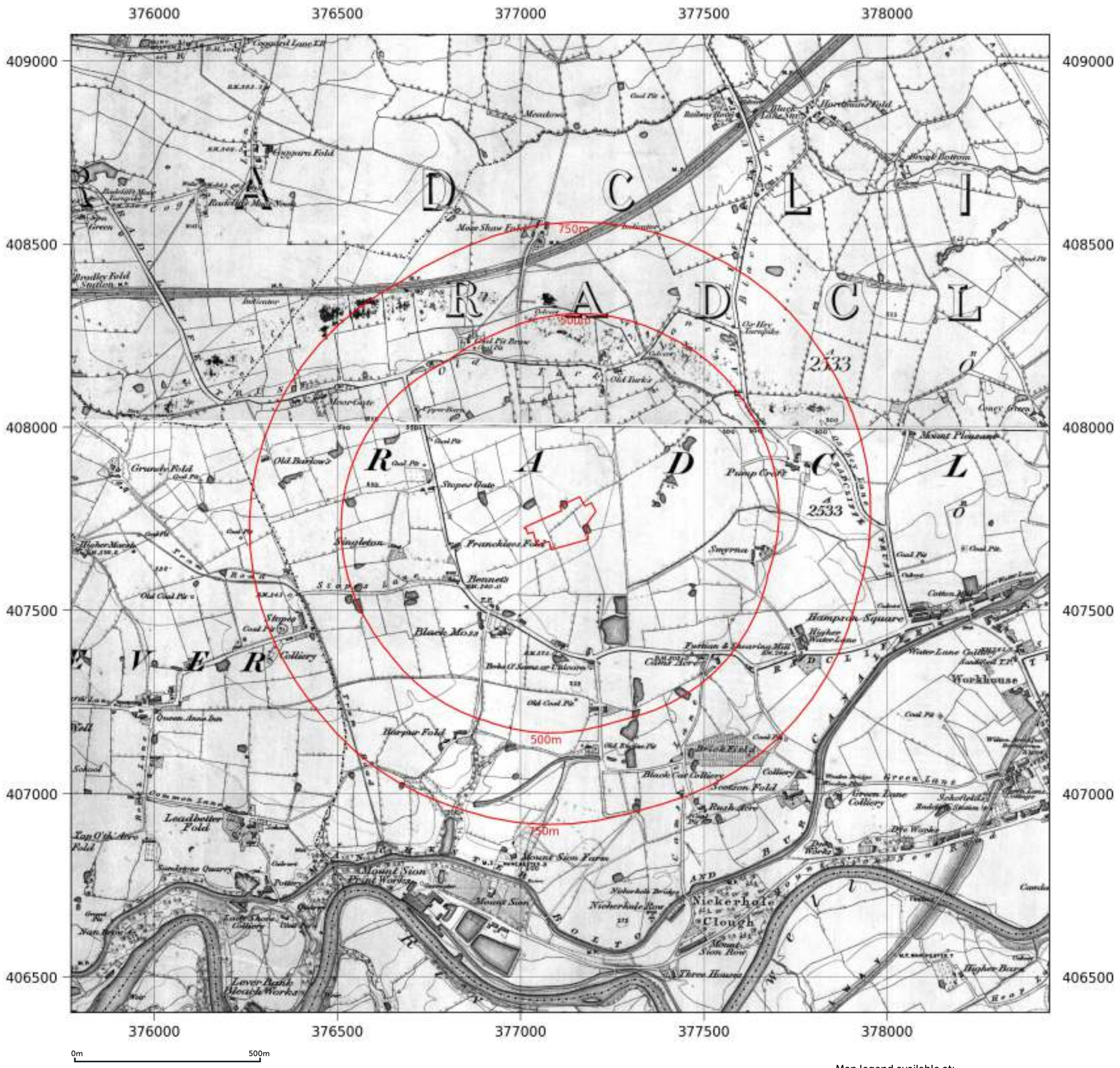
If you provide false or inaccurate information and fraud is identified, the matter will be investigated and appropriate action taken. This may result in your case being referred to the Insurance Fraud Enforcement Department (IFED) or other police forces and fraud prevention agencies. You may face fines 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



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Map legend available at:
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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:	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

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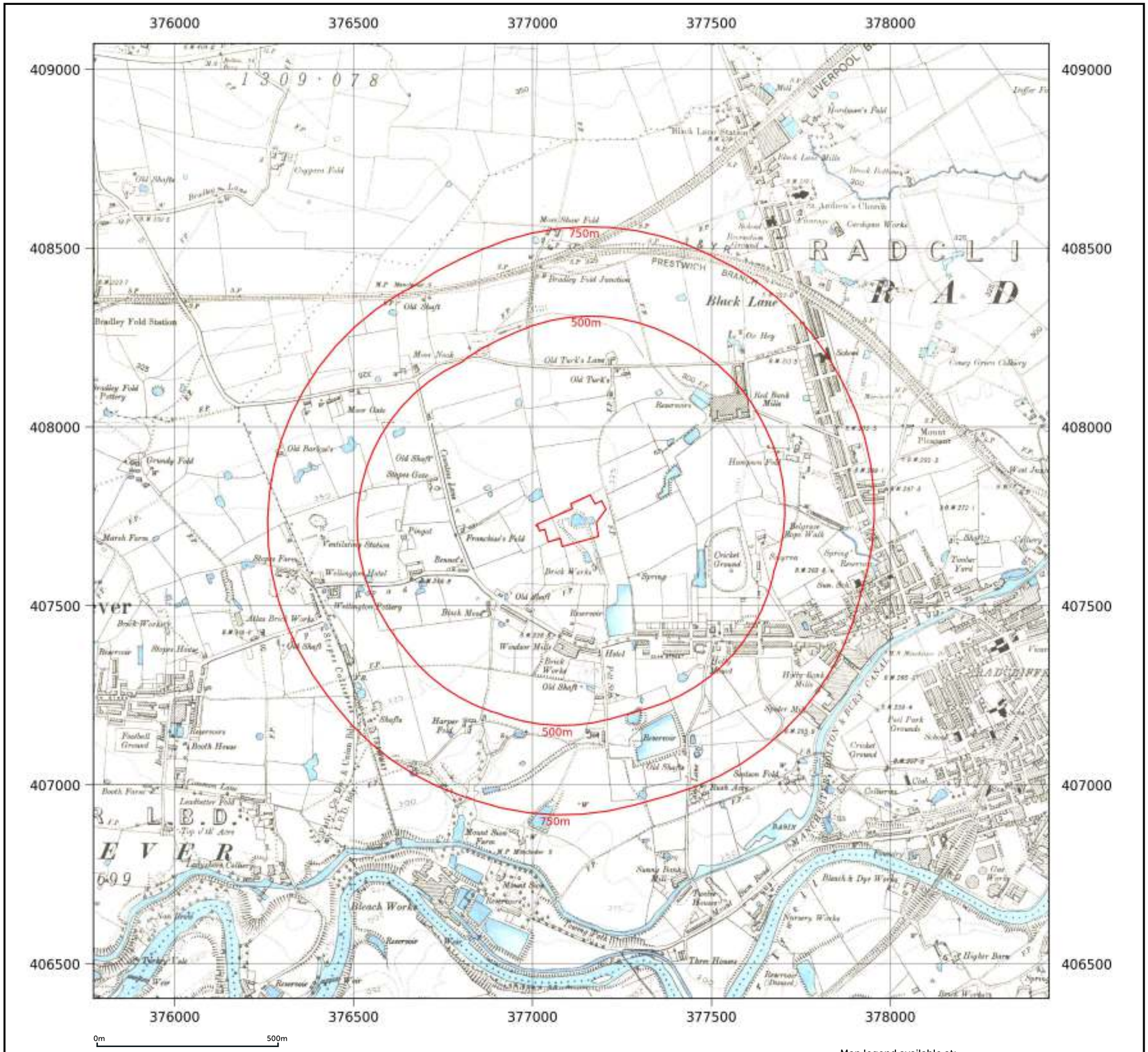

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Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	County Series
Map date:	1890-1891
Scale:	1:10,560
Printed at:	1:10,560

N
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Date: 1890
Surveyed: 1890
Revised: 1890

Date: 1891
Surveyed: 1891
Revised: 1891

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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:	1908
Scale:	1:10,560
Printed at:	1:10,560

N
W E
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Date: 1908
Surveyed: 1844
Revised: 1908

Date: 1908
Surveyed: 1844
Revised: 1908

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376000 376500 377000 377500 378000

409000 408500 408000 407500 407000 406500

750m 500m 250m

0m 500m

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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:	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

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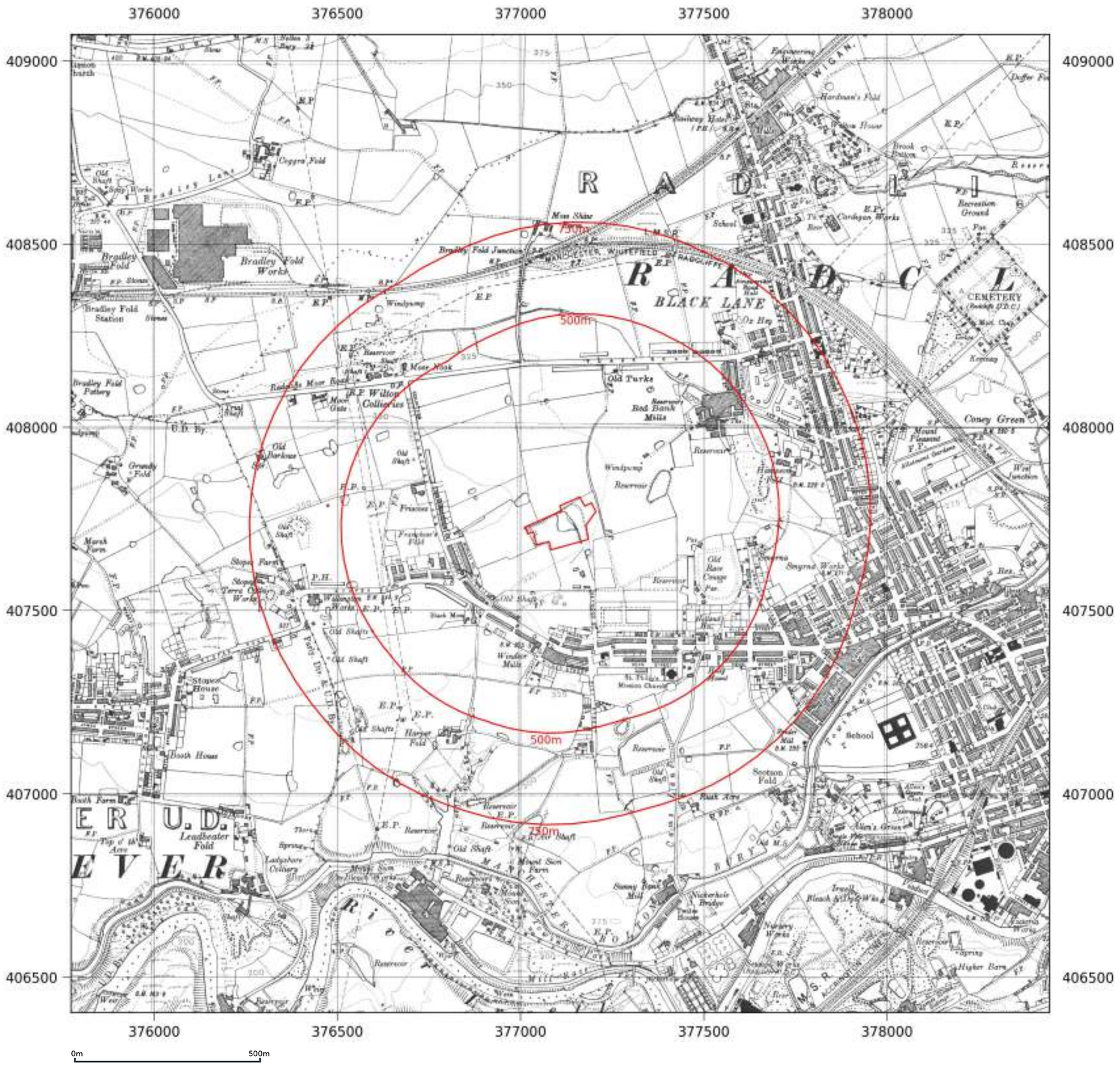

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Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	County Series
Map date:	1938
Scale:	1:10,560
Printed at:	1:10,560

N
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Date: 1938
Surveyed: 1844
Revised: 1938

Date: 1938
Surveyed: 1844
Revised: 1938

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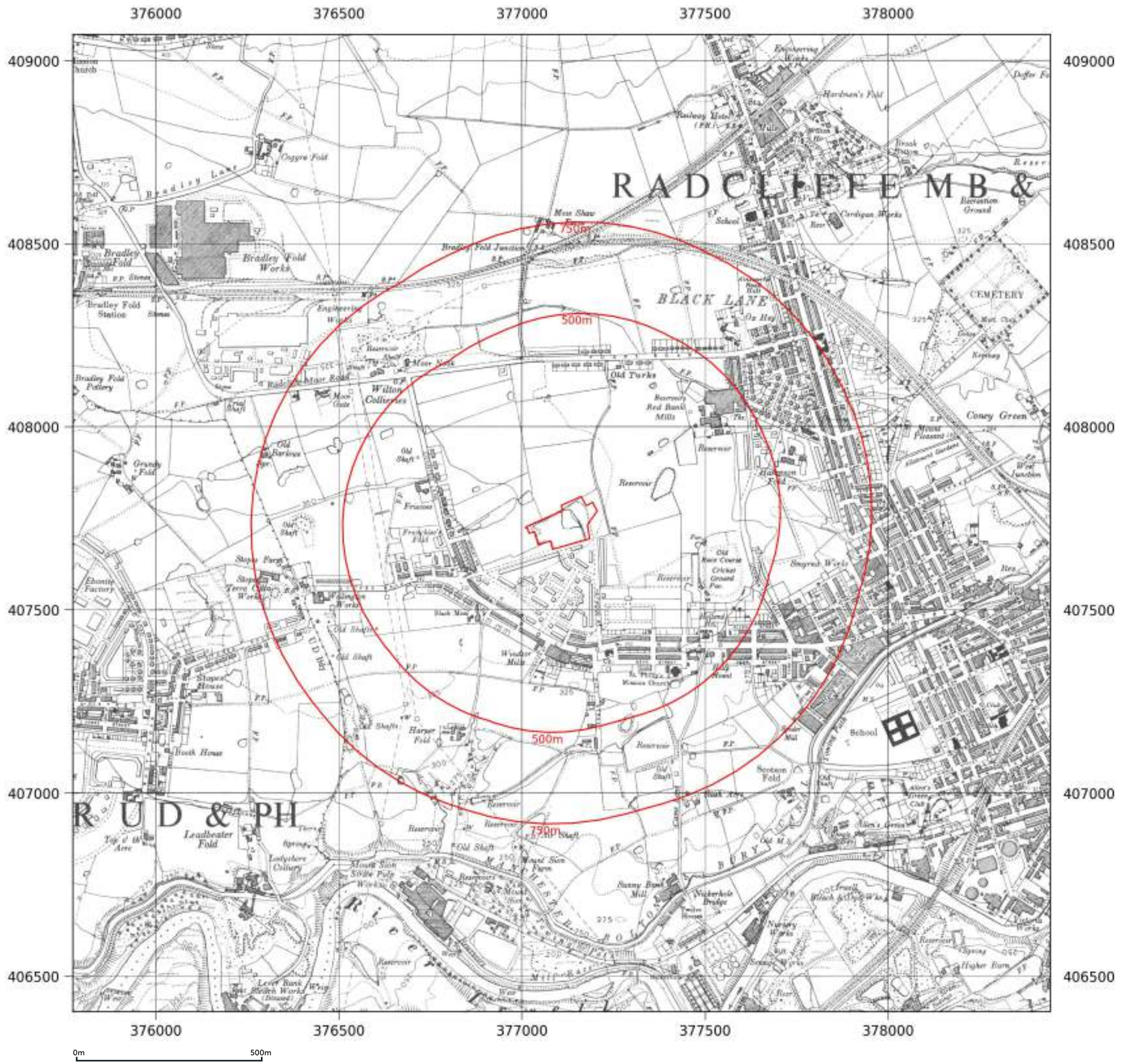

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Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	Provisional
Map date:	1955
Scale:	1:10,560
Printed at:	1:10,560

N
W E
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Date: 1955
Surveyed: 1950
Revised: 1955
Edition: 1955

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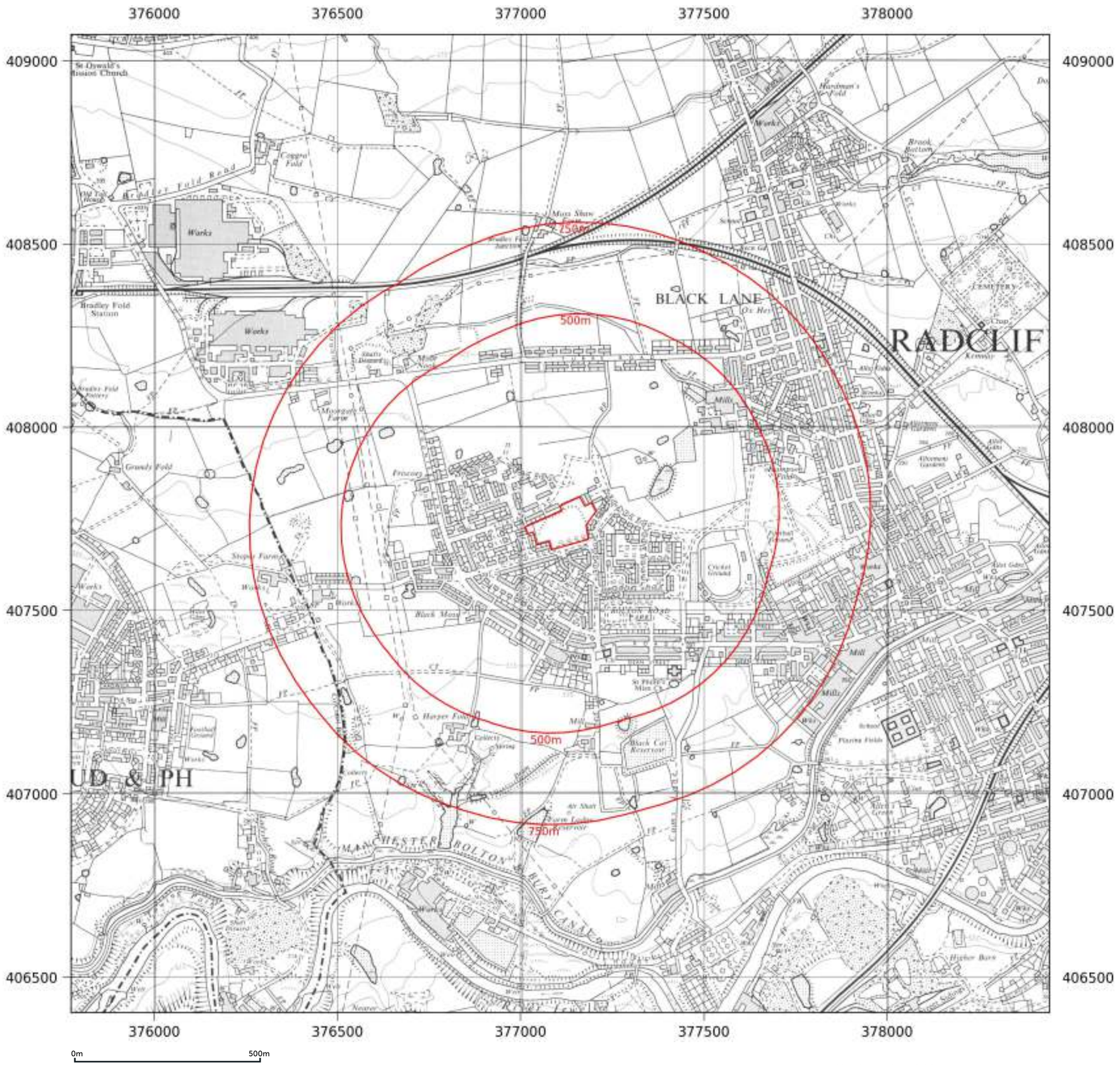

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Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	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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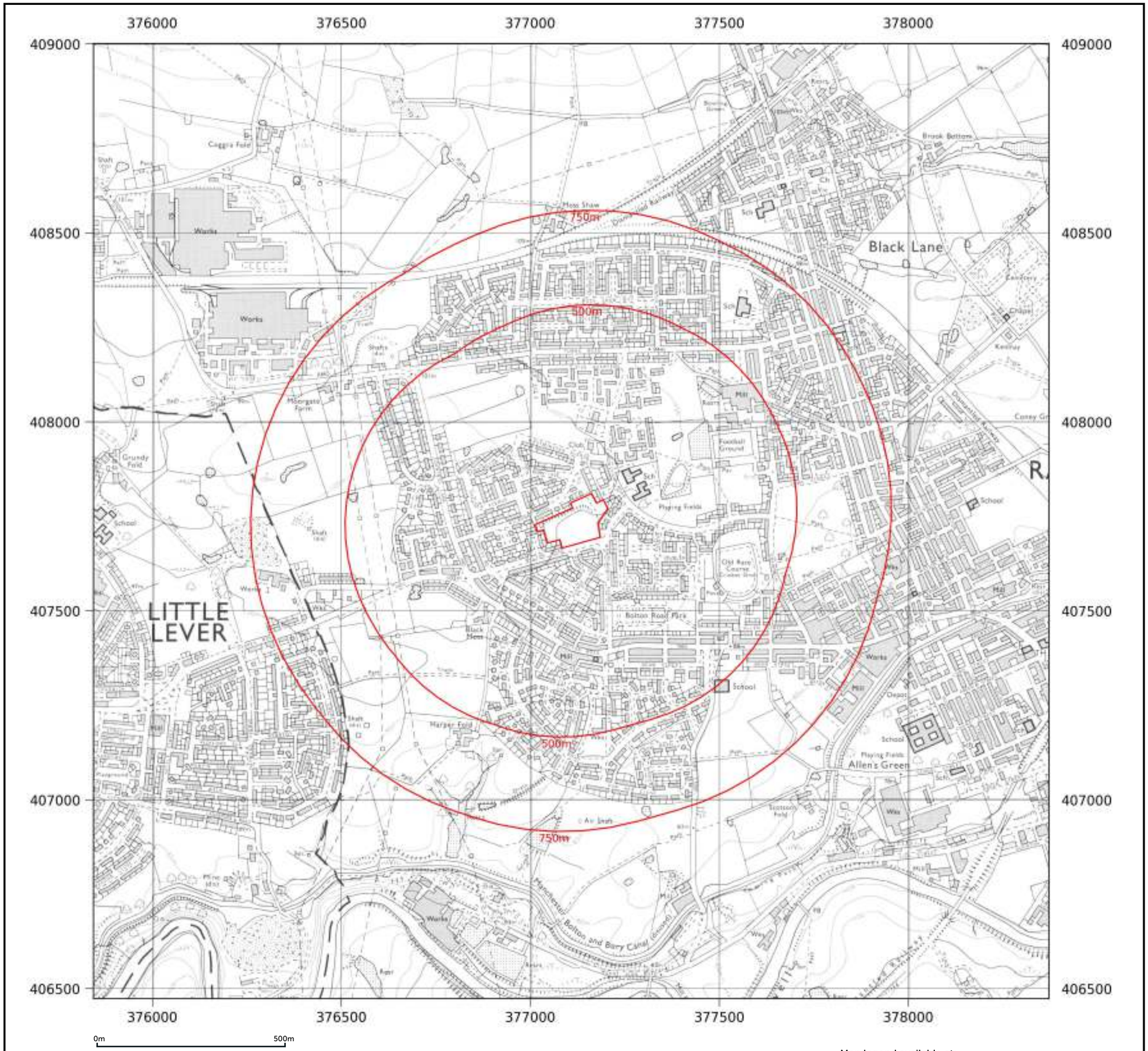

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Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1977
Scale:	1:10,000
Printed at:	1:10,000

N
W E
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Date: 1977
Surveyed: 1976
Revised: 1977

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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:	1988
Scale:	1:10,000
Printed at:	1:10,000

N W E S

Date: 1988
Surveyed: 1985
Revised: 1988

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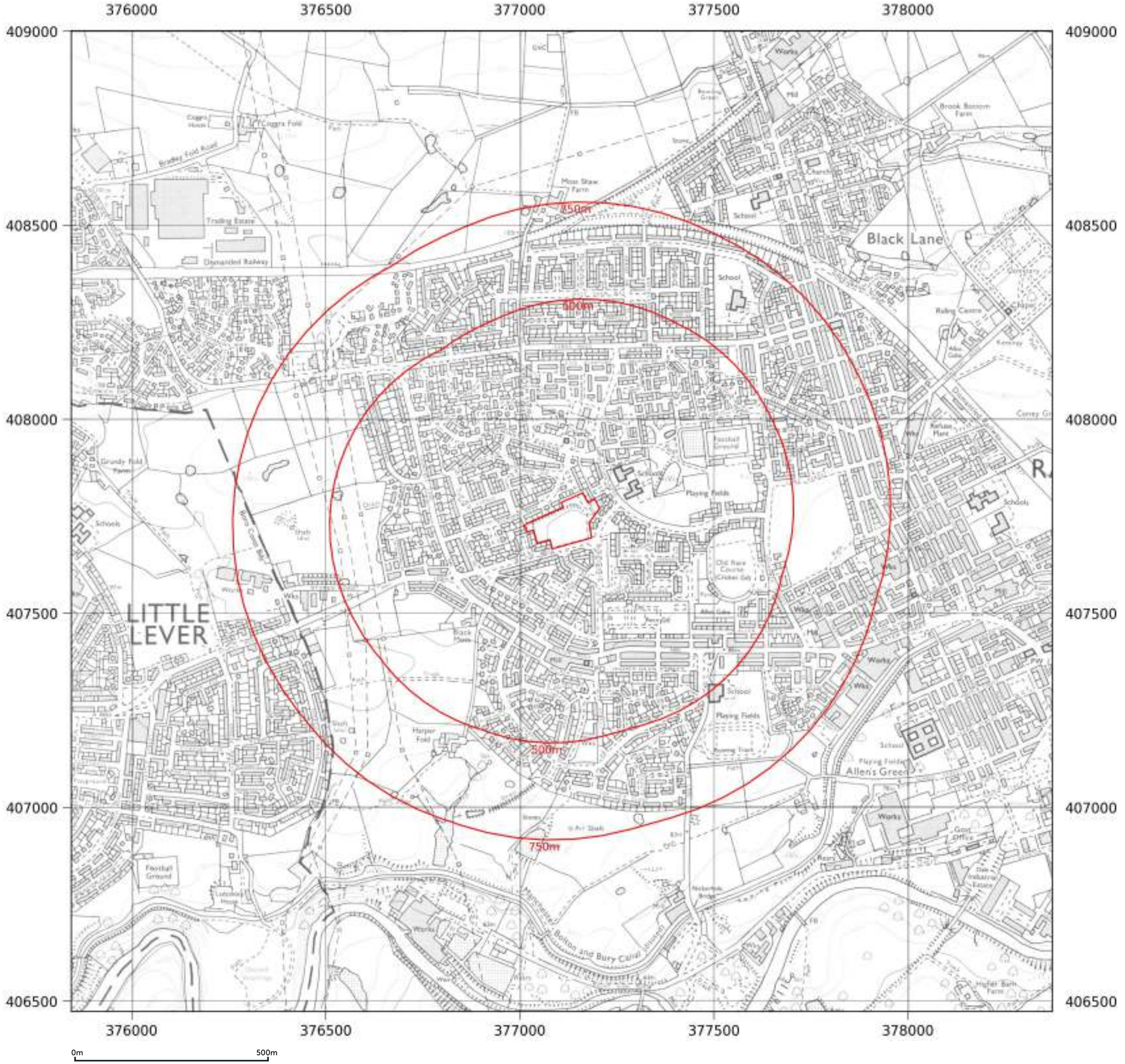

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Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	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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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

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Date: 2001

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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:	2010
Scale:	1:10,000
Printed at:	1:10,000

N W E S

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

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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

Education Facility · Medical Care · Library · PW · PO · Mount Sion House · Mayfield Houses · Higher Barn Farm

0m 500m

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LARGE SCALE SURVEY PLANS

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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

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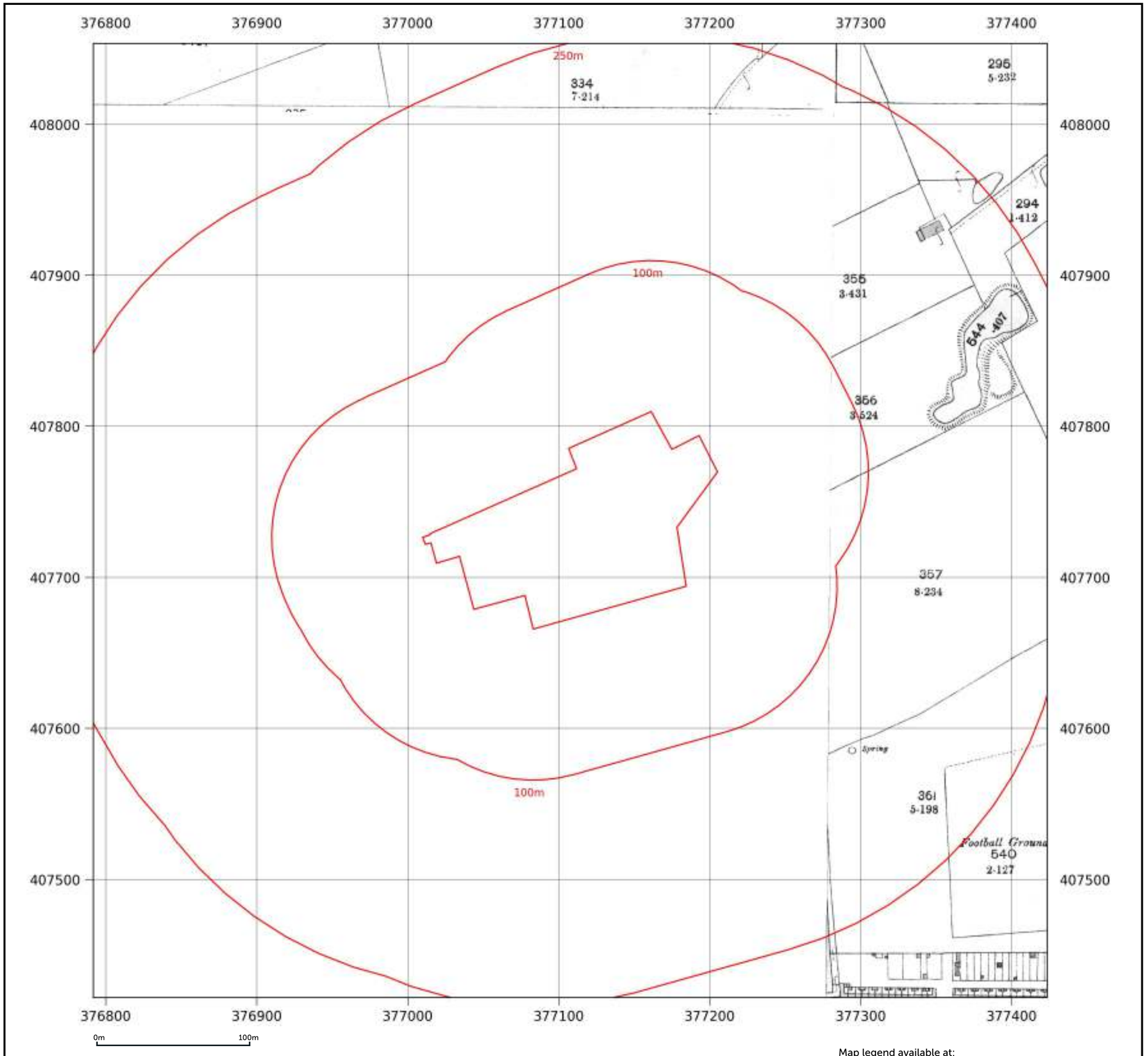

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Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	County Series
Map date:	1893
Scale:	1:2,500
Printed at:	1:2,500

N W E S

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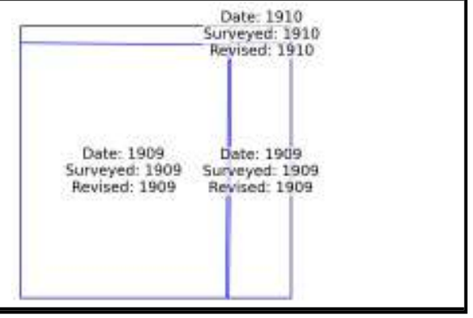
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	County Series
Map date:	1909-1910
Scale:	1:2,500
Printed at:	1:2,500

N W E S



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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:	1929-1930
Scale:	1:2,500
Printed at:	1:2,500

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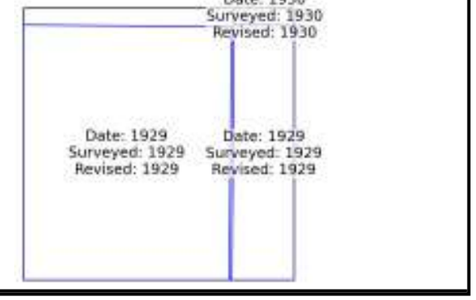

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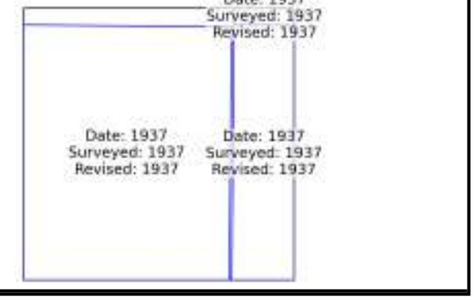
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	County Series
Map date:	1937
Scale:	1:2,500
Printed at:	1:2,500

N W E S



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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:	1954-1956
Scale:	1:1,250
Printed at:	1:2,000

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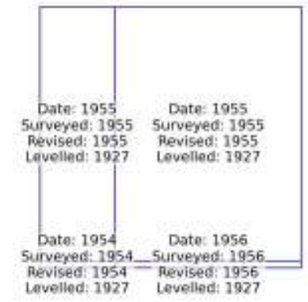

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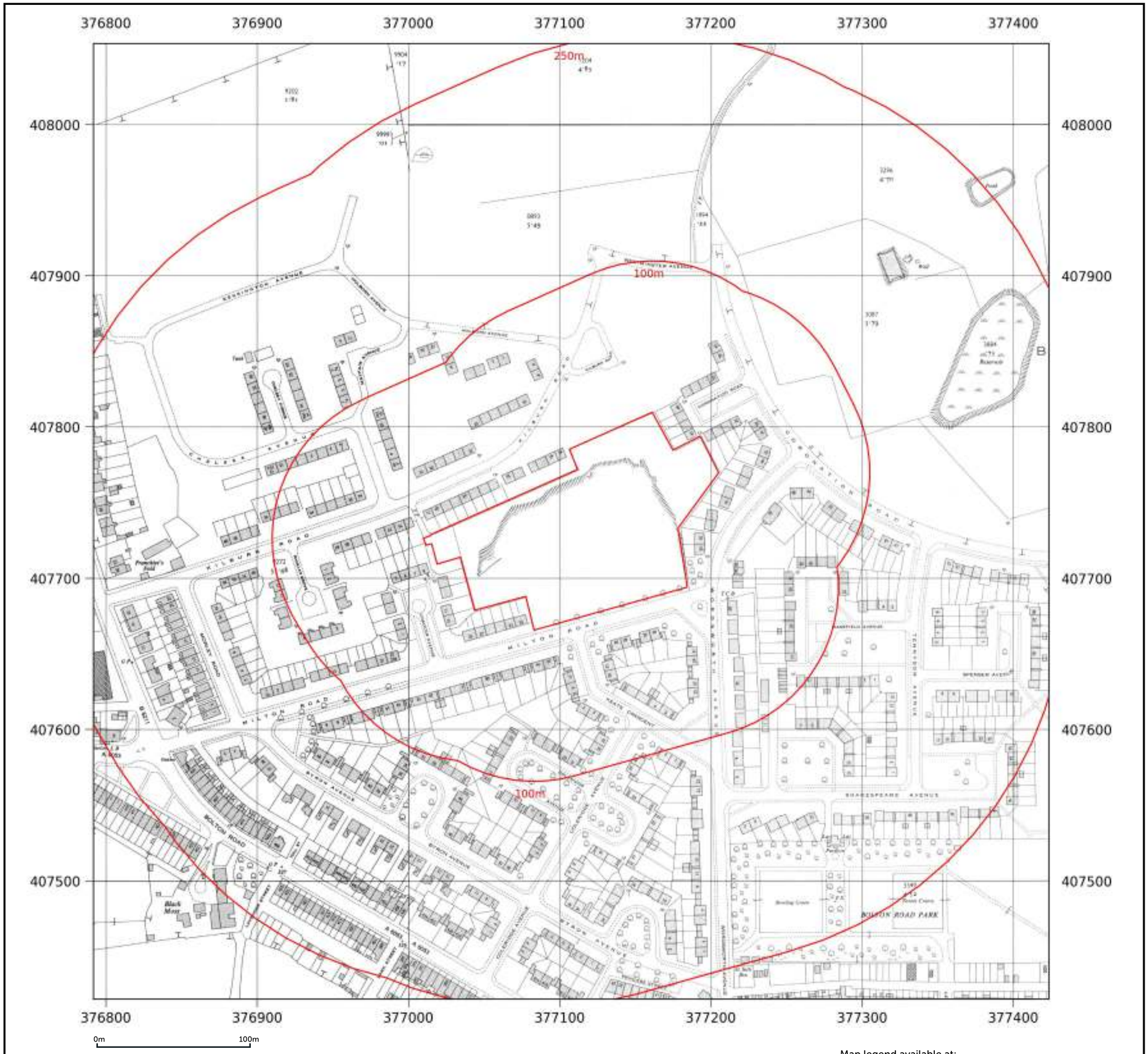

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Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1956-1957
Scale:	1:2,500
Printed at:	1:2,500

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Date: 1956
Surveyed: 1955
Revised: 1955
Edition: 1956
Levelled: 1949

Date: 1956
Surveyed: 1956
Revised: 1956
Edition: 1956
Levelled: 1927

Date: 1956
Surveyed: 1955
Revised: 1955
Edition: 1956
Levelled: 1927

Date: 1957
Surveyed: 1956
Revised: 1956
Edition: 1957
Levelled: 1927

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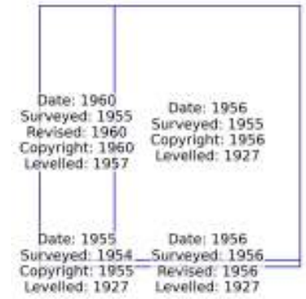
Client ref:	CMAPS-CM-1260148-4199-260126
Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1955-1960
Scale:	1:1,250
Printed at:	1:2,000

N W E S



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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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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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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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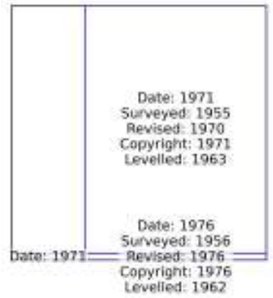

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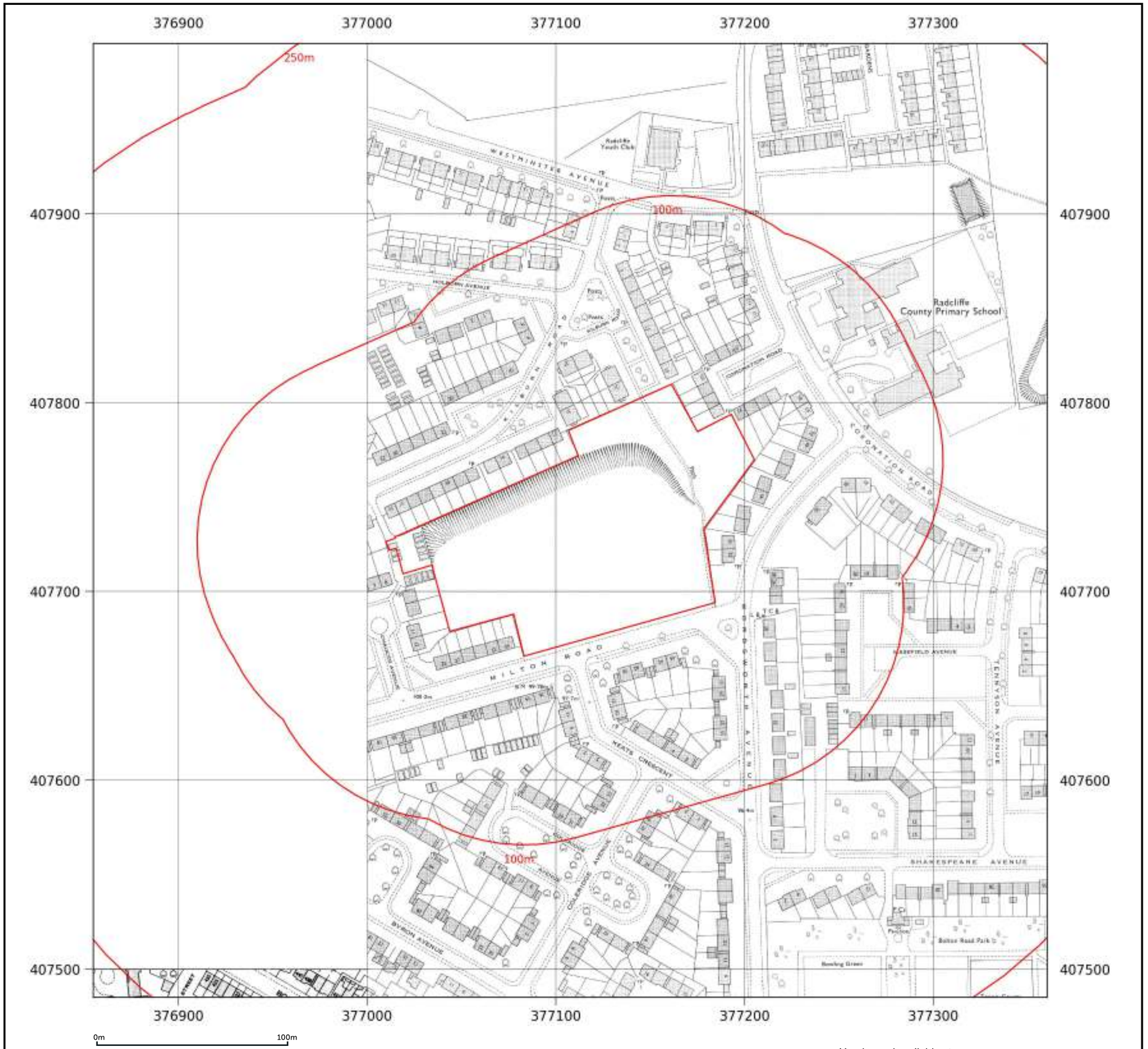

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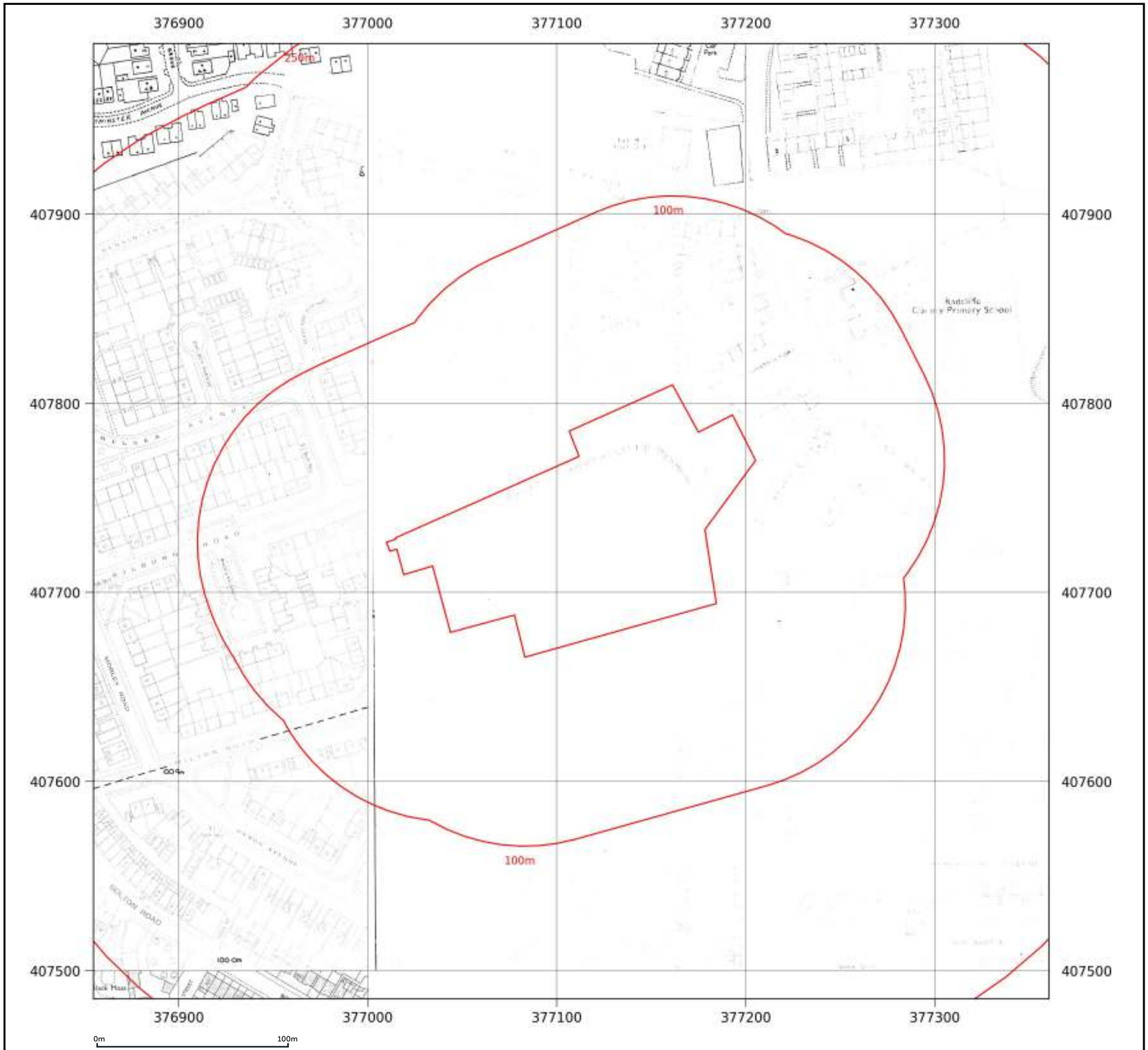

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Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1975-1980
Scale:	1:1,250
Printed at:	1:2,000

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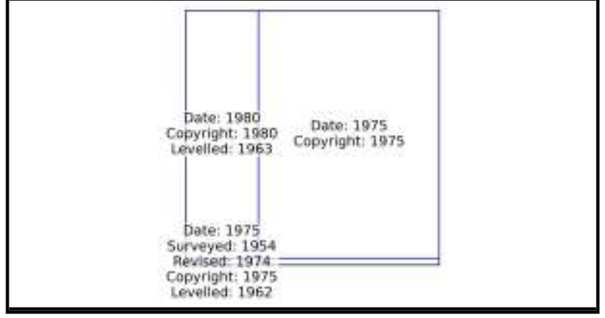

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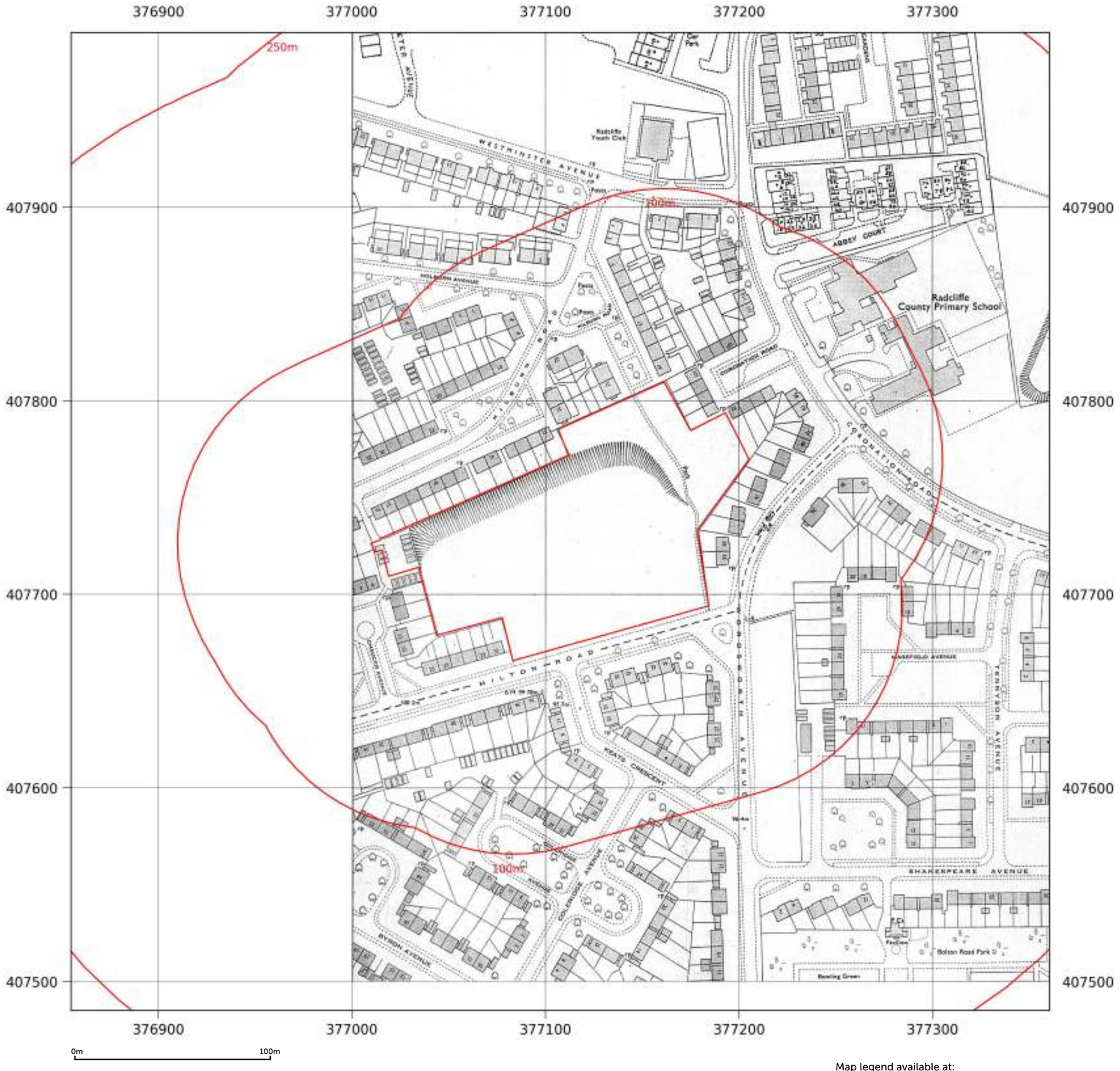

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Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1981
Scale:	1:1,250
Printed at:	1:2,000

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Date: 1981
Surveyed: 1963
Revised: 1981
Copyright: 1981
Levelled: 1963

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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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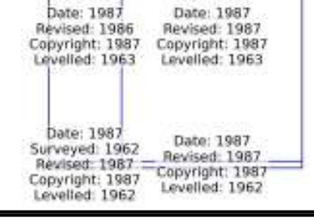

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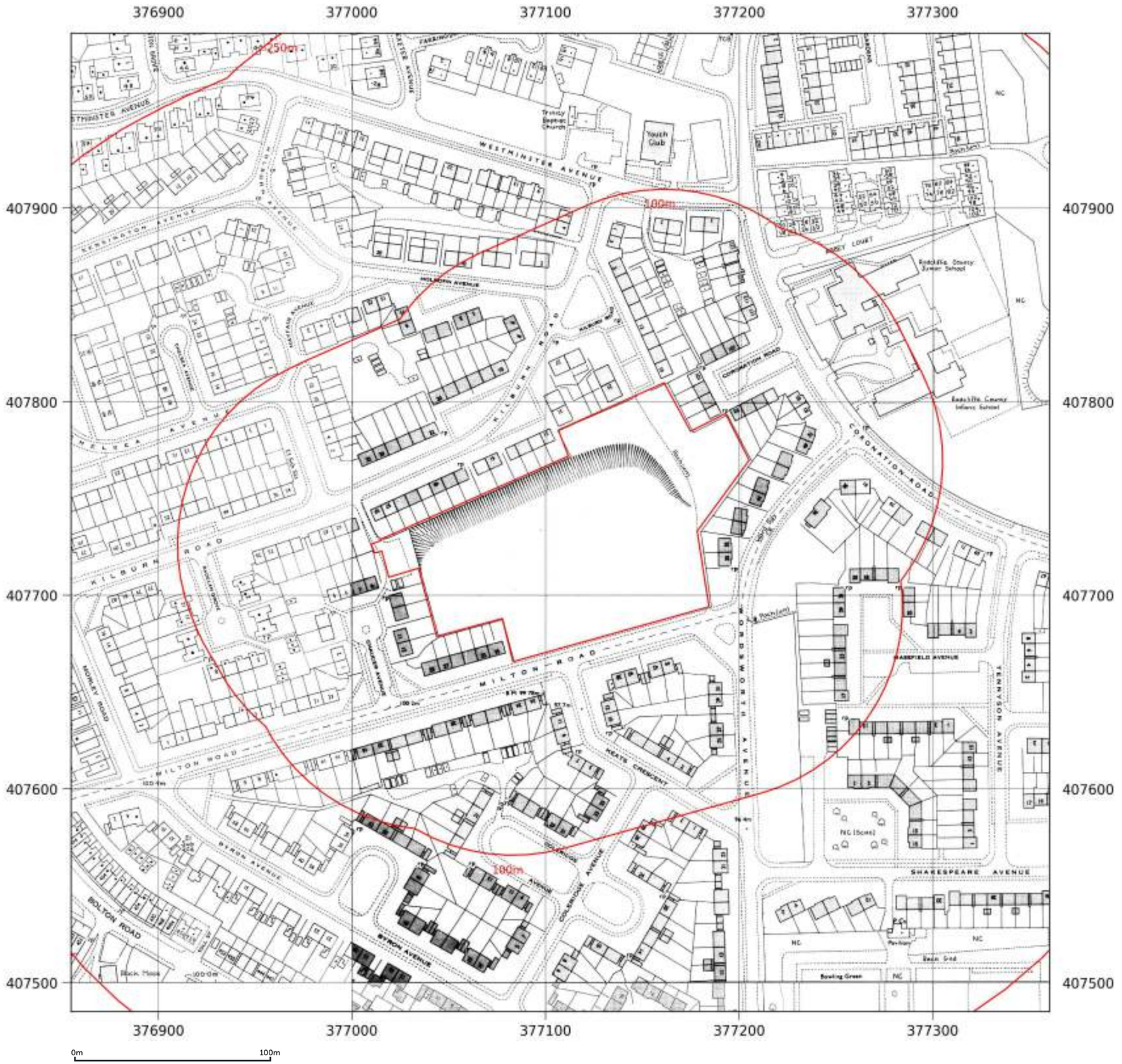

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Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1987-1989
Scale:	1:1,250
Printed at:	1:2,000

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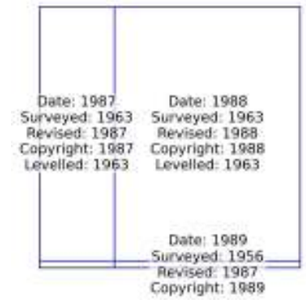

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Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1987-1992
Scale:	1:1,250
Printed at:	1:2,000

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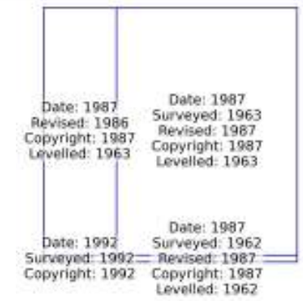

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Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

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Map date:	1987-1992
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Printed at:	1:2,000

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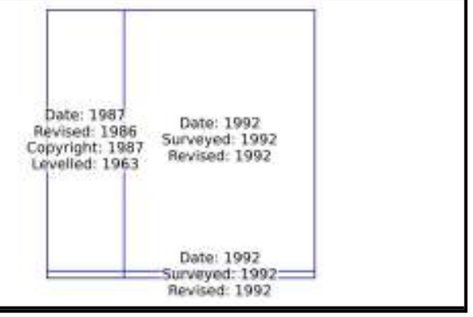

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Report ref:	CMAPS-CM-1260148-4199-260126HIS
Grid ref:	377118.25, 407732.45
Production date:	26 January 2026

Map name:	National Grid
Map date:	1992
Scale:	1:1,250
Printed at:	1:2,000

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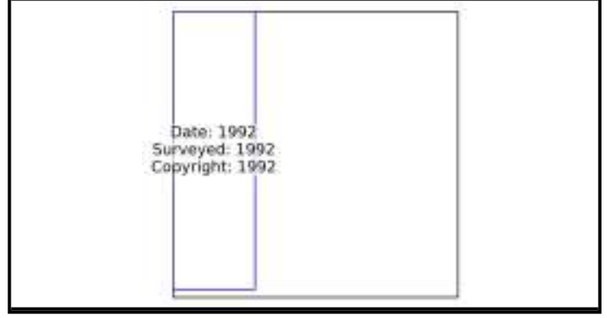

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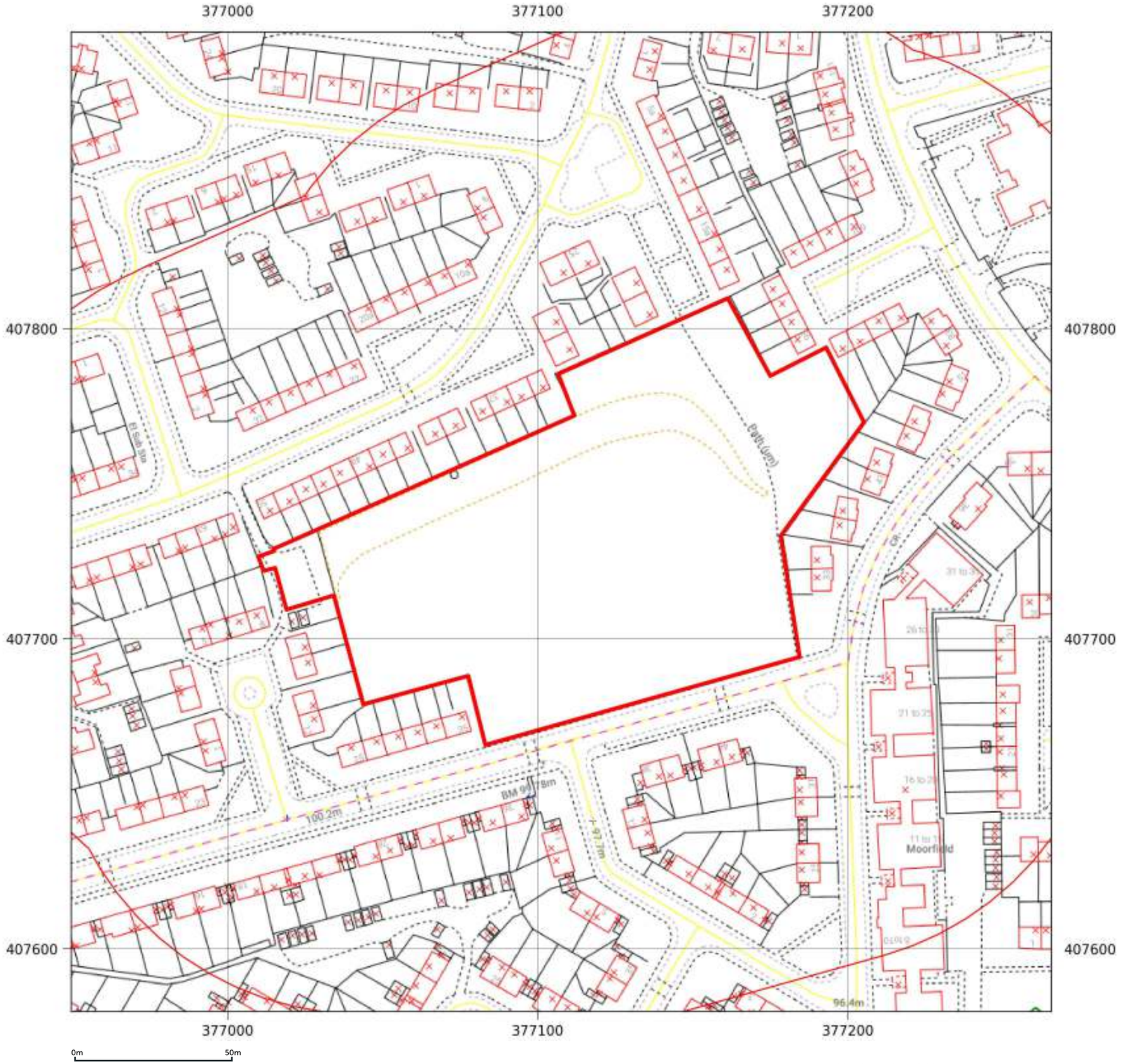

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Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

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:	LandLine
Map date:	2003
Scale:	1:1,250
Printed at:	1:1,250

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Contact us with any questions at:
info@centremaps.co.uk

Groundsure
LOCATION INTELLIGENCE

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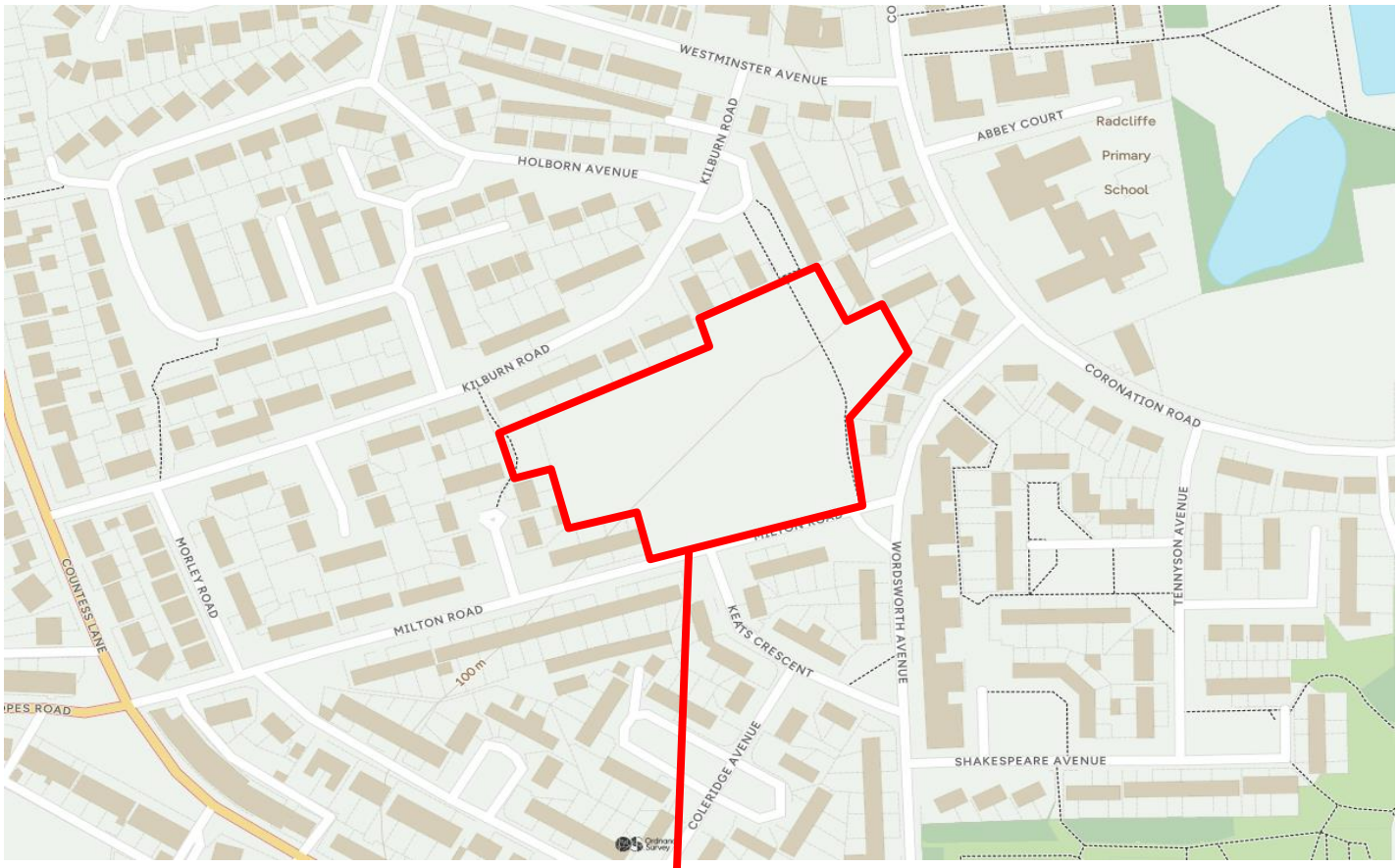
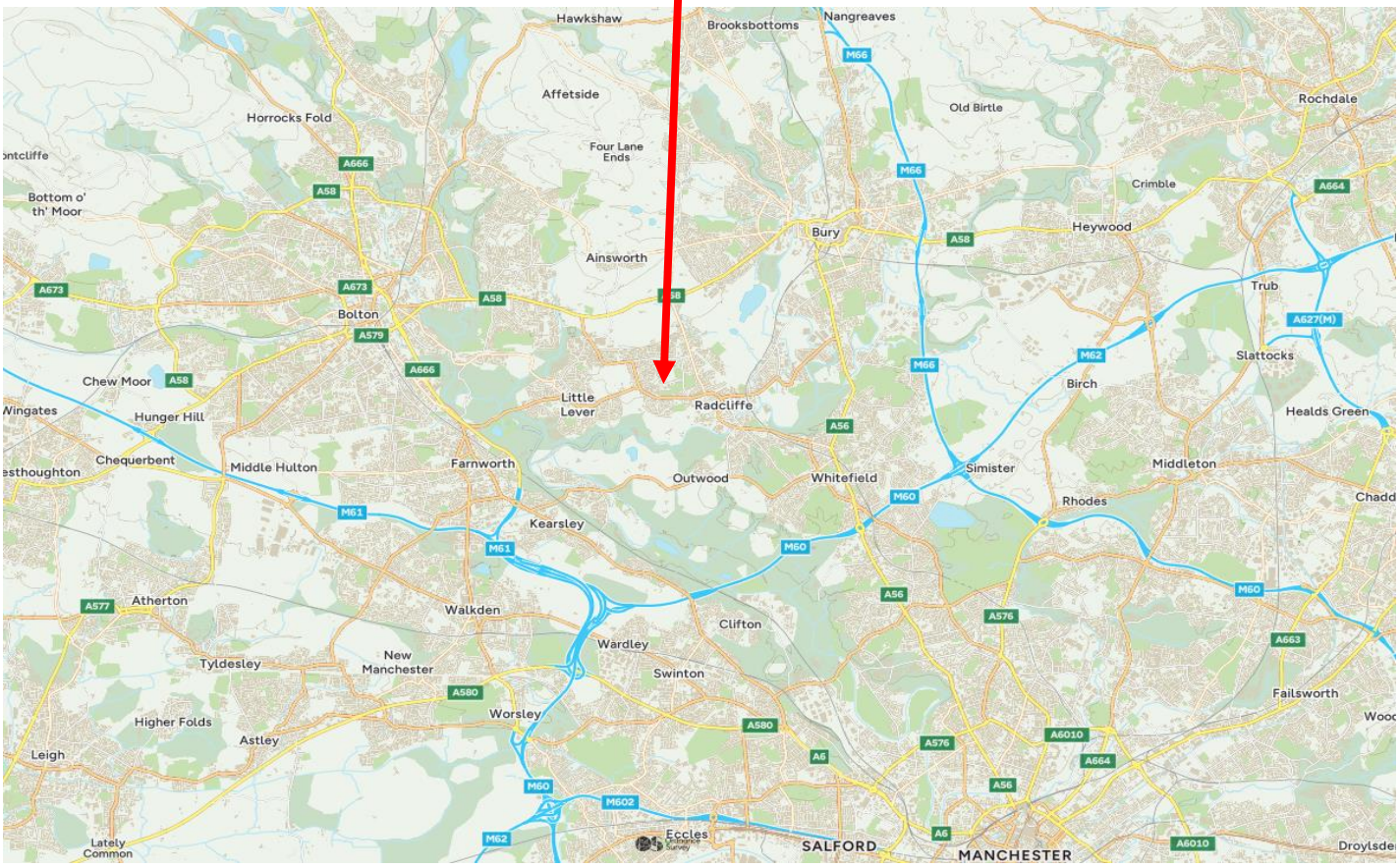
FIGURES





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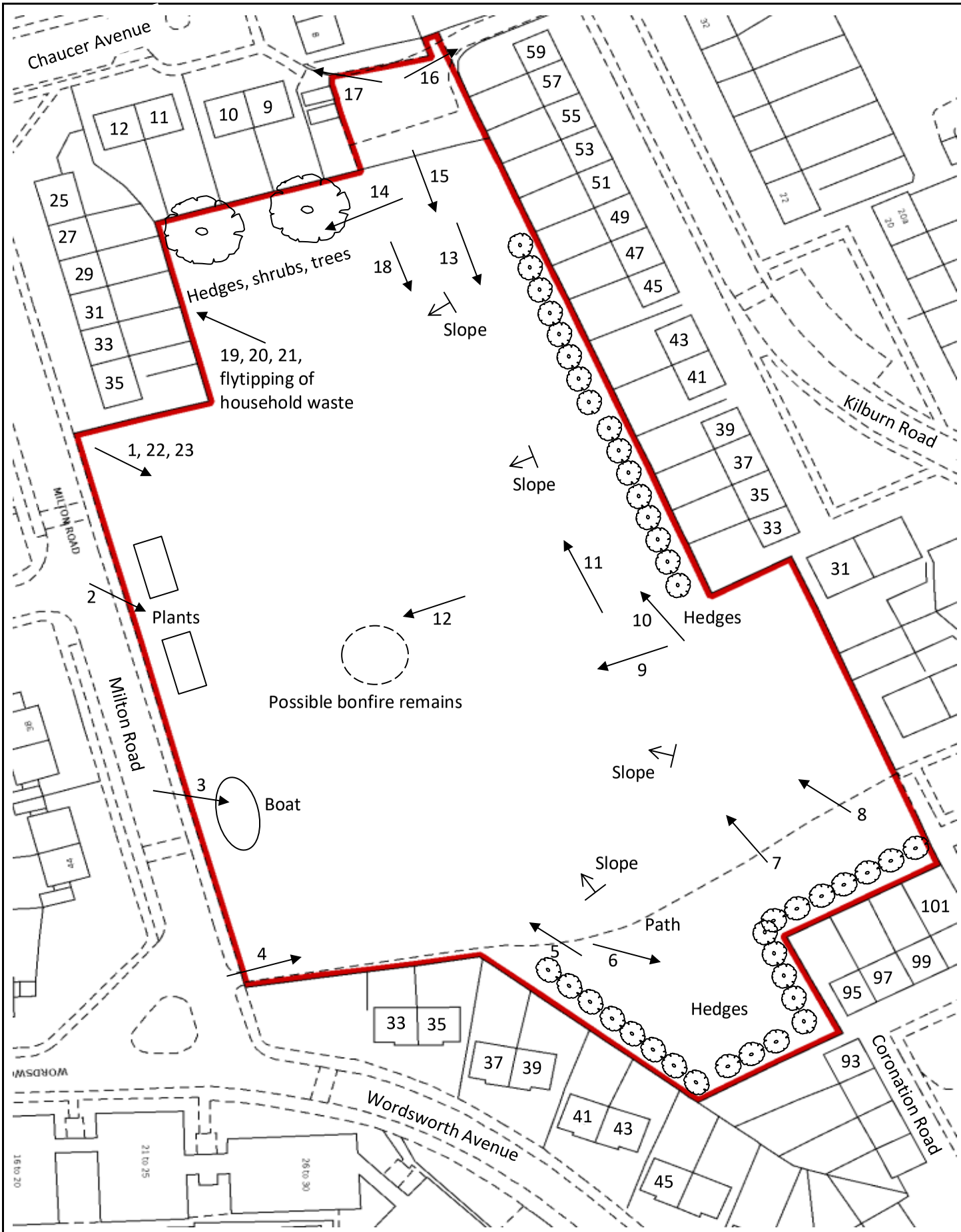
SUB SURFACE
SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS
3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907

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



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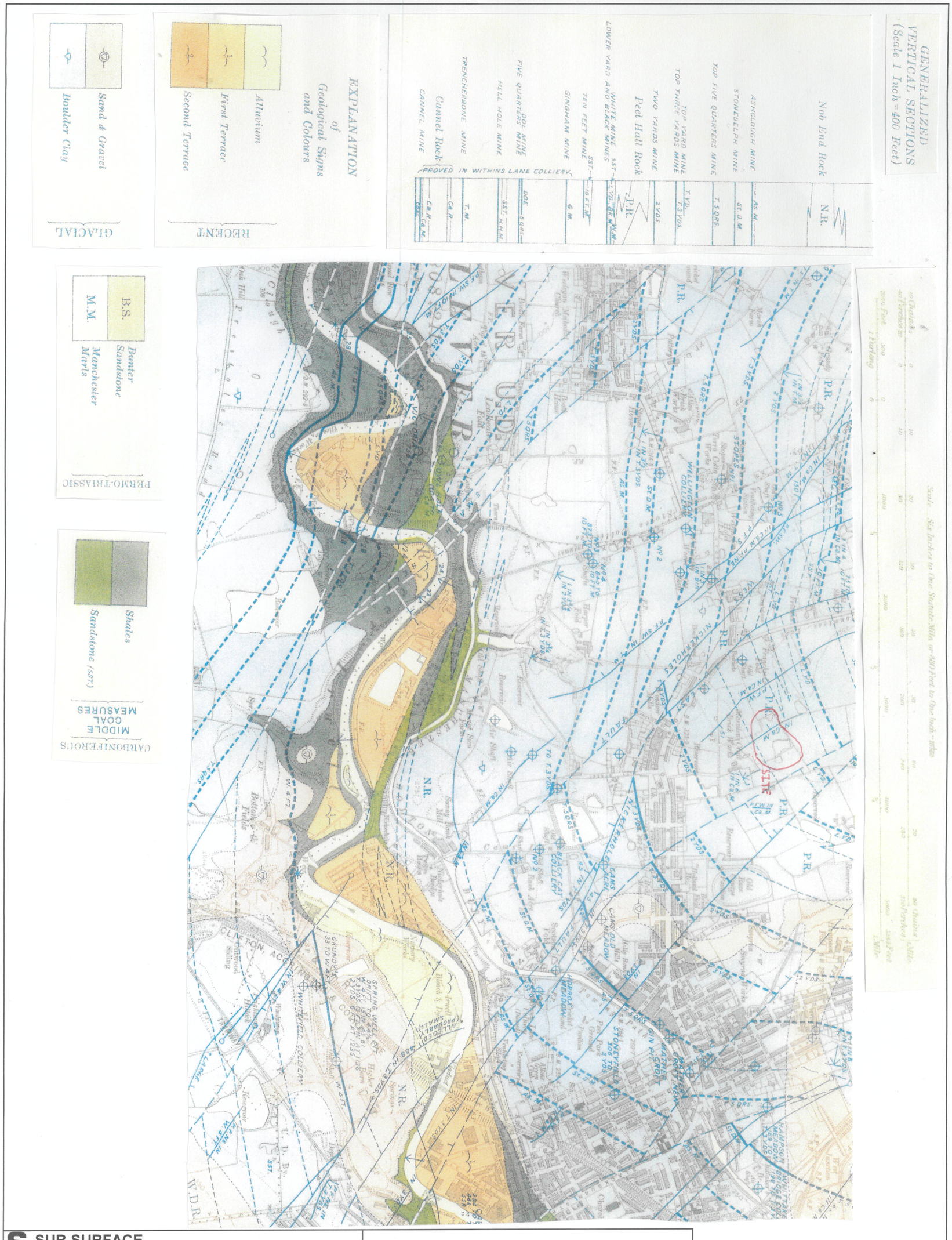
Walkover Survey Plan

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



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Extract from BGS sheet 95NE

Site:	Date Drawn:	Date Checked:	Orientation:	Job Number:
LAND AT MILTON ROAD, RADCLIFFE, BURY GREATER MANCHESTER, M26 3QY	02-Feb-25		N	8339
Client:	**Drawn By:**	**Checked By:**	**Scale:**	**Figure Number:**
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