

Groundsure Review with Full Planning



Search Details

Prepared for: Aim Legal Limited
Matter: 03090
Client address: The Tube Business Centre, 86 North Street, Manchester, M8 8RA

Property:
Mitchell Hey Mills, College Road, Rochdale, OL12 6AE

Data Supplier:
Groundsure
Sovereign House, Church Street, Brighton, BN1 1UJ

Date Returned:
14/10/2021

Property type:
Commercial

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Mitchell Hey Mills, College Road, Rochdale, OL12 6AE

Professional opinion



Contaminated Land

Moderate:
Acceptable Risk

page 5



Flooding

High

page 7

Consultant's guidance and recommendations inside.



Operational Environmental Risk

Low

page 5



Ground Stability

Identified

page 7



Radon

Passed



Energy

Identified

page 8



Transportation

Identified

page 9



Planning Constraints

Identified

page 10



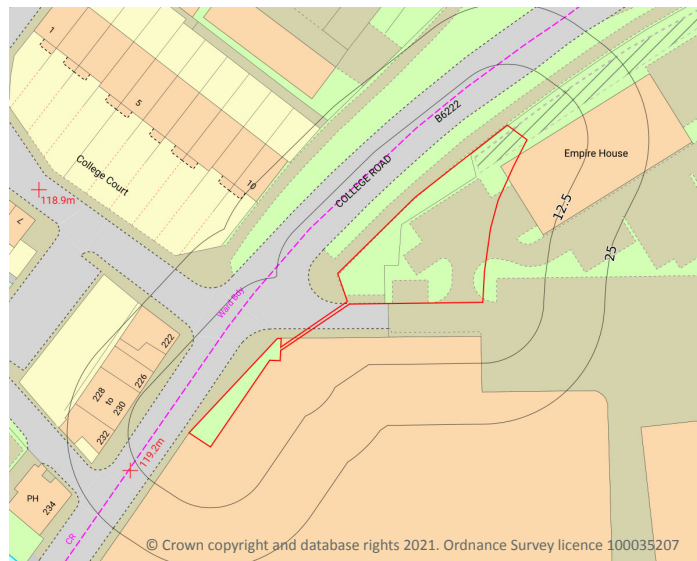
Planning Applications

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page 10

Written by: C Ortega MSc AIEMA

Reviewed by: A Shadwell MSc PIEMA



Contaminated land liability

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Yes

Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Unlikely

Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Unlikely

Useful contacts

Rochdale Metropolitan Borough Council:
<http://www.rochdale.gov.uk/>
council@rochdale.gov.uk
01706 647 474

Environment Agency National Customer
Contact Centre (NCCC):
enquiries@environment-agency.gov.uk
03708 506 506

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 58**.



Contaminated Land

Groundsure considers there to be an acceptable level of risk at the site from a contaminated land liability standpoint, however some potentially contaminative land uses have been identified including historical and current land uses in proximity. These land uses are not considered a significant risk if the site remains in its current use. However, if the property is to undergo a change of use or redevelopment the planning process is likely to require contaminated land investigations.

If you require further advice with regards to this, please contact our customer services team on 08444 159 000 or e-mail at info@groundsure.com.



Flooding

Flooding

An elevated level of flood risk has been identified at the property.



Next steps for consideration:

- investigate the insurance on offer for the property to ensure any implications on premiums are fully understood before completion
- a risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further advice on groundwater flooding has been produced by the Environment Agency and the Local Government Association and can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/flho0911bugi-e-e.pdf
- the assessment in this report is based on the highest flood risk found within the site boundary. The detailed maps within the flood section clearly highlight which parts of the site are affected by flooding, allowing you to visualise whether flood risk affects the buildings or the associated land. If you would prefer an assessment that provides separate flood ratings for the main dwelling and the associated land, Groundsure can provide this for a fee of £35 plus VAT
- if the property has recently been constructed, the flood risk assessment contained within this report will not take into account any measures put in place by the developer to deal with flooding. You should seek further information from the developer on flood risk mitigation for the site
- investigate the various forms of flood resistance and resilience measures that will help protect your property in the event of a flood

National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.



Ground stability

The property is indicated to lie within an area that could be affected by natural ground subsidence, infilled land. You should consider the following:

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



Coal

The property is assessed to lie within a coal mining area as defined by the Coal Authority.

Next steps for consideration:

- Groundsure recommends that a CON29M Official Coal Mining Search is conducted. This can be ordered through Groundsure or your preferred search provider.

Other considerations

These are next steps associated with non-environmental search returns on matters of energy and transport infrastructure, mobile masts, and planning constraints.



Energy

Wind

Existing or proposed wind installations have been identified within 5km.

Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Solar

Existing or proposed solar installations have been identified within 5km of the property.

Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property



Consultant's assessment



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see **page 2** for further advice.



Contaminated Land

The Contaminated Land assessment has been completed by a qualified environmental consultant and includes a manual review of our extensive collection of high detailed Ordnance Survey maps and environmental data. Please see **page 14** for details of the identified issues.

Past Land Use	Moderate
Waste and Landfill	Low
Current and Recent Industrial	Moderate
Operational environmental risk	Low

Current and proposed land use

Current land use

Groundsure has not been advised by the client (or their advisers) of the current use of the property. Groundsure has therefore assumed that the property is likely to be used for commercial purposes.

The site has been identified to comprise two plots of land located in the northeast-southwest alignment and separated by 14m. The plots are used as a yard and covered by vegetation while a minor area of hardstanding is noted in the far east.

Proposed land use

Groundsure has assumed that the property will remain in its current use.

Site location

The site lies within a mixed commercial and residential area of Rochdale.

Surrounding area

North: College Road with residential dwellings beyond.

South: Light industrial units.

East: Commercial properties.

West: College Road with residential dwellings beyond.

Historical land use

On-site

The site history, based on a review of Groundsure's high detailed historical mapping, is as follows:

- **1851** - The site comprised a plot of open land with part of a building in the north east, and part of a building in the south west.



- **1890** - The site comprised part of multiple buildings in the southwest and centre, while two adjacent minor units were noted in the centre east and far north east.
- **1890 - 1959** - No changes recorded.
- **1968** - The minor units in the centre and north east had been cleared.
- **1975** - The northern part of the plot was cleared to represent open land.
- **1978** - The southern plot was also demolished, bringing the site in line with its current format.
- **1978 - 1995** - No changes recorded.

Surrounding area

In addition, we have identified the following points of interest in proximity to the study site:

- **1851** - Brick field 5m to the east.
- **1890 - 1956** - A rope walk adjacent to the east.
- **1890** - Present. A mill adjacent to the south, labelled as works by 1987.

Environmental permits and register entries

- An area, designated as Potentially Contaminated Land under Part 2A of the Environmental Protection Act 1990, has been identified 250m to the west.
- No Environmental Permits of concern have been identified on site or in proximity to the property.

Site setting and overall environmental sensitivity

The site is situated on the underlying geology comprising superficial Glaciofluvial Deposits and alluvium underlain by bedrock layers of Pennine Lower Coal Measures Formation. Groundwater mapping indicates the superficial deposits and bedrock layers to be classified as Secondary A aquifers.

Potentially vulnerable receptors have been identified including site users, residents of adjacent dwellings with gardens, the underlying aquifer and the River Spodden 46m to the south west . Groundsure considers that the property has a moderate environmental sensitivity.

Operational environmental risk

Using recent mapping, aerial photography and the data in this report we consider the site to have a Low ongoing operational environmental risk.

As the site does not appear to be in current industrial use, there is unlikely to be a significant risk of Environmental Damage at the property. However, if you require an assessment of operational risk at the property, please contact Groundsure for further advice.

Conclusion

Groundsure has identified that the subject site has the potential to be impacted by ground contamination as a result of historical and current land uses. However, the study site is considered unlikely to be subject to individual statutory investigation, given the continuation of the site's current use and assuming acceptable ongoing levels of environmental management. Groundsure therefore concludes the site represents an Acceptable Environmental Risk. Please refer to the Groundsure Risk Assessment Methodology contained within this report.

Environmental summary



Flooding

The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for past flooding and river, coastal, surface water and groundwater flooding is high.

Please see **page 33** for details of the identified issues.

River and Coastal Flooding	Medium
Groundwater Flooding	Moderate
Surface Water Flooding	Negligible
FloodScore™ insurance rating	Very Low
Past Flooding	Identified
Flood Storage Areas	Not identified
NPPF Flood Risk Assessment required if site redeveloped?	Yes



Ground stability

The property is assessed to have potential for natural or non-natural ground subsidence.

Please see **page 38** for details of the identified issues.

Natural Ground Stability	Moderate-High
Non-Natural Ground Stability	Identified



Radon

Local levels of radon are considered normal. The percentage of homes estimated to be affected by radon in your local area is less than 1%.

Not in a radon
affected area



Energy summary



Oil and gas

No historical, active or planned wells or extraction areas have been identified near the property.

Oil and gas areas
Oil and gas wells

Not identified
Not identified



Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Please see **page 2** for further advice. Additionally, see **page 41** for details of the identified issues.

Planned Multiple Wind Turbines

Identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Identified

Proposed Solar Farms

Identified

Existing Solar Farms

Identified



Energy

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

Please see **page 2** for further advice. Additionally, see **page 47** for details of the identified issues.

Power stations

Not identified

Energy Infrastructure Projects

Identified

Not identified



Transportation summary



HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
HS2 Stations	Not identified
HS2 Depots	Not identified
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed



Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

Crossrail 1 Route	Not identified
Crossrail 1 Stations	Not identified
Crossrail 1 Worksites	Not identified
Crossrail 2 Route	Not identified
Crossrail 2 Stations	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	Not identified



Other Railways

Our search indicates the property is within 250 metres of railways or railway stations, subway or DLR lines, active railways, historical railways or tunnels.

The Underground assessment includes London Underground, DLR, Tyne and Wear Metro, Merseyrail and Glasgow Subway.

Additionally, see **page 48** for details of the identified issues.

Active Railways and Tunnels	Not identified
Historical Railways and Tunnels	Identified
Railway and Tube Stations	Not identified
Underground	Not identified



Planning summary



Planning Applications

Using Local Authority planning information supplied and processed by Glenigan dating back 10 years, this information is designed to help you understand possible changes to the area around the property. Please note that even successful applications may not have been constructed and new applications for a site can be made if a previous one has failed. We advise that you use this information in conjunction with a visit to the property and seek further expert advice if you are concerned or considering development yourself.

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Large Developments

searched to 500m

Please see **page 49** for details of the proposed developments.

5

Small Developments

searched to 125m

Please see **page 51** for details of the proposed developments.

0

House extensions or new builds

searched to 50m

Please note the links for planning records were extracted at the time the application was submitted therefore some links may no longer work. In these cases, the application details can be found by entering the application reference manually into the Authority's planning website.

In order to understand this planning data better together with its limitations you should read the full detailed limitations on **page 62**.



Planning constraints

Protected areas have been identified within 250 metres of the property.

Please see **page 54** for details of the identified issues.

Environmental Protected Areas	Not identified
Visual and Cultural Protected Areas	Identified



Telecoms

There are mobile masts, mobile phone base stations or planning applications for mobile masts identified within 250 metres of the property.

Please see **page 52** for details of the identified issues.

Mobile phone masts

Identified



Other environmental considerations



The following additional risks or issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Asbestos

The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

Site-specific features

This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these issues are considered to be a concern.

Unexploded ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO across Britain. Construction increases the risk from UXO. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

Environmental insurance

The ownership or possession of land and property is one of the most valuable assets an individual or organisation can have. In cases where we are unable to provide a low risk assessment with regards to contaminated land, environmental insurance should be considered. Environmental insurance can protect against regulatory and third party action, potential losses and additional costs in dealing with contamination. Independent, specialist brokers are able to access the entire environmental insurance market, providing bespoke environmental policies to address risk and transactional issues.

Phase 1 environmental risk assessment

A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at projects@groundsure.com. The reports start from £1245+VAT, which includes a discount for current reporting.

Made ground and infilled land

Areas of made ground and infilled land can settle over time and could potentially cause subsidence. If the property is known to be located on made or infilled ground it would be prudent to contact a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2021. All Rights Reserved.

Capture Date: 23/05/2019

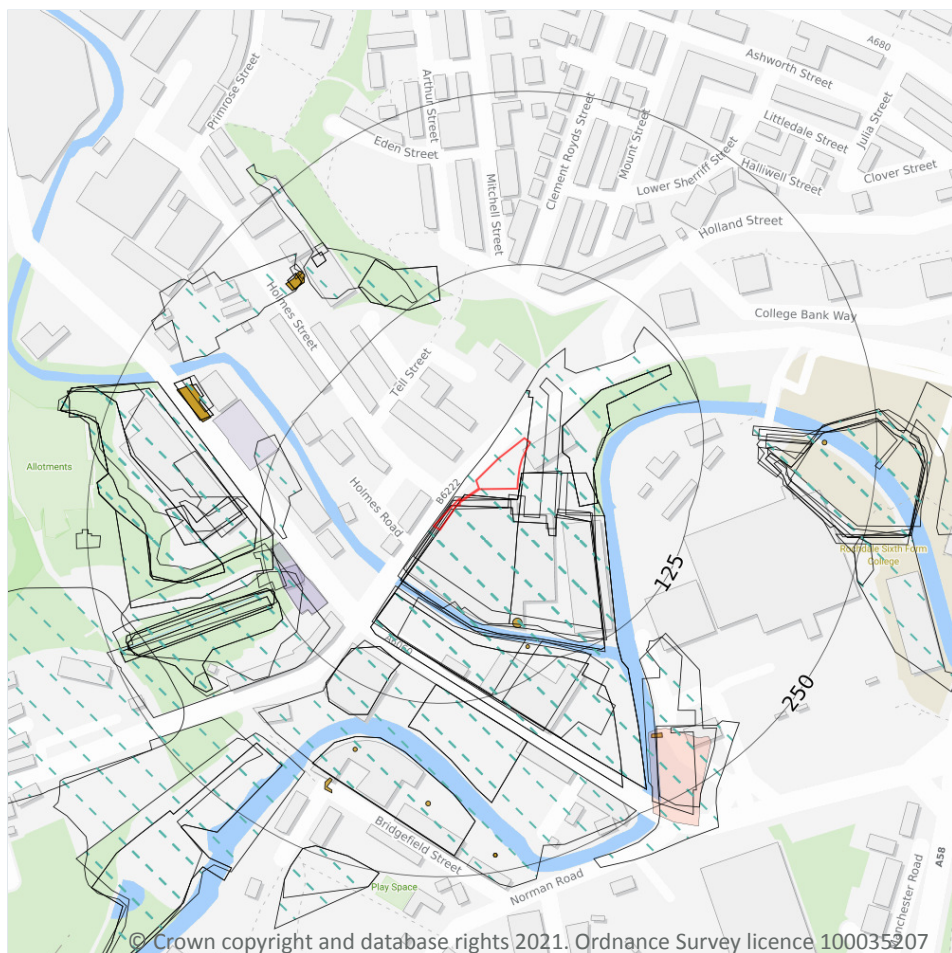
Site Area: 0.08ha

Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	10	3	69
Former tanks	0	0	15
Former energy features	0	0	1
Former petrol stations	0	0	0
Former garages	0	0	4
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	2
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	1
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	3	21
Current or recent petrol stations	0	0	1
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	3
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	1
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	1
Pollution incidents	0	0	5

Contaminated land / Past land use



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

Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Cotton Mill	1851
0	on site	Brick Field	1851
0	on site	Unspecified Mill	1908
0	on site	Unspecified Mills	1928
0	on site	Unspecified Mills	1938

Review

Mitchell Hey Mills, College Road,
Rochdale, OL12 6AE

Ref: IT-19201318
Your ref: IT-19201318
Grid ref: 388980 413339

Distance	Direction	Use	Date
0	on site	Unspecified Mills	1949
0	on site	Unspecified Mill	1968
0	on site	Unspecified Mills	1975
0	on site	Unspecified Works	1987
0	on site	Unspecified Works	1992
23 m	E	Unspecified Ground Workings	1975
23 m	E	Unspecified Ground Workings	1987
23 m	E	Unspecified Ground Workings	1992
51 m	S	Unspecified Commercial/Industrial	1968
51 m	SW	Iron Works	1949
56 m	SW	Iron Works	1928
56 m	SW	Iron Works	1938
95 m	SW	Unspecified Mill	1987
95 m	SW	Unspecified Mill	1992
96 m	SW	Unspecified Works	1975
99 m	W	Unspecified Quarry	1890
104 m	SW	Unspecified Mill	1908
105 m	SW	Unspecified Quarry	1890
109 m	SE	Unspecified Works	1968
111 m	S	Unspecified Commercial/Industrial	1987
111 m	S	Unspecified Commercial/Industrial	1992
115 m	W	Woollen Mill	1851
115 m	W	Unspecified Quarry	1949
116 m	W	Unspecified Works	1987
116 m	W	Unspecified Works	1992
117 m	NW	Unspecified Ground Workings	1987
117 m	NW	Unspecified Ground Workings	1992
124 m	SW	Unspecified Pit	1968



Review

Mitchell Hey Mills, College Road,
Rochdale, OL12 6AE

Ref: IT-19201318
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Grid ref: 388980 413339

Distance	Direction	Use	Date
124 m	SW	Unspecified Pit	1975
125 m	W	Mill Pond	1949
125 m	SW	Unspecified Heaps	1987
125 m	SW	Unspecified Heaps	1992
126 m	NW	Unspecified Ground Workings	1890
128 m	W	Unspecified Quarry	1928
128 m	W	Unspecified Quarry	1938
130 m	SW	Mill Pond	1928
130 m	SW	Mill Pond	1938
135 m	W	Unspecified Works	1975
135 m	W	Railway Sidings	1949
138 m	W	Railway Sidings	1928
138 m	W	Railway Sidings	1938
145 m	SE	Unspecified Mills	1949
149 m	SE	Unspecified Commercial/Industrial	1968
154 m	W	Unspecified Ground Workings	1975
154 m	W	Unspecified Ground Workings	1987
154 m	W	Unspecified Ground Workings	1992
156 m	S	Unspecified Commercial/Industrial	1987
156 m	S	Unspecified Commercial/Industrial	1992
161 m	E	Woollen and Cotton Mill	1851
163 m	E	Unspecified Mills	1890
165 m	E	Unspecified Mills	1908
170 m	E	Unspecified Commercial/Industrial	1968
170 m	E	Unspecified Mills	1928
170 m	E	Unspecified Mills	1938
171 m	E	Unspecified Mills	1949
178 m	NW	Unspecified Tanks	1928

Distance	Direction	Use	Date
178 m	NW	Unspecified Tanks	1938
181 m	NW	Unspecified Tanks	1949
188 m	SW	Unspecified Pit	1890
189 m	NW	Fulling Mill	1851
189 m	NW	Unspecified Tanks	1928
189 m	NW	Unspecified Tanks	1938
190 m	NW	Unspecified Tanks	1928
190 m	NW	Unspecified Tanks	1938
193 m	NW	Unspecified Tanks	1949
194 m	NW	Unspecified Tanks	1949
196 m	SW	Unspecified Mills	1949
198 m	SE	Cotton Mill	1851
202 m	SW	Unspecified Mills	1928
202 m	SW	Unspecified Mills	1938
205 m	SW	Woollen Mill	1851
219 m	SW	Unspecified Mill	1890
230 m	E	Unspecified Mills	1949
240 m	W	Shed	1851
244 m	S	Unspecified Pit	1968
244 m	S	Unspecified Pit	1975
245 m	E	Unspecified Heap	1949

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

These tanks have been identified from high detailed historical Ordnance Survey maps dating from the mid-late 1800s to recent times. Tanks like this can sometimes store harmful waste, chemicals or oil, as well as more benign substances. Liquids stored in these tanks can leak when the tanks rust or become damaged over time, which could have caused contamination at this site.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
84 m	SE	Unspecified Tank	1890
104 m	SE	Unspecified Tank	1959
168 m	S	Unspecified Tank	1890
179 m	NW	Tanks	1910
179 m	NW	Tanks	1930
189 m	NW	Tanks	1910
189 m	NW	Tanks	1930
191 m	NW	Tanks	1890
196 m	SW	Tanks	1910
196 m	S	Unspecified Tank	1890
202 m	SE	Unspecified Tank	1910
211 m	E	Unspecified Tank	1890
236 m	S	Unspecified Tank	1890
236 m	S	Unspecified Tank	1910
236 m	S	Unspecified Tank	1930

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
200 m	SE	Corporation Electricity Station	1910

This data is sourced from Ordnance Survey/Groundsure.

Former garages

These garages have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. They have the potential to cause ground contamination. This can be because spills can occur when fuel, oil or solvents are used causing ongoing pollution. Older and obsolete garages are considered a greater risk than newer ones, as tanks can remain underground and deteriorate, sometimes causing significant leaks.

Review

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Ref: IT-19201318
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Please see **page 2** for further advice.

Distance	Direction	Use	Date
94 m	SW	Garage	1978
95 m	SW	Garage	1959
100 m	W	Garage	1959
124 m	NW	Garage	1978

This data is sourced from Ordnance Survey/Groundsure.



Contaminated land / Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Former Landfill (EA records)
- Waste site no longer in use
- Active or recent licensed waste sites

Former landfill (from Environment Agency Records)

These are records of former areas of landfill. These areas of land may have been redeveloped for other uses since the landfill closed. Depending on the nature of the waste these landfill sites accepted, they may still pose a risk of contamination (including from landfill gases). Former landfill sites can also cause issues with ground instability.

Please see **page 2** for further advice.

Distance	Direction	Details		
78 m	N	Site Address: Central Tip, Eden Street and Grimble Street, Rochdale, Greater Manchester Waste Licence: - Site Reference: - Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: - Licence Surrendered: - Licence Holder Address: -	First Input: - Last Input: - Control Measures: -
248 m	W	Site Address: Sandy Brow, Rochdale, Sandy Brow, Rochdale, Greater Manchester Waste Licence: - Site Reference: - Waste Type: - Environmental Permitting Regulations (Waste) Reference: -	Licence Issue: - Licence Surrendered: - Licence Holder Address: -	First Input: - Last Input: - Control Measures: -

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

Active or recent licensed waste sites

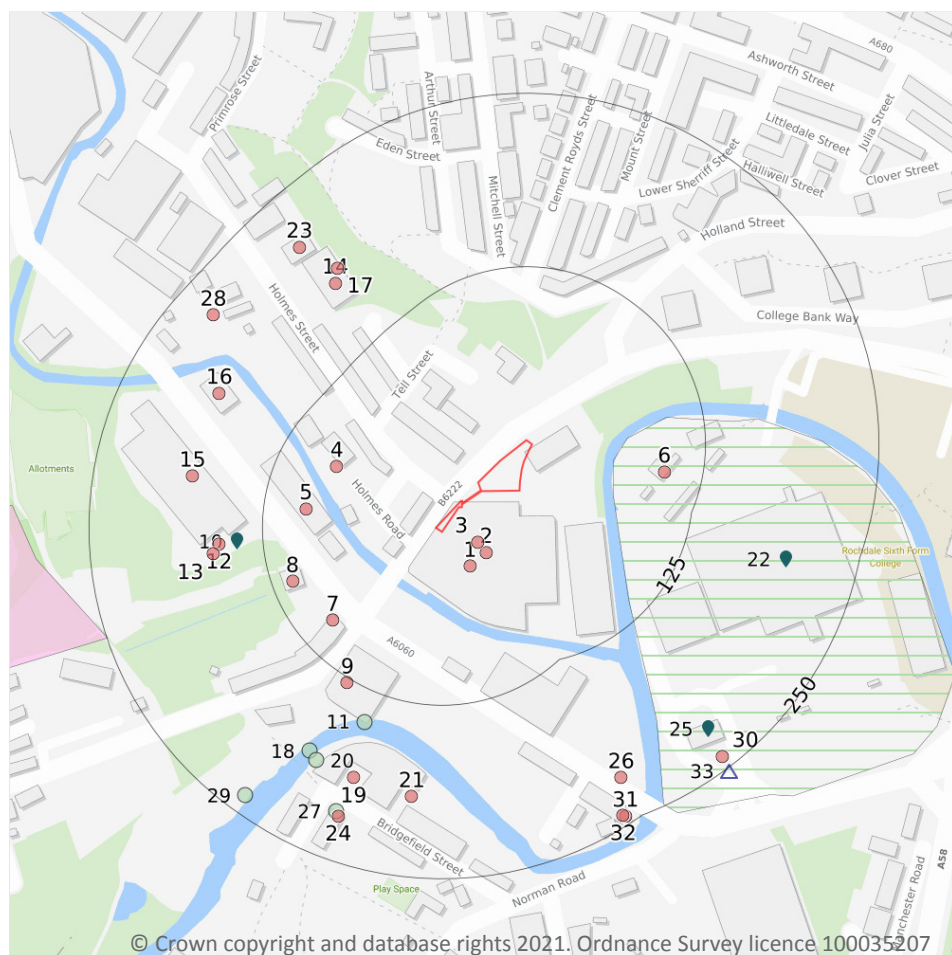
These are records of waste sites that are operated under licence. Waste operations require an environmental permit (from Environment Agency or Natural Resources Wales) if the business uses, recycles, treats, stores or disposes of waste or mining waste. The permit can be for activities at one site or for a mobile plant used at many sites. Depending on the nature of waste being accepted by these facilities, there could be risk of ground contamination. Some waste sites can also cause nuisance problems due to noise, dust and odour.

Please see **page 2** for further advice.

ID	Distance	Direction	Address	Type	Size	Status
1	207 m	SW	Slates Yard, Corporation Road, Rochdale, Lancashire, OL11 4EU	Vehicle Depollution Facility 5000 tps	Small	Modified

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

Contaminated land / Current and recent industrial



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Local Authority licensed pollutant release
- Dangerous or explosive sites
- Contaminated Land
- Pollution incidents

Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see **page 2** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	32 m	SE	Works - Greater Manchester, OL12	Unspecified Works Or Factories	Industrial Features
2	35 m	SE	Better Dreams Ltd - Mitchell Hey Mills, College Road, Rochdale, Greater Manchester, OL12 6AE	Textiles, Fabrics, Silk and Machinery	Industrial Products

Review

Mitchell Hey Mills, College Road,
Rochdale, OL12 6AE

Ref: IT-19201318
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Grid ref: 388980 413339

ID	Distance	Direction	Company / Address	Activity	Category
3	35 m	SE	Acegate Manufacturing Ltd - Mitchell Hey Mills, College Road, Rochdale, Greater Manchester, OL12 6AE	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
4	84 m	NW	Works - Greater Manchester, OL12	Unspecified Works Or Factories	Industrial Features
5	95 m	W	Acceleration Services Ltd - 70, Mellor Street, Rochdale, Greater Manchester, OL12 6AA	Vehicle Repair, Testing and Servicing	Repair and Servicing
6	97 m	E	Electricity Sub Station - Greater Manchester, OL12	Electrical Features	Infrastructure and Facilities
7	100 m	SW	Home Television - 254, Bury Road, Rochdale, Greater Manchester, OL11 4EE	Electrical Equipment Repair and Servicing	Repair and Servicing
8	110 m	W	Mellor Street Garage - Mellor Street, Rochdale, Greater Manchester, OL12 6AA	Vehicle Repair, Testing and Servicing	Repair and Servicing
9	128 m	SW	G T S Sheet Metal Ltd - Redbrook Mill, Bury Road, Rochdale, Greater Manchester, OL11 4EE	Metalworkers Including Blacksmiths	Construction Services
12	157 m	W	Electricity Sub Station - Greater Manchester, OL11	Electrical Features	Infrastructure and Facilities
13	164 m	W	Electricity Sub Station - Greater Manchester, OL11	Electrical Features	Infrastructure and Facilities
14	175 m	NW	Holmes Street M O T Centre - Holmes Street, Rochdale, Greater Manchester, OL12 6AQ	Vehicle Repair, Testing and Servicing	Repair and Servicing
15	179 m	W	Works - Greater Manchester, OL11	Unspecified Works Or Factories	Industrial Features
16	184 m	NW	Delta Obstruction Lighting - Aviation House 76, Mellor Street, Rochdale, Greater Manchester, OL12 6AA	Aeroplanes	Industrial Products
17	184 m	NW	Works - Greater Manchester, OL12	Unspecified Works Or Factories	Industrial Features
19	188 m	S	Works - Greater Manchester, OL11	Unspecified Works Or Factories	Industrial Features
21	192 m	S	Works - Greater Manchester, OL11	Unspecified Works Or Factories	Industrial Features
23	211 m	NW	Carter Origin Ltd - Holmes Street, Rochdale, Greater Manchester, OL12 6AQ	Metals Manufacturers, Fabricators and Stockholders	Industrial Products

ID	Distance	Direction	Company / Address	Activity	Category
24	218 m	S	M M K Repairs - Mandale Park, Corporation Road, Rochdale, Greater Manchester, OL11 4HJ	Vehicle Parts and Accessories	Motoring
26	219 m	SE	Electricity Sub Station - Greater Manchester, OL12	Electrical Features	Infrastructure and Facilities
28	222 m	NW	Works - Greater Manchester, OL12	Unspecified Works Or Factories	Industrial Features
30	241 m	SE	Asda Petrol - The Old Cricket Ground, Rochdale, Greater Manchester, OL12 6XT	Petrol and Fuel Stations	Road and Rail
31	244 m	SE	Doug Ashton Hires - 1, Mellor Street, Rochdale, Greater Manchester, OL12 6XD	Construction and Tool Hire	Hire Services
32	244 m	SE	Benfield Electric Europe Ltd - Tramway Offices, Mellor Street, Rochdale, Greater Manchester, OL12 6AA	Distribution and Haulage	Transport, Storage and Delivery

This data is sourced from Ordnance Survey.

Current or recent petrol stations

Petrol stations and their associated storage tanks are considered a risk for soil and groundwater contamination. This is because spills can occur when fuel tanks are filled and leaks from these tanks can cause ongoing pollution. Older and obsolete petrol stations are considered a greater risk than newer ones, as fuel tanks can remain underground and deteriorate, sometimes causing significant leaks. In some cases, fuels such as petrol or diesel can spread beneath the surface, meaning that properties can be affected even when they are some distance away.

Please see **page 2** for further advice.

ID	Distance	Direction	Company	Address	Status
33	244 m	SE	ASDA	Dane Street, Mitchell Hey, Rochdale, Greater Manchester, OL12 6XT	Open

This data is sourced from Experian Catalist.

Dangerous or explosive sites

These records relate to facilities that use or have used large amounts of hazardous or explosive materials. They are regulated under the Control of Major Accident Hazards (COMAH) Regulations 2015. Historical facilities may have been regulated under the Notification of Installations Handling Hazardous Substances (NIHHS) Regulations 1982 and the Amendment Regulations 2002. The purpose of the COMAH Regulations is to help prevent major accidents involving dangerous substances and limit the effects to people and the environment of any accidents which do occur. They can be an indication to wider industrial processes with a potential to cause ground contamination.

Please see **page 2** for further advice.

Distance	Direction	Company	Address	Operational Status	Tier
60 m	E	British Gas	British Gas, Dane Street, Rochdale	Historical NIHHS Site	-

This data is sourced from the Health and Safety Executive/Groundsure.

Sites designated as Contaminated Land

If land has been designated as "Contaminated" (as defined under Part 2A of the Environmental Protection Act 1990) it means that the contamination caused significant harm or there was a significant risk of the contamination causing significant harm. However, it is possible that the land has been remediated to make the ground safe again.

Please see **page 2** for further advice.

Distance	Direction	Description	Location	Category	Year Identified	Date of Update
250 m	W	Former landfill site. Assessment concluded that not meet the legal definition of "contaminated land" as defined by the 1990 Environmental Protection Act	Sandy Brow former landfill site. Spotland, Rochdale	Potentially Contaminated Land - Revoked	2013	06/02/2019

This data is sourced from Local Authorities.

Local Authority licensed pollutant release

Industrial facilities that release pollutants to the environment (air, land or water) may be regulated by the Local Authority and hold a Part A(2) or Part B process authorisation or licence. These processes could include the burning of waste oils, paint spraying and petrol vapour recovery. There could be a risk of ground contamination if harmful materials associated with these processes are not stored and handled correctly.

Please see **page 2** for further advice.

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
10	144 m	W	Hth Autos-Motorama, Holmes St, OL12 6AG	Rochdale Metropolitan Borough Council	Respraying of Road Vehicles	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
22	198 m	E	Johnsons Dry Cleaners UK Ltd, Within ASDA, Dane Street, Rochdale, Lancashire, OL11 4EZ	Rochdale Metropolitan Borough Council	Dry Cleaning	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
25	219 m	SE	Asda Petrol Site, Dane Street, Rochdale, Lancashire, OL11 4EZ	Rochdale Metropolitan Borough Council	Unloading of Petrol into Storage at Service Stations	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authorities.

Pollution incidents

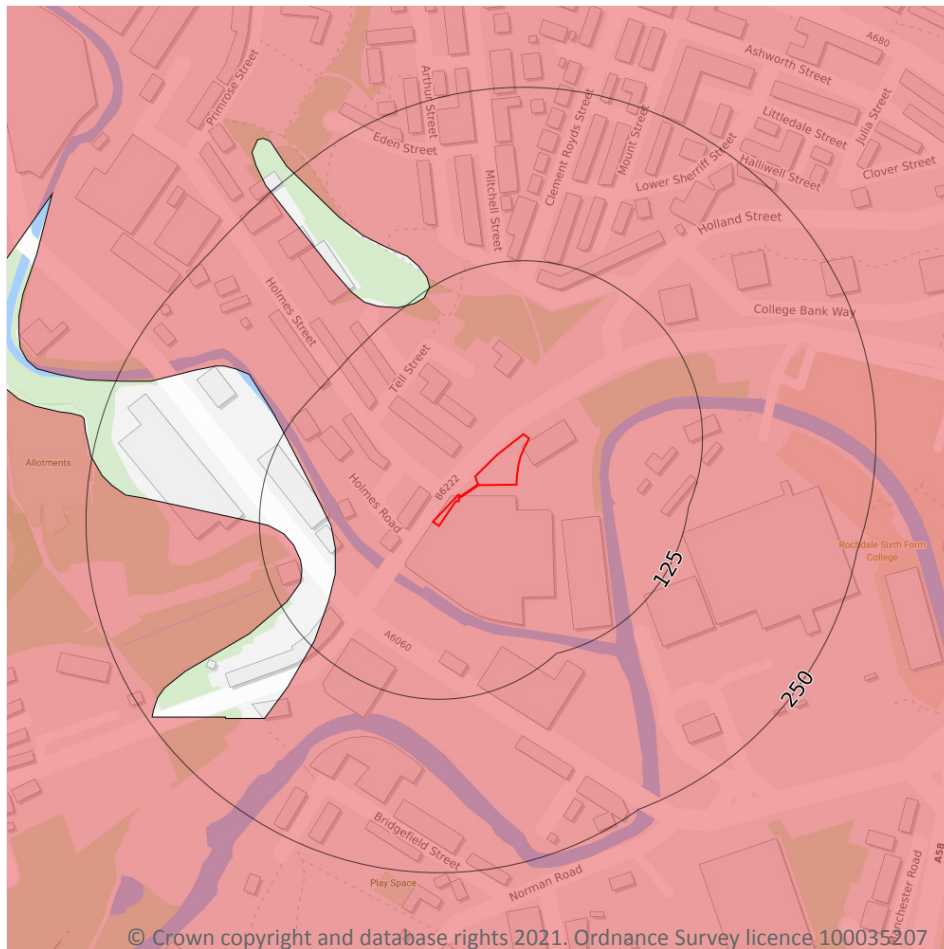
Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

Please see **page 2** for further advice.

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
11	148 m	S	26/02/2003	Category 4 (No Impact)	Category 3 (Minor)	Diesel
18	185 m	SW	14/05/2003	Category 4 (No Impact)	Category 3 (Minor)	Unidentified Oil
20	190 m	SW	17/09/2002	Category 4 (No Impact)	Category 3 (Minor)	Mixed/Waste Oils
27	219 m	S	10/05/2002	Category 4 (No Impact)	Category 4 (No Impact)	Dust
29	237 m	SW	26/03/2002	Category 3 (Minor)	Category 4 (No Impact)	Construction and Demolition Materials and Wastes

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

Superficial hydrogeology



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

Aquifers within superficial geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within superficial geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Unknown - These are rock layers where it has not been possible to classify the water storage potential.

Distance	Direction	Designation
0	on site	Secondary A

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

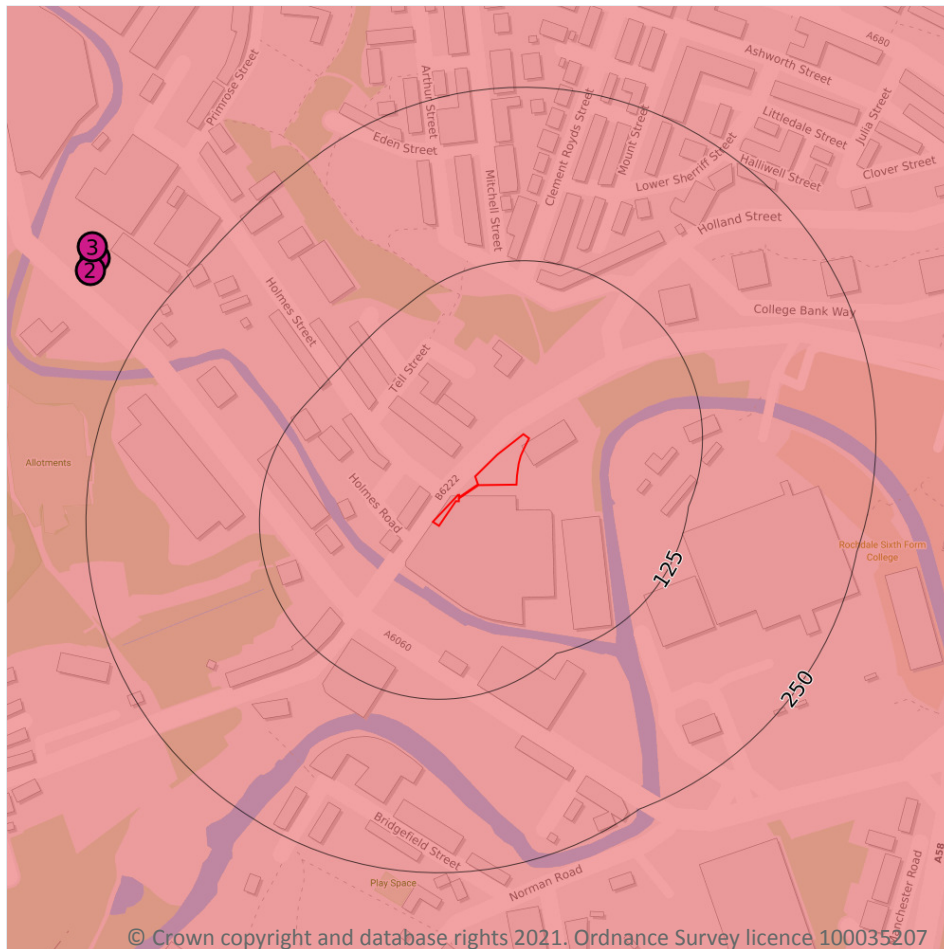
Superficial geology

Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
GLACIOFLUVIAL DEPOSITS, DEVENSIAN	GFDUD-XSV	SAND AND GRAVEL
ALLUVIUM	ALV-XCZSV	CLAY, SILT, SAND AND GRAVEL

This data is sourced from British Geological Survey.

Bedrock hydrogeology



- Site Outline
- Search buffers in metres (m)
- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Review

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Ref: IT-19201318
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Grid ref: 388980 413339

Distance	Direction	Designation
0	on site	Secondary A

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

Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
PENNINE LOWER COAL MEASURES FORMATION	PLCM-MDSS	MUDSTONE, SILTSTONE AND SANDSTONE

This data is sourced from British Geological Survey.

Hydrology



Water courses from Ordnance Survey

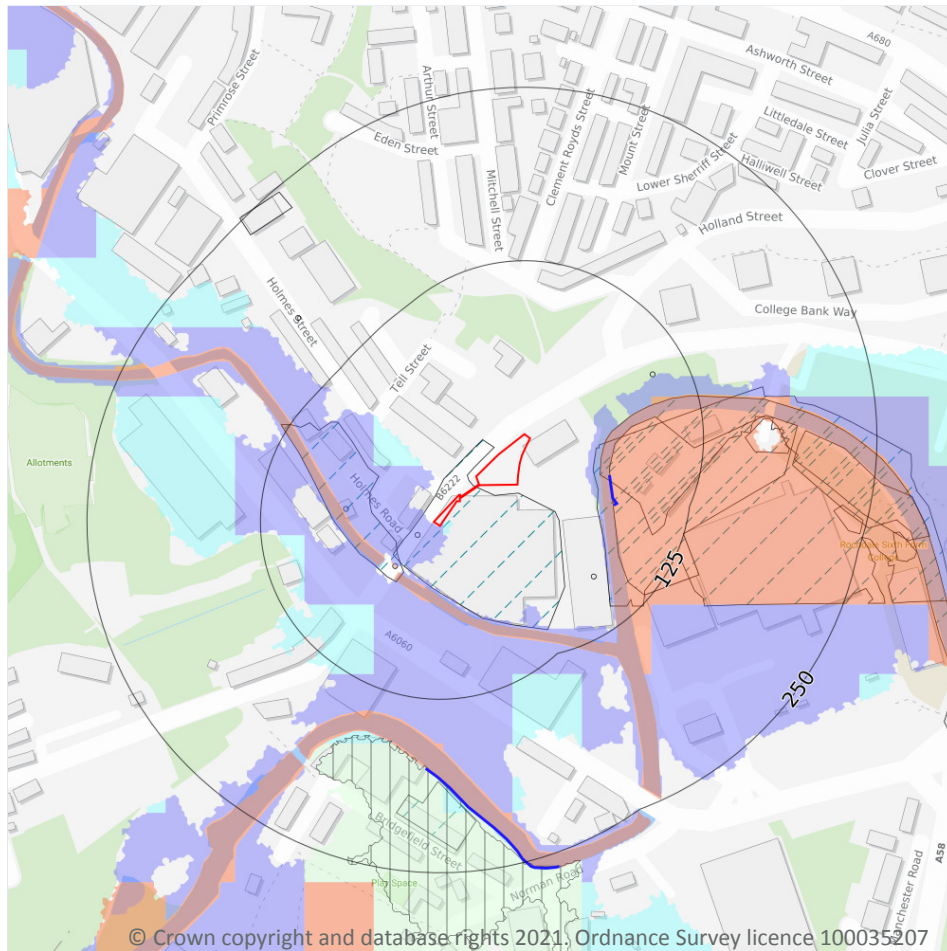
These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

Distance	Direction	Details
46 m	SW	Name: River Spodden Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
57 m	E	Name: River Roch Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

Distance	Direction	Details
74 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
74 m	S	Name: River Spodden Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
119 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
131 m	W	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
144 m	SE	Name: River Roch Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

Flooding / Risk of flooding from rivers and the sea



- Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Proposed Flood Defence Scheme
- Flood Defences

Risk of flooding from rivers and the sea

The property has a Medium chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data. This could cause problems with insuring the property against flood risk.

RoFRaS/FRAW assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk. See [page 60](#) for explanation of the levels of flood risk.

Please see [page 2](#) for further advice.

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

Historical flood areas

Large scale flooding has been recorded in the area where the property is located in the past.

A record of a flood in previous years does not mean that an area will flood again, especially as this information does not take account of flood management schemes and improved flood defences. Equally, absence of a historic flood event for an area does not mean that the area has never flooded, but only that it doesn't appear in Environment Agency national data.

As flood risks may or may not have changed, this requires further investigation.

Distance	Direction	Date of Flood	Flood Source	Flood Cause	Type of Flood
0	on site	2019-03-16 2019-03-16	Drainage	Local drainage/surface water	Fluvial

This information is collated from a database showing the individual footprint of every historic flood recorded by the Environment Agency. Please note this doesn't include records held by individual local offices.

Flooding / Flood defences

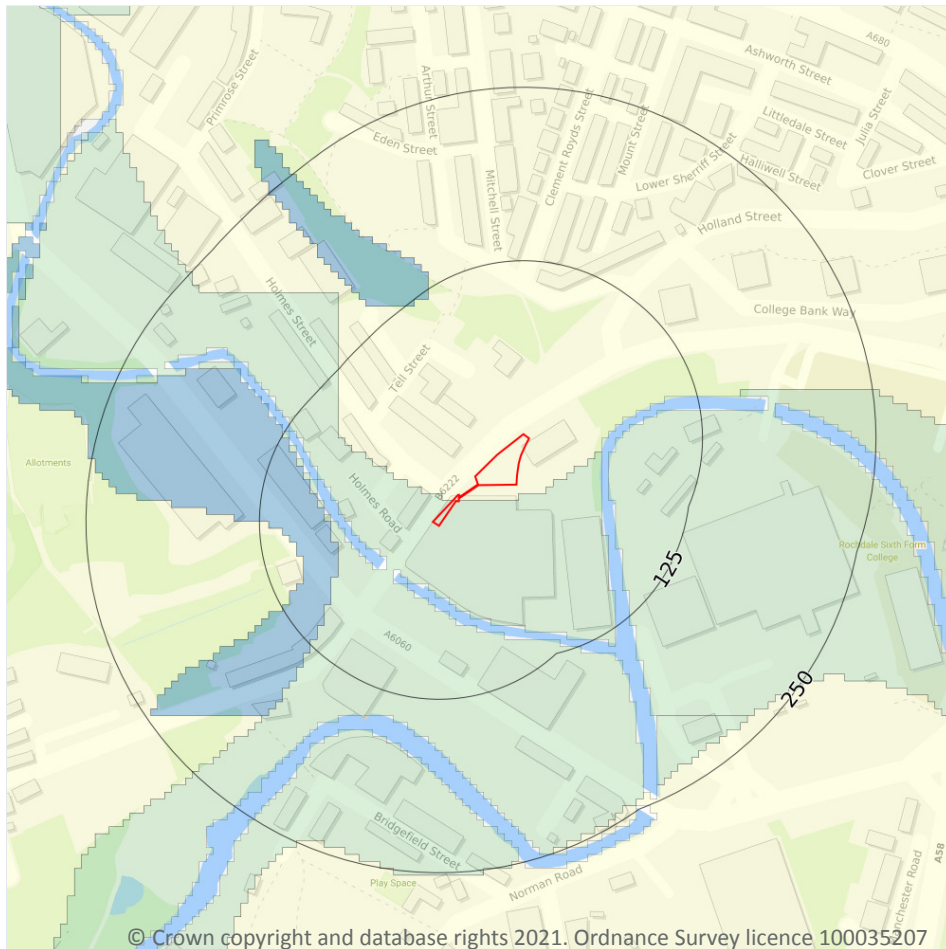


Flood defences

There are flood defences built in the vicinity of the property. Flood defences seek to reduce the risk of flooding and to safeguard life, protect property, sustain economic activity and the natural environment. Flood defences are designed to protect against flood events of a particular magnitude, expressed as risk in any one year.

Please see **page 2** for further advice.

Flooding / Groundwater flooding



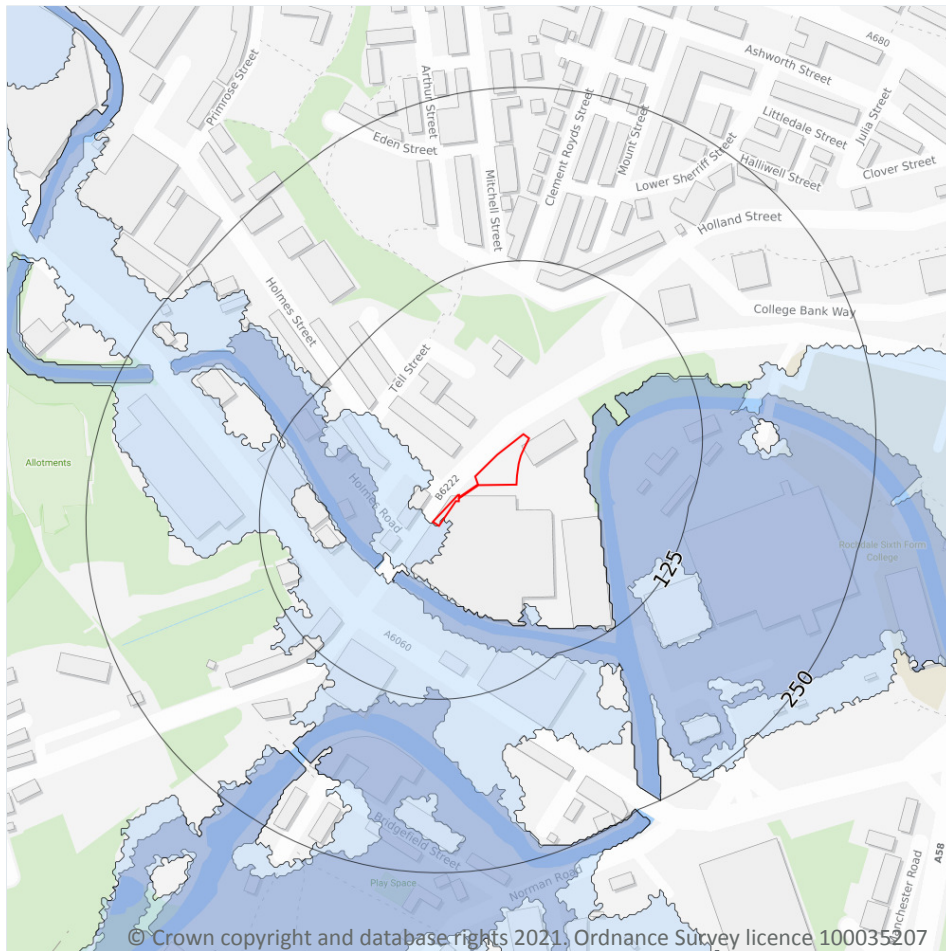
— Site Outline
Search buffers in metres (m)

- High
- Moderate - High
- Moderate
- Low
- Negligible

Ambiental data indicates that the property is in an area with a moderate risk of groundwater flooding. Should a 1 in 100-year groundwater flood event occur, groundwater levels may affect basement areas. Properties without basements are not considered to be at risk from this level of groundwater flooding.

Some of the responses contained in this report are based on data and information provided by the Natural Environment Research Council (NERC) or its component body British Geological Survey (BGS). Your use of any information contained in this report which is derived from or based upon such data and information is at your own risk. Neither NERC nor BGS gives any warranty, condition or representation as to the quality, accuracy or completeness of such information and all liability (including for negligence) arising from its use is excluded to the fullest extent permitted by law. Your use of the data/report/assessment constitutes your agreement to bring no claim against NERC or BGS in connection with it.

Flooding / Flood map for planning



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

The Environment Agency Flood Zone information is used within the planning system to help determine whether flood risk assessments are required for development. This guidance forms part of the National Planning Policy Framework (NPPF). The different Flood Zones are classified as follows (note that the risk values stated below do not take into account any flood defences -see the RoFRaS data for a rating that takes flood defences into account):

Zone 1 – little or no risk with an annual probability of flooding from rivers and the sea of less than 0.1%.

Zone 2 – low to medium risk with an annual probability of flooding of 0.1-1.0% from rivers and 0.1-0.5% from the sea.

Zone 3 (or Zone 3a) – high risk with an annual probability of flooding of 1.0% or greater from rivers, and 0.5% or greater from the sea.

Zone 3b – very high risk with the site being used as part of the functional flood plain or as a Flood Storage Area.

Owners of properties within Zone 2 and Zone 3 are advised to sign up to the Environment Agency's Flood Warning scheme. The Flood Zone(s) found at the property are shown in the table below.

Review

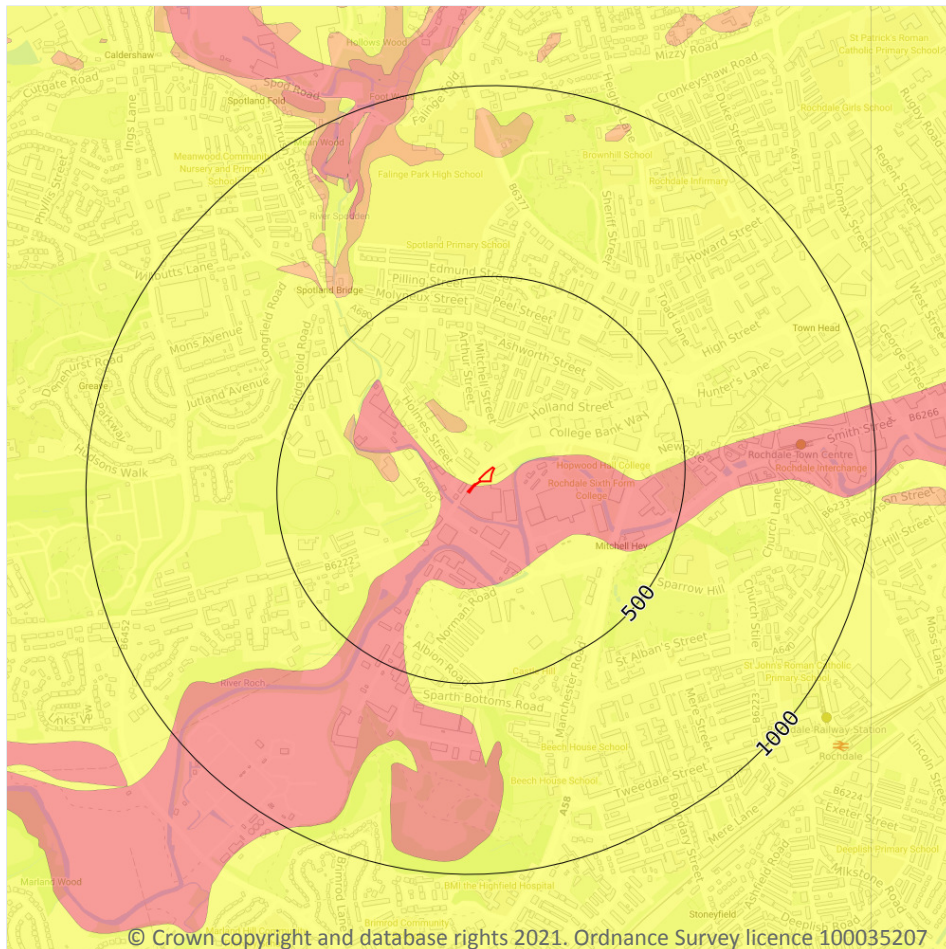
Mitchell Hey Mills, College Road,
Rochdale, OL12 6AE

Ref: IT-19201318
Your ref: IT-19201318
Grid ref: 388980 413339

Distance	Direction	Description
0	on site	Flood zone 2

This data is sourced from the Environment Agency / Natural Resources Wales

Ground stability / Natural ground subsidence



— Site Outline
Search buffers in metres (m)

- Moderate - high
- Low
- Negligible - very low

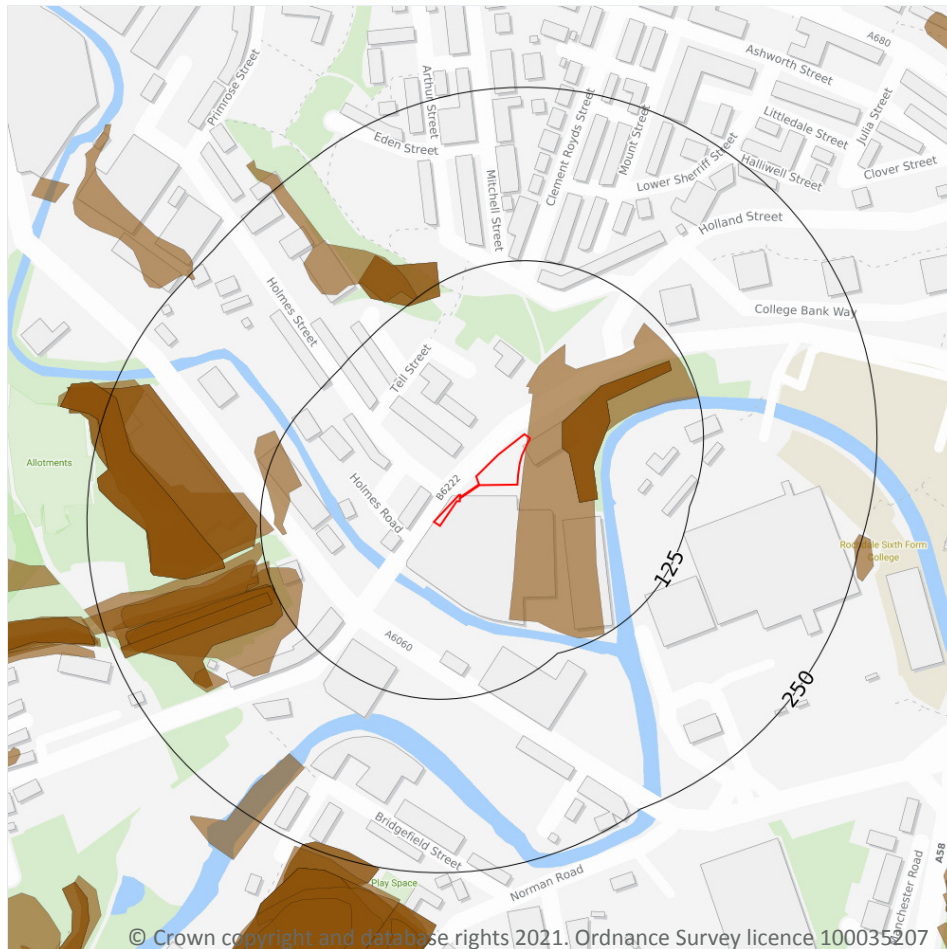
Natural ground subsidence

The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

Please see **page 2** for further advice.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.

Ground stability / Non-natural ground subsidence



— Site Outline
Search buffers in metres (m)

■ Infilled Land

Mining hazards:

■ Highly likely

■ Likely

Coal mining

The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Please see **page 2** for further advice.

Infilled land

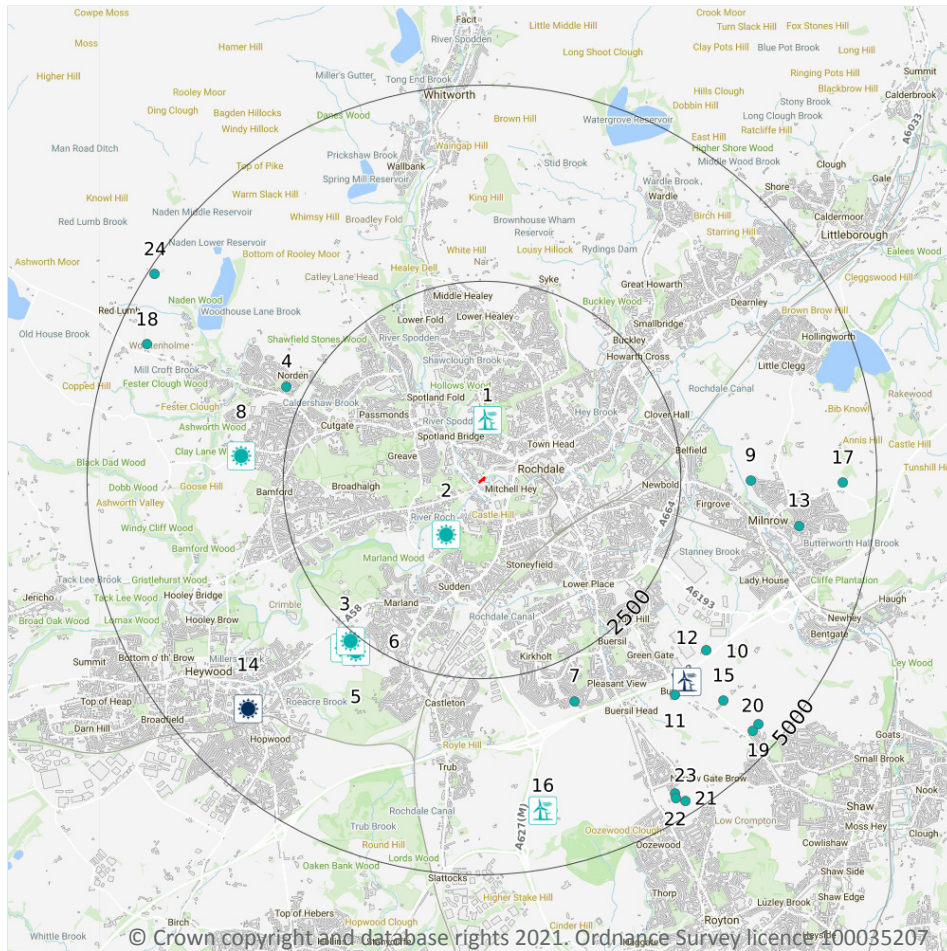
Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Brick Field	1851
23 m	E	Unspecified Ground Workings	1992
23 m	E	Unspecified Ground Workings	1987
23 m	E	Unspecified Ground Workings	1975

Groundsure's experts systematically analyse historical maps, which can highlight areas that, over time, may have been filled with various materials. The materials used are usually safe, although in some cases contaminative materials may also have been used. Past ground workings have been identified at the site. These workings may be associated with railway cuttings or other ground engineering but may also indicate mining activity. Information is taken from features identified on Ordnance Survey historical maps, which do not indicate the distance or direction that mines extend beneath the surface. For example, features such as mine shafts only indicate the entrance to a mine. From this, we may infer the potential for underground features to extend outward from this point. Some features within this database may also relate to non-mining underground activities e.g. air shafts for underground railways.

Energy / Wind and solar



Site Outline

Search buffers in metres (m)



Wind farms



Proposed wind farms



Proposed wind turbines



Existing and agreed solar installations



Proposed solar installations

Wind farms

An active wind farm, group of turbines or individual wind turbine has been identified within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

ID	Distance	Direction	Details	
12	3-4 km	SE	Site Name: Beet Farm, Broad Lane, Burnedge, Rochdale, North West Operator Developer: Landowner or private owner Status of Project: Consented	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.1MW Total project capacity: 0.1 Approximate Grid Reference: 391438, 410575

This data is sourced from the UK Wind Energy Database supplied by Renewable UK. Groundsure recommends further independent research with Renewable UK of any sites of interest to determine exact locations and details of the projects.

Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
1	728 m	N	Site Name: Edenfield, Rossendale, Bury, Greater Manchester, BL0 0 Planning Application Reference: N/A Type of Project: Wind Farm (26 Turbine)	Application Date: 2002-03-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of a 26 turbine windfarm with a 65MW output. Each turbine is to be 100 metre high with a total ground footprint of 130,700 square metres. Works also include 12km of road Approximate Grid Reference: 389050, 414100
16	4-5 km	S	Site Name: Thornham Fold Farm Thornham Lane, Middleton, Manchester, M24 2SD Planning Application Reference: 11/D54990 Type of Project: 2 Wind Turbines	Application Date: 2011-11-04 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of two 11kw wind turbines with hub heights of 18.3m. Approximate Grid Reference: 389753, 409126

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
4	2-3 km	NW	Site Name: Shawfield Lane, Rochdale, Rochdale, Greater Manchester, OL12 7RQ Planning Application Reference: 14/00731/FUL Type of Project: Wind Turbine	Application Date: 2014-06-19 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises Installation of a 60kw wind turbine (maximum height to 32.60m) with ancillary equipment including external control cabinet. Approximate Grid Reference: 386490, 414532
7	3-4 km	SE	Site Name: Hill Top Drive, Rochdale, Rochdale, Greater Manchester, OL11 2EH Planning Application Reference: 13/01088/FUL Type of Project: Wind Turbine	Application Date: 2013-10-17 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of an 18m high wind turbine, having an overall maximum height to blade tip of 24.5m. Approximate Grid Reference: 390159, 410523
9	3-4 km	E	Site Name: 30 Bealcroft Close, Milnrow, Rochdale, Rochdale, Greater Manchester, OL16 3XD Planning Application Reference: 07/D48548 Type of Project: Wind Turbine	Application Date: 2007-01-10 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 3.5m high wind turbine to rear elevation of house/flat. Approximate Grid Reference: 392401, 413337
10	3-4 km	SE	Site Name: Broad Shaw Lane, Milnrow, Rochdale, Rochdale, Greater Manchester, OL16 4NR Planning Application Reference: 14/00243/FUL Type of Project: Wind Turbine	Application Date: 2014-03-10 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of single wind turbine with a hub height of 22.6m and a maximum height of 34.4m and associated infrastructure. Approximate Grid Reference: 391843, 411164
11	3-4 km	SE	Site Name: Broad Lane, Burnedge, Rochdale, Rochdale, Greater Manchester, OL16 4QD Planning Application Reference: 13/00942/FUL Type of Project: Wind Turbine	Application Date: 2013-10-17 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of a 100kW wind turbine with a hub height of 23m and tip height of 35m. Approximate Grid Reference: 391436, 410597

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Your ref: IT-19201318
Grid ref: 388980 413339

ID	Distance	Direction	Details	
13	4-5 km	E	Site Name: 2 Gorse Road, Milnrow, Rochdale, Greater Manchester, OL16 3EQ Planning Application Reference: 10/D53792 Type of Project: Wind Turbine	Application Date: 2010-10-20 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of a 8.5m high wind turbine and associated works. Approximate Grid Reference: 393020, 412758
15	4-5 km	SE	Site Name: Burnedge, Rochdale, Rochdale, Greater Manchester, OL16 4QL Planning Application Reference: 13/01314/FUL Type of Project: Wind Turbine	Application Date: 2014-01-27 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 23m high (35m to blade tip) wind turbine with associated infrastructure. Approximate Grid Reference: 392058, 410530
17	4-5 km	E	Site Name: Lower Crows Nest Farm Kiln Lane, Milnrow, Rochdale, Greater Manchester, OL16 3TR Planning Application Reference: 09/D51918 Type of Project: Wind Turbine	Application Date: 2009-04-06 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of 25m high, 11kw wind turbine. Approximate Grid Reference: 393578, 413308
18	4-5 km	W	Site Name: Edenfield Road, Rochdale, Rochdale, Greater Manchester, OL12 7TT Planning Application Reference: 13/00460/FUL Type of Project: Wind Turbine	Application Date: 2013-05-09 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of 5kw wind turbine with a hub height of 18.7m. Approximate Grid Reference: 384710, 415067
20	4-5 km	SE	Site Name: Top Greenhill Farm Moss Gate Road, Shaw, Oldham, Greater Manchester, OL2 7PB Planning Application Reference: PA/332199/12 Type of Project: Wind Turbine	Application Date: 2012-03-09 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 1cf20 wind turbine. Approximate Grid Reference: 392501, 410231
19	4-5 km	SE	Site Name: Top Greenhill Farm Moss Gate Road, Shaw, Oldham, Greater Manchester, OL2 7PB Planning Application Reference: PA/331574/11 Type of Project: Wind Turbine	Application Date: 2011-11-18 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises installation of wind turbine. Approximate Grid Reference: 392501, 410231

ID	Distance	Direction	Details	
23	4-5 km	SE	Site Name: 5 Hanging Chadder Farm Hanging Chadder Lane, Royton, Oldham, Greater Manchester, OL2 6XR Planning Application Reference: PA/333300/12 Type of Project: Wind Turbine	Application Date: 2012-11-19 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises relocation of wind turbine. Approximate Grid Reference: 391445, 409285
22	4-5 km	SE	Site Name: Hanging Chadder Farm 5 Hanging Chadder, Royton, Oldham, Greater Manchester, OL2 6XR Planning Application Reference: PA/330701/11 Type of Project: Wind Turbine	Application Date: 2011-06-22 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 1 wind turbine on farmland (re-submission of PA/330400/11). Approximate Grid Reference: 391445, 409285
21	4-5 km	SE	Site Name: Hanging Chadder Farm 5 Hanging Chadder Lane, Royton, Oldham, Greater Manchester, OL2 6XR Planning Application Reference: PA/330400/11 Type of Project: Wind Turbine	Application Date: 2011-04-18 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 1 wind turbine on farmland. Approximate Grid Reference: 391445, 409285
24	4-5 km	NW	Site Name: Land Near Knowl Farm Fordoe Lane, Rochdale, Greater Manchester, OL12 7TL Planning Application Reference: 12/55864/FUL Type of Project: Wind Turbine	Application Date: 2012-08-14 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of a 15m high wind turbine. Approximate Grid Reference: 384811, 415963

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property.

Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
14	4-5 km	SW	Chamber House, Chamber House Farm Off, Rochdale Road East, Heywood, Greater Manchester, OL10 1R	Contractor: Rochdale Metropolitan Borough Council LPA Name: Rochdale Borough Council Capacity (MW): 5	Application Date: 04/06/2015 Pre Consent Status: Planning Permission Expired Post Consent Status: Planning Permission Expired Date Commenced: -

The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.

Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the property.

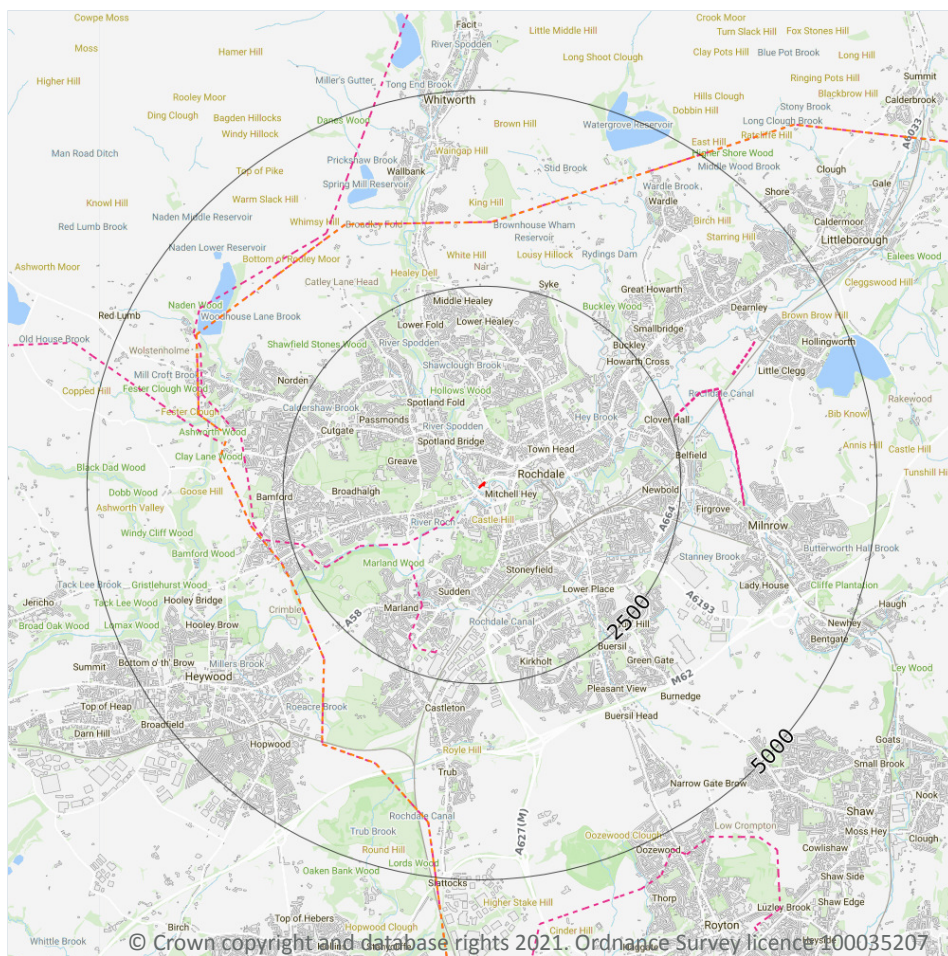
Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details	
2	789 m	SW	Rochdale Wastewater Treatment Works, Roch Valley Way, Rochdale, OL11 4QH	Applicant name: Sarah Bevan Application Status: Screening Opinion Application Date: 05/08/2015 Application Number: 15/00931/SO	
3	2-3 km	SW	Chamber House Farm, Off Rochdale Road, East Heywood	Applicant name: Mr Mark Widdup Application Status: Full Planning Application Application Date: 04/06/2015 Application Number: 15/00595/FUL	
5	2-3 km	SW	Chamber House Farm, Off Rochdale Road, East Heywood	Applicant name: OST Energy Ltd Application Status: Screening Opinion Application Date: 12/05/2015 Application Number: 15/00546/SO	
6	2-3 km	SW	Chamber House Farm, Rochdale Road East, Heywood, OL10 4DU	Applicant name: Maykee Liu Application Status: Awaiting decision Application Date: 23/06/2020 Application Number: 20/00687/FUL	

ID	Distance	Direction	Address	Details
8	3-4 km	W	Clay Lane Water Treatment Works, Clay Lane, Rochdale, OL11 5QW	Applicant name: David Palmer Application Status: Screening Opinion Application Date: 01/09/2016 Application Number: 16/01059/SO

The data is sourced from public registers of planning information and is updated every two weeks.

Energy / Energy infrastructure



- Site Outline
- Search buffers in metres (m)
- Power stations
- Nuclear sites
- Gas sites
- Electricity substations
- Energy development projects
- Gas pipelines
- Electricity Lines
- Electricity Cable
- Electricity transmission lines and pylons

Electricity transmission lines and pylons

The nearest overhead transmission lines and/or pylon is located 395m from the property.

Overhead power transmission lines are known to emit electromagnetic fields (EMF). For further information on issues associated with transmission lines you may wish to contact the EMF Unit Public Information Line on 0845 7023270 or visit <http://www.emfs.info>. Guidance on electromagnetic fields resulting from transmission and distribution lines can also be found on the Public Health England (PHE) website.

This data is sourced from the National Grid. Groundsure provide the data for information only and do not make any judgment on the risks or otherwise of EMFs. However, if the existence of overhead power transmission may have a material impact with regard to the decision to purchase the property, Groundsure recommends contacting these organisations.

Transportation / Railways and Underground



- Site Outline
- Search buffers in metres (m)
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels

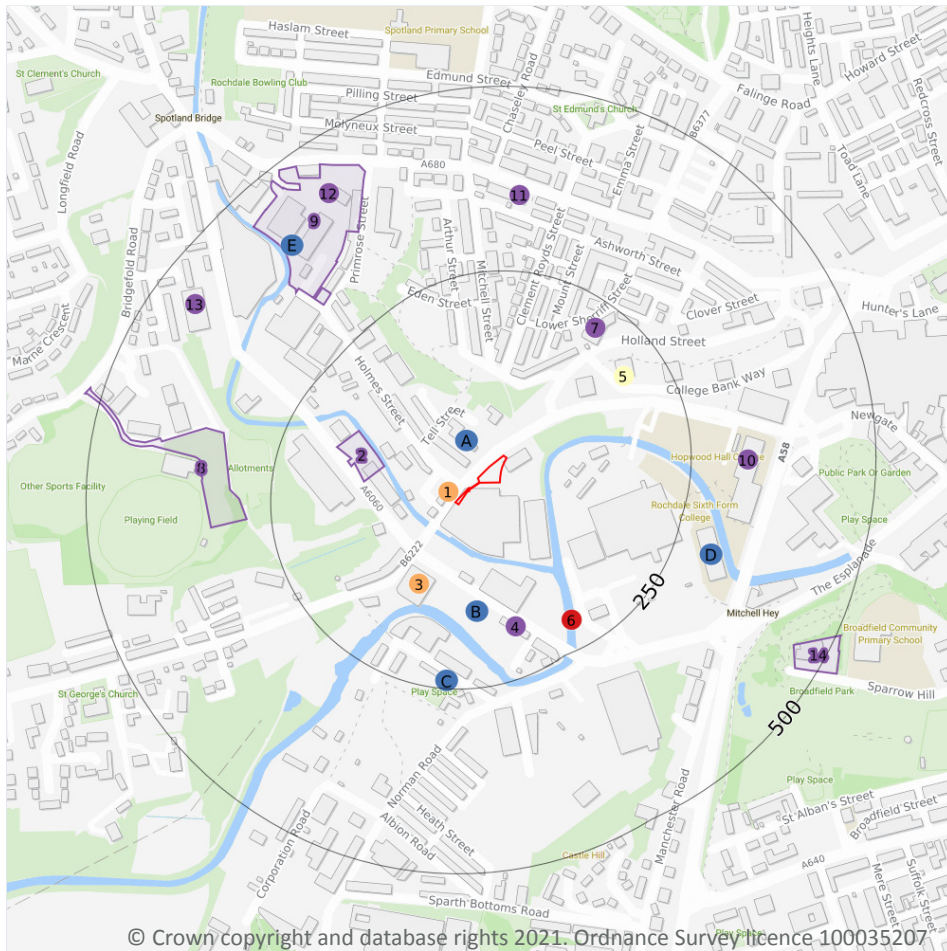
Historical railway infrastructure

The property is situated within 250m of a railway or tunnel feature identified on historical mapping. Please note that many historical railways noted in this section will still be in use today.

Please note that for reasons of clarity only the closest record identified will be shown in the table below, though the full extent of records identified can be seen on the map.

Distance	Direction	Feature	Year
87 m	W	Railway Sidings	1890

Planning Applications



- Site Outline
- Search buffers in metres (m)
- Grouped applications and/or mobile mast records
- Mobile mast planning records
- OFCOM Sitefinder mobile masts
- Large Project planning application
- Large Project planning application (polygon)
- Small Project planning application
- Small Project planning application (polygon)
- House Extension planning application

Large projects searched to 500m

18 large developments within 500m from the property have been submitted for planning permission during the last ten years. Large developments are considered to be residential builds of 10 or more houses (or 1-9 units if value is greater than £1 million) and all other projects with a value of £250,000 or more. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 2 Distance: 108 m Direction: W	Application reference: 19/01447/FUL Application date: 17/06/2020 Council: Rochdale Accuracy: Exact	Address: 72 & 76, Mellor Street, Rochdale, Greater Manchester, OL11 5BW Project: 4 Industrial Units Last known status: Detailed plans have been granted.	Link

ID	Details	Description	Online record
ID: B Distance: 147 m Direction: S	Application reference: 13/00491/REM Application date: 10/05/2013 Council: Rochdale Accuracy: Proximity	Address: Former Carter Bros Ltd, Mellor Street, Rochdale, Greater Manchester, OL12 6UY Project: Non Food Retail Unit & Office Block Last known status: Approval has been granted for reserved matters.	Link
ID: B Distance: 147 m Direction: S	Application reference: 14/00225/REM Application date: 26/02/2014 Council: Rochdale Accuracy: Proximity	Address: Former Carter Bros Ltd, Mellor Street, Rochdale, Greater Manchester, OL12 6UY Project: Non Food Retail Unit & Office Block Last known status: Approval has been granted for reserved matters.	Link
ID: 4 Distance: 183 m Direction: S	Application reference: 14/01194/FUL Application date: 08/10/2014 Council: Rochdale Accuracy: Proximity	Address: Land Bounded By, Mellor Street, River Roch & River Spodden, Rochdale, Greater Manchester, OL12 6XD Project: Supermarket & Shop/Office/Restaurant Units Last known status: Detailed plans have been granted.	Link
ID: 7 Distance: 212 m Direction: NE	Application reference: 12/55988/FUL Application date: 05/09/2012 Council: Rochdale Accuracy: Proximity	Address: Golden Mosque, Lower Sherriff Street, And Holland Street, Rochdale, Greater Manchester, OL12 6TG Project: Mosque (Extension) Last known status: Detailed plans have been granted.	Link
ID: C Distance: 240 m Direction: S	Application reference: 17/00816/FUL Application date: 19/12/2017 Council: Rochdale Accuracy: Proximity	Address: Jacksons Farm Fayre Factory, Bridgefield Street, Rochdale, Greater Manchester, OL11 4EY Project: Factory (Extension) Last known status: The application for detail approval has been withdrawn.	Link
ID: C Distance: 240 m Direction: S	Application reference: 12/55823/FUL Application date: 26/07/2012 Council: Rochdale Accuracy: Proximity	Address: Dane Mill, Bridgefield Street, Rochdale, Greater Manchester, OL11 4EY Project: 8 Light Industrial/Warehouse Units Last known status: Detailed plans have been granted.	Link
ID: 8 Distance: 283 m Direction: W	Application reference: 20/01608/FUL Application date: 07/01/2021 Council: Rochdale Accuracy: Exact	Address: Rochdale Cricket Lacross & Squ, Bridgefold Road, Rochdale, Greater Manchester, OL11 5BX Project: Indoor Cricket Centre Last known status: Detailed plans have been granted.	Link
ID: D Distance: 290 m Direction: E	Application reference: 14/01319/FUL Application date: 05/11/2014 Council: Rochdale Accuracy: Proximity	Address: College Road, Rochdale, Greater Manchester, OL12 6HY Project: College (Extension) Last known status: Detailed plans have been granted.	Link
ID: D Distance: 302 m Direction: E	Application reference: 17/01323/FUL Application date: 08/11/2017 Council: Rochdale Accuracy: Proximity	Address: College Road, Rochdale, Greater Manchester, OL12 6HY Project: College (Extension/Alterations) Last known status: Detailed plans have been granted.	Link
ID: 9 Distance: 314 m Direction: NW	Application reference: 20/01193/FUL Application date: 26/11/2020 Council: Rochdale Accuracy: Exact	Address: Former Dexine Rubber Co Ltd, Spotland Road, Rochdale, Greater Manchester, OL12 6AU Project: 10 Industrial Units & 2 Houses (New/Alterations) Last known status: Detailed plans have been granted.	Link

ID	Details	Description	Online record
ID: 10 Distance: 325 m Direction: E	Application reference: 12/56000/FUL Application date: 19/09/2012 Council: Rochdale Accuracy: Proximity	Address: Hopwood Hall College, St. Marys Gate, Rochdale Campus, Rochdale, Greater Manchester, OL12 6RY Project: College (Extension/Alterations) Last known status: Detailed plans have been granted.	Link
ID: 11 Distance: 353 m Direction: N	Application reference: 19/01430/PRA56 Application date: 03/12/2019 Council: Rochdale Accuracy: Proximity	Address: 115 Spotland Road, Rochdale, Greater Manchester, OL12 6PJ Project: 15 Flats (Conversion) Last known status: The application for detail approval has been refused.	Link
ID: E Distance: 402 m Direction: NW	Application reference: 19/00804/FUL Application date: 13/08/2019 Council: Rochdale Accuracy: Proximity	Address: Former Dexine Rubber Co Ltd, Spotland Road, Rochdale, Greater Manchester, OL12 6AU Project: 10 Industrial Units & 2 Houses (New/Alterations) Last known status: Detailed plans have been granted.	Link
ID: E Distance: 402 m Direction: NW	Application reference: 18/00727/HYBR Application date: 26/09/2018 Council: Rochdale Accuracy: Proximity	Address: Former Dexine Rubber Co Ltd, Spotland Road, Rochdale, Greater Manchester, OL12 6AU Project: 10 Industrial Units & 2 Houses (New/Alterations) Last known status: Detailed plans have been granted.	Link
ID: 12 Distance: 426 m Direction: NW	Application reference: 15/00463/HYBR Application date: 29/04/2015 Council: Rochdale Accuracy: Proximity	Address: Former Dexine Rubber Co. Ltd, Spotland Road, Rochdale, Greater Manchester, OL12 6AU Project: 102 Houses/Town Houses/Flats (New/Conversion) Last known status: Detailed plans have been granted.	Link
ID: 13 Distance: 443 m Direction: NW	Application reference: 16/01290/FUL Application date: 10/11/2016 Council: Rochdale Accuracy: Proximity	Address: Naylors Equestrian Llp, 100 Mellor Street, Rochdale, Greater Manchester, OL11 5AT Project: Warehouse Last known status: Detailed plans have been granted.	Link
ID: 14 Distance: 454 m Direction: SE	Application reference: 20/01556/FUL Application date: 18/02/2021 Council: Rochdale Accuracy: Exact	Address: Quality Hotel, Sparrow Hill, Rochdale, Greater Manchester, OL16 1AF Project: 31 Flats (Conversion) Last known status: The application for detail approval has been withdrawn.	Link

Small projects searched to 125m

5 small developments within 125m from the property have been submitted for planning permission during the last ten years. Small developments are considered to be residential builds of 3-9 houses or other developments with a project value of less than £250,000. Please see below for details of the proposed developments.

ID	Details	Description	Online record
ID: 1 Distance: 17 m Direction: W	Application reference: 17/00550/FUL Application date: 31/05/2017 Council: Rochdale Accuracy: Proximity	Address: 226 College Road, Rochdale, Greater Manchester, OL12 6AF Project: Holistic Massage Therapy (Conversion) Last known status: Detailed plans have been granted.	Link
ID: A Distance: 47 m Direction: NW	Application reference: 21/01013/FUL Application date: 07/07/2021 Council: Rochdale Accuracy: Proximity	Address: Former HSS Hire Group Plc, Tell Street, Rochdale, Greater Manchester, OL12 6AH Project: Storage Building Last known status: Detailed plans have been granted.	Link
ID: A Distance: 47 m Direction: NW	Application reference: 21/00262/FUL Application date: 18/03/2021 Council: Rochdale Accuracy: Proximity	Address: Site Of H S S Hire Group Plc, Tell Street, Rochdale, Greater Manchester, OL12 6AH Project: Storage Building Last known status: The application for detail approval has been refused.	Link
ID: A Distance: 47 m Direction: NW	Application reference: 20/00380/FUL Application date: 15/06/2020 Council: Rochdale Accuracy: Proximity	Address: Farmhouse Foods Site, Tell Street, Rochdale, Greater Manchester, OL12 6AH Project: 4 Storage Units Last known status: Detailed plans have been granted.	Link
ID: 3 Distance: 121 m Direction: SW	Application reference: 11/D55040 Application date: 29/11/2011 Council: Rochdale Accuracy: Proximity	Address: Redbrook Mill, Bury Road, Rochdale, Greater Manchester, OL11 4EE Project: Community Training (Conversion) Last known status: Detailed plans have been granted.	Search Criteria > Link

Mobile phone masts

There is a mobile phone mast within 192m of the property. See below for details of the mast and its location. Please note that this data may be incomplete or out of date and Groundsure recommends checking for any entries in the Mobile Phone Mast Planned section, as masts added since 2012 may appear there instead.

ID	Distance	Direction	Operator	Type	Antenna	Band	Power(dBW)
5	192 m	NE	T-Mobile	GSM	63	1800	26

This database is taken from Ofcom's Sitefinder database, the Government's database of mobile phone base stations. The last update to this database was applied in May 2012, although some operators ceased providing updates some years before then. Neither Ofcom nor Groundsure can accept any liability for any inaccuracies or omissions in the data provided within Sitefinder. The most recent update is based on the following datasets received at the specified times by Ofcom: O2 (May 2012), Network Rail (April 2012), Hutchison (February 2012), Vodafone (October 2011), Airwave (February 2010), Orange (February 2010) and T-Mobile (August 2005). Sites added since these dates will not appear in the database.

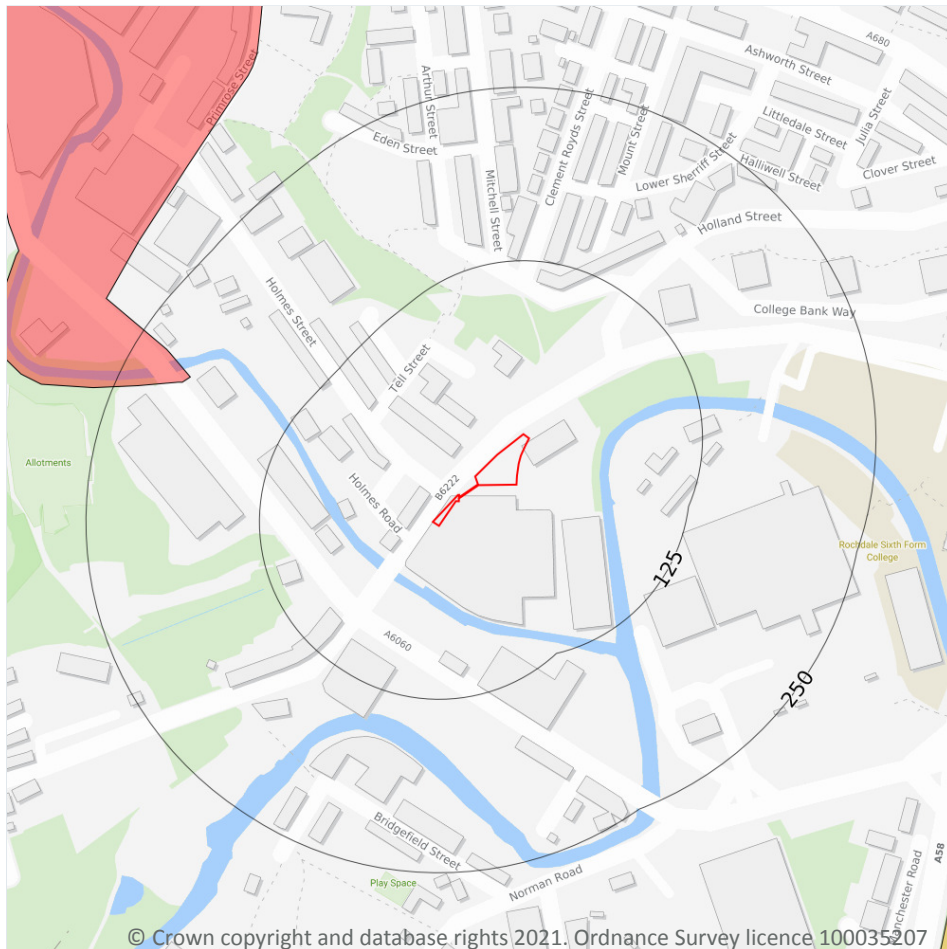
Mobile phone masts planning records

Planning permission has been sought for a new mobile phone mast within 210m of the property.

As this information is normally updated quarterly, the mast could already have been built or may be in the planning stages. Further details on the progress of the application should be available on the Local Authority's planning website.

ID	Distance	Direction	Applicant Detail	Details
6	210 m	SE	No Details 23/03/2007 T-Mobile UK Ltd	Scheme comprises installation of a 11.7m high telecommunications monopole with shrouded antenna and associated radio equipment cabinet.

Planning constraints



- Site Outline**
- Search buffers in metres (m)**
-  Listed buildings
 -  Certificates of immunity from listing
 -  Conservation areas
 -  National Parks
 -  Areas of Outstanding Natural Beauty
 -  Registered parks and gardens
 -  Scheduled Monuments
 -  World Heritage Sites
 -  Internationally important wetland sites (Ramsar Sites)
 -  Sites of Special Scientific Interest
 -  Designated Ancient Woodland
 -  Green Belt
 -  Local Nature Reserves
 -  Special Areas of Conservation
 -  National Nature Reserves
 -  Special Protection Areas (for birds)

Conservation Areas

Conservation Areas exist to protect special architecture and historic interest in an area. It may mean that the property is located in or close to a beautiful or architecturally interesting place to live. There may be extra planning controls restricting some development. This particularly applies to developing the outside of the building and any trees at the property.

Distance	Direction	Name	District
204 m	NW	Spotland Bridge	Rochdale

This data is sourced from Local Authorities. For more information please see <https://historicengland.org.uk/listing/what-is-designation/local/conservation-areas/>.

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Identified
Former tanks	Identified
Former energy features	Identified
Former petrol stations	Not identified
Former garages	Identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Identified
Active or recent licensed waste sites	Identified
Recent industrial land uses	Identified
Current or recent petrol stations	Identified
Dangerous or explosive sites	Identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Identified
Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Identified
Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified
Source Protection Zones and drinking water abstractions	
Source Protection Zones	Not identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified
Hydrology	
Water courses from Ordnance Survey	Identified
Surface water abstractions	Not identified
Flooding	
Risk of flooding from rivers and the sea	Identified

Flooding	
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Identified
Areas benefiting from flood defences	Not identified
Flood defences	Identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Identified
Natural ground subsidence	
Natural ground subsidence	Identified
Natural geological cavities	Not identified
Non-natural ground subsidence	
Coal mining	Identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Identified
Radon	
Radon	Not identified
Oil and gas	
Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified
Wind and solar	
Wind farms	Identified
Proposed wind farms	Identified
Proposed wind turbines	Identified

Wind and solar	
Existing and agreed solar installations	Identified
Proposed solar installations	Identified
Energy	
Electricity transmission lines and pylons	Identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified
Transportation	
HS2 route: nearest centre point of track	Not identified
HS2 route: nearest overground section	Not identified
HS2 surface safeguarding	Not identified
HS2 subsurface safeguarding	Not identified
HS2 Homeowner Payment Zone	Not identified
HS2 Extended Homeowner Protection Zone	Not identified
HS2 stations	Not identified
HS2 depots	Not identified
HS2 noise and visual assessment	Not identified
Crossrail 1 route	Not identified
Crossrail 1 stations	Not identified
Crossrail 1 worksites	Not identified
Crossrail 2 route	Not identified
Crossrail 2 stations	Not identified
Crossrail 2 worksites	Not identified
Crossrail 2 headhouses	Not identified
Crossrail 2 safeguarding area	Not identified
Active railways	Not identified

Transportation

Railway tunnels	Not identified
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Active railway stations	Not identified
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Historical railway infrastructure	Identified
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Abandoned railways	Not identified
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London Underground and DLR lines	Not identified
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London Underground and DLR stations	Not identified
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Underground	Not identified
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Underground stations	Not identified
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Planning

Large projects searched to 500m	Identified
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Small projects searched to 125m	Identified
--	-------------------

House extensions and small new builds searched to 50m	Not identified
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Mobile phone masts	Identified
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Mobile phone masts planning records	Identified
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Planning constraints

Sites of Special Scientific Interest	Not identified
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Internationally important wetland sites (Ramsar Sites)	Not identified
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Special Areas of Conservation	Not identified
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Special Protection Areas (for birds)	Not identified
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National Nature Reserves	Not identified
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Local Nature Reserves	Not identified
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Designated Ancient Woodland	Not identified
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Green Belt	Not identified
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World Heritage Sites	Not identified
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Areas of Outstanding Natural Beauty	Not identified
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National Parks	Not identified
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Planning constraints

Conservation Areas	Identified
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Listed Buildings	Not identified
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Certificates of Immunity from Listing	Not identified
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Scheduled Monuments	Not identified
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Registered Parks and Gardens	Not identified
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Contaminated Land assessment methodology

Environmental risk framework

This report is designed to provide a basic environmental liability risk assessment for the purposes of transaction due diligence, financing arrangements and similar circumstances. The report comprises a basic risk assessment within the general principles of the contaminant-pathway-receptor pollutant linkage model and with due regard for relevant publications issued by the Department of Environment, Food and Rural Affairs (and predecessor government departments) the British Standards Institute and the European Union.

Explicit opinion is provided with regard to potential liability for the property to be identified as Contaminated Land in accordance with the meaning set out in Part 2A of the Environmental Protection Act 1990.

Consideration and due regard is also made of associated legislation that may lead to related statutory or third party environmental liability, including but not limited to the Water Resources Act 1991, the Water Act 2014, the Contaminated Land Regulations 2006, Environmental Permitting Regulations 2010, the Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015 in England and the Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 in Wales.

This report does not contain a detailed Conceptual Site Model as required in the National Planning Policy Framework, however, it may prove highly effective in determining whether such further assessment is appropriate.

The report is based upon the information contained in subsequent dataset sections. Some datasets have been generated by and are unique to Groundsure, whilst others are provided by recognised bodies including Environment Agency/Natural Resources Wales, British Geological Survey, Public Health England, Local Authorities, etc. Groundsure may also have been provided with further details regarding the site by the client and / or their advisers. In the absence of such, Groundsure has made a best estimation regarding current and proposed land use. This report and the risk assessment presented is based purely upon this information.

In undertaking this report Groundsure has not, unless explicitly stated to the contrary, undertaken a site inspection, site investigation, consulted directly with the Local Authority with specific regard to the subject property or reviewed existing environmental reports. Whilst every effort is made to consider likely environmental liabilities on the basis of the information assessed, certain issues may only be readily discernible from physical site inspection and / or investigation.

Contaminant source - Pathway - Receptor definitions

Contaminant sources include (but are not limited to):

- Historical on-site and historical off-site sources (works, factories, oil tanks, landfill sites)
- Current on-site and current off-site sources (petrol stations, industrial facilities)

Pathways comprise:

- Any mechanisms facilitating 'receptor' exposure to contaminative 'sources'

Receptors include:

- Human health i.e. site users or occupiers, adjacent site users or occupiers

- Controlled Waters i.e. groundwater, surface water (rivers and streams etc)
- Habitats and biodiversity (in particular nature reserves or other designated sensitive habitats)
- Property, buildings and infrastructure

Environmental risk assessment definitions

A risk rating will be provided on the front page of the report depending on the level of environmental liability that there has been assessed to be at the site. The ratings are defined as follows:

Low: There are unlikely to be significant environmental liabilities associated with the property.

Low to Moderate: There are unlikely to be significant environmental liabilities associated with the property with regard to the proposed use. However, minor issues may require further consideration and assessment under certain circumstances e.g. redevelopment.

Moderate: Some potential environmental liabilities are likely to reside with the property as a result of historical and / or current use. Whilst unlikely to represent an immediate significant issue, if left unchecked this position may change with time. A prudent purchaser may wish to make further enquiries of the vendor / undertake limited further due diligence / seek environmental improvements. Redevelopment of the site will likely require further, more detailed assessment.

Moderate to High: Some potential significant environmental liability issues have been identified at the property requiring further assessment. Should further information be available it may be possible to re-assess the risk. In the absence of sufficient further information, further assessment might comprise consultation with the environmental regulators / review of existing environmental reports / commissioning new environmental reports / consideration of environmental insurance.

High: Significant potential environmental liabilities have been identified at the property. Further detailed environmental due diligence will likely be required and may include review of existing environmental reports / commissioning new environmental reports including site investigations / consideration of environmental insurance / transaction restructuring.

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

This response considers the risk of legal liability arising through ownership or occupation and use of the property through statutory or other third party claims.

Does the property represent Acceptable Banking Security from an environmental risk perspective?

Consideration is given to the suitability of the property as robust financial security for the purposes of secured lending facilities. An assumption is made here that the subject property is being considered in isolation and that normal commercial lending loan to value ratios are being considered.

Groundsure may in certain circumstances be able to make a specific lender liability assessment based on a full view of financial arrangements and hence the commercial context of the environmental risks.

Is there a risk that the property value may be impacted due to environmental liability issues?

This response sets out to advise whether environmental liabilities are likely to materially impact upon a standard Royal Institution of Chartered Surveyors valuation of the property necessitating further assessment.

Environmental Damage (Prevention and Remediation) Regulations 2015

The Environmental Damage (Prevention and Remediation) (England) (Amendment) Regulations 2015, the

Environmental Damage (Prevention and Remediation) (Amendment) (Wales) Regulations 2015 and the Environmental Liability (Scotland) Amendment Regulations 2015 came into force on 19th July 2015, and amend the Environmental Damage (Prevention and Remediation) Regulations 2009, which came into force in England on 1st March 2009, in Wales on 6th May 2009 and in Scotland on 24th June 2009. These regulations implement the European Directive on Environmental Liability (2004/35/EC) and are aimed at ensuring responsible parties prevent and remedy environmental damage to the following receptors:

- Sites of Special Scientific Interest (SSSIs), other protected habitats and protected species
- Surface waters
- Groundwater
- Land, if contamination of the land results in significant risk of adverse effects on human health

The regulations are based on the 'polluter pays' principle and ensures that those responsible for causing environmental damage are those responsible for paying to prevent and remedy such damage. 'Environmental Damage' has a specific meaning within the Regulations, and covers only the most serious cases. For damage to SSSIs, EU protected species and habitats and damage to water, primary remediation, complementary remediation and compensatory remediation may be required by the enforcing authorities (Environment Agency/Natural Resources Wales, Scottish Environment Protection Agency (SEPA), Local Authorities, the Marine Fisheries Agency, Marine Scotland, Welsh Ministers and Natural England/Natural Resources Wales/Scottish Natural Heritage).

The regulations apply on land in England, Wales and Scotland, 1 nautical mile seaward from the baseline (in relation to water damage), on the seabed around the UK up to the limits set out in the Continental Shelf Act 1964, and to waters in the Renewable Energy Zone, which extends approximately 200 miles out to sea (in relation to protected species and natural habitats). These regulations are designed to work in tandem with Part 2A of the Environmental Protection Act, and only apply to environmental damage caused after the Regulations came into force. Groundsure's assessment of the site is not an assessment of the potential for Environmental Damage to occur at the site, but is an assessment of the sensitivity of the site in relation to relevant receptors.

Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambiantal Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiantal Risk Analytics.

Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by the Environment Agency (RoFRaS model) and Natural Resources Wales (FRAW model). It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

The categories associated with the Environment Agency and Natural Resources Wales models are as follows:

RoFRaS (rivers and sea) and FRAW (rivers):

Very Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.

High - The chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

FRAW (sea):

Very Low - The chance of flooding from the sea is considered to be less than 1 in 1000 (0.1%) in any given year.

Low - The chance of flooding from the sea is considered to be less than 1 in 200 (0.5%) but greater than or equal to 1 in 1000 (0.1%) in any given year.

Medium - The chance of flooding from the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 200 (0.5%) in any given year.

High - The chance of flooding from the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Surface water flooding

Ambiental Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 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 older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

Planning data limitations

The planning applications section of this report contains data provided under licence from Glenigan, who are widely recognised in the industry as the market leaders in the collection and distribution of planning information in the UK. Glenigan collects on average 4,000 planning applications per day. As such, neither Groundsure or Glenigan are able to check the accuracy of the information that has been submitted by the applicant. All application information is based on the information submitted at the time of application and due to the volumes and the automated processes involved it is not possible to undertake additional checks to confirm its accuracy. As with any dataset of this size and complexity there are limitations, which are highlighted below.

The planning section in our report is fully automated and Groundsure does not undertake visits to the Local Authority or manually search for planning records against other sources as this would be cost-prohibitive to most clients. With each report, Glenigan provides Groundsure with the location detail for each planning application, which is then published within our report. The method for deriving the location detail depends on the type of planning application.

The location of applications are represented in this report as single points for house extensions and small new builds, small developments and points or polygons for large developments. If an application associated with a small development is shown on the map as a polygon it is because it was once classified as a large development and has since been downgraded. The location of applications is derived from either the grid references provided by the applicant on the planning application form or by address finding software using the site address. If the application is represented by a point, it may not represent the nearest border of the development and may fall outside of the development boundary. If the application is represented by a polygon, we only map the outer extents of proposed developments. Some developments are comprised of multiple areas and in these cases we will show all polygons on the map but only label the one closest to the property. The information contained within this report should be used in conjunction with a visit to the relevant local authority's website to determine the exact location of the development, determine any possible distinctions within the development area, and how this may impact the subject property.

Groundsure has incorporated a dynamic search radius to ensure the most relevant data is presented. This variable search distance is based on House of Commons Library data which categorises areas according to the size of the settlement. Groundsure has distilled these into three core categories. These categories are mega urban, urban and rural and the following search distances apply:

- Mega urban: 250m for large developments, 75m for small developments and 50m for house extensions and small new builds
- Urban: 500m for large developments, 125m for small developments and 50m for house extensions and small new builds
- Rural: 750m for large development, 500m for small development and 250m for house extensions and small new builds

Please note, the search radius assigned to this property is detailed within the planning section of the report.

Due to differing methodologies adopted by Local Authorities, some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. As such, if any refused applications are identified within this report, or should the existence or absence of a planning application, consent or similar have a material impact with regard to the decision to purchase a property, the client or beneficiary should make independent thorough enquiries of the Local Authority. Groundsure has excluded certain records of the publicly available data from this report which may have created duplications of reference to the same application. This includes, but is not limited to, data relating to applications such as amendments or variations of planning applications, discharge of conditions, or other associated applications. The report does not contain information on Lawful Development Certificates, Permitted Developments, Prior Approvals, Tree Preservation Orders, and other applications that are considered minor in terms of the level of construction. Additionally, an area of land may be identified for development within the local authority development plan, but for which no formal planning application exists. As such these are not included within the search.

Groundsure provides a web link to individual planning records in this report, but over time Local Authorities may have altered their website structure or record storage and so not all links may still be active. In the case of broken links, customers can use the planning application reference to search the Local Authority planning website manually. Due to data collection methods and processing time, there may be a period of up to 10 days between the application being published on the local authority website and appearing within the Groundsure report.

It is important to note the terms and conditions under which the report was sold, and in particular, whilst Groundsure makes every effort to ensure that data is sourced from reliable providers, it is unable to guarantee that the information is accurate, complete or up to date. Groundsure shall not be liable for any losses or damages incurred by the client or beneficiary, including but not limited to

any losses or damages that arise as a result of any error, omission or inaccuracy in any part of the Groundsure Materials where such part is based on any Third Party Content or any reasonable interpretation of Third Party Content. We recommend checking the contents of the TA6 Property Information Form completed by the seller to determine if any planning applications were revealed. If they were not and you believe this should have been included we recommend discussing this with your conveyancer.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and may be incomplete. We recommend reviewing your local search for confirmation.

Underground data limitations

This database was created by Groundsure using publicly available open data and data from OpenStreetMap. The data is not provided by or endorsed by Transport for London (TfL) and minor differences between TfL's official data and Groundsure's data may occur in relation to the London Underground. Please note that the London Underground, Merseyrail, and Tyne and Wear Metro operate both underground and above ground.

Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, where as a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on its potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. Groundsure represent full GeoSure data as either Negligible (ratings of A), Very Low (ratings of B), Low (C), Moderate (D) or High (E). Where GeoSure Basic is instead used, ratings are displayed as Negligible-Very Low (A or B ratings), Low (C) or Moderate-High (D or E). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the "typical safe distance" trees should be from a property please see this guide: <https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf>

Conveyancing Information Executive and our terms & conditions

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