



The Coal
Authority

Resolving the **impacts** of mining



Enviro All-in-One

Non-Residential Search Report

TONGE COURT, OLDHAM ROAD, MIDDLETON, ROCHDALE, M24 2JY

Thank you for placing your order with the Coal Authority Mining Reports team.

Please find enclosed the Coal Authority's Non-Residential CON29M and Groundsure Screening Report.

The icon below summarises whether the Coal Authority consider that the following conditions may affect the ground stability at the report location. A fuller explanation of the condition and its potential to result in ground movement are given in the Coal Authority section of this report.



Coal mining

Yes

If you need any further assistance, please do not hesitate to contact our experts on 0345 762 6848 quoting the Coal Authority reference number.

Coal Authority ref: 51003387365001
Your ref: Tonge Court Coal
Date: 7 November 2023

For any coal mining related issues please
contact the Coal Authority:
0345 762 6848
groundstability@coal.gov.uk

For all other issues and assistance please
contact Groundsure:
0844 415 9000
info@groundsure.com



Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG
Website: www.groundstability.com Phone: 0345 762 6848

MARK HARRISON

6

TADW LTD ST PETERSGATE

STOCKPORT

SK1 1HD

Our reference:

51003387365001

Your reference:

Tonge Court Coal

Date of your enquiry:

03 November 2023

Date we received your enquiry:

03 November 2023

Date of issue:

07 November 2023

This report is for the property described in the address below and the attached plan.

Non-Residential Enviro All-in-One - On Coalfield

TONGE COURT, OLDHAM ROAD, MIDDLETON, ROCHDALE, M24 2JY

This report is based on and limited to the records held by, the Coal Authority, at the time we answer the search.

Coal mining

See comments below

Information from the Coal Authority

Underground coal mining

Past

The property is not within a surface area that could be affected by any past recorded underground coal mining.

However the property is in an area where the Coal Authority believes there is coal at or close to the surface. This coal may have been worked at some time in the past. The potential presence of coal workings at or close to the surface should be considered, particularly prior to any site works or future development activity, as ground movement could still be a risk. Your attention is drawn to the Comments on the Coal Authority information section of the report.

Present

The property is not within a surface area that could be affected by present underground mining.

Future

The property is not in an area where the Coal Authority has received an application for, and is currently considering whether to grant a licence to remove or work coal by underground methods. The property is not in an area where a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area likely to be affected from any planned future underground coal mining.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Mine entries

There are no recorded coal mine entries known to the Coal Authority within, or within 20 metres, of the boundary of the property.

This information is based on the information that the Coal Authority has at the time of this enquiry.

Based on the Coal Authority's knowledge of the mining circumstances at the time of this enquiry, there may be unrecorded mine entries in the local area that do not appear on Coal Authority records.

Coal mining geology

The Coal Authority is not aware of any damage due to geological faults or other lines of weakness that have been affected by coal mining.

Opencast coal mining

Past

The property is not within the boundary of an opencast site from which coal has been removed by opencast methods.

Present

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

Future

There are no licence requests outstanding to remove coal by opencast methods within 800 metres of the boundary.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

The Coal Authority has no record of a mine gas emission requiring action.

Hazards related to coal mining

The property has not been subject to remedial works, by or on behalf of the Coal Authority, under its Emergency Surface Hazard Call Out procedures.

Withdrawal of support

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Working facilities orders

The property is not in an area where an order has been made, under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Comments on Coal Authority information

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

Additional Remarks

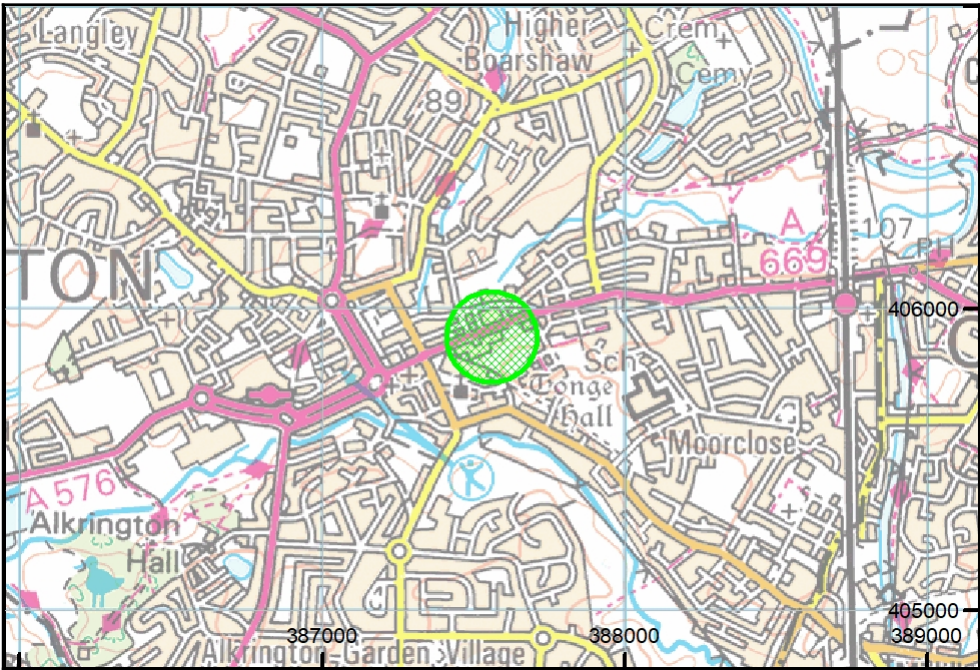
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Location map



Approximate position of property

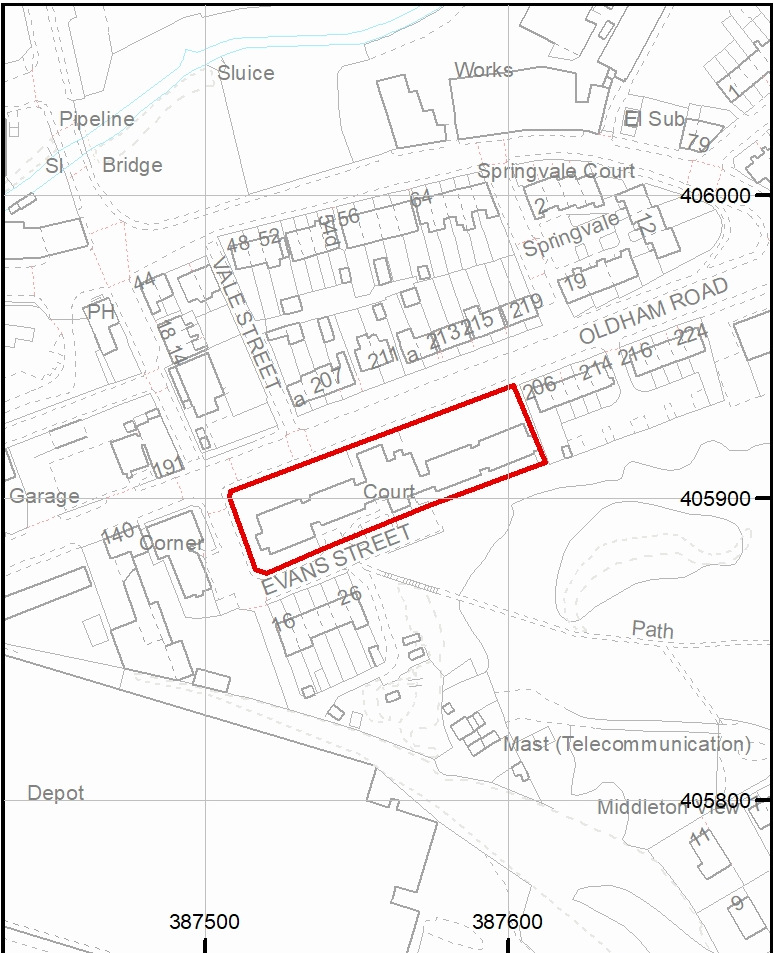


Enquiry boundary

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Key

Approximate position of enquiry boundary shown



TONGE COURT, OLDHAM ROAD, MIDDLETON, ROCHDALE, M24 2JY

Professional opinion



Contaminated Land

**Low-Moderate:
Acceptable Risk**

[page 12 >](#)



Flooding

Low

[page 40 >](#)

Consultant's guidance and recommendations inside.



Ground Stability

Identified

[page 43 >](#)



Radon

Passed



Energy

Identified

[page 47 >](#)



Planning Constraints

Identified

[page 58 >](#)



Transportation

Identified

[page 57 >](#)

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.

ClimateIndex™

Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability and coastal erosion**. Please see [page 7 >](#) for details and guidance.

5 years



No risk predicted

30 years



No risk predicted

Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**. Please see [page 9 >](#) for details.

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?

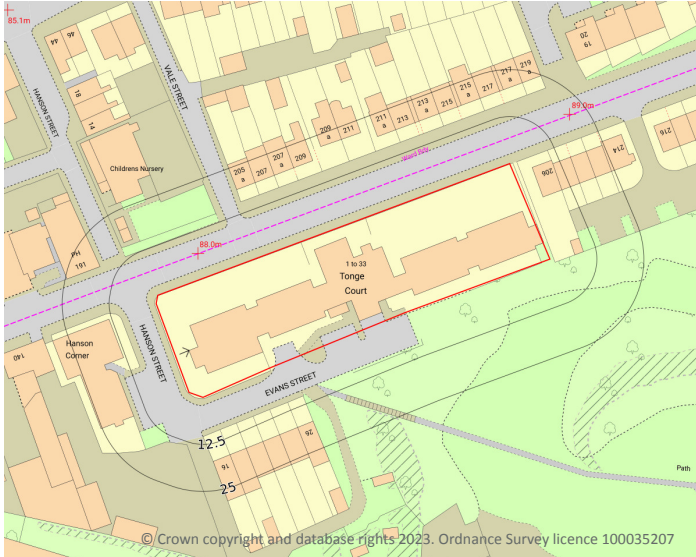
Unlikely

Environmental liability

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

Unlikely

Site Plan



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



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Contact us with any questions at:

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Your ref: Tonge Court Coal

Grid ref: 387559 405906

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2023. All Rights Reserved.

Capture Date: 22/04/2019

Site Area: 0.28ha



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Overview of findings and recommendations

 Contaminated Land

Low-Moderate risk

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com

More information on [page 12](#) >

 Flooding

Low risk

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 ↗

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. 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.

More information on [page 40](#) >

 Ground stability

Identified



- 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

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

More information on [page 43](#) >

Other considerations

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



Energy

Identified

Oil and gas

A record of a well used for oil and gas extraction, exploration, or development has been identified in the locality of the property, although not in close proximity. The presence of a well does not necessarily mean that any active exploration or producing is occurring. We recommend checking the data within the report to see if the well has a 'completed by' date within the data as this would indicate that no further activity is taking place at the site.

You may wish to visit the website of any identified operator for further information.

Wind

- 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



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- 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

More information on [page 47 >](#)



ClimateIndex™ physical and transition risks - Breakdown



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical and transition risks from flooding, natural ground instability and coastal erosion. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. ClimateIndex™ provides ratings that indicate potential **physical risks** (loss and damage to property) and how these give rise to **transition risks** such as having a material impact on the ability to insure or mortgage the property in the medium to long term. In turn, this could affect the future resale value of the property.

You can see how these relate to the individual calculated risks in the breakdown below.

5 years



No risk predicted

30 years



No risk predicted

ClimateIndex™

These ratings provide an overall illustration of the individual peril breakdowns below. For example, you may have three individual perils that have been flagged as presenting a moderate or high risk, and collectively they could generate a C rating due to the combined severity of risks present on the property site.

Surface water flooding

Negligible

Negligible

River flooding

Negligible

Negligible

Coastal flooding

Negligible

Negligible

Ground instability

Negligible

Negligible

Coastal erosion - defended

Negligible

Negligible

Coastal erosion - undefended

Negligible

Negligible

Coastal erosion - complex cliffs

Negligible

Negligible



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In 30 years time your property has a ClimateIndex™ rating of A: At present, climate change has very little to no impact on this property and no further actions are necessary at this time.

For further details on flood risk see [page 42 >](#) and for further details on natural ground instability and coastal erosion see [page 46 >](#).



ClimateIndex™ transition risks

Energy Performance

Energy Performance Certificates (EPCs) rate the energy efficiency of buildings using grades from A+ to G, with 'A+' being the most efficient grade (this represents a 'Net Zero' non-domestic building) and 'G' the least efficient. They are designed to provide an estimate of energy costs associated with a building and an indication of how these can be reduced. When required, they should be made available to any prospective buyer or tenant. They are valid for exactly 10 years after the date lodged by the assessor. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

Multiple EPCs have been found relating to the property

If you require more detail or want to explore the recommendations for any of the EPC's listed, use the address provided and search using gov.uk's [find an energy certificate](#) service.

0 Valid non-domestic EPCs have not been found relating to the property

20 Valid domestic EPCs have been found relating to the property

A	92+	B	81-91	C	69-80	D	55-68	E	39-54	F	21-38	G	1-20
Address		Property type		Building area		EPC rating		Valid until		Potential rating			
Flat 9 Tonge Court, Oldham Road, Middleton, M24 2JY		Mid-Terrace house		87.0 sqm		C 74		17th April 2028		B 87			
Flat 16, Tonge Court, Oldham Road, M24 2JY		Flat		32.0 sqm		C 74		26th January 2033		C 77			
Flat 17, Tonge Court, Oldham Road, M24 2JY		Flat		31.0 sqm		C 75		13th February 2033		C 77			
Flat 4, Tonge Court, Oldham Road, M24 2JY		Flat		40.0 sqm		C 76		14th November 2031		C 78			
Flat 13 Tonge Court, Oldham Road, Middleton, M24 2JY		Flat		32.0 sqm		C 76		21st April 2024		C 78			
Flat 8 Tonge Court, Oldham Road, Middleton, M24 2JY		Flat		31.0 sqm		C 77		21st May 2024		C 79			
Flat 33, Tonge Court, Oldham Road, M24 2JY		Flat		31.0 sqm		C 77		5th October 2032		C 78			
Flat 27 Tonge Court, Oldham Road, Middleton, M24 2JY		Flat		31.0 sqm		C 78		14th November 2029		C 79			


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Address	Property type	Building area	EPC rating	Valid until	Potential rating
FLAT 28, TONGE COURT, OLDHAM ROAD, M24 2JY	Flat	32.0 sqm	C 78	26th October 2030	C 78
Flat 18 Tonge Court, Oldham Road, Middleton, M24 2JY	Flat	32.0 sqm	C 79	6th July 2025	C 79
Flat 19 Tonge Court, Oldham Road, Middleton, M24 2JY	Flat	30.0 sqm	C 80	30th November 2026	B 82
Flat 1 Tonge Court, Oldham Road, Middleton, M24 2JY	Flat	31.0 sqm	B 81	26th February 2027	B 82
Flat 29 Tonge Court, Oldham Road, Middleton, M24 2JY	Flat	31.0 sqm	B 81	8th March 2027	B 82
Flat 5 Tonge Court, Oldham Road, Middleton, M24 2JY	Flat	40.0 sqm	B 82	26th February 2027	B 82
Flat 20 Tonge Court, Oldham Road, Middleton, M24 2JY	Flat	40.0 sqm	B 82	22nd February 2027	B 82
Flat 21 Tonge Court, Oldham Road, Middleton, M24 2JY	Flat	40.0 sqm	B 82	26th February 2027	B 82
Flat 24 Tonge Court, Oldham Road, Middleton, M24 2JY	Flat	30.0 sqm	B 82	8th March 2027	B 82
Flat 25 Tonge Court, Oldham Road, Middleton, M24 2JY	Flat	30.0 sqm	B 82	27th February 2027	B 82
Flat 26 Tonge Court, Oldham Road, Middleton, M24 2JY	Flat	24.0 sqm	B 82	4th April 2026	B 82
Flat 31 Tonge Court, Oldham Road, Middleton, M24 2JY	Flat	32.0 sqm	B 82	4th February 2026	B 82

EPC calculations are partly based on observations made by the EPC assessor when visiting a property and partly on data and assumptions using the age and type of property. This means the EPC band may change irrespective of any improvement works undertaken, due to, for example, differing access or documentation being provided to the assessor during the visit. Additionally, the methodologies underpinning EPC calculations are updated periodically.

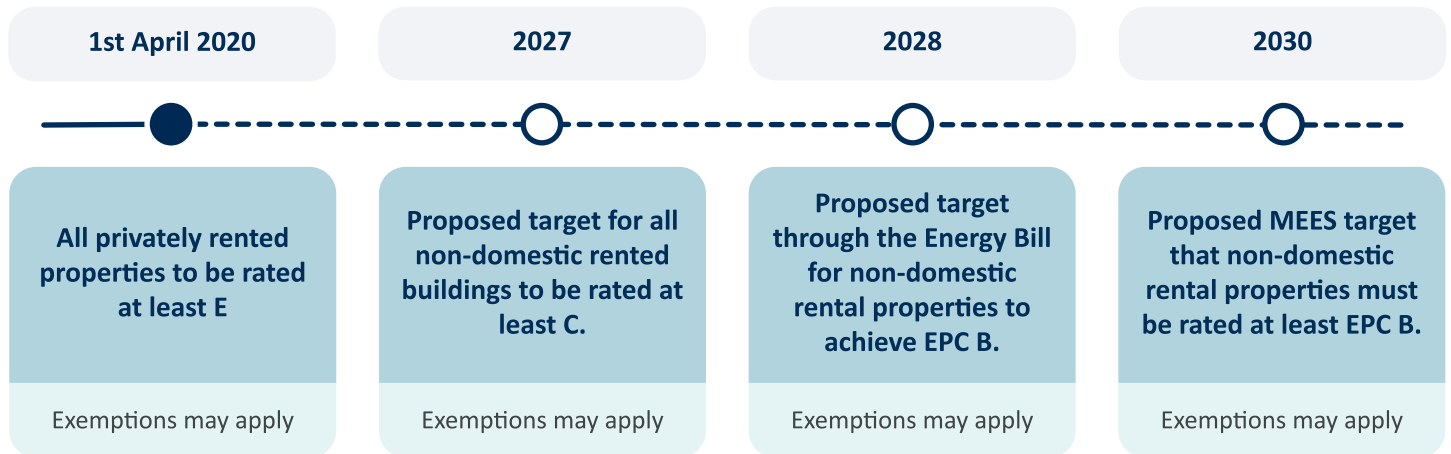
Letting and energy efficiency regulations

Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately rented non-domestic properties being let in England and Wales to have a **minimum EPC rating of 'E'**.

If the property has an EPC rating of F or G, the landlord should either improve the property to at least an EPC rating of E, or register an exemption, should one apply. [Click here](#) ↗ for more detail on the types of exemptions available and how to register for them.



Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered. Current government guidelines and proposals are summarised below:





Contaminated land liability

Low-Moderate risk

Summary

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Past Land Use**Low-Moderate****Waste and Landfill****Low****Current and Recent Industrial****Low-Moderate**

Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at info@groundsure.com

Jump to

[Consultant's Assessment >](#)[Past land use >](#)[Waste and landfill >](#)[Current and recent industrial >](#)[Superficial hydrogeology >](#)[Bedrock hydrogeology >](#)[Hydrology >](#)[Skip to next section: Flooding >](#)

You can find our methodology and list of limitations on [page 64 >](#)

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 4 >](#) for further advice.

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.

Proposed land use

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

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Historical land use

On-site

No potentially contaminative land uses have been identified at the study site.

Surrounding area

Potentially contaminative historical and current land uses of minor concern have been identified in proximity to the study site.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties on site, the underlying aquifers.

Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.



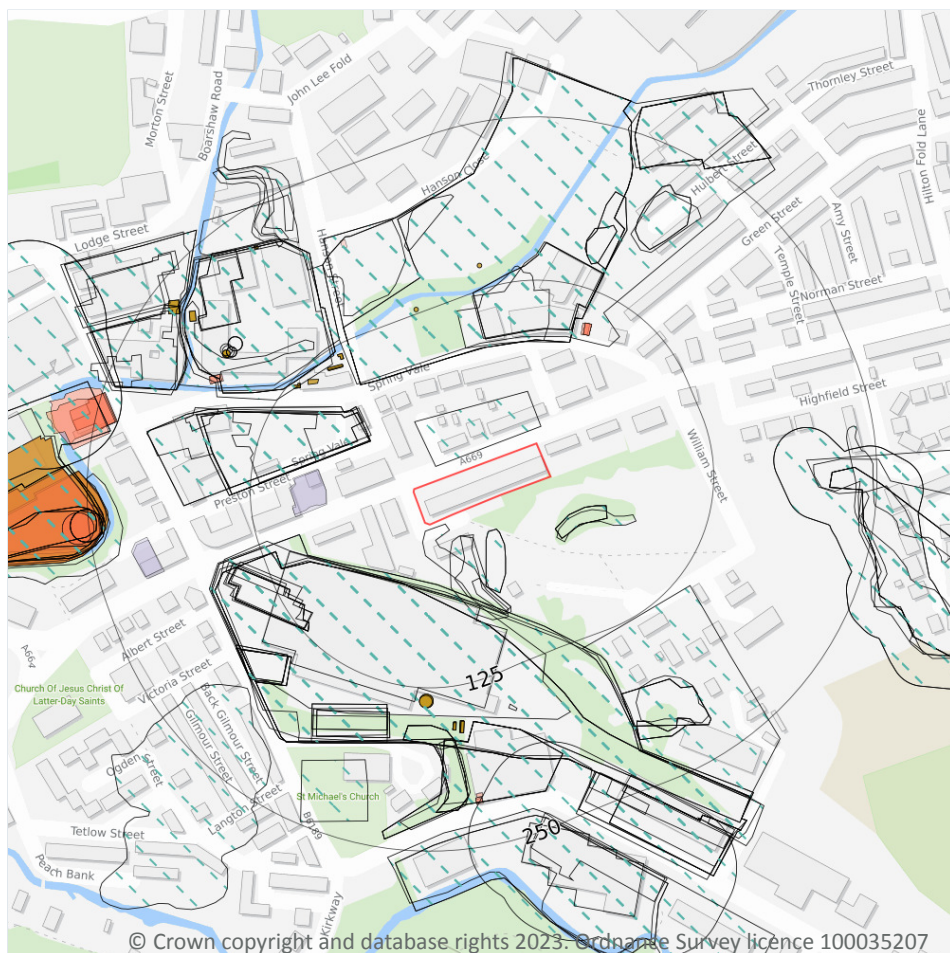
Contaminated land data summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	23	145
Former tanks	0	0	48
Former energy features	0	0	35
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	0
Former landfill (from Local Authority and historical mapping records)	0	0	1
Waste site no longer in use	0	1	1
Active or recent licensed waste sites	0	0	14
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	1	2	32
Current or recent petrol stations	0	1	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	2
Local Authority licensed pollutant release	0	1	2
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0



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 4](#) > for further advice.

Distance	Direction	Use	Date
4 m	SW	Sand Pit	1907
11 m	W	Unspecified Mill	1891
17 m	SW	Refuse Heap	1923
17 m	S	Refuse Heap	1915
22 m	S	Unspecified Pit	1965



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Distance	Direction	Use	Date
22 m	S	Unspecified Pit	1982
33 m	E	Unspecified Ground Workings	1965
33 m	E	Unspecified Ground Workings	1975
33 m	E	Unspecified Ground Workings	1982
35 m	E	Unspecified Ground Workings	1955
44 m	SW	Railway Sidings	1955
44 m	SW	Railway Sidings	1965
47 m	SW	Railway Sidings	1891
49 m	SW	Unspecified Depot	1975
49 m	SW	Railway Sidings	1907
49 m	SW	Railway Sidings	1915
49 m	SW	Railway Sidings	1923
49 m	SW	Railway Sidings	1932
49 m	SW	Railway Sidings	1938
50 m	SW	Unspecified Depot	1982
50 m	W	Unspecified Mill	1915
50 m	W	Unspecified Mill	1923
50 m	W	Unspecified Mill	1932
51 m	W	Unspecified Commercial/Industrial	1891
51 m	W	Unspecified Mill	1938
53 m	S	Unspecified Ground Workings	1932
53 m	NW	Unspecified Works	1965
57 m	W	Unspecified Works	1975
57 m	W	Unspecified Works	1982
78 m	N	Dye Works	1907
78 m	W	Unspecified Mill	1907
78 m	N	Print Works	1851
79 m	N	Dye Works	1915



Distance	Direction	Use	Date
79 m	N	Dye Works	1923
79 m	N	Dye Works	1932
82 m	N	Unspecified Mill	1891
86 m	N	Unspecified Works	1975
86 m	N	Unspecified Works	1982
86 m	N	Unspecified Works	1965
106 m	SW	Railway Station	1965
110 m	SW	Railway Station	1955
112 m	SW	Railway Station	1907
112 m	SW	Railway Station	1915
112 m	SW	Railway Station	1923
112 m	SW	Railway Station	1932
113 m	SW	Railway Station	1938
114 m	NW	Unspecified Mill	1923
118 m	SW	Railway Station	1891
119 m	NW	Unspecified Mill	1938
120 m	NW	Unspecified Mill	1907
120 m	NW	Unspecified Mill	1915
120 m	NW	Unspecified Mill	1932
126 m	NW	Unspecified Mill	1891
126 m	SE	Colour Works	1891
132 m	NW	Refuse Heap	1932
141 m	NW	Unspecified Pit	1891
142 m	SW	Railway Building	1955
142 m	SW	Railway Building	1965
143 m	NE	Refuse Heap	1975
143 m	NE	Refuse Heap	1982
144 m	NE	Unspecified Heap	1955



Distance	Direction	Use	Date
144 m	NE	Unspecified Heap	1965
144 m	S	Railway Building	1938
145 m	SW	Railway Building	1907
145 m	SW	Railway Building	1915
145 m	SW	Railway Building	1923
145 m	SW	Railway Building	1932
146 m	SW	Railway Building	1955
146 m	SW	Railway Building	1965
146 m	SW	Railway Building	1891
146 m	SW	Railway Building	1938
147 m	S	Railway Building	1915
147 m	S	Railway Building	1932
151 m	S	Railway Building	1923
151 m	S	Railway Building	1923
154 m	S	Unspecified Ground Workings	1907
154 m	S	Unspecified Ground Workings	1915
154 m	S	Unspecified Pit	1923
154 m	S	Unspecified Ground Workings	1932
154 m	S	Unspecified Works	1965
154 m	S	Unspecified Works	1975
154 m	S	Unspecified Works	1982
161 m	W	Gravel Pit	1851
165 m	S	Unspecified Heap	1955
168 m	NE	Refuse Heap	1923
168 m	S	Unspecified Ground Workings	1891
171 m	NW	Unspecified Tank	1907
171 m	NW	Unspecified Tank	1915
171 m	NW	Unspecified Tank	1932



Distance	Direction	Use	Date
171 m	NW	Unspecified Tank	1965
171 m	NW	Unspecified Tank	1975
171 m	NW	Unspecified Tank	1982
171 m	E	Unspecified Pit	1915
171 m	E	Unspecified Pit	1932
172 m	NE	Refuse Heap	1915
172 m	NE	Refuse Heap	1932
172 m	N	Unspecified Pit	1938
173 m	NW	Unspecified Tank	1938
174 m	SE	Unspecified Pit	1982
175 m	NW	Unspecified Tank	1891
175 m	SE	Unspecified Pit	1955
175 m	SE	Unspecified Pit	1965
175 m	SE	Unspecified Pit	1975
184 m	NW	Unspecified Mill	1975
184 m	NW	Unspecified Mill	1982
185 m	S	Unspecified Mills	1965
185 m	NW	Unspecified Mills	1965
186 m	SW	Sand Pit	1851
187 m	SW	Grave Yard	1851
196 m	E	Unspecified Pit	1907
196 m	W	Unspecified Mills	1907
198 m	W	Unspecified Mills	1915
198 m	W	Unspecified Mills	1932
199 m	SE	Unspecified Pits	1907
199 m	SE	Unspecified Pit	1915
199 m	SE	Unspecified Pit	1932
199 m	W	Unspecified Mills	1923



Distance	Direction	Use	Date
200 m	W	Unspecified Mills	1938
202 m	E	Old Sand Pit	1891
208 m	NW	Unspecified Heap	1932
212 m	NW	Unspecified Ground Workings	1923
214 m	E	Unspecified Pit	1955
214 m	E	Unspecified Pit	1965
214 m	E	Unspecified Pit	1975
214 m	E	Unspecified Pit	1982
215 m	NW	Unspecified Ground Workings	1915
219 m	NW	Unspecified Ground Workings	1907
223 m	S	Unspecified Mills	1923
224 m	S	Unspecified Mills	1938
224 m	W	Unspecified Ground Workings	1932
224 m	NE	Unspecified Mill	1938
224 m	W	Cotton Mill	1851
224 m	NE	Unspecified Mill	1907
224 m	NE	Unspecified Mill	1915
224 m	NE	Unspecified Mill	1923
224 m	NE	Unspecified Mill	1932
226 m	SE	Unspecified Mills	1965
227 m	NW	Unspecified Mill	1938
229 m	E	Sand Pits	1851
231 m	S	Unspecified Mills	1891
232 m	W	Unspecified Mills	1965
232 m	W	Unspecified Mills	1975
235 m	NW	Unspecified Mill	1907
236 m	S	Unspecified Commercial/Industrial	1915
236 m	S	Unspecified Commercial/Industrial	1923



Distance	Direction	Use	Date
236 m	NW	Unspecified Mill	1923
237 m	W	Unspecified Commercial/Industrial	1891
237 m	W	Unspecified Works	1938
237 m	W	Gas Works	1907
237 m	W	Gas Works	1915
237 m	W	Gas Works	1923
238 m	S	Unspecified Mills	1932
238 m	E	Unspecified Pit	1938
240 m	W	Gasometer	1907
240 m	W	Gasometer	1915
240 m	W	Gasometer	1923
240 m	W	Unspecified Tank	1932
240 m	W	Unspecified Commercial/Industrial	1932
240 m	W	Unspecified Tanks	1891
240 m	W	Unspecified Tanks	1938
241 m	S	Unspecified Works	1982
241 m	S	Unspecified Mills	1938
242 m	SE	Unspecified Mills	1907
242 m	SE	Unspecified Mill	1915
242 m	SE	Unspecified Mills	1932
244 m	W	Unspecified Tanks	1955
244 m	W	Unspecified Tanks	1965
244 m	W	Unspecified Tanks	1975

This data is sourced from Ordnance Survey/Groundsure.



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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 4](#) > for further advice.

Distance	Direction	Use	Date
108 m	NW	Tanks	1954
108 m	NW	Tanks	1967
109 m	NW	Tanks	1965
110 m	NW	Unspecified Tank	1932
114 m	NW	Tanks	1954
114 m	NW	Tanks	1954
117 m	NW	Tanks	1954
117 m	NW	Tanks	1967
117 m	NW	Tanks	1965
127 m	N	Unspecified Tank	1893
130 m	S	Unspecified Tank	1991
130 m	S	Unspecified Tank	1991
130 m	S	Unspecified Tank	1991
131 m	S	Unspecified Tank	1996
141 m	N	Unspecified Tank	1922
152 m	S	Tanks	1983
152 m	S	Tanks	1991
152 m	S	Tanks	1991
152 m	S	Tanks	1991
152 m	S	Tanks	1973
152 m	S	Tanks	1983
152 m	S	Tanks	1991
152 m	S	Tanks	1991
152 m	S	Tanks	1991



Distance	Direction	Use	Date
152 m	S	Tanks	1996
153 m	S	Tanks	1973
153 m	S	Tanks	1996
174 m	NW	Unspecified Tank	1893
174 m	NW	Unspecified Tank	1909
174 m	NW	Unspecified Tank	1922
211 m	NW	Unspecified Tank	1954
211 m	NW	Unspecified Tank	1954
220 m	NW	Unspecified Tank	1978
220 m	NW	Unspecified Tank	1990
224 m	NW	Unspecified Tank	1954
224 m	NW	Unspecified Tank	1954
235 m	W	Gas Depot	1991
236 m	W	Gas Depot	1996
238 m	W	Unspecified Tank	1954
238 m	W	Unspecified Tank	1967
239 m	W	Unspecified Tank	1965
241 m	W	Gas Works	1909
241 m	W	Gas Works	1922
242 m	W	Gas Works	1893
246 m	W	Gasometer	1893
246 m	W	Gasometer	1909
246 m	W	Gasometer	1922
246 m	W	Unspecified Tank	1932

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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 4](#) > for further advice.

Distance	Direction	Use	Date
90 m	NE	Electricity Substation	1992
90 m	NE	Electricity Substation	1992
91 m	NE	Electricity Substation	1993
91 m	NE	Electricity Substation	1994
91 m	NE	Electricity Substation	1995
91 m	NE	Electricity Substation	1996
91 m	NE	Electricity Substation	1967
168 m	W	Electricity Substation	1996
168 m	W	Electricity Substation	1978
169 m	W	Electricity Substation	1984
169 m	W	Electricity Substation	1991
192 m	NW	Electricity Substation	1990
209 m	S	Electricity Substation	1983
209 m	S	Electricity Substation	1973
212 m	S	Electricity Substation	1991
212 m	S	Electricity Substation	1991
212 m	S	Electricity Substation	1991
213 m	S	Electricity Substation	1996
233 m	W	Electricity Substation	1954
233 m	W	Electricity Substation	1967
233 m	W	Electricity Substation	1965
234 m	W	Electricity Substation	1978
234 m	W	Electricity Substation	1996
235 m	W	Electricity Substation	1984
235 m	W	Electricity Substation	1991



Distance	Direction	Use	Date
235 m	W	Gas Depot	1991
236 m	W	Gas Depot	1996
237 m	W	Electricity Generating Station	1909
237 m	W	Electricity Generating Station	1922
241 m	W	Gas Works	1909
241 m	W	Gas Works	1922
242 m	W	Gas Works	1893
246 m	W	Gasometer	1893
246 m	W	Gasometer	1909
246 m	W	Gasometer	1922

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.

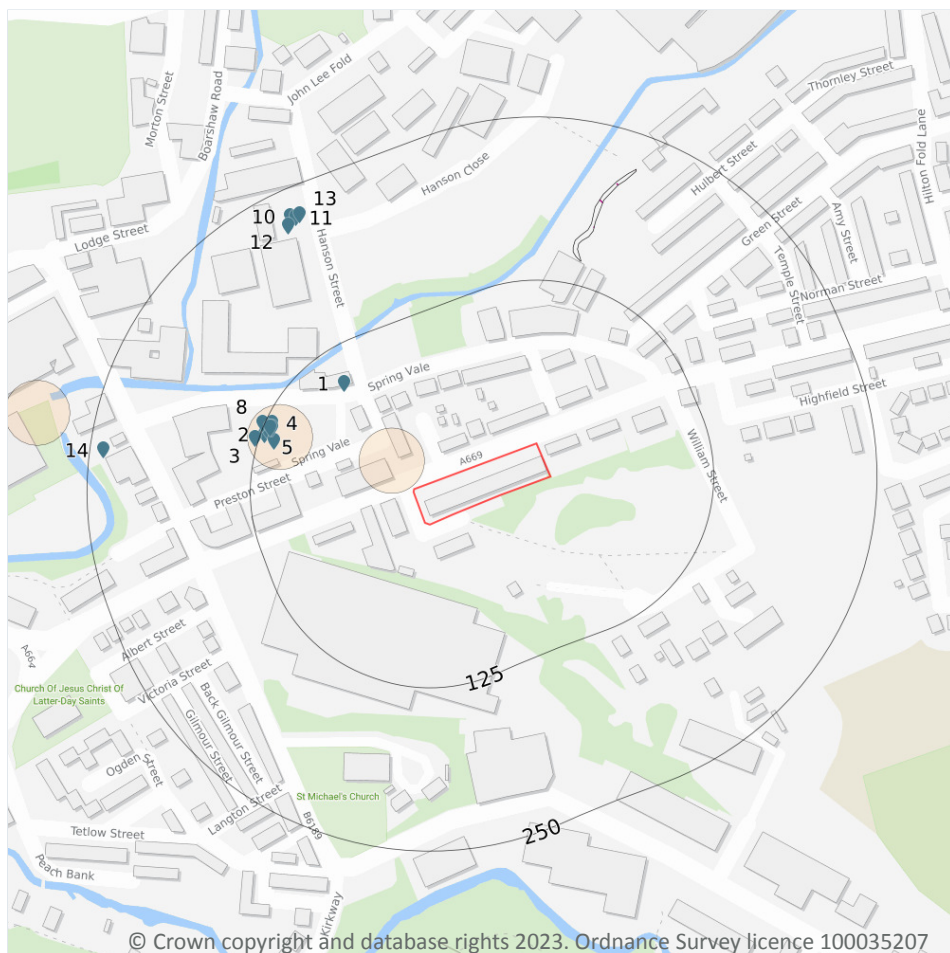
Please see [page 4 >](#) for further advice.

Distance	Direction	Use	Date
67 m	W	Garage	1991
67 m	W	Garage	1996
200 m	W	Garage	1991
201 m	W	Garage	1996

This data is sourced from Ordnance Survey/Groundsure.



Contaminated land / Waste and landfill



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

Former landfill (from Local Authority and historical mapping 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 4](#) > for further advice.

Distance	Direction	Site Address	Source	Data Type
144 m	NE	Refuse Tip	1967 mapping	Polygon

This data is sourced from Ordnance Survey/Groundsure/Local Authorities.



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Waste site no longer in use

These are records of former waste storage, treatment or transfer sites that have been identified from high detailed historical maps or Local Authority planning records. Depending on the nature of the waste that was handled and stored at these facilities, there may be a risk of ground contamination.

Please see [page 4 >](#) for further advice.

Distance	Direction	Details		
3 m	W	Type of Site: Waste Transfer Station Site Address: Land At, Hanson Street, Middleton, Manchester, Greater Manchester, M24 2HW	Further Details: Scheme comprises use of land as extension to waste transfer station. Data Source: Historic Planning Application Data Type: Point	Details: 13/00649/FUL Date: 07/10/2013
85 m	W	Type of Site: Waste Transfer Station Site Address: Hanson Street, Middleton, MANCHESTER, Greater Manchester, M24 2HW	Further Details: Scheme comprises of a waste transfer station. An application (ref: 05/D45599) for detailed planning permission was granted by Rochdale B.C. Planning decision obtained Data Source: Historic Planning Application Data Type: Point	Details: 05/D45599 Date: -

This data is sourced from Ordnance Survey/Groundsure/Local Authorities.

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 4 >](#) for further advice.

ID	Distance	Direction	Address	Type	Size	Status
1	97 m	NW	V W & Audi Used Spares Limited, Land/ Premises At, Spring Vale, Middleton, Manchester, Manchester, M24 2HR	Metal Recycling Site (Vehicle Dismantler)	Small	Issued
2	123 m	W	Spring Vale, Middleton, Manchester, M24 2HQ	Household, Commercial & Industrial Waste T Stn	Small	Modified
3	123 m	W	Spring Vale, Middleton, Manchester, M24 2HQ	Household Waste Amenity Site	Small	Modified
4	123 m	W	Spring Vale, Middleton, Manchester, M24 2HQ	Special Waste Transfer Station	Small	Issued



ID	Distance	Direction	Address	Type	Size	Status
5	123 m	W	Spring Vale, Middleton, Manchester, M24 2HQ	Household, Commercial & Industrial Waste T Stn	Small	Modified
6	123 m	W	Land/premises At, Spring Vale, Middleton, Manchester, M24 2HQ	Household, Commercial & Industrial Waste T Stn	Small	Modified
7	123 m	W	Land/premises At, Spring Vale, Middleton, Manchester, M24 2HQ	Household, Commercial & Industrial Waste T Stn	Small	Modified
8	123 m	W	Land/premises At, Spring Vale, Middleton, Manchester, M24 2HQ	Household, Commercial & Industrial Waste T Stn	Small	Transferred
9	123 m	W	Suez Recycling And Recovery Uk Ltd, Land/premises At, Spring Vale, Middleton, Manchester, Manchester, M24 2HQ	Household, Commercial & Industrial Waste T Stn	Small	Issued
10	229 m	NW	Land At, Hanson Street, Middleton, Manchester, M24 2HW	75kte HCI Waste TS + treatment	Small	Modified
11	229 m	NW	Land At, Hanson Street, Middleton, Manchester, M24 2HW	Household, Commercial & Industrial Waste T Stn	Small	Issued
12	229 m	NW	Hanson Street, Middleton, Manchester, M24 2HW	75kte HCI Waste TS + treatment	Small	Revoked
13	229 m	NW	Middleton Waste And Recycling Limited, Hanson Street, Middleton, Manchester, Manchester, M24 2HW	75kte HCI Waste TS + treatment	Medium	Revoked
14	240 m	W	Viridor Waste (Greater Manchester) Limited, Townley Street, Middleton, Manchester, Manchester, M24 1AT	Household, Commercial & Industrial Waste T Stn	Medium	Surrendered

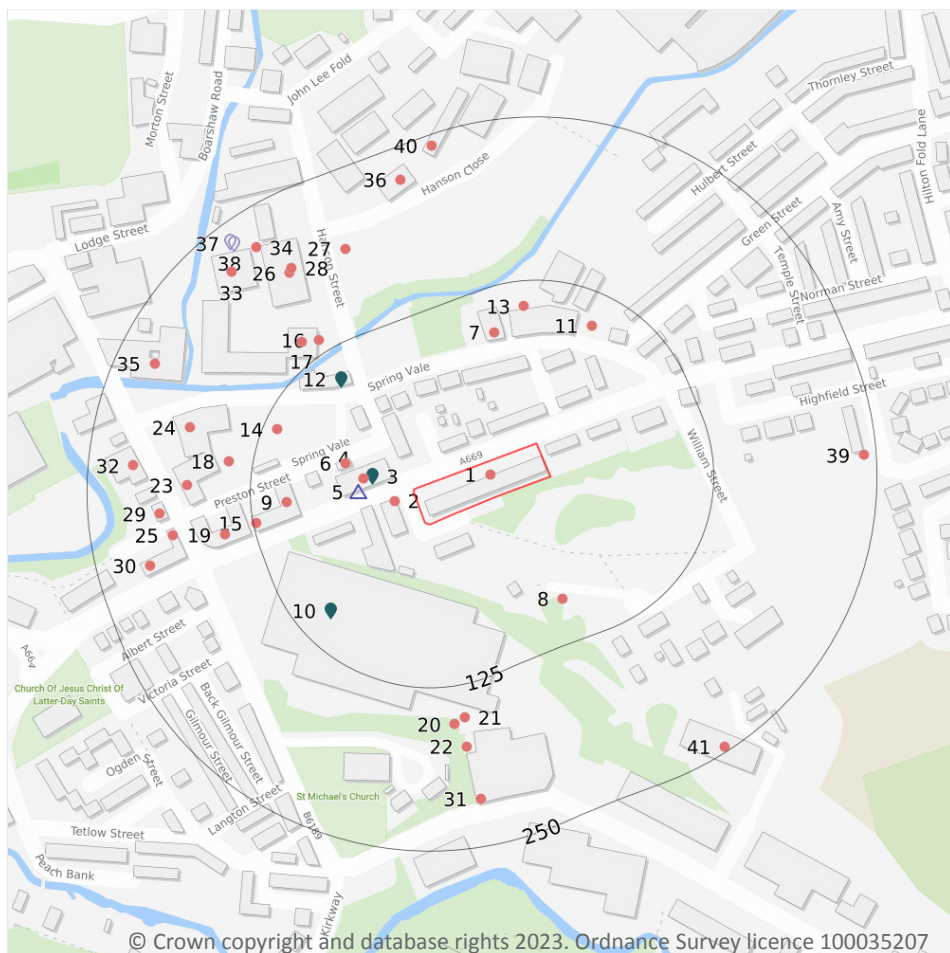
This data is sourced from the Environment Agency/Natural Resources Wales.


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Contaminated land / Current and recent industrial



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Licensed industrial use (EA)
- ◆ Local Authority licensed pollutant release

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 4](#) > for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	0	on site	Middleton Blinds & Shutters - Flat 13 Tonge Court, Oldham Road, Middleton, Greater Manchester, M24 2JY	Curtains and Blinds	Consumer Products
2	16 m	W	Multiscaff - 142, Oldham Road, Middleton, Greater Manchester, M24 2LH	Construction and Tool Hire	Hire Services



ID	Distance	Direction	Company / Address	Activity	Category
4	35 m	W	BP Service Station - Oldham Road, Middleton, Manchester, Greater Manchester, M24 2LD	Petrol and Fuel Stations	Road and Rail
6	57 m	W	B P Car Wash - Oldham Road, Middleton, Manchester, Greater Manchester, M24 2LD	Vehicle Cleaning Services	Personal, Consumer and Other Services
7	91 m	N	Middleton Sheet Metal Co Ltd - -, Spring Vale, Middleton, Greater Manchester, M24 2HS	Metalworkers Including Blacksmiths	Construction Services
8	91 m	SE	Mast (Telecommunication) - Greater Manchester, M24	Telecommunications Features	Infrastructure and Facilities
9	98 m	W	Middleton M O T Centre Ltd - 151, Oldham Road, Middleton, Greater Manchester, M24 2LD	Vehicle Repair, Testing and Servicing	Repair and Servicing
11	99 m	NE	Electricity Sub Station - Greater Manchester, M24	Electrical Features	Infrastructure and Facilities
13	105 m	N	Works - Greater Manchester, M24	Unspecified Works Or Factories	Industrial Features
14	115 m	W	Viridor Ltd - Gmwda Recycling Centre, Spring Vale, Middleton, Greater Manchester, M24 2HR	Waste Storage, Processing and Disposal	Infrastructure and Facilities
15	123 m	W	Caketastic Creations - 145, Oldham Road, Middleton, Greater Manchester, M24 2LD	Baking and Confectionery	Foodstuffs
16	135 m	NW	Electricity Sub Station - Greater Manchester, M24	Electrical Features	Infrastructure and Facilities
17	142 m	NW	Middleton Scrap Metal Ltd - 4 Hanson Street, Middleton, Manchester, Greater Manchester, M24 2UF	Scrap Metal Merchants	Recycling Services
18	144 m	W	Waste Transfer Station - Greater Manchester, M24	Waste Storage, Processing and Disposal	Infrastructure and Facilities
19	148 m	W	Cash 4 Clothes - 135, Oldham Road, Middleton, Greater Manchester, M24 2LD	Rag Merchants	Recycling Services
20	154 m	S	Tank - Greater Manchester, M24	Tanks (Generic)	Industrial Features
21	156 m	S	Tank - Greater Manchester, M24	Tanks (Generic)	Industrial Features
22	173 m	S	Chimney - Greater Manchester, M24	Chimneys	Industrial Features
23	174 m	W	Homeshield Shutters - 21, Townley Street, Middleton, Greater Manchester, M24 1AT	General Construction Supplies	Industrial Products



ID	Distance	Direction	Company / Address	Activity	Category
24	178 m	W	Drive 2000 - -, Townley Street, Middleton, Greater Manchester, M24 1AT	Vehicle Repair, Testing and Servicing	Repair and Servicing
25	188 m	W	M S R Furniture & Beds - 50, Townley Street, Middleton, Greater Manchester, M24 1AS	Furniture	Consumer Products
26	191 m	NW	Hanson Street M O T Centre - Unit 1 Hanson Court, Hanson Street, Middleton, Greater Manchester, M24 2YP	Vehicle Repair, Testing and Servicing	Repair and Servicing
27	191 m	NW	Electricity Sub Station - Greater Manchester, M24	Electrical Features	Infrastructure and Facilities
28	194 m	NW	Works - Greater Manchester, M24	Unspecified Works Or Factories	Industrial Features
29	195 m	W	Bar Preservation - Restoration House 46-48, Townley Street, Middleton, Greater Manchester, M24 1AS	Construction Completion Services	Construction Services
30	210 m	W	B Luft - Hillside Motors, Sharp Street, Middleton, Greater Manchester, M24 1AD	Clothing, Components and Accessories	Consumer Products
31	214 m	S	Electricity Sub Station - Greater Manchester, M24	Electrical Features	Infrastructure and Facilities
32	216 m	W	Works - Greater Manchester, M24	Unspecified Works Or Factories	Industrial Features
33	217 m	NW	Elevated Engineering Services Nw Ltd - Unit 1 Townley Park, Hanson Street, Middleton, Greater Manchester, M24 2UF	Industrial Engineers	Engineering Services
34	221 m	NW	Tank - Greater Manchester, M24	Tanks (Generic)	Industrial Features
35	221 m	W	Chimney - Greater Manchester, M24	Chimneys	Industrial Features
36	226 m	N	Celect Tools - Unit F1 Hanson Close Industrial Estate, Hanson Close, Middleton, Greater Manchester, M24 2QZ	Tools Including Machine Shops	Industrial Products
39	240 m	E	Middleton Ambulance Station - Greater Manchester, M24	Ambulance and Medical Transportation Services	Health Support Services
40	242 m	N	Entrance Matting Direct Ltd - Unit 15 Hanson Close Industrial Estate, Hanson Close, Middleton, Greater Manchester, M24 2HD	Carpets, Flooring, Rugs and Soft Furnishings	Consumer Products
41	246 m	SE	Van Base Conversions - Unit 3, Saxon Street, Middleton, Greater Manchester, M24 2AD	Secondhand Vehicles	Motoring

This data is sourced from Ordnance Survey.



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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 4 >](#) for further advice.

ID	Distance	Direction	Company	Address	Status
5	43 m	W	BP	191, Oldham Road, Middleton, Manchester, Greater Manchester, M24 2LD	Open

This data is sourced from Experian Catalist.

Current or recent licensed industrial activities

Major industrial processes (Part A(1) Processes) are regulated under Environmental Permitting (England and Wales) Regulations 2016, as required under the Industrial Emissions Directive (2010/75/EU). The release of pollutants could present a contamination risk if Environment Agency regulations are not adhered to.

Please see [page 4 >](#) for further advice.

ID	Distance	Direction	Details	
37	233 m	NW	Operator: URBAN RESERVE (ASSETCO) LIMITED Installation Name: Whitbrook Power - EPR/YP3509MY Process: NEW MEDIUM COMBUSTION PLANT BEFORE 20TH DECEMBER 2018	Permit Number: YP3509MY Original Permit Number: YP3509MY EPR Reference: EPR/YP3509MY Issue Date: 21/01/2022 Effective Date: 21/01/2022 Last date noted as effective: 2023-05-25 Status: Effective
38	233 m	NW	Operator: URBAN RESERVE (ASSETCO) LIMITED Installation Name: Whitbrook Power - EPR/YP3509MY Process: TRANCHE A SG PERMITTING DATE 1ST OCTOBER 2019	Permit Number: YP3509MY Original Permit Number: YP3509MY EPR Reference: EPR/YP3509MY Issue Date: 21/01/2022 Effective Date: 21/01/2022 Last date noted as effective: 2023-05-25 Status: Effective

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

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 4 >](#) for further advice.



ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
3	34 m	W	Mercury Forecourts, Middleton Service Station, 191 Oldham Road, Middleton, Manchester, M24 2LD	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
10	99 m	SW	Geometric Furniture Ltd, Townley Street, Middleton, Manchester, M24 1AT	Rochdale Metropolitan Borough Council	Coating Processes	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
12	101 m	NW	VW & Audi Used Spares Ltd, Spring Vale, Middleton, Manchester, M24 2HQ	Rochdale Metropolitan Borough Council	Waste Oil Burner 0.4 MW	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authorities.

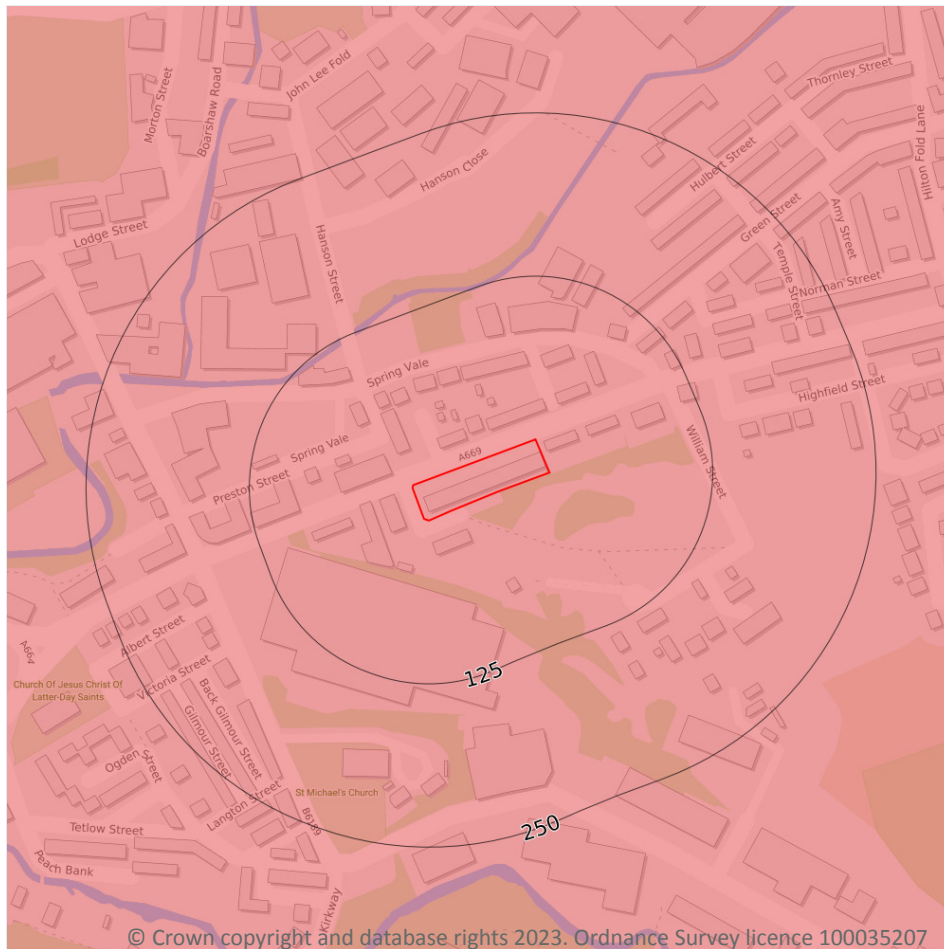


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Superficial hydrogeology



— 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.



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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

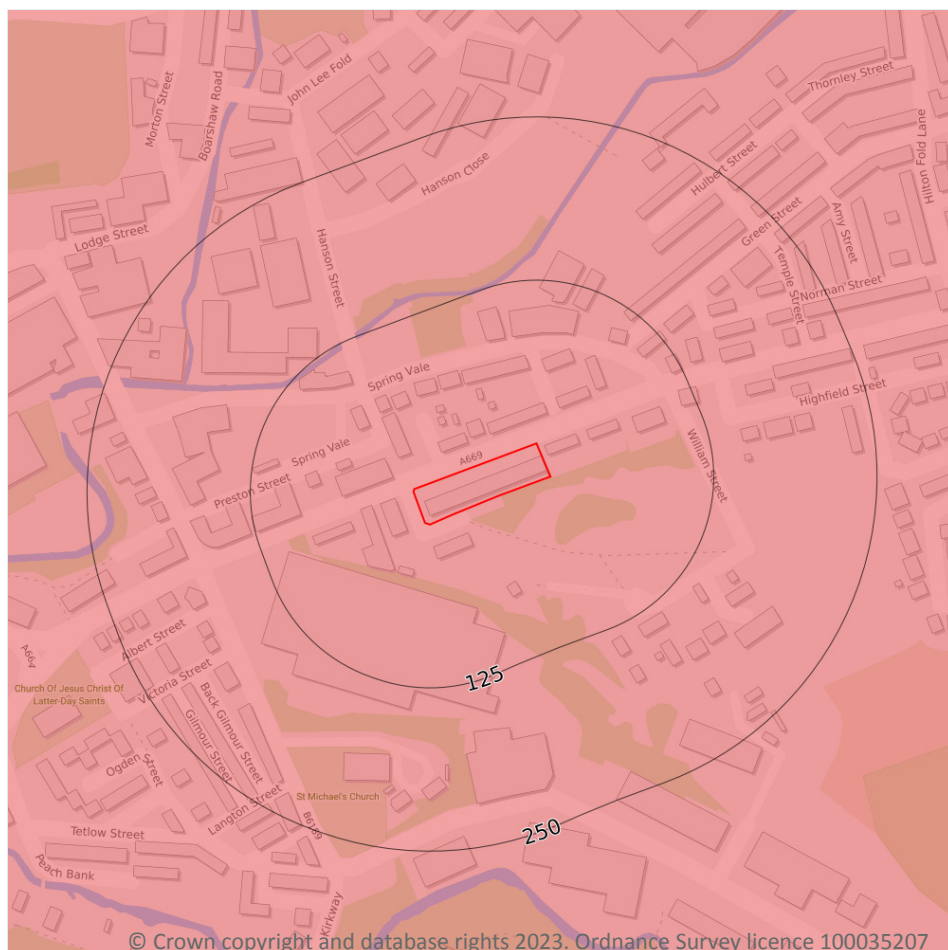
Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
GLACIOFLUVIAL SHEET DEPOSITS, DEVANSIAN	GFSDD-XSV	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.



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



- Site Outline
- Search buffers in metres (m)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (line)
- Tidal River
- Inland River
- Foreshore
- Canal
- Lock or Flight of Locks
- Lake, Reservoir or Marsh
- Drain or Transfer
- Type of watercourse:
 - At ground level ||||| Elevated
 - - - Underground — Unspecified

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
121 m	NW	Name: River Irk 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)
123 m	NW	Name: River Irk 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)



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Distance	Direction	Details
124 m	NW	Name: River Irk 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)
193 m	W	Name: Whit Brook 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)
193 m	W	Name: River Irk 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)
233 m	W	Name: River Irk 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

Low risk

Summary

Property's overall risk assessment for river, coastal, surface water and groundwater flooding is low.

Further explanation of flood risk assessment can be seen in the Flood information on [page 64](#) >.

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

Next steps

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 ↗

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. 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.

Jump to

[Groundwater flooding](#) >

[Flood risk \(5 and 30 years\)](#) >

[Skip to next section: Environmental](#) >

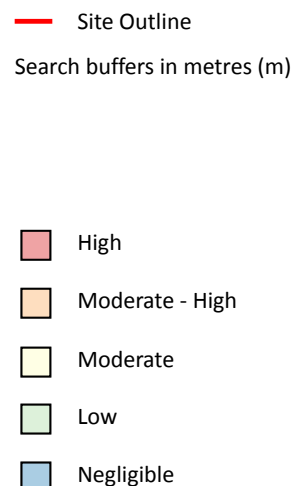
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Flooding / Groundwater flooding



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.



Climate change / Flood risk (5 and 30 Years)

Ambiental's FloodScore™ Climate data provides flood risk information from river, tidal and surface water flooding for a range of future time periods and emissions scenarios (Low emissions - RCP 2.6, medium and most likely emissions - RCP 4.5, and high emission - RCP 8.5). The temperature increases shown for each scenario are predicted increases by 2081-2100. The models are based on the UK Climate Projections 2018 (UKCP18). It is plausible that climate change will increase the severity and frequency of flood events in the future. FloodScore™ Climate has been designed to provide banks, building societies and insurers with future flood risk information for their long-term assets. The data within this report is based on the highest risk found within a buffer zone around the buildings. The 'Year' in the table represents the median of the date range used for each modelled timeframe.

Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 2.6 0.9-2.3°C	2027	Negligible	Negligible	Negligible	Negligible
RCP 2.6 0.9-2.3°C	2055	Negligible	Negligible	Negligible	Negligible
Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 4.5 1.7-3.2°C	2027	Negligible	Negligible	Negligible	Negligible
RCP 4.5 1.7-3.2°C	2055	Negligible	Negligible	Negligible	Negligible
Temp increase range	Year	Combined flood risk	River flooding	Coastal flooding	Surface water flooding
RCP 8.5 3.2-5.4°C	2027	Negligible	Negligible	Negligible	Negligible
RCP 8.5 3.2-5.4°C	2055	Negligible	Negligible	Negligible	Negligible

This data is sourced from Ambiental Risk Analytics.





Environmental

Identified

Ground stability

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

Please see [page 45](#) > for details of the identified issues.

Natural Ground Stability**Negligible-Very low****Non-Natural Ground Stability****Identified**

Radon

Local levels of radon are considered normal. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.

Not in a radon affected area

Next steps

Ground stability

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

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

Coal

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

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

Jump to

[Non-natural ground subsidence](#) >[Natural ground instability \(5 and 30 Years\)](#) >[Back to Summary](#)

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[Skip to next section: Energy >](#)

You can find our methodology and list of limitations on [page 64 >](#)



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 4](#) > for further advice.

Infilled land

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

Please see [page 4](#) > for further advice.

Distance	Direction	Use	Date
4 m	SW	Sand Pit	1907



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Distance	Direction	Use	Date
17 m	SW	Refuse Heap	1923
17 m	S	Refuse Heap	1915
22 m	S	Unspecified Pit	1965
22 m	S	Unspecified Pit	1982

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.

Climate change / Natural ground instability (5 and 30 Years)

This data shows the increase in shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change will result in higher temperature and therefore likely cause periods of drought and an increase in shrink swell subsidence. This data has been produced using the Met Office local projections to accurately model predicted rainfall, it is only available for RCP8.5 (the 'worst case' climate scenario).

Temp increase range	Year	Wet scenario	Average rainfall	Dry scenario
RCP 8.5 3.2-5.4°C	2030s	Highly unlikely	Highly unlikely	Highly unlikely
RCP 8.5 3.2-5.4°C	2050s	Highly unlikely	Highly unlikely	Highly unlikely

This data is sourced from the British Geological Survey.





Energy

Identified



Oil and gas

Historical, active or planned wells or extraction areas have been identified near the property.

Please see [page 4](#) > for further advice. Additionally, see [page 49](#) > for details of the identified issues.

Oil and gas areas
Oil and gas wells

Not identified
Identified



Wind and Solar

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

Please see [page 4](#) > for further advice. Additionally, see [page 51](#) > 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 4](#) > for further advice. Additionally, see [page 56](#) > for details of the identified issues.

Power stations

Not identified

Energy Infrastructure Projects

Identified

Not identified

Next steps

Oil and gas

A record of a well used for oil and gas extraction, exploration, or development has been identified in the locality of the property, although not in close proximity. The presence of a well does not necessarily mean that any active exploration or producing is occurring. We recommend checking the data within the report to see if the well has a 'completed by' date within the data as this would indicate that no further activity is taking place at the site.

You may wish to visit the website of any identified operator for further information.

Wind

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



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

Solar

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

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

Jump to

[Oil and gas >](#)

[Wind and solar >](#)

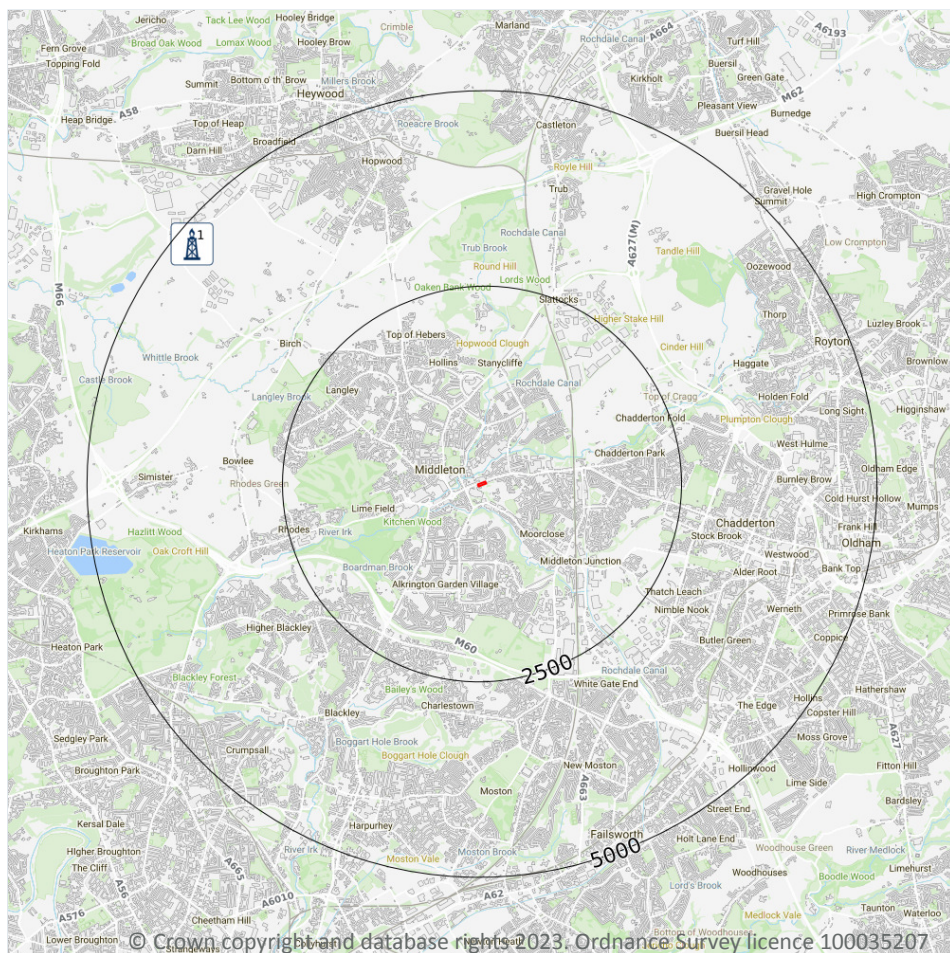
[Energy Infrastructure >](#)

[Skip to next section: Transport >](#)

You can find our methodology and list of limitations on [page 64 >](#)



Energy / Oil and gas



- Site Outline
- Search buffers in metres (m)
- Oil or gas drilling well
- Proposed oil or gas drilling well
- Licensed blocks
- Potential future exploration areas

Oil or gas drilling well

The database of oil and gas wells shows all existing and historic licensed oil, gas, shale gas, and coalbed methane extraction sites. These wells may have been licensed in any one of the 14 licensing rounds since 1910.

ID	Distance	Direction	Details	
1	4-5 km	NW	Site Name: HEYWOOD 1 Operator: BP PETROLEUM DEVELOPMENT LIMITED Type: Conventional Oil and Gas Intent: Exploration	NSTA References: LJ/14- 2 Licence Number: PL224 Date of first drilling: 21/06/1984 Date of well completion: 04/09/1984 Licence Expiry: 08/07/1989



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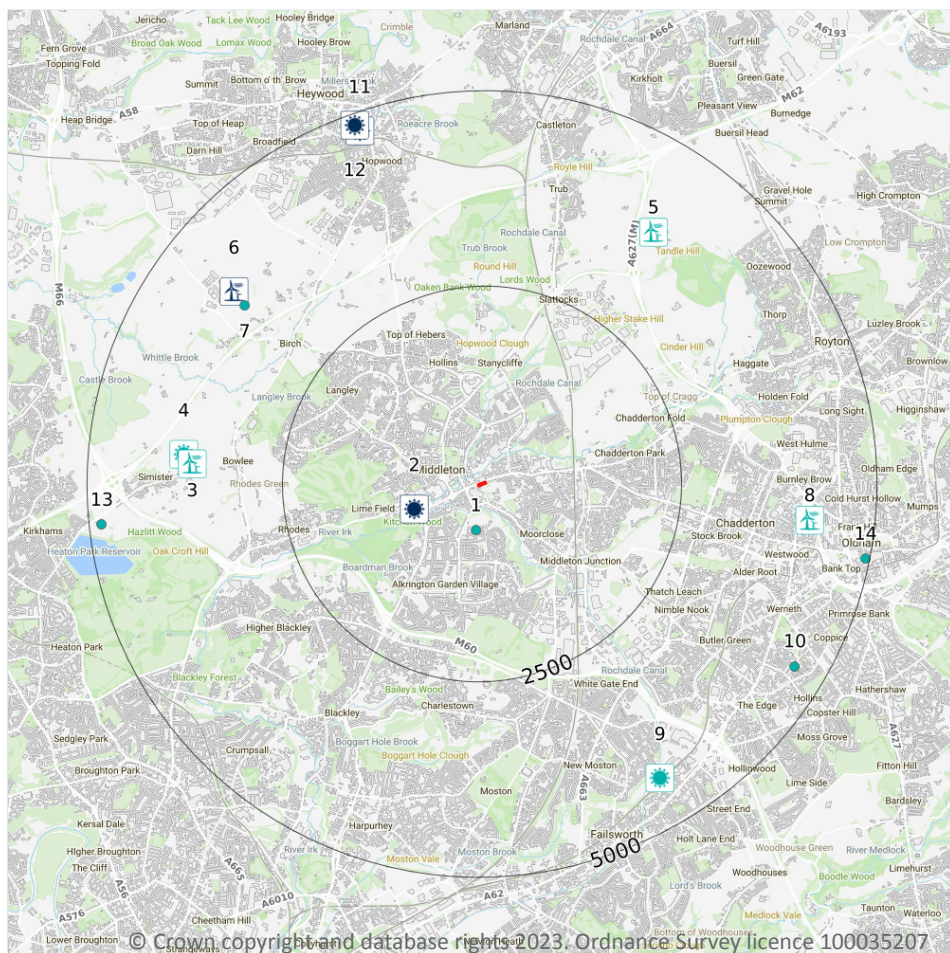
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This data is sourced from the North Sea Transition Authority (NSTA).



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	
6	3-4 km	NW	Site Name: Birch Industrial Estate, Whittle Lane, Heywood, North West Operator Developer: Landowner or private owner Status of Project: Consented	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.15MW Total project capacity: 0.15 Approximate Grid Reference: 384388, 408368

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.



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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	
3	3-4 km	W	Site Name: Brookvale Home Simister Lane, Prestwich, Manchester, M25 2SF Planning Application Reference: 51872 Type of Project: 2 Wind Turbines	Application Date: 2009-10-13 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of two wind turbines. Approximate Grid Reference: 383854, 406164
5	3-4 km	NE	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
8	4-5 km	E	Site Name: Tesco Stores Ltd, Featherstall Road North, Oldham, Oldham, Greater Manchester, OL9 6BW Planning Application Reference: PA/054064/07 Type of Project: 2 Wind Turbines	Application Date: 2007-10-09 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of two 10.6m high micro wind turbine for a period of 15 years. Approximate Grid Reference: 391751, 405443

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	
1	561 m	S	Site Name: 17 St. Dominics Way, Middleton, Manchester, Rochdale, Greater Manchester, M24 1FY Planning Application Reference: 06/D48303 Type of Project: Wind Turbine	Application Date: 2006-11-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of domestic wind turbine. Approximate Grid Reference: 387482, 405315
7	3-4 km	NW	Site Name: Birch Industrial Estate, Whittle Lane, Heywood, Greater Manchester, OL10 2SX Planning Application Reference: 15/00212/FUL Type of Project: Wind Turbine	Application Date: 2015-02-20 Planning Stage: Detail Plans Granted Project Details: Scheme comprises installation of a 45m high wind turbine with associated infrastructure. Approximate Grid Reference: 384376, 408373
10	4-5 km	SE	Site Name: 150 Grange Avenue, Oldham, Greater Manchester, OL8 4EQ Planning Application Reference: HH/055268/08 Type of Project: Residential Unit & Wind Turbine	Application Date: 2008-08-05 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of three storey rear extension, installation of domestic wind turbine. Approximate Grid Reference: 391562, 403576
13	4-5 km	W	Site Name: Parrenthorn High School, Heywood Road, Prestwich, Manchester, Bury, Greater Manchester, M25 2BW Planning Application Reference: 47659 Type of Project: Wind Turbine	Application Date: 2007-03-07 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of free standing wind turbine. Approximate Grid Reference: 382697, 405386
14	4-5 km	E	Site Name: Cotts, Llanwnda, Goodwick, Pembrokeshire, Dyfed, OL1 1HD Planning Application Reference: 05/1416/PA Type of Project: Wind Turbine	Application Date: 2006-02-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 9m high 6kw wind turbine for domestic electric generation. Approximate Grid Reference: 392466, 404951



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	
2	872 m	W	Robert McBride Ltd, Robert McBride Ltd, Middleton, Middleton, Rochdale, Manchester, M24 4DP	Contractor: PerPetum Sun LPA Name: Rochdale Borough Council Capacity (MW): 1.3	Application Date: 05/03/2015 Pre Consent Status: Planning Permission Expired Post Consent Status: Planning Permission Expired Date Commenced: -
11	4-5 km	N	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: Revised Post Consent Status: Revised Date Commenced: -
12	4-5 km	N	Chamber House, Chamber House Farm Off, Rochdale Road East, Heywood, OL10 1R	Contractor: Rochdale Metropolitan Borough Council LPA Name: Rochdale Borough Council Capacity (MW): 3.99	Application Date: 03/06/2020 Pre Consent Status: Planning Permission Granted Post Consent Status: Awaiting Construction 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.

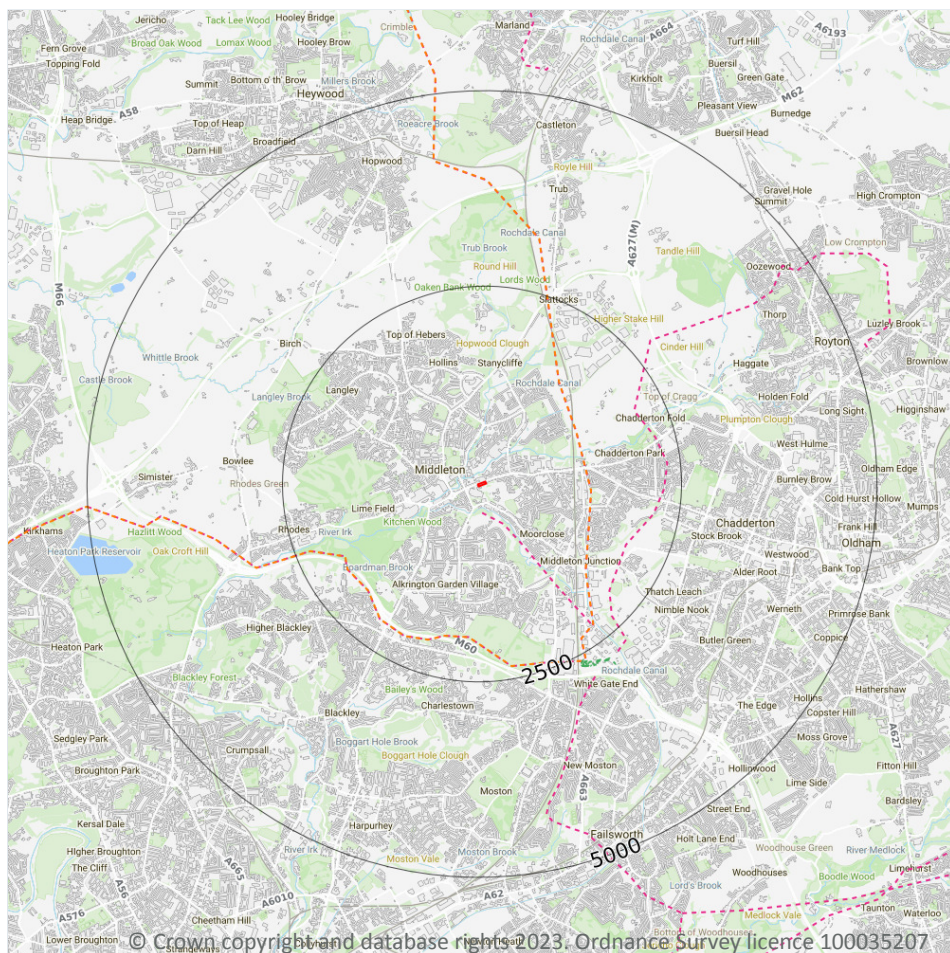


ID	Distance	Direction	Address	Details	
4	3-4 km	W	Brookvale Home, Simister Lane, Prestwich, Manchester, M25 2SF	Applicant name: Brookvale Care Home Application Status: Full Application Date: 25/02/2015 Application Number: 58484	Installation of a ground mounted solar farm system comprising of 1920 PV modules and associated works
9	4-5 km	SE	Land at Wrigley Head, Failsworth, Chadderton, Oldham OL9 8EH	Applicant name: Mr Andrew Hunt Application Status: Unknown Application Date: 05/03/2020 Application Number: PA/344623/20	Proposed development of a 0.89 MWp solar farm comprising ground-mounted solar PV Array and all associated works and necessary infrastructure.

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 318m from the property.

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

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


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Transport

Identified

The property has been identified to lie within the search radius of one or more transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



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



Other Railways

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

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

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



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Planning

Identified

Summary

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

Please see [page 59 >](#) for details of the identified issues.

Environmental Protected Areas Not identified

Visual and Cultural Protected Areas **Identified**

Jump to

[Planning constraints >](#)

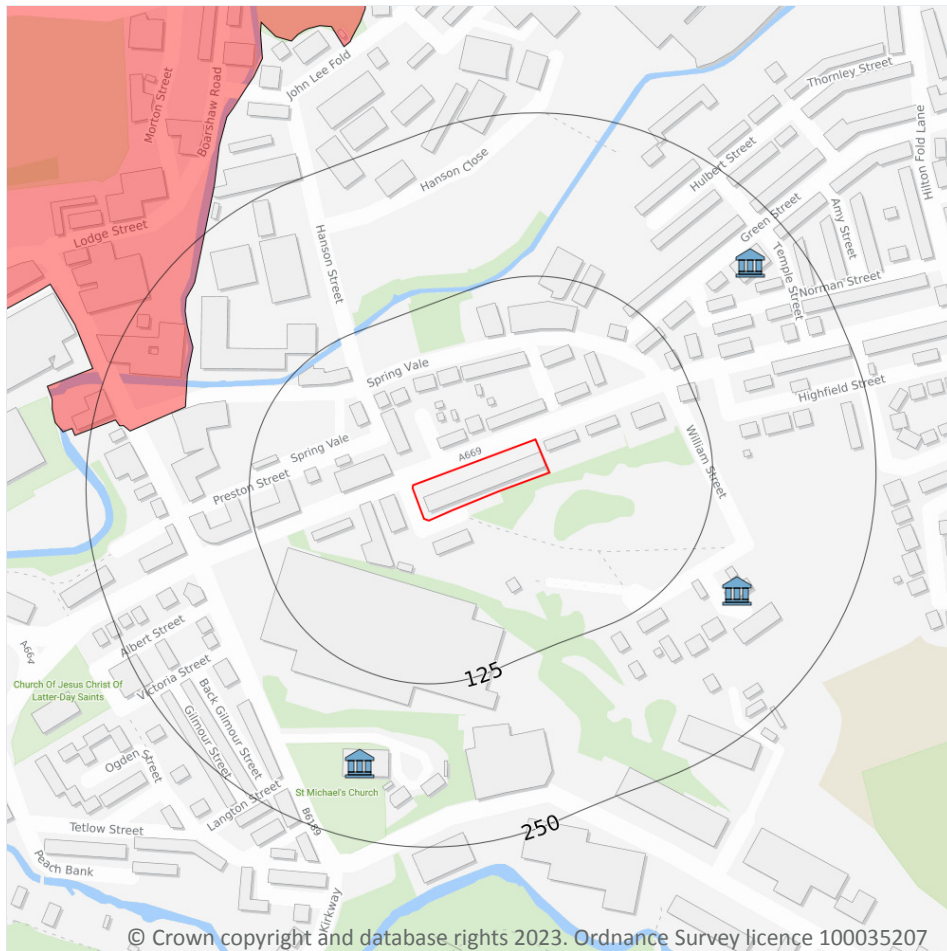
You can find our methodology and list of limitations on [page 64 >](#)

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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
184 m	W	Middleton Town Centre	Rochdale

This data is sourced from Historic England and Local Authorities. For more information please see historicengland.org.uk/listing/what-is-designation/local/conservation-areas/.



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Listed Buildings

The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

Distance	Direction	Name	Grade	Listed building reference number	Listed date
170 m	SE	Tonge Hall	II*	1068469	15/03/1957
194 m	SW	Church Of St Michael	II	1068468	19/09/1969
213 m	NE	Temple Street Baptist Church	II	1391925	16/08/2007

This data is sourced from Historic England. For more information please see <https://historicengland.org.uk/listing/the-list/> ↗



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)	Identified
Waste site no longer in use	Identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Identified
Recent industrial land uses	Identified
Current or recent petrol stations	Identified
Dangerous or explosive sites	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	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	Not 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	Not identified



Flooding

Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified

Groundwater flooding **Identified**

Climate change

Flood risk (5 and 30 Years) **Identified**

Natural ground instability (5 and 30 Years) **Identified**

Natural ground subsidence

Natural ground subsidence	Not 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
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Coastal Erosion

Complex cliffs	Not identified
Projections with intervention measures in place	Not identified
Projections with no active intervention	Not identified

Oil and gas

Oil or gas drilling well **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**

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

Planning constraints

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



Planning constraints

Areas of Outstanding Natural Beauty	Not identified
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National Parks	Not identified
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Conservation Areas	Identified
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Listed Buildings	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 and Limitations

Our risk assessment methodology and limitations can be found at [Risk Assessment methodology and Limitations - Groundsure](#) ↗

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

Ambiantal 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. The flood risks for these rainfall events are reported where the depth would be greater than the threshold for a standard property to modern building standards. 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.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and individual Local Authorities. Due to different methodologies used by different Local Authorities the data may be incomplete. We recommend reviewing your local search for confirmation.

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, whereas 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:

www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf ↗



ClimateIndex™ data and limitations

Groundsure's ClimateIndex™ is an assessment of the physical risk to the property from hazards which may be exacerbated by climate change. It considers the following hazards only:

- River flooding
- Flooding from the sea and tidal waters
- Surface water flooding
- Shrink swell subsidence
- Coastal erosion

These hazards are assessed using a weighted sum model, which allows for the consistent comparison of hazards between different time periods, emissions scenarios and the relative severity of predicted impacts. All flood and subsidence impacts have been produced using the latest UKCP18 climate prediction models. Assessments are provided for the short term (c.5 years) and medium term (c.30 years) only. A range of [Representative Concentration Pathways \(RCPs\)](#) [↗](#) have been used depending on the source dataset and its derivation. For example, flood data has been provided for RCP2.6, 4.5 and 8.5, whereas subsidence data has been derived using local projections only available for RCP8.5. Each RCP variance has been assigned an appropriate weighting in the calculator to reflect the relative likelihood of that scenario and where a full range of RCP scenarios is not available Groundsure have extrapolated to give equivalent values.

The banding applied to a property reflects its current and future risk from the hazards identified above. If a property's banding does not change from the present day to the medium term, the property's risk profile is not considered likely to be affected by climate change, though risks may still be present. Any increase in the banding of a property indicates that the property has the potential to be affected by climate change.

Band	Description	Short term (c.5 year)	Medium term (c.30 year)
A	No risks of concern predicted	76%	75%
B	Minor risks e.g. low level surface water flooding	15%	15%
C	Minor to moderate risks e.g. river flood event above property threshold	4%	4%
D	Moderate risks e.g. above threshold flood events and significant increase in subsidence potential	2%	2%
E	Significant risks e.g. multiple flood risks above property threshold	2%	2%
F	Severe risks to property e.g. coastal erosion risk	1%	2%

Approximate percentage of properties falling into each band. The figures have been calculated based on an assessment of residential properties only.



Energy Performance

To provide details of a property-specific Energy Performance Certificate (EPC), when they are present and required, we use the address and site boundary provided with the order to assign to one or more Unique Property Reference Numbers (UPRNs). These are unique identifiers curated and managed by Ordnance Survey / local councils. We will use the address provided to attempt to match to a single UPRN or the site boundary to match to all the UPRNs that fall within the site boundary. The UPRNs are then used to match EPCs to a property. Although Groundsure has invested significant resources to develop an accurate UPRN matching solution, it is possible in some cases that a UPRN could be matched incorrectly. It is encouraged that you verify the EPC used in this report against the online register on gov.uk's [Find an energy certificate](#) ↗ service to check 1) the address is correct, and 2) the most recent EPC certificate has been reviewed. If a more recent EPC exists for the property, then this latest certificate must be relied upon rather than the information summarised in this report.

Where more than one UPRN and associated EPC have been found relating to the property we will summarise the key information relating to each of the EPCs in tables (one table for non-domestic EPCs and another for domestic EPCs). We have capped the number of EPCs that we summarise in each of the tables at 50. Beyond this number we will provide a total count of domestic and/or non-domestic EPCs that matched to the site. If you require more detail regarding all the EPCs found in these cases we can provide this on request as an addendum to the report.



Conveyancing Information Executive and our terms & conditions

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- Compliance with the Conveyancing Information Executive Standards will be a condition within the Conveyancing Information Executive Member's Terms and Conditions.
- Conveyancing Information Executive Members will promote the benefits of and deliver the Search to the agreed standards and in the best interests of the customer and associated parties.

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If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

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

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com

↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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