



Client:

J Walker Homes Limited
Joshua House
35 Joshua Lane
Middleton
Manchester
M24 2AY

Consultant:

Phase I Desk Study and Preliminary Contaminated Land Risk Assessment

Baytree Lane, Middleton

Jan 2024

Site Ref: 6143/VBL V1.00 PCLRA

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Client:

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Executive Summary	
Site Address	Baytree Lane, Middleton
Grid Ref	388560, 406020
Site Area	1100m ²
Current Use	Metalled surface car park
Historical Use	Open Land, Road
Proposed Use	5 Number Residential dwelling houses with off road car parking to the front and private gardens to the rear
Geology	Sand and gravel drift underlain by coal measures of Sandstone Siltstone and Mudstone at depth
UXO	Low Probability
Other Risks	NA
Coal Mining	Further investigation required
Flood Risk	Low risk from surface water.
Controlled Water	Nearest feature the River Irk 185m to the north. The site does not present a risk to this surface water.
Ground Gas	Low to Moderate potential for ground gas to be present
Recommendations	Conduct intrusive investigation to obtain further data to quantify risks and establish Source-Pathway-Receptor links if present.

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1. Introduction

This report is an account of a Phase I Desk Study and Preliminary Contaminated Land Risk Assessment carried out by GeoAssist Limited at the request of the Client, J Walker Homes Limited, for the proposed development of 5 dwelling houses on land formerly used for parking cars to the rear of the Old Cock Inn on the corner of Baytree Lane and Damson Green, Middleton.

The work was commissioned following the receipt of instruction to proceed issued by the Client on the 15th January 2024.

The purpose of this Phase I investigation is to provide information in order to ensure that the site:

- Is assessed in accordance with the UK government methodology outlined online in Land Contamination Risk Management (LCRM)
- Satisfies the relevant requirements of the Updated National Planning Policy Framework September 2023
- Is suitable for the intended proposed land use. In this case, as a residential development with private gardens to the rear.

The approximate grid reference for the centre of the site is 388560, 406020 and the total area of the site is approximately 1100 m². The area of the site is outlined with a red line on the site plan in Appendix A1.

2. Description of the Site

2.1 Present

The site is located on intersection of Baytree Lane and Damson Green in Middleton to the rear of The Old Cock Inn on Oldham Road. The site forms a regular square shape and the topography of the site is relatively level with the surrounding ground and streets. There are no permanent structures on site and the ground cover is made up of a metalled/tarmacadam surface with no significant soft landscaping other than a thin strip of grass along the edges. The site boundary is formed by; The Old Cock Inn to the north, Baytree Lane to the east over which a commercial steel stockist and fabrication is located. Damson Green and residential apartments to the south and Residential property to the west. At the time of the site walkover there was no obvious visual or olfactory observations of contaminants noted. Photographs from the site visit form appendix A2 to this report.

2.2 Proposed

It is understood that the proposed development incorporates:

- The development of 5 number 3 bedroom residential dwelling houses with associated off road car parking to the front and private gardens to the rear. There are no basements associated with this development. The proposed development plan for the Site forms appendix A3 to this report.

3. Historical Researches

3.1 Historical Mapping & Photographs

Examination of the historical maps of the area confirms that the site has not been previously developed with any significant building cover.

A series of historical maps and ordnance plans have been reviewed as part of this search. The following table highlights plans and maps that are of particular significance for the purpose of this report. Where possible, reference to the large scale (1:500, 1:1056, 1:1250 & 1:2,500) plans and maps has been made in preference to those at smaller scales (1:10,560 & 1:10,000) as the details on the smaller scale plans and maps are often lacking because of the lower resolution at which they were originally drafted. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Published	Source Scale	Potentially contaminative Feature within 100m of site boundary	Remarks	Direction from site	Distance from site(m)	Feature still present on 2023 edition?
1848	1:10,560		Baytree Lane cuts Across the site	On Site	0	No
1893	1:2,500	Railway Cutting and Land	Terraced property on southern border	E	158	Yes
		Old Clay Pit	Old Clay Pit	NW	89	No
1909	1:2,500	Don Mill (Cotton) with Chimney and reservoir		NW	117	No
1932	1:2,500	Sand/gravel pit	Site Now Redeveloped	N	60	No
		Sand/gravel pit		W	200	No
1954	1:1,250	Chimney at Aerated Water Factory	Site Now Redeveloped	SE	179	No
1967 - 1986	1:1,250	Works		E	16	Yes
		Garage (refuelling)	Redeveloped	W	230	No
	1:1,250	Depot		E	54	No
1999	1:10,000		No Significant Change			
2021	1:10,000		No Significant Change			

A comprehensive list of the historical maps as referred to is attached in Appendix B1 to this report.

3.2 Anecdotal Historical Information

Anecdotal historical information has not been provided as part of this investigation.

3.3 Previous on site Intrusive Investigation

GeoAssist are not aware that any previous ground investigations have been undertaken on the site. The issues to be covered in the present investigation are to provide information in respect of any potentially unacceptable geo-environmental risks arising from previous land uses in the immediate area, including from ground gas, and the potential for sources of contamination to impact both present and future receptors, including:

- Human
- Controlled waters via established pathways

- Property
- Adjoining land and ecological systems

3.4 Environmental Data Search

An Environmental data search report referenced 332371303_1_1, has been used for background data on this site and is included as appendix C1.

3.4.1 Historical Land uses

The Environmental data search report referenced 332371303_1_1, summarises that past and present use of the site may have a limited potential to lead to ground contamination. The report summarises that adjacent areas up to 100m indicate that there may have been potentially contaminative land uses, capable of impacting the site. Data from the historical plans indicate that it is possible that the site and the immediate surrounds (250m) could have been impacted by historic contamination.

3.4.2 Statutory Authorisations, Incidents and Registers

The Environmental data search report referenced 332371303_1_1, confirms that within 100m of the site boundary there is/are:

- No active Discharge Consents
- No active Integrated Pollution Prevention and Controls.
- 3 Authorised Local Authority Pollution Prevention & Controls. 2 for coating and rubber process and one for a fuel station approximately 230 to the west of the site boundary. The fuel station has since been redeveloped.
- One active water abstraction licence within 250m for surface water from the River Irk.
- One recorded pollution incidents to controlled waters, categorised as Category 3 – Minor Incident, located 205m west of the site, from March 1994.

Given the age of, and distance from the site of the recorded incidents and controls, it is considered unlikely that the present and any proposed development will have been or will be significantly impacted by any of the listed statutory authorisations, incidents and registers.

3.4.3 Landfill & Other Waste Sites

The Environmental data search report referenced 332371303_1_1, indicates that Rochdale Metropolitan Borough Council has no landfill data to supply, and Oldham Metropolitan Borough Council has not been able to supply data. The Environment Agency England and Wales and the British Geological Survey (BGS) have supplied the following landfill and waste site data.

Table 3.4 A summary of the landfill/waste transfer data as provided by the Environment Agency England & Wales and the environmental data search report referenced 332371303_1_1

Site name	Material deposited	Operational period	Approximate distance from site (m)	Direction from site
None Identified				
Oldham Road, Mills Hill, Oldham, Greater Manchester Land at Mills Hill	Deposited Waste included Inert, Industrial, Commercial and Household Waste, and Liquid Sludge	Dec 1967 Dec 1972	191	NE
Oldham Road, Higher Boarshaw, Middleton, Greater Manchester Morton Pits	Not Supplied	Not Supplied	215	SW
Middleton, Manchester, Greater Manchester Land off Don Street	Deposited Waste included Inert, Industrial and Commercial Waste	Aug 1986 Dec 1988	217	NE

The potential for ground gas generation from registered landfill sources and subsequent ingress into the proposed development is classified as low to moderate based on the above information.

3.4.4 In-Filled Land

Data from the County Series Surveys and the Ordnance Survey plans of the area confirms that there are likely to be small areas of infilled land on the site and within 100m of the site boundary not previously identified as landfill,. The potential for ground gas generation from infilled land and subsequent ingress into the proposed development is classified as low.

3.4.5 Other Risks

Non identified.

3.5 Potential for Unexploded Ordnance

World War II bombing heatmap indicates that a very low density of high explosive bombing was undertaken in the Middleton Area. Records do not identify any high explosive bomb strikes within the site or within 250m of the site boundary. The probability of a UXO encounter is low.

4. Geology & Hydrogeology

4.1 Site Geology

The 1 in 10,000 scale geological map of the area 96 NE Lancashire published in 1929 shows the site to be located on drift deposits of Glacial sand and Gravel. Nearby boreholes indicate the depth of drift deposits to be greater than 20m depth. The underlying solid geology is shown as being Sandstone of the Middle Coal Measures of the Carboniferous period. The Black Mine Coal is shown as cropping beneath the site. The dip of the solid geology in the area is shown at 1 in 3.5 to the south west. No faults are shown as passing directly beneath the site.

The 2008 digital 1 in 10,000 scale geological map extract of the area shows that the site is underlain by drift deposits of Devensian Till. The thickness of the drift deposits is not indicated. The Underlying solid geology is shown as being mudstone siltstone and sandstone of the Pennine Lower Coal Measures Formation. A coal crop is shown approximately 40m to the north east of the site. There are no coal crops shown beneath the site.

4.2 Radon Affected Area

The Environmental data search report referenced 332371303_1_1, indicates that the site is in a lower probability radon area. No radon protective measures are necessary in the construction of new dwellings or extensions.

4.3 Hydrogeology and Groundwater Vulnerability

The Bedrock Aquifer Designation as determined by the British Geological Survey is: Secondary A - permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers; The Superficial Aquifer Designation as determined by the British Geological Survey is: Secondary A - permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers.

4.4 Surface Water

The Environmental data search report referenced 332371303_1_1, and plans of the site indicate that the nearest surface water feature is The River Irk located 185m to the North of the site boundary. There is no evidence that the site in its present state, or any proposed development, will significantly impact surface water receptors and consequently the risk to surface waters is classified as low.

4.5 Subsurface Water

There is no evidence that the site in its present state or the proposed development will impact subsurface water receptors and consequently the risk to subsurface waters is classified as low.

4.6 Water Abstractions

The Environmental data search report referenced 332371303_1_1, indicates that there are is one active water abstraction licence within 250m of the site boundary for surface water abstraction from the River Irk.

The site does not lie within a source protection zone. The Environment Agency England and Wales has defined

Source Protection Zones (SPZs) for 2000 groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk.

The maps show three main zones (inner Zone I, outer Zone II and total catchment Zone III).

4.7 Flood Risk

The Environmental data search report referenced 332371303_1_1, shows that the EA flood data map does not locate the site within a Flood Zone. The BGS Groundwater Flood Data indicates the site is situated within a zone with the potential for groundwater flooding of property situated below ground level.

5. Mineworkings & Mineral Sites

Information provided by the Coal Authority as part of the Environmental data search report referenced 332371303_1_1 indicates that the property is in an area that may be affected by coal mining.

The Coal Authority Coal Mining Risk Assessment & Consultants Report referenced 71009792531001 concludes that: Due to the potential for unrecorded workings in the Black Mine (Cannel) seam, an intrusive site investigation will be required.

The Coal Authority Coal Mining Risk Assessment & Consultants Report referenced 71009792531001 forms appendix C2 to this report.

6. Designated Environmentally Sensitive Sites

The environmental data search report referenced 332371303_1_1 indicates the site is situated within:

- A Nitrate Vulnerable Zone (NVZ)
- 159m of Area of Adopted Green Belt, dated Nov 2011 by Oldham metropolitan Borough Council

The environmental data search report indicates the site is situated within a Nitrate Vulnerable Zone (NVZ herein). NVZs were set up under Council Directive 91/676/EEC and have been established in areas where nitrate from agricultural land is causing, or could cause, pollution of the water environment. In these zones Action Programmes of compulsory measures apply. These measures include a requirement for farmers to limit their applications of livestock manures and, in some circumstances, to observe closed periods for the application of organic manure to agricultural land. Action Programme measures apply to all land within designated NVZs from: i) 1996 for 66 NVZs to protect drinking water sources. These amounted to 8% of England's land area; ii) 19th December 2002 (2001/2002 review) for around 55% of England; and iii) [] (2005/2006 review) for a further land area of 15% (total around 70%) in England. The purpose of NVZs is to enforce a reduction of Nitrate leaching into water courses, to ensure a reduction in Eutrophic waters.

Areas of Green Belt are regions of principally open countryside surrounding existing built-up areas, the purpose of which is to check the unrestricted sprawl of these built-up areas and to safeguard the surrounding countryside against further encroachment.

The proposed development should not adversely impact any designated environmentally sensitive sites.

7. Contemporary Directory Trade Entries

The environmental data search report referenced 332371303_1_1, indicates that there are numerous, inactive, active and obsolete trade directory entries within 250m of the site boundary. The likelihood that the proposed development will have been significantly impacted by surrounding contemporary industrial land uses is low given the nature of the listed activities.

8. Conceptual Model

The table below is the conceptual model for the site based on the information available at this time.

Table 8.1 Preliminary Conceptual model.

Potential Source /Hazard	Nature of Hazard (Risk Level to site given a Commercial end use	Contaminants Associated with Source	Potential Pathway	Potential Receptor
<i>Previous & Present ON SITE Land uses:</i>				
1. Former road	Ground contamination Low to Moderate Risk	Heavy Metals PAH	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
Possible infilled / Made Ground along road route	Gas from in-filled ground Low to Moderate Risk	Low Cabon Dioxide & Methane	Vertical and Lateral Migration	Site Users Future Buildings & Services
2. Car Park	Ground contamination Low to Moderate Risk	Heavy Metals PAH	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
<i>Previous OFF SITE land uses within 250m as indicated by Historical Plans Including:</i>				
3. Cotton Mill Chimneys & (Infilled) reservoir	Ground contamination Low to Moderate Risk	See DoE Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low to Moderate Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
4. Warehouse	Ground contamination Low Risk	See DoE Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
5. Railway Land	Ground contamination Low Risk	See DoE Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
6. Fuel Station	Ground contamination Low Risk	See DoE Profiles	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground Low Risk	None	Vertical and Lateral Migration	Site Users Future Buildings & Services
7. Coal Workings & Mineral Extraction	Geotechnical Hazard Low to Moderate Risk	None	Ground Collapse Subsidence	Humans (site users) Future Buildings & Services
	Ground contamination Low Risk	None	None	Site Users Services
	Mine Gas Low Risk	None	None	Humans (site users) Future Buildings & Services

Only sources that have not been present on site in the past or currently are considered within the off site category. Unless the information is deemed to be pertinent to the analysis.

From the sources of information examined as part of this investigation a low to moderate potential for contaminated materials to be present on site has been established and a low to moderate potential for the presence of ground gas. There is a low to moderate likelihood of hazards from past coal workings.

9. Conclusions & Recommendations

The evidence presented elsewhere within this report indicates a requirement for further investigation in the form of intrusive site works. The phase I report has demonstrated that the site has been potentially impacted by historical uses and as a consequence there is a requirement on this site for sources of potential contamination to be considered.

Details of the nature and extent of the intrusive works are likely to include the following:

- Exploration holes to confirm the nature and type of materials underlying the site.
- The sampling and testing of a number of representative soil samples for a range of determinants as listed in the conceptual model based on the recommendations in the DoE industry profiles and experience to enable a more robust quantitative risk assessment to be made in accordance with the methods set out in the UK government methodology outlined online in Land Contamination Risk Management (LCRM)
- The installation of a number of ground gas monitoring points with associated monitoring over a period of time as defined by best practice guidance.
- The preparation of a report detailing the results of the Ground Investigation, updating of the conceptual model to include the quantitative analysis and the implications of the results in terms of future development.

9.1 Supplementary Recommendations

Given the scale, sensitivity and likely geotechnical category of the proposed development it is recommended that a series of deeper geotechnical holes are established at the same time as the Ground Investigation for contaminated ground in order to ascertain data on the characteristics of the underlying stratigraphy to enable efficient foundation design by the structural engineer.



Matthew Benson MSc GMICE
Geotechnical/Environmental Engineer



Mark Richardson MSc CEng MICE
Technical Director

This report has been prepared by GeoAssist Limited with all reasonable professional skill, care and diligence within the terms of the contract with J Walker Homes Limited. The report is confidential to J Walker Homes Limited, their/the named persons advisors and bankers, and GeoAssist Limited accepts no responsibility of whatever nature to third parties to whom this report may be divulged. GeoAssist Limited owns the copyright in this report. All rights are reserved, and unauthorised use is prohibited. J Walker Homes Limited may use the report for their/her/his own purposes.

GeoAssist have utilised the third-party information presented in the Environmental data search in order to undertake the Preliminary Contaminated Land Risk Assessment. GeoAssist are not liable for any errors, omissions or facts that might be contained within the Environmental data search report

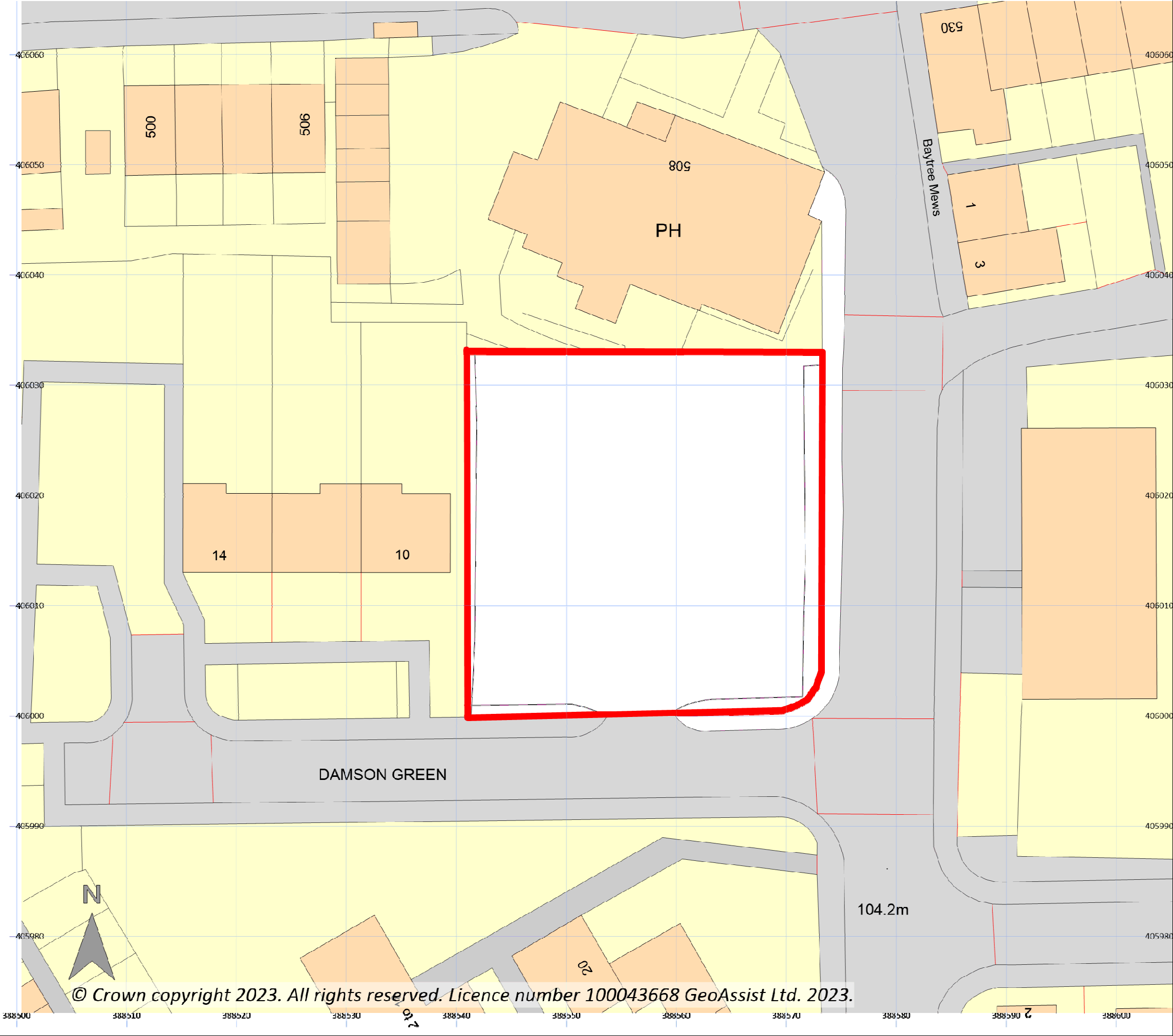
Appendix A

- A1 Site Plan
- A2 Site Photographs
- A3 Site Development Plan

A1 Site Plan

Site Name	Baytree Lane
Location	Middleton
GeoAssist Ref	6143VBL
Client	J Walker Homes Limited
	Joshua House 35 Joshua Lane Middleton Manchester M24 2AY
Planning Consultant	
NGR (centre of site)	388560,406020
Production Date	Jan 2024
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Do Not Scale



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P1 Jan 2024 Looking north from the southwest corner	P2 Jan 2024 Looking northwest from the southeast corner
P3 Jan 2024 Looking east from the southwest corner	P4 Jan 2024 Looking south west from the northeast corner

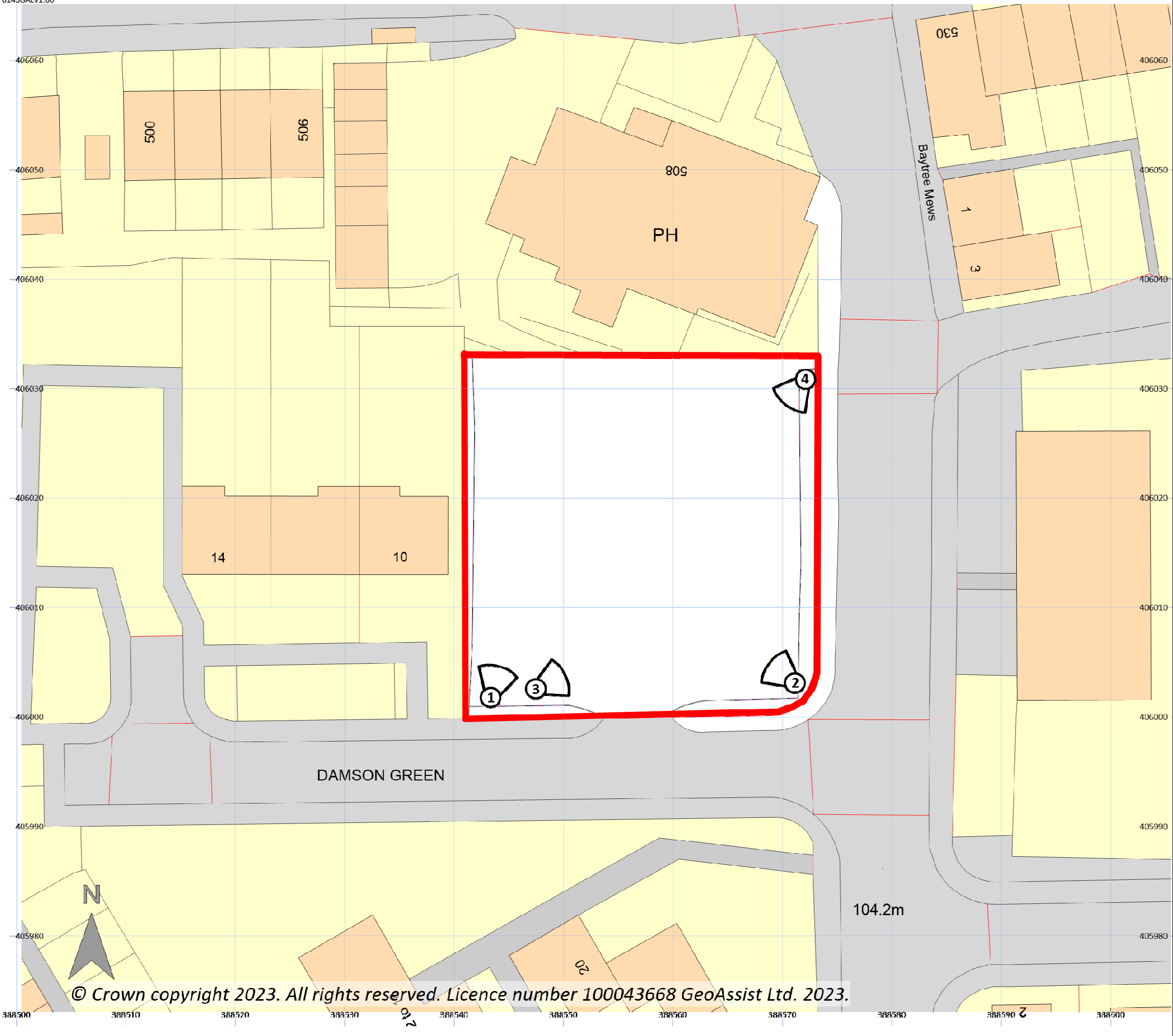
A2 Site Photos

Site Name	Baytree Lane
Location	Middleton
GeoAssist Ref	6143VBL
Client	J Walker Homes Limited
	Joshua House 35 Joshua Lane Middleton Manchester M24 2AY
Planning Consultant	
NGR (centre of site)	388560,406020
Production Date	Jan 2024
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

A2 Site Photo Plan

Site Name	Baytree Lane
Location	Middleton
GeoAssist Ref	6143VBL
Client	J Walker Homes Limited
	Joshua House 35 Joshua Lane Middleton Manchester M24 2AY
Planning Consultant	
NGR (centre of site)	388560,406020
Production Date	Jan 2024
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

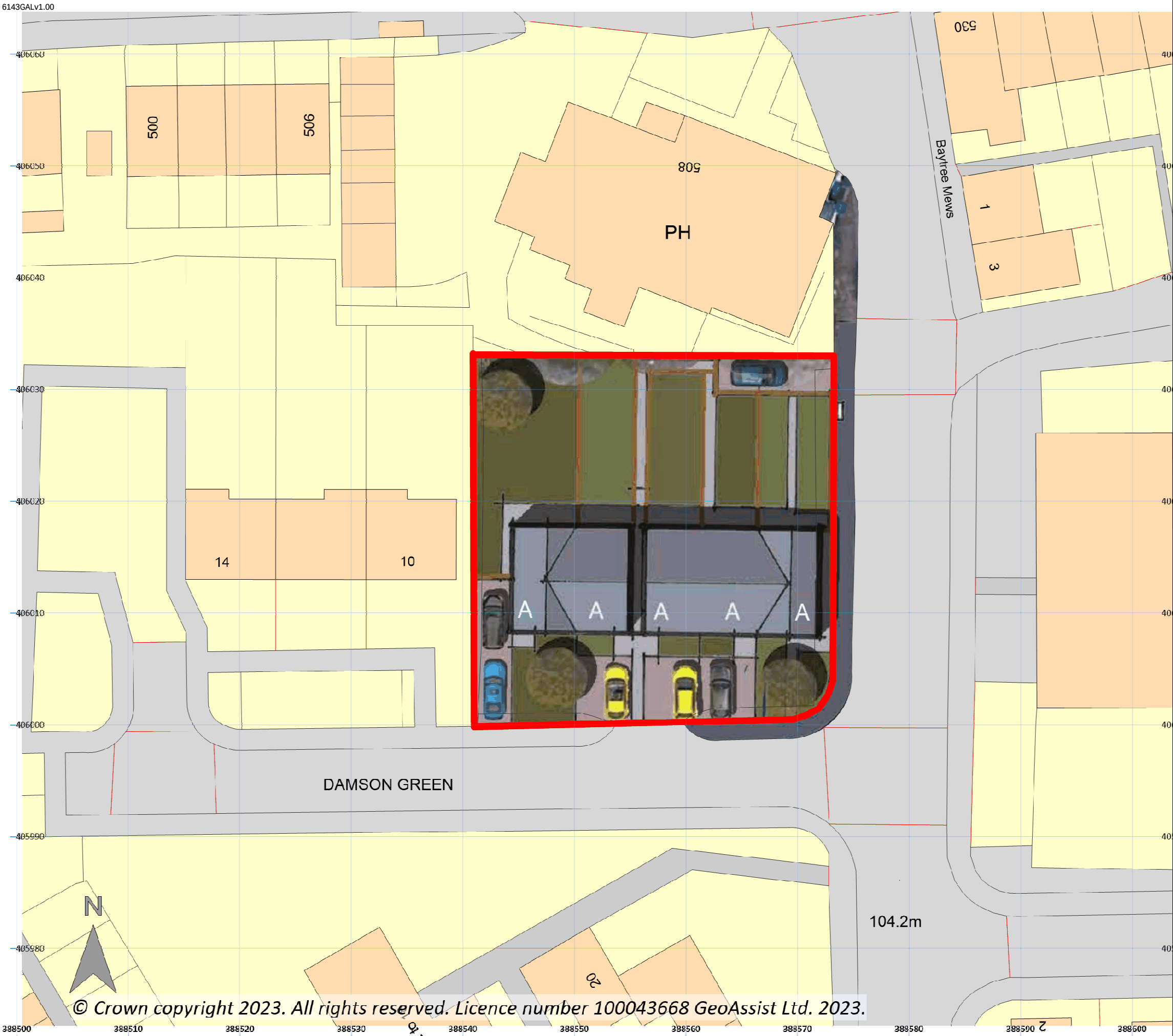
Do Not Scale



A3 Site Development Plan

Site Name	Baytree Lane
Location	Middleton
GeoAssist Ref	6143VBL
Client	J Walker Homes Limited
	Joshua House 35 Joshua Lane Middleton Manchester M24 2AY
Planning Consultant	
NGR (centre of site)	388560,406020
Production Date	Jan 2024
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Do Not Scale



Appendix B

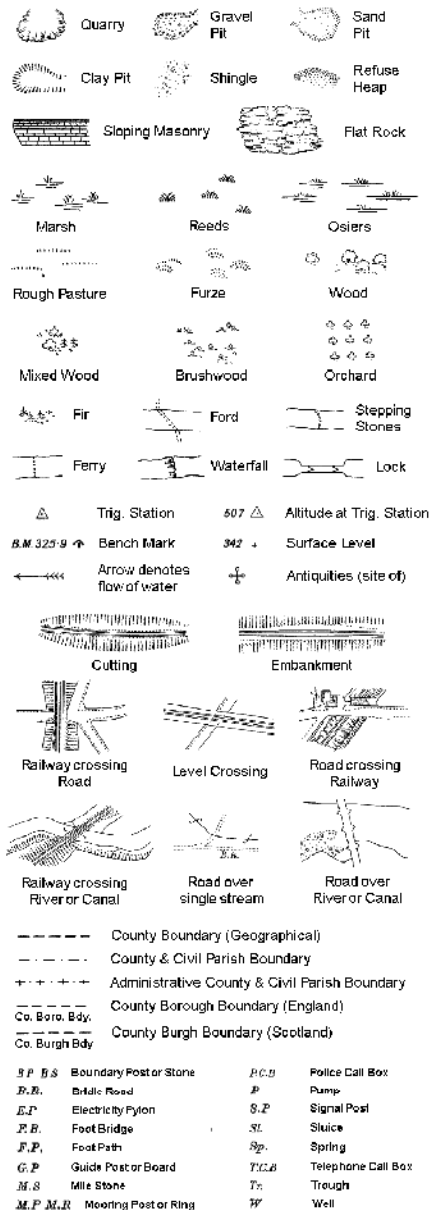
B1 OS Historical Plans

Appendix B1

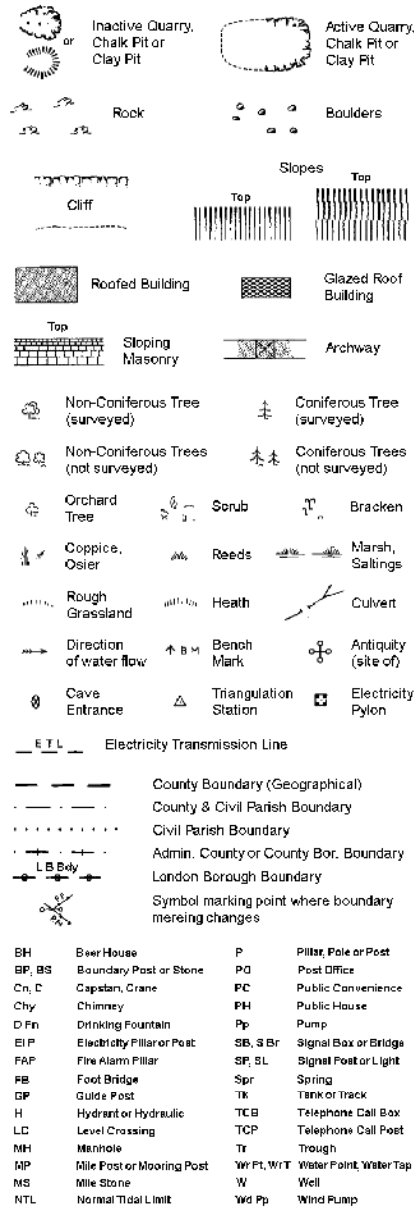
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Lancashire And Furness	1893	1:2,500	1893
Lancashire And Furness	1909	1:2,500	1909
Lancashire And Furness	1932	1:2,500	1932
Ordnance Survey Plan	1954	1:1,250	1954
Ordnance Survey Plan	1955	1:2,500	1955
Ordnance Survey Plan	1967-1986	1:1,250	1967
Ordnance Survey Plan	1969	1:2,500	1969
Additional SIMs	1977-1988	1:1,250	1977
Additional SIMs	1984-1991	1:1,250	1984
Ordnance Survey Plan	1990	1:1,250	1990
Additional SIMs	1991	1:1,250	1991
Large-Scale National Grid Data	1992	1:1,250	1992
Large-Scale National Grid Data	1993	1:1,250	1993

Historical Mapping Legends

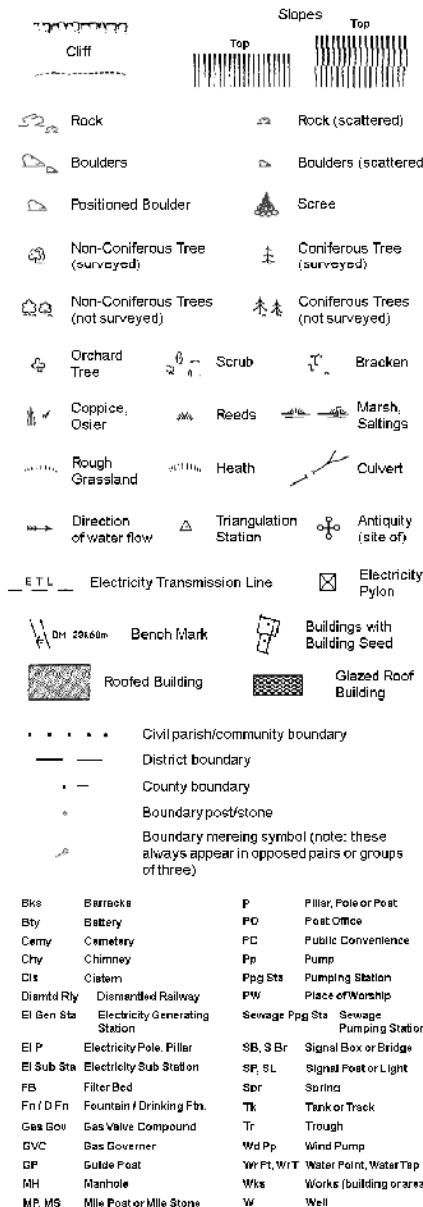
Ordnance Survey County Series and Ordnance Survey Plan 1:2,500



Ordnance Survey Plan, Additional SIMs and Supply of Unpublished Survey Information 1:2,500 and 1:1,250



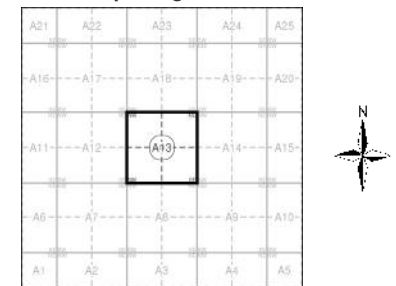
Large-Scale National Grid Data 1:2,500 and 1:1,250



Historical Mapping & Photography included:

Mapping Type	Scale	Date	Pg
Lancashire And Furness	1:2,500	1893	2
Lancashire And Furness	1:2,500	1909	3
Lancashire And Furness	1:2,500	1932	4
Ordnance Survey Plan	1:1,250	1954	5
Ordnance Survey Plan	1:2,500	1955	6
Ordnance Survey Plan	1:1,250	1967 - 1986	7
Ordnance Survey Plan	1:2,500	1969	8
Additional SIMs	1:1,250	1977 - 1988	9
Additional SIMs	1:1,250	1984 - 1991	10
Ordnance Survey Plan	1:1,250	1990	11
Additional SIMs	1:1,250	1991	12
Large-Scale National Grid Data	1:1,250	1992	13
Large-Scale National Grid Data	1:1,250	1993	14

Historical Map - Segment A13



Order Details

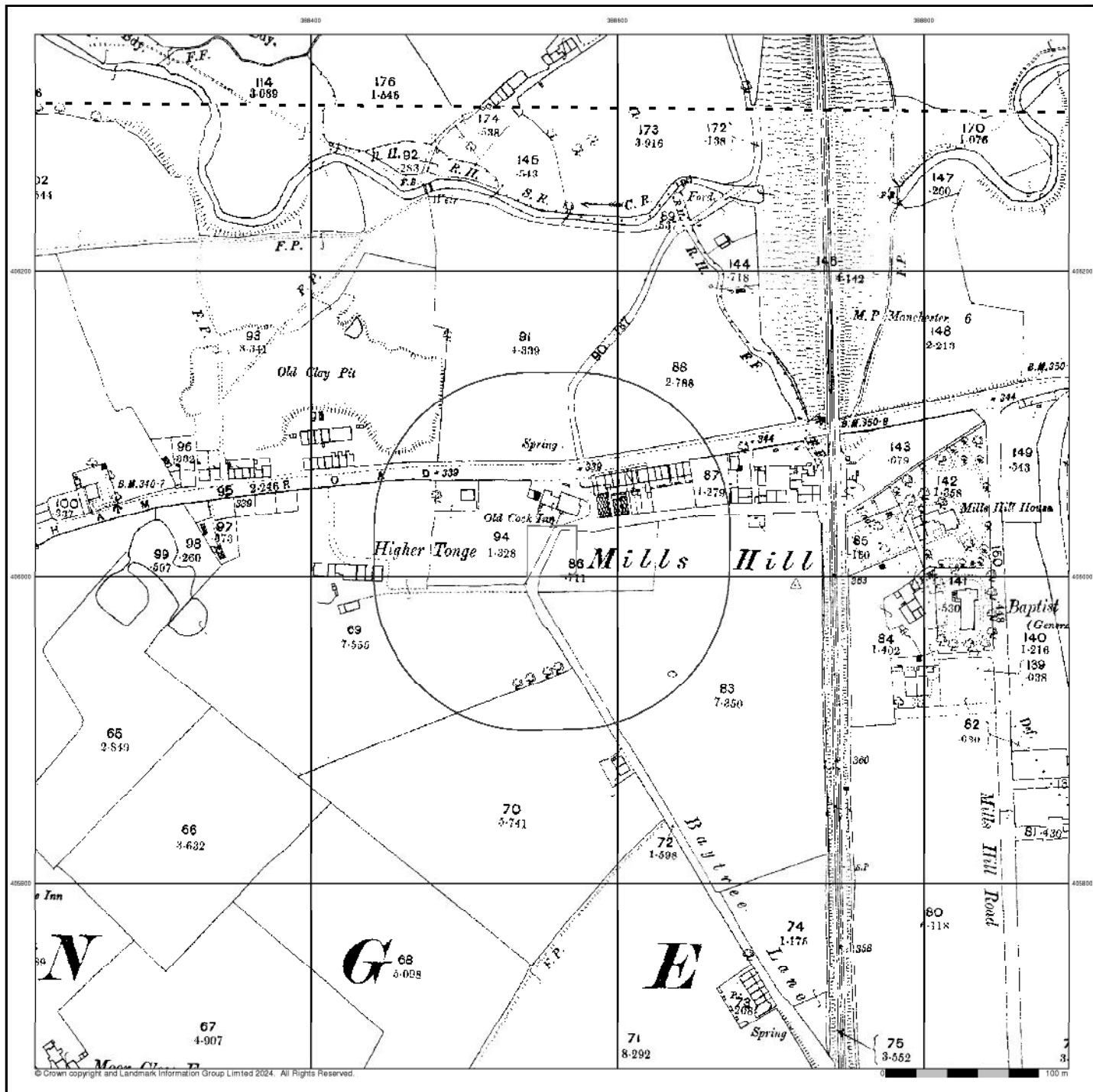
Order Number: 332371303_1_1
Customer Ref: 6143 VBL
National Grid Reference: 388560, 406020
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

Land to Rear of The Old Cock PH, Baytree Lane, Middleton,
Manchester, M24 2EB



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.enquirycheck.co.uk



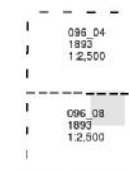
Lancashire And Furness

Published 1893

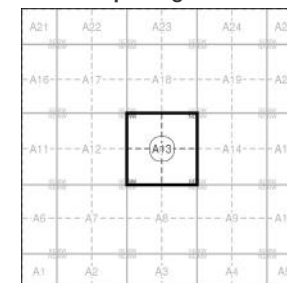
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

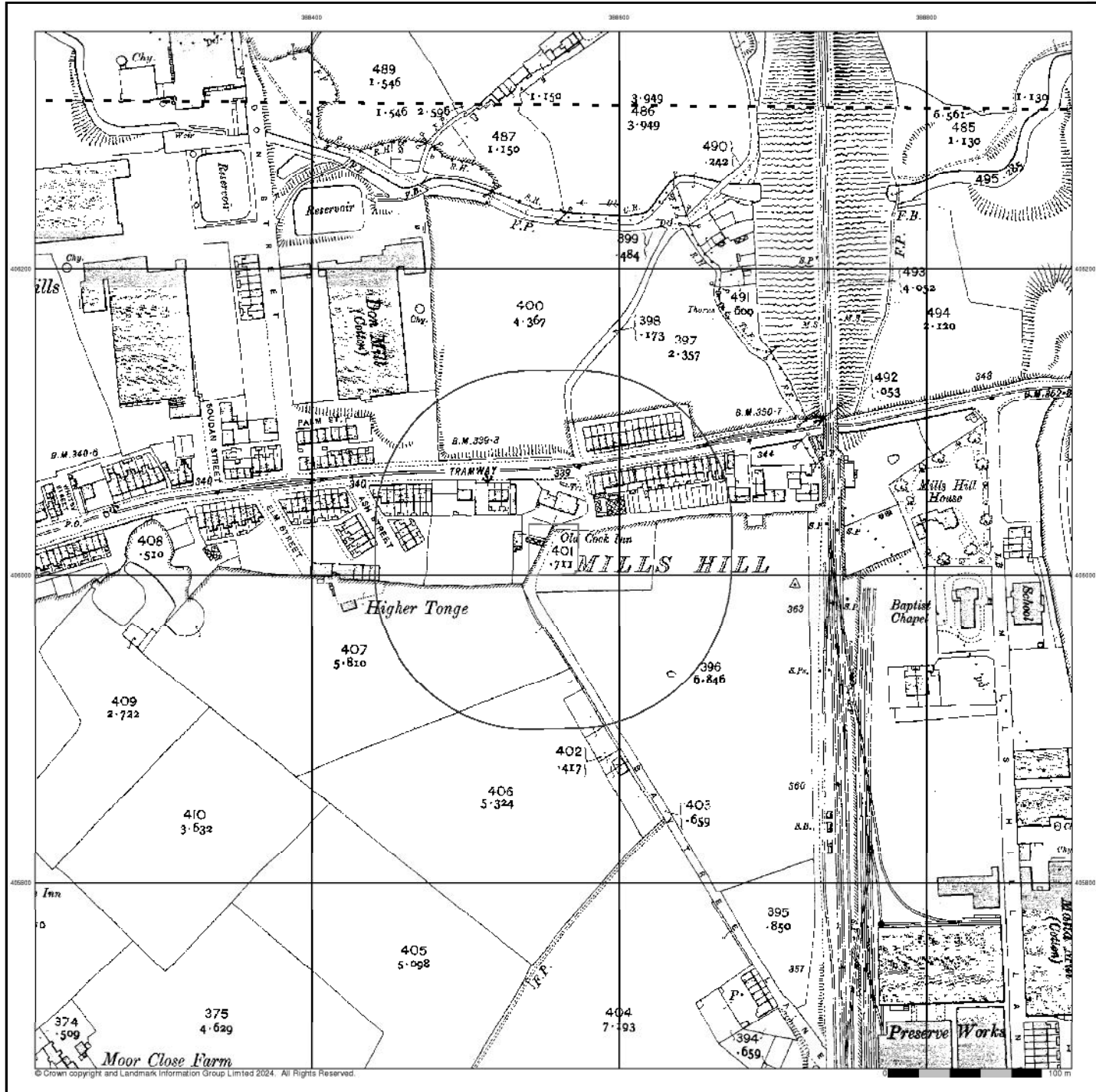


Order Details

Order Number: 332371303_1_1
Customer Ref: 6143 VBL
National Grid Reference: 388560, 406020
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

Land to Rear of The Old Cock PH, Baytree Lane, Middleton, Manchester, M24 2EB



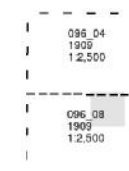
Lancashire And Furness

Published 1909

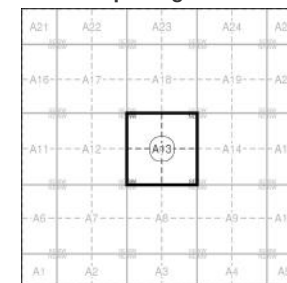
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

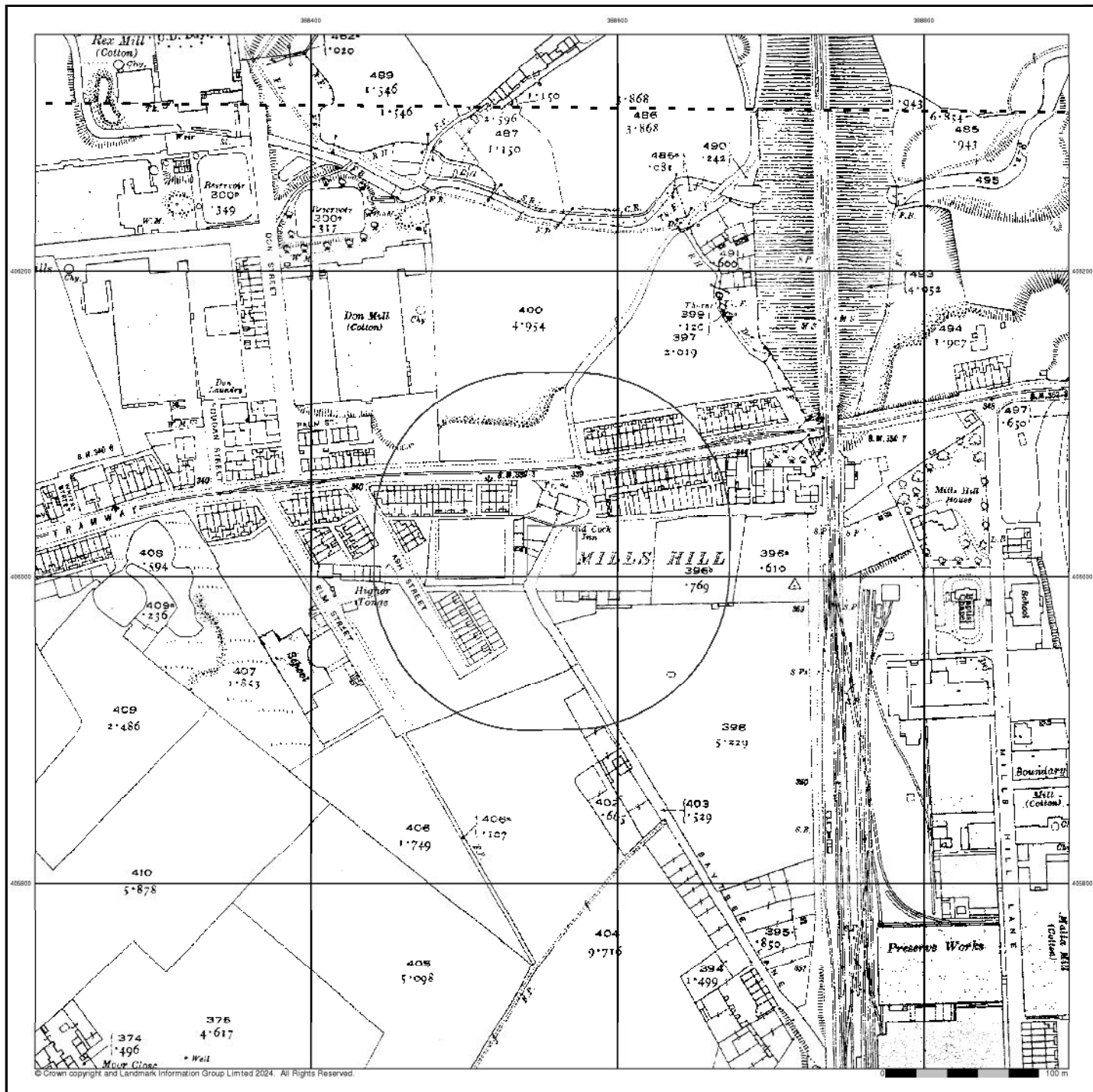


Order Details

Order Number: 332371303_1_1
Customer Ref: 6143 VBL
National Grid Reference: 388560, 406020
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

Land to Rear of The Old Cock PH, Baytree Lane, Middleton, Manchester, M24 2EB



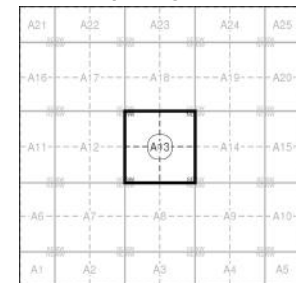
Lancashire And Furness Published 1932 Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

095 04
1932
1:2,500
095 08
1932
1:2,500

Historical Map - Segment A13

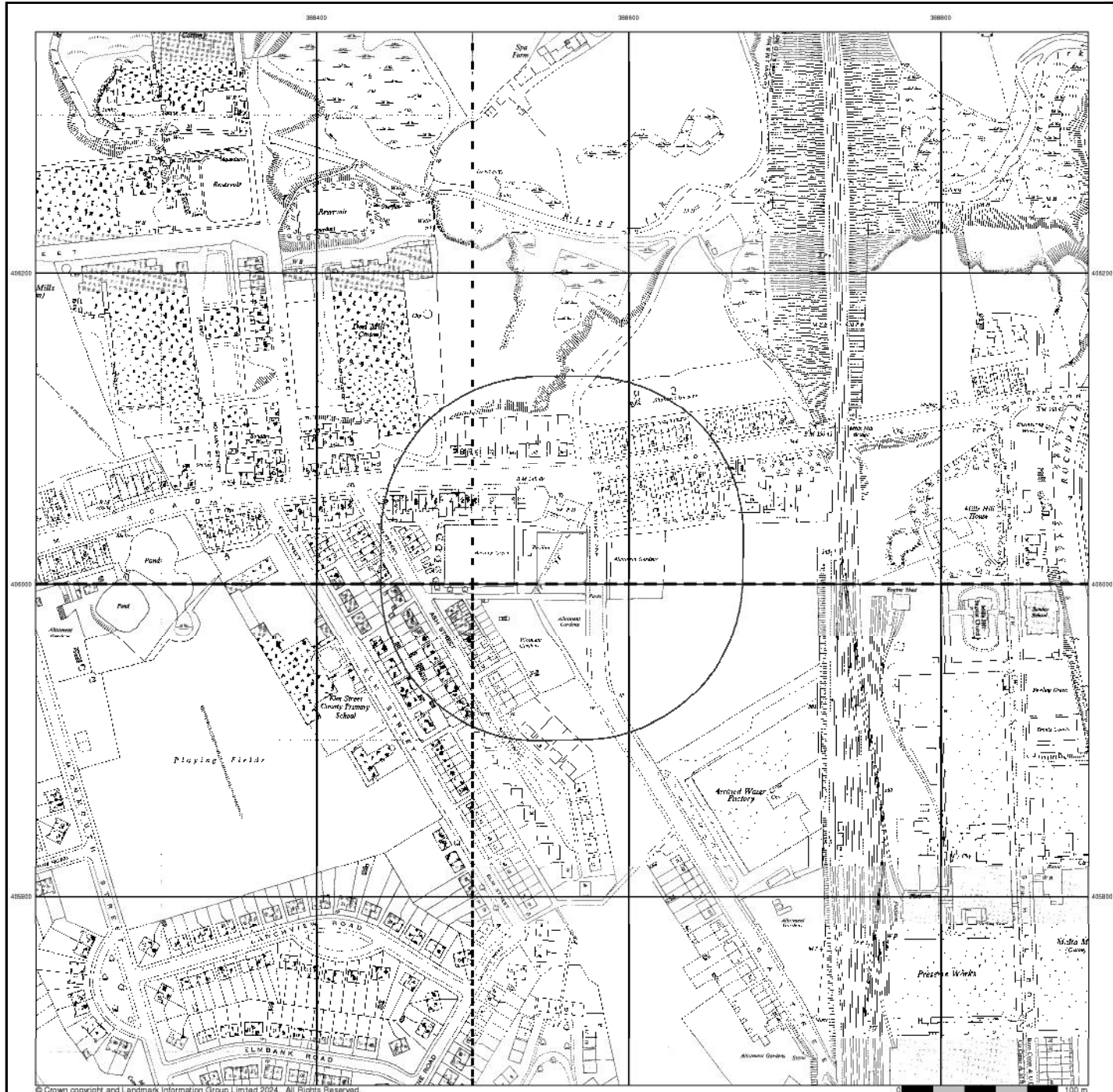


Order Details

Order Number: 332371303_1_1
Customer Ref: 6143 VBL
National Grid Reference: 388560, 406020
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

Land to Rear of The Old Cock PH, Baytree Lane, Middleton, Manchester, M24 2EB



Ordnance Survey Plan

Published 1954

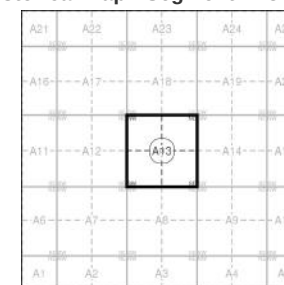
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SD8806SW 1954 1:1,250	SD8806SE 1954 1:1,250
SD8805NW 1954 1:1,250	SD8805NE 1954 1:1,250

Historical Map - Segment A13

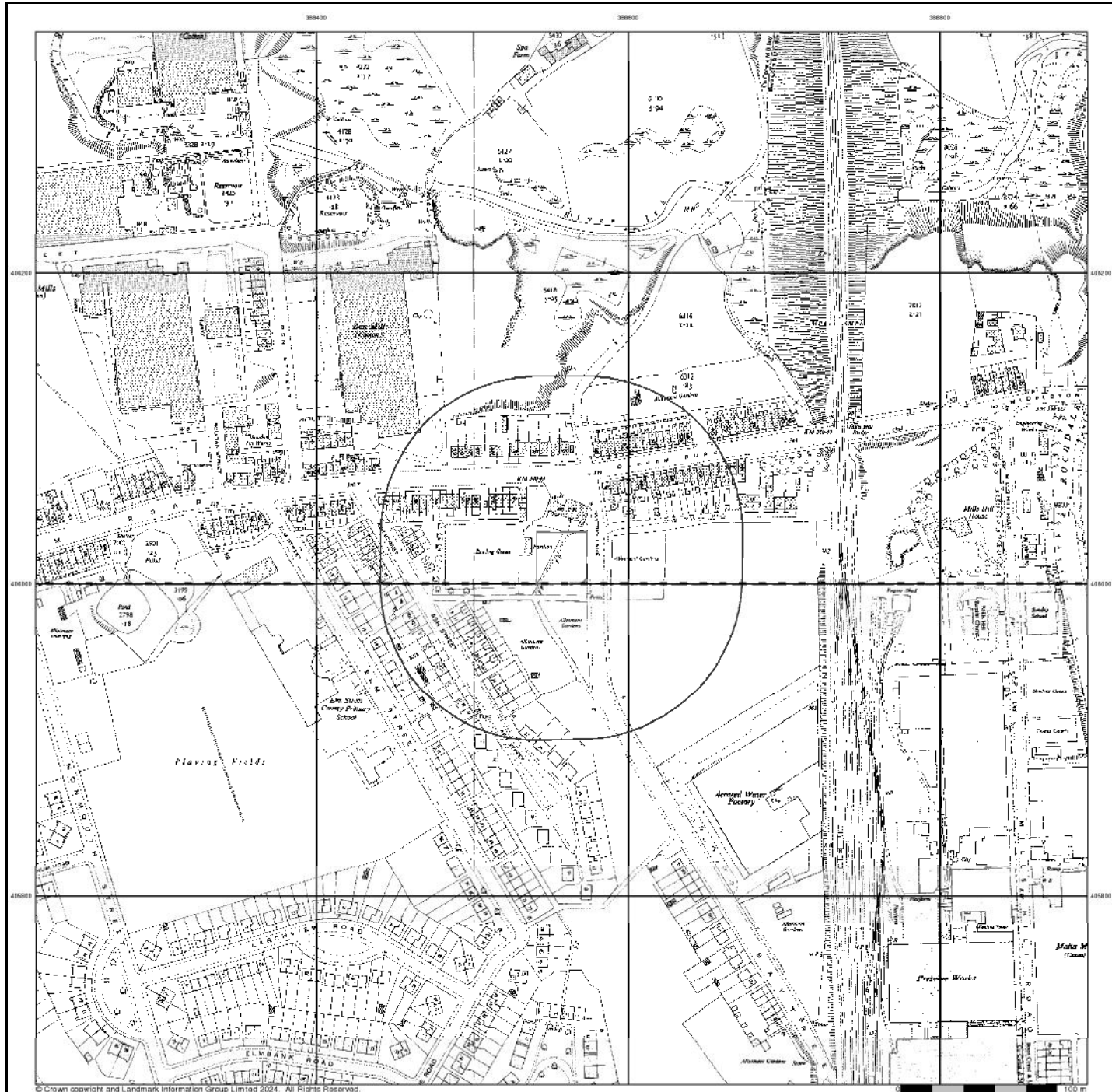


Order Details

Order Number: 332371303_1_1
Customer Ref: 6143 VBL
National Grid Reference: 388560, 406020
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

Land to Rear of The Old Cock PH, Baytree Lane, Middleton, Manchester, M24 2EB



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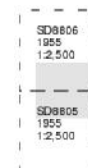
Ordnance Survey Plan

Published 1955

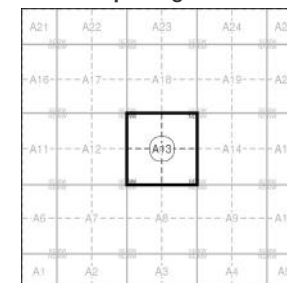
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

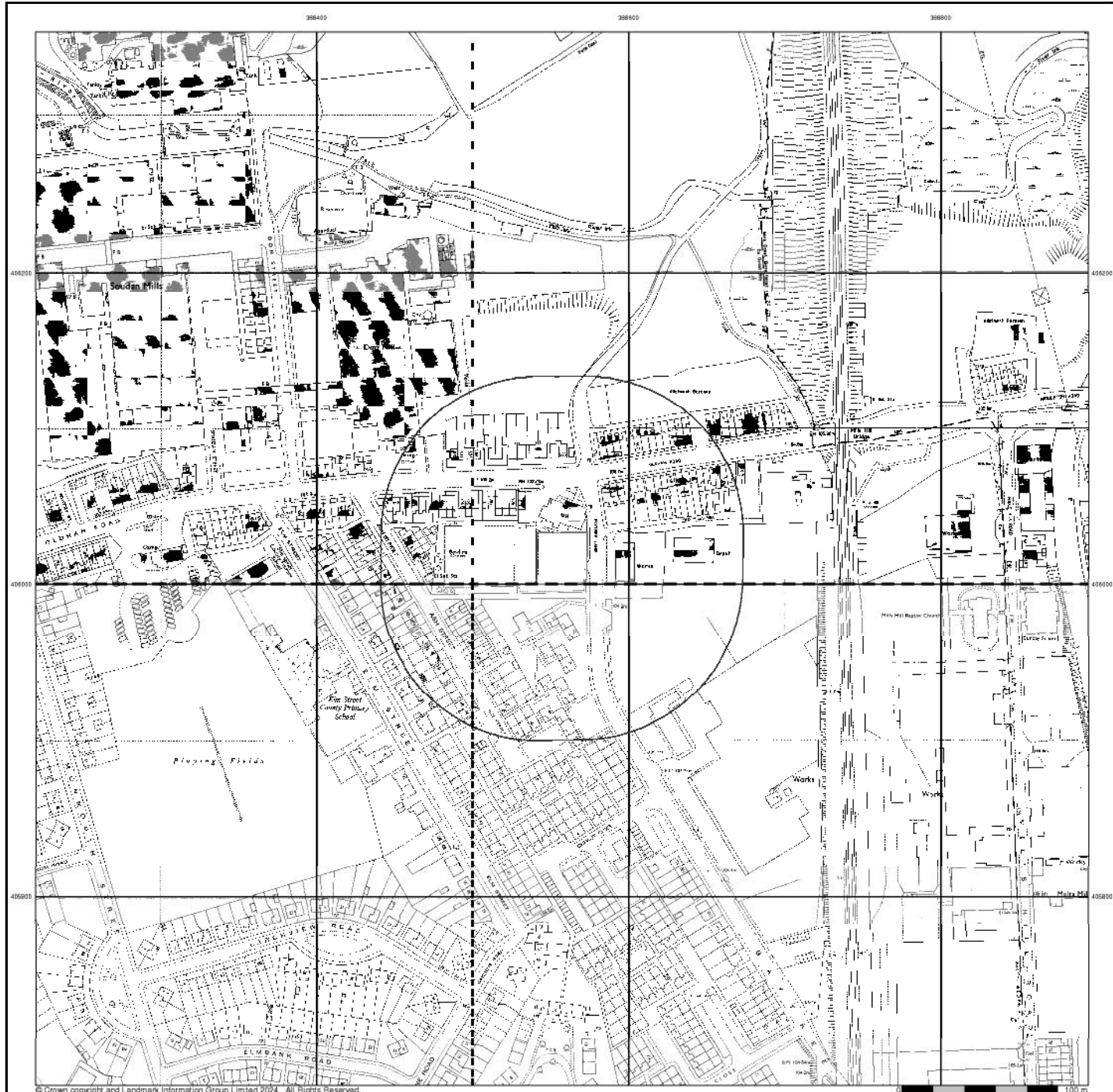


Order Details

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Customer Ref: 6143 VBL
National Grid Reference: 388560, 406020
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

Land to Rear of The Old Cock PH, Baytree Lane, Middleton, Manchester, M24 2EB



Ordnance Survey Plan

Published 1967 - 1986

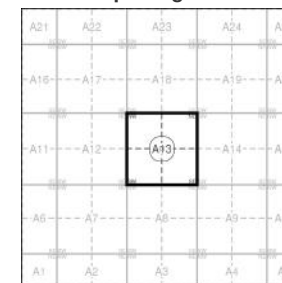
Source map scale - 1:1,250

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

SD8806SW 1970 1:1,250	SD8806SE 1986 1:1,250
SD8805NW 1967 1:1,250	SD8805NE 1978 1:1,250

Historical Map - Segment A13

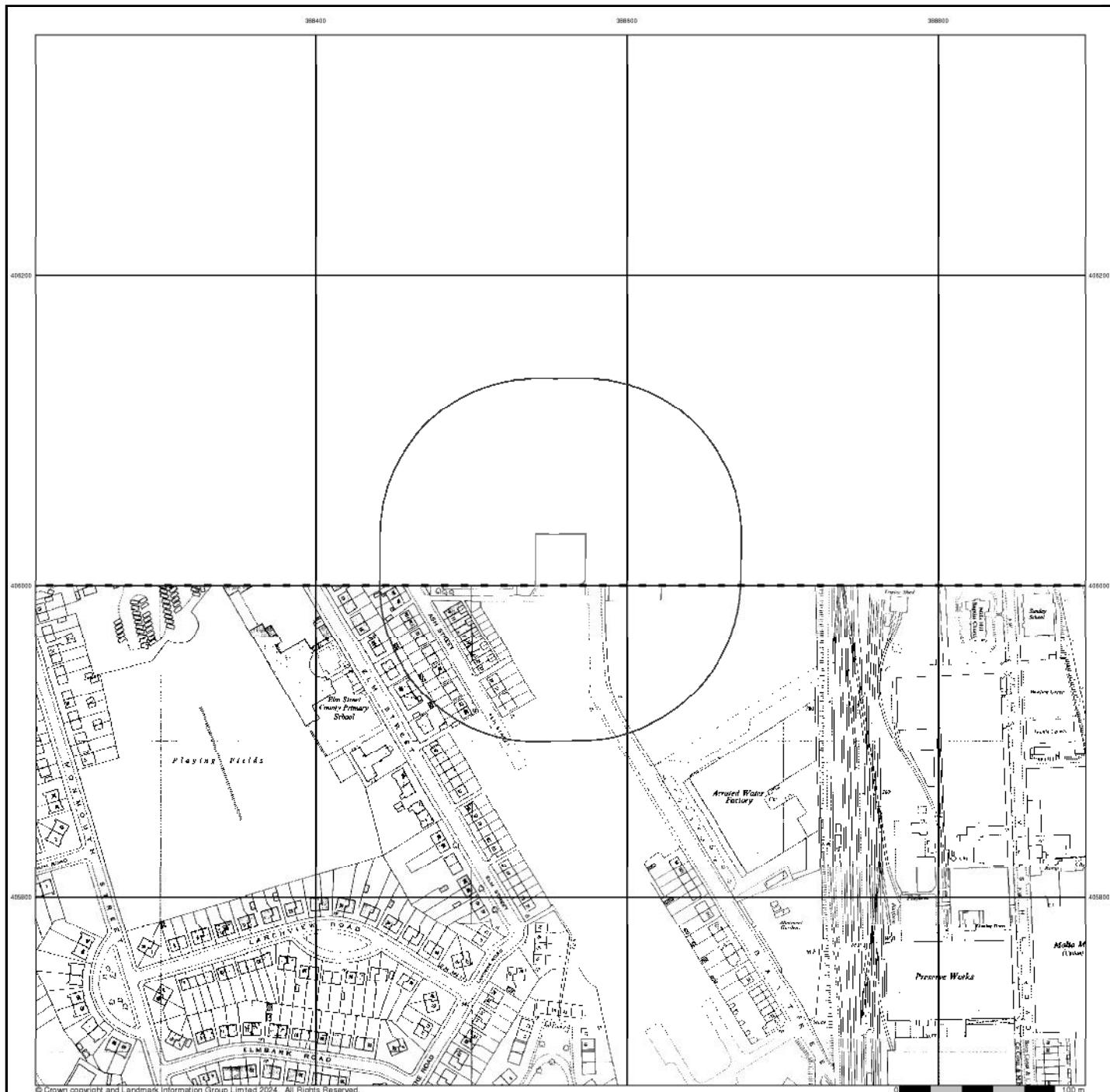


Order Details

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Customer Ref: 6143 VBL
National Grid Reference: 388560, 406020
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

Land to Rear of The Old Cock PH, Baytree Lane, Middleton, Manchester, M24 2EB



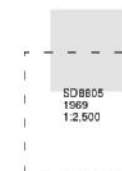
Ordnance Survey Plan

Published 1969

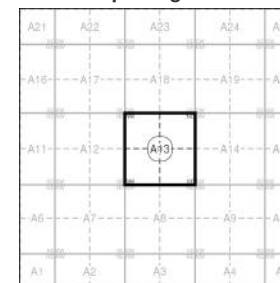
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13

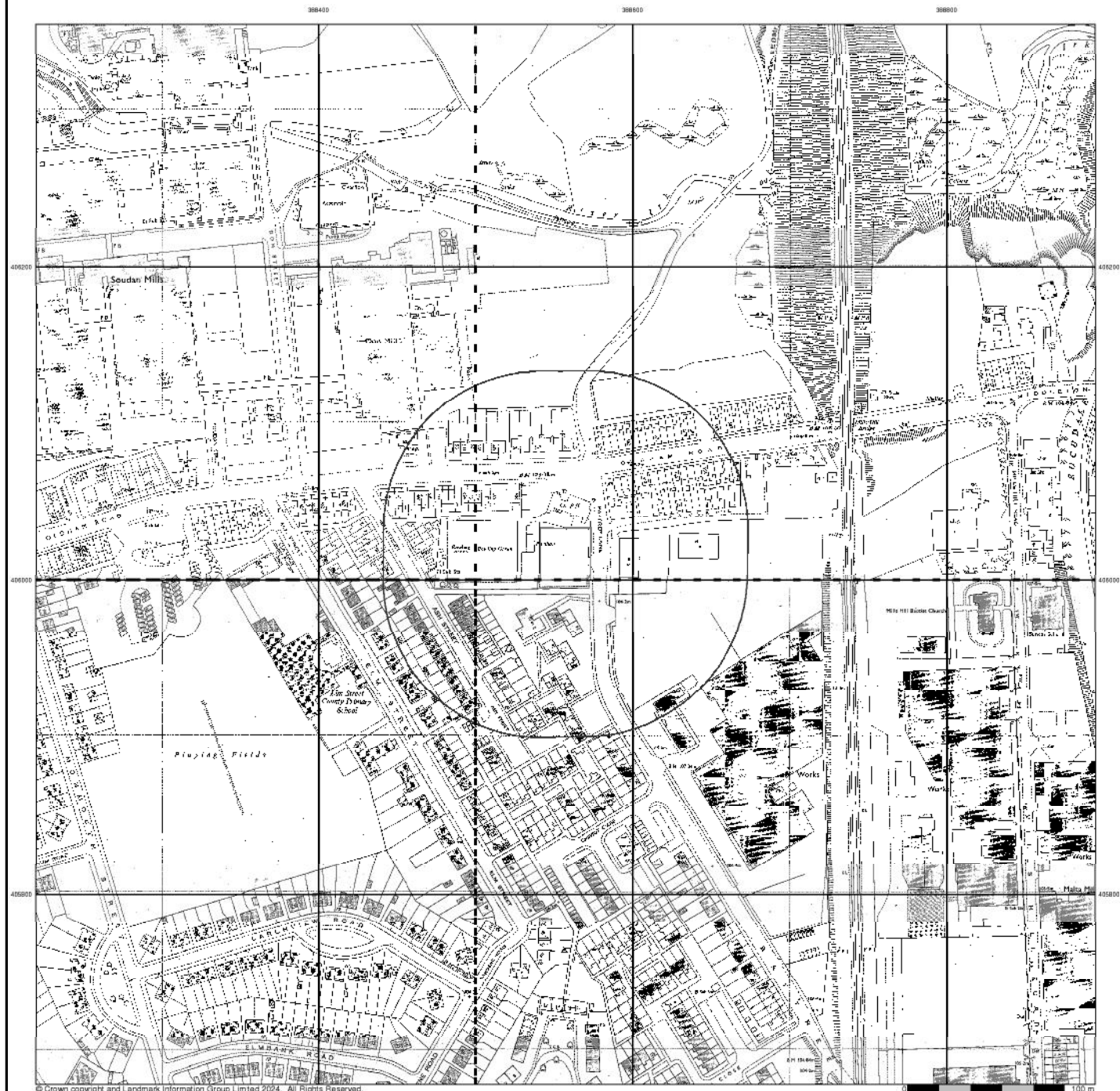


Order Details

Order Number: 332371303_1_1
Customer Ref: 6143 VBL
National Grid Reference: 388560, 406020
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

Land to Rear of The Old Cock PH, Baytree Lane, Middleton, Manchester, M24 2EB



Additional SIMs

Published 1977 - 1988

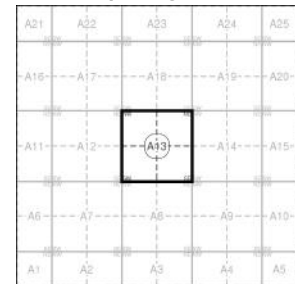
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SD8806SW 1977 1:1,250	SD8806SE 1978 1:1,250
SD8805NW 1978 1:1,250	SD8805NE 1988 1:1,250

Historical Map - Segment A13

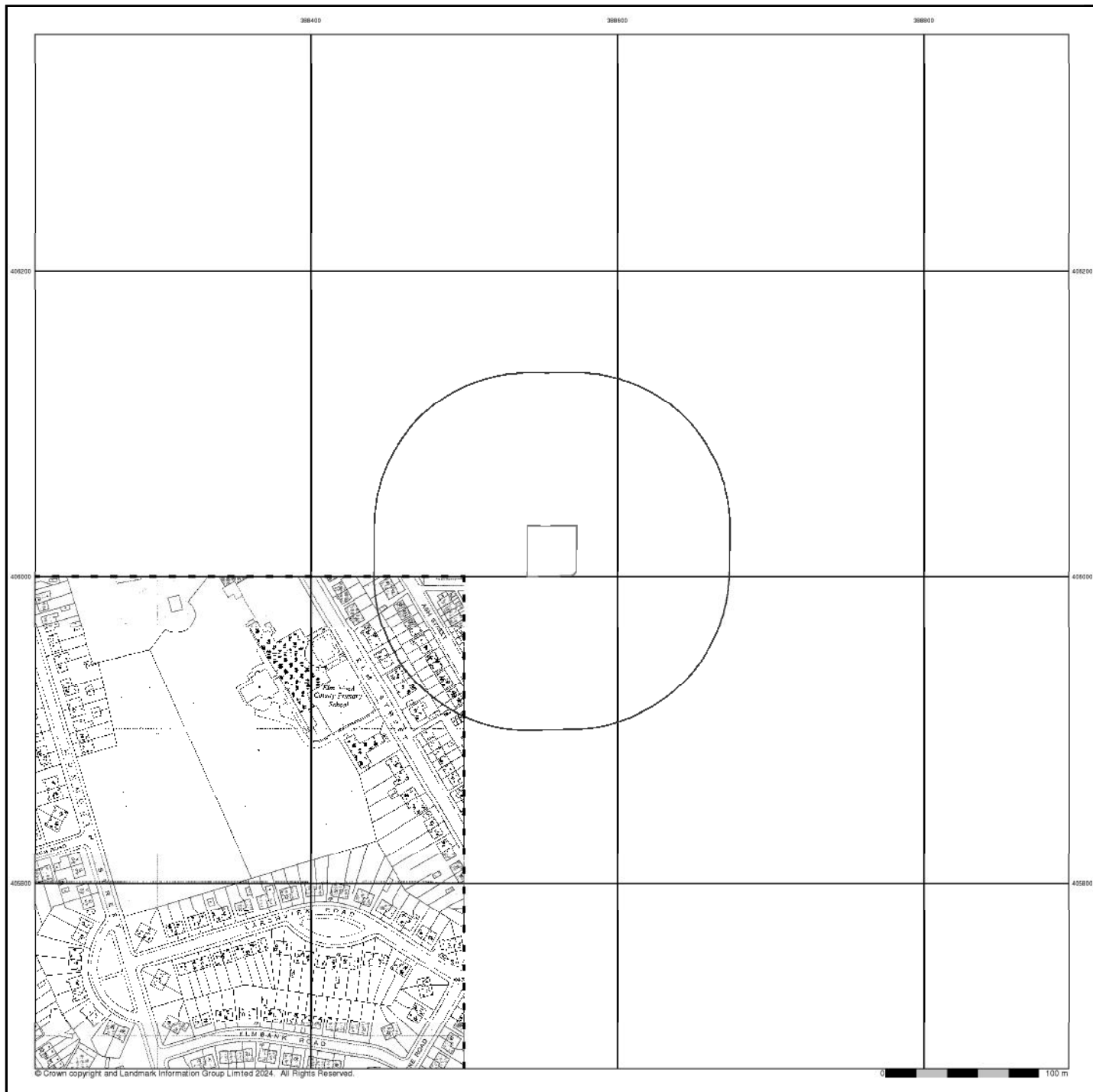


Order Details

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Customer Ref: 6143 VBL
National Grid Reference: 388560, 406020
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

Land to Rear of The Old Cock PH, Baytree Lane, Middleton, Manchester, M24 2EB



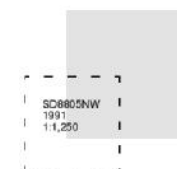
Additional SIMs

Published 1991

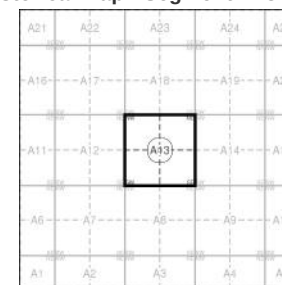
Source map scale - 1:1,250

The SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') are further, minor editions of mapping which were produced and published in between the main editions as an area was updated. They date from 1947 to 1994, and contain detailed information on buildings, roads and land-use. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 332371303_1_1
Customer Ref: 6143 VBL
National Grid Reference: 388560, 406020
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

Land to Rear of The Old Cock PH, Baytree Lane, Middleton, Manchester, M24 2EB



Large-Scale National Grid Data

Published 1992

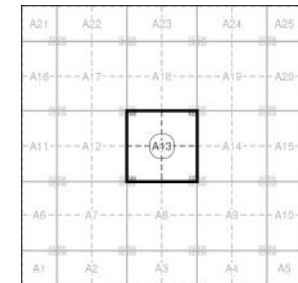
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)

SD8806SW 1992 1:1,250	SD8806SE 1992 1:1,250
SD8805NW 1992 1:1,250	SD8805NE 1992 1:1,250

Historical Map - Segment A13



Order Details

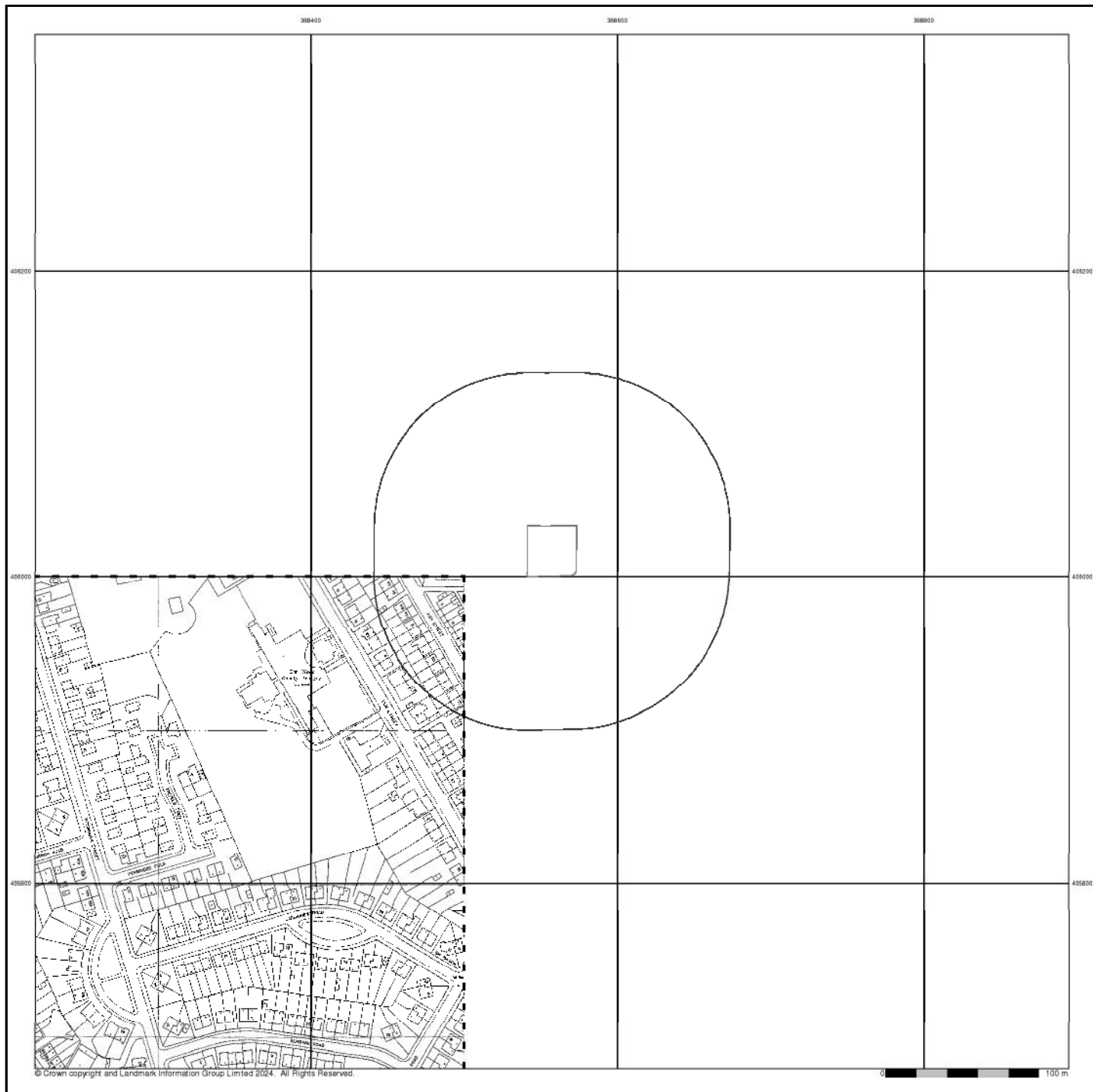
Order Number: 332371303_1_1
Customer Ref: 6143 VBL
National Grid Reference: 388560, 406020
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

Land to Rear of The Old Cock PH, Baytree Lane, Middleton,
Manchester, M24 2EB



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.enyirocheck.co.uk



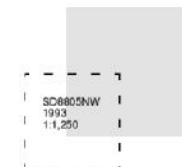
Large-Scale National Grid Data

Published 1993

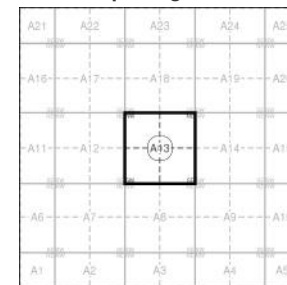
Source map scale - 1:1,250

'Large Scale National Grid Data' superseded SIM cards (Ordnance Survey's 'Survey of Information on Microfilm') in 1992, and continued to be produced until 1999. These maps were the fore-runners of digital mapping and so provide detailed information on houses and roads, but tend to show less topographic features such as vegetation. These maps were produced at both 1:2,500 and 1:1,250 scales.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 332371303_1_1
Customer Ref: 6143 VBL
National Grid Reference: 388560, 406020
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 100

Site Details

Land to Rear of The Old Cock PH, Baytree Lane, Middleton, Manchester, M24 2EB

Appendix B1 Continued

Map Series Name	Published	Source Scale	DATE
Lancashire And Furness	1848	1:10,560	1848
Yorkshire	1854	1:10,560	1854
Lancashire And Furness	1894-1895	1:10,560	1894
Lancashire And Furness	1910	1:10,560	1910
Lancashire And Furness	1922-1923	1:10,560	1922
Lancashire And Furness	1932-1933	1:10,560	1932
Lancashire And Furness	1938	1:10,560	1938
Ordnance Survey Plan	1956	1:10,560	1956
Ordnance Survey Plan	1965-1966	1:10,560	1965
Ordnance Survey Plan	1977-1978	1:10,000	1977
Ordnance Survey Plan	1982-1984	1:10,000	1982
Ordnance Survey Plan	1990	1:10,000	1990
10K Raster Mapping	1999	1:10,000	1999



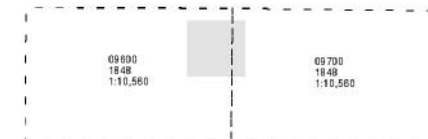
Lancashire And Furness

Published 1848

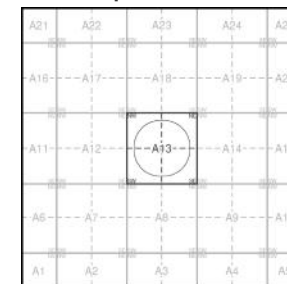
Source map scale - 1:10,560

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 332371303_1_1
Customer Ref: 6143 VBL
National Grid Reference: 388560, 406020
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 250

Site Details

Land to Rear of The Old Cock PH, Baytree Lane, Middleton, Manchester, M24 2EB



10k Raster Mapping

Published 1999

Source map scale - 1:10,000

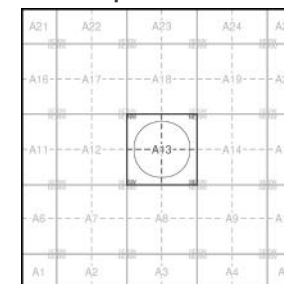
The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)

SD80NE
1999
1:10,000

SD80SE
1999
1:10,000

Historical Map - Slice A

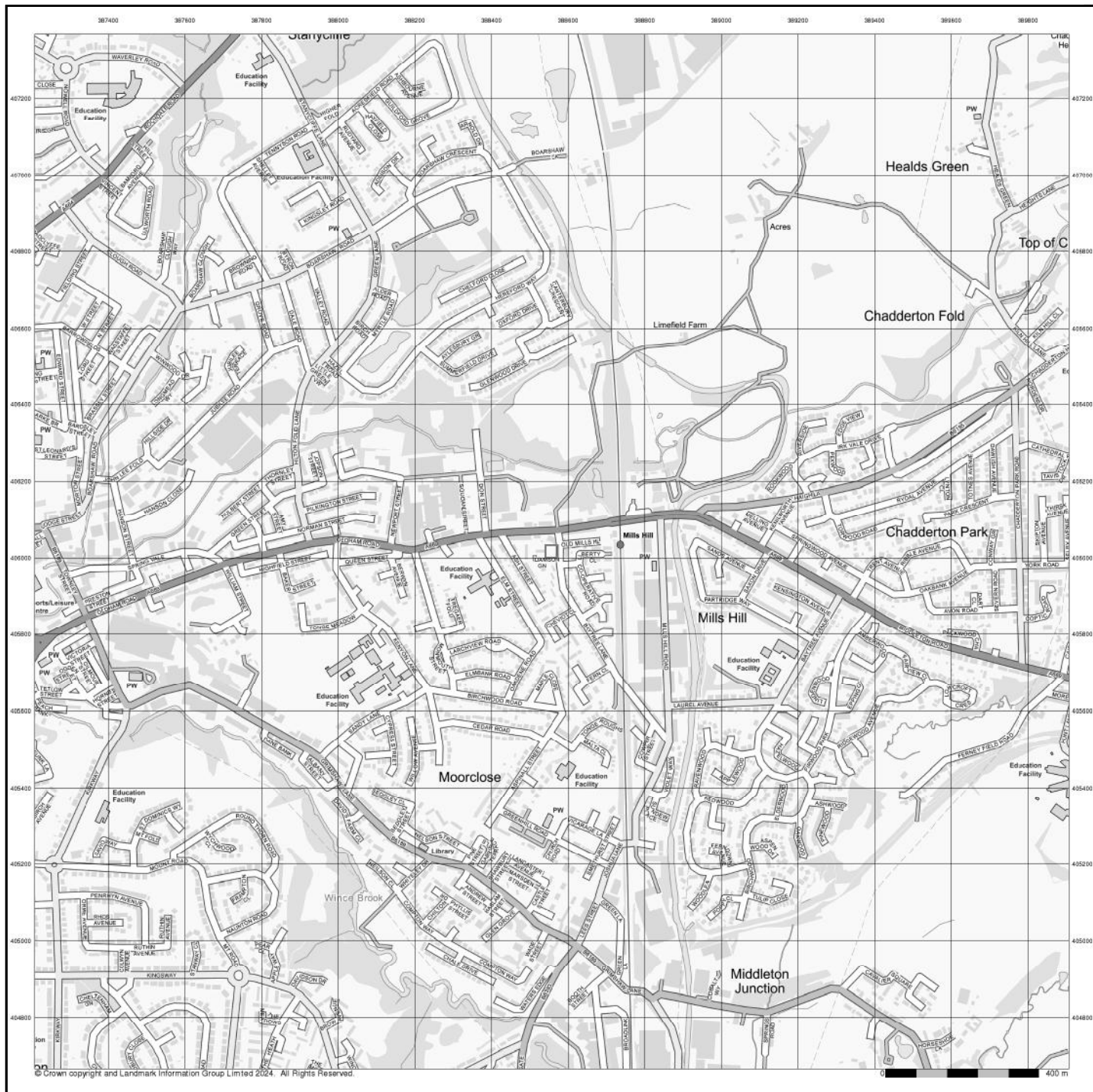


Order Details

Order Number: 332371303_1_1
Customer Ref: 6143 VBL
National Grid Reference: 388560, 406020
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 250

Site Details

Land to Rear of The Old Cock PH, Baytree Lane, Middleton,
Manchester, M24 2EB



Street View

Published 2024

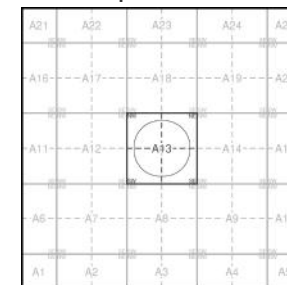
Source map scale - 1:10,000

Street View is a street-level map for the whole of Great Britain produced by the Ordnance Survey. These maps are provided at a nominal scale of 1:10,000

Map Name(s) and Date(s)



Street View Map - Slice A



Order Details

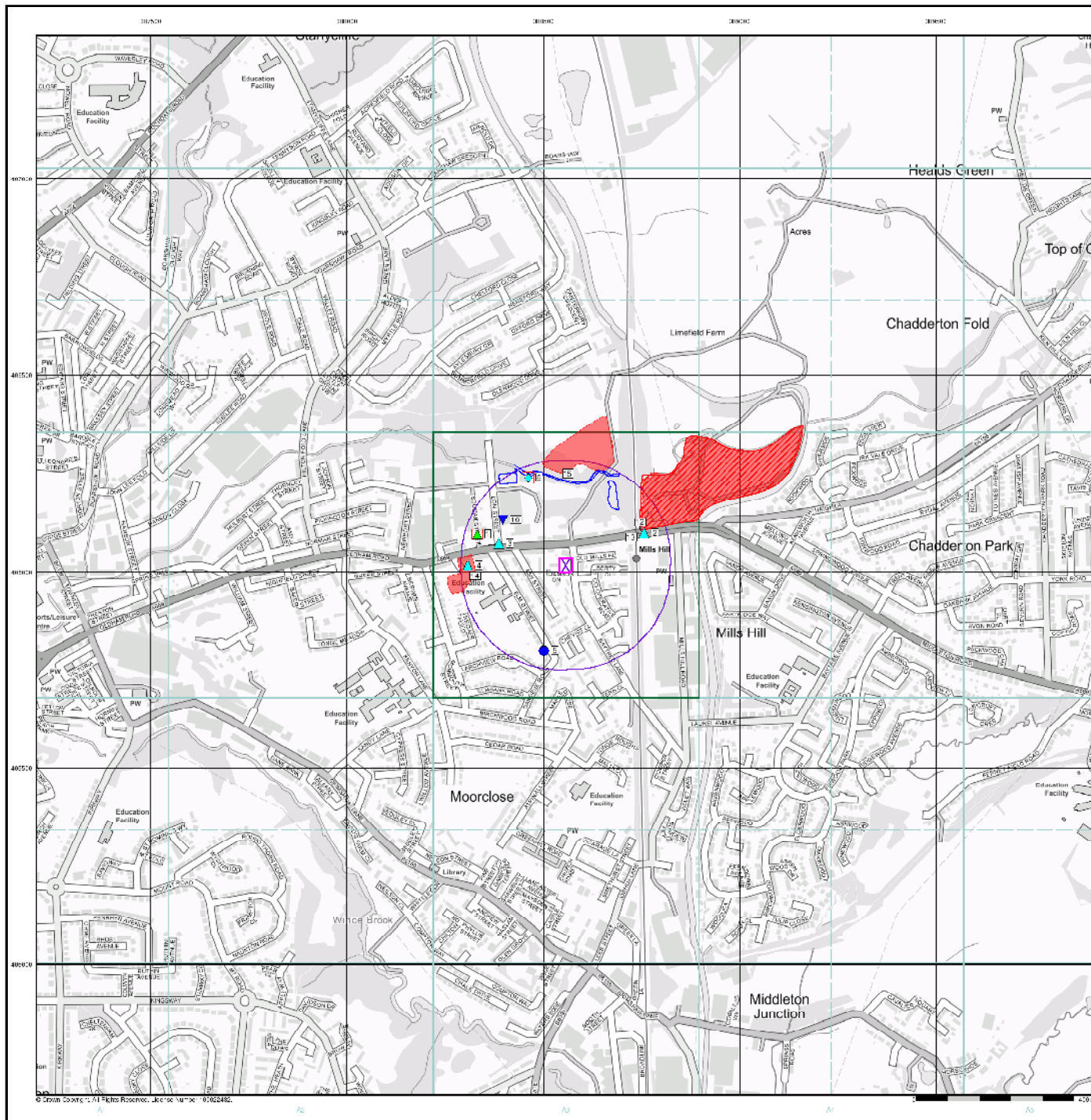
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Customer Ref: 6143 VBL
National Grid Reference: 388560, 406020
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 250

Site Details

Land to Rear of The Old Cock PH, Baytree Lane, Middleton, Manchester, M24 2EB

Appendix C

- C1 Environmental Data Search
- C2 Coal Authority Coal Mining Risk Assessment &
Consultants Coal Mining Report ref
71009792531001
- C3 Site Geology Digital Issue



General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

Agency and Hydrological

- Contaminated Land Register Entry or Notice (Location)
- Contaminated Land Register Entry or Notice
- Discharge Consent
- Enforcement or Prohibition Notice
- Integrated Pollution Control
- Integrated Pollution Prevention Control
- Local Authority Integrated Pollution Prevention and Control
- Local Authority Pollution Prevention and Control
- Local Authority Pollution Prevention and Control Enforcement
- Pollution Incident to Controlled Waters
- Prosecution Relating to Authorised Processes
- Prosecution Relating to Controlled Waters
- Registered Radioactive Substance
- River Network or Water Feature
- River Quality Sampling Point
- Substantiated Pollution Incident Register
- Water Abstraction
- Water Industry Act Referral

Waste

- BOS Recorded Landfill Site (Location)
- BOS Recorded Landfill Site
- EA Historic Landfill (Buffered Point)
- EA Historic Landfill (Polygon)
- Integrated Pollution Control Registered Waste Site
- Licensed Waste Management Facility (Landfill Boundary)
- Licensed Waste Management Facility (Location)
- Local Authority Recorded Landfill Site (Location)
- Local Authority Recorded Landfill Site
- Registered Landfill Site
- Registered Landfill Site (Location)
- Registered Landfill Site (Point Buffered to 100m)
- Registered Landfill Site (Point Buffered to 250m)
- Registered Waste Transfer Site (Location)
- Registered Waste Transfer Site
- Registered Waste Treatment or Disposal Site (Location)
- Registered Waste Treatment or Disposal Site

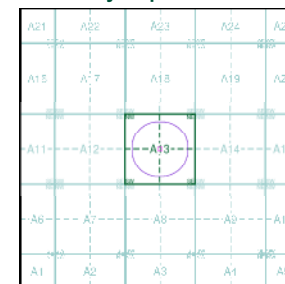
Geological

- BOS Recorded Mineral Site

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- COMAH Site
- Explosive Site
- NHHS Site
- Planning Hazardous Substance Consent
- Planning Hazardous Substance Enforcement

Site Sensitivity Map - Slice A

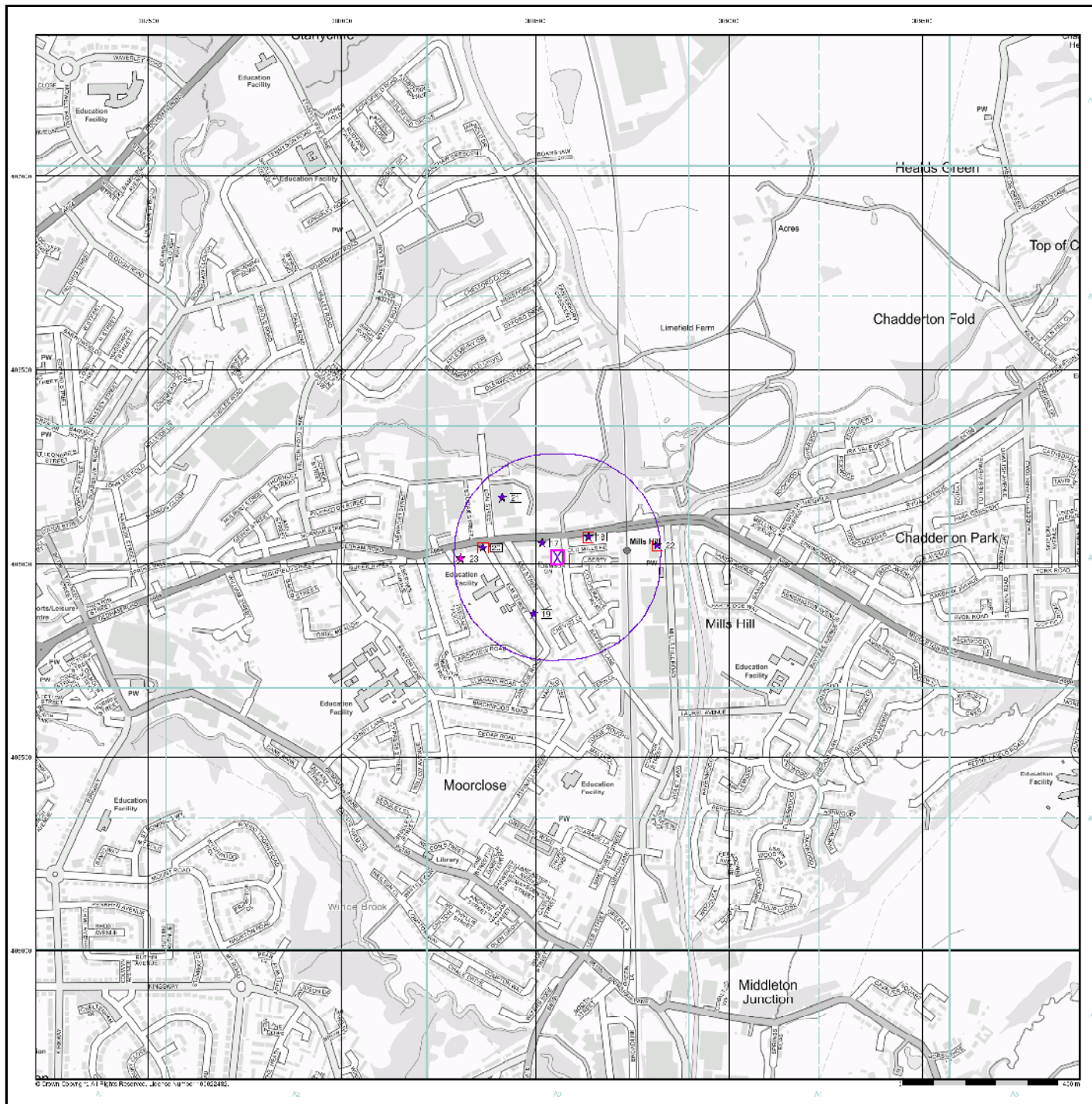


Order Details

Order Number: 332371303_1_1
Customer Ref: 6143 VBL
National Grid Reference: 388560, 406020
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 250

Site Details

Land to Rear of The Old Cock PH, Baytree Lane, Middleton, Manchester, M24 2EB



Industrial Land Use Map

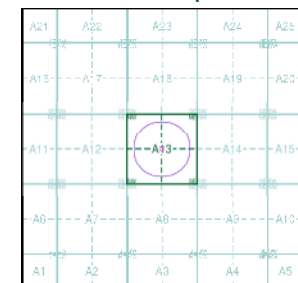
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Gas Pipeline
- Underground Electrical Cables

Industrial Land Use Map - Slice A

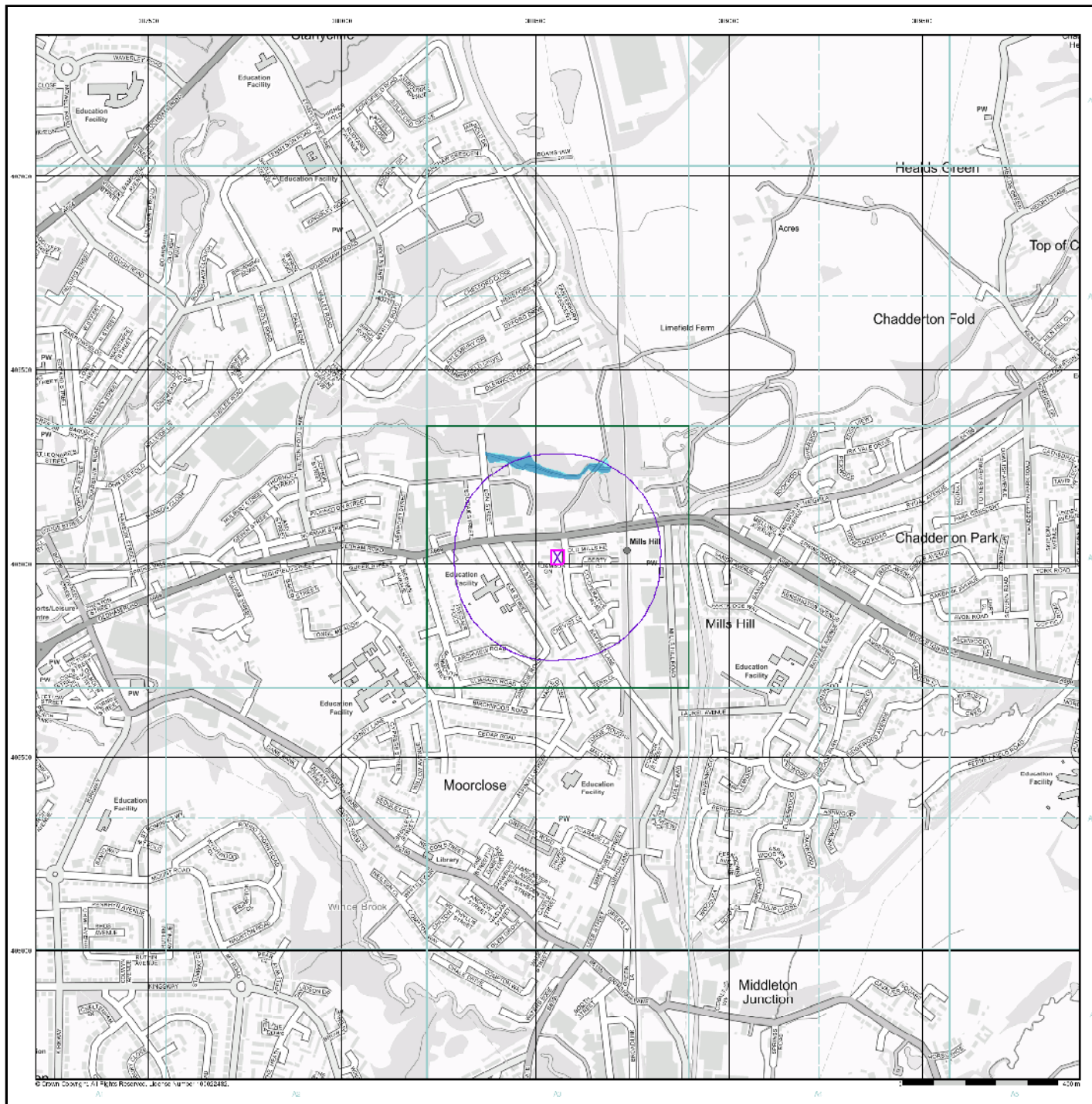


Order Details

Order Number: 332371303_1_1
Customer Ref: 6143 VBL
National Grid Reference: 388560, 406020
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 250

Site Details

Land to Rear of The Old Cock PH, Baytree Lane, Middleton,
Manchester, M24 2EB



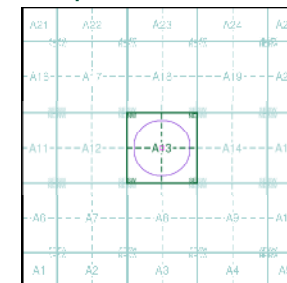
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A



Order Details

Order Number: 332371303_1_1
Customer Ref: 6143 VBL
National Grid Reference: 388560, 406020
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 250

Site Details

Land to Rear of The Old Cock PH, Baytree Lane, Middleton, Manchester, M24 2EB

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

332371303_1_1

Customer Reference:

6143 VBL

National Grid Reference:

388560, 406020

Slice:

A

Site Area (Ha):

0.11

Search Buffer (m):

250

Site Details:

Land to Rear of The Old Cock PH
Baytree Lane
Middleton
Manchester
M24 2EB

Client Details:

Mr M Richardson
GeoAssist Ltd
Unit 4
Sheffield Street
Heaton Norris
Stockport
Cheshire
SK4 1RU

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	7
Hazardous Substances	-
Geological	8
Industrial Land Use	10
Sensitive Land Use	11
Data Currency	12
Data Suppliers	16
Useful Contacts	17

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client. In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Report Version v53.0

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Agency & Hydrological			
BGS Groundwater Flooding Susceptibility	pg 1	Yes	Yes
Contaminated Land Register Entries and Notices			
Discharge Consents			
Prosecutions Relating to Controlled Waters			n/a
Enforcement and Prohibition Notices			
Integrated Pollution Controls	pg 2		2
Integrated Pollution Prevention And Control			
Local Authority Integrated Pollution Prevention And Control			
Local Authority Pollution Prevention and Controls	pg 2		4
Local Authority Pollution Prevention and Control Enforcements			
Nearest Surface Water Feature	pg 2		Yes
Pollution Incidents to Controlled Waters	pg 3		1
Prosecutions Relating to Authorised Processes			
Registered Radioactive Substances			
River Quality	pg 3		1
River Quality Biology Sampling Points			
River Quality Chemistry Sampling Points			
Substantiated Pollution Incident Register			
Water Abstractions	pg 3		2 (*5)
Water Industry Act Referrals			
Groundwater Vulnerability Map	pg 5	Yes	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a
Bedrock Aquifer Designations	pg 5	Yes	n/a
Superficial Aquifer Designations	pg 5	Yes	n/a
Source Protection Zones			
Extreme Flooding from Rivers or Sea without Defences	pg 5		Yes
Flooding from Rivers or Sea without Defences	pg 5		Yes
Areas Benefiting from Flood Defences			
Flood Water Storage Areas			
Flood Defences			
OS Water Network Lines	pg 5		5

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Waste			
BGS Recorded Landfill Sites	pg 7		1
Historical Landfill Sites	pg 7		3
Integrated Pollution Control Registered Waste Sites			
Licensed Waste Management Facilities (Landfill Boundaries)			
Licensed Waste Management Facilities (Locations)			
Local Authority Landfill Coverage		1	n/a
Local Authority Recorded Landfill Sites			
Registered Landfill Sites			
Registered Waste Transfer Sites			
Registered Waste Treatment or Disposal Sites			
Hazardous Substances			
Control of Major Accident Hazards Sites (COMAH)			
Explosive Sites			
Notification of Installations Handling Hazardous Substances (NIHHS)			
Planning Hazardous Substance Consents			
Planning Hazardous Substance Enforcements			
Geological			
BGS 1:625,000 Solid Geology	pg 8	Yes	n/a
BGS Recorded Mineral Sites	pg 8		1
CBSCB Compensation District			n/a
Coal Mining Affected Areas	pg 8	Yes	n/a
Mining Instability	pg 8	Yes	n/a
Man-Made Mining Cavities			
Natural Cavities			
Non Coal Mining Areas of Great Britain			
Potential for Collapsible Ground Stability Hazards	pg 8	Yes	Yes
Potential for Compressible Ground Stability Hazards	pg 8		Yes
Potential for Ground Dissolution Stability Hazards			
Potential for Landslide Ground Stability Hazards	pg 8	Yes	Yes
Potential for Running Sand Ground Stability Hazards	pg 9	Yes	Yes
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 9	Yes	Yes
Radon Potential - Radon Affected Areas			n/a
Radon Potential - Radon Protection Measures			n/a

Summary

Data Type	Page Number	On Site	0 to 250m (*up to 500m)
Industrial Land Use			
Contemporary Trade Directory Entries	pg 10		10
Fuel Station Entries	pg 10		1
Gas Pipelines			
Underground Electrical Cables			
Sensitive Land Use			
Ancient Woodland			
Areas of Adopted Green Belt	pg 11		1
Areas of Unadopted Green Belt			
Areas of Outstanding Natural Beauty			
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Forest Parks			
Local Nature Reserves			
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National Parks			
Nitrate Sensitive Areas			
Nitrate Vulnerable Zones	pg 11	1	
Ramsar Sites			
Sites of Special Scientific Interest			
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Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NW (E)	0	1	388557 406017
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (S)	0	1	388550 406000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NW (N)	67	1	388557 406100
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (S)	101	1	388557 405900
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NW (N)	117	1	388557 406150
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (SW)	136	1	388450 405900
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (NE)	144	1	388700 406100
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (SW)	150	1	388400 405950
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (NE)	173	1	388700 406150
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13SW (SW)	173	1	388400 405900
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (E)	177	1	388750 406017
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (E)	178	1	388750 406050
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (NE)	190	1	388750 406100
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13SE (SE)	205	1	388750 405900
	BGS Groundwater Flooding Susceptibility Flooding Type: Limited Potential for Groundwater Flooding to Occur	A13NE (NE)	210	1	388700 406200
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NE (NE)	212	1	388750 406150
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NW (N)	217	1	388557 406250
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13NE (E)	227	1	388800 406017
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SE (E)	228	1	388800 406000
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (SW)	243	1	388350 405850
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding to Occur at Surface	A13NE (NE)	244	1	388750 406200
	BGS Groundwater Flooding Susceptibility Flooding Type: Potential for Groundwater Flooding of Property Situated Below Ground Level	A13SW (SW)	245	1	388400 405800

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
1	Integrated Pollution Controls Name: Vitafoam Ltd Location: Block Plant Department, Soudan Street, Middleton, MANCHESTER, Lancashire, M24 2DB Authority: Environment Agency, North West Region Permit Reference: AU7818 Dated: 26th March 1998 Process Type: IPC application for process that was regulated by HMIP for air releases under previous legislation Description: 6.2 A (B) Di-isocyanate processes within Miscellaneous Industries Status: Authorisation superseded by a substantial or non substantial variation Positional Accuracy: Manually positioned to the road within the address or location	A13NW (W)	219	2	388331 406092
1	Integrated Pollution Controls Name: Vitafoam Ltd Location: Block Plant Department, Soudan Street, MANCHESTER, Greater Manchester, M24 2DB Authority: Environment Agency, North West Region Permit Reference: BD4716 Dated: 24th November 1998 Process Type: IPC minor (non-substantial) variation to previous variation Description: 6.2 A (B) Di-isocyanate processes within Miscellaneous Industries Status: Revoked - Now IPPC Positional Accuracy: Manually positioned to the road within the address or location	A13NW (W)	222	2	388331 406103
2	Local Authority Pollution Prevention and Controls Name: Vitacom Ltd Location: Oldham Road, Central Industrial Estate, Middleton, MANCHESTER, Lancashire, M24 1QZ Authority: Rochdale Metropolitan Borough Council, Environmental Health Department Permit Reference: Not Given Dated: Not Supplied Process Type: Local Authority Air Pollution Control Description: PG6/28 Rubber processes Status: Authorised Positional Accuracy: Manually positioned to the road within the address or location	A13NE (E)	193	3	388755 406095
3	Local Authority Pollution Prevention and Controls Name: Eastland Compounding Location: Soudan Street, Middleton, Manchester, Lancashire, M24 Authority: Rochdale Metropolitan Borough Council, Environmental Health Department Permit Reference: 29/00 Dated: 29th January 2000 Process Type: Local Authority Air Pollution Control Description: PG6/28 Rubber processes Status: Application exempt from APC Positional Accuracy: Manually positioned to the road within the address or location	A13NW (W)	211	3	388334 406071
3	Local Authority Pollution Prevention and Controls Name: Vitec Composite Systems Location: Soudan Street, Middleton, MANCHESTER, Lancashire, M24 2DB Authority: Rochdale Metropolitan Borough Council, Environmental Health Department Permit Reference: 45 Dated: Not Supplied Process Type: Local Authority Air Pollution Control Description: PG6/23 Coating of metal and plastic Status: Authorised Positional Accuracy: Manually positioned to the road within the address or location	A13NW (W)	213	3	388333 406078
4	Local Authority Pollution Prevention and Controls Name: Morton Pits Service Station Location: 408 Oldham Road, MIDDLETON, Lancashire, M24 2FA Authority: Rochdale Metropolitan Borough Council, Environmental Health Department Permit Reference: 1/P/00 Dated: Not Supplied Process Type: Local Authority Air Pollution Control Description: PG1/14 Petrol filling station Status: Authorised Positional Accuracy: Manually positioned to the address or location	A13SW (W)	234	3	388307 406013
	Nearest Surface Water Feature	A13NE (NE)	164	-	388674 406162

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
5	Pollution Incidents to Controlled Waters Property Type: Not Given Location: Location Description Not Available Authority: Environment Agency, North West Region Pollutant: Organic Wastes: Other Note: River Irk; Fruit Juices Colour Incident Date: 14th March 1994 Incident Reference: 94610483 Catchment Area: Irk Receiving Water: Not Given Cause of Incident: Other Incident/Unknown Incident Severity: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100m	A13SW (S)	205	2	388500 405800
	River Quality Name: Irk GQA Grade: River Quality E Reach: Royton Stw To Wince Bk Estimated Distance (km): 4.5 Flow Rate: Flow less than 1.25 cumecs Flow Type: River Year: 2000	A13NW (N)	178	2	388546 406211
6	Water Abstractions Operator: Eastland Compounding Ltd Licence Number: 2569005006 Permit Version: 101 Location: R Irk At Premises, Don Mill, Don Street, Middleton Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: General Cooling (Existing Licences Only) (Low Loss) Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Don Street, Middleton Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 31st March 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	223	2	388460 406240
6	Water Abstractions Operator: Vitacom Ltd Licence Number: 2569005006 Permit Version: 100 Location: R Irk At Premises, Don Mill, Don Street, Middleton Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: General Cooling (Existing Licences Only) (Low Loss) Abstraction Type: Water may be abstracted from a single point Source: Surface Daily Rate (m3): 1309 Yearly Rate (m3): 327312 Details: Premises At Don Street, Middleton Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 23rd November 1998 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	223	2	388460 406240
	Water Abstractions Operator: Vitafoam Ltd Licence Number: 2569005001 Permit Version: 102 Location: Borehole At Premises Don Mill Don Street Middleton Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: General Cooling (Existing Licences Only) (Low Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Don Mill, Don Street Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 1st January 2007 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	303	2	388320 406240

Agency & Hydrological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Water Abstractions Operator: Eastland Compounding Ltd Licence Number: 2569005001 Permit Version: 101 Location: Borehole At Premises Don Mill Don Street Middleton Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: General Cooling (Existing Licences Only) (Low Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Don Mill, Don Street Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 31st March 2004 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	303	2	388320 406240
	Water Abstractions Operator: Vitacom Ltd Licence Number: 2569005001 Permit Version: 100 Location: Borehole At Premises, Don Mill, Don Street, Middleton Authority: Environment Agency, North West Region Abstraction: Other Industrial/Commercial/Public Services: General Cooling (Existing Licences Only) (Low Loss) Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): 2182 Yearly Rate (m3): 545520 Details: Premises At Don Mill, Don Street Authorised Start: 01 January Authorised End: 31 December Permit Start Date: 18th January 1966 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	303	2	388320 406240
	Water Abstractions Operator: Vita Cellular Foams (Uk) Limited Trading As Vitafoam Limited Licence Number: 2569005001 Permit Version: 103 Location: Borehole At Premises Don Mill, Don Street, Middleton Authority: Environment Agency, North West Region Abstraction: Petrochemicals: Non-Evaporative Cooling Abstraction Type: Water may be abstracted from a single point Source: Groundwater Daily Rate (m3): Not Supplied Yearly Rate (m3): Not Supplied Details: Premises At Don Mill, Don Street Authorised Start: 01 April Authorised End: 31 March Permit Start Date: 29th April 2010 Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	310	2	388312 406242
	Water Abstractions Operator: Senior Service Ltd Licence Number: 2569005025 Permit Version: Not Supplied Location: River Irk, MIDDLETON Authority: Environment Agency, North West Region Abstraction: Cooling Abstraction Type: Not Supplied Source: Surface Daily Rate (m3): 182 Yearly Rate (m3): 50915 Details: Licence Status: Revoked Authorised Start: Not Supplied Authorised End: Not Supplied Permit Start Date: Not Supplied Permit End Date: Not Supplied Positional Accuracy: Located by supplier to within 100m	A13NW (NW)	360	2	388300 406300

Agency & Hydrological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - High Vulnerability Combined Vulnerability: High Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: High Bedrock Flow: Well Connected Fractures Dilution: >550 mm/year Baseflow Index: >70% Superficial: >90% Patchiness: >10m Thickness: High Superficial Recharge: High	A13NW (E)	0	4	388557 406017
	Groundwater Vulnerability Map Combined Classification: Secondary Superficial Aquifer - Medium Vulnerability Combined Vulnerability: Medium Combined Aquifer: Productive Bedrock Aquifer, Productive Superficial Aquifer Pollutant Speed: High Bedrock Flow: Well Connected Fractures Dilution: >550 mm/year Baseflow Index: <40% Superficial: >90% Patchiness: >10m Thickness: High Superficial Recharge: High	A13SW (S)	0	4	388557 406000
	Groundwater Vulnerability - Soluble Rock Risk None				
	Bedrock Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13NW (E)	0	4	388557 406017
	Superficial Aquifer Designations Aquifer Designation: Secondary Aquifer - A	A13NW (E)	0	4	388557 406017
	Extreme Flooding from Rivers or Sea without Defences Type: Extent of Extreme Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (N)	186	2	388579 406218
	Flooding from Rivers or Sea without Defences Type: Extent of Flooding from Rivers or Sea without Defences Flood Plain Type: Fluvial Models Boundary Accuracy: As Supplied	A13NE (N)	186	2	388574 406219
	Areas Benefiting from Flood Defences None				
	Flood Water Storage Areas None				
	Flood Defences None				
7	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 236.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Irk Catchment Name: Mersey Primacy: 1	A13NE (N)	194	5	388580 406227
8	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 47.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Irk Catchment Name: Mersey Primacy: 1	A13NW (N)	227	5	388470 406248

Agency & Hydrological

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
9	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 1.7 Watercourse Level: On ground surface Permanent: True Watercourse Name: River Irk Catchment Name: Mersey Primacy: 1	A13NW (N)	228	5	388472 406250
10	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 60.8 Watercourse Level: On ground surface Permanent: True Watercourse Name: Not Supplied Catchment Name: Mersey Primacy: 1	A13NW (NW)	241	5	388418 406239
11	OS Water Network Lines Watercourse Form: Inland river Watercourse Length: 81.3 Watercourse Level: Underground Permanent: True Watercourse Name: River Irk Catchment Name: Mersey Primacy: 1	A13NE (NE)	245	5	388692 406248

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
12	BGS Recorded Landfill Sites Site Name: Council Tip Location: Middleton Rd, CHADDERTON, Lancs Authority: British Geological Survey, National Geoscience Information Service Ground Water: Information not available Surface Water: Information not available Geology: N/A Positional Accuracy: Positioned by the supplier Boundary Accuracy: Moderate	A13NE (NE)	189	-	388746 406108
13	Historical Landfill Sites Licence Holder: Not Supplied Location: Oldham Road, Mills Hill, Oldham, Greater Manchester Name: Land at Mills Hill Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHL16046 First Input Date: 31st December 1967 Last Input Date: 31st December 1972 Specified Waste: Deposited Waste included Inert, Industrial, Commercial and Household Waste, and Liquid Sludge Type: EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: 4200/9659 BGS Ref: 2538 Other Ref: G072	A13NE (NE)	191	2	388749 406107
14	Historical Landfill Sites Licence Holder: Not Supplied Location: Oldham Road, Higher Boarshaw, Middleton, Greater Manchester Name: Morton Pits Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHL16065 First Input Date: Not Supplied Last Input Date: Not Supplied Specified Waste: Not Supplied Type: EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: Not Supplied BGS Ref: Not Supplied Other Ref: D109	A13SW (W)	215	2	388326 406007
15	Historical Landfill Sites Licence Holder: North West Water Authority Location: Middleton, Manchester, Greater Manchester Name: Land off Don Street Operator Location: Not Supplied Boundary Accuracy: As Supplied Provider Reference: EAHL16039 First Input Date: 1st August 1986 Last Input Date: 31st December 1988 Specified Waste: Deposited Waste included Inert, Industrial and Commercial Waste Type: EA Waste Ref: 0 Regis Ref: Not Supplied WRC Ref: 4200/9156 BGS Ref: Not Supplied Other Ref: RD/LIC/331/84, D016, 0422	A13NE (N)	217	2	388562 406250
	Local Authority Landfill Coverage Name: Rochdale Metropolitan Borough Council - Has no landfill data to supply		0	3	388557 406017
	Local Authority Landfill Coverage Name: Oldham Metropolitan Borough Council - Has not been able to supply Landfill data		156	6	388718 406089

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	BGS 1:625,000 Solid Geology Description: Pennine Lower Coal Measures Formation And South Wales Lower Coal Measures Formation (Undifferentiated)	A13NW (E)	0	1	388557 406017
16	BGS Recorded Mineral Sites Site Name: Mills Hill Clay Pit Location: Rhodes, Middleton, Lancashire Source: British Geological Survey, National Geoscience Information Service Reference: 96932 Type: Opencast Status: Ceased Operator: Unknown Operator Operator Location: Not Supplied Periodic Type: Carboniferous Geology: Pennine Lower Coal Measures Formation Commodity: Common Clay and Shale Positional Accuracy: Located by supplier to within 10m	A13NW (NW)	178	1	388396 406136
	Coal Mining Affected Areas Description: In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section of this report.	A13NW (E)	0	7	388557 406017
	Mining Instability Mining Evidence: Inconclusive Coal Mining Source: Ove Arup & Partners Boundary Quality: As Supplied	A13NW (E)	0	-	388557 406017
	Non Coal Mining Areas of Great Britain No Hazard				
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (E)	0	1	388557 406017
	Potential for Collapsible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	161	1	388594 406192
	Potential for Collapsible Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	210	1	388589 406242
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (E)	0	1	388557 406017
	Potential for Compressible Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	161	1	388594 406192
	Potential for Compressible Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	210	1	388589 406242
	Potential for Ground Dissolution Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (E)	0	1	388557 406017
	Potential for Landslide Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (E)	0	1	388557 406017
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	138	1	388663 406137
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	201	1	388682 406201
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	209	1	388759 406128
	Potential for Landslide Ground Stability Hazards Hazard Potential: Moderate Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	210	1	388697 406203
	Potential for Landslide Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (NE)	230	1	388725 406205

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (E)	0	1	388557 406017
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Low Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	161	1	388594 406192
	Potential for Running Sand Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	210	1	388589 406242
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NW (E)	0	1	388557 406017
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NW (N)	92	1	388554 406125
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: Very Low Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	161	1	388594 406192
	Potential for Shrinking or Swelling Clay Ground Stability Hazards Hazard Potential: No Hazard Source: British Geological Survey, National Geoscience Information Service	A13NE (N)	210	1	388589 406242
	Radon Potential - Radon Affected Areas Affected Area: The property is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). Source: British Geological Survey, National Geoscience Information Service	A13NW (E)	0	1	388557 406017
	Radon Potential - Radon Protection Measures Protection Measure: No radon protective measures are necessary in the construction of new dwellings or extensions Source: British Geological Survey, National Geoscience Information Service	A13NW (E)	0	1	388557 406017

Industrial Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
17	Contemporary Trade Directory Entries Name: Clean Eating Location: 502, Oldham Road, Middleton, Manchester, M24 2EB Classification: Food Products - Manufacturers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (NW)	32	-	388517 406053
18	Contemporary Trade Directory Entries Name: Brightwhite U P V C Cleaning Services Location: 544, OLDHAM ROAD, MIDDLETON, MANCHESTER, M24 2EB Classification: Cleaning Services - Domestic Status: Active Positional Accuracy: Automatically positioned to the address	A13NE (NE)	56	-	388619 406065
18	Contemporary Trade Directory Entries Name: Brightwhite U P V C Cleaning Services Uk Location: 544, Oldham Road, Middleton, Manchester, M24 2EB Classification: Cleaning Services - Domestic Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (NE)	56	-	388619 406065
18	Contemporary Trade Directory Entries Name: Ja Print Location: 552, Oldham Road, Middleton, Manchester, M24 2EB Classification: Printers Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NE (NE)	73	-	388637 406068
19	Contemporary Trade Directory Entries Name: B & W Boilers Location: 53, Elm Street, Middleton, Manchester, M24 2EQ Classification: Boilers - Servicing, Replacements & Repairs Status: Inactive Positional Accuracy: Automatically positioned to the address	A13SW (SW)	139	-	388495 405869
20	Contemporary Trade Directory Entries Name: Pressing Matters Location: 452, Oldham Road, Middleton, Manchester, M24 2FA Classification: Ironing & Home Laundry Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (W)	178	-	388364 406039
20	Contemporary Trade Directory Entries Name: Pressing Matters Location: 452, Oldham Road, Middleton, Manchester, M24 2FA Classification: Ironing & Home Laundry Services Status: Inactive Positional Accuracy: Automatically positioned to the address	A13NW (W)	178	-	388364 406039
21	Contemporary Trade Directory Entries Name: Hexpol T P E Ltd Location: DON STREET, MIDDLETON, MANCHESTER, M24 2GG Classification: Plastic Products - Manufacturers Status: Active Positional Accuracy: Automatically positioned to the address	A13NW (NW)	187	-	388414 406169
22	Contemporary Trade Directory Entries Name: W J Lewis Location: Mills Hill Road, Middleton, Manchester, M24 2FB Classification: Builders' Merchants Status: Active Positional Accuracy: Automatically positioned to the address	A13NE (E)	242	-	388814 406047
22	Contemporary Trade Directory Entries Name: Building Supplies R Us Location: Mills Hill Road, Middleton, Manchester, Greater Manchester, M24 2FB Classification: Builders' Merchants Status: Active Positional Accuracy: Manually positioned within the geographical locality	A13NE (E)	242	-	388814 406047
23	Fuel Station Entries Name: Morton Pits Filling Station Location: 408, Oldham Road , Middleton , Manchester, Greater Manchester, M24 2FA Brand: Unbranded Premises Type: Not Applicable Status: Obsolete Positional Accuracy: Manually positioned to the address or location	A13SW (W)	234	-	388307 406013

Sensitive Land Use

Map ID	Details	Quadrant Reference (Compass Direction)	Estimated Distance From Site	Contact	NGR
24	Areas of Adopted Green Belt Authority: Oldham Metropolitan Borough Council Plan Name: Core Strategy And Development Management Policies Status: Adopted Plan Date: 9th November 2011	A13NE (NE)	159	6	388717 406099
25	Nitrate Vulnerable Zones Name: River Irk (Moston Brook To River Inwell) Nvz Description: Surface Water Source: Environment Agency, Head Office	A13NW (E)	0	4	388557 406017

Data Currency

Agency & Hydrological	Version	Update Cycle
Contaminated Land Register Entries and Notices Environment Agency - Head Office Oldham Metropolitan Borough Council - Environmental Health Department Rochdale Metropolitan Borough Council - Environmental Health Department	November 2023 October 2017 October 2017	Annually Annual Rolling Update Annually
Discharge Consents Environment Agency - North West Region	October 2023	Quarterly
Enforcement and Prohibition Notices Environment Agency - North West Region	March 2013	
Integrated Pollution Controls Environment Agency - North West Region	January 2009	
Integrated Pollution Prevention And Control Environment Agency - North West Region	January 2023	Quarterly
Local Authority Integrated Pollution Prevention And Control Rochdale Metropolitan Borough Council - Environmental Health Department Oldham Metropolitan Borough Council - Environmental Health Department	July 2014 March 2015	Variable Variable
Local Authority Pollution Prevention and Controls Rochdale Metropolitan Borough Council - Environmental Health Department Oldham Metropolitan Borough Council - Environmental Health Department	July 2014 March 2015	Annual Rolling Update Annual Rolling Update
Local Authority Pollution Prevention and Control Enforcements Rochdale Metropolitan Borough Council - Environmental Health Department Oldham Metropolitan Borough Council - Environmental Health Department	July 2014 March 2015	Variable Variable
Nearest Surface Water Feature Ordnance Survey	November 2023	
Pollution Incidents to Controlled Waters Environment Agency - North West Region	January 2000	
Prosecutions Relating to Authorised Processes Environment Agency - North West Region	July 2015	
Prosecutions Relating to Controlled Waters Environment Agency - North West Region	March 2013	
Registered Radioactive Substances Environment Agency - North West Region Environment Agency - Head Office	June 2016 May 2023	As notified Quarterly
River Quality Environment Agency - Head Office	November 2001	Not Applicable
River Quality Biology Sampling Points Environment Agency - Head Office	April 2012	
River Quality Chemistry Sampling Points Environment Agency - Head Office	April 2012	
Substantiated Pollution Incident Register Environment Agency - North West Region - South Area	October 2023	Quarterly
Water Abstractions Environment Agency - North West Region	October 2023	Quarterly
Water Industry Act Referrals Environment Agency - North West Region	October 2017	
Groundwater Vulnerability Map Environment Agency - Head Office	June 2018	As notified
Bedrock Aquifer Designations Environment Agency - Head Office	January 2018	As notified
Superficial Aquifer Designations Environment Agency - Head Office	January 2018	As notified

Agency & Hydrological	Version	Update Cycle
Source Protection Zones Environment Agency - Head Office	September 2022	Bi-Annually
Extreme Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	Quarterly
Flooding from Rivers or Sea without Defences Environment Agency - Head Office	December 2023	Quarterly
Areas Benefiting from Flood Defences Environment Agency - Head Office	February 2023	Quarterly
Flood Water Storage Areas Environment Agency - Head Office	January 2024	Quarterly
Flood Defences Environment Agency - Head Office	August 2022	Quarterly
OS Water Network Lines Ordnance Survey	October 2023	Quarterly
BGS Groundwater Flooding Susceptibility British Geological Survey - National Geoscience Information Service	May 2013	As notified
Waste	Version	Update Cycle
BGS Recorded Landfill Sites British Geological Survey - National Geoscience Information Service	November 2002	As notified
Historical Landfill Sites Environment Agency - Head Office	July 2023	Quarterly
Integrated Pollution Control Registered Waste Sites Environment Agency - North West Region	January 2009	Not Applicable
Licensed Waste Management Facilities (Landfill Boundaries) Environment Agency - North West Region - South Area	January 2024	Quarterly
Licensed Waste Management Facilities (Locations) Environment Agency - North West Region - South Area	January 2023	Quarterly
Local Authority Landfill Coverage Oldham Metropolitan Borough Council Rochdale Metropolitan Borough Council - Environmental Health Department	February 2003 February 2003	Not Applicable Not Applicable
Local Authority Recorded Landfill Sites Oldham Metropolitan Borough Council Rochdale Metropolitan Borough Council - Environmental Health Department	October 2018 October 2018	
Registered Landfill Sites Environment Agency - North West Region - South Area	March 2006	Not Applicable
Registered Waste Transfer Sites Environment Agency - North West Region - South Area	April 2018	
Registered Waste Treatment or Disposal Sites Environment Agency - North West Region - South Area	June 2015	

Hazardous Substances	Version	Update Cycle
Control of Major Accident Hazards Sites (COMAH) Health and Safety Executive	March 2023	Bi-Annually
Explosive Sites Health and Safety Executive	March 2017	
Notification of Installations Handling Hazardous Substances (NIHHS) Health and Safety Executive	August 2001	
Planning Hazardous Substance Enforcements Oldham Metropolitan Borough Council Rochdale Metropolitan Borough Council	February 2016 May 2023	Variable Variable
Planning Hazardous Substance Consents Oldham Metropolitan Borough Council Rochdale Metropolitan Borough Council	February 2016 February 2016	Variable Variable
Geological	Version	Update Cycle
BGS 1:625,000 Solid Geology British Geological Survey - National Geoscience Information Service	January 2009	As notified
BGS Recorded Mineral Sites British Geological Survey - National Geoscience Information Service	June 2023	Bi-Annually
CBSCB Compensation District Cheshire Brine Subsidence Compensation Board (CBSCB) Cheshire Brine Subsidence Compensation Board (CBSCB)	August 2011 November 2020	As notified
Coal Mining Affected Areas The Coal Authority - Property Searches	February 2023	Annual Rolling Update
Mining Instability Ove Arup & Partners	June 1998	Not Applicable
Non Coal Mining Areas of Great Britain British Geological Survey - National Geoscience Information Service	May 2015	Not Applicable
Potential for Collapsible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	April 2020	As notified
Potential for Compressible Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Ground Dissolution Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Landslide Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Running Sand Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Potential for Shrinking or Swelling Clay Ground Stability Hazards British Geological Survey - National Geoscience Information Service	January 2019	As notified
Radon Potential - Radon Affected Areas British Geological Survey - National Geoscience Information Service	October 2023	Annually
Radon Potential - Radon Protection Measures British Geological Survey - National Geoscience Information Service	October 2023	Annually

Data Currency

Industrial Land Use	Version	Update Cycle
Contemporary Trade Directory Entries Thomson Directories	October 2023	Quarterly
Fuel Station Entries Catalist Ltd - Experian	November 2023	Quarterly
Gas Pipelines National Grid	October 2021	Bi-Annually
Underground Electrical Cables National Grid	February 2023	Bi-Annually
Sensitive Land Use	Version	Update Cycle
Ancient Woodland Natural England	October 2023	Bi-Annually
Areas of Adopted Green Belt Oldham Metropolitan Borough Council Rochdale Metropolitan Borough Council	August 2023 August 2023	Quarterly Quarterly
Areas of Unadopted Green Belt Oldham Metropolitan Borough Council Rochdale Metropolitan Borough Council	August 2023 August 2023	Quarterly Quarterly
Areas of Outstanding Natural Beauty Natural England	November 2023	Bi-Annually
Environmentally Sensitive Areas Natural England	August 2023	
Forest Parks Forestry Commission	May 2023	Not Applicable
Local Nature Reserves Natural England	August 2023	Bi-Annually
Marine Nature Reserves Natural England	October 2023	Bi-Annually
National Nature Reserves Natural England	August 2023	Bi-Annually
National Parks Natural England	February 2018	Bi-Annually
Nitrate Sensitive Areas Natural England	April 2023	Not Applicable
Nitrate Vulnerable Zones Department for Environment, Food and Rural Affairs (DEFRA - formerly FRCA) Environment Agency - Head Office	April 2016 March 2023	Bi-Annually
Ramsar Sites Natural England	October 2023	Bi-Annually
Sites of Special Scientific Interest Natural England	November 2023	Bi-Annually
Special Areas of Conservation Natural England	October 2023	Bi-Annually
Special Protection Areas Natural England	October 2023	Bi-Annually

Data Suppliers

A selection of organisations who provide data within this report

Data Supplier	Data Supplier Logo
Ordnance Survey	
Environment Agency	
Scottish Environment Protection Agency	
The Coal Authority	
British Geological Survey	 British Geological Survey NATURAL ENVIRONMENT RESEARCH COUNCIL
Centre for Ecology and Hydrology	 Centre for Ecology & Hydrology NATURAL ENVIRONMENT RESEARCH COUNCIL
Natural Resources Wales	
Scottish Natural Heritage	
Natural England	
Public Health England	
Ove Arup	
Stantec UK Ltd	

Useful Contacts

Contact	Name and Address	Contact Details
1	British Geological Survey - Enquiry Service British Geological Survey, Environmental Science Centre, Keyworth, Nottingham, Nottinghamshire, NG12 5GG	Telephone: 0115 936 3143 Fax: 0115 936 3276 Email: enquiries@bgs.ac.uk Website: www.bgs.ac.uk
2	Environment Agency - National Customer Contact Centre (NCCC) PO Box 544, Templeborough, Rotherham, S60 1BY	Telephone: 03708 506 506 Email: enquiries@environment-agency.gov.uk
3	Rochdale Metropolitan Borough Council - Environmental Health Department P O Box 32, Telegraph House, Ballie Street, Rochdale, Greater Manchester, OL16 1JH	Telephone: 01706 864139 Fax: 01706 864185 Website: www.rochdale.gov.uk
4	Environment Agency - Head Office Rio House, Waterside Drive, Aztec West, Almondsbury, Bristol, Avon, BS32 4UD	Telephone: 01454 624400 Fax: 01454 624409
5	Ordnance Survey Adanac Drive, Southampton, Hampshire, SO16 0AS	Telephone: 03456 05 05 05 Email: customerservices@ordnancesurvey.co.uk Website: www.ordnancesurvey.gov.uk
6	Oldham Metropolitan Borough Council Civic Centre, P O Box 55, West Street, Oldham, Lancashire, OL1 1XN	Telephone: 0161 911 3000 Fax: 0161 678 4550 Website: www.oldham.gov.uk
7	The Coal Authority - Property Searches 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG	Telephone: 0345 762 6848 Fax: 01623 637 338 Email: groundstability@coal.gov.uk Website: www2.groundstability.com
8	Natural England County Hall, Spetchley Road, Worcester, WR5 2NP	Telephone: 0300 060 3900 Email: enquiries@naturalengland.org.uk Website: www.naturalengland.org.uk
9	Rochdale Metropolitan Borough Council PO Box 15, Town Hall, Rochdale, Greater Manchester, OL16 1AB	Telephone: 01706 647474 Fax: 01706 59475 Website: www.rochdale.gov.uk
-	Public Health England - Radon Survey, Centre for Radiation, Chemical and Environmental Hazards Chilton, Didcot, Oxfordshire, OX11 0RQ	Telephone: 01235 822622 Fax: 01235 833891 Email: radon@phe.gov.uk Website: www.ukradon.org
-	Landmark Information Group Limited Imperium, Imperial Way, Reading, Berkshire, RG2 0TD	Telephone: 0844 844 9952 Fax: 0844 844 9951 Email: customerservices@landmarkinfo.co.uk Website: www.landmarkinfo.co.uk

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

Coal Mining Risk Assessment

For development at: Land to the rear of The Old Cock Inn, 528 Oldham Road, Middleton, Rochdale, Manchester, M24 2EB

For proposal: Construction of 5No. residential dwellings

Assessment Summary

Assessment Result	MEDIUM RISK
Recommended Further Work	INTRUSIVE GROUND INVESTIGATION

The Coal Authority works to resolve the impacts of mining by growing its expertise, innovation, organisational capability and efficiency.

It manages the effects of past coal mining, including subsidence damage claims which are not the responsibility of licensed coal mine operators and is an executive non-departmental public body, sponsored by the Department for Energy Security and Net Zero. This report is valid for 90 days.

Limit of liability

This report is provided for the applicant and is in respect of the property identified on its face. Any conclusions or recommendations made are those based on information obtained for the report and our current knowledge and practices. The information and data set out in this report is based on information provided by or obtained from third parties which is held by the Coal Authority. Any limitations of the data are identified within the report. The Coal Authority does not accept liability for the accuracy of third party data. Should new data or information become available these results, conclusions and recommendations may require amending. The Authority is not and cannot be liable for any harm, loss or damage of whatever nature, including consequential loss, occasioned to any third party by the inaccuracy of the information set out in this report and any person seeking to rely upon it should if necessary undertake their own investigations and professional advice. The report should only be used in the stated context.

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Any advice provided in this report does not prejudice our position as a statutory consultee.

Version	Compiled	Checked	Date
1.1	PB	HB	18 th December 2023

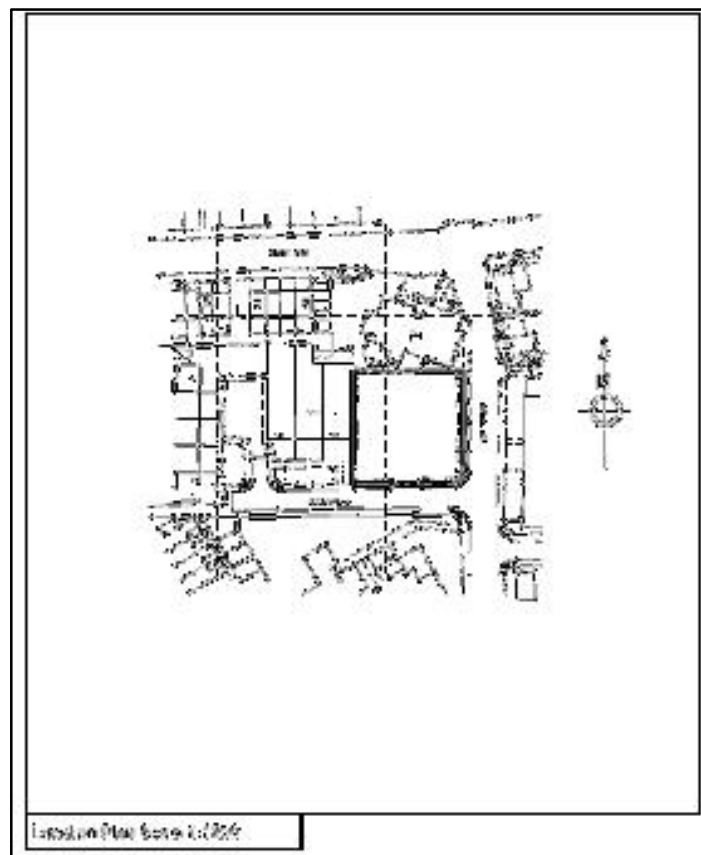
Section 1 – Description of site and proposed development

a) Site location and Description

The Coal Authority has been commissioned to prepare a Coal Mining Risk Assessment Report for a proposed development at Land to the rear of The Old Cock Inn, Oldham Road, Middleton, Rochdale, Manchester, M24 2EB (see Figure 1), in order to provide the Local Planning Authority with information on coal mining and an assessment of its impact on land stability.

The approximate site centre co-ordinates are E388558, N406017. The proposed development area requires access via Baytree Lane/Damson Green. The site has an approximate elevation 105m AOD.

Figure 1: Site location plan



b) Description and layout of proposed development

The Coal Authority understands that the developer plans to construct 5No. residential dwellings (see Appendix A).

c) Scope of coal mining risk assessment

The purpose of this Coal Mining Risk Assessment Report is to:

- Present a desk-based review of all available information on the coal mining issues which are relevant to the application site.
- Use that information to identify and assess the risks to the proposed development from coal mining legacy, including the cumulative impact of issues.
- Set out appropriate mitigation measures to address the coal mining legacy issues affecting the site, including any necessary remedial works and/or demonstrate how coal mining issues have influenced the proposed development.
- Demonstrate to the Local Planning Authority that the application site is, or can be made, safe and stable to meet the requirements of national planning policy with regard to development on unstable land.

Any works that intersect coal mine workings, mine entries or coal seams may have implications for mine gas, spontaneous combustion and surface collapse. Coal Authority permission is required prior to any such works taking place. Further detailed advice can be provided upon request.

The Coal Authority's adopted policies regarding building over or close to mine entries and managing gas risks can be viewed at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

www.gov.uk/government/publications/guidance-on-managing-the-risk-of-hazardous-gases

Section 2 – Sources of information used to inform this report

Source reviewed	Yes	No	Remarks
Coal mining report	X		Consultants Coal Mining Report (Appendix B)
Other mining records	X		Abandonment plans – NW263, NW1174, NW173
Geological plans	X		Lancashire 96NE (1932), SD80SE (1966)
BGS Boreholes	X		SD80NE18, SD80NE8
Other	X		BGS GeoIndex

The above information sources have been used to provide an assessment of the potential mining risk within the remainder of the report.

Section 3 – Identification and assessment of site specific coal mining related risks

The Coal Authority's search of its detailed coal mining information identifies the following site specific coal mining legacy risks to the site.

Coal mining issue	Reported		Risk assessment	
	Yes	No	Rating	Comment
a) Underground coal mining (recorded at shallow depths)		X	Low risk	None recorded at shallow depths
b) Underground coal mining (probable at shallow depths)	X		Medium risk	Possible unrecorded workings in the Black Mine (Cannel) seam
c) Mine entries (shafts and adits)		X	Low risk	None recorded
d) Coal mining geology (faults and fissures)		X	Low risk	Faults are recorded to be present approximately 280m northeast and 400m southwest of the site, locally displacing coals
e) Record of past mine gas emissions or potential		X	Medium risk	Roof coal where left in Lancashire known to be liable to spontaneous combustion. All mine workings pose a potential gas risk which should be considered in any future investigations and development
f) Recorded coal mining surface hazard	X		Low risk	Rejected claim recorded 23m northwest of the site
g) Surface mining (opencast workings)		X	Low risk	None recorded

A desk based study of the coal mining information has been used to risk assess the coal mining features above. A summary of the risk posed by these features is summarised after thorough analysis of the information sources. Comment on each specific coal mining issue follows below:

a) Underground Coal Mining (recorded at shallow depths)

Coal mining at depths shallower than 30m beneath ground level can typically pose challenges to ground stability at the surface. The magnitude of this effect depends upon the exact depth of any workings, the thickness of competent rock cover and the extraction thickness of any coal mine workings.

The Coal Authority Coal Mining Consultant's report in Appendix B shows that the development site is not in an area of recorded shallow coal mine workings. The Consultants Report indicates that two seams of coal have been worked locally; the Lower Bent coal at 74m bgl beneath the site and the Half Yard seam at 136m to the northwest of the site. Both seams are recorded to have been last worked in 1857 with extraction thicknesses of 0.8m and 1.0m respectively.

The county geological sheet Lancashire 96NE (1932) records the Lower Bent outcrop approximately 230m north of the site boundary. The workings within the seam appear to have been recorded on abandonment plans NW263 (thought to be annotated as 'Neddy Mine') and NW173 sheets 3, 4, 5, 6 and 8 (annotated on some sheets as 'Bent Seam' or 'Bent Mine'). Based on the distance of outcrop from site and the rate of dip of 16° indicated for the workings within the Consultants Coal Mining Report, this seam can be estimated to be present at 66m below rockhead at the proposed development site. Due to the recorded depth of workings beneath the site it is considered that the seam will not be of influence to this development and consequently the risk to this development from underground coal mining (recorded at shallow depths) is low.

b) Underground coal mining (probable at shallow depths)

Areas of probable shallow coal mine workings are identified as part of the Development High Risk Area for which no recorded plan exists, but where it is likely that workable coal at shallow depths has been mined before records were kept. The data has been estimated from available mining records by qualified mining surveyors. Since 1872 there has been a law that requires all coal mine operators to deposit working plans of the mine with the government following the cessation of operations. Prior to this date the plans were often destroyed or kept in private ownership.

Where the extraction of coal has occurred there is the potential for voids to remain long after mining has ceased. The depth of workings generally dictates the length of time that significant voids may remain, but other factors including the size of mine roof supports and the competency of overlying strata can influence the time for natural consolidation to occur. Waste material produced during mining was sometimes used to backfill abandoned sections of mine workings, therefore reducing the volume of open cavities or voids that remain. The method of backfilling workings is typically not recorded and cannot be relied upon as a satisfactory form of remediation.

The Coal Authority Consultants Coal Mining Report in Appendix B states that the development site is in an area of probable shallow coal mine workings, with the report recording the Cannel seam to outcrop within the development site boundary, orientated approximately NW-SE and with the seam regarded as being of a workable thickness in the locality.

The stratigraphy of seams beneath the site is considered to be as follows:

Seam	Distance to seam outcrop	Thickness	Estimated depth at site (below rockhead)*
Black Mine (Cannel)	Within	1.0m (Consultants Report)	Close to rockhead
Stone Mine	108m NE	1.2m (SD80NE8)	31m
Upper Bent Coal	160m NE	0.65m (BGS SD80NE18)	46m
Lower Bent Coal	230m NE	0.8m (Consultants Report)	66m

*Estimates based on Coal Authority Consultants Report, Lancashire 96NE Geological Sheet, SD80NE8 and SD80NE18

The Stone mine is recorded to be present at 96ft (29.26m) depth within borehole SD80NE8 300m northwest of the site, approximately along strike from the site. It is therefore considered that this depth is likely to also be representative of the Stone seam depth beneath the site with the seam therefore considered to have sufficient overlying cover. No further seams are considered likely to influence the proposed development.

Consequently the risk to this development from underground coal mining (probable at shallow depths) within the Black Mine (Cannel) seam is medium.

c) Mine entries (shafts and adits)

The Coal Authority Consultants Coal Mining Report in Appendix B shows no mine entries are recorded within 100m of the development site.

The development site sits within a historical mining area and therefore there is a residual risk of unrecorded mine entries to be present on site. All site operatives should be made aware of this potential risk and a watching brief should be maintained during site works.

Consequently the risk to this development from mine entries (shafts and adits) is low.

d) Coal mining geology (Faults and fissures)

The development site sits upon the Pennine Lower coal measures, consisting of coal, sandstones, siltstones and mudstones. The closest BGS borehole to the site, SD80NE47 located 192m west of the site records surficial deposits to consist of made ground, sand and clay with a rockhead not being encountered to the base of borehole at 7m depth. BGS borehole record SD80NE8, located approximately 300m northwest of the site, records grey sandstone rockhead at 29.26m bgl, with superficial deposits consisting of sand, gravel and clay, however actual ground conditions beneath the site may vary. The OS county sheet records an old clay pit to the northeast of the site with it being considered possible that some local clay extraction may be present in the vicinity of the site.

No faults, fissures or break lines are known to affect the development site, however faults are recorded to be present approximately 280m northeast and 400m southwest of the site, orientated approximately NW-SE and downthrown to xxx, locally displacing coal seams.

Faults can act as pathways for gas and water, cause surface instability and result in dissimilar coal conditions/hazards due to their relative displacement of strata.

e) Record of past mine gas emissions or potential

There are no recorded past gas emissions recorded in the surrounding area, however, coal seams and coal mine workings pose a potential gas risk which should be considered in any future investigations and development. At development sites with shallow coal workings, probable shallow coal mine workings, or pathway features such as mine entries and geological disturbances on or nearby the site, the Coal Authority recommends that a

Roof coal where left in Lancashire known to be liable to spontaneous combustion. All mine workings pose a potential gas risk which should be considered in any future investigations and development precautions should be taken in case of such an incident during all ground works at the site.

f) Recorded coal mining surface hazard

A rejected Coal Authority claim is recorded to be present 23m northwest of the development site boundary. The reasons for which this claim was rejected are unknown and it may be prudent to obtain details of this claim prior to development.

g) Surface mining (opencast workings)

The Coal Authority Consultants Coal Mining Report in Appendix B does not record the presence of opencast workings within 500m of the development site boundary. Consequently the risk to this development from surface mining (opencast workings) is low.

Section 4 – Proposed mitigation strategy

a) Site investigation and/or remediation

Due to the potential for unrecorded workings in the Black Mine (Cannel) seam, an intrusive site investigation will be required.

Roof coal where left in Lancashire known to be liable to spontaneous combustion. All mine workings pose a potential gas risk which should be considered in any future investigations and development precautions should be taken in case of such an incident during all ground works at the site.

A rejected Coal Authority claim is recorded to be present 23m northwest of the development site boundary. The reasons for which this claim was rejected are unknown and it may be prudent to obtain details of this claim prior to further works commencing.

The site investigations will need to be carried out by a competent contractor, taking into account the findings of this report. The results should be interpreted by a qualified and competent person so that an appropriate remedial strategy can be developed.

Guidance on drilling or piling through coal can be found at:

www.gov.uk/government/publications/guidance-on-managing-the-risk-of-hazardous-gases

Due to the difficulties in identifying coal related gas hazards, it may be prudent to consider completing a gas risk assessment for the development site. This may recommend basic gas protection measures within the foundation design, which are resistant to permanent gases (carbon dioxide, methane, carbon monoxide) and comparable to that suggested in BR211, as commonly used to protect against radon in residential properties.

Where development is proposed over areas of coal or past coal workings at shallow depth, developers should consider wherever possible removing any remnant shallow coal. This will enable the ground to be stabilised and remove a hazard prior to construction of any foundations associated with the development. Prior extraction of surface coal requires an Incidental Coal Agreement from the Coal Authority. Further information can be found at:

www.gov.uk/get-a-licence-for-coal-mining

Should coal seams be found, at or near the depth of the development's foundations, they may pose a risk of spontaneous combustion if exposed to air or may act as pathways for ground gases to reach the development. A competent engineer should be consulted if coal is encountered in, or adjacent to, the foundations of the proposed development.

Concrete, cements and renders may be susceptible to attack from elevated levels of sulfates in the ground. The Building Research Establishment reports that most cases of sulfate attack occur in and adjacent to coal field areas and related industrial centres. It would be prudent for the issue of sulfate attack to be considered during the foundation design to ensure they comply with the Building Regulations 2010.

You may also wish to refer to the Construction Industry Research and Information Association (CIRIA) publication C758 "Abandoned Mine Workings Manual".

b) Coal Authority permit

Any intrusive activities, including initial site investigation boreholes and any subsequent treatment of coal mine workings/coal mine entries for ground stability purposes require the prior written permission of the Coal Authority. Application forms for Coal Authority permission and further guidance on this matter can be obtained from the Coal Authority's website at:

www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property

Follow on services can be requested using the details in the contacts section.

Section 5 – Conclusions

This report has identified that the proposed development site may have been subject to past coal mining activity which could affect the proposed development, namely the potential for unrecorded workings in the Black Mine (Cannel) seam. The risk to the site from legacy mining features is medium.

Nevertheless, subject to the undertaking of appropriate site investigations and any potential necessary remedial measures as outlined in Section 4a of this report, the Coal Authority considers that the site may be made safe and stable for future development and the risk to the development reduced to low. The recorded coal mining legacy issues present within the site do not pose any particular implications for the layout of the proposed development.

The Coal Authority advises the developer undertake a detailed Gas Risk Assessment where proposed development occurs over shallow coal reserves as is the case here.

Section 6 – Contacts

Planning and Local Authority Liaison Service

Tel: 01623 637 119

Email: planningconsultation@coal.gov.uk

Website: www.gov.uk/planning-applications-coal-mining-risk-assessments

Surface Hazards Emergency Service

Tel: 0800 288 4242 (open 24 hours a day, 7 days a week)

24-hour number for reporting public safety hazards and incidents associated with coal mining

Mining Reports Service

To purchase site specific coal mining information go to our website;

www.groundstability.com

Licensing and Permitting Service

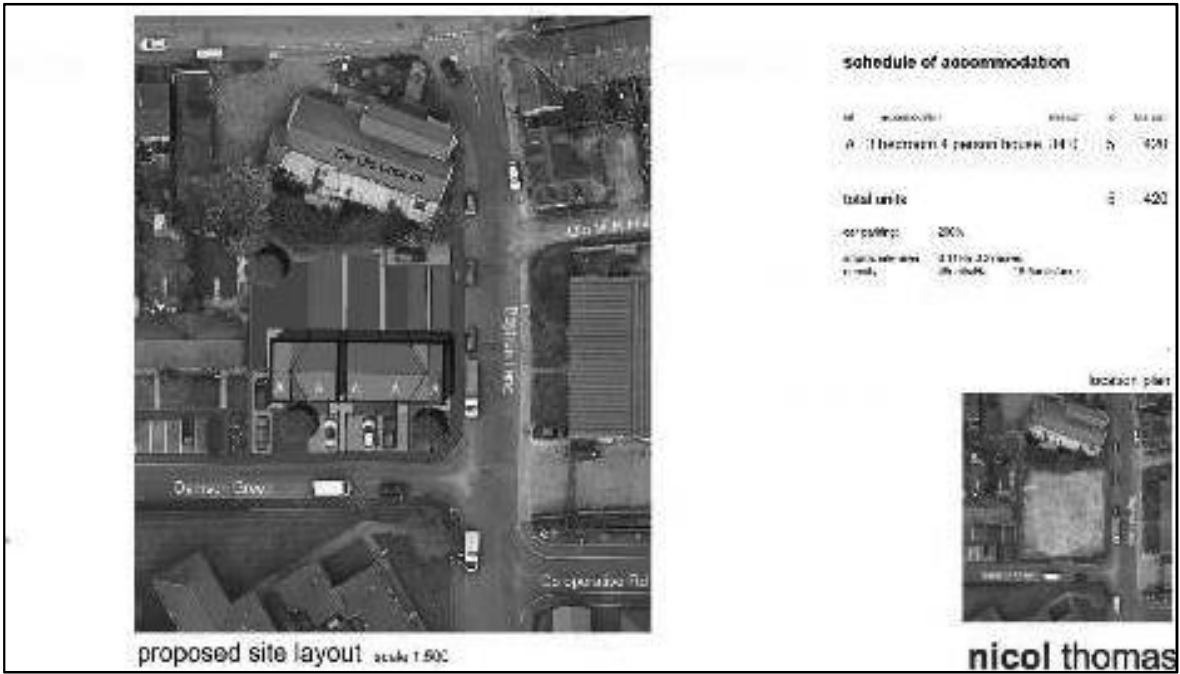
Email: permissions@coal.gov.uk

Tel: 01623 637 320

For permission to enter or disturb coal mine entries and coal seams.

Section 7 – Appendices

Appendix A – Plan showing proposed development layout



Appendix B – Non-Residential Coal Mining Consultants Report

For Internal
Use Only

Consultants Coal Mining Report

Land To The Rear
Old Cock Inn
528 Oldham Road
Middleton
Rochdale
M24 2EB

Date of enquiry: 18 December 2023
Date enquiry received: 18 December 2023
Issue date: 18 December 2023

Our reference: 71009792531001
Your reference:



Consultants

Coal Mining Report

This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

CMRA INTERNAL REPORT

Enquiry address

Land To The Rear
Old Cock Inn
528 Oldham Road
Middleton
Rochdale
M24 2EB

How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

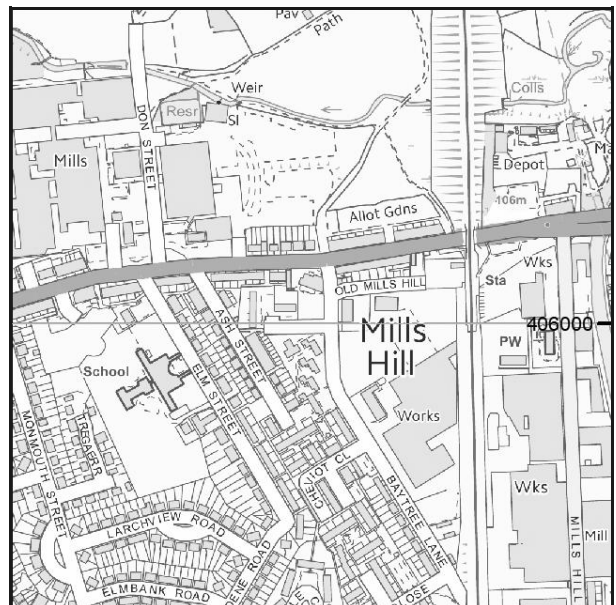
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	LOWER BENT	Coal	37B9	74	Beneath Property	16.0	South-West	80	1857
unnamed	HALF YARD	Coal	3X22	136	North-West	16.0	South-West	100	1857

Probable unrecorded shallow workings

Yes.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

NW1174	6283	NW173
PO0	16820	NW263
NW424		

Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
CANNEL	Coal	Yes	Within	N/A	301

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

There are 1 claim(s) within 50 metres of the property boundary that do not match the property address. These are shown on the enquiry boundary plot.

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.

If further subsidence damage claims information is required, please visit www.groundstability.com.

See Section 4 for further information.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

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

Withdrawal of support notices

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.

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.

Section 4 – Further information

The following potential risks have been identified and as part of your risk assessment should be investigated further.

Future development

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 500m of 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.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

Coal mining subsidence

The site is within an area of previous interest. It is close to where the Coal Authority or licensed mine operator has investigated and where necessary remediated issues relating to coal mining subsidence.

The site requires further investigation and may influence your risk assessment. We recommend that you order the appropriate **Coal Authority Subsidence Claims Report**, which will include more information about the hazard.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please call us on 0345 762 6848 or email us at groundstability@coal.gov.uk.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, 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.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

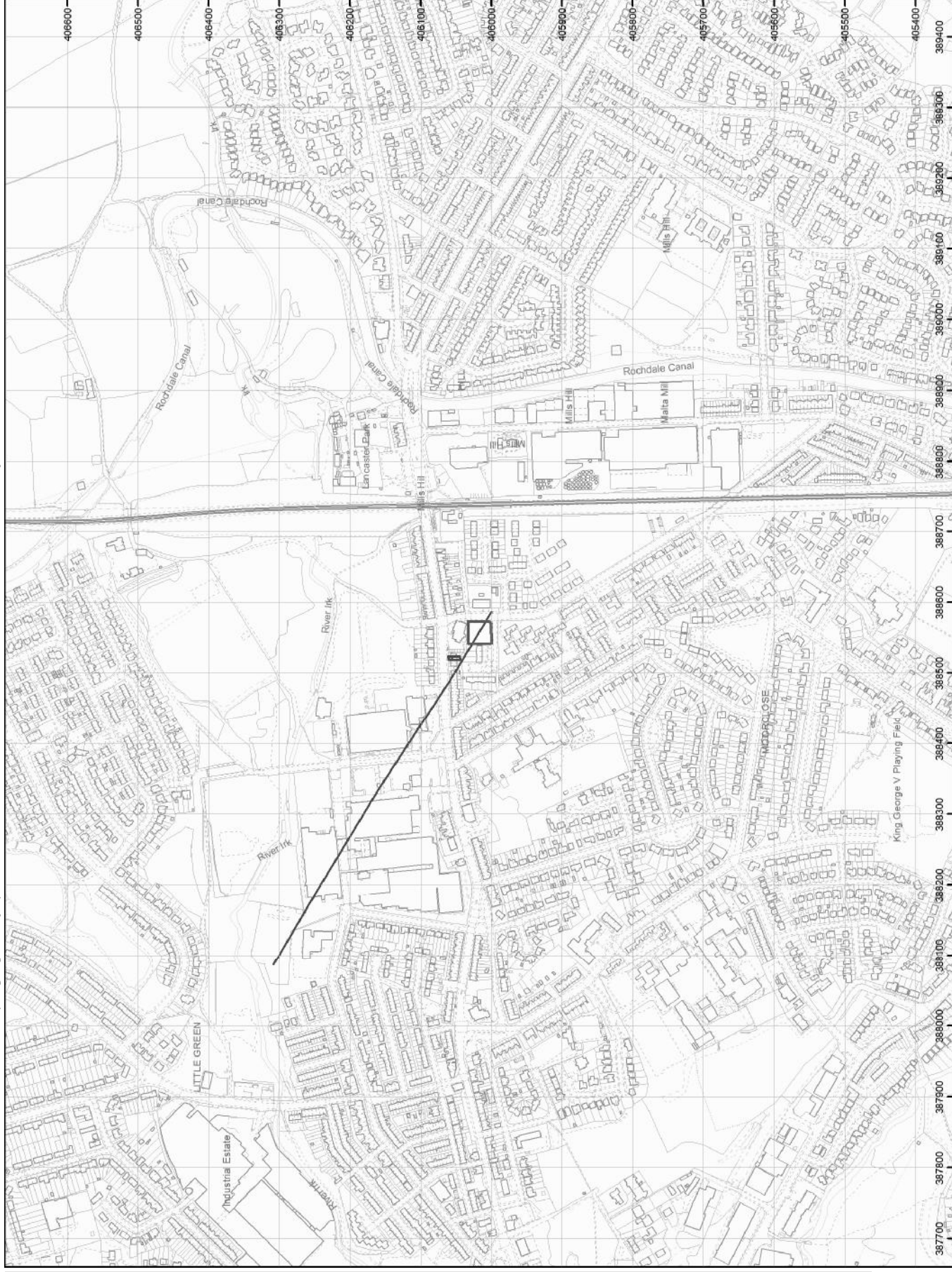
Payment to owners of former copyhold land

Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.



Summary of findings

The map highlights any specific surface or subsurface features within or near to the boundary of the site.



Key

- Approximate position of the enquiry boundary shown
- Outcrop (Proven)
- Coal claim

How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
www.groundstability.com

Geology 1:10,000 Maps Legends

Artificial Ground and Landslip

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	WGR	Worked Ground (Undivided)	Void	Holocene - Holocene
	MGR	Made Ground (Undivided)	Artificial Deposit	Holocene - Holocene
	WMGR	Infilled Ground	Artificial Deposit	Holocene - Holocene
	SLIP	Landslide Deposit	Unknown/Unclassified Entry	Quaternary - Quaternary

Superficial Geology

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Flandrian - Pleistocene
	TILLD	Till, Devensian	Diamicton	Devensian - Ipswichian
	GFSDD	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	Sand and Gravel	Devensian - Ipswichian
	HMGDD	Hummocky (Moundy) Glacial Deposits, Devensian	Diamicton	Devensian - Ipswichian
	HMGDD	Hummocky (Moundy) Glacial Deposits, Devensian	Sand and Gravel	Devensian - Ipswichian
	HEAD	Head	Clay, Silt, Sand and Gravel	Quaternary - Ryazanian

Bedrock and Faults

Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	PMCM	Pennine Middle Coal Measures Formation	Mudstone, Siltstone and Sandstone	Bolsvian - Duckmantian
	HNC	Huncliffe Rock	Sandstone	Duckmantian - Duckmantian
	BAR	Bardsley Rock	Sandstone	Duckmantian - Duckmantian
	PLCM	Pennine Lower Coal Measures Formation	Sandstone	Langsettian - Langsettian
	PLCM	Pennine Lower Coal Measures Formation	Mudstone, Siltstone and Sandstone	Langsettian - Langsettian
	BLR	Blensfield Rock	Sandstone	Langsettian - Langsettian
	CHBR	Chamber Rock	Sandstone	Duckmantian - Langsettian
	RYSA	Royley Sandstone	Sandstone	Langsettian - Langsettian
	Rock			
	Fault			

Geology 1:10,000 Maps

This report contains geological map extracts taken from the BGS Digital Geological map of Great Britain at 1:10,000 scale and is designed for users carrying out preliminary site assessments who require geological maps for the area around a site. This mapping may be more up to date than previously published paper maps.

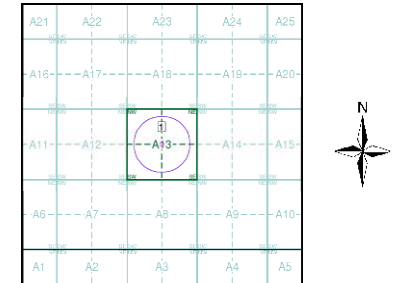
The various geological layers - artificial and landslip deposits, superficial geology and solid (bedrock) geology are displayed in separate maps, but superimposed on the final 'Combined Surface Geology' map. All map legends feature on this page.

Please Note: Not all of the layers have complete nationwide coverage, so availability of data for relevant map sheets is indicated below.

Geology 1:10,000 Maps Coverage

Map ID:	SD80SE	Map ID:	1
Map Name:	Available	Map Name:	SD80NE
Map Date:	2008	Map Date:	2008
Bedrock Geology:	Available	Bedrock Geology:	Available
Superficial Geology:	Available	Superficial Geology:	Available
Artificial Geology:	Available	Artificial Geology:	Available
Faults:	Available	Faults:	Available
Landslip:	Available	Landslip:	Available
Rock Segments:	Available	Rock Segments:	Available

Geology 1:10,000 Maps - Slice A

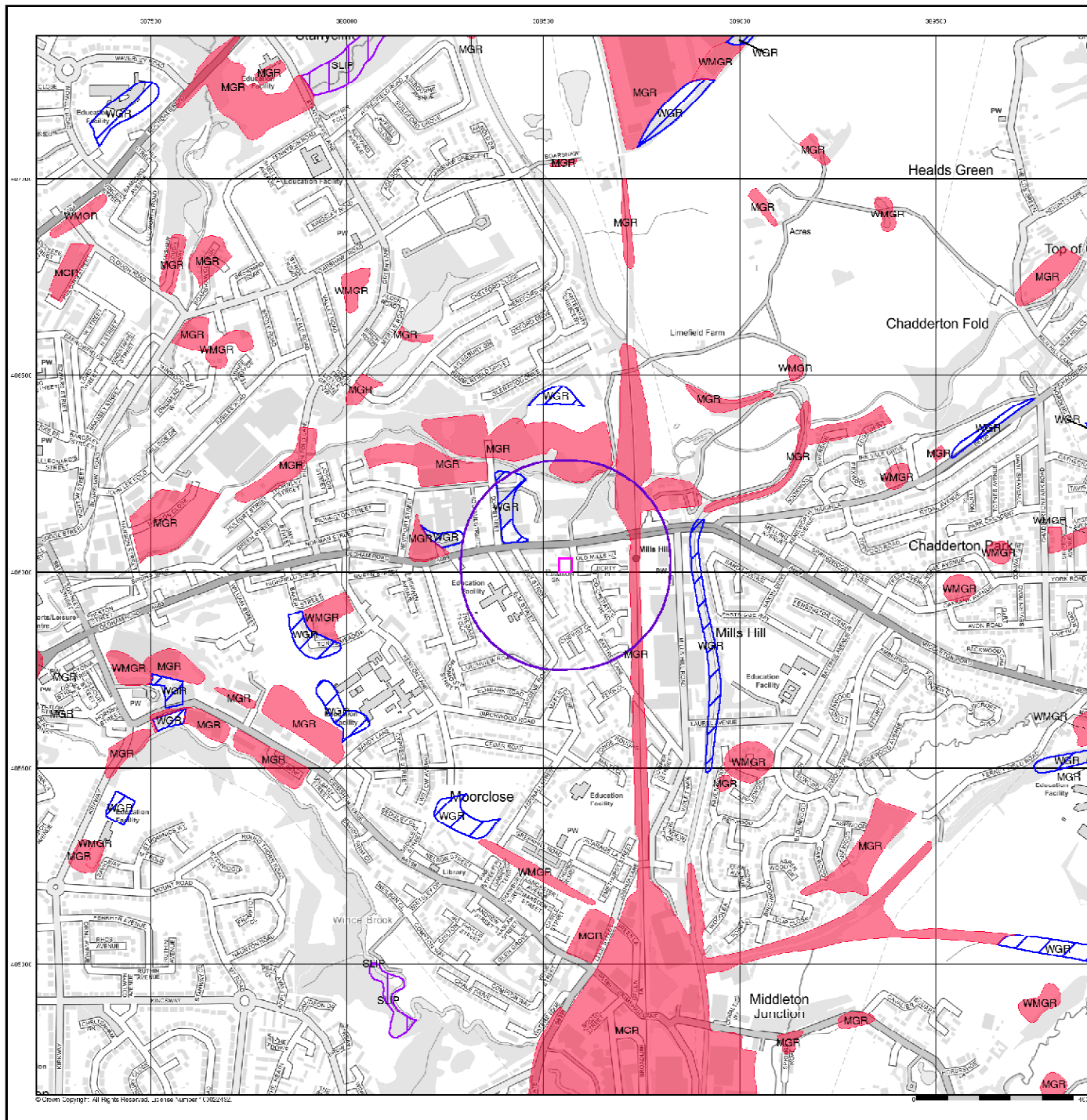


Order Details

Order Number: 332371303_1_1
Customer Ref: 6143 VBL
National Grid Reference: 388560, 406020
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 250

Site Details

Land to Rear of The Old Cock PH, Baytree Lane, Middleton, Manchester, M24 2EB



Artificial Ground and Landslip

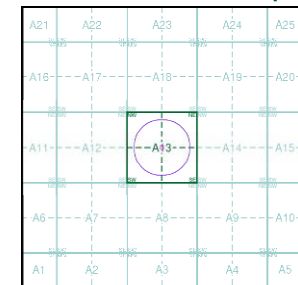
Artificial ground is a term used by BGS for those areas where the ground surface has been significantly modified by human activity. Information about previously developed ground is especially important, as it is often associated with potentially contaminated material, unpredictable engineering conditions and unstable ground.

Artificial ground includes:

- Made ground - man-made deposits such as embankments and spoil heaps on the natural ground surface.
- Worked ground - areas where the ground has been cut away such as quarries and road cuttings.
- In-filled ground - areas where the ground has been cut away then wholly or partially backfilled.
- Landscaped ground - areas where the surface has been reshaped.
- Disturbed ground - areas of ill-defined shallow or near surface mineral workings where it is impracticable to map made and worked ground separately.

Mass movement (landslip) deposits on BGS geological maps are primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground. The dataset also includes foundered strata, where the ground has collapsed due to subsidence.

Artificial Ground and Landslip Map - Slice A

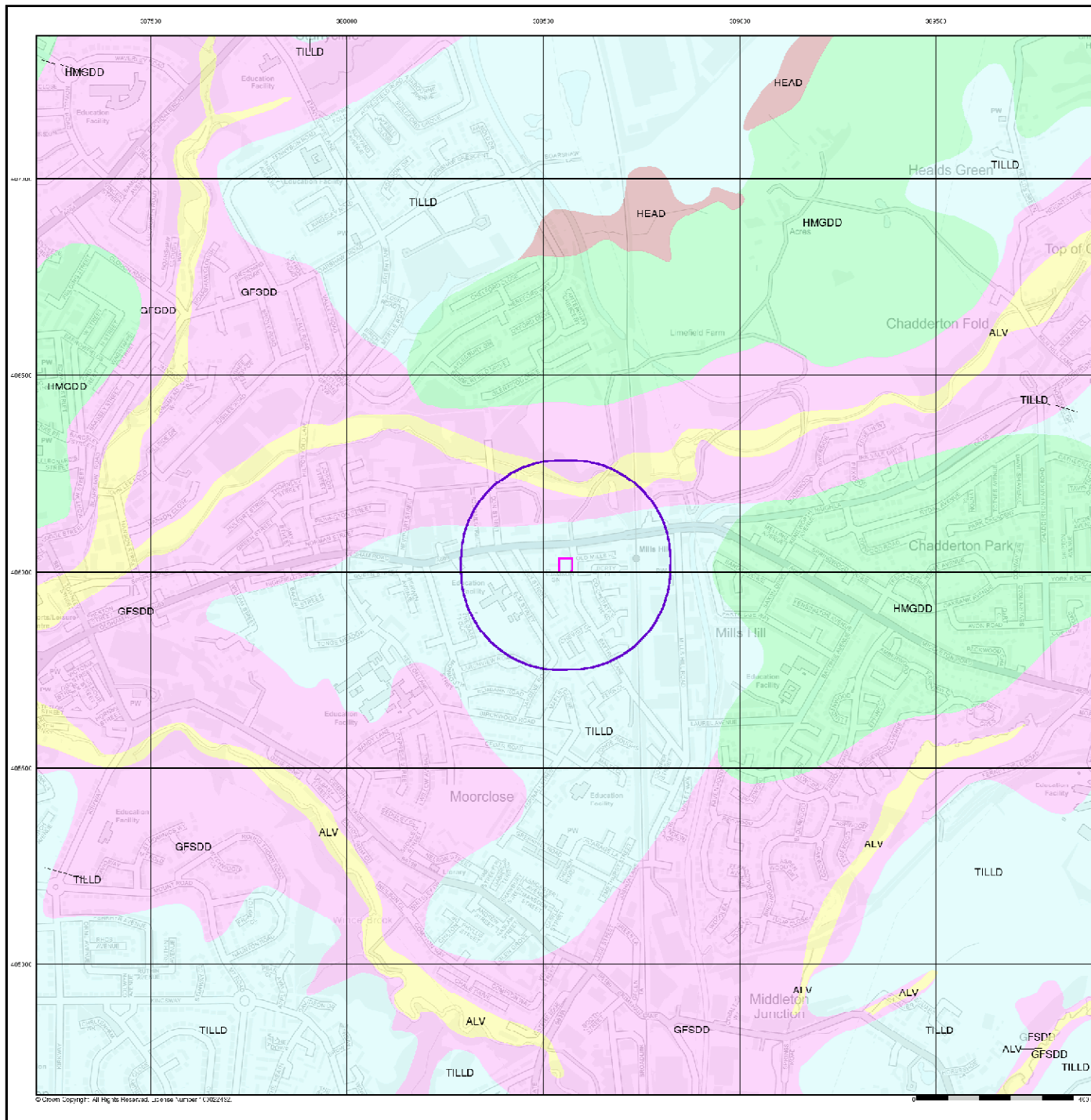


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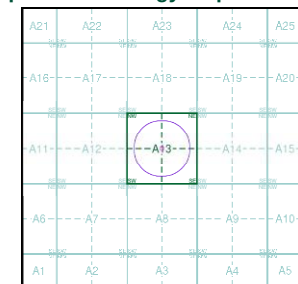
Superficial Geology

BGS 1:10,000 Superficial Deposits are the youngest geological deposits formed during the most recent period of geological time, which extends back about 1.8 million years from the present.

They rest on older deposits or rocks referred to as Bedrock. This dataset contains Superficial deposits that are of natural origin and 'in place'. Other superficial strata may be held in the Mass Movement dataset where they have been moved, or in the Artificial Ground dataset where they are of man-made origin.

Most of these Superficial deposits are unconsolidated sediments such as gravel, sand, silt and clay, and onshore they form relatively thin, often discontinuous patches or larger spreads.

Superficial Geology Map - Slice A

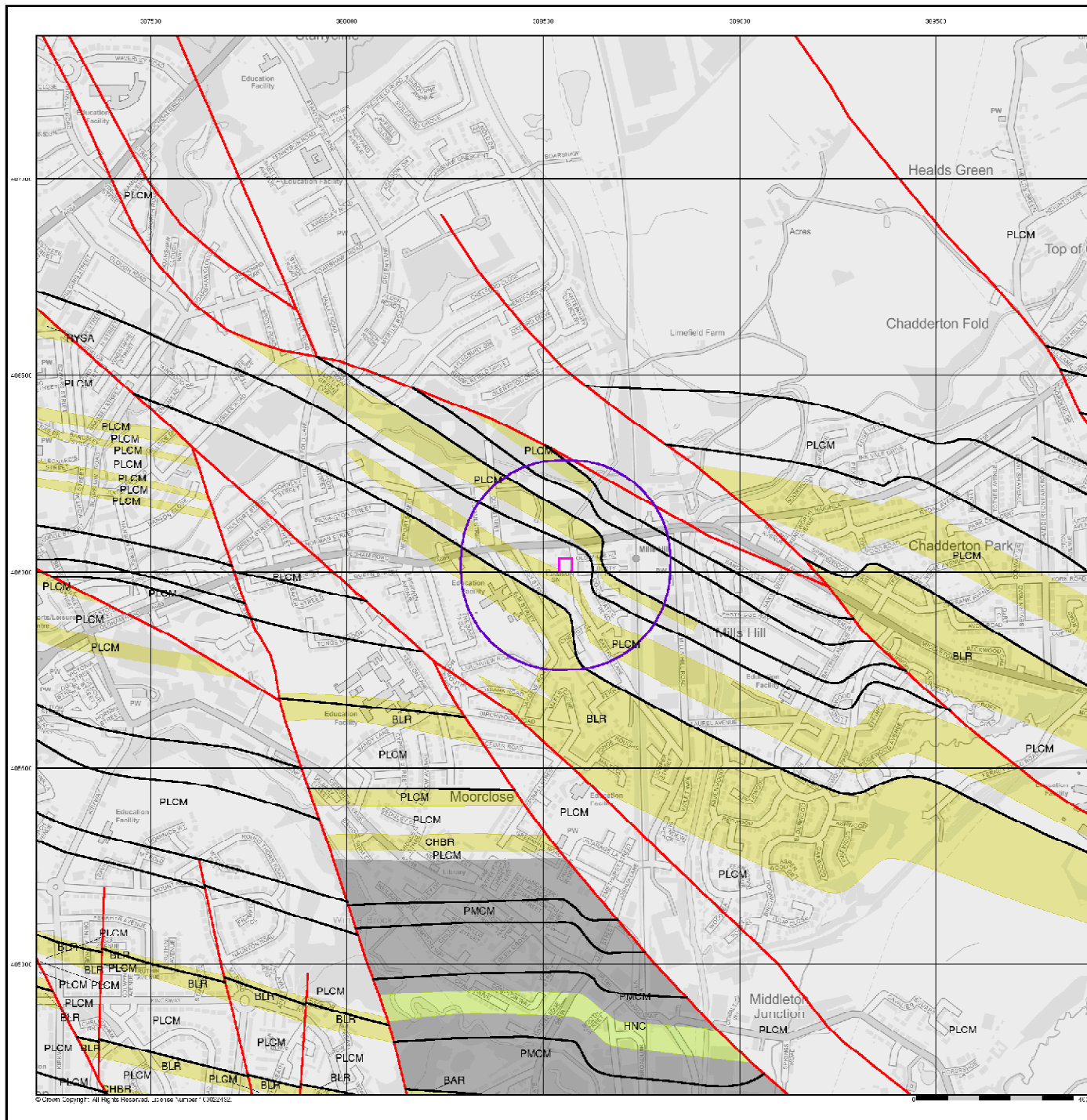


Order Details

Order Number: 332371303_1_1
Customer Ref: 6143 VBL
National Grid Reference: 388560, 406020
Slice: A
Site Area (Ha): 0.11
Search Buffer (m): 250

Site Details

Land to Rear of The Old Cock PH, Baytree Lane, Middleton, Manchester, M24 2EB



Bedrock and Faults

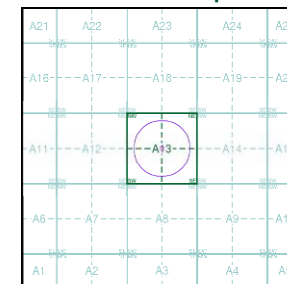
Bedrock geology is a term used for the main mass of rocks forming the Earth and are present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

The bedrock has formed over vast lengths of geological time ranging from ancient and highly altered rocks of the Proterozoic, some 2500 million years ago, or older, up to the relatively young Pliocene, 1.8 million years ago.

The bedrock geology includes many lithologies, often classified into three types based on origin: igneous, metamorphic and sedimentary.

The BGS Faults and Rock Segments dataset includes geological faults and thin beds mapped as lines such as coal seams and mineral veins. These are not restricted by age and could relate to features of any of the 1:10,000 geology datasets.

Bedrock and Faults Map - Slice A



Order Details

Order Number: 332371303_1_1
Customer Ref: 6143 VBL
National Grid Reference: 388560, 406020
Slice: A
Site Area (Ha): 0.11
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Land to Rear of The Old Cock PH, Baytree Lane, Middleton, Manchester, M24 2EB

