



The Coal
Authority

Resolving the **impacts** of mining



Enviro All-in-One

Non-Residential Search Report

PHOENIX WORKS, BROOKES STREET, MIDDLETON, ROCHDALE, M24 2WL

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

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

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



Coal mining

Yes

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

Coal Authority ref: 51002593719001

Your ref: Middleton

Date: 12 August 2021

For any coal mining related issues please contact the Coal Authority:

0345 762 6848
groundstability@coal.gov.uk

For all other issues and assistance please contact Groundsure:

0844 415 9000
info@groundsure.com



Issued by:

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

DAVID GODFREY
325 BIRCH LANE
DUKINFIELD
TAMESIDE
SK16 5AU

Our reference:	51002593719001
Your reference:	Middleton
Date of your enquiry:	09 August 2021
Date we received your enquiry:	09 August 2021
Date of issue:	12 August 2021

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

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

PHOENIX WORKS, BROOKES STREET, MIDDLETON, ROCHDALE, M24 2WL

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

Coal mining

See comments below

Information from the Coal Authority

Underground coal mining

Past

The property is in a surface area that could be affected by underground mining in 1 seam of coal at 140m to 160m depth, and last worked in 1874.

Any movement in the ground due to coal mining activity associated with these workings should have stopped by now.

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

Present

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

Future

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

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

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

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

Mine entries

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

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

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

Coal mining geology

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

Opencast coal mining

Past

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

Present

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

Future

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

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

Coal mining subsidence

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

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

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

Mine gas

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

Hazards related to coal mining

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

Withdrawal of support

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

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

Working facilities orders

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

Payments to owners of former copyhold land

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

Comments on Coal Authority information

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

Therefore 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 good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

Additional Remarks

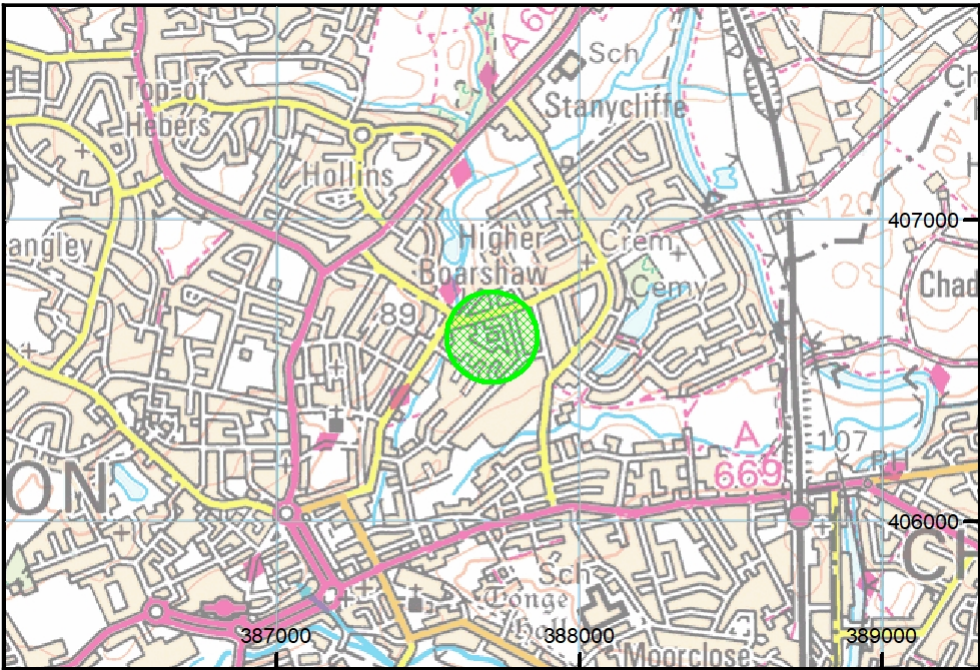
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Location map



Approximate position
of property

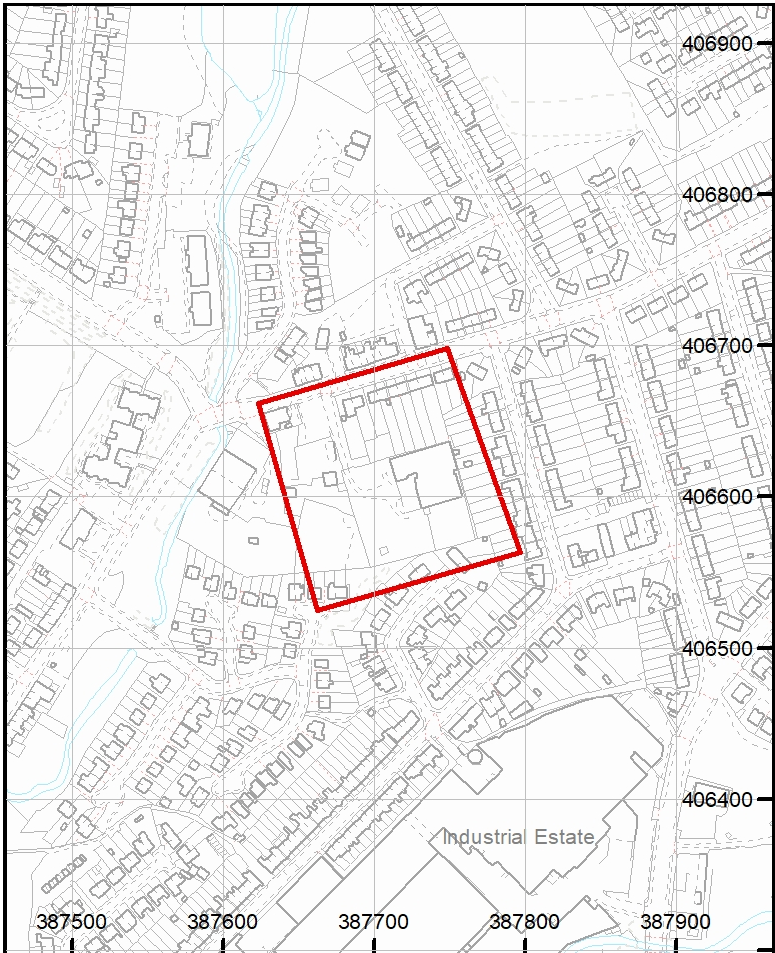


Enquiry boundary

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Key

Approximate position of enquiry
boundary shown



PHOENIX WORKS, BROOKES STREET, MIDDLETON, ROCHDALE, M24 2WL

Professional opinion



Contaminated Land

**Moderate-High:
Action Required**

page 5



Flooding

Low

page 7

Consultant's guidance and recommendations inside.



Ground Stability

Identified

page 7



Radon

Passed



Energy

Identified

page 8



Planning Constraints

Not identified

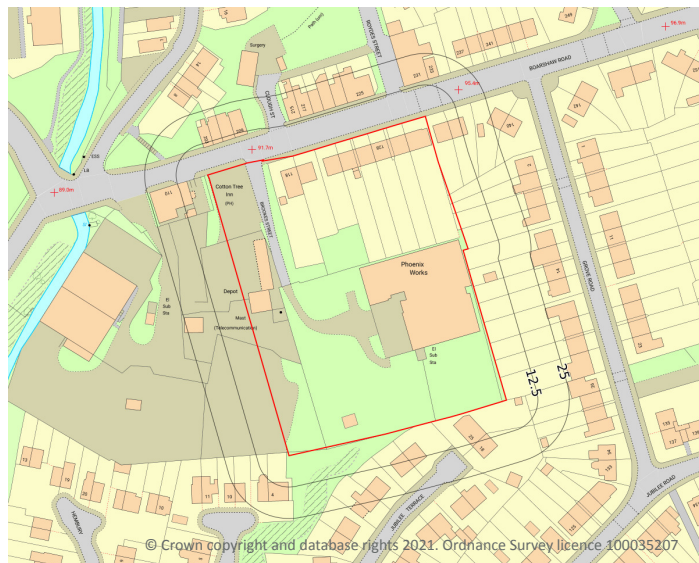


Transportation

Not identified

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

Site plan



Contaminated land liability

Banking security

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

Further assessment required

Statutory or 3rd party action

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

Potential

Environmental liability

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

Potential

Useful contacts

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

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

Overview of findings and recommendations

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

You can view the fully comprehensive library of information we have searched on **page 42**.



Contaminated Land

You should carry out a Phase 1 environmental audit at the site to identify any areas of ongoing concern. We can provide you with a Phase 1 environmental audit and for a detailed quote, please contact Groundsure at projects@groundsure.com. This will include a discount to reflect the data in the report already undertaken for the study area. As a guide, a standard Phase 1 audit is priced at around £1245 + VAT including disbursements.



Flooding

Groundwater Flooding

A risk of groundwater flooding has been identified at the site. This will be more of an issue for properties with a basement or other section below ground. Further advice on groundwater flooding has been produced by the Environment Agency and the Local Government Association and can be found at

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/297421/flho0911bugi-e-e.pdf

National Planning Policy Framework (NPPF)

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





Ground stability

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

Next steps for consideration:

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

Coal

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

Next steps for consideration:

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

Other considerations

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



Energy

Oil and gas

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

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



Wind

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

Next steps for consideration:

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

Solar

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

Next steps for consideration:

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

Consultant's assessment



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

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



Contaminated Land

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

Please see **page 14** for details of the identified issues.

Past Land Use

Moderate-High

Waste and Landfill

Low

Current and Recent Industrial

Moderate-High

Current and proposed land use

Current land use

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

Proposed land use

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

Historical land use

On-site

The following potentially contaminative land uses of significant concern have been identified at the study site:

- **1922 - Present** - A works with associated tanks, noted as a bleach works 1922-1932 and a soap and chemical works 1954-1955.

Additionally, historical land uses of moderate concern and several pollution incidents of minor concern have been identified at the study site.

Surrounding area

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

Site setting

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



Screening

PHOENIX WORKS, BROOKES STREET,
MIDDLETON, ROCHDALE, M24 2WL

Ref: 51002593719001
Your ref: Middleton
Grid ref: 387721 406635

Conclusion

Groundsure has identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.

Environmental summary



Flooding

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

Further explanation of flood risk assessment can be seen in the Flood information on **page 42**.

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



Ground stability

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

Please see **page 30** for details of the identified issues.

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



Radon

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

Not in a radon
affected area



Energy summary



Oil and gas

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

Please see **page 2** for further advice. Additionally, see **page 33** for details of the identified issues.

Oil and gas areas

Oil and gas wells

Not identified

Identified



Wind and Solar

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

Please see **page 2** for further advice. Additionally, see **page 34** for details of the identified issues.

Planned Multiple Wind Turbines

Planned Single Wind Turbines

Existing Wind Turbines

Proposed Solar Farms

Existing Solar Farms

Identified

Identified

Identified

Identified

Identified



Energy

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has not identified results.

Power stations

Energy Infrastructure

Projects

Not identified

Not identified

Not identified



Transportation summary



The property has not been identified to lie within the specified distance of one or more of the transportation features detailed below.

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



HS2

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

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

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



Crossrail

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

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



Other Railways

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

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



Planning summary



Planning constraints

No protected areas have been identified within 250 metres of the property. Protected areas include nature reserves and other conservation areas.

Environmental Protected Areas Not identified
Visual and Cultural Protected Areas Not identified



Other environmental considerations



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

Asbestos

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

Site-specific features

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

Unexploded ordnance (UXO)

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

Environmental insurance

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

Phase 1 environmental risk assessment

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

Made ground and infilled land

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



Recent aerial photograph



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

Capture Date: 22/05/2019

Site Area: 1.05ha

Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	18	9	42
Former tanks	6	7	12
Former energy features	1	2	7
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	3	2	8
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	1
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	9	4	1

Contaminated land / Past land use



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

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

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

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

Distance	Direction	Use	Date
0	on site	Unspecified Mill	1891
0	on site	Unspecified Pit	1891
0	on site	Unspecified Ground Workings	1907
0	on site	Unspecified Pit	1907
0	on site	Unspecified Mill	1907

Distance	Direction	Use	Date
0	on site	Unspecified Pit	1915
0	on site	Unspecified Mill	1915
0	on site	Bleach Works	1915
0	on site	Unspecified Mill	1923
0	on site	Bleach Works	1923
0	on site	Unspecified Pit	1923
0	on site	Unspecified Pit	1932
0	on site	Unspecified Mill	1932
0	on site	Unspecified Mill	1938
0	on site	Unspecified Pit	1938
0	on site	Unspecified Works	1965
0	on site	Unspecified Works	1975
0	on site	Unspecified Works	1982
14 m	N	Dye Works	1851
14 m	W	Unspecified Mill	1965
14 m	W	Unspecified Mill	1975
14 m	W	Unspecified Mill	1982
36 m	SW	Unspecified Ground Workings	1932
36 m	SW	Unspecified Pit	1907
36 m	SW	Unspecified Ground Workings	1915
39 m	W	Unspecified Heap	1907
44 m	SW	Unspecified Pit	1891
59 m	N	Bleach Works	1891
63 m	N	Bleach Works	1907
63 m	N	Bleach Works	1915
63 m	N	Bleach Works	1923
63 m	N	Bleach, Dye and Print Works	1932
69 m	N	Unspecified Works	1965



Distance	Direction	Use	Date
69 m	N	Unspecified Works	1975
69 m	N	Unspecified Works	1982
84 m	W	Unspecified Ground Workings	1907
84 m	W	Unspecified Ground Workings	1915
84 m	NW	Unspecified Pit	1923
119 m	S	Unspecified Mill	1975
119 m	S	Industrial Estate	1982
128 m	S	Cotton Spinning Mills	1955
128 m	S	Cotton Spinning Mills	1965
130 m	NW	Unspecified Ground Workings	1932
163 m	S	Unspecified Mill	1938
164 m	S	Unspecified Mill	1907
164 m	S	Unspecified Mill	1915
164 m	S	Unspecified Mill	1923
164 m	S	Unspecified Mill	1932
164 m	N	Unspecified Pit	1955
164 m	N	Unspecified Pit	1965
164 m	N	Unspecified Pit	1975
164 m	N	Unspecified Pit	1982
170 m	NW	Unspecified Ground Workings	1965
176 m	NE	Unspecified Pit	1938
177 m	NE	Unspecified Pit	1932
177 m	N	Unspecified Tank	1965
177 m	N	Unspecified Tank	1975
177 m	N	Unspecified Tank	1982
180 m	SE	Sand Pit	1907
180 m	SE	Refuse Heap	1915
180 m	SE	Unspecified Heap	1923

Distance	Direction	Use	Date
193 m	NE	Sand Pit	1923
196 m	NE	Sand Pit	1915
199 m	SE	Unspecified Ground Workings	1932
201 m	E	Refuse Heap	1891
212 m	E	Sand Pit	1907
212 m	E	Refuse Heap	1915
212 m	E	Refuse Heap	1923
242 m	SE	Unspecified Mill	1891

This data is sourced from Ordnance Survey/Groundsure.

Former tanks

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

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

Distance	Direction	Use	Date
0	on site	Unspecified Tank	1922
0	on site	Tanks	1922
0	on site	Tanks	1932
0	on site	Unspecified Tank	1932
0	on site	Unspecified Tank	1954
0	on site	Unspecified Tank	1954
23 m	W	Unspecified Tank	1954
23 m	W	Unspecified Tank	1954
37 m	W	Unspecified Tank	1954
38 m	W	Unspecified Tank	1954
39 m	W	Unspecified Tank	1932
47 m	W	Unspecified Tank	1954
48 m	W	Unspecified Tank	1954

Distance	Direction	Use	Date
59 m	W	Unspecified Tank	1893
84 m	W	Tanks	1932
125 m	N	Tanks	1954
126 m	N	Unspecified Tank	1954
126 m	N	Unspecified Tank	1954
126 m	N	Tanks	1954
130 m	N	Unspecified Tank	1909
130 m	N	Unspecified Tank	1922
130 m	N	Unspecified Tank	1932
132 m	N	Unspecified Tank	1932
160 m	N	Tanks	1909
160 m	N	Tanks	1932

This data is sourced from Ordnance Survey/Groundsure.

Former energy features

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

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

Distance	Direction	Use	Date
0	on site	Electricity Substation	1996
34 m	W	Electricity Substation	1996
35 m	W	Electricity Substation	1992
82 m	NE	Electricity Substation	1954
82 m	NE	Electricity Substation	1954
82 m	E	Electricity Substation	1954
82 m	E	Electricity Substation	1954
91 m	N	Electricity Substation	1954
91 m	N	Electricity Substation	1954
104 m	NW	Electricity Substation	1996

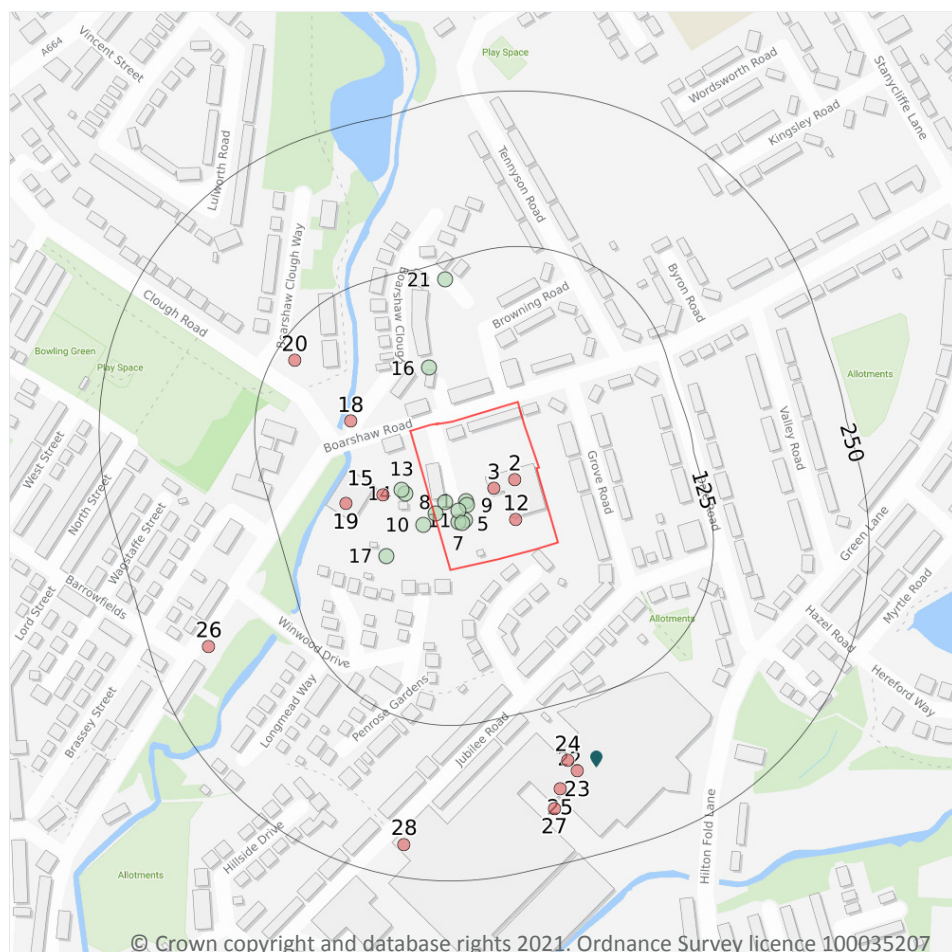
Screening

PHOENIX WORKS, BROOKES STREET,
MIDDLETON, ROCHDALE, M24 2WL

Ref: 51002593719001
Your ref: Middleton
Grid ref: 387721 406635

This data is sourced from Ordnance Survey/Groundsure.

Contaminated land / Current and recent industrial



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Local Authority licensed pollutant release
- Pollution incidents

Recent industrial land uses

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

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

ID	Distance	Direction	Company / Address	Activity	Category
2	0	on site	Works - Greater Manchester, M24	Unspecified Works Or Factories	Industrial Features
12	0	on site	Electricity Sub Station - Greater Manchester, M24	Electrical Features	Infrastructure and Facilities
3	0	on site	United Flags Ltd - Phoenix Works, Brookes Street, Middleton, Manchester, Greater Manchester, M24 2WL	Medals, Trophies, Ceremonial and Religious Goods	Consumer Products

ID	Distance	Direction	Company / Address	Activity	Category
15	35 m	W	Electricity Sub Station - Greater Manchester, M24	Electrical Features	Infrastructure and Facilities
18	48 m	W	Electricity Sub Station - Greater Manchester, M24	Electrical Features	Infrastructure and Facilities
19	66 m	W	Autos North West - Unit 1, Boarshaw Road, Middleton, Greater Manchester, M24 2WH	Secondhand Vehicles	Motoring
20	109 m	NW	Electricity Sub Station - Greater Manchester, M24	Electrical Features	Infrastructure and Facilities
23	181 m	S	Bollard & Ward - Jubilee Road, Middleton, Manchester, Greater Manchester, M24 2LX	Vehicle Repair, Testing and Servicing	Repair and Servicing
24	181 m	S	D M Auto Parts - Jubilee Road, Middleton, Manchester, Greater Manchester, M24 2LX	Vehicle Parts and Accessories	Motoring
25	191 m	S	Cromer Industrial Estate - Greater Manchester, M24	Business Parks and Industrial Estates	Industrial Features
26	204 m	W	Electricity Sub Station - Greater Manchester, M24	Electrical Features	Infrastructure and Facilities
27	206 m	S	Electricity Sub Station - Greater Manchester, M24	Electrical Features	Infrastructure and Facilities
28	224 m	S	Alpha Environmental Consultants Ltd - Unit C-d Jubilee Park, Hanson Close, Middleton, Manchester, Greater Manchester, M24 2UH	Recycling, Reclamation and Disposal	Recycling Services

This data is sourced from Ordnance Survey.

Local Authority licensed pollutant release

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

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

ID	Distance	Direction	Address	Local Authority	Processes Undertaken	Permit Type	Details of Enforcement
22	175 m	S	Milliken Chemical Elastomers, Hilton Fold Lane, Middleton, Manchester, M24 2HZ	Rochdale Metropolitan Borough Council	Rubber	Part B	Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authorities.

Pollution incidents

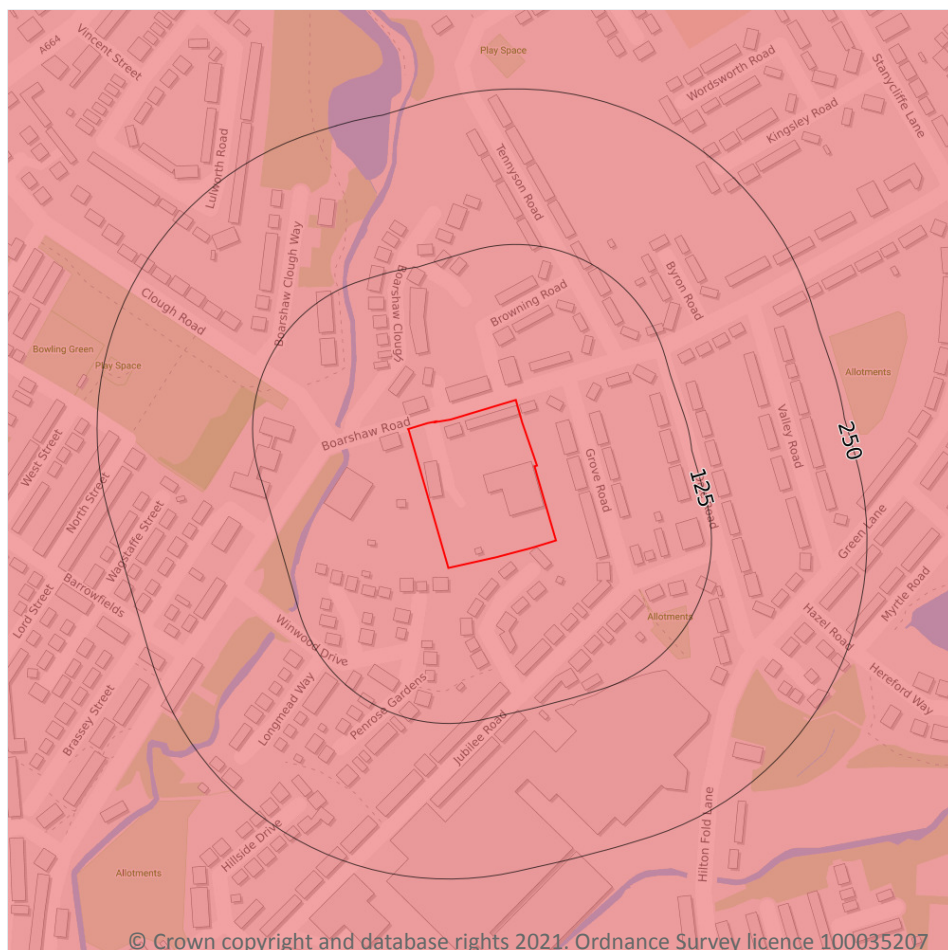
Environment Agency keep records of all major or significant pollution incidents that are known to have impacted the land, water or air. The location provided for these records may relate to the location of the incidents but may sometimes be recorded where the effects of the incident was reported.

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

ID	Distance	Direction	Incident Date	Land Impact	Water Impact	Pollutant
1	0	on site	15/05/2002	Category 3 (Minor)	Category 4 (No Impact)	Smoke:Construction and Demolition Materials and Wastes
11	0	on site	24/08/2001	Category 3 (Minor)	Category 4 (No Impact)	Soils and Clay:Household Waste
10	0	on site	29/04/2002	Category 3 (Minor)	Category 4 (No Impact)	Fumes
9	0	on site	15/05/2002	Category 3 (Minor)	Category 4 (No Impact)	Smoke
8	0	on site	29/04/2002	Category 3 (Minor)	Category 4 (No Impact)	Construction and Demolition Materials and Wastes
7	0	on site	24/08/2001	Category 3 (Minor)	Category 4 (No Impact)	Household Waste
6	0	on site	15/05/2002	Category 3 (Minor)	Category 4 (No Impact)	Construction and Demolition Materials and Wastes
5	0	on site	24/08/2001	Category 3 (Minor)	Category 4 (No Impact)	Soils and Clay
4	0	on site	29/04/2002	Category 3 (Minor)	Category 4 (No Impact)	Fumes:Construction and Demolition Materials and Wastes
14	20 m	W	24/04/2001	Category 3 (Minor)	Category 4 (No Impact)	Commercial Waste
13	20 m	W	24/04/2001	Category 3 (Minor)	Category 4 (No Impact)	Commercial Waste
16	45 m	N	05/06/2002	Category 3 (Minor)	Category 4 (No Impact)	Not Identified
17	46 m	W	20/08/2002	Category 3 (Minor)	Category 4 (No Impact)	Other Specific Waste Material
21	111 m	N	06/03/2001	Category 3 (Minor)	Category 4 (No Impact)	Other General Biodegradable Material or Waste

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

Superficial hydrogeology



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

Aquifers within superficial geology

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

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

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

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

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

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

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



Screening

PHOENIX WORKS, BROOKES STREET,
MIDDLETON, ROCHDALE, M24 2WL

Ref: 51002593719001
Your ref: Middleton
Grid ref: 387721 406635

Distance	Direction	Designation
0	on site	Secondary A

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

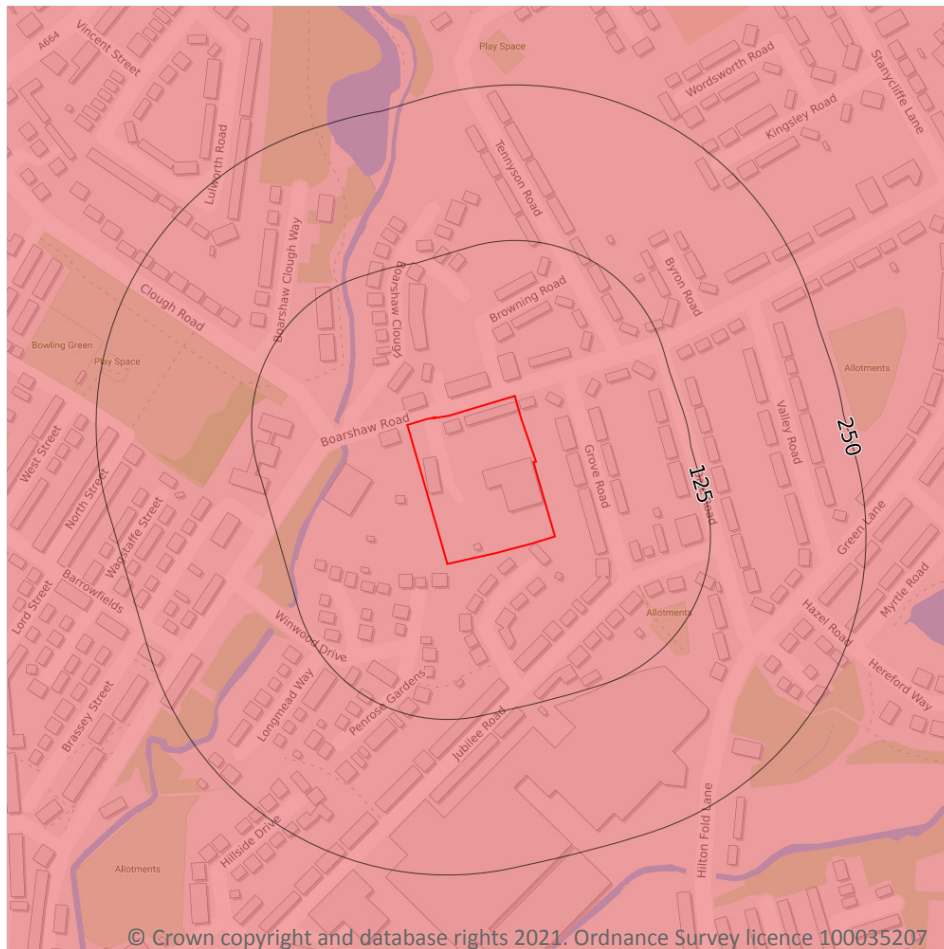
Superficial geology

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

Description	BGS LEX Code	Rock Type
GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	GFSDD-XSV	SAND AND GRAVEL

This data is sourced from British Geological Survey.

Bedrock hydrogeology



— Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

Aquifers within bedrock geology

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

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

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

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

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

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

Distance	Direction	Designation
0	on site	Secondary A

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

Bedrock geology

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

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

This data is sourced from British Geological Survey.

Hydrology



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

Water courses from Ordnance Survey

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

Distance	Direction	Details
53 m	NW	Name: Whit Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
53 m	W	Name: Whit Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

Distance	Direction	Details
53 m	W	Name: Whit Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
132 m	W	Name: Whit Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)
151 m	W	Name: Whit Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
184 m	N	Name: Whit Brook Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
184 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
189 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
189 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
201 m	N	Name: Type of water feature: Reservoir. An area of non-tidal water used for storing water. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

Flooding / Groundwater flooding



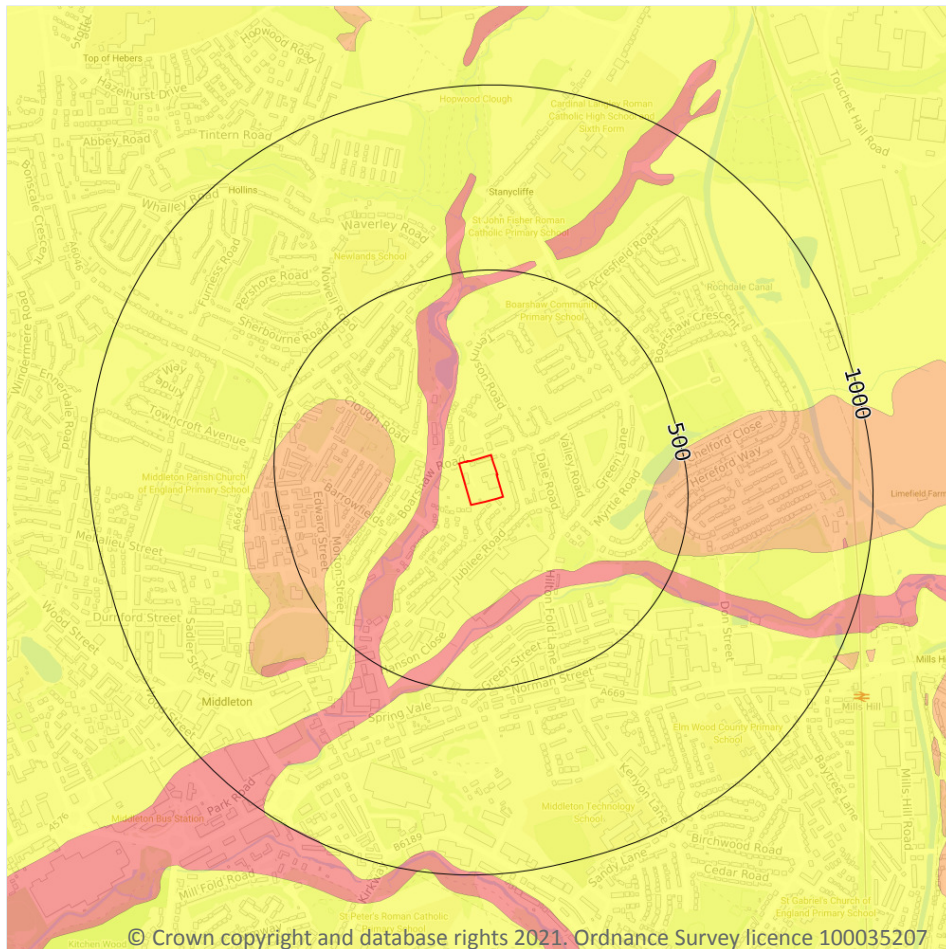
— Site Outline
Search buffers in metres (m)

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

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

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

Ground stability / Natural ground subsidence



- Site Outline
- Search buffers in metres (m)
- Moderate - high
- Low
- Negligible - very low

Natural ground subsidence

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

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

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

Ground stability / Non-natural ground subsidence



- Site Outline
- Search buffers in metres (m)
- Infilled Land
- Mining hazards:
 - Highly likely
 - Likely

Coal mining

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

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

Infilled land

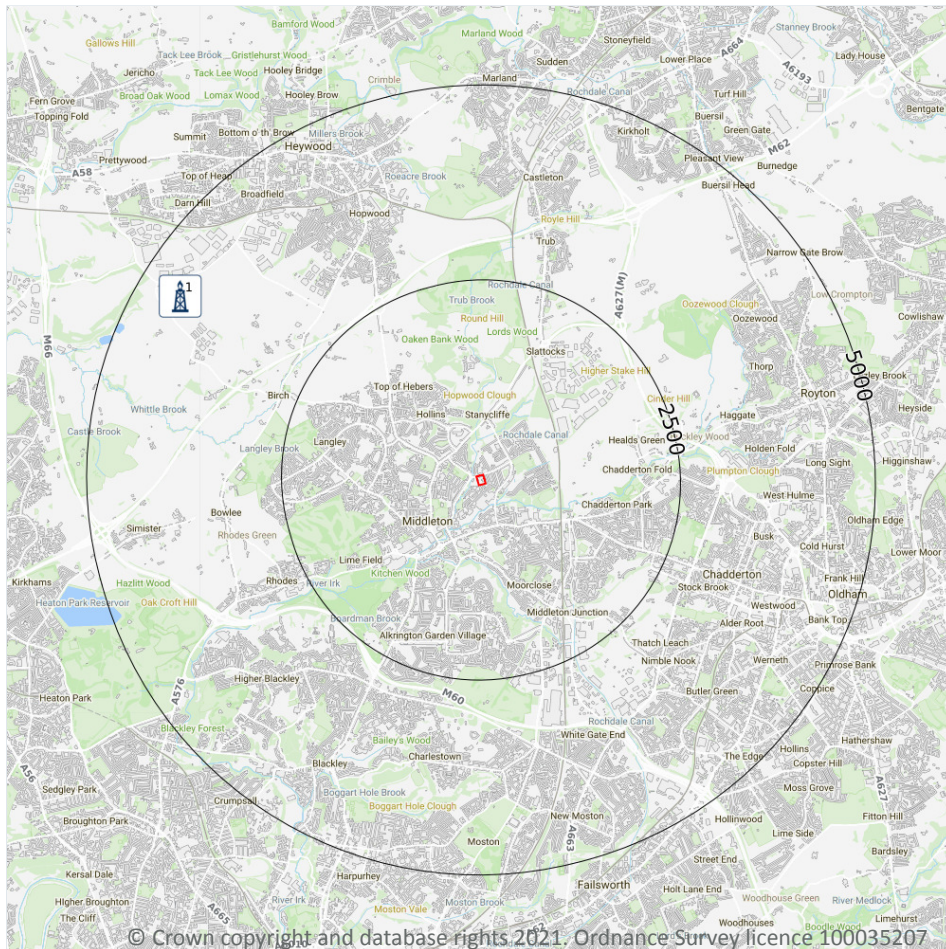
Maps suggest the property is located on a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled in with various materials and this can cause structural problems, although such events are rare. Groundsure's experts recommend that you check whether your structural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

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

Distance	Direction	Use	Date
0	on site	Unspecified Pit	1932
0	on site	Unspecified Pit	1915
0	on site	Unspecified Ground Workings	1907
0	on site	Unspecified Pit	1907
0	on site	Unspecified Pit	1891
0	on site	Unspecified Pit	1938
0	on site	Unspecified Pit	1923
0	on site	Reservoir	1932
0	on site	Reservoir	1915
0	on site	Reservoir	1907
0	on site	Reservoir	1891
0	on site	Reservoir	1938
0	on site	Reservoir	1923

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

Energy / Oil and gas



— Site Outline
Search buffers in metres (m)

-  Oil or gas drilling well
-  Proposed oil or gas drilling well
-  Licensed blocks
-  Potential future exploration areas

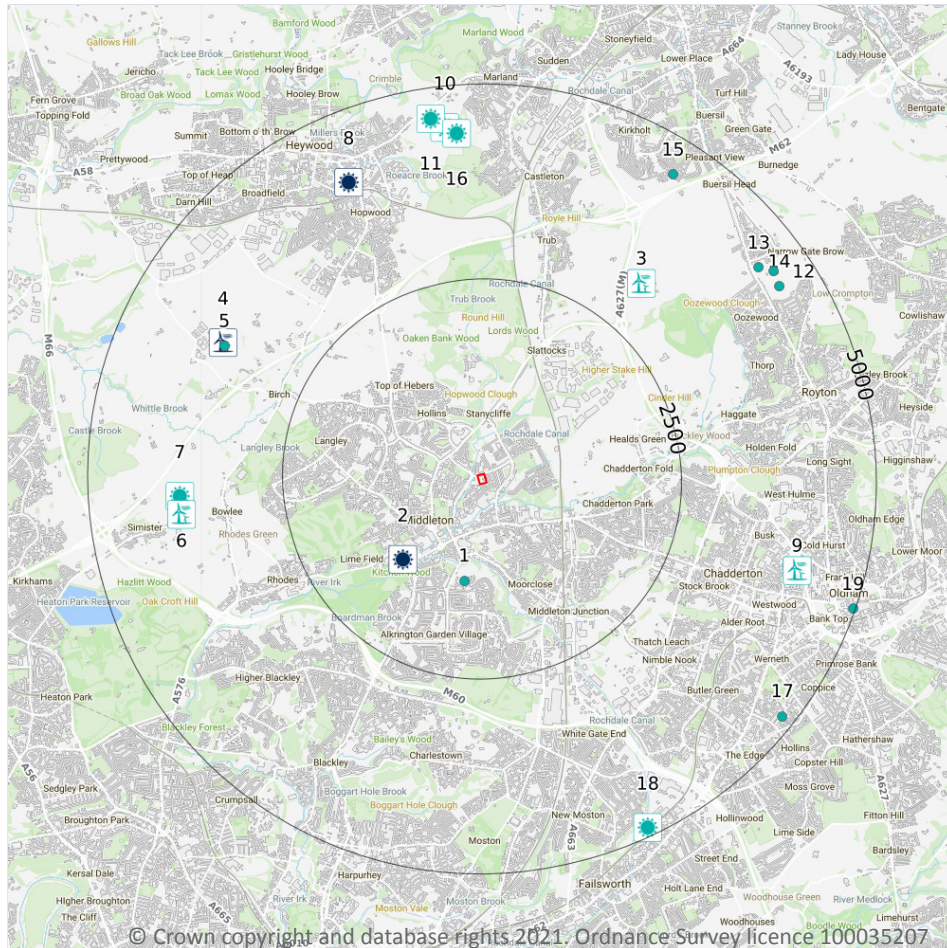
Oil or gas drilling well

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

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

This data is sourced from the Oil and Gas Authority (OGA).

Energy / Wind and solar



— Site Outline

Search buffers in metres (m)



Wind farms



Proposed wind farms



Proposed wind turbines



Existing and agreed solar installations



Proposed solar installations

Wind farms

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

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

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

Proposed wind farms

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

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

ID	Distance	Direction	Details	
3	3-4 km	NE	Site Name: Thornham Fold Farm Thornham Lane, Middleton, Manchester, M24 2SD Planning Application Reference: 11/D54990 Type of Project: 2 Wind Turbines	Application Date: 2011-11-04 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of two 11kw wind turbines with hub heights of 18.3m. Approximate Grid Reference: 389753, 409126
6	3-4 km	W	Site Name: Brookvale Home Simister Lane, Prestwich, Manchester, M25 2SF Planning Application Reference: 51872 Type of Project: 2 Wind Turbines	Application Date: 2009-10-13 Planning Stage: Early Planning Detailed Plans Submitted Project Details: Scheme comprises installation of two wind turbines. Approximate Grid Reference: 383854, 406164
9	4-5 km	E	Site Name: Tesco Stores Ltd, Featherstall Road North, Oldham, Oldham, Greater Manchester, OL9 6BW Planning Application Reference: PA/054064/07 Type of Project: 2 Wind Turbines	Application Date: 2007-10-09 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of two 10.6m high micro wind turbine for a period of 15 years. Approximate Grid Reference: 391751, 405443

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

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

Proposed wind turbines

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

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

ID	Distance	Direction	Details	
1	1-2 km	S	Site Name: 17 St. Dominics Way, Middleton, Rochdale, Manchester, Greater Manchester, M24 1FY Planning Application Reference: 06/D48303 Type of Project: Wind Turbine	Application Date: 2006-11-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of domestic wind turbine. Approximate Grid Reference: 387482, 405315
5	3-4 km	NW	Site Name: Birch Industrial Estate, Whittle Lane, Heywood, OL10 2SX Planning Application Reference: 15/00212/FUL Type of Project: Wind Turbine	Application Date: 2015-02-20 Planning Stage: Detail Plans Granted Project Details: Scheme comprises installation of a 45m high wind turbine with associated infrastructure. Approximate Grid Reference: 384376, 408373
14	4-5 km	NE	Site Name: 5 Hanging Chadder Farm Hanging Chadder Lane, Royton, Oldham, Greater Manchester, OL2 6XR Planning Application Reference: PA/333300/12 Type of Project: Wind Turbine	Application Date: 2012-11-19 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises relocation of wind turbine. Approximate Grid Reference: 391445, 409285
13	4-5 km	NE	Site Name: Hanging Chadder Farm 5 Hanging Chadder, Royton, Oldham, Greater Manchester, OL2 6XR Planning Application Reference: PA/330701/11 Type of Project: Wind Turbine	Application Date: 2011-06-22 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 1 wind turbine on farmland (re-submission of PA/330400/11). Approximate Grid Reference: 391445, 409285
12	4-5 km	NE	Site Name: Hanging Chadder Farm 5 Hanging Chadder Lane, Royton, Oldham, Greater Manchester, OL2 6XR Planning Application Reference: PA/330400/11 Type of Project: Wind Turbine	Application Date: 2011-04-18 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of 1 wind turbine on farmland. Approximate Grid Reference: 391445, 409285



ID	Distance	Direction	Details	
15	4-5 km	NE	Site Name: Hill Top Drive, Rochdale, Rochdale, Greater Manchester, OL11 2EH Planning Application Reference: 13/01088/FUL Type of Project: Wind Turbine	Application Date: 2013-10-17 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of an 18m high wind turbine, having an overall maximum height to blade tip of 24.5m. Approximate Grid Reference: 390159, 410523
17	4-5 km	SE	Site Name: 150 Grange Avenue, Oldham, Greater Manchester, OL8 4EQ Planning Application Reference: HH/055268/08 Type of Project: Residential Unit & Wind Turbine	Application Date: 2008-08-05 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of three storey rear extension, installation of domestic wind turbine. Approximate Grid Reference: 391562, 403576
19	4-5 km	E	Site Name: Llanwnda, Pembrokeshire, Goodwick, Dyfed, OL1 1HD Planning Application Reference: 05/1416/PA Type of Project: Wind Turbine	Application Date: 2006-02-15 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 9m high 6kw wind turbine for domestic electric generation. Approximate Grid Reference: 392466, 404951

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

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

Existing and agreed solar installations

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

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

ID	Distance	Direction	Address	Details	
2	1-2 km	SW	Robert McBride Ltd, Robert McBride Ltd, Middleton , Middleton, Rochdale, Manchester, M24 4DP	Contractor: PerPetum Sun LPA Name: Rochdale Borough Council Capacity (MW): 1.3	Application Date: 05/03/2015 Pre Consent Status: Planning Permission Expired Post Consent Status: Planning Permission Expired Date Commenced: -
8	4-5 km	NW	Chamber House, Chamber House Farm Off, Rochdale Road East, Heywood, Greater Manchester, OL10 1R	Contractor: Rochdale Metropolitan Borough Council LPA Name: Rochdale Borough Council Capacity (MW): 5	Application Date: 04/06/2015 Pre Consent Status: Planning Permission Expired Post Consent Status: Planning Permission Expired Date Commenced: -

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

Proposed solar installations

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

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

ID	Distance	Direction	Address	Details	
7	3-4 km	W	Brookvale Home, Simister Lane, Prestwich, Manchester, M25 2SF	Applicant name: Brookvale Care Home Application Status: Full Application Date: 25/02/2015 Application Number: 58484	
10	4-5 km	N	Chamber House Farm, Rochdale Road East, Heywood, OL10 4DU	Applicant name: Maykee Liu Application Status: Awaiting decision Application Date: 23/06/2020 Application Number: 20/00687/FUL	
11	4-5 km	N	Chamber House Farm, Off Rochdale Road, East Heywood	Applicant name: OST Energy Ltd Application Status: Screening Opinion Application Date: 12/05/2015 Application Number: 15/00546/SO	
16	4-5 km	N	Chamber House Farm, Off Rochdale Road, East Heywood	Applicant name: Mr Mark Widdup Application Status: Full Planning Application Application Date: 04/06/2015 Application Number: 15/00595/FUL	

Screening

PHOENIX WORKS, BROOKES STREET,
MIDDLETON, ROCHDALE, M24 2WL

Ref: 51002593719001
Your ref: Middleton
Grid ref: 387721 406635

ID	Distance	Direction	Address	Details
18	4-5 km	SE	Land at Wrigley Head, Failsworth, Chadderton, Oldham OL9 8EH	Applicant name: Mr Andrew Hunt Application Status: Unknown Application Date: 05/03/2020 Application Number: PA/344623/20

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

Datasets searched

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

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

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

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

Wind and solar	
Existing and agreed solar installations	Identified
Proposed solar installations	Identified
Energy	
Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified
Large Energy Projects	Not identified
Planning constraints	
Sites of Special Scientific Interest	Not identified
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified
Local Nature Reserves	Not identified
Designated Ancient Woodland	Not identified
Green Belt	Not identified
World Heritage Sites	Not identified
Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

Contaminated Land Assessment Methodology and Limitations

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

Flood information

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

Risk of flooding from rivers and the sea

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

Historic flood events

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

Surface water flooding

Ambiantal Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences

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

Flood storage areas

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

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water



flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

Conservation Area data limitations

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

Subsidence data limitations

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

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

Conveyancing Information Executive and our terms & conditions

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