

GEO-ENVIRONMENTAL AUDIT

PHASE 1 PRELIMINARY RISK ASSESSMENT

PROPOSED COMMERCIAL DEVELOPMENT

Rochdale Sports Club

Redbrook

Bridgefold Road

Rochdale

OL11 5BX

Author: Daniel Slattery
Client: Rochdale Padel Club
Reference: rep-tjba-rochdale padel club-Phs1Env-090625.docx

Revision	Date	Reason
0	Jun 2025	Original to address planning condition.

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1. PHASE 1 - PRELIMINARY RISK ASSESSMENT.

1.1. Introduction.

T. J. Booth Associates have been appointed by Rochdale Padel Club to compile a phase 1 preliminary risk assessment (PRA), at Rochdale Sports Club, on Bridgefold Road, Rochdale.

The proposal is for a proposed padel club within the curtilage of the existing Rochdale Sports Club grounds.

The area where the proposal is to be situated is adjacent the main cricket pitch & car park.

A planning application is to be submitted in due course, presently there are no planning conditions to discharge.

This report provides a desk-based study based on current UK guidance for environmental investigation within the construction industry. Principal to the assessment is the potential for contamination pollutant linkages via the Land Contamination Risk Management (LCRM) source-pathway-receptor methodology. Assessment of potential pollution linkages is primarily undertaken in strict accordance with BS 5930:2015, BS 10175:2011+A2:2017, CIRIA C665, and BS 8485:2015+A1:2019 et al.

1.2. Proposed Development.

Rochdale Sports Club comprises a car park and clubhouse, as well as squash, lacrosse & cricket pitches.

The padel club is to be located to the east side of the current cricket pitch and clubhouse, in an area of landscaped grassland.

The padel club will comprise a nominally rectangular piece of land, accessed directly from the car park. It is proposed to have an entrance building with office, bar/seating area and changing facilities, leading through to 4 padel courts (court Nos.1-4). The proposal includes for 2 extra courts (court Nos. 5-6) to be added at a later date.

Court Nos 3-4 will have a canopy overhead.

Refer to Proposed Plan in the Appendix.

1.3. Historic Maps.

DATE	ON-SITE	OFF-SITE/SURROUNDING AREA
c1851	The site is part of open field, likely agricultural land. Red Brook appears to be culverted approximately 25m past the south site boundary.	Primarily surrounded by agricultural land, with what is assumed to be a farmhouse located adjacent to the northeast corner, and a larger house/estate named 'Ararat House' approximately 75m east. Local lanes surround the north and east boundaries. There is a sandpit noted approximately 50m south. The River Roch is located nominally 100m north.
c1890	Site is now shown to be within 'Red Brook Nursery'. The site has a plantation and greenhouses shown across the south boundary, as well as sheds to the north.	Greenhouses and outbuildings noted outside of the Application Site boundary but within the 'Red Brook Nursery' Site. Farm to northeast noted as Coptrod Farm. Red Brook shown as an open watercourse nominally approximately 10m south of the Application Site. Mills noted in the wider area. Calf Hey Mill is 100m southeast. Others noted within 250m include Spotland Mill, Red Brook Mill, Oakenrod Mill.
c1910	No change.	Development in the wider area – generally to the east & south.
c1930	Red Brook Nursery no longer noted. Field boundary noted through the centre of the Application Site.	Further development in the wider area. Quarry noted 100m east. Further mills noted over 100m from site include works such as cotton mills, finishing mills, cotton waste mills, waste rubber



		works, woollen mills, brick works, and fellmongery amongst others etc. Land to the west over 100m distant shown as marshy land, with a tributary of Red Brook flowing thorough.
c1938	No change.	Made ground noted around Sandy Lane approximately 400m west.
c1956	No change.	Made ground over much of the local from the west, now up to the Rochdale Sports Club playing fields, and down as far as Bury Road.
c1959	Site is part of open fields, assumed to be part of the Redbrook County Secondary School grounds.	Redbrook County Secondary School noted 100m north. All local land around the school to the northwest of the Application Site now appears to be part of the school grounds, is shown as landscaped playing fields. The boundary of the playing fields and possibly the school runs east-west though the south Application Site boundary. Land to the south of this line appears to comprise infilled and banked made ground profiling, which extends almost to Sandy Lane to the west. Motor cycle training ground noted in the quarry to the east.
c1978-80	No change.	Infilling of land appears to have ceased. Red Brook appears to have been culverted locally. Coptrod Farm, and Ararat House close to the development are by now demolished. Many of the mills in the local area now shown as 'works'. Work noted in the quarry to the east.
c1987-92	No change.	No overall change. Allotment gardens noted to the northeast.
c1992-95	Site part of playing fields to Rochdale Cricket & Lacrosse Club. Car park noted immediately north, clubhouse to the northwest.	By this time the Langley estate appears to have been completed. The former allotment land to the east shows cut and fill profiling as per the playing field to the south. Further development of the local area.
2003	Access road to the Application Site changed due to development to the north. Site shown as being adjacent to the Cricket & Lacrosse Club cricket pitch.	No change.

1.4. Present Day Maps.

Site boundaries, outlines of structures and buildings:	Present day maps show a vacant lawned/landscaped area beside the main cricket pitch at Rochdale Sports Club. The Rochdale Sports Club clubhouse/pavilion is a masonry red brick building with terraced seating in front facing the cricket pitch, and lie approximately 25m northwest of the proposal. Mature trees line the east boundary. An existing pathway to a storage shed for the club bounds the west side. The existing macadam car park forms the north boundary of the Application Site.
Ground contours, natural drainage features:	A topographic survey was undertaken by Tricad Solutions in May 2025. The survey recorded the following levels in maOD:

	Northwest corner: 128.39. Northeast corner: 129.12. Southwest corner: 127.90. Southeast corner: 128.00.
Watercourses:	Current mapping only notes Red Brook in open watercourse approximately 100m southeast. However, it is known that the culvert runs to the south of the Application Site from historic mapping.
Below ground obstructions:	None noted on current maps/plans.

1.5. Geology.

Superficial geology:	Glaciofluvial Deposits, Devensian - Sand and Gravel.
Bedrock geology:	Pennine Lower Coal Measures Formation - Mudstone, Siltstone and Sandstone.
Coal seams:	No coal seams locally.

1.6. Boreholes Records.

No local relevant borehole records.

1.7. Groundsure Environmental Data.

1.7.1. Historical Industrial Sites.

Historical industrial land uses:	The only former site use was noted as a 'nursery' between 1890-1908. Various other land uses within 50m were 'unspecified heap' 1975-1992, 'unspecified works' 1928-1938, 'sand pit' 1851, and a 'shed' 1851.
Historical tanks:	Closest was 110m south.
Historical energy features:	Closest is 481m southeast.
Historical petrol stations:	None with 250m.
Historical garages:	None with 161m east.
Historical military land:	Former shell factory 253m north.

1.7.2. Waste & Landfill.

Active or recent landfill:	None with 250m.
Historical landfill (BGS):	None with 250m.
Historical landfill (LPA/mapping records):	None with 250m.
Historical landfill (EA/NRW records):	1 record within 250m relating to Sandy Brow (on-site and over adjacent land). Site reference D075. No fill data noted.
Historical waste sites:	Closest was 66m south relating to a waste rubber works c1910.
Licensed waste sites:	Brittania Metals Ltd, 92m south.
Waste exemptions:	Land At Chadwick Street, Rochdale, Lancashire OL115HD; 83m south.

1.7.3. Current Industrial Land Use.

Recent industrial land uses:	Numerous sites within the local area. None closer than 46m northwest (second hand cars).
Current or recent petrol stations:	None with 250m.
Sites determined as contaminated land:	1 record noted as on-site: Sandy Brow former landfill site. Assessment concluded that the site did not meet the legal definition of "contaminated land" as defined by the 1990 Environmental Protection.
Control of major accident hazards (COMAH):	None with 250m.
Regulated explosive sites:	None with 250m.
Licensed industrial activities (Part A(1)):	None with 250m.
Licensed pollutant release (Part A(2)/B):	1 noted 165m northeast.
Licensed discharges to controlled waters:	None with 250m.
Pollution Incidents (EA/NRW):	Closest is 193m northwest.

1.7.4. Hydrogeology & Hydrology.

Superficial aquifer:	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.
Bedrock aquifer:	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.
Groundwater vulnerability:	High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer.
Groundwater abstraction licenses:	The closest is over 183m north relating to commercial process water, Alexander Drew Ltd.
Surface water abstraction licences:	Closest is 1.23km.
Potable water abstraction licences:	0 records noted within 2km.
Source protection zone:	Not within a Source Protection Zone.

1.7.5. Natural Ground Subsidence.

Potential for shrinking or swelling clay ground stability hazards:	Negligible.
Potential for running sand ground stability hazards:	Very low risk.
Potential for compressible ground stability hazards:	Negligible.
Potential for collapsible ground stability hazards:	Very low risk.
Potential for landslide ground stability hazards:	Very low risk.
Potential for ground dissolution stability hazards:	Negligible.

1.7.6. Radon.

Estimated properties affected:	Less than 1%.
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Radon protection measures required:	None.
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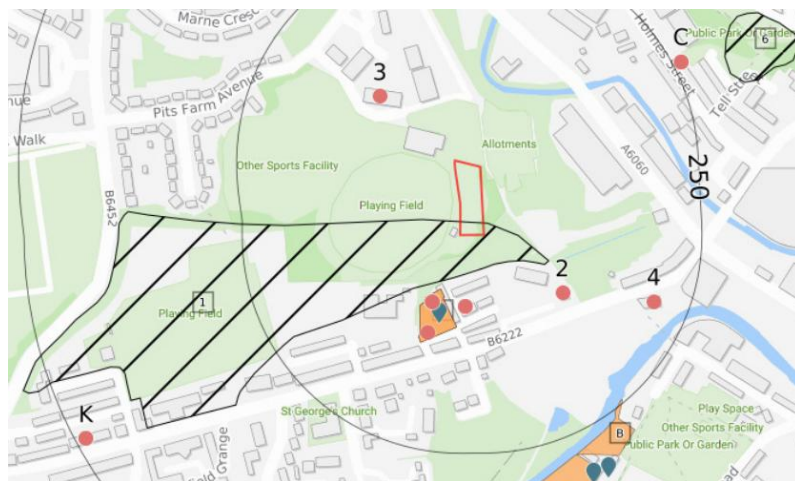
1.8. Mining Remediation Authority.

Mine Shafts, Pits, Adits/Entries:	1 shaft recorded approximately 30m east.
Past Recorded Underground Mining.	No recorded workings noted beneath the Site. Closest are approximately 40m southwest.
Present/Future Underground Mining.	Not known to be a risk.
Unrecorded Probable/Potential Shallow Underground Workings:	Not known to be a risk.
Past/Present/Future Surface Mining/Opencast:	None noted locally.
Mining Geology and Subsidence:	Not noted.
Hazards and Mine Gas:	Unknown.
Development High Risk Area:	There is Development High Risk Area encroaching close to the east site boundary, associated with the coal shaft noted above.
Abandonment Plan Data:	Not required.

1.9. Local Authority Details.

1.9.1. Sandy Brow Landfill.

Sandy Brow Landfill Site is the name given to the local area which encroaches onto the south of the site. It was historically filled between the 1950s up to the 1970s, refer to excerpt from the Groundsure Report below:



In November 2013 the land was investigated by the LPA to ascertain if it could be designated 'Contaminated Land' under Part 2A of the 1990 Environmental Protection Act.

The investigations were undertaken by the Environmental Protection Group (EPG) and comprised twenty five probe holes, fifteen hand dug pits, soil and water samples, gas and groundwater monitoring which included Flame Ionisation Detection (FID) and the use of indoor gas canisters.

The report findings were as follows:

"The risk assessment for human health identified contaminants which may represent a contaminant linkage exists between the soils on site and identified human health receptors. Further investigations and risk assessment concluded

the contamination did not meet the criteria of "contaminated land" as defined by the 1990 Environmental Protection Act.

The controlled waters assessment and risk assessment for both surface waters and groundwater's and concluded the site would not meet the statutory definition of contaminated land as set out within Section 78A(2) of the 1990 Environmental Protection Act in respect of controlled waters.

The ground gas monitoring risk assessment demonstrated it was unlikely that there is a significant risk from ground gas to the adjacent properties and to the community centre on site."

1.10. Site Reconnaissance (June 2025).

Details of existing structures:	The Site was accessed in June 2025. The weather was fine and dry. The Site was accessed via the existing car park and access pathway adjacent the proposal boundary. The Application Site essentially comprised a lawn/landscaped grass surface, with mature trees to the east boundary. The only structure of note is a storage shed to the south of the proposed boundary outline. The north boundary with the car park was lined with Leylandii.
Adjacent properties:	The clubhouse was noted approximately 25m northwest. There is allotment land to the northeast behind a wooded area. The wooded area extends down the east Site flank, and around the south offsite, providing a buffer to properties to the south.
Water levels, directions of flow and rates in rivers:	None noted on site reconnaissance.
Old mine or quarry workings:	None noted on site reconnaissance.
Obvious/immediate hazards to health/safety:	None noted on site reconnaissance.
Areas of discoloured soil, polluted water, vegetation, and significant odours:	None noted on site reconnaissance.

1.11. Identification of Source-Pathway-Receptor.

1.11.1. Environmental Summary.

The site was historically part of agricultural land until c1890, when it became part of Red Brook Nursery for plants/trees etc. It remained as Red Brook Nursery until between 1910-1930, when the site became vacant.

Land to the east of the site was originally shown as low level marshy land prior to 1930, when made ground started to appear of the maps, and which continued growing in extent and encompassing the area up to the site until 1960s maps. This included culverting of Red Brook close to the south of the site in circa late 1070s early 1980s maps.

Red Brook School was built circa mid to late 1950s, and it is assumed the site and local area were landscaped and became part of the school grounds.

The Groundsure report and local LPA records have confirmed much of the local area was part of the Red Brook landfill from circa 1950s to 1970s. The landfill boundary encroaches on to the very south part of the site proposal boundary where the two potential additional courts (5 & 6) are proposed. It is not known if landfill materials are deposited beneath the site or whether the boundary of the landfill site encompassed the south part of the Application Site.

There has been significant changes to the local area, repeated periods of building and demolition.

There are no risks locally from radon, and the Site is not within a coal mining development high risk area.

The main risk to the site appears to be from landfilling and associated material deposition.

1.11.2. Potential Contaminant Sources.

CURRENT SOURCE/S	ORIGINAL ASSOCIATED SOURCE	CONTAMINANT/S
General existing Site soil/made ground.	Historic landfill.	Metals, PAHs, sulphates, asbestos.
General subsoil & fill materials.	Historic landfill.	CH ₄ , CO ₂ .

1.11.3. =Potential Pathways.

The potential pathways to/from the Development Site include (not an exhaustive list but a summary of the main points):

PATHWAY	MEDIA
Soil and dust ingestion	Soil and indoor dust
Consumption of home-grown fruit and vegetables	Produce
Skin contact (indoors)	Indoor dust
Skin contact (outdoors)	Soil
Inhalation of dust (indoors)	Air
Inhalation of dust (outdoors)	Air
Vapours (indoors)	Air
Vapours (outdoors)	Air

1.11.4. Potential Receptors.

Site workers/users.

Construction phase workforce.

Controlled waters: Red Brook.

1.12. Preliminary Conceptual Model.

POLLUTANT RISK IDENTIFIER	SOURCE	CONTAMINANT TYPE	PATHWAY	RECEPTOR	POLLUTION LINKAGE	CONSEQUENCE	PROBABILITY	RISK
PL1	General contaminants in upper site soil/made ground, and effects on humans/animals /ecology as a receptor.	Metals, PAHs, inorganics, organics, asbestos.	Direct ingestion, aerial ingestion, dermal contact, drinking water. Crops.	Primarily human - Site construction operatives & future worker & site users.	The former landfill boundary identified in the assessment encroaches onto the south part of the Site, where the additional courts (Nos.5-6) are to be located. However, the former landfill is capped & landscaped and already in use as a sports facility. For the proposed end use as padel courts, the majority of the Site is outside of the landfill boundary, however, the proposed surface will be built up with construction materials including hard courts, walkways and buildings; so any pathway will be removed and the risk mitigated. Regarding works in the construction phase, protection by suitable PPE will be sufficient.	Medium.	Unlikely.	Low risk.
PL2	Potential historic use of hazardous PSRAS chemicals & effects on PE water pipes.	Hydrocarbons, BTEX & MTBE, VOCs/SVOCs, phenols, cresols and chlorinated phenols.	Contact with water pipes/services.	Water pipes/services & human/pet end users.	Although the landfill encroached onto the south of the Site, any potential water supply will be from the north side, avoiding the risk of coming into contact with landfill materials. However, there may be some residual made ground below the remainder of the Site, and sampling should be undertaken to assess the risk in accordance with UU water supply regulations.	Medium.	Unlikely.	Low risk.
PL3	Hydrocarbon contaminants in upper site soil/made ground, and effects on groundwater or watercourses as a receptor.	Potential hydrocarbons.	Groundwater via potential leaching and transport of potential contaminants.	Underlying aquifer or watercourse as a receptor.	No credible risk from the proposal.	Mild.	Low likelihood.	Low risk.
PL4	Geological ground gas from coal seams/workings.	CH ₄ , CO ₂ , other trace gases.	Diffusion through soil, substructures, aerial inhalation.	Human - future Site residential occupants. Explosion, suffocation.	There is a shaft in the locality although this is over 30m from the Site boundary. Risk is considered low.	Mild.	Unlikely.	Very low risk.
PL5	Geological ground gas, radon sources in	Rn.	Diffusion through soil, substructures, aerial inhalation.	Human - future Site residential occupants.	No credible pollutant linkage. The Groundsure data report is based on a refined site-specific risk analysis which has identified that the property is within a lower	Mild.	Unlikely.	Very low risk.



	Namurian deposits.				probability radon area (<1% of homes estimated to be at or above the action level). No radon protection measures are required.			
PL6	Anthropogenic ground gas from historic/present landfill, infilled mill ponds.	CH4, CO2, other trace gases.	Diffusion through soil, substructures, aerial inhalation.	Human - future Site residential occupants. Explosion, suffocation.	There is an historic landfill that crosses the south boundary of the Site. The available RMBC data on the Sandy Brow Landfill Site indicated that: 'the ground gas monitoring risk assessment undertaken by EPG, demonstrated it was unlikely that there was a significant risk from ground gas to the adjacent properties and to the community centre on site.' However, the risk was not quantified in available data and without this definitive data, the risk know to the proposal is unknown.	Severe.	High likelihood.	Very high risk.
PL7	Ground gas from sources alluvium.	CH4, CO2.	Diffusion through soil, substructures, aerial inhalation.	Human - future Site residential occupants. Explosion, suffocation.	No alluvial deposits noted beneath the Site. Source missing, no pollutant linkage.	Mild.	Unlikely.	Very low risk.

1.13. Final Risk Assessment.

1.13.1. Human Health Risk.

1.13.1.1. Shallow soil contamination.

There is a potential for shallow soil contamination, although any pathway will be removed and the risk is considered mitigated with regard to the end use receptor.

1.13.1.2. Buildings & services.

1.13.1.2.1. Water pipes.

There remains a risk to potable water supplies from made ground.

It would be prudent to assess the risk on site and sample if necessary, in accordance with the UU water risk assessment guidelines (PSRAS) Table 1 Suite.

1.13.1.3. Ground Gas Risk.

1.13.1.3.1. Historic landfill sites.

There remains a risk from the landfill to the south & west.

This should either be quantified by gas monitoring, gas protection measures being utilised within the development building, or potentially obtaining the report from RMBC undertaken by EPG with respect to ground gas, and quantifying the readings taken at the time.

1.13.1.3.2. On-site refuse tips/infilled ponds/infilled land.

No pollutant linkage identified.

None noted in the local area.

1.13.1.3.3. Radon.

No pollutant linkage identified.

Radon was noted at <1% affected households. No protective measures required.

1.13.1.3.4. Alluvium.

No pollutant linkage identified.

No alluvium in the local area.

1.13.2. Controlled Waters Risk.

No risk to or from the proposed development.

The EPG controlled waters assessment and risk assessment undertaken in 2013 for both surface and groundwater, concluded the site would not meet the statutory definition of contaminated land as set out within Section 78A(2) of the 1990 Environmental Protection Act in respect of controlled waters.

The risk is considered mitigated.

2. CONCLUSIONS.

2.1. General Conclusions.

Some further work will need to be undertaken due to the history of the Site, and especially concerning the landfill.

The main concerns are landfill gas, and potential impacts of fill/made ground on water supply pipes.

2.1.1. Ground Gas Risk.

With the landfill site so close to the Application Site buildings, and the available data not including a quantified risk, there remains a gas risk to the development buildings.

The gas risk is not thought to be high due to the outcome of the LPA investigations. However, without the risk being quantified, the assumed level of risk will have to be high.

To mitigate against this will require one of the following:

- Obtain and evaluate the historic gas monitoring data from the LPA assessment in 2013. The level of risk can then be quantified, and appropriate gas protection measures installed.
- Undertake gas monitoring. Due to the size of the proposed building, a single gas well should suffice in the location of the proposed buildings.
- Gas protection measures up to CS3 should be included in lieu of further assessment or monitoring subject to LPA approval, and agreement on the gas protection details.

2.1.2. Potable Water Supply.

Once the path of potable water supply is known, some minor sampling should be taken in the vicinity of the supply pipe to assess if standard PE pipe or barrier pipe will be required.

Sampling should comprise the following:

TPH Banded 17 (>C10-C16, >C5-10, >C16-C40), VOC Total, BTEX and MTBE Total, SVOC Total (excl. PAH/Phenols/Cresols and Chlorophenols), Phenols Total (from SVOC), and Cresol & Chlorinated Phenol Total.

This can be undertaken in accordance with UU risk assessment.

2.1.3. Verification (Phase 4 requirements).

Will be required in due course.

2.1.4. Additional Notes.

Before any further work is undertaken, this report should be submitted to and agreed by the Local Planning Authority Contaminated Land Department/Building Control Department as necessary.

We trust that the above clear, but should you require further advice please contact the undersigned.



Signed.....

A handwritten signature in black ink, appearing to be 'D.S. Slattery'.

D.S. Slattery BSc (Hons).

T J Booth Associates.

Authorised...

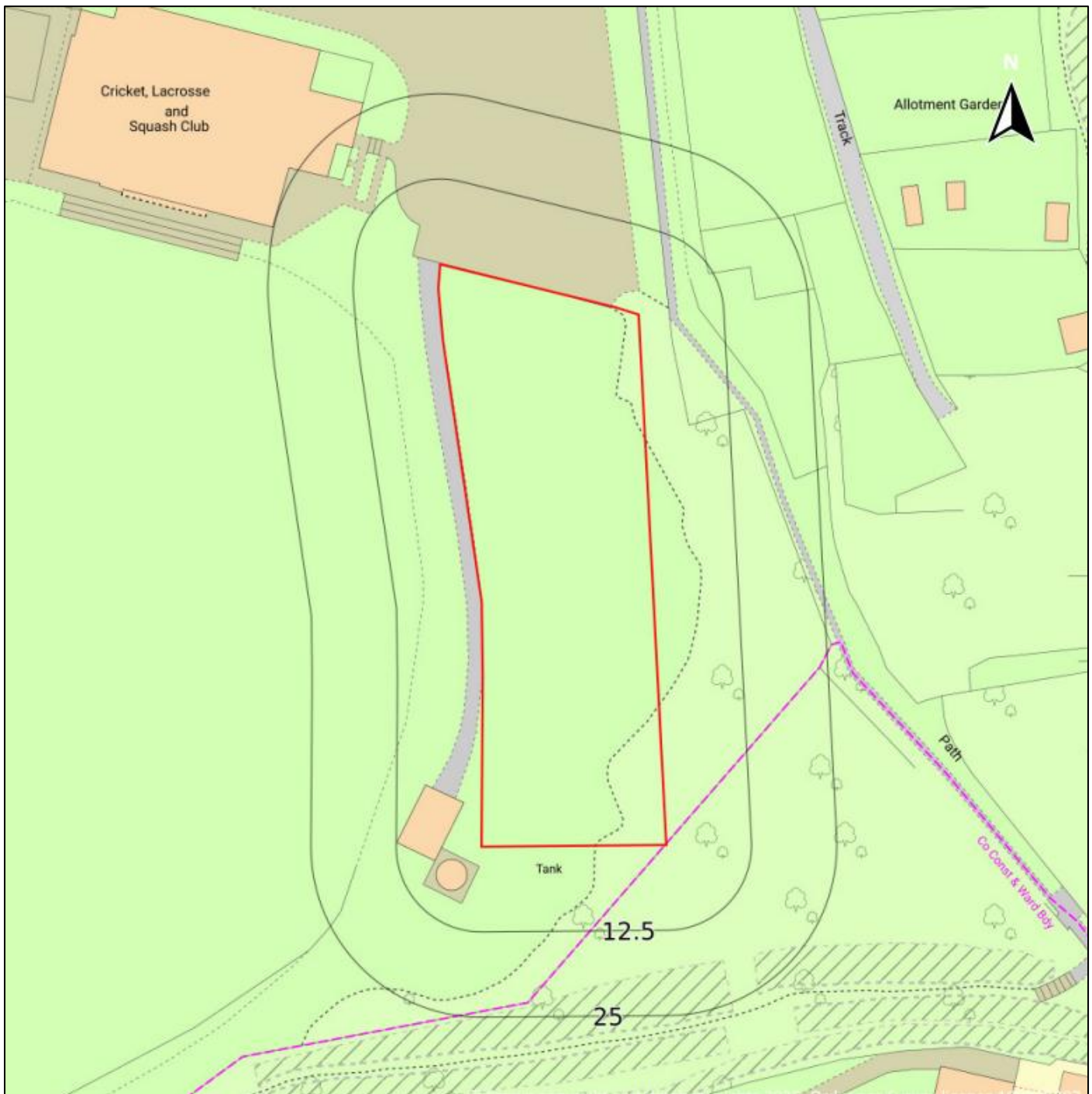
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T J Booth BSc (Hons), C. Eng. C. Env. MICE.

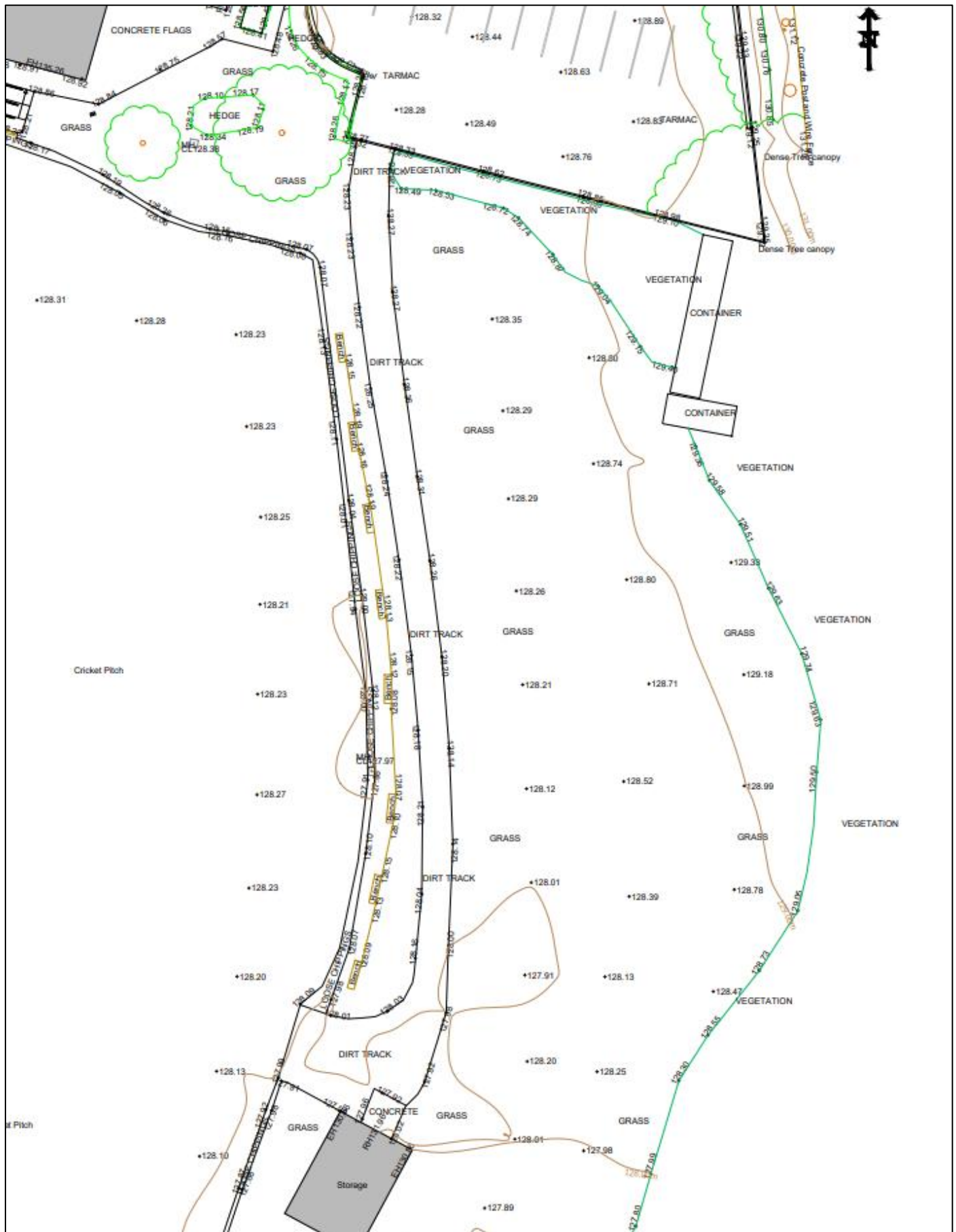
T J Booth Associates.

4. APPENDIX A: FIGURES.

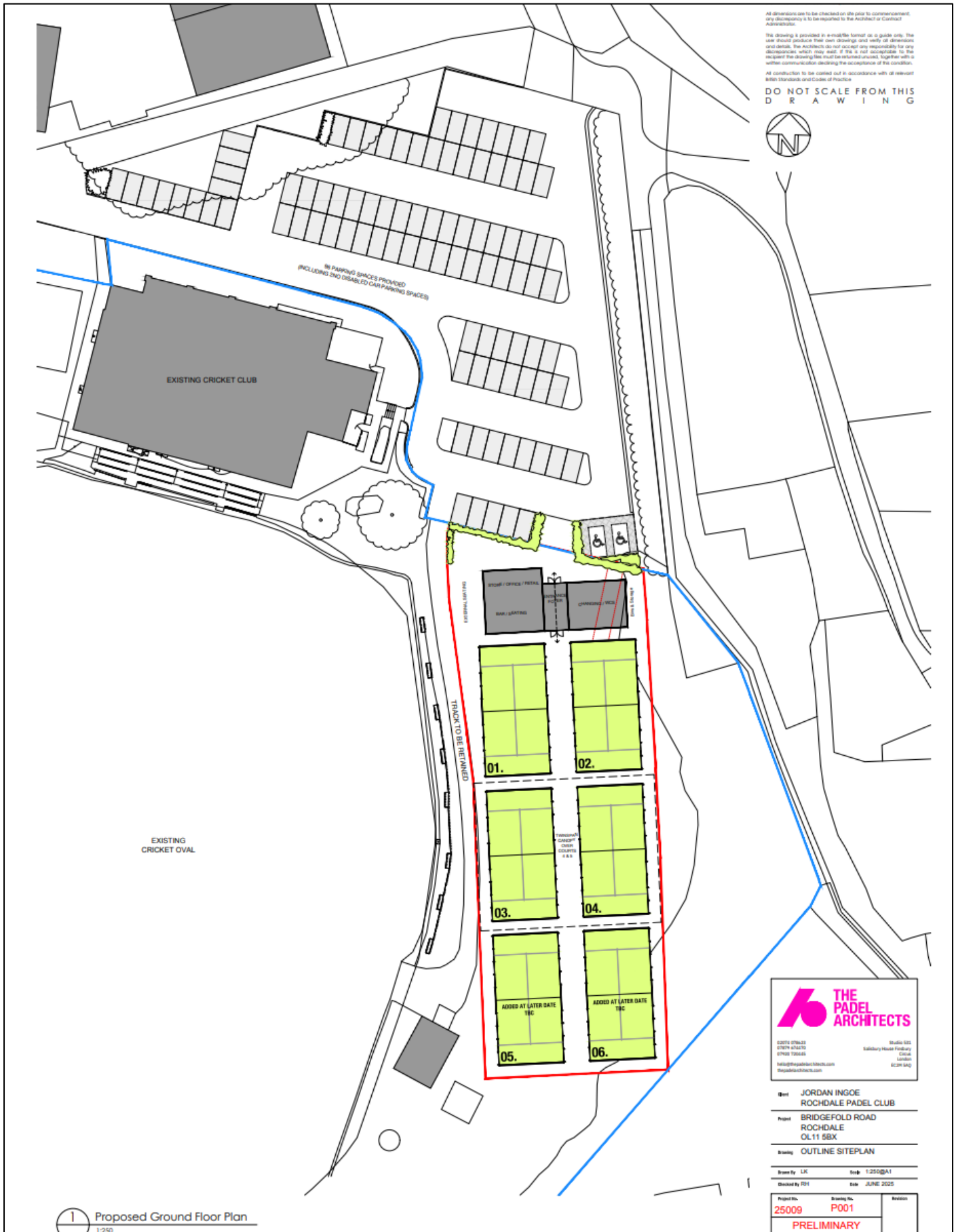
4.1. Location Plan.



4.2. Existing Site Plan.



4.3. Proposed Development.

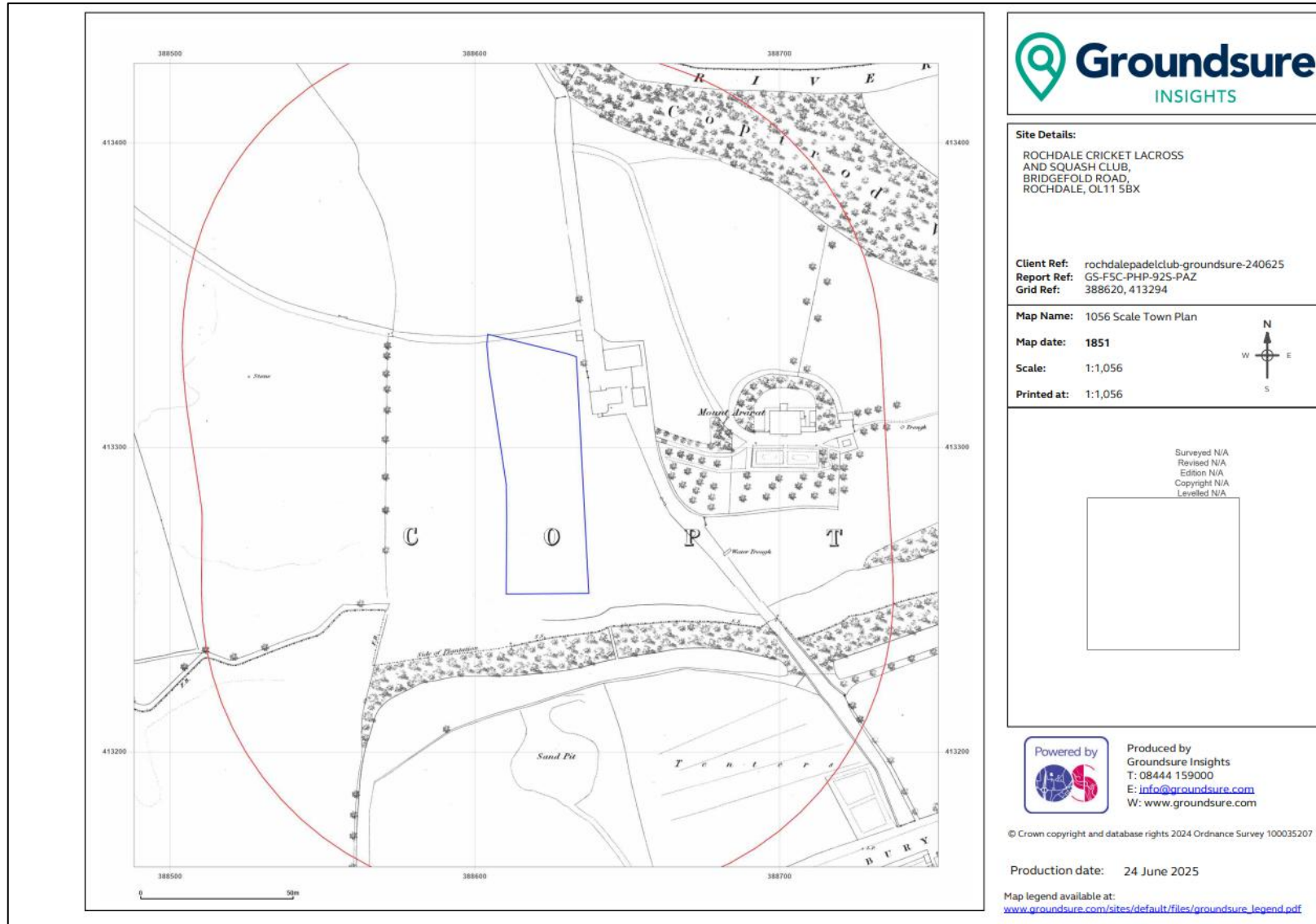


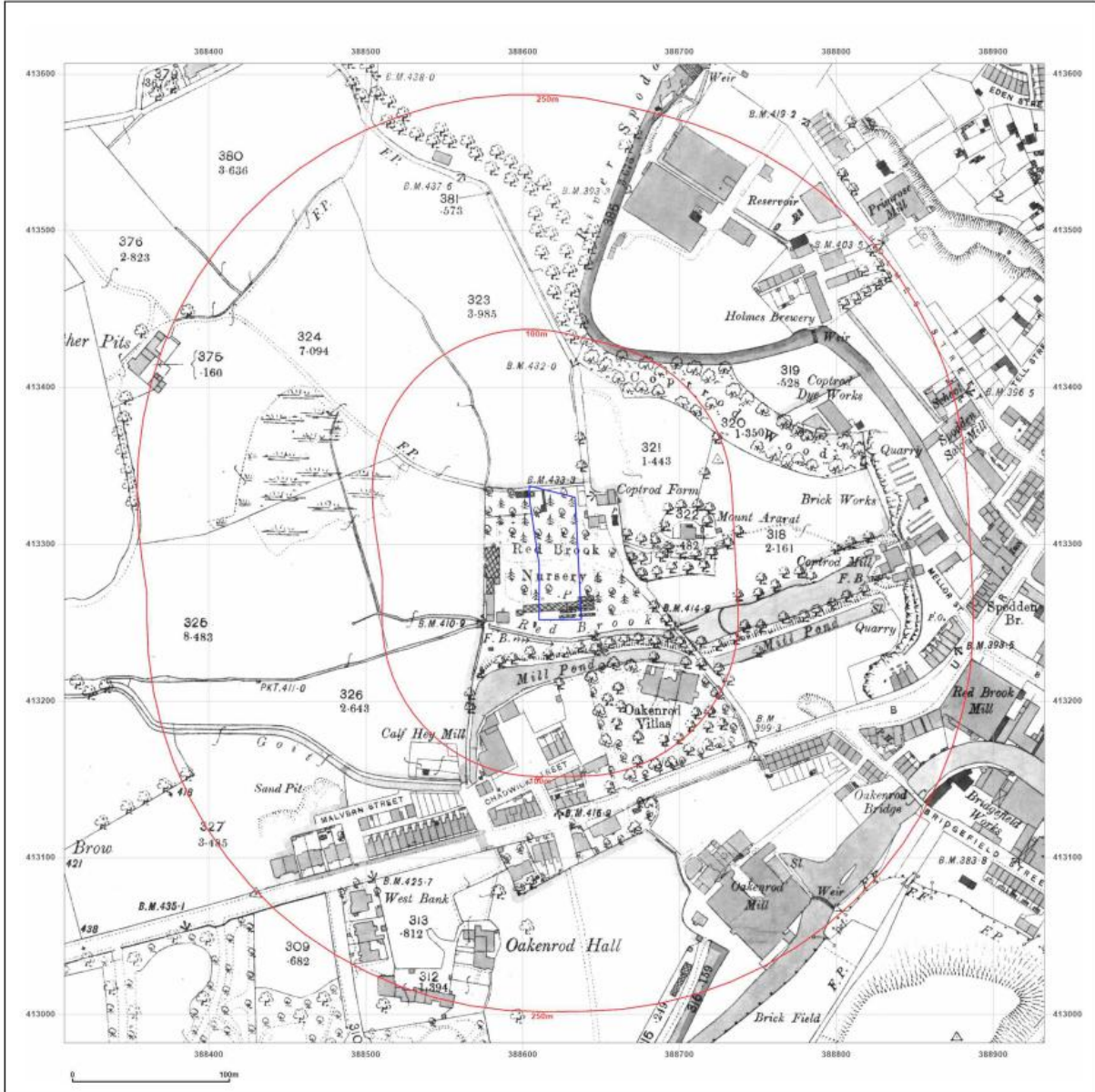
5. APPENDIX B: SITE WALKOVER PHOTOS.





6. APPENDIX C: GROUNDsure INSIGHTS.





Site Details:

ROCHDALE CRICKET LACROSS
AND SQUASH CLUB,
BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Client Ref: rochdalepadelclub-groundsurre-240625

Report Ref: GS-F5C-PHP-92S-PAZ

Grid Ref: 388620, 413294

Map Name: County Series

Map date: 1890

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1890
Revised 1890
Edition N/A
Copyright N/A
Levelled N/A

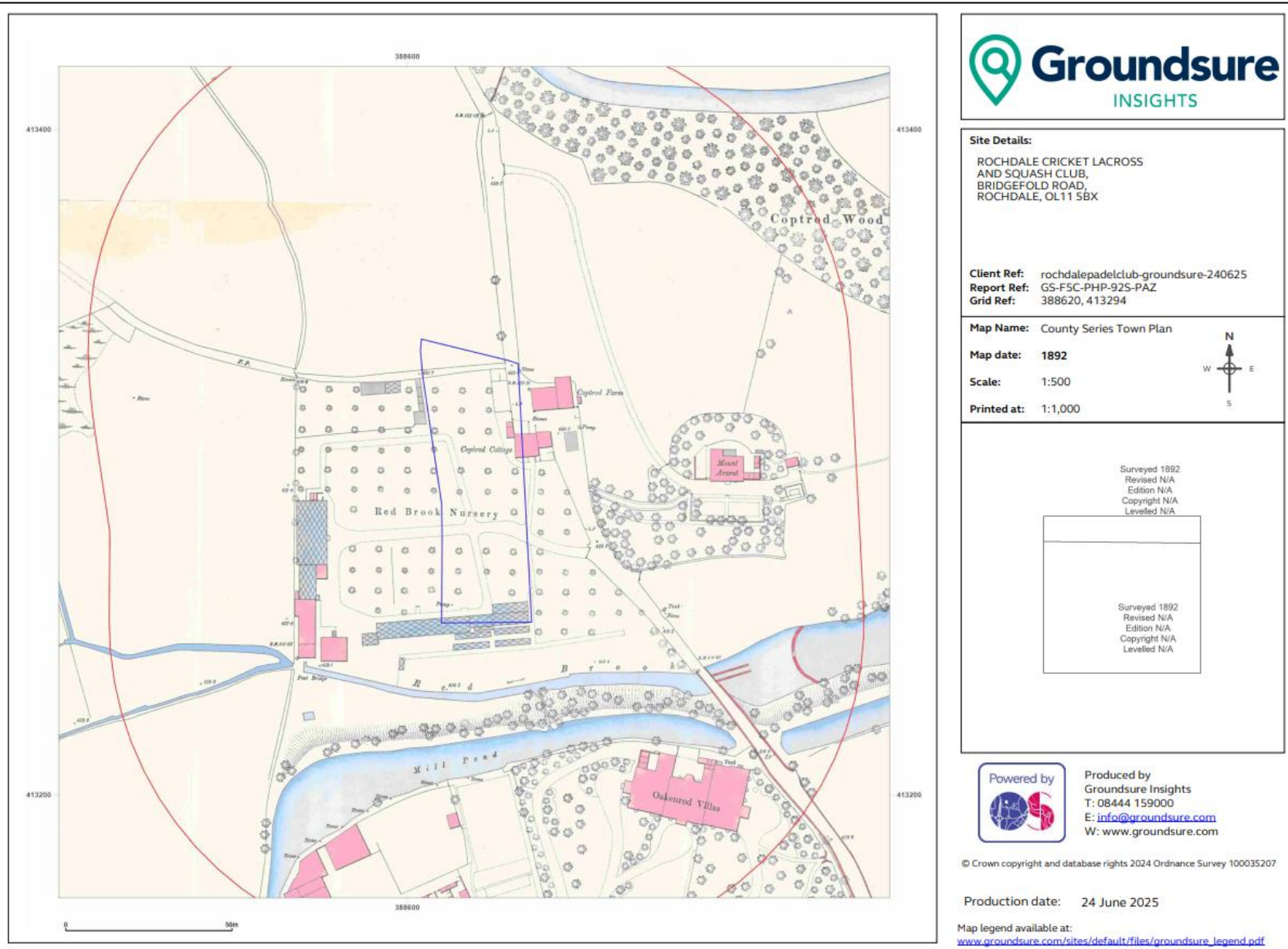


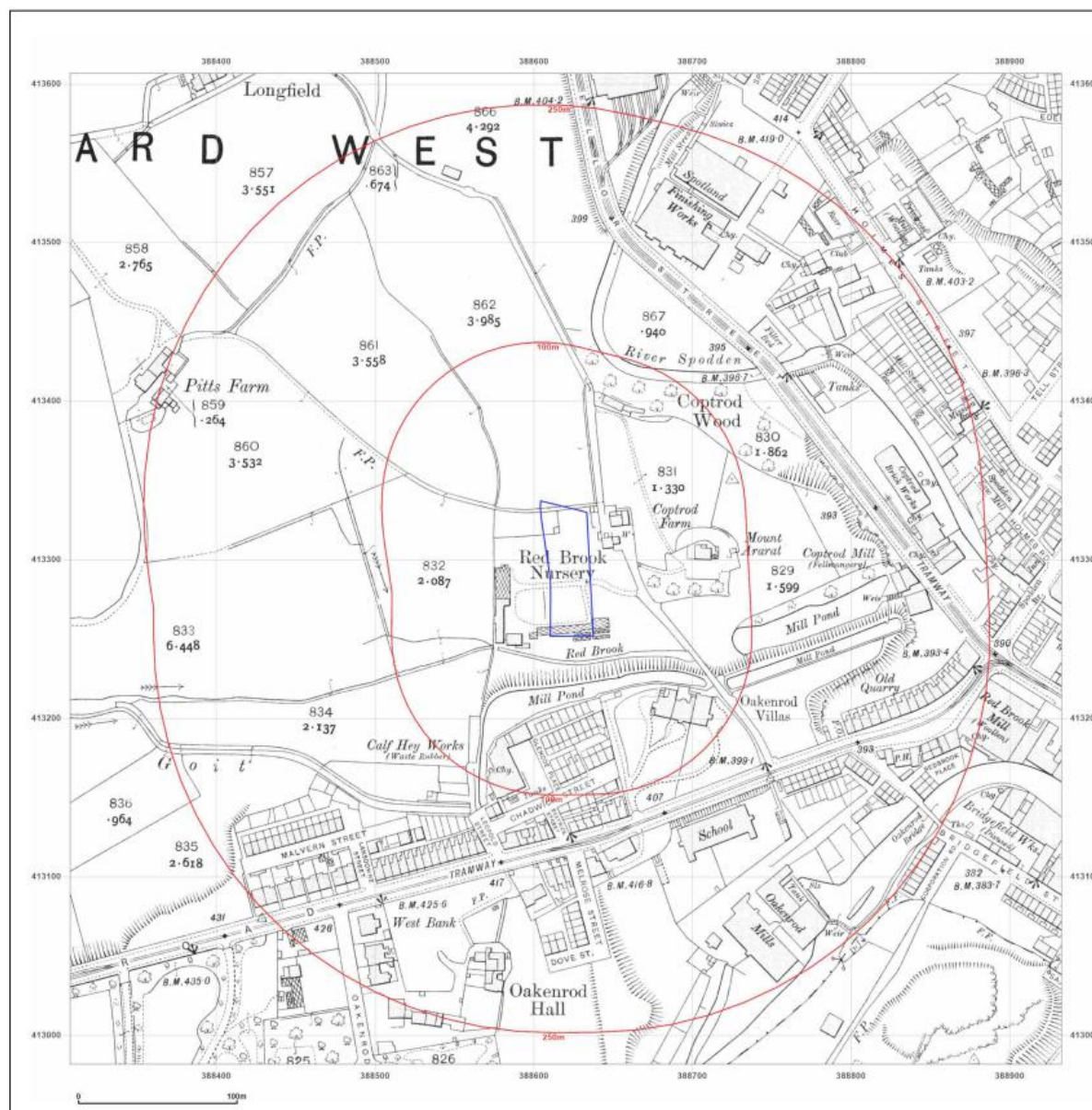
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Production date: 24 June 2025

Map legend available at:
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Site Details:

ROCHDALE CRICKET LACROSS
AND SQUASH CLUB,
BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Client Ref: rochdalepadelclub-groundsure-240625

Report Ref: GS-FSC-PHP-925-PAZ

Grid Ref: 388620, 413294

Map Name: County Series

Map date: 1910

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1910
Revised 1910
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ROCHDALE, OL11 5BX

Client Ref: rochdalepadelclub-groundsre-240625
Report Ref: GS-FSC-PHP-925-PAZ
Grid Ref: 388620, 413294

Map Name: County Series

Map date: 1930

Scale: 1:2,500

Printed at: 1:2,500



Surveyed 1930
Revised 1930
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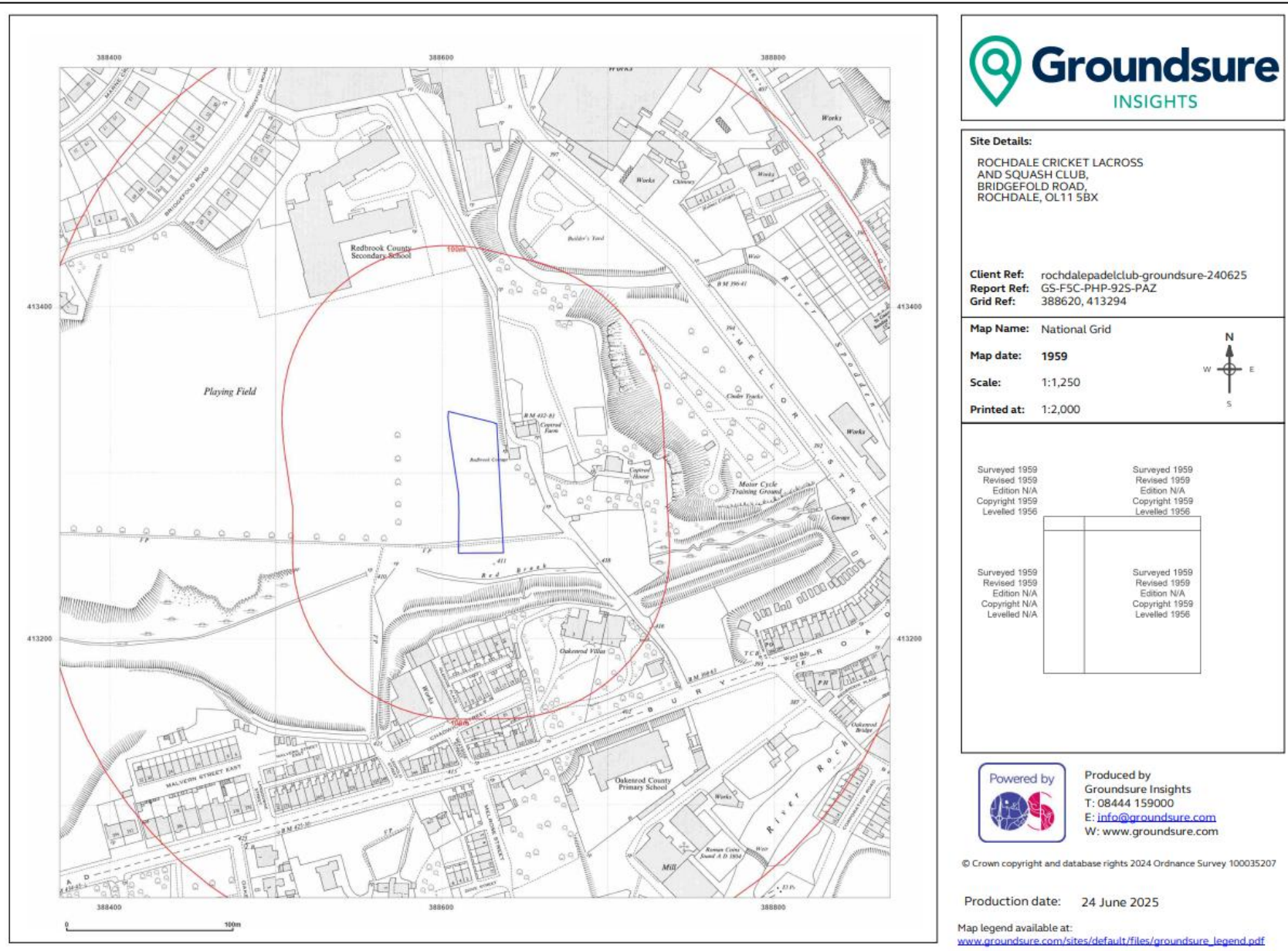


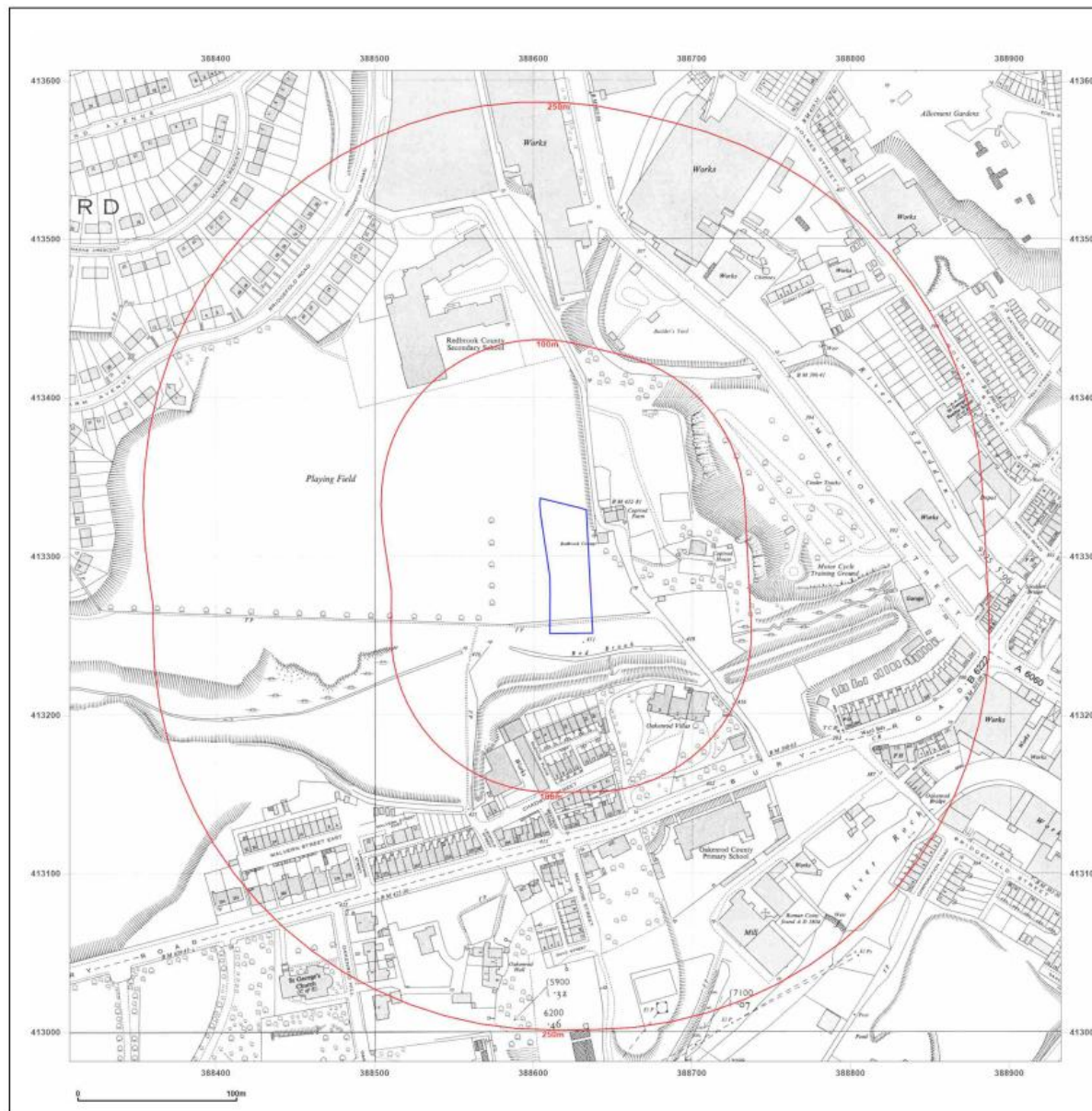
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AND SQUASH CLUB,
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ROCHDALE, OL11 5BX

Client Ref: rochdalepadelclub-groundsurre-240625

Report Ref: GS-F5C-PHP-92S-PAZ

Grid Ref: 388620, 413294

Map Name: National Grid

Map date: 1958-1959

Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A
Copyright N/A
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Revised 1957
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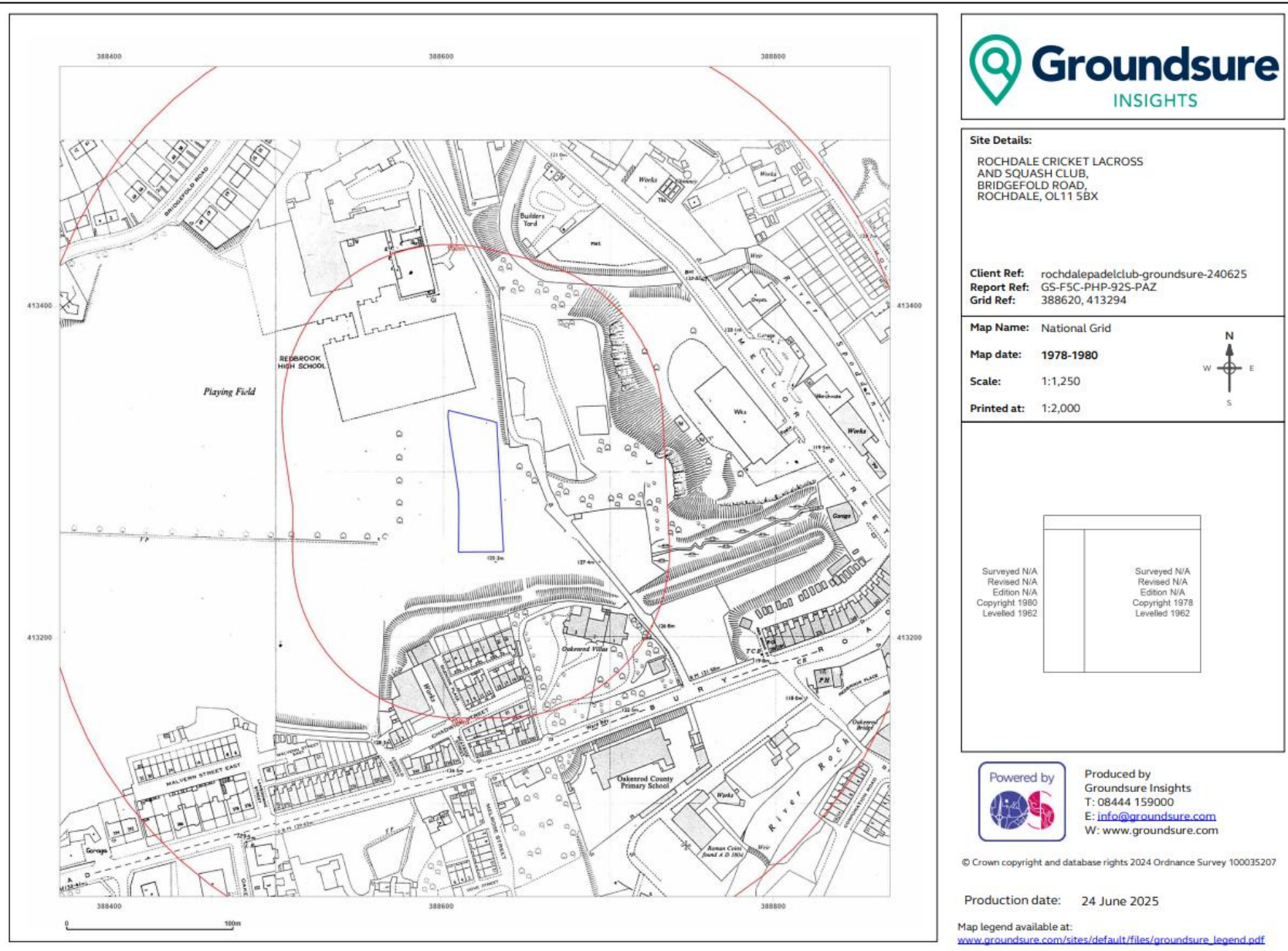


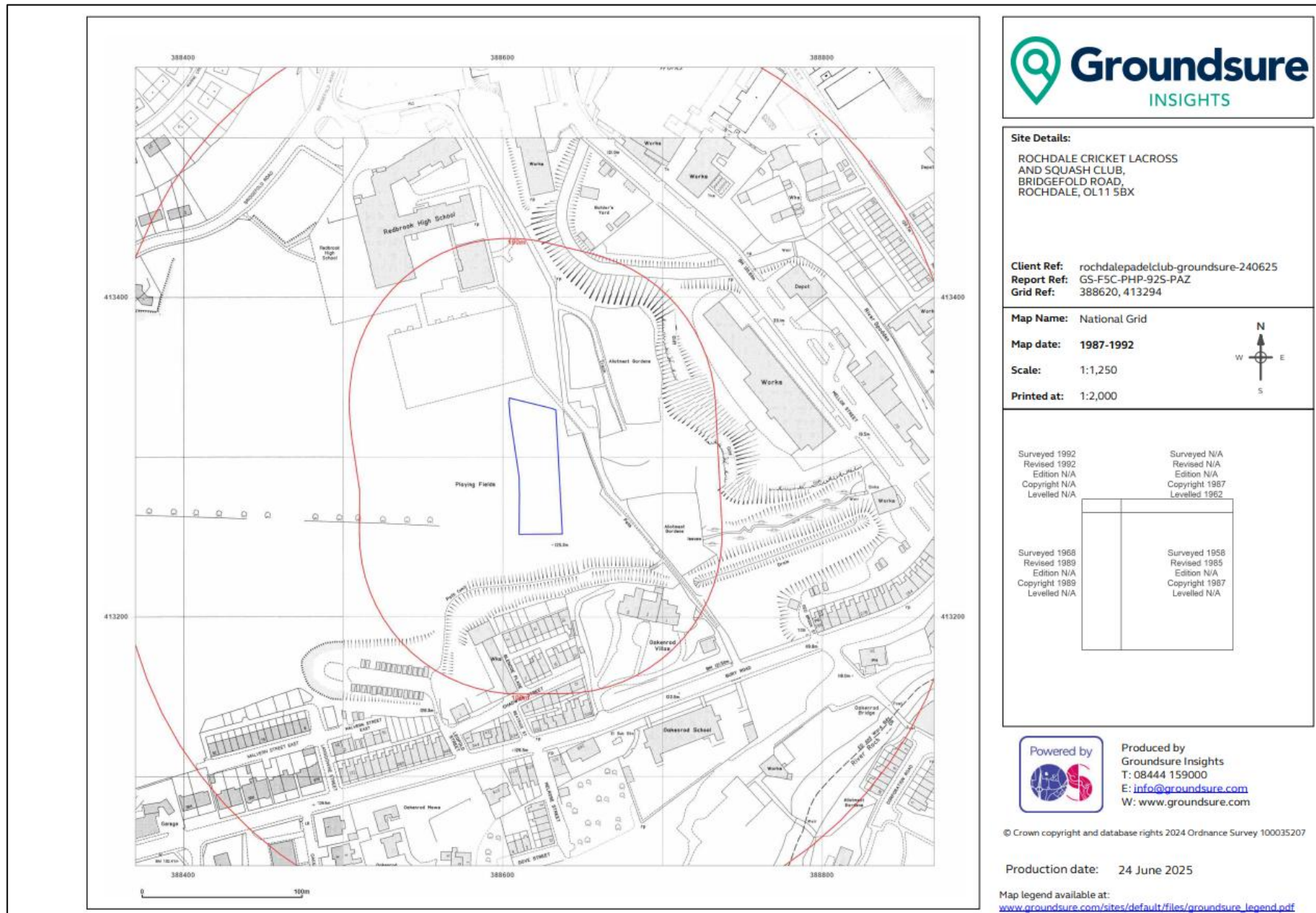
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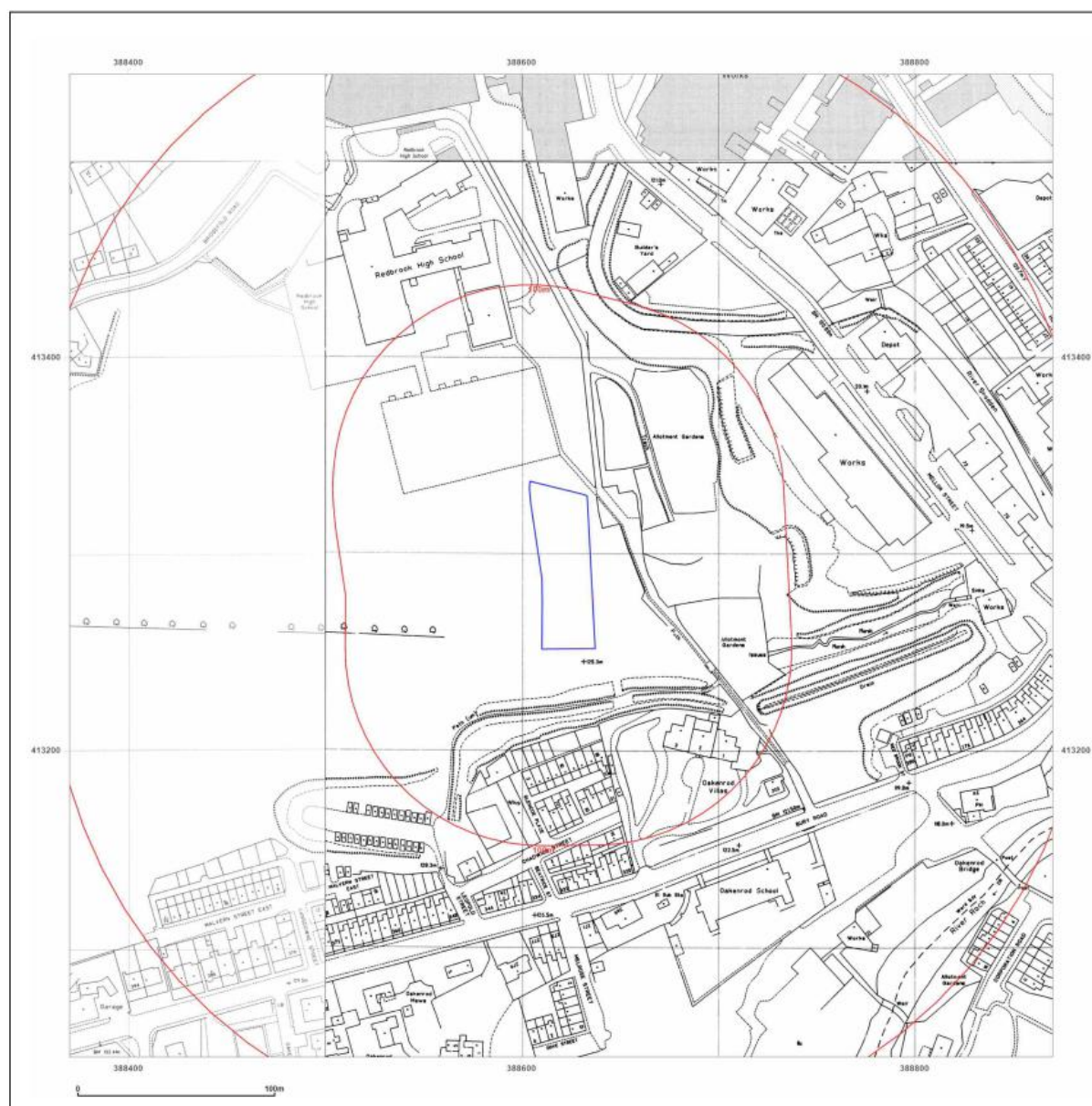
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Site Details:

ROCHDALE CRICKET LACROSS
AND SQUASH CLUB,
BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Client Ref: rochdalepadelclub-groundsurre-240625
Report Ref: GS-F5C-PHP-92S-PAZ
Grid Ref: 388620, 413294

Map Name: National Grid

Map date: 1989-1992

Scale: 1:1,250

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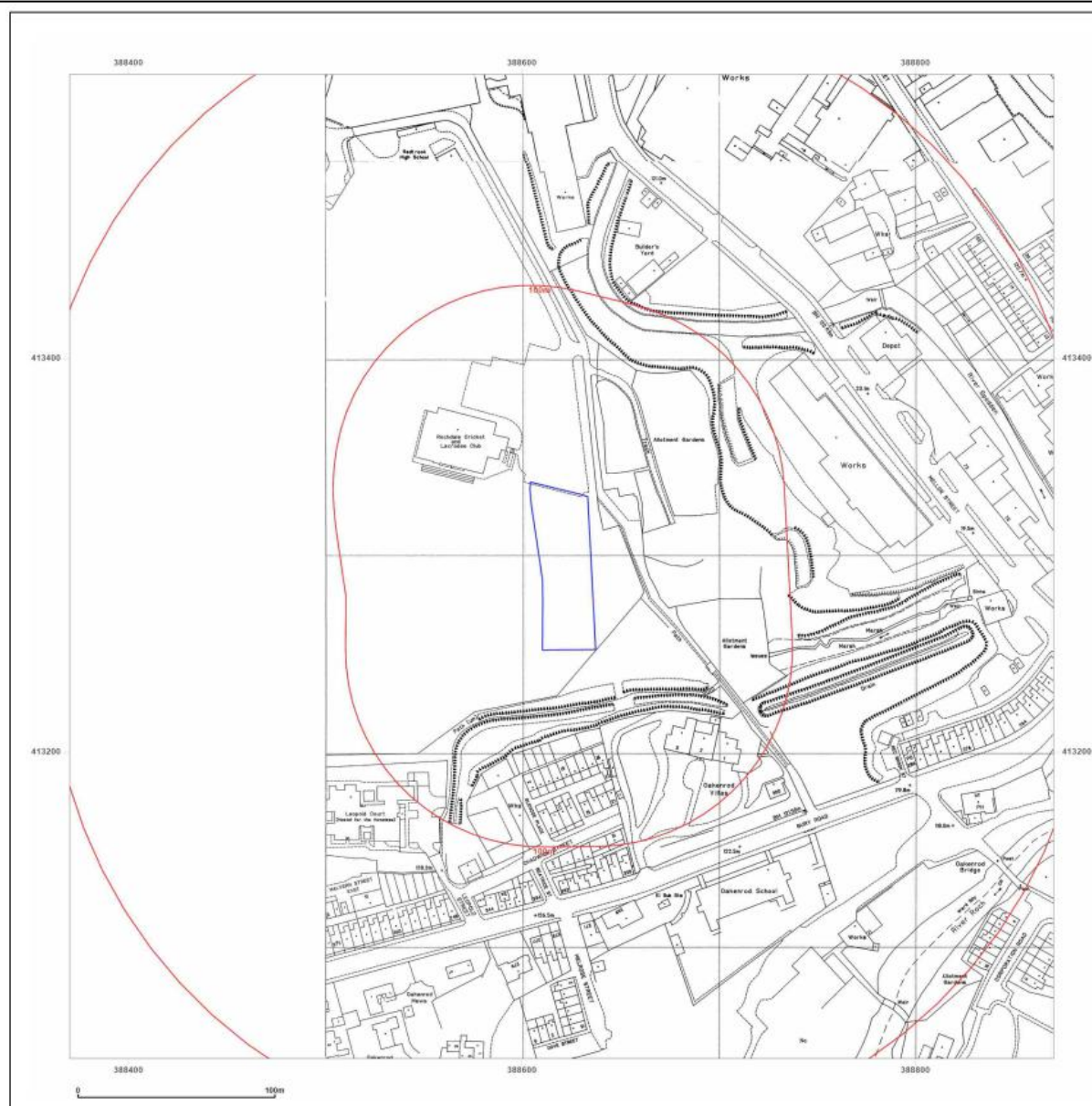


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Site Details:

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BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Client Ref: rochdalepadelclub-groundsure-240625
Report Ref: GS-F5C-PHP-92S-PAZ
Grid Ref: 388620, 413294

Map Name: National Grid

Map date: 1992-1995

Scale: 1:1,250

Printed at: 1:2,000



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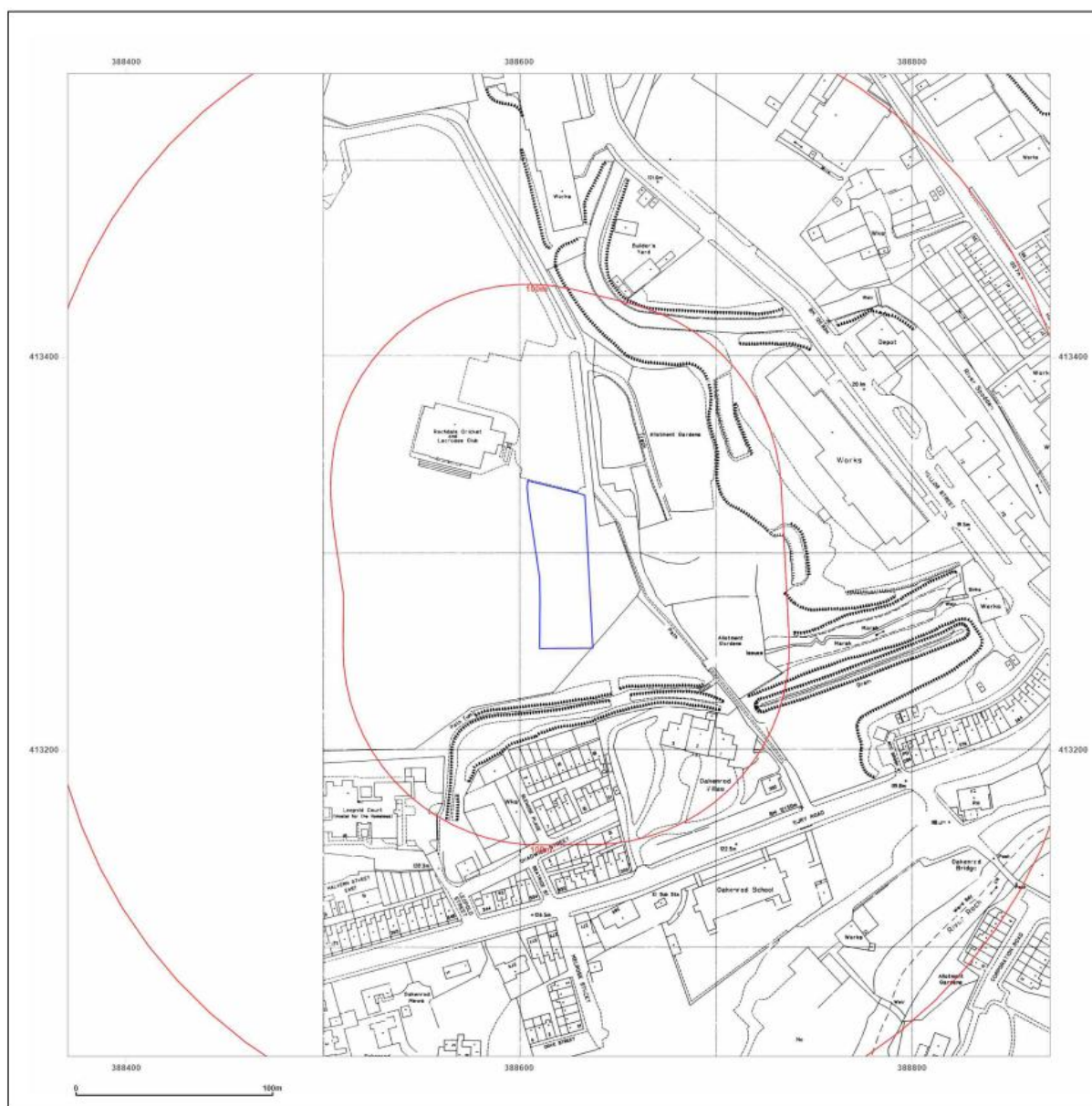


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Site Details:

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AND SQUASH CLUB,
BRIDGEOFOLD ROAD,
ROCHDALE, OL11 5BX

Client Ref: rochdalepadelclub-groundsurre-240625
Report Ref: GS-F5C-PHP-92S-PAZ
Grid Ref: 388620, 413294

Map Name: National Grid

Map date: 1995

Scale: 1:1,250

Printed at: 1:2,000



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ROCHDALE, OL11 5BX

Client Ref: rochdalepadelclub-groundsure-240625

Report Ref: GS-F5C-PHP-92S-PAZ

Grid Ref: 388620, 413294

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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ROCHDALE CRICKET LACROSS AND SQUASH CLUB, BRIDGEFOLD ROAD, ROCHDALE, OL11 5BX

Order Details

Date: 24/06/2025
Your ref: rochdalepadelclub-groundsure-240625
Our Ref: GS-ZVY-WW6-8TQ-FEA

Site Details

Location: 388621 413293
Area: 0.22 ha
Authority: [Rochdale Metropolitan Borough Council](#)




Summary of findings

[p. 2 >](#)

Aerial image

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#)

[Insight User Guide](#) 

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ROCHDALE CRICKET LACROSS AND
SQUASH CLUB, BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
Your ref: rochdalepadelclub-groundsure-
240625
Grid ref: 388621 413293

Recent aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2025. All Rights Reserved.

Capture Date: 07/04/2023

Site Area: 0.22ha



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Date: 24 June 2025

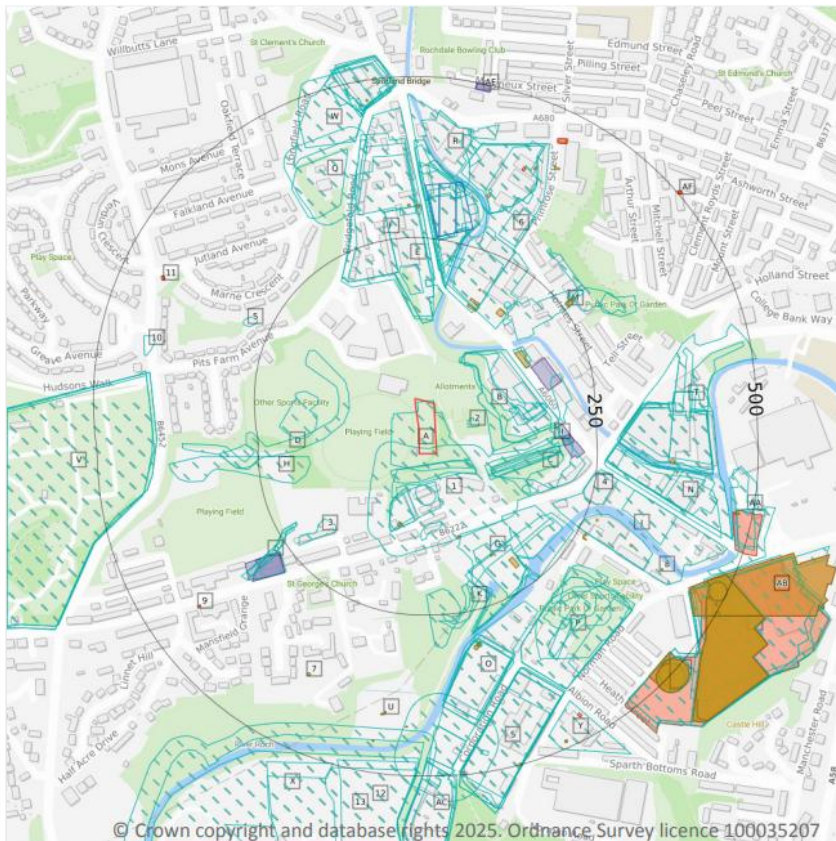
9



ROCHDALE CRICKET LACROSS AND
SQUASH CLUB, BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
Your ref: rochdalepadelclub-groundsure-
240625
Grid ref: 388621 413293

1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

167

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on [page 15](#) >

ID	Location	Land use	Dates present	Group ID
1	On site	Unspecified Mill	1890 - 1908	741828



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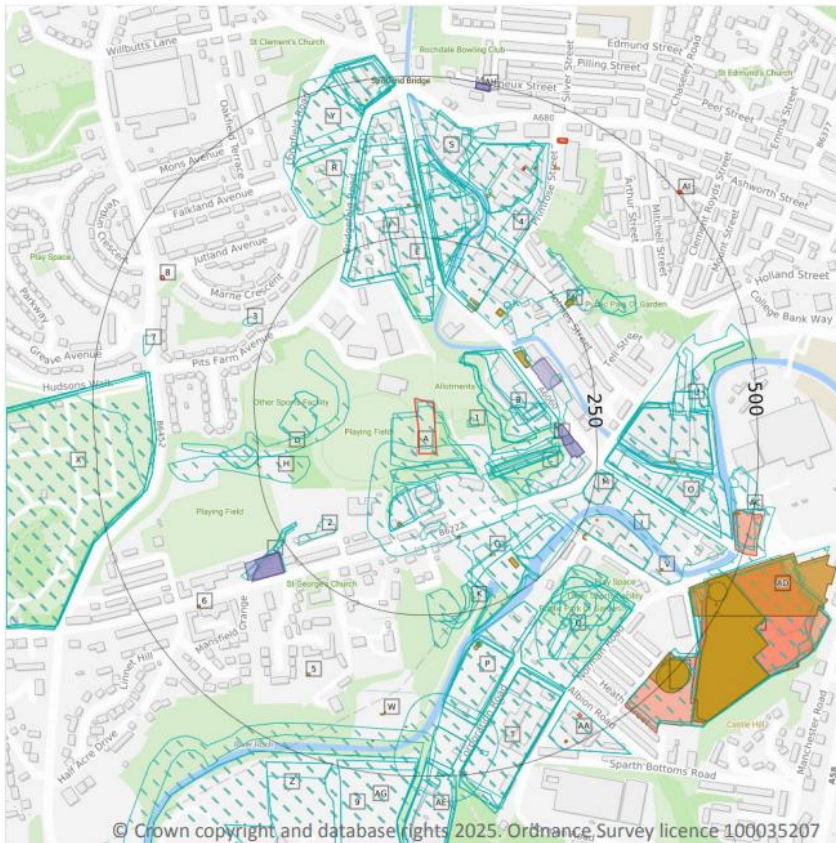
15



ROCHDALE CRICKET LACROSS AND
SQUASH CLUB, BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
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240625
Grid ref: 388621 413293

2 Past land use - un-grouped



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

2.1 Historical industrial land uses

Records within 500m

253

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on [page 27 >](#)

ID	Location	Land Use	Date	Group ID
A	On site	Nursery	1908	711644
A	On site	Unspecified Mill	1890	741828
A	On site	Nursery	1890	711644



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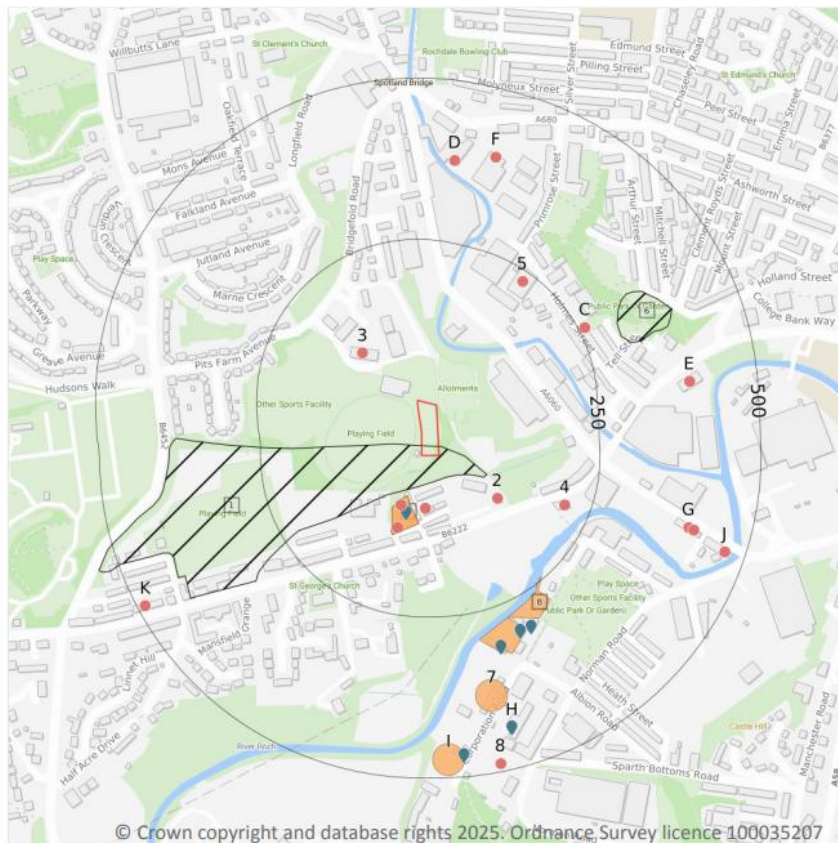




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ROCHDALE, OL11 5BX

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3 Waste and landfill



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3.1 Active or recent landfill

Records within 500m

0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

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

3.2 Historical landfill (BGS records)

Records within 500m

0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.



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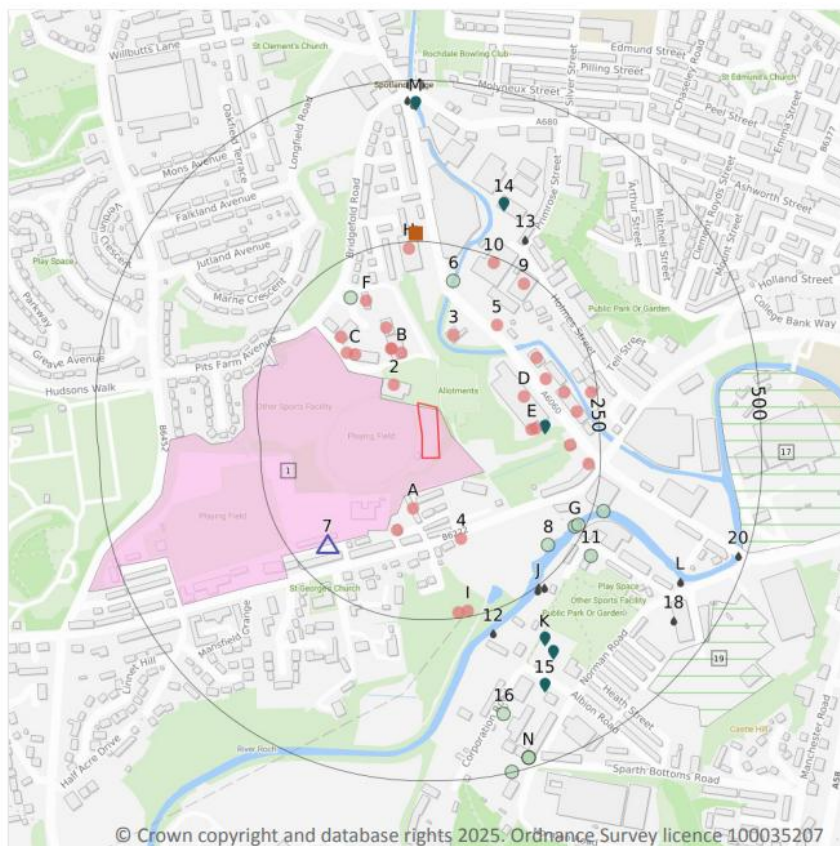
43



ROCHDALE CRICKET LACROSS AND
SQUASH CLUB, BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
Your ref: rochdalepadelclub-groundsure-
240625
Grid ref: 388621 413293

4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- △ Current or recent petrol stations
- Sites determined as Contaminated Land
- Control of Major Accident Hazards
- ⬇ Part A(1) industrial activities
- Licensed pollutant release (Part A(2)/B)
- Licensed Discharges to controlled waters
- Pollutant release to public sewer
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

29

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 53 >](#)

ID	Location	Company	Address	Activity	Category
2	46m NW	Aura Automotive	Bridgefold Road, Rochdale, Greater Manchester, OL11 5BX	Secondhand Vehicles	Motoring
A	79m S	Works	Greater Manchester, OL11	Unspecified Works Or Factories	Industrial Features
B	82m N	E U Fire & Security Ltd	Unit 4 The Pavilions, Bridgefold Road, Rochdale, Greater Manchester, OL11 5BY	Access Equipment	Industrial Products



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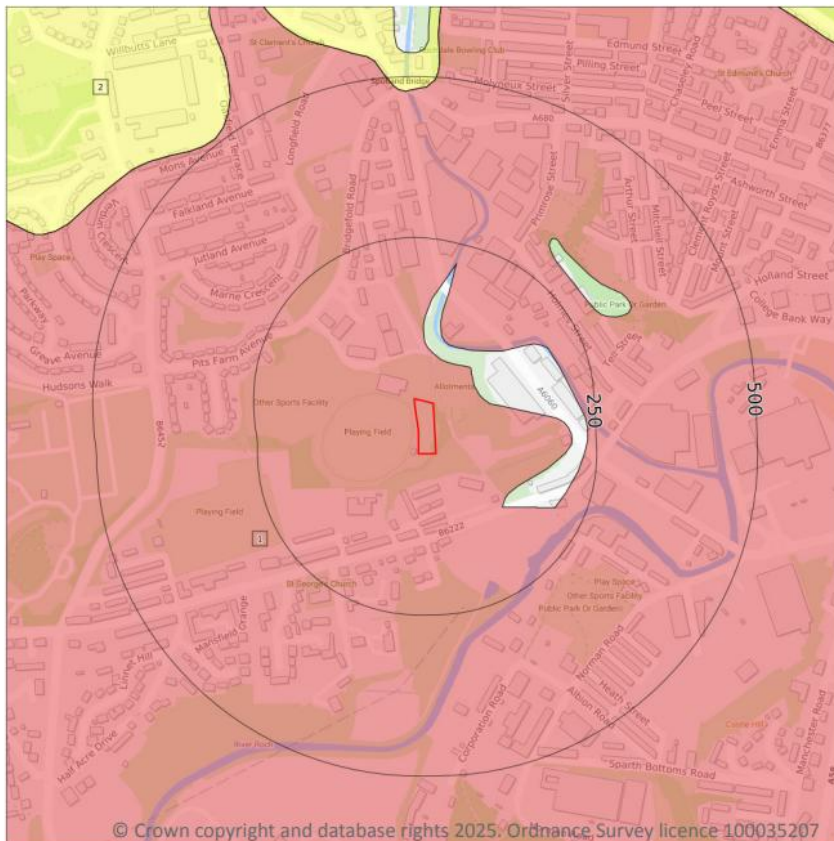
53



ROCHDALE CRICKET LACROSS AND
SQUASH CLUB, BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
Your ref: rochdalepadelclub-groundsure-
240625
Grid ref: 388621 413293

5 Hydrogeology - Superficial aquifer



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

5.1 Superficial aquifer

Records within 500m

2

Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on [page 66](#) >

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers
2	477m N	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type



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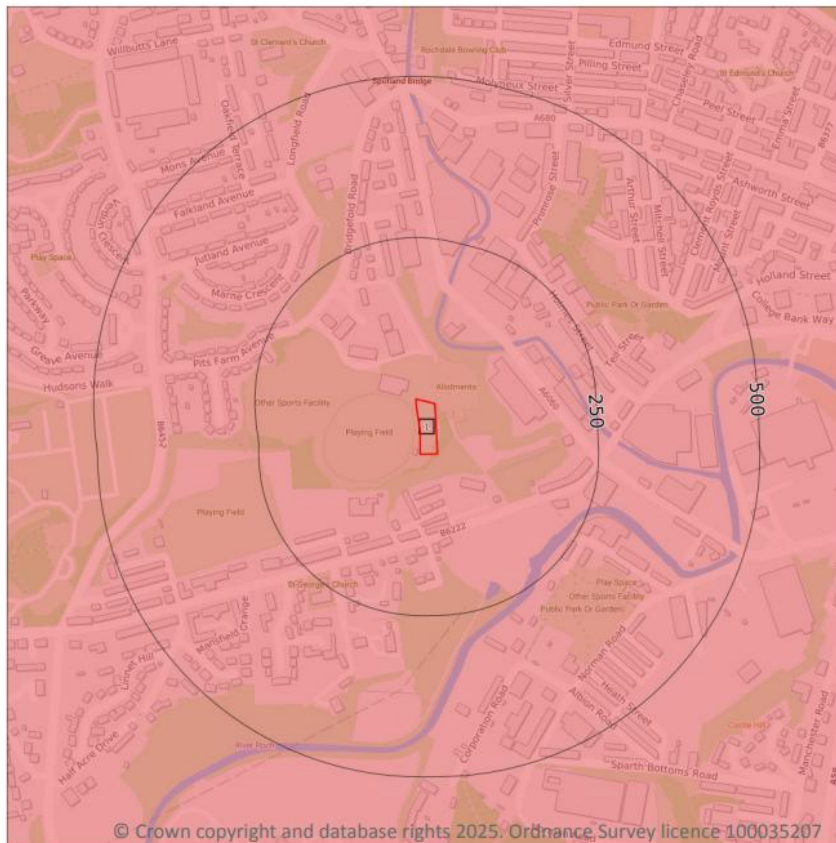
66



ROCHDALE CRICKET LACROSS AND
SQUASH CLUB, BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
Your ref: rochdalepadelclub-groundsure-
240625
Grid ref: 388621 413293

Bedrock aquifer



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

5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on [page 68](#) >

ID	Location	Designation	Description
1	On site	Secondary A	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers

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



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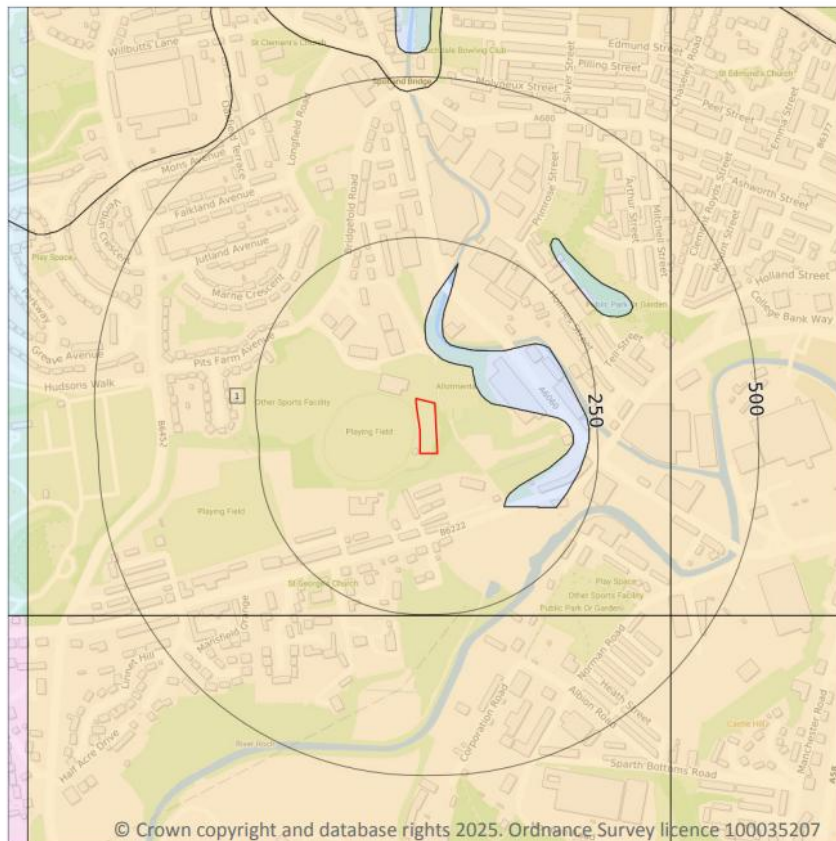
68



ROCHDALE CRICKET LACROSS AND
SQUASH CLUB, BRIDGEFOLD ROAD,
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Grid ref: 388621 413293

Groundwater vulnerability



— Site Outline

Search buffers in metres (m)

Superficial vulnerability

- Principal superficial aquifer, high vulnerability
- Secondary superficial aquifer, high vulnerability
- Principal superficial aquifer, medium vulnerability
- Secondary superficial aquifer, medium vulnerability
- Principal superficial aquifer, low vulnerability
- Secondary superficial aquifer, low vulnerability

Bedrock vulnerability

- Principal bedrock aquifer, high vulnerability
- Secondary bedrock aquifer, high vulnerability
- Principal bedrock aquifer, medium vulnerability
- Secondary bedrock aquifer, medium vulnerability
- Principal bedrock aquifer, low vulnerability
- Secondary bedrock aquifer, low vulnerability

Other information

- Unproductive aquifer
- Soluble rock risk
- Local information

5.3 Groundwater vulnerability

Records within 50m

1

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on [page 69](#) >



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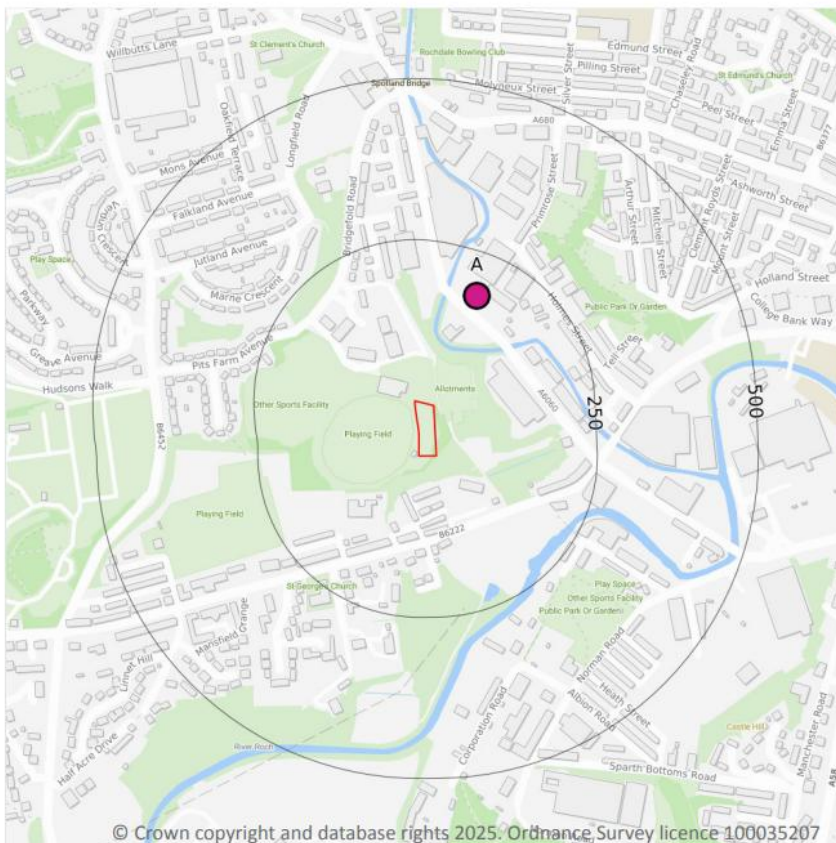
69



ROCHDALE CRICKET LACROSS AND
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ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
Your ref: rochdalepadelclub-groundsure-
240625
Grid ref: 388621 413293

Abstractions and Source Protection Zones



- Site Outline**
- Search buffers in metres (m)**
- Source Protection Zone 1
Inner catchment
 - Source Protection Zone 2
Outer catchment
 - Source Protection Zone 3
Total catchment
 - Source Protection Zone 4
Zone of Special Interest
 - Source Protection Zone 1c
Inner catchment - confined aquifer
 - Source Protection Zone 2c
Outer catchment - confined aquifer
 - Source Protection Zone 3c
Total catchment - confined aquifer
 - Drinking water abstraction licences
Polygon features
 - Drinking water abstraction licences
Linear features
 - Groundwater abstraction licence (point)
 - Groundwater abstraction licence (area)
 - Groundwater abstraction licence (linear)
 - Surface Water Abstractions (point)
 - Surface Water Abstractions (area)
 - Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m

5

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 71](#) >



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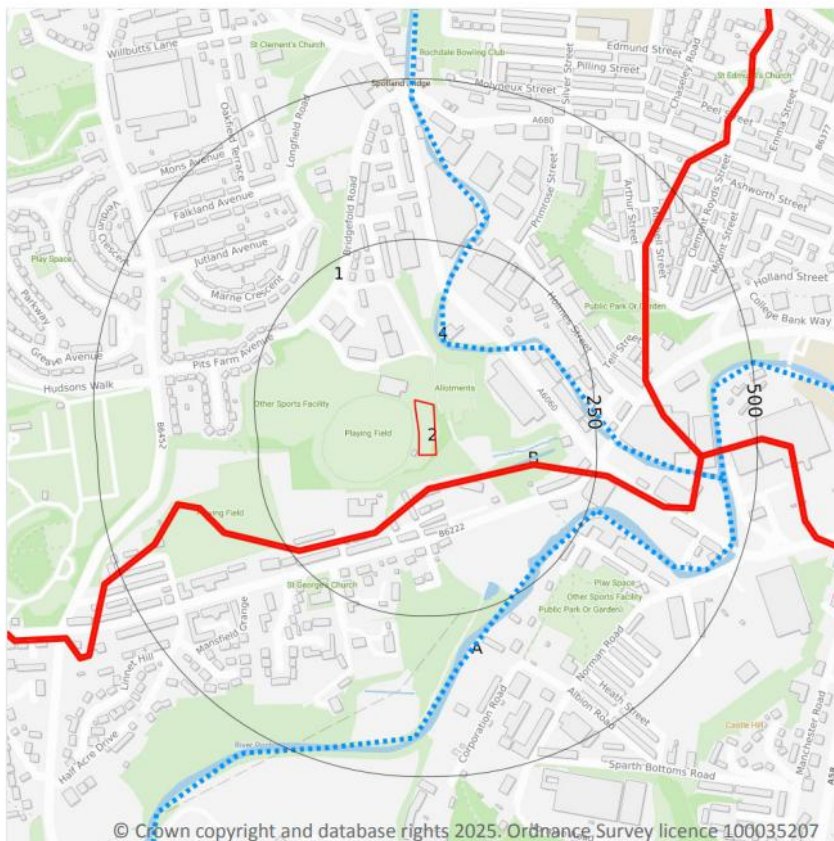
71



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6 Hydrology



- Site Outline
- Search buffers in metres (m)
- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- ⋯ WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m

4

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on [page 78](#) >

ID	Location	Type of water feature	Ground level	Permanence	Name
B	88m E	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-



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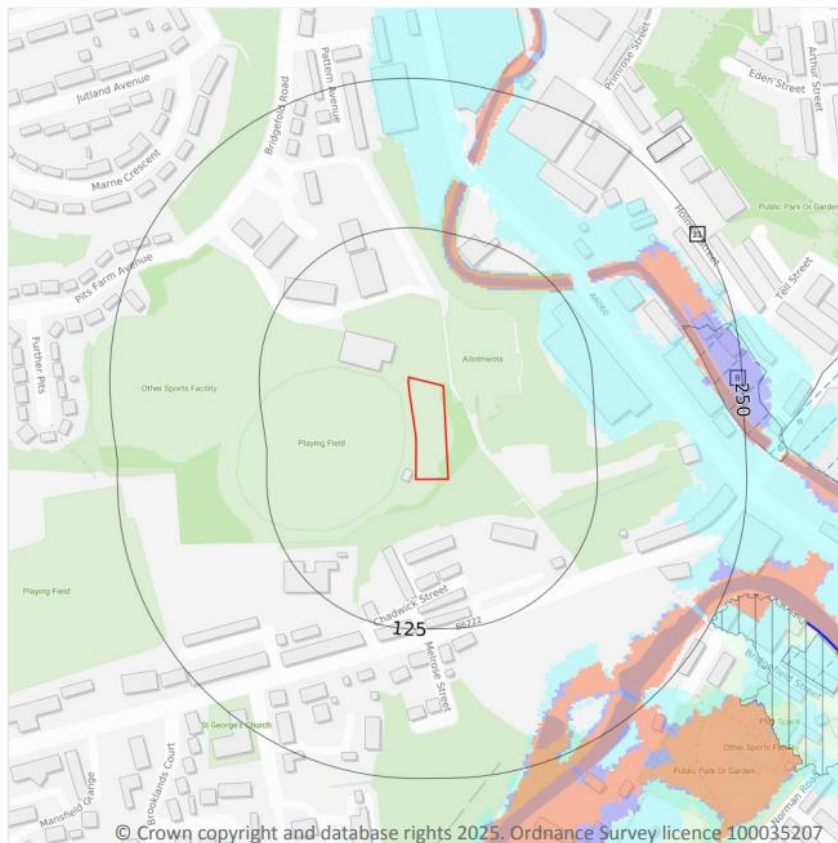
78



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ROCHDALE, OL11 5BX

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240625
Grid ref: 388621 413293

7 River and coastal flooding



Site Outline
Search buffers in metres (m)

River and coastal flooding:

- High
- Medium
- Low
- Very Low

- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m

0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

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



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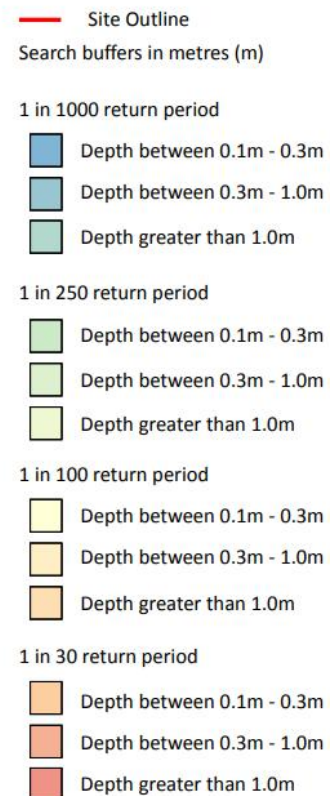
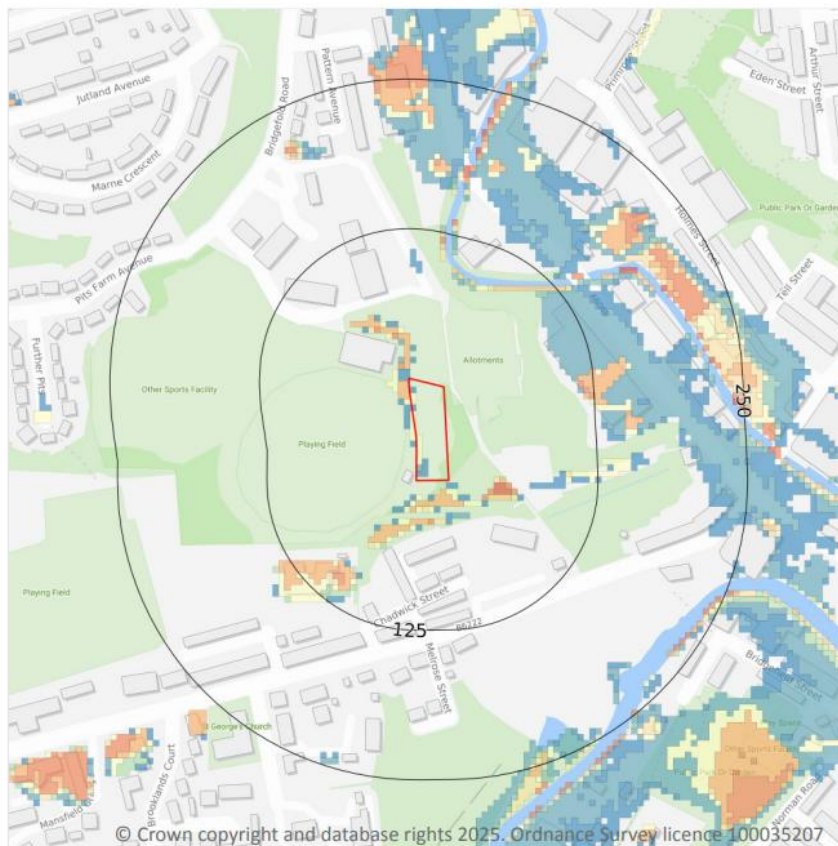
81



ROCHDALE CRICKET LACROSS AND
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ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
Your ref: rochdalepadelclub-groundsure-
240625
Grid ref: 388621 413293

8 Surface water flooding



8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, Greater than 1.0m

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on [page 85 >](#)

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.



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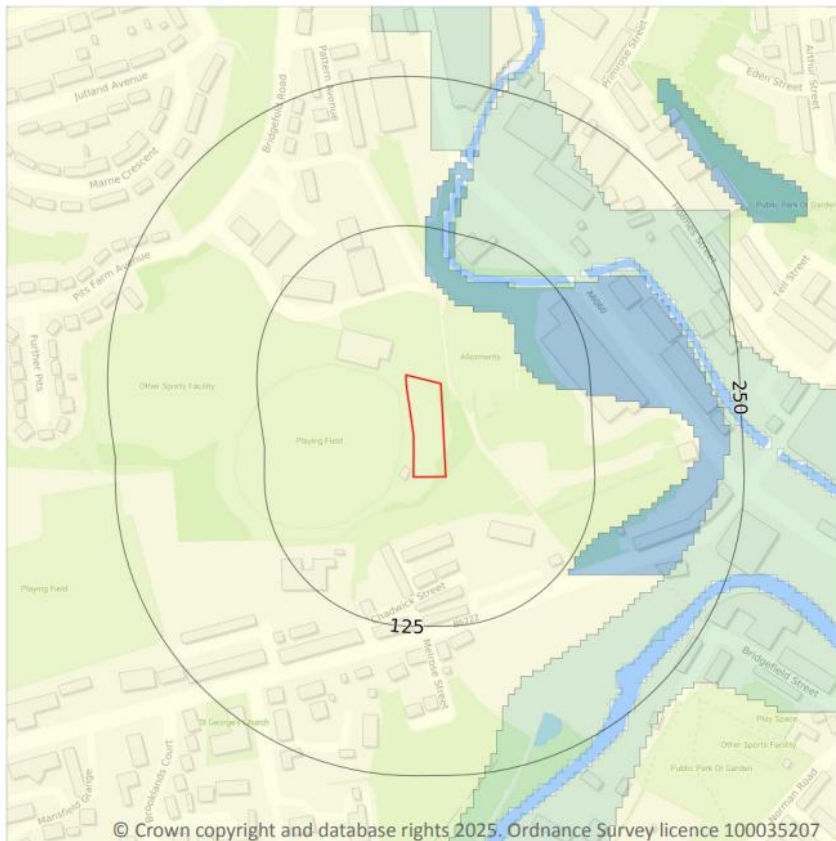
85



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240625
Grid ref: 388621 413293

9 Groundwater flooding



— Site Outline
Search buffers in metres (m)

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

9.1 Groundwater flooding

Highest risk on site

Moderate

Highest risk within 50m

Moderate

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 87](#) >

This data is sourced from Ambiantal Risk Analytics.



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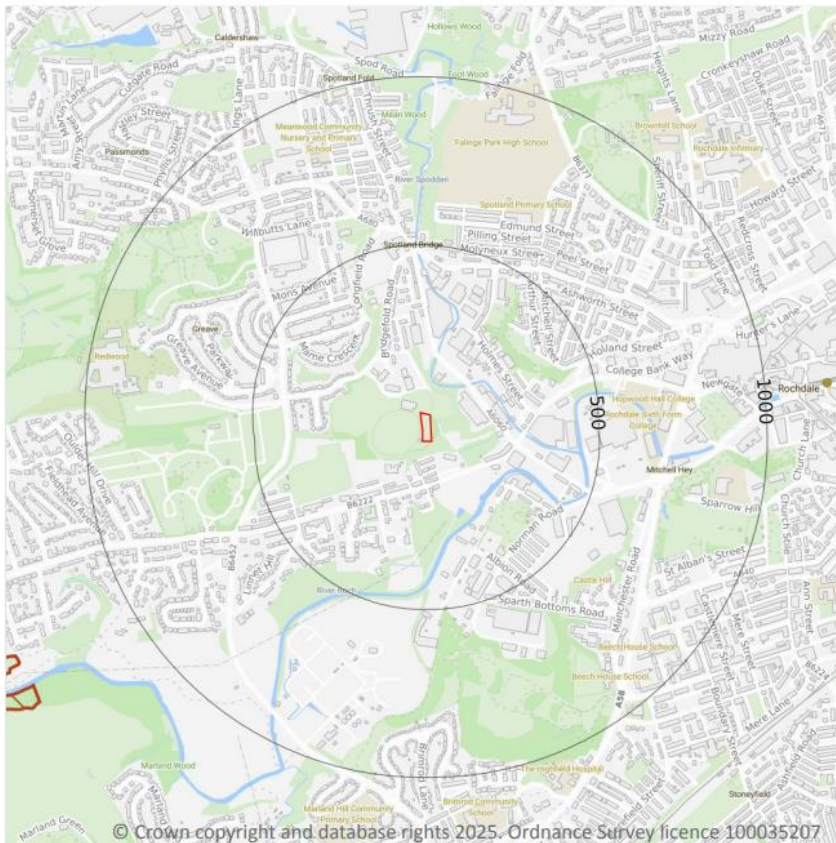
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Your ref: rochdalepadelclub-groundsure-
240625
Grid ref: 388621 413293

10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- Sites of Special Scientific Interest (SSSI)
- Special Areas of Conservation (SAC)
- Local Nature Reserves (LNR)
- Designated Ancient Woodland
- Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

4

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

Features are displayed on the Environmental designations map on [page 88](#) >

ID	Location	Name	Data source
-	1792m SE	Rochdale Canal SSSI	Natural England



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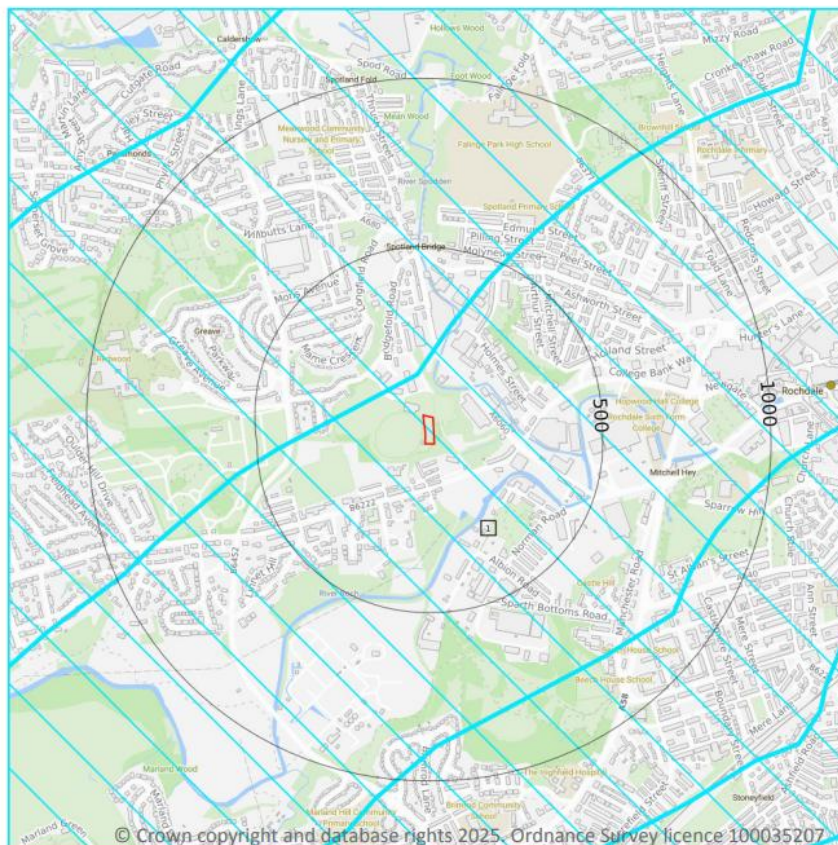
88



ROCHDALE CRICKET LACROSS AND
SQUASH CLUB, BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
Your ref: rochdalepadelclub-groundsure-
240625
Grid ref: 388621 413293

SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 94](#) >

ID	Location	Type of developments requiring consultation
1	On site	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0101000322302&notes=&location=391965,398105%20(IRZ%20polygon%20centre)

This data is sourced from Natural England.



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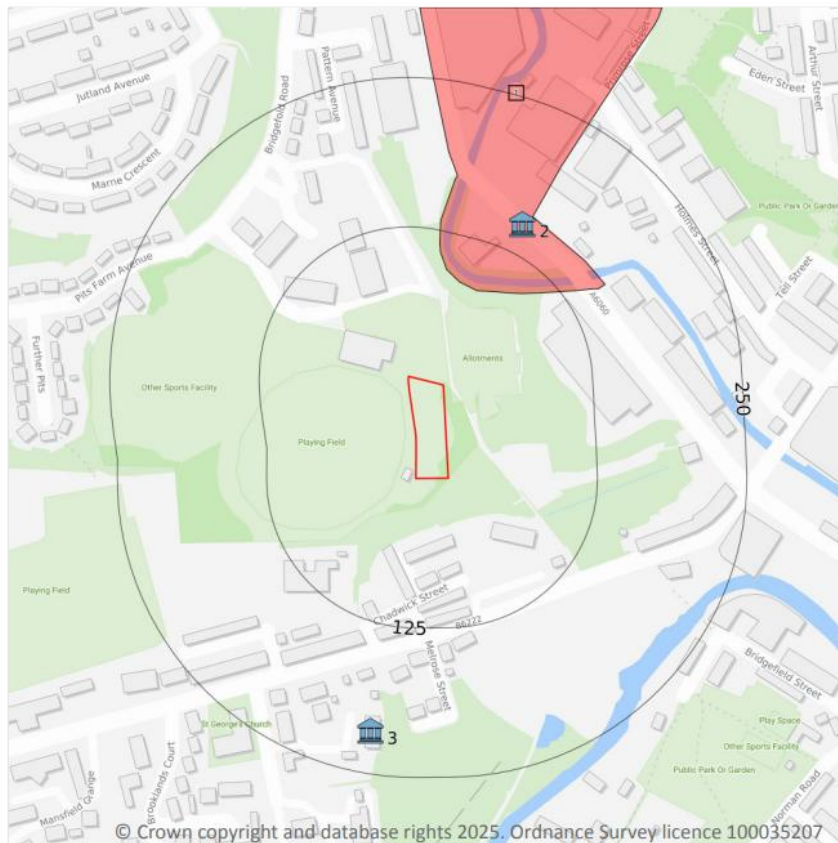
94



ROCHDALE CRICKET LACROSS AND
SQUASH CLUB, BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
Your ref: rochdalepadelclub-groundsure-
240625
Grid ref: 388621 413293

11 Visual and cultural designations



- Site Outline
- Search buffers in metres (m)
- Listed buildings
- Conservation areas
- Conservation areas - no data
- National Parks
- Areas of Outstanding Natural Beauty
- Registered parks and gardens
- Scheduled Monuments
- World Heritage Sites

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



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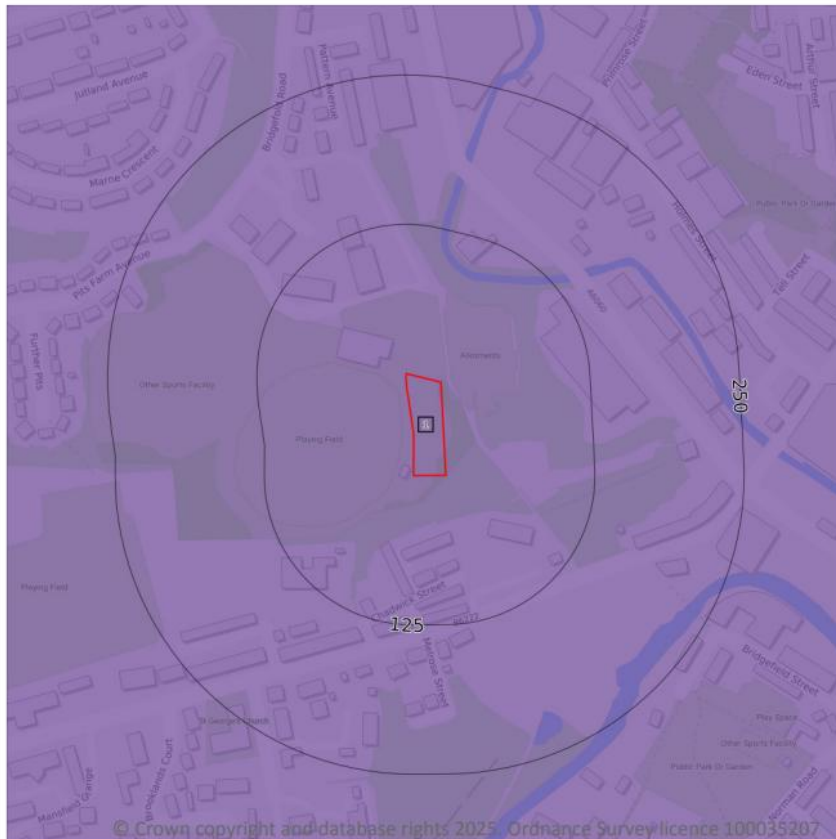
97



ROCHDALE CRICKET LACROSS AND
SQUASH CLUB, BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
Your ref: rochdalepadelclub-groundsure-
240625
Grid ref: 388621 413293

12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 100](#) >

ID	Location	Classification	Description
1	On site	Urban	Non-agricultural/no quality assigned

This data is sourced from Natural England.



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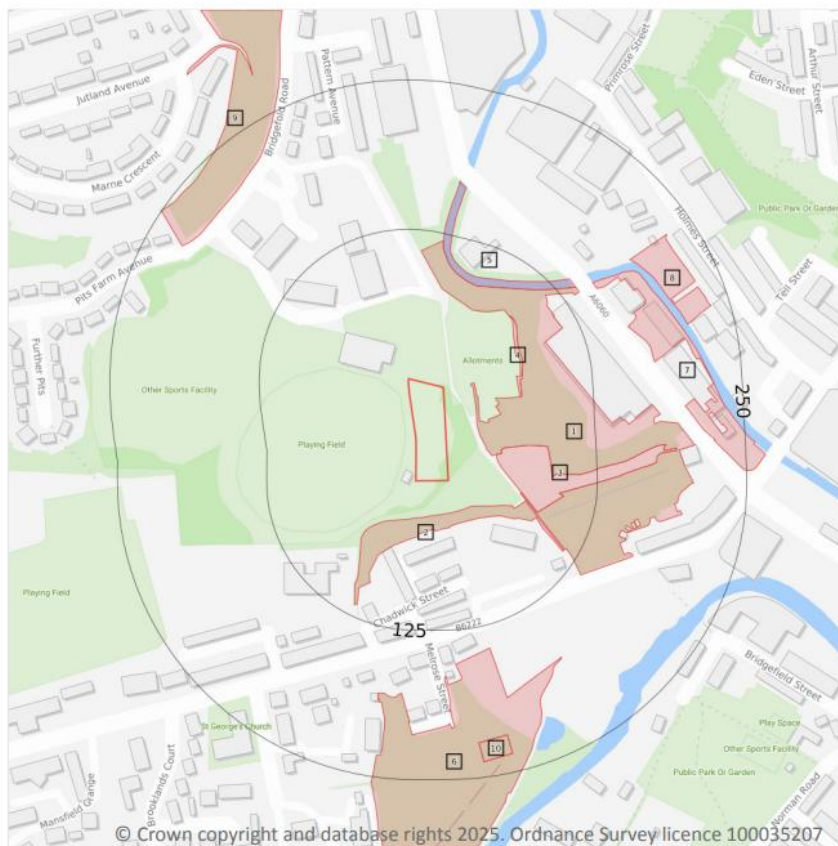




ROCHDALE CRICKET LACROSS AND
SQUASH CLUB, BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
Your ref: rochdalepadelclub-groundsure-
240625
Grid ref: 388621 413293

13 Habitat designations



- Site Outline**
- Search buffers in metres (m)**
- Priority Habitat Inventory
 - ▨ Open Mosaic Habitat
 - ▨ Limestone Pavement Orders
- Habitat Networks**
- ▨ Primary Habitat
 - ▨ Restorable Habitat
 - ▨ Associated Habitats
 - ▨ Habitat Restoration-Creation
 - ▨ Network Enhancement Zone 1
 - ▨ Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

10

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on [page 102 >](#)

ID	Location	Main Habitat	Other habitats
1	23m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	27m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	42m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	62m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



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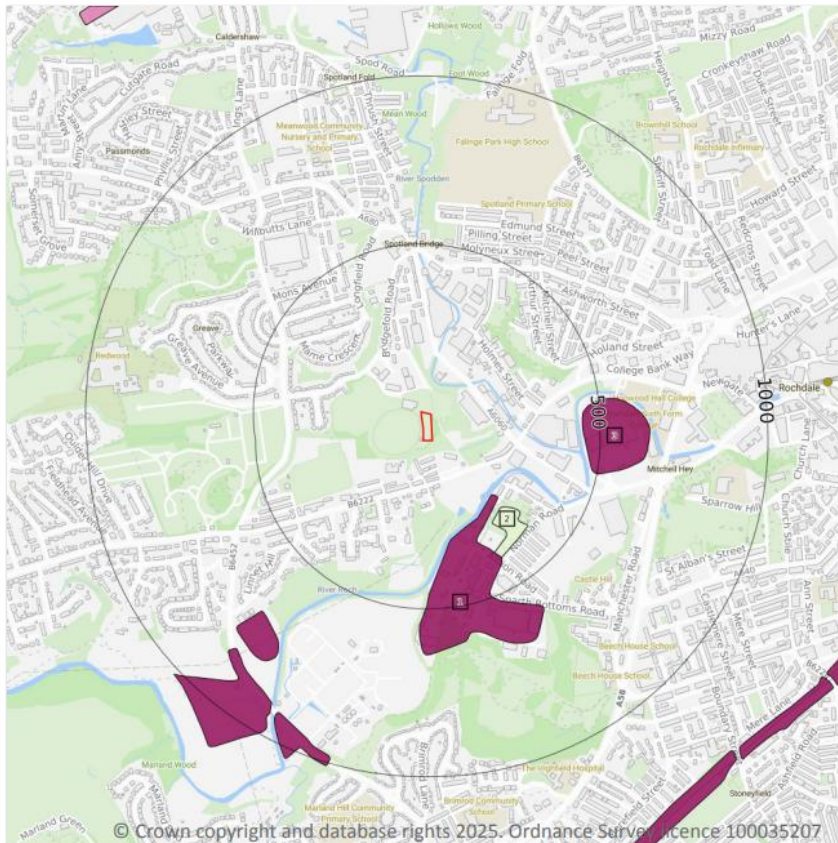
102



ROCHDALE CRICKET LACROSS AND
SQUASH CLUB, BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
Your ref: rochdalepadelclub-groundsure-
240625
Grid ref: 388621 413293

Geology 1:10,000 scale - Artificial and made ground



- Site Outline
- Search buffers in metres (m)
- Reclaimed ground
 - Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

3

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 105](#) >

ID	Location	LEX Code	Description	Rock description
1	239m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	285m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
3	449m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.



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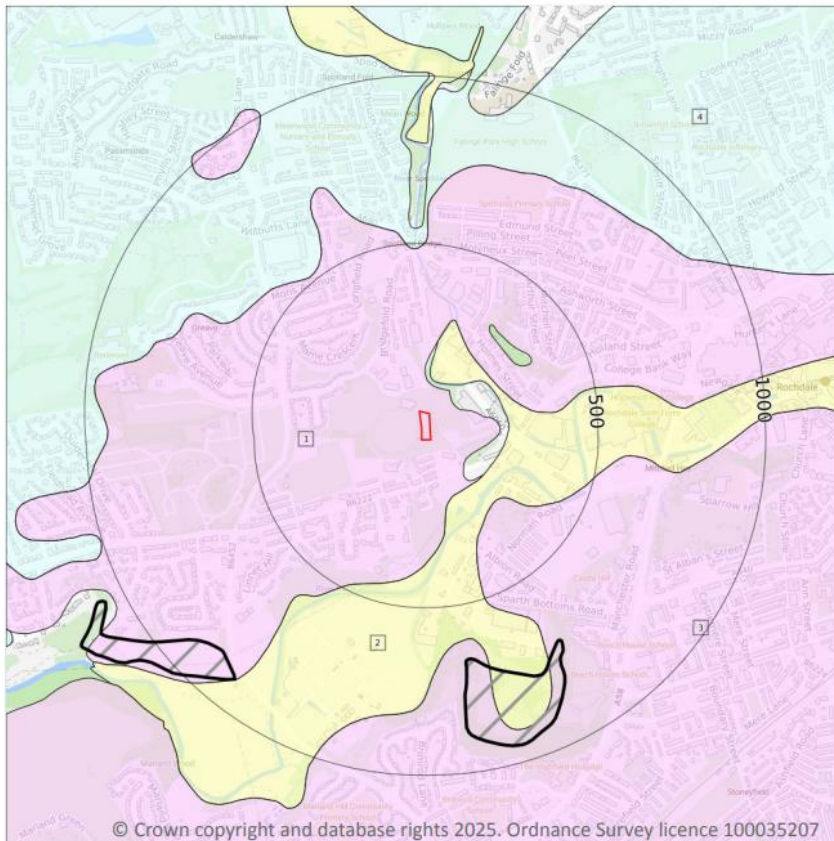
105



ROCHDALE CRICKET LACROSS AND
SQUASH CLUB, BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
Your ref: rochdalepadelclub-groundsurre-
240625
Grid ref: 388621 413293

Geology 1:10,000 scale - Superficial



— Site Outline

Search buffers in metres (m)

 Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

4

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 106 >](#)

ID	Location	LEX Code	Description	Rock description
1	On site	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel
2	97m N	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
3	266m SE	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel
4	484m N	TILLD-DMTN	Till, Devensian - Diamicton	Diamicton



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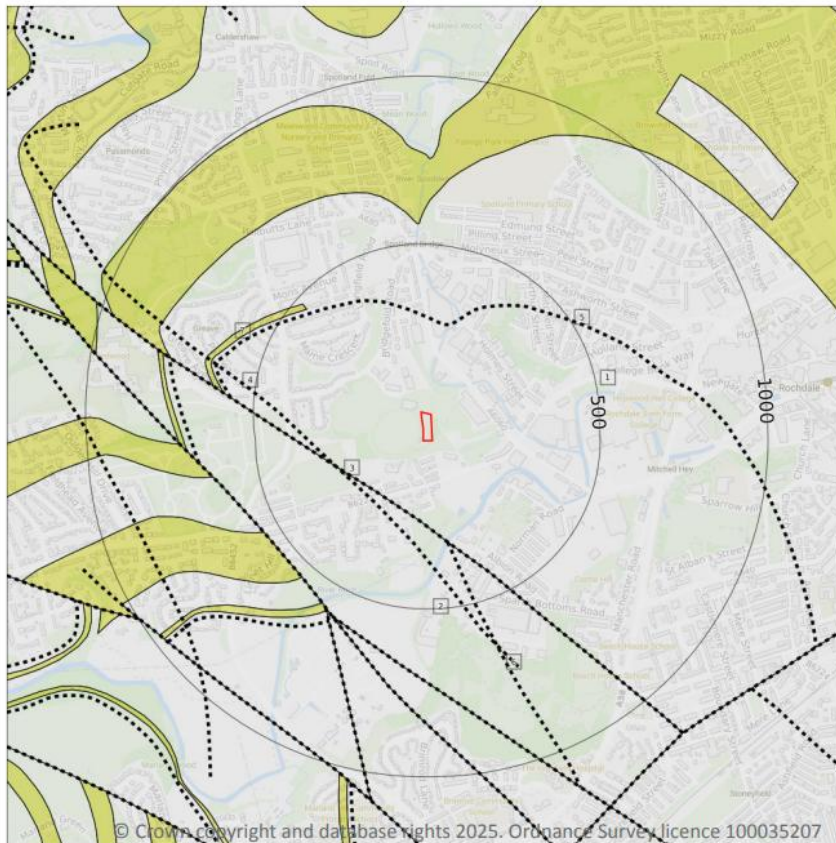
106



ROCHDALE CRICKET LACROSS AND
SQUASH CLUB, BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
Your ref: rochdalepadelclub-groundsure-
240625
Grid ref: 388621 413293

Geology 1:10,000 scale - Bedrock



— Site Outline
Search buffers in metres (m)
..... Bedrock faults and other linear features (10k)
Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

3

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 108 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
2	204m SW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
7	458m NW	RSC-SDST	Riddle Scout Rock - Sandstone	Langsettian Sub-age



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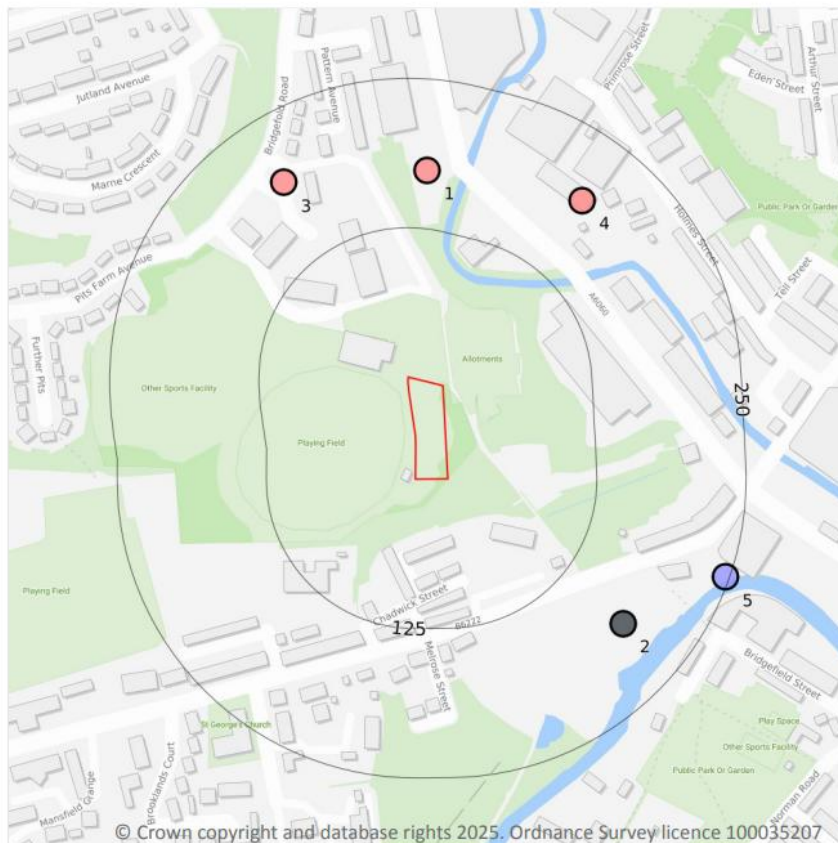
108



ROCHDALE CRICKET LACROSS AND
SQUASH CLUB, BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
Your ref: rochdalepadelclub-groundsure-
240625
Grid ref: 388621 413293

16 Boreholes



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

5

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on [page 116 >](#)

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	174m N	388620 413510	STOTTS MILL MELLOR STREET ROCHDALE	47.0	N	30198 ↗
2	190m SE	388784 413131	W CENTRAL DIST ROCHDALE 23	-	Y	N/A
3	193m NW	388500 413500	DAVY KENYON SPOTLAND	60.0	N	29739 ↗



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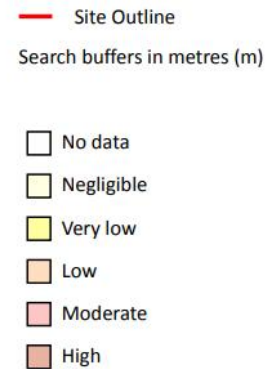
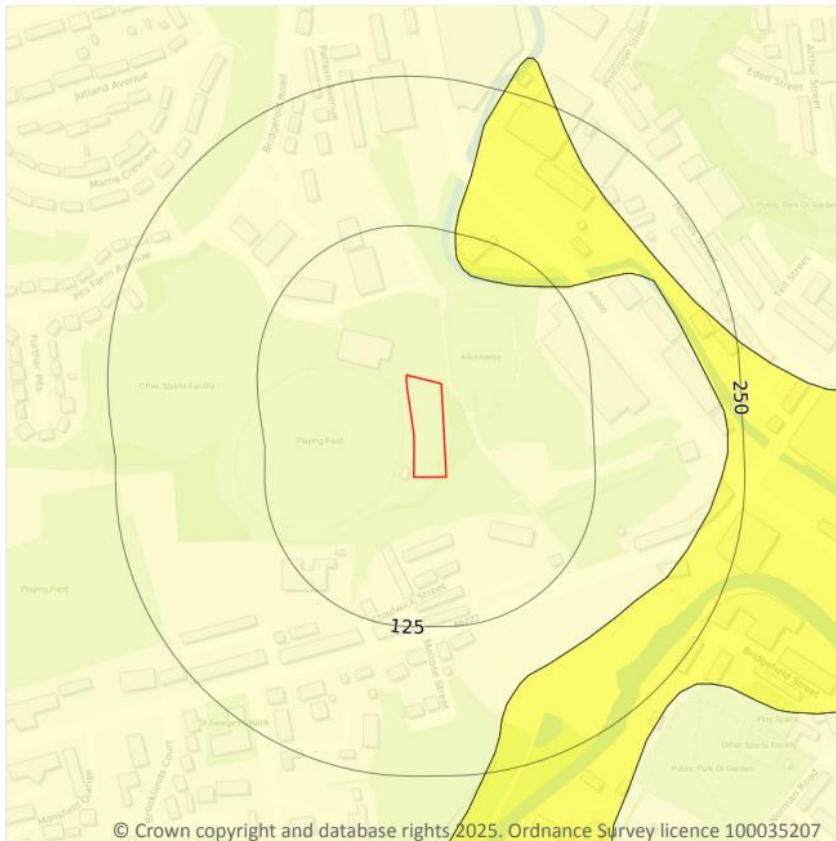
116



ROCHDALE CRICKET LACROSS AND
SQUASH CLUB, BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
Your ref: rochdalepadelclub-groundsure-
240625
Grid ref: 388621 413293

17 Natural ground subsidence - Shrink swell clays



17.1 Shrink swell clays

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 118 >](#)

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.

This data is sourced from the British Geological Survey.



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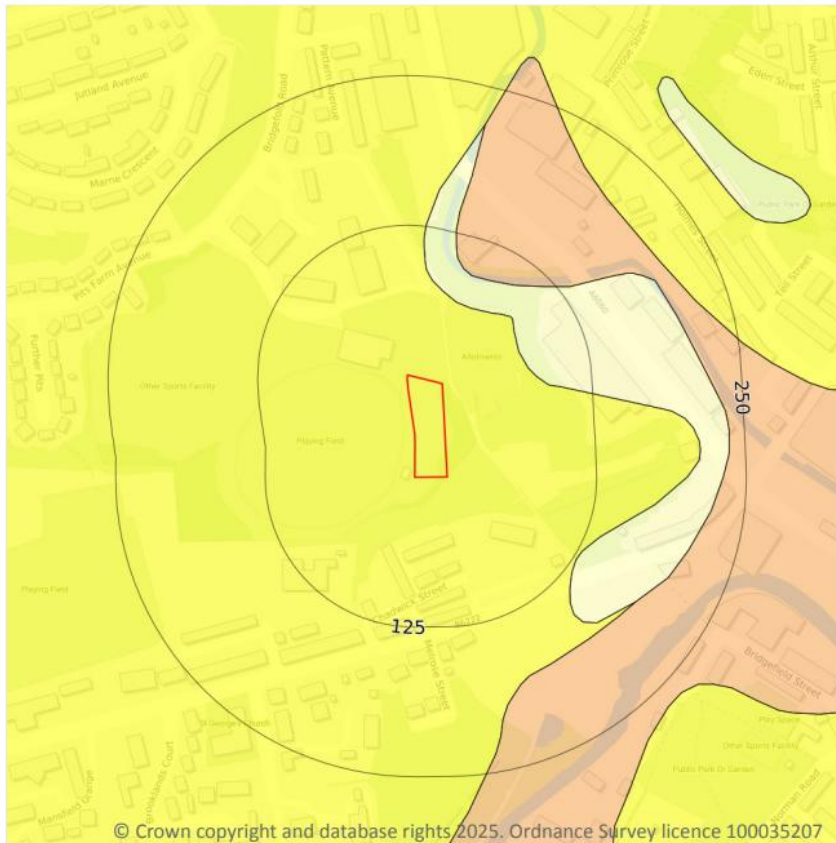
118



ROCHDALE CRICKET LACROSS AND
SQUASH CLUB, BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
Your ref: rochdalepadelclub-groundsure-
240625
Grid ref: 388621 413293

Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 119](#) >

Location	Hazard rating	Details
On site	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

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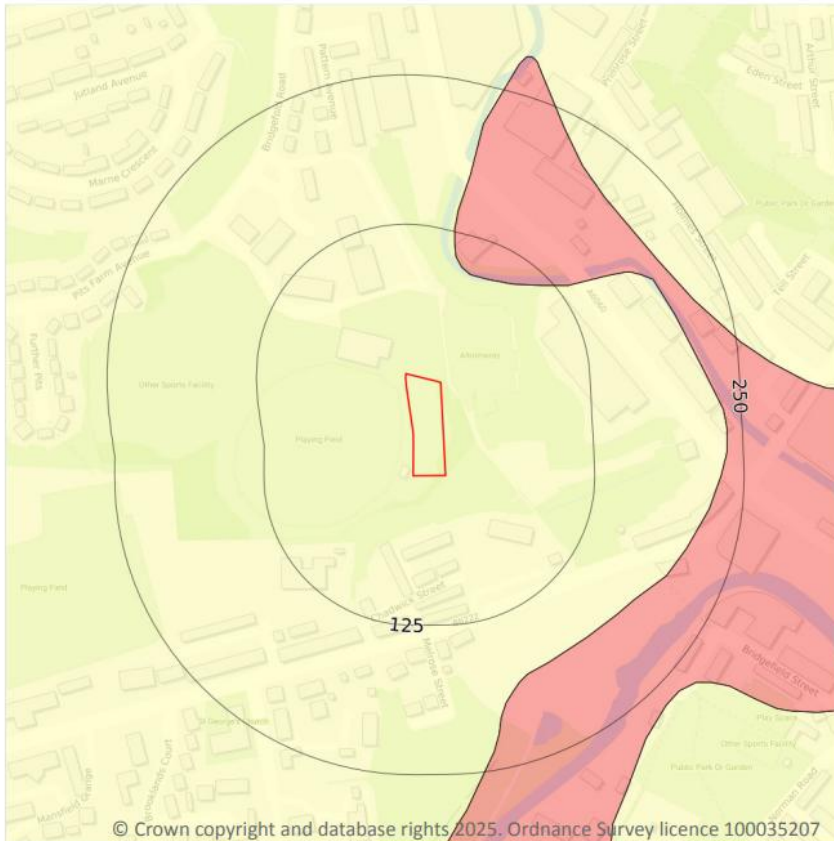
119



ROCHDALE CRICKET LACROSS AND
SQUASH CLUB, BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
Your ref: rochdalepadelclub-grounds-
240625
Grid ref: 388621 413293

Natural ground subsidence - Compressible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 120 >](#)

Location	Hazard rating	Details
On site	Negligible	Compressible strata are not thought to occur.

This data is sourced from the British Geological Survey.



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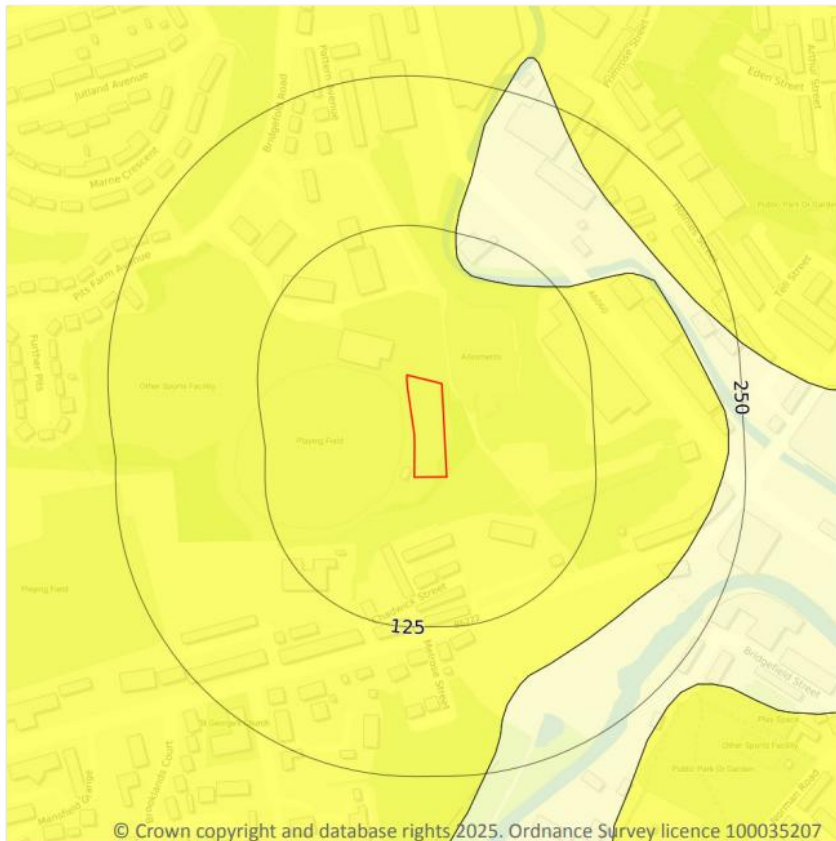
120



ROCHDALE CRICKET LACROSS AND
SQUASH CLUB, BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
Your ref: rochdalepadelclub-groundsure-
240625
Grid ref: 388621 413293

Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.4 Collapsible deposits

Records within 50m

1

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

Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 121 >](#)

Location	Hazard rating	Details
On site	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

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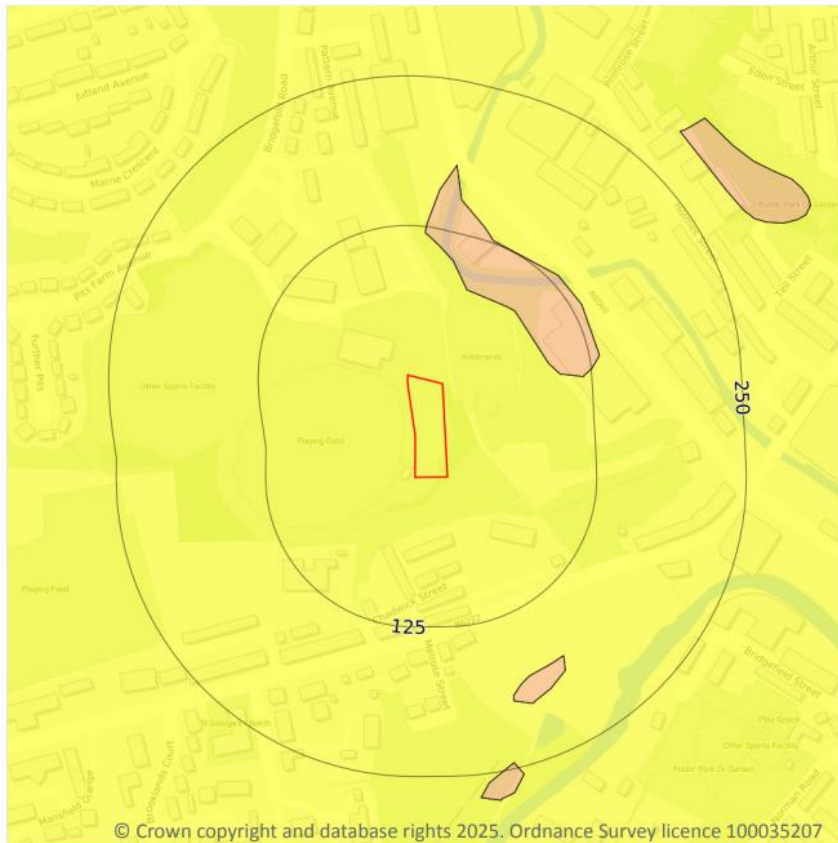
121



ROCHDALE CRICKET LACROSS AND
SQUASH CLUB, BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
Your ref: rochdalepadelclub-groundsure-
240625
Grid ref: 388621 413293

Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on [page 122](#) >

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

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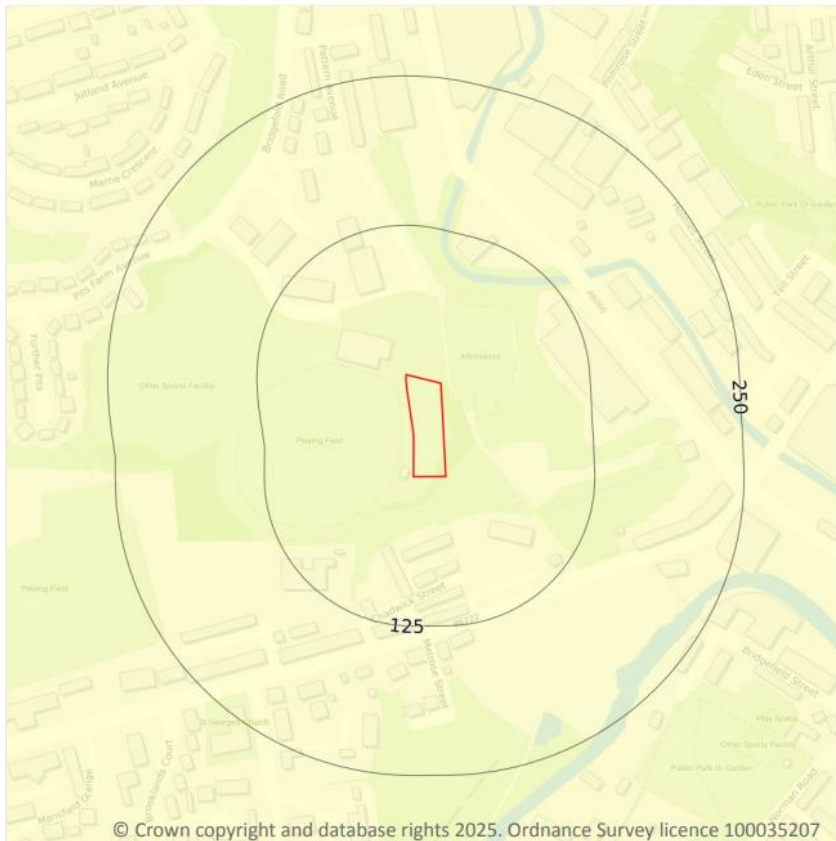




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SQUASH CLUB, BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
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240625
Grid ref: 388621 413293

Natural ground subsidence - Ground dissolution of soluble rocks



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 123 >](#)

Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



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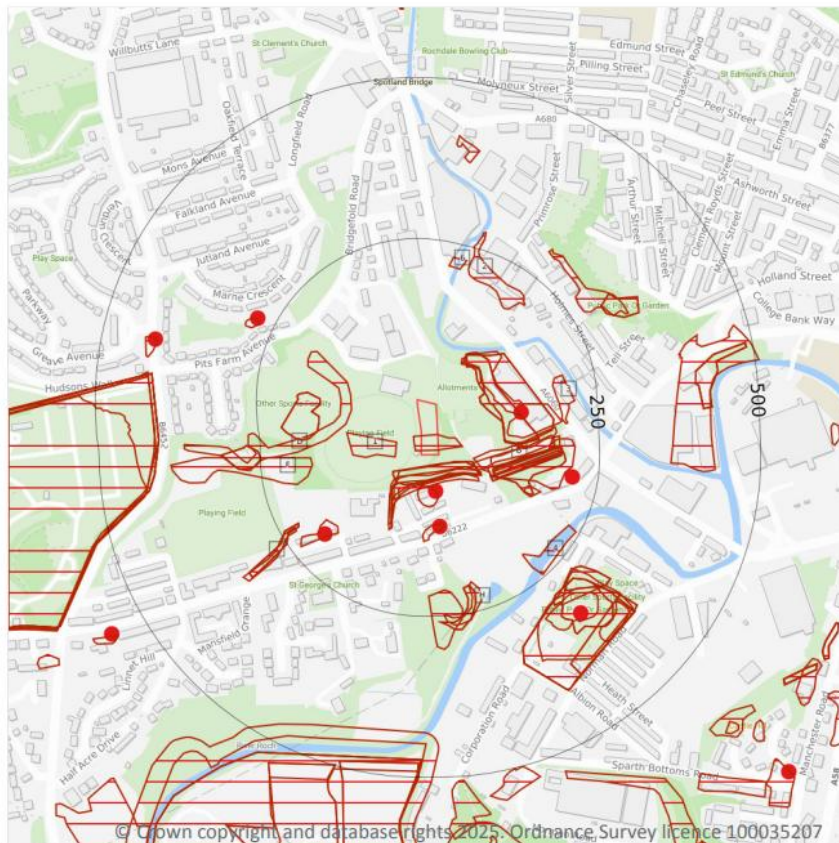
123



ROCHDALE CRICKET LACROSS AND
SQUASH CLUB, BRIDGEFOLD ROAD,
ROCHDALE, OL11 5BX

Ref: GS-ZVY-WW6-8TQ-FEA
Your ref: rochdalepadelclub-groundsure-
240625
Grid ref: 388621 413293

18 Mining and ground workings



— Site Outline

Search buffers in metres (m)

● BritPits

▨ Surface ground workings

▨ Underground workings

▨ Underground mining extents

▨ Historical mineral planning areas

▨ TCA non-coal mining

Non Coal Mining

▨ Sporadic underground mining of restricted extent possible

▨ Localised small scale underground mining possible

▨ Small scale mining possible

▨ Underground mining known or likely within or in close proximity

▨ Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

8

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

Features are displayed on the Mining and ground workings map on [page 125 >](#)



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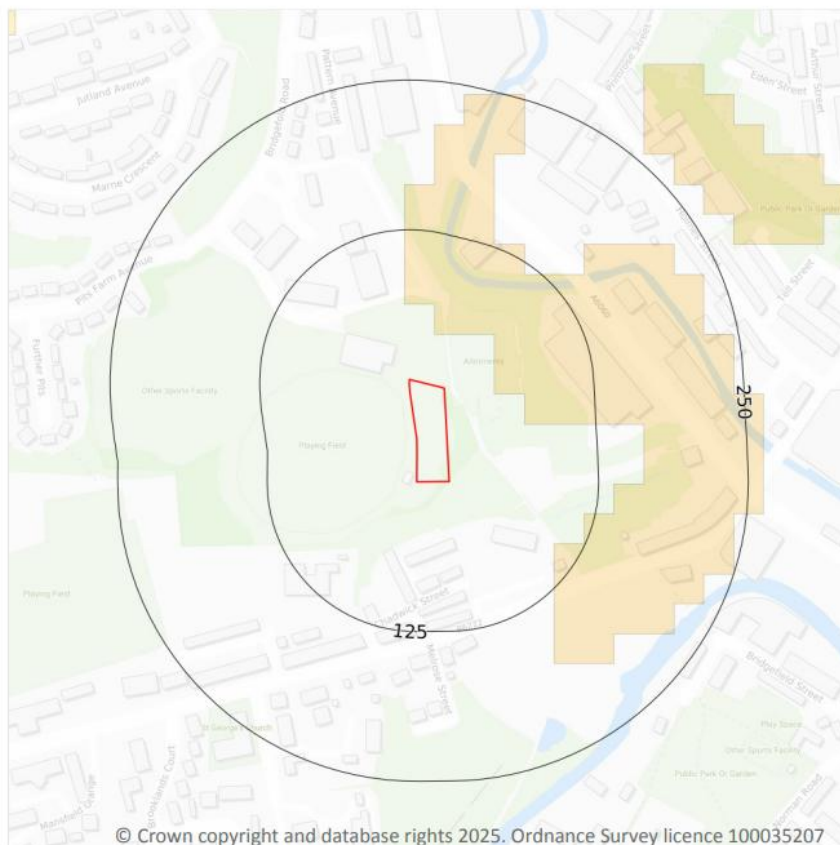
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240625
Grid ref: 388621 413293

20 Radon



— Site Outline
Search buffers in metres (m)

- Greater than 30%
- Between 10% and 30%
- Between 5% and 10%
- Between 3% and 5%
- Between 1% and 3%
- Less than 1%

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20.1 Radon

Records on site

1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 136](#) >

Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None



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