

Architecture Unknown

Middleton Conservative Club

Stage 1 LCRM & Coal Mining Risk Assessment

FINAL
July 2025



Revision Schedule

Former Middleton Conservative Club, Middleton

LCRM: Stage 1 Risk Assessment & CMRA

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EXECUTIVE SUMMARY

This summary presents the salient points of the Report but should not be referred to in isolation of the body text. There will be other information contained within the Report which puts into context the findings of the Executive Summary. No reliance should therefore be placed on the Executive Summary until the Report has been read in full. The recommendations given are considered reasonable based on available information and the assessment of the Site as carried out by Inspire Planning & Design Ltd at this time.

1 ENVIRONMENTAL CONSTRAINTS

Ground Investigation: A general environmental ground investigation is considered necessary given the current status and proposed end use of the development in relation to the identified levels of risk.

Biogenic Ground Gases: Risk from ground gas is currently anticipated based on the Site's environmental setting. A BS8485 Characteristic Situation 2 determination for the Site is therefore given at this time, but will need to be confirmed.

Radon: No radon precautions are indicated to be required in construction.

General Soil Contamination: A general check on contaminant levels should be undertaken within the remit of an intrusive ground investigation.

Asbestos in Soil: The presence of any asbestos fibres within the on-Site soils should be confirmed as part of an intrusive ground investigation.

Remediation Requirements: If required, an LCRM Stage 3 Remedial Strategy incorporating current LPA guidelines would need to be issued to them to address any soils and/or ground gas remediation requirements. Validation reporting would also be needed on a separate basis, once any remedial works had been completed.

Risk to Construction Workers: All works to be undertaken should be specifically assessed as part of a health and safety evaluation to mitigate the exposure of workers to any dusts and fibres as may be generated during development.

Controlled Waters Receptors: Risk from the off-site discharge of any leachable contaminants is considered to be very low and no further assessment is considered necessary.

Invasive Plants Species: Specialist assessment should be completed as required.

2 GEOTECHNICAL & GENERAL DEVELOPMENT CONSTRAINTS

Ground Investigation: A formal geotechnical assessment will need to be carried out to confirm the thickness of made ground materials, in addition to assessing the nature of the underlying natural strata to refusal given the potential for variation with spatial extent and depth.

Buried Concrete: Protection to buried concrete products will be required where they come into contact with soils that exhibit levels of sulphate above DS1, although final design parameters should be discussed with the Designing Engineer following completion of laboratory testing.

Anticipated Foundation Type & Ground Slab: To be confirmed following completion of ground investigation works and consultation with the Designing Engineer.

General Ground Stability: Global slope stability problems are not expected, although due consideration should always be given to how other off-site land could impact on the Site, and vice versa. The instability of loose and/or weathered strata should be anticipated, particularly during prolonged periods of wet weather, where any excavations are deep, or are left open for protracted periods of time. Where there is the possibility of weak/unstable ground being present or passing across any boundary, a geotechnical risk assessment of the integrity/stability should be undertaken prior to excavation works being carried out. Designed and engineered temporary or permanent works should be deployed to ensure their continued stability, as necessary.

Heave Precautions: To mitigate against heave, foundations would need to be constructed in accordance with current guidelines where they are found to lie within influencing distance of removed, existing, or proposed planting when in cohesive soils. The testing of soils would be required to determine this.

Excavation Obstructions: Excavation obstructions should be anticipated on the basis of available information. Existing foundations and other substructure would need to be grubbed-out accordingly.

Potable Water Supplies: It is anticipated that the existing water supply to the club building would negate the need for any new potable water supply connection. This will need to be confirmed.

Surface Water Drainage: At this time, it is anticipated that a piped connection would need to be adopted, with this connecting into the Site's existing drainage system. However, should infiltration testing be required, this would need to be carried out in accordance with the method prescribed in BRE365.

Pavement: Highly variable made ground materials are expected within the area of proposed new car parking and the access ramp. The soils are likely to be too variable to assume uniform bearing, so therefore they should be treated as if it's low-strength fill with a CBR <2%. It's considered that the made ground will need to be turned-over to a requisite depth and sorted prior to any pavement construction as the soils are unlikely to be uniform and would not currently provide a stable subgrade upon which to build off. Other protection measures may be needed (e.g. geogrid). All other assessments and validation testing should be completed as required.

Archaeology: The need for archaeological monitoring has not been identified within the remit of this assessment.

3 MINING LEGACY CONSTRAINTS

The MRA indicates that the Site could potentially be at risk from shallow unrecorded coal mine workings at <30m depth. Intrusive ground investigation is therefore considered necessary to confirm the depth to, condition, and thickness of the underlying Lower Bent coal.

The treatment of any shallow mine workings would be required if they are found to present an unacceptable level of risk (instability) to the proposed development. Specific proposals to consolidate any such workings would need to be completed in accordance with current UK guidance.

All mining-related investigation and any treatment works to be completed would need to be undertaken in accordance with the MRA's permitting requirements.

1 INTRODUCTION

1.1 Appointment

Inspire Planning & Design Ltd ('Inspire') were appointed by Architecture Unknown Ltd (the 'Client') to provide professional services in relation to the preliminary geotechnical and geo-environmental assessment of land located at the former Middleton Conservative Club, 77 Long Street, Middleton, Rochdale, Manchester (herein referred to as the 'Site').

Inspire have prepared this report (the 'Report') for the sole use of the Client that commissioned it in accordance with the agreement under which our services are performed. No other warranty, expressed or implied, is made as to the professional advice included in this Report. Any unauthorised third parties using the information presented in this Report do so entirely at their own risk and are duly excluded from any warranty, duty of care, or skill.

No part of this Report shall be reproduced or redistributed without the prior written consent of Inspire. However, the Report may be issued by the Client or their Agent to the Local Planning Authority (the 'LPA') to support the discharge of any pre-commencement or other such pre-occupancy planning condition as may be imposed in relation to the Site's redevelopment under the Town and Country Planning Act 1990.

1.2 Report Context and Status

It is understood that the Client's primary intentions for the Site comprise:

- i. The retention and conversion of the existing building into a new multi-use events and function space;
- ii. The provision of a large two-storey side extension to the northern elevation of the building and a pergola along its rear (western) elevation, and
- iii. A new vehicular ramp and large car park to the rear (west) of the building.

The aim of this Report, therefore, is to present a preliminary assessment of the mining legacy, geotechnical, and land contamination status of the Site in relation to its proposed redevelopment.

The assessment given herein follows a review of currently available published geological, hydrogeological, Mining Remediation Authority (the 'MRA'), and geo-environmental records, with works being completed in accordance with the general requirements of BS10175 ^[1], BS5930 ^[2], Land Contamination Risk Management ('LCRM') guidance ^[3] and MRA guidance ^[4]. NOTE: the assessment is made for the Site as a whole, as defined on the red line boundary shown on drawing Ref: 23.150.201/P1, dated 10th March 2025, although it was noted during the walkover on the 24th July 2025 that there parts of the Site (i.e. shop units fronting onto Long Street) that are unlikely to be materially altered.

Notwithstanding the provision of discourse on any geotechnical, coal mining, or general construction matters that could apply, the assessment also includes for potential sources of historic ground contamination, its anticipated impact on sensitive receptors, and identifies where any further risk assessment or intrusive works are required to facilitate development

within the framework of a generic commercial exposure scenario as defined by the Environment Agency ^[5].

Interpretation and recommendations given in this Report should not be assumed valid for adjacent areas of land, or for alternate land use. Should the proposed Site usage change, or significant other information come to light, the recommendations and conclusions presented in this Report will need to be re-assessed in accordance with current guidance.

1.3 Objectives

The primary objectives of this assessment were to:

- Obtain current information from published sources with respect to any environmental designations, SSSI, visual and cultural designations, and agricultural and/or habitat designations as may exist on Site or within the immediate area of development;
- Obtain current information from published sources about the likely soil and groundwater conditions within the area of development;
- Identify and assess the potential for any ground related environmental hazards, including the potential for where any adverse ground gas regime may represent constraints to the proposed development;
- Identify and assess the potential for any ground related geotechnical hazards, including the potential for any ground instability arising from coal mining legacy and/or where retaining structures are evident;
- Define a preliminary Conceptual Site Model ('CSM') of plausible source-pathway-receptor linkages and undertake a qualitative assessment to evaluate the level of risk associated with each linkage in accordance with the proposed development end use scenario;
- Outline preliminary development recommendations, and
- Provide advice on any additional stages of LCRM assessment that may need to be completed to satisfy the concerns of the regulatory authorities, this including Stage 1 generic or detailed quantitative risk assessment with ground investigation, Stage 2 options appraisal ^[6], and/or Stage 3 remedial actions ^[7].

Scope of Drawf Works

Assessment undertaken within the context of this Report comprised a review of the following sources of publicly available and third party data:

- British Geological Survey ('BGS') 1:50,000 scale series geological mapsheets ^[8,9]
- British Geological Survey Onshore GeoIndex records database ^[10]
- Emapsite - Enviro+GeoInsight Data Report (Appendix A) ^[11]
- Emapsite - Historical Ordnance Survey ('OS') Plans (Appendix B) ^[12]
- Coal Authority Consultant's Coal Mining Report (Appendix C) ^[13]
- Zetica UXO

1.4 Limitations of Study

This appraisal has been undertaken subject to the limitations detailed in Section 9 and any other limitations stated specifically in the Report. Where further works are identified, these shall be

undertaken as required within the framework of LCRM, the MRA's permitting Terms and Conditions, and in accordance with any other current UK regulation.

No intrusive ground investigation works have been completed as part of this assessment.

2 SITE SETTING

2.1 Details & Description

A general summary of the Site's setting is given in Table 2.1, below.

Table 2.1 - General Site Details

National Grid Reference	The National Grid Reference (NGR) for the Site is indicated to be 387016mE 406122mN.
Area of Development	The overall Site area is indicated to be 0.42ha.
General Site Layout	The Site is accessed via Long Street at its north-eastern corner (Plates 1-2). Here, a short tarmac driveway leads up into an area that appears to be used for short-stay parking (Plates 3-4), and for this to have high retaining walls around its boundary (Plates 5-6); behind the walls is dense vegetation and trees. The car park extends (on a deck) across the top of a series of shops that front onto Long Street (Plates 7-10). Accessed from the car park is the principal building (that is currently shuttered and disused), and also the rear of the shops via a set of concrete steps and a narrow passageway that runs beneath the deck (Plates 11-12); accessed from the southern part of the car park is a residential apartment (Plates 13-14) and a metal staircase. At the base of the staircase was noted a stand of [suspected] Japanese Knotweed (Plates 15-16) and some general fly-tipping. The staircase leads up to what is understood to have been a former bowling green with its associated pavilion (Plates 17-24). This part of the Site is disused and heavily overgrown; ground levels around the northern and western boundaries are partly raised and lie above that of the surrounding land (Plates 25-26). Metal rail fencing (with some dense vegetation) lines the southern boundary, beyond which is a significant drop to the rear of the adjacent commercial units (Plates 27-30).
Principal Boundary Development	Long Street lies to the east, and for this to have a variety of shops and residential property along its length. To the north-east of the Site, at lower elevation, is a small commercial unit (with dwellings above?) and The Old School Rooms (a former grammar school that is now a private wedding venue). North-west of the Site, and accessed from Lever Street, is a commercial unit and its associated car park (beyond which are terraced dwellings on Grey Street), whilst to the west and south are other commercial units fronting onto Sadler Street and some other localised residential property.
Ground Elevations	Topographical data for the Site (TriCAD Solutions Ltd, drawing ref: TRI-4096-01, dated 25 th April 2023) indicates that the eastern half (largely occupied by the parking deck) lies at broadly 90.5m AOD, whilst the western half lies at a higher elevation of around 95.5m AOD (increasing around the densely vegetated boundaries).
Invasive Species	As indicated above, a suspected stand of invasive plant species was observed during the Site walkover. Further specialist assessments should therefore be commissioned, particularly given the dense vegetation that is present around the boundaries to the former bowling green.

2.2 Anticipated Geology & Hydrogeology

A summary of the salient geological data for the Site is given in Table 2.2, below and overleaf. Reference should be made to the appended GeoInsight report for a full account.

Table 2.2 - Published Geological Conditions

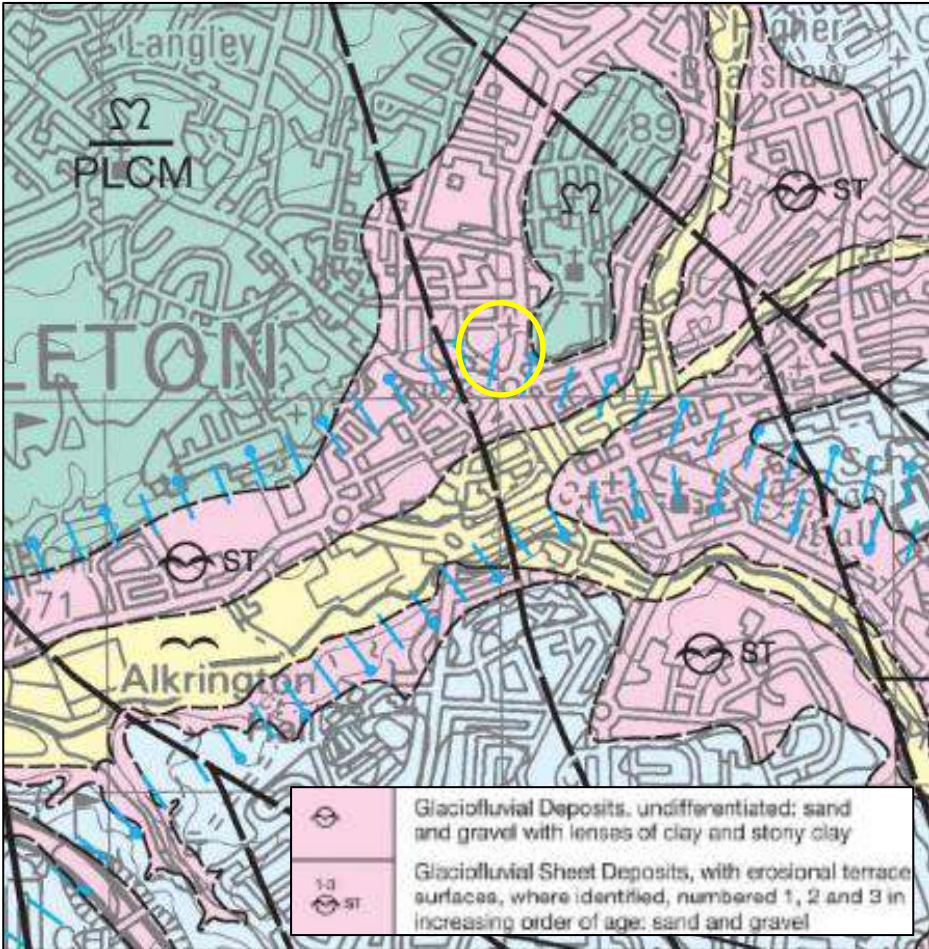
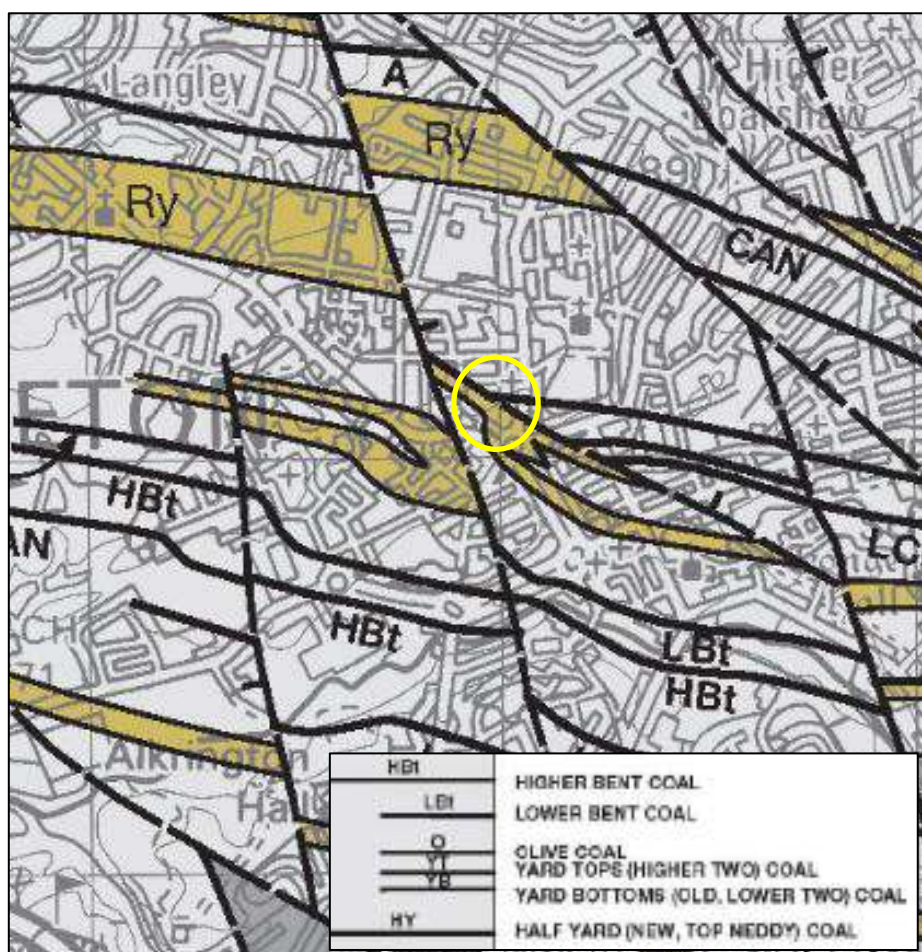
Radon	Third party data indicates that between 1% and 3% of properties exceed the Radon Action Level in the area. No radon protective measures are indicated to be required in construction on this basis.
Superficial Geology	Data obtained from the BGS indicates that the Site is underlain by and lies within a wider area where there are Devensian glaciofluvial sheet deposits, and for these to comprise sand and gravel. Typically, such deposits are generally well-sorted, often stratified (e.g. cross bedded and imbricated) and can range in thickness from a few to many tens of metres. A single historic borehole record obtained from the BGS (Ref: SD80NE7, located to the west of the Site between Sadler Street and Milton Street at c.96m AOD) indicates that deposits comprising interbedded horizons of “Quicksand and marl, sand and gravel, marl, gravel, brown clay, and gravel” were present to 98 feet (29.87m).  Source: BGS (2011) Sheet 85. 1:50,000 scale.

Table Contd./

Bedrock Geology

Review of the available BGS mapsheets indicates that the solid geology underlying the Site is that of the Pennine Lower Coal Measures formation. Specifically, these consist of an unnamed sandstone unit across the southern part of the Site, and undifferentiated mudstone, siltstone, and sandstone across the northern part. The indicated boundary between these two units of rock beneath the Site is not known with any accuracy, although its position is concomitant with the inferred position of a normal geological fault which is mapped to trend north-west south-east through the Site; BGS mapping suggests that the downthrow is on the northern side.

The dip of the bedrock strata beneath the Site is unknown, however, given that the area is extensively disturbed and there are many individual fault blocks locally.



Source: BGS (2010) Sheet 85. 1:50,000 scale.

BGS borehole record SD80NE7 recorded “grey hard rock, brown rock, grey rock with fireclay partings... sharp grey rock” from 29.87m bgl to a terminal depth of about 62m bgl to the west.

Table Contd./

Infilled or Made Ground Deposits	Records at the 1:10,000 scale indicate that the nearest area of artificial or made ground lies at a distance of 52m to the north-west, and for this to have been recorded as a void. Other GroundSure records suggest that a small sandpit dating back to 1907 was present on the Site's northern boundary.
Coal	Details with respect to potential mining legacy are provided in Section 3.
Hydrogeology	<u>Aquifer within Superficial Deposits on Site</u>: Secondary A (formerly classified as minor aquifers). <u>Aquifer within Bedrock on Site</u>: Secondary A. <u>Source Protection Zones</u>: There are no source protection zones within 500m. <u>Source Protection Zones within Confined Aquifers</u>: There are no source protection zones within confined aquifers within 500m. <u>Groundwater Vulnerability Zones</u>: The worst case soil/surface leaching potential is classed as being high (<40% infiltration with >550mm/year dilution), whilst the vulnerability of the bedrock geology is indicated to be low. Groundwater flow through the bedrock would be via secondary porosity. <u>Groundwater Vulnerability – Soluble Rock Risk</u>: Risk associated with the dissolution of soluble rocks is not expected given the Sites location and underlying geology.
Hydrology	The nearest recorded surface water feature (the River Irk) is mapped from 219m to the south-east. The Site is indicated to lie within a Water Framework Directive Surface Water Body catchment, this being associated with: River Irk source to Wince Brook (Ref. GB112069061161). Furthermore, the Site is indicated to lie within a Water Framework Directive Groundwater Body Catchment. Data provided by the Environment Agency ^[14] indicates that the groundwater body associated with the 'Northern Manchester Carboniferous Aquifer' achieved an overall classification of 'Poor' in 2019.

2.3 Designations

The Enviro+GeoInsight data provides details on property-specific environmental designations in addition to other potential actions associated with non-environmental search returns such as planning constraints. The following salient information is presented in Table 2.3, below and overleaf.

Table 2.3 - Published Designations & Other Potential Actions

SSSI	There are no statutory protection sites within at least 1.6km.
Ramsar	There are no records relating to conserved wetland areas under the Convention of Wetlands of International Importance within 2km.

Table Contd./

SAC	There are no records of Special Areas of Conservation having been designated under the EC Habitats Directive within at least 1.6km.
SPA	There are no records of sites having been classified by the UK Government under the EC Birds Directive within 2km.
NNR	There are no records relating to important natural or semi-natural terrestrial ecosystems within 2km.
Nature Reserves	There are no records relating to any local nature reserves within at least 541m.
Designated Woodland	There are no recorded areas of ancient woodland within at least 1.6km.
Green Belt	There are no recorded areas of greenbelt within at least 1.2km.
Nitrate Sensitivity	There are no records relating to nitrate sensitive areas within 2km.
Nitrate Vulnerability Zones	The Site is indicated to lie within a recorded nitrate vulnerable zone, with this being associated with the River Irk (Moston Brook to River Irwell) NVZ (Ref. 638).
Visual & Cultural Designations	There are no world heritage sites, areas of outstanding natural beauty, national parks, scheduled ancient monuments, or registered parks and gardens within at least 250m. There are various listed buildings within 250m, the nearest of which lies 22m to the north-east at 83-87 Long Street (the former grammar school). As of 1978, the Site was designated as being within the Middleton Town Centre conservation area.
Habitat Networks	Deciduous woodland is indicated to be present from 33m to the east, beyond Long Street, although there are no habitat networks, open mosaic habitats, or limestone pavement orders within at least 250m.
Archaeology	The potential for below-ground archaeology has not been identified within the remit of this study.
UXO	Information obtained from Zetica UXO (https://www.zeticauxo) suggests that the Site lies within a low risk zone from unexploded ordnance. Further detailed risk assessment is unlikely to be required.

2.4 Environmental Records

A summary of salient published environmental data is presented in Table 2.4, below and overleaf.

Table 2.4 - Published Environmental Data

Landfill	Available data indicates that there are no active or recent landfill sites within a radius of at least 250m, although it does identify the presence of an historic landfill (based on Environment Agency/NRW records) 154m to the north-west at Mirfield Drive, Middleton (Ref: D069). No dates or other details are given. A search of the DEFRA Public Registers ^[15] resulted in no matches being found for this landfill.
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Table Contd./

Flooding	Assessment of risk against flooding events is not within the remit of this study, so specialist advice should be sought as required, with all necessary studies and reports being completed to obtain regulatory sign-off. <u>River & Coastal Flooding:</u> There are no recorded Flood Zone 2 or Flood Zone 3 areas within 50m. <u>Surface Water & Groundwater Flooding:</u> The highest risk from on-Site surface water flooding is indicated to be negligible, whilst within 50m is indicated to be 1:30 years (>1.0m). For groundwater flooding, the highest recorded risk for both on-Site and within 50m of the Site is moderate.
Potable, Surface, and Groundwater Abstractions	There are no recorded potable water abstractions within 2km on the Site, whilst for groundwater this is 1.2km, and 636m for surface water.
Public Register of Contaminated Land	There are no sites indicated to have been determined as being contaminated land under Part 2A of the Environmental Protection Act (1990) within 500m.
Dangerous or Hazardous Sites	There are no COMAH recorded sites within at least 500m.
Radioactive Substances	There are no live radioactive substance authorisations within 500m.
Historic Fuel Sites	There are no records of any historic petrol stations within 500m.
Garages/Workshops	There are no records of any historic garage sites within at least 164m.
National Grid	There are no records relating to National Grid high pressure gas transmission pipelines or high voltage underground electricity transmission cables within 500m.
Ground Gases	Mine gas emission requiring action by the MRA is not anticipated, although this does not preclude, however, the presence of any other biogenic ground gases that may be derived from other on- or off-Site sources.

2.5 Site History

It is not the intention of this Report to reproduce or describe in detail all of the changes that may have occurred on, or within a radius of about 250m to the Site, although a general review of available historical OS maps has been undertaken to identify any potentially contaminative former land-uses that may significantly impact upon the proposed development.

It should be noted that defined boundary on some of the maps may not fully align with the Site's position. Furthermore, some of the OS map editions may not be fully complete. It is possible, therefore, that additional land uses to those presented on the plans could have occurred in the past.

A general summary of the historical land use at the Site and within its surrounding area is given overleaf.

1848-1893

The first edition OS plans dating back to 1848 show the Site to be occupied by 'Hill Bank'. This appears to be a private residence, or similarly large property, with extensive landscaped grounds.

Its boundary with Long Street (or Rochdale Road as it was known at the time) is tree planted and walled, with access from the north-eastern corner. A driveway here leads up past a large area of planting/trees and across the frontage of the property, but also down its northern side to a yard area behind (here there is a large outbuilding and a collection of other smaller ones - a possible retaining structure is evident adjacent to the outbuildings). Formal planting is mapped along the southern boundary of the Site and into its far western corner. Pathways wind through the Site and for there to be much open ground (assumed grassed). On the north-western side, the boundary encroaches onto what appears to be allotment gardens belonging to the property.

Surrounding land at this time is limited and comprises a small development with associated yard at the Site's north-eastern corner (it is likely that the boundary here is partly retained). To the immediate south the land appears to be largely undeveloped, other than for some units on Showler Street; beyond this are terraced houses and other property. East of Long Street is The Warren, which is either a large area of woodland or park, whilst north-west of the Site beyond the gardens is Kitclough Wood.

It is assumed, given the property's name, that it is located on sloping ground. Benchmark data on Long Street is indicated to be 283 feet (86m AOD), whilst that to the north-west of the Site at Kitclough Wood is 320 feet (97.5m AOD); this is broadly consistent with the current topographical survey drawing for the Site which shows a marked change in elevation across it. Other than for the boundary with Long Street, it is unknown whether the other boundaries were retained in any way at this time as that level of detail is not recorded.

The 1893 OS plan shows the property to be in use as a club, and for a bowling green to have been built across the Site's western half. A defined linear feature is indicated on the OS map between the two, with this being the decorative brick retaining wall depicted in Plate 5; the retaining wall cuts through the former yard area to the rear of the building, and indicates that infilling occurred behind it as the bowling green would need to be flat and level (the pavilion on the rear of the building is indicated to have been added at this time, too). A separate retaining structure is also indicated against the north-western boundary between the green and the allotment/garden area (given the reduction in elevation at that position), although it would also be assumed that the southern boundary wall (as depicted in Plates 15 and 17) was constructed at the same time too to facilitate retention of the green at the elevated level that it was built. External access to the green appears to be via a pre-existing path in the north-eastern corner of the Site, and via a ramp or other such slope against the southern boundary wall.

Surrounding land continued to be developed, as indicated on the 1893 OS plan, with this comprising housing, commercial property, a school, and various chapels to the south (now Sadler Street) and west. Various small dye-works are evident locally too, along with a reservoir to the west, whilst The Warren is now in use as a cemetery. Further to the south-east are various cotton mills and the Corporation Gas Works at a distance of about 250m.

1907-1932

No significant changes to the general layout or use of the Site is indicated. To the north-west, the boundary there is mapped as being partly within an area of suspected (aggregate?) excavation, whilst beyond this development has largely been for residential purposes. No other significant change to the wider area is noted.

The 1922-1932 OS plans do show the north-western boundary to subsequently be an embankment, and therefore for the placement of material to have occurred along its length, extending in a south-westerly direction to terminate at Sadler Street.

1954-1974

The 1954-1955 OS plans show little change other than for the building (now labelled the Middleton Conservative Club) to have been extended to something like its current form (or perhaps for it to have replaced the original and smaller structure in its entirety?) and for the vegetation/trees that were located on the southern boundary to have been largely removed.

The 1965 OS plan indicates that the reservoir to the west was disused/being infilled; this was ultimately redeveloped as Ninian Court (4 storey blocks of flats that lie slightly below the level of Sadler Street), whilst the associated dye works were redeveloped as Exeter Court and a large car park. Actual dates are unknown, but suspected to be in the mid-1970s?

The 1974 OS plan indicates that the eastern part of the Site is now in use as a car park (although this use could have occurred earlier as the 1964/1968 OS plans are blank). The features depicted on Plates 7-8 (including a cellar chute?) and those on Plates 11-12 (i.e. the stairwell and passageway beneath the deck) are also mapped. The car park's deck is integral to the shops beneath, so they will be present at this time too, although not shown on the mapping.

The concrete retaining wall within the north-eastern corner of the Site is mapped (as shown on Plates 3-6), with this being built to facilitate the car park and allow for provision of parking spaces there.

1978-2003

No significant changes to the general layout or use of the Site is noted, although the c.1995 OS plan depicts the square extension on the southern elevation to the building (currently in use as a residential dwelling) and further additional construction on the northern elevation to the club (infilling against the retaining wall behind), although this could have been built earlier.

2003 onwards

No significant changes to the surrounding land or its use are noted, with much of the area being for housing and for shops to be located along Long Street to the east. The old gas works to the far south-east appear to have been regenerated c.2001 and is now a depot.

It is noted that the club closed c.2012 and has most recently been used as a banqueting hall. More recent OS plans do not provide sufficient detail from which to extract useful information, although further summary of the local area is given in the Design & Access Statement (Rev A, dated May 2025) compiled by the Client.

3 IDENTIFICATION AND ASSESSMENT OF SITE SPECIFIC COAL MINING & OTHER MINERAL WORKING RISKS

3.1 DHR or DLR?

The MRA ^[16] is a statutory consultee on planning applications for development within defined coal mining areas in England, Scotland, and Wales. They have specific statutory responsibilities associated with, for example, the licensing of coal mining operations, the handling of subsidence claims, providing information on coal mining, and in managing the environmental legacy of coal mining activities. The risk-based approach to development management adopted by the MRA ^[17], with respect to planning applications, is centred around two spatial areas. These are referred to as 'Development High Risk' and 'Development Low Risk' and are defined in the following way:

- **Development High Risk (DHR)** areas cover approximately 15% of the coalfield and refer to those areas where specific recorded coal mining legacy is present or suspected which poses a risk to public safety and/or ground stability (e.g. mine entries, shallow recorded or probable workings, coal opencast sites etc), and
- **Development Low Risk (DLR)** areas cover approximately 85% of the coalfield and refer to those areas where historic coal mining activity has taken place at sufficient depth that it poses only a low risk to new development.

Where built development lies within a low risk area, guidance indicates that there is no statutory requirement to submit a coal mining-related assessment to the LPA¹ as part of any planning submission. However, where such development lies within a high risk area, new construction proposals (notwithstanding any exemptions that may apply²) are required to assess potential coal mining legacy issues. In these instances, assessment is prepared in accordance with the general requirements of preliminary risk assessment as defined by the MRA in order to:

- Determine the possible ground related hazards and risks associated with any historic coal mining legacy and other mineral workings, and
- Demonstrate to the LPA that the application Site is, or can be made, safe to meet the requirements of the National Planning Policy Framework (the 'NPPF') ^[18], notably Paragraphs 196(a), 196(c), and 197 (Ground Conditions and Pollution), which states that planning policies and decisions (*in relation to mining legacy*) should ensure that:

Para.196 (a) *a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This*

¹ NOTE: The LPA can request the submission of any information it considers necessary to inform the decision making process for a site and this could include a Coal Mining Risk Assessment, irrespective of whether the site lies within a high risk area, or not. Other interested parties (e.g. Building Control and/or a third party Warranty provider) may also request that coal mining related information is provided.

² Details of Part A and Part B exemptions is available at <https://www.gov.uk/guidance/planning-applications-coal-mining-risk-assessments>.

includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);

Para.196 (c) adequate site investigation, prepared by a competent person, is available to inform these assessments, and

Para.197: *Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.*

Based upon available information, Inspire indicates that the Site lies within a defined coal mining reporting area and DHR. This determination is based upon MRA records, such as that presented on their interactive database ^[19]. For the purposes of this assessment, the initial risk level is determined as being:

INITIAL RISK LEVEL DETERMINATION: MODERATE TO HIGH

3.2 Consultants Coal Mining Report

Salient information provided by the MRA, as indicated in their appended report, may be summarised as follows:

- No past underground coal mining is indicated;
- Probable unrecorded shallow workings are indicated;
- There are no recorded shallow-depth spine roads;
- There are no mine entries reported to be within 100m of the Site;
- The Lower Bent coal is indicated to crop within the boundary to the Site;
- The aforementioned geological fault is indicated on the MRA's accompanying large plot plan, although there are no reported fissures or breaklines;
- There are no records in relation to recorded coal mining subsidence;
- There are no records associated with coal opencast workings within 500m;
- There are no records of mine water treatment schemes within 500m;
- There are records of mine gas remediation having been carried out, and
- There are no records relating to any treatment/stabilisation works having been carried out within 50m.

3.3 Other Mineral Workings

There are no records relating to gypsum, tin, and/or clay mining on-Site.

3.4 Mining Cavities

There are no records of any mining cavities within at least 1km.

3.5 Natural Cavities

There are no records of any natural cavities within at least 500m.

3.6 Underground Working

Information provided in the GroundSure report indicates the presence of underground working from 983m to the south in unspecified old shafts.

3.7 Mining Legacy

Mining legacy for the Site has been assessed. This is summarised in Table 3.1, below and overleaf:

Table 3.1 - Summary of Mining Legacy

Coal Mining Feature	Yes	No	Unknown	Comment
On-Site coal crop	x			The Lower Bent coal is mapped as being present on-Site. The MRA plot projects the seam trending east-west to the north of the building to where it meets the fault in the west.
Recorded underground coal mine workings <30.0m bgl		x		None recorded by the MRA.
Recorded underground coal mine workings <30m bgl on adjacent land		x		None indicated by the MRA.
Probable unrecorded underground coal mine workings at <30.0m bgl	x			The MRA identify the potential for there to be shallow unrecorded working.
Recorded underground ore mining at <30.0m bgl		x		None recorded by the MRA.
Unrecorded underground ore mining at <30m bgl		x		None recorded.
Mine entries (shafts and adits) on, or within 100m of the Site		x		None recorded by the MRA.
Recorded MRA mining surface (coal opencast) workings hazards		x		None recorded by the MRA.

Table Contd./

Coal Mining Feature	Yes	No	Unknown	Comment
Records of coal mining related subsidence		x		None recorded by the MRA.
Spontaneous combustion ('sponcom') of coal seams		x		None recorded.
Records of mine gas emissions requiring action by the MRA		x		None recorded by the MRA.
Geological weakness			x	The MRA indicate the position of a fault line, although its position is not definitive.
Remediation work to sites or mine entries		x		None recorded by the MRA.

3.8 Mining Legacy Risk Evaluation

A qualitative estimation of risk based on the above identified mining legacy is given in Table 3.2, below and overleaf.

Table 3.2 - Summary of Mining Legacy Risk

Coal Mining Feature	Risk Level	Comment
On-site coal crop	Low	Shallow coal of the Lower Bent is mapped on-Site and could be encountered within influencing distance of the surface within the north-eastern (car park) part of the Site where the new extension to the building is largely proposed, if present. It's unlikely to be encountered at crop at a higher elevation (i.e. beneath the proposed vehicular ramp and the rear car park) as it should lie at too great a depth.
Recorded underground coal mine workings	Very Low	The MRA does not record any known workings beneath the Site. This refers to all underground mining activity relative to the enquiry boundary that lie within 0.7x the depth of working (zone of likely physical influence). The nearest recorded underground workings relate to unspecified old shafts from 983m to the south.
Probable unrecorded underground coal mine workings at <30.0m bgl	Low	The MRA has identified the potential for there to be shallow unrecorded working at depth <30m bgl, although they don't specify which seam this is associated with. With the Lower Bent being present on-Site (which is also noted to be discontinuous within its field) and there being no other seam beneath it until the Arley Coal at much greater depth, it is assumed that it is this seam the MRA refer to. With the seam dipping southwards in accordance with the fault block it lies within, it would therefore exist beneath the existing building and shops too. There's no evidence to suggest that underground working has occurred beneath the Site in any capacity in the past and it is not mentioned in the memoir^[20], although it is considered that if there was working this would likely have been from surface.

Table Contd./

Coal Mining Feature	Risk Level	Comment
Recorded or probable underground ore mining at <30.0m bgl	Very Low	The potential for difficult ground conditions to be encountered is unlikely, or at a level where this need not be considered further.
Recorded MRA mining surface hazards (opencast workings)	Very Low	There is no evidence to suggest that any surficial coal working exists on-Site, or nearby.
Coal mining related subsidence	Very Low	No subsidence claims within at least 50m of the Site are indicated to have been made.
Mine entries (shafts and adits) on, or within 100m of the Site	Very Low	No mine entries are recorded and the potential for unrecorded entries is considered to be very low.
Spontaneous combustion ('sponcom') of coal seams	Very Low	The Lower Bent coal is not identified as being susceptible to spontaneous combustion in the Lancashire Coalfield.
Records of mine gas emissions requiring action by the MRA	Very Low	With there being no recorded known shallow coal working, it is considered that the potential for there to be a gas risk associated with mining legacy is very low.
Geological weakness	Very Low	There is recorded a fault line along the southern edge of the Site, although its placement is not within the area of proposed new construction and any such faulting in the underlying bedrock would be deep (and could not be confirmed). No particular weakness due to faulting or other geological conditions are expected on the basis of available information.

It's considered that the potential for coal to exist at shallow depth is low and that the likelihood of there being shallow working from crop or underground is also low; this could be encountered in foundation excavation, so its presence should be confirmed. A limited programme of ground investigation to assess the indicated level of risk will therefore be required.

4 PRELIMINARY ENGINEERING APPRAISAL

4.1 Soils

Made Ground

The front of the Site along Long Street has long since been developed, so soils associated with occupation prior to the shops, their associated infrastructure, and the car deck being built no longer exist; it is understood that these parts of the Site, other than for some modernisation perhaps, will remain largely untouched. It's assumed, however, that there will be residual made ground materials beneath the remaining part of the car park in the north, so these could likely be encountered during Site enabling works and construction.

Although the original and historic landform for the Site as a whole isn't known with any certainty, it's apparent at this time that the brick retaining wall built c.1893 retains a potentially large volume of material used to infill behind it and thus form the flat and level bowling green (the separate [concrete] retaining wall in the car park also retains material). It's acknowledged that these soils will have been in place for a very long time (and the surficial soils should be topsoil), but in absence of any specific information that relates to them it can only be postulated that they are potentially poor, deep, and laterally extensive. Similarly, the formation of the vegetated embankment that runs along the north-western/western boundary will likely have been created with soils of an unknown quantity.

In relation to the proposed extension, the car park to the rear of the building, and the new vehicular ramp that is required to access it, the nature and composition of the made ground material to be encountered will need to be explored and confirmed with spatial extent and depth within each of the defined areas of build.

Natural Strata

Based on the Site's geological setting, granular superficial deposits are indicated as being present beneath all of it. There is evidence of localised sand and gravel extraction locally to the Site (and on its northwestern boundary), so such material was present and was worked in the past, although as mentioned herein, the original landform to the Site is unknown. Notwithstanding the extensive on-Site development that has already been completed over the years, which will undoubtedly have removed some of these soils, it remains unclear as to whether any residual drift material exists.

The underlying bedrock soils are noted to comprise an unnamed sandstone unit across the southern part of the Site, and undifferentiated mudstone, siltstone, and sandstone deposits across the northern part; the Lower Bent coal is reportedly present within these soils. With the proposed extension and ramp being proposed there, it would be anticipated for weathered mudstone and sandstone to be encountered from relatively shallow depth (as it would be expected for the existing retaining structures to have been built off such material). With respect to the bowling green area, however, whether any undisturbed bedrock strata was encountered would be subject to the thickness of the made ground and any residual underlying drift that exists.

It is indicated that the depth to and condition of the underlying bedrock soils will need to be confirmed within the overall scope of a detailed intrusive ground investigation, although

typically Coal Measures deposits weather within their upper layers to be firm becoming stiff or very stiff gravelly clays with lithorelicts of the original bedrock, thinly laminated and highly weathered siltstone and mudstone, and/or clayey sandy gravel with cobbles before more 'intact' material is encountered.

Groundwater

On the basis of available information, the Site's setting, and its indicated geology, significant shallow-depth groundwater would not be expected, although there is the potential for perched or trapped water to be present locally behind retaining structures.

4.2 Landslip (Mass Movement Deposits)

In providing a preliminary assessment of risk associated with potential landslip, consultation was made with the data presented by GroundSure at the 1:10,000 and 1:50,000 scales.

Information presented in the report indicates that there are no records of mass movement deposits within 500m, whilst the hazard rating for slope instability (landslide potential) on-Site and within 50m is very low to low. The GroundSure data also indicates that there are no records of landslip permeability (i.e. the estimated rate of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposit) within 50m.

4.3 Foundations

Although the specific foundation design for the proposed development lies outside the remit of this assessment, it is considered at this stage that various factors will need to be taken into account and that detailed ground investigation is required to provide the information from which informed decisions can be made.

Made Ground

The historic OS plans for the Site indicate that significant previous development has occurred. This will almost certainly have resulted in the introduction of 'unknown soils' within the boundaries to the Site, notably that behind the retaining walls and across the western half. These soils to be encountered, therefore, should be assumed to be poor in nature, be non-engineered, and to exhibit geotechnical instability (including, potentially, any cross-boundary instability).

As with all non-engineered soils, made ground materials at this Site would not be suitable founding stratum as they will have a high and uncontrollable potential for long-term future settlement to occur. A nil allowable bearing capacity value should therefore be applied to them.

Natural Strata

Beneath the made ground soils that are to be encountered, superficial deposits of variable density, strength, and thickness are anticipated, with underlying bedrock at depth comprising either mudstone, siltstone, sandstone, or a combination of all.

Although the specific foundation design for the proposed development (i.e. that for the extension, any new retaining structures, and the vehicular ramp) lies outside the remit of this assessment as no technical detail has been provided, all foundations will need to be taken down through any made ground, weak, or otherwise unsuitable material, to be founded at the correct depth on undisturbed soils having sufficient load carrying capacity. In order to determine the most expedient foundation solution(s), the condition and strength characteristics of the natural strata will need to be confirmed to depth through detailed ground investigation and geotechnical laboratory analysis.

If it's found that traditional spread foundations are suitable to be used, a bearing capacity assessment will need to be completed by the Designing Engineer during the detailed design-phase stage to ensure that the serviceability limit state of the proposed structures is not compromised in any way. This should also take account of the amount of total and/or differential settlement that could potentially occur post-construction.

If a full- or part-piled solution was to be adopted, independent field tests would need to be completed by the nominated piling contractor to facilitate pile design, production parameters, and installation. Where piles are to be used, they should be designed to withstand any additional loading and down-drag (negative skin friction) that could potentially be generated from movement within the surrounding ground. Pre-drilling may be required to achieve requisite pile lengths, aid penetration through any dense soil layers, to seat (socket) piles into the underlying rock stratum, or to clear obstructions that can impede installation of piles to design elevations.

Due consideration will need to be given to the foundation solution to be adopted if shallow coal or currently unforeseen mining legacy is apparent, although at this stage such risk is considered to be low to very low. Furthermore, due consideration to how adjacent development could impact upon the Site (and vice versa) should be made as required.

4.4 Floor Construction & Gas Protection

There are various options available with respect to floor-slab construction, although the final decision will be dependent on the foundation solution(s) to be adopted. However, the proposed floor construction and the loadings that will need to be carried is outside the remit of this study and will need to be established in consultation with the Designing Engineer once ground conditions have been confirmed and the foundation solution(s) chosen.

The allowance for the inclusion of ground gas precautions to Characteristic Situation 2 ('CS2') of BS8485 ^[21] should be made at this time and until confirmed otherwise given the proximity of the Site to potentially deep made ground (and potential shallow coal mining legacy) and for elevated concentrations of biogenic ground gas to be present within the underlying soils.

4.5 Heave Precautions

The combination of shrinkable soils and trees, hedgerows, and shrubs represent a potential hazard to foundations and supported structures due to the effects of volume change and ground movement.

All foundations would need to be provided in accordance with current heave precautionary guidelines ^[22] if they lie within the zone of influence of removed, existing, or proposed planting

when in cohesive soils. Information with respect to the plasticity indices and worst-case volume change potential of any proven or suspected cohesive soils will need to be obtained to assist with foundation design.

The need for any precautions in construction and how these interact with the foundation solution(s) should be discussed further with the Designing Engineer once ground investigation and all necessary testing and laboratory analytical works have been completed.

4.6 Slope Stability

Global slope stability problems are not expected on the basis of available information. However, due consideration to potential problems associated with adjacent land impacting on the Site (and vice versa) should always be made.

4.7 Retaining Structures

The bowling green is retained along its eastern side by a c.4.0m high brick retaining wall, and (on the basis of observations that could be made) along its southern side by another brick retaining wall or similar height, or perhaps more.

The embankment along the Site's north-western/northern boundary with the commercial unit and its car park appears only to be retained by a concrete post and panel fence, whilst in the north-eastern corner a brick retaining wall is apparent (some of the adjacent buildings could be integral to that).

All necessary structural assessments will need to be made by the Designing Engineer to ensure that the retaining structures are not compromised in any way by the intended development (e.g. the ramp against the northern boundary, and the new car park).

4.8 Superstructure Precautions

The need for superstructure precautions (e.g. masonry reinforcement) for the new extension is considered unlikely at this time, although this should be discussed further with the Designing Engineer once all ground investigation works and testing, including that associated with mining legacy, have been completed.

4.9 Excavation Stability

Taking note of the development proposals, significant excavation into the ground behind the existing brick and concrete retaining walls will be required; on the basis of available information, made ground soils of variable thickness and condition are likely to be encountered during such works. All made ground soils should be assumed to be unstable.

The instability of loose and/or weathered bedrock material could also likely be encountered in excavation, particularly during periods of wet weather, where excavations are deep, where they are left open for protracted periods of time, and/or where any shallow groundwater exists. Excavations may unduly widen if material collapse is encountered under these conditions.

All excavation works should be carried out in accordance with current HSE guidance, 'Structural Stability During Excavation' ^[23].

Where there is the possibility of weak/unstable ground being present or passing across any boundary, a geotechnical risk assessment of the integrity/stability should be undertaken prior to excavation works being carried out. Designed and engineered temporary or permanent measures should be deployed to ensure their continued stability as required.

4.10 Natural Ground Subsidence

With respect to natural ground subsidence, third party data classifies the Site as having a:

- 'Very Low' risk rating for running sands, collapsible deposits, and landslides hazards, and a
- 'Negligible' risk rating for shrink swell clay soils, the ground dissolution of soluble rocks, and compressible deposits hazards.

4.11 In-ground Obstructions

Obstructions associated with the existing retaining walls and their foundations are anticipated at this time within the areas of proposed new construction. Furthermore, it is possible that potential buried obstructions associated with the former outbuildings to the rear of the club could also be encountered if they weren't removed prior to formation of the bowling green. It would be expected that all in-ground obstructions as encountered would need to be grubbed out in their entirety, and for these areas to be reinstated to an engineered standard consistent with the development proposals.

Shallow hard rock could be encountered in excavation.

Excavation/breaking machinery of sufficient size and strength, in addition to any excavation shoring, will need to be allowed for.

4.12 Basements

It is expected that the club building has a basement, although its extent is not known.

4.13 Concrete

Protection would be required in accordance with current guidance ^[24] where buried concrete products are to be in contact with soils that exhibit elevated concentrations of sulphate.

Specialist advice should be sought to confirm the ACEC and Design Chemical class of concrete to be adopted at the design stage to the build once representative samples of the underlying soils have been tested. The Designing Engineer should refer to BS8500-1 ^[25] as necessary.

4.14 Stress Relief

Risk associated with stress relief is considered to be low.

4.15 Pavement

The design of future trafficable areas would need to be such that it allows for the effects of any soft underlying or variable materials and for the potential reduction in the strength of any replacement material to its long-term CBR value.

On the basis of very limited information, and notwithstanding any topsoil that is present, it is anticipated that any made ground that is present beneath the bowling green area would be too variable to assume uniform bearing, so therefore it should be treated as if it's low-strength fill with a CBR <2%.

It's considered that the made ground will need to be turned-over to a requisite depth and sorted prior to any pavement construction as the soils are unlikely to be uniform and would likely not provide a stable subgrade upon which to build off. Some parts of the made ground could be soft, others over-compacted, and there could be hard spots and buried artefacts; this potentially leads to deformation, cracking, and ultimately, failure. In-ground 'issues' will need to be exposed, removed, and reinstated to an engineered standard with an MOT Type 1 granular subgrade or similar, the thickness and placement requirements of which shall be determined by the Designing Engineer.

A geosynthetic membrane or geogrid could also be required within the make-up of the pavement's construction, although this should be discussed with the Designing Engineer following the undertaking of appropriate insitu testing (e.g. plate bearing testing during and post-placement of material) and the results of that testing; material strength can vary considerably depending on the moisture content of the soils used, the percentage fines, and the compaction effort applied. Furthermore, due consideration will need to be given to the drainage requirements of the pavement design, frost susceptibility of the materials used, where service trenches are proposed (as these can lead to localised sinkage and reflective cracking), and construction phasing.

4.16 Site Drainage

The drainage solution to be adopted is unknown at this time and should be explored with a competent drainage engineer. It should be noted, however, that it would not be appropriate for made ground or any other unstable or potentially unstable (or contaminated) soil to receive point-source flows of water from dedicated soakaways as this can lead to the formation of soft spots and subsequent settlement. Any such soakaway to be used would also need to be located more than 5m away from foundations and other sensitive development.

At this time, it is anticipated that a piped connection would need to be adopted, with this connecting into the Site's existing drainage system. However, should infiltration testing be required, this would need to be carried out in accordance with the method prescribed in BRE365 ^[26].

All drainage proposals will be subject to obtaining the necessary approvals.

5 PRELIMINARY ENVIRONMENTAL APPRAISAL

5.1 Introduction

Current UK legislation on contaminated land is set out in Part 2A of the Environmental Protection Act 1990 ^[27], which was retrospectively inserted by Section 57 of the Environment Act 1995 ^[28]. The Contaminated Land Regulations 2000 ^[29] were amended in 2005. The Environmental Protection Act 1990: Part 2A Contaminated Land, Statutory Guidance, Edition 2 (2006) promulgates the revised statutory guidance with respect to the operation of the Contaminated Land Regime following the implementation of the Contaminated Land Regulations, 2005. The definition of contaminated land is central to the operation of Part 2A.

Legislation adopts the principle of a 'suitable for use' approach for the assessment of contaminated land, the rationale being reflected in the site-specific risk assessment and determination of remedial strategy; action is only required if unacceptable risks are posed to human health or to the environment, considering the site's land use and geo-environmental setting.

The legislation places a responsibility on the LPA to determine whether the land under its jurisdiction is contaminated by consideration of whether:

- The presence of substances (potential contaminants) are present at concentrations that are causing significant harm or have the significant possibility of causing significant harm;
- There are receptors which may be harmed (e.g. the water environment, human health, buildings, fauna and flora), and
- There is in existence a pathway between the identified sources and receptors.

To qualitatively assess the level of risk at the Site, the above rationale has been applied. This approach is consistent with the preliminary risk assessment procedure defined in LCRM. The following section summarises the preliminary CSM which has been produced following the review of available pertinent third party information. The CSM summarises Inspire's current understanding of surface and sub-surface features, the potential sources of contamination, transport pathways, and receptors in order to support the identification and assessment of plausible potential contaminant linkages.

5.2 Potential Sources of Contamination

A potential source is defined as 'a contaminant which is in, or under the land and has the potential to cause harm to human health or to cause contamination of controlled waters receptors'.

In reviewing the Site's history it is evident that it has a 'development past', but that its occupation has been limited to (an assumed) residential dwelling in the first instance, and then the Conservative Club with its bowling green. The front of the Site was ultimately redeveloped for light commerce, and there's a car park above that in the form of a raised deck.

With respect to the development proposals, contamination associated with the Site's original use and where it was used as a club would not be expected (including any topsoil to the green), whilst the shops (and the car parking above them) would also not be expected to have any

particular impact moving forward. Where contamination could exist, however, is within any made ground soils imported to Site in the late 19th century when the green was established. Ground levels and the construction of significant retention indicate that imported materials were almost certainly needed, so it could be that some contaminated material to in excess of allowable commercial threshold values is present. Similarly, such materials could potentially give rise to the presence of elevated ground gas concentrations, which may also have a bearing on the proposed development, and gases could potentially be generated within any underlying coal working too, if present.

Contamination associated with other former off-Site industrial works is considered unlikely, particularly in relation to the various small dyeworks that were once present, although there are areas of infilling to the north-west which theoretically could give rise to ground gases; much of the local area is and has been occupied by residential dwellings for many decades, so such risk is considered to be very low.

With the above in mind, the following significant potential source-pathway-receptor linkages that may be associated with the Site have been considered. These are summarised in Table 5.1, below.

Table 5.1 - Summary of Potential Sources and Contaminants

Potential Sources	Potential Contaminants (not limited to)
Potentially contaminated on-Site made ground imported for land raising/infilling/levelling	Metals, metalloids, inorganic contaminants, phytotoxic contaminants, sulphates, PAH, TPHCWG, VOC, SVOC, and asbestos
Potentially contaminated on-Site underlying natural strata	
Sources of ground gas (any thick on-Site deposits of made ground)	CO ₂ , CH ₄
Sources of ground gas (any currently unforeseen shallow coal mining legacy beneath the Site)	
Sources of ground gas (localised off-Site infilled ground to the north-west)	

5.3 Potential Migration Pathways

Migration pathways are routes by which contaminant sources may come into contact with receptors. Potential pathways for different types of contaminants vary depending on the properties of the contaminant, the mechanism of its release, and the nature of the receptor. The principal potential contaminant pathways by which receptors might become exposed to potential contamination at the Site are summarised as follows in Table 5.2, overleaf.

Table 5.2 - Summary of Plausible Pathways

Potential Sources	Pathways
Potentially contaminated on-Site made ground imported for land raising/infilling/levelling and/or underlying natural strata	Direct ingestion, dermal contact, and the inhalation of dust, vapour or fibres
	Direct ingestion and/or dermal contact with liquid contaminants and sludges
	Leaching and direct contact with potable water supply pipes
	Leachable contaminants via surface run-off and the vertical and lateral migration via any permeable strata with the potential to impact controlled waters receptors
	Plant uptake in areas of soft landscaping
Sources of ground gas (any thick on-Site deposits of made ground, shallow coal mine working, and/or nearby off-Site infilled ground)	Migration of gases and/or vapours and/or accumulation in void spaces via transport through service conduit, any permeable made ground and/or any permeable or fractured underlying natural strata

5.4 Potential Receptors

A receptor is the potential target of the source contaminant, to which either significant harm or deterioration in quality may be caused. The potential sensitive receptors with respect to the potential contamination hazards identified above are considered in Table 5.3, below.

Table 5.3 - Summary of Potential Receptors

Potential Receptor	Comment
Human Health	Site end-users in the commercial end use scenario Site operatives (during construction phase only) Future workers involved with any in-ground maintenance or construction
Construction	Potable water supply pipes Foundations Service conduits
Controlled Waters	'Secondary A' aquifer soils

5.5 Environmental Risk Assessment

Risk assessment and the procedure of identifying sources, pathways, and receptors is recognised as an approach to determine the extent and significance of contamination either within the context of Part 2A (when assessing current site status or when considering the

acquisition of an existing development) or the planning process (for the redevelopment of an existing site, or when considering the acquisition of a site for redevelopment purposes). Either way, the 'suitable for use' approach is adopted when assessing risk and the source-pathway-receptor assessment defines the conceptual model for the site.

The statutory guidance describes a risk assessment methodology in terms of 'significant contaminants' and 'contaminant linkages', using the 'source-pathway-receptor' scenarios for the site. Contaminant linkages are formed when there is a linkage between a contaminant source and a receptor by means of a pathway. The existence of a contaminant linkage is dependent on site use, as well as environmental conditions. If no contaminant linkages can be proven, then the risks may be discounted. However, it is not to say that remediation is required even if contamination is proven. The identified potential contaminants and receptors have been considered in relation to the pathways that may link them. The risk classification has been estimated in accordance with those methods prescribed in CIRIA C552 ^[30]. Risk is regarded as a combination of the likelihood of an 'event' occurring and its severity: both elements must be considered when assessing risk. The method for risk assessment, or evaluation, is purely qualitative. As defined in CIRIA C552, the magnitude of the potential 'severity' of risk occurring may be assessed against:

- **Severe (acute):** short term risk to human health likely to result in significant harm as defined under Environmental Protection Act 1990, Part 2A. Short term risk of pollution to sensitive water receptor (may result in death).
- **Medium (chronic):** long term risk and significant harm to human health, contamination of sensitive water resource or significant change to an ecosystem or specific organism (may result in death).
- **Mild (chronic, but applicable to less sensitive receptors):** contamination of non-sensitive water resource but significant damage to crops, buildings, structures and services or the environment.
- **Minor (not significant):** harm, which may result in financial loss, or expenditure to resolve. Non-permanent effects to human health. Easily repairable effects of damage to buildings, structures, and services.

Similarly, the classification of the magnitude of the 'probability' of the risk occurring may be assessed against:

- **High Likelihood:** a contaminant linkage exists and an event appears very likely in the short term, or almost inevitable in the long term, or contamination is causing harm at the receptor. Urgent action is required.
- **Likely:** a contaminant linkage exists and it is probable that an event will occur. An event may not occur, but it is possible in the short term and likely over the long term.
- **Low Likelihood:** a contaminant linkage exists and it is possible that an event will occur. It is not certain that an event will occur over time, but it is less likely in the short term.
- **Unlikely:** a contaminant linkage exists but it is not possible to say if an event will occur even over a very long time.

Following completion of the severity and probability assessment, classifications can be compared to indicate the actual risk each contaminant linkage presents: this can only be undertaken where there is a possibility of there being an active linkage. The risk categories

which can be assigned are presented in Table 5.4, below, and range between 'very high' to 'very low' (NB - it is not possible to classify an identified risk as 'no-risk').

Table 5.4 - Risk Categorisation

		Consequence			
		Severe	Medium	Mild	Minor
Probability	Highly Likely	Very High	High	Moderate	Moderate / Low
	Likely	High	Moderate	Moderate / Low	Low
	Low Likelihood	Moderate	Moderate / Low	Low	Very Low
	Unlikely	Moderate / Low	Low	Very Low	Very Low

Source: Table 6.5, C552 (2001).

- **Very High** – there is a high probability that severe harm could arise or that severe harm is occurring. Urgent investigation and remediation are likely to be required.
- **High** – harm is likely to occur, and that urgent investigation and remediation may be needed in the short term, but are likely over the longer term.
- **Moderate** – harm could occur. It is unlikely to be severe, most probably relatively mild. Investigation is normally required to clarify the risk with some remedial works being required in the longer term.
- **Low** – it is possible that harm could occur, but if it did, at worst it would be mild.
- **Very Low** – low possibility of harm arising, and that if it does it is not likely to be severe.

The identified potential contaminants and receptors have been considered in relation to the potential pathways that may link them. The resultant contaminant linkages for the Site and the proposed development works based on its current condition are presented in Table 5.5, overleaf.

Table 5.5 - Summary of Environmental Risk (Current Site Condition without Mitigation)

Potential Sources	Potential Receptors	Plausible Pathways	Probability	Severity	Risk Rating	Comment
Potentially contaminated on-Site made ground imported for land raising/infilling/levelling and/or underlying natural strata	<u>Human Health</u> Site end-users, inc. maintenance and site workers (short term risk during redevelopment)	Direct ingestion, dermal contact with soil or inhalation of dust and/or vapour (Site end user)	Low Likelihood	Medium	Moderate / Low	A moderate to low risk is generally anticipated with respect to potential elevated levels of contamination within the underlying soils for Site end users and in-ground workers. A formal environmental investigation will need to be undertaken to check on contaminant levels across the Site.
		Inhalation of asbestos fibres in made ground soils (Site end user)	Low Likelihood	Severe	Moderate	
		Direct ingestion, dermal contact with soil or inhalation of dust and/or vapour (In-ground worker)	Low Likelihood	Medium	Moderate / Low	For asbestos, the level of risk is based to some extent on the severity rating of the contaminant and the risk profile that can be assigned at this time. Risk to Site end users and in-ground workers is currently considered to be moderate in the absence of laboratory data. Again, confirmation of presence through testing would need to be established.
		Inhalation of asbestos fibres in made ground soils (In-ground worker)	Low Likelihood	Severe	Moderate	
		Direct ingestion and/or dermal contact with liquid contaminants (Site end user / In-ground worker)	Unlikely	Medium	Low	
	Potable Water Supply Pipes	Direct contact/leaching (tainting)	Likely	Mild	Moderate / Low	The need for precautions in construction (e.g. Protecta-Line) will need to be confirmed given the brownfield status of the Site.
	Vegetation	Uptake via root system in soft landscaping	Low Likelihood	Mild	Low	Capping to 600mm could potentially be needed in soft landscaped areas given the possibility of there being contaminated soils to in excess of the commercial GAC.
	Foundations	Direct contact/leaching	Likely	Mild	Moderate / Low	The need for sulphate precautions for new buried concrete products will need to be confirmed.
	Controlled Waters	Vertical and/or lateral migration	Unlikely	Mild	Very Low	No particular risk is anticipated given the Site's setting.

Table Contd./

Potential Sources	Potential Receptors	Plausible Pathways	Probability	Severity	Risk Rating	Comment
Sources of ground gas (any thick on-Site deposits of made ground)	Site End Users	Inhalation (via ingress and accumulation into buildings)	Low Likelihood	Medium	Moderate / Low	The allowance for BS8485 Characteristic Situation 2 precautions in construction should be made until the Site's gassing regime has been confirmed.
Sources of ground gas (any currently unforeseen shallow coal mining legacy beneath the Site)			Unlikely	Medium	Low	
Sources of ground gas (localised off-Site infilled ground to the north-west)			Unlikely	Medium	Low	

General Soil Contaminants

It is anticipated at this qualitative stage, but on the basis of available information and the preliminary risk assessment presented herein, that some of the on-Site soils (be they made ground or underlying natural strata) could present an unacceptable level of risk in relation to the potential for elevated concentrations of inorganic and organic contaminants of concern to be present at levels above commercial GAC threshold values, these being DEFRA's Category 4 Screening Levels ^[31], the LQM/CIEH Human Health Values ^[32] and/or other in-house derived GAC's calculated by Groundsmiths for organic contaminants ^[33].

The Site in its current condition suggests that the overall risk to Site end users without mitigation could be moderate to low, as there currently remains the possibility for elevated levels of contamination to be present within the made ground soils to be encountered and/or the underlying natural strata, although general Site-wide check on such contaminant levels should therefore be made within the remit of an intrusive ground investigation so that the levels to which any contamination may be present to in excess of relevant commercial GAC values may be quantified.

Asbestos Containing Materials (ACM)

A moderate risk is currently perceived in relation to the potential for asbestos containing materials to be present, although the level of risk postulated at this time is, however, elevated to some extent by the consequence (severity) of the contaminant and the risk assessment framework that may be adopted. As with general soil contamination, no significant risk is anticipated, but it is considered that a general check on the presence of any fibres within the on-Site soil matrices encountered should be made within the remit of an intrusive ground investigation.

Unforeseen Soil Contamination

As with any development site, there is the potential for contamination to be present that has not been identified at this stage. This is unavoidable, so allowance for additional investigation and assessment should be made as required.

If any currently unforeseen contamination was identified during development, a representative level of supplementary sampling and testing with risk assessment would be required, with appropriate remediation being undertaken subject to the outcome of the works. Consultation with the LPA would be required at that time.

Ground Gases

The need for radon precautions in construction has not been identified.

Risk from ground gases has been identified with three potential sources: any areas of deep made ground, notably any that could have a high organic and degradable content; any shallow-depth underlying coal mining legacy; and the off-Site infilled ground workings/features. The level of perceived risk associated with each of these is currently determined at this time as being moderate to low for the on-Site sources, and low for the off-Site source. The levels of risk are determined to some extent by the consequence (severity) of the contaminants that can be

applied at this time, although it is possible that concentrations of carbon dioxide and/or methane could be lower than currently anticipated. Until monitoring is completed, none of the identified sources should be discounted. It is acknowledged, however, that the likelihood of any ground gas having migrated onto Site is more probably very low and therefore much less probable than gases that could be derived from any on-Site soils given that the Coal Measures bedrock deposits are broadly cohesive and flow-limiting in nature.

Notwithstanding this, ground gas concentrations will need to be checked via a relevant period of monitoring, with this being in accordance with BS8485. The need for any remedial measures to be implemented in construction will be dependent on the outcome of those works. Allowance for Characteristic Situation 2 precautions in construction should be made until confirmed otherwise.

Controlled Waters Receptors

A very low risk is anticipated in relation to the potential for any mobile contaminants of concern to enter into controlled waters receptors on the basis of the Site's history, contaminative potential, and underlying geology. No further assessment is considered necessary at this time.

Potable Water

There should be an established and longstanding potable water supply to the club building, so it is anticipated that there will be no new supply pipes laid within the underlying soils in development. Testing in general accordance with UK Water Industry Research ('UKWIR')^[34] published guidance should not therefore need to be completed, although if new pipework was proposed this may need to be consistent with brownfield redevelopment (e.g. Protecta-Line). Further consultations should be made.

Soils Disposal (Waste Acceptance Criteria)

Where any arisings are generated during redevelopment works, and they are intended for disposal to landfill, there is a requirement to determine if they would be classified as inert, non-hazardous or hazardous.

Technical Guidance WM3^[35], which was introduced on the 1st July 2015 and is adapted from the third edition of Technical Guidance WM2³, sets out the requirement for classification. The classification assesses the composition of the material and determines the concentrations of hazardous substances within it, in relation to particular thresholds.

Given that it is a statutory requirement to ensure that wastes are characterised to meet specific acceptance criteria if disposal to landfill is to be undertaken, Waste Acceptance Criteria (WAC) testing would need to be completed in parallel with standard soils analysis. This testing would

³ Environment Agency (2011). Technical Guidance (WM2). Hazardous Waste: Interpretation of the Definition and Classification of Hazardous Waste (2nd Edition, Version 2.3).

need to be undertaken on representative samples of any soils that are to be disposed of (e.g. foundation arisings from excavations), prior to being removed from Site.

6 FURTHER WORKS

6.1 Introduction

The overall objective of this preliminary assessment was to contribute towards the understanding of the ground conditions underlying the proposed development site located at the former Middleton Conservative Club, 77 Long Street, Middleton, Rochdale, Manchester. Research into the history and evolution of the Site up to the present day has been undertaken, which allows a fair assessment of the risks posed to development to be made at this stage.

It is considered that the study has provided sufficient background data in terms of the historical land use to the Site and its surroundings, together with details of the general geology, hydrogeology, mining legacy, and anticipated sources of soil and ground gas contamination.

The preliminary environmental risk assessment, when considered within the context of proposed end-use, indicates that some potential contaminant linkages may present an unacceptable level of risk to human health and the built-environment in relation to the identified source-pathway-receptor linkages for the Site. On this basis, it is considered that further works are warranted prior to the Site's redevelopment so that Site-specific data can be obtained. Furthermore, geotechnical and some mining legacy investigative works are also required.

6.2 Objectives of Investigation

In relation to the proposed development, the objectives of an intrusive ground investigation would be to:

- a. Investigate the general nature and thickness of the made ground and the depth to, condition, and nature of the underlying natural strata;
- b. Determine the geotechnical parameters of the underlying made ground and natural strata via in situ testing and laboratory based analysis, as required;
- c. Report the presence of any in-ground obstructions and/or other such difficulties encountered during the works;
- d. Investigate the shallow-depth hydrogeological regime beneath the Site;
- e. Confirm the general presence of any underlying shallow coal and any shallow workings that may exist within it;
- f. Identify the nature and concentration of any contamination within individual soil matrices as encountered across the Site, including sulphate analysis to assist with buried concrete design, and undertake Waste Acceptance Criteria testing for soils disposal purposes;
- g. Investigate the general level of risk associated with any fugitive ground gases, and

- h. Provide general advice in relation to any environmental or geotechnical issues associated with the Site and/or any other recommendations needed to facilitate the proposed development, including, where necessary, identifying any additional phases of investigation, assessment, or remediation that may need to be carried out.

6.3 Proposed Methods of Investigation

It is recommended that the following works given in Table 6.1, below, be completed. The positioning of exploratory locations would be subject to any access constraints and the presence of any underground utilities which would need to be confirmed beforehand.

Table 6.1 - Phase 2 Investigation Recommendations

	Anticipated Scope	Likely Investigation Method	Potential Contaminants of Concern (not limited to)
<i>Environmental Investigation (not limited to)</i>			
1	Determine overall soil types and general contaminant levels (including sulphates for substructure concrete design) within the on-Site soils	Mechanical excavation and/or boring with sample recovery for environmental testing	A range of metals / metalloids, general inorganics, TPH, BTEX, PAH, Volatiles, and asbestos
2	WAC testing for any waste soils disposal that is to be undertaken		Full WAC Single Stage
3	Ground gas monitoring by 6 No. bi-weekly return visits	Mechanical boring with piezometer installation and instrument detection	CO ₂ , CH ₄
<i>Geotechnical Investigation (not limited to)</i>			
4	Investigation into the thickness and strength profile of the underlying soils within the areas of proposed development through in-situ testing	Mechanical excavation and/or boring (with sample recovery as required)	-
5	Determination of plasticity indices (i.e. Atterberg, Water Content etc) for any cohesive soils and any other associated works required to facilitate development	Geotechnical laboratory testing as required	-
6	Assess the potential for any shallow coal and any working that it contains	Rotary openhole boring	-

6.4 Testing

Geotechnical

With respect to geotechnical works, the nature, thickness, and integrity of any on-Site made ground soils will need to be investigated. Similarly, the nature of the underlying natural strata would need to be confirmed.

Representative soil samples should be taken for a suite of geotechnical laboratory testing, with dynamic probing^[36] and in situ strength testing (e.g. SPT)^[37] also being undertaken throughout the vertical soils profile to refusal (e.g. SPT N = 50) at numerous positions across the Site so that penetration resistance, bearing capacities, and the depth to competent strata for foundation design may be established.

All works would need to be undertaken in general accordance with the requirements of BS5930, BS10175, BS EN 1997-1^[38] and BS EN 1997-2^[39]. All works will need to be logged on-site by a competent engineer, with standard strata descriptions of the soils encountered being in general compliance with BS EN ISO 14688-1^[40], BS EN ISO 14688-2^[41] and BS EN ISO 14689^[42].

Mining Legacy

Given the potential albeit low risk to development from ground instability associated with probable unrecorded shallow working, it is considered prudent to confirm the presence, or not, of the Lower Bent Coal; this information would be supplementary to the need to assess general ground conditions. On this basis, it is proposed that the following mining legacy investigation should be completed:

- i. Drilling to a terminal depth of 30.0m bgl by rotary openhole methods. The MRA's standard permit application procedure would apply. Where borehole positions are proposed within 50m of occupied premises these will need to be advanced by water flush to be in line with Health & Safety Executive guidelines to mitigate the potential for carbon monoxide displacement. Water flush drilling will also mitigate risk associated with the potential for spontaneous combustion, although this is considered to be a very low risk;
- ii. Whilst the MRA data does not indicate the presence of any mine gas that has required remedial measures be introduced within a distance of 500m, they do not preclude the potential for other mitigation measures that may be required to protect future Site end users from the ingress and accumulation of general biogenic ground gas (e.g. carbon dioxide and/or methane). On this basis, a phase of monitoring in accordance with current guidance will need to be completed so that an assessment of risk may be made.

Environmental

All soils sampling undertaken as part of a ground investigation would need to be in general accordance with those guidelines prescribed in BS10175 and any other specific requirements of the testing laboratory. All environmental soil samples would need to be collected in a combination of 500ml plastic tubs with sealable lids, 250ml glass amber jars and 60ml glass

amber VOC jars (this being subject to analytical requirements). This would also be the case for where WAC samples were taken for soils disposal purposes.

Care would need to be taken to minimise cross contamination between sampling. All environmental samples would need to be packed into cool boxes and transported to an MCERTS and UKAS ^[43] accredited laboratory of Inspire's choosing for analysis and subsequent storage / disposal. Standard retention times would apply.

The analytical strategy adopted for the environmental investigation would be designed to provide an overall and broad assessment of potential contaminants thought likely to be present within the on-Site soils as encountered.

6.5 Outline Remediation Requirements

Soil

It is currently unknown if soil remedial activities for contamination will be required within the context of the proposed development. Should any remediation be found to be required, LCRM Stage 3 proposals and verification methodology will need to be submitted to the LPA in the form of a standalone Remedial Strategy. This shall be in accordance with the requirements of Manchester City Council ('MCC') ^[44], or any other guidance that is specific to Rochdale MBC.

Ground Gas

For ground gas, it would be considered prudent to allow for Characteristic Situation 2 gas precautions in construction until proven otherwise. Risk from ground gas could come from any deep made ground, any shallow mining legacy where present, and/or the identified off-Site sources of infilling.

As with any soil contamination requirements, specific remediation proposals and verification methodology for any protective measures to be provided would need to be submitted to the LPA in accordance with their requirements.

The installation of any gas membranes and associated components to be used would need to be carried out in accordance with manufacturer requirements and / or any other guidance given ^[45]. Independent inspection of the membrane and componentry installation by competent persons would also be required, with relevant documentary and photographic evidence being provided to the LPA in a final post-installation Validation Report.

Coal Mining

Should any risk from shallow coal mine workings be identified, details relating to the method of consolidation and validation to be followed would need to be submitted to the LPA (for consultation with the MRA) in the form of a standalone 'Treatment of Mine Workings Specification'. All works shall be in accordance with current UK guidelines.

7 REGULATORY APPROVAL

This preliminary risk assessment Report has been compiled in accordance with good practice guidance for the assessment and management of land that may be affected by land contamination and stability hazards.

The recommendations presented are considered reasonable on the basis of available information and the assessment of the Site as carried out by Inspire. However, it remains the responsibility of the Client to ensure that the Site poses no significant risk to any sensitive receptor(s) and that it remains aligned with the proposed end-use and assessment framework adopted in this Report and any accompanying reports.

If at any time in the future, additional information comes to light that puts into doubt the accuracy of the professional opinion or third party information presented herein, be it in relation to contamination, geotechnical matters, or mining legacy, then it would be necessary to revisit this assessment.

Works undertaken cannot be guaranteed to gain approval by the regulatory authorities and / or your Warranty provider, so copies of this Report should be made available to the relevant organisations for comment and approval, prior to undertaking any irrecoverable works associated with the Site.

8 INFORMATION SOURCES

The following references have been cited in the production of this report:

- 1 BS10175 (2011+A2:2017). Investigation of Potentially Contaminated Sites. Code of practice.
- 2 BS5930 (2015+A1:2020). Code of Practice for Ground Investigations.
- 3 Environment Agency (2021). Land Contamination: Risk Management. LCRM: Stage 1 risk assessment - GOV.UK (www.gov.uk).
- 4 Mining Remediation Authority (2025). <https://www.gov.uk/guidance/planning-applications-coal-mining-risk-assessments>.
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- 7 Environment Agency (2021). Land Contamination: Risk Management. LCRM: Stage 3 remediation and verification - GOV.UK (www.gov.uk).
- 8 British Geological Survey (2011). Manchester, England and Wales Sheet 85. Bedrock & Superficial. 1:50,000 (Keyworth, Nottingham: British Geological Survey).
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- 11 Groundsure (2025). Enviro+Geo Insight Report. Former Middleton Conservative Club. Ref. EMS-1039305_1311651, dated 28th July.
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- 20 Tonks, L.H., Jones, R.C.B. et al (1931). Memoirs of the Geological Survey of England and Wales. The Geology of Manchester and the South-East Lancashire Coalfield. HMSO.
- 21 BS8485 (2015+A1:2019) Code of Practice for the Design of Protective Measures for Methane and Carbon Dioxide Ground Gases for New Buildings.

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- 22 NHBC Standards (2019). Part 4: Foundations - Chapter 4.2 Building Near Trees.
 - 23 HSE (2024). <https://www.hse.gov.uk/construction/safetytopics/excavations.htm>.
 - 24 Building Research Establishment (2005). Special Digest SD1, Concrete in Aggressive Ground.
 - 25 BS 8500-1 (2015+A2:2019). Concrete – Complementary British Standard to BS EN 206. Part 1 – Method of Specifying and Guidance for the Specifier.
 - 26 Building Research Establishment (2003). Digest 365, Soakaway Design.
 - 27 Environmental Protection Act 1990: Part 2A Contaminated Land, Statutory Guidance, Edition 2, 2006.
 - 28 Environment Act (1995).
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 - 30 CIRIA C552 (2001). Contaminated Land Risk Assessment – A Guide to Good Practice. D. J. Rudland, R. M. Lancefield & P. N. Mayel.
 - 31 Department for Environment, Food & Rural Affairs (2014). SP1010: Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination – Policy Companion Document.
 - 32 LQM / CIEH: The LQM / CIEH S4UL's for Human Health Risk Assessment. Land Quality Press, Nottingham, 2015. Publication Number S4UL3339.
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 - 35 Environment Agency (2018). Technical Guidance (WM3). Waste Classification, Guidance on the Classification and Assessment of Waste (1st Edition, Version 1.1).
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 - 45 CIRIA C735 (2014). Good Practice on the Testing and Verification of Protection Systems for Buildings against Hazardous Ground Gases.

9 REPORTING LIMITS

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The findings and opinions provided in this Report are given in good faith and are subject to the limitations and constraints imposed by the methods and information sources described. Factual information including, where stated, a visual inspection of the Site, has been obtained from a variety of sources. Inspire assumes that third party data is reliable but cannot independently confirm this as the validity and accuracy of this information is outside our control. No guarantee can therefore be given as to the completeness of the information gathered during the study and no responsibility is accepted for errors or omissions in the third party information used. Inspires' professional judgement and experience is however used to ensure that uncertainties are reduced to a level appropriate to the Site's conditions, the purpose of the investigation and the resources devoted to it by the Client.

Whilst every effort has been made to carry out a qualitative preliminary risk assessment that enables a realistic characterisation of the parameters to be identified, the possibility of variation in actual ground and groundwater conditions existing cannot be discounted. The findings and opinions presented in this Report are relevant to the time this assessment was undertaken but should not necessarily be relied upon to represent conditions at a substantially later date. Further information, ground investigation, construction activities, change of site use, or the passage of time may reveal conditions that were not indicated in the data presented and therefore could not have been considered in the preparation of this Report. Where such information might impact upon stated opinions, Inspire reserve the right to modify the opinions expressed in this Report. Where opinions expressed in this Report are based on current available LCRM guidelines and/or other legislation, no liability can be accepted for the effects of any future changes to such guidelines and legislation. New information or improved practices and changes in legislation may require reinterpretation of the Report as a whole, or in part.

The conclusions and recommendations presented in this Report are based on the Site-specific assessment but utilising third party documentary information as appropriate. They are, however, limited to those that could be reasonably made at the time the assessment was undertaken. Where assessments of Site areas affected in particular ways are given, these are approximate.

This Report does not constitute an archaeological, ecological, arboriculturalist / invasive plant species, or detailed UXO survey. Any comment given in relation to these is for information only. Further assessments to assess these may be required as part of any planning condition and should therefore be undertaken by suitably qualified experts as required.

Inspire reserve the right to edit and / or retract any conclusion or recommendation made in this Report should any further information, with respect to the Site, become available.

Inspire disclaim any obligation to update the Report for events taking place after the time during which the assessment was carried out.

Inspire do not provide or purport to provide legal advice. Should the Client require such advice then that of lawyers should be sought.

Inspire accept no responsibility if any findings given in this Report are not implemented by the Client or their agents.

Inspire accept no responsibility if any further works, as requested by the Local Planning Authority in the discharge of their duty of care, are not implemented by the Client or their agents.

This Report could be reassigned to a third party if they require reliance on it in the event that the Site is sold at any time in the future. An administrative fee would be applicable in such instances, payable prior to transfer.

PLATES







TITLE: General Site Layout Photographs

SITE: Former Middleton Conservative Club, Middleton

DATE: Aug. 2025

JOB No: 1817

PLATES: 5 - 6















	TITLE: General Site Layout Photographs		
	SITE: Former Middleton Conservative Club, Middleton		
	DATE: Aug. 2025	JOB No: 1817	PLATES: 19 - 20



TITLE: General Site Layout Photographs

SITE: Former Middleton Conservative Club, Middleton

DATE: Aug. 2025

JOB No: 1817

PLATES: 21 - 22





TITLE: General Site Layout Photographs

SITE: Former Middleton Conservative Club, Middleton

DATE: Aug. 2025

JOB No: 1817

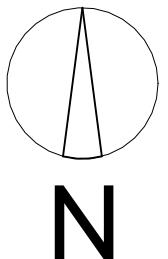
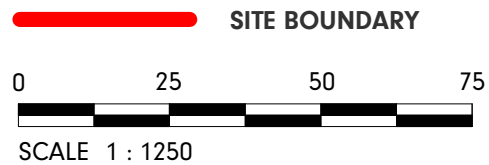
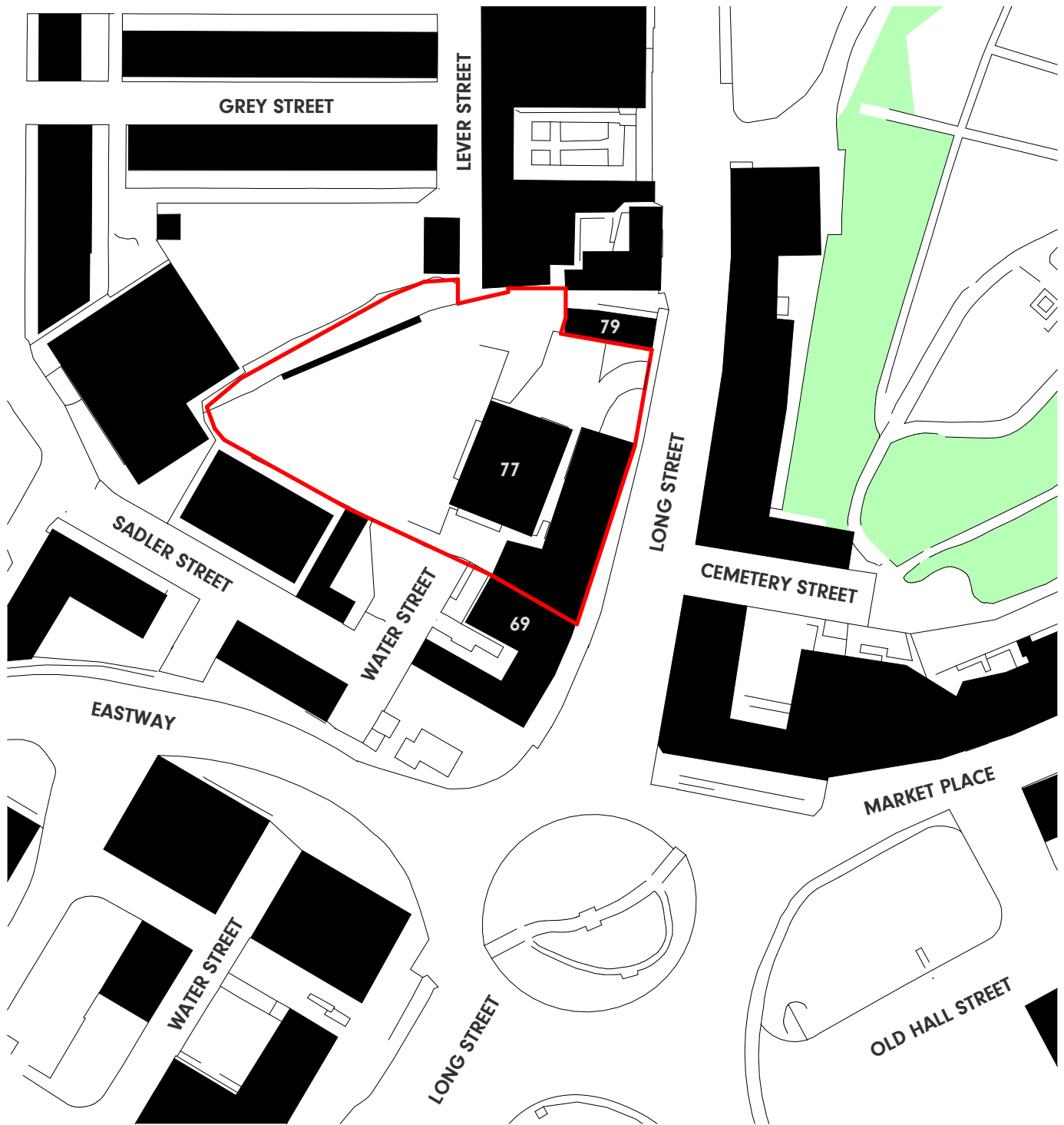
PLATES: 25 - 26



TITLE: General Site Layout Photographs		
SITE: Former Middleton Conservative Club, Middleton		
DATE: Aug. 2025	JOB No: 1817	PLATES: 27 - 28



FIGURES & DRAWINGS



Architecture Unknown?

The Shed, Manchester, M1 5GD
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Client:
MOHAMMED SULEMAN

Project:
**FORMER MIDDLETON C.C., 77
LONG STREET**

Sheet:
LOCATION PLAN

Drawing no.
23.150.201

Date:
MAR 25

Drawn by:
PS

Scale:
1 : 1250

Size:
A4

P1 PLANNING PACK
Ref Revision

PS 10.03.2025
By Date

Rev:
P1

APPENDIX A

Enviro+GeoInsight Report

Former Middleton Conservative Club

Order Details

Date: 28/07/2025
Your ref: EMS_1039305_1299311
Our Ref: EMS-1039305_1311651

Site Details

Location: 387016 406122
Area: 0.42 ha
Authority: [Rochdale Metropolitan Borough Council](#) ↗



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[Summary of findings](#)

[p. 2 >](#)

[Aerial image](#)

[p. 9 >](#)

[OS MasterMap site plan](#)

[p.14 >](#)

[Insight User Guide](#) ↗

Contact us with any questions at:

info@groundsure.com ↗

01273 257 755

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	1	10	37	112	-
21 >	1.2 >	Historical tanks >	0	0	12	39	-
24 >	1.3 >	Historical energy features >	0	0	16	23	-
25	1.4	Historical petrol stations	0	0	0	0	-
26 >	1.5 >	Historical garages >	0	0	5	4	-
26	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
27 >	2.1 >	Historical industrial land uses >	1	19	47	174	-
36 >	2.2 >	Historical tanks >	0	0	21	63	-
39 >	2.3 >	Historical energy features >	0	0	28	49	-
42	2.4	Historical petrol stations	0	0	0	0	-
43 >	2.5 >	Historical garages >	0	0	9	7	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
44	3.1	Active or recent landfill	0	0	0	0	-
44	3.2	Historical landfill (BGS records)	0	0	0	0	-
45	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
45 >	3.4 >	Historical landfill (EA/NRW records) >	0	0	1	2	-
46 >	3.5 >	Historical waste sites >	0	0	1	2	-
46 >	3.6 >	Licensed waste sites >	0	0	0	16	-
52 >	3.7 >	Waste exemptions >	0	0	5	6	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
54 >	4.1 >	Recent industrial land uses >	0	1	21	-	-
56 >	4.2 >	National Geographic Database (NGD) - Current or recent tanks >	0	0	1	-	-
56 >	4.3 >	Current or recent petrol stations >	0	0	0	2	-
57	4.4	Electricity cables	0	0	0	0	-
57	4.5	Gas pipelines	0	0	0	0	-



57	4.6	Sites determined as Contaminated Land	0	0	0	0	-
57	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
57	4.8	Regulated explosive sites	0	0	0	0	-
58	4.9	Hazardous substance storage/usage	0	0	0	0	-
58	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
58 >	4.11 >	<u>Licensed industrial activities (Part A(1)) ></u>	0	0	0	4	-
59 >	4.12 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	2	4	-
60	4.13	Radioactive Substance Authorisations	0	0	0	0	-
60 >	4.14 >	<u>Licensed Discharges to controlled waters ></u>	0	0	2	23	-
64	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
64	4.16	Pollutant release to public sewer	0	0	0	0	-
64	4.17	List 1 Dangerous Substances	0	0	0	0	-
64	4.18	List 2 Dangerous Substances	0	0	0	0	-
65 >	4.19 >	<u>Pollution Incidents (EA/NRW) ></u>	0	0	0	1	-
65	4.20	Pollution inventory substances	0	0	0	0	-
65	4.21	Pollution inventory waste transfers	0	0	0	0	-
65	4.22	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
66 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
67 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
68 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
69	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
69	5.5	Groundwater vulnerability- local information	None (within 0m)				
70 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	4
72 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	7
74	5.8	Potable abstractions	0	0	0	0	0
74	5.9	Source Protection Zones	0	0	0	0	-
74	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	<u>Hydrology ></u>	On site	0-50m	50-250m	250-500m	500-2000m

75 >	6.1 >	Water Network (OS MasterMap) >	0	0	3	-	-
76 >	6.2 >	Surface water features >	0	0	2	-	-
76 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
77 >	6.4 >	WFD Surface water bodies >	0	0	1	-	-
77 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
78	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
78	7.2	Historical Flood Events	0	0	0	-	-
78	7.3	Flood Defences	0	0	0	-	-
79	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
79	7.5	Flood Storage Areas	0	0	0	-	-
80	7.6	Flood Zone 2	None (within 50m)				
80	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
81 >	8.1 >	Surface water flooding >	1 in 30 year, Greater than 1.0m (within 50m)				
Page	Section	Groundwater flooding >					
83 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
84 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	1
85	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
85 >	10.3 >	Special Areas of Conservation (SAC) >	0	0	0	0	1
85	10.4	Special Protection Areas (SPA)	0	0	0	0	0
86	10.5	National Nature Reserves (NNR)	0	0	0	0	0
86 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	3
86 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	2
87	10.8	Biosphere Reserves	0	0	0	0	0
87	10.9	Forest Parks	0	0	0	0	0
87	10.10	Marine Conservation Zones	0	0	0	0	0
87 >	10.11 >	Green Belt >	0	0	0	0	2



88	10.12	Proposed Ramsar sites	0	0	0	0	0
88	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
88	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
88	10.15	Nitrate Sensitive Areas	0	0	0	0	0
89 >	10.16 >	Nitrate Vulnerable Zones >	1	0	1	0	0
90 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
91 >	10.18 >	SSSI Units >	0	0	0	0	1
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
92	11.1	World Heritage Sites	0	0	0	-	-
93	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
93	11.3	National Parks	0	0	0	-	-
93 >	11.4 >	Listed Buildings >	0	3	7	-	-
94 >	11.5 >	Conservation Areas >	1	0	0	-	-
94	11.6	Scheduled Ancient Monuments	0	0	0	-	-
95	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
96 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
97	12.2	Open Access Land	0	0	0	-	-
97	12.3	Tree Felling Licences	0	0	0	-	-
97	12.4	Environmental Stewardship Schemes	0	0	0	-	-
97	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
98 >	13.1 >	Priority Habitat Inventory >	0	1	20	-	-
99	13.2	Habitat Networks	0	0	0	-	-
100	13.3	Open Mosaic Habitat	0	0	0	-	-
100	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
101 >	14.1 >	10k Availability >	Identified (within 500m)				
102 >	14.2 >	Artificial and made ground (10k) >	0	0	2	7	-

104 >	14.3 >	Superficial geology (10k) >	1	1	1	3	-
105	14.4	Landslip (10k)	0	0	0	0	-
106 >	14.5 >	Bedrock geology (10k) >	2	2	7	4	-
107 >	14.6 >	Bedrock faults and other linear features (10k) >	3	0	3	5	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
109 >	15.1 >	50k Availability >	Identified (within 500m)				
110	15.2	Artificial and made ground (50k)	0	0	0	0	-
110	15.3	Artificial ground permeability (50k)	0	0	-	-	-
111 >	15.4 >	Superficial geology (50k) >	1	1	1	2	-
112 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
112	15.6	Landslip (50k)	0	0	0	0	-
112	15.7	Landslip permeability (50k)	None (within 50m)				
113 >	15.8 >	Bedrock geology (50k) >	2	1	5	3	-
114 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
114 >	15.10 >	Bedrock faults and other linear features (50k) >	3	0	3	5	-
Page	Section	Boreholes >	On site	0-50m	50-250m	250-500m	500-2000m
116 >	16.1 >	BGS Boreholes >	0	0	21	-	-
Page	Section	Natural ground subsidence >					
118 >	17.1 >	Shrink swell clays >	Low (within 50m)				
119 >	17.2 >	Running sands >	Very low (within 50m)				
120 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
121 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
122 >	17.5 >	Landslides >	Low (within 50m)				
124 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	Mining and ground workings >	On site	0-50m	50-250m	250-500m	500-2000m
126 >	18.1 >	BritPits >	0	0	0	1	-
127 >	18.2 >	Surface ground workings >	1	15	33	-	-
129 >	18.3 >	Underground workings >	0	0	0	0	6
129	18.4	Underground mining extents	0	0	0	0	-

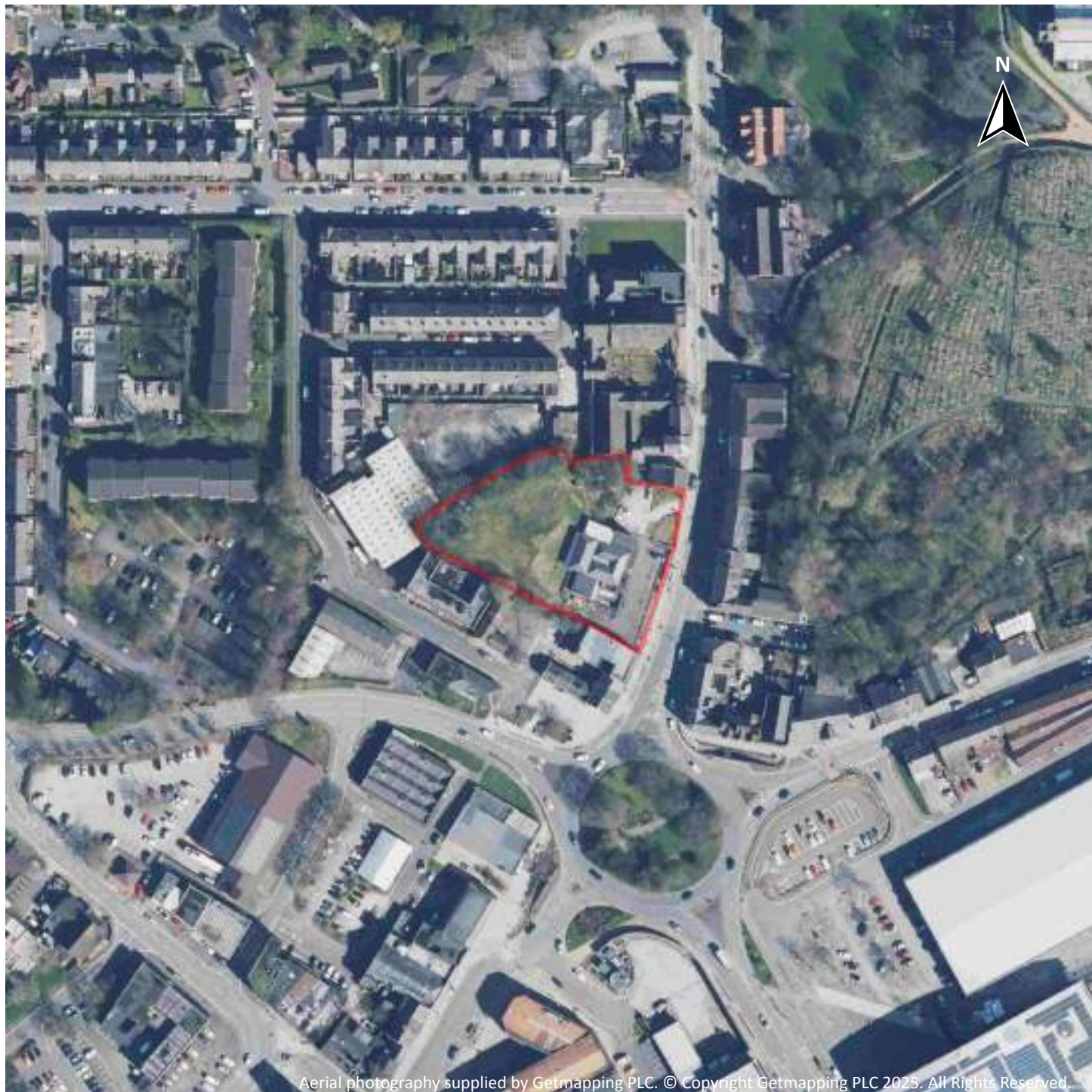


130	18.5	Historical Mineral Planning Areas	0	0	0	0	-
130	18.6	Non-coal mining	0	0	0	0	0
130	18.7	JPB mining areas	None (within 0m)				
130	18.8	The Coal Authority non-coal mining	0	0	0	0	-
131	18.9	Researched mining	0	0	0	0	-
131	18.10	Mining record office plans	0	0	0	0	-
131	18.11	BGS mine plans	0	0	0	0	-
131 >	18.12 >	Coal mining >	Identified (within 0m)				
132	18.13	Brine areas	None (within 0m)				
132	18.14	Gypsum areas	None (within 0m)				
132	18.15	Tin mining	None (within 0m)				
132	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
133	19.1	Natural cavities	0	0	0	0	-
133	19.2	Mining cavities	0	0	0	0	0
133	19.3	Reported recent incidents	0	0	0	0	-
133	19.4	Historical incidents	0	0	0	0	-
Page	Section	Radon >					
135 >	20.1 >	Radon >	Between 1% and 3% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
137 >	21.1 >	BGS Estimated Background Soil Chemistry >	4	0	-	-	-
137	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
138	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
139	22.1	Underground railways (London)	0	0	0	-	-
139	22.2	Underground railways (Non-London)	0	0	0	-	-
140	22.3	Railway tunnels	0	0	0	-	-
140 >	22.4 >	Historical railway and tunnel features >	0	0	3	-	-
140	22.5	Royal Mail tunnels	0	0	0	-	-



140	22.6	Historical railways	0	0	0	-	-
141	22.7	Railways	0	0	0	-	-
141	22.8	Crossrail 2	0	0	0	0	-
141	22.9	HS2	0	0	0	0	-

Recent aerial photograph



Capture Date: 07/04/2023

Site Area: 0.42ha



Contact us with any questions at:

info@groundsure.com

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Date: 28 July 2025

Recent site history - 2019 aerial photograph



Capture Date: 22/05/2019

Site Area: 0.42ha



Contact us with any questions at:

info@groundsure.com

01273 257 755

Date: 28 July 2025

Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.42ha



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info@groundsure.com

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Date: 28 July 2025

Recent site history - 2011 aerial photograph



Capture Date: 01/05/2011

Site Area: 0.42ha



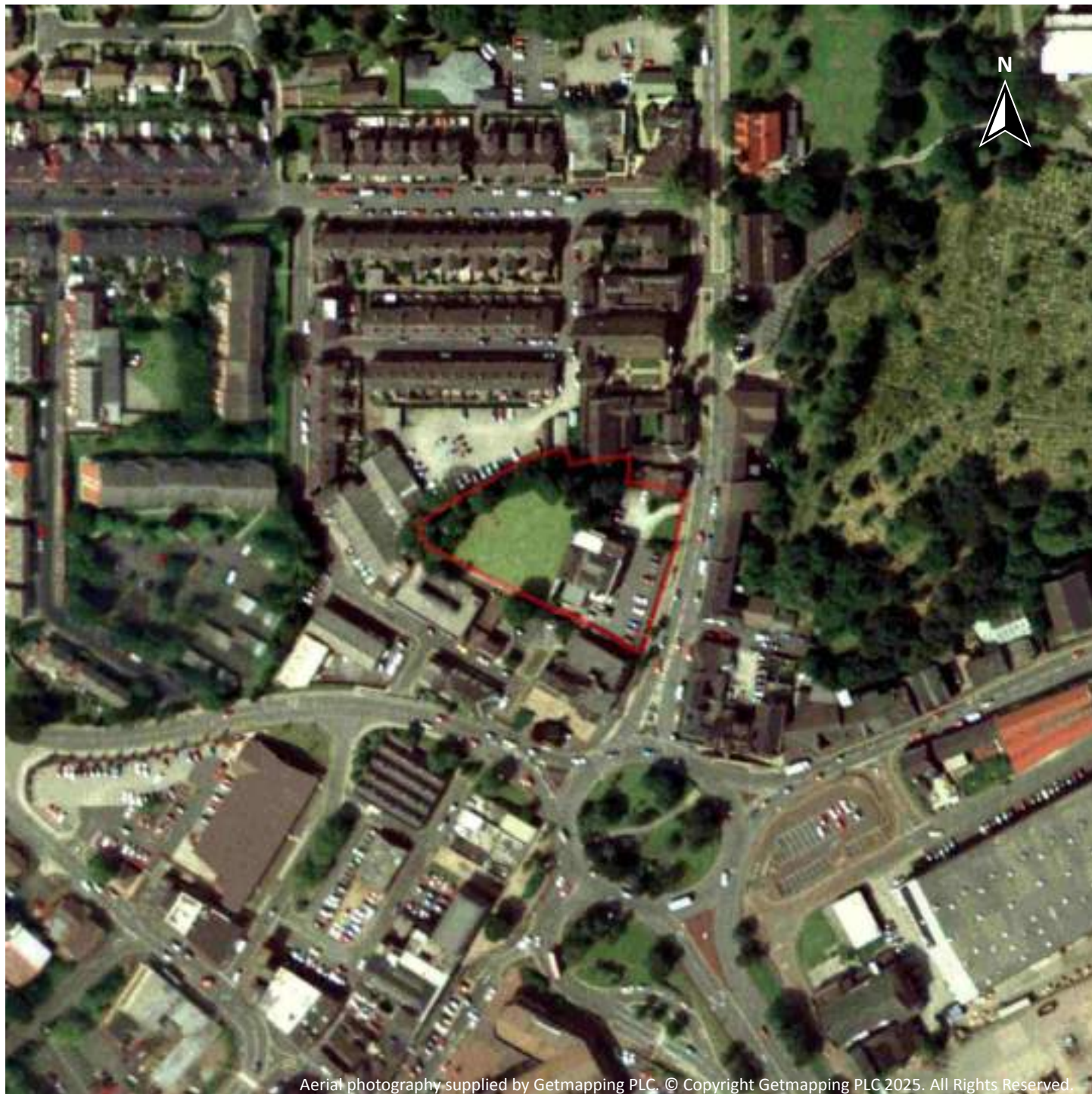
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Recent site history - 2000 aerial photograph



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Capture Date: 19/06/2000

Site Area: 0.42ha



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Date: 28 July 2025

OS MasterMap site plan



Site Area: 0.42ha



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Date: 28 July 2025

1 Past land use



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

1.1 Historical industrial land uses

Records within 500m

160

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
A	On site	Sand Pit	1907	674073



ID	Location	Land use	Dates present	Group ID
B	5m NW	Dye Works	1891 - 1907	746152
A	7m NW	Unspecified Ground Workings	1907	660794
C	31m E	Cemetery	1938	747670
C	31m E	Cemetery	1891	773778
C	32m E	Burial Ground	1965 - 1982	749306
B	37m W	Unspecified Works	1965 - 1975	746609
B	37m W	Unspecified Commercial/Industrial	1982	764252
B	38m W	Unspecified Commercial/Industrial	1915 - 1932	798280
B	39m SW	Unspecified Commercial/Industrial	1938	717420
C	48m E	Cemetery	1907 - 1932	772973
D	73m SE	Unspecified Mills	1965 - 1975	754470
B	93m W	Unspecified Tanks	1907	666654
C	107m E	Grave Yard	1848	663397
B	121m W	Unspecified Tanks	1907 - 1932	735467
D	123m SE	Unspecified Mill	1938	673383
D	123m SE	Unspecified Mills	1932	744653
D	124m SE	Unspecified Mills	1923	734758
D	126m SE	Unspecified Mills	1907 - 1915	802107
F	151m N	Unspecified Ground Workings	1907	740979
F	151m N	Unspecified Ground Workings	1932	774399
G	163m NE	Unspecified Pits	1938	703980
E	166m NW	Unspecified Pit	1955	675450
G	167m NE	Unspecified Pit	1932	722273
G	167m NE	Unspecified Pit	1907 - 1915	737725
H	176m SE	Unspecified Works	1938	683220
H	176m SE	Unspecified Commercial/Industrial	1891	800328
H	177m SE	Unspecified Commercial/Industrial	1932	742056
2	183m NE	Grave Yard	1848	663396



ID	Location	Land use	Dates present	Group ID
J	185m S	Unspecified Ground Workings	1932	708595
J	185m S	Unspecified Ground Workings	1907 - 1915	766871
D	188m E	Unspecified Mill	1938	729966
D	191m E	Unspecified Mills	1932	734721
D	191m E	Unspecified Mills	1915	776267
I	193m SW	Unspecified Pit	1932	675448
G	194m N	Unspecified Tank	1907 - 1915	721495
G	194m N	Unspecified Tank	1932	792061
D	199m SE	Unspecified Tank	1965	697771
D	208m E	Unspecified Mill	1923	801214
D	210m E	Unspecified Mill	1907	745263
4	211m E	Sand Pit	1848	674120
D	223m E	Unspecified Mills	1923	761804
D	225m E	Unspecified Mills	1938	715501
D	226m E	Unspecified Mills	1907	711536
H	232m SE	Gas Works	1907 - 1923	773754
D	234m E	Cotton Mill	1848	654716
J	235m S	Fire Engine Station	1938	706447
5	247m NE	Unspecified Pit	1891	675641
L	258m NW	Unspecified Heap	1923	797900
L	258m NW	Unspecified Heap	1932 - 1938	711490
H	259m SE	Unspecified Tanks	1938	745800
H	259m SE	Unspecified Tanks	1891	801708
H	259m SE	Unspecified Tanks	1982	746364
H	259m SE	Unspecified Tanks	1955 - 1975	749883
L	260m NW	Unspecified Ground Workings	1915	722869
H	261m SE	Ultramarine and Smalls Works	1932	669841
H	261m SE	Unspecified Tank	1907	697646



ID	Location	Land use	Dates present	Group ID
H	261m SE	Gasometer	1915 - 1923	779953
L	263m NW	Unspecified Ground Workings	1955	794911
M	264m S	Chimney	1955	701976
H	267m SE	Unspecified Tank	1932	697770
H	267m SE	Gasometer	1907 - 1923	738791
K	272m S	Unspecified Tank	1965 - 1982	783730
H	272m SE	Unspecified Ground Workings	1932	661110
M	278m SW	Unspecified Tank	1955 - 1975	720625
D	282m E	Unspecified Mill	1891	713408
J	283m S	Fire Station	1955 - 1965	790173
H	286m SE	Unspecified Tank	1932	697769
H	286m SE	Gasometer	1907 - 1923	722113
D	286m E	Unspecified Mill	1923	731415
J	286m S	Fire Engine Station	1932	706444
D	287m E	Unspecified Mill	1932 - 1938	804544
D	289m E	Refuse Heap	1932	656168
D	289m E	Unspecified Mill	1907 - 1915	752486
D	289m E	Unspecified Heap	1932	688438
7	292m SW	Bus Station	1975 - 1982	798051
D	293m E	Unspecified Mills	1965	670004
D	294m E	Unspecified Mill	1975 - 1982	719222
D	294m SE	Unspecified Works	1965	790428
D	294m SE	Unspecified Works	1975 - 1982	714587
D	294m E	Unspecified Ground Workings	1932	723328
D	295m E	Unspecified Ground Workings	1915 - 1923	713658
D	296m E	Unspecified Pit	1938	675642
D	299m E	Unspecified Ground Workings	1907	790386
O	315m SW	Corn Mill	1848	658526



ID	Location	Land use	Dates present	Group ID
D	316m SE	Gravel Pit	1848	699588
D	323m E	Unspecified Commercial/Industrial	1891	670517
D	323m E	Unspecified Mill	1938	724798
D	323m E	Unspecified Tank	1891	803789
O	325m SW	Unspecified Mill	1965	673399
D	325m E	Unspecified Tank	1938	756151
D	326m E	Unspecified Mill	1915 - 1932	716906
D	328m E	Unspecified Tank	1965 - 1982	726899
D	328m E	Unspecified Tank	1907 - 1915	779650
D	328m E	Unspecified Tank	1932	803953
D	348m E	Unspecified Mill	1907	769728
11	354m NE	Sand Pit	1848	674119
O	360m SW	Print and Dye Works	1848	705572
R	372m W	Unspecified Ground Workings	1955 - 1982	741119
S	376m S	Unspecified Mill	1891	727599
S	379m S	Cotton Mill	1965 - 1982	738998
S	380m S	Unspecified Mill	1938	745274
S	382m S	Unspecified Mills	1915	757893
S	382m S	Unspecified Mill	1932	764122
T	382m E	Dye Works	1923	716375
T	382m E	Dye Works	1907 - 1915	742518
T	385m E	Unspecified Mill	1891	750241
U	385m E	Unspecified Pit	1891	675640
13	386m S	Police Station	1975 - 1982	716581
S	386m S	Unspecified Mill	1923	720704
S	386m S	Unspecified Mill	1907	768386
R	387m W	Unspecified Pit	1907	675449
14	387m N	Unspecified Ground Workings	1955 - 1965	748790



ID	Location	Land use	Dates present	Group ID
V	394m SE	Railway Sidings	1891	743707
V	395m SE	Railway Sidings	1955 - 1965	776780
V	396m SE	Unspecified Depot	1975 - 1982	760415
V	398m SE	Railway Sidings	1938	758734
W	400m SE	Railway Station	1891	731189
V	401m SE	Railway Sidings	1932	769359
V	401m SE	Railway Sidings	1923	770296
V	401m SE	Railway Sidings	1907 - 1915	791289
W	403m SE	Railway Station	1955 - 1965	748583
W	403m SE	Railway Station	1938	721149
R	405m W	Refuse Heap	1891	656282
W	407m SE	Railway Station	1907 - 1932	787296
S	407m S	Unspecified Mill	1965	759125
S	407m S	Unspecified Mills	1975 - 1982	782176
T	409m E	Dye Works	1932	778321
S	414m S	Unspecified Mill	1938	803234
S	420m S	Unspecified Mill	1923	721895
R	420m W	Unspecified Ground Workings	1907 - 1932	790304
Y	432m S	Unspecified Works	1965	751947
Z	437m S	Unspecified Tank	1965 - 1982	772005
S	439m S	Unspecified Mill	1938	775251
S	441m S	Unspecified Mill	1891	804032
AA	444m SE	Railway Building	1955 - 1965	781763
15	445m E	Unspecified Pit	1938	675643
16	446m SE	Sand Pit	1848	674153
S	446m S	Unspecified Mill	1907 - 1932	752791
AA	446m SE	Railway Building	1891 - 1938	769500
AC	471m W	Unspecified Ground Workings	1955	716468



ID	Location	Land use	Dates present	Group ID
AC	474m W	Unspecified Heap	1907	688314
AC	474m W	Unspecified Ground Workings	1915 - 1923	722415
AC	475m W	Unspecified Ground Workings	1932	752478
18	482m SW	Unspecified Works	1938	719305
19	482m E	Unspecified Mill	1891	673414
Y	482m S	Unspecified Commercial/Industrial	1975 - 1982	760007
Y	485m S	Dye Works	1932 - 1938	711974
Y	488m S	Unspecified Mill	1907 - 1923	790118
S	490m S	Silk Factory	1848	665292
S	490m S	Unspecified Heap	1938	688595
S	492m S	Unspecified Ground Workings	1907 - 1915	789738
20	492m E	Print Works	1848	663588
S	493m S	Unspecified Ground Workings	1932	801916
21	495m SW	Unspecified Works	1965	752695
22	496m S	Unspecified Ground Workings	1975	743776
S	497m S	Unspecified Heap	1955 - 1965	721949
S	497m S	Unspecified Ground Workings	1975 - 1982	732395
S	498m S	Unspecified Heap	1938	798006
23	499m S	Unspecified Ground Workings	1955 - 1965	788467

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

51

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 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 ungrouped 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
B	98m W	Unspecified Tank	1954 - 1955	105141
1	100m NE	Unspecified Tank	1978 - 1990	106165
B	124m W	Tanks	1909 - 1932	107477
D	200m SE	Unspecified Tank	1893	84808
H	209m SE	Gas Works	1893	100953
F	213m N	Unspecified Tank	1932	84807
H	213m SE	Unspecified Tank	1955 - 1968	99923
H	214m SE	Unspecified Tank	1932	84814
H	216m SE	Unspecified Tank	1922 - 1932	99162
H	233m SE	Gas Works	1909 - 1922	96645
D	235m SE	Unspecified Tank	1922	84812
H	247m SE	Gas Depot	1991 - 1996	105308
H	253m SE	Unspecified Tank	1965	101614
H	253m SE	Unspecified Tank	1955	97758
H	253m SE	Unspecified Tank	1968	103350
H	258m SE	Unspecified Tank	1955 - 1968	102864
H	261m SE	Tanks	1932	81029
H	261m SE	Gasometers	1893 - 1922	101479
H	263m SE	Unspecified Tank	1968	100403
H	263m SE	Unspecified Tank	1955	106625
H	263m SE	Unspecified Tank	1965	98470
K	270m S	Gasometer	1984	83776
K	271m S	Unspecified Tank	1955	84815
K	273m S	Tanks	1922	81028
M	274m S	Unspecified Tank	1893	93094
M	274m S	Unspecified Tank	1922	105788
D	275m E	Unspecified Tank	1954 - 1955	92075
H	283m SE	Gasometer	1893 - 1922	99276



ID	Location	Land use	Dates present	Group ID
H	283m SE	Unspecified Tank	1932	103903
H	283m SE	Unspecified Tank	1965	104032
H	283m SE	Unspecified Tank	1968	96254
H	283m SE	Unspecified Tank	1955	104869
6	285m NW	Unspecified Tank	1983 - 1996	105850
D	292m E	Unspecified Tank	1954 - 1955	99482
J	325m S	Unspecified Tank	1893	84810
D	326m E	Unspecified Tank	1893 - 1922	93097
D	330m E	Unspecified Tank	1978 - 1990	100622
10	352m NW	Unspecified Tank	1983	99247
O	383m SW	Unspecified Tank	1893	85096
D	385m E	Tanks	1955 - 1968	105865
D	394m E	Unspecified Tank	1932	84803
O	403m SW	Unspecified Tank	1954 - 1955	105396
O	403m SW	Unspecified Tank	1955	85094
O	406m SW	Unspecified Tank	1954	85089
D	406m E	Tanks	1955 - 1968	92684
D	410m E	Tanks	1954 - 1955	104322
O	417m SW	Tanks	1909 - 1932	95945
Z	455m S	Unspecified Tank	1955 - 1968	95166
17	460m E	Unspecified Tank	1893	84809
Z	460m S	Tanks	1932	81026
Z	462m S	Unspecified Tank	1932	84813

This data is sourced from Ordnance Survey / Groundsure.



1.3 Historical energy features

Records within 500m

39

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 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 ungrouped 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
B	104m W	Electricity Substation	1954	47892
B	122m W	Electricity Substation	1955	47894
E	126m NW	Electricity Substation	1981 - 1983	60199
E	130m NW	Electricity Substation	1996	60241
E	130m NW	Electricity Substation	1983	60776
H	209m SE	Gas Works	1893	60970
D	210m SE	Electricity Substation	1955 - 1968	61149
D	217m SE	Electricity Substation	1984 - 1991	56283
I	218m SW	Electricity Substation	1978 - 1992	61788
D	219m SE	Electricity Generating Station	1909 - 1922	54437
H	233m SE	Gas Works	1909 - 1922	50894
D	234m SE	Electricity Substation	1955 - 1968	61178
J	236m S	Electricity Substation	1996	47889
D	240m SE	Electricity Substation	1996	53322
D	240m SE	Electricity Substation	1978	51500
H	247m SE	Gas Depot	1991 - 1996	57103
K	252m SE	Electricity Substation	1955 - 1968	61270
H	261m SE	Gasometers	1893 - 1922	50793
K	270m S	Gasometer	1984	49846
H	283m SE	Gasometer	1893 - 1922	59698
N	289m SW	Electricity Substation	1978	61432



ID	Location	Land use	Dates present	Group ID
N	289m SW	Electricity Substation	1983 - 1992	51932
D	322m E	Electricity Substation	1978 - 1996	56375
9	336m NE	Electricity Substation	1978 - 1990	58003
O	341m SW	Electricity Substation	1983 - 1992	56254
P	346m W	Electricity Substation	1996	56849
P	346m W	Electricity Substation	1981 - 1983	54760
O	349m SW	Electricity Substation	1978	51890
D	354m E	Electricity Substation	1970 - 1990	59162
12	372m NW	Electricity Substation	1996	47887
U	395m E	Electricity Substation	1990	47901
X	400m NW	Electricity Substation	1955	61458
Q	405m E	Electricity Substation	1970 - 1990	61243
X	422m NW	Electricity Substation	1981 - 1996	62075
X	422m NW	Electricity Substation	1954	54513
S	450m S	Electricity Substation	1978 - 1996	60974
AB	452m N	Electricity Substation	1955	59578
AB	455m N	Electricity Substation	1970	54705
AB	455m N	Electricity Substation	1954	57753

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 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 ungrouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.



1.5 Historical garages

Records within 500m

9

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 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 ungrouped 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
H	164m SE	Garage	1965	17843
H	164m SE	Garage	1968	17344
H	164m SE	Garage	1955	18622
I	178m SW	Garage	1954 - 1955	20392
3	202m SW	Garage	1978 - 1992	20875
8	334m SE	Garage	1991 - 1996	20199
Q	365m E	Garage	1970	18161
Q	367m E	Garage	1978 - 1990	17554
D	410m SE	Garage	1991 - 1996	18849

This data is sourced from Ordnance Survey / Groundsure.

1.6 Historical military land

Records within 500m

0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.



2 Past land use - un-grouped



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- 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

241

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	Sand Pit	1907	674073
A	5m NW	Dye Works	1891	746152
A	7m NW	Unspecified Ground Workings	1907	660794



ID	Location	Land Use	Date	Group ID
B	31m E	Cemetery	1891	773778
B	31m E	Cemetery	1938	747670
B	32m E	Burial Ground	1975	749306
B	32m E	Burial Ground	1965	749306
B	32m E	Burial Ground	1982	749306
C	37m W	Unspecified Works	1975	746609
C	37m W	Unspecified Works	1965	746609
C	37m W	Unspecified Commercial/Industrial	1982	764252
C	38m W	Unspecified Commercial/Industrial	1932	798280
C	38m W	Unspecified Commercial/Industrial	1915	798280
C	38m W	Dye Works	1907	746152
C	38m W	Unspecified Commercial/Industrial	1923	798280
C	39m SW	Unspecified Commercial/Industrial	1938	717420
B	48m E	Cemetery	1923	772973
B	48m E	Cemetery	1932	772973
B	48m E	Cemetery	1915	772973
B	48m E	Cemetery	1907	772973
D	73m SE	Unspecified Mills	1975	754470
D	73m SE	Unspecified Mills	1965	754470
C	93m W	Unspecified Tanks	1907	666654
B	107m E	Grave Yard	1848	663397
C	121m W	Unspecified Tanks	1932	735467
C	121m W	Unspecified Tanks	1915	735467
C	121m W	Unspecified Tanks	1907	735467
C	121m W	Unspecified Tanks	1923	735467
D	123m SE	Unspecified Mill	1938	673383
D	123m SE	Unspecified Mills	1932	744653
D	124m SE	Unspecified Mills	1923	734758



ID	Location	Land Use	Date	Group ID
D	126m SE	Unspecified Mills	1915	802107
D	126m SE	Unspecified Mills	1907	802107
G	151m N	Unspecified Ground Workings	1932	774399
G	151m N	Unspecified Ground Workings	1907	740979
H	163m NE	Unspecified Pits	1938	703980
F	166m NW	Unspecified Pit	1955	675450
H	167m NE	Unspecified Pit	1932	722273
H	167m NE	Unspecified Pit	1915	737725
H	167m NE	Unspecified Pit	1907	737725
I	176m SE	Unspecified Commercial/Industrial	1891	800328
I	176m SE	Unspecified Works	1938	683220
I	177m SE	Unspecified Commercial/Industrial	1932	742056
1	183m NE	Grave Yard	1848	663396
K	185m S	Unspecified Ground Workings	1932	708595
K	185m S	Unspecified Ground Workings	1915	766871
K	185m S	Unspecified Ground Workings	1907	766871
D	188m E	Unspecified Mill	1938	729966
D	191m E	Unspecified Mills	1932	734721
D	191m E	Unspecified Mills	1915	776267
J	193m SW	Unspecified Pit	1932	675448
H	194m N	Unspecified Tank	1932	792061
H	194m N	Unspecified Tank	1915	721495
H	194m N	Unspecified Tank	1907	721495
D	199m SE	Unspecified Tank	1965	697771
D	208m E	Unspecified Mill	1923	801214
D	210m E	Unspecified Mill	1907	745263
2	211m E	Sand Pit	1848	674120
D	223m E	Unspecified Mills	1923	761804

ID	Location	Land Use	Date	Group ID
D	225m E	Unspecified Mills	1938	715501
D	226m E	Unspecified Mills	1907	711536
I	232m SE	Gas Works	1915	773754
I	232m SE	Gas Works	1907	773754
I	232m SE	Gas Works	1923	773754
D	234m E	Cotton Mill	1848	654716
K	235m S	Fire Engine Station	1938	706447
3	247m NE	Unspecified Pit	1891	675641
N	258m NW	Unspecified Heap	1923	797900
N	258m NW	Unspecified Heap	1938	711490
I	259m SE	Unspecified Tanks	1891	801708
I	259m SE	Unspecified Tanks	1938	745800
I	259m SE	Unspecified Tanks	1975	749883
I	259m SE	Unspecified Tanks	1965	749883
I	259m SE	Unspecified Tanks	1955	749883
I	259m SE	Unspecified Tanks	1982	746364
N	260m NW	Unspecified Ground Workings	1915	722869
N	260m NW	Unspecified Heap	1932	711490
I	261m SE	Gasometer	1915	779953
I	261m SE	Ultramarine and Smalls Works	1932	669841
I	261m SE	Unspecified Tank	1907	697646
I	261m SE	Gasometer	1923	779953
N	263m NW	Unspecified Ground Workings	1955	794911
O	264m S	Chimney	1955	701976
I	267m SE	Gasometer	1915	738791
I	267m SE	Gasometer	1907	738791
I	267m SE	Unspecified Tank	1932	697770
I	267m SE	Gasometer	1923	738791



ID	Location	Land Use	Date	Group ID
M	272m S	Unspecified Tank	1975	783730
M	272m S	Unspecified Tank	1965	783730
M	272m S	Unspecified Tank	1982	783730
I	272m SE	Unspecified Ground Workings	1932	661110
O	278m SW	Unspecified Tank	1975	720625
O	278m SW	Unspecified Tank	1965	720625
O	278m SW	Unspecified Tank	1955	720625
D	282m E	Unspecified Mill	1891	713408
K	283m S	Fire Station	1965	790173
K	283m S	Fire Station	1955	790173
I	286m SE	Gasometer	1915	722113
I	286m SE	Gasometer	1907	722113
I	286m SE	Unspecified Tank	1932	697769
I	286m SE	Gasometer	1923	722113
D	286m E	Unspecified Mill	1923	731415
K	286m S	Fire Engine Station	1932	706444
D	287m E	Unspecified Mill	1938	804544
D	289m E	Refuse Heap	1932	656168
D	289m E	Unspecified Mill	1932	804544
D	289m E	Unspecified Mill	1915	752486
D	289m E	Unspecified Mill	1907	752486
D	289m E	Unspecified Heap	1932	688438
R	292m SW	Bus Station	1975	798051
R	292m SW	Bus Station	1982	798051
D	293m E	Unspecified Mills	1965	670004
D	294m E	Unspecified Mill	1975	719222
D	294m E	Unspecified Mill	1982	719222
D	294m SE	Unspecified Works	1965	790428



ID	Location	Land Use	Date	Group ID
D	294m SE	Unspecified Works	1975	714587
D	294m SE	Unspecified Works	1982	714587
D	294m E	Unspecified Ground Workings	1932	723328
D	295m E	Unspecified Ground Workings	1923	713658
D	296m E	Unspecified Pit	1938	675642
D	298m E	Unspecified Ground Workings	1915	713658
D	299m E	Unspecified Ground Workings	1907	790386
S	315m SW	Corn Mill	1848	658526
D	316m SE	Gravel Pit	1848	699588
D	323m E	Unspecified Commercial/Industrial	1891	670517
D	323m E	Unspecified Mill	1938	724798
D	323m E	Unspecified Tank	1891	803789
S	325m SW	Unspecified Mill	1965	673399
D	325m E	Unspecified Tank	1938	756151
D	326m E	Unspecified Mill	1932	716906
D	326m E	Unspecified Mill	1915	716906
D	326m E	Unspecified Mill	1923	716906
D	328m E	Unspecified Tank	1975	726899
D	328m E	Unspecified Tank	1965	726899
D	328m E	Unspecified Tank	1982	726899
D	328m E	Unspecified Tank	1932	803953
D	328m E	Unspecified Tank	1915	779650
D	328m E	Unspecified Tank	1907	779650
D	348m E	Unspecified Mill	1907	769728
4	354m NE	Sand Pit	1848	674119
S	360m SW	Print and Dye Works	1848	705572
Y	372m W	Unspecified Ground Workings	1975	741119
Y	372m W	Unspecified Ground Workings	1965	741119



ID	Location	Land Use	Date	Group ID
Y	372m W	Unspecified Ground Workings	1955	741119
Y	372m W	Unspecified Ground Workings	1982	741119
Z	376m S	Unspecified Mill	1891	727599
Z	379m S	Cotton Mill	1975	738998
Z	379m S	Cotton Mill	1965	738998
Z	379m S	Cotton Mill	1982	738998
Z	380m S	Unspecified Mill	1938	745274
Z	382m S	Unspecified Mill	1932	764122
Z	382m S	Unspecified Mills	1915	757893
AA	382m E	Dye Works	1915	742518
AA	382m E	Dye Works	1923	716375
AA	385m E	Unspecified Mill	1891	750241
AB	385m E	Unspecified Pit	1891	675640
Z	386m S	Unspecified Mill	1923	720704
AC	386m S	Police Station	1975	716581
AC	386m S	Police Station	1982	716581
Z	386m S	Unspecified Mill	1907	768386
Y	387m W	Unspecified Pit	1907	675449
AD	387m N	Unspecified Ground Workings	1955	748790
AD	394m N	Unspecified Ground Workings	1965	748790
AE	394m SE	Railway Sidings	1891	743707
AE	395m SE	Railway Sidings	1965	776780
AE	395m SE	Railway Sidings	1955	776780
AE	396m SE	Unspecified Depot	1975	760415
AE	398m SE	Railway Sidings	1938	758734
AF	400m SE	Railway Station	1891	731189
AE	401m SE	Railway Sidings	1932	769359
AE	401m SE	Railway Sidings	1915	791289



ID	Location	Land Use	Date	Group ID
AE	401m SE	Railway Sidings	1907	791289
AE	401m SE	Railway Sidings	1923	770296
AF	403m SE	Railway Station	1955	748583
AF	403m SE	Railway Station	1938	721149
Y	405m W	Refuse Heap	1891	656282
AF	407m SE	Railway Station	1932	787296
AF	407m SE	Railway Station	1915	787296
AF	407m SE	Railway Station	1907	787296
AF	407m SE	Railway Station	1923	787296
AF	407m SE	Railway Station	1965	748583
Z	407m S	Unspecified Mills	1975	782176
Z	407m S	Unspecified Mill	1965	759125
Z	407m S	Unspecified Mills	1982	782176
AA	409m E	Dye Works	1932	778321
AA	409m E	Dye Works	1907	742518
Z	414m S	Unspecified Mill	1938	803234
Z	420m S	Unspecified Mill	1923	721895
Y	420m W	Unspecified Ground Workings	1932	790304
Y	420m W	Unspecified Ground Workings	1915	790304
Y	420m W	Unspecified Ground Workings	1907	790304
Y	420m W	Unspecified Ground Workings	1923	790304
AH	432m S	Unspecified Works	1965	751947
AE	434m SE	Unspecified Depot	1982	760415
AI	437m S	Unspecified Tank	1975	772005
AI	437m S	Unspecified Tank	1965	772005
AI	437m S	Unspecified Tank	1982	772005
Z	439m S	Unspecified Mill	1938	775251
Z	441m S	Unspecified Mill	1891	804032



ID	Location	Land Use	Date	Group ID
AJ	444m SE	Railway Building	1965	781763
AJ	444m SE	Railway Building	1955	781763
6	445m E	Unspecified Pit	1938	675643
7	446m SE	Sand Pit	1848	674153
Z	446m S	Unspecified Mill	1932	752791
Z	446m S	Unspecified Mill	1915	752791
Z	446m S	Unspecified Mill	1907	752791
Z	446m S	Unspecified Mill	1923	752791
AJ	446m SE	Railway Building	1891	769500
AJ	446m SE	Railway Building	1938	769500
AJ	449m SE	Railway Building	1932	769500
AJ	449m SE	Railway Building	1915	769500
AJ	449m SE	Railway Building	1907	769500
AJ	449m SE	Railway Building	1923	769500
AL	471m W	Unspecified Ground Workings	1955	716468
AL	474m W	Unspecified Ground Workings	1915	722415
AL	474m W	Unspecified Heap	1907	688314
AL	474m W	Unspecified Ground Workings	1923	722415
AL	475m W	Unspecified Ground Workings	1932	752478
9	482m SW	Unspecified Works	1938	719305
10	482m E	Unspecified Mill	1891	673414
AH	482m S	Unspecified Commercial/Industrial	1975	760007
AH	485m S	Dye Works	1938	711974
AH	488m S	Dye Works	1932	711974
AH	488m S	Unspecified Mill	1915	790118
AH	488m S	Unspecified Mill	1907	790118
AH	488m S	Unspecified Mill	1923	790118
Z	490m S	Silk Factory	1848	665292



ID	Location	Land Use	Date	Group ID
Z	490m S	Unspecified Heap	1938	688595
Z	492m S	Unspecified Ground Workings	1915	789738
Z	492m S	Unspecified Ground Workings	1907	789738
11	492m E	Print Works	1848	663588
Z	493m S	Unspecified Ground Workings	1932	801916
12	495m SW	Unspecified Works	1965	752695
13	496m S	Unspecified Ground Workings	1975	743776
Z	497m S	Unspecified Ground Workings	1975	732395
Z	497m S	Unspecified Heap	1965	721949
Z	497m S	Unspecified Heap	1955	721949
Z	497m S	Unspecified Ground Workings	1982	732395
Z	498m S	Unspecified Heap	1938	798006
AM	499m S	Unspecified Ground Workings	1965	788467
AM	499m S	Unspecified Ground Workings	1955	788467

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m

84

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 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
C	98m W	Unspecified Tank	1955	105141
C	99m W	Unspecified Tank	1954	105141
E	100m NE	Unspecified Tank	1978	106165
E	100m NE	Unspecified Tank	1990	106165
C	124m W	Tanks	1909	107477
C	124m W	Tanks	1922	107477



ID	Location	Land Use	Date	Group ID
C	124m W	Tanks	1932	107477
D	200m SE	Unspecified Tank	1893	84808
I	209m SE	Gas Works	1893	100953
G	213m N	Unspecified Tank	1932	84807
I	213m SE	Unspecified Tank	1965	99923
I	213m SE	Unspecified Tank	1968	99923
I	213m SE	Unspecified Tank	1955	99923
I	214m SE	Unspecified Tank	1932	84814
I	216m SE	Unspecified Tank	1922	99162
I	216m SE	Unspecified Tank	1932	99162
I	233m SE	Gas Works	1909	96645
I	233m SE	Gas Works	1922	96645
D	235m SE	Unspecified Tank	1922	84812
I	247m SE	Gas Depot	1996	105308
I	248m SE	Gas Depot	1991	105308
I	253m SE	Unspecified Tank	1965	101614
I	253m SE	Unspecified Tank	1968	103350
I	253m SE	Unspecified Tank	1955	97758
I	258m SE	Unspecified Tank	1968	102864
I	258m SE	Unspecified Tank	1955	102864
I	258m SE	Unspecified Tank	1965	102864
I	261m SE	Gasometers	1893	101479
I	261m SE	Gasometers	1909	101479
I	261m SE	Gasometers	1922	101479
I	261m SE	Tanks	1932	81029
I	263m SE	Unspecified Tank	1968	100403
I	263m SE	Unspecified Tank	1955	106625
I	263m SE	Unspecified Tank	1965	98470



ID	Location	Land Use	Date	Group ID
M	270m S	Gasometer	1984	83776
M	271m S	Unspecified Tank	1955	84815
M	273m S	Tanks	1922	81028
O	274m S	Unspecified Tank	1893	93094
O	274m S	Unspecified Tank	1922	105788
D	275m E	Unspecified Tank	1955	92075
D	275m E	Unspecified Tank	1954	92075
I	283m SE	Gasometer	1893	99276
I	283m SE	Gasometer	1909	99276
I	283m SE	Gasometer	1922	99276
I	283m SE	Unspecified Tank	1932	103903
I	283m SE	Unspecified Tank	1965	104032
I	283m SE	Unspecified Tank	1968	96254
I	283m SE	Unspecified Tank	1955	104869
P	285m NW	Unspecified Tank	1996	105850
P	286m NW	Unspecified Tank	1983	105850
P	287m NW	Unspecified Tank	1983	105850
D	292m E	Unspecified Tank	1955	99482
D	292m E	Unspecified Tank	1954	99482
K	325m S	Unspecified Tank	1893	84810
D	326m E	Unspecified Tank	1893	93097
D	326m E	Unspecified Tank	1909	93097
D	326m E	Unspecified Tank	1922	93097
D	330m E	Unspecified Tank	1978	100622
D	330m E	Unspecified Tank	1990	100622
W	352m NW	Unspecified Tank	1983	99247
W	353m NW	Unspecified Tank	1983	99247
S	383m SW	Unspecified Tank	1893	85096



ID	Location	Land Use	Date	Group ID
D	385m E	Tanks	1965	105865
D	386m E	Tanks	1968	105865
D	386m E	Tanks	1955	105865
D	394m E	Unspecified Tank	1932	84803
S	403m SW	Unspecified Tank	1955	105396
S	403m SW	Unspecified Tank	1955	85094
S	404m SW	Unspecified Tank	1954	105396
S	406m SW	Unspecified Tank	1954	85089
D	406m E	Tanks	1965	92684
D	406m E	Tanks	1968	92684
D	406m E	Tanks	1955	92684
D	410m E	Tanks	1954	104322
D	410m E	Tanks	1955	104322
S	417m SW	Tanks	1909	95945
S	417m SW	Tanks	1922	95945
S	417m SW	Tanks	1932	95945
AI	455m S	Unspecified Tank	1965	95166
AI	456m S	Unspecified Tank	1968	95166
AI	456m S	Unspecified Tank	1955	95166
8	460m E	Unspecified Tank	1893	84809
AI	460m S	Tanks	1932	81026
AI	462m S	Unspecified Tank	1932	84813

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m

77

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 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
C	104m W	Electricity Substation	1954	47892
C	122m W	Electricity Substation	1955	47894
F	126m NW	Electricity Substation	1981	60199
F	126m NW	Electricity Substation	1983	60199
F	130m NW	Electricity Substation	1996	60241
F	130m NW	Electricity Substation	1983	60776
I	209m SE	Gas Works	1893	60970
D	210m SE	Electricity Substation	1965	61149
D	210m SE	Electricity Substation	1968	61149
D	210m SE	Electricity Substation	1955	61149
D	217m SE	Electricity Substation	1984	56283
D	217m SE	Electricity Substation	1991	56283
J	218m SW	Electricity Substation	1978	61788
J	218m SW	Electricity Substation	1992	61788
J	219m SW	Electricity Substation	1983	61788
J	219m SW	Electricity Substation	1989	61788
D	219m SE	Electricity Generating Station	1909	54437
D	219m SE	Electricity Generating Station	1922	54437
I	233m SE	Gas Works	1909	50894
I	233m SE	Gas Works	1922	50894
D	234m SE	Electricity Substation	1965	61178
D	234m SE	Electricity Substation	1968	61178
D	234m SE	Electricity Substation	1955	61178
K	236m S	Electricity Substation	1996	47889
D	240m SE	Electricity Substation	1996	53322
D	240m SE	Electricity Substation	1978	51500
I	247m SE	Gas Depot	1996	57103

ID	Location	Land Use	Date	Group ID
I	248m SE	Gas Depot	1991	57103
M	252m SE	Electricity Substation	1965	61270
M	252m SE	Electricity Substation	1968	61270
M	252m SE	Electricity Substation	1955	61270
I	261m SE	Gasometers	1893	50793
I	261m SE	Gasometers	1909	50793
I	261m SE	Gasometers	1922	50793
M	270m S	Gasometer	1984	49846
I	283m SE	Gasometer	1893	59698
I	283m SE	Gasometer	1909	59698
I	283m SE	Gasometer	1922	59698
Q	289m SW	Electricity Substation	1978	61432
Q	289m SW	Electricity Substation	1992	51932
Q	289m SW	Electricity Substation	1983	51932
Q	289m SW	Electricity Substation	1989	51932
D	322m E	Electricity Substation	1984	56375
D	322m E	Electricity Substation	1991	56375
D	322m E	Electricity Substation	1996	56375
D	323m E	Electricity Substation	1978	56375
U	336m NE	Electricity Substation	1978	58003
U	336m NE	Electricity Substation	1990	58003
S	341m SW	Electricity Substation	1992	56254
S	342m SW	Electricity Substation	1983	56254
S	342m SW	Electricity Substation	1989	56254
V	346m W	Electricity Substation	1996	56849
V	346m W	Electricity Substation	1983	54760
V	347m W	Electricity Substation	1981	54760
V	347m W	Electricity Substation	1983	54760



ID	Location	Land Use	Date	Group ID
S	349m SW	Electricity Substation	1978	51890
D	354m E	Electricity Substation	1978	59162
D	354m E	Electricity Substation	1990	59162
D	354m E	Electricity Substation	1970	59162
5	372m NW	Electricity Substation	1996	47887
AB	395m E	Electricity Substation	1990	47901
AG	400m NW	Electricity Substation	1955	61458
X	405m E	Electricity Substation	1970	61243
X	405m E	Electricity Substation	1978	61243
X	405m E	Electricity Substation	1990	61243
AG	422m NW	Electricity Substation	1981	62075
AG	422m NW	Electricity Substation	1983	62075
AG	422m NW	Electricity Substation	1954	54513
AG	422m NW	Electricity Substation	1983	62075
AG	422m NW	Electricity Substation	1996	62075
Z	450m S	Electricity Substation	1996	60974
Z	450m S	Electricity Substation	1978	60974
Z	450m S	Electricity Substation	1984	60974
Z	450m S	Electricity Substation	1991	60974
AK	452m N	Electricity Substation	1955	59578
AK	455m N	Electricity Substation	1970	54705
AK	455m N	Electricity Substation	1954	57753

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m

0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 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'.



This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m

16

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 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'.

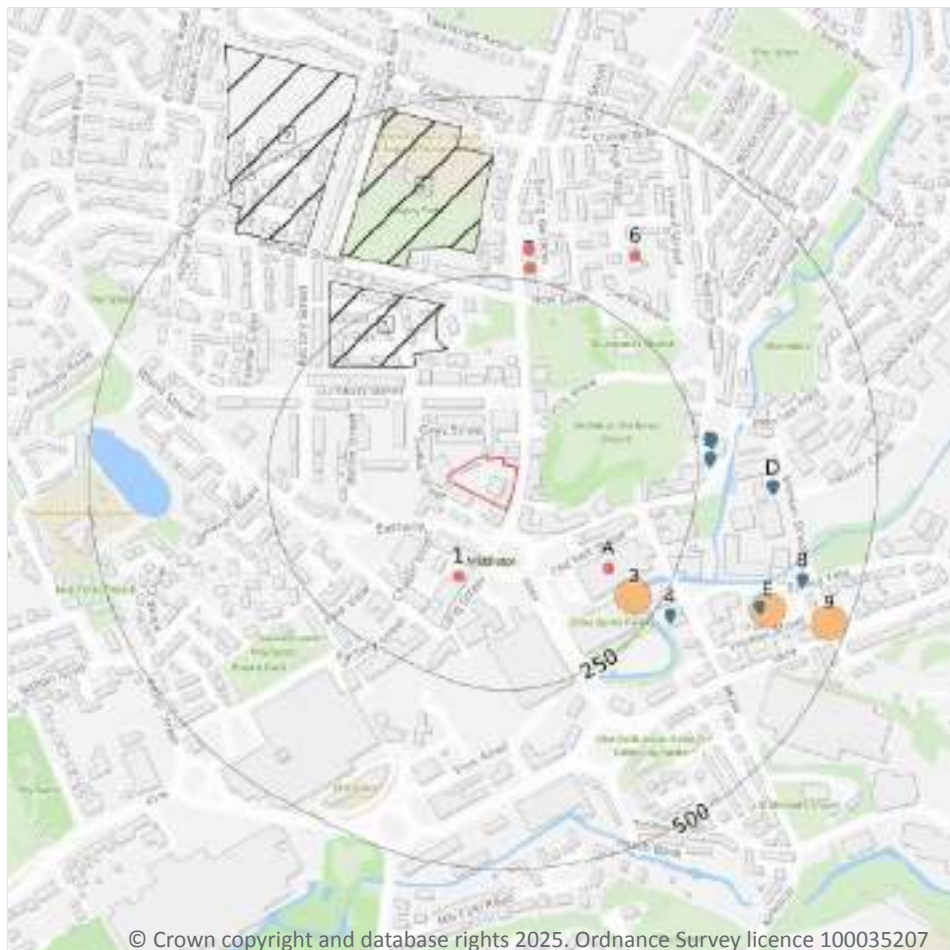
Features are displayed on the Past land use - un-grouped map on [page 27](#) >

ID	Location	Land Use	Date	Group ID
I	164m SE	Garage	1965	17843
I	164m SE	Garage	1968	17344
I	164m SE	Garage	1955	18622
J	178m SW	Garage	1955	20392
J	179m SW	Garage	1954	20392
L	202m SW	Garage	1978	20875
L	202m SW	Garage	1992	20875
L	203m SW	Garage	1983	20875
L	203m SW	Garage	1989	20875
T	334m SE	Garage	1996	20199
T	336m SE	Garage	1991	20199
X	365m E	Garage	1970	18161
X	367m E	Garage	1978	17554
X	367m E	Garage	1990	17554
D	410m SE	Garage	1996	18849
D	411m SE	Garage	1991	18849

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



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- Site Outline
- Search buffers in metres (m)
- Historical landfill (EA/NRW)
- Historical waste sites
- Licensed waste sites
- Waste exemptions

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.



3.3 Historical landfill (LA/mapping records)

Records within 500m	0
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Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m	3
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Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

Features are displayed on the Waste and landfill map on [page 44 >](#)

ID	Location	Details		
2	154m NW	Site Address: Mirfield Drive, Mirefield Drive, Middleton, Manchester, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: D069 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded: - Last Recorded: -
5	282m N	Site Address: Mellalieu Street Playing Fields, Mellalieu Street, Middleton, Manchester, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: D068 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded: - Last Recorded: -
7	374m NW	Site Address: Land off Higher Wood Street, Higher Wood Street, Middleton, Manchester, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: D100 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: - Licence Holder: - First Recorded: - Last Recorded: -

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

3.5 Historical waste sites

Records within 500m

3

Waste site records derived from Local Authority planning records and high detail historical mapping.

Features are displayed on the Waste and landfill map on [page 44 >](#)

ID	Location	Address	Further Details	Date
3	189m SE	Site Address: 21 Old Hall Street, Middleton, MANCHESTER, Greater Manchester, M24	Type of Site: Waste Transfer Station Planning application reference: 07/D49909 Description: Scheme comprises use of hall street (between rear of 21 townley street and spring vale waste transfer station) to provide extension to service yard and construction of 2.1m - 2.4m high fencing. Construction - fencing site works. An application (ref:49909) for detailed planning permission was granted by Rochdale B.C. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-
E	363m E	Site Address: Hanson Street, Middleton, MANCHESTER, Greater Manchester, M24 2HW	Type of Site: Waste Transfer Station Planning application reference: 05/D45599 Description: Scheme comprises of a waste transfer station. An application (ref: 05/D45599) for detailed planning permission was granted by Rochdale B.C. Planning decision obtained Data source: Historic Planning Application Data Type: Point	-
9	450m E	Site Address: Land At, Hanson Street, Middleton, Manchester, Greater Manchester, M24 2HW	Type of Site: Waste Transfer Station Planning application reference: 13/00649/FUL Description: Scheme comprises use of land as extension to waste transfer station. Data source: Historic Planning Application Data Type: Point	07/10/2013

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m

16

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

Features are displayed on the Waste and landfill map on [page 44 >](#)



ID	Location	Details		
C	266m E	Site Name: 3 Star Salvage Site Address: Rear Of, 6, Morton Street, Middleton, Manchester, M24 6AN Correspondence Address: -	Type of Site: Vehicle Depollution Facility 5000 tps Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: KEN066 EPR reference: EA/EPR/BB3035AE/A001 Operator: Mr Wayne Kenny And Mr Stephen Ramsey Waste Management licence No: 103157 Annual Tonnage: 4999	Issue Date: 28/10/2011 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
C	271m E	Site Name: 3 Star Salvage Site Address: 6 Rear Of, Morton Street, Middleton, Manchester, Manchester, M24 6AN Correspondence Address: -	Type of Site: Vehicle Depollution Facility 5000 tps Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 630200 EPR reference: EA/EPR/BB3035AE Operator: Mr Wayne Kenny & Mr Stephen Ramsey Waste Management licence No: 103157 Annual Tonnage: 0	Issue Date: 28/10/2011 Effective Date: 28/10/2011 Modified: - Surrendered Date: 28/10/2011 Expiry Date: - Cancelled Date: - Status: Surrendered
4	272m SE	Site Name: Middleton Civic Amenity Site Site Address: Townley Street, Middleton, Manchester, Manchester, M24 1AT Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 646815 EPR reference: EA/EPR/SP3196CP Operator: Viridor Waste (Greater Manchester) Limited Waste Management licence No: 53677 Annual Tonnage: 25000	Issue Date: 01/02/1995 Effective Date: 01/02/1995 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Surrendered



ID	Location	Details		
D	355m E	Site Name: Land At Hanson Street Site Address: Hanson Street, Middleton, Manchester, M24 2HW Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MWR004 EPR reference: EA/EPR/CB3007MU/T001 Operator: Middleton Waste And Recycling Limited Waste Management licence No: 50460 Annual Tonnage: 74999	Issue Date: 17/02/2007 Effective Date: 01/10/2014 Modified: 15/11/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked
D	355m E	Site Name: Land At Hanson Street Site Address: Land At, Hanson Street, Middleton, Manchester, M24 2HW Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HAL017 EPR reference: EA/EPR/YP3994CA/V002 Operator: Hall Steven Waste Management licence No: 50460 Annual Tonnage: 74999	Issue Date: 17/02/2007 Effective Date: - Modified: 15/11/2013 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
D	355m E	Site Name: Land At Hanson Street Site Address: Land At, Hanson Street, Middleton, Manchester, M24 2HW Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: HAL017 EPR reference: EA/EPR/YP3994CA/A001 Operator: Hall Steven Waste Management licence No: 50460 Annual Tonnage: 25000	Issue Date: 17/02/2007 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued



ID	Location	Details		
D	355m E	Site Name: Land At Hanson Street Site Address: Hanson Street, Middleton, Manchester, Manchester, M24 2HW Correspondence Address: -	Type of Site: 75kte HCI Waste TS + treatment Size: >= 25000 tonnes 75000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 631525 EPR reference: EA/EPR/CB3007MU Operator: Middleton Waste And Recycling Limited Waste Management licence No: 50460 Annual Tonnage: 74999	Issue Date: 17/02/2007 Effective Date: 17/02/2007 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Revoked
E	376m E	Site Name: Middleton Civic Amenity Site Site Address: Land/premises At, Spring Vale, Middleton, Manchester, M24 2HQ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: SUE018 EPR reference: EA/EPR/GB3908CR/T001 Operator: S U E Z Recycling And Recovery U K Ltd Waste Management licence No: 50138 Annual Tonnage: 24999	Issue Date: 26/03/2003 Effective Date: 01/06/2019 Modified: 26/05/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Transferred
E	376m E	Site Name: Middleton Civic Amenity Site Site Address: Spring Vale, Middleton, Manchester, M24 2HQ Correspondence Address: Po Box 151, Higher Swan Lane, Bolton, Lancashire, BL3 3WW	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW050 EPR reference: - Operator: G M Waste Ltd Waste Management licence No: 50138 Annual Tonnage: 0	Issue Date: 26/03/2003 Effective Date: - Modified: 03/03/2005 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified



ID	Location	Details		
E	376m E	Site Name: Middleton Civic Amenity Site Site Address: Spring Vale, Middleton, Manchester, M24 2HQ Correspondence Address: Po Box 151, Higher Swan Lane, Botlon, Lancashire, BL3 3WW	Type of Site: Household Waste Amenity Site Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW050 EPR reference: - Operator: Greater Manchester Waste Ltd Waste Management licence No: 50138 Annual Tonnage: 0	Issue Date: 26/03/2003 Effective Date: - Modified: 03/03/2005 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
E	376m E	Site Name: Middleton Civic Amenity Site Site Address: Spring Vale, Middleton, Manchester, M24 2HQ Correspondence Address: Po Box 151, Higher Swan Lane, Botlon, Lancs, BL3 3WW	Type of Site: Special Waste Transfer Station Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW050 EPR reference: - Operator: Greater Manchester Waste Ltd Waste Management licence No: 50138 Annual Tonnage: 0	Issue Date: 26/03/2003 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued
E	376m E	Site Name: Middleton Civic Amenity Site Site Address: Spring Vale, Middleton, Manchester, M24 2HQ Correspondence Address: Po Box 151, Higher Swan Lane, Botlon, Lancashire, BL3 3WW	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW050 EPR reference: - Operator: Greater Manchester Waste Ltd Waste Management licence No: 50138 Annual Tonnage: 0	Issue Date: 26/03/2003 Effective Date: - Modified: 03/03/2005 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified



ID	Location	Details		
E	376m E	Site Name: Middleton Civic Amenity Site Site Address: Land/premises At, Spring Vale, Middleton, Manchester, M24 2HQ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW050 EPR reference: EA/EPR/YP3698CD/V003 Operator: Viridor Waste (Greater Manchester) Ltd Waste Management licence No: 50138 Annual Tonnage: 25000	Issue Date: 26/03/2003 Effective Date: - Modified: 26/05/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
E	376m E	Site Name: Middleton Civic Amenity Site Site Address: Land/premises At, Spring Vale, Middleton, Manchester, M24 2HQ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: GMW050 EPR reference: EA/EPR/YP3698CD/V003 Operator: Viridor Waste (Greater Manchester) Ltd Waste Management licence No: 50138 Annual Tonnage: 24999	Issue Date: 26/03/2003 Effective Date: - Modified: 26/05/2009 Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Modified
E	376m E	Site Name: Middleton Civic Amenity Site Site Address: Land/premises At, Spring Vale, Middleton, Manchester, Manchester, M24 2HQ Correspondence Address: -	Type of Site: Household, Commercial & Industrial Waste T Stn Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 650365 EPR reference: EA/EPR/GB3908CR Operator: Suez Recycling And Recovery Uk Ltd Waste Management licence No: 50138 Annual Tonnage: 24999	Issue Date: 26/03/2003 Effective Date: 26/03/2003 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued



ID	Location	Details		
8	421m E	Site Name: V W + Used Spares L T D Site Address: Land/ Premises At, Spring Vale, Middleton, Manchester, Manchester, M24 2HR Correspondence Address: -	Type of Site: ELV Facility Size: 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: 644806 EPR reference: EA/EPR/ZP3095EU Operator: V W & Audi Used Spares Limited Waste Management licence No: 100068 Annual Tonnage: 2499	Issue Date: 26/11/2007 Effective Date: 26/11/2007 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued

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

3.7 Waste exemptions

Records within 500m	11
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Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

Features are displayed on the Waste and landfill map on [page 44 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
1	113m SW	1a Middleton Bank Dental, Long Street, Middleton, M24 6te	WEX162351	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
A	163m SE	Albany Mill, Old Hall Street, Middleton, Manchester, M24 1ag	WEX151918	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	163m SE	Albany Mill, Old Hall Street, Middleton, Manchester, M24 1ag	WEX151918	Using waste exemption	Not on a farm	Use of waste for a specified purpose
A	163m SE	Albany Mill, Old Hall Street, Middleton, Manchester, M24 1ag	WEX111365	Storing waste exemption	Not on a farm	Storage of waste in a secure place
A	163m SE	Albany Mill, Old Hall Street, Middleton, Manchester, M24 1ag	WEX111365	Using waste exemption	Not on a farm	Use of waste for a specified purpose
B	266m N	74, Long Street, Middleton, Manchester, M24 6dn	WEX430487	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	291m N	74, Long Street, Middleton, Manchester, M24 6dn	WEX244310	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

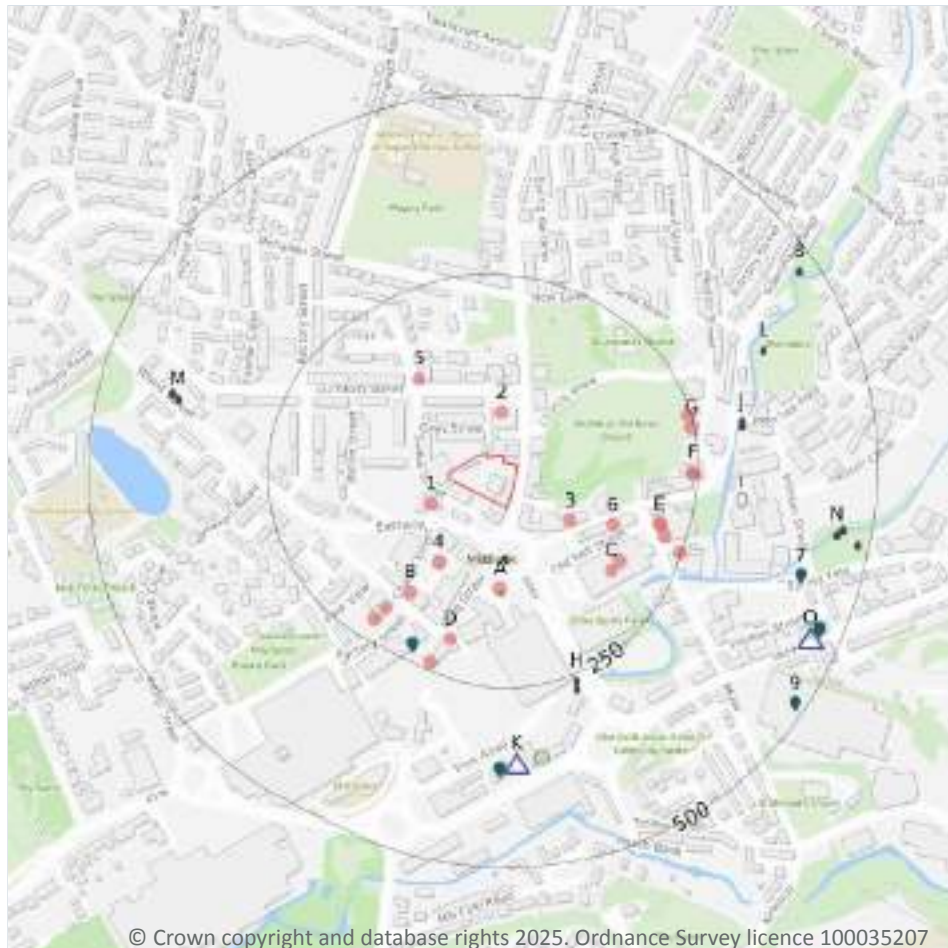


ID	Location	Site	Reference	Category	Sub-Category	Description
B	291m N	74, Long Street, Middleton, Manchester, M24 6dn	WEX373213	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	291m N	74, Long Street, Middleton, Manchester, M24 6dn	WEX300791	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	291m N	74, Long Street, Middleton, Manchester, M24 6dn	WEX364879	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
6	334m NE	Clarke Brow, Middleton, Manchester, M24 6bw	WEX246285	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

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



4 Current industrial land use



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- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- NGD current or recent tanks
- ▲ Current or recent petrol stations
- ⬠ Part A(1) industrial activities
- ◆ Licensed pollutant release (Part A(2)/B)
- ◆ Licensed Discharges to controlled waters
- Pollution Incidents (EA/NRW)

4.1 Recent industrial land uses

Records within 250m

22

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 54](#) >

ID	Location	Company	Address	Activity	Category
1	42m SW	Milk Lab	Grd Flr Front Headen and Quarmby Ltd, Sadler Street, Middleton, Greater Manchester, M24 5UJ	Food and Beverage Industry Machinery	Industrial Products
2	60m N	Anthony K Associates Ltd	Cityview Business Centre, 99, Long Street, Middleton, Greater Manchester, M24 6UN	Vehicle Hire and Rental	Hire Services



ID	Location	Company	Address	Activity	Category
3	89m E	Sign & Print Direct	17, Market Place, Middleton, Greater Manchester, M24 6AE	Signs	Industrial Products
4	109m SW	S Linen	Water Street, Middleton, Greater Manchester, M24 5UG	Textiles, Fabrics, Silk and Machinery	Industrial Products
A	113m S	Electricity Sub Station	Greater Manchester, M24	Electrical Features	Infrastructure and Facilities
5	134m NW	Electricity Sub Station	Greater Manchester, M24	Electrical Features	Infrastructure and Facilities
6	148m E	Works	Greater Manchester, M24	Unspecified Works Or Factories	Industrial Features
B	165m SW	40 Winks of Middleton	10c, Wood Street, Middleton, Greater Manchester, M24 5TF	Beds and Bedding	Consumer Products
C	170m SE	Storage World	Old Hall Street, Middleton, Manchester, Greater Manchester, M24 1AG	Container and Storage	Transport, Storage and Delivery
C	174m SE	Works	Greater Manchester, M24	Unspecified Works Or Factories	Industrial Features
D	198m SW	Adam's Bed Centre	2, Old Hall Street, Middleton, Greater Manchester, M24 1AN	Beds and Bedding	Consumer Products
B	199m SW	Middleton Bed Company	5c, Wood Street, Middleton, Greater Manchester, M24 4DH	Beds and Bedding	Consumer Products
E	209m E	Customize	7, Townley Street, Middleton, Greater Manchester, M24 1AT	Clothing, Components and Accessories	Consumer Products
E	209m E	Customize Printing & Embroidery	7, Townley Street, Middleton, Greater Manchester, M24 1AT	Published Goods	Industrial Products
B	220m SW	Electricity Sub Station	Greater Manchester, M24	Electrical Features	Infrastructure and Facilities
E	221m E	The Car Shop	Carlton House 9, Townley Street, Middleton, Greater Manchester, M24 1AT	Vehicle Parts and Accessories	Motoring
D	238m SW	V K Mobiles	13, Middleton Gardens, Middleton, Greater Manchester, M24 1AJ	Electrical Equipment Repair and Servicing	Repair and Servicing
F	242m E	N F S	Pioneer Mill, Morton Street, Middleton, Greater Manchester, M24 6AN	Special Purpose Machinery and Equipment	Industrial Products
F	244m E	Brentex Sales	Pioneer Mill, Morton Street, Middleton, Greater Manchester, M24 6AN	Adhesives and Sealants	Industrial Products



ID	Location	Company	Address	Activity	Category
G	247m E	Works	Greater Manchester, M24	Unspecified Works Or Factories	Industrial Features
G	247m E	Burns Rubber Ltd	Burns Rubber, Morton Street, Middleton, Greater Manchester, M24 6AN	Vehicle Parts and Accessories	Motoring
E	249m E	Gantry	Greater Manchester, M24	Travelling Cranes and Gentries	Industrial Features

This data is sourced from Ordnance Survey.

4.2 National Geographic Database (NGD) - Current or recent tanks

Records within 250m	1
----------------------------	----------

Current or recent tanks identified from the Ordnance Survey NGD.

Features are displayed on the Current industrial land use map on [page 54 >](#)

ID	Location	Tank description	Activity	Date first identified
A	117m S	Roofed Storage Tank	Commercial Activity: Distribution Or Storage	20/06/2014

This data is sourced from Ordnance Survey.

4.3 Current or recent petrol stations

Records within 500m	2
----------------------------	----------

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on [page 54 >](#)

ID	Location	Company	Address	LPG	Status
K	356m S	TESCO EXTRA	Barton Road, Middleton, Manchester, Greater Manchester, M24 1HB	No	Open
O	459m SE	ESSO	191, Oldham Road, Middleton, Manchester, Greater Manchester, M24 2LD	No	Open

This data is sourced from Experian.



4.4 Electricity cables

Records within 500m**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.5 Gas pipelines

Records within 500m**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.6 Sites determined as Contaminated Land

Records within 500m**0**

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.7 Control of Major Accident Hazards (COMAH)

Records within 500m**0**

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.8 Regulated explosive sites

Records within 500m**0**

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.9 Hazardous substance storage/usage

Records within 500m

0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.10 Historical licensed industrial activities (IPC)

Records within 500m

0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

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

4.11 Licensed industrial activities (Part A(1))

Records within 500m

4

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on [page 54 >](#)

ID	Location	Details	
I	315m E	Operator: URBAN RESERVE (ASSETCO) LIMITED Installation Name: Whitbrook Power - EPR/YP3509MY Process: NEW MEDIUM COMBUSTION PLANT BEFORE 20TH DECEMBER 2018 Permit Number: YP3509MY Original Permit Number: YP3509MY	EPR Reference: EPR/YP3509MY Issue Date: 21/01/2022 Effective Date: 21/01/2022 Last date noted as effective: 08/11/2023 Status: Effective
I	315m E	Operator: URBAN RESERVE (ASSETCO) LIMITED Installation Name: Whitbrook Power - EPR/YP3509MY Process: TRANCHE A SG PERMITTING DATE 1ST OCTOBER 2019 Permit Number: YP3509MY Original Permit Number: YP3509MY	EPR Reference: EPR/YP3509MY Issue Date: 21/01/2022 Effective Date: 21/01/2022 Last date noted as effective: 08/11/2023 Status: Effective
I	315m E	Operator: URBAN RESERVE (ASSETCO 2) LIMITED Installation Name: Whitbrook Power - EPR/MP3049QG Process: NEW MEDIUM COMBUSTION PLANT BEFORE 20TH DECEMBER 2018 Permit Number: MP3049QG Original Permit Number: YP3509MY	EPR Reference: EPR/MP3049QG Issue Date: 21/01/2022 Effective Date: 18/01/2023 Last date noted as effective: 28/04/2025 Status: Effective

ID	Location	Details	
I	315m E	Operator: URBAN RESERVE (ASSETCO 2) LIMITED Installation Name: Whitbrook Power - EPR/MP3049QG Process: TRANCHE A SG PERMITTING DATE 1ST OCTOBER 2019 Permit Number: MP3049QG Original Permit Number: YP3509MY	EPR Reference: EPR/MP3049QG Issue Date: 21/01/2022 Effective Date: 18/01/2023 Last date noted as effective: 28/04/2025 Status: Effective

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

4.12 Licensed pollutant release (Part A(2)/B)

Records within 500m	6
----------------------------	----------

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on [page 54 >](#)

ID	Location	Address	Details	
D	229m SW	Tyro Cleaners Ltd, 8 Middleton Gardens, Middleton, Manchester, M24 4DF	Process: Dry Cleaning Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
D	229m SW	DT Middleton Ltd, Tyro Cleaners, 8 Middleton Gardens, Middleton, Manchester, M24 4DF	Process: Dry Cleaning Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
K	364m S	Tesco Petrol Station, Barton Road, Middleton, Manchester, M24 1HB	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
7	418m E	VW & Audi Used Spares Ltd, Spring Vale, Middleton, Manchester, M24 2HQ	Process: Waste Oil Burner 0.4 MW Status: New Legislation Applies Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified
O	465m E	Mercury Forecourts, Middleton Service Station, 191 Oldham Road, Middleton, Manchester, M24 2LD	Process: Unloading of Petrol into Storage at Service Stations Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified



ID	Location	Address	Details	
9	485m SE	Geometric Furniture Ltd, Townley Street, Middleton, Manchester, M24 1AT	Process: Coating Processes Status: Current Permit Permit Type: Part B	Enforcement: No Enforcements Notified Date of enforcement: No Enforcements Notified Comment: No Enforcements Notified

This data is sourced from Local Authority records.

4.13 Radioactive Substance Authorisations

Records within 500m	0
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Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

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

4.14 Licensed Discharges to controlled waters

Records within 500m	25
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Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on [page 54 >](#)

ID	Location	Address	Details	
A	71m S	LONGSTREETCOMBINEDSEWEROVERFLOW, LONGSTREET, CSO IS LOCATED ON THE ROUNDABOUT, MIDDLETON MANCHESTER, GREATER MANCHESTER, M24 6UN	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01ROC0124 Permit Version: 3 Receiving Water: RIVER IRK	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: 17/03/2005 Effective Date: 17/03/2005 Revocation Date: 19/05/2005
A	71m S	LONGSTREETCOMBINEDSEWEROVERFLOW, LONGSTREET, CSO IS LOCATED ON THE ROUNDABOUT, MIDDLETON MANCHESTER, GREATER MANCHESTER, M24 6UN	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016993581 Permit Version: 1 Receiving Water: THE RIVER IRK	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 20/05/2005 Effective Date: 20/05/2005 Revocation Date: 10/12/2019
H	259m S	LONGSTREETCOMBINEDSEWEROVERFLOW, LONGSTREET, CSO IS LOCATED ON THE ROUNDABOUT, MIDDLETON MANCHESTER, GREATER MANCHESTER, M24 6UN	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016993581 Permit Version: 2 Receiving Water: CLVRT'D SECTION THE RIVER IRK	Status: VARIED UNDER EPR 2010 Issue date: 11/12/2019 Effective Date: 11/12/2019 Revocation Date: -



ID	Location	Address	Details	
H	269m S	THEMARKETPLACEMN26,ROCHDALE,GREATMANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01ROC0124 Permit Version: 2 Receiving Water: UNKNOWN	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 01/01/1995 Revocation Date: 16/03/2005
H	269m S	THEMARKETPLACEMN26,ROCHDALE,GREATMANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01ROC0124 Permit Version: 1 Receiving Water: -	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/04/1991 Revocation Date: 31/12/1994
J	317m E	JOHNLEEFOLDCSO,2JOHNLEEFOLD,MIDDLETON,MANCHESTER,GREAT ERMANCHESTER,M242LR	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982900 Permit Version: 2 Receiving Water: WHIT BROOK TRIB RIVER IRK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/01/1995 Revocation Date: 10/05/1995
J	317m E	JOHNLEEFOLDCSO,2JOHNLEEFOLD,MIDDLETON,MANCHESTER,GREAT ERMANCHESTER,M242LR	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982900 Permit Version: 3 Receiving Water: WHIT BROOK TRIB RIVER IRK	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 11/05/1995 Revocation Date: 08/03/2005
J	317m E	JOHNLEEFOLDCSO,2JOHNLEEFOLD,MIDDLETON,MANCHESTER,GREAT ERMANCHESTER,M242LR	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982900 Permit Version: 1 Receiving Water: WHIT BROOK TRIB RIVER IRK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/04/1991 Revocation Date: 31/12/1994
J	317m E	JOHNLEEFOLDCSO,2JOHNLEEFOLD,MIDDLETON,MANCHESTER,GREAT ERMANCHESTER,M242LR	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982900 Permit Version: 5 Receiving Water: WHIT BROOK	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 20/05/2005 Effective Date: 20/05/2005 Revocation Date: 29/10/2019
J	317m E	JOHNLEEFOLDCSO,2JOHNLEEFOLD,MIDDLETON,MANCHESTER,GREAT ERMANCHESTER,M242LR	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982900 Permit Version: 4 Receiving Water: WHIT BROOK	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: 09/03/2005 Effective Date: 09/03/2005 Revocation Date: 19/05/2005



ID	Location	Address	Details	
J	317m E	JOHNLEEFOLDCSO,2JOHNLEEFOLD, MIDDLETON,MANCHESTER,GREAT ERMANCHESTER,M242LR	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982900 Permit Version: 6 Receiving Water: WHIT BROOK	Status: VARIED UNDER EPR 2010 Issue date: 30/10/2019 Effective Date: 30/10/2019 Revocation Date: -
L	377m NE	MIDDLETONTRANSPORTLTDSWO,J OHNLEEROAD,MIDDLETON,GREAT ERMANCHESTER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991252 Permit Version: 1 Receiving Water: TRUB (WHIT) BROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/11/1994 Revocation Date: 01/11/1994
L	377m NE	HPICKUPANDSONSSWO,6BOARSHA WROAD,MIDDLETON,GREATERMANCHESTER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991160 Permit Version: 1 Receiving Water: WHITBROOK	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/11/1994 Revocation Date: 01/11/1994
M	389m W	WOODSTREETCSO,148WOODSTREET,MIDDLETON,MANCHESTER,GREATERMANCHESTER,M244BB	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982644 Permit Version: 4 Receiving Water: RIVER IRK	Status: VARIED UNDER EPR 2010 Issue date: 05/03/2020 Effective Date: 05/03/2020 Revocation Date: -
M	398m W	WOODSTREETCSO,148WOODSTREET,MIDDLETON,MANCHESTER,GREATERMANCHESTER,M244BB	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982644 Permit Version: 2 Receiving Water: RIVER IRK	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: 09/03/2005 Effective Date: 09/03/2005 Revocation Date: 19/05/2005
M	398m W	WOODSTREETCSO,148WOODSTREET,MIDDLETON,MANCHESTER,GREATERMANCHESTER,M244BB	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982644 Permit Version: 3 Receiving Water: RIVER IRK	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 20/05/2005 Effective Date: 20/05/2005 Revocation Date: 05/03/2020
M	398m W	WOODSTREETCSO,148WOODSTREET,MIDDLETON,MANCHESTER,GREATERMANCHESTER,M244BB	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982644 Permit Version: 1 Receiving Water: RIVER IRK	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 28/11/1994 Revocation Date: 08/03/2005



ID	Location	Address	Details	
M	398m W	WOODSTREETCSO,148WOODSTREET,MIDDLETON,MANCHESTER,GREATMANCHESTER,M244BB	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01ROC0168 Permit Version: 1 Receiving Water: TRIB RIVER IRK	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 01/01/1995 Revocation Date: 01/01/1995
N	453m E	SPRINGVALECOMBINEDSEWEROVERFLOW,OPPOSITE54SPRINGVALE,MIDDLETON,MANCHESTER,GREATMANCHESTER,M242HS	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982642 Permit Version: 4 Receiving Water: RIVER IRK	Status: VARIED UNDER EPR 2010 Issue date: 09/01/2020 Effective Date: 09/01/2020 Revocation Date: -
N	460m E	HANSONSTBRIDGESSO,50MUSHANSONSTREETBRIDGE,MIDDLETON,GREATMANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016950433 Permit Version: 1 Receiving Water: RIVER IRK	Status: SURRENDERED UNDER EPR 2010 Issue date: - Effective Date: 06/09/1983 Revocation Date: 27/02/2013
8	474m NE	BOARDSHAWROADCSO,125BOARDSHAWROAD,MIDDLETON,MANCHESTER,GREATMANCHESTER,M246AR	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016950217 Permit Version: 3 Receiving Water: WHIT BROOK, TRIB OF RIVER IRK	Status: VARIED UNDER EPR 2010 Issue date: 11/12/2019 Effective Date: 11/12/2019 Revocation Date: -
N	483m E	SPRINGVALECOMBINEDSEWEROVERFLOW,OPPOSITE54SPRINGVALE,MIDDLETON,MANCHESTER,GREATMANCHESTER,M242HS	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982642 Permit Version: 1 Receiving Water: RIVER IRK	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 30/09/1994 Revocation Date: 08/03/2005
N	483m E	SPRINGVALECOMBINEDSEWEROVERFLOW,OPPOSITE54SPRINGVALE,MIDDLETON,MANCHESTER,GREATMANCHESTER,M242HS	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982642 Permit Version: 2 Receiving Water: RIVER IRK	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: 09/03/2005 Effective Date: 09/03/2005 Revocation Date: 19/05/2005
N	483m E	SPRINGVALECOMBINEDSEWEROVERFLOW,OPPOSITE54SPRINGVALE,MIDDLETON,MANCHESTER,GREATMANCHESTER,M242HS	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 016982642 Permit Version: 3 Receiving Water: RIVER IRK	Status: MODIFIED - (WRA 91 SCHED 10 - AS AMENDED BY ENV ACT 1995) Issue date: 20/05/2005 Effective Date: 20/05/2005 Revocation Date: 08/01/2020



ID	Location	Address	Details	
N	483m E	SPRINGVALECOMBINEDSEWEROVERFLOW,OPPOSITE54SPRINGVALE,MIDDLETON,MANCHESTER,GREAT ERMANCHESTER,M242HS	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01ROC0166 Permit Version: 1 Receiving Water: RIVER IRK	Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: 01/01/1995 Revocation Date: 01/01/1995

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

4.15 Pollutant release to surface waters (Red List)

Records within 500m	0
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Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

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

4.16 Pollutant release to public sewer

Records within 500m	0
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Discharges of Special Category Effluents to the public sewer.

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

4.17 List 1 Dangerous Substances

Records within 500m	0
----------------------------	----------

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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

4.18 List 2 Dangerous Substances

Records within 500m	0
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Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

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



4.19 Pollution Incidents (EA/NRW)

Records within 500m

1

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

Features are displayed on the Current industrial land use map on [page 54](#) >

ID	Location	Details	
K	351m S	Incident Date: 17/04/2002 Incident Identification: 72609 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified	Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

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

4.20 Pollution inventory substances

Records within 500m

0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.21 Pollution inventory waste transfers

Records within 500m

0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.22 Pollution inventory radioactive waste

Records within 500m

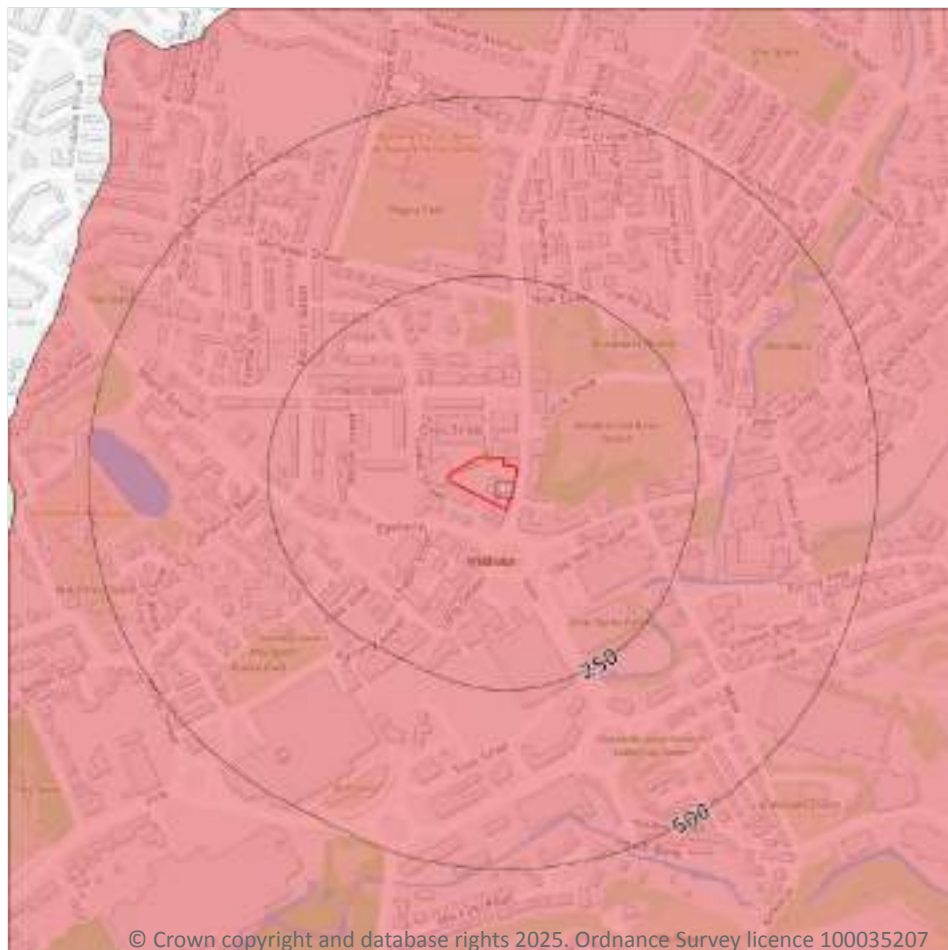
0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.



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

1

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

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



Bedrock aquifer



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

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5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

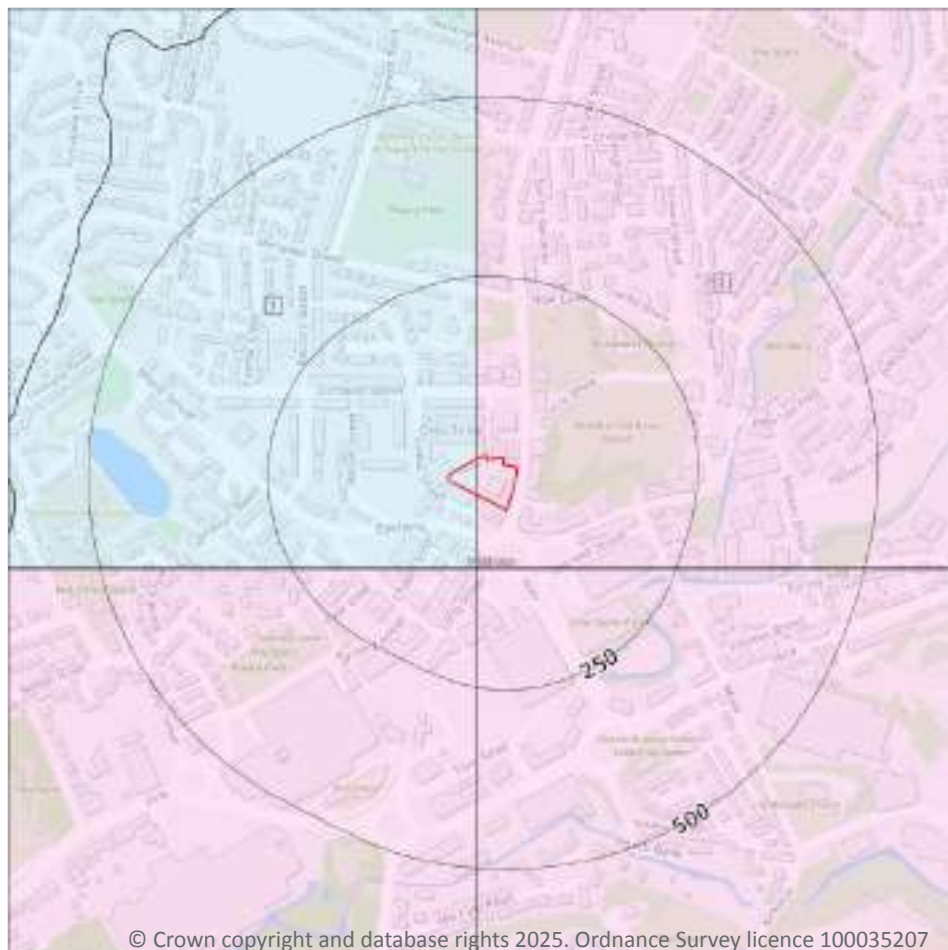
Features are displayed on the Bedrock aquifer map on [page 67](#) >

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.



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

2

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 68](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: >550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: Low	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures
2	On site	Summary Classification: Secondary superficial aquifer - Medium Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: <40% Dilution value: >550mm/year	Vulnerability: Medium Aquifer type: Secondary Thickness: >10m Patchiness value: >90% Recharge potential: High	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures

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

5.4 Groundwater vulnerability- soluble rock risk

Records on site	0
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This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

5.5 Groundwater vulnerability- local information

Records on site	0
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This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.

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

4

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 70 >](#)

ID	Location	Details	
-	1257m E	Status: Historical Licence No: 2569005001 Details: Non-Evaporative Cooling Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES DON MILL, DON STREET, MIDDLETON Data Type: Point Name: Vita Cellular Foams (UK) Limited trading as Vitafoam Limited Easting: 388312 Northing: 406242	Annual Volume (m ³): 545520 Max Daily Volume (m ³): 2182.08 Original Application No: - Original Start Date: 18/01/1966 Expiry Date: - Issue No: 103 Version Start Date: 29/04/2010 Version End Date: -
-	1265m E	Status: Historical Licence No: 2569005001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, DON MILL, DON STREET, MIDDLETON" Data Type: Point Name: VITACOM LTD Easting: 388320 Northing: 406240	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 18/01/1966 Version End Date: -
-	1265m E	Status: Historical Licence No: 2569005001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, DON MILL, DON STREET, MIDDLETON Data Type: Point Name: EASTLAND COMPOUNDING LTD Easting: 388320 Northing: 406240	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/01/1966 Expiry Date: - Issue No: 101 Version Start Date: 31/03/2004 Version End Date: -
-	1265m E	Status: Historical Licence No: 2569005001 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES DON MILL DON STREET MIDDLETON Data Type: Point Name: VITAFOAM LTD Easting: 388320 Northing: 406240	Annual Volume (m ³): 545520 Max Daily Volume (m ³): 2182.08 Original Application No: - Original Start Date: 18/01/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/01/2007 Version End Date: -

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



5.7 Surface water abstractions

Records within 2000m

7

Licensed surface water 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, a stretch of watercourse or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on [page 70](#) >

ID	Location	Details	
A	636m SW	Status: Historical Licence No: 2569005035 Details: Boiler Feed Direct Source: "Surface, Non-Tidal - North West Region" Point: "RESERVOIR FED BY SURFACE DRAINAGE AT MIDDLETON, MANCHESTER(T" Data Type: Point Name: ROBERT McBRIDE LTD Easting: 386600 Northing: 405600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 18/01/1995 Version End Date: -
A	636m SW	Status: Historical Licence No: 2569005035 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "RESERVOIR FED BY SURFACE DRAINAGE AT MIDDLETON, MANCHESTER(T" Data Type: Point Name: ROBERT McBRIDE LTD Easting: 386600 Northing: 405600	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 18/01/1995 Version End Date: -
A	636m SW	Status: Historical Licence No: 2569005035 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIR FED BY SURFACE DRAINAGE AT MIDDLETON, MANCHESTER(T Data Type: Point Name: ROBERT McBRIDE LTD Easting: 386600 Northing: 405600	Annual Volume (m ³): 28867 Max Daily Volume (m ³): 2182.08 Original Application No: 1898 Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2007 Version End Date: -



ID	Location	Details	
A	636m SW	Status: Historical Licence No: 2569005035 Details: Boiler Feed Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIR FED BY SURFACE DRAINAGE AT MIDDLETON, MANCHESTER(T Data Type: Point Name: ROBERT McBRIDE LTD Easting: 386600 Northing: 405600	Annual Volume (m ³): 28867 Max Daily Volume (m ³): 2182.08 Original Application No: 1898 Original Start Date: 20/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2007 Version End Date: -
-	1144m W	Status: Historical Licence No: 2569005055 Details: Spray Irrigation - Direct Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIR FED BY SURFACE DRAINAGE AT NORTH MANCHESTER GOLF C Data Type: Point Name: THE NEW NORTH MANCHESTER GOLF CLUB LTD Easting: 385900 Northing: 405700	Annual Volume (m ³): 2273 Max Daily Volume (m ³): 45.46 Original Application No: 2477 Original Start Date: 21/02/1977 Expiry Date: - Issue No: 101 Version Start Date: 01/04/2008 Version End Date: -
-	1404m E	Status: Historical Licence No: 2569005006 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "R IRK AT PREMISES, DON MILL, DON STREET, MIDDLETON" Data Type: Point Name: VITACOM LTD Easting: 388460 Northing: 406240	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 23/11/1998 Version End Date: -
-	1404m E	Status: Historical Licence No: 2569005006 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: R IRK AT PREMISES, DON MILL, DON STREET, MIDDLETON Data Type: Point Name: EASTLAND COMPOUNDING LTD Easting: 388460 Northing: 406240	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/01/1966 Expiry Date: - Issue No: 101 Version Start Date: 31/03/2004 Version End Date: -

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



5.8 Potable abstractions

Records within 2000m

0

Licensed potable water 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, a stretch of watercourse or a larger area.

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

5.9 Source Protection Zones

Records within 500m

0

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

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

5.10 Source Protection Zones (confined aquifer)

Records within 500m

0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

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

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

3

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 75 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
A	219m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Irk

ID	Location	Type of water feature	Ground level	Permanence	Name
A	219m SE	Inland river not influenced by normal tidal action.	Underground	Watercourse contains water year round (in normal circumstances)	River Irk
B	239m SE	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	River Irk

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m

2

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

Features are displayed on the Hydrology map on [page 75 >](#)

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site

1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on [page 75 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	On site	River	Irk (Source to Wince Brook)	GB112069061161	Roch Irk Medlock	Irwell

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



6.4 WFD Surface water bodies

Records identified

1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on [page 75 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
3	219m SE	River	Irk (Source to Wince Brook)	GB112069061161 ↗	Moderate	Fail	Moderate	2019

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

6.5 WFD Groundwater bodies

Records on site

1

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on [page 75 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	On site	Northern Manchester Carboniferous Aquifers	GB41202G101800 ↗	Poor	Poor	Good	2019

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



7 River and coastal flooding

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.

7.2 Historical Flood Events

Records within 250m

0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

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

7.3 Flood Defences

Records within 250m

0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

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



7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

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

7.5 Flood Storage Areas

Records within 250m

0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

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



River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m

0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

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

7.7 Flood Zone 3

Records within 50m

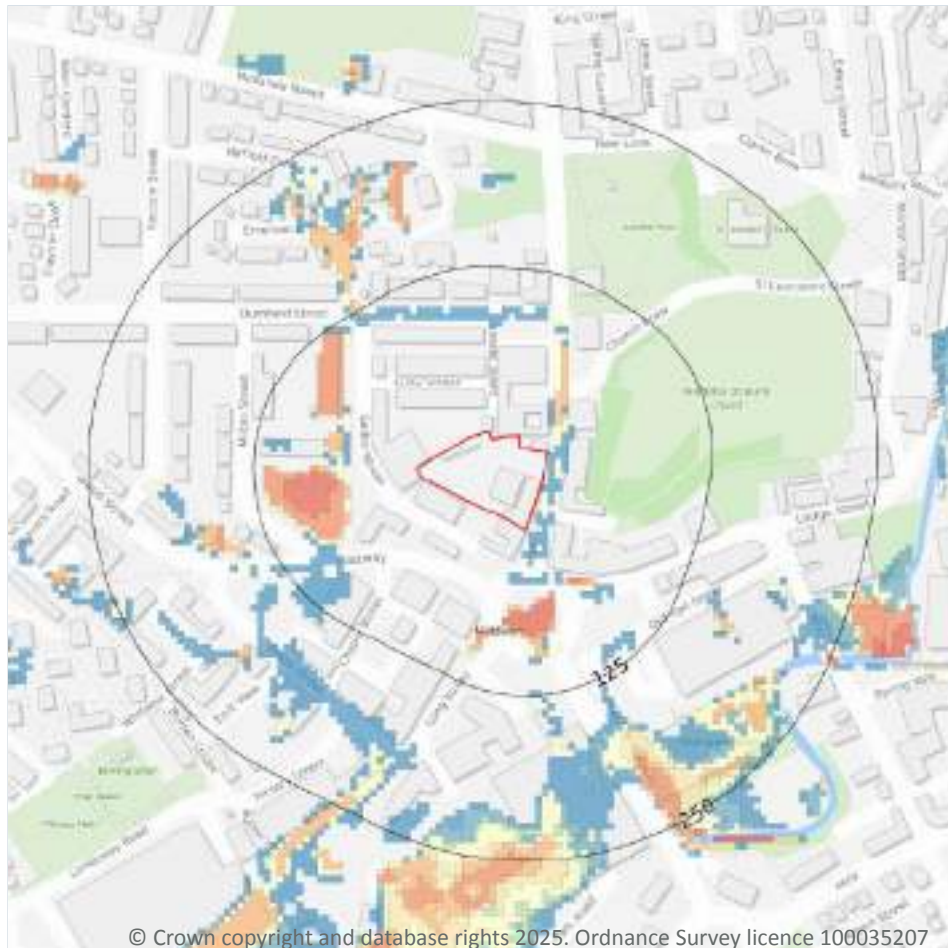
0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

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



8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site

Negligible

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 81](#) >

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.

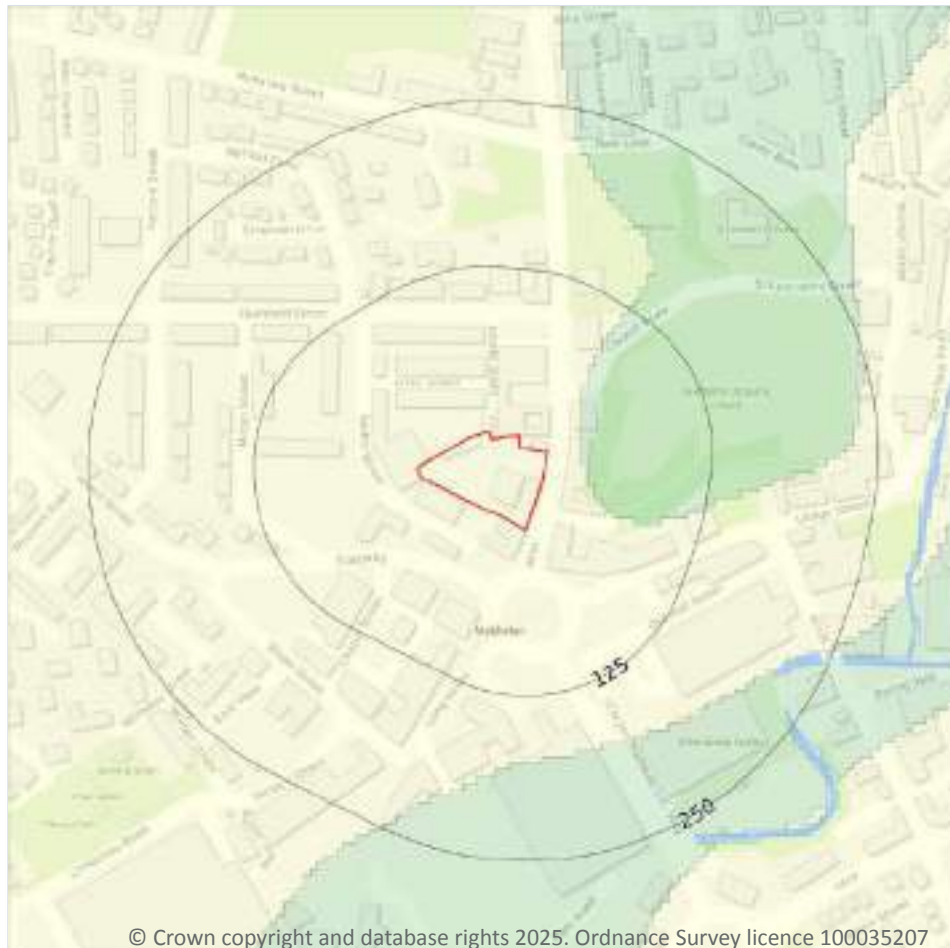
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiantal Risk Analytics.



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 83](#) >

This data is sourced from Ambiantal Risk Analytics.

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)
- X Designated Ancient Woodland
- Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

1

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 84](#) >

ID	Location	Name	Data source
-	1659m E	Rochdale Canal SSSI	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m

0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m

1

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

Features are displayed on the Environmental designations map on [page 84 >](#)

ID	Location	Name	Features of interest	Habitat description	Data source
-	1659m E	Rochdale Canal	Floating water-plantain	Other land (including Towns, Villages, Roads, Waste places, Mines, Industrial sites); Inland water bodies (Standing water, Running water)	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m

0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.5 National Nature Reserves (NNR)

Records within 2000m

0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m

3

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on [page 84 >](#)

ID	Location	Name	Data source
1	541m S	Alkington Woods	Natural England
A	1314m NE	Hopwood Woodlands	Natural England
-	1786m N	Hopwood Woodlands	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m

2

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

Features are displayed on the Environmental designations map on [page 84 >](#)

ID	Location	Name	Woodland Type
-	1657m NE	Hopwood Clough	Ancient & Semi-Natural Woodland
-	1988m NE	Hopwood Clough	Ancient & Semi-Natural Woodland

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m

0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m

0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m

2

Areas designated to prevent urban sprawl by keeping land permanently open.

Features are displayed on the Environmental designations map on [page 84](#) >

ID	Location	Name	Local Authority name
2	1270m NE	Merseyside and Greater Manchester Green Belt	Rochdale
-	1629m E	Merseyside and Greater Manchester Green Belt	Oldham

This data is sourced from the Ministry of Housing, Communities and Local Government.



10.12 Proposed Ramsar sites

Records within 2000m**0**

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.



10.16 Nitrate Vulnerable Zones

Records within 2000m**2**

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
On site	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	638	Existing
99m S	River Irk (Moston Brook to River Irwell) NVZ	Surface Water	638	Existing

This data is sourced from Natural England and Natural Resources Wales.



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 90](#) >

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.



10.18 SSSI Units

Records within 2000m

1

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

Features are displayed on the SSSI Impact Zones and Units map on [page 90 >](#)

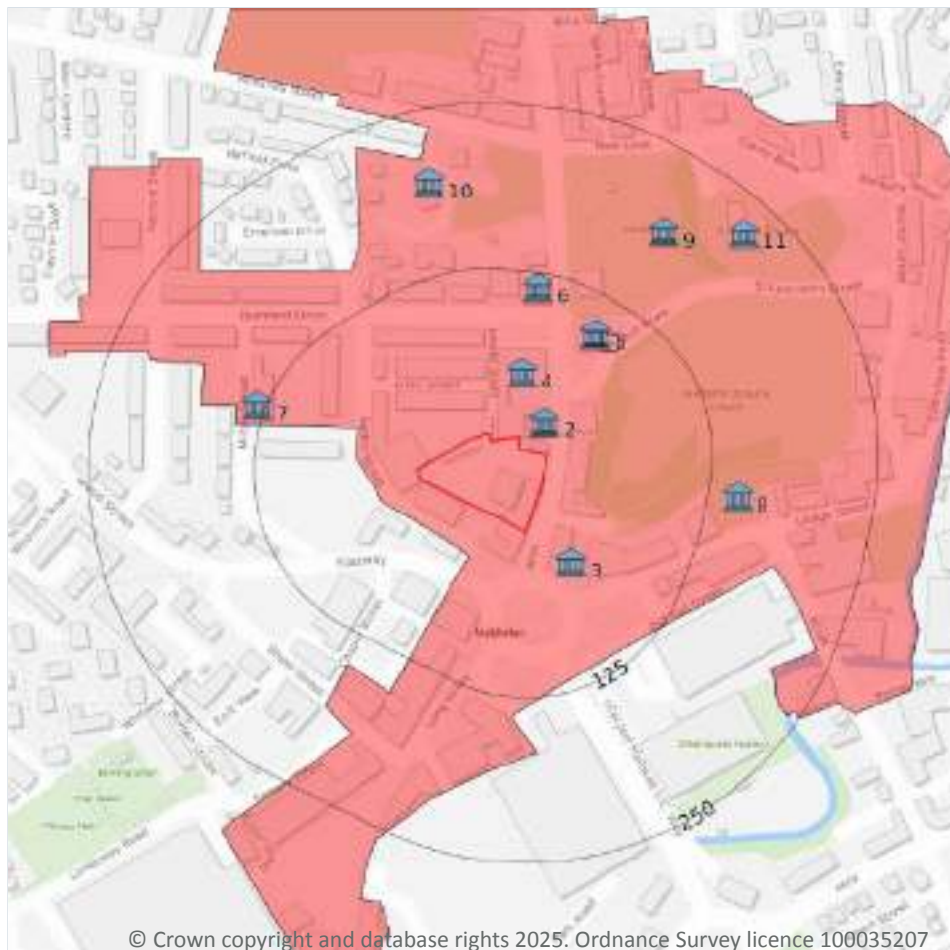
ID: -
Location: 1659m E
SSSI name: Rochdale Canal
Unit name: Failsworth
Broad habitat: Standing Open Water And Canals
Condition: Unfavourable - Recovering
Reportable features:

Feature name	Feature condition	Date of assessment
Population of Schedule 8 plant - Luronium natans, Floating Water-plantain	Unfavourable - Recovering	25/11/2010

This data is sourced from Natural England and Natural Resources Wales.



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.

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

10

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

Features are displayed on the Visual and cultural designations map on [page 92 >](#)

ID	Location	Name	Grade	Reference Number	Listed date
2	22m NE	83-87 Long Street	II	1481123	05/05/2022
3	41m SE	Royal Bank Of Scotland	II	1068505	23/03/1987
4	48m N	Long Street Methodist Church Long Street Methodist Sunday School	II*	1068504	19/09/1969
5	97m NE	Former National School	II	1068503	23/03/1987
6	114m N	Ye Olde Boars Head Public House	II*	1162256	15/03/1957



ID	Location	Name	Grade	Reference Number	Listed date
7	131m W	Former Independent Labour Club, Middleton	II	1422300	02/10/2014
8	147m E	Providence United Reformed Church	II	1162278	23/03/1987
9	189m NE	Staircase And Exedra In Jubilee Park	II	1356230	23/03/1987
10	195m N	The Old Rectory	II	1309684	19/09/1969
11	223m NE	Church Of St Leonard	I	1162332	15/03/1957

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

11.5 Conservation Areas

Records within 250m

1

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

Features are displayed on the Visual and cultural designations map on [page 92 >](#)

ID	Location	Name	District	Date of designation
1	On site	Middleton Town Centre	Rochdale	05/07/1978

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

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

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



11.7 Registered Parks and Gardens

Records within 250m

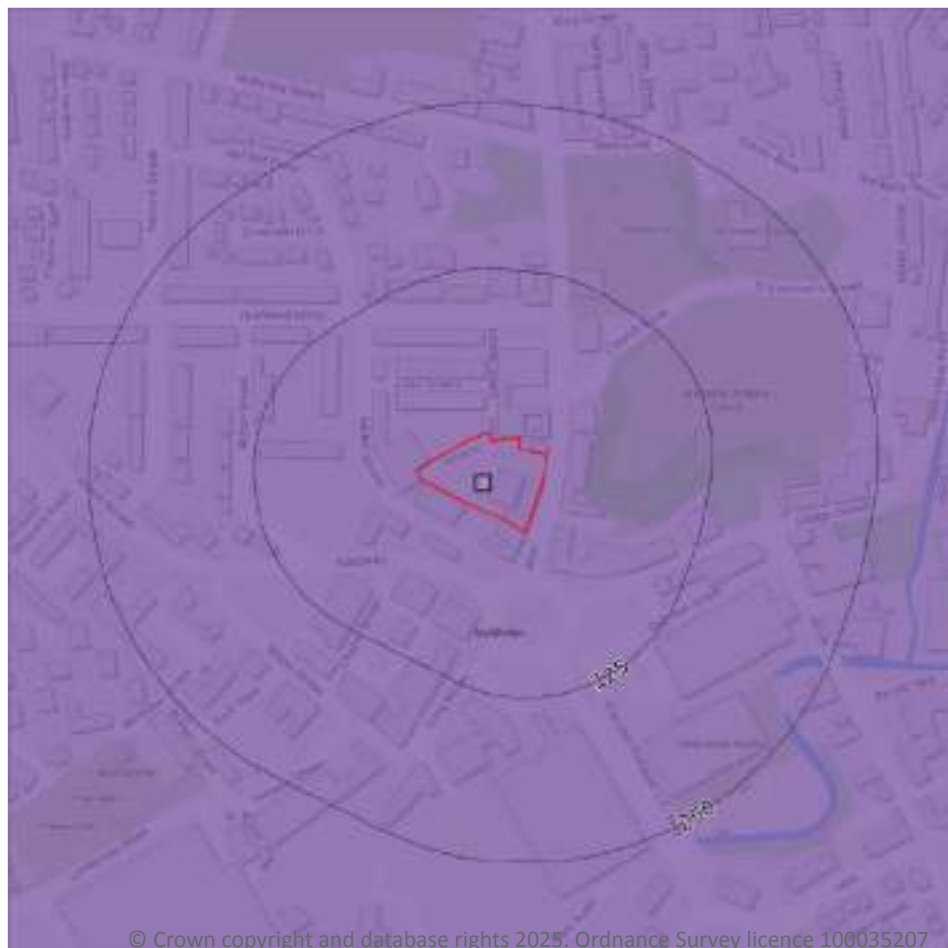
0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

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



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 96](#) >

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

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m

0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m

0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m

0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

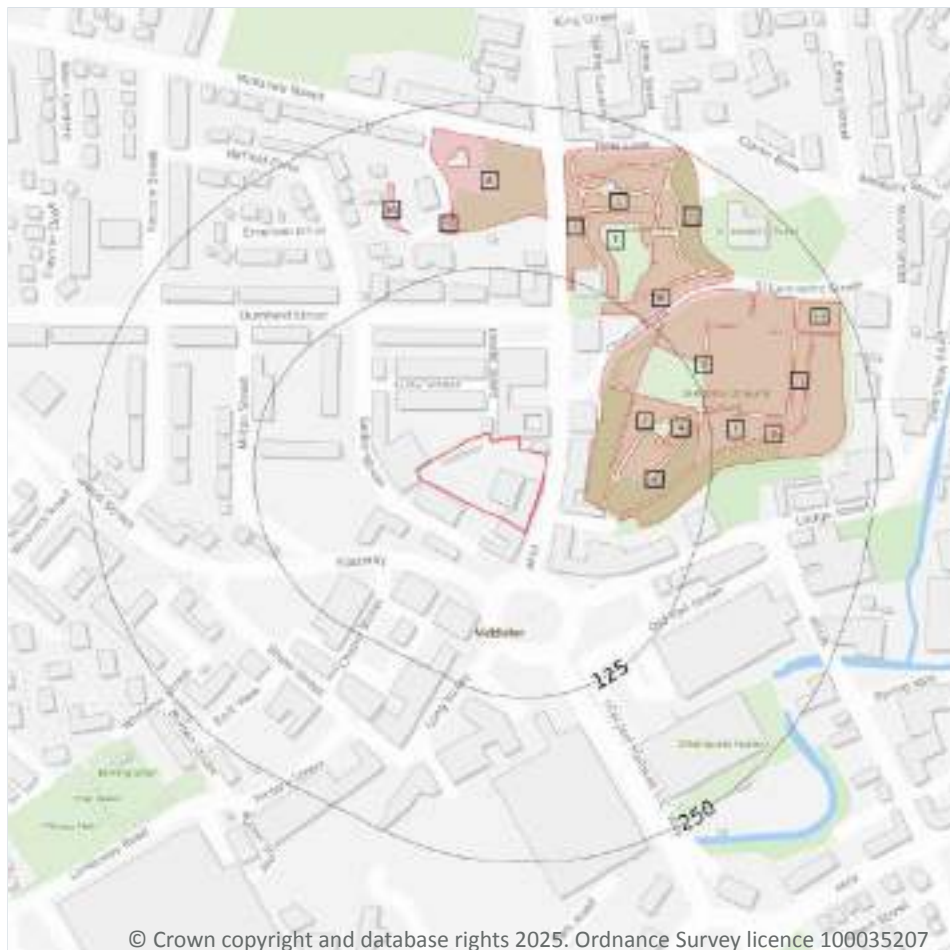
Records within 250m

0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.

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

21

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 98](#) >

ID	Location	Main Habitat	Other habitats
1	33m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	51m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	51m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	56m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
3	64m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	90m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	112m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
5	116m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	117m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	125m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	135m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	153m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	154m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	162m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
C	178m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
D	183m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
11	183m E	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
D	188m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
C	194m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
C	201m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
12	210m NE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.



13.3 Open Mosaic Habitat

Records within 250m

0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

13.4 Limestone Pavement Orders

Records within 250m

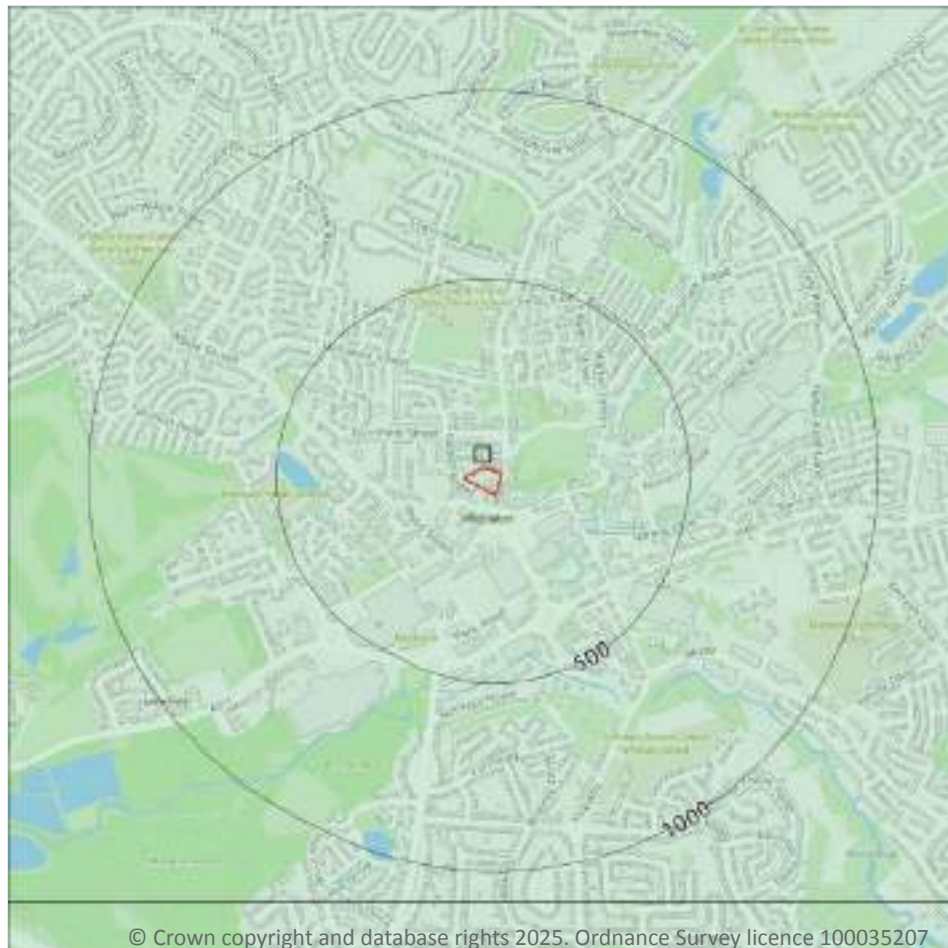
0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

1

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

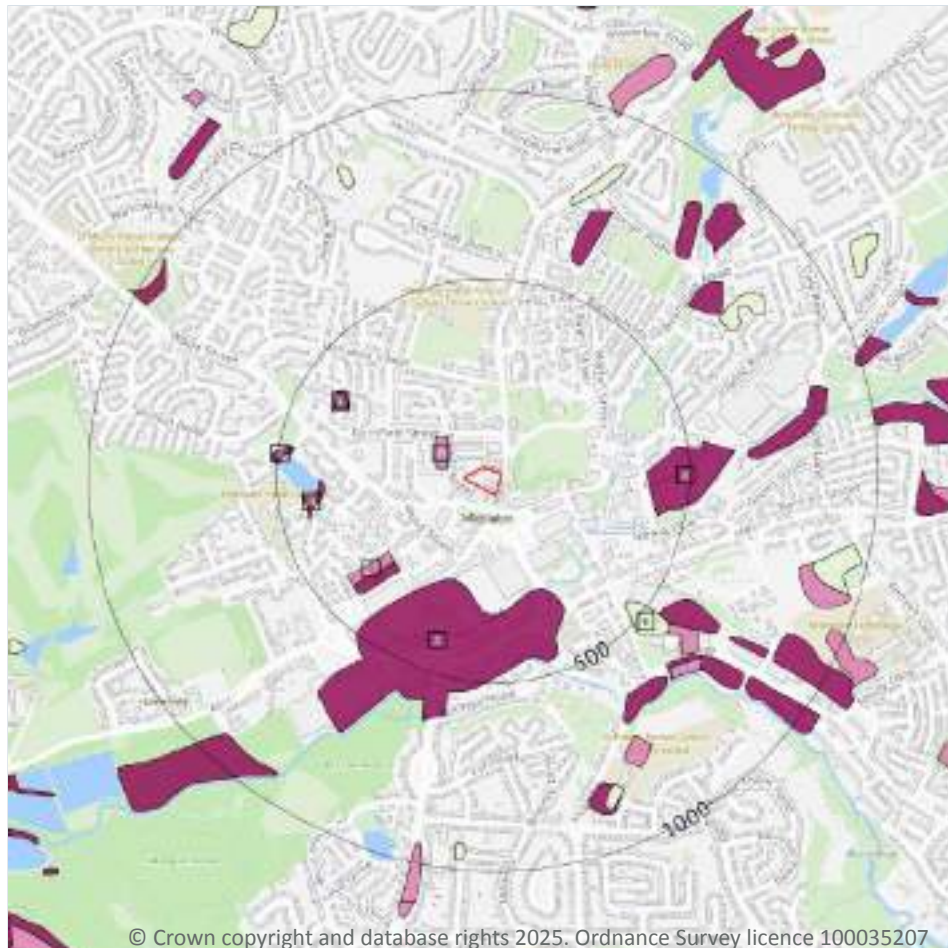
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 101](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SD80NE

This data is sourced from the British Geological Survey.



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

9

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 102 >](#)

ID	Location	LEX Code	Description	Rock description
1	52m NW	WGR-VOID	Worked Ground (Undivided)	Void
2	250m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	280m SW	WGR-VOID	Worked Ground (Undivided)	Void
A	287m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

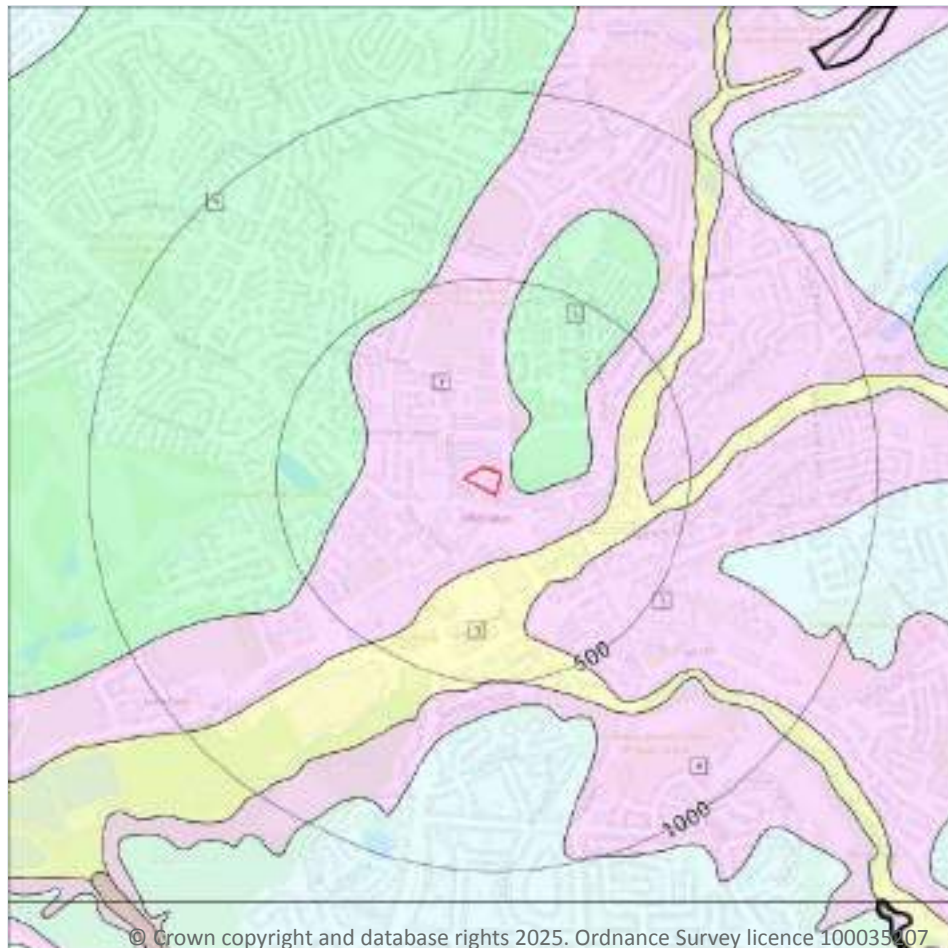


ID	Location	LEX Code	Description	Rock description
3	361m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	373m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
5	386m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
6	450m SE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
7	457m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.



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

6

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 104](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	GFSDD-XSV	Glaciofluvial Sheet Deposits, Devensian - Sand And Gravel	Sand And Gravel
2	26m E	HMGDD-DMTN	Hummocky (moundy) Glacial Deposits, Devensian - Diamicton	Diamicton
3	172m S	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel



ID	Location	LEX Code	Description	Rock description
4	270m W	HMGDD-XSV	Hummocky (moundy) Glacial Deposits, Devensian - Sand And Gravel	Sand And Gravel
5	275m SE	GFSDDD-XSV	Glaciofluvial Sheet Deposits, Devensian - Sand And Gravel	Sand And Gravel
6	493m S	GFSDDD-XSV	Glaciofluvial Sheet Deposits, Devensian - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



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

15

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 106 >](#)

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	On site	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
6	15m SW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age



ID	Location	LEX Code	Description	Rock age
7	48m S	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
8	88m N	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
9	95m W	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
11	104m SW	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
12	134m N	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
14	201m SW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
15	217m N	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
17	241m S	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
18	258m N	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age
20	317m NW	RYSA-SDST	Royley Sandstone - Sandstone	Langsettian Sub-age
24	474m N	RYSA-SDST	Royley Sandstone - Sandstone	Langsettian Sub-age
25	498m NE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

11

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

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

ID	Location	Category	Description
3	On site	ROCK	Coal seam, inferred
4	On site	FAULT	Normal fault, inferred; crossmarks on downthrow side
5	On site	LANDFORM	Buried channel or valley margin
10	95m W	FAULT	Normal fault, inferred; crossmarks on downthrow side
13	136m SE	ROCK	Coal seam, inferred



ID	Location	Category	Description
16	227m SE	ROCK	Coal seam, inferred
19	303m S	ROCK	Coal seam, inferred
21	421m S	ROCK	Coal seam, inferred
22	423m S	ROCK	Coal seam, inferred
23	451m SE	LANDFORM	Buried channel or valley margin
26	498m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



- Site Outline
- Search buffers in metres (m)
- ☐ Geological map tile

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15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on [page 109](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	EW085_manchester_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground

15.2 Artificial and made ground (50k)

Records within 500m

0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

15.3 Artificial ground permeability (50k)

Records within 50m

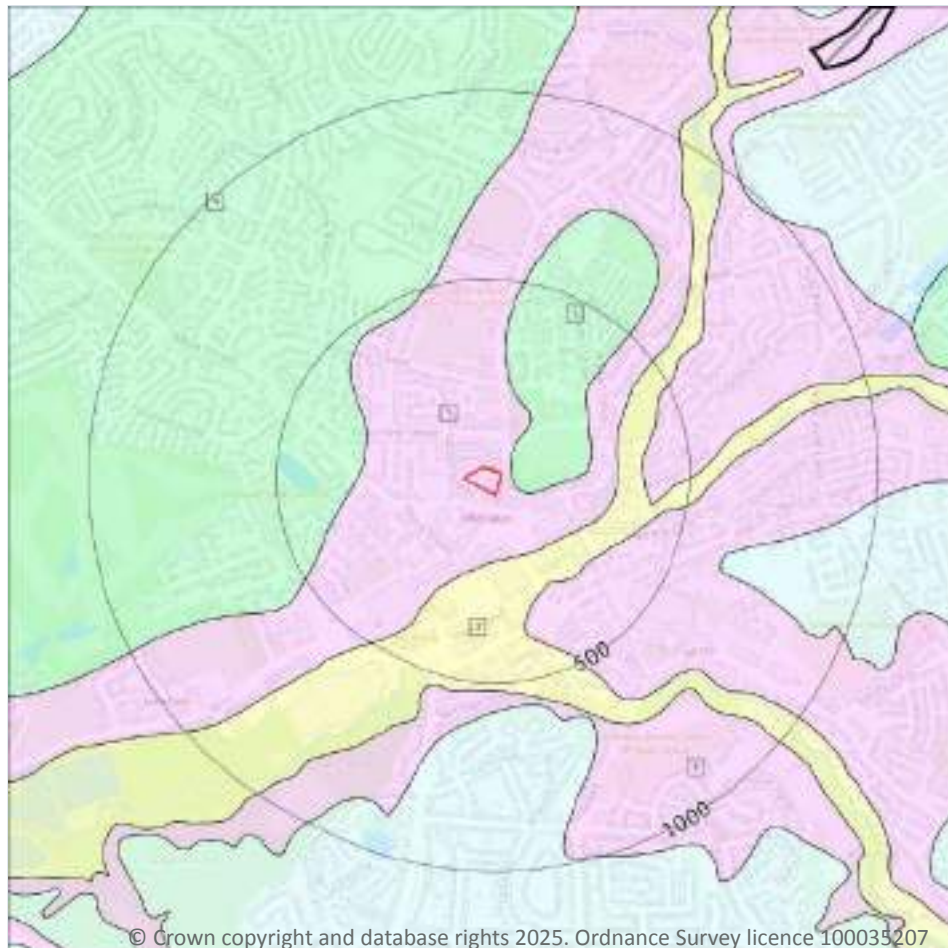
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



— Site Outline

Search buffers in metres (m)

▣ Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

5

Superficial geological deposits at 1:50,000 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 1:50,000 scale - Superficial map on [page 111](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	GFSDD-XSV	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	SAND AND GRAVEL
2	26m E	HMGDD-DMTN	HUMMOCKY (MOUNDY) GLACIAL DEPOSITS, DEVENSIAN	DIAMICTON
3	172m S	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL



ID	Location	LEX Code	Description	Rock description
4	270m W	HMGDD-XSV	HUMMOCKY (MOUNDY) GLACIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL
5	275m SE	GFSDD-XSV	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m

2

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	Very High	High
26m E	Mixed	High	Low

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

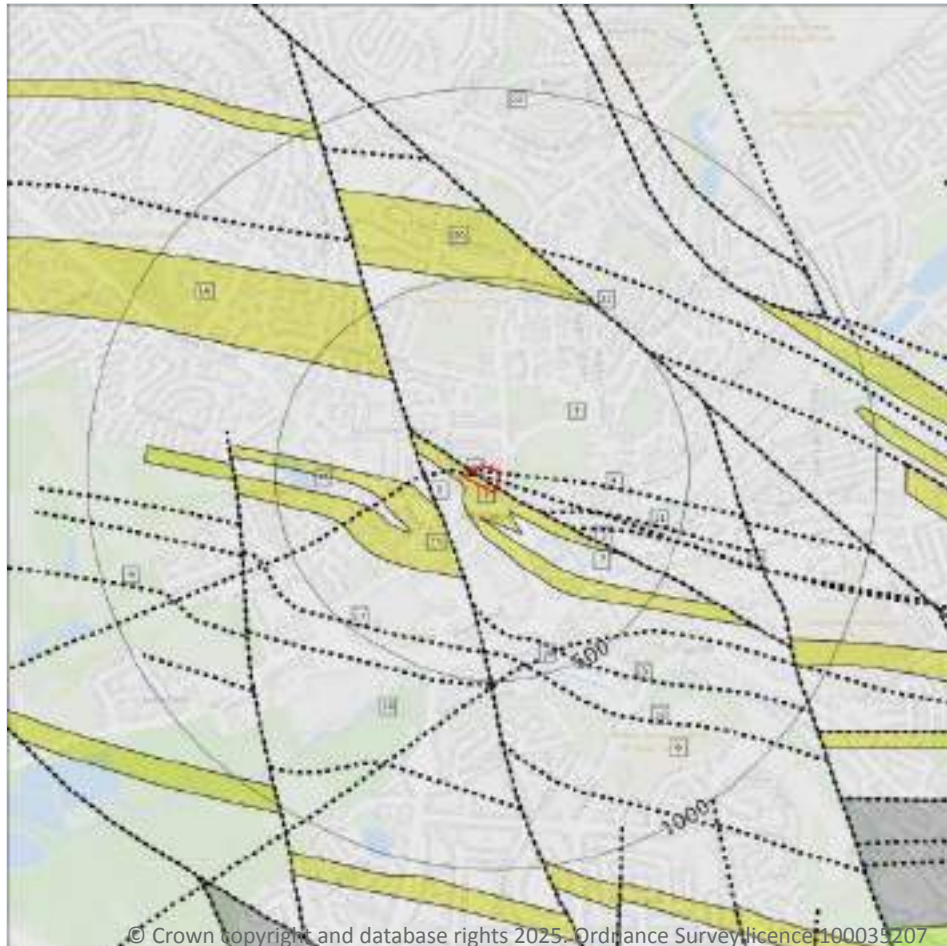
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

11

Bedrock geology at 1:50,000 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 1:50,000 scale - Bedrock map on [page 113](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
2	On site	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN

ID	Location	LEX Code	Description	Rock age
6	15m SW	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
7	62m SE	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
9	95m W	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
10	105m SW	PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION - SANDSTONE	WESTPHALIAN
12	201m SW	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
14	242m S	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
16	316m NW	RYSA-SDST	ROYLEY SANDSTONE - SANDSTONE	WESTPHALIAN
20	474m N	RYSA-SDST	ROYLEY SANDSTONE - SANDSTONE	WESTPHALIAN
22	498m NE	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	2
---------------------------	----------

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Moderate	Low
On site	Fracture	High	Moderate

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	11
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Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.



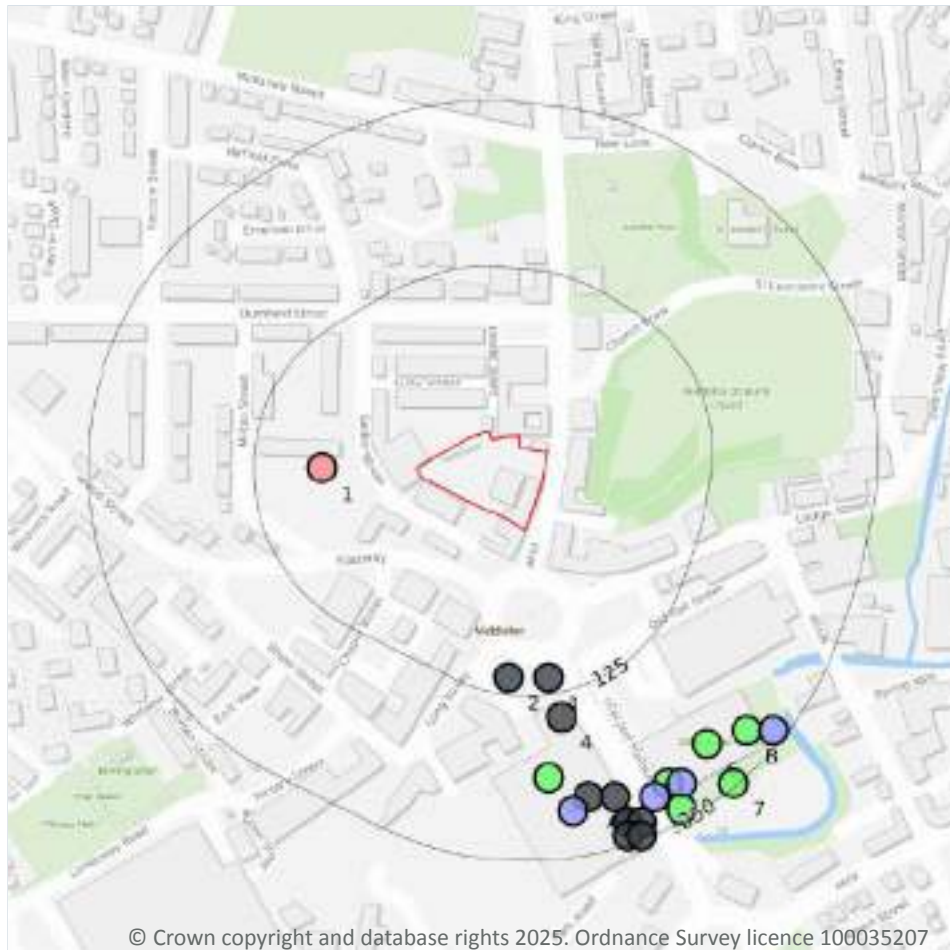
Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 113 >](#)

ID	Location	Category	Description
3	On site	FAULT	Fault, inferred
4	On site	ROCK	Coal seam, inferred
5	On site	LANDFORM	Approximate margin of buried (superficial deposit-filled) channel or valley
8	95m W	FAULT	Fault, inferred
11	136m SE	ROCK	Coal seam, inferred
13	227m SE	ROCK	Coal seam, inferred
15	303m S	ROCK	Coal seam, inferred
17	422m S	ROCK	Coal seam, inferred
18	423m S	ROCK	Coal seam, inferred
19	451m SE	LANDFORM	Approximate margin of buried (superficial deposit-filled) channel or valley
21	498m NE	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.



16 Boreholes



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— Site Outline
Search buffers in metres (m)

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

16.1 BGS Boreholes

Records within 250m

21

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	73m W	386889 406128	JOPSON ASHWORTH & EDWARDS OFF MARKET STREET	61.87	N	26962 ↗
2	112m S	387030 405970	TESCO MIDDLETON 101	-	Y	N/A

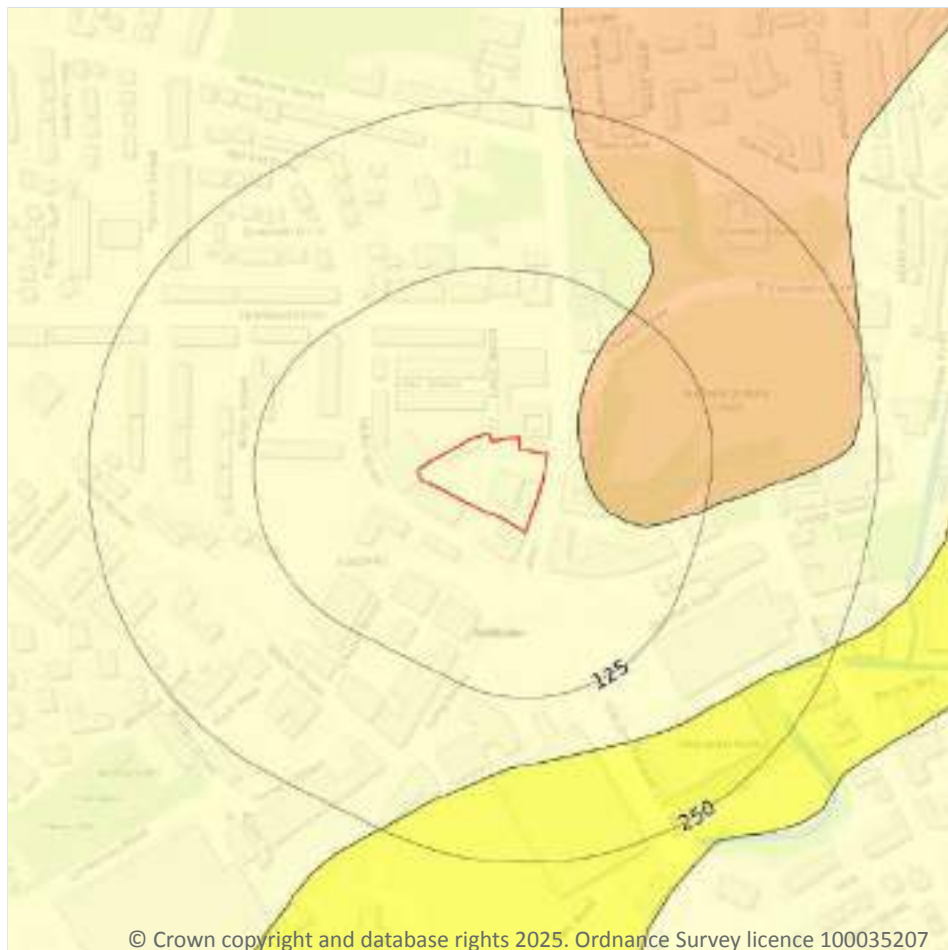


ID	Location	Grid reference	Name	Length	Confidential	Web link
3	113m S	387060 405970	TESCO MIDDLETON 102	-	Y	N/A
4	144m S	387070 405940	TESCO MIDDLETON 103	-	Y	N/A
5	188m S	387060 405894	MIDDLETON BATHS 2	10.85	N	27022 ↗
A	207m S	387090 405880	TESCO MIDDLETON 104A	-	Y	N/A
6	212m SE	387180 405920	CORPORATION YARD MIDDLETON 1	20.0	N	15988451 ↗
A	212m S	387110 405880	TESCO MIDDLETON 104	-	Y	N/A
A	215m S	387079 405869	MIDDLETON BATHS 1	9.95	N	27021 ↗
A	219m SE	387150 405890	CORPORATION YARD MIDDLETON 3	11.0	N	15988455 ↗
A	223m SE	387140 405880	IRK VALLEY, MIDDLETON 1	5.0	N	27023 ↗
A	224m SE	387160 405890	IRK VALLEY, MIDDLETON 2	2.0	N	27024 ↗
B	225m SE	387210 405930	CORPORATION YARD MIDDLETON 2A	20.0	N	15988453 ↗
A	234m S	387120 405860	TESCO MIDDLETON 105A	-	Y	N/A
A	234m S	387120 405860	TESCO MIDDLETON HC201	-	Y	N/A
A	238m S	387130 405860	TESCO MIDDLETON HC202	-	Y	N/A
B	241m SE	387230 405930	IRK VALLEY, MIDDLETON 3	6.5	N	27025 ↗
A	242m SE	387160 405870	CORPORATION YARD MIDDLETON 4	10.45	N	15988456 ↗
A	244m S	387120 405850	TESCO MIDDLETON 105B	-	Y	N/A
A	247m S	387130 405850	TESCO MIDDLETON HC203	-	Y	N/A
7	248m SE	387200 405890	CORPORATION YARD MIDDLETON 5	20.0	N	15988457 ↗

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



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

17.1 Shrink swell clays

Records within 50m

2

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).

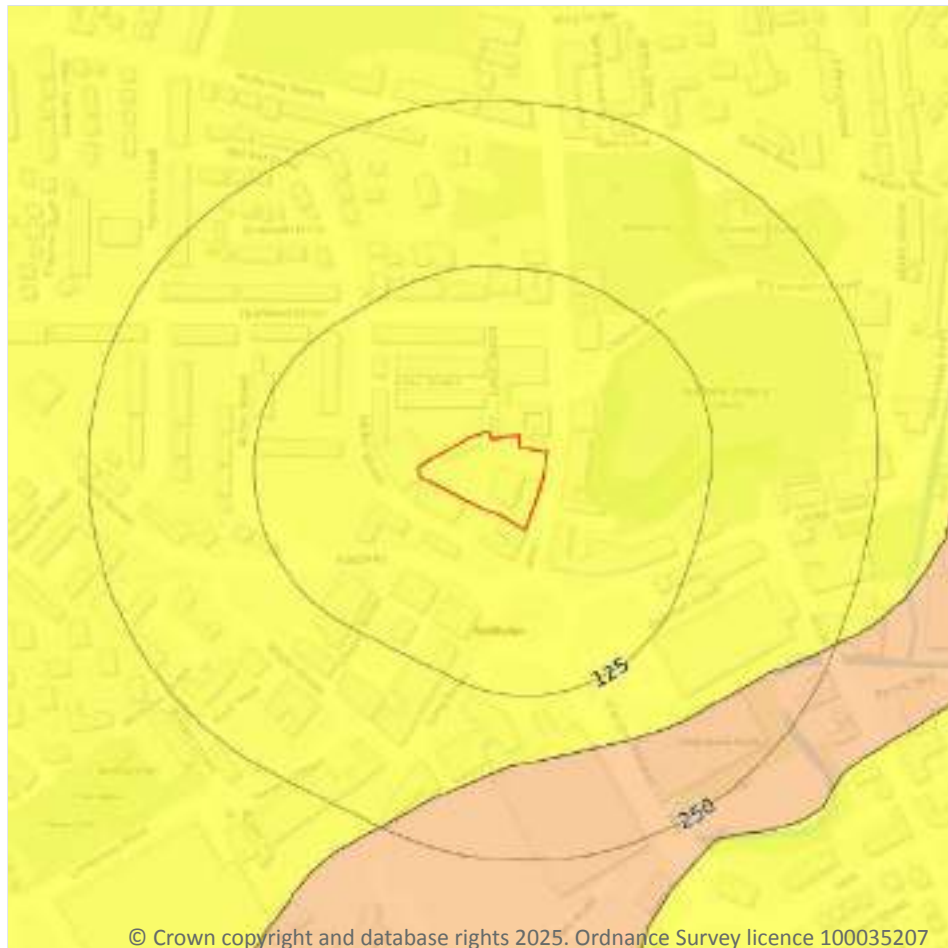
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 118](#) >

Location	Hazard rating	Details
On site	Negligible	Ground conditions predominantly non-plastic.
26m E	Low	Ground conditions predominantly medium plasticity.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



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

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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.

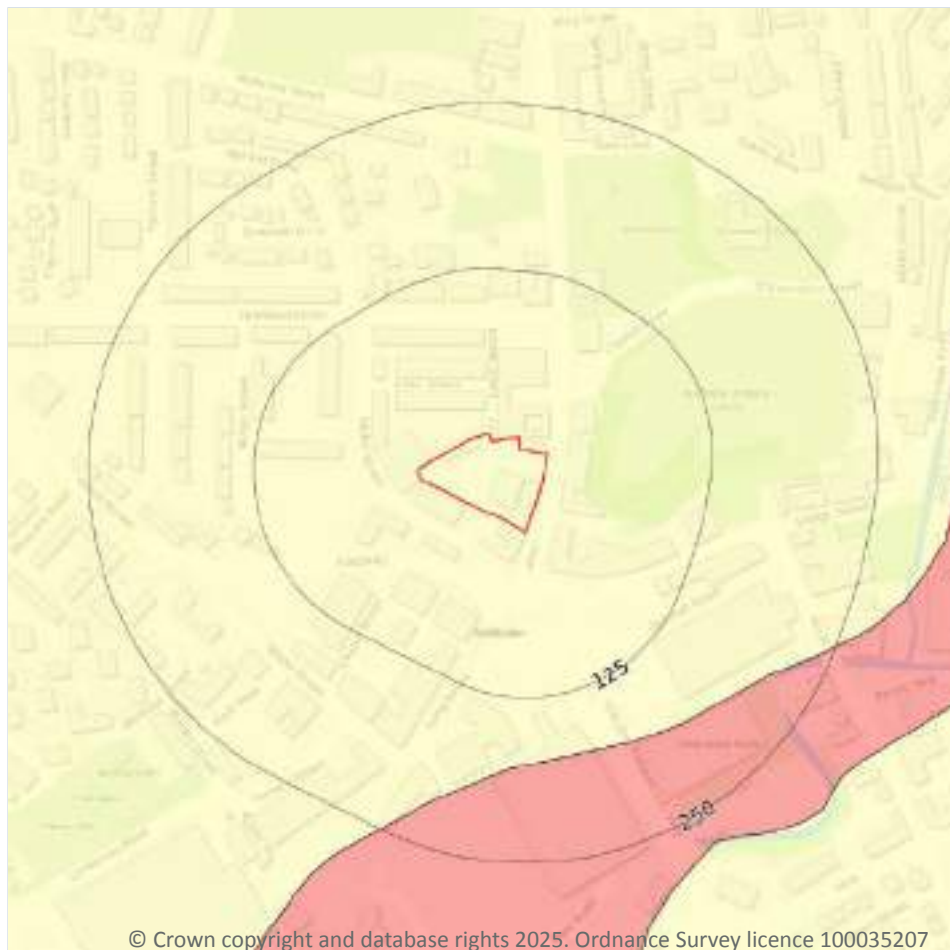
Features are displayed on the Natural ground subsidence - Running sands map on [page 119 >](#)

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.

This data is sourced from the British Geological Survey.



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.

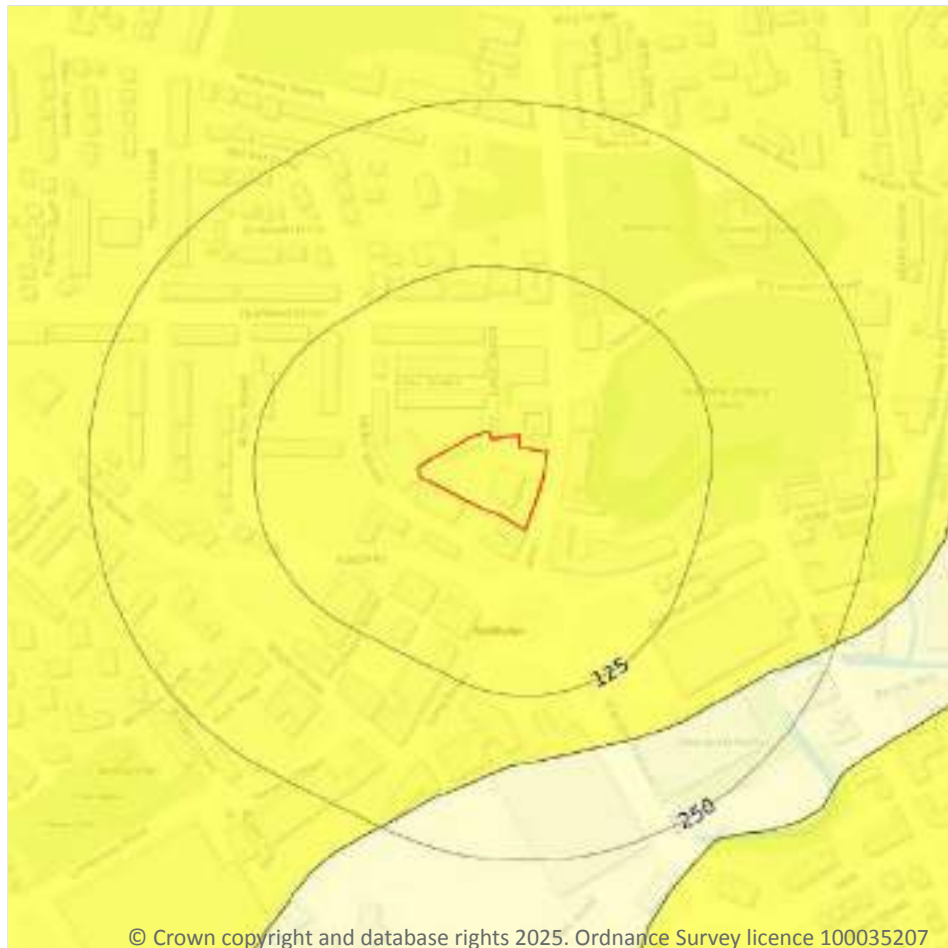
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 120](#) >

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

This data is sourced from the British Geological Survey.



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.

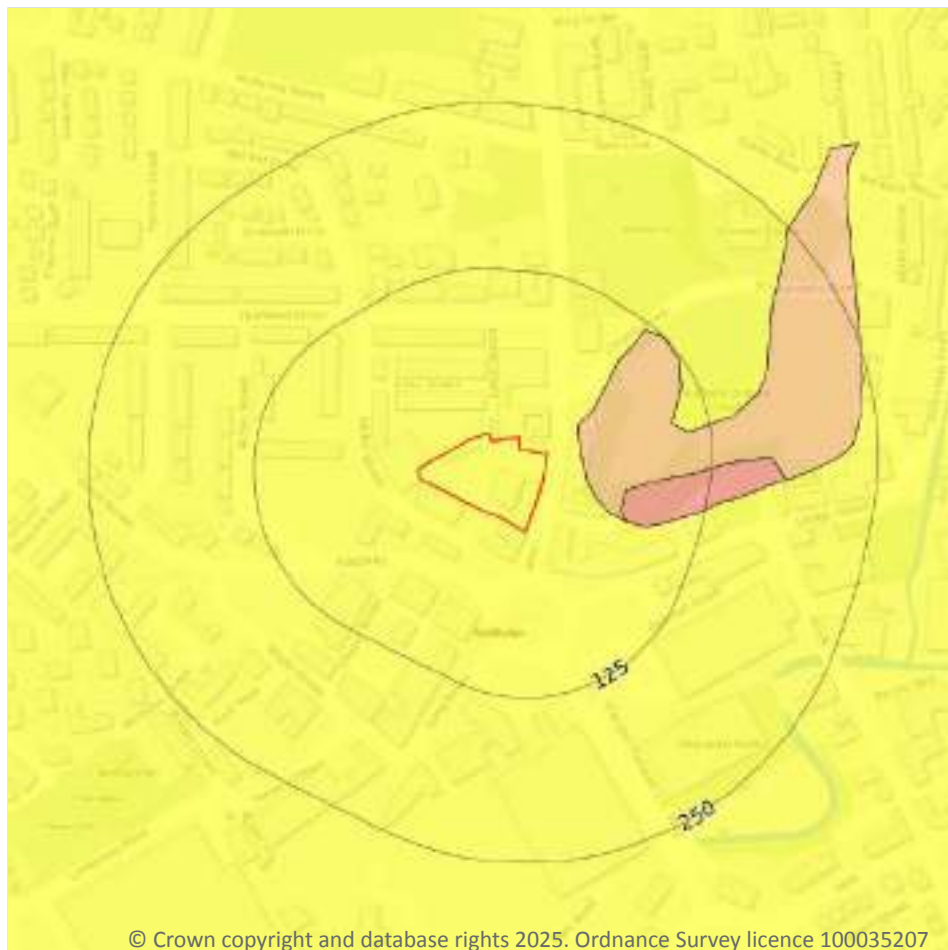
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 121 >](#)

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

This data is sourced from the British Geological Survey.



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

2

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 >](#)

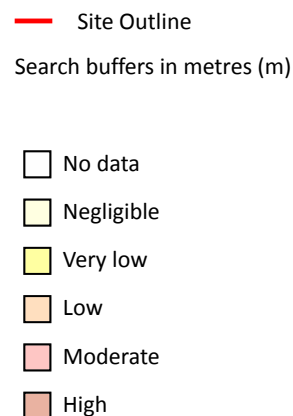
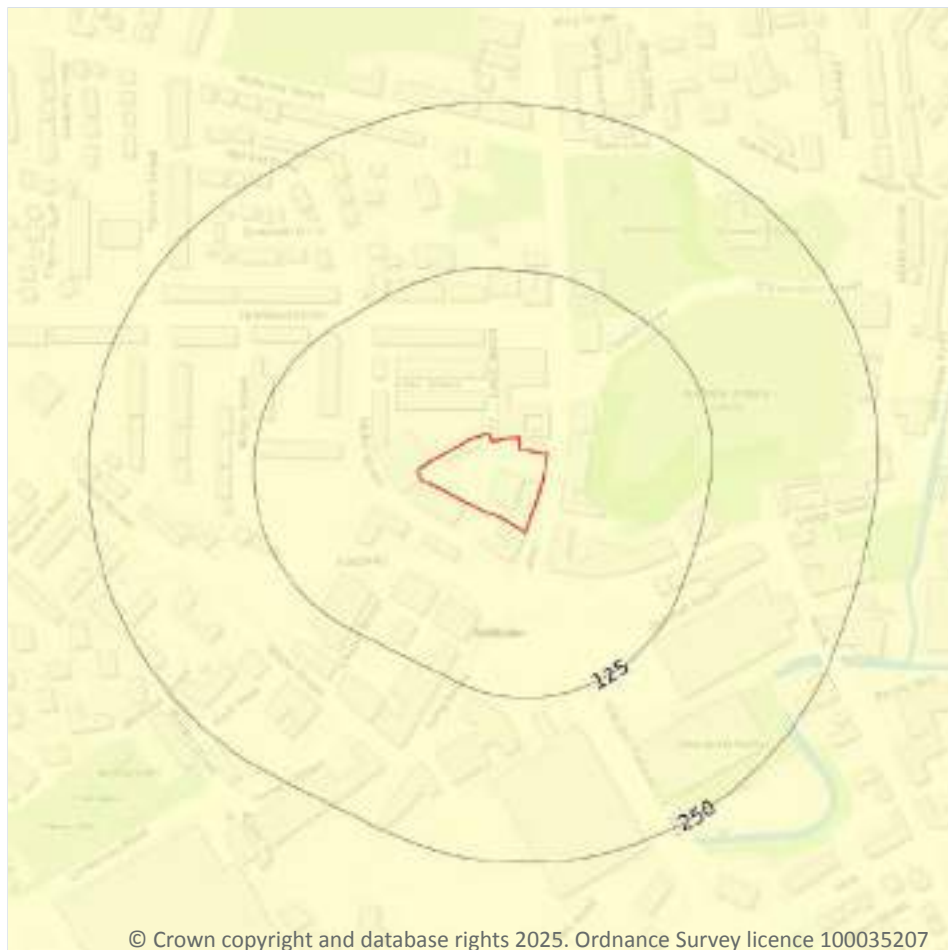
Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.



Location	Hazard rating	Details
26m E	Low	Slope instability problems may be present or anticipated. Site investigation should consider specifically the slope stability of the site.

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



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 124 >](#)

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.



This data is sourced from the British Geological Survey.



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

1

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 126](#) >

ID	Location	Details	Description
M	384m NE	Name: Brook Hill Sand Pit Address: MIDDLETON, Lancashire Commodity: Sand Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Delf, Delph, Gravel Pit, Sand Pit, Sand and Gravel Pit, Clay Pit, Pit, Opencast Coal Site or Surface Mine. It may be mapped as Worked Ground or Worked and Made Ground on BGS mapping. Status description: Site which has ceased to extract minerals. May be considered as 'Closed' by operator. May be considered to have 'Active', 'Dormant' or 'Expired' planning permissions by the Mineral Planning Authority.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	49
----------------------------	-----------

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 126 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
A	On site	Sand Pit	1907	1:10560
A	7m NW	Unspecified Ground Workings	1907	1:10560
B	31m E	Cemetery	1891	1:10560
B	31m E	Cemetery	1938	1:10560
B	32m E	Burial Ground	1975	1:10000
B	32m E	Burial Ground	1965	1:10560
B	32m E	Burial Ground	1982	1:10000
B	48m E	Cemetery	1932	1:10560
B	48m E	Cemetery	1915	1:10560
B	48m E	Cemetery	1907	1:10560
B	48m E	Cemetery	1923	1:10560
C	48m W	Reservoir	1955	1:10560
C	49m W	Reservoir	1932	1:10560
C	49m W	Reservoir	1915	1:10560
C	49m W	Reservoir	1907	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
C	49m W	Reservoir	1923	1:10560
C	50m W	Reservoir	1938	1:10560
C	64m W	Reservoir	1891	1:10560
C	71m W	Pond	1848	1:10560
C	76m NW	Pond	1965	1:10560
B	107m E	Grave Yard	1848	1:10560
D	140m S	Ponds	1848	1:10560
E	151m N	Unspecified Ground Workings	1932	1:10560
E	151m N	Unspecified Ground Workings	1907	1:10560
F	163m NE	Unspecified Pits	1938	1:10560
1	166m NW	Unspecified Pit	1955	1:10560
F	167m NE	Unspecified Pit	1932	1:10560
F	167m NE	Unspecified Pit	1915	1:10560
F	167m NE	Unspecified Pit	1907	1:10560
2	183m NE	Grave Yard	1848	1:10560
D	185m S	Unspecified Ground Workings	1932	1:10560
D	185m S	Unspecified Ground Workings	1915	1:10560
D	185m S	Unspecified Ground Workings	1907	1:10560
G	189m SW	Pond	1891	1:10560
G	191m SW	Pond	1907	1:10560
G	192m SW	Pond	1915	1:10560
G	192m SW	Pond	1923	1:10560
H	193m SW	Pond	1848	1:10560
G	193m SW	Unspecified Pit	1932	1:10560
G	195m SW	Pond	1848	1:10560
3	211m E	Sand Pit	1848	1:10560
H	215m SW	Pond	1891	1:10560
D	239m S	Reservoirs	1938	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
D	239m S	Pond	1891	1:10560
D	241m S	Pond	1915	1:10560
D	241m S	Pond	1907	1:10560
D	241m S	Pond	1923	1:10560
D	243m S	Reservoir	1932	1:10560
4	247m NE	Unspecified Pit	1891	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

6

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining and ground workings map on [page 126 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
-	983m S	Unspecified Old Shaft	1891	1:10560
-	983m S	Unspecified Old Shaft	1938	1:10560
-	985m S	Unspecified Old Shaft	1932	1:10560
-	985m S	Unspecified Old Shaft	1915	1:10560
-	985m S	Unspecified Old Shaft	1907	1:10560
-	985m S	Unspecified Old Shaft	1923	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.



18.5 Historical Mineral Planning Areas

Records within 500m

0

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

0

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m

0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.



18.9 Researched mining

Records within 500m

0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m

0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m

0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site

1

Areas which could be affected by past, current or future coal mining.

Location	Details
On site	The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.

This data is sourced from the Coal Authority.



18.13 Brine areas

Records on site	0
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The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
-----------------	---

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

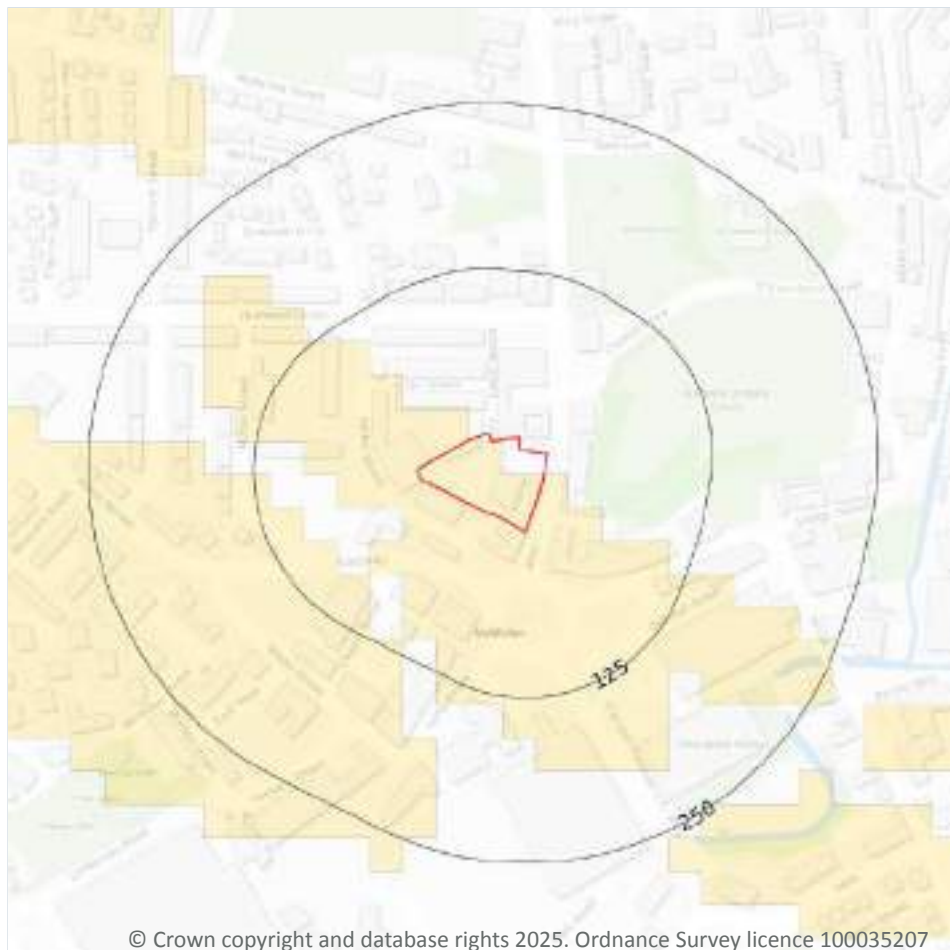
Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



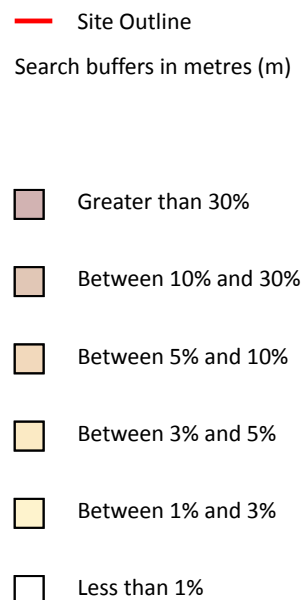
This data is sourced from Groundsure.



20 Radon



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20.1 Radon

Records on site

2

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 135 >](#)

Location	Estimated properties affected	Radon Protection Measures required
On site	Between 1% and 3%	None



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

This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

4

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	25 - 35 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	25 - 35 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
On site	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.



21.3 BGS Measured Urban Soil Chemistry

Records within 50m

0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

3

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on [page 139 >](#)

Location	Land Use	Year of mapping	Mapping scale
189m SE	Railway Sidings	1968	2500
189m SE	Railway Sidings	1955	2500
189m SE	Railway Sidings	1965	1250

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m

0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.



22.7 Railways

Records within 250m**0**

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 2

Records within 500m**0**

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.9 HS2

Records within 500m**0**

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information. To find out who they are and their areas of expertise see <https://www.groundsure.com/sources-reference> ↗.

Terms and conditions

Groundsure's Terms and Conditions can be accessed at this link: www.groundsure.com/terms-and-conditions-april-2023/ ↗.



APPENDIX B

Historical Ordnance Survey Plans



Site Details:

Former Middleton Conservative Club

Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: 1056 Scale Town Plan

Map date: 1851

Scale: 1:1,056

Printed at: 1:1,056



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Revised N/A
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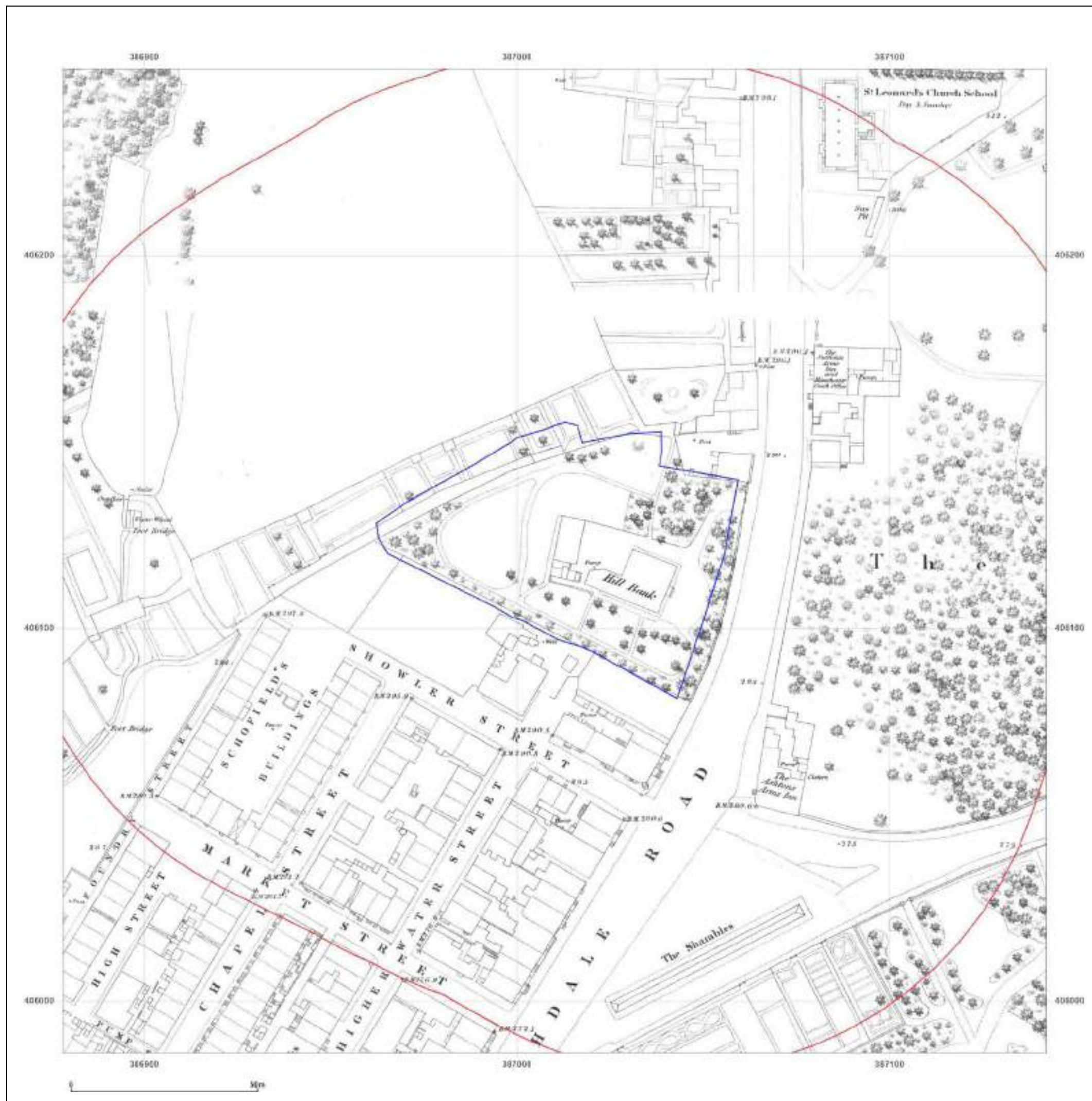


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Site Details:

Former Middleton Conservative Club

Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: County Series

Map date: 1893

Scale: 1:2,500

Printed at: 1:2,500



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Surveyed 1893
Revised 1893
Edition N/A
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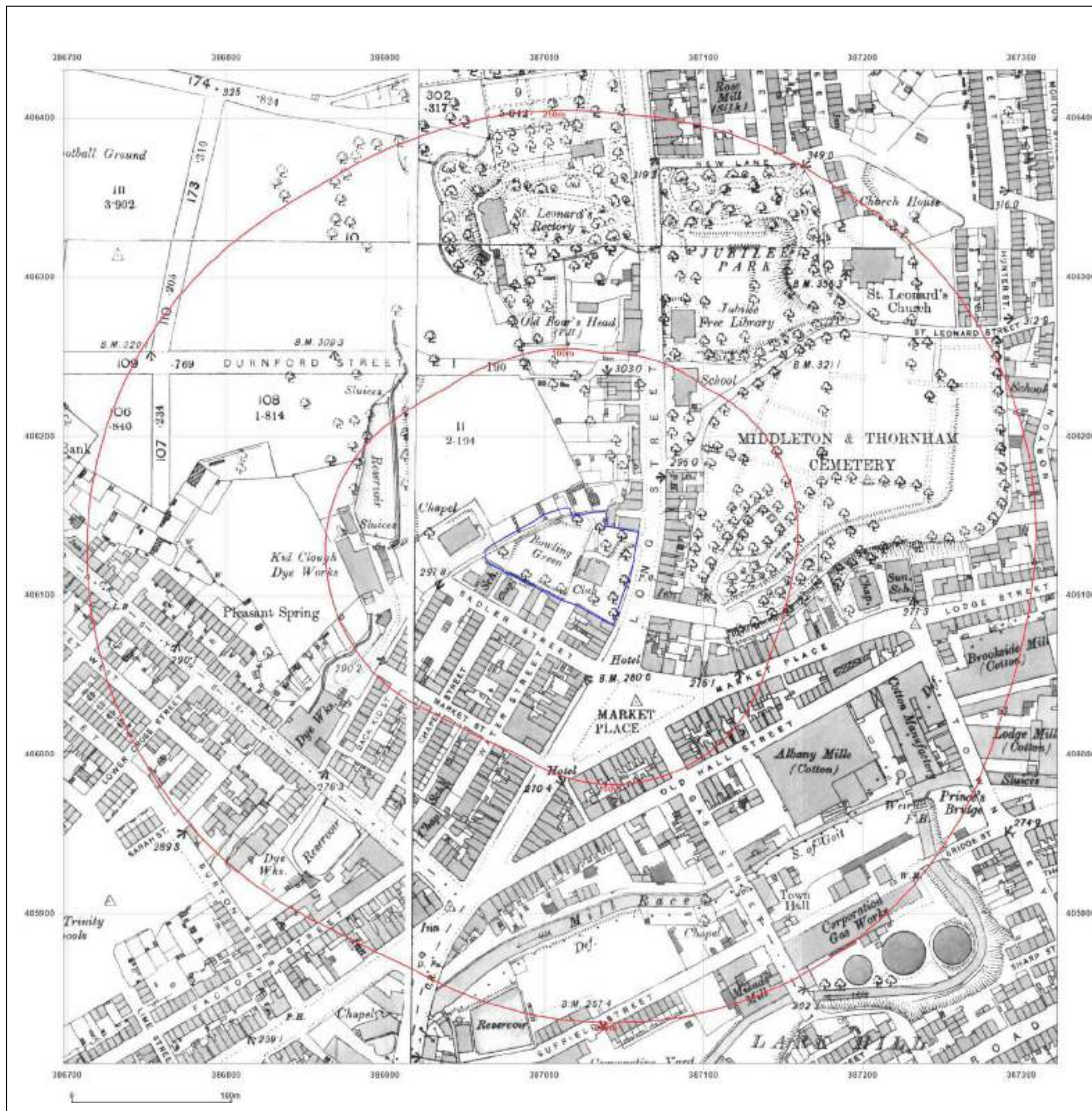


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Site Details:

Former Middleton Conservative Club

Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: County Series

Map date: 1909

Scale: 1:2,500

Printed at: 1:2,500



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Edition N/A
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Site Details:

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Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: County Series

Map date: 1922

Scale: 1:2,500

Printed at: 1:2,500



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Surveyed 1922
 Revised 1922
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1922
 Revised 1922
 Edition N/A
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Site Details:

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Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: County Series

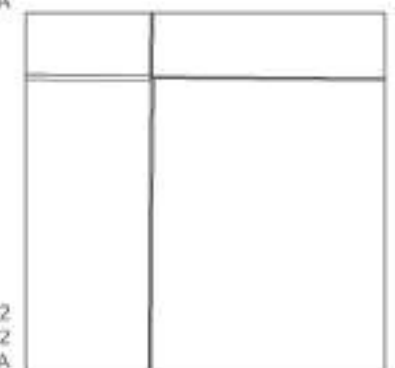
Map date: 1932

Scale: 1:2,500

Printed at: 1:2,500



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Site Details:

Former Middleton Conservative Club

Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: National Grid

Map date: 1954

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1954 Revised 1954 Edition N/A Copyright N/A Levelled 1929	Surveyed 1954 Revised N/A Edition N/A Copyright 1954 Levelled 1929



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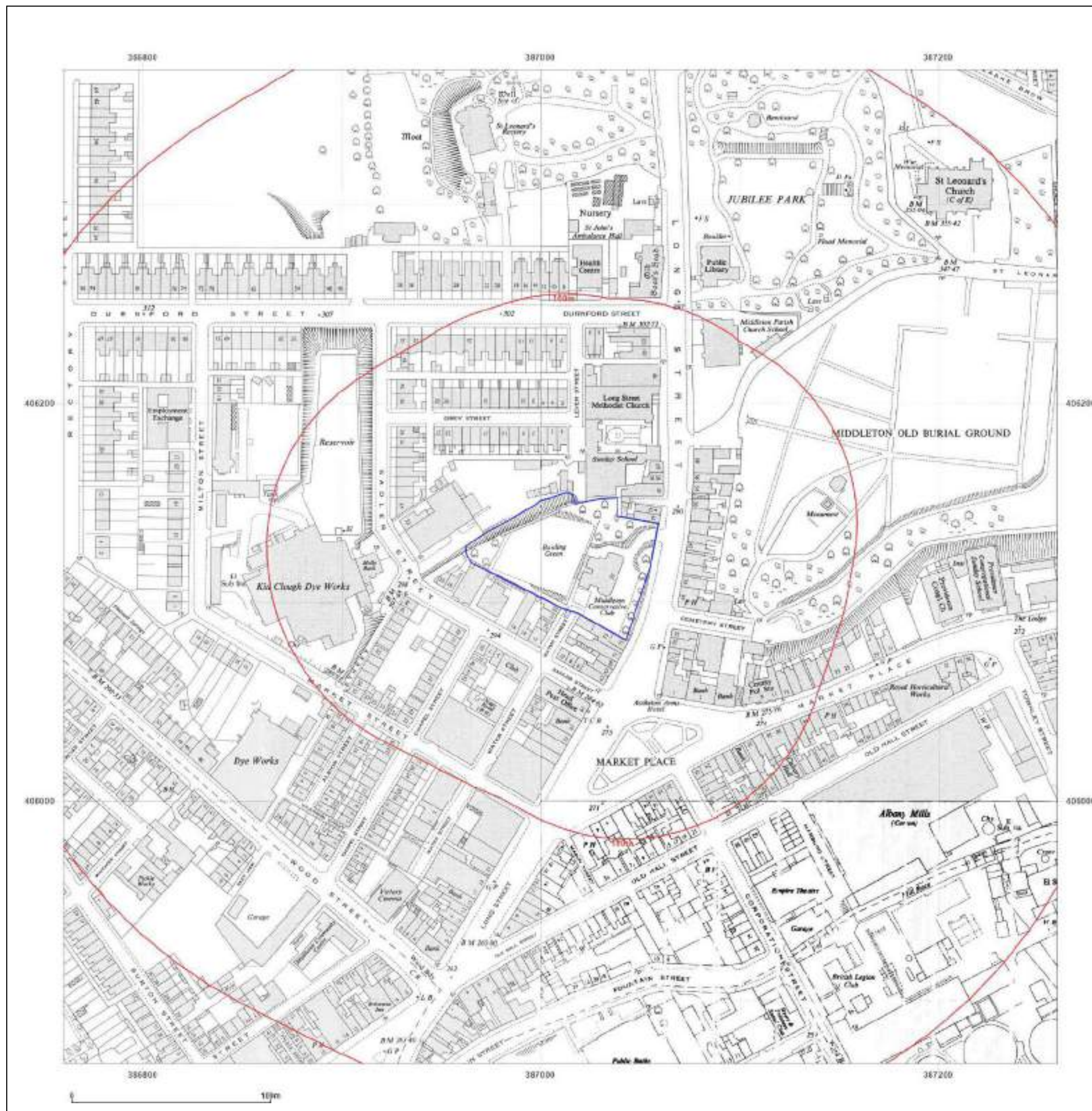


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Site Details:

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Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: National Grid

Map date: 1955

Scale: 1:1,250

Printed at: 1:2,000



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Site Details:

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Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: National Grid

Map date: 1955

Scale: 1:2,500

Printed at: 1:2,500



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Revised 1954
Edition 1955
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Levelled 1929

Surveyed 1954
Revised 1954
Edition 1955
Copyright N/A
Levelled 1929

Surveyed 1954
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Edition 1955
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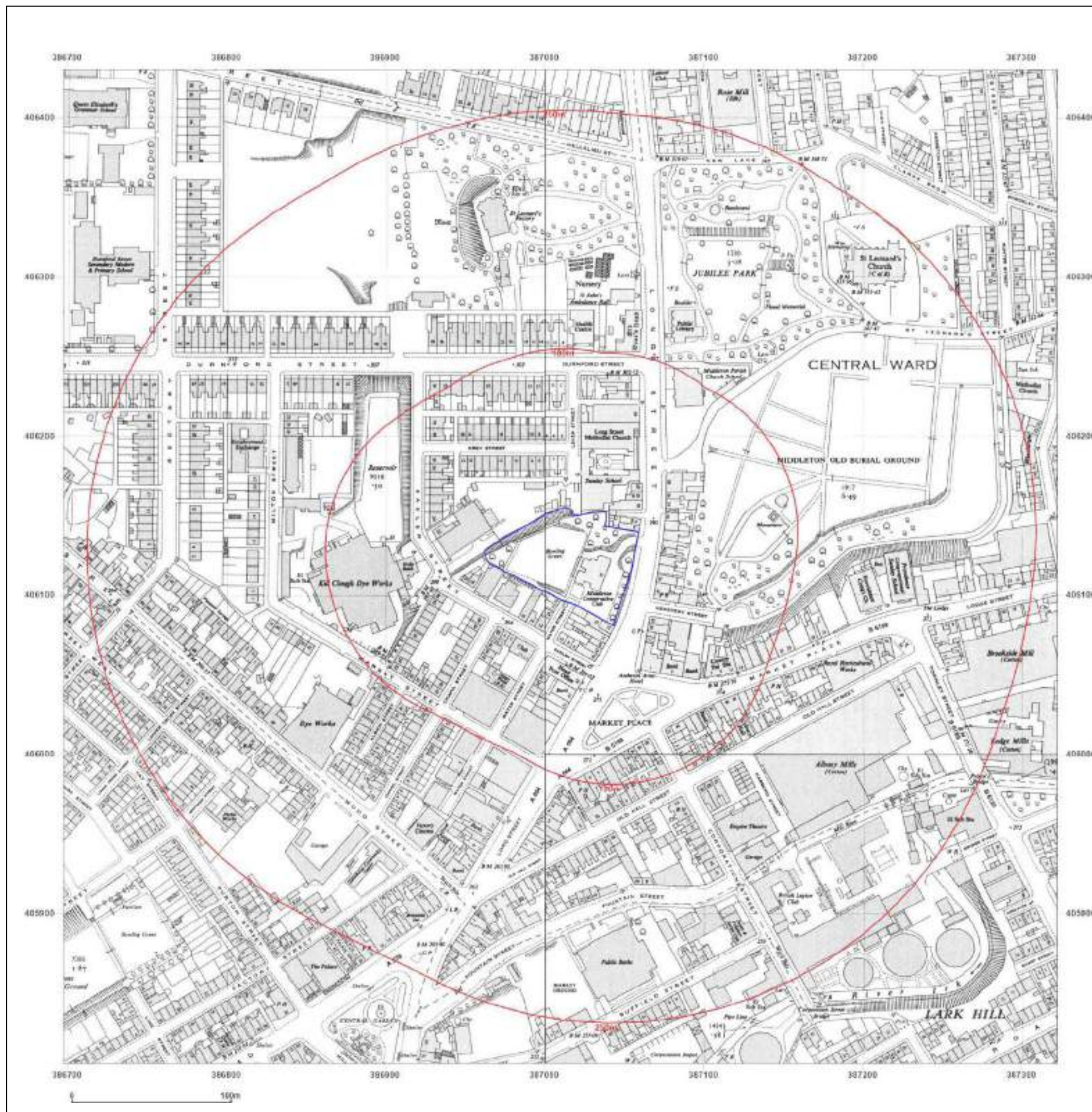


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Site Details:

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Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: National Grid

Map date: 1960-1965

Scale: 1:1,250

Printed at: 1:2,000



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Edition N/A
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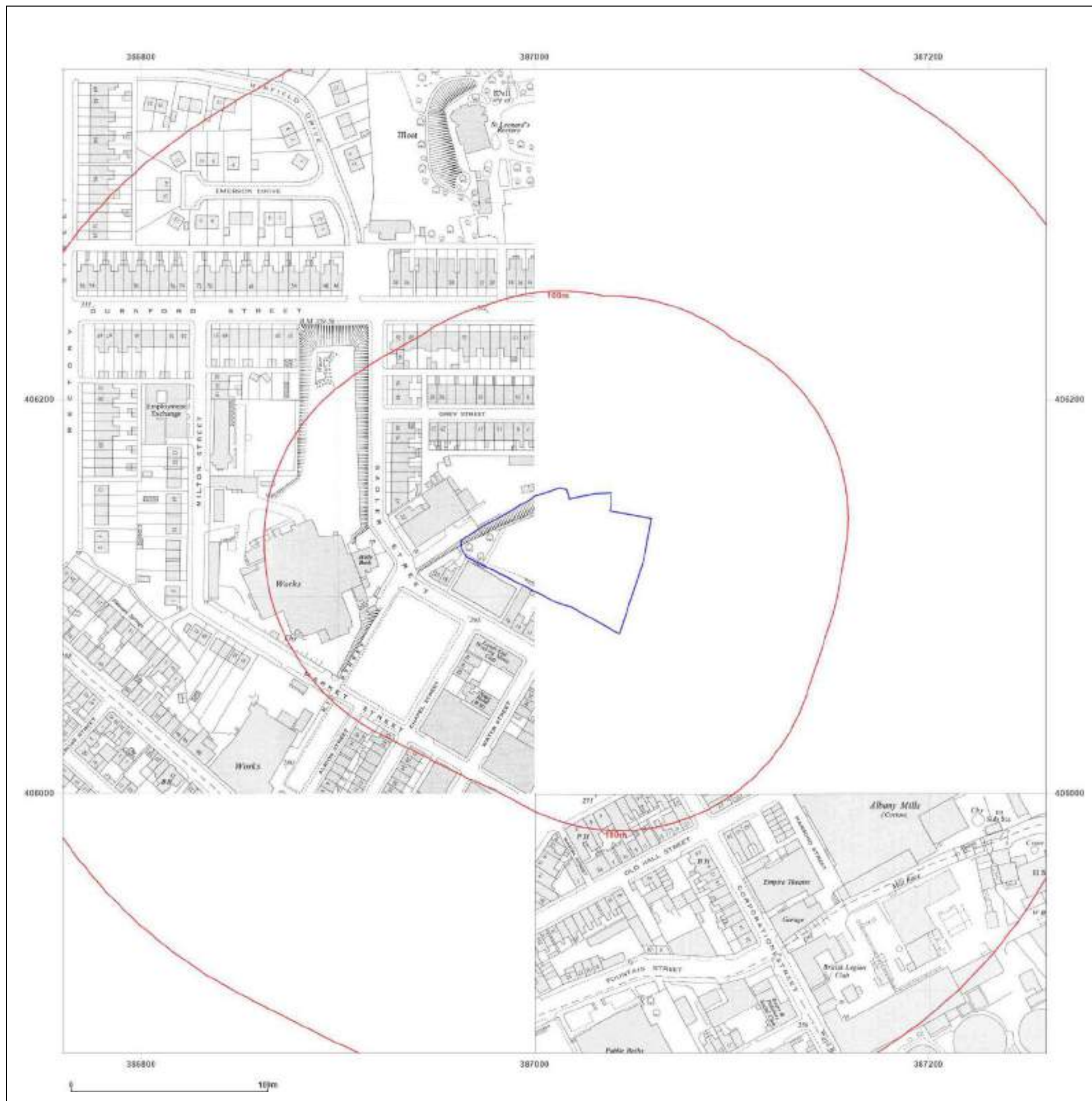


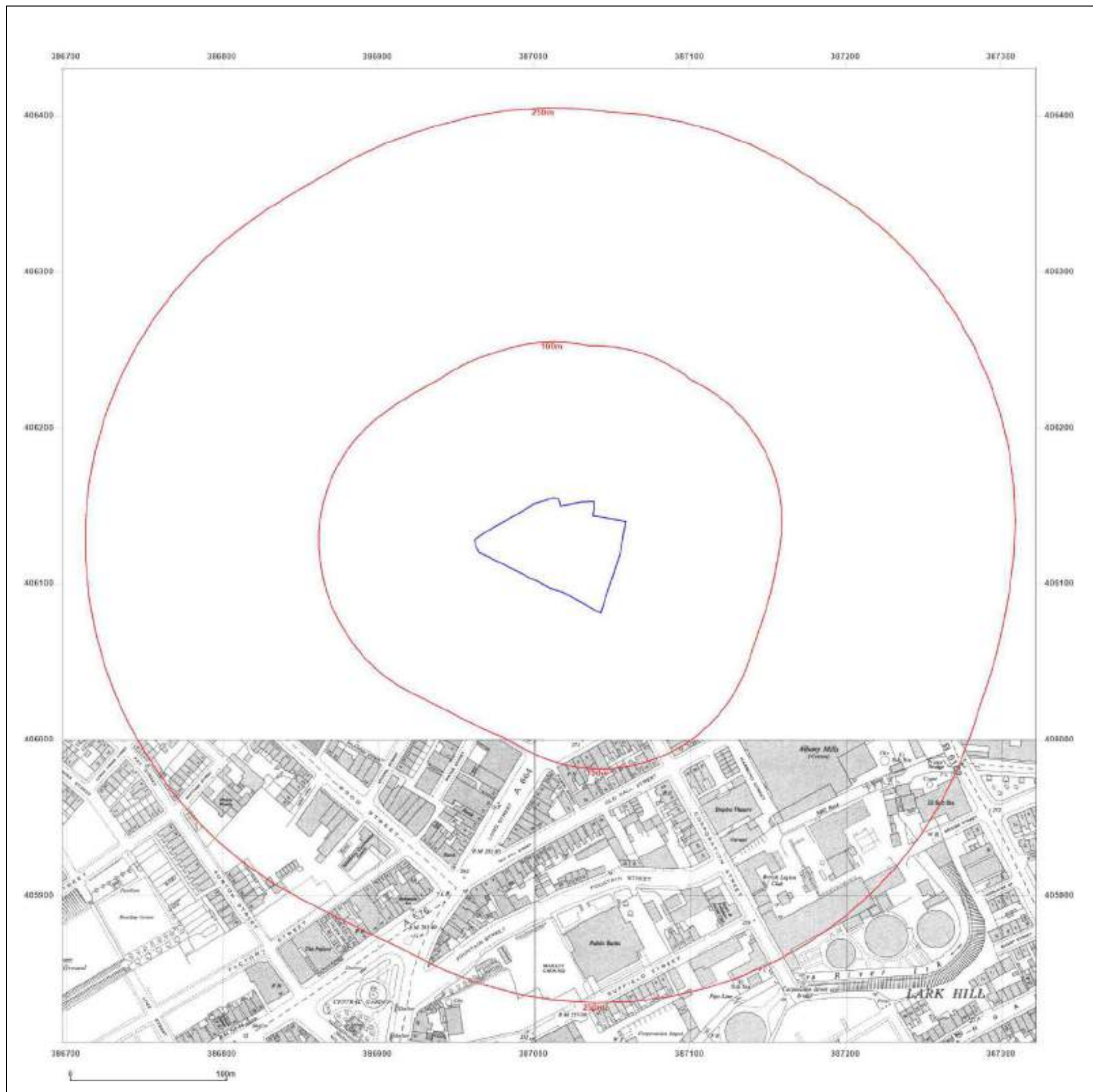
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Site Details:

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Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: National Grid

Map date: 1968

Scale: 1:2,500

Printed at: 1:2,500



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Site Details:

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Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: National Grid

Map date: 1970-1974

Scale: 1:1,250

Printed at: 1:2,000



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Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: National Grid

Map date: 1975

Scale: 1:1,250

Printed at: 1:2,000



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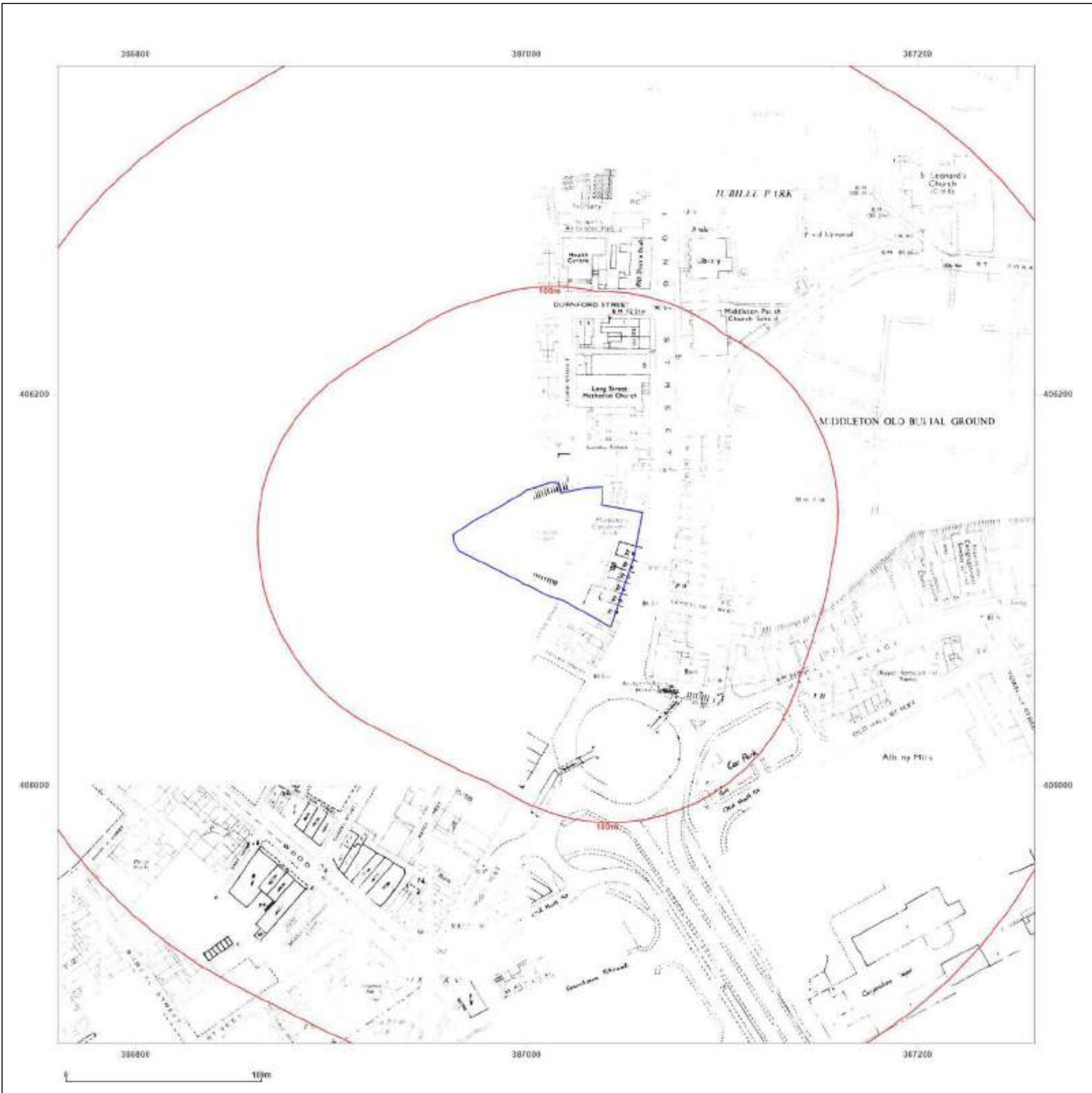


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Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: National Grid

Map date: 1975-1978

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed N/A Revised N/A Edition N/A Copyright 1975 Levelled N/A	Surveyed N/A Revised N/A Edition N/A Copyright N/A Levelled N/A



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Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: National Grid

Map date: 1976-1981

Scale: 1:1,250

Printed at: 1:2,000



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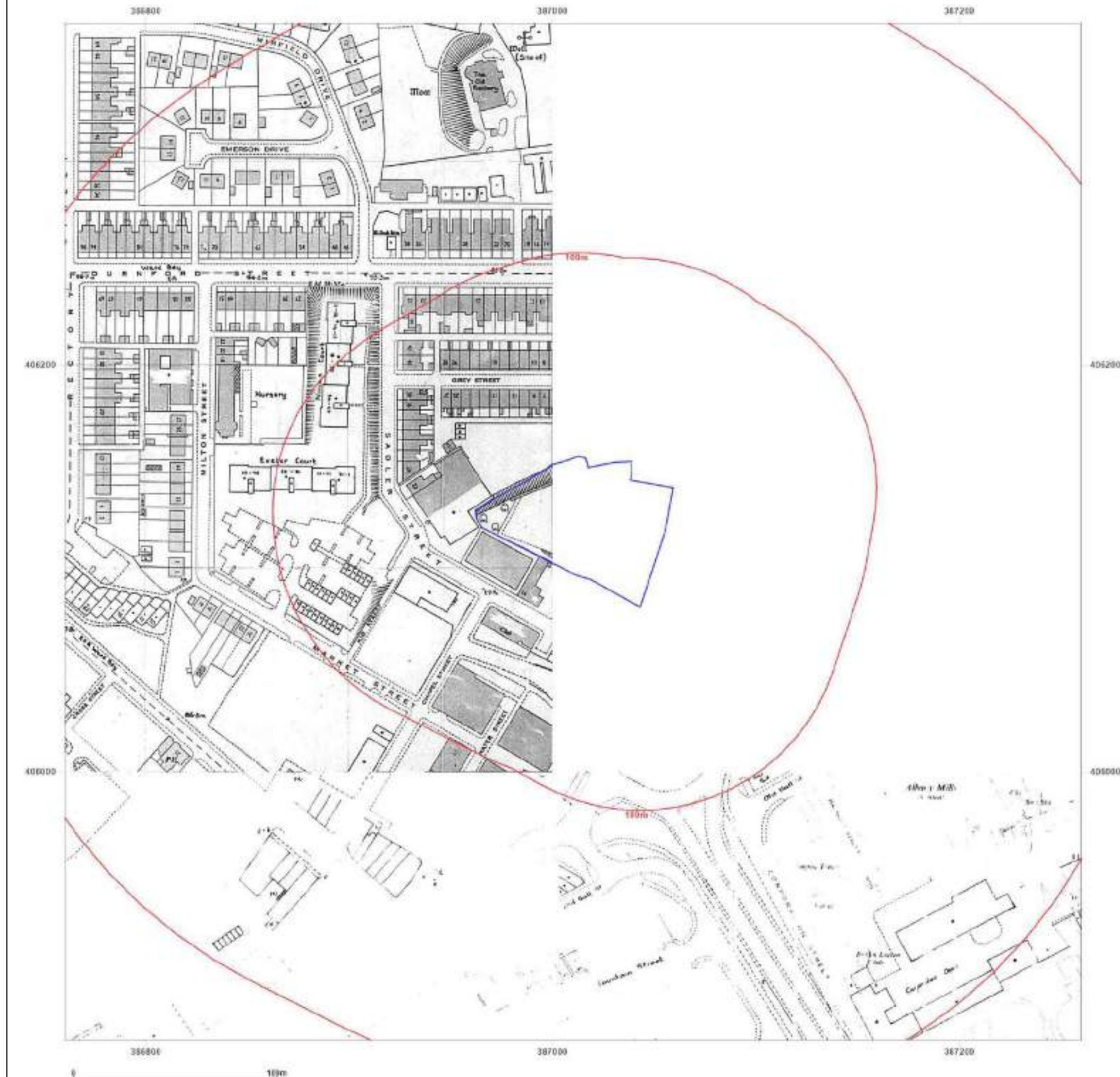


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Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: National Grid

Map date: 1978-1983

Scale: 1:1,250

Printed at: 1:2,000



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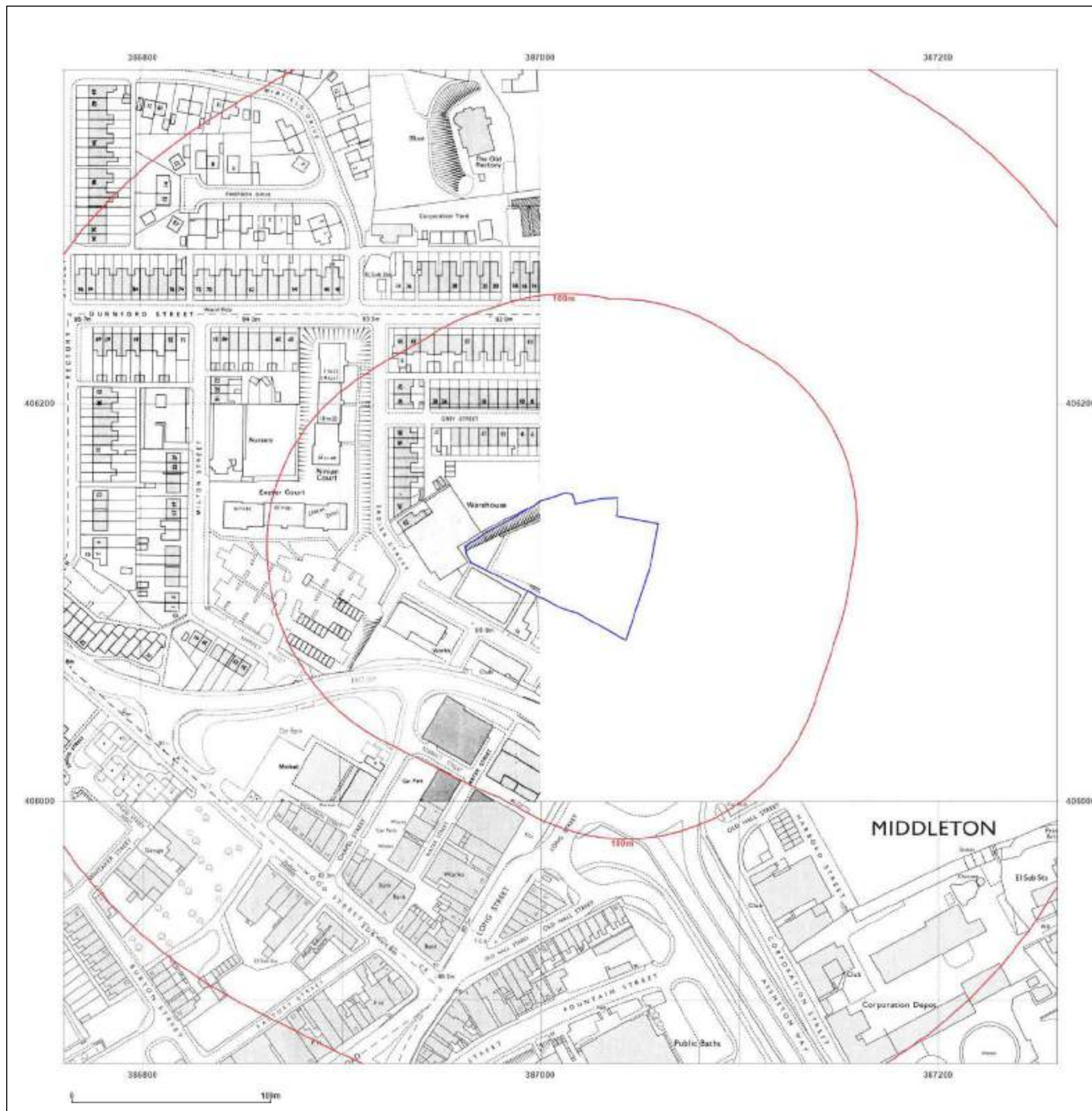


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Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: National Grid

Map date: 1983-1984

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed N/A
Revised N/A
Edition N/A
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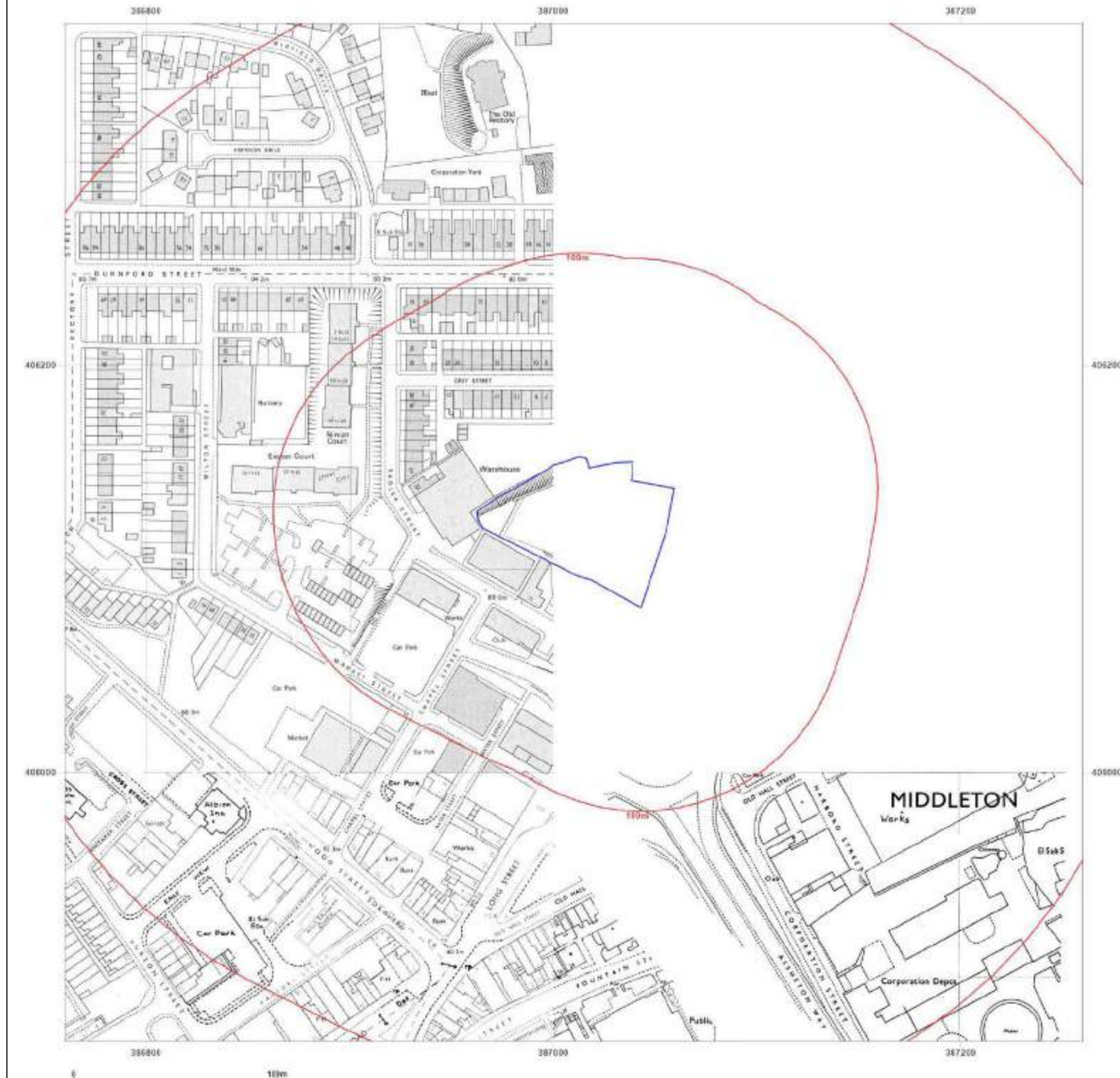


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Site Details:

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Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A Revised 1988 Edition N/A Copyright 1983 Levelled N/A	Surveyed 1982 Revised 1990 Edition N/A Copyright 1990 Levelled 1962
Surveyed 1960 Revised 1989 Edition N/A Copyright 1989 Levelled 1960	Surveyed 1982 Revised N/A Edition N/A Copyright 1992 Levelled N/A



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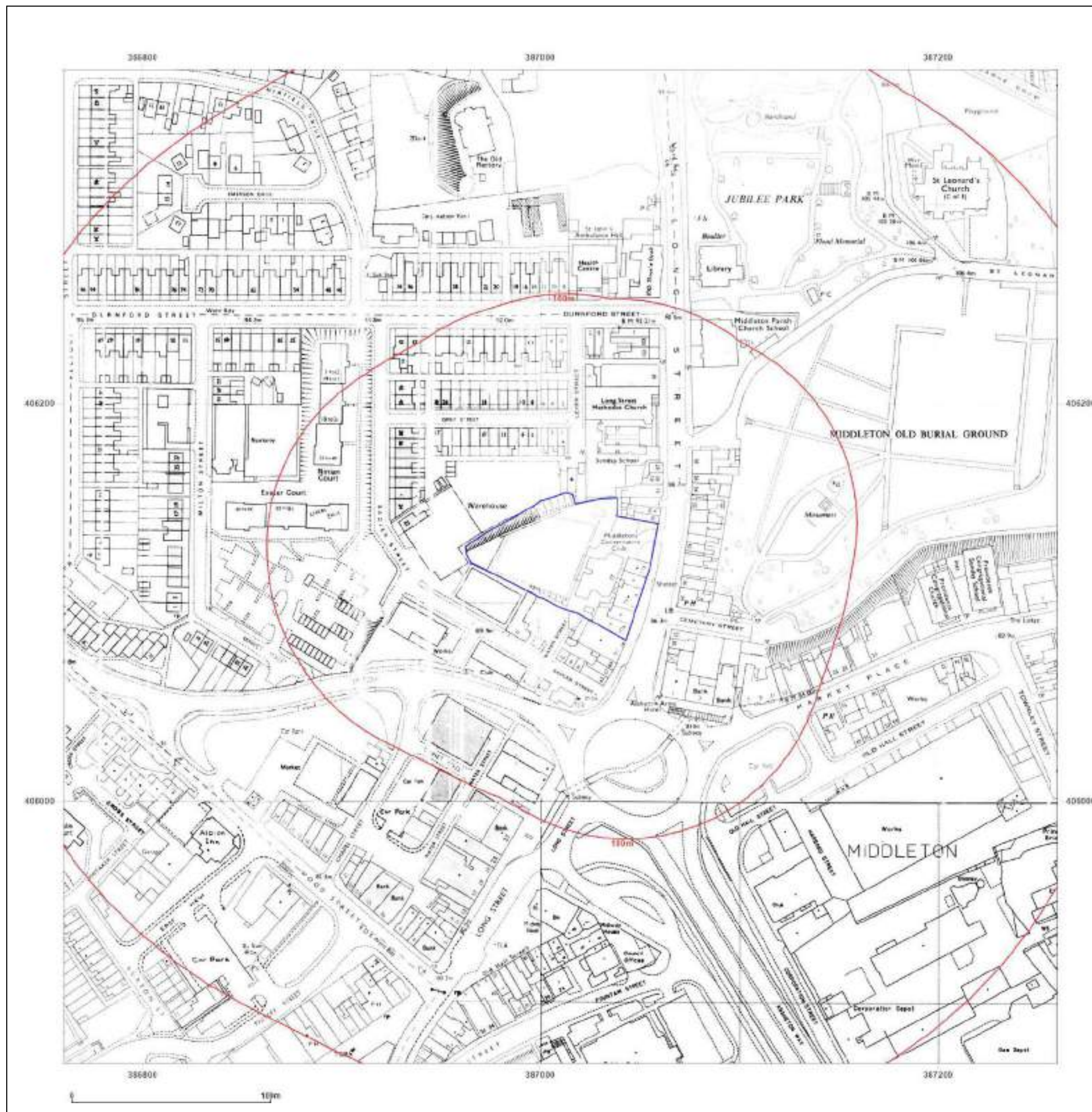


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Site Details:

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Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: National Grid

Map date: 1991-1992

Scale: 1:1,250

Printed at: 1:2,000



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Surveyed 1992
Revised N/A
Edition N/A
Copyright 1992
Levelled N/A

Surveyed 1992
Revised N/A
Edition N/A
Copyright 1992
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Surveyed 1962
Revised 1991
Edition N/A
Copyright 1991
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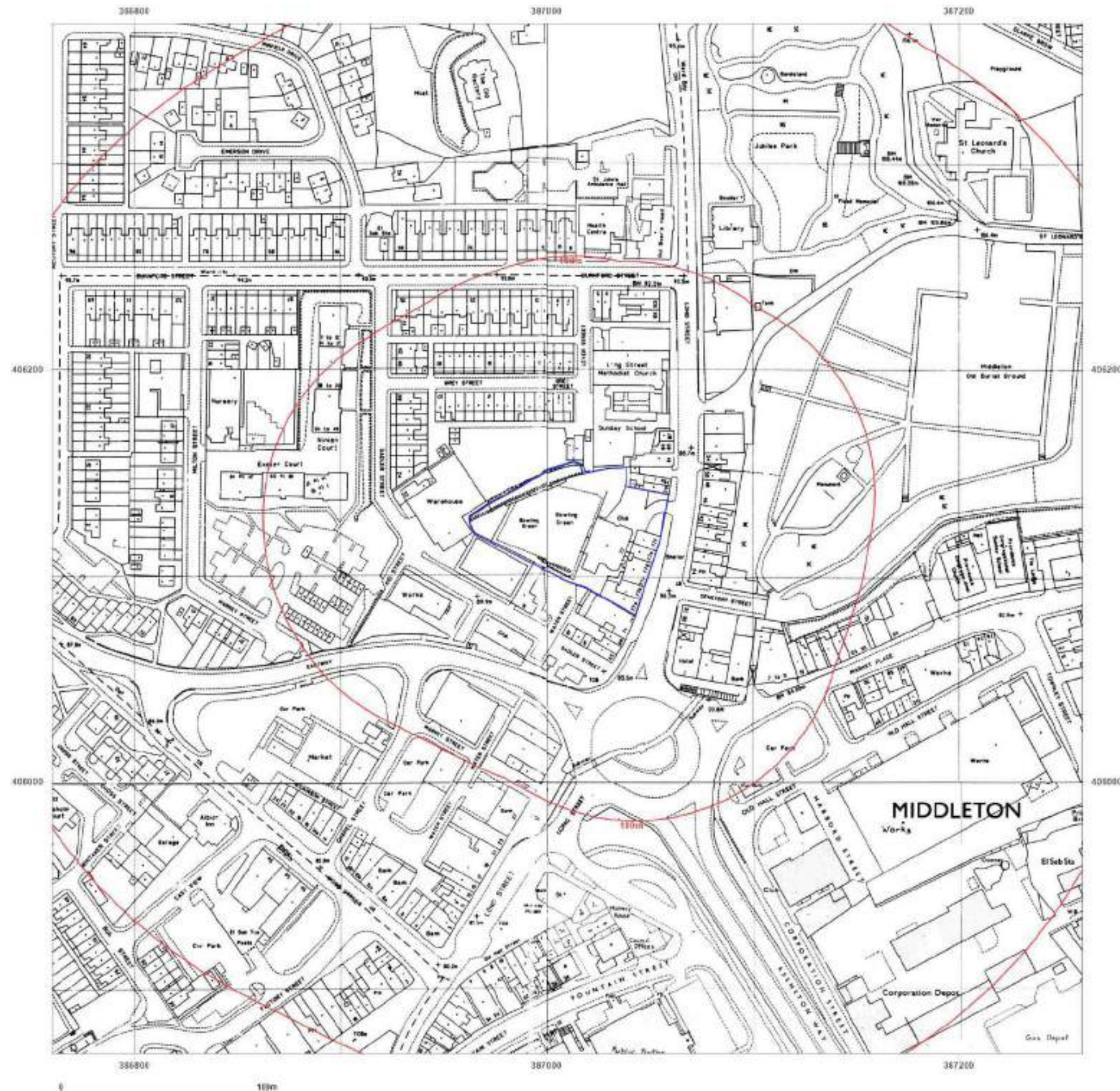


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Site Details:

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Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1992
Revised 1992
Edition N/A
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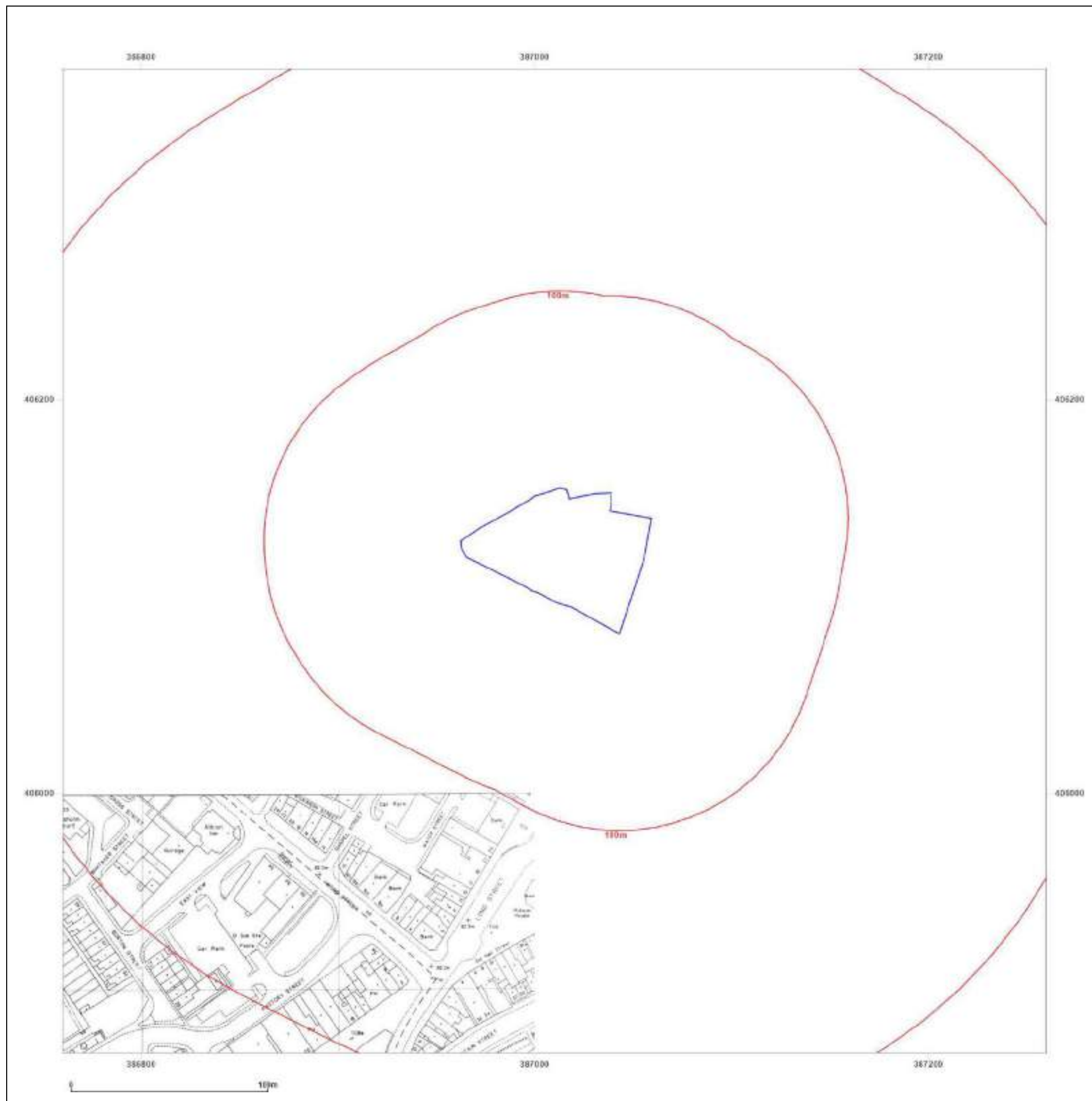


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Site Details:

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Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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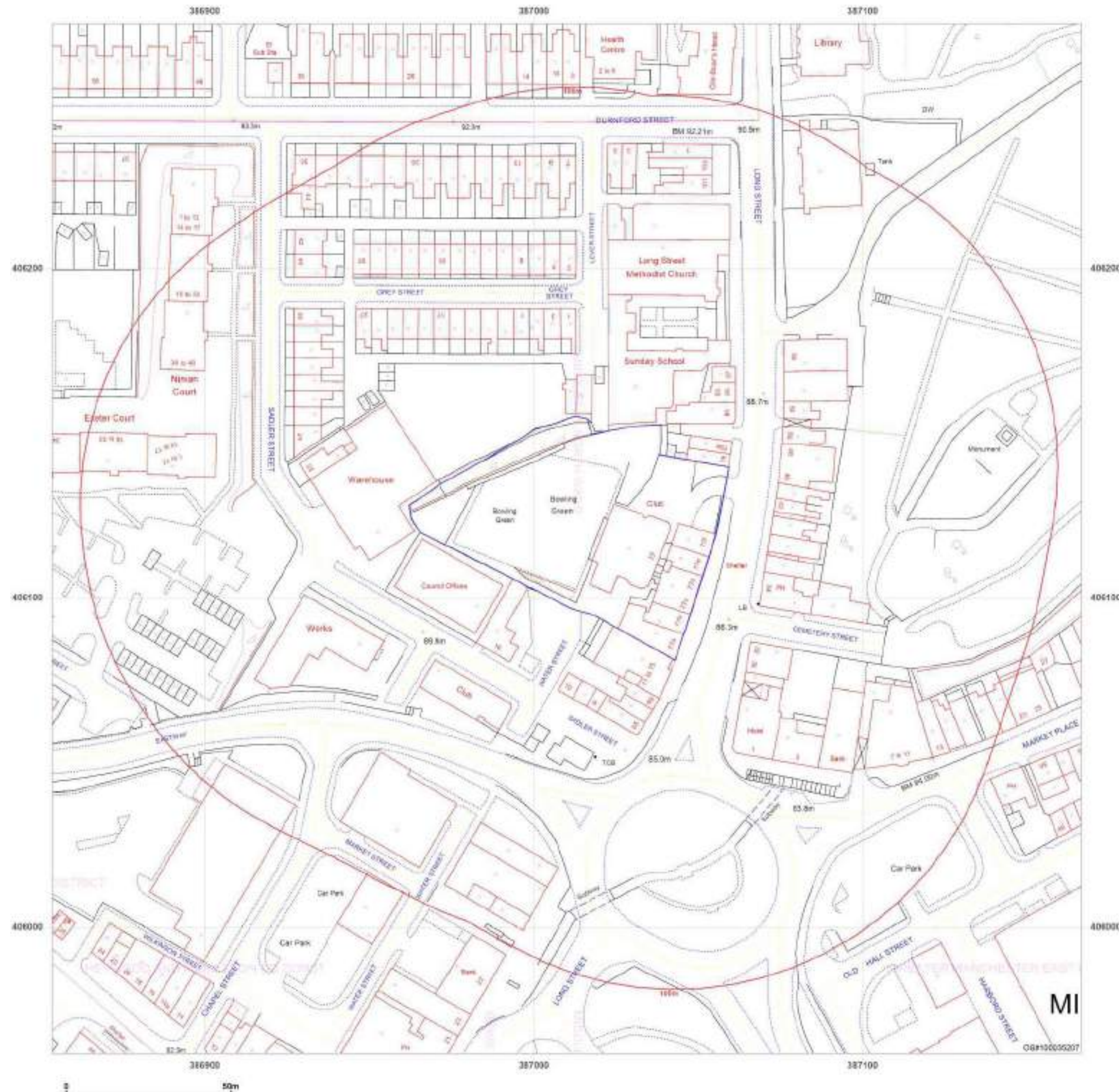


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Site Details:

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Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: County Series

Map date: 1848

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1845
Revised N/A
Edition 1848
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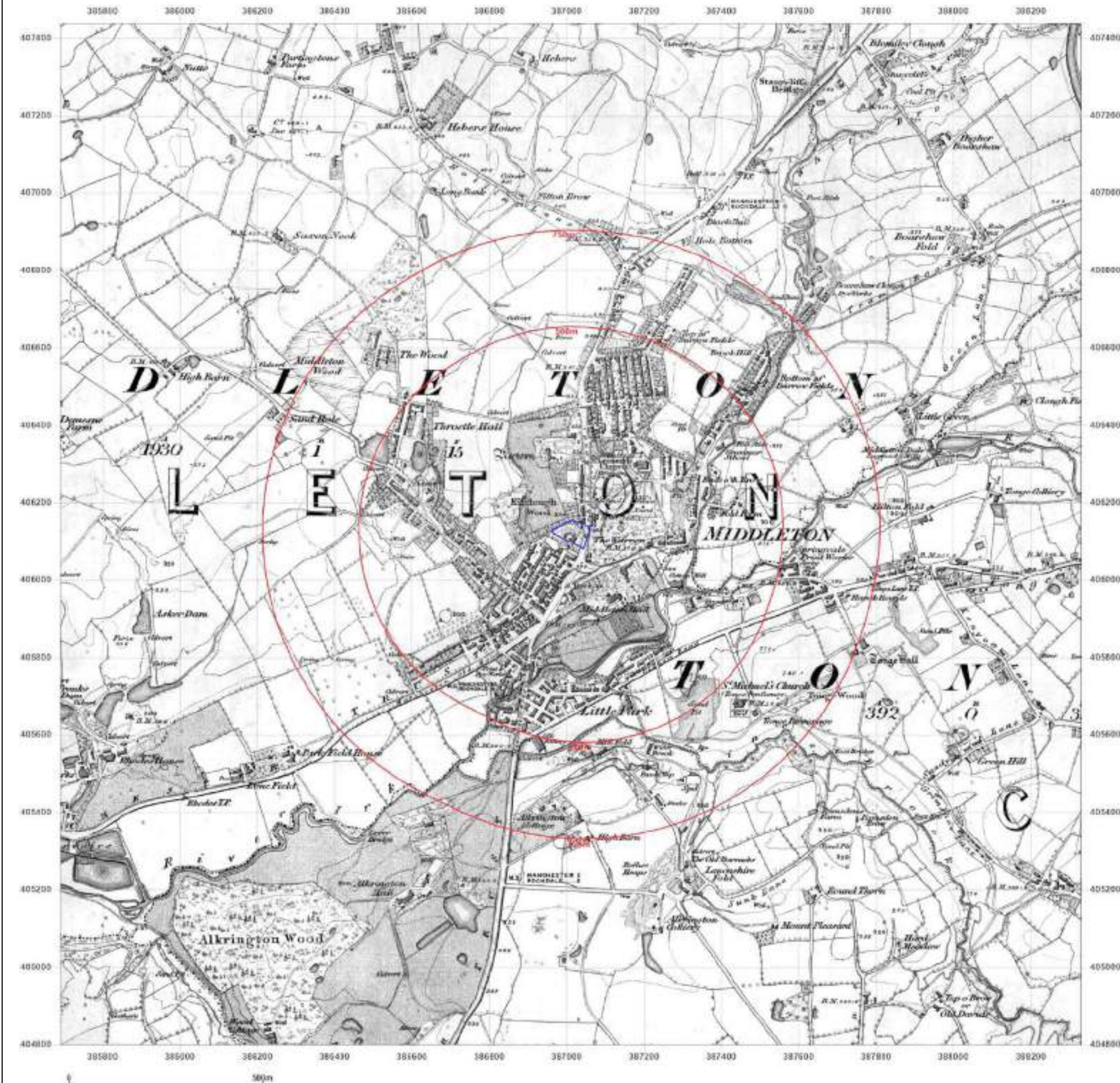


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Site Details:

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Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: County Series

Map date: 1891

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1891
Revised 1891
Edition N/A
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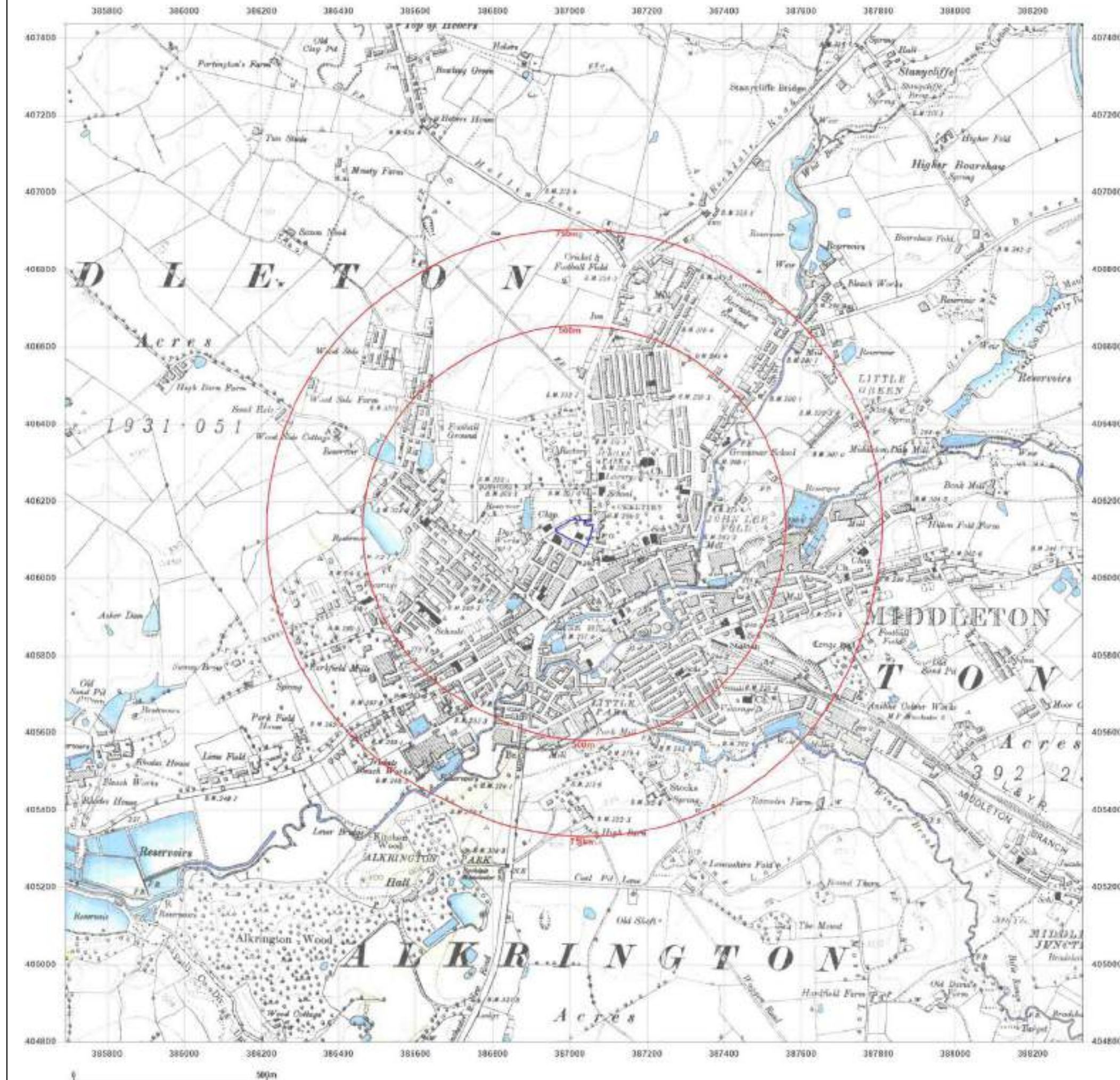


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Site Details:

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Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: County Series

Map date: 1907

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1907
Edition N/A
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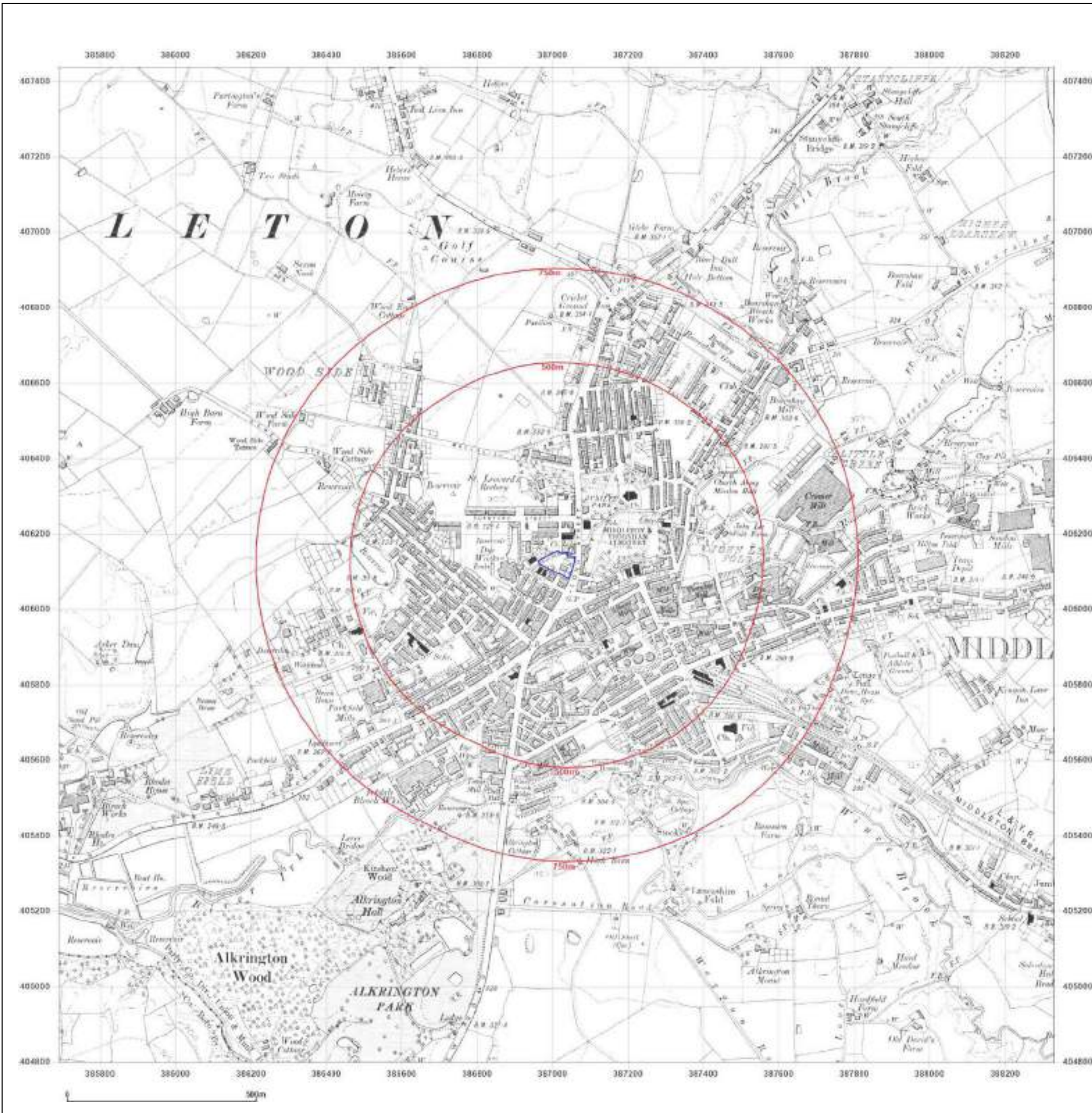


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Site Details:

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Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: County Series

Map date: 1915

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1915
Edition N/A
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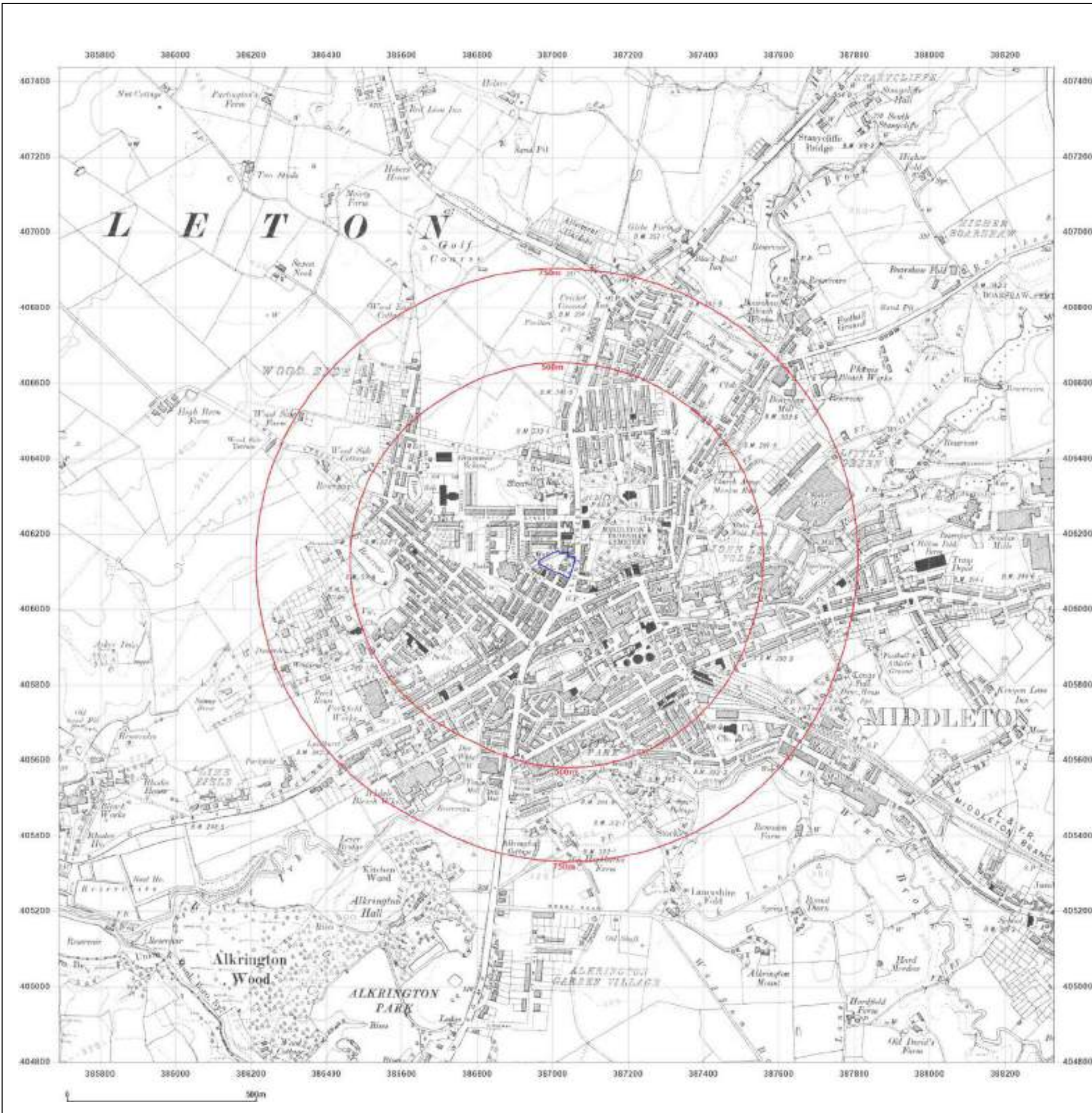


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Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1923
Edition N/A
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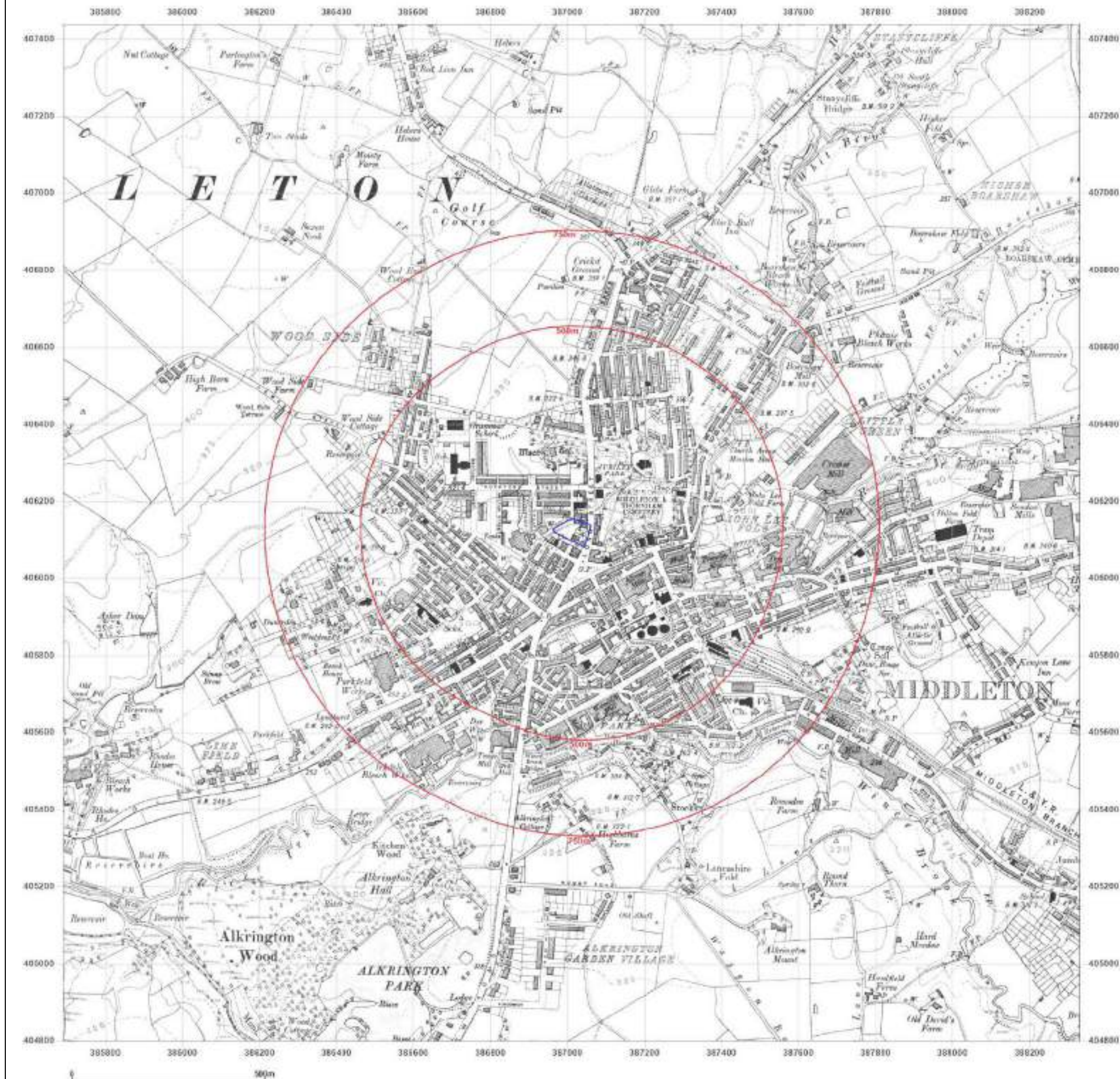


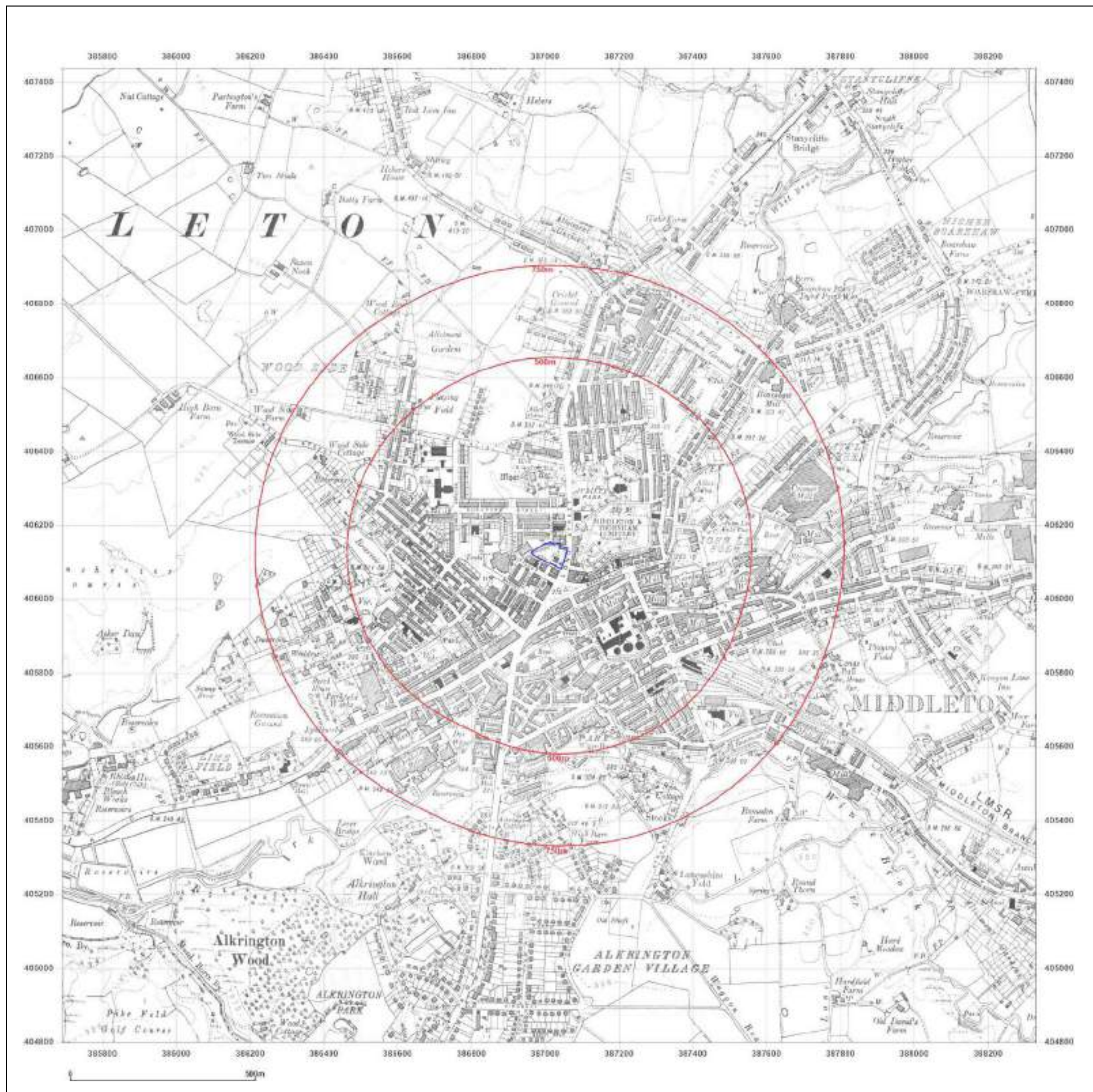
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Site Details:

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Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: County Series

Map date: 1932

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
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Edition N/A
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Site Details:

Former Middleton Conservative Club

Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010,406118

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1938
Edition N/A
Copyright N/A
Levelled N/A



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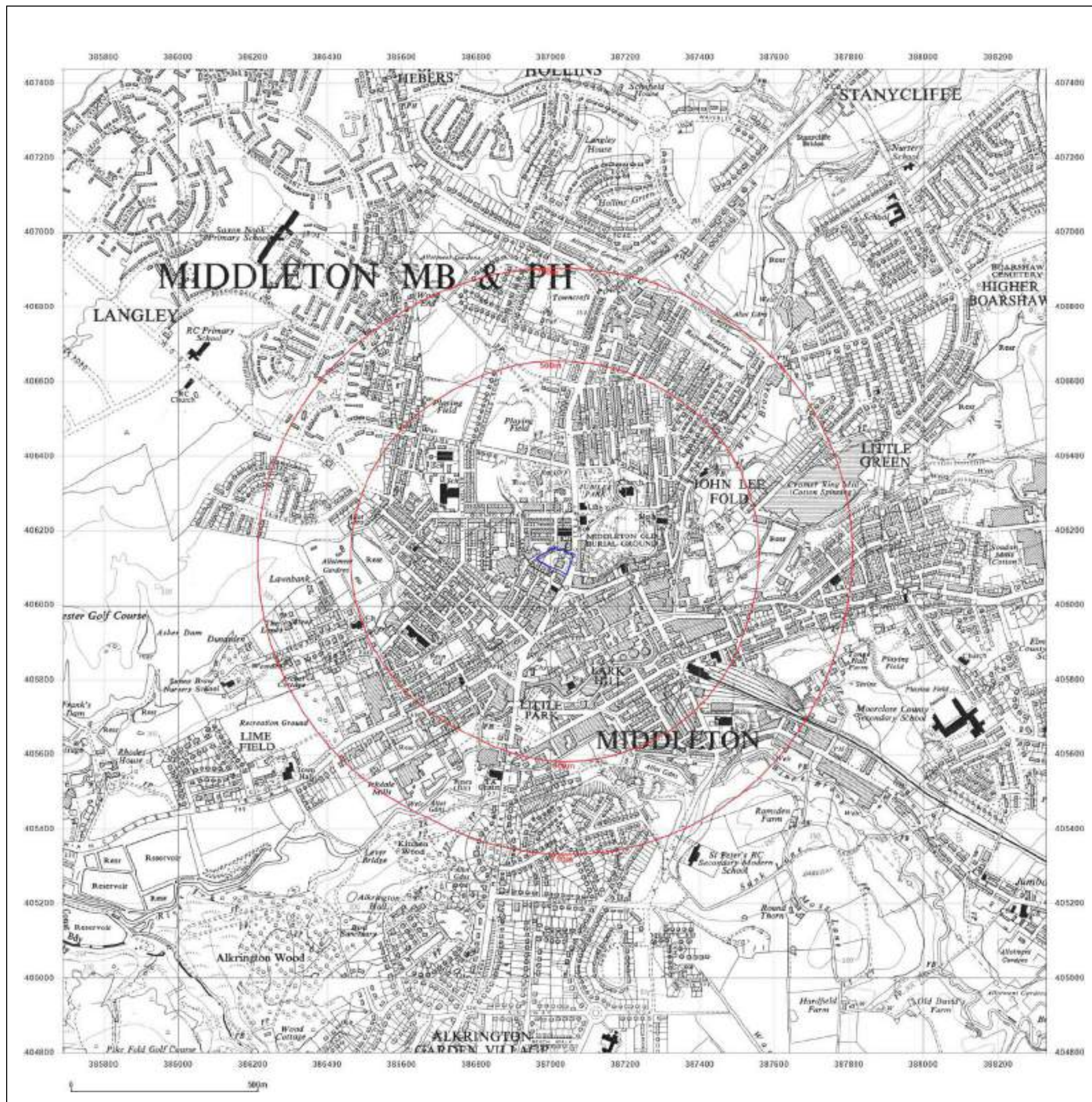


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Site Details:

Former Middleton Conservative Club

Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: Provisional

Map date: 1955-1956

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1956
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1956
Revised 1956
Edition N/A
Copyright N/A
Levelled N/A



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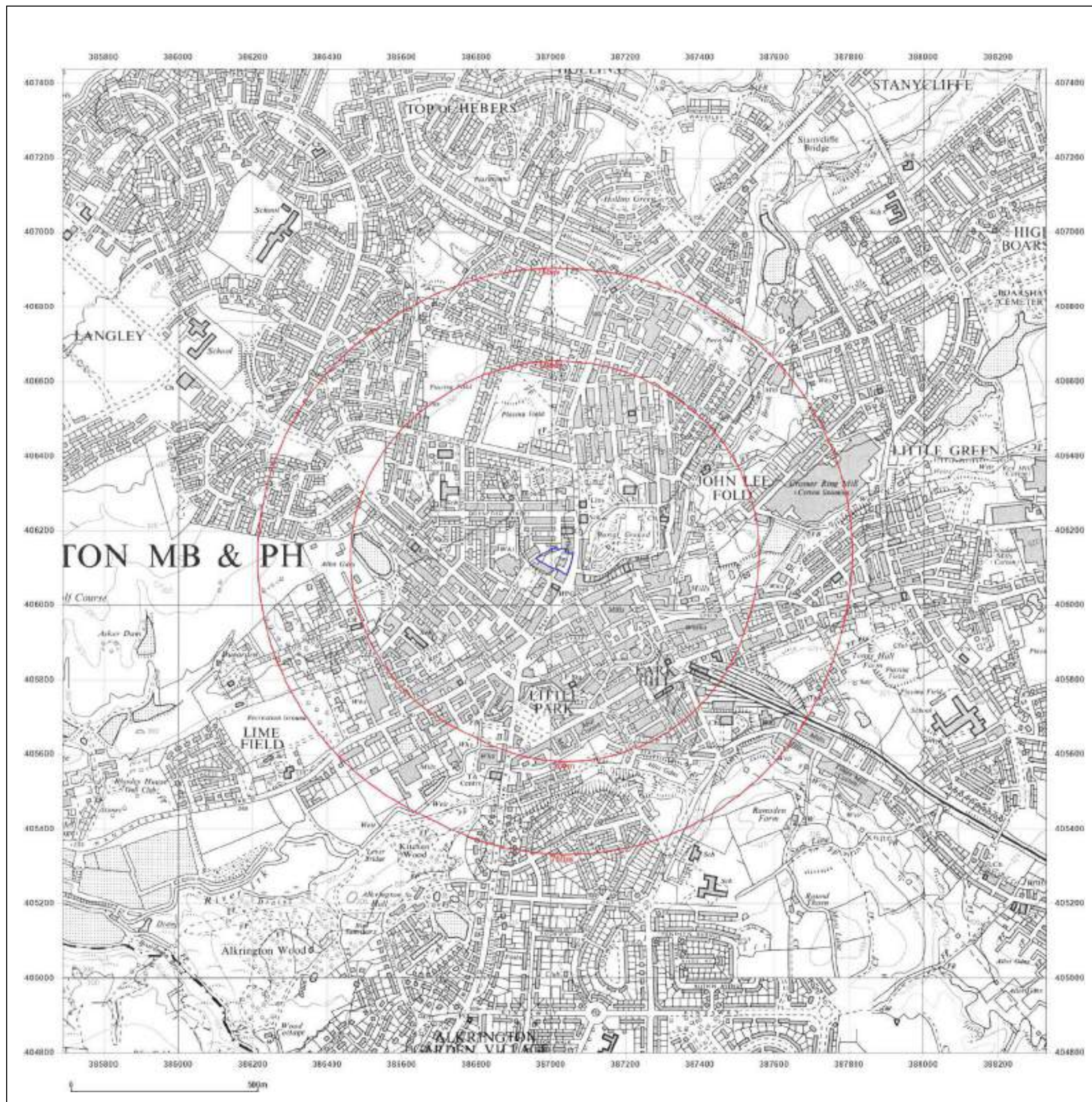


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Site Details:

Former Middleton Conservative Club

Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: Provisional

Map date: 1965-1966

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1965
Revised 1965
Edition N/A
Copyright N/A
Levelling N/A

Surveyed 1966
Revised 1966
Edition N/A
Copyright N/A
Levelling N/A



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Site Details:

Former Middleton Conservative Club

Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: National Grid

Map date: 1975

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1974
Revised 1975
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1975
Revised 1975
Edition N/A
Copyright N/A
Levelled N/A



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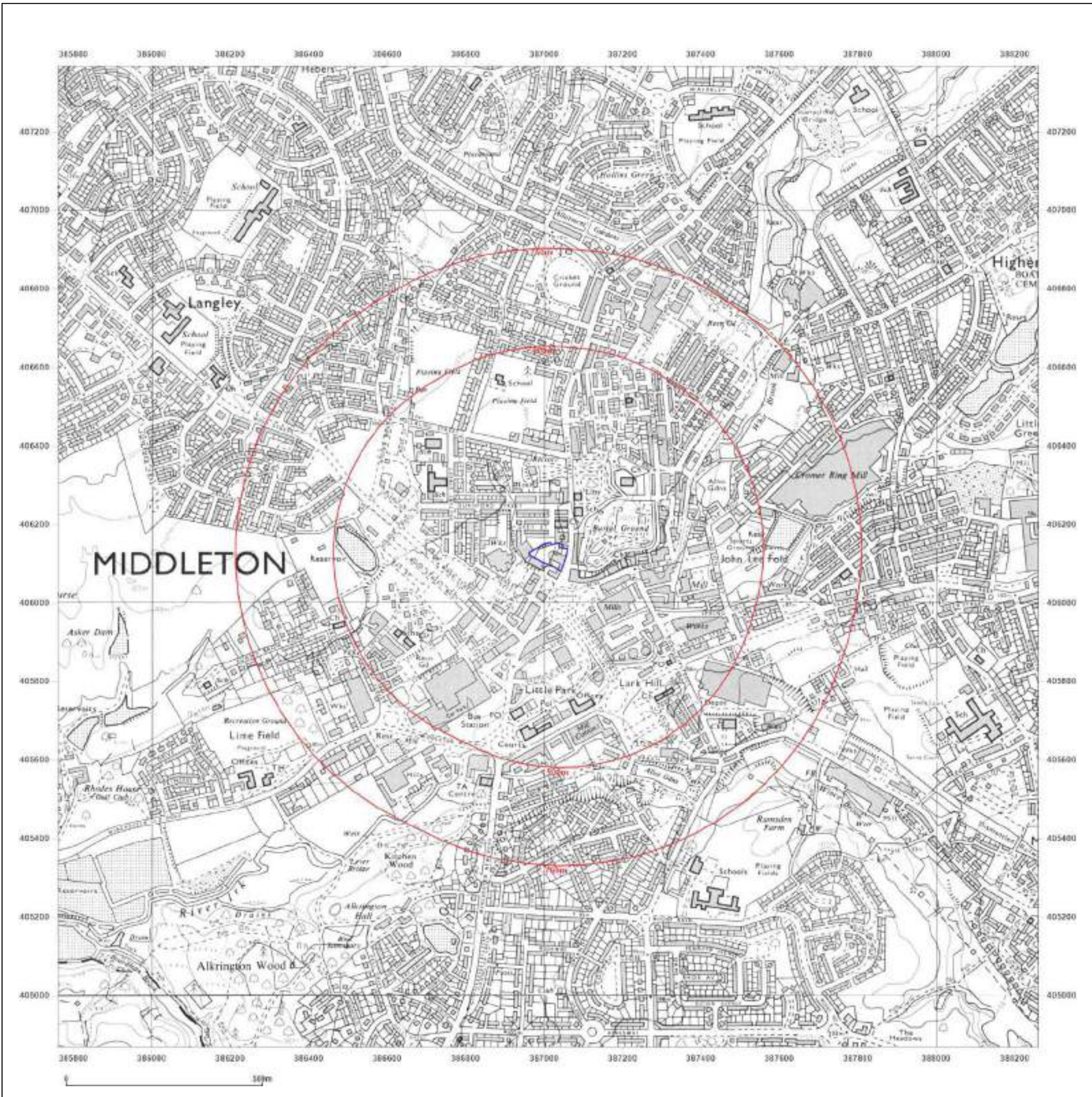


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Production date: 28 July 2025

Map legend available at:
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Site Details:

Former Middleton Conservative Club

Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: National Grid

Map date: 1980-1982

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1980
Revised 1982
Edition N/A
Copyright N/A
Levelling N/A



Surveyed 1980
Revised 1980
Edition N/A
Copyright N/A
Levelling N/A



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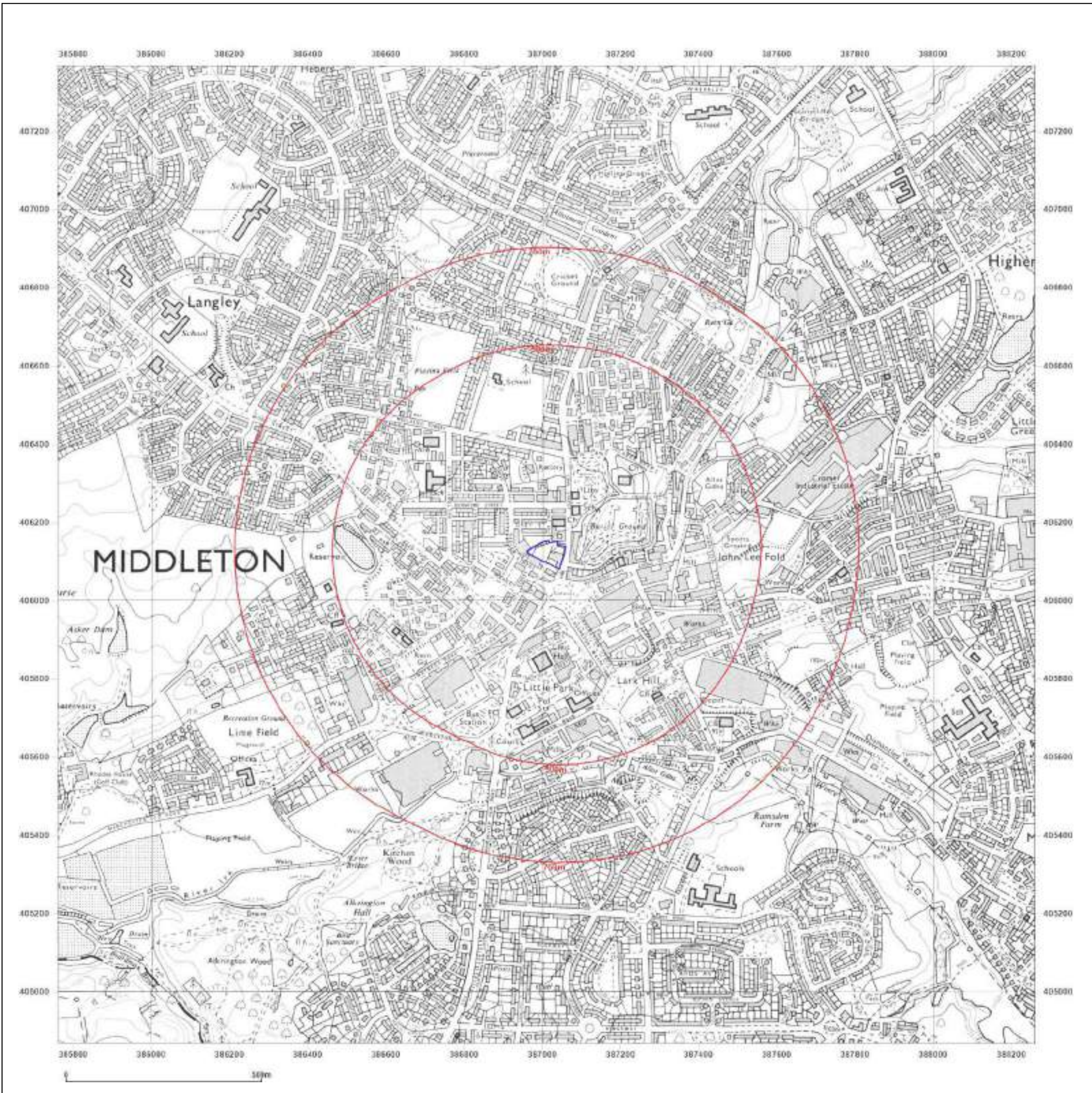


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Map legend available at:
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Site Details:

Former Middleton Conservative Club

Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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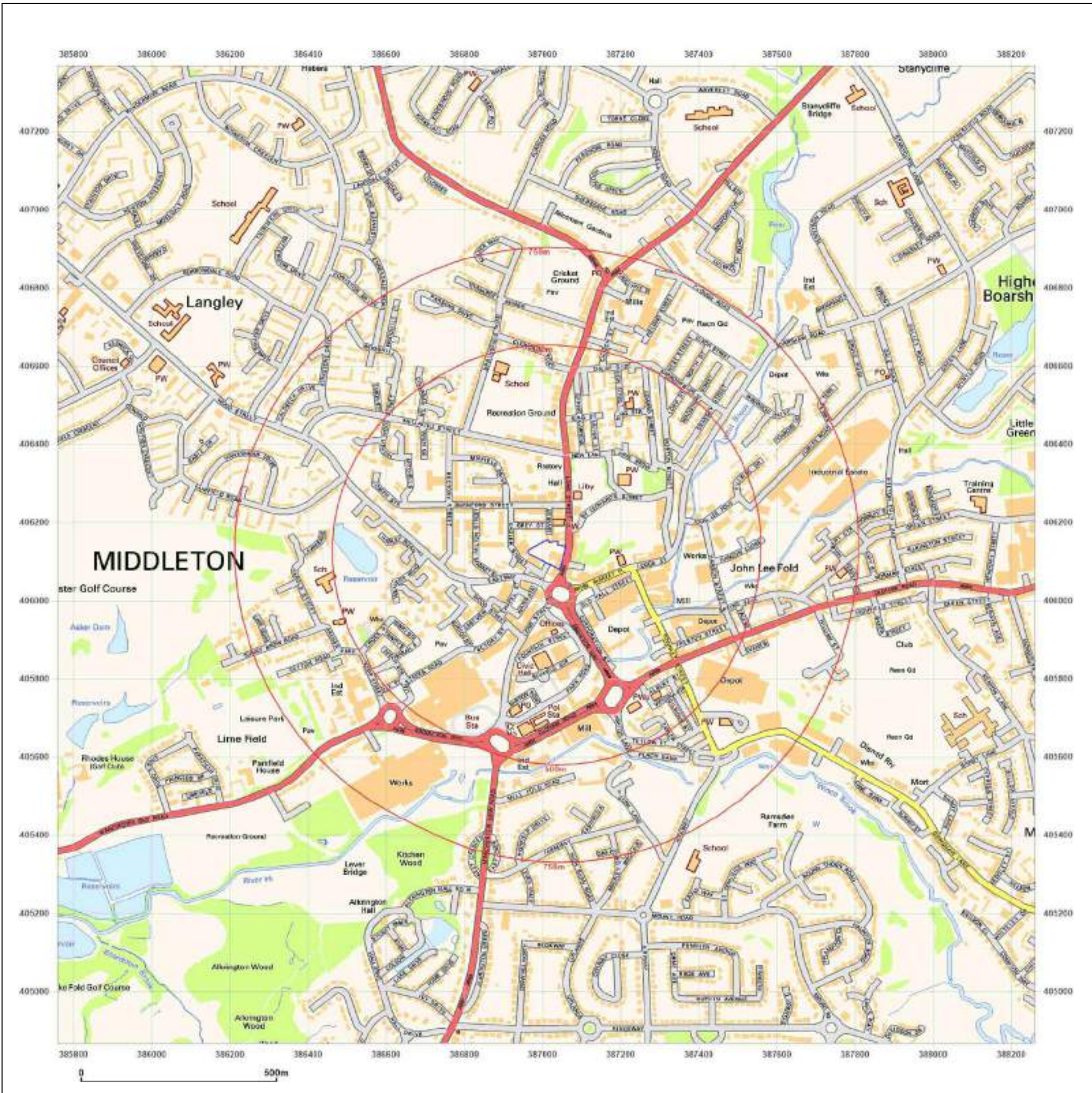


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Production date: 28 July 2025

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Site Details:

Former Middleton Conservative Club

Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



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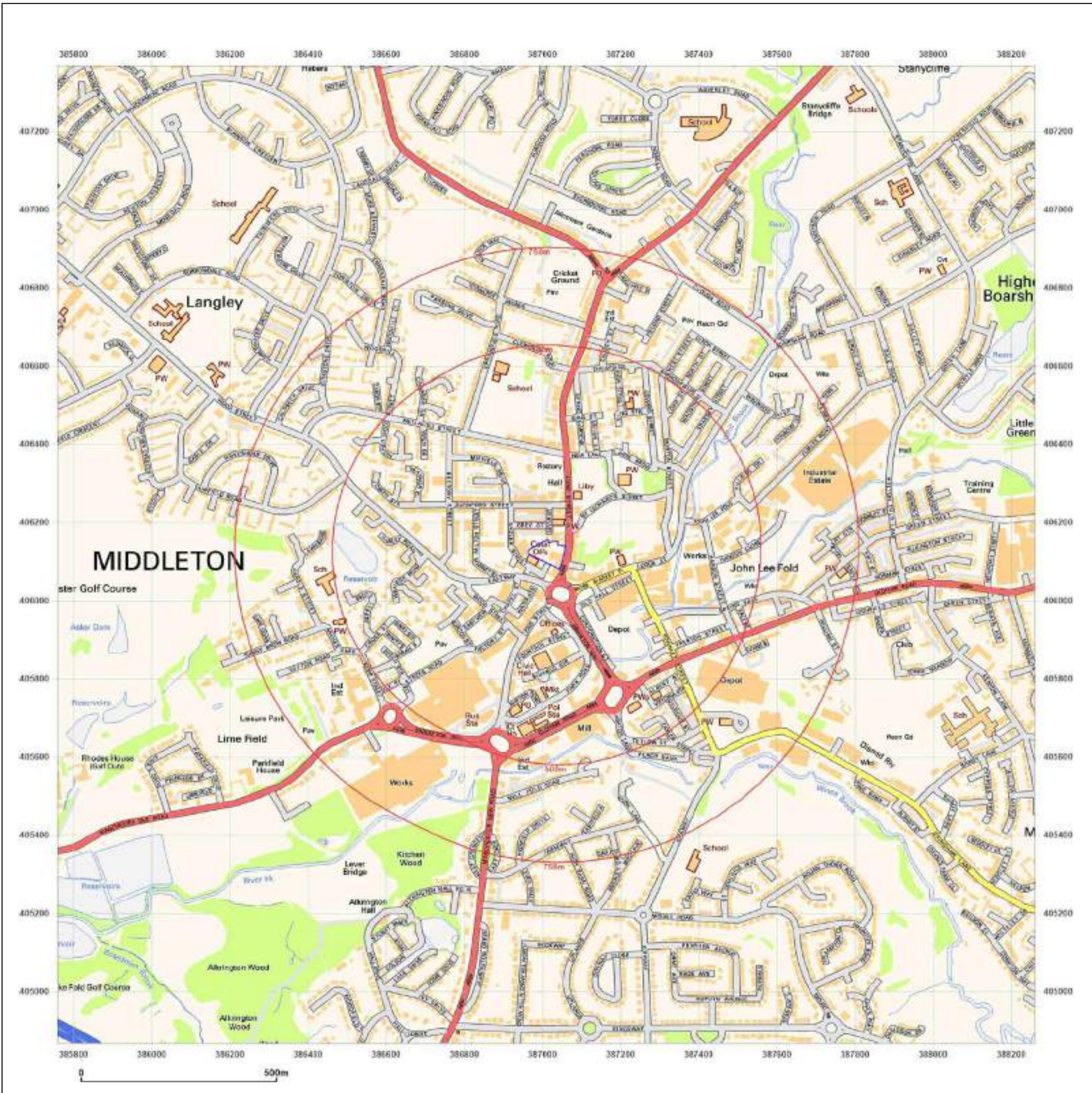


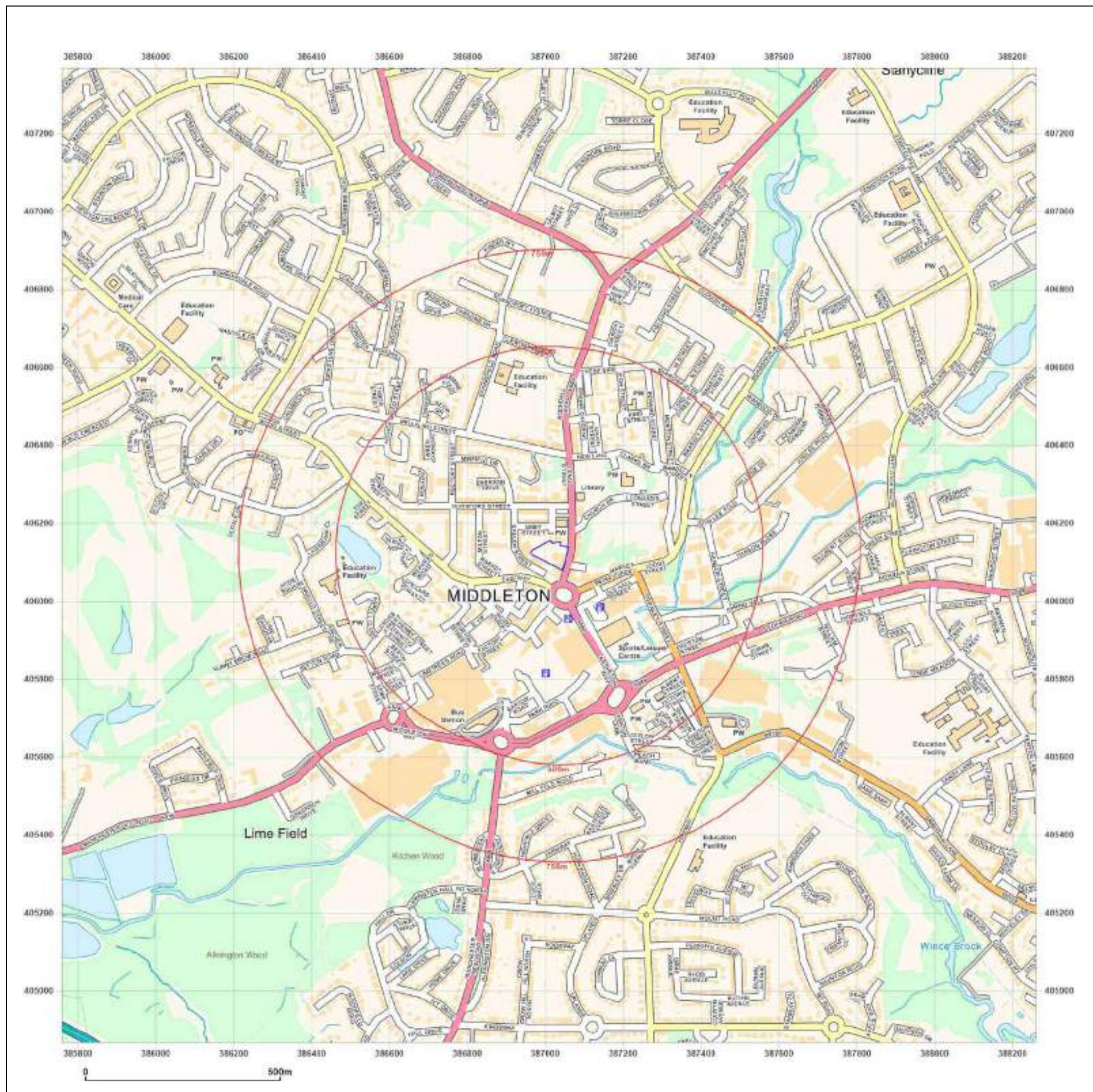
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Site Details:

Former Middleton Conservative Club

Client Ref: EMS_1039305_1299311
Report Ref: EMS-1039305_1311650
Grid Ref: 387010, 406118

Map Name: National Grid

Map date: 2025

Scale: 1:10,000

Printed at: 1:10,000



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APPENDIX C

Coal Authority Consultants Coal Mining Report

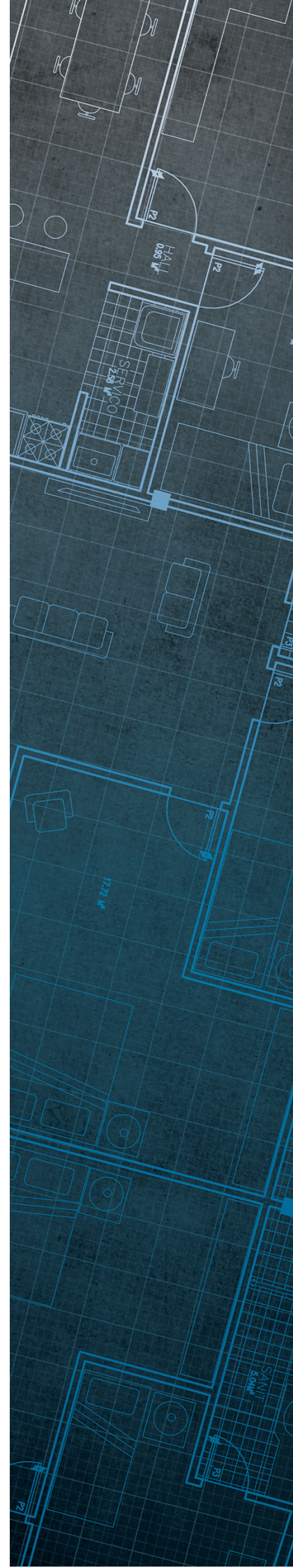


The Coal
Authority

Consultants Coal Mining Report

Former Middleton Conservative
Club
Middleton
Lancashire
M24 6UN

Date of enquiry:	28 July 2025
Date enquiry received:	28 July 2025
Issue date:	28 July 2025
Our reference:	51003514467001
Your reference:	1817



Consultants

Coal Mining Report

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

Client name

Inspire

Enquiry address

Former Middleton Conservative Club
Middleton
Lancashire
M24 6UN

How to contact us

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

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

No past mining recorded.

Probable unrecorded shallow workings

Yes.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

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

16820		
-------	--	--

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

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
LOWER BENT	Coal	Yes	Within	N/A	272
LOWER BENT	Coal	Yes	Within	N/A	278

Geological faults, fissures and breaklines

Please refer to the 'Summary of findings' map (on separate sheet) for details of any geological faults, fissures or breaklines either within or intersecting the enquiry boundary.

Faults under or close to the property recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

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

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

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

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

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

Withdrawal of support notices

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

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

Payments to owners of former copyhold land

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

Section 4 – Further information

Based on the responses in this report, no further information has been highlighted.

Future development

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

MINE GAS: Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

Section 5 – Data definitions

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

Past underground coal mining

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

Probable unrecorded shallow workings

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

Spine roadways at shallow depth

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

Mine entries

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

Abandoned mine plan catalogue numbers

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

Outcrops

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

Geological faults, fissures and breaklines

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

Opencast mines

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

Coal Authority managed tips

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

Site investigations

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

Remediated sites

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

Coal mining subsidence

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

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

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

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

Mine water treatment schemes

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

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

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

Future underground mining

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

Coal mining licensing

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

Court orders

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

Section 46 notices

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

Withdrawal of support notices

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

Payment to owners of former copyhold land

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

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

