



Phase I Geoenvironmental Site Assessment
185 Manchester Road, Rochdale
Reference: 17-180
Date: June 2025



PHASE I GEOENVIRONMENTAL SITE ASSESSMENT

185 Manchester Road
Rochdale
OL11 3QY

Prepared for:

City-Side & CS Manchester Road

**Report Ref: 17-180-R1-2
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185 Manchester Road, Rochdale.

Phase I Geoenvironmental Site Assessment

June 2025

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EXECUTIVE SUMMARY

Site Address	185 Manchester Road, Rochdale, OL11 3QY
Grid Reference	E 389169 N 412317
Site Area	0.19 Ha
Proposed Development	CS Manchester Road Ltd intends to construct a four-storey extra care development comprising of 21 dementia care beds, 48 nursing bedrooms and 5 respite bedrooms. Limited car parking facilities at the front of the building and landscaped areas to the rear of the structure will be constructed. Additionally, several outbuildings/shelters will house a substation, bin storage, bike storage and mobility scooter storage.
Current Site Use	The site is currently occupied by a large residential property with an attached garage structure in the north-western sector of the site. The remainder of the site is occupied by a large private garden bound by semi-mature / mature vegetation. In the centre of the site within the rear garden there is a raised plateau that is believed to be an upfilled feature to create a level ornamental garden. The owner of the property indicated that a large quantity of brick and sandstone blocks were noted when the area was excavated.
Site History	A review of the pertinent Ordnance survey mapping suggests that Pre 1851 the site formed part of a larger estate labelled Sparth House, with structures in the northern sector of the site and the remainder of the site being formed of gardens and woodland. During the 1890s the gardens and woodland appear to have been removed and segregated into separate parcels of land along with the land no longer being marked as Sparth House. Pre 1956 the main buildings onsite have been removed and around 1957 the property that is onsite to this day was constructed.

ENVIRONMENTAL SETTING

Geology	Drift Geology	Glaciofluvial Deposits, Devensian – Sands and gravels
	Bedrock Geology	Lower Pennine Coal Measures – Interbedded grey mudstone, siltstone and pale grey sandstone.
	Faults	Four normal faults are noted within 200 m of the site boundary (60 m SE, 88 m W, 97 m SW & 182 m NE)
Geomorphology	The site has a slight slope which is likely reflective of the natural landform, with between 1.00 – 1.50 m elevation change when compared to Manchester Road. A raised plateau is situated in the back garden (centre of the site) which is believed to be formed from anthropogenic ground.	
Hydrogeology	Secondary A bedrock aquifer underlying a Secondary A aquifer within the drift deposits.	
Hydrology	The nearest off-site surface water feature is an unnamed river located 118 m northwest.	
	The site is situated in Flood Zone 1, and is assessed as being unaffected by flooding from rivers.	
Utility Locations	A formal drainage survey has not been completed. However, service entry points to the residential property were noted in the north of the site and service points were noted along the entrance to the site on Manchester Road. It is likely that all services enter the site from Manchester Road.	



Landfill Sites and Ground Gases	Two historical landfills are located to the northwest of the site. The first (ES/NRW records) is positioned between 22 m and 107 m from the site, and recorded as accepting inert, commercial, and household waste from between 1969 and 1990. The second historical landfill (LA/mapping) is noted between 117 m and 167 m and listed as a refuse tip in 1973, further information is limited.
Radon	Between 1-3% of houses above the 'Action Level' – no special precautions required.
Hazardous Installations	No hazardous installations that could potentially prejudice the proposed construction of highly sensitive residential dwellings have been identified within influencing distance of the subject site.

PRELIMINARY CONTAMINATED LAND ASSESSMENT

Human Health	The site is likely to pose a low risk to human health with limited sources of contamination being identified. Localised areas of Made Ground may be present, and these may contain anthropogenic materials and could contain elevated concentrations of metals and PAH when considered within the context of a future extra care residential development. The buildings present on-site were constructed prior to 1992 and therefore ACM may have been used within the building fabric. However, as ACM cannot be entirely discounted, it is recommended that copies of any asbestos surveys / registers are requested from the vendor.
Controlled Waters	The site is considered to pose a low risk to controlled waters with no significant sources of mobile contamination being identified onsite.
Ground Gas	The historical landfill may still be generating methane and carbon dioxide. Due to the drift – sand and gravel, there may be the possibility that these gases are migrating towards the site. Additionally, the coal mining risk assessment has identified a low to moderate risk from ground gases associated with mining. As such it is recommended that an intrusive investigation with the installation of monitoring wells is recommended.

PRELIMINARY COAL MINING ASSESSMENT

Coal Mining	The site is situated within a coal mining reporting area, however it is not listed within a development high risk area. The assessment undertaken by E3P indicates that the site is at low risk from unrecorded / shallow mining activity. There are no coal mining features within 50 m of the site boundary. The assessment also indicates the site is at low to moderate risk from ground gases associated with mining.
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PRELIMINARY GEOTECHNICAL ASSESSMENT

Initial Geotechnical Assessment	BGS records suggest that the site is underlain by granular deposits, however the depth of these deposits is unknown. Pockets of anthropogenic Made Ground are likely onsite. As the superficial deposits are granular, trench collapse may occur when excavated thus measures may be required to be in place when the site is developed.
Brine Workings	The Site is not located within an area affected by brine workings.
Civil and Structural	Retaining walls and although likely to be minimal if relict foundations are present, they will require removing and grubbing out during any future enabling works with potential voids infilled.
Abnormal Foundations	It is unlikely that abnormal foundation will be required onsite, however given the limited published data for the strata onsite, an intrusive ground investigation will be required to assess this.



CONCLUSIONS AND RECOMMENDATIONS

Due to the proposed redevelopment, an intrusive ground investigation and monitoring will be required to determine any potential contamination risk and determine a suitable foundation solution.



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Drawing List

17-180-R1-001 – Site Location Plan
17-180 -R1-002 – Proposed Development Plan
17-180- R1-003 – Historical Features Plan
17-180-R1-004 – Site Features Plan
17-180-R1-010 – Conceptual Site Model



1. INTRODUCTION

1.1. BACKGROUND

E3P has been commissioned by City-Side on behalf of CS Manchester Road Ltd (the client) to undertake a detailed Phase I Geoenvironmental Site Assessment of 185 Manchester Road, Rochdale; herein referred to as the site.

This report is required to determine potential contaminated land and geotechnical liabilities for the proposed site redevelopment.

1.2. PROPOSED DEVELOPMENT

CS Manchester Road Ltd intends to construct a four-storey extra care development comprising of 21 dementia care beds, 48 nursing bedrooms and 5 respite bedrooms. Limited car parking facilities at the front of the building and landscaped areas to the rear of the structure will be constructed. Additionally several outbuildings/shelters will house a substation, bin storage, bike storage and mobility scooter storage. Drawing 17-180-R1-002 (Appendix IV) identifies the proposed development layout.

A snapshot of the proposed development layout is indicated in Figure 1.1.

FIGURE 1.1 SNAPSHOT OF PROPOSED DEVELOPMENT



1.3. OBJECTIVES

The objectives of the geoenvironmental site assessment are as follows:

- ✳ Review historical plans, geology, hydrogeology, site sensitivity, floodplain issues, mining records and any local authority information available in order to complete a desk study in line with Environment Agency (EA) document *Land Contamination: Risk Management (LCRM)* (July 2023).
- ✳ Assess the implications of any potential environmental risks, liabilities and development constraints associated with the site concerning the site's future use and in relation to off-site receptors.
- ✳ Assess the desk study information and, where possible, provide preliminary recommendations concerning foundations, pavement construction, general geotechnical issues, floor slabs and coal mining related issues.
- ✳ Provide recommendations regarding future works required.

1.4. SOURCES OF INFORMATION

- ✳ Groundsure Enviro+Geo Insight Search Reference: GS-MWH-L37-B9K-RF7;
- ✳ Historical mapping dated 1848 – 2023. A selection of historical maps are reproduced in Appendix VI;
- ✳ Online planning records held by Rochdale Borough Council ;
- ✳ Consultations with representatives of Rochdale Borough Council;
- ✳ Consultations with representatives of the Coal Authority;
- ✳ Coal Authority Consultants Report (Reference 51003380719001);
- ✳ Magic Map Groundwater Vulnerability Map;
- ✳ Radon: Guidance on protective measures for new buildings (BRE Document BR 211, 2007);
- ✳ British Geological Survey Map and Borehole Records;
- ✳ UXO - <https://zeticauxo.com/downloads-and-resources/risk-maps/>; and,
- ✳ Flood Risk - <https://map.sepa.org.uk/floodmap/map.htm>.

1.5. LIMITATIONS

The limitations of this report are presented in Appendix I.

1.6. RISK CLASSIFICATION

The description of risk classification and the likely action required as set out in CIRIA C552 are included in Appendix III.



1.7. CONFIDENTIALITY

E3P has prepared this report solely for the use of the client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from E3P; a charge may be levied against such consent.



2. SITE SETTING

2.1. SITE DETAILS

Site Address	185 Manchester Road, Rochdale, OL11 3QY.
National Grid Reference	E 389169 N 412317
Site Area	0.19 Ha
Site Ownership	CS Manchester Road Ltd

The Glossary presented in Appendix II defines all acronyms used within this report.

A site location map is presented in Appendix IV as Drawing 17-180-001.

2.2. CURRENT SITE USE

A site walkover was completed by an E3P representative on the 29th of September 2023 with the full details included in Table 2.1.

TABLE 2.1 SITE DESCRIPTION

Occupancy/Use	The site is currently occupied by a large residential property with an attached garage structure in the north-western sector of the site. The remainder of the site plays host to a large private garden bound by semi-mature / mature vegetation. In the centre of the site within the rear garden there is a raised plateau that is believed to be an upfilled feature to create a level ornamental garden. The owner of the property indicated that a large quantity of brick and sandstone blocks were noted when the area was excavated.	
Surface Cover (%)	Buildings	15
	Hardstand	5
	Soft Cover	80
Structures	Large residential building with adjoining garage.	
Retaining Structures	Several small retaining features have been noted onsite. These include a retaining wall (roughly 0.40 – 0.70 m in height) in the western corner of the site along the boundary of Manchester Road and bounding the driveway area in the north, secondly a small masonry retaining feature in present in the rear surrounding a raised plateau and a final masonry retaining features is present along the northern and eastern boundary (roughly 0.20 m in height) forming a raised flower bed.	
Access	Vehicular and pedestrian access is present off Manchester Road with double gates. There is an additional access point in the rear garden in the northeast corner of the site formed of a double wooden gate leading to the rear car park of the neighbouring Castleton Bowling Club.	
Slope	The site is slightly undulating, with minor undulations noted within the rear garden, with the land generally sloping towards Manchester Road. Across the site there is between 1.00 – 1.50 m elevation change when compared to Manchester Road.	



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Vegetation/Ecology	The northwest of the site is predominantly covered in hardstanding and a residential dwelling. The rest of the site is landscaped with a lawn, bushes, young trees and areas of mature trees, with mature trees noted along the north, sites boundaries.
Hazardous Material Storage	No authorised industrial processes are identified at the subject site within data searches.
Asbestos-Containing Material (ACM)	The buildings present on-site were constructed prior to 1992 and therefore ACM may have been used within the building fabric. However, as ACM cannot be entirely discounted, it is recommended that copies of any asbestos surveys / registers are requested from the vendor.
Polychlorinated Biphenyls (PCBs)	No equipment that may contain PCBs, such as transformers or electric substations, are identified on the site.
PFAS/PFOA	No known sources of any PFAS and PFOA on site.
Waste Storage	None known within the site boundary and no licenced waste activities are identified within data searches on-site.
Drainage	A drainage survey has not been complete, however given the nature of the site it is likely that drainage is present within the site boundary connecting with the infrastructure present within the adjacent highway.

2.3. SURROUNDING AREA

The surrounding area land uses are summarised in Table 2.2.

TABLE 2.2 SURROUNDING LAND USES

DIRECTION	LAND USE
North	Residential dwellings and associated gardens.
East	Castleton Bowling Club and associated lawn.
South	Residential dwellings and associated gardens.
West	Manchester road and associated footpaths and street lighting.

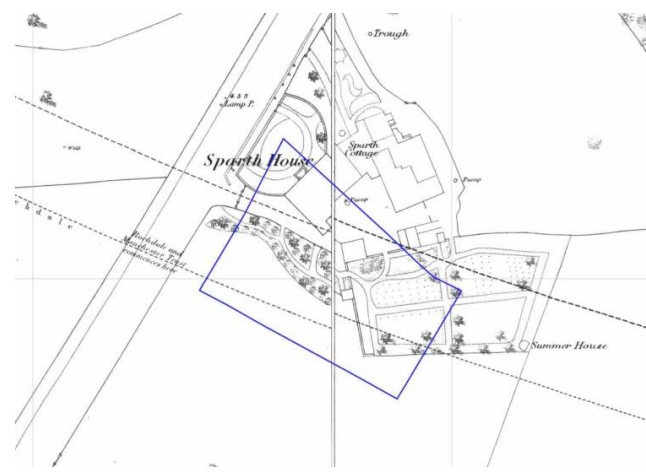


3. SITE HISTORY

3.1. ON-SITE HISTORICAL DEVELOPMENT

A review of historical mapping and historical aerial imagery pertinent to the site is summarised in Table 3.1. In addition, historical site features are presented on Drawing 17-180-003 in Appendix IV.

TABLE 3.1 HISTORICAL DEVELOPMENT

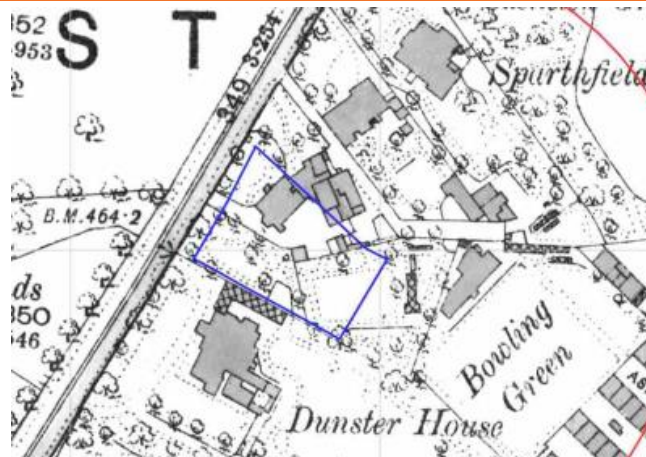
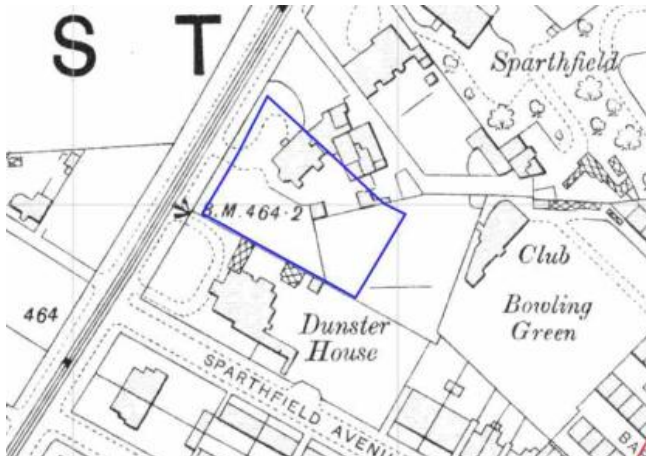
MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXCERPT
1848-1851 1:1,056	The site forms part of the grounds for Sparth House, with several buildings being noted in the north and centre of the site, associated landscaped areas with flower bed and lawns and a small area of woodland with paths in the western sector of the site. A pump is noted in the north of the site. The southern sector of the site appears to form part of wider open land.	 The map excerpt shows Sparth House and its grounds. Key features labeled include Sparth House, Sparth Cottage, a Pump, a Summer House, and a Trough. The map also shows a road, a wall, and a path. A blue rectangle highlights the area of the site being assessed.



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MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXCERPT
1891 1:2,500	The site is no longer marked as forming part of Sparth House. The woodland in the centre of the site and the gardens in the eastern sector of the site appear to have been removed and the site appears to be split into three different sectors. Further structures have been added along the northern boundary and the pump that was previously mapped in this area is no longer recorded. Sporadic mature trees are noted across the southern sector of the site. No further changes are recorded.	
1910 1:2,500	There are no significant changes when compared with the previous mapping, with the exception of the removal of the mature trees on site.	



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MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXCERPT
1956 1:10,560	The structures in the north of the site and the landscaping in the eastern sector have been removed. Two structures remain in the centre of the site. No further changes are noted onsite.	
1957 1:2,500	The structures in the centre of the site have been removed along with the boundaries noted in the southern sector of the site. In the north of the site a new structure has been erected, in the current position of the house present onsite today, with a smaller structure being constructed on the eastern boundary. The site is again mapped as Sparth House. No further changes are noted onsite.	



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MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXCERPT
2003 1:1,250	There are no significant changes when compared with the previous mapping.	
2010 Google Earth	The site is mainly soft standing with mature trees noted across the eastern sector and along the southern boundary of the site. No further structures are noted across the site. No further changes are noted onsite.	



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MAP EDITION	HISTORICAL LAND USE	HISTORICAL MAP EXCERPT
2023 Google Earth	The mature trees in the central and eastern sector of the site appear to have been removed. No further changes are noted onsite.	



3.1.1. SUMMARY OF ON-SITE HISTORICAL DEVELOPMENT

The following summary points have been highlighted after a detailed review of the historical mapping series.

POTENTIAL HISTORICAL CONTAMINATION ISSUES

- ✚ Potential infilling of field boundaries.
- ✚ Potentially upfilled development platforms.

POTENTIAL HISTORICAL GEOTECHNICAL ISSUES

Several retaining walls have been identified on the property, of varying height and construction methods, with pictures of these features being presented in Appendix V. As part of the future development of the site it is likely that these features will be removed.

Historical mature trees have been mapped across the site (still present on site), these may affect natural stratum. Records indicate the site is likely underlain by sands and gravels reducing the risk associated with heave.

3.2. OFF-SITE HISTORICAL DEVELOPMENT

A review of potentially contaminative uses identified on historical Ordnance Survey maps within a 150 m radius of the site is summarised in Table 3.2.

TABLE 3.2 SURROUNDING HISTORICAL DEVELOPMENT

SURROUNDING FEATURE	DISTANCE	DATES	DIRECTION
Tramway	10 m	Pre 1910 – Pre 1957	Northwest
Pump	20 m	Pre 1848 – Pre 1891	North
Unspecified Tank	30 m	Pre 1892 – Pre 1910	Northeast
Well	50 m	Pre 1848 – Pre 1891	Northwest
Unspecified Tank	60 m	Pre 1975 – Pre 1978	East
Unspecified Tank	65 m	Pre 1892 – Pre 1910	East
Embankment noted (infilled land) Then refuse heap, Then refuse heap expanded, Then noted as Mandale Park	95 m	Pre 1891 – Pre 1910 Pre 1910 – Pre 1975 Pre 1975 – Pre 1990 Pre 1990 – Present	North
Electrical Sub Station	120m	Pre1990 – Pre 2003	Southwest
Electrical Sub Station	150m	Pre1975 – Pre 2003	North
Electrical Sub Station	150m	Pre1975 – Pre 2003	South



3.3. PLANNING HISTORY

E3P has undertaken a review of Rochdale Borough Council planning website. A review of historical planning permission applications on site is summarised in Table 3.3.

TABLE 3.3 SUMMARY OF PLANNING PERMISSION APPLICATIONS

REFERENCE	DATE	DETAILS	DECISION
77/D05739	1977	Change of use from dwelling house to restaurant	N/A
82/D14343	1982	Outline application residential development (1 dwelling)	N/A
90/D25882	Oct 1990	Private garage single storey rear extension and conservatory to dwelling house.	Granted subject to conditions
99/D36937	Sep 1999	Two storey rear extension and first floor rear extension to dwelling and relocation of conservatory.	Granted subject to conditions
11/T0133	May 2011	Application to fell tree T6 (Sycamore) covered by TPO 009	Refused
11/T0140	Jun 2011	Application to fell tree T6 (Sycamore) covered by TPO 009	Refused



4. ENVIRONMENTAL SETTING

4.1. GEOLOGY AND HYDROGEOLOGY

The British Geological Survey (BGS) online records indicate the site is underlain by the geological sequence presented in Table 4.1.

TABLE 4.1 SUMMARY OF UNDERLYING GEOLOGY

GEOLOGICAL UNIT	CLASSIFICATION	DESCRIPTION	AQUIFER CLASSIFICATION
Drift	Glaciofluvial Deposits, Devensian	Sand and Gravel	Secondary A
Solid	Pennine Lower Coal Measures Formation	Interbedded grey mudstone, siltstone and pale grey sandstone.	Secondary A

The BGS mapping also identifies the location of faults with several being noted within 250 m of the site boundary, these are presented in Table 4.2.

TABLE 4.2 SUMMARY OF FAULTS

LOCATION	FAULT DIRECTION & Type	DEPTH
60 m Southeast	NE / SW – Normal	N/A
88 m West	NW / SE – Normal	N/A
97 m Southwest	NW / SE – Normal	N/A
182 m Northeast	NW / SE – Normal	N/A

4.2. HYDROGEOLOGY

The Groundsure report indicates the site is not located within a groundwater source protection zone. Furthermore, there are no groundwater/potable abstractions within 1km of the site.



4.3. NATURAL LANDFORM AND GEOMORPHOLOGY

Based on the initial geological assessment, a review of available topographic data and pertinent mapping, E3P has undertaken a preliminary geomorphological evaluation of the landform and its possible mechanism for formation.

The site has a gentle slope which was identified on the site walkover. It drops one metre from the Eastern site boundary to the Western site boundary onto Manchester Road. The site has retained the natural landform apart from a raised plateau in the back garden, which appears to have been upfilled.

FIGURE 4.1 SURFACE LIDAR DATA (GROUNDSURE IO)



4.4. RADON RISK POTENTIAL

The Envirocheck report indicates that the site is situated in an area where less than 1% of homes are above the "Action Level" and that the BGS reports that full protective measures are not necessary for the construction of new dwellings or extensions.

4.5. HYDROLOGY

Surface water features within 250 m of the subject site are summarised in Table 4.3 below.

TABLE 4.3 SURFACE WATER FEATURES

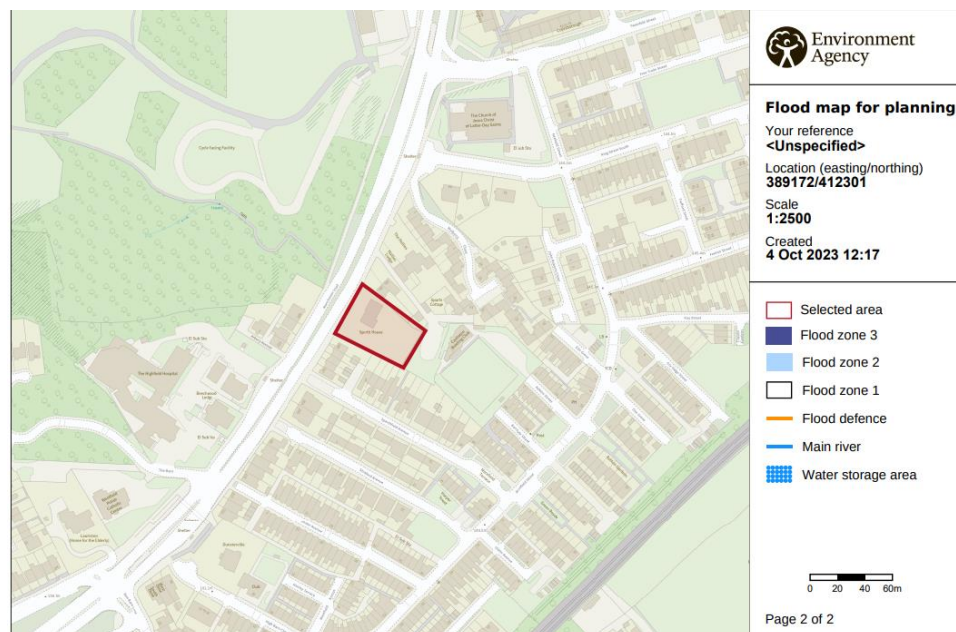
SURFACE WATER FEATURE	QUALITY	DISTANCE (m)	DIRECTION
Inland River (not named)	Unknown	118m	North West

The site is predominantly located within a currently defined area deemed as not being at risk from river, coastal or surface water flooding.

The Fluvial Flood Risk Map is presented in Figure 4.2.



FIGURE 4.2 FLUVIAL FLOOD RISK MAP



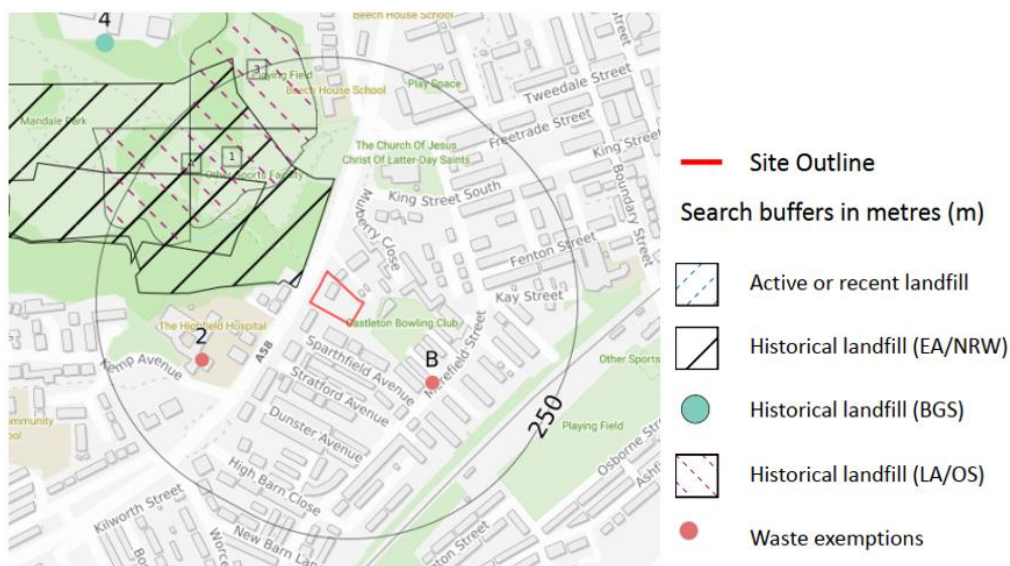
Source - <https://flood-map-for-planning.service.gov.uk/>

4.6. LANDFILL SITES AND WASTE TREATMENT SITES

Two historical landfills are located to the northwest of the site. The first (ES/NRW records) is positioned between 22 m and 107 m from the site, and recorded as accepting inert, commercial, and household waste from between 1969 and 1990. The second historical landfill (LA/mapping) is noted between 117 m and 167 m and listed as a refuse tip in 1973, further information is limited.

A screenshot of the mapping showing landfill locations within 250m radius of the site is included in Figure 4.3.

FIGURE 4.3 LANDFILL MAPPING



4.6.1. WASTE MANAGEMENT LICENSES & ENVIRONMENTAL PERMITS

No Environmental Permits have been identified in the environmental database for the site and surrounding area.

4.7. UNEXPLODED ORDNANCE

The regional unexploded bomb risk map from Zetica (2014) indicates that the Site is in an area at low risk from possible unexploded ordnance (UXO) resulting from the Second World War. However, a Luftwaffe target was identified circa 0.7km south of the site and a UXO find was located circa 1.6km east of the site. The Zetica UXO Risk Map is presented in Figure 4.4.

FIGURE 4.4 ZETICA UXO RISK MAP



Source - <https://zeticauxo.com/downloads-and-resources/risk-maps/>

4.8. INDUSTRIAL LAND USES

There are 5 active industrial land uses within 250 m of the site boundary. The are summarised in Table 4.4.

TABLE 4.4 INDUSTRIAL LAND USES

COMPANY	ACTIVITY	DISTANCE (m)	DIRECTION
Electricity Sub Station	Electrical Features	107m	West
Electricity Sub Station	Electrical Features	122m	South West
Electricity Sub Station	Electrical Features	126m	South



COMPANY	ACTIVITY	DISTANCE (m)	DIRECTION
Highfield Hospital	Hospitals	143m	South West
Electricity Sub Station	Electrical Features	150m	North East

4.9. SITE SENSITIVITY ASSESSMENT

The site is assessed to be located within a “Moderate” sensitivity setting as discussed within Table 4.5 overleaf.

TABLE 4.5 SITE SENSITIVITY ASSESSMENT

SENSITIVITY PROFILE	DISCUSSION	RATING
Groundwater Source Protection Zone or Drinking Water Safeguard Zone	None identified.	Low
Distance to the Closest Groundwater Abstraction Point	None identified.	Low
Aquifer Classification in Superficial Drift Deposits	Secondary A	Moderate
Aquifer Classification in Bedrock	Secondary A	Moderate
Is the Site Underlain by Low-Permeability Drift to Depths in Excess of 10 m?	BGS records indicates that the drift strata, comprises predominantly of sand and gravel, however the thickness of these deposits are unknown due to the lack of available BGS boreholes records within 250 m of the site boundary.	Moderate /High
Is the Site Located Within 50 m of a Surface Watercourse?	No surface water features are located within 50m of the site boundary.	Low
Sensitive Land Uses Within Close Proximity (e.g. Residential, School, Nursery, Local Nature Reserves)	The closest residential properties are surrounding the site to the north, east and south. A hospital is situated 143m west of the site.	High
OVERALL SITE ENVIRONMENTAL SENSITIVITY		Moderate



4.10. REGULATORY DATABASE

The information summarised in Table 4.6 has been obtained from a commercially available environmental database. The summary table only includes records from within 250 m of the subject site and not otherwise detailed in the report.

TABLE 4.6 SUMMARY OF ENVIRONMENTAL DATA

RECORD	ENTRIES WITHIN 250 m	DETAILS
Contaminated Land Register Entries and Notices	0	None Identified.
Authorised Industrial Processes (IPC/IPPC/LAPPC)	0	None Identified.
Fuel Stations Entries	0	None Identified.
Licensed Radioactive Substances	0	None Identified.
Enforcements, Prohibitions or Prosecutions	0	None Identified.
Discharge Consents	0	None identified.
Pollution Incidents	0	None Identified.
Consents Issued Under the Planning (Hazardous Substances) Act 1990	0	None Identified.
Control of Major Accident Hazard (COMAH) Sites	0	None Identified.

4.11. REGULATORY CONSULTATIONS

An enquiry regarding environmental information was sent to Rochdale Borough Council. As of the date of this report, no response has been received.



5. PRELIMINARY COAL MINING ASSESSMENT

5.1. COAL MINING

The Groundsure report states the site is in an area that may be affected by coal mining.

A CA mining report was obtained (Ref: 51003380719001) dated September 2023.

The CA operates a risk-based approach to the assessment of potential instability issues associated with future development of land located within the predefined CA consultation areas. This risk-based approach subdivides the potential risk into “low” and “high” risk categories.

The risk categories can be defined as:

Low-Risk Sites – Deemed to be land where coal mining has taken place, however it was at such depth not to pose a risk to new development and it therefore contains no known recorded risks and as such no further assessment is required.

For low-risk sites, the CA categorically states:

*If your proposed development is within the Development Low Risk Area, **there is no need for you to submit any coal mining information with your planning application** and The Coal Authority will not be consulted by the LPA. The LPA will include our Standing Advice as an informative note within the decision notice.*

High-Risk Sites – Deemed to be landholdings located within an area known to contain legacy risks that include:

- ✿ Mine entries (shaft or adit);
- ✿ Shallow coal workings (recorded and probable);
- ✿ Workable coal seam outcrops;
- ✿ Mine gas sites and areas;
- ✿ Recorded coal-mining-related hazards;
- ✿ Geological features (fissures and break lines); and
- ✿ Former surface mining sites (sometimes using historic opencast extraction methods).

5.2. COAL MINING INFORMATION

Prior to the enactment of the Coal Mines Regulation Act (1872), which came into force on the 1st January 1883, there was no statutory requirement to record the extent of abandoned mine workings and as such the CA has no knowledge of extensive workings throughout the UK Coal Fields where shallow workings are present at a depth that could result in a subsidence event in the future (through successive cavitation) associated with failure of support mechanism.

To determine if a site may have unrecorded or recorded coal mine workings requires the consideration of a wide range of information and E3P has completed a review of relevant information in relation to potential coal mining activities.



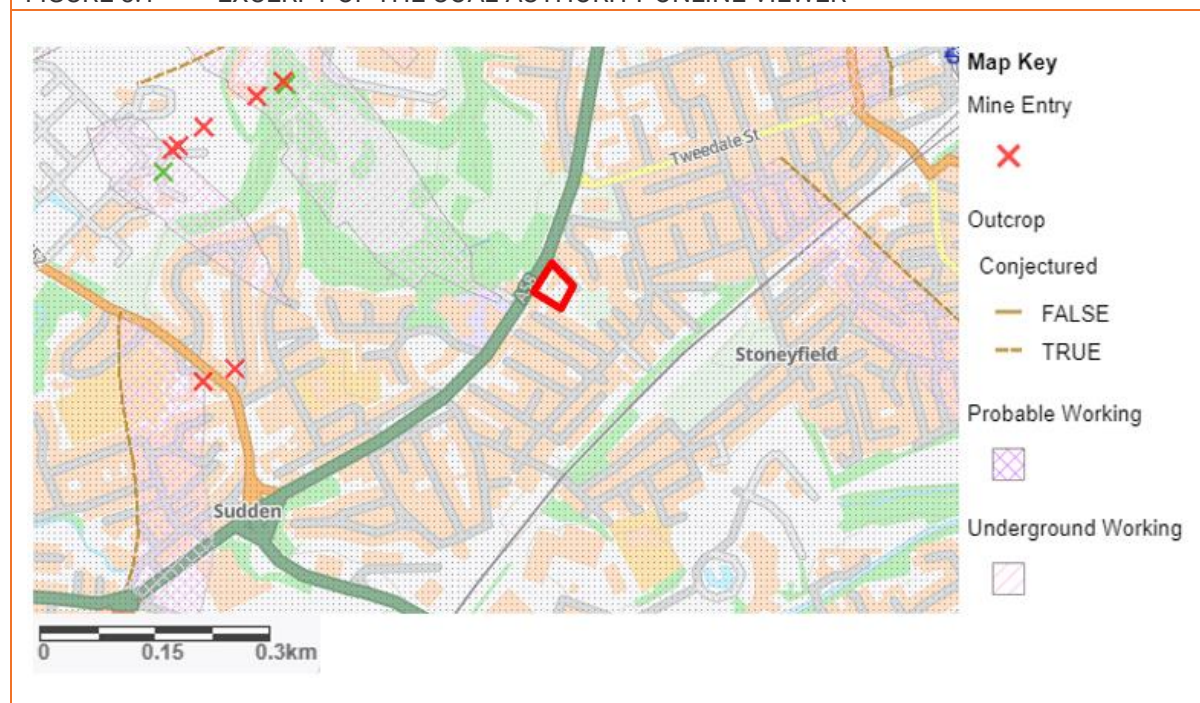
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In the first instance, E3P has reviewed the Coal Authority Online Viewer and an excerpt of this is presented as Figure 5.1. This map shows that the site lies within a Coal mining reporting area. The extract indicates there are no mine entry points in close proximity to the site and no underground mining is indicated below the site. The mapping suggests that underground workings are present to the north of the site.

FIGURE 5.1 EXCERPT OF THE COAL AUTHORITY ONLINE VIEWER



As the site is within an area affected by Coal Mining E3P have consulted with the Coal Authority who have provided a Consultant Coal Mining Report for the site (ref: 51003380719001).

Table 5.1 provides a summary of pertinent coal mining information with this report.

TABLE 5.1 COAL MINING INFORMATION

SOURCES OF INFORMATION	SUMMARY
Known Past Underground Mining	Seam – dip – extraction thickness – depth – year Arley – 15.0 – 120cm – 171m – 1849
Probable Unrecorded workings	No
Spine Roadways at Shallow Depth	No
Mine Entries within 100m of the Site	None recorded within 100m of the enquiry boundary
Mine Abandonment plans	Mine abandonment are available for review.
Known outcrops	No
Faults / Fissures	No
Opencast mines	No
Coal Authority Managed Tips	No
Remediated Sites	No



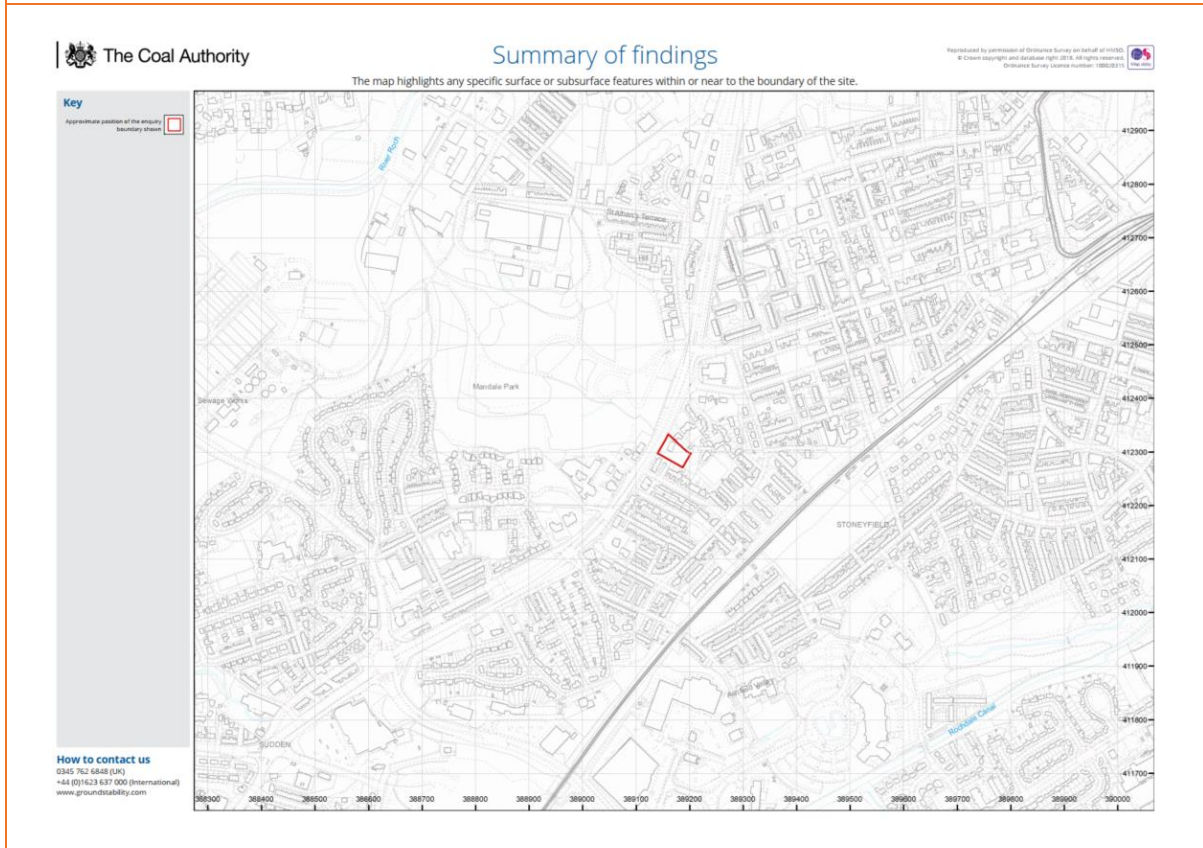
SOURCES OF INFORMATION	SUMMARY
Coal Mining Subsidence	No
Mine Gas	No
Mine Water	No
Future Underground Mining	No
Coal Authority Development Advice	The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, contact The Coal Authority.
British Geological Survey Mapping	The 1:10,000 geological mapping for the area indicates that the site is situated within a heavily faulted area with faults indicated to the northeast, east and to the southwest. The mapping indicates the four faults are downthrown towards the site. The map notes the Arley coal seam roughly 500 m and 750 m to the northeast, with no further coal features being marked. The mapping does not show any indication of the dip or dip direction of the geological units, however upon reviewing the mining records the strata is likely to dip to the southwest.
Review of Coal Authority Archive	No CA archives/mine abandonment plans have been made available as part of this search.
Historical Ordnance Survey Mapping	No
Historical Site Investigations	E3P has not been provided with any historical site investigation reports.



5.3. COAL AUTHORITY PLAN

The Coal Authority plan referenced: GS-3T9-Z3G-OQF-5F1_largeplot shows there are no mine shafts, outcrops, faults or other mining features noted within 50 m of the site boundary.

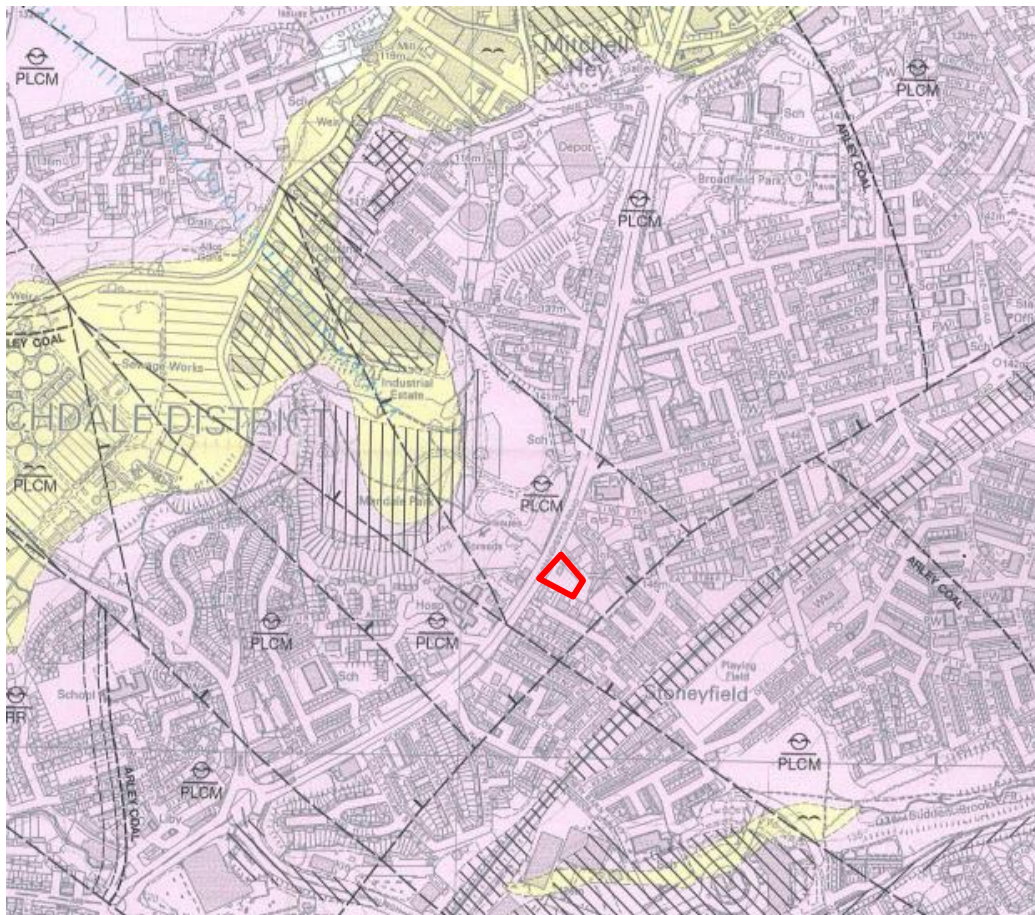
FIGURE 5.2 COAL AUTHORITY PLAN FOR THE SITE



5.4. COAL MINING GEOLOGY

Figure 5.3 is a screenshot of the 1:10,000 geological mapping for the area indicates that the site is situated within a heavily faulted area with faults indicated to the northeast, east and to the southwest. The mapping indicates the four faults are downthrown towards the site. The map notes the Arley coal seam roughly 500 m and 750 m to the northeast, with no further coal features being marked. The mapping does not show an indication of the dip or dip direction of the geological units, however upon reviewing the mining records the strata is likely to dip to the southwest.

Figure 5.3 1:10,000 Geological Map



5.5. MINE ABANDONMENT PLANS

Mine abandonment plans are not currently available for the site.



5.6. PRELIMINARY MINE GAS ASSESSMENT

If coal mining is present below the site, this may be a potential source of ground gas that could pose a risk to site end users. A preliminary mine gas assessment is provided in Table 5.2.

TABLE 5.2 PRELIMINARY MINE GAS ASSESSMENT

SCENARIO	DISCUSSION	RATING
Are there known coal seams beneath the Site?	Yes – Arley Coal seam is recorded below the site	Moderate
Are there coal seams within 150m of the top of bedrock?	No – Arley seam is 171m below the site.	Low
Are there any known workings below the Site?	Yes – Workings identified within the Arley seam, however this is situated 171 m bgl.	Low
Are the underlying drift deposits impermeable?	No – BGS records granular drift deposits across the site	Moderate
Are there any mine entrances within the site boundary or within 50m of the Site?	No	Low
Are there any faults below the Site or in close proximity?	Yes – Four faults are noted within 200 m of the site boundary (60 m SE, 88 m W, 97 m SW & 182 m NE)	Moderate
Is there any records of mine gas emission on or within 50m of the Site	No	Low
Is there any record of historical mine stabilisation works?.	No	Low
Evidence of rising groundwater in flooded mine workings?	No	Low
OVERALL MINE GAS RISK (IF MODERATE/ HIGH THEN FURTHER ASSESSMENT IS REQUIRED)		Low/ Moderate
Conclusions:		
Source: The Site is not underlain by shallow coal working, however the Arley coal seam is situated 171 m below the site and it known to have been worked. Pathway: BGS records indicate that the site is underlain by granular drift deposits and the area around the site is heavily faulted thus preferential pathways for potential mine gases are present. The depth of the works and the closest fault (60 m) reduces the risk posed by potential ground gas. Recommendations: The installation of ground gas monitoring points is recommended to assess the potential risk posed to the site.		



5.7. COAL MINING RISK ASSESSMENT

This risk assessment comprises a desk-based review of all available information on coal mining issues that are relevant to the application site deemed to be located within a high-risk area. This includes:

-  Interpretation of information to identify and assess the risks to the proposed development from coal mining legacy, including the cumulative impact of issues;
-  Setting out appropriate mitigation measures to address the coal mining legacy issues affecting the site, including any necessary remedial works and/or demonstrate how coal mining issues have influenced the proposed development; and
-  Demonstrating to the local planning authority that the application site is, or can be made, safe and stable to meet the requirements of national planning policy with regard to development on unstable land.

The coal mining risk assessment is summarised in Table 5.3.

TABLE 5.3 SUMMARY OF COAL MINING RISK ASSESSMENT

Coal Mining Risk Assessment	Yes/No	Risk Assessment
Recorded Underground Coal Mining at Shallow Depth (< 30 m)	No	Low
Recorded Underground Coal Mining at Shallow Depth (> 30 m)	No	Low
Evidence of Unrecorded Surface Extraction of Coal Outcrop	No	Low
Unrecorded Underground Coal Mining at Shallow Depth (< 30 m)	No	Low
Mine Entries (Shaft/Adits)	No	Low
Coal Mining Geology – Fractures/Fissures	No	Low
Recorded Gas Emissions	No	Low
Recorded Mining Surface Hazard	No	Low
Surface Mining (Opencast)	No	Very Low/Low

The site is situated within a coal mining reporting areas, however it is not listed within a development high risk area. The assessment undertaken by E3P indicates that the site is at low risk from unrecorded / shallow mining activity. There are no coal mining features within 50 m of the site boundary. The assessment also indicates that the site is at low to moderate risk from ground gases associated with mining.



6. PRELIMINARY GEOTECHNICAL ASSESSMENT

6.1. GEOTECHNICAL DATA

Geotechnical data presented within a commercially available environmental database is summarised in Table 6.1.

TABLE 6.1 SUMMARY OF GEOTECHNICAL DATA

HAZARD	DESIGNATION
Shrink-Swell Clay	Negligible
Landslides	Very low risk
Ground Dissolution	Negligible
Compressible Ground	Negligible
Collapsible Deposits	Very low risk
Running Sand	Very low risk

6.2. PRELIMINARY GEOTECHNICAL ASSESSMENT

Based on the desk-study information, the following geotechnical assessment has been made:

- Given the predominantly developed nature of the site, there will be Made Ground fill deposits and obstructions. Existing buildings will require demolition, with all relict foundations grubbing out before the proposed development's construction.
- The site has a slight slope. Earthworks will be required to create a level developable platform to construct the care home development.



6.3. PRELIMINARY GEOTECHNICAL RISK REGISTER

POTENTIAL ABNORMAL CONSTRAINT	LOCATION ON SITE	ESTIMATED AREA OF SITE AT RISK (%)	ASSESSMENT AND MITIGATION
Remediation of contaminated soils	On site	60	Given the historical development onsite, although limited, it likely that Made Ground infill and development platforms are present in the northern and central sectors of the site. If the remediation of soils is required, it is likely to be localised within existing areas of Made Ground.
Bedrock	On site	TBC	Limited BGS borehole information is available for the site. This will be confirmed via an intrusive ground investigation.
Cohesive Stratum overlying shallow Bedrock (<3.00m)	N/A	N/A	BGS records indicate that the superficial deposits onsite comprise of granular sands and gravels.
Obstructions	On site	50	Due to the history and development of the site, it is anticipated that relict foundations may be encountered. Hardstanding and any unidentified obstructions will require removal. Any resulting voids will require backfilling with a suitably engineered fill.
Artificially levelled and filled platforms	On site	TBC	In the centre of the site there is a known artificially levelled plateau that currently forms part of the rear garden of the property. Further minor infilling may be present across the site to form development platforms given the slight undulations noted onsite.
Retaining walls	On site	20	Minor retaining walls have been noted onsite in the centre, along the northern/eastern boundary and in the northwestern corner of the site, associated with minor elevation changes. These features will require an assessment and grubbing out as part of the proposed development.
Trench collapse	TBC	TBC	This will be confirmed via an intrusive investigation, however given that the site is underlain by granular deposits excavations may require additional support methods.
Infilled canal	N/A	N/A	None recorded in Groundsure report
Mature trees	West, East and North	20	Several mature trees have been mapped throughout the site. The current proposed development plan appears to indicate that these trees will be retained.



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POTENTIAL ABNORMAL CONSTRAINT	LOCATION ON SITE	ESTIMATED AREA OF SITE AT RISK (%)	ASSESSMENT AND MITIGATION
Volume change potential clay	N/A	N/A	BGS records indicate that the superficial deposits onsite comprise of granular sands and gravels, thus volume change potential within clay deposits is not considered to be a geotechnical risk to the site. The drift deposit will be confirmed during an intrusive ground investigation.
Peat	N/A	N/A	Historical mapping or BGS data does not indicate that peat will be present onsite.
Running sands	N/A	N/A	Groundsure report indicates a very low risk.
Ground dissolution	N/A	N/A	None recorded in Groundsure report.
Concrete design	TBC	TBC	This will be confirmed via an intrusive ground investigation.
Low-permeability ground	TBC	TBC	BGS records suggest that the site is underlain by granular deposits, TBC via intrusive investigation.
Abnormal foundation solutions	TBC	TBC	This will be confirmed via an intrusive ground investigation.
Mining	N/A	N/A	The site is indicated to be in a coal mining reporting area, however following the preliminary coal mining assessment in Section 5 the site is seen to be at low risk to recorded / unrecorded mine workings.
Slope	On site	100	Across the site there is between 1.00 – 1.50 m elevation change when compared to Manchester Road.
Sensitive on-site or off-site infrastructure	Site boundary	75	The site is bound by residential properties.



7. INITIAL CONCEPTUAL SITE MODEL

Under EA LCRM (July 2023) and BSI 10175 (Code of Practice for Investigation of Potentially Contaminated Land), and BS EN ISO 21365:2021 (Soil Quality – Conceptual models for potentially contaminated sites), E3P has developed a Tier 1 Risk Assessment comprising an initial conceptual site model (CSM) to identify potential contamination sources, migration pathways and receptors within the study area. An initial screening of the on and potential off-site sources of contamination has been undertaken in Table 7.1, with the more detailed initial CSM included overleaf as Table 7.2.

TABLE 7.1 INITIAL CONTAMINANT SOURCE SCREENING

SOURCE	SOIL	GROUNDWATER	GROUND GAS
ON-SITE			
Historical Demolished Buildings	Heavy Metals, ACMs, PAH	N/A	Methane and Carbon Dioxide
Current Buildings	ACMs	N/A	N/A
Infilled Land - Artificial Levelling (MADE GROUND)	TPHs, ACM's, Heavy Metals and sulphates	TPHs, Heavy Metals	Methane and Carbon Dioxide
OFF-SITE			
Historical Landfill	TPHs, PAHs and Heavy Metals – limited due to distance	TPHs, PAHs and Heavy Metals – limited due to distance	Methane and Carbon Dioxide



7.1. INITIAL CONCEPTUAL SITE MODEL

Upon assessment of the information collated for the Phase 1 desk study, the initial conceptual site model shown in Table 7.2 has been prepared for the Site.

TABLE 7.2 INITIAL CONCEPTUAL MODEL

CONTAMINANT LINKAGE			PLAUSIBLE LINKAGE?	COMMENTARY AND PROPOSED RESPONSE
SOURCES	MIGRATION PATHWAYS	RECEPTORS		
SOIL				
Made Ground Heavy Metals	Accidental ingestion and/or dermal contact with contaminated soil and/or leachate. PL1/PL2	Human Health – site personnel	Low likelihood	Made Ground deposits are likely present onsite, however due to the historical nature of the site it is unlikely that contaminated soils will be present onsite. Recommendation: Construction works to be completed with appropriate PPE and welfare facilities.
		Human Health – end users	Low likelihood	Low level contamination may be present especially in areas of fill works and the foundations of the building. Recommendation: Intrusive investigation and assessment will determine the requirement for a cover system in all soft landscaped areas.
(Offsite) Landfill Material Historical Landfill – Made Ground, unknown fill materials (Heavy Metals, PAHs, TPHs) PAHs and VOCs (specifically benzo(a)anthracene)	Migration of mobile – phase contamination and leaching. PL5	Human Health – End Users	Low likelihood	The desk study has identified a potential source of contamination outside of the site associated with the historical landfills to the north / northwest. Migration towards the site is considered highly unlikely due to the topographic variation in the land, with the site being situated uphill from this feature, but cannot be entirely discounted. Recommendation: Intrusive investigation and assessment will be required to determine the level of mitigation measures and/or remediation.



CONTAMINANT LINKAGE			PLAUSIBLE LINKAGE?	COMMENTARY AND PROPOSED RESPONSE
SOURCES	MIGRATION PATHWAYS	RECEPTORS		
Made Ground Asbestos (Asbestos containing materials (ACM) and loose fibres)	Inhalation (of fibres). Construction works disturbing bound material and releasing fibres. PL3	Human Health - Site personnel, end land users, and users of adjacent sites	Low likelihood	Risk of inhalation of fibres during Ground Investigation and construction works. Disturbance of ACMs and dust derivatives from construction would increase risk to adjacent sites. Recommendation: Intrusive investigation will be required to determine presence of ACMs and develop appropriate mitigation measures. Construction works to be completed with appropriate PPE and welfare facilities.
Made Ground Sulphate from potential ash within the Made Ground.	Sulphate attack on concrete. PL6	Building concrete	Low likelihood	Due to the presence of Made Ground, the potential for sulphate in ash deposits is high which may impact the proposed concrete. Recommendation: Intrusive investigation will be required to assess the concrete classification. Construction works to be completed with appropriate PPE and welfare facilities.
Made Ground Organic contaminants such as hydrocarbons, solvents	Ingestion of tainted water supply. PL7	Human Health – End Users Water pipeline	Low likelihood	Not likely due to the limited development history and residential use, however it cannot be ruled out. Recommendation: Intrusive investigation required.
CONTROLLED WATERS				
Made Ground Mobile phase contaminants within Made Ground (Heavy Metals and PAHs)	Leaching of contaminants from Made Ground through infiltration and percolation of rainwater. PL5	Controlled waters, underlying Secondary A aquifer	Low likelihood	Potential for heavy metals and PAHs from Made Ground to infiltrate the underlying aquifer. Off-site sources are still likely to be predominant mechanisms of contamination to controlled waters.
Groundwater	Contact with contaminated groundwater. PL2	Human Health – site personnel	Unlikely	Groundwater is level is unknown. Recommendation: Intrusive investigation required to determine groundwater level.



CONTAMINANT LINKAGE			PLAUSIBLE LINKAGE?	COMMENTARY AND PROPOSED RESPONSE
SOURCES	MIGRATION PATHWAYS	RECEPTORS		
Groundwater	Contaminants leached from the Made Ground and from off-site sources may be mobilised to greater distances through advective flow. PL5	Human Health – end users	Low likelihood	Impacted groundwater could transport contaminants vertically and horizontally through permeable granular strata that is mapped to be onsite. The primary source of off site contamination are the historically mapped landfills to the north / northwest, however due to the topographic variation in the land, with the site being situated uphill from this feature, but cannot be entirely discounted. Groundwater will need to be considered for surrounding developments. Recommendation: Intrusive investigation required to determine potential for contamination.
GROUND GAS				
Infilled / Made Ground Ground gases (methane and carbon dioxide in the historical landfill area)	Inhalation of ground gas. PL4	Human Health – site personnel	Low likelihood	During excavation work removal of confining strata may expose workers to volumes of pocketed gas. Protective measures during the works required.
		Human Health – End Users	Low likelihood	Possible migration of gases from historical landfill through underlying sand and gravel. Potential for ground gases associated with historical coal mining. Recommendation: Intrusive investigation and monitoring required.

Main exposure pathways:

PL1 = soil ingestion, PL2 = dermal contact and ingestion, PL3 = dust inhalation; PL4 = Vapour/Gas Inhalation; PL5 = Vertical / Lateral Migration; PL6 = Corrosion of concrete; PL7=Tainting of water supply; PL8 = Uptake by plants.



8. CONCLUSIONS

8.1. SITE SUMMARY

Current Site Use	The site is currently occupied by a large residential property with an attached garage structure in the north-western sector of the site. The remainder of the site is occupied by a large private garden bound by semi-mature / mature vegetation. In the centre of the site within the rear garden there is a raised plateau that is believed to be an upfilled feature to create a level ornamental garden. The owner of the property indicated that a large quantity of brick and sandstone blocks were noted when the area was excavated.
Historical Site Use	A review of the pertinent Ordnance survey mapping suggests that Pre 1851 the site formed part of a larger estate labelled Sparth House, with structures in the northern sector of the site and the remainder of the site being formed of gardens and woodland. During the 1890s the gardens and woodland appear to have been removed and segregated into separate parcels of land along with the land no longer being marked as Sparth House. Pre 1956 the main buildings onsite have been removed and around 1957 the property that is onsite to this day was constructed.

8.2. CONTAMINATED LAND ASSESSMENT

Human Health	The site is likely to pose a low risk to human health with limited sources of contamination being identified. Localised areas of Made Ground may be present, and these may contain anthropogenic materials and could contain elevated concentrations of metals and PAH when considered within the context of a future residential development. The buildings present on-site were constructed prior to 1992 and therefore ACM may have been used within the building fabric. However, as ACM cannot be entirely discounted, it is recommended that copies of any asbestos surveys / registers are requested from the vendor.
Controlled Waters	The site is considered to pose a low risk to controlled waters with no significant sources of mobile contamination being identified onsite.
Ground Gas	The historical landfill may still be generating methane and carbon dioxide. Due to the drift – sand and gravel, there may be the possibility that these gases are migrating towards the site. Additionally, the coal mining risk assessment has identified a low to moderate risk from ground gases associated with mining. As such it is recommended that an intrusive investigation with the installation of monitoring wells is recommended.



8.3. COAL MINING

Coal Mining	The site is situated within a coal mining reporting area, however it is not listed within a development high risk area. The assessment undertaken by E3P indicates that the site is at low risk from unrecorded / shallow mining activity. There are no coal mining features within 50 m of the site boundary. The assessment also indicates the site is at low to moderate risk from ground gases associated with mining.
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8.4. GEOTECHNICAL ASSESSMENT

Geological	BGS records suggest that the site is underlain by granular deposits, however the depth of these deposits is unknown. Pockets of anthropogenic Made Ground are likely onsite. As the superficial deposits are granular, trench collapse may occur when excavated thus measures may be required to be in place when the site is developed.
Civil and Structural	Retaining walls and although likely to be minimal if relict foundations are present, they will require removing and grubbing out during any future enabling works with potential voids infilled.
Abnormal Foundations	It is unlikely that abnormal foundation will be required onsite, however given the limited publish data for the strata onsite, an intrusive ground investigation will be required to assess this.

END OF REPORT



APPENDIX I

LIMITATIONS

1. This report and its findings should be considered in relation to the terms of reference and objectives agreed between E3P and the client as indicated in Section 1.2.
2. For the work, reliance has been placed on publicly available data obtained from the sources identified. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. When using the information, it has been assumed it is correct. No attempt has been made to verify the information.
3. This report has been produced in accordance with current UK policy and legislative requirements for land and groundwater contamination which are enforced by the local authority and the Environment Agency. Liabilities associated with land contamination are complex and requires advice from legal professionals.
4. During the site walkover, reasonable effort has been made to obtain an overview of the site conditions. However, during the site walkover, no attempt has been made to enter areas of the site that are unsafe or present a risk to health and safety, are locked, barricaded, overgrown, or the location of the area has not been made known or accessible.
5. Access considerations, the presence of services and the activities being carried out on the site limited the locations where sampling locations could be installed and the techniques that could be used.
6. Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities.
7. Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials, this is for indicative purposes only and do not constitute or replace full and proper surveys.
8. The executive summary, conclusions and recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.
9. E3P cannot be held responsible for any use of the report or its contents for any purpose other than that for which it was prepared. The copyright in this report and other plans and documents prepared by E3P is owned by them and no such plans or documents may be reproduced, published or adapted without written consent. Complete copies of this may, however, be made and distributed by the client as is expected in dealing with matters related to its commission. Should the client pass copies of the report to other parties for information, the whole report should be copied, but no professional liability or warranties shall be extended to other parties by E3P in this connection without their explicit written agreement there to by E3P.
10. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.



APPENDIX II

GLOSSARY

TERMS

ACM	Asbestos-containing material	MMP	Materials management plan
ADS	Acoustic design statement	ND	Not detected
AST	Above-ground storage tank	NDP	Nuclear density probe
BGS	British Geological Survey	NMP	Noise management plan
BSI	British Standards Institute	NPSE	Noise policy statement for England
BTEX	Benzene, toluene, ethylbenzene, xylenes	NR	Not recorded
CA	Coal Authority	PAH	Polycyclic aromatic hydrocarbon
CBR	California bearing ratio	PCB	Polychlorinated biphenyl
CIEH	Chartered Institute of Environmental Health	PI	Plasticity index
CIRIA	Construction Industry Research Association	PID	Photo ionisation detector
CLEA	Contaminated land exposure assessment	POS	Public open space
CML	Council of Mortgage Lenders	PPE	Personnel protective equipment
CoC	Contaminants of concern	ProPG	Professional practice guidance
CSM	Conceptual site model	QA	Quality assurance
DNAPL	Dense non-aqueous phase liquid (chlorinated solvents, PCB)	SGV	Soil guideline value
DWS	Drinking water standard	SPH	Separate-phase hydrocarbon
EA	Environment Agency	SPT	Standard penetration test
EQS	Environmental quality standard	SVOC	Semi-volatile organic compound
FFL	Finished floor level	TPH	Total and speciated petroleum hydrocarbon
GAC	General assessment criteria	TPH CWG	Total Petroleum Hydrocarbon (Criteria Working Group)
GL	Ground level	UKWIR	United Kingdom Water Infrastructure Risk
GSV	Gas screening value	UST	Underground storage tank
HCV	Health criteria value	VCC	Vibro-concrete column
ICSM	Initial conceptual site model	VOC	Volatile organic compound
LEL	Lower explosive limit	VRSC	Vibro-replacement stone columns
LMRL	Lower method reporting limit	VSC	Vibro-stone columns
LNAPL	Light non-aqueous phase liquid (petrol, diesel, kerosene)	WHO	World Health Organisation
MCV	Moisture condition value	WRAP	Waste and Resources Action Programme



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MIBK	Methyl isobutyl ketone	WTE	Water table elevation
m	Metres	ppm	Parts per million
km	Kilometres	mg/m³	Milligram per metre cubed
% v/v	Percent volume in air	m bgl	Metres below ground level
mb	Millibars (atmospheric pressure)	m bcl	Metre below cover level
l/hr	Litres per hour	mAOD	Metres above ordnance datum (sea level)
µg/l	Micrograms per litre (parts per billion)	kN/m²	Kilonewtons per metre squared
ppb	Parts per billion	µm	Micrometre
mg/kg	Milligrams per kilogram (parts per million)		



APPENDIX III

RISK CLASSIFICATION

RISK CLASSIFICATION

RISK	DEFINITION
Low	There are unlikely to be significant contaminated land liabilities/geotechnical constraints associated with the property.
Low Moderate	There are unlikely to be significant contaminated land liabilities/geotechnical constraints associated with the property with regard to the proposed use. However, minor issues may require further consideration in the event of future redevelopment of the Site.
Moderate	Some potential contaminated land liabilities/geotechnical constraints are likely to affect the property as a result of historical and/or current activities. The risks identified are unlikely to pose an immediate significant issue but the purchaser/developer may wish to make further enquiries of the vendor or undertake further environmental improvements. Redevelopment of the Site will likely require further site investigation.
Moderate High	Some potentially significant contaminated land liabilities/geotechnical constraints have been identified at the property that requires further assessment, including intrusive ground investigations.
High	Significant potential contaminated land liabilities/geotechnical constraints have been identified at the property. Further assessment including intrusive ground investigation will be required to determine the level of risk and associated liability.



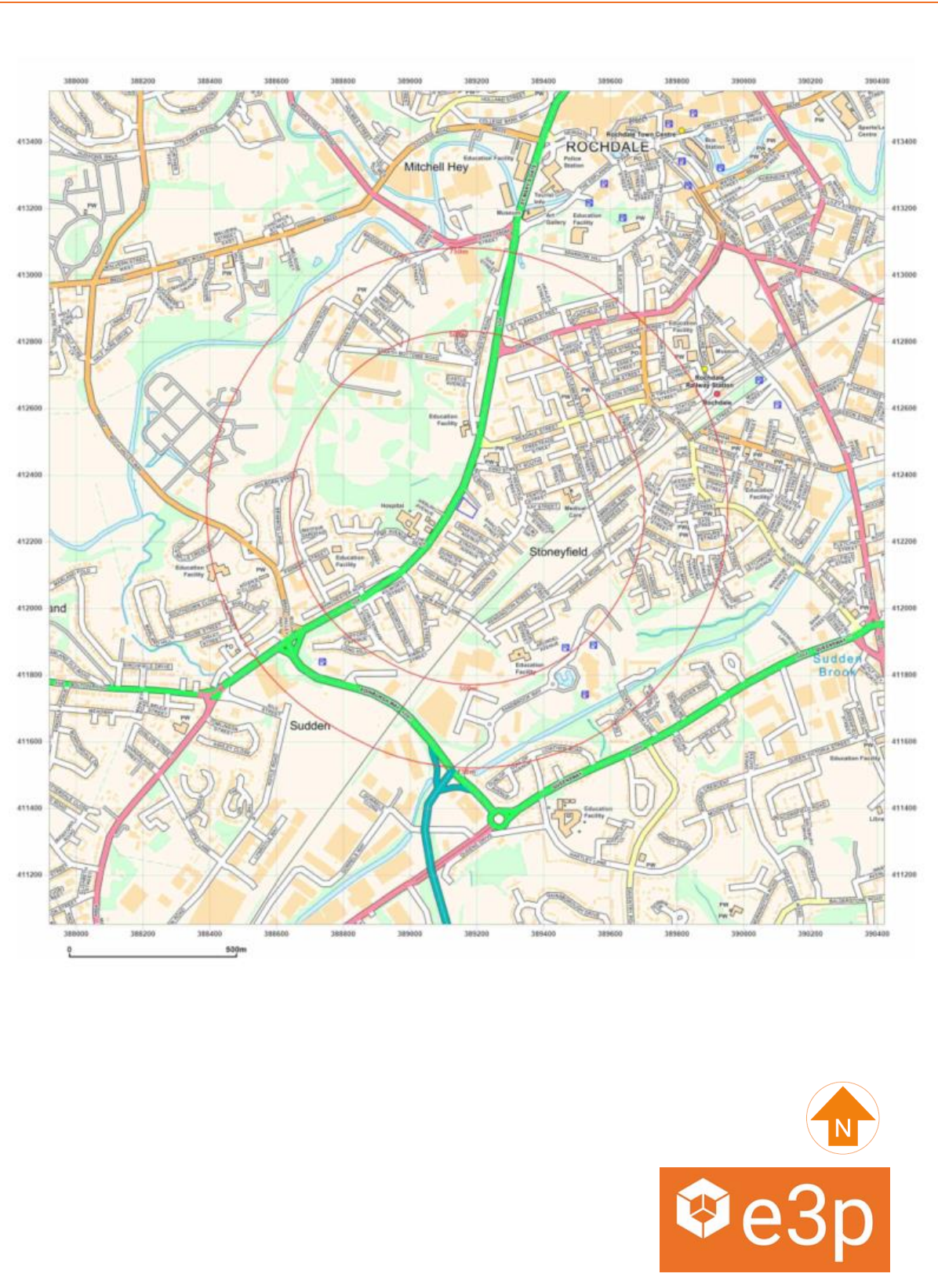
APPENDIX IV

DRAWINGS

185 Manchester Road, Rochdale.

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DRAWING 17-180-001 – SITE LOCATION PLAN



MANCHESTER ROAD



Notes:				
P1	REVA	29.05.2025	TG	MJ
Phase	Issue	Date	Drawn	Checked

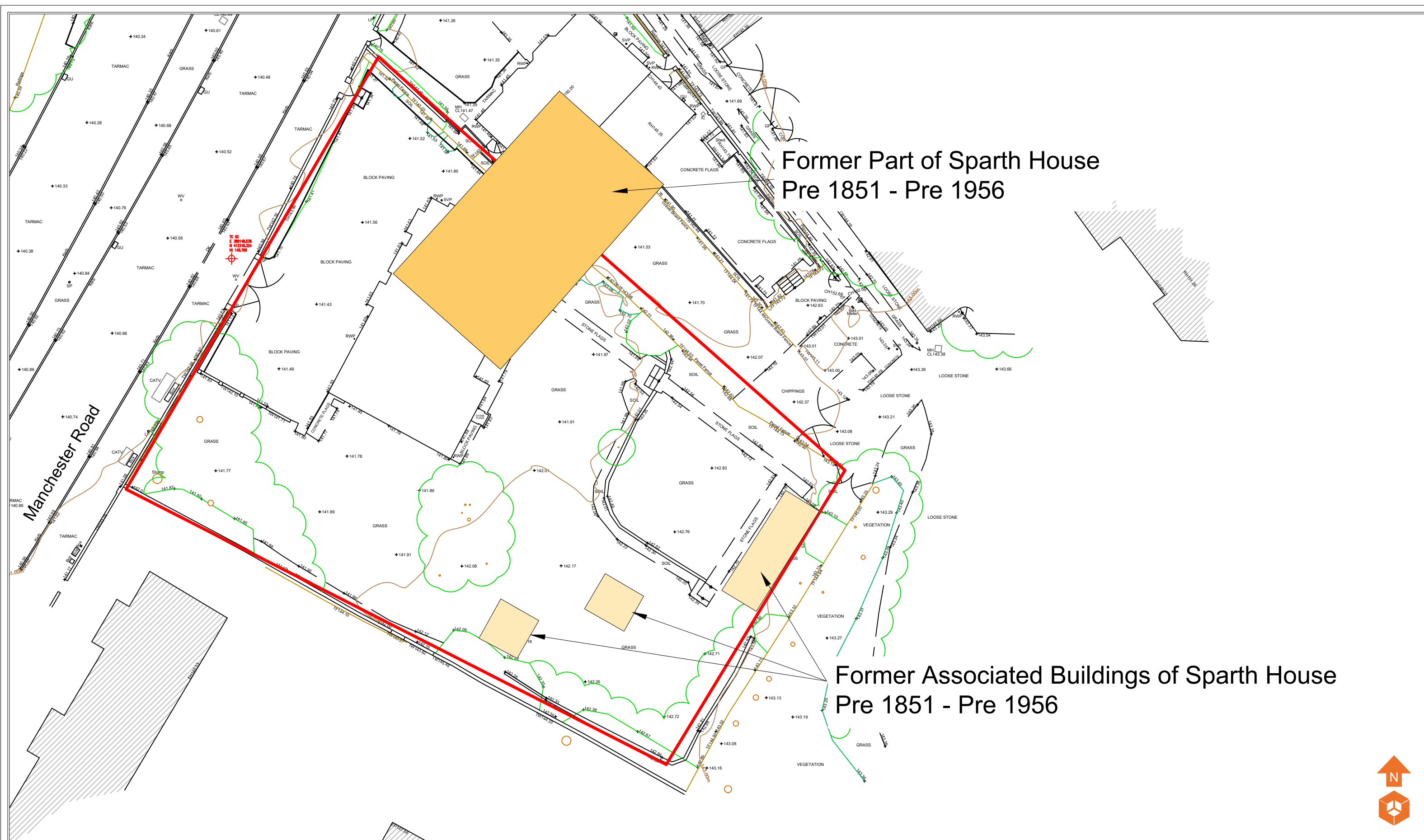
Client:	CS Manchester Road Ltd
Job Title:	Manchester Road, Rochdale

Job No:	17-180
Drawing No:	002
Date:	29.05.2025
Scale:	NTS
Drawing Title:	Proposed Development Plan



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Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
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- Historical Features
- Former Associated Buildings of Sparth House
 - Former Sparth House

Notes:				
P1	REVA	06.10.2023	OW	LC
Phase	Issue	Date	Drawn	Checked

Client:	
CS Manchester Road Ltd	
Job Title:	
Manchester Road, Rochdale	

Job No:	17-180	Date:	06.10.2023
Drawing No:	003	Scale:	1:1000 @ A3
Drawing Title:		Historical Features Plan	



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Site Features

- Building
- Mature Trees
- Paving
- Access
- Service Entry Point to Building
- Garden Waste
- Indicates Slight Slope
- Retaining Wall
- Lawn

Notes:				
P1	REVA	20.10.2023	OW	MJ
Phase	Issue	Date	Drawn	Checked

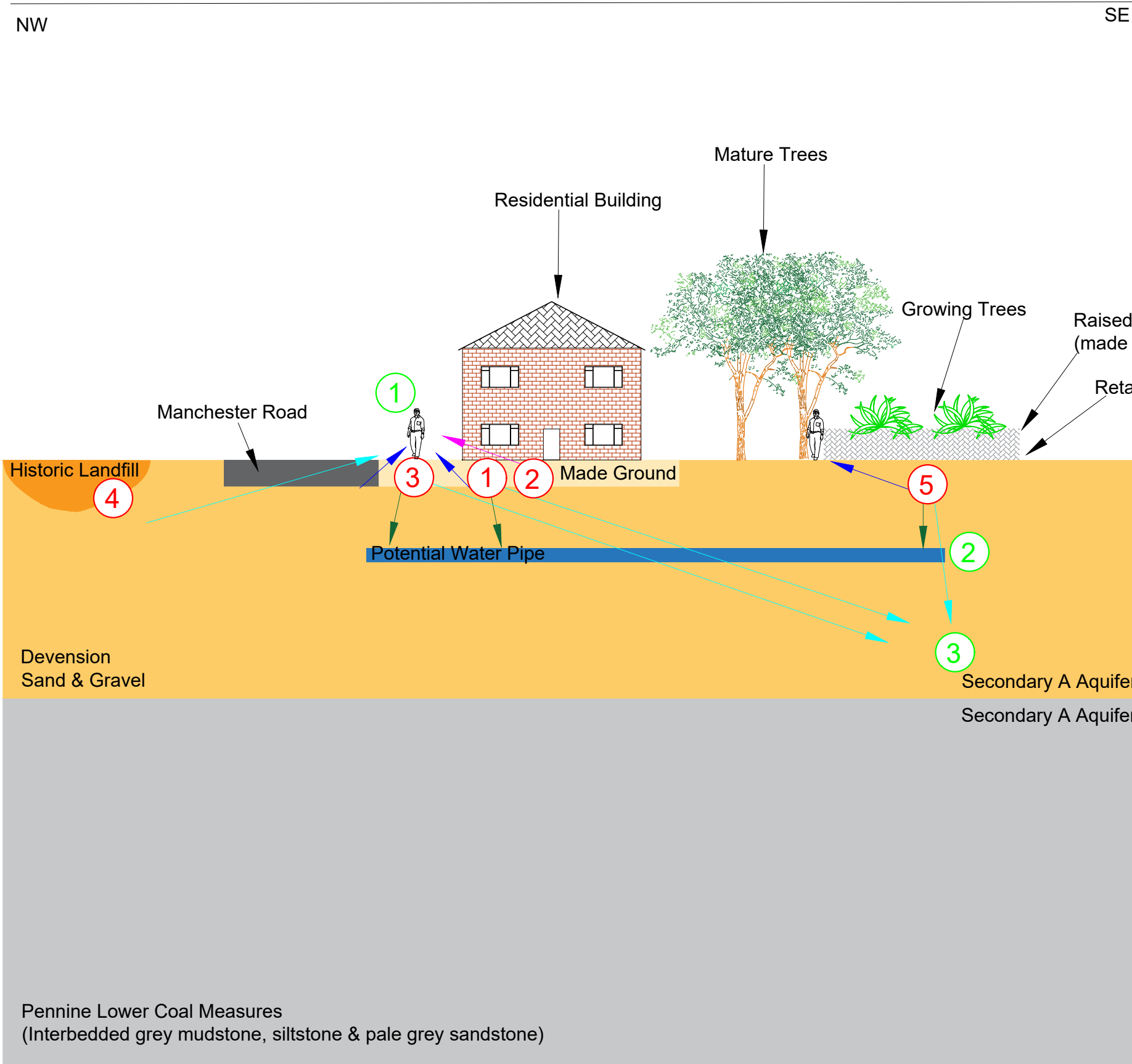
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Job Title:	Manchester Road, Rochdale

Job No:	17-180
Drawing No:	004
Date:	20.10.2023
Scale:	1:1000 @ A3
Drawing Title:	Site Features Plan



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Geology Key Pennine Lower Coal Measures Made Ground Sand & Gravels (Glaciofluvial Sheet Deposits Secondary A Aquifer) Historic Landfill	Sources ① Heavy Metals, Non Volatile PAH's, Non Volatile TPH's (Made Ground) ② Asbestos (Made Ground, Infilled Pond) ③ Volatile Contaminants (UST-TPH, VOC) ④ Ground Gases (Infilled Pond) ⑤ Mobile Contaminants (UST-TPH, VOC) ⑥ Sulphate (Made Ground) ⑦ Phytotoxic Contaminants (Made Ground)	Pathways → Dermal Contact / Ingestion → Vapour Inhalation → Inhalation / Accumulation → Tainting of Water Supplies → Dust Inhalation → Vertical / Lateral Migration → Sulphate Attack on Concrete → Plant Uptake	Receptors ① Future End Users ② Water Pipes ③ Groundwater (Secondary B Aquifer) ④ Surface Water Features ⑤ Off-site Receptors ⑥ Building Structure ⑦ Flora	Site Features Ⓐ Historical Residential Building Ⓑ Current Industrial Unit Ⓒ Infilled Pond Ⓓ Off-site Pond	Notes:	Client: CS Manchester Road Ltd	Job No: 17-180	Date: 10.10.2023	e3p Environmental Engineering Partnership Ltd Taylor Road, Trafford Park Urmston, Manchester, M41 7JQ Tel: 0161 707 9612 E-mail: info@e3p.co.uk Website: www.e3p.co.uk
P1 P1 Phase	REVB REVA Issue	10.10.2023 06.10.2023 Date	OW OW Drawn	LC LC Checked	Job Title: Manchester Road, Rochdale	Drawing No: 010	Scale: NTS	Drawing Title: Conceptual Site Model	The client must not amend any drawing, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any amendments being made. In the event that such written permission is not obtained in advance of the amendments being made, E3P Ltd shall not be liable for any damage and/or losses occurring as a result of the amended drawing, design or intellectual property.

APPENDIX V

PHOTOGRAPHS

PLATE 1 WESTERN SECOTOR OF THE SITE – ENTRANCE FROM MANCHESTER ROAD



PLATE 2 REAR GARDEN (FACING SOUTH)



PLATE 3 RETAINING WALL WESTERN CORNER OF SITE



PLATE 4 RAISED PLATEAU IN REAR GARDEN (THOUGHT TO BE MADE GROUND)



PLATE 5 CURRENT STRUCTURE ONSITE



PLATE 4 ENTRANCE TO REAR OF PROPERTY



APPENDIX VI

HISTORICAL MAPS

Site Details:

185, MANCHESTER ROAD,
ROCHDALE, OL11 3QY

Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: 1056 Scale Town Plan

Map date: 1848-1851

Scale: 1:1,056

Printed at: 1:1,056



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Edition N/A
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Edition N/A
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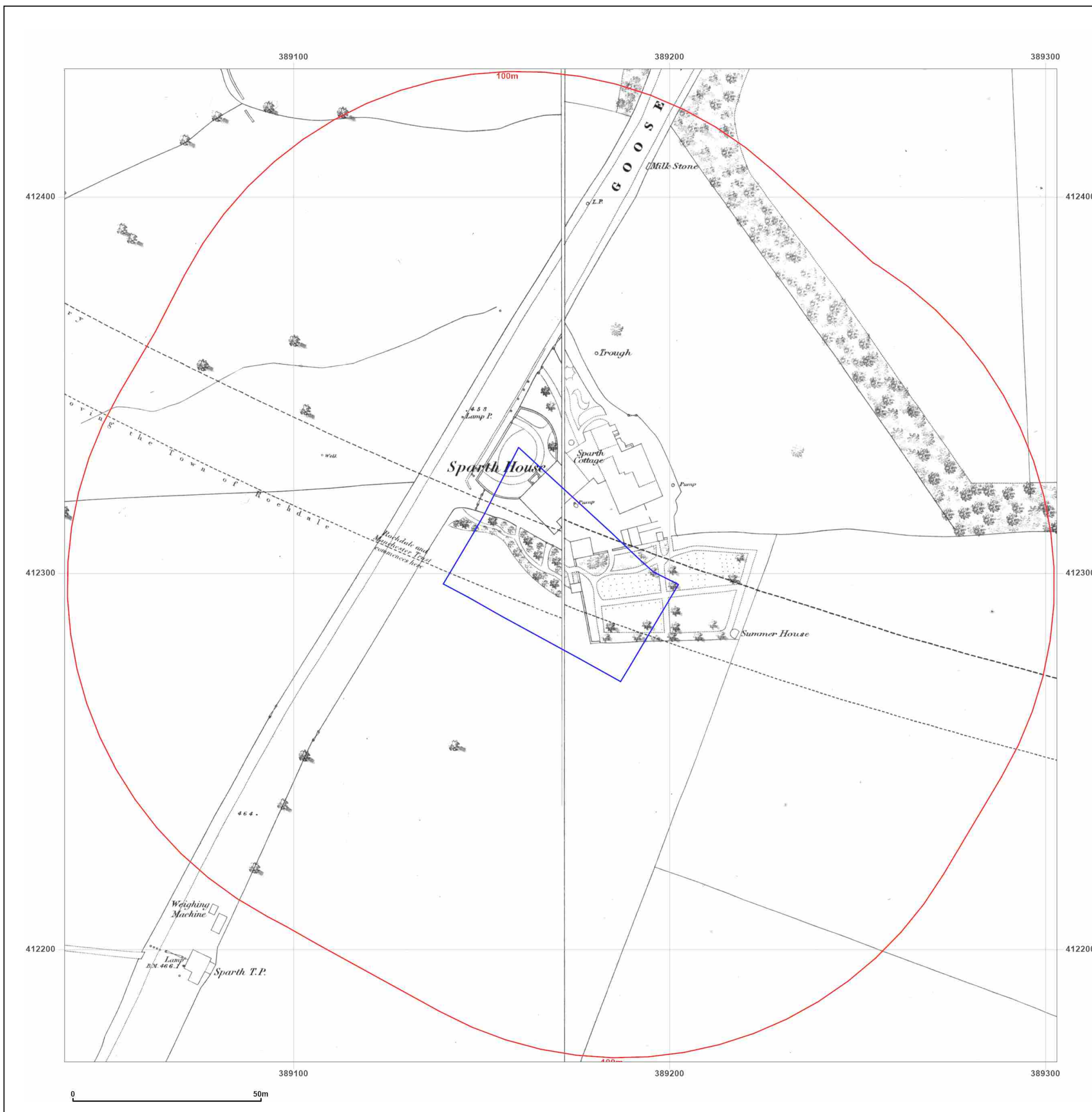


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Site Details:

185, MANCHESTER ROAD,
ROCHDALE, OL11 3QY

Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: County Series

Map date: 1891

Scale: 1:2,500

Printed at: 1:2,500



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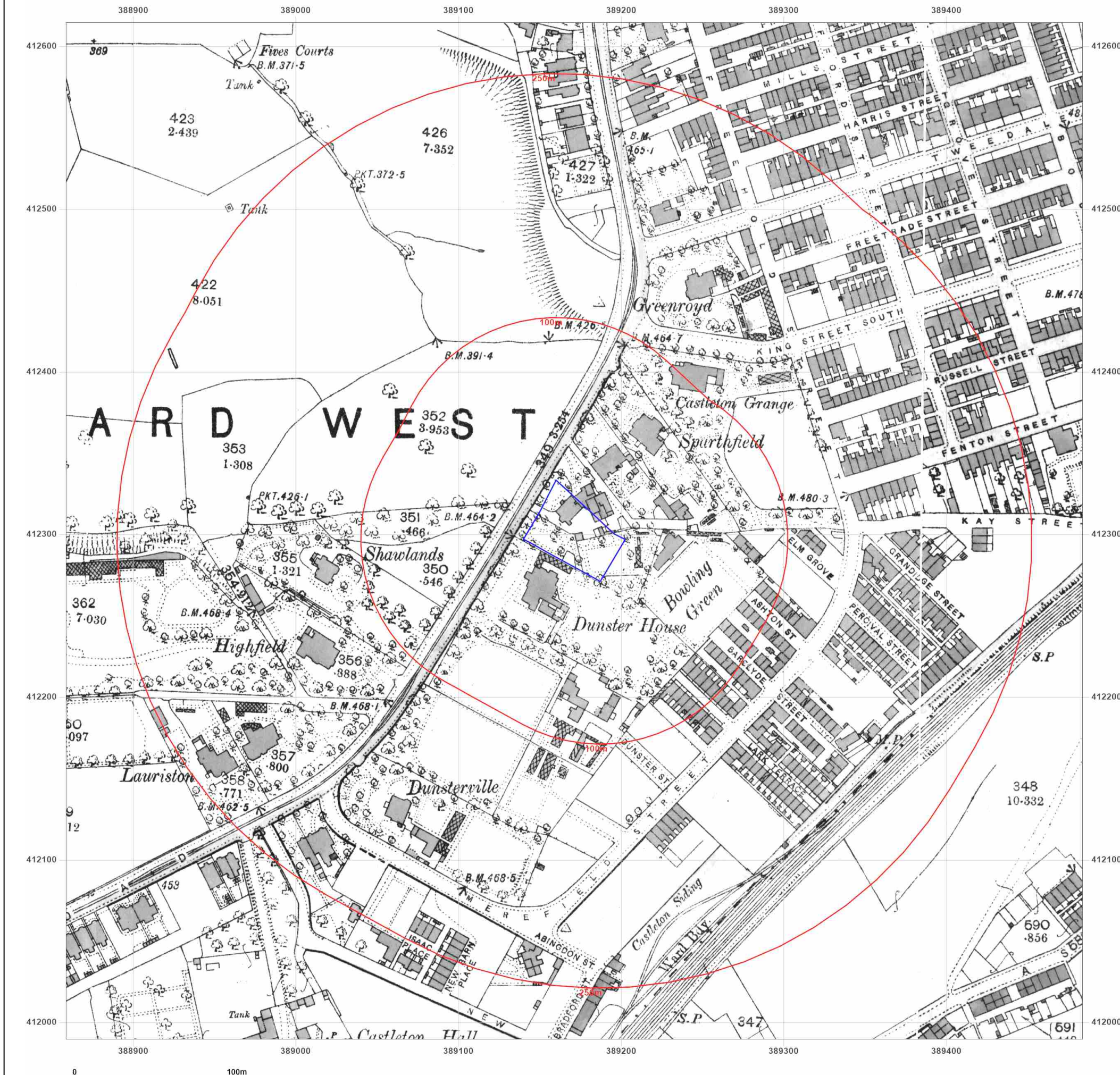


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Site Details:

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ROCHDALE, OL11 3QY

Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: County Series Town Plan

Map date: 1892

Scale: 1:500

Printed at: 1:1,000



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Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: County Series

Map date: 1910

Scale: 1:2,500

Printed at: 1:2,500



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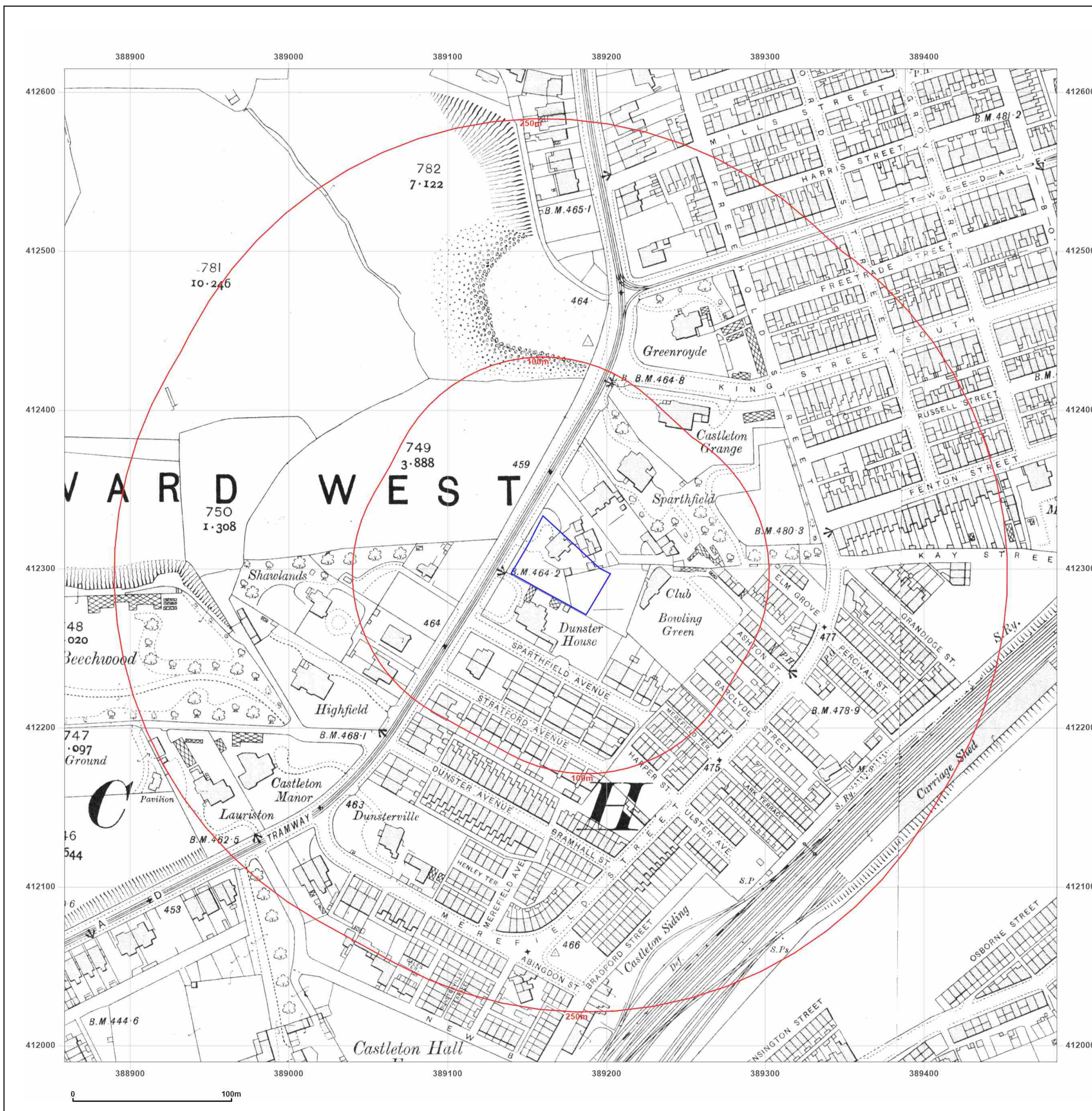


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Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: County Series

Map date: 1930

Scale: 1:2,500

Printed at: 1:2,500



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Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: National Grid

Map date: 1957

Scale: 1:1,250

Printed at: 1:2,000



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Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: National Grid

Map date: 1956-1957

Scale: 1:2,500

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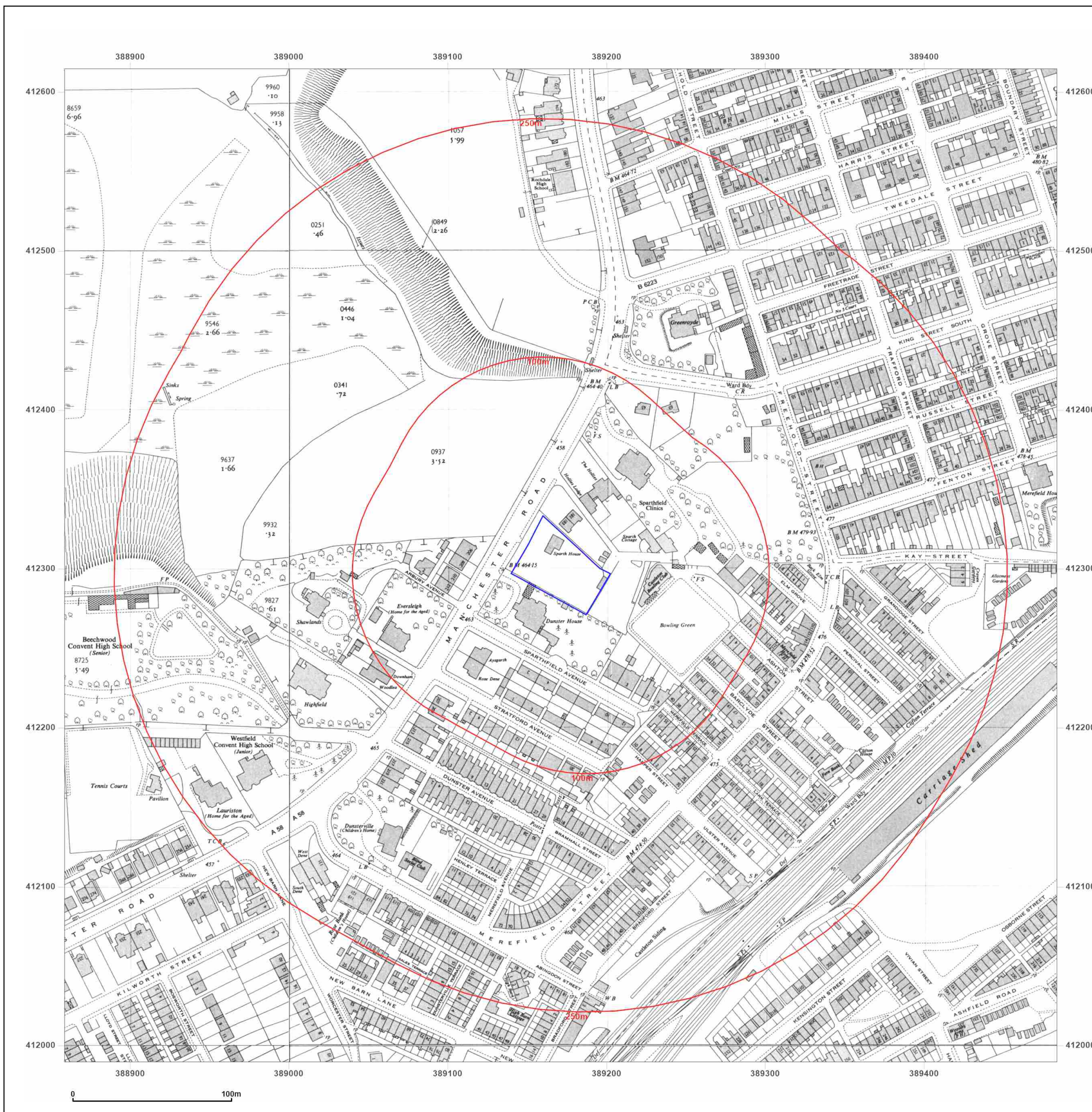


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Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: National Grid

Map date: 1958

Scale: 1:1,250

Printed at: 1:2,000



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Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: National Grid

Map date: 1973-1975

Scale: 1:1,250

Printed at: 1:2,000



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Grid Ref: 389171, 412302

Map Name: National Grid

Map date: 1975

Scale: 1:1,250

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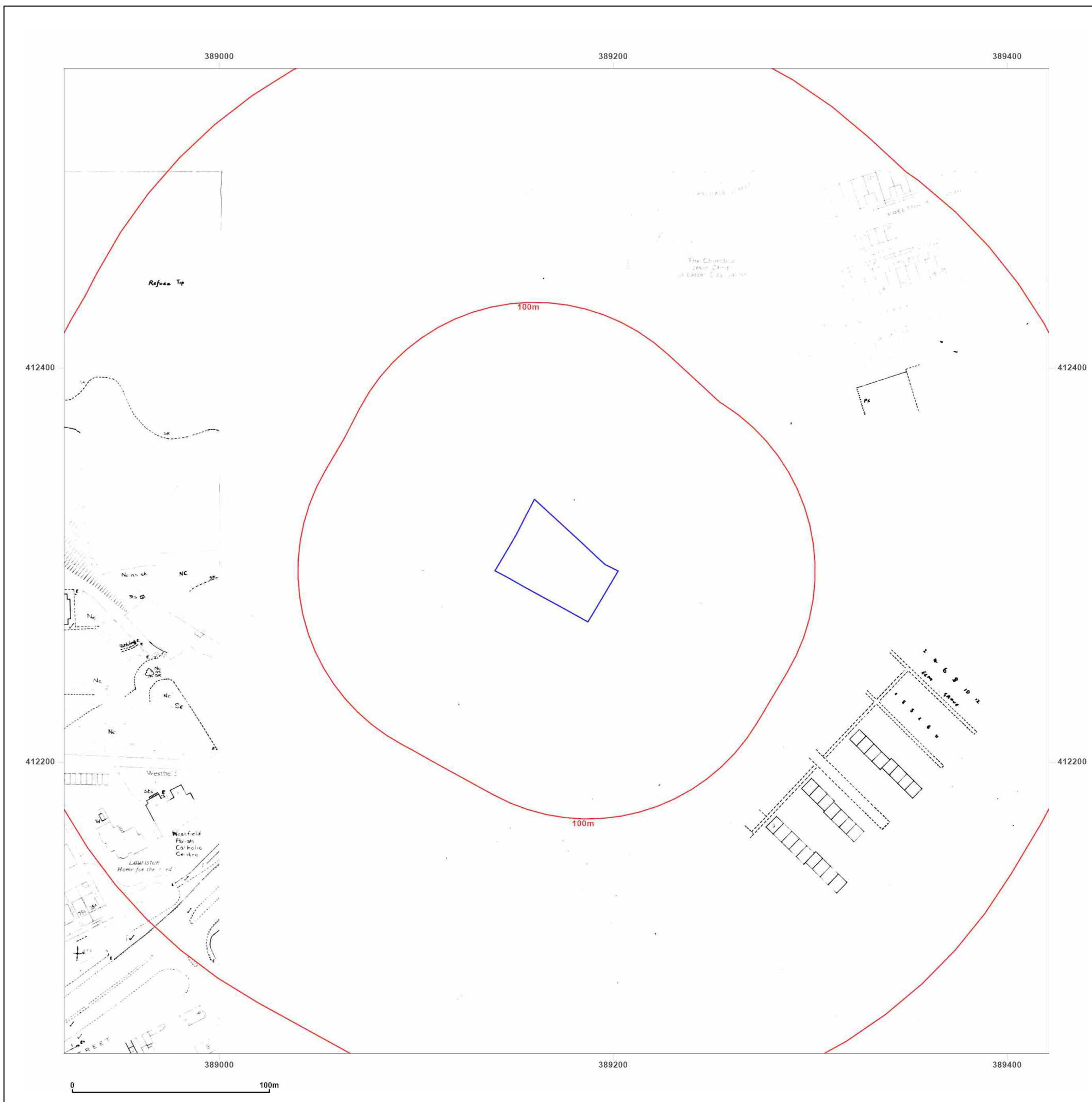


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Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: National Grid

Map date: 1977-1978

Scale: 1:1,250

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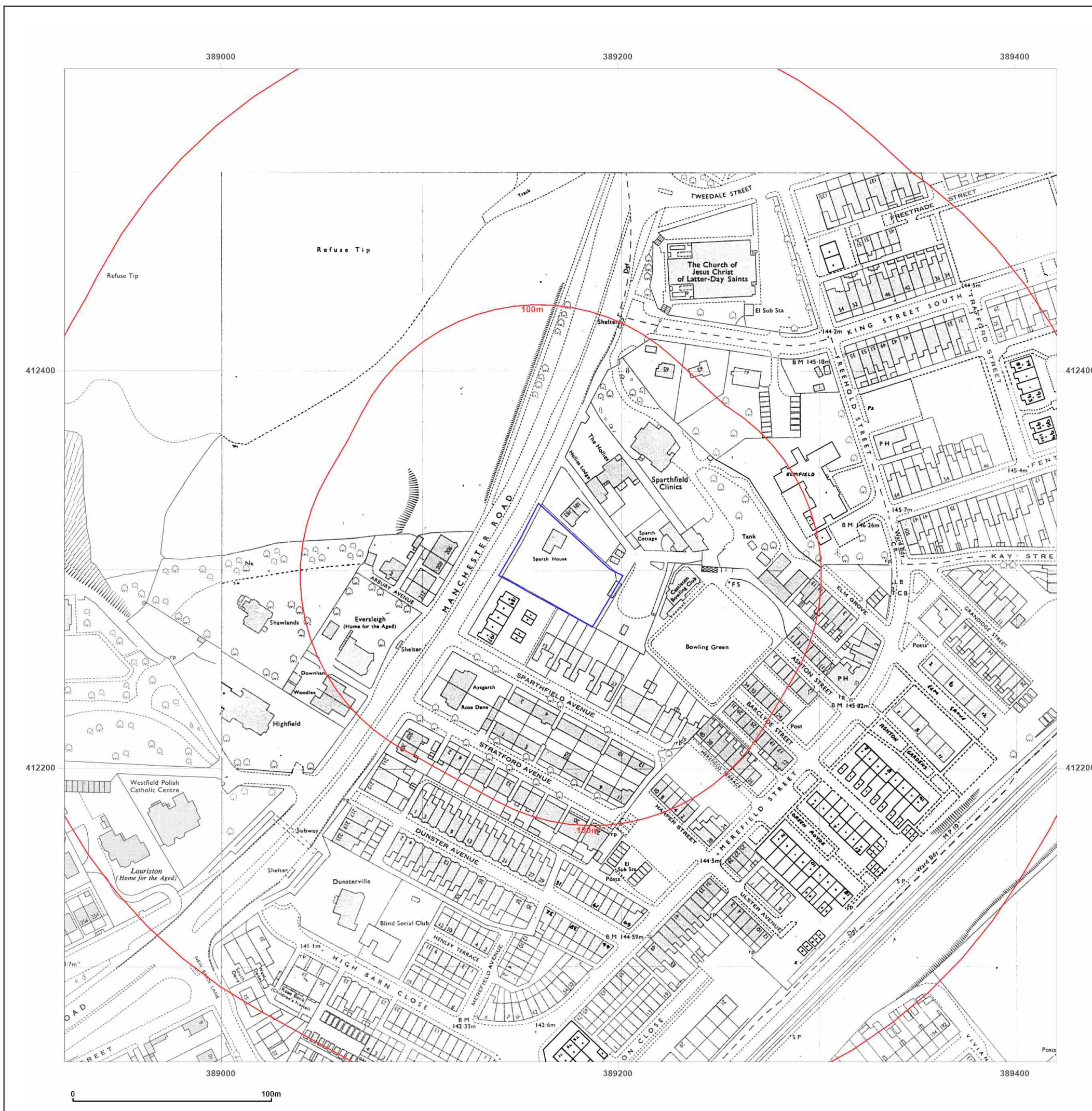


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Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: National Grid

Map date: 1990

Scale: 1:1,250

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Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: National Grid

Map date: 1990-1992

Scale: 1:1,250

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Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: County Series

Map date: 1851

Scale: 1:10,560

Printed at: 1:10,560



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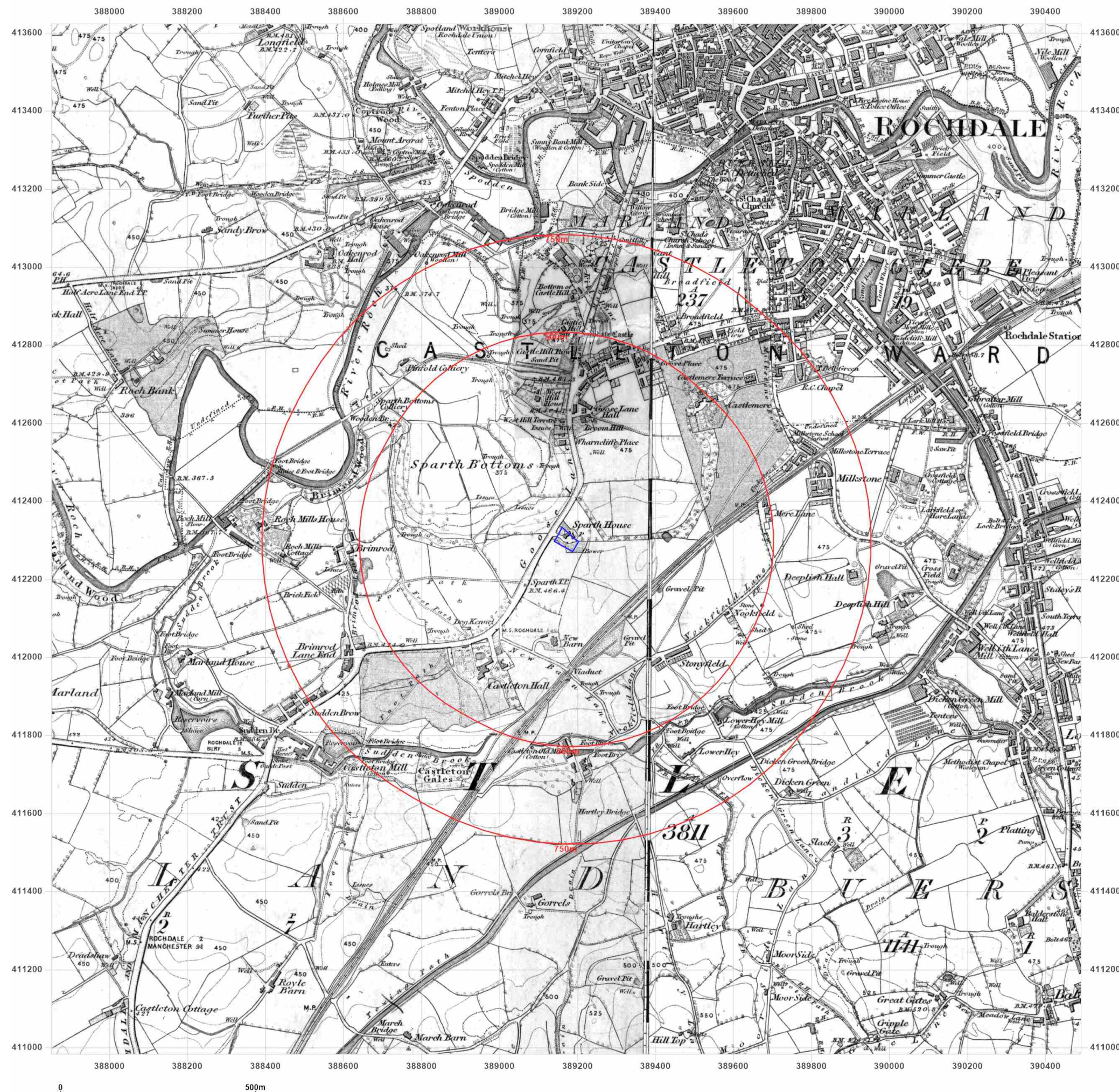


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Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: County Series

Map date: 1890-1891

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1891
Edition N/A
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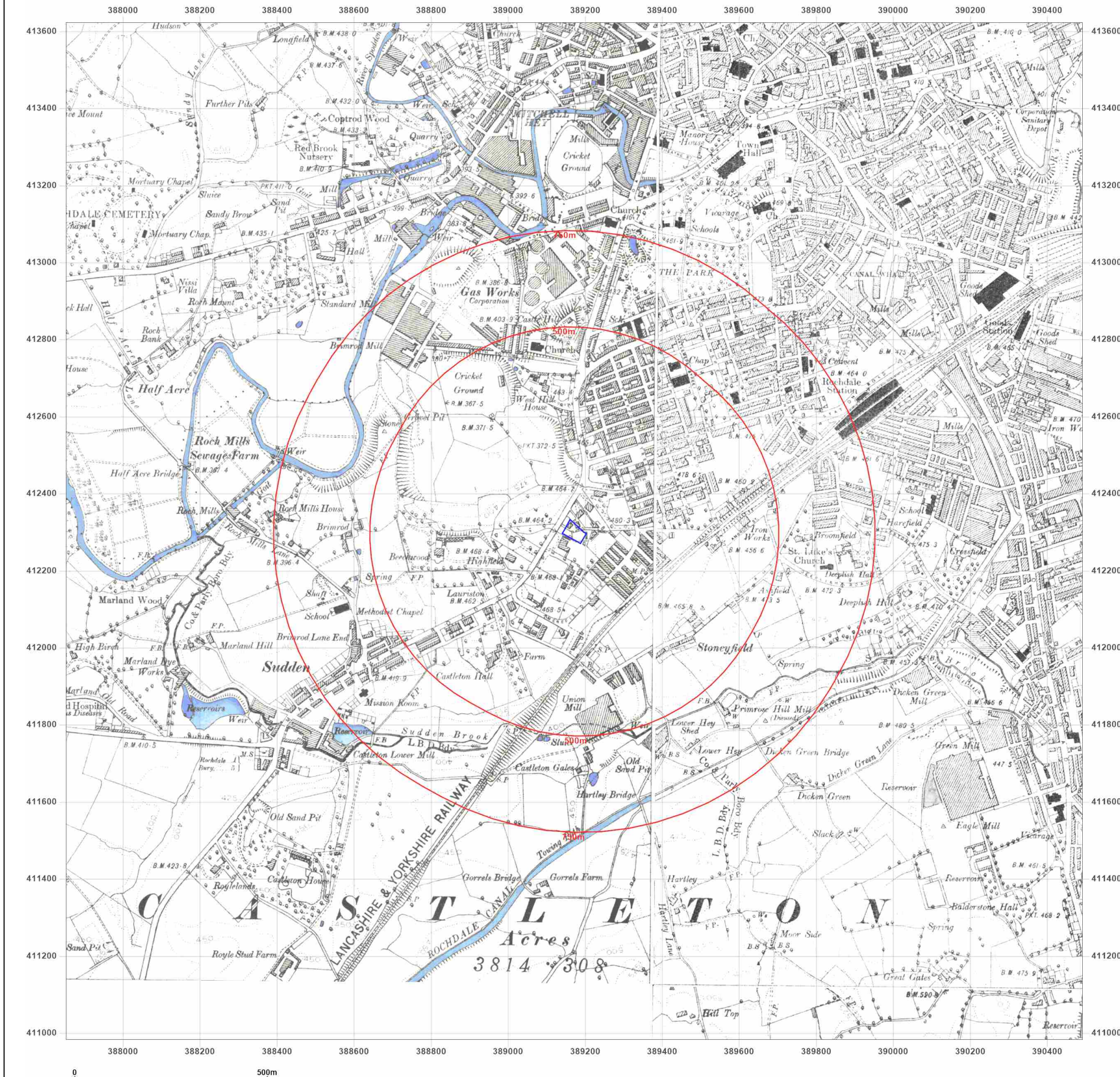


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Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: County Series

Map date: 1907-1908

Scale: 1:10,560

Printed at: 1:10,560



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Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: County Series

Map date: 1908-1909

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1909
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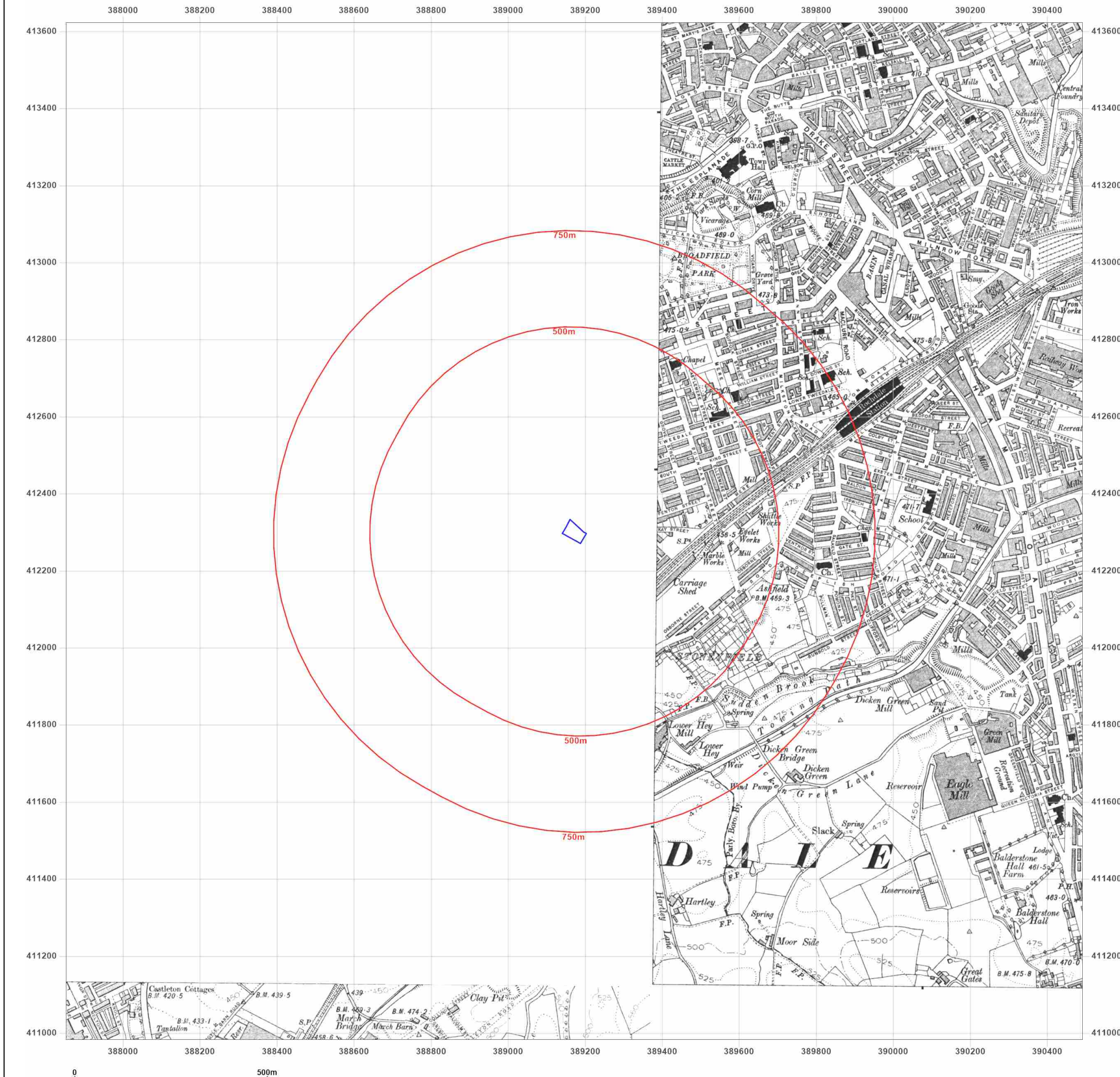


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Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: County Series

Map date: 1928

Scale: 1:10,560

Printed at: 1:10,560



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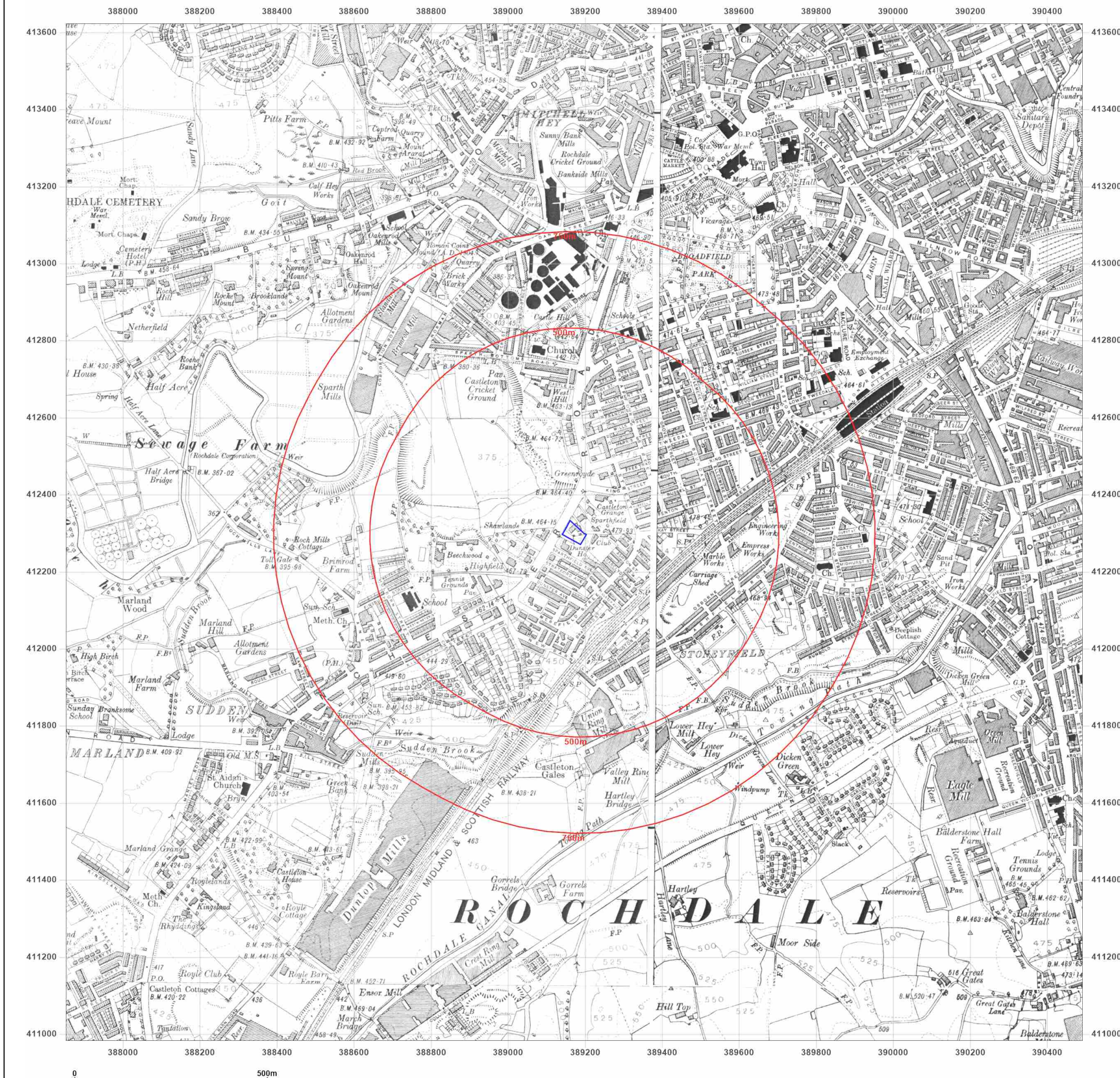


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Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1848
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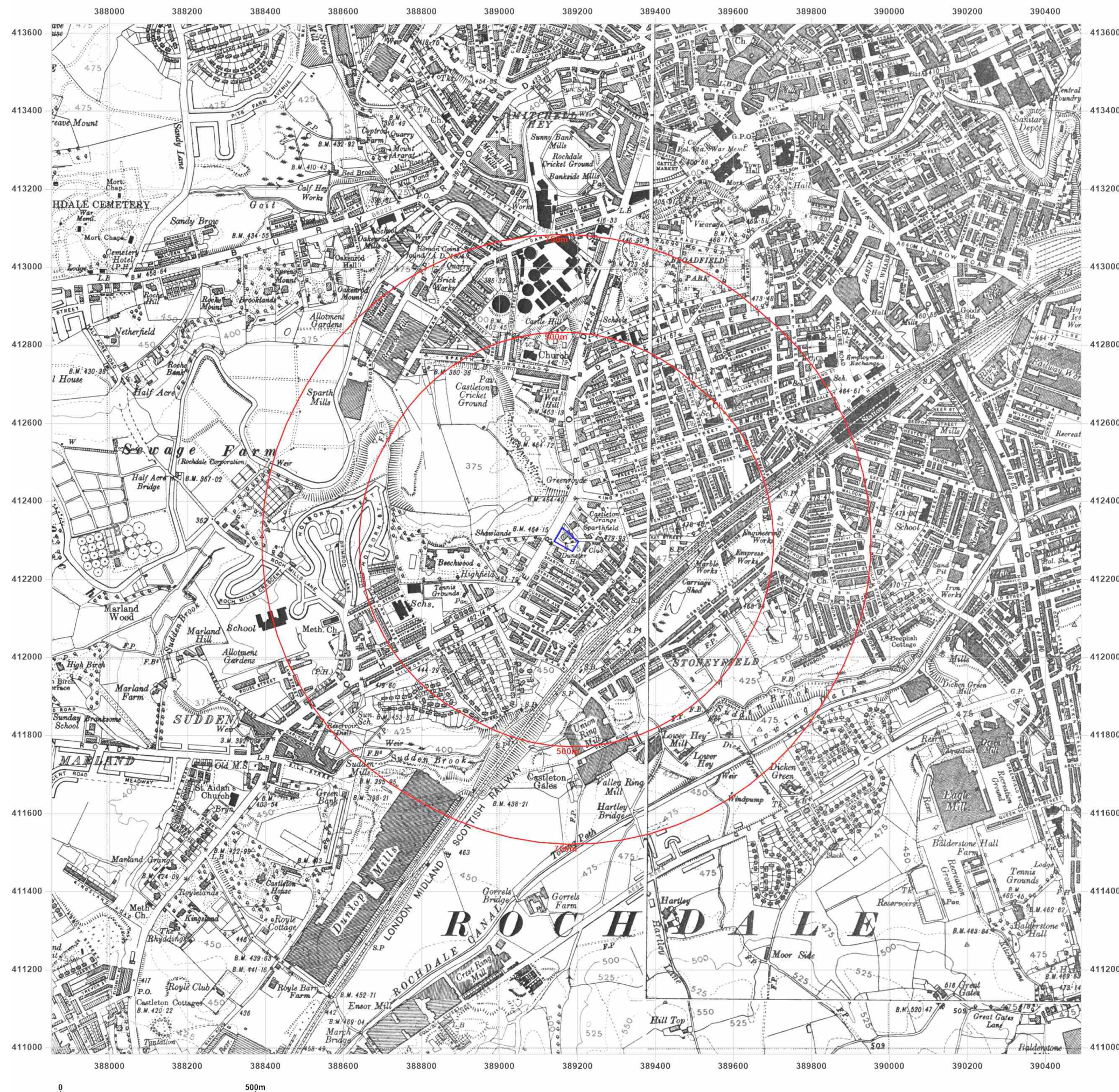


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Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: Provisional

Map date: 1954-1956

Scale: 1:10,560

Printed at: 1:10,560



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Site Details:

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ROCHDALE, OL11 3QY

Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: Provisional

Map date: 1967-1968

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1968
Edition N/A
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Surveyed 1967
Revised 1967
Edition N/A
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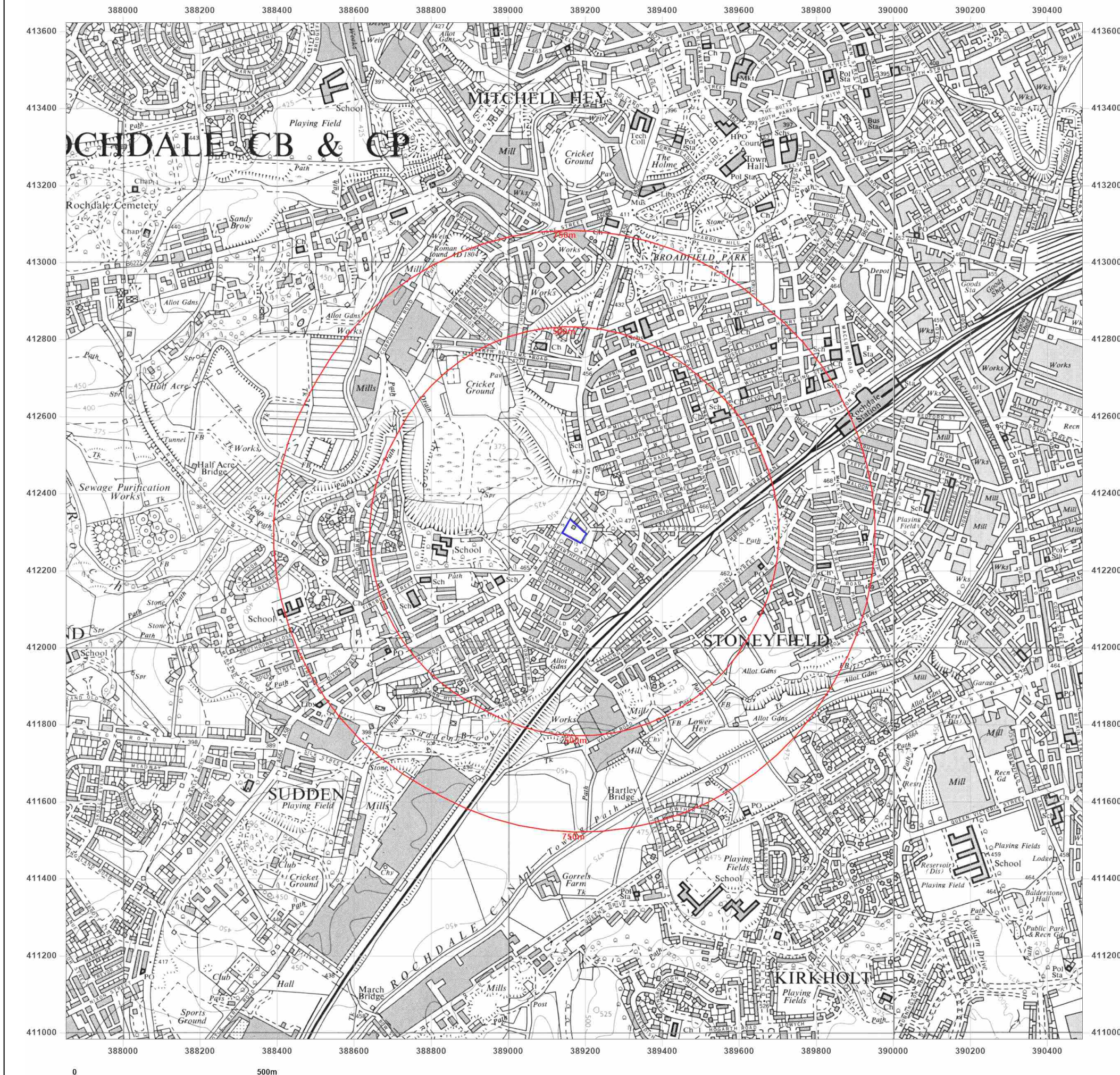


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Site Details:

185, MANCHESTER ROAD,
ROCHDALE, OL11 3QY

Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: National Grid

Map date: 1975-1976

Scale: 1:10,000

Printed at: 1:10,000



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Site Details:

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ROCHDALE, OL11 3QY

Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: National Grid

Map date: 1987

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1984
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Edition N/A
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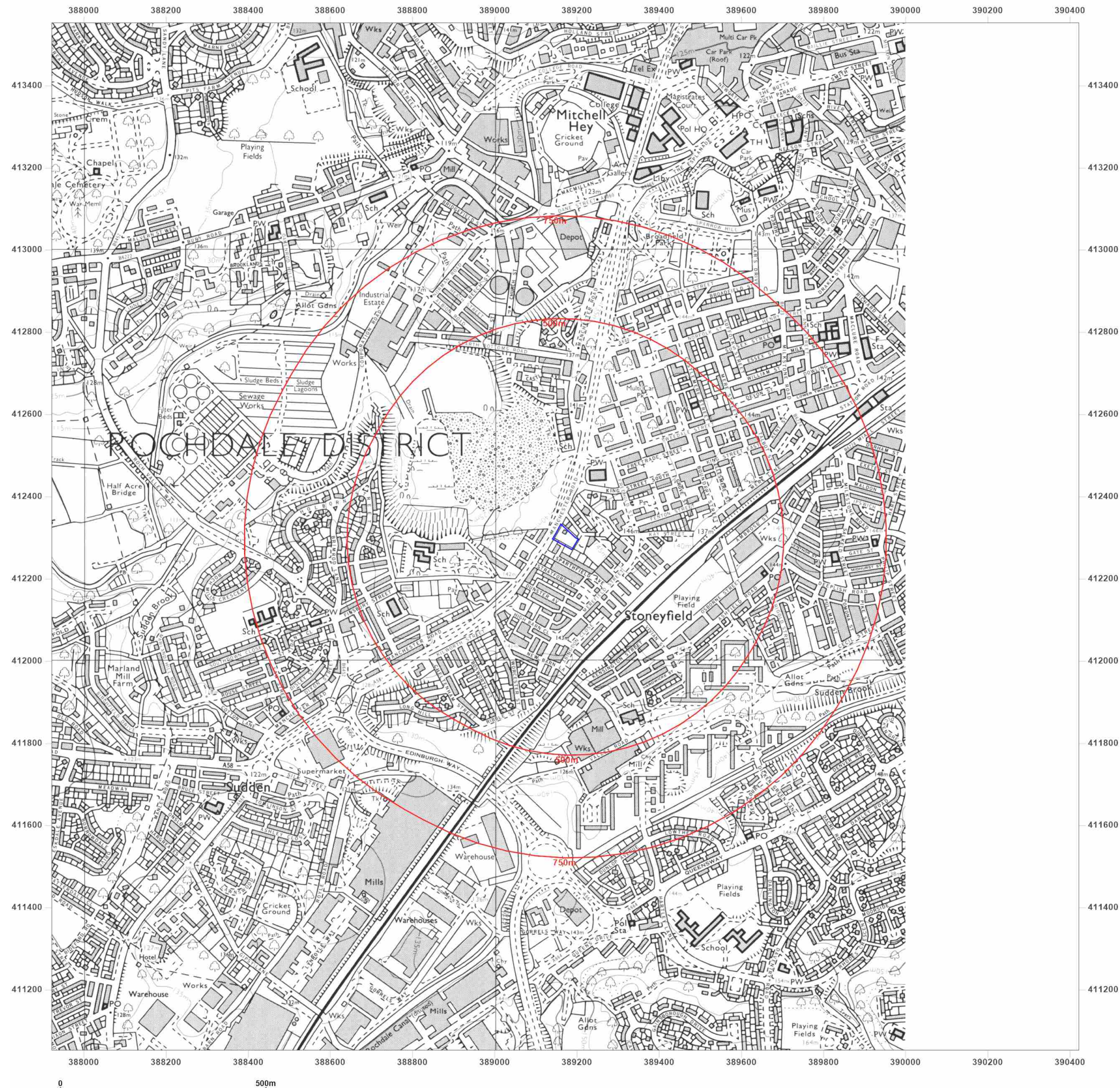


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Site Details:

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ROCHDALE, OL11 3QY

Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: National Grid

Map date: 1992

Scale: 1:10,000

Printed at: 1:10,000



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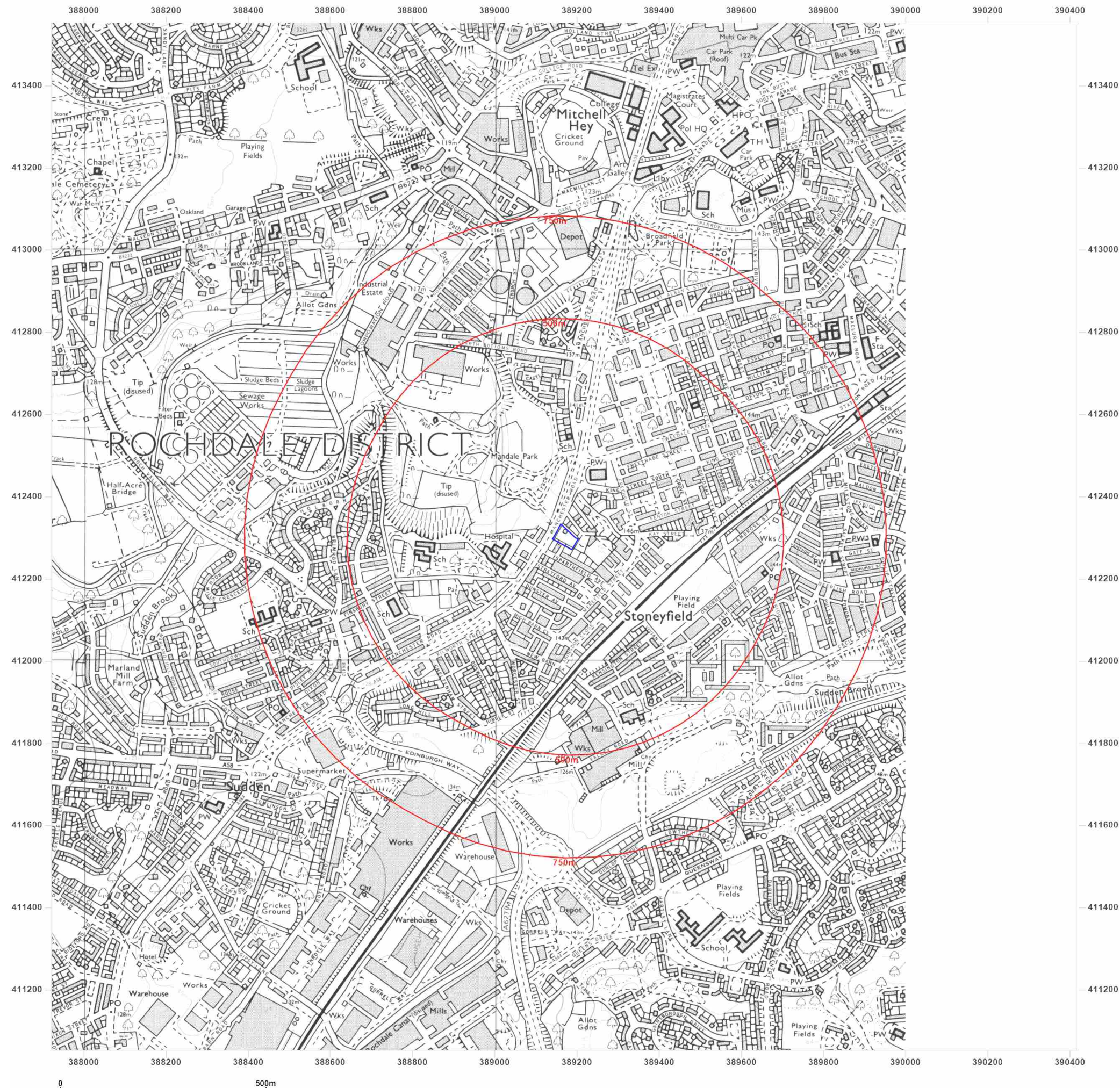


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Site Details:

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ROCHDALE, OL11 3QY

Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001



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Site Details:

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Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010



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Site Details:

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ROCHDALE, OL11 3QY

Client Ref: 006331
Report Ref: GS-R54-3ZV-BG1-9XT
Grid Ref: 389171, 412302

Map Name: National Grid

Map date: 2023

Scale: 1:10,000

Printed at: 1:10,000



2023

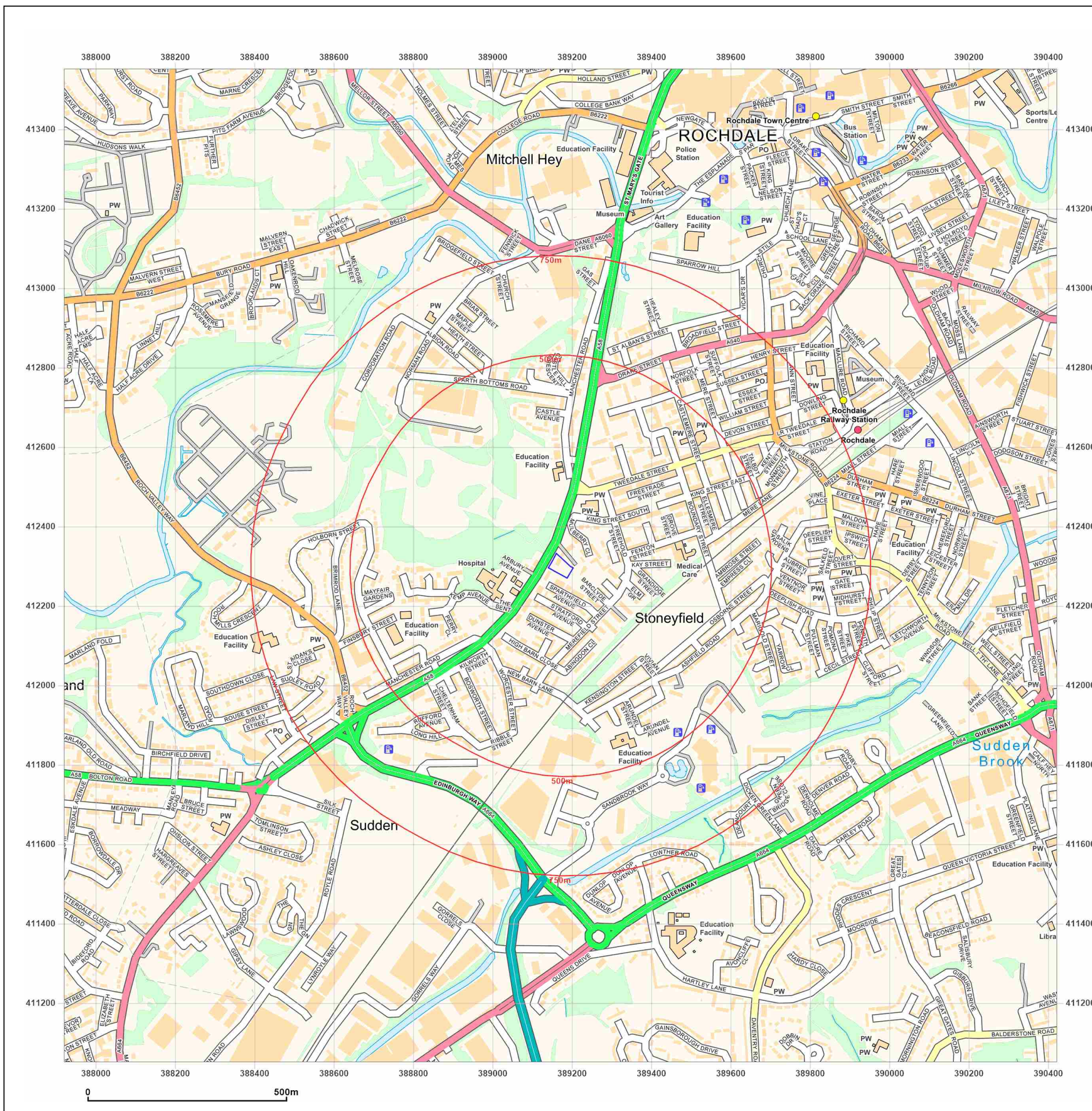


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185, MANCHESTER ROAD, ROCHDALE, OL11 3QY

Order Details

Date: 29/09/2023
Your ref: 006331
Our Ref: GS-MWH-L37-B9K-RF7

Site Details

Location: 389169 412317
Area: 0.19 ha
Authority: [Rochdale Metropolitan Borough Council](#)
↗



Summary of findings

[p. 2 >](#)

Aerial image

[p. 9 >](#)

OS MasterMap site plan

[p.14 >](#)

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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 >	0	0	33	65	-
19 >	1.2 >	Historical tanks >	0	0	1	7	-
20 >	1.3 >	Historical energy features >	0	0	3	8	-
21	1.4	Historical petrol stations	0	0	0	0	-
21 >	1.5 >	Historical garages >	0	0	4	5	-
22	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
23 >	2.1 >	Historical industrial land uses >	0	0	37	88	-
28 >	2.2 >	Historical tanks >	0	0	2	9	-
29 >	2.3 >	Historical energy features >	0	0	10	20	-
30	2.4	Historical petrol stations	0	0	0	0	-
30 >	2.5 >	Historical garages >	0	0	6	9	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
32 >	3.1 >	Active or recent landfill >	0	0	0	1	-
33 >	3.2 >	Historical landfill (BGS records) >	0	0	0	1	-
33 >	3.3 >	Historical landfill (LA/mapping records) >	0	0	3	0	-
33 >	3.4 >	Historical landfill (EA/NRW records) >	0	1	1	2	-
34	3.5	Historical waste sites	0	0	0	0	-
35	3.6	Licensed waste sites	0	0	0	0	-
35 >	3.7 >	Waste exemptions >	0	0	5	1	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
36 >	4.1 >	Recent industrial land uses >	0	0	5	-	-
37	4.2	Current or recent petrol stations	0	0	0	0	-
37	4.3	Electricity cables	0	0	0	0	-
37	4.4	Gas pipelines	0	0	0	0	-
37	4.5	Sites determined as Contaminated Land	0	0	0	0	-



38	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
38	4.7	Regulated explosive sites	0	0	0	0	-
38	4.8	Hazardous substance storage/usage	0	0	0	0	-
38	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
38	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
39 >	4.11 >	<u>Licensed pollutant release (Part A(2)/B) ></u>	0	0	0	1	-
39	4.12	Radioactive Substance Authorisations	0	0	0	0	-
39	4.13	Licensed Discharges to controlled waters	0	0	0	0	-
39	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
40	4.15	Pollutant release to public sewer	0	0	0	0	-
40	4.16	List 1 Dangerous Substances	0	0	0	0	-
40	4.17	List 2 Dangerous Substances	0	0	0	0	-
40	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
40	4.19	Pollution inventory substances	0	0	0	0	-
41	4.20	Pollution inventory waste transfers	0	0	0	0	-
41	4.21	Pollution inventory radioactive waste	0	0	0	0	-
Page	Section	<u>Hydrogeology ></u>	On site	0-50m	50-250m	250-500m	500-2000m
42 >	5.1 >	<u>Superficial aquifer ></u>	Identified (within 500m)				
43 >	5.2 >	<u>Bedrock aquifer ></u>	Identified (within 500m)				
44 >	5.3 >	<u>Groundwater vulnerability ></u>	Identified (within 50m)				
45	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
45	5.5	Groundwater vulnerability- local information	None (within 0m)				
46 >	5.6 >	<u>Groundwater abstractions ></u>	0	0	0	0	3
47 >	5.7 >	<u>Surface water abstractions ></u>	0	0	0	0	9
50	5.8	Potable abstractions	0	0	0	0	0
50	5.9	Source Protection Zones	0	0	0	0	-
50	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
51 >	6.1 >	<u>Water Network (OS MasterMap) ></u>	0	0	1	-	-



52 >	6.2 >	Surface water features >	0	0	1	-	-
52 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
52 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
53 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
54	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
54	7.2	Historical Flood Events	0	0	0	-	-
54	7.3	Flood Defences	0	0	0	-	-
55	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
55	7.5	Flood Storage Areas	0	0	0	-	-
56	7.6	Flood Zone 2	None (within 50m)				
56	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
57 >	8.1 >	Surface water flooding >	1 in 100 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
59 >	9.1 >	Groundwater flooding >	Moderate (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
60 >	10.1 >	Sites of Special Scientific Interest (SSSI) >	0	0	0	0	5
61	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
61 >	10.3 >	Special Areas of Conservation (SAC) >	0	0	0	0	5
62	10.4	Special Protection Areas (SPA)	0	0	0	0	0
62	10.5	National Nature Reserves (NNR)	0	0	0	0	0
62	10.6	Local Nature Reserves (LNR)	0	0	0	0	0
63 >	10.7 >	Designated Ancient Woodland >	0	0	0	0	2
63	10.8	Biosphere Reserves	0	0	0	0	0
63	10.9	Forest Parks	0	0	0	0	0
63	10.10	Marine Conservation Zones	0	0	0	0	0
64 >	10.11 >	Green Belt >	0	0	0	0	1
64	10.12	Proposed Ramsar sites	0	0	0	0	0



64	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
64	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
65	10.15	Nitrate Sensitive Areas	0	0	0	0	0
65 >	10.16 >	Nitrate Vulnerable Zones >	0	0	0	0	1
66 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
67 >	10.18 >	SSSI Units >	0	0	0	0	5
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
70	11.1	World Heritage Sites	0	0	0	-	-
70	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
70	11.3	National Parks	0	0	0	-	-
70	11.4	Listed Buildings	0	0	0	-	-
71	11.5	Conservation Areas	0	0	0	-	-
71	11.6	Scheduled Ancient Monuments	0	0	0	-	-
71	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
72 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
73	12.2	Open Access Land	0	0	0	-	-
73	12.3	Tree Felling Licences	0	0	0	-	-
73	12.4	Environmental Stewardship Schemes	0	0	0	-	-
73	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
74 >	13.1 >	Priority Habitat Inventory >	0	4	6	-	-
75	13.2	Habitat Networks	0	0	0	-	-
75	13.3	Open Mosaic Habitat	0	0	0	-	-
75	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
76 >	14.1 >	10k Availability >	Identified (within 500m)				
77 >	14.2 >	Artificial and made ground (10k) >	0	0	1	4	-
79 >	14.3 >	Superficial geology (10k) >	1	0	1	1	-

80 >	14.4 >	Landslip (10k) >	0	0	1	0	-
81 >	14.5 >	Bedrock geology (10k) >	1	0	4	1	-
82 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	4	3	-
Page	Section	Geology 1:50,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
83 >	15.1 >	50k Availability >	Identified (within 500m)				
84 >	15.2 >	Artificial and made ground (50k) >	0	0	0	1	-
85	15.3	Artificial ground permeability (50k)	0	0	-	-	-
86 >	15.4 >	Superficial geology (50k) >	1	0	1	1	-
87 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
87 >	15.6 >	Landslip (50k) >	0	0	1	0	-
87	15.7	Landslip permeability (50k)	None (within 50m)				
88 >	15.8 >	Bedrock geology (50k) >	1	0	2	0	-
89 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
89 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	3	2	-
Page	Section	Boreholes	On site	0-50m	50-250m	250-500m	500-2000m
90	16.1	BGS Boreholes	0	0	0	-	-
Page	Section	Natural ground subsidence >					
91 >	17.1 >	Shrink swell clays >	Negligible (within 50m)				
92 >	17.2 >	Running sands >	Very low (within 50m)				
93 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
94 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
95 >	17.5 >	Landslides >	Very low (within 50m)				
96 >	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
98 >	18.1 >	BritPits >	0	0	1	2	-
99 >	18.2 >	Surface ground workings >	0	0	14	-	-
100 >	18.3 >	Underground workings >	0	0	0	0	1
100	18.4	Underground mining extents	0	0	0	0	-
101	18.5	Historical Mineral Planning Areas	0	0	0	0	-

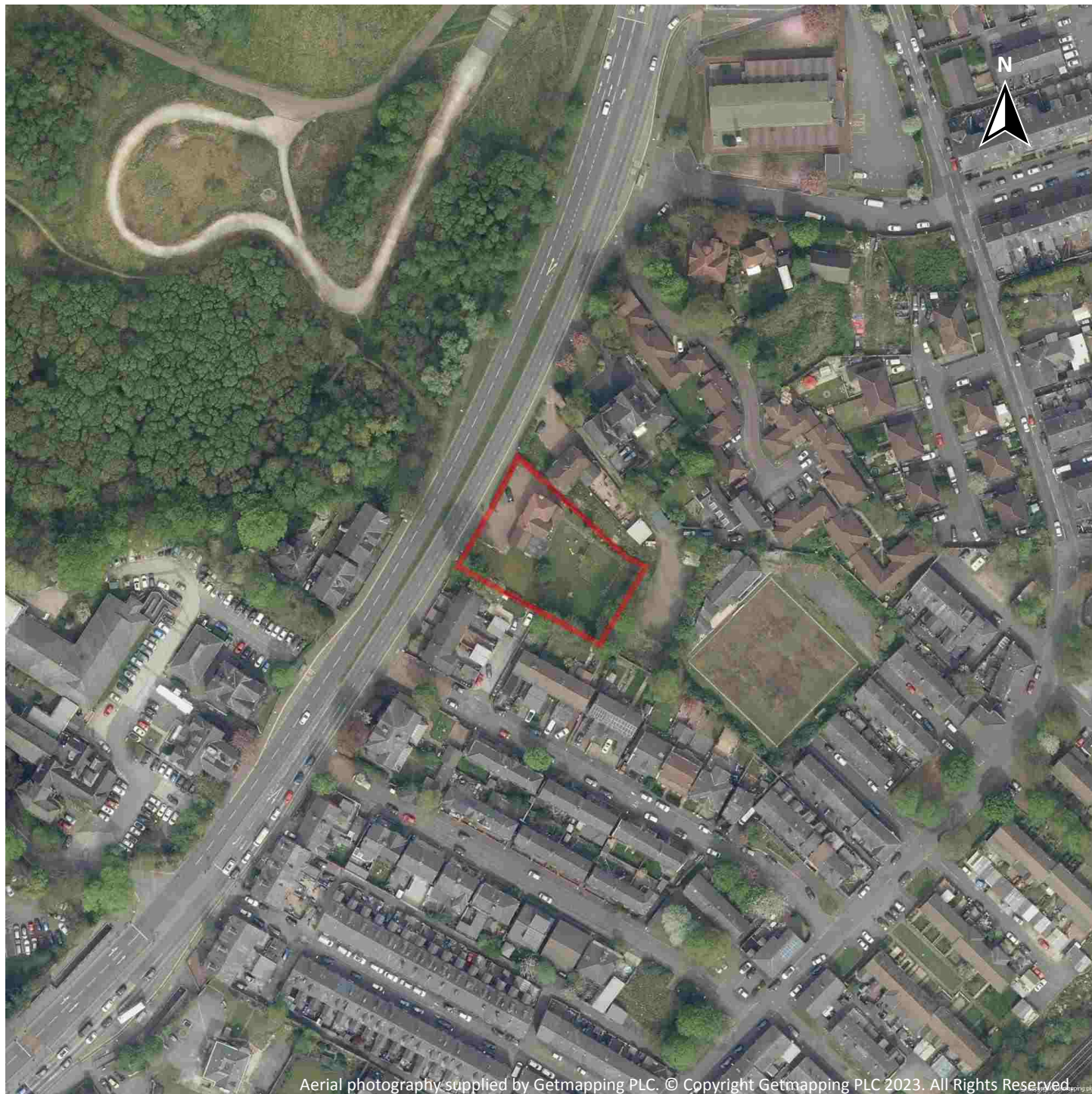


101	18.6	Non-coal mining	0	0	0	0	0
101	18.7	JPB mining areas	None (within 0m)				
101	18.8	The Coal Authority non-coal mining	0	0	0	0	-
102	18.9	Researched mining	0	0	0	0	-
102	18.10	Mining record office plans	0	0	0	0	-
102	18.11	BGS mine plans	0	0	0	0	-
<u>102</u> >	<u>18.12</u> >	<u>Coal mining</u> >	Identified (within 0m)				
103	18.13	Brine areas	None (within 0m)				
103	18.14	Gypsum areas	None (within 0m)				
103	18.15	Tin mining	None (within 0m)				
103	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
104	19.1	Natural cavities	0	0	0	0	-
104	19.2	Mining cavities	0	0	0	0	0
104	19.3	Reported recent incidents	0	0	0	0	-
104	19.4	Historical incidents	0	0	0	0	-
105	19.5	National karst database	0	0	0	0	-
Page	Section	<u>Radon</u> >					
<u>106</u> >	<u>20.1</u> >	<u>Radon</u> >	Less than 1% (within 0m)				
Page	Section	<u>Soil chemistry</u> >	On site	0-50m	50-250m	250-500m	500-2000m
<u>108</u> >	<u>21.1</u> >	<u>BGS Estimated Background Soil Chemistry</u> >	1	0	-	-	-
108	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
108	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	<u>Railway infrastructure and projects</u> >	On site	0-50m	50-250m	250-500m	500-2000m
109	22.1	Underground railways (London)	0	0	0	-	-
109	22.2	Underground railways (Non-London)	0	0	0	-	-
110	22.3	Railway tunnels	0	0	0	-	-
<u>110</u> >	<u>22.4</u> >	<u>Historical railway and tunnel features</u> >	0	0	18	-	-
111	22.5	Royal Mail tunnels	0	0	0	-	-



111	22.6	Historical railways	0	0	0	-	-
111 >	22.7 >	Railways >	0	0	5	-	-
112	22.8	Crossrail 1	0	0	0	0	-
112	22.9	Crossrail 2	0	0	0	0	-
112	22.10	HS2	0	0	0	0	-

Recent aerial photograph



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Capture Date: 23/05/2019

Site Area: 0.19ha



Recent site history - 2018 aerial photograph



Capture Date: 01/07/2018

Site Area: 0.19ha



Recent site history - 2012 aerial photograph



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Capture Date: 26/03/2012

Site Area: 0.19ha



Recent site history - 2000 aerial photograph



Capture Date: 19/06/2000

Site Area: 0.19ha



Recent site history - 1999 aerial photograph



Capture Date: 10/09/1999

Site Area: 0.19ha



OS MasterMap site plan

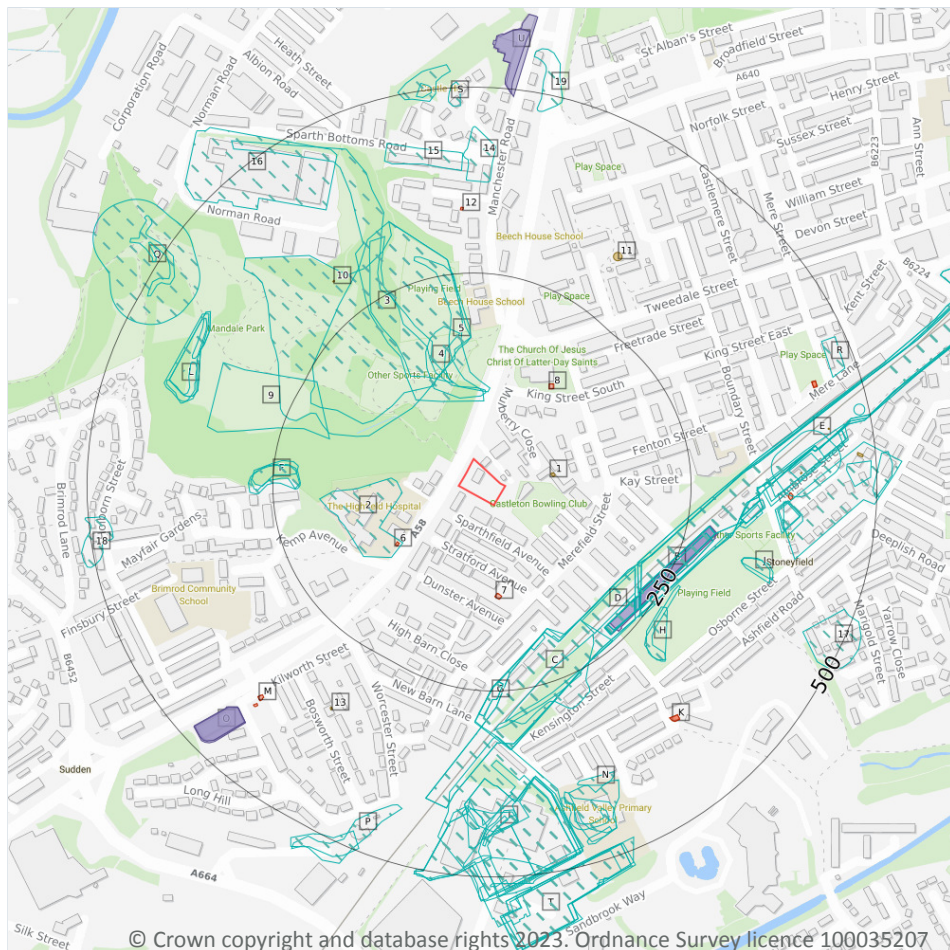


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Site Area: 0.19ha



1 Past land use



- 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

98

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
2	77m W	Hospital	1992	682599



ID	Location	Land use	Dates present	Group ID
3	78m N	Unspecified Heap	1938	650756
4	83m N	Refuse Heap	1908	739108
5	92m N	Unspecified Ground Workings	1890	648019
A	106m N	Refuse Heap	1949	776854
A	107m NW	Refuse Heap	1987	734733
A	112m NW	Refuse Heap	1975	782818
B	181m SE	Railway Sidings	1949	710047
B	181m SE	Railway Sidings	1968 - 1976	750008
C	184m SE	Railway Sidings	1928 - 1938	751005
C	184m SE	Railway Sidings	1908	786292
9	185m W	Unspecified Disused Tip	1992	654671
C	185m S	Railway Building	1928 - 1949	787525
D	194m SE	Cuttings	1851	642617
E	206m SE	Railway Sidings	1938	728101
E	206m SE	Railway Sidings	1891	730419
E	211m SE	Railway Sidings	1908	695416
E	211m SE	Railway Sidings	1928	696938
F	213m W	Refuse Heap	1938	762926
F	214m W	Refuse Heap	1928	697271
F	217m W	Refuse Heap	1949	780948
C	219m SE	Gravel Pit	1851	652933
B	222m SE	Railway Building	1968	736053
B	222m SE	Carriage Shed	1949	777421
D	222m SE	Railway Building	1928	734698
D	222m SE	Railway Building	1938	733089
D	222m SE	Railway Building	1908	773580
B	227m SE	Carriage Shed	1928	710626
B	227m SE	Carriage Shed	1938	760611



ID	Location	Land use	Dates present	Group ID
B	228m SE	Carriage Shed	1908	775835
B	235m SE	Gravel Pit	1851	652935
G	237m S	Railway Buildings	1908 - 1928	741466
G	237m S	Railway Buildings	1938	713928
C	250m SE	Railway Sidings	1851	757075
H	264m SE	Unspecified Pit	1949	690681
H	267m SE	Unspecified Ground Workings	1928	648015
I	311m S	Unspecified Mill	1890	698958
E	319m E	Marble Works	1938	704948
E	319m E	Marble Works	1908	723163
E	319m E	Marble Works	1928	771458
E	320m E	Marble Works	1949	758802
J	333m E	Unspecified Pit	1928 - 1938	762523
J	334m E	Unspecified Pit	1949	768840
I	343m S	Unspecified Mill	1908	731545
E	347m E	Engineering Works	1949	714422
E	348m E	Engineering Works	1928 - 1938	722806
E	354m E	Unspecified Commercial/Industrial	1968 - 1992	762836
E	359m E	Unspecified Works	1908	707560
E	364m E	Unspecified Works	1938	706896
E	368m E	Unspecified Mill	1908 - 1928	724179
I	368m S	Unspecified Works	1968	762847
I	368m S	Unspecified Mill	1949	763249
I	369m S	Unspecified Mill	1987 - 1992	718337
I	369m S	Unspecified Mills	1975	653261
E	369m E	Unspecified Works	1975 - 1992	726519
14	373m N	Sand Pit	1851	643845
L	374m W	Unspecified Heap	1949	726687



ID	Location	Land use	Dates present	Group ID
L	374m W	Unspecified Heap	1968 - 1992	762394
L	375m W	Unspecified Heap	1928 - 1938	787494
E	375m E	Unspecified Ground Workings	1949	648016
I	376m S	Unspecified Mill	1928 - 1938	787719
L	378m W	Refuse Heap	1908	677420
E	382m E	Iron Works	1891	672264
15	388m N	Cuttings	1851	642618
N	389m S	Unspecified Heap	1949	650746
16	389m NW	Unspecified Works	1992	678966
L	392m NW	Unspecified Ground Workings	1908	648045
N	396m S	Unspecified Ground Workings	1968	705226
N	397m S	Unspecified Ground Workings	1949	702947
I	398m S	Unspecified Pit	1949	690686
N	404m S	Unspecified Ground Workings	1928 - 1938	752876
I	408m S	Refuse Heap	1928 - 1938	715167
I	409m S	Unspecified Heap	1968	650745
I	411m S	Unspecified Ground Workings	1928 - 1938	779534
I	418m S	Unspecified Ground Workings	1908	728421
P	423m S	Unspecified Ground Workings	1938	789871
E	425m E	Shuttle Works	1908	672399
I	432m S	Unspecified Works	1987 - 1992	777258
Q	434m NW	Gravel Pit	1890	652934
17	446m SE	Refuse Heap	1908	677868
N	460m S	Unspecified Heap	1928	650744
E	460m E	Cuttings	1968	642613
R	464m E	Unspecified Mill	1908	657143
18	470m W	Refuse Heap	1851	677419
Q	471m NW	Unspecified Ground Workings	1908	648046



ID	Location	Land use	Dates present	Group ID
I	474m S	Old Cotton Mill	1851	693538
S	475m N	Unspecified Pit	1890	690687
19	476m N	Refuse Heap	1851	677421
P	477m S	Unspecified Ground Workings	1975 - 1992	720234
E	480m E	Unspecified Tank	1891	674715
T	484m SE	Unspecified Mill	1908	790667
S	485m N	Unspecified Ground Workings	1949	648020
T	486m S	Unspecified Mill	1968 - 1975	700790
T	486m S	Unspecified Mill	1949	749349
T	487m S	Unspecified Mill	1987 - 1992	704723
T	490m S	Unspecified Mill	1928 - 1938	776944
S	491m N	Unspecified Pit	1890	690685
E	494m E	Unspecified Pit	1968	690677

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m

8

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
1	63m E	Unspecified Tank	1973 - 1978	102357
10	303m NW	Unspecified Tank	1891	84317
11	328m NE	Unspecified Tank	1993	84319
13	343m SW	Unspecified Tank	1891	84315
E	398m E	Tank or Trough	1910	88429



ID	Location	Land use	Dates present	Group ID
E	441m E	Unspecified Tank	1957	89432
E	441m E	Unspecified Tank	1957	100879
E	475m E	Unspecified Tank	1971 - 1990	99677

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m

11

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
6	111m SW	Electricity Substation	1990 - 1996	53838
7	119m S	Electricity Substation	1973 - 1996	48259
8	138m NE	Electricity Substation	1973 - 1996	46990
12	335m N	Electricity Substation	1985 - 1993	57783
K	371m SE	Electricity Substation	1996	58603
K	371m SE	Electricity Substation	1972 - 1990	48500
E	381m E	Electricity Substation	1971 - 1996	51016
M	385m SW	Electricity Substation	1977 - 1992	47407
M	399m SW	Electricity Substation	1990	45539
R	435m E	Electricity Substation	1984	47865
R	435m E	Electricity Substation	1971 - 1996	54141

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
D	223m SE	Carriage Shed	1910 - 1930	19215
B	223m SE	Carriage Shed	1957	19038
B	229m SE	Carriage Shed	1910	17171
B	229m SE	Carriage Shed	1930	16455
O	420m SW	Garage	1975	17101
O	421m SW	Garage	1993 - 1998	19191
O	421m SW	Garage	1988	16261
U	490m N	Garage	1985 - 1990	19160
U	494m N	Garage	1993	15733

This data is sourced from Ordnance Survey / Groundsure.



1.6 Historical military land

Records within 500m

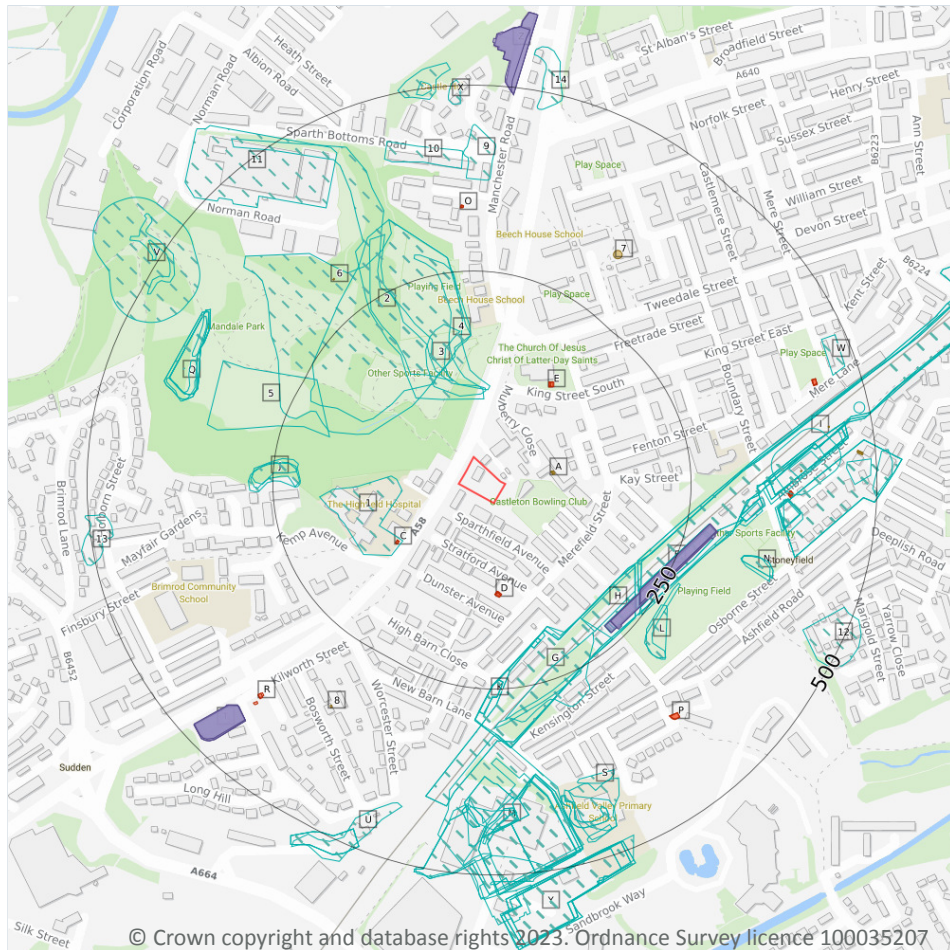
0

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



- 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

125

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 23 >](#)

ID	Location	Land Use	Date	Group ID
1	77m W	Hospital	1992	682599
2	78m N	Unspecified Heap	1938	650756
3	83m N	Refuse Heap	1908	739108



ID	Location	Land Use	Date	Group ID
4	92m N	Unspecified Ground Workings	1890	648019
B	106m N	Refuse Heap	1949	776854
B	107m NW	Refuse Heap	1987	734733
B	112m NW	Refuse Heap	1975	782818
F	181m SE	Railway Sidings	1949	710047
F	181m SE	Railway Sidings	1968	750008
G	184m SE	Railway Sidings	1938	751005
G	184m SE	Railway Sidings	1928	751005
G	184m SE	Railway Sidings	1908	786292
5	185m W	Unspecified Disused Tip	1992	654671
G	185m S	Railway Building	1949	787525
G	190m S	Railway Building	1938	787525
G	190m S	Railway Building	1928	787525
H	194m SE	Cuttings	1851	642617
I	206m SE	Railway Sidings	1938	728101
I	206m SE	Railway Sidings	1891	730419
I	211m SE	Railway Sidings	1928	696938
I	211m SE	Railway Sidings	1908	695416
J	213m W	Refuse Heap	1938	762926
J	214m W	Refuse Heap	1928	697271
J	217m W	Refuse Heap	1949	780948
G	219m SE	Gravel Pit	1851	652933
F	222m SE	Carriage Shed	1949	777421
F	222m SE	Railway Building	1968	736053
H	222m SE	Railway Building	1938	733089
H	222m SE	Railway Building	1928	734698
H	222m SE	Railway Building	1908	773580
F	227m SE	Carriage Shed	1938	760611



ID	Location	Land Use	Date	Group ID
F	227m SE	Carriage Shed	1928	710626
F	228m SE	Carriage Shed	1908	775835
F	235m SE	Gravel Pit	1851	652935
K	237m S	Railway Buildings	1938	713928
K	237m S	Railway Buildings	1928	741466
K	238m S	Railway Buildings	1908	741466
G	250m SE	Railway Sidings	1851	757075
L	264m SE	Unspecified Pit	1949	690681
L	267m SE	Unspecified Ground Workings	1928	648015
M	311m S	Unspecified Mill	1890	698958
I	319m E	Marble Works	1938	704948
I	319m E	Marble Works	1928	771458
I	319m E	Marble Works	1908	723163
I	320m E	Marble Works	1949	758802
N	333m E	Unspecified Pit	1938	762523
N	333m E	Unspecified Pit	1928	762523
N	334m E	Unspecified Pit	1949	768840
M	343m S	Unspecified Mill	1908	731545
I	347m E	Engineering Works	1949	714422
I	348m E	Engineering Works	1938	722806
I	348m E	Engineering Works	1928	722806
I	354m E	Unspecified Commercial/Industrial	1992	762836
I	354m E	Unspecified Commercial/Industrial	1987	762836
I	354m E	Unspecified Commercial/Industrial	1975	762836
I	354m E	Unspecified Commercial/Industrial	1968	762836
I	359m E	Unspecified Works	1908	707560
I	364m E	Unspecified Works	1938	706896
I	368m E	Unspecified Mill	1928	724179



ID	Location	Land Use	Date	Group ID
I	368m E	Unspecified Mill	1908	724179
M	368m S	Unspecified Mill	1949	763249
M	368m S	Unspecified Works	1968	762847
M	369m S	Unspecified Mill	1992	718337
M	369m S	Unspecified Mill	1987	718337
M	369m S	Unspecified Mills	1975	653261
I	369m E	Unspecified Works	1992	726519
I	369m E	Unspecified Works	1987	726519
I	369m E	Unspecified Works	1975	726519
9	373m N	Sand Pit	1851	643845
Q	374m W	Unspecified Heap	1992	762394
Q	374m W	Unspecified Heap	1987	762394
Q	374m W	Unspecified Heap	1975	762394
Q	374m W	Unspecified Heap	1949	726687
Q	374m W	Unspecified Heap	1968	762394
Q	375m W	Unspecified Heap	1938	787494
Q	375m W	Unspecified Heap	1928	787494
I	375m E	Unspecified Ground Workings	1949	648016
M	376m S	Unspecified Mill	1938	787719
M	376m S	Unspecified Mill	1928	787719
Q	378m W	Refuse Heap	1908	677420
I	382m E	Iron Works	1891	672264
10	388m N	Cuttings	1851	642618
S	389m S	Unspecified Heap	1949	650746
11	389m NW	Unspecified Works	1992	678966
Q	392m NW	Unspecified Ground Workings	1908	648045
S	396m S	Unspecified Ground Workings	1968	705226
S	397m S	Unspecified Ground Workings	1949	702947



ID	Location	Land Use	Date	Group ID
M	398m S	Unspecified Pit	1949	690686
S	404m S	Unspecified Ground Workings	1938	752876
S	404m S	Unspecified Ground Workings	1928	752876
M	408m S	Refuse Heap	1938	715167
M	408m S	Refuse Heap	1928	715167
M	409m S	Unspecified Heap	1968	650745
M	411m S	Unspecified Ground Workings	1938	779534
M	411m S	Unspecified Ground Workings	1928	779534
M	418m S	Unspecified Ground Workings	1908	728421
U	423m S	Unspecified Ground Workings	1938	789871
I	425m E	Shuttle Works	1908	672399
M	432m S	Unspecified Works	1992	777258
M	432m S	Unspecified Works	1987	777258
V	434m NW	Gravel Pit	1890	652934
12	446m SE	Refuse Heap	1908	677868
S	460m S	Unspecified Heap	1928	650744
I	460m E	Cuttings	1968	642613
W	464m E	Unspecified Mill	1908	657143
13	470m W	Refuse Heap	1851	677419
V	471m NW	Unspecified Ground Workings	1908	648046
M	474m S	Old Cotton Mill	1851	693538
X	475m N	Unspecified Pit	1890	690687
14	476m N	Refuse Heap	1851	677421
U	477m S	Unspecified Ground Workings	1992	720234
U	477m S	Unspecified Ground Workings	1987	720234
U	477m S	Unspecified Ground Workings	1975	720234
I	480m E	Unspecified Tank	1891	674715
Y	484m SE	Unspecified Mill	1908	790667



ID	Location	Land Use	Date	Group ID
X	485m N	Unspecified Ground Workings	1949	648020
Y	486m S	Unspecified Mill	1975	700790
Y	486m S	Unspecified Mill	1949	749349
Y	486m S	Unspecified Mill	1968	700790
Y	487m S	Unspecified Mill	1992	704723
Y	487m S	Unspecified Mill	1987	704723
Y	490m S	Unspecified Mill	1938	776944
Y	490m S	Unspecified Mill	1928	776944
X	491m N	Unspecified Pit	1890	690685
I	494m E	Unspecified Pit	1968	690677

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	11
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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 23 >](#)

ID	Location	Land Use	Date	Group ID
A	63m E	Unspecified Tank	1973	102357
A	65m E	Unspecified Tank	1978	102357
6	303m NW	Unspecified Tank	1891	84317
7	328m NE	Unspecified Tank	1993	84319
8	343m SW	Unspecified Tank	1891	84315
I	398m E	Tank or Trough	1910	88429
I	441m E	Unspecified Tank	1957	89432
I	441m E	Unspecified Tank	1957	100879
I	475m E	Unspecified Tank	1984	99677
I	475m E	Unspecified Tank	1990	99677



ID	Location	Land Use	Date	Group ID
I	476m E	Unspecified Tank	1971	99677

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	30
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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 23 >](#)

ID	Location	Land Use	Date	Group ID
C	111m SW	Electricity Substation	1990	53838
C	111m SW	Electricity Substation	1996	53838
D	119m S	Electricity Substation	1973	48259
D	119m S	Electricity Substation	1990	48259
D	119m S	Electricity Substation	1978	48259
D	120m S	Electricity Substation	1996	48259
E	138m NE	Electricity Substation	1973	46990
E	138m NE	Electricity Substation	1990	46990
E	139m NE	Electricity Substation	1996	46990
E	140m NE	Electricity Substation	1978	46990
O	335m N	Electricity Substation	1993	57783
O	336m N	Electricity Substation	1985	57783
O	336m N	Electricity Substation	1990	57783
O	336m N	Electricity Substation	1990	57783
P	371m SE	Electricity Substation	1996	58603
P	371m SE	Electricity Substation	1990	48500
P	371m SE	Electricity Substation	1990	48500
P	372m SE	Electricity Substation	1972	48500
I	381m E	Electricity Substation	1984	51016



ID	Location	Land Use	Date	Group ID
I	381m E	Electricity Substation	1990	51016
I	381m E	Electricity Substation	1971	51016
I	381m E	Electricity Substation	1996	51016
I	381m E	Electricity Substation	1994	51016
R	385m SW	Electricity Substation	1992	47407
R	388m SW	Electricity Substation	1977	47407
R	399m SW	Electricity Substation	1990	45539
W	435m E	Electricity Substation	1984	47865
W	435m E	Electricity Substation	1971	54141
W	436m E	Electricity Substation	1996	54141
W	436m E	Electricity Substation	1994	54141

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0
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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	15
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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 23 >](#)

ID	Location	Land Use	Date	Group ID
H	223m SE	Carriage Shed	1910	19215
H	223m SE	Carriage Shed	1930	19215

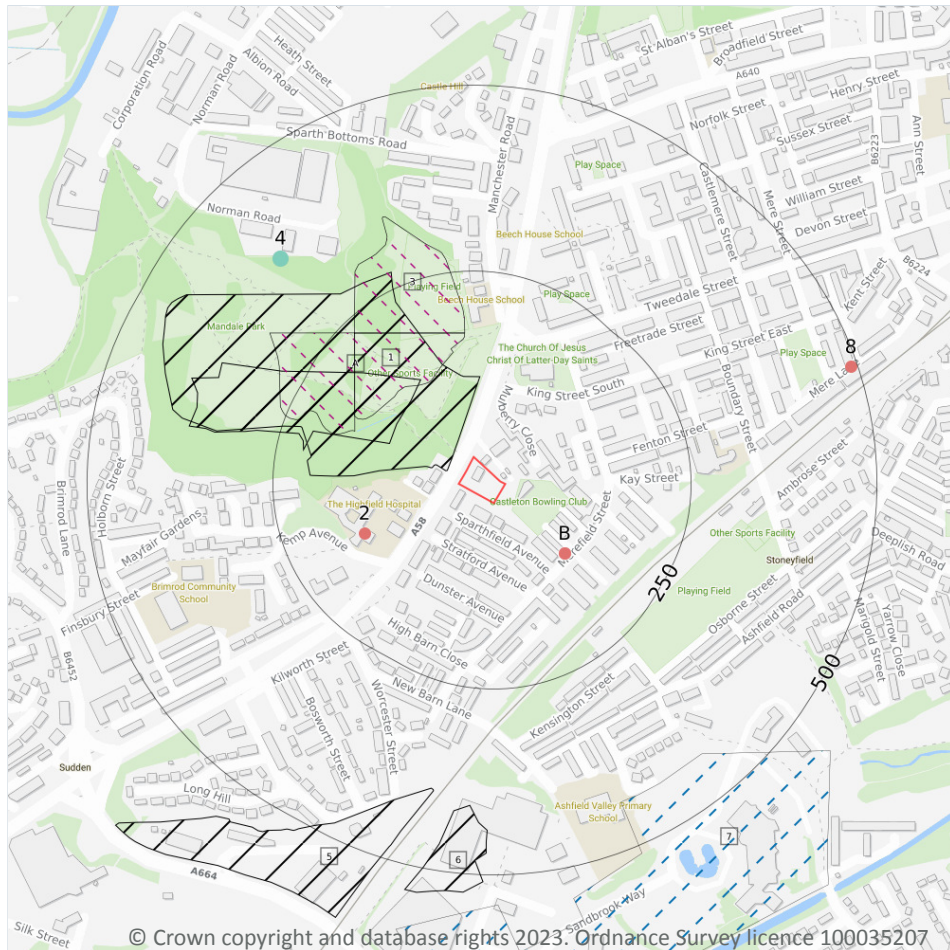


ID	Location	Land Use	Date	Group ID
F	223m SE	Carriage Shed	1957	19038
F	223m SE	Carriage Shed	1957	19038
F	229m SE	Carriage Shed	1910	17171
F	229m SE	Carriage Shed	1930	16455
T	420m SW	Garage	1975	17101
T	421m SW	Garage	1993	19191
T	421m SW	Garage	1998	19191
T	421m SW	Garage	1993	19191
T	421m SW	Garage	1988	16261
Z	490m N	Garage	1990	19160
Z	490m N	Garage	1990	19160
Z	490m N	Garage	1985	19160
Z	494m N	Garage	1993	15733

This data is sourced from Ordnance Survey / Groundsure.



3 Waste and landfill



- Site Outline
- Search buffers in metres (m)
- Active or recent landfill
- Historical landfill (EA/NRW)
- Historical landfill (BGS)
- Historical landfill (LA/OS)
- Waste exemptions

3.1 Active or recent landfill

Records within 500m

1

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation. Features are displayed on the Waste and landfill map on [page 32](#) >

ID	Location	Details	
7	436m SE	Operator: Wimpey Construction U K Ltd Site Address: Arundel Avenue, Rochdale, Lancashire, OL11 1QL	WML Number: 53728 EPR Reference: WCL001 Landfill type: A05: Landfill taking Non-Biodegradable Wastes Status: Expired IPPC Reference: - EPR Number: EA/EPR/GP3296CN/A001



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

3.2 Historical landfill (BGS records)

Records within 500m

1

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.

Features are displayed on the Waste and landfill map on [page 32 >](#)

ID	Location	Address	BGS Number	Risk	Waste Type
4	372m NW	Mandale Park, Rochdale, Gt Manchester	1853	No risk to aquifer	N/A

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m

3

Landfill sites identified from Local Authority records and high detail historical mapping.

Features are displayed on the Waste and landfill map on [page 32 >](#)

ID	Location	Site address	Source	Data type
1	117m NW	Refuse Tip	1973 mapping	Polygon
A	157m W	Refuse Tip	1975 mapping	Polygon
3	167m N	Refuse Tip	1973 mapping	Polygon

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

3.4 Historical landfill (EA/NRW records)

Records within 500m

4

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 32 >](#)



ID	Location	Details		
A	22m W	Site Address: Mandale Park, Rochdale, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: - Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: Rochdale County Borough Council Licence Holder: - First Recorded 31/12/1969 Last Recorded: -
A	107m W	Site Address: Mandale Park Tip, Manchester Road, Rochdale Licence Holder Address: Town Hall, Rochdale	Waste Licence: Yes Site Reference: D006, RD/LIC/228/81 Waste Type: Inert, Commercial, Household Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 30/09/1983 Licence Surrender: -	Operator: - Licence Holder: Rochdale Metropolitan Borough Council (Recs Dept) First Recorded 31/12/1990 Last Recorded: 31/12/1990
5	392m S	Site Address: Edinburgh Way, Rochdale, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: - Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: - Licence Surrender: -	Operator: Rochdale County Borough Council Licence Holder: - First Recorded 30/09/1972 Last Recorded: -
6	407m S	Site Address: Hailwood Street, Deeplish, Rochdale, Greater Manchester Licence Holder Address: -	Waste Licence: - Site Reference: D083 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

0

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

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



3.6 Licensed waste sites

Records within 500m

0

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

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

3.7 Waste exemptions

Records within 500m

6

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.

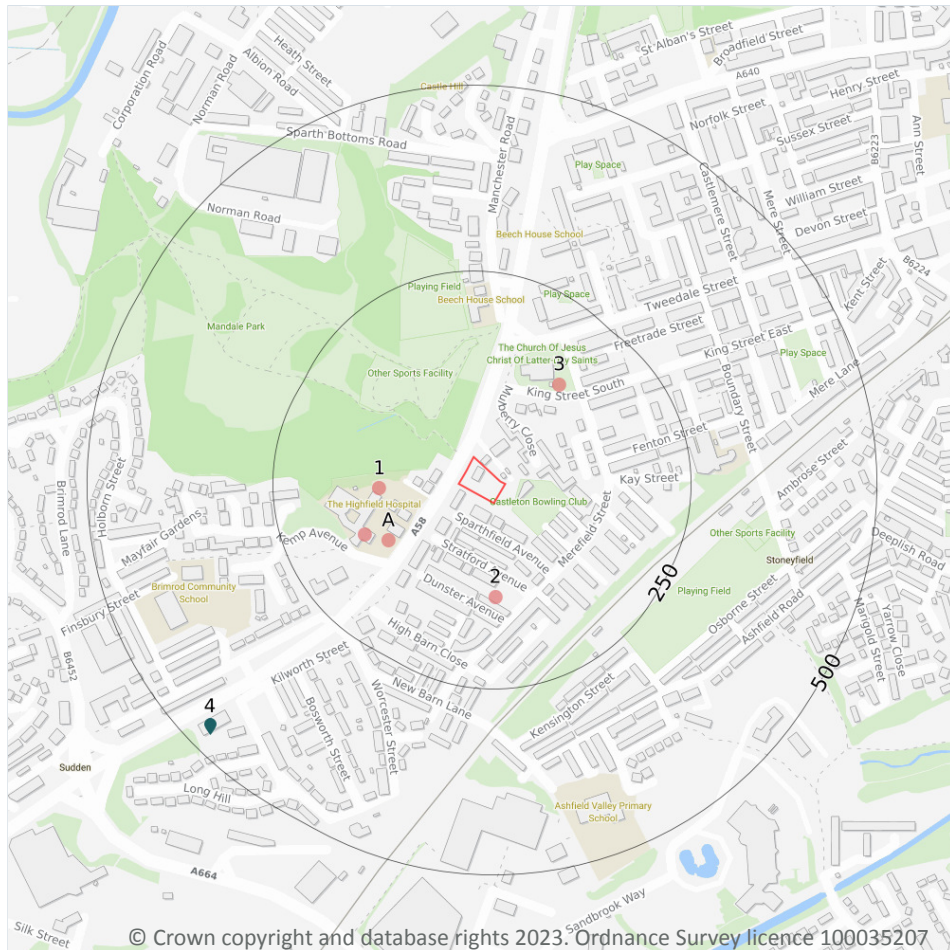
Features are displayed on the Waste and landfill map on [page 32 >](#)

ID	Location	Site	Reference	Category	Sub-Category	Description
B	117m SE	28, MEREFIELD STREET, ROCHDALE, OL11 3RU	WEX098745	Storing waste exemption	Not on a farm	Storage of waste in a secure place
B	117m SE	28, MEREFIELD STREET, ROCHDALE, OL11 3RU	WEX098745	Treating waste exemption	Not on a farm	Sorting mixed waste
B	117m SE	28, MEREFIELD STREET, ROCHDALE, OL11 3RU	WEX098745	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)
B	117m SE	28, MEREFIELD STREET, ROCHDALE, OL11 3RU	WEX098745	Using waste exemption	Not on a farm	Use of waste for a specified purpose
2	144m SW	Highfield Hospital Manchester Road ROCHDALE Lancashire OL11 4LZ	EPR/UF0707K V/A001	Treating waste exemption	Non- Agricultural Waste Only	Crushing waste fluorescent tubes
8	491m E	41 Mere Lane, Rochdale, Lancashire, OL11 3TD	EA/EPR/VP388 4NQ/A001	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE

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



4 Current industrial land use



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses
- Licensed pollutant release (Part A(2)/B)

4.1 Recent industrial land uses

Records within 250m

5

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on [page 36](#) >

ID	Location	Company	Address	Activity	Category
1	107m W	Electricity Sub Station	Greater Manchester, OL11	Electrical Features	Infrastructure and Facilities
A	122m SW	Electricity Sub Station	Greater Manchester, OL11	Electrical Features	Infrastructure and Facilities
2	126m S	Electricity Sub Station	Greater Manchester, OL11	Electrical Features	Infrastructure and Facilities



ID	Location	Company	Address	Activity	Category
A	143m SW	The Highfield Hospital	Highfield Hospital, Manchester Road, Rochdale, Greater Manchester, OL11 4LZ	Hospitals	Health Practitioners and Establishments
3	150m NE	Electricity Sub Station	Greater Manchester, OL11	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m **0**

Open, closed, under development and obsolete petrol stations.

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m **0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m **0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 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.



4.6 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.

4.7 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.

4.8 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.

4.9 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.

4.10 Licensed industrial activities (Part A(1))

Records within 500m

0

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

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



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

Records within 500m

1

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 36 >](#)

ID	Location	Address	Details	
4	467m SW	Eurogarages Ltd, Sudden Service Station, Manchester Road, Rochdale, Lancashire, OL11 3PT	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

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m

0

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.

4.13 Licensed Discharges to controlled waters

Records within 500m

0

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

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

4.14 Pollutant release to surface waters (Red List)

Records within 500m

0

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.



4.15 Pollutant release to public sewer

Records within 500m**0**

Discharges of Special Category Effluents to the public sewer.

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

4.16 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.

4.17 List 2 Dangerous Substances

Records within 500m**0**

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.

4.18 Pollution Incidents (EA/NRW)

Records within 500m**0**

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

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

4.19 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.

4.20 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.

4.21 Pollution inventory radioactive waste

Records within 500m

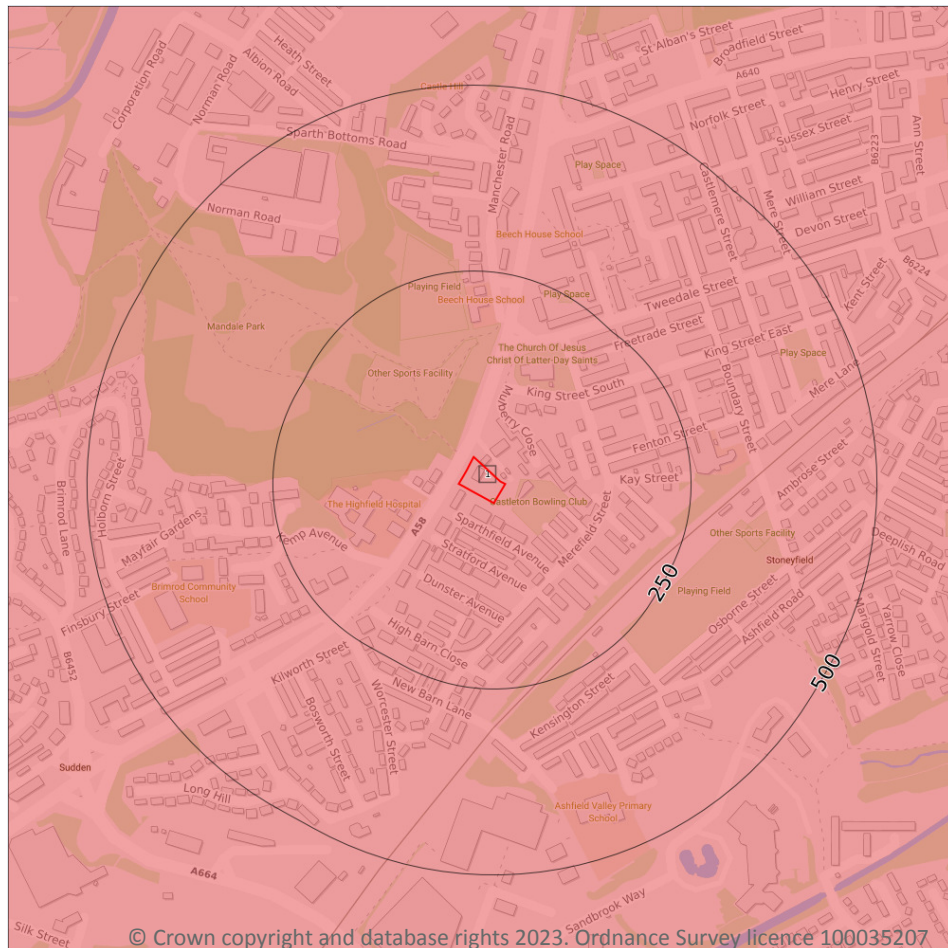
0

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.

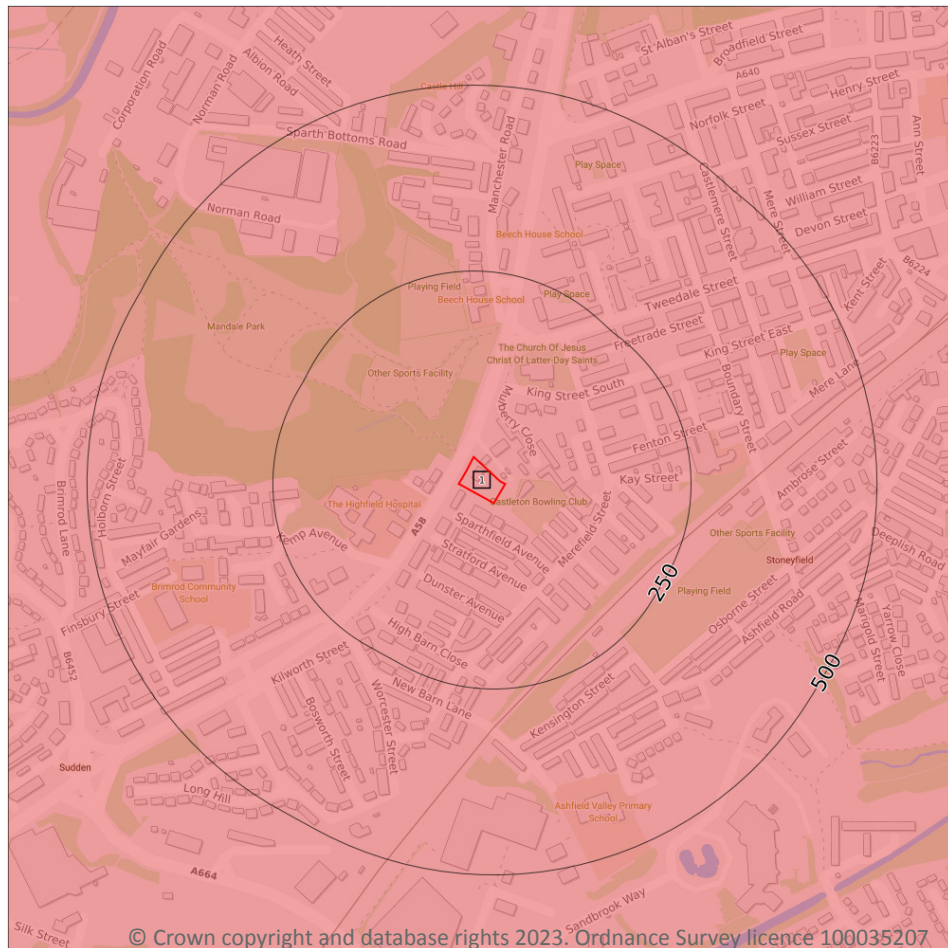
Features are displayed on the Hydrogeology map on [page 42](#) >

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

5.2 Bedrock aquifer

Records within 500m

1

Aquifer status of groundwater held within bedrock geology.

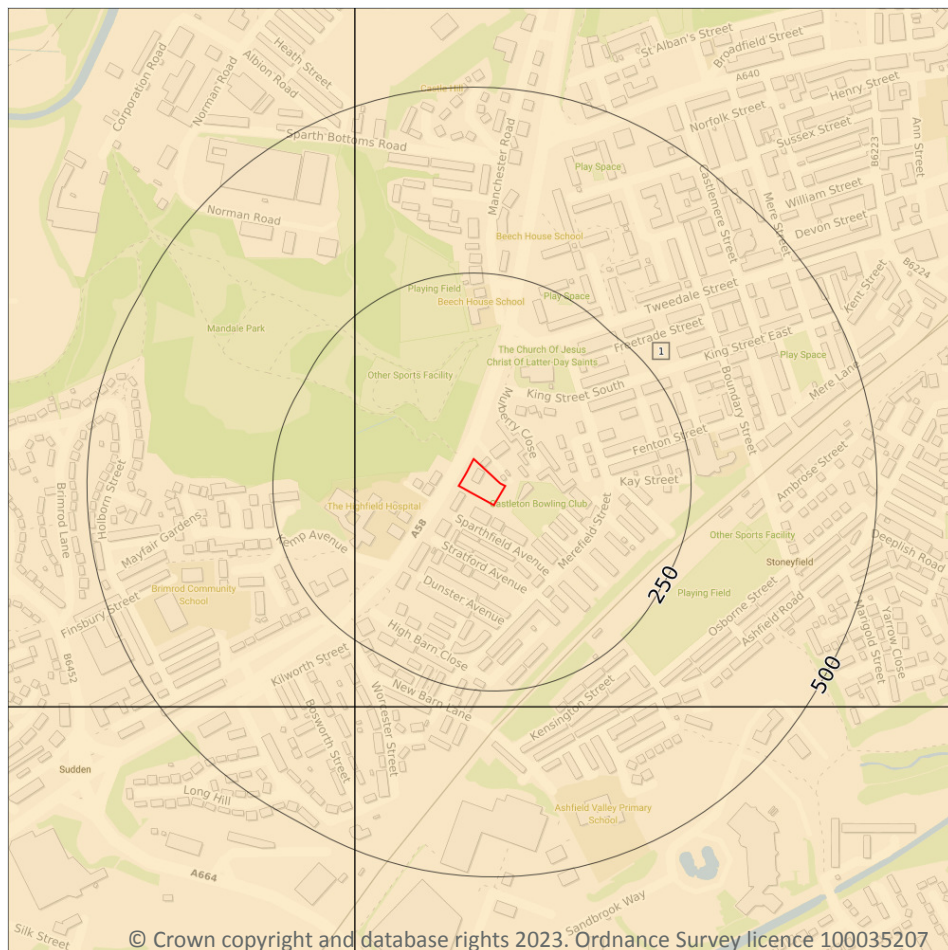
Features are displayed on the Bedrock aquifer map on [page 43](#) >

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

1

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

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

Features are displayed on the Groundwater vulnerability map on [page 44](#) >



ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	On site	Summary Classification: Secondary superficial aquifer - High Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: High Infiltration value: >70% Dilution value: >550mm/year	Vulnerability: High 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
------------------------	----------

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.

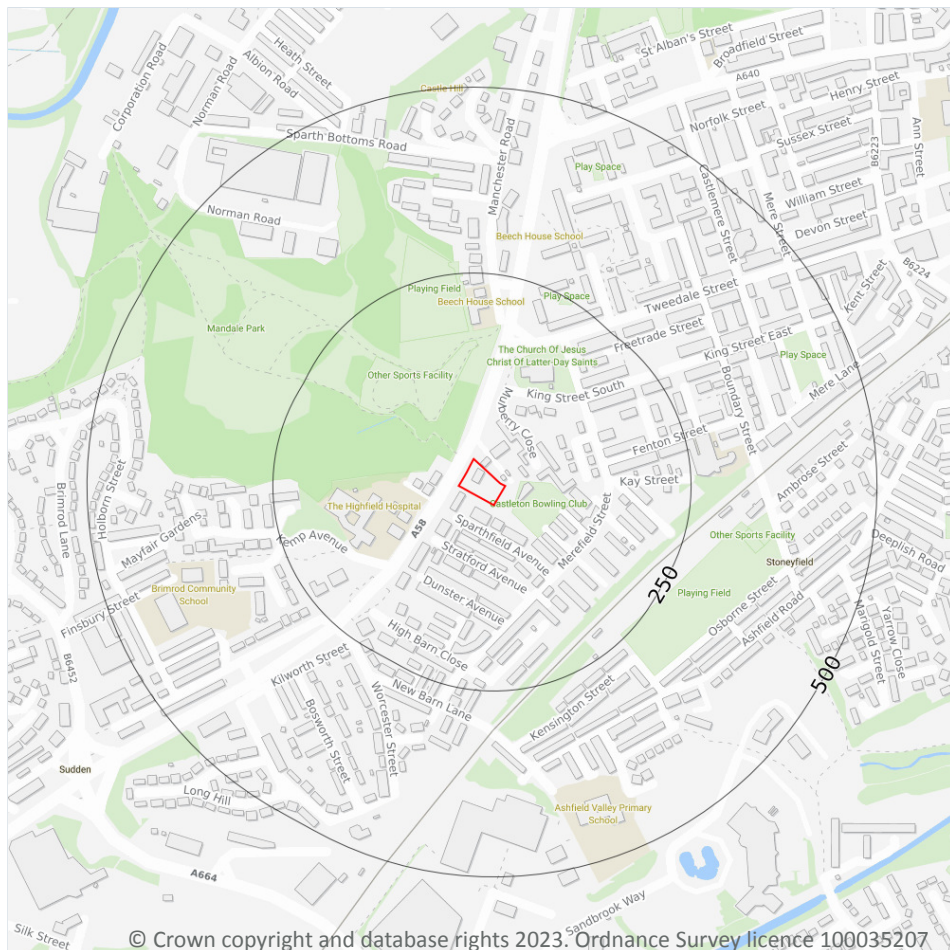
5.5 Groundwater vulnerability- local information

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

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

3

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 46 >](#)



ID	Location	Details	
-	1253m N	Status: Historical Licence No: 2569002050 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, SPOTLAND, ROCHDALE" Data Type: Point Name: ALEXANDER DREW & SONS LTD Easting: 388700 Northing: 413500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 10/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 02/05/2000 Version End Date: -
-	1253m N	Status: Historical Licence No: 2569002050 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, SPOTLAND, ROCHDALE Data Type: Point Name: ALEXANDER DREW LTD. Easting: 388700 Northing: 413500	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 10/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2003 Version End Date: -
-	1253m N	Status: Historical Licence No: 2569002050 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES SPOTLAND ROCHDALE Data Type: Point Name: ALEXANDER DREW LTD Easting: 388700 Northing: 413500	Annual Volume (m ³): 500000 Max Daily Volume (m ³): 2100 Original Application No: - Original Start Date: 10/02/1966 Expiry Date: - Issue No: 102 Version Start Date: 01/04/2003 Version End Date: -

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

5.7 Surface water abstractions

Records within 2000m

9

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 46 >](#)



ID	Location	Details	
-	930m E	Status: Historical Licence No: 2569002107 Details: Boiler Feed Direct Source: "Surface, Non-Tidal - North West Region" Point: "ROCHDALE CANAL AT QUEENSWAY,ROCHDALE" Data Type: Point Name: SEALOCRETE PLA LTD Easting: 390070 Northing: 411960	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/12/1993 Version End Date: -
-	930m E	Status: Historical Licence No: 2569002107 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "ROCHDALE CANAL AT QUEENSWAY,ROCHDALE" Data Type: Point Name: SEALOCRETE PLA LTD Easting: 390070 Northing: 411960	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 20/12/1993 Version End Date: -
-	930m E	Status: Historical Licence No: 2569002107 Details: Boiler Feed Direct Source: Surface, Non-Tidal - North West Region Point: ROCHDALE CANAL AT QUEENSWAY,ROCHDALE Data Type: Point Name: SEALOCRETE PLA LTD Easting: 390070 Northing: 411960	Annual Volume (m ³): 10455.8 Max Daily Volume (m ³): 45.46 Original Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -
-	930m E	Status: Historical Licence No: 2569002107 Details: General Cooling (Existing Licences Only) (Low Loss) Direct Source: Surface, Non-Tidal - North West Region Point: ROCHDALE CANAL AT QUEENSWAY,ROCHDALE Data Type: Point Name: SEALOCRETE PLA LTD Easting: 390070 Northing: 411960	Annual Volume (m ³): 10455.8 Max Daily Volume (m ³): 45.46 Original Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 01/04/2008 Version End Date: -



ID	Location	Details	
-	1097m E	Status: Historical Licence No: 2569002076 Details: Boiler Feed Direct Source: Surface, Non-Tidal - North West Region Point: ROCHDALE CANAL AT ROCHDALE, LANCS Data Type: Point Name: J & J MAKIN CONVERTORS LTD Easting: 390300 Northing: 412300	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: 01/04/1993 Version End Date: -
-	1114m SE	Status: Historical Licence No: 2569002178 Details: Boiler Feed Direct Source: "Surface, Non-Tidal - North West Region" Point: "CATCHPIT FED BY SURFACE DRAINAGE AT PREMISES, ROCHDALE" Data Type: Point Name: DUNPHY COMBUSTION LTD. Easting: 390200 Northing: 411800	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: - Original Start Date: 18/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 12/02/1991 Version End Date: -
-	1114m SE	Status: Historical Licence No: 2569002178 Details: Boiler Feed Direct Source: Surface, Non-Tidal - North West Region Point: CATCHPIT FED BY SURFACE DRAINAGE AT PREMISES, ROCHDALE Data Type: Point Name: DUNPHY COMBUSTION LTD Easting: 390200 Northing: 411800	Annual Volume (m ³): 2318.46 Max Daily Volume (m ³): 34.09 Original Application No: CW 1093 Original Start Date: 18/02/1966 Expiry Date: - Issue No: 101 Version Start Date: 12/02/1991 Version End Date: -
-	1247m NE	Status: Historical Licence No: NW/069/0002/003 Details: Transfer Between Sources (Post Water Act 2003) Direct Source: Surface, Non-Tidal - North West Region Point: RIVER ROCH AT ROCHDALE WEIR Data Type: Point Name: Transport for Greater Manchester Easting: 389916 Northing: 413325	Annual Volume (m ³): - Max Daily Volume (m ³): - Original Application No: NPS WR/007633 Original Start Date: 15/06/2010 Expiry Date: 31/03/2026 Issue No: 2 Version Start Date: 23/06/2011 Version End Date: -



ID	Location	Details	
-	1247m NE	Status: Historical Licence No: NW/069/0002/001 Details: Hydroelectric Power Generation Direct Source: Surface, Non-Tidal - North West Region Point: RIVER ROCH AT ROCHDALE WEIR Data Type: Point Name: Transport for Greater Manchester Easting: 389917 Northing: 413325	Annual Volume (m ³): 36100000 Max Daily Volume (m ³): 164160 Original Application No: NPS/WR/007499 Original Start Date: 15/06/2010 Expiry Date: 31/03/2026 Issue No: 2 Version Start Date: 01/04/2015 Version End Date: -

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

5.8 Potable abstractions

Records within 2000m	0
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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
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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.

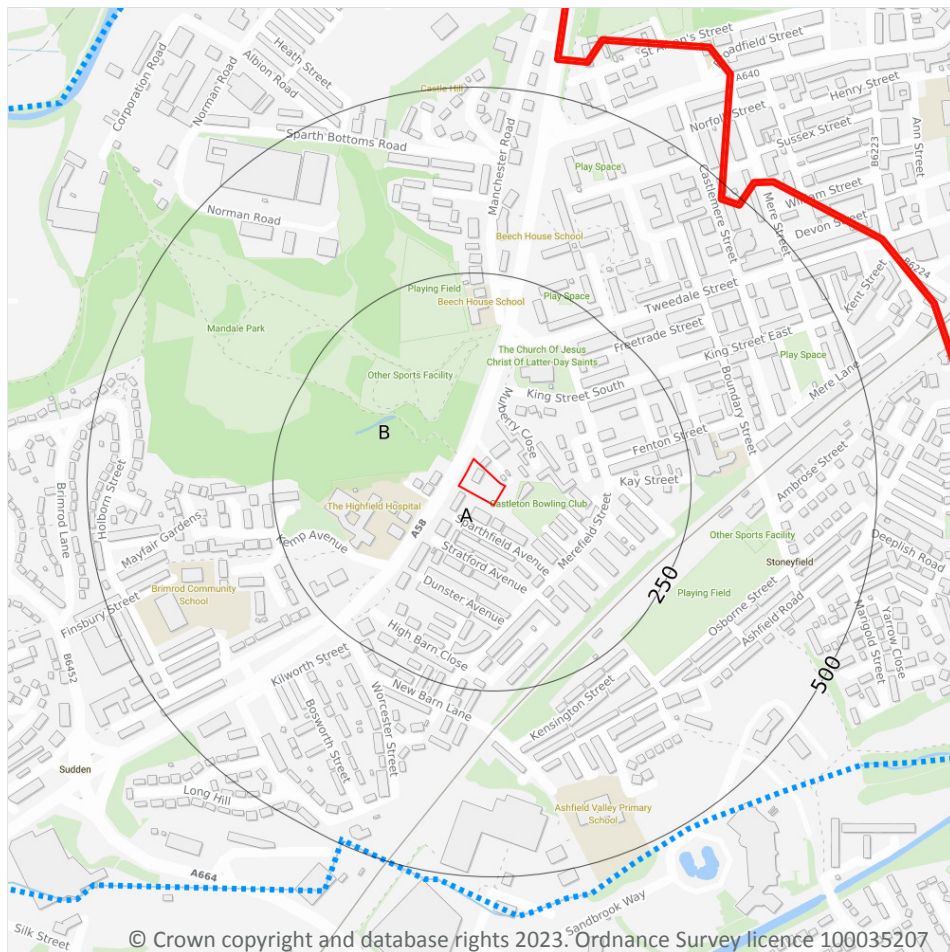
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0
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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

1

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 51 >](#)

ID	Location	Type of water feature	Ground level	Permanence	Name
B	118m NW	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	-

This data is sourced from the Ordnance Survey.



6.2 Surface water features

Records within 250m

1

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 51 >](#)

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 51 >](#)

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
A	On site	River	Roch (Spodden to Irwell)	GB112069064600	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 51 >](#)

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
2	495m S	River	Roch (Spodden to Irwell)	GB112069064600 ↗	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 51](#) >

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	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

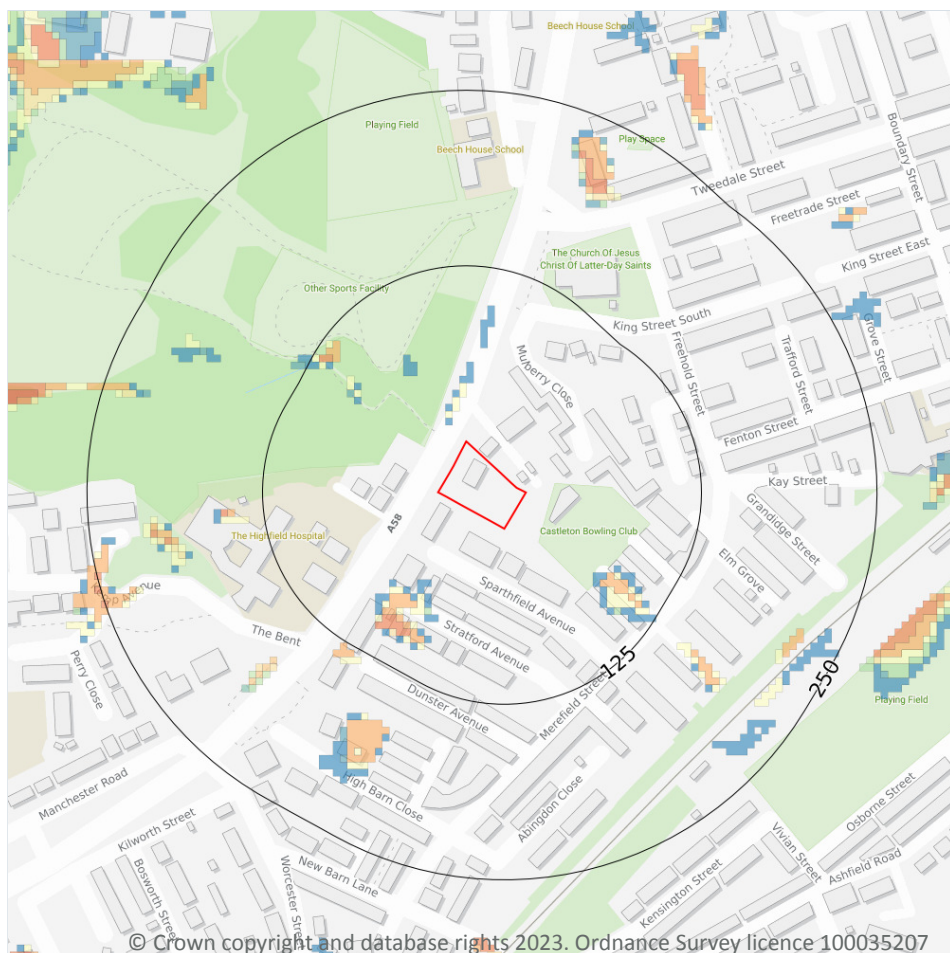
0

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 100 year, 0.1m - 0.3m

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 57 >](#)

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.



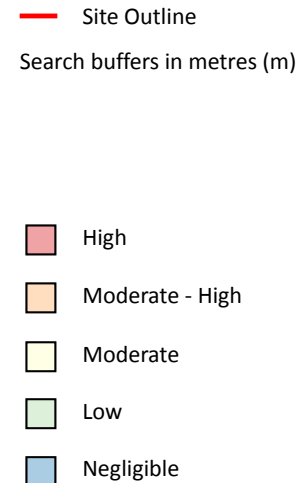
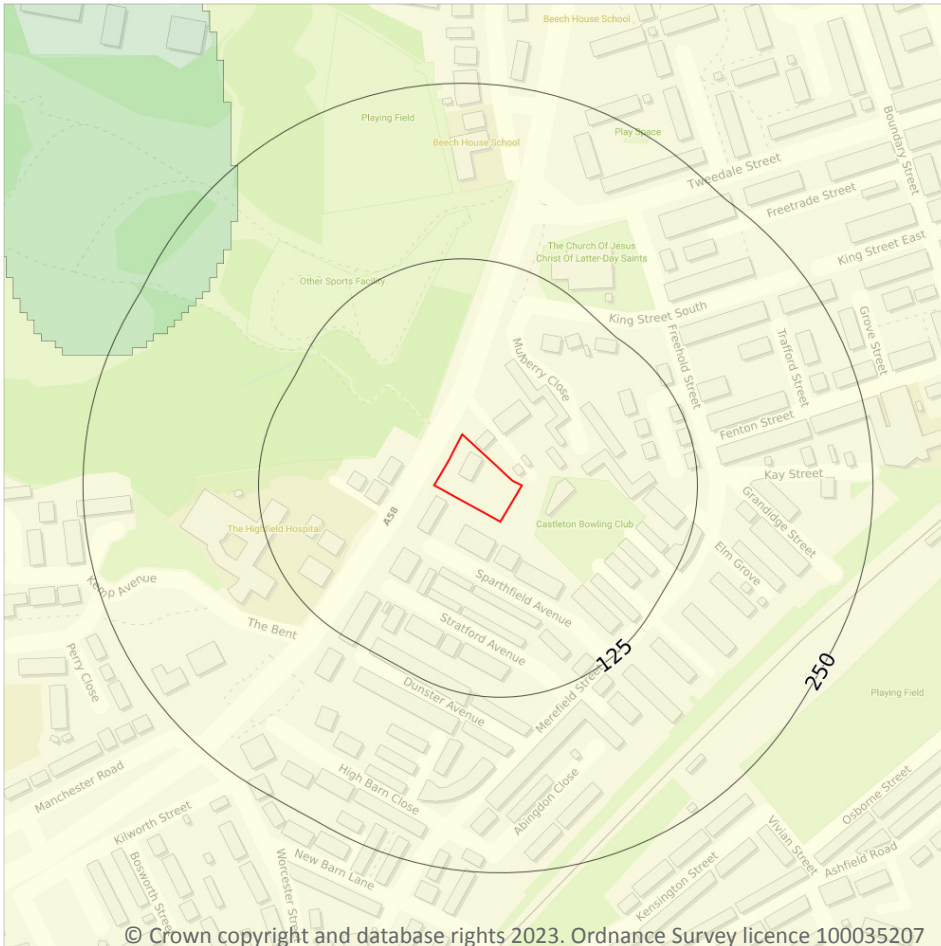
The table below shows the maximum flood depths for a range of return periods for the site.

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



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 59 >](#)

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)
- Designated Ancient Woodland
- Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

5

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 60](#) >

ID	Location	Name	Data source
A	668m SE	Rochdale Canal	Natural England



ID	Location	Name	Data source
B	690m SE	Rochdale Canal	Natural England
C	691m S	Rochdale Canal	Natural England
D	965m S	Rochdale Canal	Natural England
-	1955m SW	Rochdale Canal	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	5
-----------------------------	----------

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 60](#) >

ID	Location	Name	Features of interest	Habitat description	Data source
A	668m SE	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
B	690m SE	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
C	691m S	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



ID	Location	Name	Features of interest	Habitat description	Data source
D	965m S	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
-	1955m SW	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

0

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.

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 60 >](#)

ID	Location	Name	Woodland Type
-	1680m W	Springfield Wood	Ancient & Semi-Natural Woodland
-	1756m W	River Rock Wood (2)	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

1

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

Features are displayed on the Environmental designations map on [page 60](#) >

ID	Location	Name	Local Authority name
-	1633m W	Merseyside and Greater Manchester	Rochdale

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

1

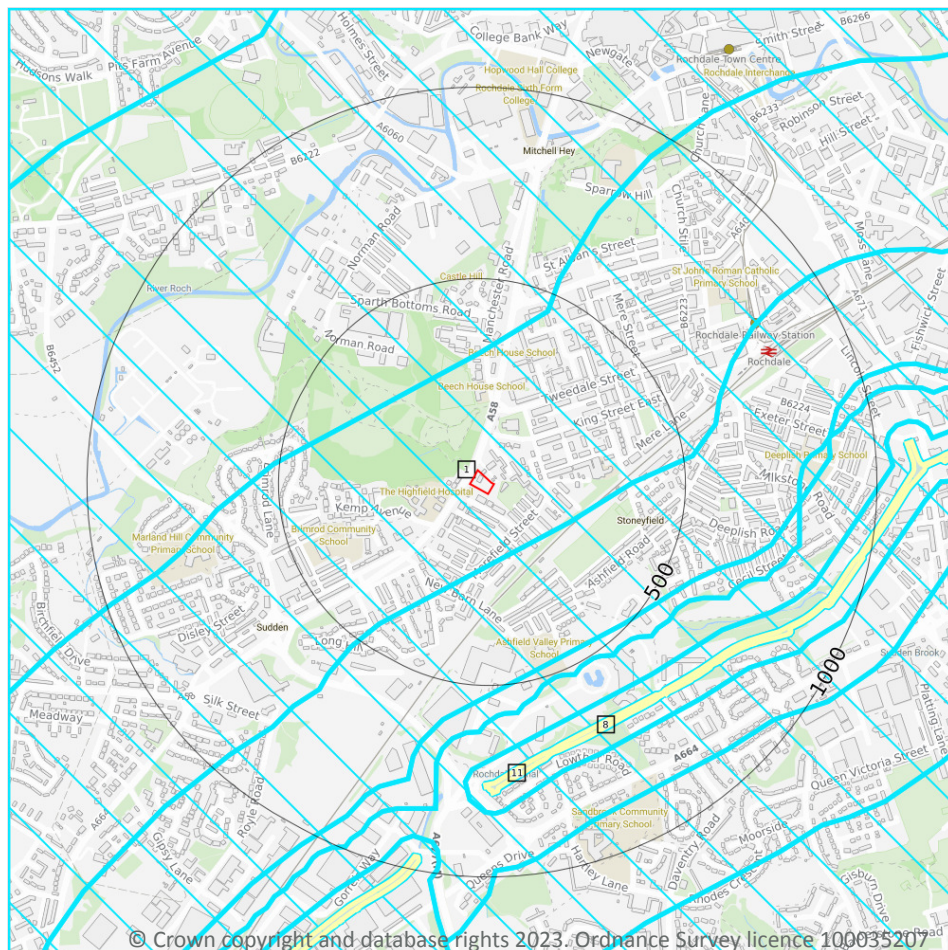
Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

Location	Name	Type	NVZ ID	Status
1696m 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 66](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Pipelines and underground cables, pylons and overhead cables. Any transport proposal including road, rail and by water (excluding routine maintenance). Airports, helipads and other aviation proposals. Minerals, Oil and Gas - Planning applications for quarries, including: new proposals, Review of Minerals Permissions (ROMP), extensions, variations to conditions etc. Oil & gas exploration/extraction. Residential - Residential development of 100 units or more. Rural residential - Any residential development of 50 or more houses outside existing settlements/urban areas. Air pollution - Any industrial/agricultural development that could cause AIR POLLUTION (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 200m², manure stores > 250t). Combustion - General combustion processes >20MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion Waste - Landfill. Incl: inert landfill, non-hazardous landfill, hazardous landfill. Composting - Any composting proposal with more than 500 tonnes maximum annual operational throughput. Incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management. Water supply - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1,000m² or any development needing its own water supply

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	5
-----------------------------	----------

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 66 >](#)

ID: 8
 Location: 668m SE
 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



ID: 10
 Location: 690m SE
 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

ID: 11
 Location: 691m S
 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

ID: 15
 Location: 965m S
 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

ID: -
 Location: 1955m SW
 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

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

0

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.



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

11.5 Conservation Areas

Records within 250m

0

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.

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

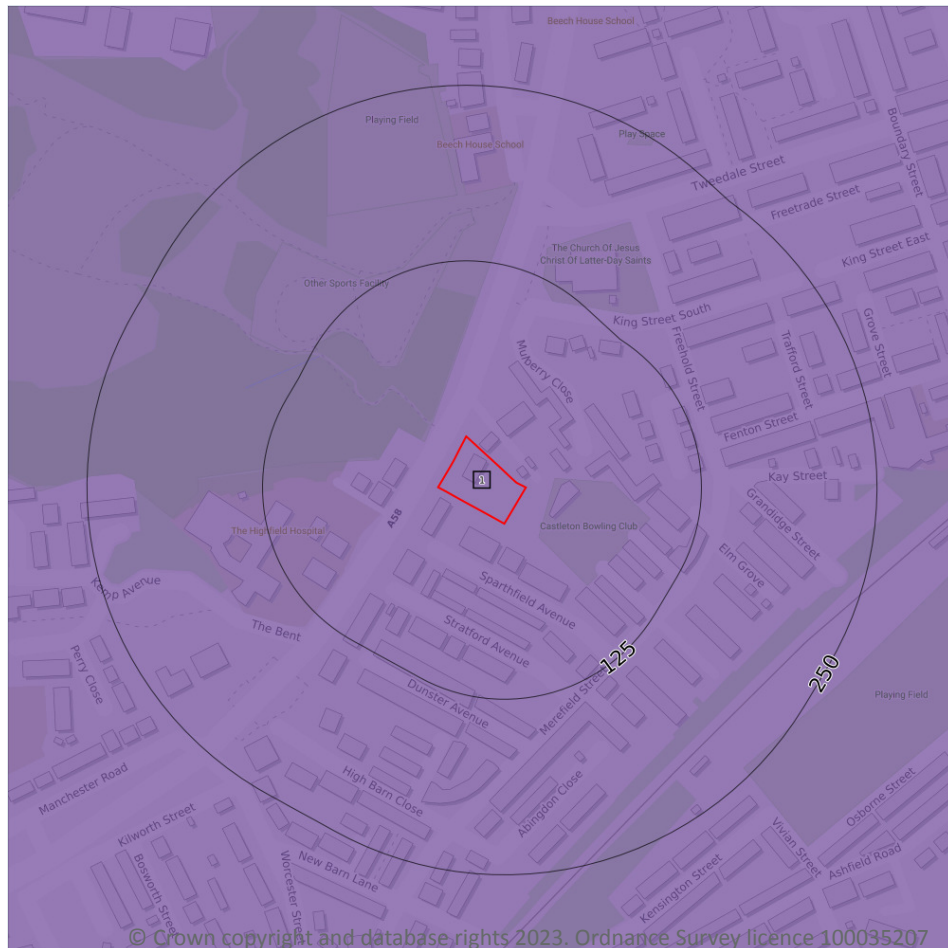
0

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 72 >](#)

ID	Location	Classification	Description
1	On site	Urban	-

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

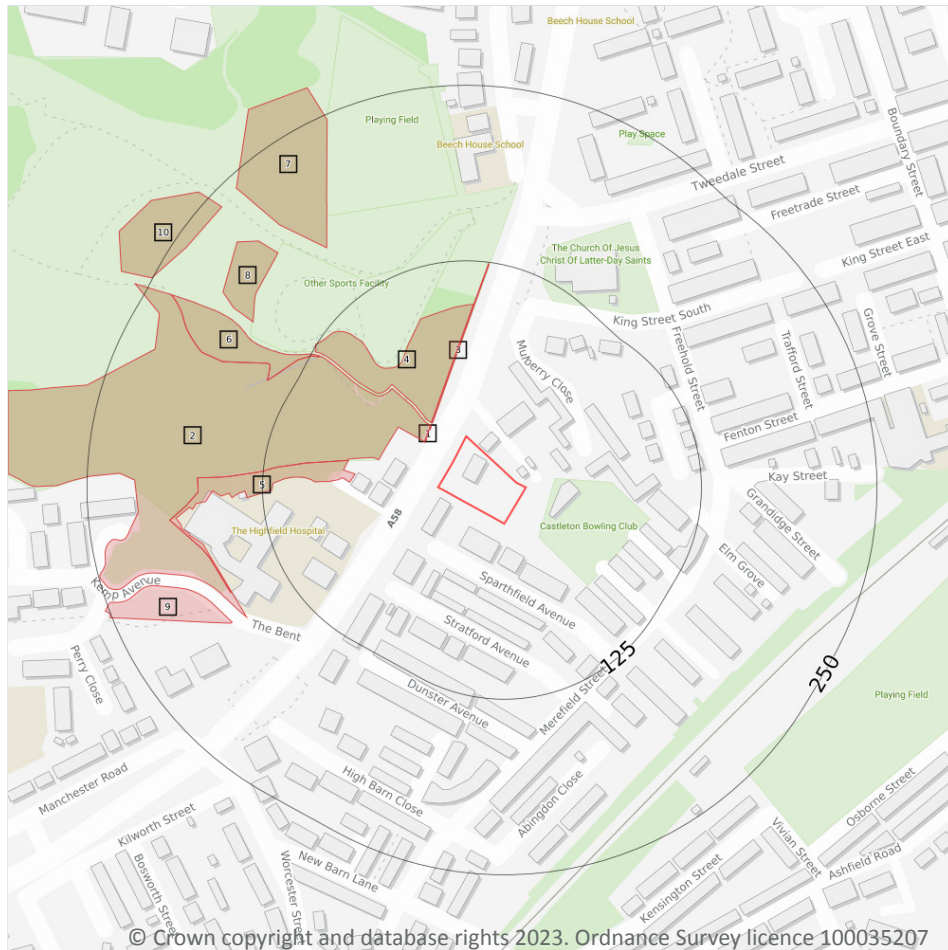
0

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



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13.1 Priority Habitat Inventory

Records within 250m

10

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

Features are displayed on the Habitat designations map on [page 74 >](#)

ID	Location	Main Habitat	Other habitats
1	24m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
2	25m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
3	26m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	27m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
5	60m W	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	119m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	167m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	172m NW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
9	175m SW	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
10	239m NW	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.

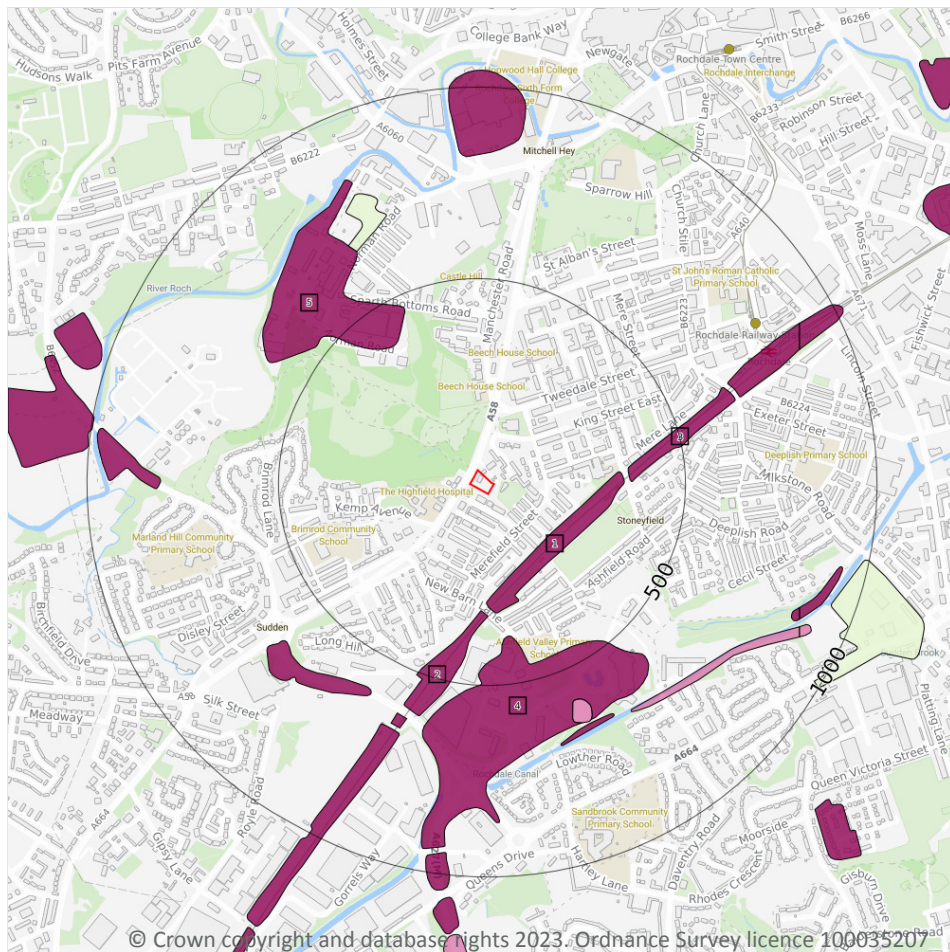
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 76](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SD81SE

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

5

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 77](#) >

ID	Location	LEX Code	Description	Rock description
1	190m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
2	305m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	352m E	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	375m S	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

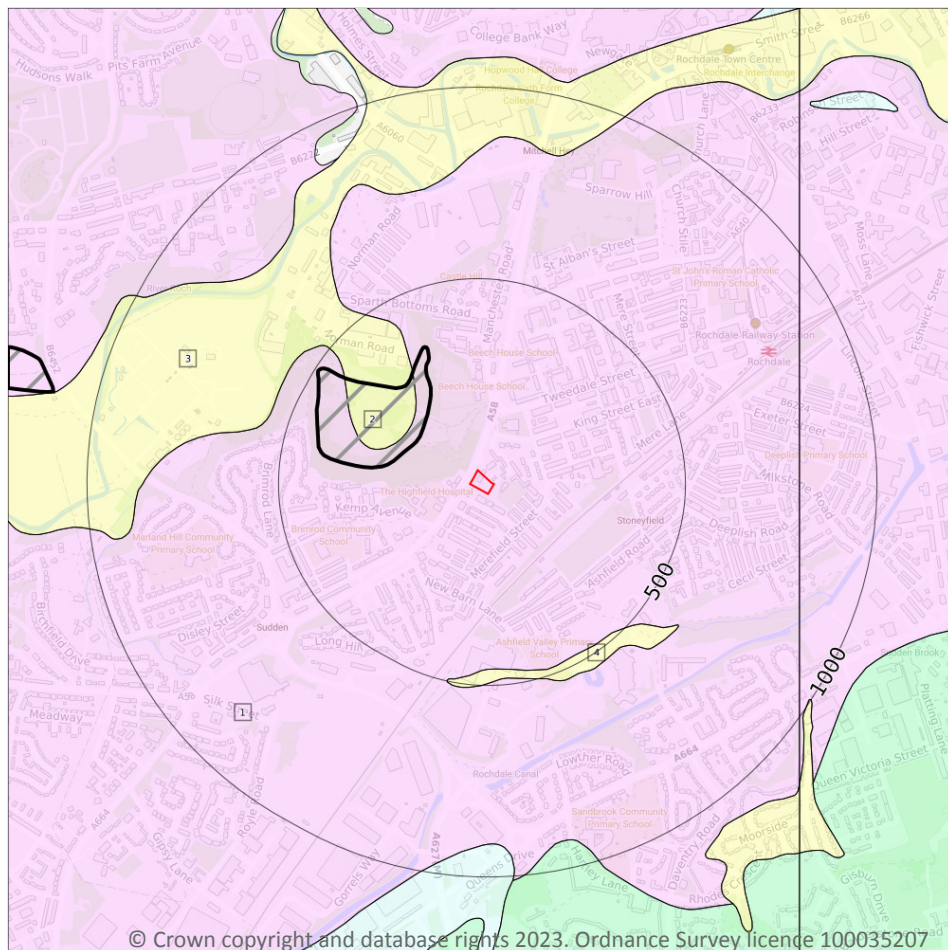


ID	Location	LEX Code	Description	Rock description
5	392m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

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

3

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 79](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel
3	209m NW	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
4	457m S	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel

This data is sourced from the British Geological Survey.



14.4 Landslip (10k)

Records within 500m

1

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.

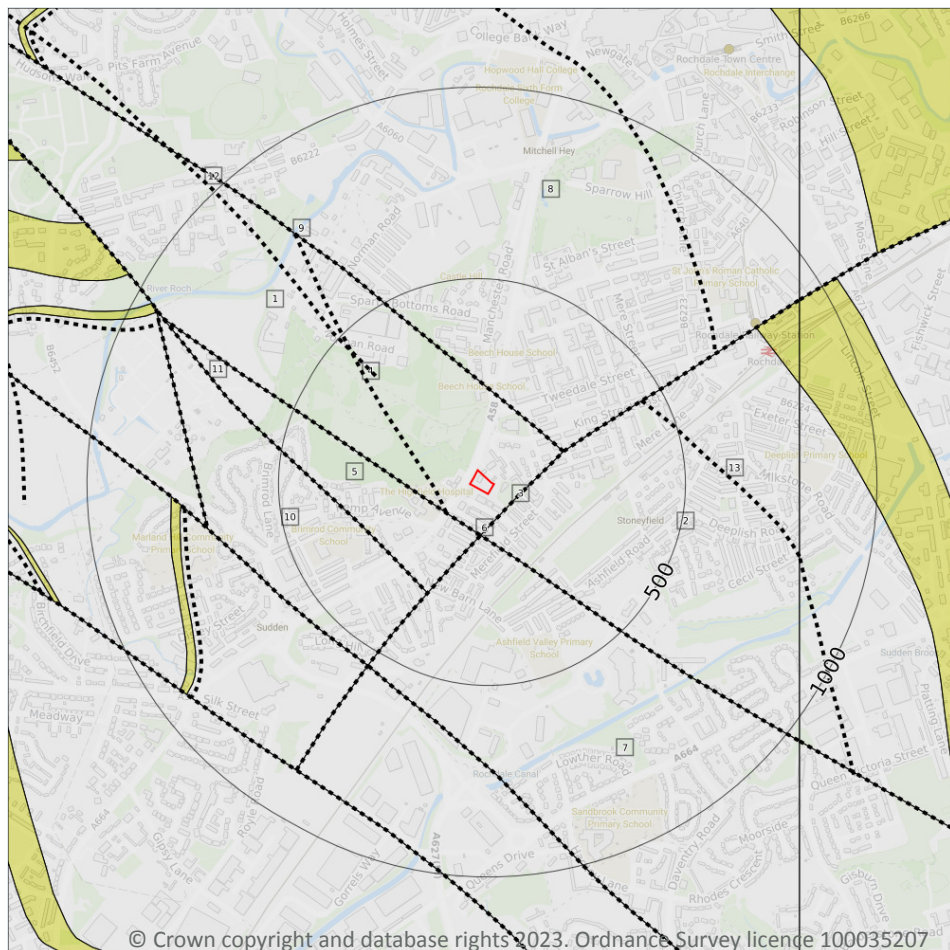
Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 79](#) >

ID	Location	LEX Code	Description	Rock description
2	174m NW	SLIP-UNKNOWN	Landslide Deposits	Unknown/unclassified Entry

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

6

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 81](#) >

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	60m SE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age



ID	Location	LEX Code	Description	Rock age
5	97m SW	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
7	110m S	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
8	182m NE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
10	277m SW	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

7

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.

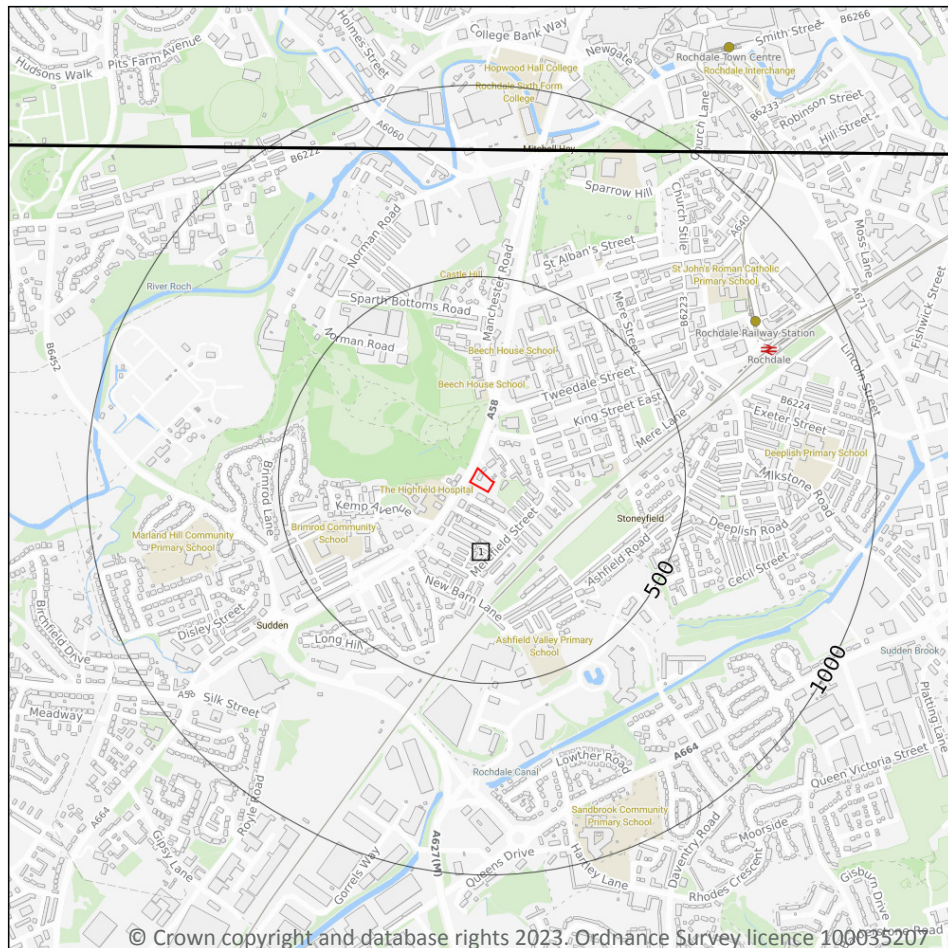
Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 81](#) >

ID	Location	Category	Description
3	60m SE	FAULT	Normal fault, inferred; crossmarks on downthrow side
4	88m W	FAULT	Normal fault, inferred; crossmarks on downthrow side
6	97m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side
9	182m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side
11	277m SW	FAULT	Normal fault, inferred; crossmarks on downthrow side
12	363m NW	LANDFORM	Buried channel or valley margin
13	443m NE	ROCK	Coal seam, inferred

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

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.

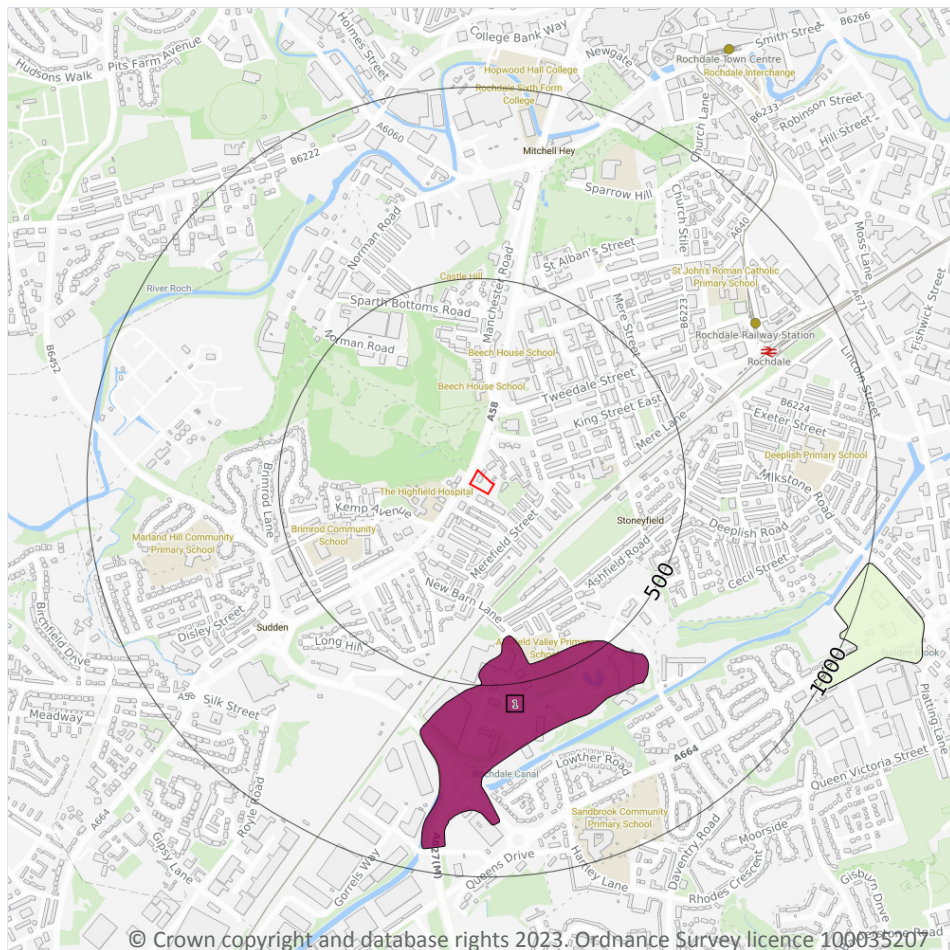
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 83](#) >

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



— Site Outline
Search buffers in metres (m)

- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

15.2 Artificial and made ground (50k)

Records within 500m

1

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.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 84](#) >

ID	Location	LEX Code	Description	Rock description
1	374m S	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m

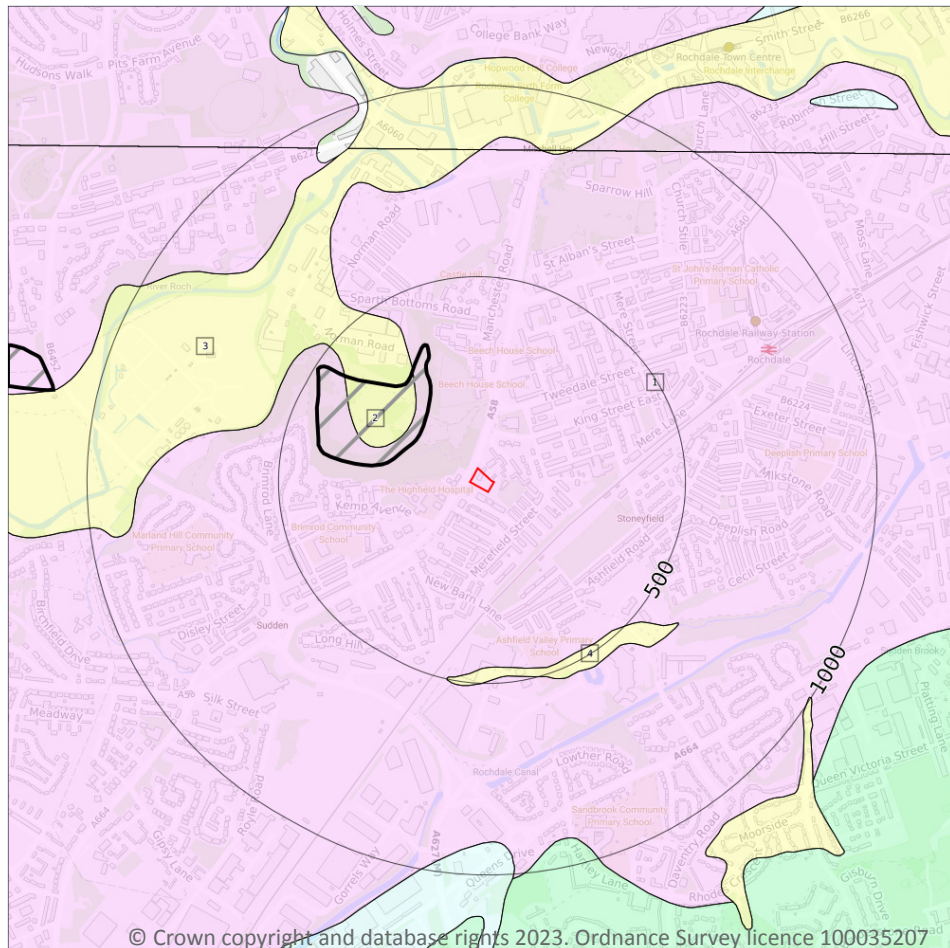
0

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

3

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 86](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	GFDUD-XSV	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL
3	209m NW	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
4	458m S	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL

This data is sourced from the British Geological Survey.



15.5 Superficial permeability (50k)

Records within 50m

1

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

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m

1

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.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 86 >](#)

ID	Location	LEX Code	Description	Rock description
2	175m NW	SLIP-UNKNOWN	LANDSLIDE DEPOSITS	UNKNOWN/UNCLASSIFIED ENTRY

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

Records within 50m

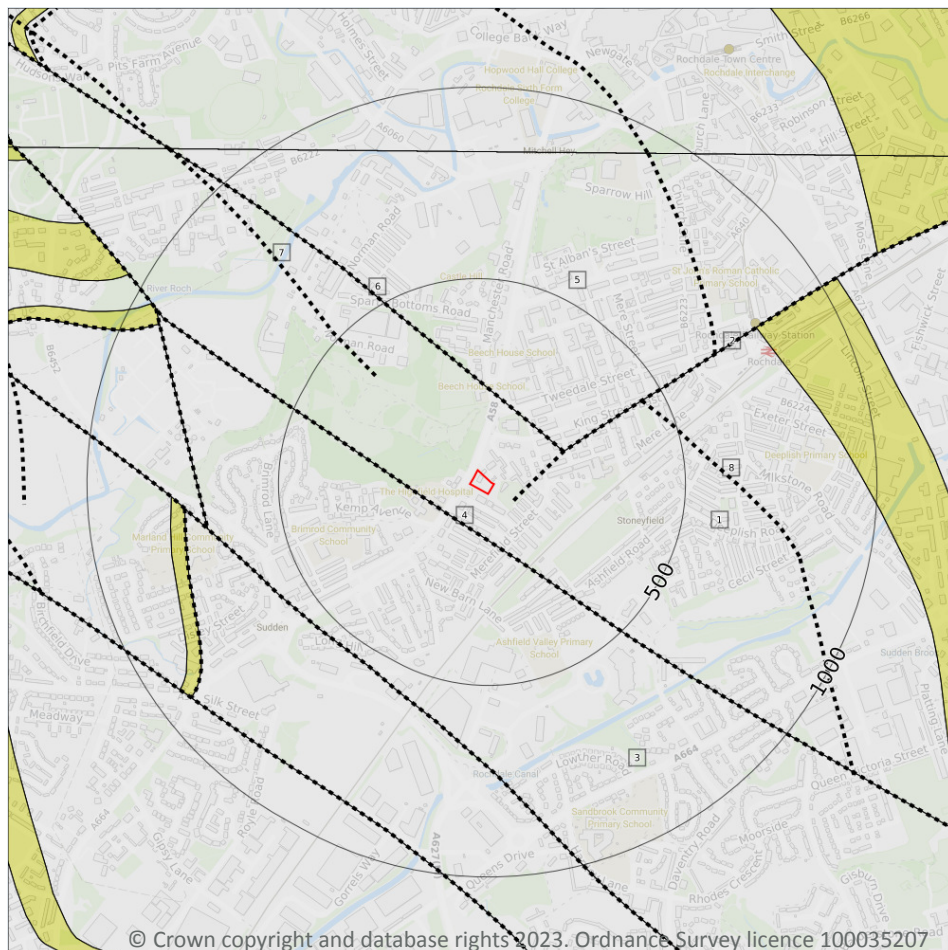
0

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

3

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 88 >](#)

ID	Location	LEX Code	Description	Rock age
1	On site	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
3	98m SW	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN



ID	Location	LEX Code	Description	Rock age
5	182m 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	1
---------------------------	----------

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

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	5
----------------------------	----------

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 88](#) >

ID	Location	Category	Description
2	67m SE	FAULT	Fault, inferred
4	98m SW	FAULT	Fault, inferred
6	182m NE	FAULT	Fault, inferred
7	363m NW	LANDFORM	Approximate margin of buried (superficial deposit-filled) channel or valley
8	443m NE	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.



16 Boreholes

16.1 BGS Boreholes

Records within 250m

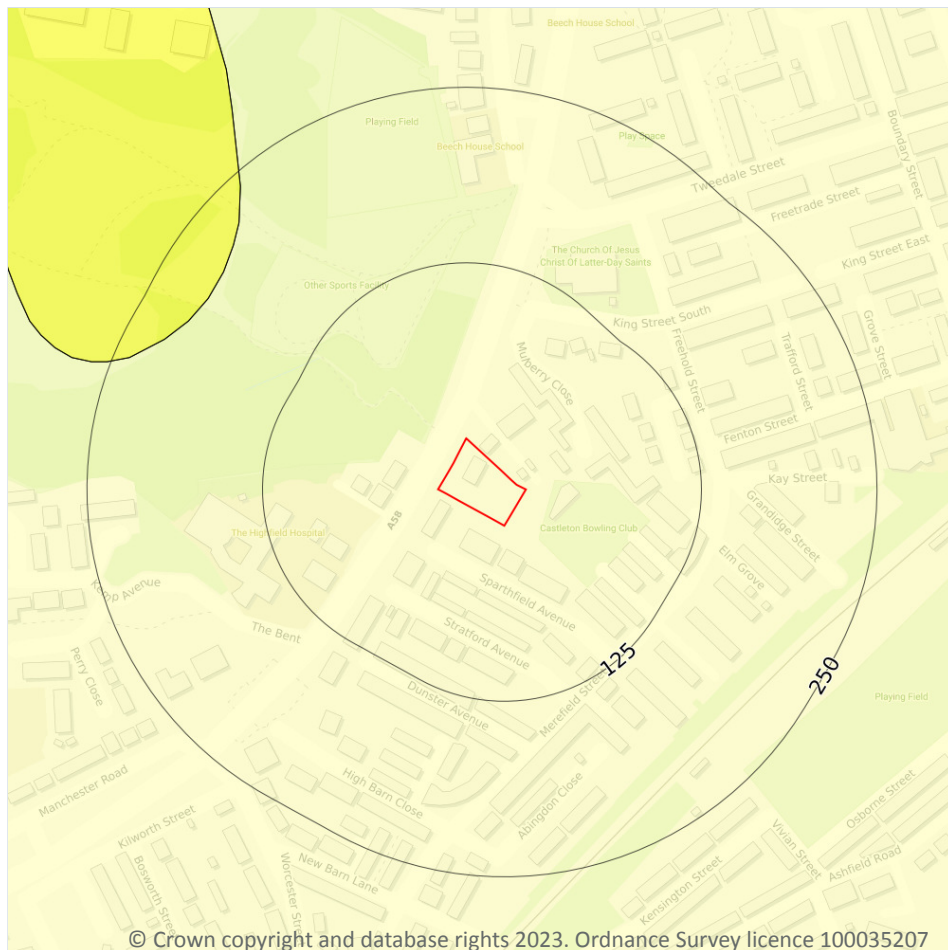
0

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.

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

1

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

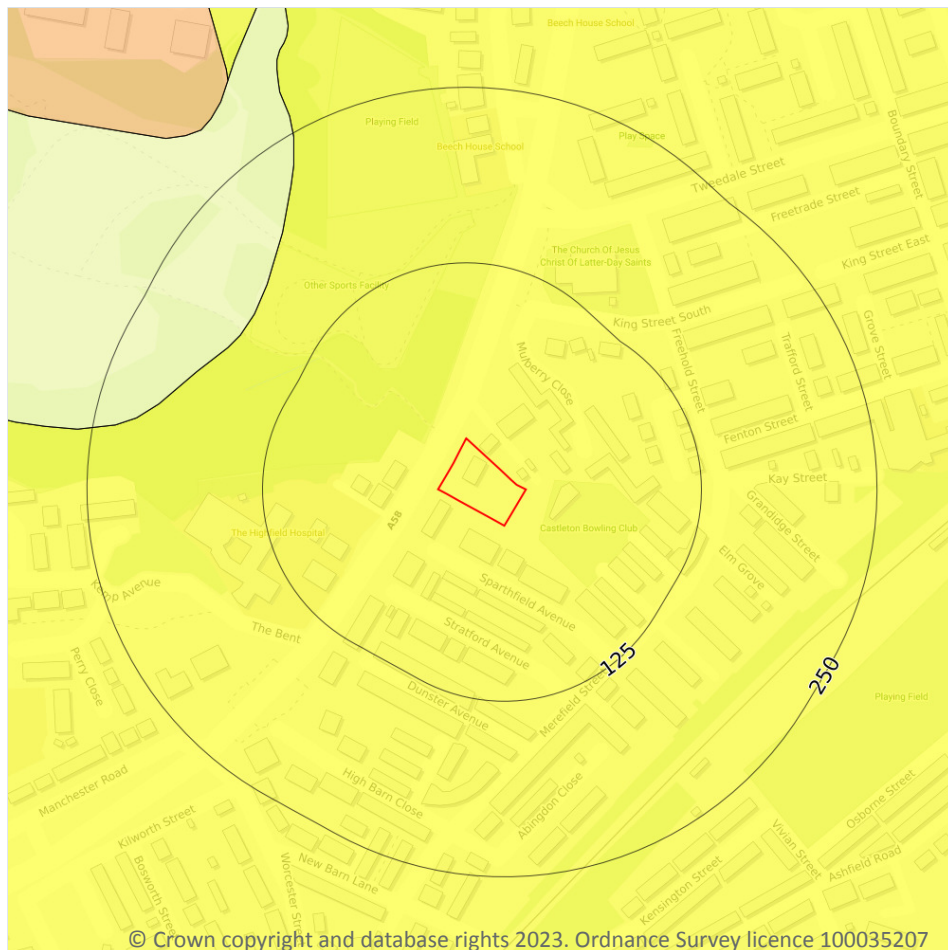
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 91 >](#)

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

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

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.

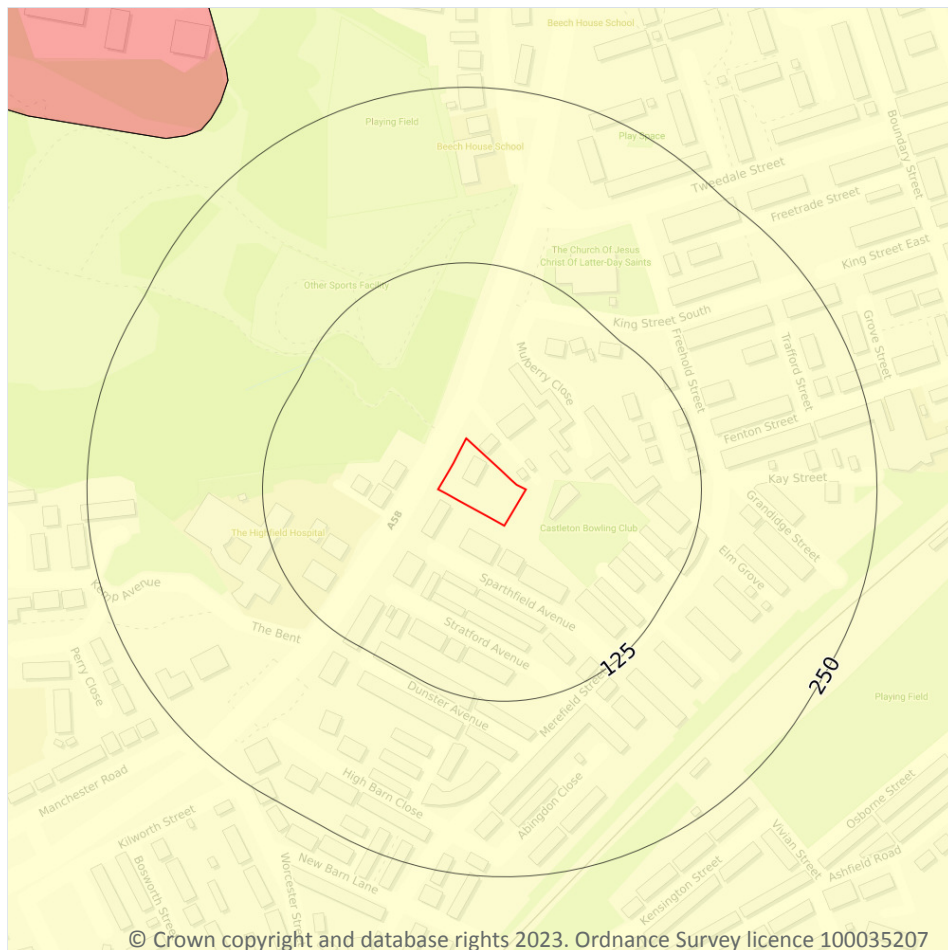
Features are displayed on the Natural ground subsidence - Running sands map on [page 92 >](#)

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.

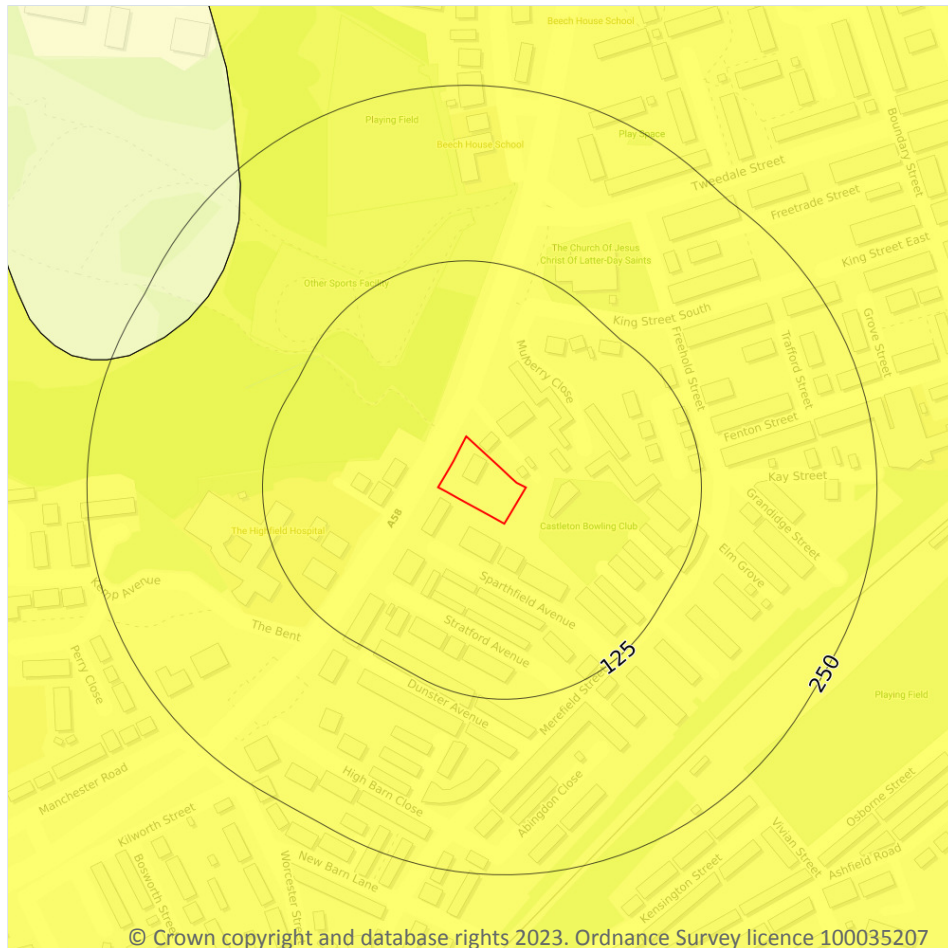
Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 93 >](#)

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.

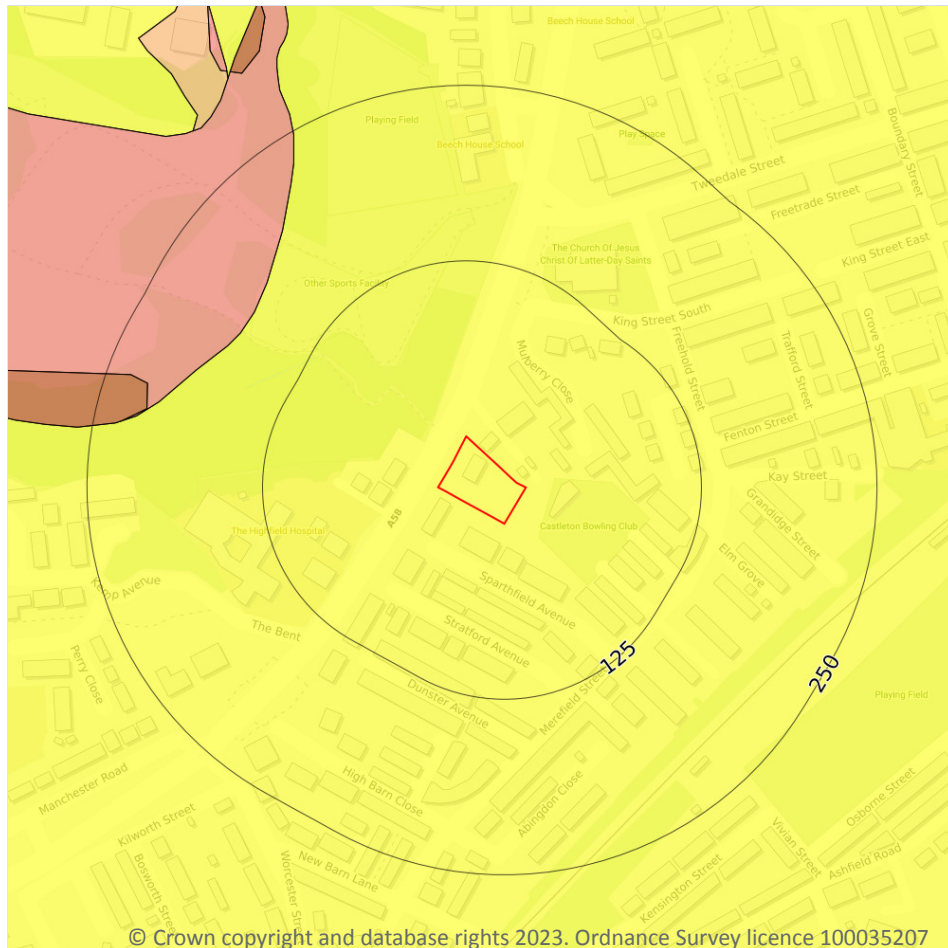
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 94 >](#)

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

1

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

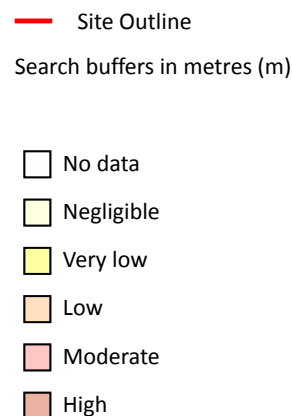
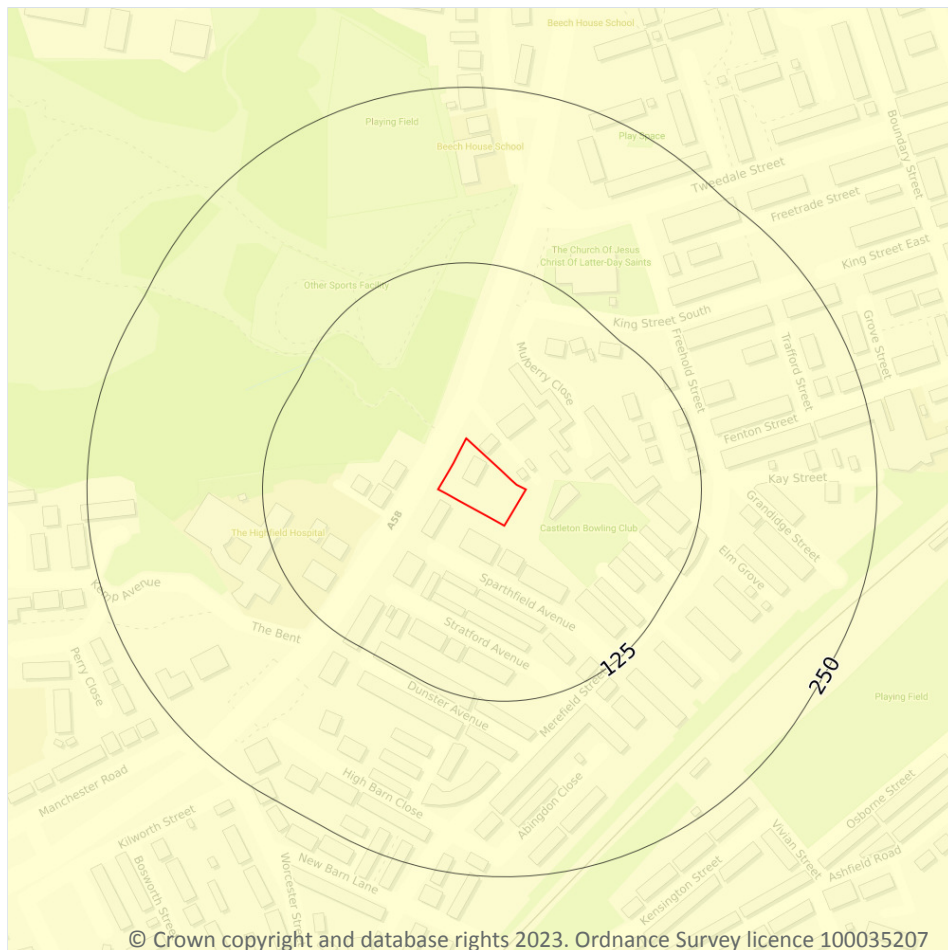
Features are displayed on the Natural ground subsidence - Landslides map on [page 95 >](#)

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.

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 96](#)

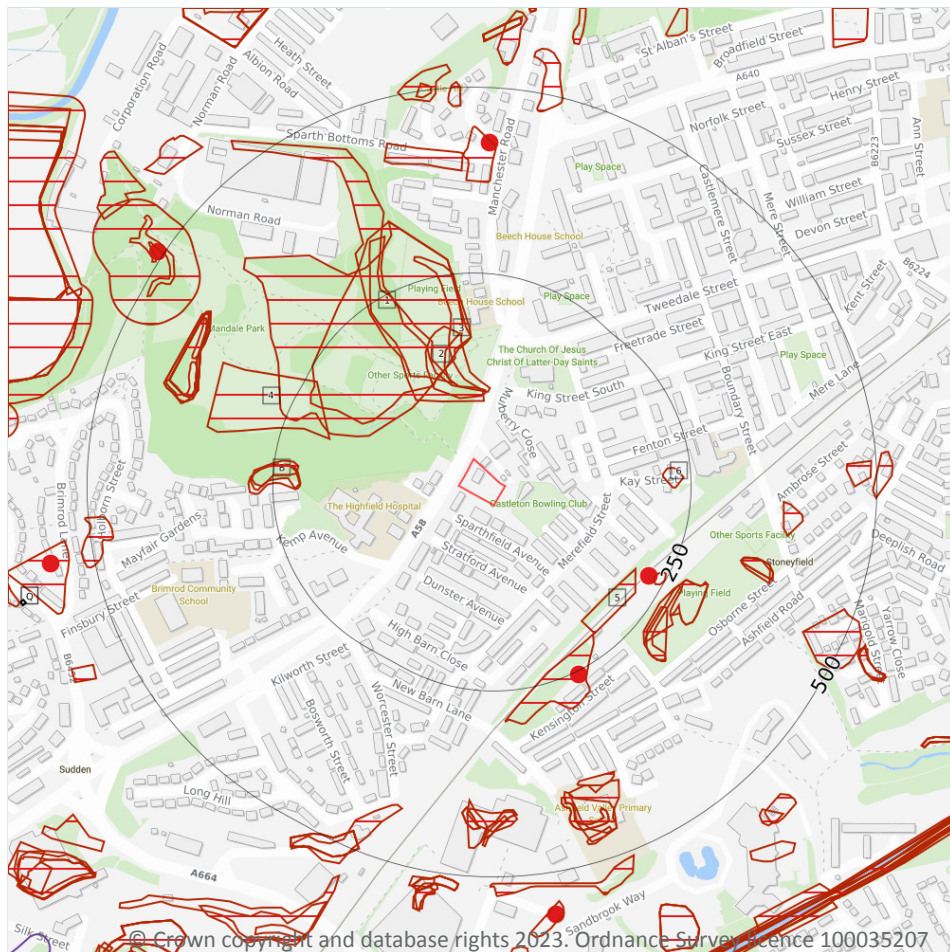
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



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

3

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 98 >](#)



ID	Location	Details	Description
D	227m SE	Name: Nookfield Gravel Pit Address: Kirkholt, ROCHDALE, Lancashire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
C	254m SE	Name: Castleton Hall Gravel Pit Address: Mitchell Hey, ROCHDALE, Lancashire Commodity: Sand & Gravel Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority
F	426m N	Name: Castle Hill Sand Pit Address: Mitchell Hey, ROCHDALE, Lancashire Commodity: Sand Status: Ceased	Type: A surface mineral working. It may be termed Quarry, Sand Pit, Clay Pit or Opencast Coal Site Status description: Site which, at date of entry, has ceased to extract minerals. May be considered as Closed by operator. May be considered to have Active, Dormant or Expired planning permissions by Mineral Planning Authority

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

14

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 98](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
1	78m N	Unspecified Heap	1938	1:10560
2	83m N	Refuse Heap	1908	1:10560
3	92m N	Unspecified Ground Workings	1890	1:10560
A	106m N	Refuse Heap	1949	1:10560
A	107m NW	Refuse Heap	1987	1:10000
A	112m NW	Refuse Heap	1975	1:10000
4	185m W	Unspecified Disused Tip	1992	1:10000



ID	Location	Land Use	Year of mapping	Mapping scale
5	194m SE	Cuttings	1851	1:10560
6	213m E	Pond	1851	1:10560
B	213m W	Refuse Heap	1938	1:10560
B	214m W	Refuse Heap	1928	1:10560
B	217m W	Refuse Heap	1949	1:10560
C	219m SE	Gravel Pit	1851	1:10560
D	235m SE	Gravel Pit	1851	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

1

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 98](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
Q	603m W	Unspecified Shaft	1890	1:10560

This 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
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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.

19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

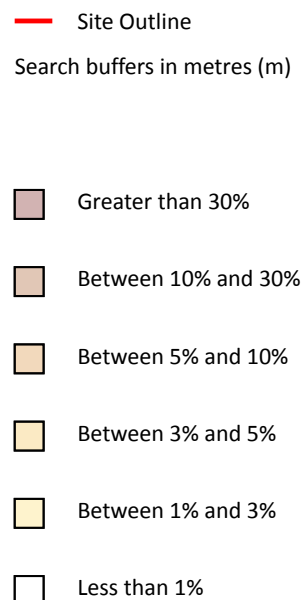
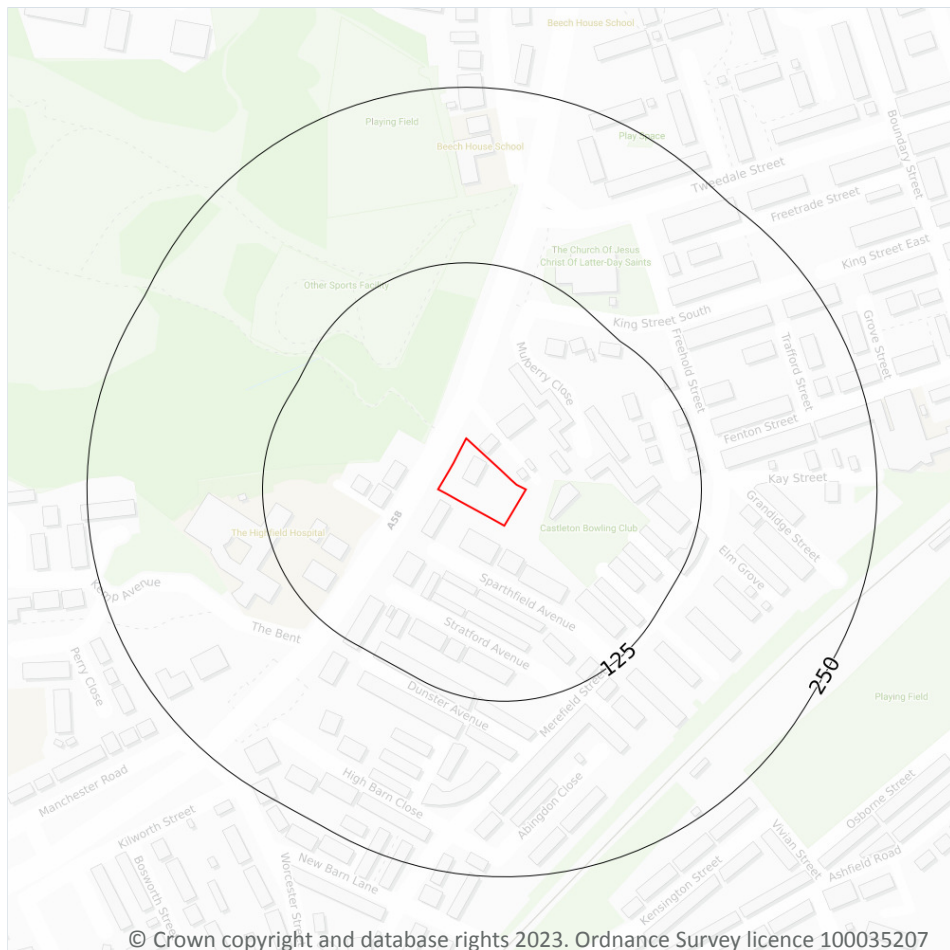
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

1

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

Features are displayed on the Radon map on [page 106 >](#)

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

1

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	15 - 25 mg/kg	No data	200 - 300 mg/kg	120 - 240 mg/kg	1.8 - 2.2 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

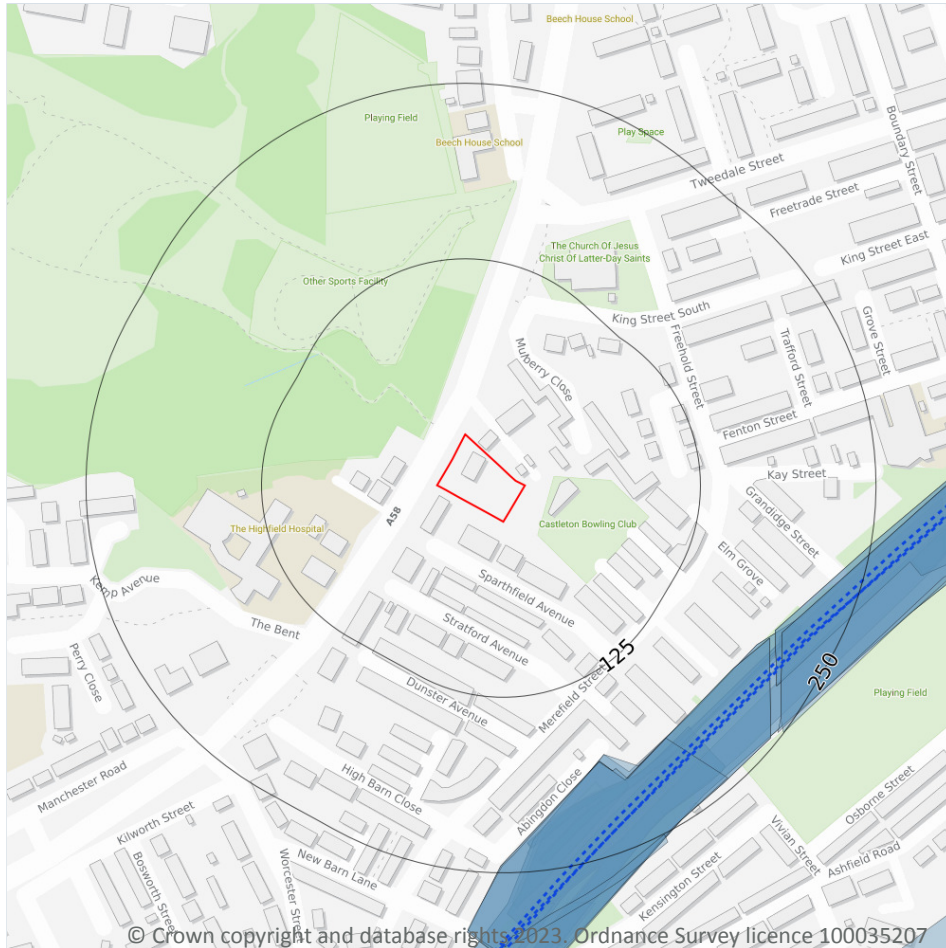
0

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)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- 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

18

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 109 >](#)

Location	Land Use	Year of mapping	Mapping scale
181m SE	Railway Sidings	1949	10560
181m SE	Railway Sidings	1968	10560
184m SE	Railway Sidings	1938	10560
184m SE	Railway Sidings	1928	10560
184m SE	Railway Sidings	1908	10560
197m SE	Railway Sidings	1910	2500
197m SE	Railway Sidings	1930	2500
198m SE	Railway Sidings	1957	1250
199m SE	Railway Sidings	1957	2500
202m SE	Railway Sidings	1973	1250
203m SE	Railway Sidings	1891	2500
206m SE	Railway Sidings	1938	10560
206m SE	Railway Sidings	1891	10560
211m SE	Railway Sidings	1910	2500
211m SE	Railway Sidings	1928	10560
211m SE	Railway Sidings	1908	10560
211m SE	Railway Sidings	1930	2500



Location	Land Use	Year of mapping	Mapping scale
219m SE	Railway Sidings	1957	2500

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0
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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	5
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Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

Features are displayed on the Railway infrastructure and projects map on [page 109 >](#)

Location	Name	Type
207m SE	Caldervale Line	rail
211m SE	Not given	Multi Track
212m SE	Caldervale Line	rail
215m SE	Not given	Multi Track
228m SE	Not given	Multi Track

This data is sourced from Ordnance Survey and OpenStreetMap.



22.8 Crossrail 1

Records within 500m

0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 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.

22.10 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: <https://www.groundsure.com/terms-and-conditions-april-2023/> ↗.



APPENDIX VII COAL AUTHORITY REPORT AND MINE ABANDONMENT PLANS



The Coal
Authority

Consultants Coal Mining Report

185, Manchester Road, Rochdale
Greater Manchester
OL11 3QY

Date of enquiry:	29 September 2023
Date enquiry received:	29 September 2023
Issue date:	29 September 2023

Our reference:	51003380719001
Your reference:	GS-3T9-Z3G-OQF-5F1



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

GROUNDSURE LIMITED

Enquiry address

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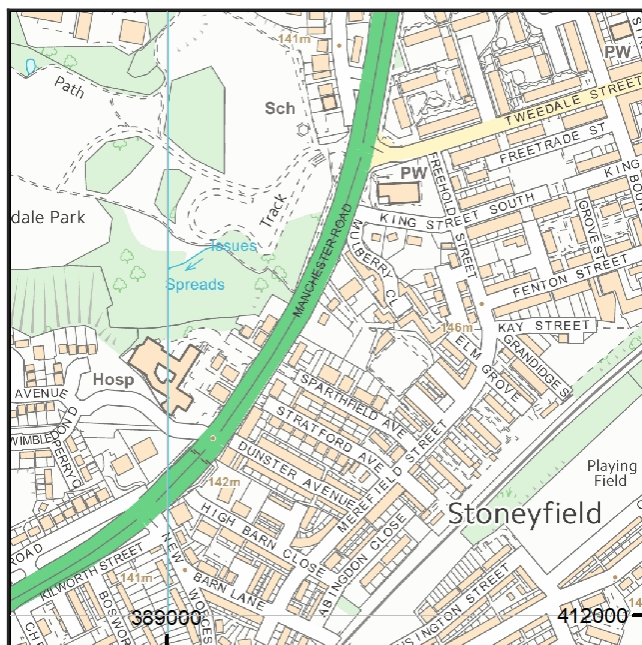
www.groundstability.com

 @coalauthority

 /company/the-coal-authority

 /thecoalauthority

 /thecoalauthority



Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	ARLEY	Coal	3XO6	171	West	15.0	South-West	120	1849

Probable unrecorded shallow workings

None.

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:

NW162	16820	PO0
NW1177		

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

Outcrops

No outcrops recorded.

Geological faults, fissures and breaklines

No faults, fissures or breaklines recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

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

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

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

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

Future development

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

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

Development advice

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

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

Section 5 – Data definitions

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

Past underground coal mining

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

Probable unrecorded shallow workings

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

Spine roadways at shallow depth

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

Mine entries

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

Abandoned mine plan catalogue numbers

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

Outcrops

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

Geological faults, fissures and breaklines

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

Opencast mines

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

Coal Authority managed tips

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

Site investigations

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

Remediated sites

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

Coal mining subsidence

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

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

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

Mine gas

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

Mine water treatment schemes

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

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

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

Future underground mining

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

Coal mining licensing

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

Court orders

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

Section 46 notices

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

Withdrawal of support notices

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

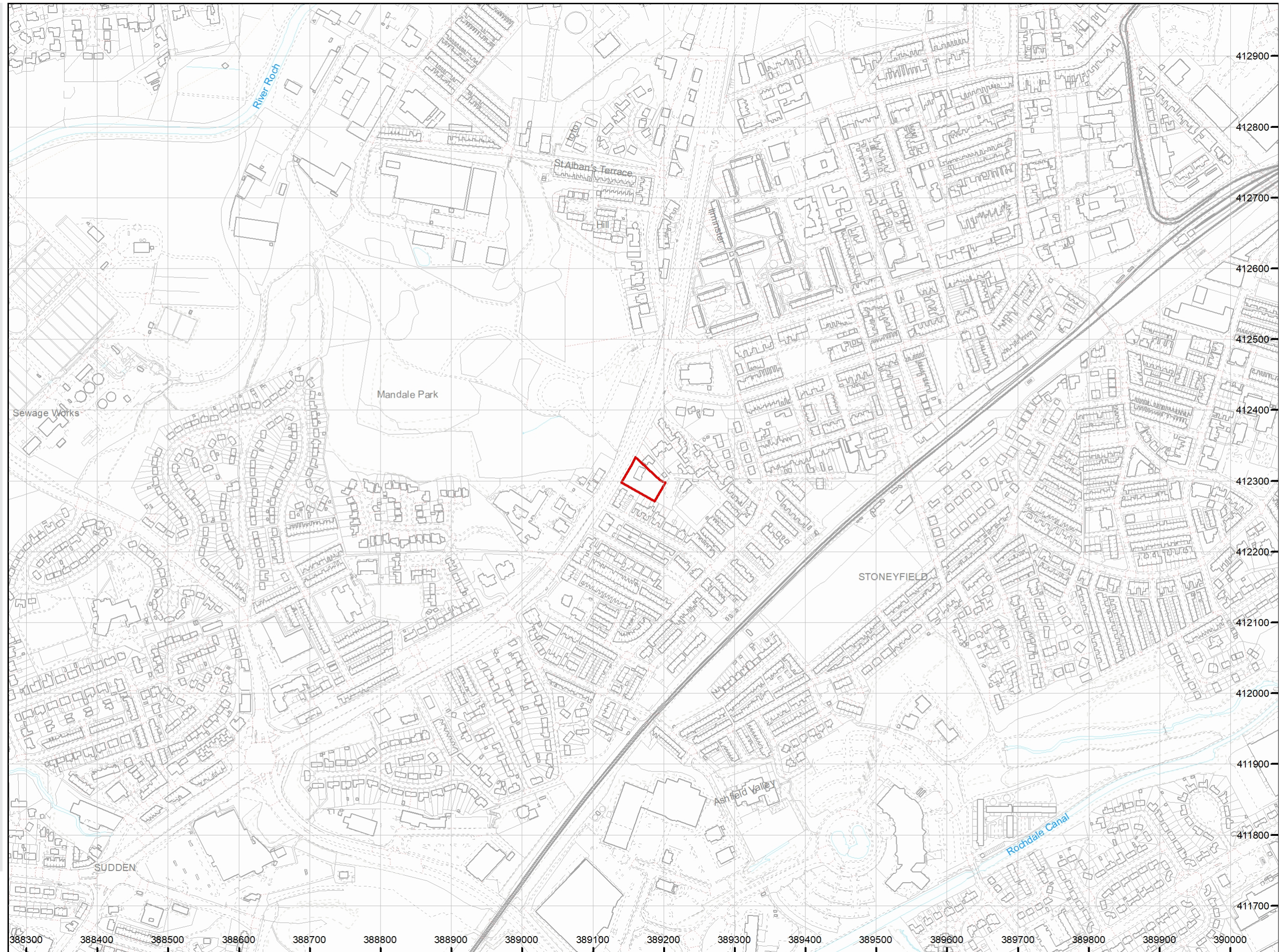
Payment to owners of former copyhold land

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

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

Key

Approximate position of the enquiry
boundary shown



How to contact us

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