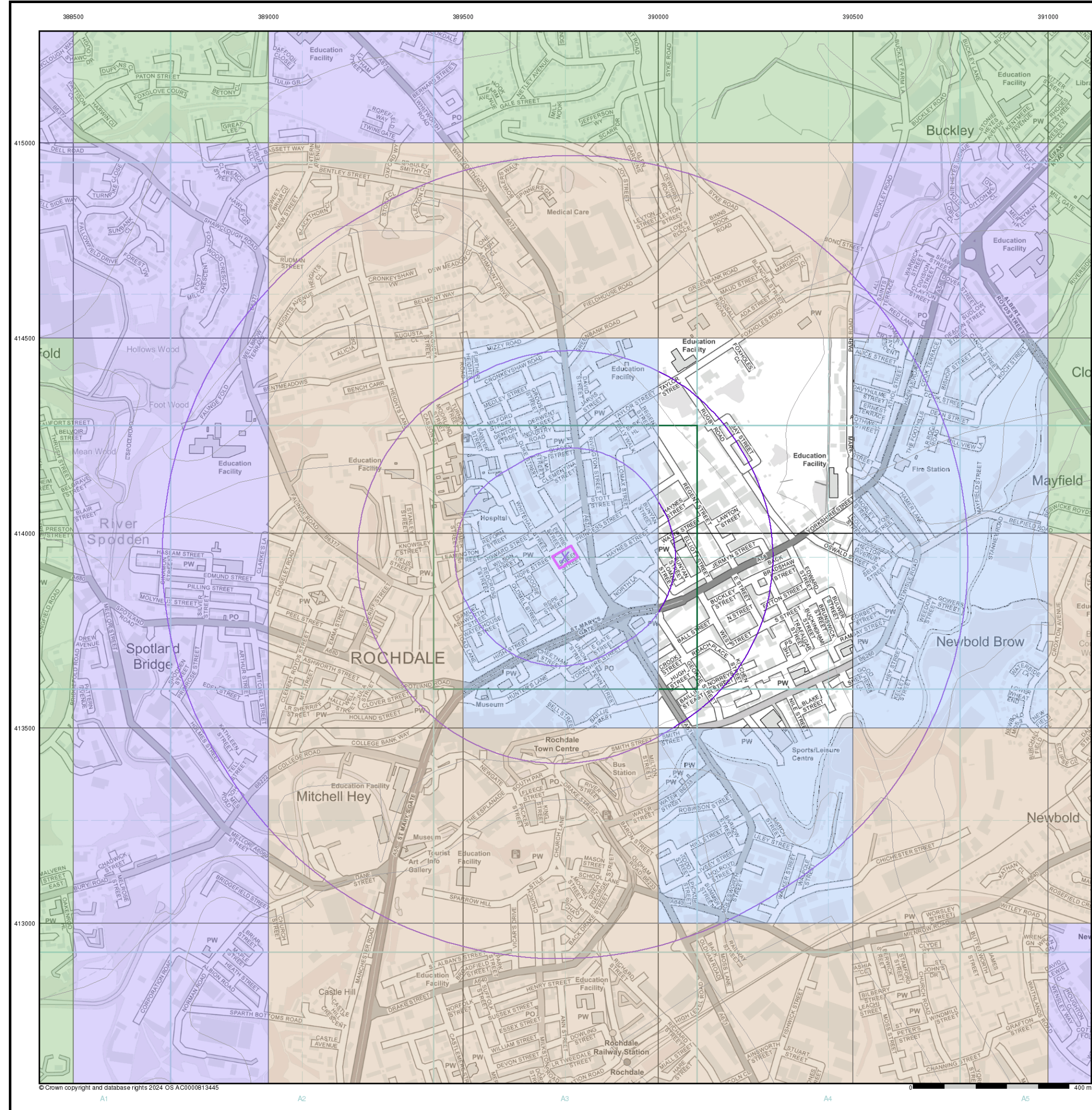




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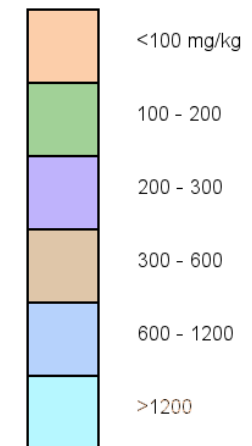


General

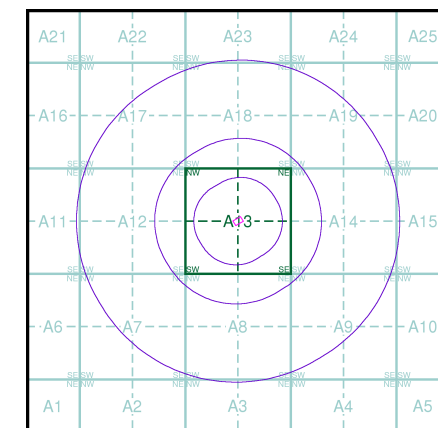
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Estimated Soil Chemistry Lead

Lead Concentrations mg/kg



Estimated Soil Chemistry Lead - Slice A



Order Details

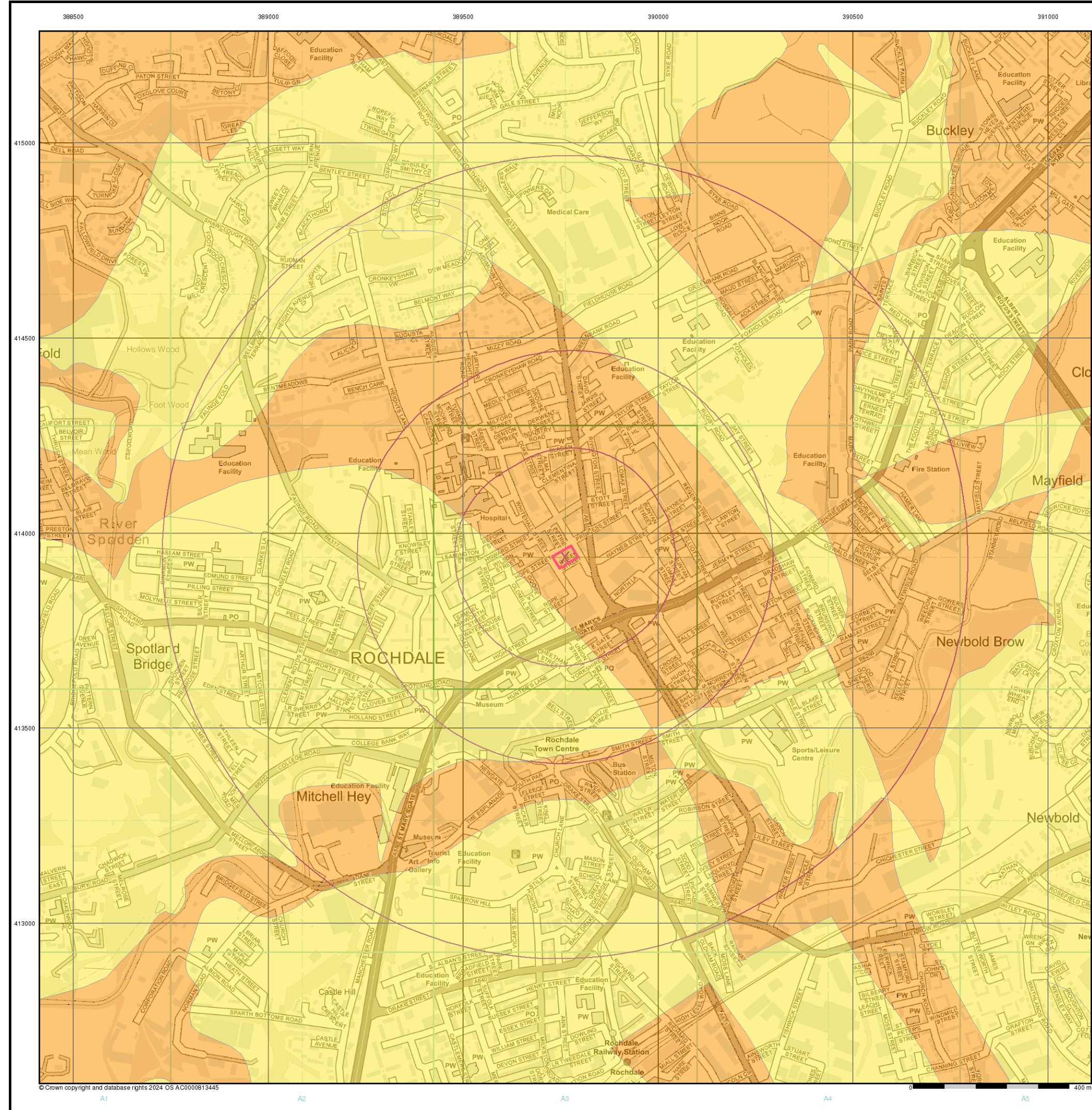
Order Details: 360274193_1_1
Customer Ref: LKC 24 1109
National Grid Reference: 389760, 413940
Slice: A
Site Area (Ha): 0.2
Search Buffer (m): 1000

Site Details

Duke Street Mill, Wardleworth, Rochdale, Greater Manchester, OL12 0HE



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



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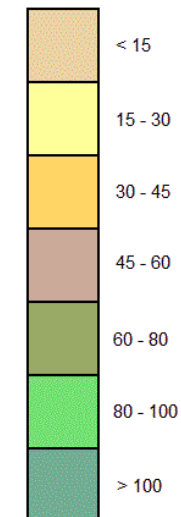


General

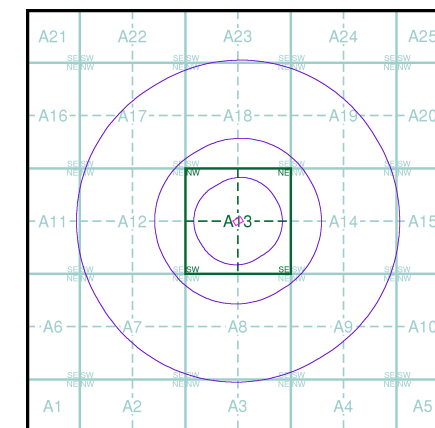
- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Estimated Soil Chemistry Nickel

Nickel Concentrations mg/kg



Estimated Soil Chemistry Nickel - Slice A



Order Details

Order Details: 360274193_1_1
Customer Ref: LKC 24 1109
National Grid Reference: 389760, 413940
Slice: A
Site Area (Ha): 0.2
Search Buffer (m): 1000

Site Details

Duke Street Mill, Wardleworth, Rochdale, Greater Manchester, OL12 0HE



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

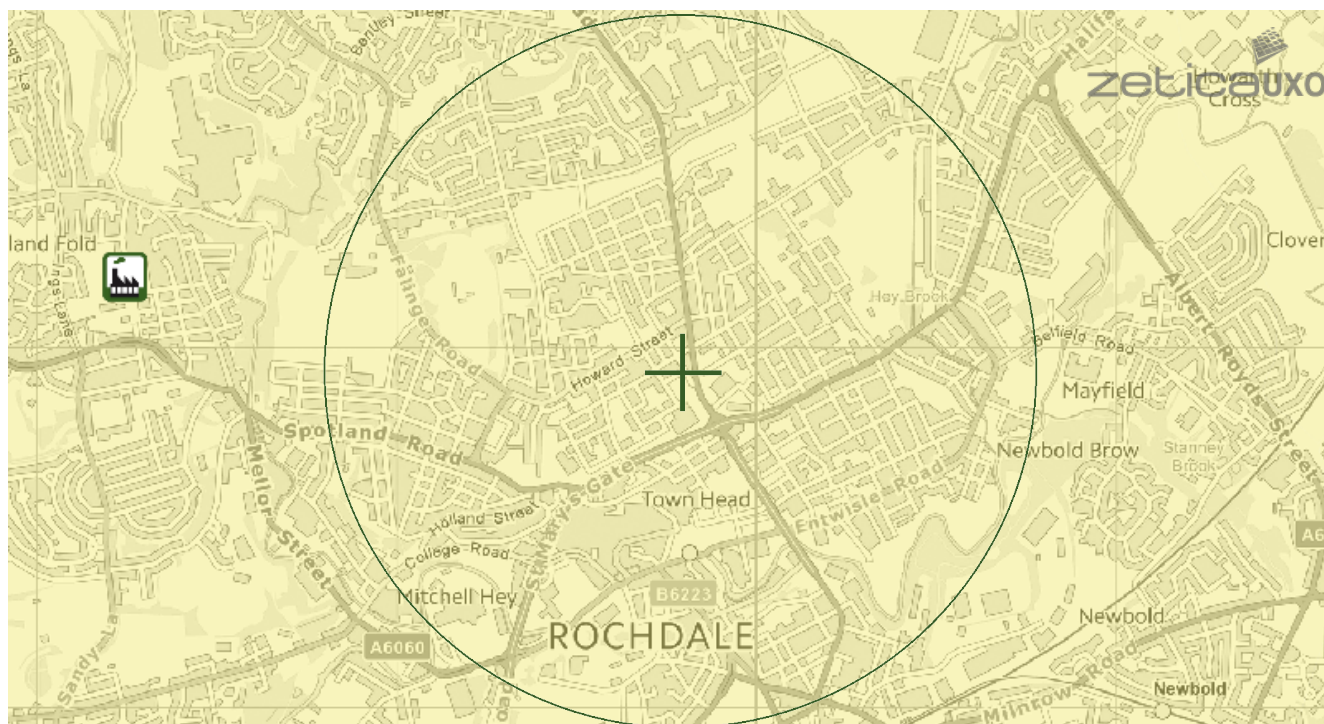
Appendix C – Zetica UXO Unexploded Bomb Risk Map

UNEXPLODED BOMB RISK MAP



SITE LOCATION

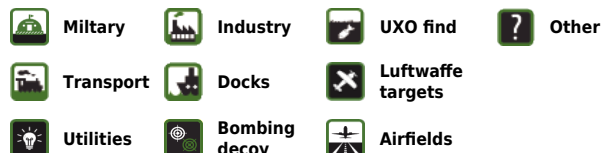
Map Centre: 389760,413939



This map principally indicates a hazard from Unexploded Bombs (UXB) due to WWII bombardment. Other sources of Unexploded Ordnance (UXO) may be present. It should be noted that this map does not represent UXO risk and should not be reported as such when reproduced.

LEGEND

- High:** Areas indicated as having a bombing density of 50 bombs per 1000acre or higher.
- Moderate:** Areas indicated as having a bombing density of 15 to 49 bombs per 1000acre.
- Low:** Areas indicated as having 15 bombs per 1000acre or less.



How to use your Unexploded Bomb (UXB) risk map?

This map indicates the potential for UXBs to be present because of World War Two (WWII) bombing. It can be incorporated into a technical report, such as a Phase 1 Desk Study, or similar document as an indication of the potential for UXO encounter on a Site. Other sources of UXO may also be indicated, although note that these are not comprehensive and more detailed research is required to confirm their presence.

What if my Site is in a moderate or high density area?

We typically recommend that a detailed UXO desk study and risk assessment is undertaken for sites in an area with a moderate or high bombing density. Additionally, if your site is in close proximity to a strategic target, military establishment, airfield or bombing decoy, then [additional detailed research](#) is recommended.

If my site is in a low risk area, do I need to do anything?

If both the map and other research confirm that there is a low potential for UXO to be present on your site, then, subject to your own comfort and risk tolerance, works can proceed with no special precautions.

If you are unsure whether other sources of UXO may be present, you can request one of our [pre-desk study assessments \(PDSA\)](#) by emailing a site boundary and location to pdsa@zetica.com.

You should never plan site work or undertake a risk assessment using these maps alone. More detail is required, to include an assessment of the likelihood of a source of UXO hazard from other military activity not reflected on these maps.

If I have any questions, who do I contact?

tel: +44 (0) 1993 886682 email: uxo@zetica.com web: www.zeticauxo.com

The information in this UXB risk map is derived from a range of sources and should be used with the [accompanying notes on our website](#).

Zetica cannot guarantee the accuracy or completeness of the information or data used and cannot accept any liability for any use of the maps. These maps can be used as part of a technical report or similar publication, subject to acknowledgement. The copyright remains with Zetica Ltd.

Appendix D – Risk Evaluation

RISK EVALUATION

The method for risk evaluation is a qualitative method of interpreting the output from the risk estimation stage of the assessment, based on CIRIA 552¹⁵. It involves the classification of the:

- Magnitude of the potential consequence (severity) of the risk occurring (Table A).
- Magnitude of the probability (likelihood) of the risk occurring (Table B).

Consequence (Severity)		
Classification	Definition	Example
Severe	Short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short term risk of pollution (note: water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings/properties. A short-term risk to a particular ecosystem, or organism forming part of such ecosystem (note: the definition of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000).	High Concentrations of cyanide on the surface of an informal recreation area. Major spillage of contaminants from site into controlled waters. Explosion, causing building collapse (can also equate to short term human health risk if buildings are occupied).
Medium	Chronic damage to Human Health ('significant harm' as defined in DETR, 2000). Pollution of sensitive water resources (note Water Resources Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem, or organism forming part of such ecosystem.	Concentrations of a contaminant from site exceed generic, or site-specific assessment criteria. Leaching of contaminants from a site to a major or minor aquifer (Principal and Secondary). Death of a species within a designated nature reserve.
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures, and services ('significant harm' as defined in DETR, 2000). Damage to sensitive buildings/structures/services or the environment.	Pollution of non-classified groundwater. Damage to building rendering it unsafe to occupy (e.g., foundation damage resulting in instability).
Minor	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc). Easily repairable damage to buildings, structures, and services.	The presence of contaminants at such concentrations that protective equipment is required during site works. The loss of plants in a landscaping scheme. Discoloration of concrete.

Table A. Classification of Consequence

Probability (Likelihood)	
Classification	Definition
High Likelihood	There is a pollutant linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
Likely	There is a pollutant linkage, and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low Likelihood	There is a pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place and is less likely in the shorter term.
Unlikely	There is a pollutant linkage, but circumstances are such that it is improbable that an event would occur in the very long term.

Table B. Classification of Probability.

These classifications are then compared to indicate the risk presented by each pollutant linkage (Table C). It is important that this classification is only applied where there is a possibility (which can range from high likelihood to unlikely) of a pollutant linkage existing.

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

Table C. Comparison of Consequence against Probability

Once the risk has been determined the corresponding action can be assessed (Table D).

Risk	Action Required
Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not already undertaken) and remediation are likely to be required.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term.
Moderate Risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very Low Risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

Table D. Description of the Classification and Likely Action Required.

Where a very low risk is identified no specific remediation is required.

Where a low risk is identified, some form of remediation may be required depending on the pollutant linkage, the type and concentration of contaminants present and the proposed development.

Where there is a moderate/low risk identified, an assessment will be undertaken to establish what category the pollutant linkage will fall into.

Where LKC identifies a moderate or higher risk, remediation or further investigation work is recommended.

Appendix E – United Utilities Water Distribution Plan

LKGroup**Unit 29
Eton Hill Road,
Radcliffe,
m26 2zs****FAO:****How to contact us:****United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP****Telephone: 0370 7510101****E-mail: propertysearches@uuplc.co.uk****Your Ref: FRA 24 1034
Our Ref: UUPS-ORD-607853
Date: 23/10/2024****Dear Sirs****Location: Duke Street Rochdale**

I acknowledge with thanks your request dated 18/10/2024 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please [contact us](#).

Yours Faithfully,



Karen McCormack
Property Searches Manager

TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

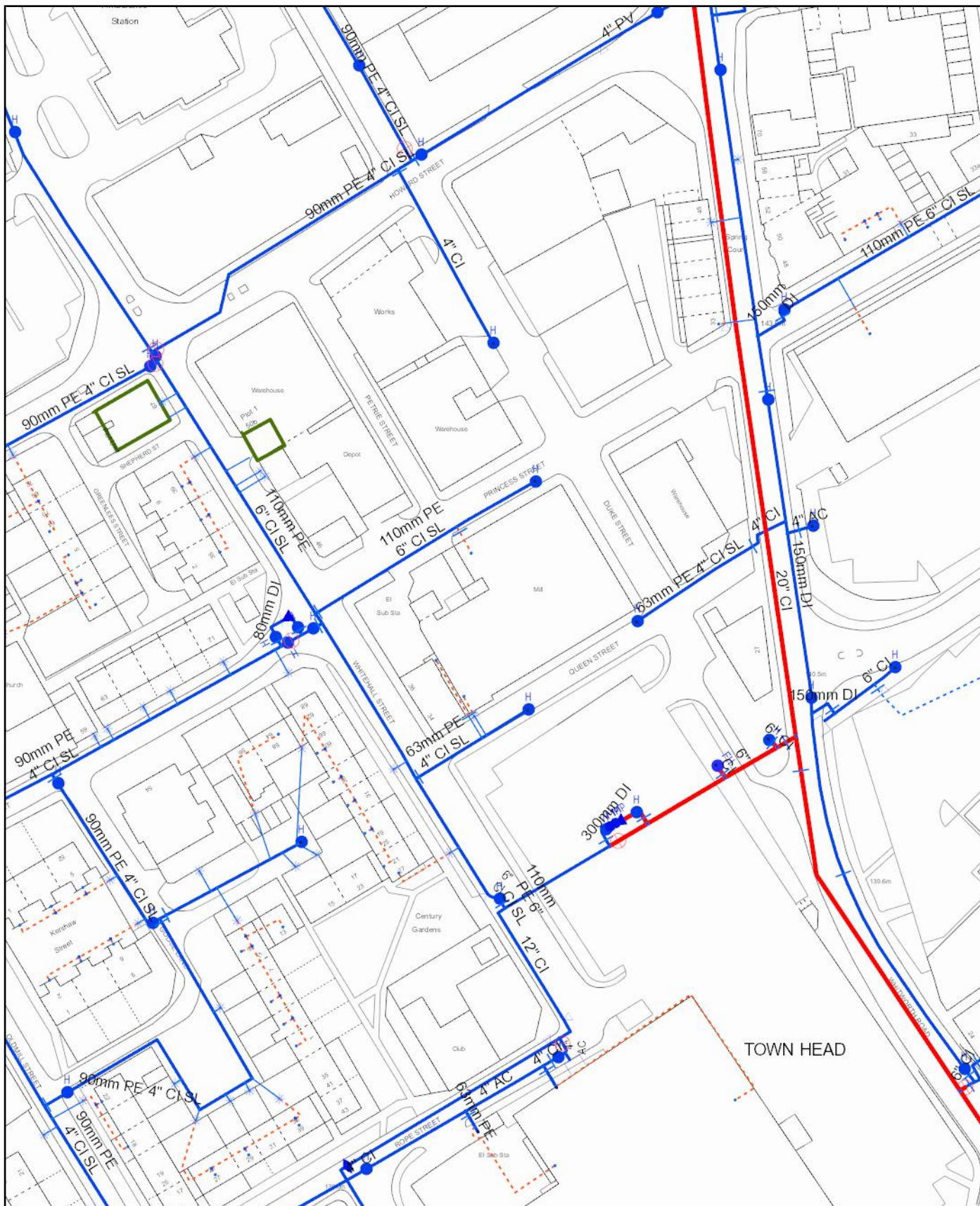
TERMS AND CONDITIONS:

- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

Clean Water Symbolology

Proposed	Abandoned	Live	
			Distribution Main
			Trunk Main
			Comms Pipe
			Private Pipe
			Concessionary Service
			Raw Water
			LDTM Raw Water
			LDTM Treated Water
			Air Valve
			AC Valve, open
			AC Valve, closed
			CC Valve, open
			CC Valve, closed
			Non Return Valve
			Pressure Management Valve
			OMS Valve
			Stop Tap
			Flow Meter
			Domestic Meter
			Commercial Meter
			Pump
			Hydrant
			Fire Hydrant
			Anode
			Chlorination Point
			De-chlorination Point
			Strainer Point
			Access Point
			Hatch Box
			IP Point
			Sampling Station
			Logger Box
			Bore Hole
			Inlet Point
			Bulk Supply Point
			End Cap
			Site Termination
			Change of Characteristic
			Condition Report
			<u>Property Types</u>
			Water Tower
			Valve House
			Booster Pumping Station
			Intake Pumping Station
			Water Treatment Works
			Supply Reservoir
			Service Reservoir
			Impounding Reservoir
			Pipe Bridge

Symbology for proposed assets is the same as above, but shown in **green**
 Symbology for abandoned assets is the same as above, but shown in **black**



Scale: 1:1250
Date: 23/10/2024

WATER MAINS RECORDS



Water for the North West

Address or Site Reference: Duke Street Rochdale

Printed by: Property Searches

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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LKGroup**Unit 29
Eton Hill Road,
Radcliffe,
m26 2zs****FAO:****How to contact us:****United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP****Telephone: 0370 7510101****E-mail: propertysearches@uuplc.co.uk****Your Ref: FRA 24 1034
Our Ref: UUPS-ORD-605544
Date: 10/10/2024****Dear Sirs****Location: Duke Street Mill Rochdale**

I acknowledge with thanks your request dated 08/10/2024 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please [contact us](#).

Yours Faithfully,



Karen McCormack
Property Searches Manager

TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

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- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
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- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.



Refno	Cover	Func	Invert	Size x	Shape	Mati	Length	Grad
8009	142.86	CO	140.01	300		VC	16.47039	1 in 103
8016		CO	134.93	300		VC	3.858189	1 in 3
5929		CO		150		VC	16.86547	
8007	146.75	CO	142.39	450		VC	37.23631	1 in 15
8212	148.7	CO	144.30	300		VC	140.6553	1 in 31
6002	134.73	CO	130.8	630		BR	88.0294	
0901	141.68	CO	138.11	600		VC	49.55466	1 in 101
7007	144.05	CO	142.38	150		VC	17.0021	
0904	145.93	CO	143.83	150		VC	8.21668	
6200		CO	0	675		CO	12.71472	
8018	139.4	CO	135.46	300		CO	23.65366	1 in 45
9203	147.15	CO	144.1	300		VC	56.60389	1 in 31
9204	140.77	CO	137.18	600		VC	10	1 in 77
4913	145.09	CO	142.27	100		VC	1.14214	
3502	147.79	CO	145.3	150		VC	9.055386	
6205	151.94	CO	148.77	300		VC	51.85568	1 in 91
9803		CO	0	225		VC	76.10331	
1104		CO	0	150		VC	30.41381	
7804	137.78	SW		600		CO	56.58854	
8018	141.27	SW	140.2	225		VC	22.17351	1 in 10
6101	153.44	CO	149.96	300		CO	60.16644	1 in 18
7701	138.86	SW	131.89	600		CO	19.25338	1 in 71
6207	160.35	CO	158.2	225		VC	7.619773	
8012	141.49	CO	139.85	300		VC	14.75581	1 in 105
6002	140.78	SW	135.97	825		CO	36.62304	1 in 70
6006	144.48	CO	141.85	225		VC	57.25986	
6802	141.54		140	225		VC	55.22661	
9127		CO		100		VC	6.11814	1 in 17
8018	142.34	CO	139.61	150		VC	45.94913	
4707	142.18	CO	137.88	625		CO	11.26377	1 in 282
5605	138.3	CO	135.73	750		CO	9.026891	
6011		CO	0	750		BR	9.219544	1 in 75
7627		CO	150	150		VC	12.19369	
6244		CO		100		VC	19.0022	
8601	137.4	CO	133.67	450		VC	120.1093	1 in 37.8893823
1131		CO	100	100		VC	7.526169	
9005	142.52	CO	146.27	500		BR	82.73451	
4706	142.17	SW	138.67	825		CO	5.69701	1 in 12
9245		CO		150		VC	4.92663	
8107	147.06	CO	144.72	225		VC	51.22684	1 in 29
9225		CO		150		VC	10.89177	
9703	138.8	CO	135.44	225		VC	82.1269	1 in 37
8009		SW	100	100		VC	6.459627	
6251		CO		225		CO	27.49006	
5602		CO		150		VC	26.5058	
8017		CO		150		VC	14.50279	
4707	142.17	FO	140.77	150		VC	4.649746	1 in 2
8705	138.85	CO	136.83	300		VC	70.72482	1 in 20
8603	139.71	CO	133.67	225		VC	56.85947	1 in 19
9712	141.75	SW	139.21	750		VC	35.70943	1 in 325
8102	150.16	CO	146.8	225		VC	41.4367	
8014		CO		150		VC	0.4727399	
4731	142.08	SW		225		VC	0.3065052	
6207	155.66	CO	152.09	300		VC	38.07887	1 in 18

LEGEND

Abandoned
Foul
Surface Water
Combined

All point assets follow the standard colour convention:

- red - combined
- blue - surface water
- brown - foul
- purple - overflow

● Manhole	★ Side Entry Manhole
⦿ Head of System	○ Outfall
⦿ Extent of Survey	▢ Screen Chamber
⦿ Rodding Eye	▢ Inspection Chamber
⦿ Inlet	▢ Bifurcation Chamber
⦿ Discharge Point	⦿ Lamp Hole
⦿ Vortex	★ T Junction / Saddle
⦿ Penstock	⦿ Catchpit
⦿ Washout Chamber	⦿ Valve Chamber
⦿ Valve	⦿ Vent Column
⦿ Air Valve	⦿ Vortex Chamber
⦿ Non Return Valve	⦿ Penstock Chamber
⦿ Soakaway	▢ Network Storage Tank
⦿ Gully	▢ Sewer Overflow
⦿ Cascade	⦿ Ww Treatment Works
⦿ Flow Meter	▲ Ww Pumping Station
⦿ Hatch Box	▢ Septic Tank
⦿ Oil Interceptor	▢ Control Kiosk
⦿ Summit	● DNM Network Monitoring Point
⦿ Drop Shaft	▽ Change of Characteristic
⦿ Orifice Plate	

MANHOLE FUNCTION

FO	Foul
SW	Surface Water
CO	Combined
OV	Overflow

SEWER SHAPE

CI	Circular	TR	Trapezoidal
EG	Egg	AR	Arch
OV	Oval	BA	Barrel
FT	Flat Top	HO	Horse/Shoe
RE	Rectangular	UN	Unspecified
SQ	Square		

SEWER MATERIAL

AC	Asbestos Cement
BR	Brick
PE	Polyethylene
RP	Reinforced Plastic Matrix
CO	Concrete
CSB	Concrete Segment Bolted
CSU	Concrete Segment Unbolted
CC	Concrete Box Culverted
PSC	Plastic / Steel Composite
GRC	Glass Reinforced Plastic
DI	Ductile Iron
PVC	Polyvinyl Chloride
CI	Cast Iron
SI	Spun Iron
ST	Steel
VC	Vitrified Clay
PP	Polypropylene
PF	Pitch Fibre
MAC	Masonry, Coursed
MAR	Masonry, Random
U	Unspecified

Address or Site Reference:

Duke Street Mill Rochdale,

Scale: 1:1250

Date: 10/10/2024

Sheet:

1 of 1

Printed by:

Property Searches

Appendix F - References

¹ Environment Agency, October 2020, "Land contamination risk management (LCRM). How to assess and manage the risks from land contamination".

² Ministry of Housing, Communities and Local Government, July 2021, "National Planning Policy Framework".

³ <https://greenfieldspenrith.com/rochdale-mill-jh-cunliffe-invests-biomass-boiler/>

⁴ Environment Agency, October 2020, "Land contamination risk management (LCRM). How to assess and manage the risks from land contamination".

⁵ DEFRA & Environment Agency, March 2002, "Potential Contaminants for the Assessment of Land", R&D Publication CLR 8.

⁶ Department of the Environment, 1996, "Textile works and dye works", Industry Profile, ISBN 1 85112 307 5.

⁷ Environment Agency, January 2009, "Updated technical background to the CLEA model", Science Report SC050021/SR3.

⁸ CIRIA, January 2001, "Contaminated land risk assessment. A guide to good practice", C552.

⁹ Health & Safety Executive, 1991, "Protection of Workers and the General Public during the Development of Contaminated Land", HSG66.

¹⁵ CIRIA, January 2001, "Contaminated land risk assessment. A guide to good practice", C552.

Based across the UK with offices in
Manchester, Liverpool, Swindon and Glasgow.

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