

PHASE I GEO-ENVIRONMENTAL SITE ASSESSMENT

WALSHAW ROAD, BURY

REC REFERENCE: 107414P1R0




REPORT PREPARED FOR: REDROW LANCASHIRE

APRIL 2019





QUALITY ASSURANCE

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EXECUTIVE SUMMARY	
Site Address	Land North and West of Stables Country Club, off Walshaw Road, Bury, BL8 1PU
Grid Reference	378453, 411958
Site Area	15.8 ha
Current Site Use	The site largely consists of grassy farmland with a number of public footpaths which sit along the perimeter and across the site; an area of gravel car park associated with the Stables Country Club is located in the south. In the southeast is a lake and a smaller body of water located to its immediate east. There is a wide access road to the south of the lake that leads up to a car park and two main properties – the Best Western Hotel and the Stables Country Club
Environmental Setting	<p>Geology</p> <p>Superficial</p> <ul style="list-style-type: none"> ▶ Glaciofluvial Sand and Gravel (secondary A aquifer); and ▶ Diamicton Till (secondary undifferentiated aquifer). <p>Bedrock</p> <ul style="list-style-type: none"> ▶ Pennine Lower Coal Measures Formation - mudstone, siltstone and sandstone (secondary A aquifer).
Site History	<p>In 1850 the site comprises farmland with reservoirs in the south. One of the reservoirs is later infilled and works units are constructed in the southeast of the site, extending east off site.</p> <p>By 2014 the site and surrounding area has remained generally unchanged. The works to the east of the lakes south of the sites have been converted to commercial use.</p>
Conceptual Site Model (CSM)	<p>On site</p> <ul style="list-style-type: none"> ▶ Made ground in relation to development and demolition of historical structures; ▶ Historical unspecified works and tanks on site; ▶ Infilled reservoirs; and ▶ Historical refuse tip reported to have been on site. <p>Off site</p> <ul style="list-style-type: none"> ▶ Potentially infilled land associated with historical reservoirs and pits; and ▶ Historical and active works and mills in close proximity to site. <p>Receptors may potentially be at risk from the identified potential sources of contamination via the following pathways:</p> <ul style="list-style-type: none"> ▶ Migration of mobile contaminants on or off site via services, sewers and manmade conduits; ▶ Dermal contact, ingestion and inhalation of contaminants on site; and ▶ Migration of mobile contaminants within groundwater contained within the superficial deposits. <p>Receptors</p> <ul style="list-style-type: none"> ▶ Future users of the site and buildings; and ▶ Users of adjacent areas due to off-site migration of gases, vapours or contaminated dust; ▶ Groundwater within the underlying superficial secondary A aquifer and bedrock secondary A aquifer;



	<ul style="list-style-type: none">▶ Walshaw Brook located on site at the southern boundary; and▶ Surface waters located in the south of the site.
Preliminary Risk Assessment	Overall, the preliminary risk classification of the site in relation to the proposed development is considered to be Low/Moderate. A number of potentially active contaminant linkages have been identified with regard to human health and surface waters. This includes a historical refuse site and historical industrial features in the southeast of the site.
Recommendations	Based on the proposed end use of residential, REC recommends a Phase II Geo-environmental Site Investigation is undertaken in order to qualitatively assess any potential contamination linkages targeting those areas where previous development has taken place.



TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Background	1
1.2	Proposed Development	1
1.3	Objectives	1
1.4	Sources of Information	1
1.5	Limitations and Confidentiality	1
2.0	SITE SETTING	2
2.1	Site Details	2
2.2	Site Description	2
2.3	Surrounding Area	2
3.0	SITE HISTORY	3
3.1	On-Site Historical Development	3
3.2	Historical Industrial Development	4
3.3	Planning History	5
4.0	ENVIRONMENTAL SETTING	6
4.1	Geology & Hydrogeology	6
4.2	Ground Stability	6
4.3	Mining and Ground Workings	7
4.4	Railways	8
4.5	Hydrology	8
4.6	Radon Risk Potential	8
4.7	Industrial Land Uses	8
4.8	Sensitive Land Uses	8
4.9	Site Sensitivity Assessment	9
5.0	CONSULTATIONS	10
5.1	Contaminated Land Officer	10
5.2	Landfill Sites and Waste Treatment Sites	10
5.3	Regulatory Database	10
6.0	CONCEPTUAL SITE MODEL (CSM)	12
6.1	Contaminant Sources	12
6.2	Potential Pathways	12
6.3	Potential Receptors	12
6.4	Risk Appraisal Methodology	12
6.5	Conceptual Site Model	14
7.0	CONCLUSIONS AND RECOMMENDATIONS	16



APPENDICES

Appendix I	Limitations
Appendix II	Glossary
Appendix III	Drawings
	107414-001 Site Location Plan
	107414-002 Proposed Development Plan
Appendix IV	Photographs
Appendix V	Groundsure Report and Coal Authority Report



1.0 INTRODUCTION

1.1 Background

Resource and Environmental Consultants Ltd (REC) has been commissioned by Redrow Lancashire ("the Client") to undertake a Phase I Geo-Environmental Site Assessment for the land off Walshaw Road, Bury; hereinafter referred to as the 'site'. The study site forms part of a wider development plan which extends to the west and southwest.

A site location plan is given in Appendix III (ref. 107414-001).

1.2 Proposed Development

The site will be developed for residential use comprising an unspecified number of dwellings. A final layout has not been confirmed, however a preliminary illustration masterplan marking proposed development parcels and spine roads can be found in Appendix III (drawing ref. 107414 - 002). This report focuses upon a section of land outlined in red on the masterplan drawing (drawing ref. 107414 – 001).

1.3 Objectives

The objectives of the desk-based study are to provide:

- ▶ Details of a site walkover to confirm the current status of the land;
- ▶ Historical and current use of the site and immediate surrounding area;
- ▶ Review of geological, geotechnical, hydrogeological and hydrological information;
- ▶ Proximity of flood risk zones;
- ▶ Location of permitted, and authorised processes and activities;
- ▶ Location of landfill and waste management activities;
- ▶ Details from the local council with any concerns regarding the site; and
- ▶ Conclusions and recommendations for further works (if required)

1.4 Sources of Information

Background information was sought from the following sources:

- ▶ Groundsure Database Search (GS-5934951, dated 09/04/2019);
- ▶ Coal Authority CON29M Report (GS-5934953, dated 09/04/2019);
- ▶ Historical mapping dated 1850 to 2014. A selection of historical maps is reproduced in Section 3.1 and provided in full in Appendix V;
- ▶ Information provided by the Local Authority; and,
- ▶ British Geological Survey Online GeoIndex and published geological and hydrogeological maps.

1.5 Limitations and Confidentiality

The full limitations of this report are presented in Appendix I. REC 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 REC.



2.0 SITE SETTING

2.1 Site Details

The study site is a small section of land located to the northern and western areas of the overall development masterplan. A drawing of the study site is provided within Appendix III.

Table 2.1 Site Summary

Site Address	Land North and West of Stables Country Club, off Walshaw Road, Bury, BL8 1PU
National Grid Reference	378453, 411958
Site Area	15.8 ha

2.2 Site Description

At the time of the walkover (16th April 2019) the site comprised large areas of relatively flat grassy farmland; to the south of the site sits a lake and two smaller pond features which are bordered by a small woodland (historic maps note these as being reservoirs). Multiple public footpaths and tracks can be found across the site and along the site perimeter. Two main properties can be found in close proximity to the centre of the site; the Best Western Hotel and the Stables Country Club. A small section of the Stables Country Club gravel car park had been included as part of the site. Access was via a track to the west of the Stables Country Club (east of the site centre).

Selected photographs from the site walkover are presented in Appendix IV.

Hazardous Materials Storage and PCBs

No Above Ground Storage Tanks (ASTs) or evidence of Underground Storage Tanks (USTs) were observed on site. No equipment potentially containing PCBs were observed within the site although an electricity substation was found in very close proximity to the site to the southeast.

2.3 Surrounding Area

A summary of surrounding uses is provided in Table 2.2.

Table 2.2 Summary of Surrounding Land Uses

Direction	Land Use
North	Arable farmland to on the western side; residential properties and associated roads on eastern side.
East	Residential and commercial properties.
South	Stables Country Club hotel with Walshaw Road, residential properties and a school.
West	Arable farmland with Church Street, commercial and residential properties further west.

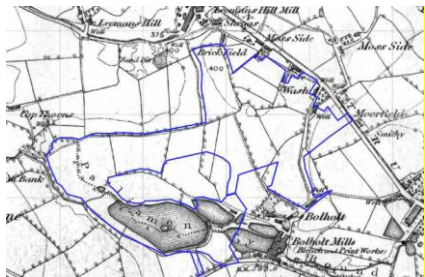




3.0 SITE HISTORY

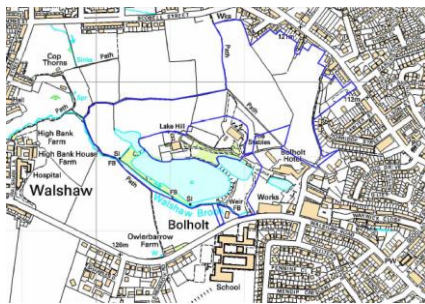

3.1 On-Site Historical Development

A review of historical maps relevant to the study site is summarised in Table 3.1 below.

Table 3.1 Summary of Historical Land Uses

Map Edition	Historical Land Use	Map Extract
1850 to 1890 (1:500, 1:1,250, 1:2,500, 1:10,560)	<p>In 1850 the site comprises farmland across a number of fields, with associated tracks and boundaries. Within the south of the site are three reservoirs, which extend east beyond the site boundary. Three small unspecified structures are present on site and a well is shown in the northeast.</p> <p>Surrounding land use consists mostly of farmland. A bleach and print works are located adjacent to the eastern reservoir. There is a smithy to the northeast of the site.</p>	 <p>1850 (1:10,560)</p>
1909 (1:10,560)	<p>By 1909, the two eastern reservoirs have been infilled and a Works is shown on the site in this area, extending off-site. Filter beds have been dug to the southeast of the remaining reservoir. A boathouse has been built on the northern bank of the reservoir. A wind pump has been constructed in the centre of the site, outside of the development site boundary.</p> <p>The surrounding area has become more developed with residential properties present to the northeast and east. Industrial buildings have been built on the infilled land east of the reservoir. Two larger buildings associated with a farm have been erected offsite north of the reservoir. Cotton mills have been constructed in the north and the east. A mining shaft (Old Shaft) is located to the southwest.</p>	 <p>1909 (1:10,560)</p>
1938 to 1974 (1:1,250, 1:2,500, 1:10,560 1:10,000)	<p>Between 1909 and 1938 some minor on site development occurred in the northeast with the construction of small outbuildings and associated walls. These outbuildings are likely related to a farm. Circa 1969 the onsite development in the northeast has been demolished.</p> <p>The surrounding land has continued to be developed with the construction of residential properties to the southeast, northeast and south. A joinery works, unspecified works and warehouse are present where the bleachworks was located (east of the reservoir).</p>	 <p>1974 (1:10,000)</p>



Map Edition	Historical Land Use	Map Extract
2002 to 2014 (1:10,000)	<p>Between 1984 and 2002 the site was unchanged. The surrounding area has continued to be developed, the reservoirs to the east of the site have been infilled and residential properties built.</p> <p>By 2014 the works to the east of the reservoir have been converted to commercial use.</p>	 <p>2002 (1:10,000)</p>  <p>2014 (1:10,000)</p>

3.2 Historical Industrial Development

A review of potentially contaminative land uses identified on historical Ordnance Survey maps within a 250m radius of the site is summarised below as Table 3.2.

Table 3.2 Summary of Potentially Contaminative Off-Site Historical Land Uses

Surrounding Feature	Distance (m)	Direction	Dates
Print Works	On site	N/A	1891 – 1909
Unspecified Works	On site	N/A	1891 – 1928
Filter Beds	On site	N/A	1909
Brick Field	On site, 18	On site, W	1956 1851
Tank / Unspecified Tanks	On site - >250	N, E, S, W	1891 - 1978
Electricity Substation	On site (nearest)	N/A	1985 – 1988
Pump	2	NE	1851
Unspecified Pit	6	SE	1891 – 1909
Works	13 – 199	E	1969 – 1980
Mills	18 – 103	NE	1851 – 1928
Mills	108 - 214	E	1851 - 1969
Smithy	32	SE	1851



Surrounding Feature	Distance (m)	Direction	Dates
Chimney	33 & 115	SW & NW	1969 – 1980
Print Works	42	S	1956
Sand Pit	75	SE	1851 – 1891
Unspecified Commercial/Industrial	76	E	1974 – 1980
Unspecified garages	96 - 192	E, SE, N, SE	1959 - 1996
Refuse Heaps	104 - 187	N	1928 - 1980
Railway Sidings	113 - 131	NE	1891 - 1956
Railway Buildings	184 – 250	NE	1928 - 1938
Unspecified Heaps	219 - 248	SW	1891 - 1938
Old Coal Shaft	229	SW	1891 - 1909
Depot	230	W	1980
Pump House	231	SW	1938
Unspecified Ground Workings	240	SW	1956

3.3 Planning History

REC has undertaken a review of online planning records held by Bury Metropolitan Borough Council and no planning applications were found regarding the site area.



4.0 ENVIRONMENTAL SETTING

4.1 Geology & Hydrogeology

The British Geological Survey (BGS) maps and GeoIndex indicate that the site is underlain by the following geological sequence.

Table 4.1 Summary of Geological and Hydrogeological Data

Geological Unit	Classification	Rock Type	Aquifer Classification	Permeability	Sensitivity
Superficial	Glaciofluvial	Diamicton	Secondary A	Moderate	Moderate
	Diamicton till	Sand and gravel	Secondary (undifferentiated)	Low	Low
Bedrock	Pennine Lower Coal Measures Formation	Mudstone, siltstone & sandstone	Secondary A	Moderate	Moderate

The bedrock geology is indicated to be heavily faulted across the region. There are no nearby borehole logs within 150m.

The Groundsure report notes a single active groundwater abstraction within a 2km radius of the site. This is 1433m north of the site related to process water. No potable water abstractions are located within 1km of the site and it is not within a Source Protection Zone (SPZ). During 1966, 2no. groundwater abstraction licences were active on site at Bolholt Farm, for “General use relating to Secondary Category (Medium Loss)”.

The surface soil on site is classified as having a high leaching potential; these soils are therefore assumed to be highly permeable in the absence of site-specific information.

4.2 Ground Stability

Ground stability information within the Groundsure report identifies the ground conditions summarised as Table 4.2. This data is qualitative and based on anticipated ground conditions only and not on any other topographical or geotechnical data.

Table 4.2 Summary of Data Search Information

Hazard	Designation	Comment
Shrink-Swell Clay	Very Low	Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays.
Landslides	Very Low	Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides.
Ground Dissolution	Negligible	Significant soluble rocks are present. Unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks.
Compressible Ground	Negligible	No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits.
Collapseable Deposits	Very Low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.



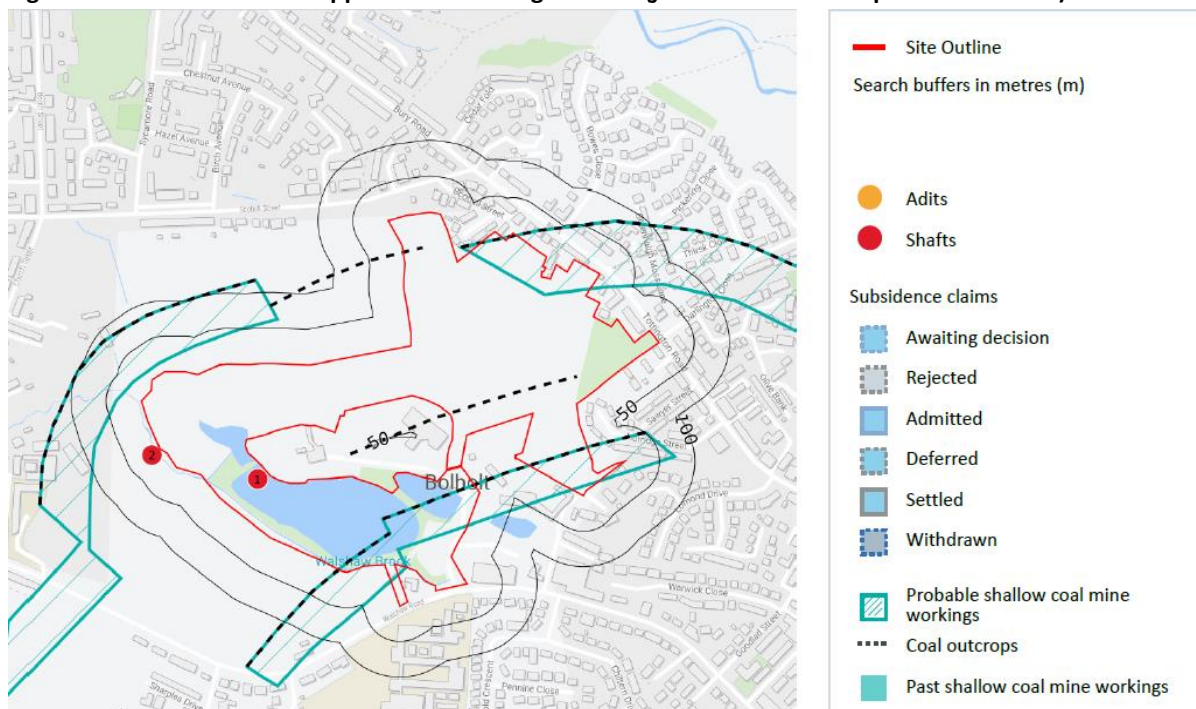
Hazard	Designation	Comment
Running Sand	Very Low	Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand.

4.3 Mining and Ground Workings

The site is located in an area of historic quarrying/mining activity and is also within an identified coal mining area. As such, a Coal Authority CON29M report was obtained (Groundsure report ref. GS-5934953).

The report confirms that the site lies within an area where coal deposits have been worked at shallow depth in the past but for which no plan exists. A coal outcrop is recorded to pass through the site boundary running generally NE-SW. The report shows that no recorded opencast mining has historically occurred on site.

Figure 4.1 – Relevant and Mappable Coal Mining Hazards (from Groundsure report GS-5934953)



Two historical shafts have been identified within 20m of the site boundary (shaft references: 378411-001 and 377411-002); the location of the shafts is shown in Figure 4.1. There is a possibility of unrecorded mining features associated with this coal outcrop within the site boundary; zones of potential shallow workings are shown on Figure 4.1. There is no mining evidence or note of the shafts on the historical maps, therefore it is possible that the shafts were abandoned pre 1850.

The report indicates that no future opencast or underground mining is planned in this area. No mine gas emissions or emergency surface hazard call out procedures are recorded at the site. There has been no evidence of a damage notice or subsidence claim on site or within 50m of the site since 31st October 1994.



4.4 Railways

The nearest active railway to the site is the East Lancashire Railway that is approximately 2.0km to the southeast.

There are records of historical sidings and buildings between 118 and 273m northeast of the site, which were present between pre-1891 and pre-1968. These relate to the Lancashire and Yorkshire Railway Tottington Branch and Tottington Station. This was dismantled between 1959 and 1968.

4.5 Hydrology

There are two connected bodies of water in the south of the site, which are understood to be reservoirs. Walshaw Brook runs along the southern site boundary, connected to the reservoirs, and flows east toward the River Irwell (Mersey catchment). The site is not located within an Environment Agency floodplain.

The Groundsure report notes 4no. active surface water abstraction licences within a 2km radius of the site. The closest is located 1421m east, related to hydroelectric power generation. There are no recorded abstraction licences relating to the reservoirs on site.

4.6 Radon Risk Potential

The UK radon website indicates the site is situated in an area where less than 1% of homes are above the Action Level and that the BGS reports that no radon protective measures are necessary in the construction of new dwellings or extensions.

4.7 Industrial Land Uses

A number of potentially contaminative industrial land uses are recorded within 250m of the site. Those with the potential to influence the site are summarised as Table 4.3.

Table 4.3 Summary Industrial Land Uses

Feature	Category	Distance (m)	Direction
Unspecified Works	Industrial Features	39	NE
Unspecified Works	Industrial Features	59	E
Unspecified Works	Industrial Features	80	N
Walshaw Motor Bodies Ltd	Vehicle Repair, Testing and Servicing	96	E
Walshaw Road Garage	Vehicle Repair, Testing and Servicing	179	SE
Tank	Industrial Features	183	W
Unbranded Petrol Filling Station (Obsolete)	Petrol & Fuel Sites	194	SE
Braketech Mobile	Vehicle Repair, Testing and Servicing	202	N
Tottington M O T Centre	Repair and Servicing	217	NW

4.8 Sensitive Land Uses

The following sensitive land uses have been identified within 2km of the site;

- ▶ 5no. records of Local Nature Reserve (LNR), the nearest being located 254m NE (Kirklees Valley); and



- ▶ Site is within the Liverpool, Manchester and West Yorks Greenbelt (Bury District).

4.9 Site Sensitivity Assessment

The site located within a **Low to moderate** sensitivity setting for the following reasons:

- ▶ There are residential properties in all directions;
- ▶ The underlying superficial deposits are classified as a Secondary A and Secondary Undifferentiated aquifers;
- ▶ The underlying bedrock is classified as a Secondary A aquifer;
- ▶ 2no. lakes/ponds located on site (historically noted as reservoirs);
- ▶ Walshaw Brook located along the southern site boundary; and
- ▶ The site is located in an area of designated Green Belt Land.



5.0 CONSULTATIONS

5.1 Contaminated Land Officer

A request for contamination information pertinent to the site was sent to the Bury Council contaminated land officer. At the time of writing, no response has been received.

5.2 Landfill Sites and Waste Treatment Sites

A review of available information indicates that there are 13no. records of active or historical landfill and waste treatment sites within a 1.5km radius of the site. The details of these records are given in Table 5.1 below:

Table 5.1 Landfill and waste treatment sites

Site	Waste Type	Distance (m)	Direction	Details
Unnamed Refuse Tip	Not specified	On site	-	Identified on 1974 mapping
Tottington, Bury	Inert	81	E	Licence Issue: 03/02/1981 Last Recorded: 31/12/1986
Bury Road, Tottington	Industrial	131	N	First Recorded: 31/12/1975 Last Recorded: 31/12/1977
Newhive Works, Walshaw, Greater Manchester	Not specified	500	W	Site Reference: C119
Woolfold Paper Mills, Tottington Road, Bury	Inert, Industrial, Liquid Sludge	600	SE	First Recorded: 31/12/1950 Last Recorded: 02/04/1986
Unit F Bonmore Industrial Centre	Vehicle Depollution Facility	757	SE	Size: <25000 tonnes Licence issue date: 25/08/2016
Woolfold Paper Mills, Tottington Road, Bury	Inert, Industrial, Liquid Sludge	826	E	Licence Issue: 06/11/1979 Last Recorded: 02/04/1986
Land off Newbold Street, Bury	Inert	826	SE	Licence Issue: 12/09/1984 Licence Surrendered: 19/06/1991
King George V Playing Fields, Elton, Bury	Inert, Commercial, Household, Liquid Sludge	853	SE	Licence Issue: 01/01/1974 Last Recorded: 01/06/1974
Land South of Cricket Ground, Woolfold, Bury	Not specified	945	E	Site Reference: WML/0451
10, Spring Vale Street, Tottington	Household, Commercial & Industrial Waste Transfer Station.	1106	NW	Size: < 25000 tonnes Licence issue date: 16/02/1999 Effective date: 28/07/2001
Ainsworth Road, Gasworks, Bury	Inert	1196	SE	Licence Issue: 14/12/1978 Last Recorded: 31/12/1990
Land off Woodhill Road, Bury	Inert	1233	NE	Licence Issue: 10/08/1988 Last Recorded: 31/12/1991
Elton Works, Victoria Street, Bury	Inert	1303	SE	Licence Issue: 01/10/1984 Licence Surrendered: 01/04/1985
Land off Woodhill Road, Bury	Inert	1334	NE	Licence Issue: 04/07/1990 Last Recorded: 31/10/1990

5.3 Regulatory Database

The information within Table 5.2 includes environmental enforcement records not otherwise detailed in this report.



Table 5.2 Summary of Groundsure Data

Activity	Distance from Site (m)		Details
	0 - 249	250 - 500	
Records of Part A(1) and IPPC Authorised Activities	0	1	Operator: Activecraft Ltd Process: Pulp and Board Issued: 17/07/2002. Last effective 31/01/2019 (Revoked)
Records of Part A(2) and Part B Activities and Enforcements	1	1	All entries for Part B permit, no enforcements notified: ▶ 178m SE: Petrol Vapour Recovery (historical); and ▶ 358m E: Waste Oil Burner <0.4MW.
Records of Category 3 or 4 Radioactive Substances Authorisations	0	5	All entries related to Central Manchester University Hospitals NHS Foundation Trust (298m E): ▶ Disposal of radioactive waste; most recent entry is a date of approval dated 11/01/2006
Licensed Discharge Consents	1	6	The nearest active discharge consent is 198m east for sewage discharge, received by Kirklees Brook. Historical record, effective date: 28/10/1983.
Environment Agency Recorded Pollution Incidents	2	3	Nearest: 146m W. Unidentified pollutant on 02/04/2001. Minor impact to land, no impact to air or water. All other entries, greatest impact was "minor".



6.0 CONCEPTUAL SITE MODEL (CSM)

In accordance with Environment Agency, CLR 11 (2004) and BSI 10175 (Code of Practice for Investigation of Potentially Contaminated Land), REC has developed a CSM to identify potential contamination sources, migration pathways and receptors.

6.1 Contaminant Sources

A number of potential sources of contamination have been identified as follows:

On site

- ▶ Made ground in relation to development and demolition of historical structures;
- ▶ Historical unspecified works and tanks on site;
- ▶ Infilled reservoirs; and
- ▶ Historical refuse tip reported to have been on site.

Off site

- ▶ Potentially infilled land associated with historical reservoirs and pits; and
- ▶ Historical and active works and mills in close proximity to site.

6.2 Potential Pathways

Receptors may potentially be at risk from the identified potential sources of contamination via the following pathways:

- ▶ Migration of mobile contaminants on or off site via services, sewers and manmade conduits;
- ▶ Dermal contact, ingestion and inhalation of contaminants on site; and
- ▶ Migration of mobile contaminants within groundwater contained within the superficial deposits.

6.3 Potential Receptors

Human Receptors

- ▶ Future users of the site and buildings; and
- ▶ Users of adjacent areas due to off-site migration of gases, vapours or contaminated dust.

Construction workers are not considered to be a plausible receptor as exposure will be managed through the use of appropriate PPE and hygienic working practices, as required under HSE and CDM regulations. Furthermore, potential exposure to possible contaminants is limited to a short timeframe thereby limiting any impact to ground workers.

Controlled Waters

- ▶ Groundwater within the underlying superficial secondary A aquifer and bedrock secondary A aquifer;
- ▶ Walshaw Brook located on site at the southern boundary; and
- ▶ Surface waters located in the south of the site.

6.4 Risk Appraisal Methodology

CIRIA 552: Contaminated Land Risk Assessment 'A Guide to Good Practice', 2001 provides guidance on the approach to risk assessment. For any potential contaminant linkage consideration is given to:

- ▶ The potential severity of the risk; and



- The likelihood of the risk occurring.

Severity is assessed with consideration to the receptor and magnitude of impact. Table 6.1 provides details of each category.

Table 6.1 Severity Categories

Category	Description
Minor	Requirement for protective equipment during site works to mitigate health effects. Damage to non-sensitive ecosystems or species.
Mild	Pollution of non-sensitive water resources.
Medium	Chronic (long-term) risk to human health; Pollution of sensitive controlled waters (surface waters or aquifers)
Severe	Acute (short term) risks to human health; Major pollution of controlled waters (watercourses or groundwater)

The probability of a risk occurring considers the plausibility and sustainability of the contaminant linkage. Table 6.2 provides details of each category.

Table 6.2 Probability Categories

Category	Description
Unlikely	Contaminant linkage may be present, but the circumstances under which harm would occur are improbable.
Low Likelihood	Contaminant linkage may be present, and there is a possibility of the risk occurring, although there is no certainty that it will do so.
Likely	Contaminant linkage may be present, and it is probable that the risk will occur over the long term.
High Likelihood	Contaminant linkage may be present, and risk is almost certain to occur in long term, or there is evidence of harm to the receptor.

Table 6.3 compares the probability against the severity to provide an overall risk rating for each contaminant linkage.

Table 6.3 Comparison of Probability and Severity

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



Typical consequences for each category of risk rating and likely required actions are provided in Table 6.4.

Table 6.4 Typical Risk Category Consequences and Actions

Risk Category	Typical Consequence and Actions
Very Low Risk	Harm is unlikely to occur and be any worse than mild.
Low Risk	Harm could occur and at worst would normally be mild. Limited further investigation may be required to clarify the risk. Remediation works are unlikely to be required and would be limited.
Low /Moderate Risk	Harm could occur, but it is unlikely that it would be severe. Limited further investigation may be required to clarify the risk. If required, remediation works are likely to be limited.
Moderate Risk	Harm could occur, but there is a low likelihood that it would be severe. Harm is likely to be mild. Some remediation works may be required in the short-term or long-term.
High Risk	Harm is likely to occur, and is likely to be severe, unless appropriate remediation or mitigation measures are completed. Remedial works may be required in the short-term and are likely to be required over the long-term.
Very High Risk	Severe harm might already be occurring, or a high likelihood that severe harm will occur unless immediate remediation or mitigation measures are completed.

It should be noted that the identification of potential contaminant linkages does not indicate that they are significant.

6.5 Conceptual Site Model

A CSM has been created using the above information and is provided on the following page.



Table 6.5 Conceptual Site Model

Source	Contaminant	Potential migration pathway	Potential Receptors	Likelihood of Occurrence	Severity	Overall Risk Rating	Active / Inactive
On-Site							
Made Ground in relation to historic development; Historical Tanks and Works; and Refuse tip	Heavy Metals	Dermal contact, ingestion or inhalation of soils	Future site users	Low Likelihood	Minor	Very Low/Low	Potentially Active – Further investigation recommended to establish potential contaminant concentrations
		Leaching from soils and vertical and lateral migration.	Groundwater	Low Likelihood	Minor	Very Low/Low	
			Surface Waters	Unlikely	Minor	Very Low	
	Total Petroleum Hydrocarbons (TPH) & Poly-Aromatic Hydrocarbons (PAHs)	Inhalation of vapours or dermal contact, ingestion or inhalation of soils	Future Site Users	Unlikely	Mild	Very Low	
		Leaching from soils and vertical and lateral migration.	Groundwater	Unlikely	Minor	Very Low	
			Surface Waters	Low Likelihood	Medium	Very Low	
	Asbestos fibres	Inhalation of fibres	Future site users	Low Likelihood	Medium	Low / Moderate	
	Ground gases	Inhalation of gases	Future site users	Unlikely	Mild	Very Low	
Off-Site							
Potentially infilled land; and Historical and active works and mills	Heavy Metals, PAH and TPH.	Lateral and vertical migration onto site	Future Site Users	Low Likelihood	Minor	Very Low	Potentially Active – Further investigation recommended to establish potential contaminant concentrations. Specifically relating to the southeastern corner of the site.
			Surface Waters	Low Likelihood	Minor	Very Low	
	Ground gases	Infilled ground	Future Site Users	Low Likelihood	Mild	Low	



7.0 CONCLUSIONS AND RECOMMENDATIONS

Overall, the preliminary risk classification of the site in relation to the proposed development is considered to be **Low/Moderate**. A number of potentially active contaminant linkages have been identified with regard to human health and surface waters. This includes a historical refuse site and historical industrial features in the southeast of the site.

Based on the proposed end use of residential, REC recommends a Phase II Geo-environmental Site Investigation is undertaken in order to qualitatively assess any potential contamination linkages targeting those areas where previous development has taken place.

END OF REPORT



Phase I Geo-Environmental Site Assessment
Walshaw Road, Bury
Redrow Lancashire
107414p1r0
April 2019

APPENDIX I

LIMITATIONS



1. This report and its findings should be considered in relation to the terms of reference and objectives agreed between REC Ltd and the Client.
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. 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.
6. REC 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 REC 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 REC in this connection without their explicit written agreement there to by REC.
7. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.



Phase I Geo-Environmental Site Assessment
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Redrow Lancashire
107414p1r0
April 2019

APPENDIX II

GLOSSARY



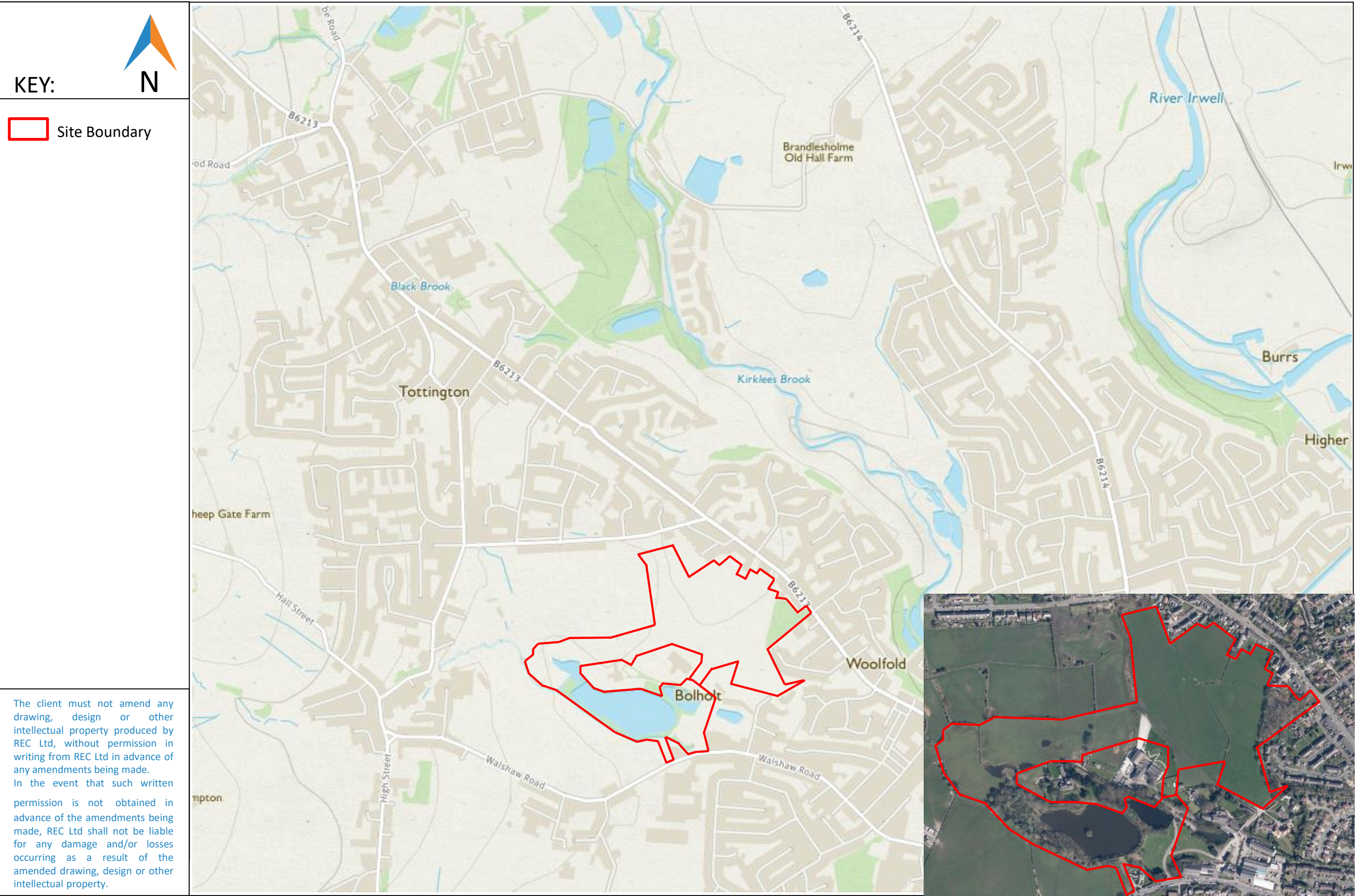
AST	Above Ground Storage Tank
BGS	British Geological Survey
BSI	British Standards Institute
BTEX	Benzene, Toluene, Ethylbenzene, Xylenes
CIEH	Chartered Institute of Environmental Health
CIRIA	Construction Industry Research Association
CLEA	Contaminated Land Exposure Assessment
CSM	Conceptual Site Model
DNAPL	Dense Non-Aqueous Phase Liquid (chlorinated solvents, PCB)
DWS	Drinking Water Standard
EA	Environment Agency
EQS	Environmental Quality Standard
GAC	General Assessment Criteria
GL	Ground Level
GSV	Gas Screening Value
HCV	Health Criteria Value
ICSM	Initial Conceptual Site Model
LNAPL	Light Non-Aqueous Phase Liquid (petrol, diesel, kerosene)
ND	Not Detected
LMRL	Lower Method Reporting Limit
NR	Not Recorded
PAH	Poly Aromatic Hydrocarbon
PCB	Poly-Chlorinated Biphenyl
PID	Photo Ionisation Detector
QA	Quality Assurance
SGV	Soil Guideline Value
SPH	Separate Phase Hydrocarbon
TPH (CWG)	Total Petroleum Hydrocarbon (Criteria Working Group)
SPT	Standard Penetration Test
SVOC	Semi Volatile Organic Compound
UST	Underground Storage Tank
VCCs	Vibro Concrete Columns
VOC	Volatile Organic Compound
WTE	Water Table Elevation



Phase I Geo-Environmental Site Assessment
Walshaw Road, Bury
Redrow Lancashire
107414p1r0
April 2019

APPENDIX III

DRAWINGS





PRELIMINARY ILLUSTRATIVE MASTERPLAN

WALSHAW ~~LANE~~, BURY

JULY 2018 Rev A Roads



Phase I Geo-Environmental Site Assessment
Walshaw Road, Bury
Redrow Lancashire
107414p1r0
April 2019

APPENDIX IV

PHOTOGRAPHS



PHOTOGRAPH 1 – REAR OF THE STABLES COUNTRY CLUB WITH SITE ACCESS TO THE LEFT



PHOTOGRAPH 2 – LOOKING TOWARDS THE EAST OF THE SITE SHOWING TYPICAL TOPOGRAPHY



PHOTOGRAPH 3 – CENTRE OF THE SITE LOOKING NORTH



PHOTOGRAPH 4 – ELECTRICITY SUBSTATION LOCATED TO THE SOUTHEAST OF THE SITE



PHOTOGRAPH 5 – PUBLIC FOOTPATH LOCATED ALONG THE EASTERN BOUNDARY



Phase I Geo-Environmental Site Assessment
Walshaw Road, Bury
Redrow Lancashire
107414p1r0
April 2019

APPENDIX V

GROUNDSURE REPORT AND COAL AUTHORITY REPORT



Resource & Environmental Consultants Ltd REC Groundsure
GROUND FLOOR SUITE B, 217 OSPREY
HOUSE, BROADWAY,
SALFORD, M50 2UE

Reference: GS-5934951
Your Reference: Walshaw_Road_-_107414

Report Date 9 Apr 2019

Report Delivery Method: Email - pdf

Enviro Insight

Address: Walshaw Road, Bury, BL8 1PU

Dear Sir/ Madam,

Thank you for placing your order with Groundsure. Please find enclosed the **Groundsure Enviro Insight** as requested.

If you need any further assistance, please do not hesitate to contact our helpline on 08444 159000 quoting the above Groundsure reference number.

Yours faithfully,

Managing Director
Groundsure Limited

Enc.
Groundsure Enviroinsight

Address: Walshaw Road, Bury, BL8 1PU
Date: 9 Apr 2019
Reference: GS-5934951
Client: Resource & Environmental Consultants Ltd REC

NW

N

NE

W

E



SW

S

SE

Aerial Photograph Capture date: 26-Mar-2012
Grid Reference: 378453,411958
Site Size: 15.8046ha

Report Reference: GS-5934951
Client Reference: Walshaw_Road_-_107414

Contents Page

Contents Page	3
Overview of Findings	6
Using this report	10
1. Historical Land Use	11
1. Historical Industrial Sites	12
1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping	12
1.2 Additional Information – Historical Tank Database	16
1.3 Additional Information – Historical Energy Features Database	18
1.4 Additional Information – Historical Petrol and Fuel Site Database	20
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	20
1.6 Historical military sites	21
1.7 Potentially Infilled Land	21
2. Environmental Permits, Incidents and Registers Map	27
2. Environmental Permits, Incidents and Registers	28
2.1 Industrial Sites Holding Licences and/or Authorisations	28
2.1.1 Records of historic IPC Authorisations within 500m of the study site	28
2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site	28
2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site	28
2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site	28
2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site	29
2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site	29
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	29
2.1.8 Records of Licensed Discharge Consents within 500m of the study site	30
2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site	31
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	31
2.2 Dangerous or Hazardous Sites	31
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents	32
2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site	32
2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site	32
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	32
3. Landfill and Other Waste Sites Map	33
3. Landfill and Other Waste Sites	34
3.1 Landfill Sites	34
3.1.1 Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site	34
3.1.2 Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site	34
3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site	36
3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site	36
3.2 Other Waste Sites	37
3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site	37
3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site	37
4. Current Land Use Map	38
4. Current Land Uses	39
4.1 Current Industrial Data	39
4.2 Petrol and Fuel Sites	41
4.3 National Grid High Voltage Underground Electricity Transmission Cables	41
4.4 National Grid High Pressure Gas Transmission Pipelines	41

5. Geology	42
5.1 Artificial Ground and Made Ground.....	42
5.2 Superficial Ground and Drift Geology	42
5.3 Bedrock and Solid Geology	42
6 Hydrogeology and Hydrology	44
6a. Aquifer Within Superficial Geology	44
6b. Aquifer Within Bedrock Geology and Abstraction Licences	45
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences	46
6d. Hydrogeology – Source Protection Zones within confined aquifer	47
6e. Hydrology – Watercourse Network and River Quality	48
6.Hydrogeology and Hydrology	49
6.1 Aquifer within Superficial Deposits.....	49
6.2 Aquifer within Bedrock Deposits.....	49
6.3 Groundwater Abstraction Licences.....	50
6.4 Surface Water Abstraction Licences.....	53
6.5 Potable Water Abstraction Licences.....	56
6.6 Source Protection Zones.....	56
6.7 Source Protection Zones within Confined Aquifer.....	57
6.8 Groundwater Vulnerability and Soil Leaching Potential.....	57
6.9 River Quality.....	57
6.9.1 Biological Quality:.....	57
6.9.2 Chemical Quality:.....	58
6.10 Ordnance Survey MasterMap Water Network.....	58
6.11 Surface Water Features.....	69
7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea)	70
7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS)	71
Map	71
7 Flooding	72
7.1 River and Coastal Zone 2 Flooding.....	72
7.2 River and Coastal Zone 3 Flooding.....	72
7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating.....	72
7.4 Flood Defences.....	73
7.5 Areas benefiting from Flood Defences.....	73
7.6 Areas benefiting from Flood Storage.....	73
7.7 Groundwater Flooding Susceptibility Areas.....	73
7.8 Groundwater Flooding Confidence Areas.....	73
8. Designated Environmentally Sensitive Sites Map	74
8. Designated Environmentally Sensitive Sites	75
8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:.....	75
8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:.....	75
8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:.....	75
8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:.....	75
8.5 Records of Ramsar sites within 2000m of the study site:.....	75
8.6 Records of Ancient Woodland within 2000m of the study site:	76
8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:.....	76
8.8 Records of World Heritage Sites within 2000m of the study site:.....	76
8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:	76
8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:	76
8.11 Records of National Parks (NP) within 2000m of the study site:	77
8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:.....	77
8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:.....	77

8.14 Records of Green Belt land within 2000m of the study site:.....	77
9. Natural Hazards Findings.....	78
9.1 Detailed BGS GeoSure Data.....	78
9.1.1 Shrink Swell.....	78
9.1.2 Landslides.....	78
9.1.3 Soluble Rocks.....	78
9.1.4 Compressible Ground.....	79
9.1.5 Collapsible Rocks.....	79
9.1.6 Running Sand.....	79
9.2 Radon.....	80
9.2.1 Radon Affected Areas.....	80
9.2.2 Radon Protection.....	80
10. Mining.....	81
10.1 Coal Mining.....	81
10.2 Non-Coal Mining.....	81
10.3 Brine Affected Areas	81
Contact Details.....	82
Standard Terms and Conditions.....	84

Overview of Findings

For further details on each dataset, please refer to each individual section in the main report as listed. Where the database has been searched a numerical result will be recorded. Where the database has not been searched '-' will be recorded.

Section 1: Historical Industrial Sites	On-site	0-50	51-250	251-500
1.1 Potentially Contaminative Uses identified from 1:10,000 scale mapping	16	20	57	114
1.2 Additional Information – Historical Tank Database	1	2	22	52
1.3 Additional Information – Historical Energy Features Database	3	1	14	24
1.4 Additional Information – Historical Petrol and Fuel Site Database	0	0	0	0
1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database	0	0	20	24
1.6 Historical military sites	0	0	0	0
1.7 Potentially Infilled Land	30	18	66	119
Section 2: Environmental Permits, Incidents and Registers	On-site	0-50m	51-250	251-500
2.1 Industrial Sites Holding Environmental Permits and/or Authorisations				
2.1.1 Records of historic IPC Authorisations	0	0	0	0
2.1.2 Records of Part A(1) and IPPC Authorised Activities	0	0	0	1
2.1.3 Records of Red List Discharge Consents	0	0	0	0
2.1.4 Records of List 1 Dangerous Substances Inventory sites	0	0	0	0
2.1.5 Records of List 2 Dangerous Substances Inventory sites	0	0	0	0
2.1.6 Records of Part A(2) and Part B Activities and Enforcements	0	0	1	1
2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations	0	0	0	5
2.1.8 Records of Licensed Discharge Consents	0	0	1	6
2.1.9 Records of Water Industry Referrals	0	0	0	0
2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site	0	0	0	0
2.2 Records of COMAH and NIHHS sites	0	0	0	0
2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents				
2.3.1 National Incidents Recording System, List 2	0	0	2	3
2.3.2 National Incidents Recording System, List 1	0	0	0	0
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990	0	0	0	0

Section 3: Landfill and Other Waste Sites	On-site	0-50m	51-250	251-500	501-1000	1000-1500
3.1 Landfill Sites						
3.1.1 Environment Agency/Natural Resources Wales Registered Landfill Sites	0	0	0	0	0	Not searched
3.1.2 Environment Agency/Natural Resources Wales Historic Landfill Sites	1	0	2	1	5	4
3.1.3 BGS/DoE Landfill Site Survey	0	0	0	0	0	1
3.1.4 Records of Landfills in Local Authority and Historical Mapping Records	1	0	0	0	4	0
3.2 Landfill and Other Waste Sites Findings						
3.2.1 Operational and Non-Operational Waste Treatment, Transfer and Disposal Sites	0	0	0	1	Not searched	Not searched
3.2.2 Environment Agency/Natural Resources Wales Licensed Waste Sites	0	0	0	0	1	1

Section 4: Current Land Use	On-site	0-50m	51-250	251-500
4.1 Current Industrial Sites Data	1	5	25	Not searched
4.2 Records of Petrol and Fuel Sites	0	0	1	0
4.3 National Grid Underground Electricity Cables	0	0	0	0
4.4 National Grid Gas Transmission Pipelines	0	0	0	0

Section 5: Geology	
5.1 Records of Artificial Ground and Made Ground present beneath the study site	None identified
5.2 Records of Superficial Ground and Drift Geology present beneath the study site	Identified
5.3 For records of Bedrock and Solid Geology beneath the study site see the detailed findings section.	

Section 6: Hydrogeology and Hydrology				0-500m		
6.1 Records of Strata Classification in the Superficial Geology within 500m of the study site				Identified		
6.2 Records of Strata Classification in the Bedrock Geology within 500m of the study site				Identified		
	On-site	0-50m	51-250	251-500	501-1000	1000-2000
6.3 Groundwater Abstraction Licences (within 2000m of the study site)	2	0	0	3	0	16
6.4 Surface Water Abstraction Licences (within 2000m of the study site)	0	0	0	5	7	10
6.5 Potable Water Abstraction Licences (within 2000m of the study site)	0	0	0	0	0	0
6.6 Source Protection Zones (within 500m of the study site)	0	0	0	0	Not searched	Not searched
6.7 Source Protection Zones within Confined Aquifer	0	0	0	0	Not searched	Not searched
6.8 Groundwater Vulnerability and Soil Leaching Potential (within 500m of the study site)	1	0	0	1	Not searched	Not searched

Section 6: Hydrogeology and Hydrology

0-500m

	On-site	0-50m	51-250	251-500	501-1000	1000-1500
6.9 Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site	No	No	No	No	Yes	Yes
6.10 Ordnance Survey MasterMap Water Network entries within 500m of the site	18	4	24	84	Not searched	Not searched
6.11 Surface water features within 250m of the study site	Yes	Yes	Yes	Not searched	Not searched	Not searched

Section 7: Flooding

7.1 Environment Agency Zone 2 floodplains within 250m of the study site	Identified					
7.2 Environment Agency/Natural Resources Wales Zone 3 floodplains within 250m of the study site	Identified					
7.3 Risk of flooding from Rivers and the Sea (RoFRaS) rating for the study site	Very Low					
7.4 Flood Defences within 250m of the study site	None identified					
7.5 Areas benefiting from Flood Defences within 250m of the study site	None identified					
7.6 Areas used for Flood Storage within 250m of the study site	None identified					
7.7 Maximum BGS Groundwater Flooding susceptibility within 50m of the study site	Potential at Surface					
7.8 BGS confidence rating for the Groundwater Flooding susceptibility areas	Low					

Section 8: Designated Environmentally Sensitive Sites

	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.1 Records of Sites of Special Scientific Interest (SSSI)	0	0	0	0	0	0
8.2 Records of National Nature Reserves (NNR)	0	0	0	0	0	0
8.3 Records of Special Areas of Conservation (SAC)	0	0	0	0	0	0
8.4 Records of Special Protection Areas (SPA)	0	0	0	0	0	0
8.5 Records of Ramsar sites	0	0	0	0	0	0
8.6 Records of Ancient Woodlands	0	0	0	0	0	0
8.7 Records of Local Nature Reserves (LNR)	0	0	0	3	1	1
8.8 Records of World Heritage Sites	0	0	0	0	0	0
8.9 Records of Environmentally Sensitive Areas	0	0	0	0	0	0

Section 8: Designated Environmentally Sensitive Sites	On-site	0-50m	51-250	251-500	501-1000	1000-2000
8.10 Records of Areas of Outstanding Natural Beauty (AONB)	0	0	0	0	0	0
8.11 Records of National Parks	0	0	0	0	0	0
8.12 Records of Nitrate Sensitive Areas	0	0	0	0	0	0
8.13 Records of Nitrate Vulnerable Zones	0	0	0	0	0	0
8.14 Records of Green Belt land	1	0	0	1	0	8

Section 9: Natural Hazards	
9.1 Maximum risk of natural ground subsidence	Very Low
9.1.1 Maximum Shrink-Swell hazard rating identified on the study site	Very Low
9.1.2 Maximum Landslides hazard rating identified on the study site	Very Low
9.1.3 Maximum Soluble Rocks hazard rating identified on the study site	Negligible
9.1.4 Maximum Compressible Ground hazard rating identified on the study site	Negligible
9.1.5 Maximum Collapsible Rocks hazard rating identified on the study site	Very Low
9.1.6 Maximum Running Sand hazard rating identified on the study site	Very Low
9.2 Radon	
9.2.1 Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level?	The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.
9.2.2 Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment?	No radon protective measures are necessary.

Section 10: Mining	
10.1 Coal mining areas within 75m of the study site	Identified
10.2 Non-Coal Mining areas within 50m of the study site boundary	None identified
10.3 Brine affected areas within 75m of the study site	None identified

Using this report

The following report is designed by Environmental Consultants for Environmental Professionals bringing together the most up-to-date market leading environmental data. This report is provided under and subject to the Terms & Conditions agreed between Groundsure and the Client. The document contains the following sections:

1. Historical Industrial Sites

Provides information on past land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. Potentially Infilled Land features are also included. This search is conducted using radii of up to 500m.

2. Environmental Permits, Incidents and Registers

Provides information on Regulated Industrial Activities and Pollution Incidents as recorded by Regulatory Authorities, and sites determined as Contaminated Land. This search is conducted using radii up to 500m.

3. Landfills and Other Waste Sites

Provides information on landfills and other waste sites that may pose a risk to the study site. This search is conducted using radii up to 1500m.

4. Current Land Uses

Provides information on current land uses that may pose a risk to the study site in terms of potential contamination from activities or processes. These searches are conducted using radii of up to 500m. This includes information on potentially contaminative industrial sites, petrol stations and fuel sites as well as high pressure gas pipelines and underground electricity transmission lines.

5. Geology

Provides information on artificial and superficial deposits and bedrock beneath the study site.

6. Hydrogeology and Hydrology

Provides information on productive strata within the bedrock and superficial geological layers, abstraction licences, Source Protection Zones (SPZs) and river quality. These searches are conducted using radii of up to 2000m.

7. Flooding

Provides information on river and coastal flooding, flood defences, flood storage areas and groundwater flood areas. This search is conducted using radii of up to 250m.

8. Designated Environmentally Sensitive Sites

Provides information on the Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Special Areas of Conservation (SAC), Special Protection Areas (SPA), Ramsar sites, Local Nature Reserves (LNR), Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Environmentally Sensitive Areas, Nitrate Sensitive Areas, Nitrate Vulnerable Zones and World Heritage Sites and Scheduled Ancient Woodland. These searches are conducted using radii of up to 2000m.

9. Natural Hazards

Provides information on a range of natural hazards that may pose a risk to the study site. These factors include natural ground subsidence and radon..

10. Mining

Provides information on areas of coal and non-coal mining and brine affected areas.

11. Contacts

This section of the report provides contact points for statutory bodies and data providers that may be able to provide further information on issues raised within this report. Alternatively, Groundsure provide a free Technical Helpline (08444 159000) for further information and guidance.

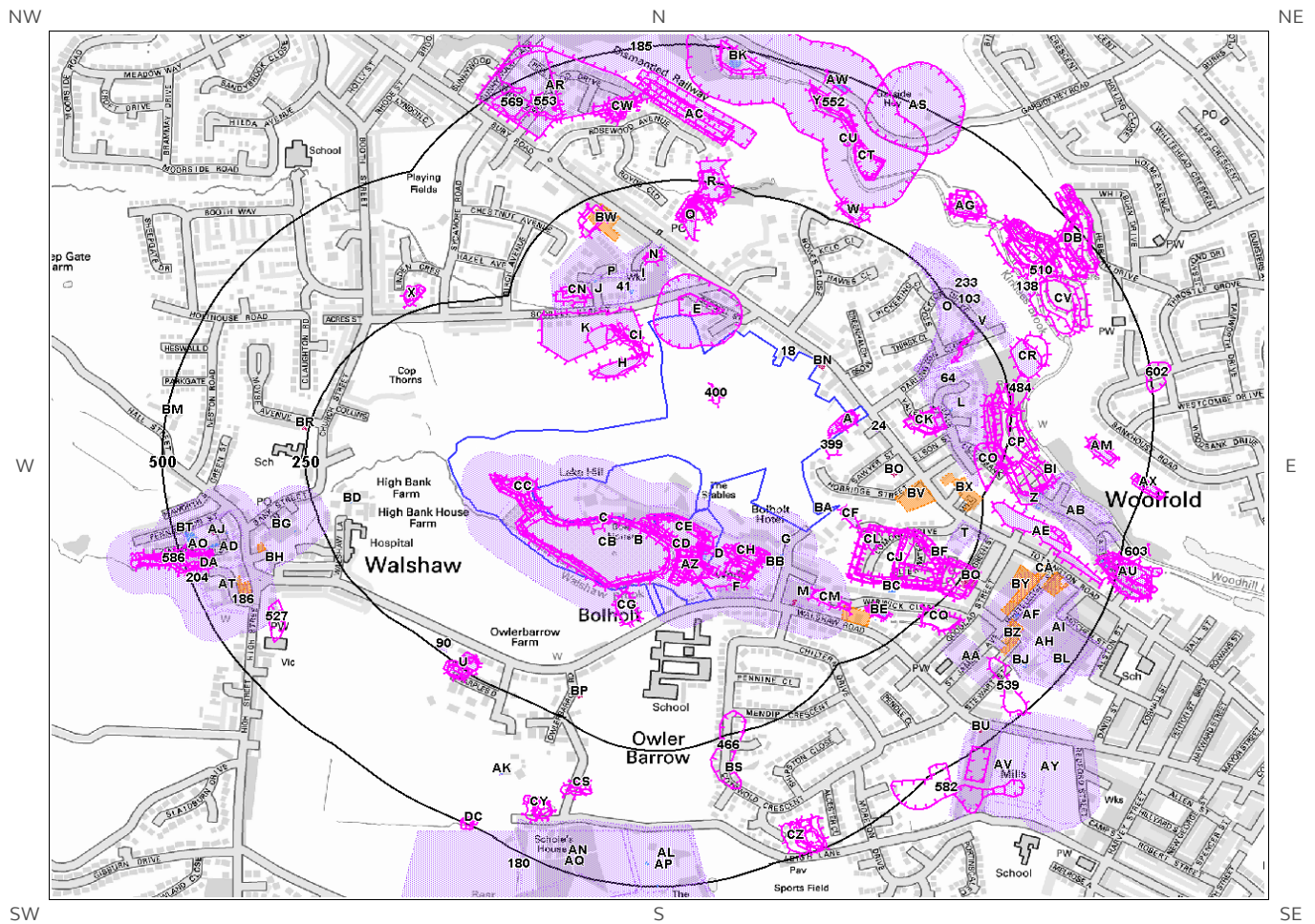
Note: Maps

Only certain features are placed on the maps within the report. All features represented on maps found within this search are given an identification number. This number identifies the feature on the mapping and correlates it to the additional information provided below. This identification number precedes all other information and takes the following format -Id: 1, Id: 2, etc. Where numerous features on the same map are in such close proximity that the numbers would obscure each other a letter identifier is used instead to represent the features. (e.g. Three features which overlap may be given the identifier "A" on the map and would be identified separately as features 1A, 3A, 10A on the data tables provided).

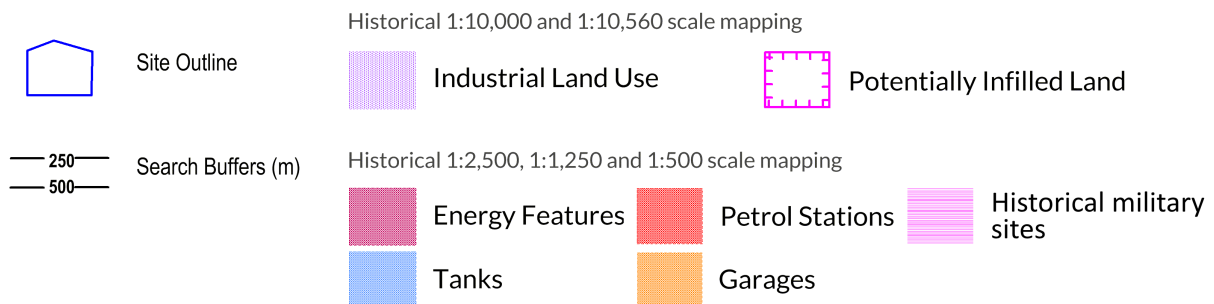
Where a feature is reported in the data tables to a distance greater than the map area, it is noted in the data table as "Not Shown".

All distances given in this report are in Metres (m). Directions are given as compass headings such as N: North, E: East, NE: North East from the nearest point of the study site boundary.

1. Historical Land Use



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1. Historical Industrial Sites

1.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping

The systematic analysis of data extracted from standard 1:10,560 and 1:10,000 scale historical maps provides the following information:

Records of sites with a potentially contaminative past land use within 500m of the search boundary: 207

ID	Distance [m]	Direction	Use	Date
1A	0	On Site	Unspecified Pit	1909
2A	0	On Site	Unspecified Pit	1891
3B	0	On Site	Print Works	1909
4B	0	On Site	Print Works	1891
5B	0	On Site	Print Works	1928
6C	0	On Site	Boat House	1928
7C	0	On Site	Boat House	1938
8C	0	On Site	Boat House	1909
9C	0	On Site	Boat House	1956
10D	0	On Site	Unspecified Works	1969
11AZ	0	On Site	Filter Beds	1909
12D	0	On Site	Unspecified Works	1974
13A	0	On Site	Unspecified Pit	1938
14B	0	On Site	Print Works	1938
15E	0	On Site	Brick Field	1928
16E	0	On Site	Brick Field	1909
17E	1	N	Brick Field	1956
18	2	NE	Pump	1851
19CF	6	SE	Unspecified Pit	1891
20F	13	E	Unspecified Works	1980
21K	18	W	Brick Field	1851
22F	18	NE	Mills	1851
23H	22	W	Unspecified Pit	1956
24	32	SE	Smithy	1851
25G	33	SW	Chimney	1974
26G	33	SW	Chimney	1969
27H	38	W	Unspecified Pit	1928
28I	41	N	Unspecified Mill	1851
29P	41	N	Unspecified Mills	1891
30M	42	S	Print Works	1956
31I	46	N	Unspecified Works	1969
32I	46	N	Unspecified Works	1980
33I	46	N	Unspecified Works	1974
34J	48	NW	Unspecified Mill	1956

35J	50	NW	Cotton Mill	1909
36J	50	NW	Unspecified Mill	1928
37J	51	NW	Unspecified Mill	1938
38J	51	NW	Unspecified Mill	1974
39J	51	NW	Unspecified Mill	1980
40J	51	NW	Unspecified Mill	1969
41	68	NW	Unspecified Tank	1851
42K	72	W	Sand Pit	1851
43CL	75	SE	Unspecified Pit	1891
44L	76	E	Unspecified Commercial/Industrial	1980
45L	76	E	Unspecified Commercial/Industrial	1974
46M	90	S	Unspecified Works	1980
47M	90	S	Unspecified Works	1974
48M	94	S	Unspecified Works	1969
49L	103	NE	Unspecified Mill	1928
50N	104	N	Refuse Heap	1938
51L	108	E	Cotton Mill	1909
52L	108	E	Unspecified Mill	1891
53N	111	N	Refuse Heap	1928
54O	113	NE	Railway Sidings	1909
55O	114	NE	Railway Sidings	1928
56P	115	NW	Chimney	1969
57P	115	NW	Chimney	1980
58P	115	NW	Chimney	1974
59O	118	NE	Railway Sidings	1891
60O	121	NE	Railway Sidings	1938
61L	122	E	Unspecified Mill	1938
62L	131	E	Unspecified Mill	1956
63O	131	NE	Railway Sidings	1956
64	132	E	Unspecified Works	1969
65L	136	E	Unspecified Mill	1969
66Q	140	N	Unspecified Pit	1909
67L	157	E	Unspecified Tanks	1974
68L	157	E	Unspecified Tanks	1980
69Q	172	N	Refuse Heap	1938
70R	174	N	Refuse Heap	1974
71Q	174	N	Refuse Heap	1928
72S	176	NE	Unspecified Ground Workings	1928
73R	178	N	Refuse Heap	1969
74Q	181	N	Refuse Heap	1956
75S	184	NE	Railway Building	1938
76R	187	N	Refuse Heap	1980
77S	188	NE	Railway Building	1928
78T	198	E	Unspecified Works	1969

79T	198	E	Unspecified Works	1974
80T	199	SE	Unspecified Works	1980
81S	200	NE	Railway Building	1956
82T	214	E	Unspecified Mill	1851
83U	219	SW	Unspecified Heap	1891
84U	220	SW	Unspecified Heap	1938
85U	224	SW	Unspecified Heap	1928
86U	224	SW	Unspecified Heap	1909
87U	229	SW	Unspecified Old Shaft	1891
88U	229	SW	Old Coal Shaft	1909
89BG	230	W	Unspecified Depot	1980
90	231	SW	Pump House	1938
91U	240	SW	Unspecified Ground Workings	1956
92U	248	SW	Unspecified Heap	1938
93O	250	NE	Railway Building	1938
94O	252	NE	Railway Building	1928
95W	254	NE	Cuttings	1928
96V	257	NE	Railway Station	1938
97V	257	NE	Railway Station	1891
98V	257	NE	Railway Station	1909
99V	257	NE	Railway Station	1928
100X	261	N	Unspecified Pit	1938
101W	263	NE	Cuttings	1909
102W	263	NE	Cuttings	1891
103	264	NE	Railway Building	1956
104AE	266	E	Refuse Heap	1909
105X	266	N	Unspecified Pit	1956
106X	269	NW	Unspecified Pit	1928
107V	273	NE	Railway Station	1956
108CR	275	NE	Unspecified Heap	1980
109Y	283	N	Sewage Works	1928
110Y	283	N	Sewage Works	1909
111Z	304	SE	Unspecified Mill	1980
112Z	304	SE	Unspecified Works	1969
113Z	304	SE	Unspecified Mill	1974
114AB	304	SE	Paper Mills	1928
115AA	313	SE	Timber Yard	1909
116AA	313	SE	Timber Yard	1928
117AF	317	SE	Dye Works	1909
118AC	322	N	Cuttings	1938
119AB	322	SE	Paper Mills	1938
120AC	323	N	Cuttings	1974
121AC	323	N	Cuttings	1969
122AC	323	N	Cuttings	1980
123Z	327	SE	Bleach Works	1851

124AC	327	N	Cuttings	1928
125AC	332	N	Cuttings	1909
126AC	332	N	Cuttings	1891
127AB	333	SE	Paper Mills	1909
128AB	333	SE	Unspecified Mills	1891
129AB	336	SE	Paper Mills	1956
130AD	338	W	Unspecified Depot	1969
131AD	338	W	Unspecified Depot	1974
132AB	340	SE	Unspecified Mill	1974
133AB	340	SE	Unspecified Mill	1980
134AB	340	SE	Unspecified Mill	1969
135AD	344	W	Unspecified Mills	1928
136AD	344	W	Cotton Mills	1909
137CT	345	N	Filter Beds	1909
138	346	NE	Bleach Works	1851
139AG	361	NE	Unspecified Heap	1969
140AE	363	E	Unspecified Ground Workings	1956
141AF	365	SE	Dye Works	1928
142AH	366	SE	Dye Works	1938
143AG	366	NE	Unspecified Heap	1974
144AG	366	NE	Unspecified Heap	1980
145AI	370	SE	Unspecified Works	1969
146AH	372	SE	Dye Works	1956
147AI	375	SE	Unspecified Works	1980
148AI	375	SE	Unspecified Works	1974
149AR	379	N	Brick Field	1891
150CU	382	NE	Filter Beds	1909
151AO	383	W	Unspecified Mills	1956
152AJ	383	W	Unspecified Works	1974
153AJ	383	W	Unspecified Works	1969
154AJ	383	W	Unspecified Works	1980
155AK	385	SW	Unspecified Tank	1938
156AM	386	E	Cuttings	1891
157AK	387	SW	Unspecified Tank	1928
158AL	388	S	Nurseries	1969
159AL	388	S	Nurseries	1974
160AL	388	S	Nurseries	1980
161AM	389	E	Cuttings	1928
162AM	389	E	Cuttings	1909
163AL	391	S	Nurseries	1956
164AN	391	S	Nursery	1956
165AN	391	S	Nursery	1974
166AN	391	S	Nursery	1969
167AO	392	W	Unspecified Mills	1938
168AE	393	E	Chimney	1974

169AE	393	E	Chimney	1980
170AE	393	E	Chimney	1969
171AO	396	W	Unspecified Mill	1891
172AP	397	S	Nurseries	1927
173AP	397	S	Nursery	1908
174AP	397	S	Nurseries	1938
175AP	399	S	Nurseries	1890
176AT	399	SW	Unspecified Mill	1956
177AQ	401	S	Nursery	1908
178AQ	401	S	Nursery	1927
179AQ	401	S	Nursery	1938
180	403	S	Nursery	1890
181AO	406	W	Cotton Mill	1851
182AR	408	NW	Unspecified Pit	1891
183AS	419	NE	Sewage Works	1938
184AS	424	NE	Irrigation Works	1891
185	430	N	Unspecified Works	1938
186	430	SW	Unspecified Tank	1956
187AT	434	SW	Unspecified Mill	1928
188DA	457	W	Unspecified Tank	1851
189AU	459	E	Unspecified Pit	1891
190AU	460	E	Refuse Heap	1928
191AV	462	SE	Unspecified Mill	1928
192BK	463	N	Filter Beds	1909
193AV	463	SE	Unspecified Mill	1969
194AV	464	SE	Unspecified Mill	1974
195AV	464	SE	Unspecified Mills	1980
196AW	470	N	Unspecified Tanks	1928
197AW	470	N	Unspecified Tanks	1909
198AU	471	E	Sand Pit	1938
199AX	474	E	Cuttings	1891
200AU	477	E	Refuse Heap	1969
201AU	477	E	Refuse Heap	1956
202AX	479	E	Cuttings	1928
203AX	479	E	Cuttings	1909
204	484	SW	Unspecified Mill	1938
205AU	486	E	Refuse Heap	1909
206AY	494	SE	Dye Works	1928
207AY	499	SE	Unspecified Works	1969

1.2 Additional Information – Historical Tank Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical tanks within 500m of the search boundary:

77

ID	Distance (m)	Direction	Use	Date
208AZ	0	On Site	Tanks	1930
209BA	1	NW	Unspecified Tank	1891
210BA	3	NW	Unspecified Tank	1891
211G	57	SW	Unspecified Tank	1890
212I	60	NW	Unspecified Tank	1890
213BB	80	SW	Unspecified Tank	1990
214BB	85	SW	Unspecified Tank	1891
215M	110	S	Tanks	1930
216P	118	NW	Unspecified Tank	1890
217P	118	NW	Unspecified Tank	1910
218N	124	N	Unspecified Tank	1890
219L	143	E	Unspecified Tank	1890
220BC	173	SE	Unspecified Tank	1978
221BC	173	SE	Unspecified Tank	1959
222BC	173	SE	Unspecified Tank	1967
223BC	173	SE	Unspecified Tank	1959
224BE	178	SE	Settling Tanks	1930
225BD	184	W	Unspecified Tank	1975
226BD	184	W	Unspecified Tank	1998
227BD	185	W	Unspecified Tank	1989
228BD	185	W	Unspecified Tank	1989
229BD	185	W	Unspecified Tank	1989
230BF	191	SE	Unspecified Tank	1910
231BE	202	SE	Unspecified Tank	1891
232BF	206	SE	Unspecified Tank	1930
233	285	NE	Unspecified Tank	1891
234BG	296	W	Unspecified Tank	1975
235Z	321	E	Unspecified Tank	1910
236BG	325	W	Unspecified Tank	1975
237Z	325	SE	Tanks	1930
238Z	330	SE	Unspecified Tank	1891
239BI	333	E	Tanks	1930
240Z	338	SE	Tanks	1930
241BH	348	SW	Unspecified Tank	1975
242BH	353	SW	Unspecified Tank	1959
243BI	353	E	Tanks	1930
244BH	353	SW	Unspecified Tank	1959
245AF	369	SE	Unspecified Tank	1910
246AK	389	SW	Unspecified Tank	1930
247AJ	408	W	Unspecified Tank	1890
248BJ	429	SE	Unspecified Tank	1930

249AO	430	W	Tanks	1975
250AO	430	W	Tanks	1989
251AO	430	W	Tanks	1989
252AO	430	W	Tanks	1989
253BJ	438	SE	Unspecified Tank	1990
254AO	447	W	Tanks	1975
255AL	454	S	Unspecified Tank	1959
256AL	459	S	Unspecified Tank	1975
257AL	459	S	Unspecified Tank	1959
258AL	459	S	Unspecified Tank	1992
259AO	463	W	Tanks	1975
260AO	466	W	Tanks	1975
261BK	466	N	Unspecified Tank	1960
262AO	467	W	Tanks	1989
263AO	467	W	Tanks	1989
264AO	467	W	Tanks	1989
265AU	469	E	Tanks	1989
266AW	470	N	Tanks	1890
267AW	470	N	Tanks	1910
268AU	470	E	Tanks	1965
269AU	470	E	Tanks	1959
270AU	470	E	Tanks	1992
271AW	470	N	Unspecified Tank	1930
272AU	471	E	Tanks	1959
273AO	472	W	Tanks	1975
274AO	477	W	Tanks	1975
275BT	478	W	Tanks	1975
276AW	479	N	Unspecified Tank	1930
277BL	481	SE	Unspecified Tank	1989
278BL	481	SE	Unspecified Tank	1992
279BL	484	SE	Unspecified Tank	1930
280BM	489	W	Unspecified Tank	1959
281BM	489	W	Unspecified Tank	1992
282BM	489	W	Unspecified Tank	1959
283AP	497	S	Unspecified Tank	1975
284AP	499	S	Unspecified Tank	1992

1.3 Additional Information – Historical Energy Features Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical energy features within 500m of the search boundary:

42

ID	Distance (m)	Direction	Use	Date
285BN	0	On Site	Electricity Substation	1985
286BN	0	On Site	Electricity Substation	1988
287BN	0	SE	Electricity Substation	1978
288BN	1	SE	Electricity Substation	1992
289BO	106	NE	Electricity Substation	1990
290BO	106	NE	Electricity Substation	1993
291BO	106	NE	Electricity Substation	1996
292BO	108	NE	Electricity Substation	1987
293BO	108	NE	Electricity Substation	1978
294BO	108	NE	Electricity Substation	1988
295BO	108	NE	Electricity Substation	1985
296BO	108	NE	Electricity Substation	1988
297BO	108	NE	Electricity Substation	1967
298M	128	S	Electricity Substation	1993
299M	128	S	Electricity Substation	1996
300M	129	S	Electricity Substation	1990
301BP	197	SW	Electricity Substation	1975
302BP	197	SW	Electricity Substation	1992
303BR	255	W	Electricity Substation	1998
304BQ	255	SE	Electricity Substation	1988
305BQ	255	SE	Electricity Substation	1987
306BQ	255	SE	Electricity Substation	1985
307BQ	255	SE	Electricity Substation	1988
308BQ	255	SE	Electricity Substation	1978
309BR	255	W	Electricity Substation	1975
310BR	256	W	Electricity Substation	1989
311BR	256	W	Electricity Substation	1989
312BR	256	W	Electricity Substation	1989
313BQ	259	SE	Electricity Substation	1996
314BQ	259	SE	Electricity Substation	1993
315BQ	260	SE	Electricity Substation	1990
316BQ	260	SE	Electricity Substation	1967
317BS	311	SE	Electricity Substation	1975
318BS	311	SE	Electricity Substation	1992
319BT	430	W	Electricity Substation	1998
320AR	435	NW	Electricity Substation	1992
321BU	471	SE	Electricity Substation	1995
322BU	472	SE	Electricity Substation	1992
323BU	472	SE	Electricity Substation	1991
324BU	472	SE	Electricity Substation	1991
325BU	472	SE	Electricity Substation	1967
326BU	472	SE	Electricity Substation	1975

1.4 Additional Information – Historical Petrol and Fuel Site Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical petrol stations and fuel sites within 500m of the search boundary: 0

Database searched and no data found.

1.5 Additional Information – Historical Garage and Motor Vehicle Repair Database

The systematic analysis of data extracted from High Detailed 1:1,250 and 1:2,500 scale historical maps provides the following information.

Records of historical garage and motor vehicle repair sites within 500m of the search boundary: 44

ID	Distance (m)	Direction	Use	Date
327BV	96	E	Garage	1990
328BV	97	E	Garage	1996
329BV	97	E	Garage	1993
330BE	151	SE	Garage	1996
331BE	151	SE	Garage	1993
332BE	151	SE	Garage	1987
333BE	151	SE	Garage	1978
334BE	151	SE	Garage	1985
335BE	151	SE	Garage	1988
336BE	151	SE	Garage	1988
337BE	151	SE	Garage	1990
338BE	151	SE	Garage	1967
339BW	159	N	Garage	1960
340BW	159	N	Garage	1959
341BW	159	N	Garage	1968
342BX	175	SE	Garage	1987
343BX	175	SE	Garage	1988
344BX	175	SE	Garage	1985
345BX	175	SE	Garage	1988
346BX	192	SE	Garage	1996
347BY	331	SE	Garage	1987
348BY	331	SE	Garage	1978
349BY	331	SE	Garage	1988
350BY	331	SE	Garage	1985
351BY	331	SE	Garage	1988
352BY	331	SE	Garage	1990
353BY	334	E	Garage	1996

354BY	334	E	Garage	1993
355BH	356	SW	Garage	1959
356BH	356	W	Garage	1959
357BZ	367	SE	Garage	1987
358BZ	367	SE	Garage	1978
359BZ	367	SE	Garage	1988
360BZ	367	SE	Garage	1988
361BZ	367	SE	Garage	1985
362AF	368	SE	Garage	1967
363CA	368	E	Garage	1992
364CA	369	E	Garage	1989
365CA	384	SE	Garage	1989
366CA	384	SE	Garage	1992
367AT	407	SW	Garage	1989
368AT	407	SW	Garage	1989
369AT	407	SW	Garage	1989
370AT	412	SW	Garage	1975

1.6 Historical military sites

Certain military installations were not noted on historic mapping for security reasons. Whilst not all military land is necessarily of concern, Groundsure has researched and digitised a number of Ordnance Factories and other military industrial features (e.g. Ordnance Depots, Munitions Testing Grounds) which may be of contaminative concern. This research was drawn from a number of different sources, and should not be regarded as a definitive or exhaustive database of potentially contaminative military installations. The boundaries of sites within this database have been estimated from the best evidence available to Groundsure at the time of compilation.

Records of historical military sites within 500m of the search boundary: 0

Database searched and no data found.

1.7 Potentially Infilled Land

Records of Potentially Infilled Features from 1:10,000 scale mapping within 500m of the study site: 233

The following Historical Potentially Infilled Features derived from the Historical Mapping information is provided by Groundsure:

ID	Distance(m)	Direction	Use	Date
371CC	0	On Site	Reservoirs	1956
372A	0	On Site	Unspecified Pit	1891
373A	0	On Site	Unspecified Pit	1909
374A	0	On Site	Unspecified Pit	1938
375CB	0	On Site	Reservoirs	1956
376CB	0	On Site	Pond	1980
377CB	0	On Site	Pond	1969
378CC	0	On Site	Pond	1980
379CB	0	On Site	Reservoirs	1928
380CB	0	On Site	Reservoir	1891

381CB	0	On Site	Reservoirs	1909
382CB	0	On Site	Reservoirs	1938
383AZ	0	On Site	Ponds	1938
384AZ	0	On Site	Filter Beds	1909
385CD	0	On Site	Ponds	1928
386CD	0	On Site	Reservoirs	1956
387CD	0	On Site	Ponds	1891
388CD	0	On Site	Pond	1909
389CE	0	On Site	Pond	1980
390CC	0	On Site	Pond	1969
391CB	0	On Site	Pond	1974
392CE	0	On Site	Pond	1974
393CE	0	On Site	Pond	1969
394E	0	On Site	Brick Field	1928
395E	0	On Site	Brick Field	1909
396B	0	On Site	Water Bodies	1851
397AZ	0	On Site	Ponds	1938
398AZ	0	On Site	Pond	1980
399	0	On Site	Ponds	1891
400	0	On Site	Pond	1909
401E	1	N	Brick Field	1956
402CF	6	SE	Unspecified Pit	1891
403CG	8	S	Ponds	1928
404CG	9	S	Ponds	1938
405CH	17	E	Pond	1891
406K	18	W	Brick Field	1851
407CI	20	W	Ponds	1956
408H	22	W	Unspecified Pit	1956
409CH	25	E	Reservoirs	1938
410CH	27	E	Reservoirs	1928
411CH	27	E	Reservoirs	1909
412CH	29	E	Ponds	1969
413CH	29	E	Ponds	1974
414CI	32	W	Ponds	1938
415CH	32	E	Pond	1980
416CI	33	W	Ponds	1928
417CH	34	E	Reservoirs	1956
418H	38	W	Unspecified Pit	1928
419CJ	58	SE	Reservoirs	1938
420CJ	59	SE	Reservoirs	1928
421CJ	60	SE	Reservoirs	1909
422CJ	62	SE	Ponds	1969
423CJ	62	SE	Reservoirs	1974
424CK	63	E	Pond	1891
425CK	63	E	Pond	1909
426CK	63	E	Reservoir	1938

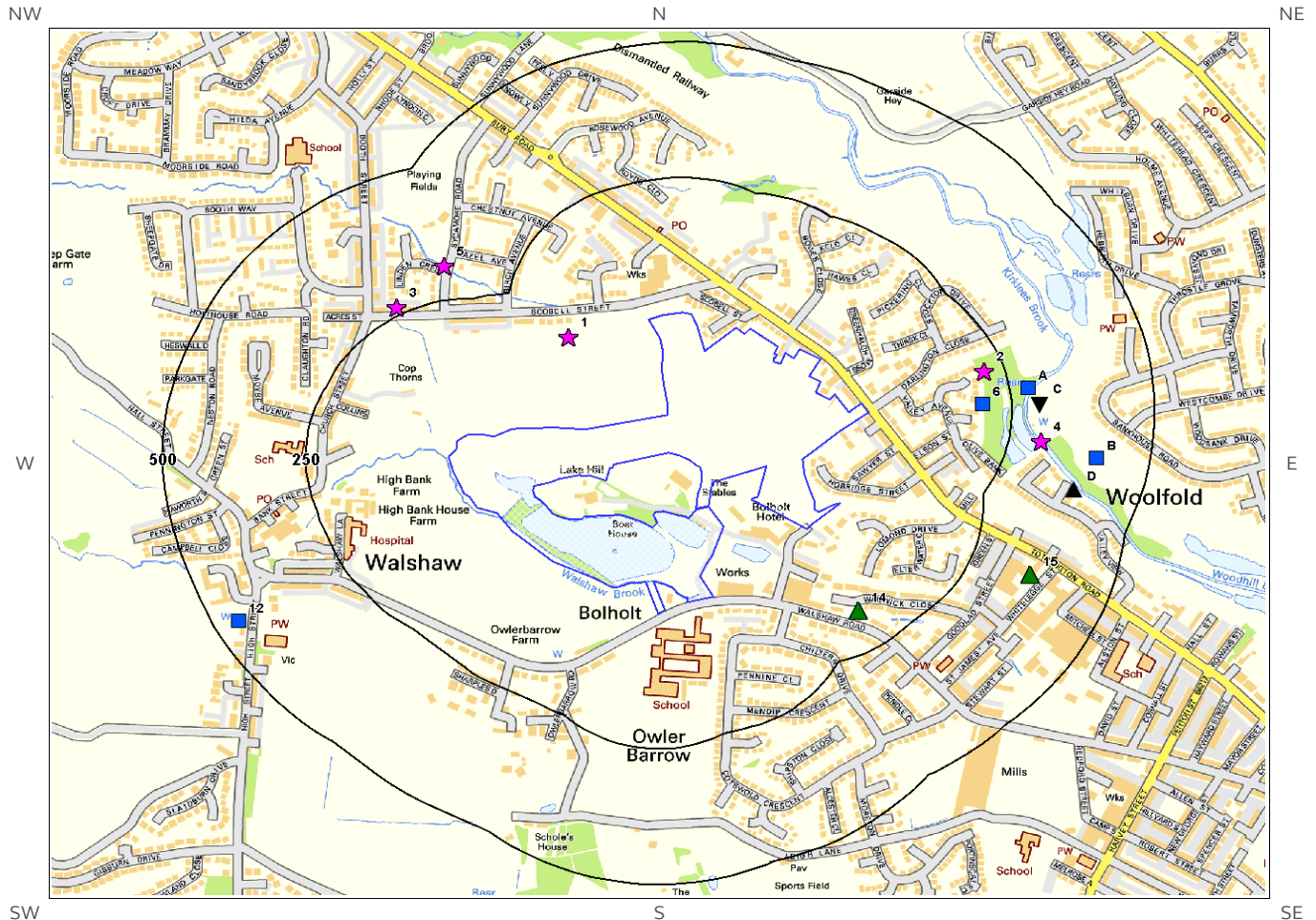
427CK	64	E	Reservoir	1928
428CJ	64	SE	Reservoirs	1956
429CJ	65	SE	Reservoirs	1980
430K	72	W	Sand Pit	1851
431CL	75	SE	Unspecified Pit	1891
432CK	76	E	Reservoir	1980
433CK	76	E	Reservoir	1974
434CK	76	E	Pond	1969
435CK	76	E	Reservoir	1956
436N	104	N	Refuse Heap	1938
437CN	107	NW	Reservoirs	1956
438CM	109	S	Pond	1938
439N	111	N	Refuse Heap	1928
440CM	111	S	Pond	1928
441CN	114	W	Ponds	1891
442CN	114	W	Reservoirs	1928
443CN	114	W	Reservoirs	1909
444CN	114	W	Reservoirs	1938
445BF	124	E	Reservoirs	1891
446BF	124	E	Reservoirs	1909
447Q	140	N	Unspecified Pit	1909
448BF	147	SE	Ponds	1851
449Q	172	N	Refuse Heap	1938
450R	174	N	Refuse Heap	1974
451Q	174	N	Refuse Heap	1928
452BE	174	SE	Ponds	1938
453BE	174	SE	Ponds	1928
454S	176	NE	Unspecified Ground Workings	1928
455R	178	N	Refuse Heap	1969
456Q	181	N	Refuse Heap	1956
457R	187	N	Refuse Heap	1980
458BW	190	NW	Reservoirs	1909
459BW	190	NW	Ponds	1891
460BW	195	NW	Pond	1851
461CO	197	E	Pond	1890
462CO	203	E	Ponds	1851
463CP	208	E	Ponds	1980
464CP	208	E	Ponds	1969
465CP	208	E	Ponds	1974
466	210	S	Ponds	1890
467CO	214	E	Reservoirs	1938
468CP	216	E	Reservoirs	1891
469CP	216	E	Reservoirs	1928
470CP	216	E	Reservoirs	1909
471BQ	219	SE	Ponds	1938

472U	219	SW	Unspecified Heap	1891
473U	220	SW	Unspecified Heap	1938
474U	224	SW	Unspecified Heap	1909
475U	224	SW	Unspecified Heap	1928
476CP	228	E	Reservoirs	1956
477U	229	SW	Unspecified Old Shaft	1891
478U	229	SW	Old Coal Shaft	1909
479U	240	SW	Unspecified Ground Workings	1956
480CQ	240	SE	Ponds	1938
481CQ	242	SE	Ponds	1909
482CQ	242	SE	Ponds	1928
483U	248	SW	Unspecified Heap	1938
484	249	E	Unspecified Pit	1890
485W	254	NE	Cuttings	1928
486X	261	N	Unspecified Pit	1938
487W	263	NE	Cuttings	1909
488W	263	NE	Cuttings	1891
489AE	266	E	Refuse Heap	1909
490X	266	N	Unspecified Pit	1956
491X	269	NW	Unspecified Pit	1928
492CR	275	NE	Unspecified Heap	1980
493Y	283	N	Sewage Works	1928
494Y	283	N	Sewage Works	1909
495CR	303	NE	Unspecified Pit	1890
496AC	322	N	Cuttings	1938
497AC	323	N	Cuttings	1969
498AC	323	N	Cuttings	1980
499AC	323	N	Cuttings	1974
500AC	327	N	Cuttings	1928
501CS	330	S	Pond	1891
502AC	332	N	Cuttings	1891
503AC	332	N	Cuttings	1909
504CS	337	S	Pond	1909
505CT	338	N	Ponds	1938
506CU	342	N	Ponds	1928
507CT	345	N	Ponds	1891
508CT	345	N	Filter Beds	1909
509CS	345	SW	Pond	1851
510	350	NE	Ponds	1851
511AG	357	NE	Reservoir	1938
512AG	360	NE	Reservoir	1928
513AG	360	NE	Reservoir	1909
514AG	361	NE	Unspecified Heap	1969
515AE	363	E	Unspecified Ground Workings	1956















516AG	366	NE	Unspecified Heap	1974
517AG	366	NE	Unspecified Heap	1980
518CV	367	NE	Reservoirs	1891
519CV	367	NE	Reservoirs	1938
520CV	367	NE	Ponds	1928
521CV	367	NE	Reservoirs	1909
522CW	371	N	Ponds	1938
523CW	371	N	Ponds	1909
524AG	373	NE	Reservoir	1956
525CW	373	N	Ponds	1928
526CW	375	N	Ponds	1956
527	375	SW	Pond	1890
528AR	379	N	Brick Field	1891
529CW	379	N	Ponds	1891
530CX	380	NE	Reservoirs	1938
531CU	382	NE	Filter Beds	1909
532CV	383	NE	Reservoirs	1974
533CV	383	NE	Ponds	1969
534CV	383	NE	Reservoirs	1980
535CV	383	NE	Reservoirs	1956
536CW	384	N	Pond	1851
537CX	384	NE	Reservoirs	1928
538AM	386	E	Cuttings	1891
539	387	SE	Pond	1851
540CX	388	NE	Ponds	1891
541CX	388	NE	Ponds	1909
542AM	389	E	Cuttings	1909
543AM	389	E	Cuttings	1928
544CY	394	SW	Ponds	1891
545CY	396	SW	Pond	1928
546CY	396	SW	Pond	1909
547CX	397	NE	Reservoirs	1956
548CY	397	SW	Pond	1938
549Y	401	NE	Ponds	1938
550AR	408	NW	Unspecified Pit	1891
551CY	408	SW	Pond	1851
552	411	NE	Ponds	1891
553	413	NW	Ponds	1891
554AS	419	NE	Sewage Works	1938
555CX	421	NE	Reservoirs	1956
556CX	424	NE	Ponds	1969
557CX	424	NE	Reservoirs	1980
558CX	424	NE	Reservoirs	1974
559CZ	435	S	Pond	1851
560CZ	435	S	Pond	1928
561CZ	435	S	Pond	1909

562CZ	435	S	Pond	1891
563CZ	435	S	Pond	1938
564CZ	435	S	Pond	1956
565DA	443	W	Reservoirs	1956
566DB	444	NE	Reservoirs	1909
567DB	444	NE	Reservoirs	1938
568DB	444	NE	Reservoirs	1891
569	445	NW	Pond	1909
570DA	446	W	Reservoir	1980
571CZ	451	S	Pond	1969
572DA	451	W	Reservoirs	1938
573CZ	453	S	Pond	1890
574AO	455	W	Reservoirs	1928
575AO	455	W	Reservoirs	1909
576BK	455	N	Ponds	1938
577AO	456	W	Ponds	1891
578AU	459	E	Unspecified Pit	1891
579DB	459	NE	Reservoirs	1956
580AU	460	E	Refuse Heap	1928
581DB	462	NE	Pond	1969
582	462	SE	Pond	1890
583BK	463	N	Ponds	1928
584BK	463	N	Filter Beds	1909
585BK	463	N	Ponds	1891
586	464	W	Pond	1851
587DB	466	NE	Reservoirs	1980
588DB	466	NE	Reservoirs	1974
589AW	470	N	Ponds	1891
590AW	470	N	Ponds	1938
591AU	471	E	Sand Pit	1938
592AX	474	E	Cuttings	1891
593AU	477	E	Refuse Heap	1956
594AU	477	E	Refuse Heap	1969
595AX	479	E	Cuttings	1928
596AX	479	E	Cuttings	1909
597DC	483	SW	Reservoir	1956
598AU	486	E	Refuse Heap	1909
599DC	487	SW	Reservoir	1928
600DC	490	SW	Reservoir	1938
601AV	491	SE	Reservoir	1938
602	491	E	Pond	1969
603	500	E	Pond	1851

2. Environmental Permits, Incidents and Registers Map



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- | | | | |
|---|-------------------------------|---|--|
|  | Recorded Pollution Incident |  | RAS 3 & 4 Authorisations |
|  | Dangerous Substances (List 1) |  | Part A(1) Authorised Processes and Historic IPC Authorisations |
|  | Dangerous Substances (List 2) |  | Part A(2) and Part B Authorised Processes |
|  | Licenced Discharge Consents |  | COMAH / NIHHS Sites |
|  | Red List Discharge Consents |  | Sites Determined as Contaminated Land |
|  | Site Outline |  | Hazardous Substance Consents and Enforcements |
|  | Search Buffers (m) | | |
|  | Water Industry Referrals | | |

2. Environmental Permits, Incidents and Registers

2.1 Industrial Sites Holding Licences and/or Authorisations

Searches of information provided by the Environment Agency/Natural Resources Wales and Local Authorities reveal the following information:

2.1.1 Records of historic IPC Authorisations within 500m of the study site:

0

Database searched and no data found.

2.1.2 Records of Part A(1) and IPPC Authorised Activities within 500m of the study site:

1

The following Part A(1) and IPPC Authorised Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
21D	386	E	379060 411840	Operator: ACTIVECRAFT LIMITED Installation Name: ACTIVECRAFT LTD Process: PAPER, PULP AND BOARD; PRODUCING PAPER/BOARD >20T/D Permit Number: BJ6674IK Original Permit Number: BJ6674IK EPR Reference: - Issue Date: 17/06/2002 Effective Date: 18/05/2011 Last date noted as effective: 2019-01-31 Status: REVOKED

2.1.3 Records of Red List Discharge Consents (potentially harmful discharges to controlled waters) within 500m of the study site:

0

Database searched and no data found.

2.1.4 Records of List 1 Dangerous Substances Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.5 Records of List 2 Dangerous Substance Inventory Sites within 500m of the study site:

0

Database searched and no data found.

2.1.6 Records of Part A(2) and Part B Activities and Enforcements within 500m of the study site:

2

The following Part A(2) and Part B Activities are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
14	178	SE	378684 411615	Address: Hooshang Ghayouri, Walshaw Road Filling Station, Walshaw Road, BL8 1PY Process: Petrol Vapour Recovery Status: Historical Permit Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified
15	358	E	378984 411681	Address: Bolton Car Centre Ltd, T/A BCC Citroen, Tottington Road, Bury, BL8 1SW Process: Waste Oil Burner <0.4 MW Status: New Legislation Applies Permit Type: Part B Enforcement: No Enforcements Notified Date of Enforcement: No Enforcements Notified Comment: No Enforcements Notified

2.1.7 Records of Category 3 or 4 Radioactive Substances Authorisations:

5

The following RAS Licence (3 or 4) records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Address	Operator	Type	Permission Number	Dates	Status
22C	298	E	379000 412000	Central Manchester University Hospitals Nhs Foundation Trust, Royal Manchester Children's Hospital, Hospital Road, Pendlebury, Manchester, M27 4HA	Central Manchester University Hospitals Nhs Foundation Trust	Disposal Of Radioactive Waste (was Rsa60 Section 6).	CD4532	Date of Approval: 27/4/2009 Effective from: 25/5/2009 Last date of update: 2015-01-01	Revoked/cancelled
23C	298	E	379000 412000	Central Manchester University Hospitals Nhs Foundation Trust, Royal Manchester Children's Hospital, Hospital Road, Pendlebury, Manchester, M27 4HA	Central Manchester University Hospitals Nhs Foundation Trust	Disposal Of Radioactive Waste (was Rsa60 Section 6).	BW6060	Date of Approval: 1/12/2003 Effective from: 1/1/2004 Last date of update: 2015-01-01	Superseded By Variation

ID	Distance (m)	Direction	NGR	Address	Operator	Type	Permission Number	Dates	Status
24C	298	E	379000 412000	Central Manchester University Hospitals Nhs Foundation Trust, Royal Manchester Children's Hospital, Hospital Road, Pendlebury, Manchester, M27 4HA	Central Manchester University Hospitals Nhs Foundation Trust	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AT5364	Date of Approval: 9/1/1996 Effective from: 7/2/1996 Last date of update: 2015-01-01	Superseded By Variation
25C	298	E	379000 412000	Central Manchester University Hospitals Nhs Foundation Trust, Royal Manchester Children's Hospital, Hospital Road, Pendlebury, Manchester, M27 4HA	Central Manchester University Hospitals Nhs Foundation Trust	Disposal Of Radioactive Waste (was Rsa60 Section 6).	AS8449	Date of Approval: 31/3/1995 Effective from: 31/3/1995 Last date of update: 2015-01-01	Superseded By Variation
26C	298	E	379000 412000	Central Manchester University Hospitals Nhs Foundation Trust, Royal Manchester Children's Hospital, Hospital Road, Pendlebury, Manchester, M27 4HA	Central Manchester University Hospitals Nhs Foundation Trust	Disposal Of Radioactive Waste (was Rsa60 Section 6).	BZ4659	Date of Approval: 11/1/2006 Effective from: 8/2/2006 Last date of update: 2015-01-01	Superseded By Variation

2.1.8 Records of Licensed Discharge Consents within 500m of the study site:

7

The following Licensed Discharge Consents records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
6	198	E	378900 412000	Address: DARLINGTON CLOSE E/CS, DARLINGTON CLOSE, BURY, GREATER MANCHESTER Effluent Type: SEWAGE DISCHARGES - PUMPING STATION - WATER COMPANY Permit Number: 016950450 Permit Version: 1 Receiving Water: KIRKLEES BROOK Status: PRE NRA LEGISLATION WHERE ISSUE DATE < 01-SEP-89 (HISTORIC ONLY) Issue date: - Effective Date: 28-Oct-1983 Revocation Date: -
7A	281	E	378980 412030	Address: DARLINGTON CLS SPS, BURY, GREATER MANCHESTER Effluent Type: MISCELLANEOUS DISCHARGES - EMERGENCY DISCHARGES Permit Number: 016981499 Permit Version: 1 Receiving Water: KIRKLEES BROOK Status: CONSENT REVOKED OR REVISED - NEW CONSENT ISSUED (37(1)) Issue date: - Effective Date: - Revocation Date: -
8A	281	E	378980 412030	Address: DARLINGTON CLOSE, BURY MDC, BURY, LANCASHIRE Effluent Type: SEWAGE DISCHARGES - UNSPECIFIED - WATER COMPANY Permit Number: 01BRY0058 Permit Version: 2 Receiving Water: KIRKLEES BROOK Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01-Jan-1995 Revocation Date: 01/01/1995
9A	281	E	378980	Address: DARLINGTON CLOSE, BURY MDC, Receiving Water: -

ID	Distance (m)	Direction	NGR	Details
			412030	<p>BURY, LANCASHIRE</p> <p>Effluent Type: SEWAGE DISCHARGES - UNSPECIFIED - WATER COMPANY</p> <p>Permit Number: 01BRY0058</p> <p>Permit Version: 1</p> <p>Status: REVOKED - UNSPECIFIED</p> <p>Issue date: -</p> <p>Effective Date: 01-Apr-1991</p> <p>Revocation Date: 31/12/1994</p>
10B	406	E	379100 411900	<p>Address: WOLLFOLD PAPER MILL, WOLLFOLD PAPER MILLS, BURY, GREATER MANCHESTER</p> <p>Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY</p> <p>Permit Number: 016991386</p> <p>Permit Version: 1</p> <p>Receiving Water: KIRKLEES BROOK</p> <p>Status: REVOKED - UNSPECIFIED</p> <p>Issue date: -</p> <p>Effective Date: 19-Jun-1989</p> <p>Revocation Date: 04/05/1994</p>
11B	406	E	379100 411900	<p>Address: WOLLFOLD PAPER MILL, WOLLFOLD PAPER MILLS, BURY, GREATER MANCHESTER</p> <p>Effluent Type: SEWAGE DISCHARGES - FINAL/TREATED EFFLUENT - NOT WATER COMPANY</p> <p>Permit Number: 016991386</p> <p>Permit Version: 2</p> <p>Receiving Water: KIRKLEES BROOK</p> <p>Status: REVOKED - UNSPECIFIED</p> <p>Issue date: 05/05/1994</p> <p>Effective Date: 05-May-1994</p> <p>Revocation Date: 30/09/2005</p>
12	458	SW	377600 411600	<p>Address: DUSSEK CAMPBELL LTD, NEWHIVE WORKS, WALSHAW, BURY, GREATER MANCHESTER</p> <p>Effluent Type: TRADE DISCHARGES - COOLING WATER</p> <p>Permit Number: 016990436</p> <p>Permit Version: 1</p> <p>Receiving Water: WALSHAW BROOK</p> <p>Status: REVOKED - UNSPECIFIED</p> <p>Issue date: -</p> <p>Effective Date: 01-Sep-1983</p> <p>Revocation Date: 13/02/1991</p>

2.1.9 Records of Water Industry Referrals (potentially harmful discharges to the public sewer) within 500m of the study site:

0

Database searched and no data found.

2.1.10 Records of Planning Hazardous Substance Consents and Enforcements within 500m of the study site:

0

Database searched and no data found.

2.2 Dangerous or Hazardous Sites

Records of COMAH & NIHHS sites within 500m of the study site:

0

Database searched and no data found.

2.3 Environment Agency/Natural Resources Wales Recorded Pollution Incidents

2.3.1 Records of National Incidents Recording System, List 2 within 500m of the study site:

5

The following NIRS List 2 records are represented as points on the Environmental Permits, Incidents and Registers Map:

ID	Distance (m)	Direction	NGR	Details
1	146	W	378176.0 412123.0	Incident Date: 02-Apr-2001 Incident Identification: 1322.0 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
2	213	E	378902.0 412060.0	Incident Date: 28-Aug-2002 Incident Identification: 103601.0 Pollutant: Inert Materials and Wastes Pollutant Description: Construction and Demolition Materials and Wastes Water Impact: Category 4 (No Impact) Land Impact: Category 3 (Minor) Air Impact: Category 4 (No Impact)
3	265	NW	377875.0 412178.0	Incident Date: 15-Apr-2002 Incident Identification: 71385.0 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified Water Impact: Category 4 (No Impact) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
4	304	E	379002.0 411930.0	Incident Date: 31-Jul-2001 Incident Identification: 20757.0 Pollutant: Sewage Materials Pollutant Description: Crude Sewage Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)
5	314	N	377958.0 412255.0	Incident Date: 27-Jul-2001 Incident Identification: 19615.0 Pollutant: Pollutant Not Identified Pollutant Description: Not Identified Water Impact: Category 3 (Minor) Land Impact: Category 4 (No Impact) Air Impact: Category 4 (No Impact)

2.3.2 Records of National Incidents Recording System, List 1 within 500m of the study site:

0

Database searched and no data found.

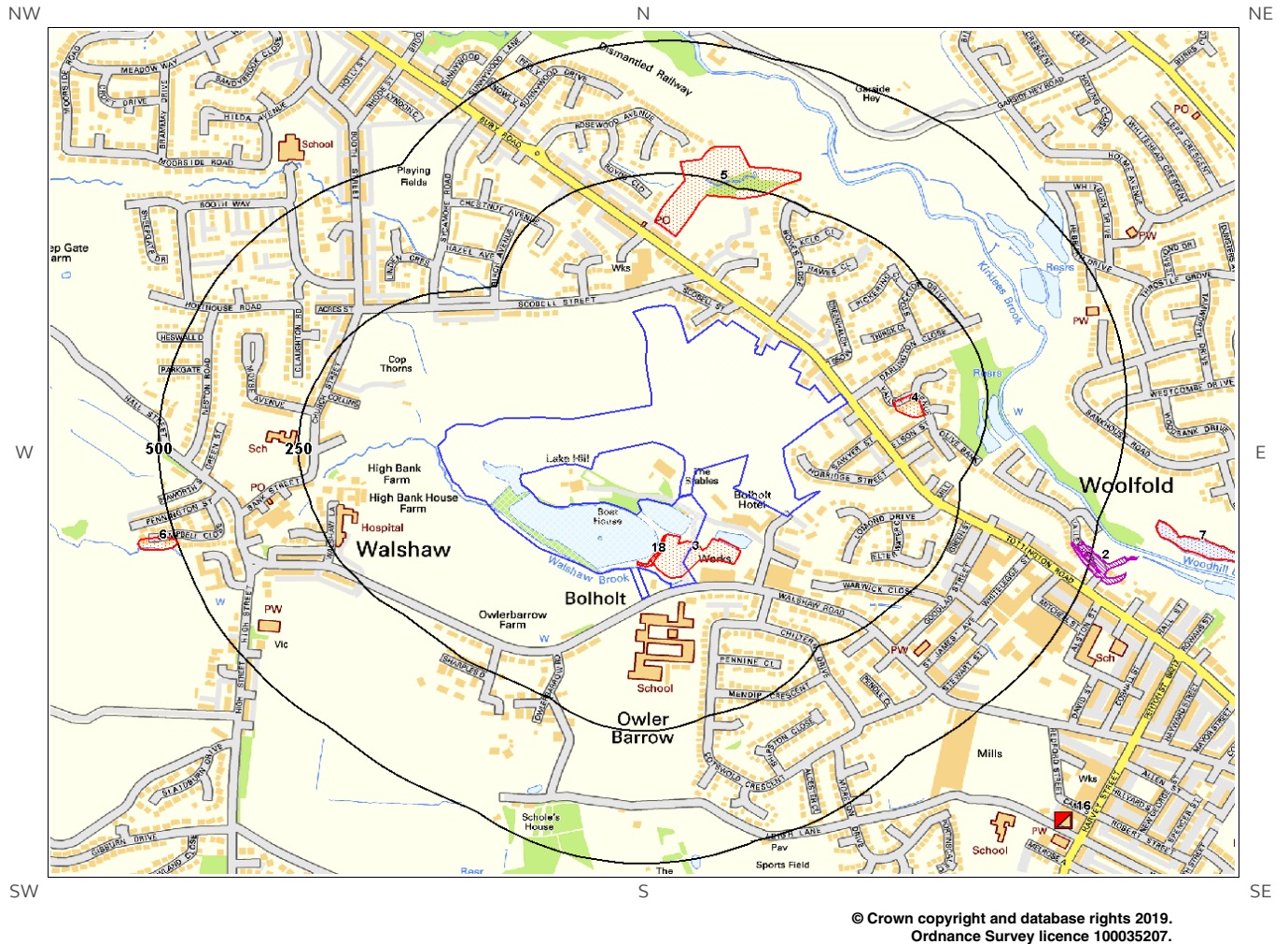
2.4 Sites Determined as Contaminated Land under Part 2A EPA 1990










Records of sites determined as contaminated land under Section 78R of the Environmental Protection Act 1990 are there within 500m of the study site

0

Database searched and no data found.

3. Landfill and Other Waste Sites Map



- | | | | | | |
|---|--------------------------|---|----------------------------|---|---|
|  | Site Outline |  | EA/NRW Active Landfill |  | Historic and Planned Waste Sites |
|  | EA/NRW Historic Landfill |  | EA/NRW Licensed Waste Site |  | Local Authority/Historical Mapping Landfill Records |
|  | 250 |  | BGS / DoE Survey Landfill | | |
|  | 500 | | | | |
| | Search Buffers (m) | | | | |

3. Landfill and Other Waste Sites

3.1 Landfill Sites

3.1.1 Records from Environment Agency/Natural Resources Wales landfill data within 1000m of the study site:

0

Database searched and no data found.

3.1.2 Records of Environment Agency/Natural Resources Wales historic landfill sites within 1500m of the study site:

13

The following landfill records are represented as either points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
3	0	On Site		Site Address: Bolholt Works, Walshaw Road, Bury Waste Licence: Yes Site Reference: RD/LIC/186/79, C016 Waste Type: Inert, Industrial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 01-Jan-1980 Licence Surrendered: Licence Holder Address: 11 Whitelegge Street, Bury Operator: - Licence Holder: Mancunian Waste Company First Recorded: 31-Dec-1980 Last Recorded: 31-Dec-1984
4	81	E		Site Address: Tottington, Bury Waste Licence: Yes Site Reference: C055, RD/LIC/208/80 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 03-Feb-1981 Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: G and J Seddon Limited First Recorded: 01-Mar-1981 Last Recorded: 31-Dec-1986
5	131	N		Site Address: Bury Road, Tottington, Greater Manchester Waste Licence: - Site Reference: C121 Waste Type: Industrial Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: 31-Dec-1875 Last Recorded: 31-Dec-1977
6	500	W		Site Address: Newhive Works, Walshaw, Greater Manchester Waste Licence: - Site Reference: C119 Waste Type: - Environmental Permitting Regulations (Waste) Reference: - Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -
7	600	SE		Site Address: Woolfold paper Mills, Licence Issue: 06-Nov-1979

ID	Distance (m)	Direction	NGR	Details
				<p>Tottington Road, Bury Waste Licence: Yes Site Reference: 0226, RD/LIC/080/77 Waste Type: Inert, Industrial, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: Olive's Paper Mill Company Limited First Recorded: 31-Dec-1950 Last Recorded: 02-Apr-1986</p>
Not shown	826	E		<p>Site Address: Woolfold Paper Mills, Tottington, Bury Waste Licence: Yes Site Reference: C005b, RD/LIC/080/77 , 0226 Waste Type: Inert, Industrial, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 06-Nov-1979 Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: Olive's Paper Mill Company Limited First Recorded: 31-Dec-1950 Last Recorded: 02-Apr-1986</p>
Not shown	826	SE		<p>Site Address: Land off Newbold Street, Newbold Street, Bury Waste Licence: Yes Site Reference: RD/LIC/0752/91, C015, RD/LIC/357/84, 4200/9727 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 12-Sep-1984 Licence Surrendered: 19-Jun-1991 Licence Holder Address: 29, Pickering Close, Woolfold, Bury Operator: - Licence Holder: Cooke, Simm and Bentley First Recorded: 01-Oct-1984 Last Recorded: 31-Dec-1988</p>
Not shown	853	SE		<p>Site Address: King George V Playing Fields, Elton, Bury, Greater Manchester Waste Licence: Yes Site Reference: C050 Waste Type: Inert, Commercial, Household, Liquid sludge Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 01-Jan-1974 Licence Surrendered: Licence Holder Address: - Operator: County Borough of Bury Cleansing Department Licence Holder: Bury Metropolitan Borough Council First Recorded: 31-Dec-1967 Last Recorded: 01-Jun-1974</p>
Not shown	945	E		<p>Site Address: Land South of Cricket Ground, Woolfold, Bury Waste Licence: - Site Reference: WML/0451 Waste Type: - Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: Licence Surrendered: Licence Holder Address: - Operator: - Licence Holder: - First Recorded: - Last Recorded: -</p>
Not shown	1196	SE		<p>Site Address: Ainsworth Road, Gasworks, off Ainsworth Road, Bury Waste Licence: Yes Site Reference: RD/LIC/158/78, C001 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 14-Dec-1978 Licence Surrendered: Licence Holder Address: British Gas Corporation, North West Region Operator: - Licence Holder: P R Smith First Recorded: 31-Dec-1976 Last Recorded: 31-Dec-1990</p>
Not shown	1233	NE		<p>Site Address: Land Off Woodhill Road, Woodhill Road, Burrs, Bury Waste Licence: Yes Site Reference: RD/LIC/508/88, C075 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 10-Aug-1988 Licence Surrendered: Licence Holder Address: Town Hall, Bury Operator: - Licence Holder: Director of Planning and Architecture, Bury Borough Council First Recorded: 31-Dec-1988 Last Recorded: 31-Dec-1991</p>
Not shown	1303	SE		<p>Site Address: Elton Works, Victoria Street, Bury Waste Licence: Yes Site Reference: RD/LIC/345/84, C058 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: -</p> <p>Licence Issue: 01-Oct-1984 Licence Surrendered: 01-Apr-1985 Licence Holder Address: Regional Solicitor, Welman House, Altrincham Operator: - Licence Holder: British Gas Corporation First Recorded: 01-Nov-1984 Last Recorded: 01-Apr-1985</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1334	NE		Site Address: Land Off Woodhill Road, Woodhill Road, Burrs, Bury Waste Licence: Yes Site Reference: RD/LIC/594/90, C088 Waste Type: Inert Environmental Permitting Regulations (Waste) Reference: - Licence Issue: 04-Jul-1990 Licence Surrendered: Licence Holder Address: Craig House, Bury Operator: - Licence Holder: Bury Metropolitan Borough Council First Recorded: 31-Jul-1990 Last Recorded: 31-Oct-1990

3.1.3 Records of BGS/DoE non-operational landfill sites within 1500m of the study site:

1

The following landfill records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details
Not shown	1142	SE	379200.0 410800.0	Address: King George V Playing Fields, Ainsworth Rd, Bury BGS Number: 1085.0 Risk: Risk to minor aquifer Waste Type: N/A

3.1.4 Records of Landfills from Local Authority and Historical Mapping Records within 1500m of the study site:

5

The following landfill records are represented as points or polygons on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Site Address	Source	Data Type
18	0	On Site	378365 411704	Refuse Tip	1974 mapping	Polygon
Not shown	801	SE	378892 410976	Refuse Tip	1968 mapping	Polygon
Not shown	802	SE	378891 410975	Refuse Tip	1963 mapping	Polygon
Not shown	883	E	379488 411486	Refuse Tip	1995 mapping	Polygon
Not shown	992	SE	379290 410889	Refuse Tip	1974 mapping	Polygon

3.2 Other Waste Sites

3.2.1 Records of waste treatment, transfer or disposal sites within 500m of the study site:

1

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details		
2	460	E	379161 411681	Type of Site: Ground Workings and Refuse Heap Site Address: N/A	Planning Application Reference: N/A Date: 1891	Further Details: N/A Data Source: Historic Mapping Data Type: Polygon

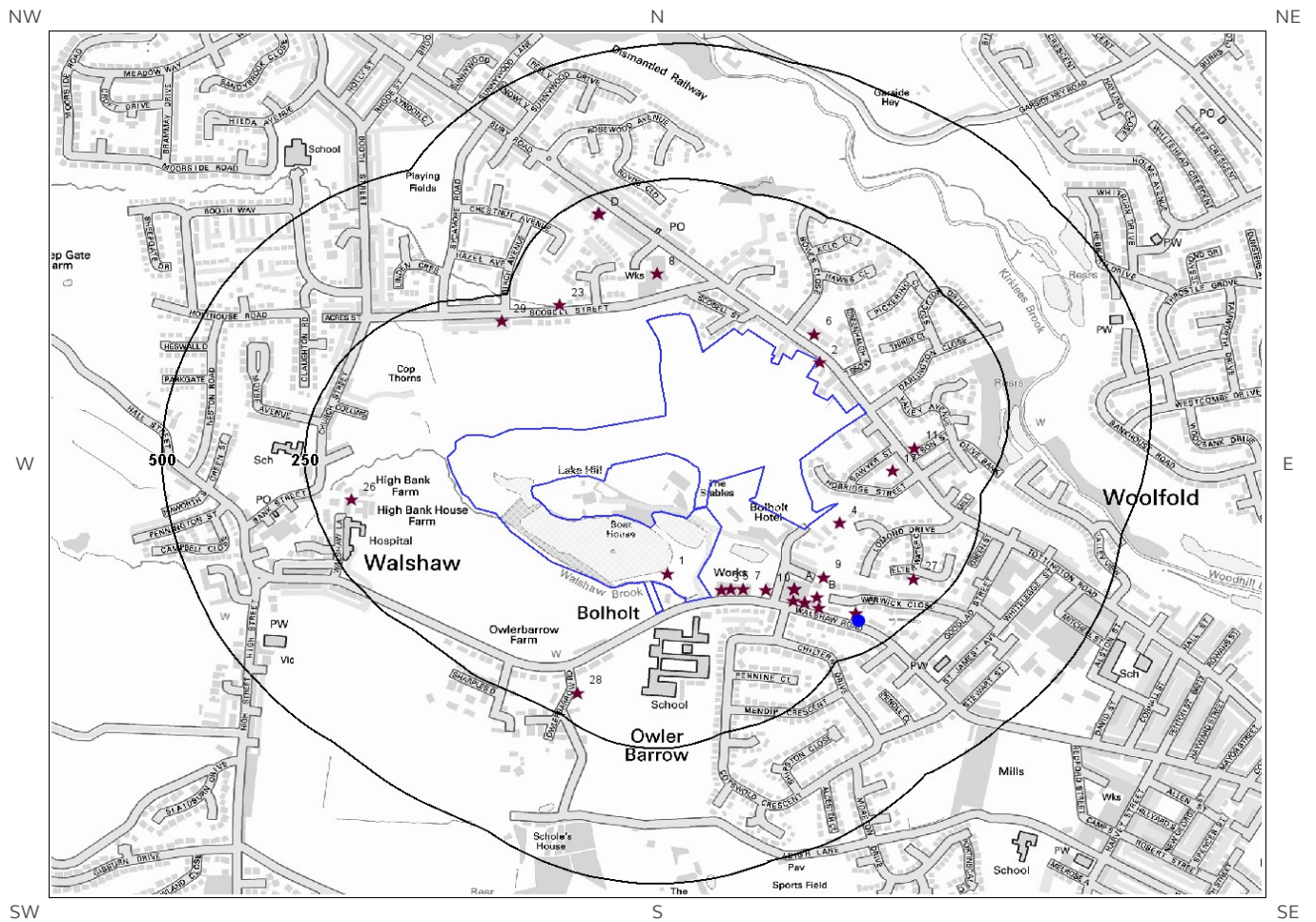
3.2.2 Records of Environment Agency/Natural Resources Wales licensed waste sites within 1500m of the study site:

2

The following waste treatment, transfer or disposal sites records are represented as points on the Landfill and Other Waste Sites map:

ID	Distance (m)	Direction	NGR	Details		
16	757	SE	379089 411195	Site Address: Unit F Bonmore Industrial Centre, Leigh Lane, Bury, Lancashire, BL8 1NR Type: Vehicle Depollution Facility Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: CLU002 EPR reference: EA/EPR/EB3009CB/A001 Operator: Club 500 Italia Limited Waste Management licence No: 403221 Annual Tonnage: 4999.0	Issue Date: 25/08/2016 Effective Date: - Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Issued Site Name: Club 500 Italia Limited Correspondence Address: -	
Not shown	1106	NW	377519 412940	Site Address: 10, Spring Vale Street, Tottington, Bury, Lancashire, BL8 3LR Type: Household, Commercial & Industrial Waste T Stn Size: < 25000 tonnes Environmental Permitting Regulations (Waste) Licence Number: MET001 EPR reference: EA/EPR/GP3892CA/T001 Operator: Metcalfe Demolition & Skip Hire Ltd Waste Management licence No: 53463 Annual Tonnage: 5000.0	Issue Date: 16/02/1999 Effective Date: 28/07/2001 Modified: - Surrendered Date: - Expiry Date: - Cancelled Date: - Status: Expired Site Name: Metcalfe Demolition & Skip Hire Ltd Correspondence Address: -	

4. Current Land Use Map



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4. Current Land Uses

4.1 Current Industrial Data

Records of potentially contaminative industrial sites within 250m of the study site:

31

The following records are represented as points on the Current Land Uses map.

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
1	0	On Site	Refuse Tip	378353 411688	Greater Manchester, BL8	Refuse Disposal Facilities	Infrastructure and Facilities
2	4	SE	Electricity Sub Station	378621 412079	Greater Manchester, BL8	Electrical Features	Infrastructure and Facilities
3	21	NE	Warehouse	378447 411657	Greater Manchester, BL8	Container and Storage	Transport, Storage and Delivery
4	29	SE	Eat Smart	378655 411782	3 Bolholt Villas, Walshaw Road, Bury, Greater Manchester, BL8 1PR	Non Alcoholic Drinks	Foodstuffs
5	39	NE	Works	378465 411660	Greater Manchester, BL8	Unspecified Works Or Factories	Industrial Features
6	40	NE	Altech Consulting Engineers	378611 412131	400, Tottington Road, Bury, Greater Manchester, BL8 1TU	Civil Engineers	Engineering Services
7	59	E	Works	378486 411660	Greater Manchester, BL8	Unspecified Works Or Factories	Industrial Features
8	80	N	Works	378335 412243	Greater Manchester, BL8	Unspecified Works Or Factories	Industrial Features
9	94	S	Walshaw Motor Bodies Ltd	378627 411681	Unit to the Rear of Units 19 And 20 Bolholt Industrial Estate, Walshaw Road, Bury, Greater Manchester, BL8 1PL	Vehicle Repair, Testing and Servicing	Repair and Servicing
10	96	E	Rayhome Ltd	378525 411657	Rayhome House, Walshaw Road, Bury, Greater Manchester, BL8 1PY	Metals Manufacturers, Fabricators and Stockholders	Industrial Products
11	107	SE	Stetech	378787 411920	1, Elson Street, Bury, Greater Manchester, BL8 1TT	Electrical Equipment Repair and Servicing	Repair and Servicing
12A	111	S	Brighter Blinds Ltd	378575 411660	Unit 1 Bolholt Works, Walshaw Road, Bury, Greater Manchester, BL8 1DQ	Curtains and Blinds	Consumer Products
13A	111	S	The Big Do Company Ltd	378575 411660	Unit 3 Bolholt Works, Walshaw Road, Bury, Greater Manchester, BL8 1DQ	Textiles, Fabrics, Silk and Machinery	Industrial Products
14A	111	S	Matsdirect UK Ltd	378575 411660	Unit 2 Bolholt Industrial Park, Walshaw Road, Bury, Greater Manchester, BL8 1PL	Carpets, Flooring, Rugs and Soft Furnishings	Consumer Products
15A	111	S	Delta	378575	Unit 3 Bolholt Industrial	Electrical Production and	Industrial Products

ID	Distance (m)	Direction	Company	NGR	Address	Activity	Category
			Batteries of Bury Ltd	411660	Park, Walshaw Road, Bury, Greater Manchester, BL8 1PL	Manipulation Equipment	
16A	111	S	Scottex Precision Textiles Ltd	378575 411660	Unit 1 Bolholt Industrial Park, Walshaw Road, Bury, Greater Manchester, BL8 1PL	Air and Water Filtration	Industrial Products
17	112	NE	Electricity Sub Station	378748 411878	Greater Manchester, BL8	Electrical Features	Infrastructure and Facilities
18B	127	S	Bonholt Industrial Estate	378616 411644	Greater Manchester, BL8	Business Parks and Industrial Estates	Industrial Features
19A	133	S	Electricity Sub Station	378573 411638	Greater Manchester, BL8	Electrical Features	Infrastructure and Facilities
20B	134	S	Printforce	378594 411635	Unit 9 Bolholt Industrial Park, Walshaw Road, Bury, Greater Manchester, BL8 1PL	Published Goods	Industrial Products
21B	134	S	Shutter Maintenance Northern Ltd	378594 411635	Unit 8 Bolholt Industrial Park, Walshaw Road, Bury, Greater Manchester, BL8 1PL	General Construction Supplies	Industrial Products
22B	146	S	Kirk Commercials	378618 411625	Unit 14 Bolholt Industrial Park, Walshaw Road, Bury, Greater Manchester, BL8 1PL	New Vehicles	Motoring
23	157	W	Electricity Sub Station	378163 412185	Greater Manchester, BL8	Electrical Features	Infrastructure and Facilities
24C	179	SE	Car & Van Hire Direct	378684 411614	Walshaw Road, Bury, Greater Manchester, BL8 1PY	Vehicle Hire and Rental	Hire Services
25C	179	SE	Walshaw Road Garage	378684 411614	Walshaw Road, Bury, Greater Manchester, BL8 1PY	Vehicle Repair, Testing and Servicing	Repair and Servicing
26	183	W	Tank	377799 411825	Greater Manchester, BL8	Tanks (Generic)	Industrial Features
27	191	SE	Garratt Printing	378784 411678	32, Elterwater Close, Bury, Greater Manchester, BL8 1UW	Plate Makers, Print Finishers and Type Setters	IT, Advertising, Marketing and Media Services
28	201	SW	Electricity Sub Station	378196 411467	Greater Manchester, BL8	Electrical Features	Infrastructure and Facilities
29	202	N	Braketech Mobile	378063 412155	167, Scobell Street, Tottington, Bury, Greater Manchester, BL8 3DE	Vehicle Repair, Testing and Servicing	Repair and Servicing
30D	214	NW	Paul Anthony Commercials Ltd	378233 412353	Bury Road, Tottington, Bury, Greater Manchester, BL8 3DT	New Vehicles	Motoring
31D	217	NW	Tottington M O T Centre	378231 412355	Bury Road, Tottington, Bury, Greater Manchester, BL8 3DT	Vehicle Repair, Testing and Servicing	Repair and Servicing

4.2 Petrol and Fuel Sites

Records of petrol or fuel sites within 500m of the study site:

1

The following petrol or fuel site records provided by Catalist are represented as points on the Current Land Use map:

ID	Distance (m)	Direction	NGR	Company	Address	LPG	Status
32C	194	SE	378688 411599	UNBRANDED	310, Walshaw Road, Bury, Greater Manchester, BL8 1PY	Not Applicable	Obsolete

4.3 National Grid High Voltage Underground Electricity Transmission Cables

This dataset identifies the high voltage electricity transmission lines running between generating power plants and electricity substations. The dataset does not include the electricity distribution network (smaller, lower voltage cables distributing power from substations to the local user network). This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high voltage underground electricity transmission cables within 500m of the study site:

0

Database searched and no data found.

4.4 National Grid High Pressure Gas Transmission Pipelines

This dataset identifies high-pressure, large diameter pipelines which carry gas between gas terminals, power stations, compressors and storage facilities. The dataset does not include the Local Transmission System (LTS) which supplies gas directly into homes and businesses. This information has been extracted from databases held by National Grid and is provided for information only with no guarantee as to its completeness or accuracy. National Grid do not offer any warranty as to the accuracy of the available data and are excluded from any liability for any such inaccuracies or errors.

Records of National Grid high pressure gas transmission pipelines within 500m of the study site:

0

Database searched and no data found.

5. Geology

5.1 Artificial Ground and Made Ground

Database searched and no data found.

The database has been searched on site, including a 50m buffer.

5.2 Superficial Ground and Drift Geology

The database has been searched on site, including a 50m buffer.

Lex Code	Description	Rock Type
TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON
GFDUD-XSV	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL

5.3 Bedrock and Solid Geology

The database has been searched on site, including a 50m buffer.

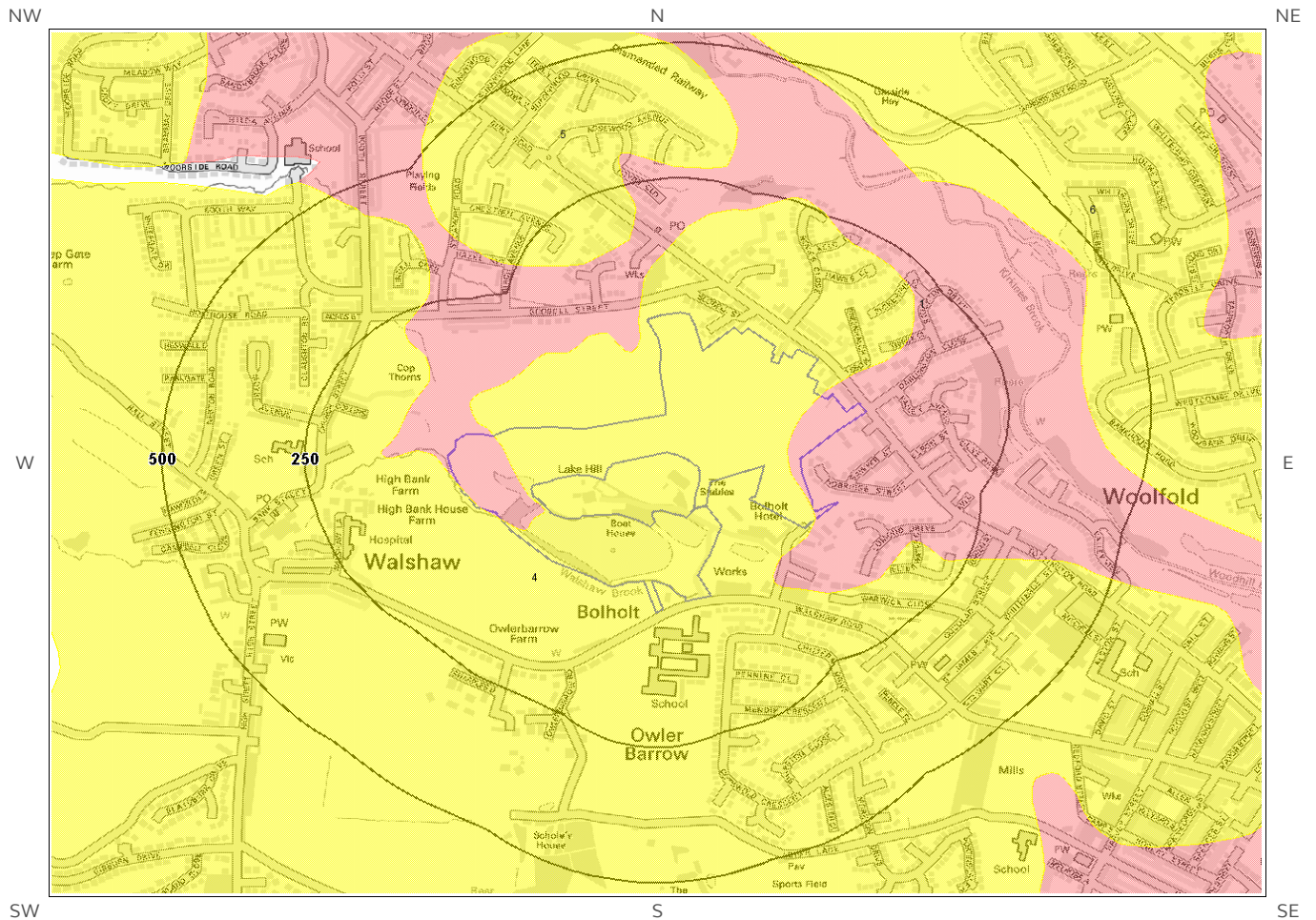
Lex Code	Description	Rock Type
TRBR-SDST	TRENCHERBONE ROCK	SANDSTONE
CAR-SDST	CANNEL ROCK (SOUTH LANCASHIRE)	SANDSTONE
PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION	SANDSTONE
PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
CAR-SDST	CANNEL ROCK (SOUTH LANCASHIRE)	SANDSTONE
CAR-SDST	CANNEL ROCK (SOUTH LANCASHIRE)	SANDSTONE
PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION	MUDSTONE, SILTSTONE AND SANDSTONE
OL-SDST	OLD LAWRENCE ROCK	SANDSTONE
PLCM-SDST	PENNINE LOWER COAL MEASURES FORMATION	SANDSTONE

Lex Code	Description	Rock Type
OL-SDST	OLD LAWRENCE ROCK	SANDSTONE

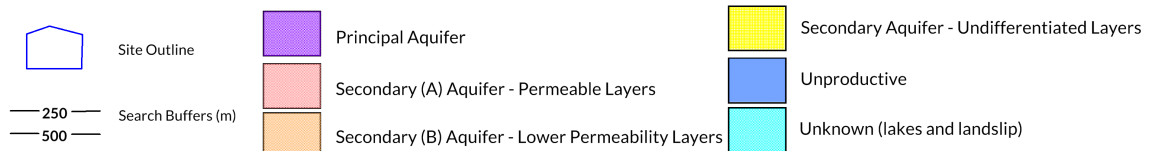
(Derived from the BGS 1:50,000 Digital Geological Map of Great Britain)

6 Hydrogeology and Hydrology

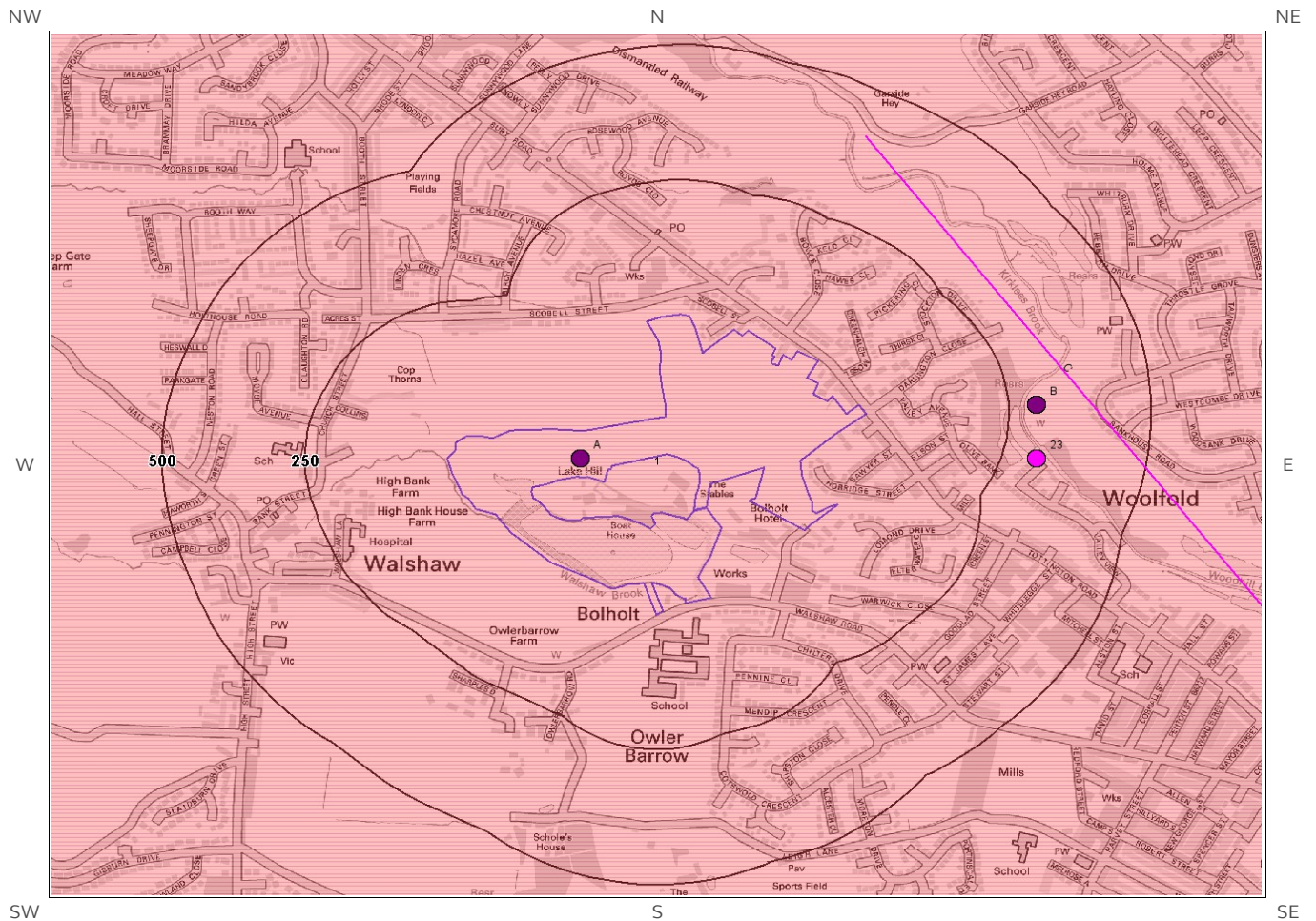
6a. Aquifer Within Superficial Geology



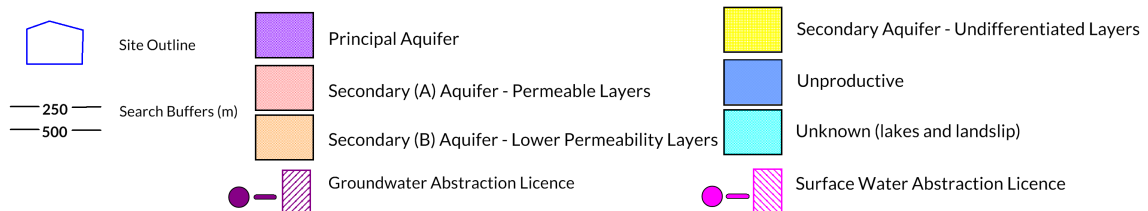
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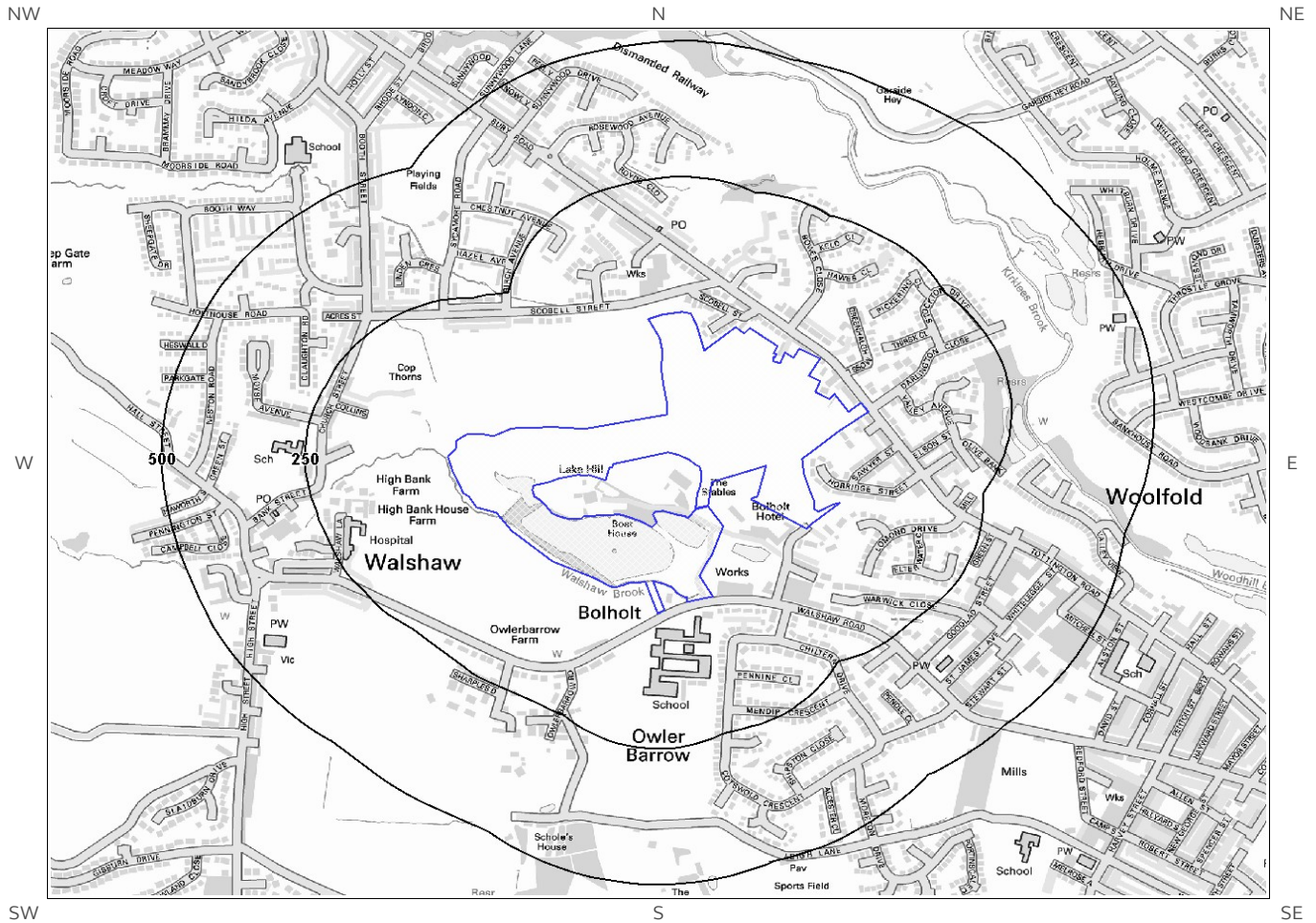
6b. Aquifer Within Bedrock Geology and Abstraction Licences



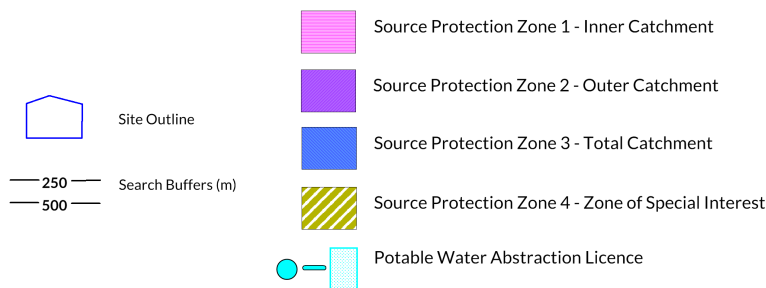
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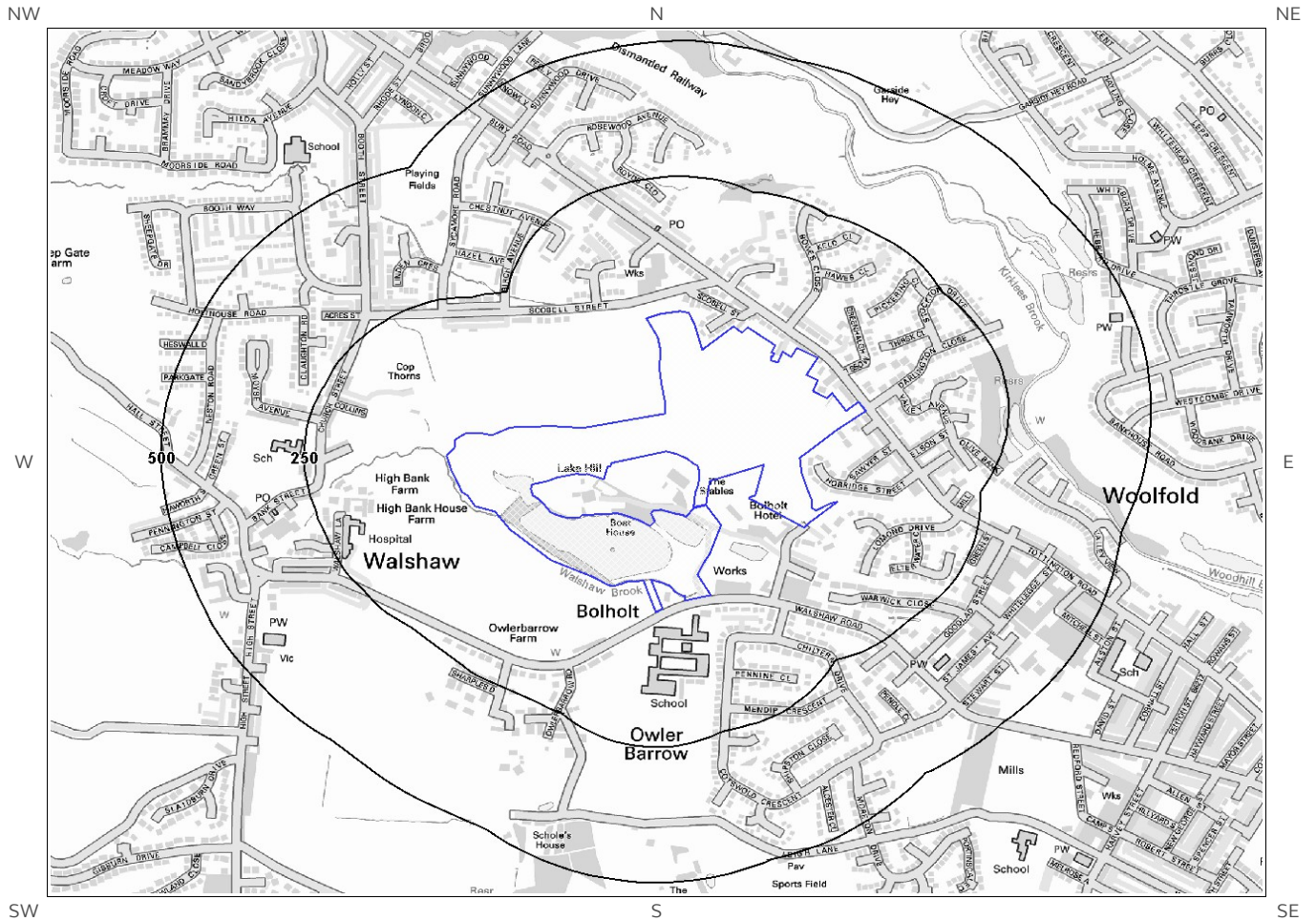
6c. Hydrogeology – Source Protection Zones and Potable Water Abstraction Licences



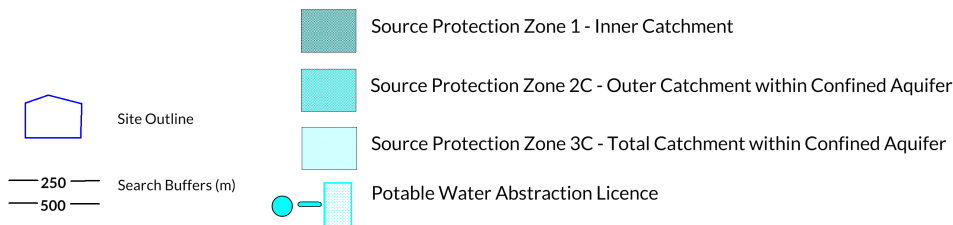
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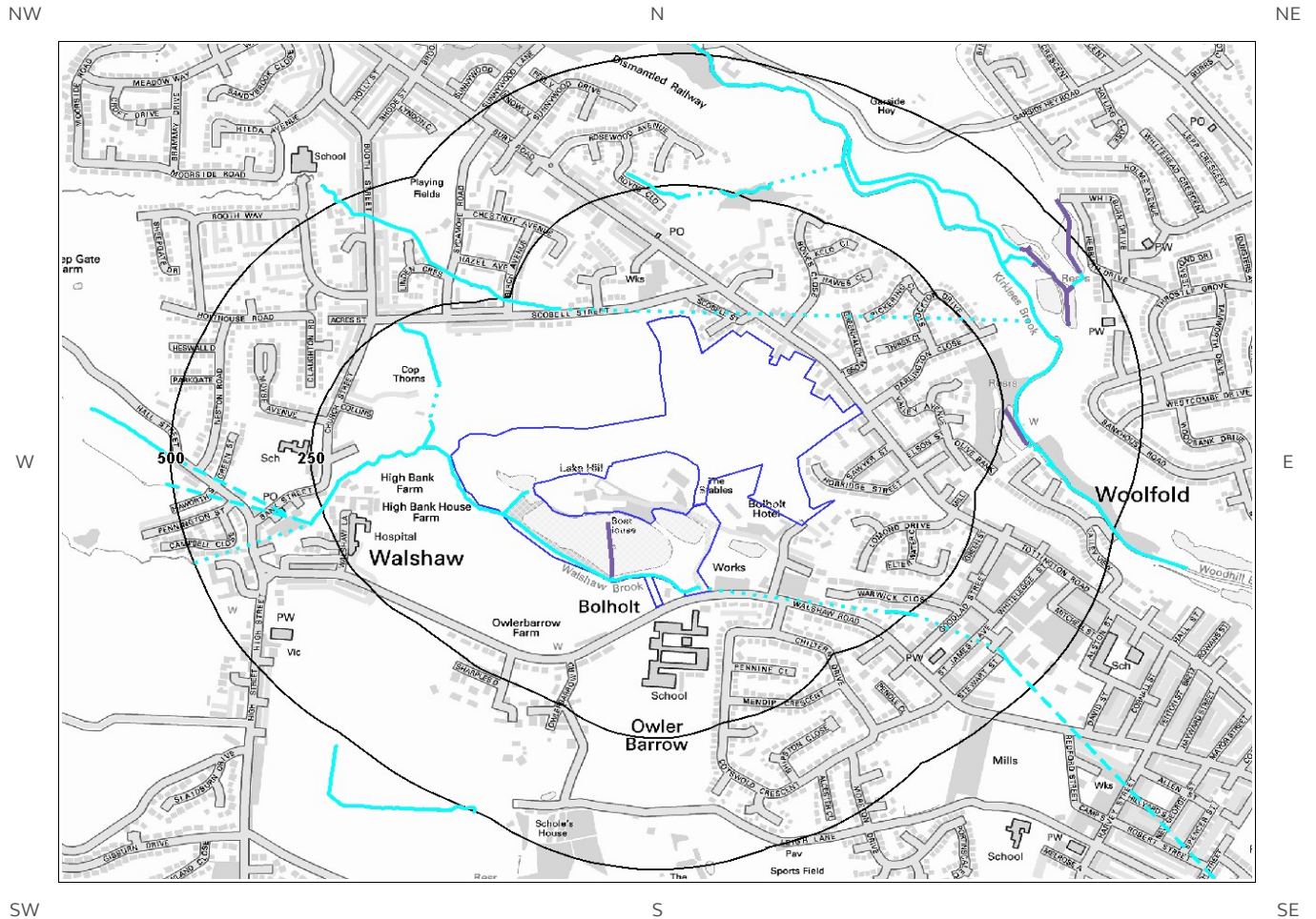
6d. Hydrogeology – Source Protection Zones within confined aquifer



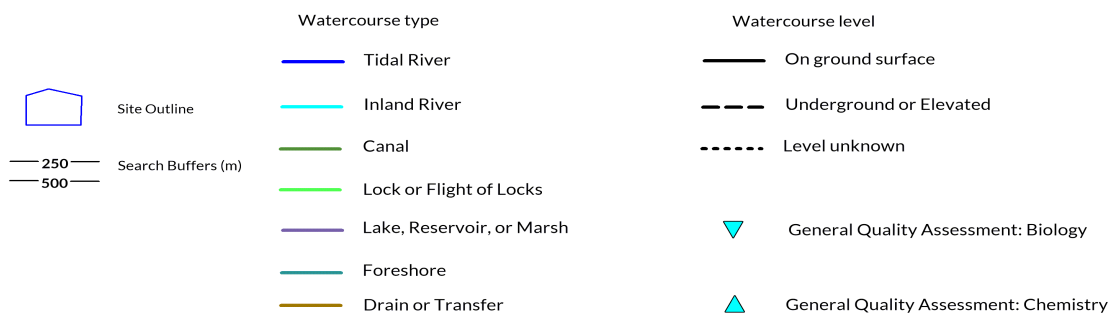
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6e. Hydrology – Watercourse Network and River Quality



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6. Hydrogeology and Hydrology

6.1 Aquifer within Superficial Deposits

Records of strata classification within the superficial geology at or in proximity to the property Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Superficial Geology Map (6a):

ID	Distance (m)	Direction	Designation	Description
1	0	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
4	0	On Site	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
5	143	NW	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type
6	376	NE	Secondary (undifferentiated)	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

6.2 Aquifer within Bedrock Deposits

Records of strata classification within the bedrock geology at or in proximity to the property Yes

From 1 April 2010, the Environment Agency/Natural Resources Wales's Groundwater Protection Policy has been using aquifer designations consistent with the Water Framework Directive. For further details on the designation and interpretation of this information, please refer to the Groundsure Enviro Insight User Guide.

The following aquifer records are shown on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	Designation	Description
1	0	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

6.3 Groundwater Abstraction Licences

Groundwater Abstraction Licences within 2000m of the study site

Identified

The following Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
2A	0	On Site	378200 411900	Status: Historical Licence No: 2569001057 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: WELL AT BOLHOLT FARM, WALSHAW, BURY Data Type: Point Name: HEYS Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 10/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/02/1966 Version End Date:
3A	0	On Site	378200 411900	Status: Historical Licence No: 2569001057 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "WELL AT BOLHOLT FARM, WALSHAW, BURY" Data Type: Point Name: HEYS Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 10/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 10/02/1966 Version End Date:
4B	298	E	379000 412000	Status: Historical Licence No: 2569001017 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, OLIVES PAPERMILLS, BURY Data Type: Point Name: ACTIVECRAFT LTD PAPERMAKERS Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date:
5B	298	E	379000 412000	Status: Historical Licence No: 2569001017 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT PREMISES, OLIVES PAPERMILLS, BURY" Data Type: Point Name: ACTIVECRAFT LTD PAPERMAKERS Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date:
6B	298	E	379000 412000	Status: Historical Licence No: 2569001017 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT PREMISES, OLIVES PAPERMILLS, BURY Data Type: Point Name: ACTIVECRAFT LTD PAPERMAKERS Annual Volume (m³): 154564 Max Daily Volume (m³): 1591.1 Original Application No: - Original Start Date: 15/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date:
Not shown	1433	N	377820 413500	Status: Historical Licence No: 2569001253 Details: Process water Direct Source: Ground Water - North West Region Point: "BOREHOLE AT STORMER HILL, TOTTINGTON" Data Type: Point Name: EDWARD TURNBULL & CO LTD Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: - Expiry Date: 31-Dec-08 Issue No: 100 Version Start Date: 05/10/1998 Version End Date:

ID	Distance (m)	Direction	NGR	Details	
Not shown	1433	N	377820 413500	Status: Historical Licence No: 2569001253 Details: Process water Direct Source: Ground Water - North West Region Point: BOREHOLE AT STORMER HILL, TOTTINGTON Data Type: Point Name: EDWARD TURNBULL & CO LTD	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: - Expiry Date: 31/12/2008 Issue No: 100 Version Start Date: 05/10/1998 Version End Date:
Not shown	1433	N	377820 413500	Status: Historical Licence No: 2569001253 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT STORMER HILL, TOTTINGTON Data Type: Point Name: EDWARD TURNBULL LTD	Annual Volume (m³): 100000 Max Daily Volume (m³): 363.64 Original Application No: - Original Start Date: 05/10/1998 Expiry Date: 31/12/2008 Issue No: 101 Version Start Date: 04/12/2007 Version End Date:
Not shown	1433	N	377820 413500	Status: Historical Licence No: 2569001253R1 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT EDWARD TURNBULL, TOTTINGTON, BURY Data Type: Point Name: EDWARD TURNBULL LTD	Annual Volume (m³): 39000 Max Daily Volume (m³): 200 Original Application No: - Original Start Date: 27/02/2009 Expiry Date: 31/03/2015 Issue No: 1 Version Start Date: 27/02/2009 Version End Date:
Not shown	1433	N	377820 413500	Status: Historical Licence No: 25/69/001/253/R02 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT EDWARD TURNBULL, TOTTINGTON, BURY Data Type: Point Name: Turnbull Prints Limited	Annual Volume (m³): 39000 Max Daily Volume (m³): 200 Original Application No: - Original Start Date: 01/04/2015 Expiry Date: 31/3/2027 Issue No: 1 Version Start Date: 01/04/2015 Version End Date:
Not shown	1433	N	377820 413500	Status: Active Licence No: 2569001253R02 Details: Process Water Direct Source: Ground Water - North West Region Point: BOREHOLE AT EDWARD TURNBULL, TOTTINGTON, BURY Data Type: Point Name: Turnbull Prints Limited	Annual Volume (m³): 39000 Max Daily Volume (m³): 200 Original Application No: - Original Start Date: 01/04/2015 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/04/2015 Version End Date:
Not shown	1726	W	376260 412160	Status: Historical Licence No: 2569001248 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT HEIGHTS BARN, FOUR LANE ENDS, TOTTINGTON Data Type: Point Name: MILLWARD ROGERS	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 08/09/1995 Expiry Date: - Issue No: 100 Version Start Date: 08/09/1995 Version End Date:
Not shown	1726	W	376260 412160	Status: Historical Licence No: 2569001248 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT HEIGHTS BARN, FOUR LANE ENDS, TOTTINGTON" Data Type: Point Name: MILLWARD ROGERS	Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 08/09/1995 Expiry Date: - Issue No: 100 Version Start Date: 08/09/1995 Version End Date:

ID	Distance (m)	Direction	NGR	Details
Not shown	1770	W	376200 411800	<p>Status: Historical Licence No: 2569001177 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: B/HOLE , OLD HOLTS FARMROADING BROOK RD, HARWOOD, BOLTON Data Type: Point Name: MARSDEN</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 24/02/1969 Expiry Date: - Issue No: 100 Version Start Date: 24/02/1969 Version End Date:</p>
Not shown	1770	W	376200 411800	<p>Status: Historical Licence No: 2569001177 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "B/HOLE , OLD HOLTS FARMROADING BROOK RD, HARWOOD, BOLTON" Data Type: Point Name: MARSDEN</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 24/02/1969 Expiry Date: - Issue No: 100 Version Start Date: 24/02/1969 Version End Date:</p>
Not shown	1788	NE	380100 413100	<p>Status: Historical Licence No: 2569001123 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "WELL AT IRWELL VIEW FARM, WALMESLEY,BURY, LANCASHIRE" Data Type: Point Name: FITTON</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 19/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 19/01/1966 Version End Date:</p>
Not shown	1788	NE	380100 413100	<p>Status: Historical Licence No: 2569001123 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: WELL AT IRWELL VIEW FARM, WALMESLEY,BURY, LANCASHIRE Data Type: Point Name: FITTON</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 19/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 19/01/1966 Version End Date:</p>
Not shown	1875	NW	376700 413300	<p>Status: Historical Licence No: 2569001113 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: WELL AT STORMER HILL CLOSES FARM, TOTTINGTON, NR BURY Data Type: Point Name: PETER & JANET HOYLE</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 19/01/1966 Expiry Date: - Issue No: 101 Version Start Date: 03/09/2000 Version End Date:</p>
Not shown	1875	NW	376700 413300	<p>Status: Historical Licence No: 2569001113 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "WELL AT STORMER HILL CLOSES FARM, TOTTINGTON, NR BURY" Data Type: Point Name: PETER & JANET HOYLE</p> <p>Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 19/01/1966 Expiry Date: - Issue No: 101 Version Start Date: 03/09/2000 Version End Date:</p>

ID	Distance (m)	Direction	NGR	Details
Not shown	1993	W	376100 412600	Status: Historical Licence No: 2569001019 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT ISHERWOODS FARM, WALSHAW Data Type: Point Name: HOUGHTON Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 12/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 12/01/1966 Version End Date:
Not shown	1993	W	376100 412600	Status: Historical Licence No: 2569001019 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT ISHERWOODS FARM, WALSHAW" Data Type: Point Name: HOUGHTON Annual Volume (m³): - Max Daily Volume (m³): - Original Application No: - Original Start Date: 12/01/1966 Expiry Date: - Issue No: 100 Version Start Date: 12/01/1966 Version End Date:

6.4 Surface Water Abstraction Licences

Surface Water Abstraction Licences within 2000m of the study site

Identified

The following Surface Water Abstraction Licences records are represented as points, lines and regions on the Aquifer within Bedrock Geology Map (6b):

ID	Distance (m)	Direction	NGR	Details
23	309	E	379000 411900	Status: Historical Licence No: 2569001170 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIR FED BY KIRKLESS BROOK AND SURFACE DRAINAGE Data Type: Point Name: ACTIVECRAFT LTD PAPERMAKERS Annual Volume (m³): 850102 Max Daily Volume (m³): 3182.2 Application No: - Original Start Date: 23/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date:
24C	320	NE	378700 412500	Status: Historical Licence No: 2569001170 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: KIRKLEES BRK AT WOOLFOLD, BURY \$93 Data Type: Line Name: ACTIVECRAFT LTD PAPERMAKERS Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 23/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date:
25C	320	NE	378700 412500	Status: Historical Licence No: 2569001170 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "KIRKLEES BRK AT WOOLFOLD, BURY \$93" Data Type: Line Name: ACTIVECRAFT LTD PAPERMAKERS Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 23/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date:
26C	320	NE	378700 412500	Status: Historical Licence No: 2569001170 Details: Process water Direct Source: Surface, Non-Tidal - North West Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 23/03/1966

ID	Distance (m)	Direction	NGR	Details	
				Region Point: KIRKLEES BRK AT WOOLFOLD, BURY93 Data Type: Line Name: ACTIVECRAFT LTD PAPERMAKERS	Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date:
27C	320	NE	378700 412500	Status: Historical Licence No: 2569001170 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: KIRKLEES BRK AT WOOLFOLD, BURY Data Type: Line Name: ACTIVECRAFT LTD PAPERMAKERS	Annual Volume (m³): 850102 Max Daily Volume (m³): 3182.2 Application No: - Original Start Date: 23/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 16/06/1995 Version End Date:
Not shown	635	S	378500 411000	Status: Historical Licence No: 2569001160 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIRS FED BY ELTON BRK AT BURY 88 Data Type: Point Name: THE ELTON COP DYEING CO LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 10/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 25/02/1975 Version End Date:
Not shown	667	S	378600 411000	Status: Historical Licence No: 2569001155 Details: Boiler Feed Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIR FED BY SURFACE DRAINAGE ATBURY, (KNOWN AS PARKERS Data Type: Point Name: CURTAIN STYLING LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 07/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 03/01/1975 Version End Date:
Not shown	667	S	378600 411000	Status: Historical Licence No: 2569001155 Details: Boiler Feed Direct Source: "Surface, Non-Tidal - North West Region" Point: "RESERVOIR FED BY SURFACE DRAINAGE ATBURY, (KNOWN AS PARKERS " Data Type: Point Name: CURTAIN STYLING LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 07/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 03/01/1975 Version End Date:
Not shown	667	S	378600 411000	Status: Historical Licence No: 2569001155 Details: General use relating to Secondary Category (Medium Loss) Direct Source: "Surface, Non-Tidal - North West Region" Point: "RESERVOIR FED BY SURFACE DRAINAGE ATBURY, (KNOWN AS PARKERS " Data Type: Point Name: CURTAIN STYLING LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 07/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 03/01/1975 Version End Date:
Not shown	667	S	378600 411000	Status: Historical Licence No: 2569001155 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIR FED BY SURFACE DRAINAGE ATBURY, (KNOWN AS PARKERS Data Type: Point Name: CURTAIN STYLING LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 07/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 03/01/1975 Version End Date:
Not shown	732	S	378500 410900	Status: Historical Licence No: 2569001160 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIRS FED BY ELTON BRK AT BURY *27	Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 10/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 25/02/1975

ID	Distance (m)	Direction	NGR	Details	
Not shown	744	SE	378800 411000	Data Type: Point Name: THE ELTON COP DYEING CO LTD	Version End Date:
				Status: Historical Licence No: 2569001160 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIRS FED BY ELTON BRK AT BURY [10 Data Type: Point Name: THE ELTON COP DYEING CO LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 10/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 25/02/1975 Version End Date:
Not shown	1038	SW	377500 410900	Data Type: Point Name: THE ELTON COP DYEING CO LTD	Version End Date:
				Status: Historical Licence No: 2569001160 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIRS FED BY ELTON BRK AT BURY Data Type: Point Name: THE ELTON COP DYEING CO LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 10/03/1966 Expiry Date: - Issue No: 100 Version Start Date: 25/02/1975 Version End Date:
Not shown	1421	E	380014 411406	Data Type: Point Name: Bury Council	Version End Date:
				Status: Active Licence No: NW/069/0001/007 Details: Hydroelectric Power Generation Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT CHAMBER HALL WEIR Data Type: Point Name: Bury Council	Annual Volume (m³): 9e+007 Max Daily Volume (m³): 340416 Application No: - Original Start Date: 10/06/2016 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 10/06/2016 Version End Date:
Not shown	1479	NW	377700 413500	Data Type: Point Name: SITE ELECTRICAL PH LTD	Version End Date:
				Status: Historical Licence No: 2569001009 Details: Boiler Feed Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIR FED BY UNNAMED TRIB OF KIRKLEES BRK, TOTTINGTON Data Type: Point Name: SITE ELECTRICAL PH LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/11/1996 Version End Date:
Not shown	1479	NW	377700 413500	Data Type: Point Name: SITE ELECTRICAL PH LTD	Version End Date:
				Status: Historical Licence No: 2569001009 Details: Boiler Feed Direct Source: "Surface, Non-Tidal - North West Region" Point: "RESERVOIR FED BY UNNAMED TRIB OF KIRKLEES BRK, TOTTINGTON" Data Type: Point Name: SITE ELECTRICAL PH LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/11/1996 Version End Date:
Not shown	1479	NW	377700 413500	Data Type: Point Name: SITE ELECTRICAL PH LTD	Version End Date:
				Status: Historical Licence No: 2569001009 Details: Process water Direct Source: "Surface, Non-Tidal - North West Region" Point: "RESERVOIR FED BY UNNAMED TRIB OF KIRKLEES BRK, TOTTINGTON" Data Type: Point Name: SITE ELECTRICAL PH LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/11/1996 Version End Date:
Not shown	1479	NW	377700 413500	Data Type: Point Name: SITE ELECTRICAL PH LTD	Version End Date:
				Status: Historical Licence No: 2569001009 Details: Process water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIR FED BY UNNAMED TRIB OF KIRKLEES BRK, TOTTINGTON Data Type: Point Name: SITE ELECTRICAL PH LTD	Annual Volume (m³): - Max Daily Volume (m³): - Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 100 Version Start Date: 08/11/1996 Version End Date:
Not	1479	NW	377700	Status: Active	Annual Volume (m³): 27276.6

ID	Distance (m)	Direction	NGR	Details
shown			413500	Licence No: 2569001009 Details: Boiler Feed Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIR FED BY UNNAMED TRIBUTAR Y KIRKLEES BROOK Data Type: Point Name: Greenwood & Coope Limited Max Daily Volume (m³): 136.38 Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 02/09/2016 Version End Date:
Not shown	1479	NW	377700 413500	Status: Active Licence No: 2569001009 Details: Process Water Direct Source: Surface, Non-Tidal - North West Region Point: RESERVOIR FED BY UNNAMED TRIBUTAR Y KIRKLEES BROOK Data Type: Point Name: Greenwood & Coope Limited Annual Volume (m³): 27276.6 Max Daily Volume (m³): 136.38 Application No: - Original Start Date: 02/02/1966 Expiry Date: - Issue No: 103 Version Start Date: 02/09/2016 Version End Date:
Not shown	1538	SE	379706 410696	Status: Active Licence No: 2569001285R01 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT RMC NORTHERNT BURY CANAL WHARF Data Type: Point Name: CEMEX UK MATERIALS LTD Annual Volume (m³): 5500 Max Daily Volume (m³): 21 Application No: - Original Start Date: 01/04/2015 Expiry Date: 31/03/2027 Issue No: 1 Version Start Date: 01/04/2015 Version End Date:
Not shown	1538	SE	379706 410696	Status: Historical Licence No: 2569001285 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Surface, Non-Tidal - North West Region Point: RIVER IRWELL AT RMC NORTHERNT BURY CANAL WHARF Data Type: Point Name: CEMEX UK MATERIALS LTD Annual Volume (m³): 5500 Max Daily Volume (m³): 21 Application No: - Original Start Date: 23/03/2005 Expiry Date: 31/03/2015 Issue No: 2 Version Start Date: 01/04/2008 Version End Date:

6.5 Potable Water Abstraction Licences

Potable Water Abstraction Licences within 2000m of the study site

None identified

Database searched and no data found.

6.6 Source Protection Zones

Source Protection Zones within 500m of the study site

None identified

Database searched and no data found.

6.7 Source Protection Zones within Confined Aquifer

Source Protection Zones within the Confined Aquifer within 500m of the study site None identified

Historically, Source Protection Zone maps have been focused on regulation of activities which occur at or near the ground surface, such as prevention of point source pollution and bacterial contamination of water supplies. Sources in confined aquifers were often considered to be protected from these surface pressures due to the presence of a low permeability confining layer (e.g. glacial till, clay). The increased interest in subsurface activities such as onshore oil and gas exploration, ground source heating and cooling requires protection zones for confined sources to be marked on SPZ maps where this has not already been done.

Database searched and no data found.

6.8 Groundwater Vulnerability and Soil Leaching Potential

Environment Agency/Natural Resources Wales information on groundwater vulnerability and soil leaching potential within 500m of the study site Identified

Distance (m)	Direction	Classification	Soil Vulnerability Category	Description
0	On Site	Minor Aquifer/High Leaching Potential	HU	Soil information for urban areas and restored mineral workings. These soils are therefore assumed to be highly permeable in the absence of site-specific information.
457	W	Minor Aquifer/Low Leaching Potential	L	Soils in which pollutants are unlikely to penetrate the soil layer because either water movement is largely horizontal, or they have the ability to attenuate diffuse pollutants.

6.9 River Quality

Environment Agency/Natural Resources Wales information on river quality within 1500m of the study site Identified

6.9.1 Biological Quality:

Database searched and no data found.

6.9.2 Chemical Quality:

Chemical quality data is based on the General Quality Assessment Headline Indicators scheme (GQAH). In England, each chemical sample is measured for ammonia and dissolved oxygen. In Wales, the samples are measured for biological oxygen demand (BOD), ammonia and dissolved oxygen. The results are graded from A ('Very Good') to F ('Bad').

The following Chemical Quality records are shown on the Hydrology Map (6e):

ID	Distance (m)	Direction	NGR	River Quality Grade	Chemical Quality Grade				
					2005	2006	2007	2008	2009
Not shown	698	SW	378000 411000	River Name: Elton Bk. Reach: Qsl At Dow Lane To Irwell End/Start of Stretch: Start of Stretch NGR	B	B	B	B	B
Not shown	778	E	379400 411600	River Name: Kirklees Bk. Reach: Olives Paper Mill To Irwell End/Start of Stretch: Start of Stretch NGR	A	A	A	A	A
Not shown	1347	SE	379832 411166	River Name: Kirklees Bk. Reach: Olives Paper Mill To Irwell End/Start of Stretch: Sample Point NGR	A	A	A	A	A
Not shown	1370	SE	379850 411150	River Name: Kirklees Bk. Reach: Olives Paper Mill To Irwell End/Start of Stretch: End of Stretch NGR	A	A	A	A	A
Not shown	1470	SE	379608 410700	River Name: Elton Bk. Reach: Qsl At Dow Lane To Irwell End/Start of Stretch: Sample Point NGR	B	B	B	B	B

6.10 Ordnance Survey MasterMap Water Network

Ordnance Survey MasterMap Water Network entries within 500m of the study site

This watercourse information is provided by Ordnance Survey MasterMap Water Network. The data provides a detailed centre line following the curve of the waterway precisely, so all distances provided in the report should be understood as measurements to the centreline rather than a measurement to the nearest point of the watercourse. Underground watercourses are inferred from entry and exit points so caution is advised in using these to indicate precise locations of underground watercourses when planning site investigation and development.

The following Ordnance Survey MasterMap Water Network records are represented on the Hydrology Map (6e):

ID	Distance/Direction	Name	Type of Watercourse	Additional Details
1	0 On Site	-	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 39.9
2	0 On Site	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions)

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
				Average Width in Watercourse Section (m): 1.9
3	0 On Site	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.9
4	0 On Site	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 3.1
5	0 On Site	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.9
6	0 On Site	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
7	0 On Site	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.8
8	0 On Site	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.5
9	0 On Site	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.3
25	0 On Site	-	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 39.9
26	0 On Site	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.9
27	0 On Site	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.9
28	0 On Site	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 3.1
29	0 On Site	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.9

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
30	0 On Site	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
31	0 On Site	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.8
32	0 On Site	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.5
33	0 On Site	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.3
10	7 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
34	7 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
11	49 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
35	49 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
12	52 W	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.2
36	52 W	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.2
13	66 NW	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
37	66 NW	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
14	110	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
	NW			Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
38	110 NW	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
15	162 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.4
39	162 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.4
16	187 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
40	187 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
17	220 SE	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.5
41	220 SE	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.5
18	224 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.2
42	224 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.2
19	225 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
43	225 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
20	226 SE	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions)

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
				Average Width in Watercourse Section (m): Not Provided
44	226 SE	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
21	231 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
22	231 SE	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.7
45	231 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
46	231 SE	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.7
23	243 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.3
47	243 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.3
24	254 E	-	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 20.9
48	254 E	-	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 20.9
25	260 SE	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
26	260 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
49	260 SE	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
50	260 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
27	268 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.7
51	268 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.7
28	274 E	Kirklees Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 5.8
52	274 E	Kirklees Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 5.8
29	277 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
30	277 W	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
53	277 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
54	277 W	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
31	284 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
55	284 N	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
32	296 E	-	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.5
56	296	-	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
	E			Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.5
33	298 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
34	298 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
57	298 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
58	298 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
35	302 E	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
59	302 E	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Not provided Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
36	314 E	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.4
60	314 E	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.4
37	322 N	Kirklees Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 4.3
61	322 N	Kirklees Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 4.3
38	323 E	Kirklees Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 6.4
62	323 E	Kirklees Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions)

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
				Average Width in Watercourse Section (m): 6.4
39	341 N	Goit	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.6
40	341 E	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.0
63	341 N	Goit	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.6
64	341 E	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.0
41	353 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.0
Not shown	353 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.0
42	355 E	Kirklees Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 5.4
43	355 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 0.3
66	355 E	Kirklees Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 5.4
67	355 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 0.3
44	357 NE	Kirklees Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 4.1
45	357 NE	Kirklees Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 4.2

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
68	357 NE	Kirklees Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 4.1
69	357 NE	Kirklees Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 4.2
46	362 NE	Kirklees Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 4.3
Not shown	362 NE	Kirklees Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 4.3
47	373 NE	Goit	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.0
71	373 NE	Goit	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.0
48	397 NE	Goit	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
72	397 NE	Goit	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
49	400 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.5
Not shown	400 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.5
50	402 NE	-	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 21.2
Not shown	402 NE	-	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 21.2
51	412	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
	SE			Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.0
52	412	Goit	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface
	NE			Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 0.9
75	412	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface
	SE			Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.0
76	412	Goit	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface
	NE			Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 0.9
53	416	Goit	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface
	NE			Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.4
77	416	Goit	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface
	NE			Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.4
54	417	Goit	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Not provided
	NE			Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
78	417	Goit	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Not provided
	NE			Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
55	419	Goit	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface
	NE			Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.1
79	419	Goit	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface
	NE			Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.1
56	425	Goit	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface
	NE			Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 12.2
57	425	-	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface
	NE			Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.4
58	425	-	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface
	NE			Permanence: Watercourse contains water year round (in normal conditions)

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
				Average Width in Watercourse Section (m): 10.5
80	425 NE	Goit	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 12.2
81	425 NE	-	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 2.4
82	425 NE	-	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 10.5
59	430 NE	-	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 7.1
Not shown	430 NE	-	Lake, loch or reservoir.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 7.1
60	445 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
61	445 SE	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	445 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
85	445 SE	Walshaw Brook	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: Underground Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
62	450 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.8
Not shown	450 NE	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 1.8
63	470 NE	-	Reservoir. An area of non-tidal water used for storing water.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 21.0

ID	Distance/ Direction	Name	Type of Watercourse	Additional Details
87	470 NE	-	Reservoir. An area of non-tidal water used for storing water.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): 21.0
64	494 SW	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
88	494 SW	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
65	495 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided
Not shown	495 W	-	Inland river not influenced by normal tidal action.	Catchment Area: Mersey Relationship to Ground Level: On ground surface Permanence: Watercourse contains water year round (in normal conditions) Average Width in Watercourse Section (m): Not Provided

6.11 Surface Water Features

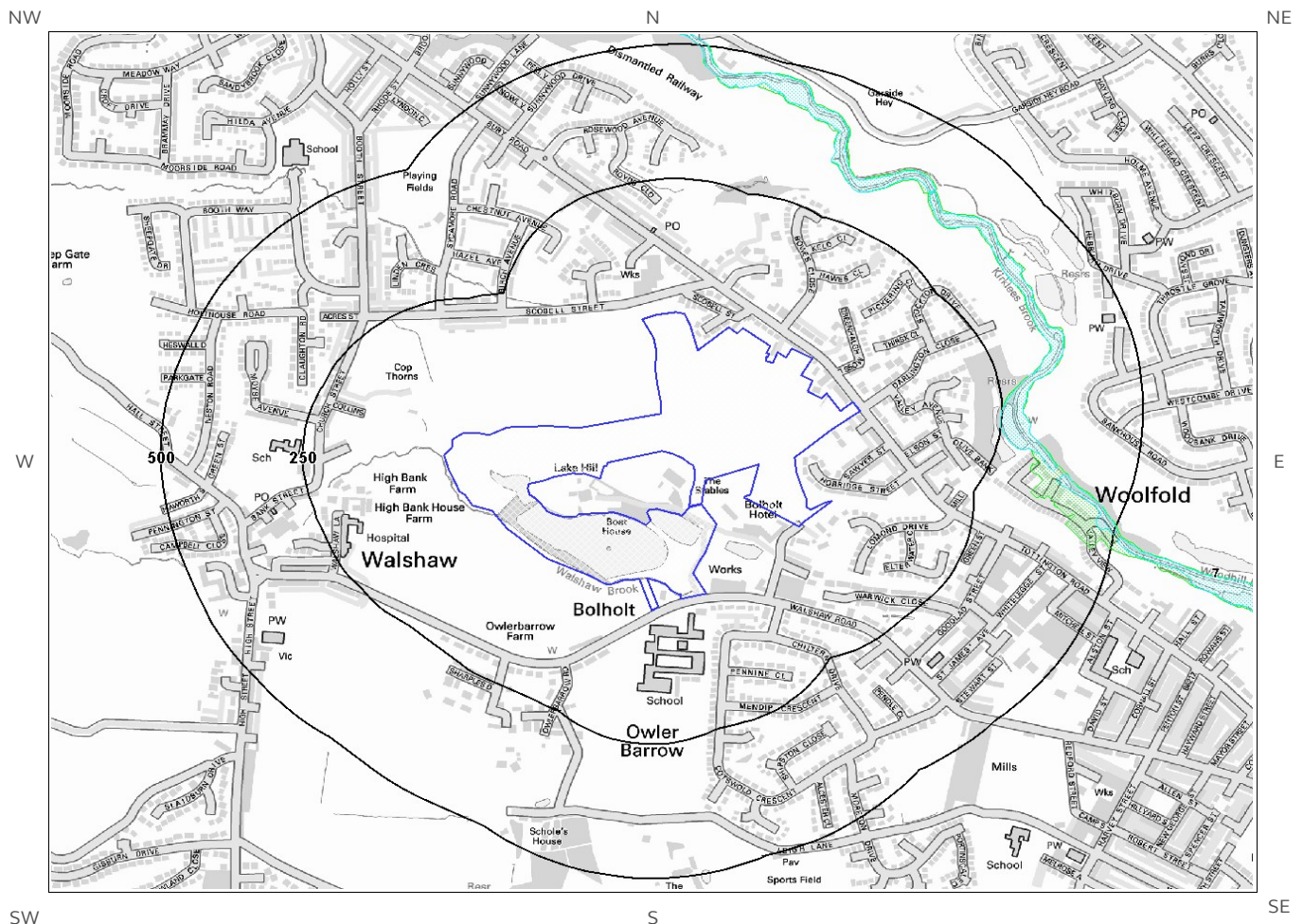
Surface water features within 250m of the study site

Identified

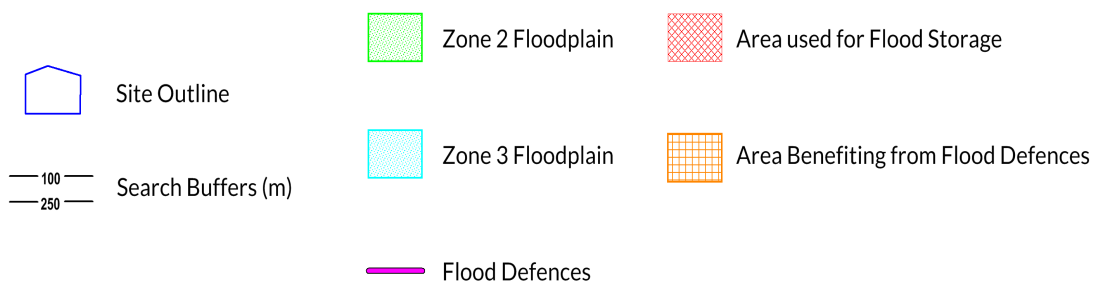
The following surface water records are not represented on mapping:

Distance (m)	Direction
0	On Site
0	On Site
0	On Site
0	On Site
0	On Site
2	SW
29	E
51	W
110	NW
187	W
225	N
234	E
248	W
249	E

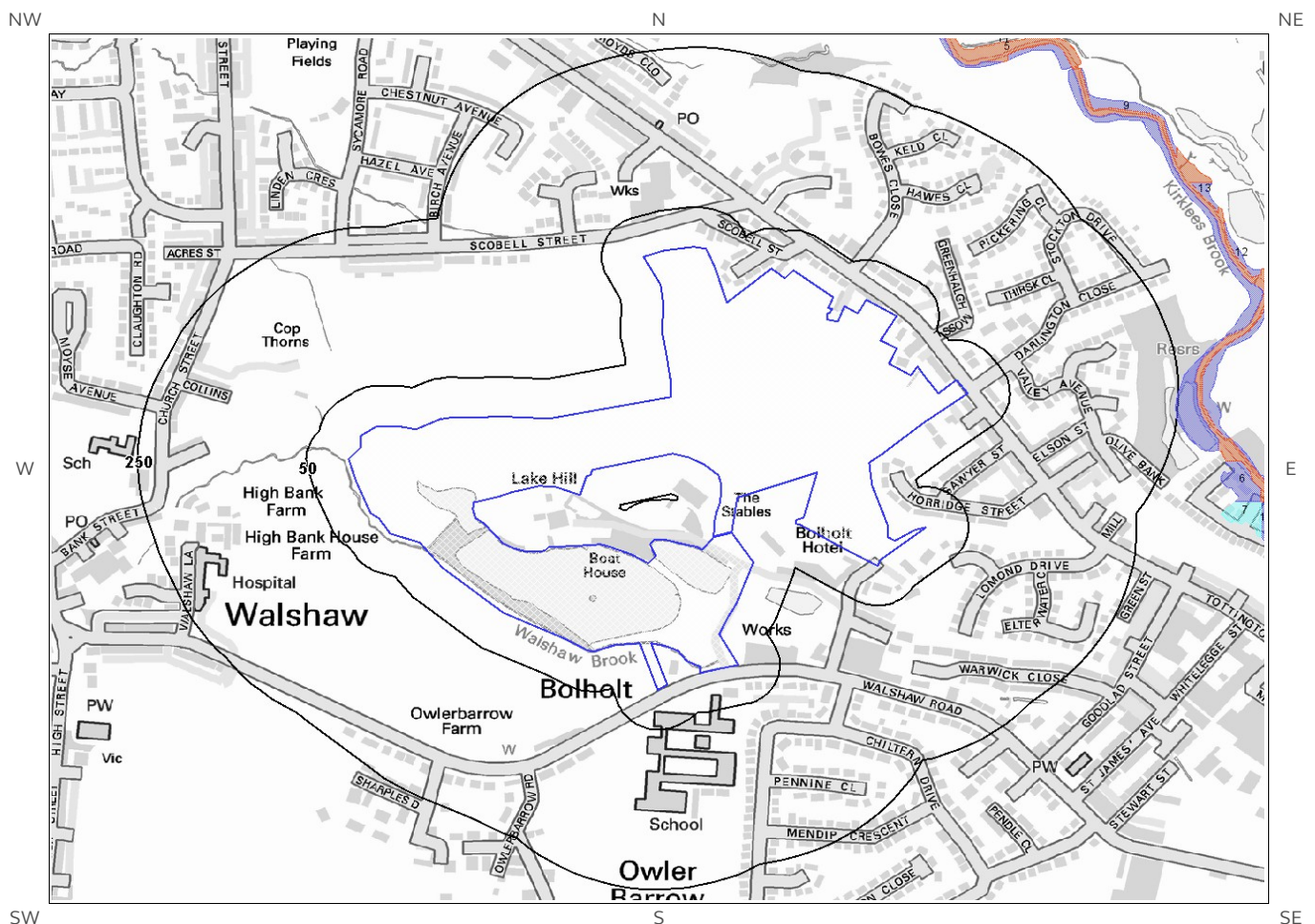
7a. Environment Agency/Natural Resources Wales Flood Map for Planning (from rivers and the sea)



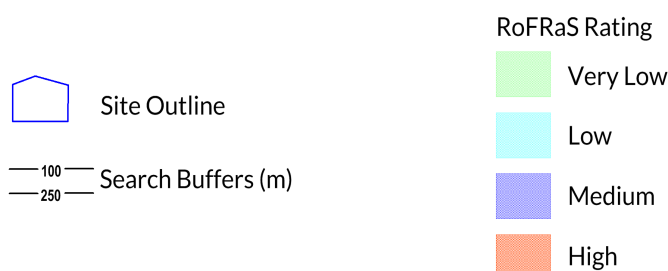
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7b. Environment Agency/Natural Resources Wales Risk of Flooding from Rivers and the Sea (RoFRaS) Map



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7 Flooding

7.1 River and Coastal Zone 2 Flooding

Environment Agency/Natural Resources Wales Zone 2 floodplain within 250m

Identified

Environment Agency/Natural Resources Wales Zone 2 floodplains estimate the annual probability of flooding as between 1 in 1000 (0.1%) and 1 in 100 (1%) from rivers and between 1 in 1000 (0.1%) and 1 in 200 (0.5%) from the sea. Any relevant data is represented on Map 7a – Flood Map for Planning:

ID	Distance (m)	Direction	Update	Type
1	247	E	21-Feb-2019	Zone 2 - (Fluvial /Tidal Models)

7.2 River and Coastal Zone 3 Flooding

Environment Agency/Natural Resources Wales Zone 3 floodplain within 250m

Identified

Zone 3 shows the extent of a river flood with a 1 in 100 (1%) or greater chance of occurring in any year or a sea flood with a 1 in 200 (0.5%) or greater chance of occurring in any year. Any relevant data is represented on Map 7a – Flood Map for Planning.

ID	Distance (m)	Direction	Update	Type
1	247	E	21-Feb-2019	Zone 3 - (Fluvial /Tidal Models)

7.3 Risk of Flooding from Rivers and the Sea (RoFRaS) Flood Rating

Highest risk of flooding onsite

Very Low

The Environment Agency/Natural Resources Wales RoFRaS database provides an indication of river and coastal flood risk at a national level on a 50m grid with the flood rating at the centre of the grid calculated and given above. The data considers the probability that the flood defences will overtop or breach by considering their location, type, condition and standard of protection.

RoFRaS data for the study site indicates the property is in an area with a Very Low (less than 1 in 1000) chance of flooding in any given year.

7.4 Flood Defences

Flood Defences within 250m of the study site None identified
Database searched and no data found.

7.5 Areas benefiting from Flood Defences

Areas benefiting from Flood Defences within 250m of the study site None identified

7.6 Areas benefiting from Flood Storage

Areas used for Flood Storage within 250m of the study site None identified

7.7 Groundwater Flooding Susceptibility Areas

7.7.1 British Geological Survey groundwater flooding susceptibility areas within 50m of the boundary of the study site Identified

Clearwater Flooding or Superficial Deposits Flooding Superficial Deposits Flooding

Notes: Groundwater flooding may either be associated with shallow unconsolidated sedimentary aquifers which overlie unproductive aquifers (Superficial Deposits Flooding), or with unconfined aquifers (Clearwater Flooding).

7.7.2 Highest susceptibility to groundwater flooding in the search area based on the underlying geological conditions

Potential at Surface

Where potential for groundwater flooding to occur at surface is indicated, this means that given the geological conditions in the area groundwater flooding hazard should be considered in all land-use planning decisions. It is recommended that other relevant information e.g. records of previous incidence of groundwater flooding, rainfall, property type, and land drainage information be investigated in order to establish relative, but not absolute, risk of groundwater flooding.

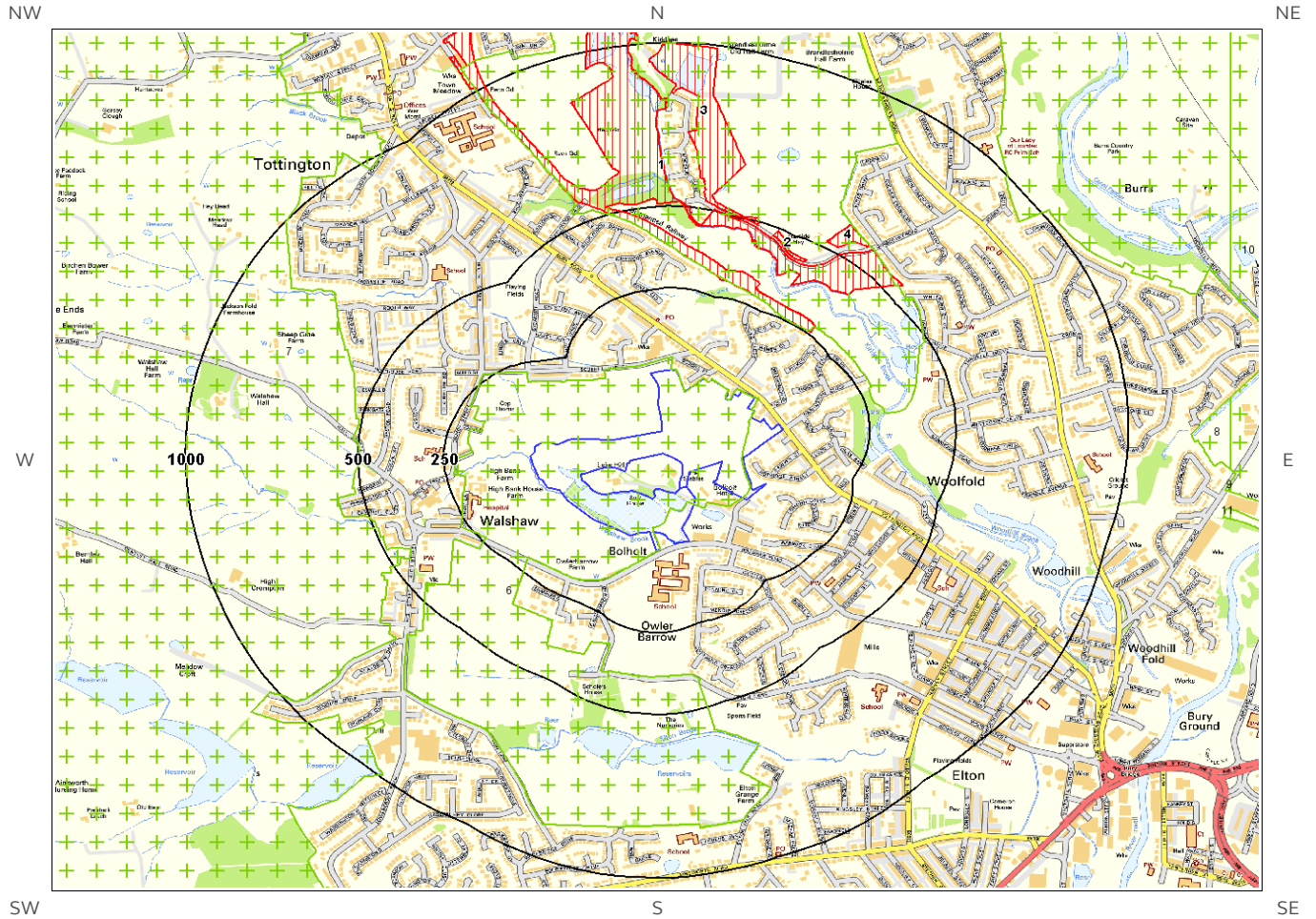
7.8 Groundwater Flooding Confidence Areas

British Geological Survey confidence rating in this result Low

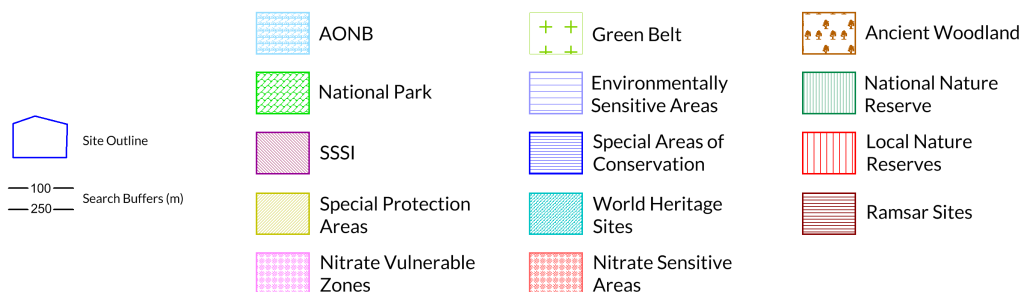
Notes: Groundwater flooding is defined as the emergence of groundwater at the ground surface or the rising of groundwater into man-made ground under conditions where the normal range of groundwater levels is exceeded.

The confidence rating is on a threefold scale - Low, Moderate and High. This provides a relative indication of the BGS confidence in the accuracy of the susceptibility result for groundwater flooding. This is based on the amount and precision of the information used in the assessment. In areas with a relatively lower level of confidence the susceptibility result should be treated with more caution. In other areas with higher levels of confidence the susceptibility result can be used with more confidence.

8. Designated Environmentally Sensitive Sites Map



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8. Designated Environmentally Sensitive Sites

Designated Environmentally Sensitive Sites within 2000m of the study site	Identified
---	------------

8.1 Records of Sites of Special Scientific Interest (SSSI) within 2000m of the study site:

0

Database searched and no data found.

8.2 Records of National Nature Reserves (NNR) within 2000m of the study site:

0

Database searched and no data found.

8.3 Records of Special Areas of Conservation (SAC) within 2000m of the study site:

0

Database searched and no data found.

8.4 Records of Special Protection Areas (SPA) within 2000m of the study site:

0

Database searched and no data found.

8.5 Records of Ramsar sites within 2000m of the study site:

0

Database searched and no data found.

8.6 Records of Ancient Woodland within 2000m of the study site:

0

Database searched and no data found.

8.7 Records of Local Nature Reserves (LNR) within 2000m of the study site:

5

The following Local Nature Reserve (LNR) records provided by Natural England/Natural Resources Wales are represented as polygons on the Designated Environmentally Sensitive Sites Map:

ID	Distance (m)	Direction	LNR Name	Data Source
1	254	NE	Kirklees Valley	Natural England
2	433	NE	Kirklees Valley	Natural England
3	490	N	Kirklees Valley	Natural England
4	518	NE	Kirklees Valley	Natural England
Not shown	1538	NW	Kirklees Valley	Natural England

8.8 Records of World Heritage Sites within 2000m of the study site:

0

Database searched and no data found.

8.9 Records of Environmentally Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.10 Records of Areas of Outstanding Natural Beauty (AONB) within 2000m of the study site:

0

Database searched and no data found.

8.11 Records of National Parks (NP) within 2000m of the study site:

0

Database searched and no data found.

8.12 Records of Nitrate Sensitive Areas within 2000m of the study site:

0

Database searched and no data found.

8.13 Records of Nitrate Vulnerable Zones within 2000m of the study site:

0

Database searched and no data found.

8.14 Records of Green Belt land within 2000m of the study site:

10

Green Belt data contains Ordnance Survey data © Crown copyright and database right [2015].

ID	Distance	Direction	Green Belt Name	Local Authority Name
6	0	On Site	Liverpool, Manchester and West Yorks Greenbelt	Bury District (B)
7	254	NE	Liverpool, Manchester and West Yorks Greenbelt	Bury District (B)
8	1183	E	Liverpool, Manchester and West Yorks Greenbelt	Bury District (B)
9	1295	E	Liverpool, Manchester and West Yorks Greenbelt	Bury District (B)
10	1297	E	Liverpool, Manchester and West Yorks Greenbelt	Bury District (B)
11	1305	E	Liverpool, Manchester and West Yorks Greenbelt	Bury District (B)
Not shown	1645	S	Liverpool, Manchester and West Yorks Greenbelt	Bury District (B)
Not shown	1714	S	Liverpool, Manchester and West Yorks Greenbelt	Bury District (B)
Not shown	1925	S	Liverpool, Manchester and West Yorks Greenbelt	Bury District (B)
Not shown	1961	W	Liverpool, Manchester and West Yorks Greenbelt	Bolton District (B)

9. Natural Hazards Findings

9.1 Detailed BGS GeoSure Data

BGS GeoSure Data has been searched to 50m. The data is included in tabular format. If you require further information on geology and ground stability, please obtain a **Groundsure Geo Insight**, available from our **website**. The following information has been found:

9.1.1 Shrink Swell

Maximum Shrink-Swell** hazard rating identified on the study site Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Ground conditions predominantly low plasticity. No special actions required to avoid problems due to shrink-swell clays. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with shrink-swell clays.

9.1.2 Landslides

Maximum Landslide* hazard rating identified on the study site Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Slope instability problems are unlikely to be present. No special actions required to avoid problems due to landslides. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with landslides.

9.1.3 Soluble Rocks

Maximum Soluble Rocks* hazard rating identified on the study site Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Soluble rocks are present, but unlikely to cause problems except under exceptional conditions. No special actions required to avoid problems due to soluble rocks. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with soluble rocks.

* This indicates an automatically generated 50m buffer and site.

9.1.4 Compressible Ground

Maximum Compressible Ground* hazard rating identified on the study site

Negligible

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
No indicators for compressible deposits identified. No special actions required to avoid problems due to compressible deposits. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with compressible deposits.

9.1.5 Collapsible Rocks

Maximum Collapsible Rocks* hazard rating identified on the study site

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Deposits with potential to collapse when loaded and saturated are unlikely to be present. No special ground investigation required or increased construction costs or increased financial risk due to potential problems with collapsible deposits.

9.1.6 Running Sand

Maximum Running Sand** hazard rating identified on the study site

Very Low

The following natural subsidence information provided by the British Geological Survey is not represented on mapping:

Hazard
Very low potential for running sand problems if water table rises or if sandy strata are exposed to water. No special actions required, to avoid problems due to running sand. No special ground investigation required, and increased construction costs or increased financial risks are unlikely due to potential problems with running sand.

* This indicates an automatically generated 50m buffer and site.

9.2 Radon

9.2.1 Radon Affected Areas

Is the property in a Radon Affected Area as defined by the Health Protection Agency (HPA) and if so what percentage of homes are above the Action Level? The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level.

The radon data in this report is supplied by the BGS/Public Health England and is the definitive map of Radon Affected Areas in Great Britain and Northern Ireland. The dataset was created using long-term radon measurements in over 479,000 homes across Great Britain and 23,000 homes across Northern Ireland, combined with geological data. The dataset is considered accurate to 50m to allow for the margin of error in geological lines, and the findings of this report supercede any answer given in the less accurate Indicative Atlas of Radon in Great Britain, which simplifies the data to give the highest risk within any given 1km grid square. As such, the radon atlas is considered indicative, whereas the data given in this report is considered definitive.

9.2.2 Radon Protection

Is the property in an area where Radon Protection are required for new properties or extensions to existing ones as described in publication BR211 by the Building Research Establishment? No radon protective measures are necessary.

10. Mining

10.1 Coal Mining

Coal mining areas within 75m of the study site

Identified

The following coal mining information provided by the Coal Authority is not represented on Mapping:

Distance (m)	Direction	Details
0	On Site	The study site is located within the specified search distance of an identified mining area. Further details concerning this can be obtained from the Coal Authority Helpline on 0845 762 6848.

10.2 Non-Coal Mining

Non-Coal Mining areas within 50m of the study site boundary

None identified

Database searched and no data found.

10.3 Brine Affected Areas

Brine affected areas within 75m of the study site

None identified

Guidance: No Guidance Required.

Contact Details

Groundsure Helpline
Telephone: 08444 159 000
info@groundsure.com

British Geological Survey Enquiries
Kingsley Dunham Centre
Keyworth, Nottingham NG12 5GG
Tel: 0115 936 3143.
Fax: 0115 936 3276.
Email:
Web: www.bgs.ac.uk

BGS Geological Hazards Reports and general geological enquiries:
enquiries@bgs.ac.uk

Environment Agency
National Customer Contact Centre, PO Box 544
Rotherham, S60 1BY
Tel: 03708 506 506
Web: www.environment-agency.gov.uk
Email: enquiries@environment-agency.gov.uk

Public Health England
Public information access office
Public Health England, Wellington House
133-155 Waterloo Road, London, SE1 8UG
www.gov.uk/phe
Email: enquiries@phe.gov.uk
Main switchboard: 020 7654 8000

The Coal Authority
200 Lichfield Lane
Mansfield
Notts NG18 4RG
Tel: 0345 7626 848
DX 716176 Mansfield 5
www.coal.gov.uk

Ordnance Survey
Adanac Drive, Southampton
SO16 0AS
Tel: 08456 050505

Local Authority
Authority: Bury Metropolitan Borough Council
Phone: 01612 535 000
Web: <http://www.bury.gov.uk/>
Address: Town Hall, Knowsley Street, Bury, Lancashire, BL9 OSW

Gemapping PLC
Virginia Villas, High Street, Hartley Witney,
Hampshire RG27 8NW
Tel: 01252 845444



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952
Grid Ref: 378335, 411891

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
 Copyright N/A
 Levelled N/A

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

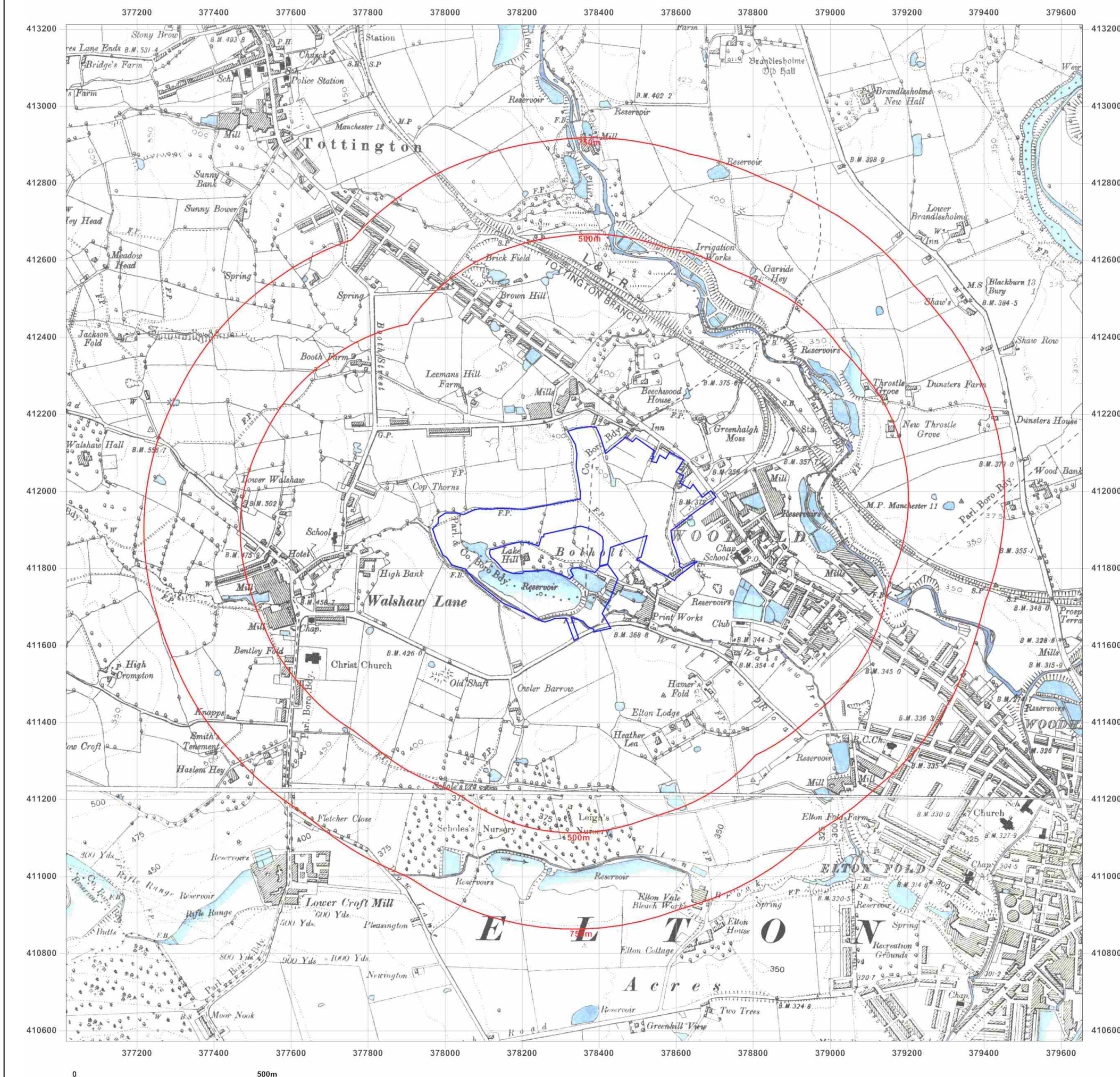


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952
Grid Ref: 378335, 411891

Map Name: County Series

Map date: 1908-1909

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
 Revised 1909
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1844
 Revised 1908
 Edition N/A
 Copyright N/A
 Levelled N/A

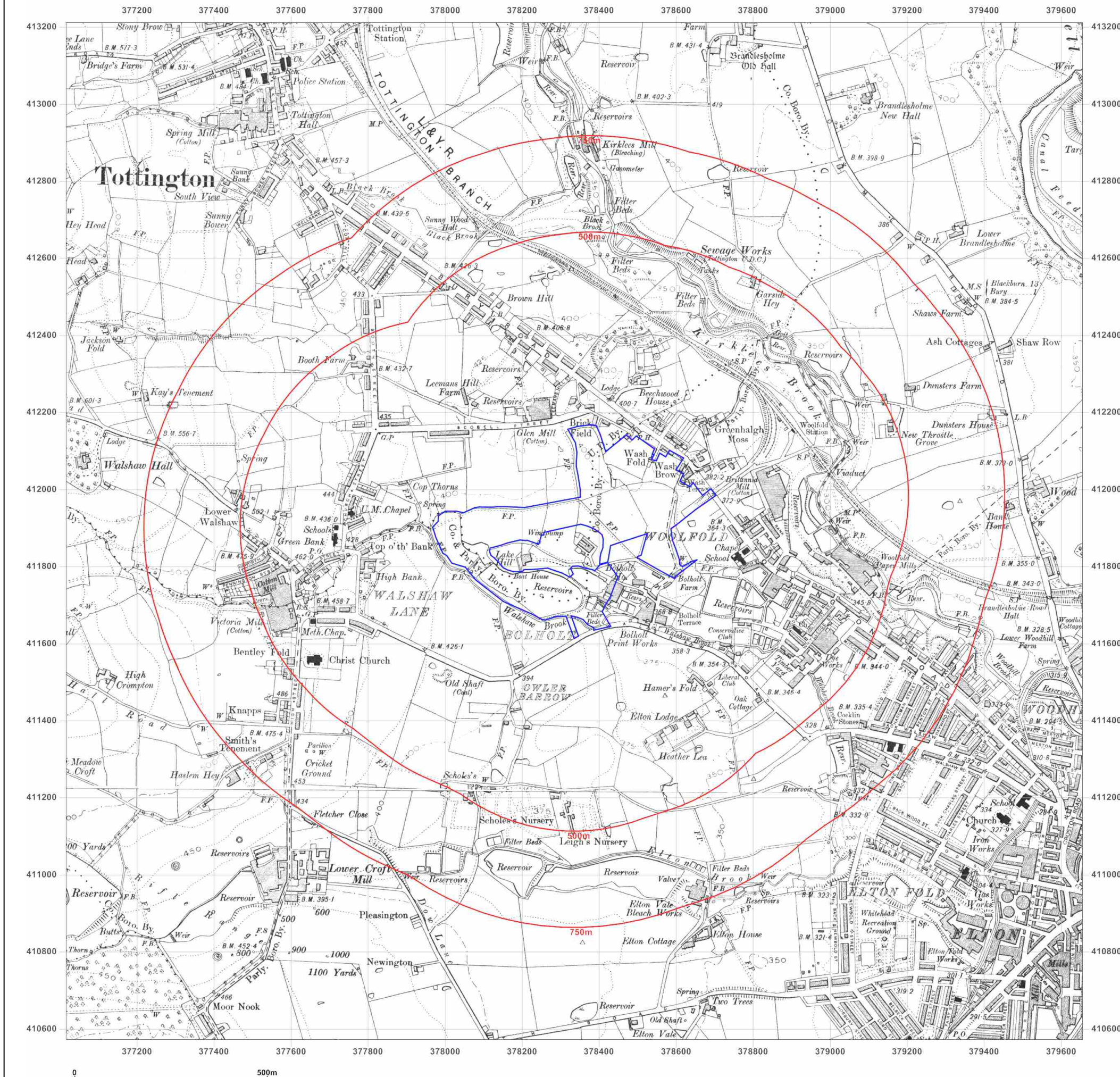


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952
Grid Ref: 378335, 411891

Map Name: County Series

Map date: 1927-1928

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
 Revised 1928
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1844
 Revised 1927
 Edition N/A
 Copyright N/A
 Levelled N/A

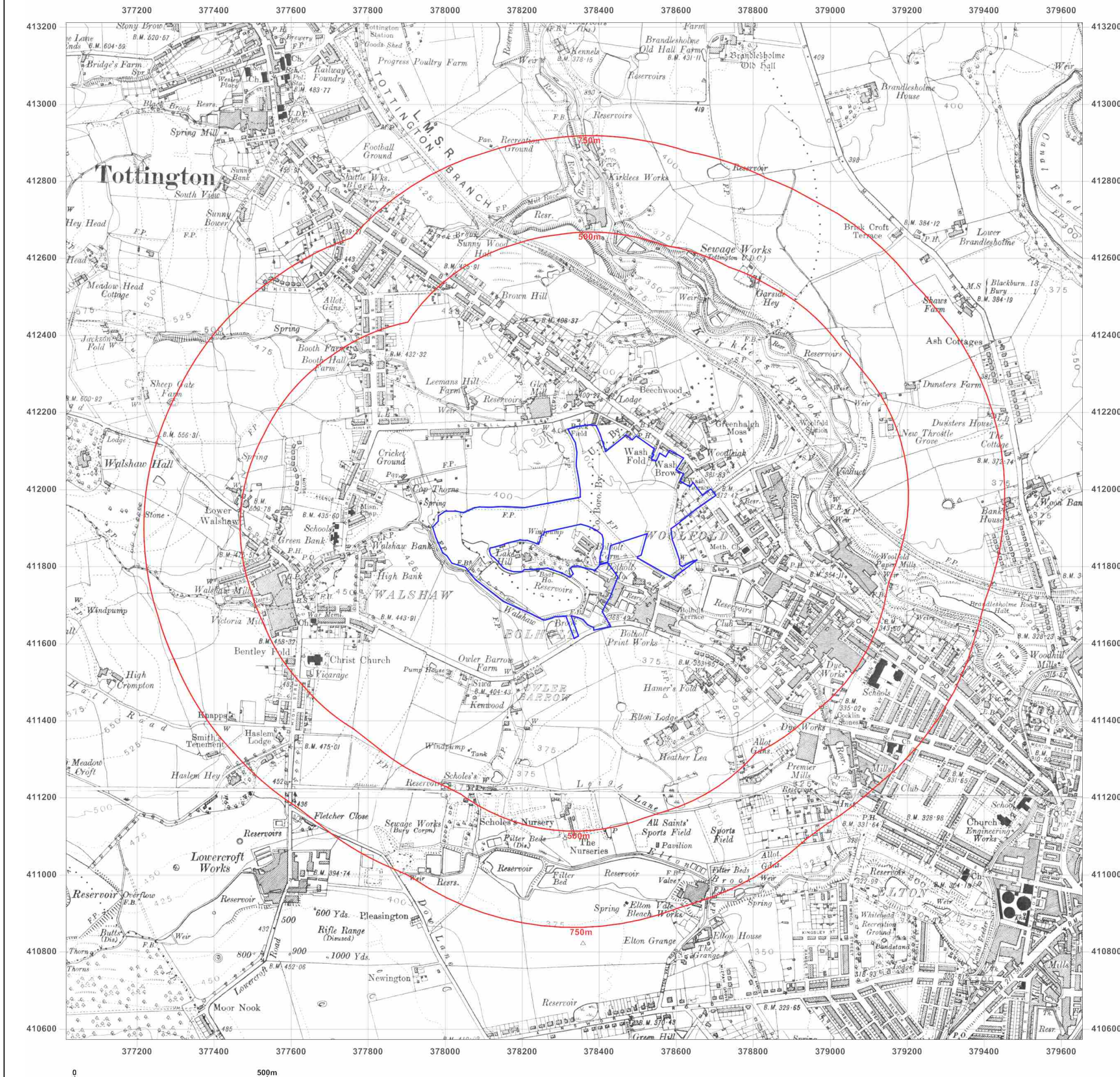


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952
Grid Ref: 378335, 411891

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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

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

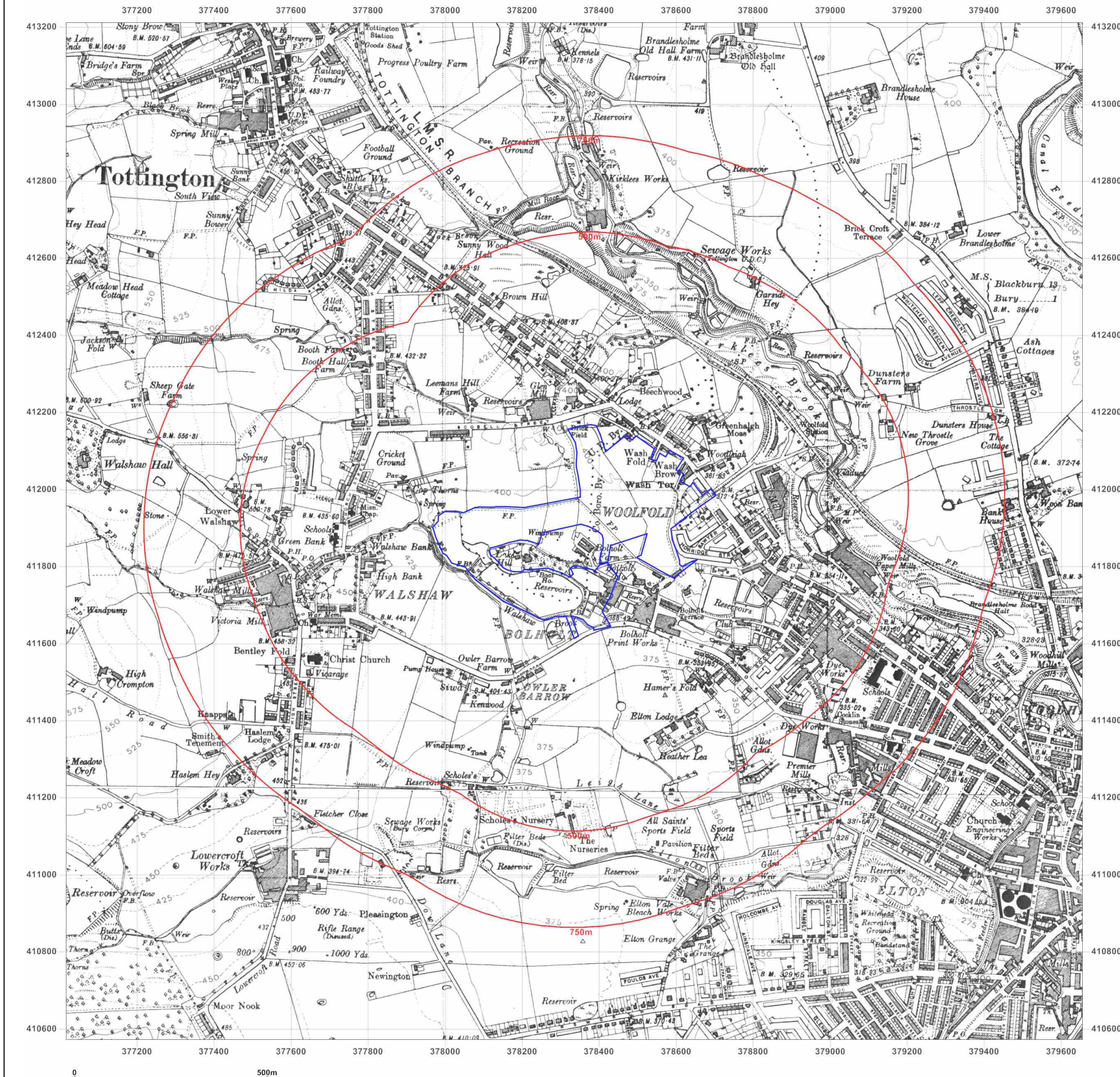


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952
Grid Ref: 378335, 411891

Map Name: Provisional

Map date: 1956

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1949
 Revised 1949
 Edition N/A
 Copyright 1956
 Levelled N/A

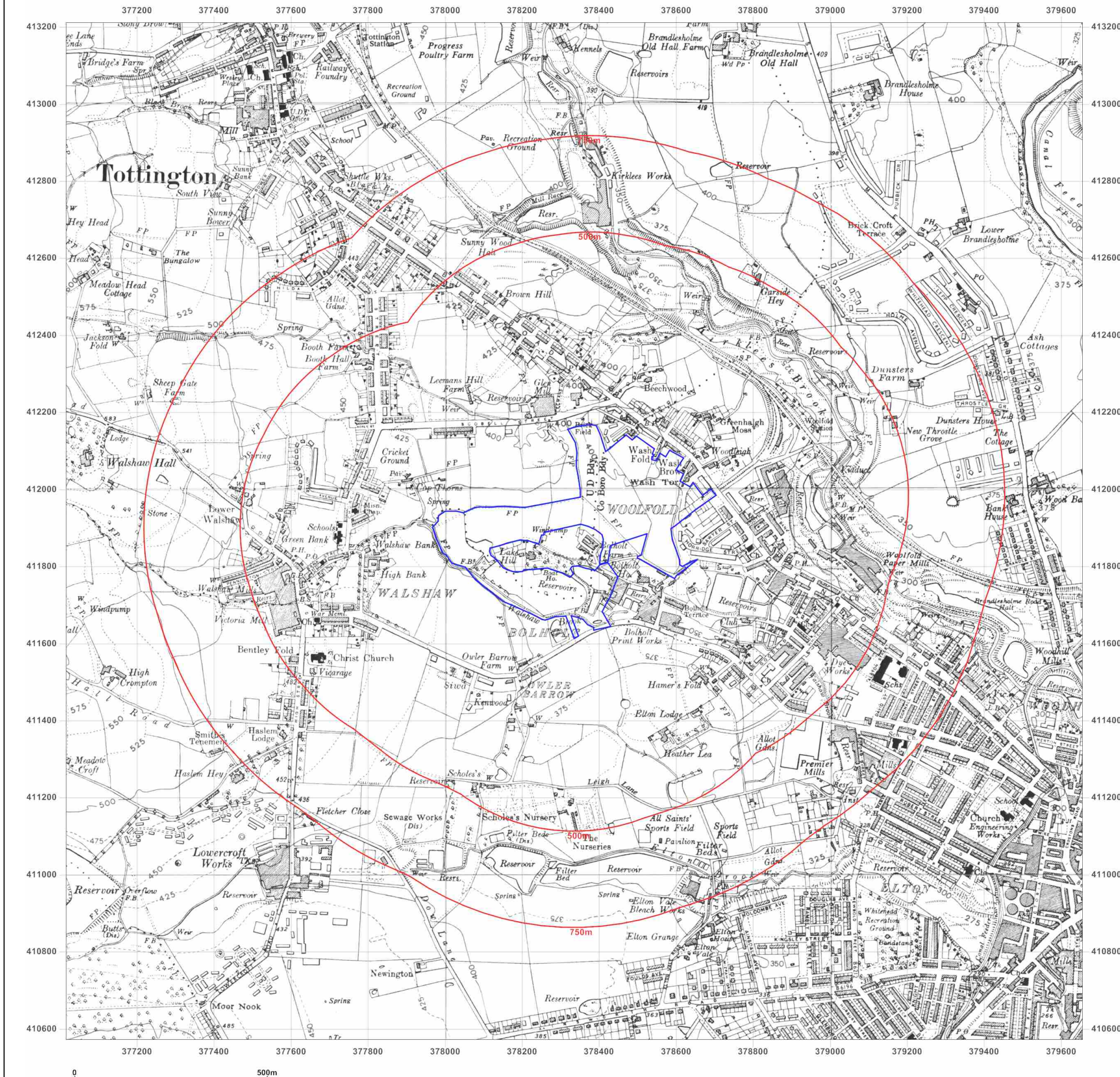


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952
Grid Ref: 378335, 411891

Map Name: Provisional

Map date: 1969

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1969
Revised 1969
Edition N/A
Copyright N/A
Levelled N/A

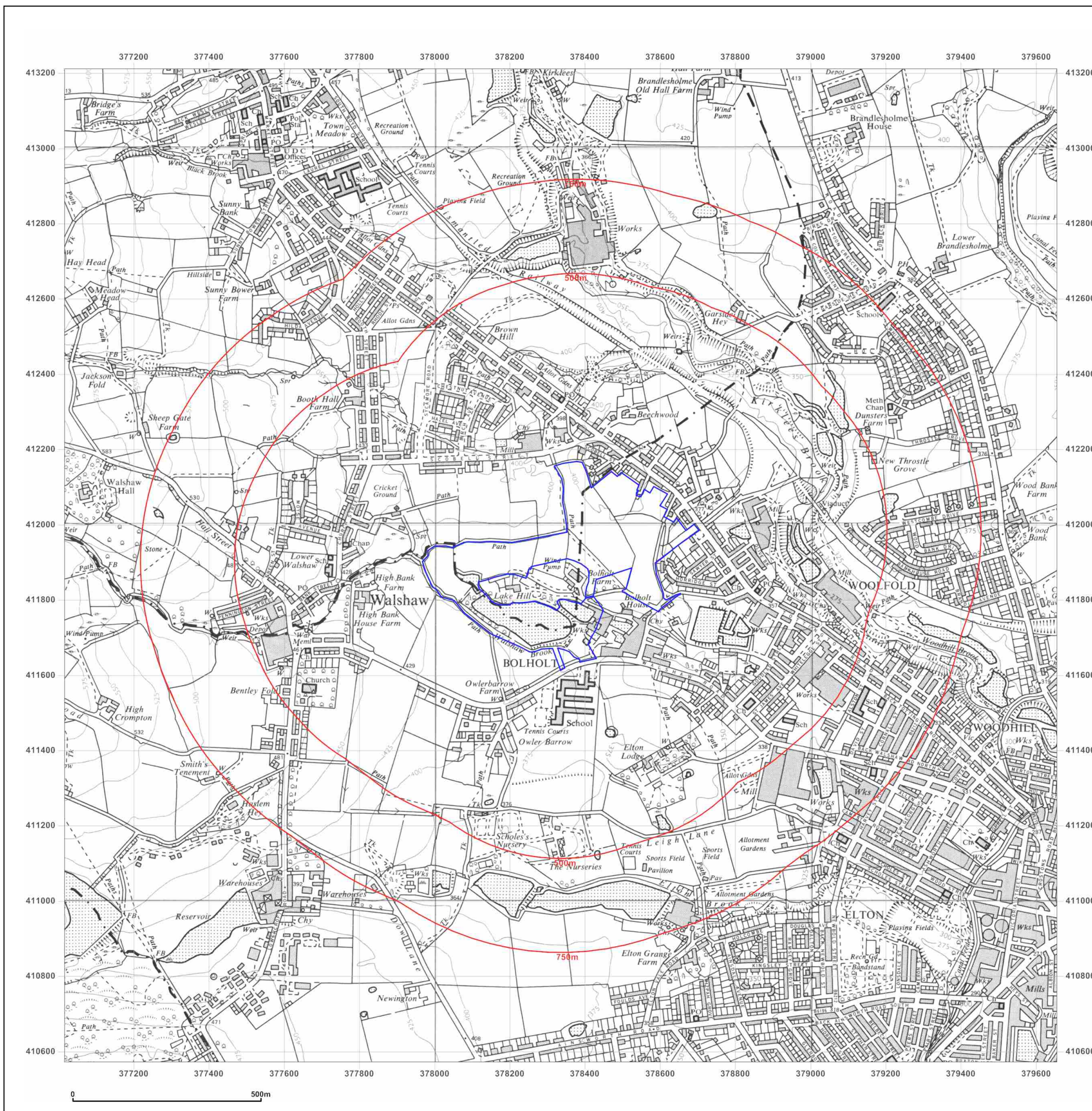


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952
Grid Ref: 378335, 411891

Map Name: National Grid

Map date: 1974

Scale: 1:10,000

Printed at: 1:10,000



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

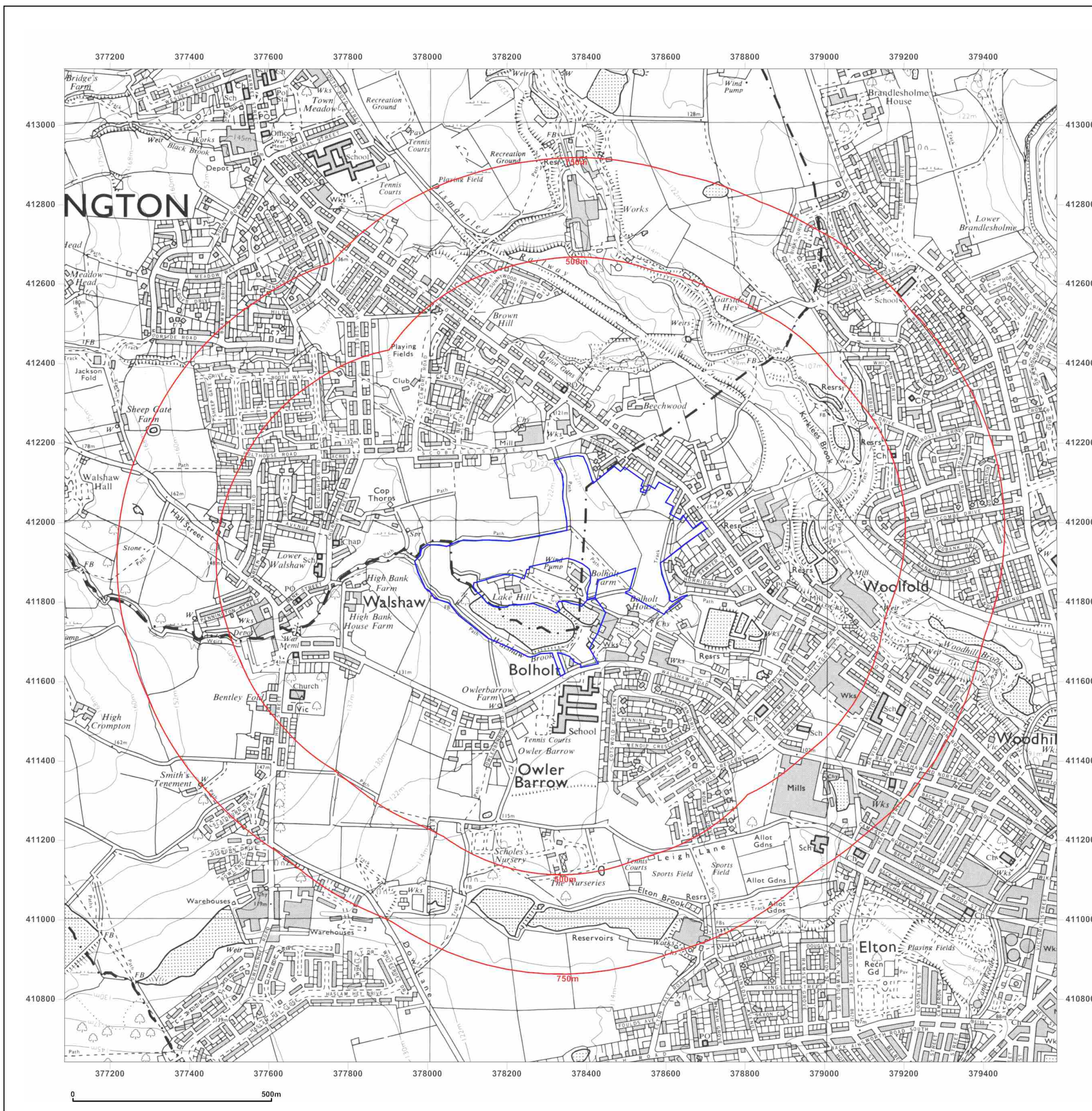


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952
Grid Ref: 378335, 411891

Map Name: National Grid

Map date: 1980

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1978
Revised 1980
Edition N/A
Copyright N/A
Levelled N/A

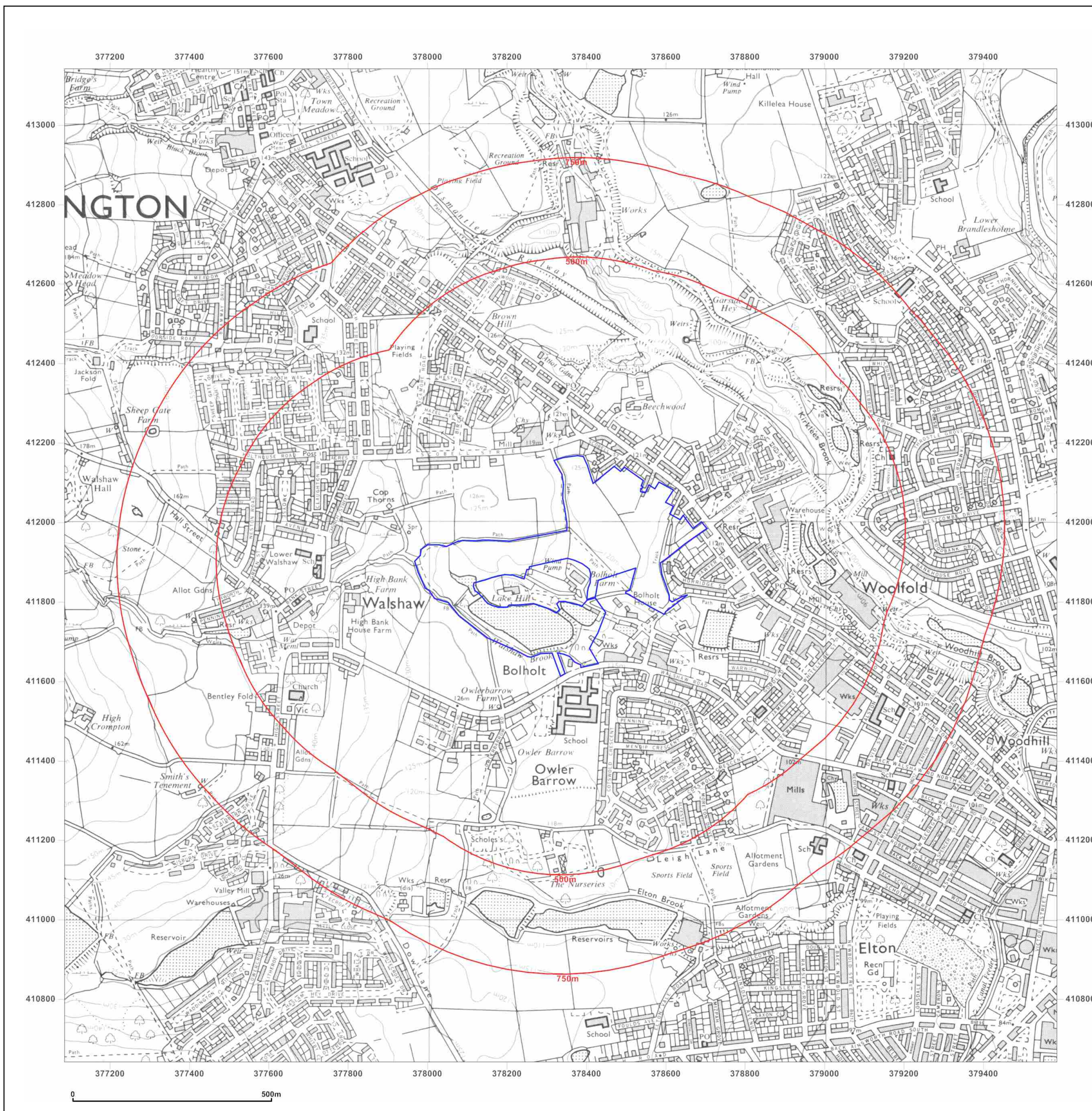


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952
Grid Ref: 378335, 411891

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000



2002



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952
Grid Ref: 378335, 411891

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010

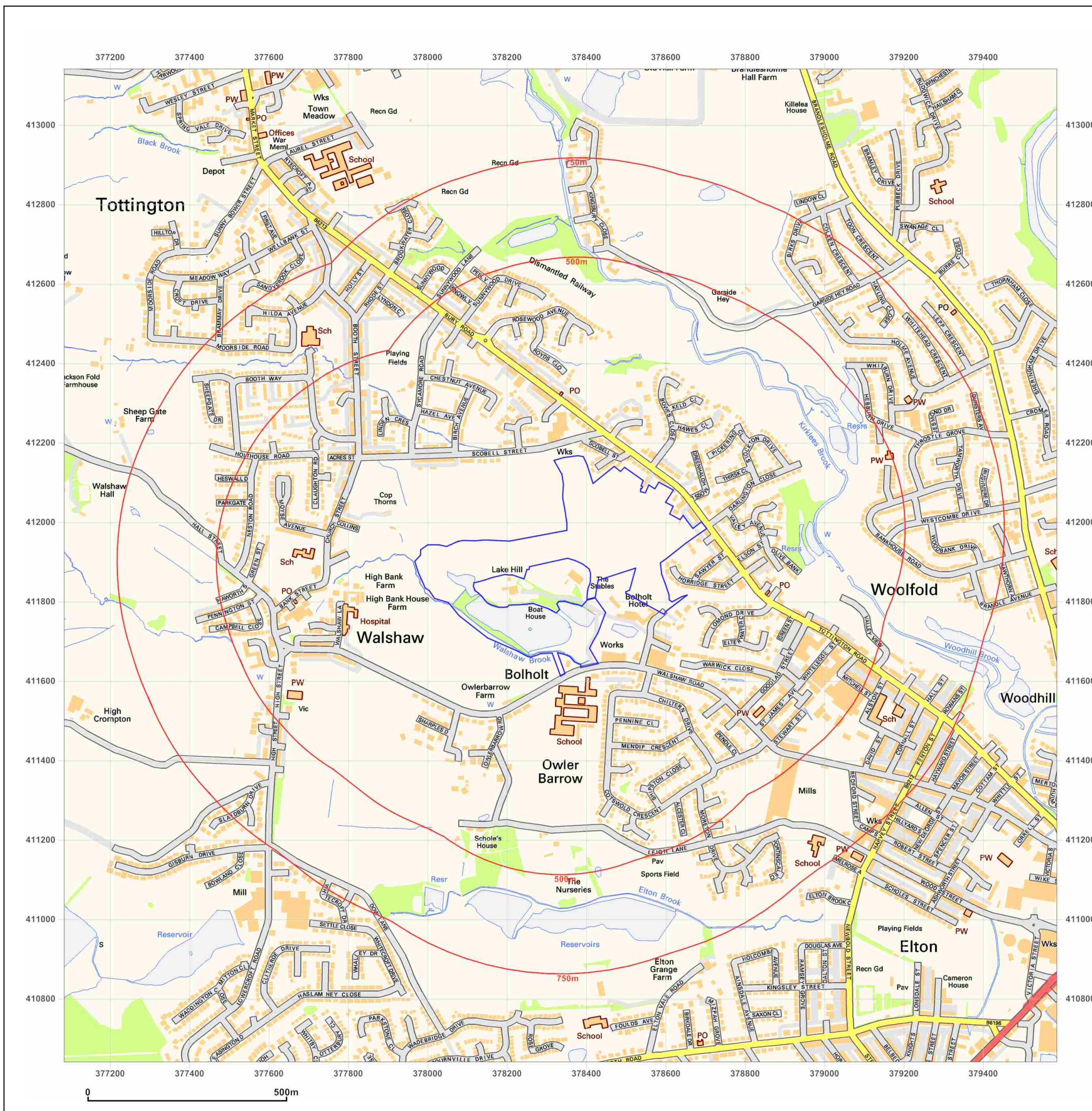


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952
Grid Ref: 378335, 411891

Map Name: National Grid

Map date: 2014

Scale: 1:10,000

Printed at: 1:10,000



2014

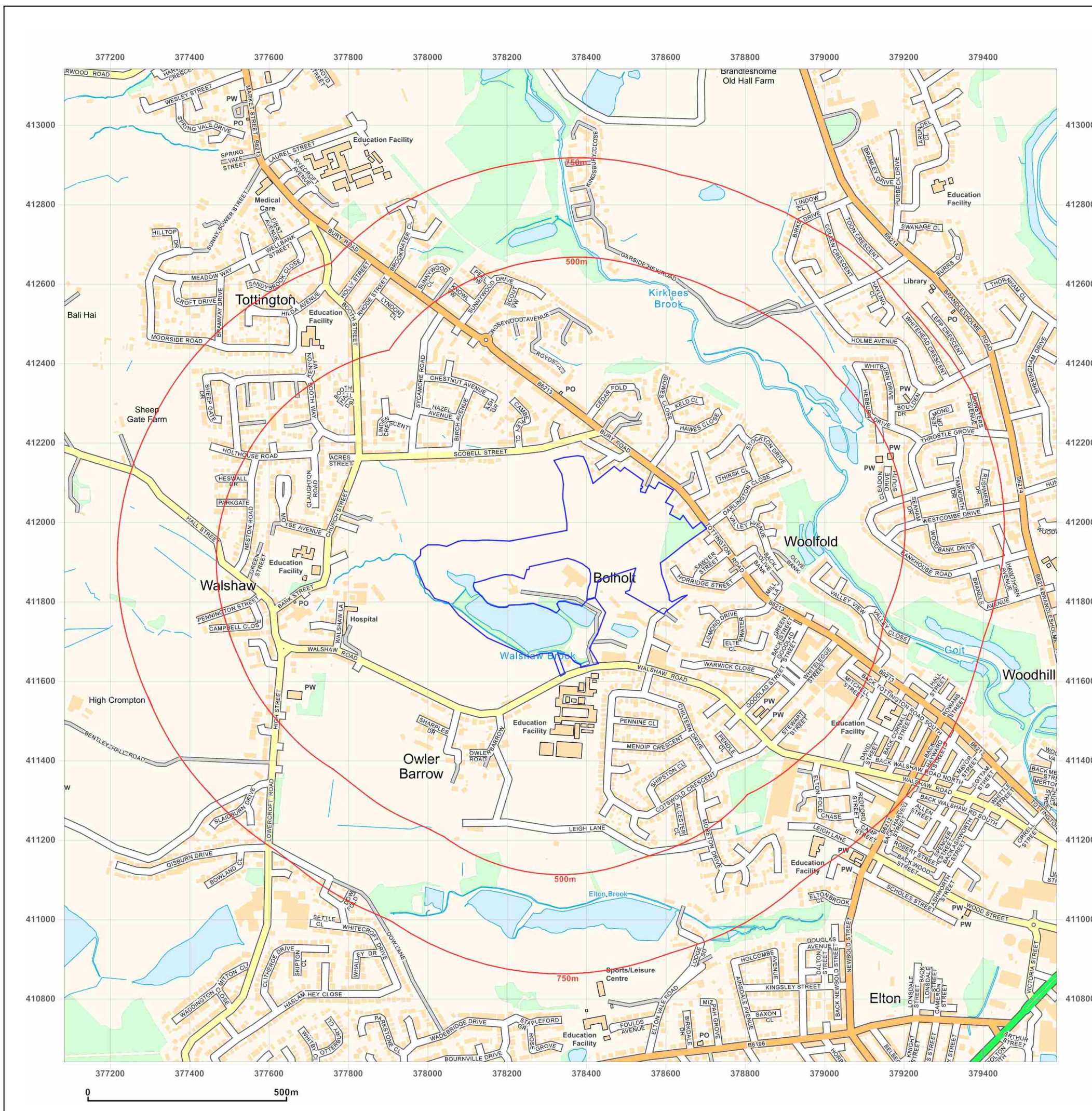


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Site Details:

Walshaw Road, Bury, BL8 1PU

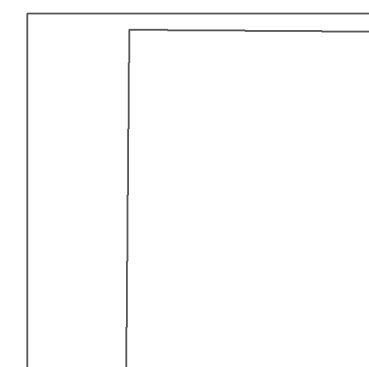
Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_2_3
Grid Ref: 378335, 412389

Map Name: County Series Town Plan

Map date: 1891

Scale: 1:500

Printed at: 1:1,000



Surveyed 1891
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



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378400

412400

412400

250m

100m

378400

0 50m

Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_2_3
Grid Ref: 378335, 412389

Map Name: National Grid

Map date: 1960

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1960
 Levelled 1957

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1960
 Levelled 1957

Surveyed 1959
 Revised N/A
 Edition N/A
 Copyright 1960
 Levelled 1957

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1960
 Levelled 1957



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Production date: 09 April 2019

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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_2_3
Grid Ref: 378335, 412389

Map Name: National Grid

Map date: 1960

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1960
 Levelled 1957



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Production date: 09 April 2019

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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_2_3
Grid Ref: 378335, 412389

Map Name: National Grid

Map date: 1967-1972

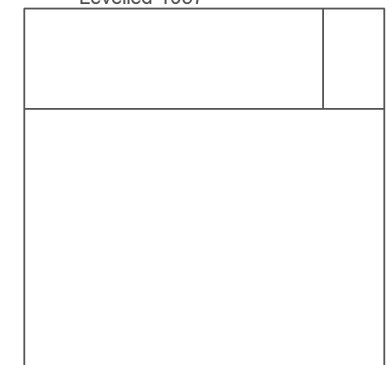
Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1967
 Revised 1967
 Edition N/A
 Copyright 1967
 Levelled 1957

Surveyed 1959
 Revised 1972
 Edition N/A
 Copyright 1972
 Levelled 1962

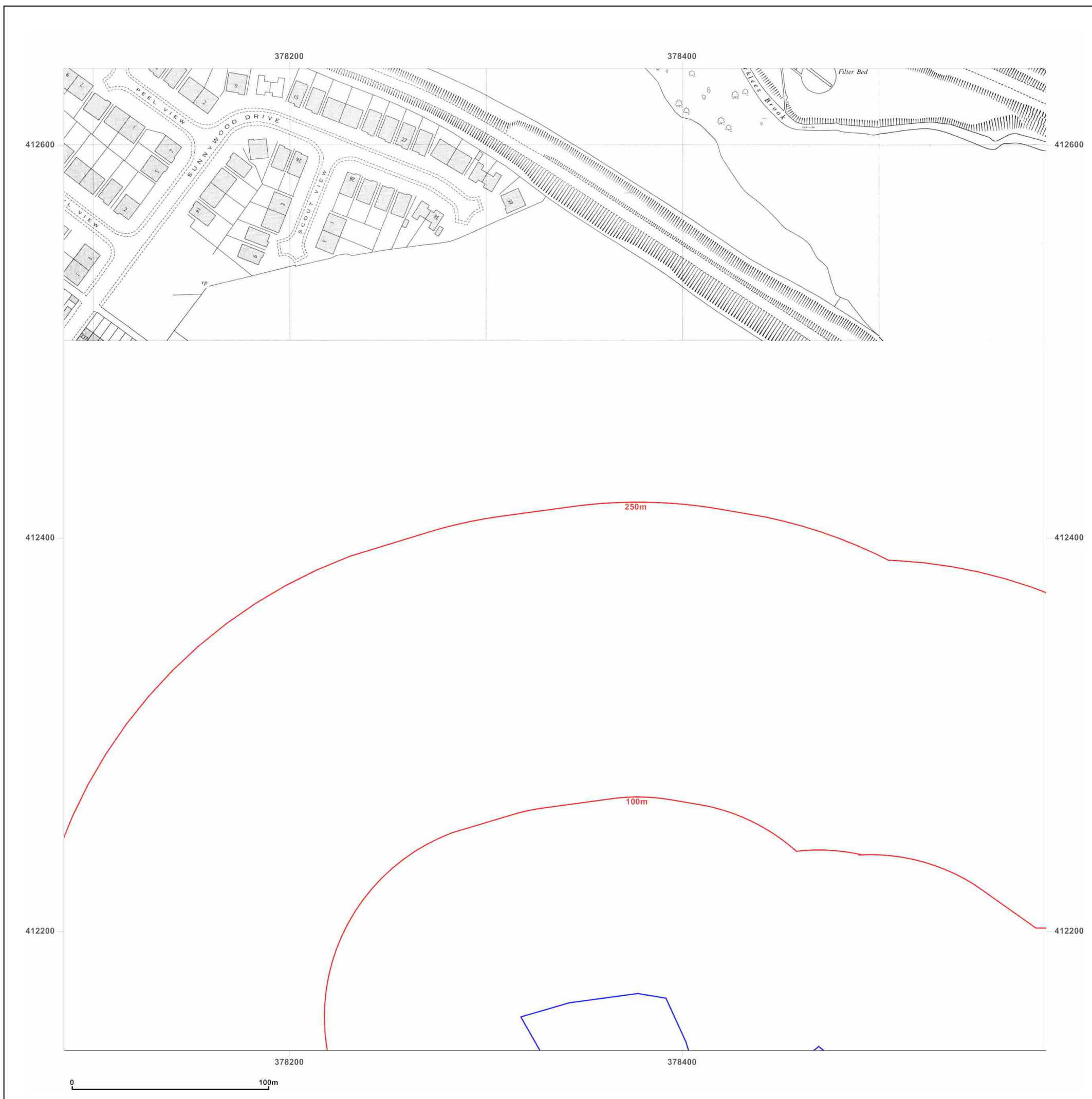


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_2_3
Grid Ref: 378335, 412389

Map Name: National Grid

Map date: 1985-1988

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1962
 Revised 1988
 Edition N/A
 Copyright 1988
 Levelled 1962

Surveyed 1957
 Revised 1985
 Edition N/A
 Copyright 1985
 Levelled 1957

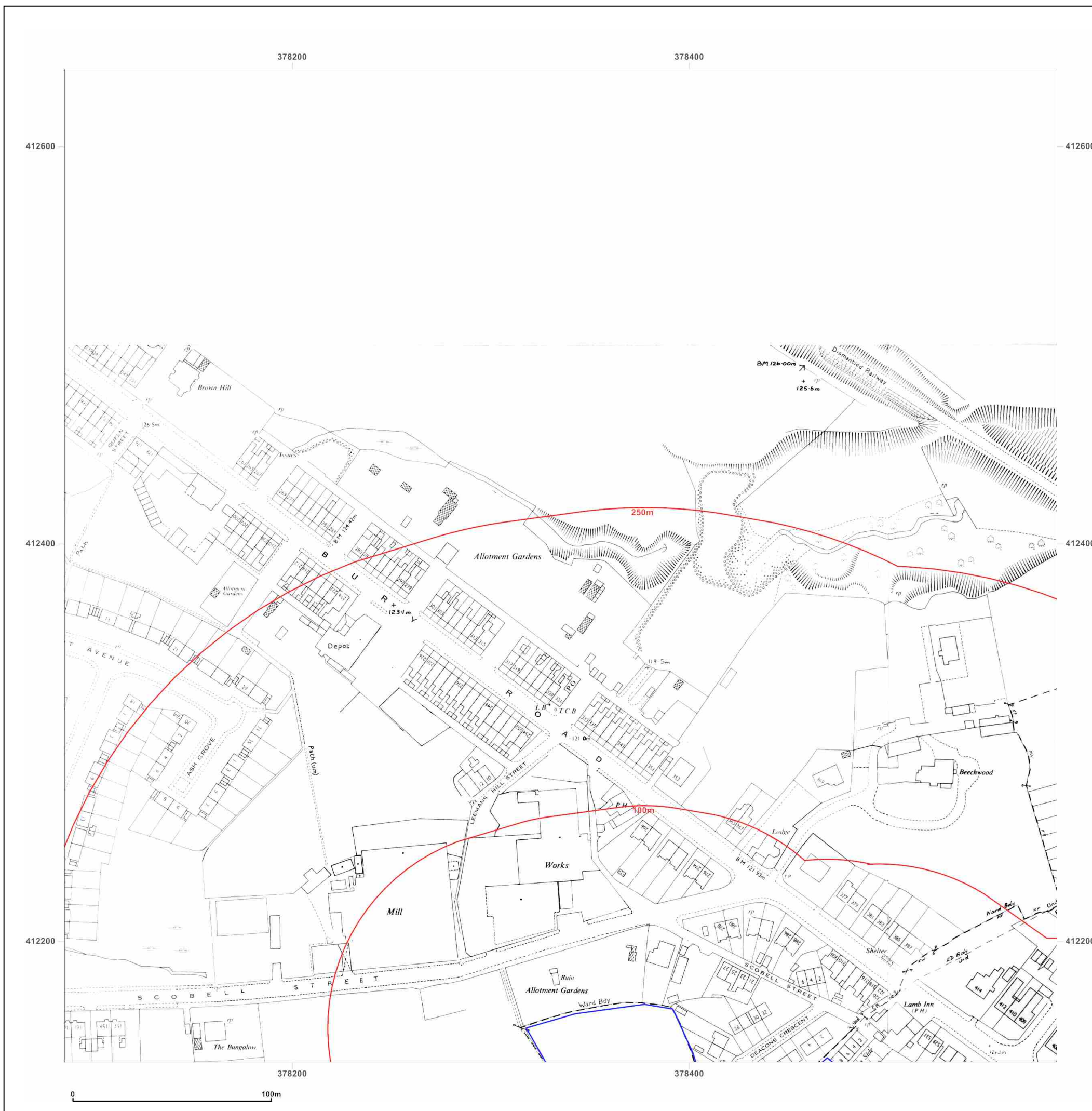


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_2_3
Grid Ref: 378335, 412389

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

Printed at: 1:2,000



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

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

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

Surveyed 1957
 Revised 1988
 Edition N/A
 Copyright 1988
 Levelled 1957

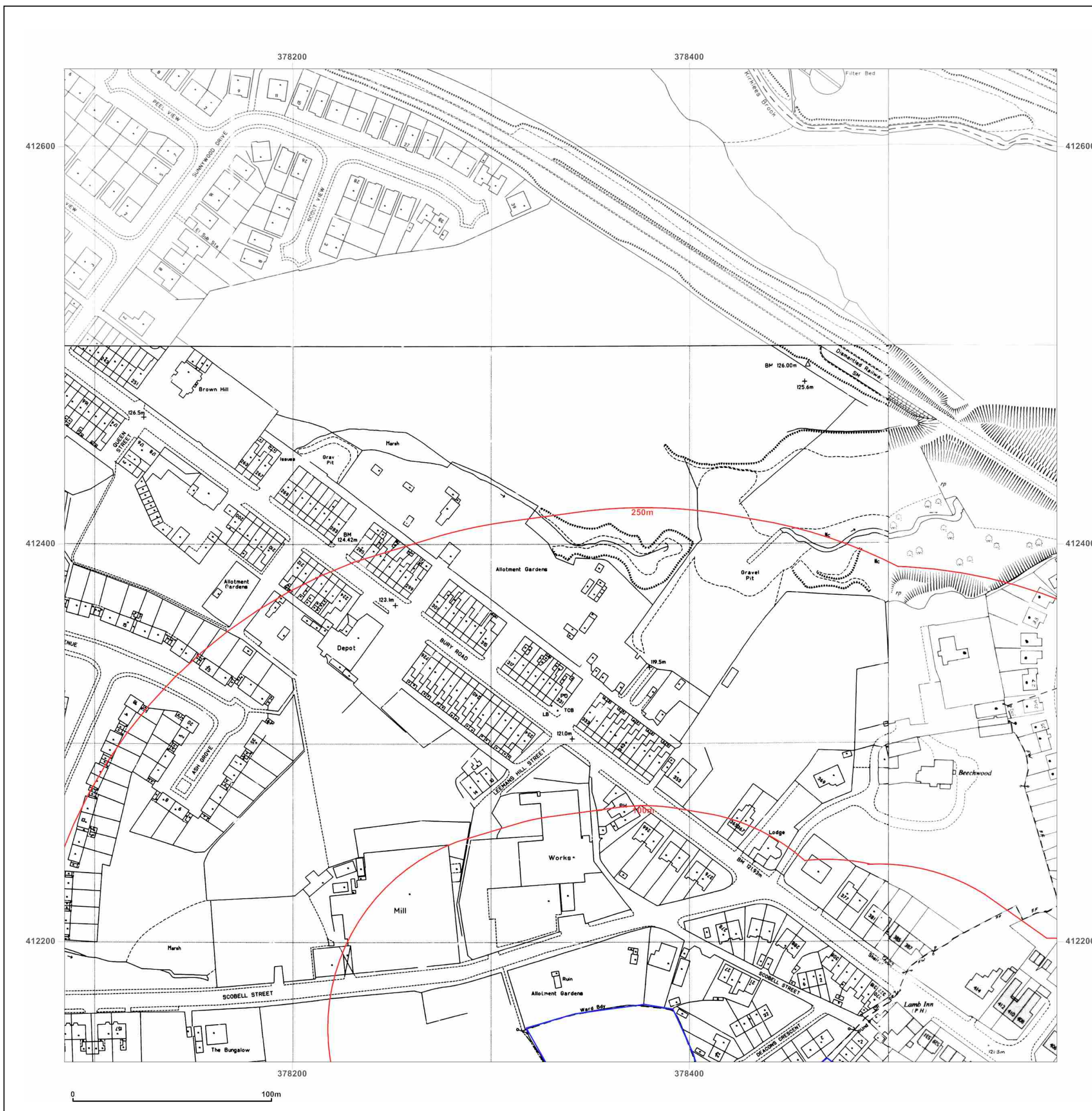


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_2_3
Grid Ref: 378335, 412389

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1988
Levelled N/A

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



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_1
Grid Ref: 378835, 411389

Map Name: County Series Town Plan

Map date: 1891

Scale: 1:500

Printed at: 1:1,000



Surveyed 1891
 Revised N/A
 Edition N/A
 Copyright N/A
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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_1
Grid Ref: 378835, 411389

Map Name: National Grid

Map date: 1959

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1959
 Levelled 1957

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1959
 Levelled 1957

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1959
 Levelled 1957

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1959
 Levelled 1957



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_1
Grid Ref: 378835, 411389

Map Name: National Grid

Map date: 1965-1967

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
 Revised 1966
 Edition N/A
 Copyright 1967
 Levelled 1962

Surveyed 1959
 Revised 1965
 Edition N/A
 Copyright 1965
 Levelled 1957

Surveyed 1959
 Revised 1966
 Edition N/A
 Copyright 1967
 Levelled 1962



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_1
Grid Ref: 378835, 411389

Map Name: National Grid

Map date: 1975-1979

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1978
 Revised 1978
 Edition N/A
 Copyright 1978
 Levelled N/A

Surveyed 1959
 Revised 1974
 Edition N/A
 Copyright 1975
 Levelled 1962

Surveyed N/A
 Revised 1979
 Edition N/A
 Copyright 1959
 Levelled 1957



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_1
Grid Ref: 378835, 411389

Map Name: National Grid

Map date: 1985-1989

Scale: 1:1,250

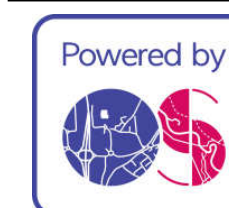
Printed at: 1:2,000



Surveyed 1962
 Revised 1985
 Edition N/A
 Copyright 1985
 Levelled 1962

Surveyed 1962
 Revised 1989
 Edition N/A
 Copyright 1989
 Levelled 1962

Surveyed 1963
 Revised 1988
 Edition N/A
 Copyright 1988
 Levelled 1963



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_1
Grid Ref: 378835, 411389

Map Name: National Grid

Map date: 1985-1991

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1962
 Revised 1988
 Edition N/A
 Copyright 1988
 Levelled 1962

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1991
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1985
 Levelled 1963



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_1
Grid Ref: 378835, 411389

Map Name: National Grid

Map date: 1987-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1987
Levelled 1962

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

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1991
Levelled 1957

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



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_1
Grid Ref: 378835, 411389

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1988
 Levelled 1962

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



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_1
Grid Ref: 378835, 411389

Map Name: National Grid

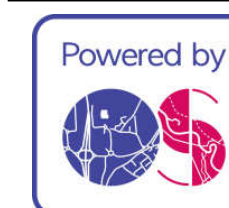
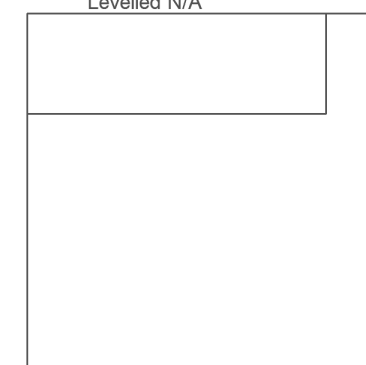
Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1993
 Levelled N/A



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_1
Grid Ref: 378835, 411389

Map Name: National Grid

Map date: 1992-1995

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1995
 Revised N/A
 Edition N/A
 Copyright 1995
 Levelled N/A

Surveyed 1995
 Revised 1995
 Edition N/A
 Copyright N/A
 Levelled N/A



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_1
Grid Ref: 378835, 411389

Map Name: National Grid

Map date: 1993-1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1993
 Revised N/A
 Edition N/A
 Copyright 1993
 Levelled N/A

Surveyed 1995
 Revised 1995
 Edition N/A
 Copyright N/A
 Levelled N/A



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_1
Grid Ref: 378835, 411389

Map Name: National Grid

Map date: 1990-1995

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
Revised 1989
Edition N/A
Copyright 1990
Levelled N/A

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

Surveyed N/A
Revised N/A
Edition N/A
Copyright 1995
Levelled N/A



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_2
Grid Ref: 378835, 411889

Map Name: County Series Town Plan

Map date: 1891

Scale: 1:500

Printed at: 1:1,000



Surveyed 1891
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1891
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1891
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1891
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_2
Grid Ref: 378835, 411889

Map Name: National Grid

Map date: 1959-1960

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1960
 Levelled 1957

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1959
 Levelled 1956

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1959
 Levelled 1957

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1959
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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_2
Grid Ref: 378835, 411889

Map Name: National Grid

Map date: 1965-1968

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
 Revised 1968
 Edition N/A
 Copyright 1968
 Levelled 1956

Surveyed 1959
 Revised 1966
 Edition N/A
 Copyright 1967
 Levelled 1962

Surveyed 1959
 Revised 1965
 Edition N/A
 Copyright 1965
 Levelled 1957

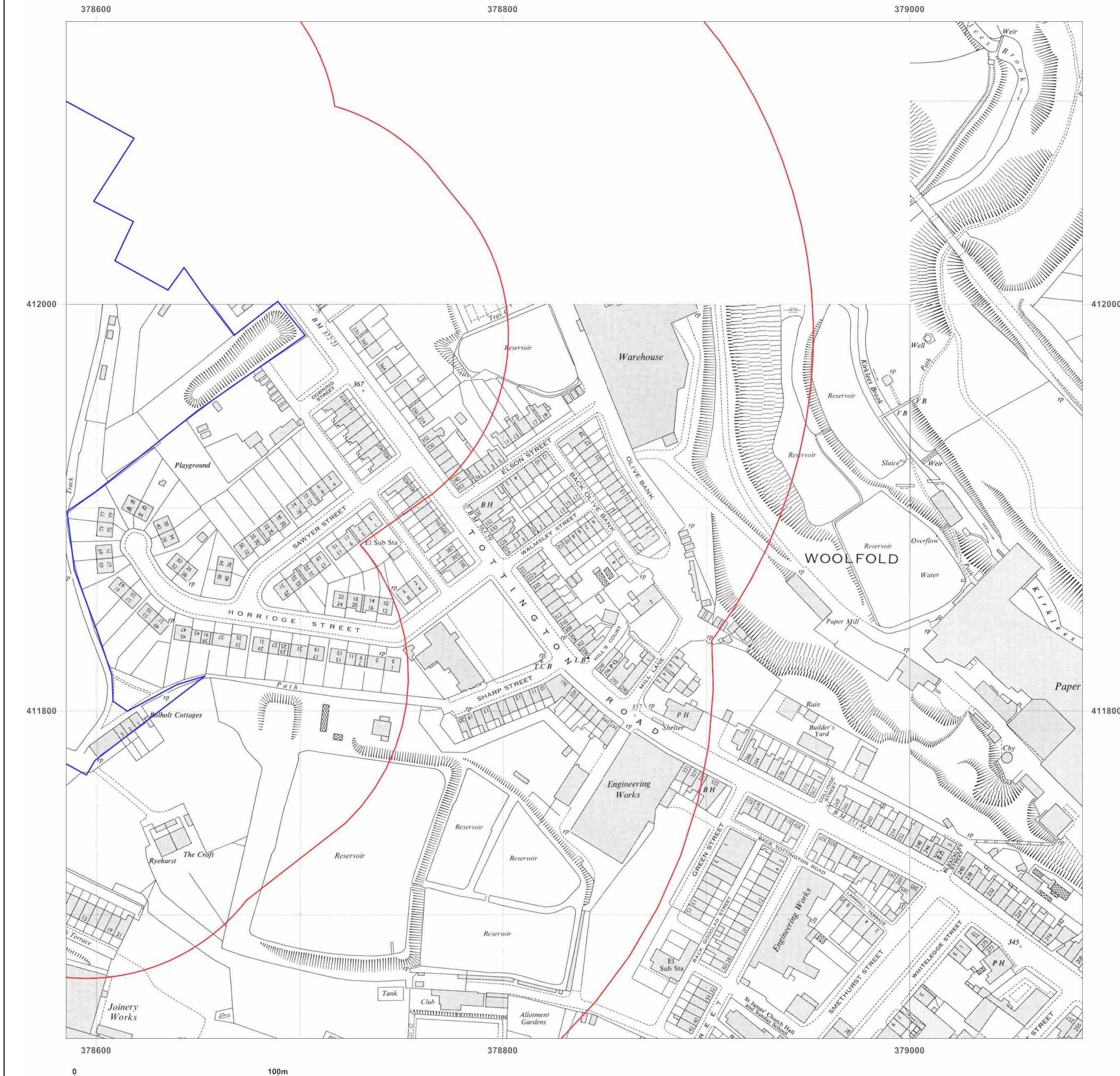


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_2
Grid Ref: 378835, 411889

Map Name: National Grid

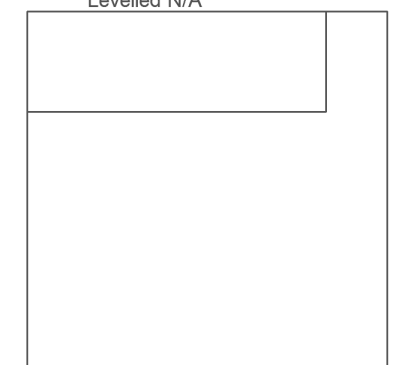
Map date: 1976

Scale: 1:1,250

Printed at: 1:2,000



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 Revised N/A
 Edition N/A
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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_2
Grid Ref: 378835, 411889

Map Name: National Grid

Map date: 1974-1978

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1978
 Revised 1978
 Edition N/A
 Copyright 1978
 Levelled N/A



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_2
Grid Ref: 378835, 411889

Map Name: National Grid

Map date: 1988

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
 Revised N/A
 Edition N/A
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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_2
Grid Ref: 378835, 411889

Map Name: National Grid

Map date: 1985-1989

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1957
 Revised 1985
 Edition N/A
 Copyright 1985
 Levelled 1957

Surveyed 1962
 Revised 1985
 Edition N/A
 Copyright 1985
 Levelled 1962

Surveyed 1962
 Revised 1989
 Edition N/A
 Copyright 1989
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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_2
Grid Ref: 378835, 411889

Map Name: National Grid

Map date: 1990

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
 Revised 1989
 Edition N/A
 Copyright 1990
 Levelled N/A



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_2
Grid Ref: 378835, 411889

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1992
 Revised N/A
 Edition N/A
 Copyright 1992
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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_2
Grid Ref: 378835, 411889

Map Name: National Grid

Map date: 1987-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1957
 Revised 1988
 Edition N/A
 Copyright 1988
 Levelled 1957

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

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1987
 Levelled 1962

Surveyed 1992
 Revised 1992
 Edition N/A
 Copyright N/A
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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_2
Grid Ref: 378835, 411889

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1962
Revised 1988
Edition N/A
Copyright 1988
Levelled 1962

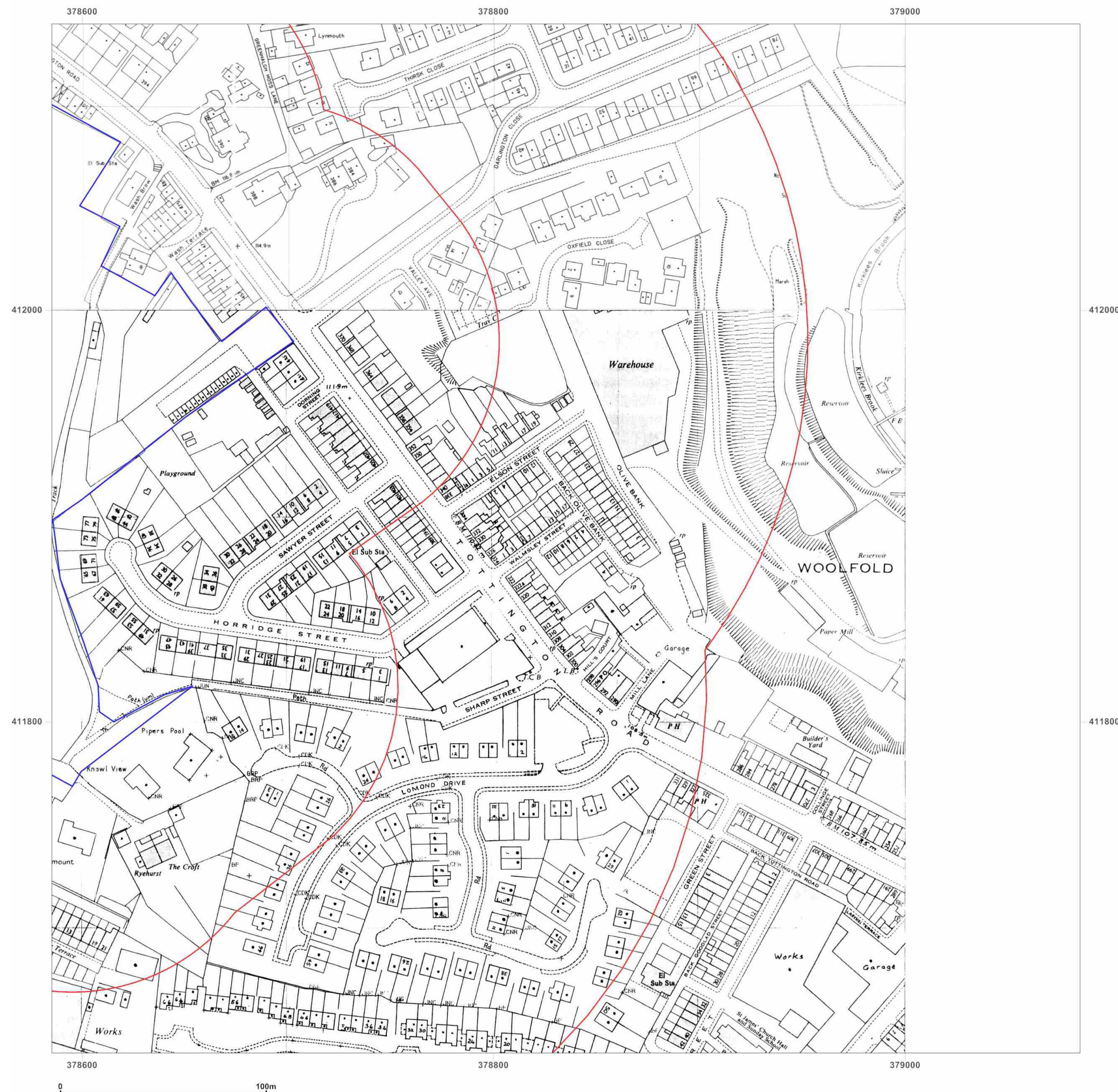


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_2
Grid Ref: 378835, 411889

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1993
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Edition N/A
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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_2
Grid Ref: 378835, 411889

Map Name: National Grid

Map date: 1993

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
 Revised N/A
 Edition N/A
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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_3
Grid Ref: 378835, 412389

Map Name: County Series Town Plan

Map date: 1891

Scale: 1:500

Printed at: 1:1,000



Surveyed 1891
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1891
 Revised N/A
 Edition N/A
 Copyright N/A
 Levelled N/A

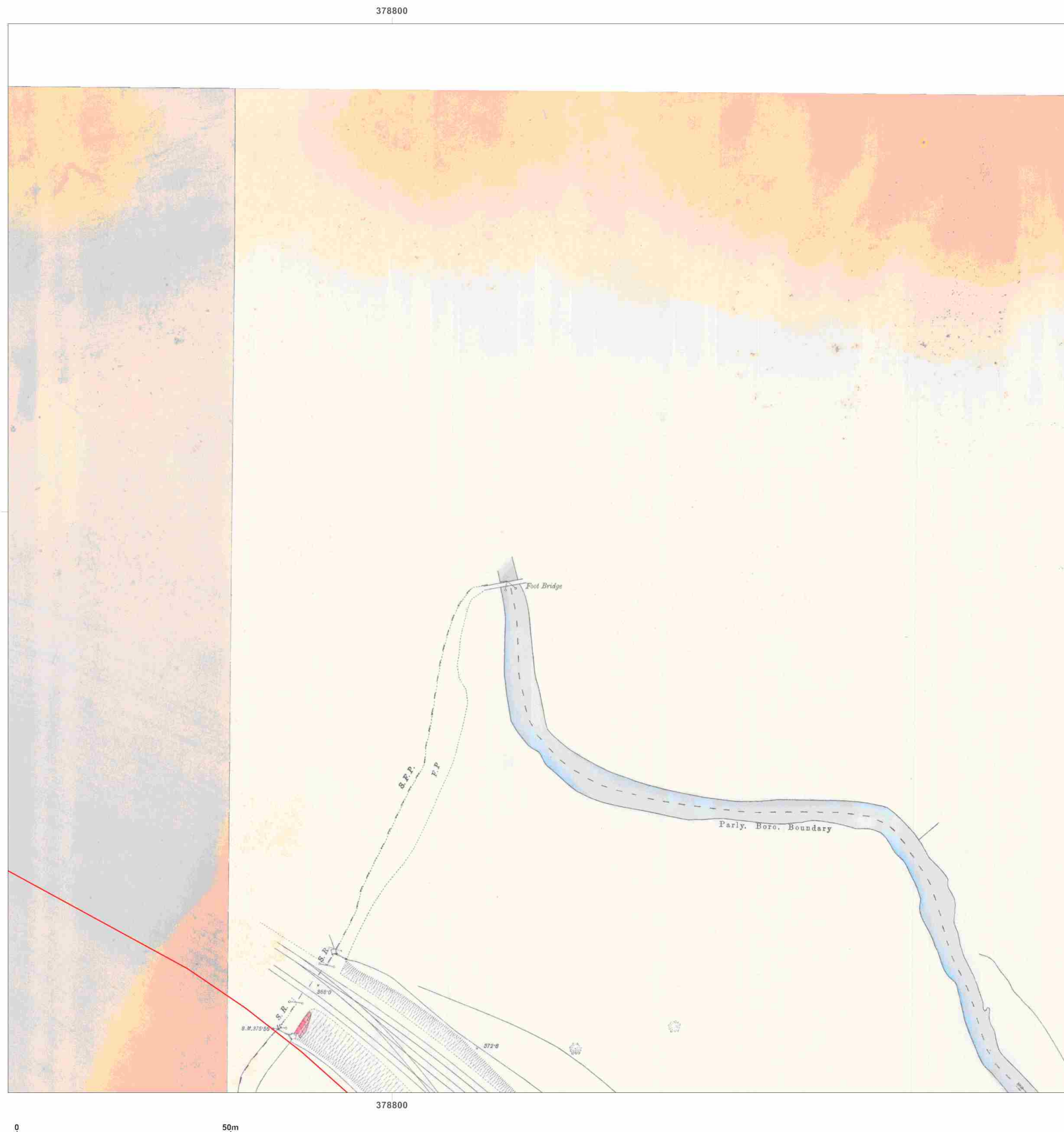


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_3
Grid Ref: 378835, 412389

Map Name: National Grid

Map date: 1959-1960

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1960
 Levelled 1957

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1959
 Levelled 1956

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1960
 Levelled 1957

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1959
 Levelled 1956

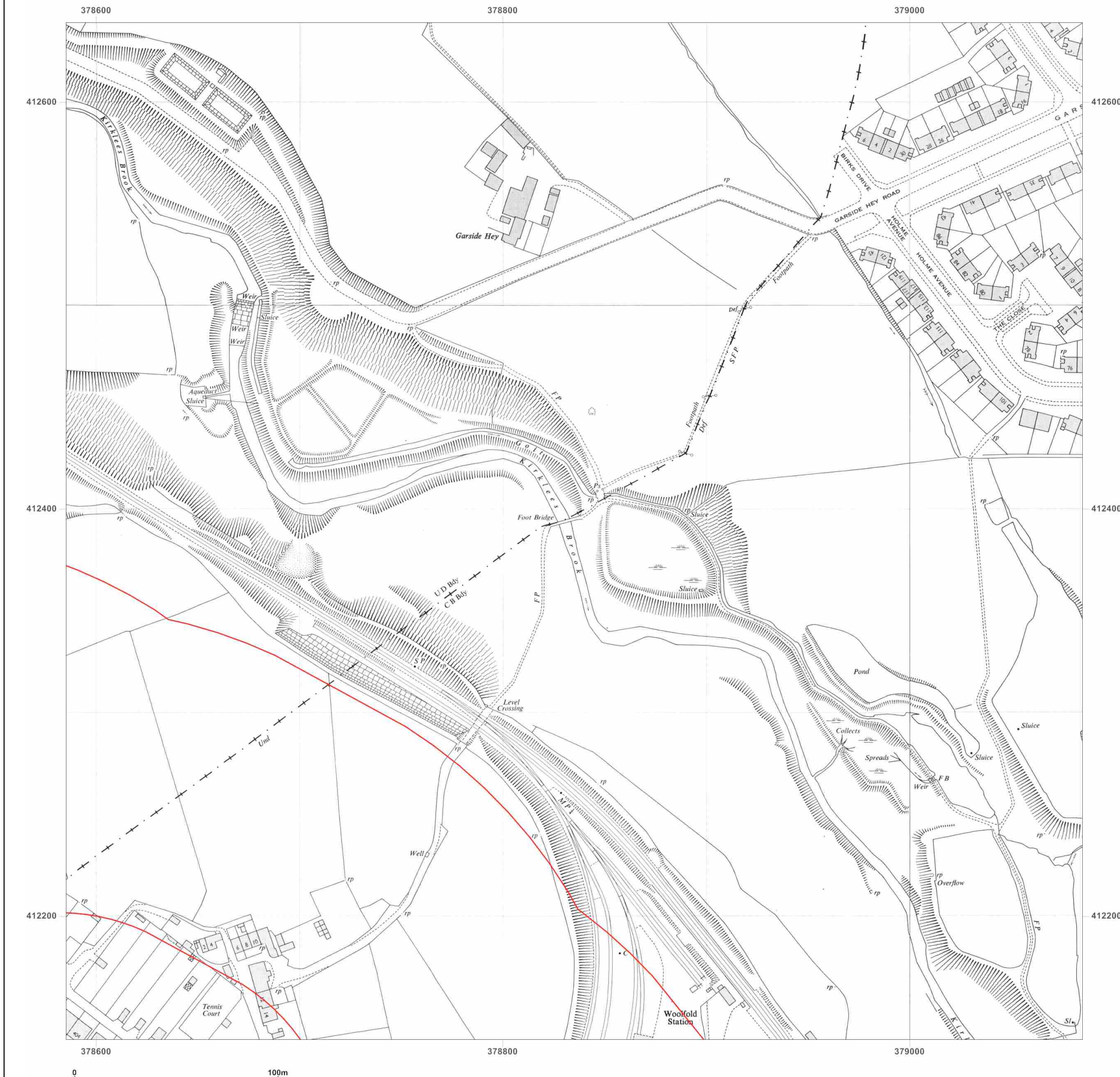


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_3
Grid Ref: 378835, 412389

Map Name: National Grid

Map date: 1968-1972

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
 Revised 1972
 Edition N/A
 Copyright 1972
 Levelled 1962

Surveyed 1959
 Revised 1968
 Edition N/A
 Copyright 1968
 Levelled 1962

Surveyed 1959
 Revised 1968
 Edition N/A
 Copyright 1968
 Levelled 1956



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_3
Grid Ref: 378835, 412389

Map Name: National Grid

Map date: 1974-1976

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1976
Levelled N/A

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

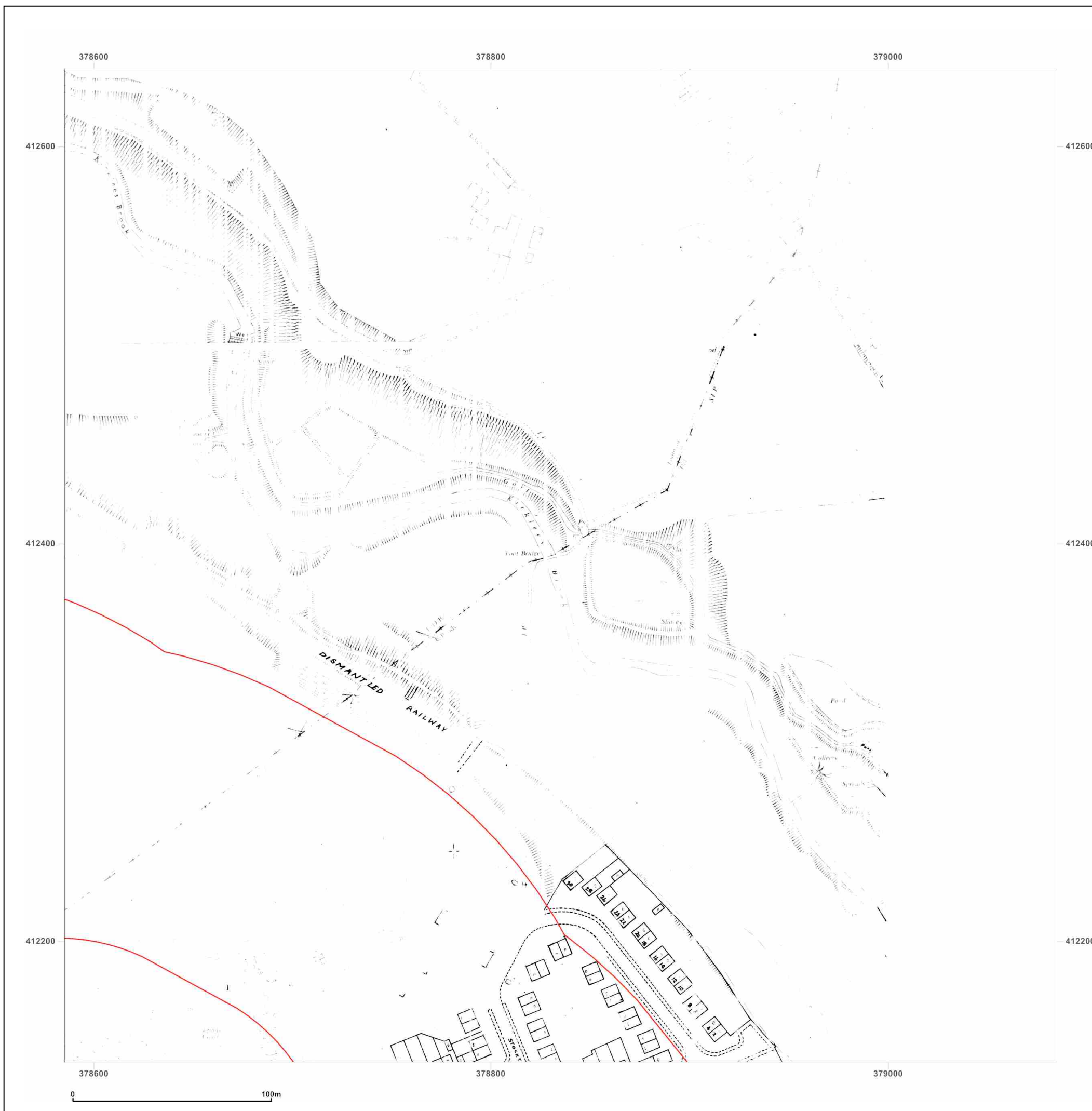


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_3
Grid Ref: 378835, 412389

Map Name: National Grid

Map date: 1976

Scale: 1:1,250

Printed at: 1:2,000



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

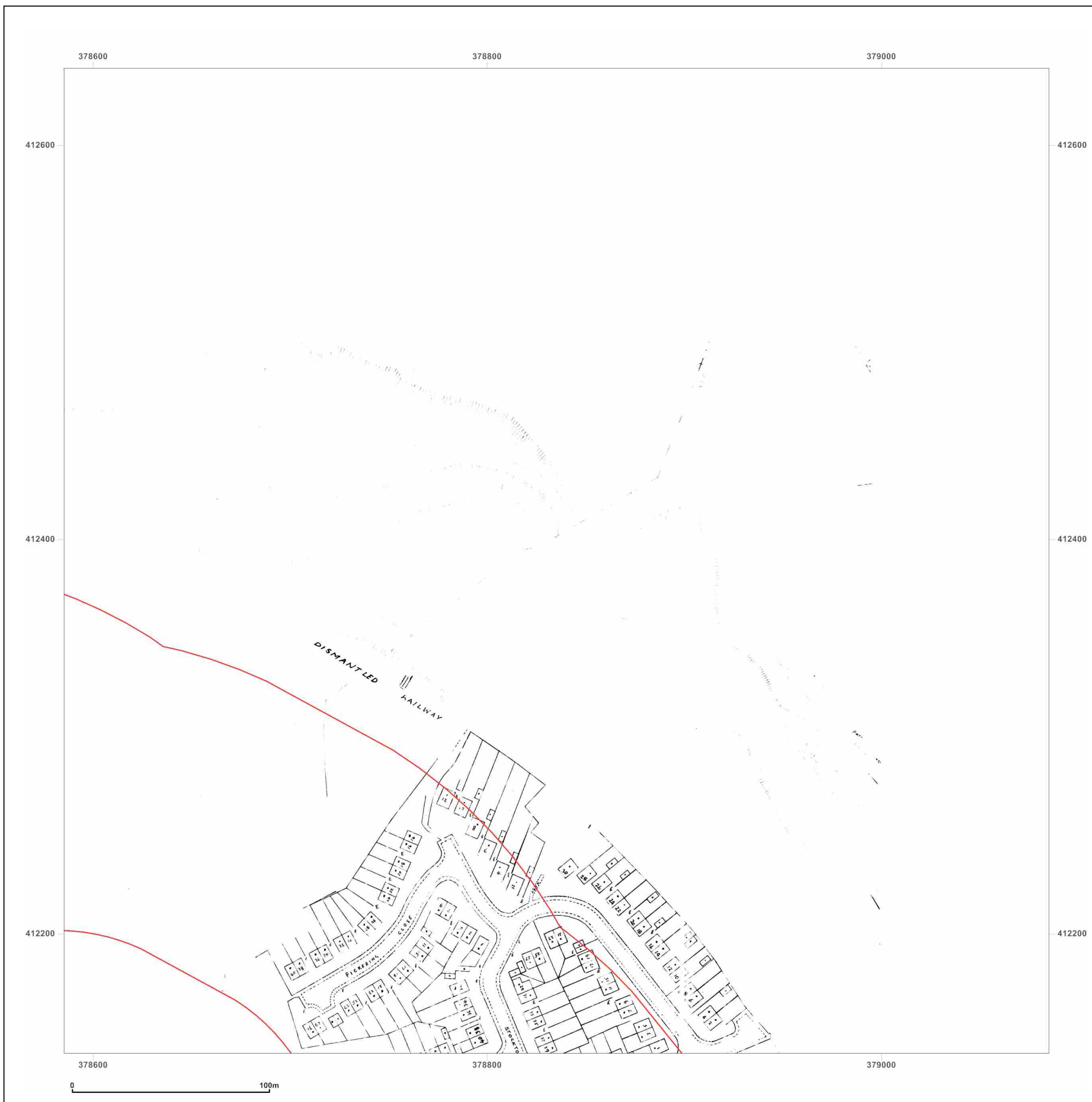


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_3
Grid Ref: 378835, 412389

Map Name: National Grid

Map date: 1978

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
Revised 1977
Edition N/A
Copyright 1978
Levelled 1957



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_3
Grid Ref: 378835, 412389

Map Name: National Grid

Map date: 1985-1987

Scale: 1:1,250

Printed at: 1:2,000



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 Revised 1987
 Edition N/A
 Copyright 1987
 Levelled 1962

Surveyed 1957
 Revised 1985
 Edition N/A
 Copyright 1985
 Levelled 1957



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_3
Grid Ref: 378835, 412389

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

Printed at: 1:2,000



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

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

Surveyed 1957
 Revised 1988
 Edition N/A
 Copyright 1988
 Levelled 1957

Surveyed 1992
 Revised 1992
 Edition N/A
 Copyright N/A
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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_3_3
Grid Ref: 378835, 412389

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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

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

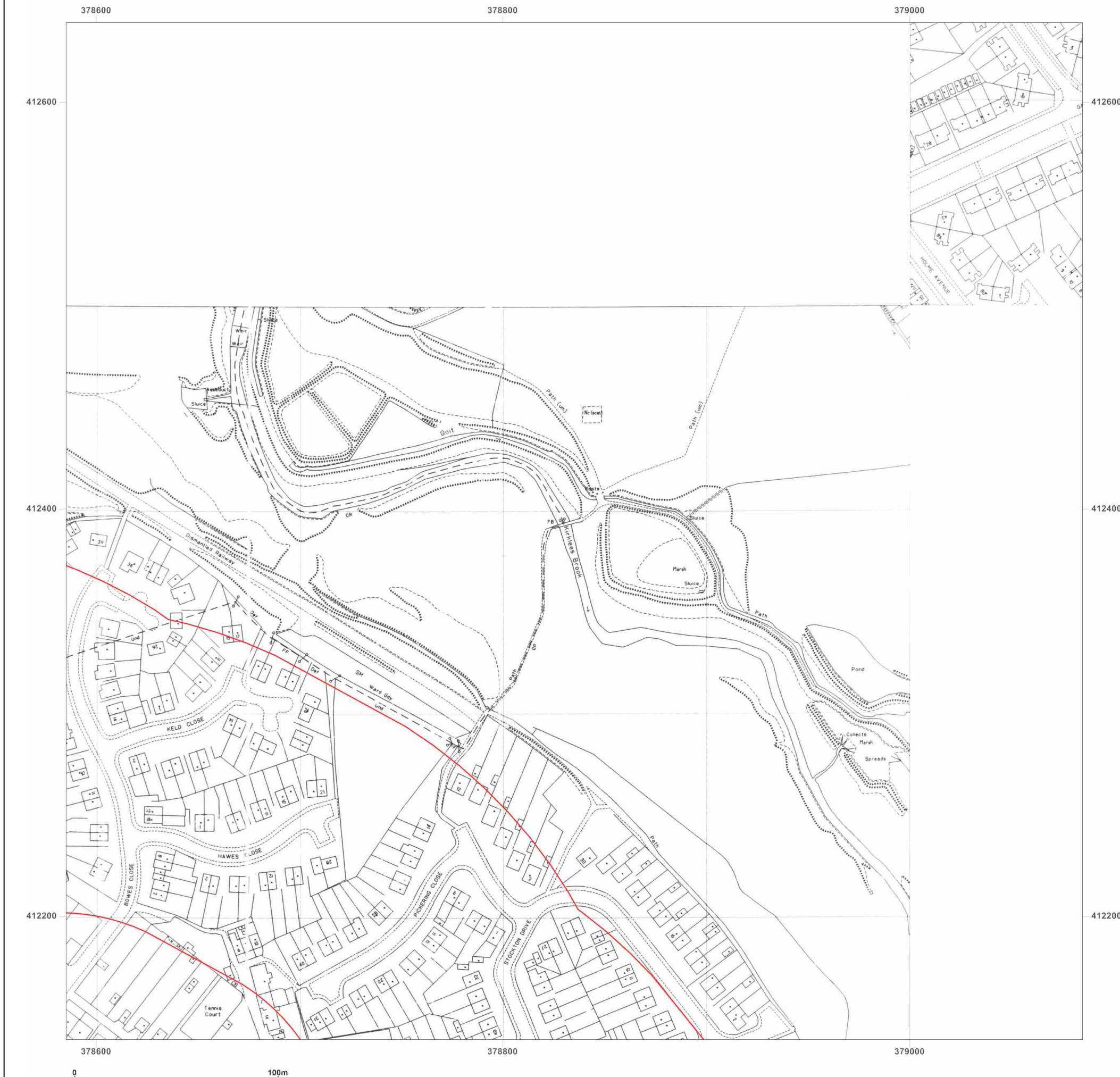


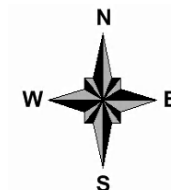
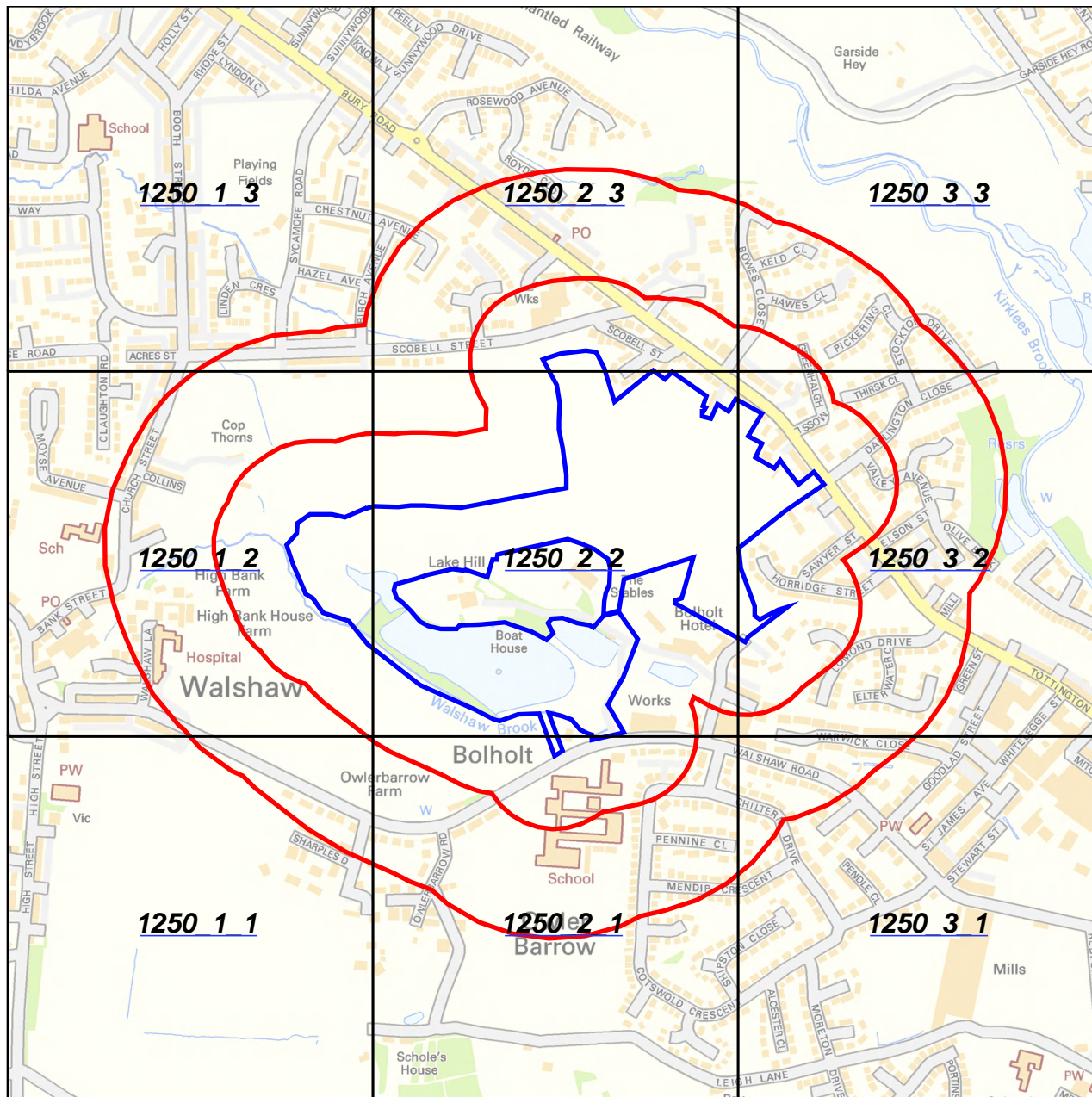
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1:1250 Scale Grid Index

Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_1_1
Grid Ref: 377835, 411389

Map Name: National Grid

Map date: 1959

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1959
 Levelled 1957

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1959
 Levelled 1957

Surveyed 1958
 Revised 1958
 Edition N/A
 Copyright 1959
 Levelled 1957

Surveyed 1959
 Revised 1959
 Edition N/A
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 Levelled 1957

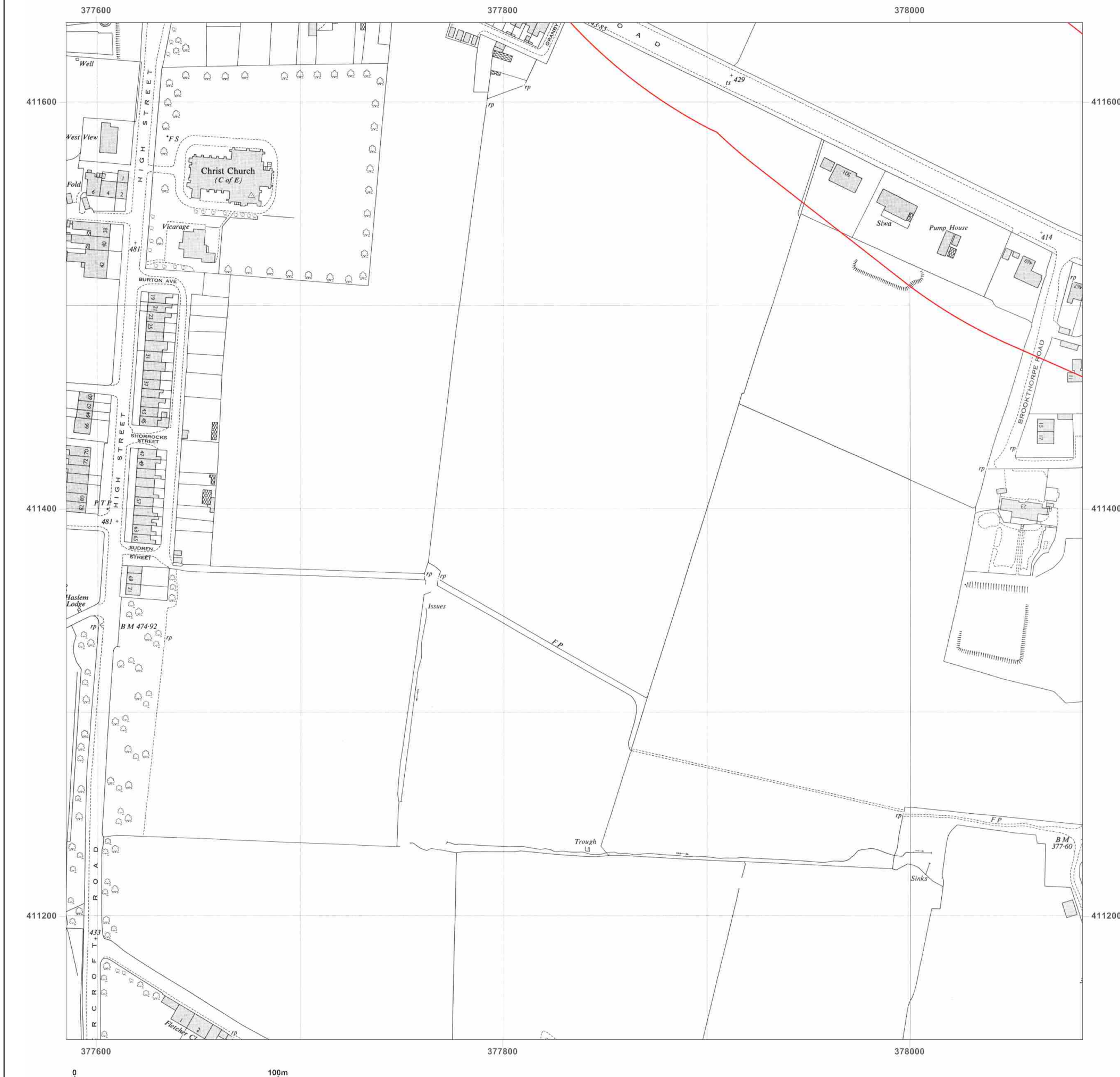


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Production date: 09 April 2019

Map legend available at:
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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_1_1
Grid Ref: 377835, 411389

Map Name: National Grid

Map date: 1974-1975

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
 Revised 1974
 Edition N/A
 Copyright 1975
 Levelled 1962

Surveyed 1959
 Revised 1974
 Edition N/A
 Copyright 1975
 Levelled 1962

Surveyed 1958
 Revised 1973
 Edition N/A
 Copyright 1974
 Levelled 1962

Surveyed 1959
 Revised 1974
 Edition N/A
 Copyright 1975
 Levelled 1957

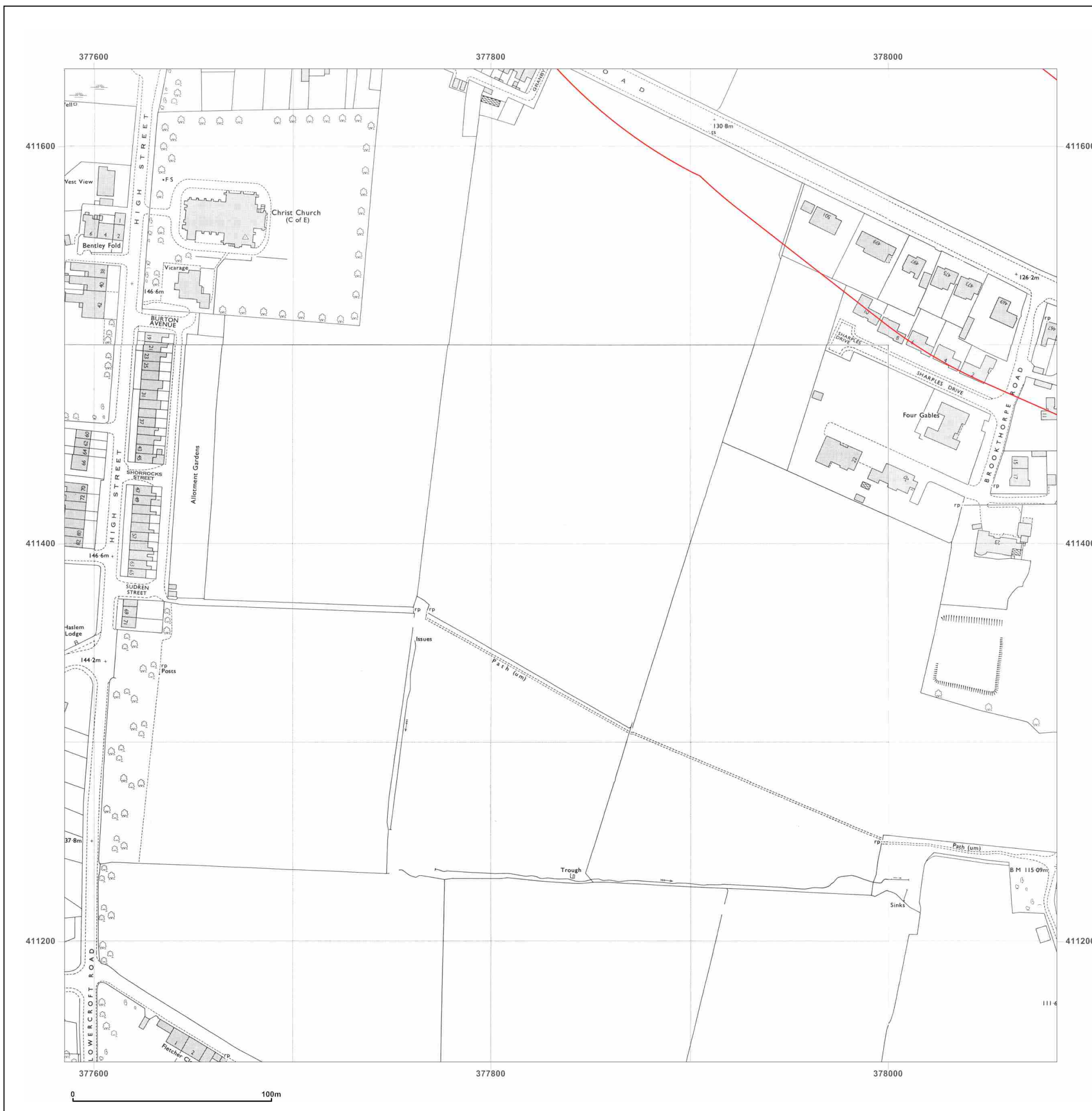


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Production date: 09 April 2019

Map legend available at:
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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_1_1
Grid Ref: 377835, 411389

Map Name: National Grid

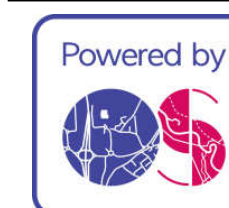
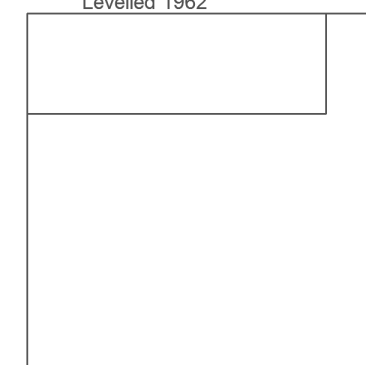
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Scale: 1:1,250

Printed at: 1:2,000



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 Revised 1989
 Edition N/A
 Copyright 1989
 Levelled 1962

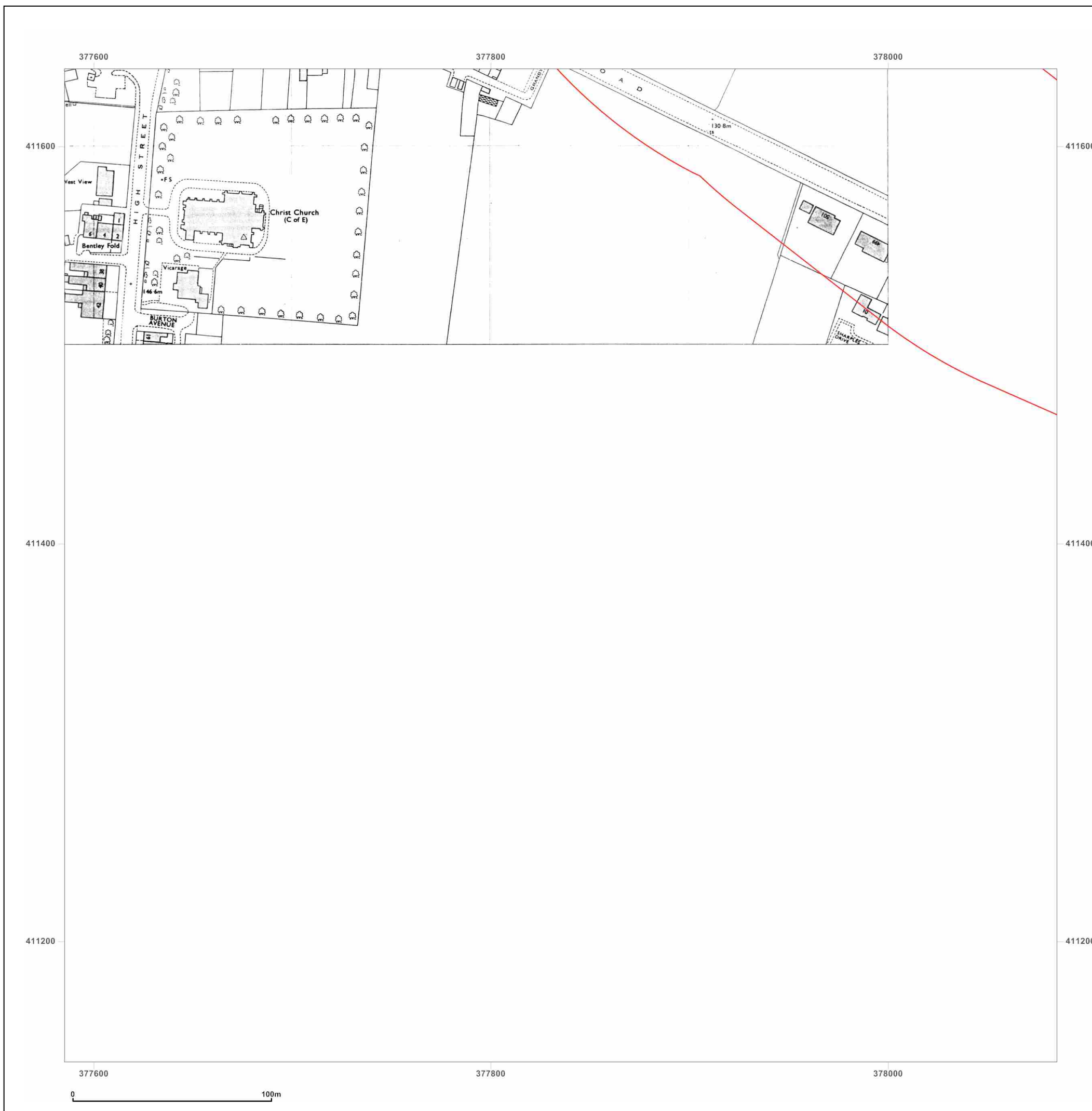


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Production date: 09 April 2019

Map legend available at:
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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_1_1
Grid Ref: 377835, 411389

Map Name: National Grid

Map date: 1989-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1962
 Revised 1989
 Edition N/A
 Copyright 1989
 Levelled 1962

Surveyed 1991
 Revised 1991
 Edition N/A
 Copyright N/A
 Levelled N/A

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

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

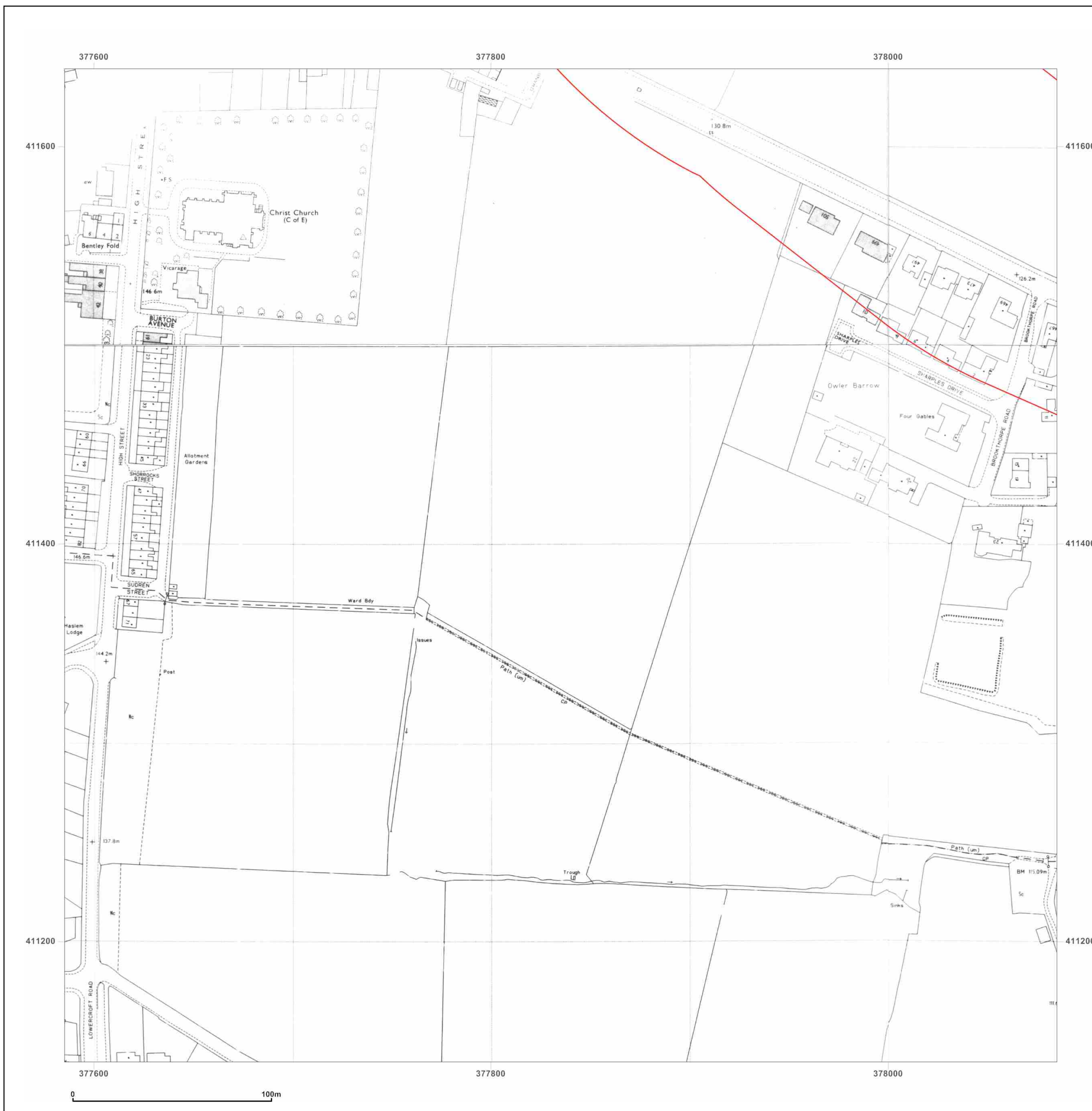


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Production date: 09 April 2019

Map legend available at:
www.groundsure.com/sites/default/files/groundsure_legend.pdf



Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_1_1
Grid Ref: 377835, 411389

Map Name: National Grid

Map date: 1989-1992

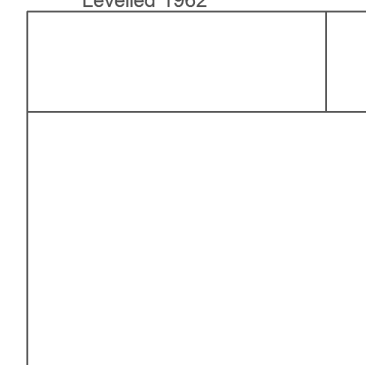
Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1962
 Revised 1989
 Edition N/A
 Copyright 1989
 Levelled 1962

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

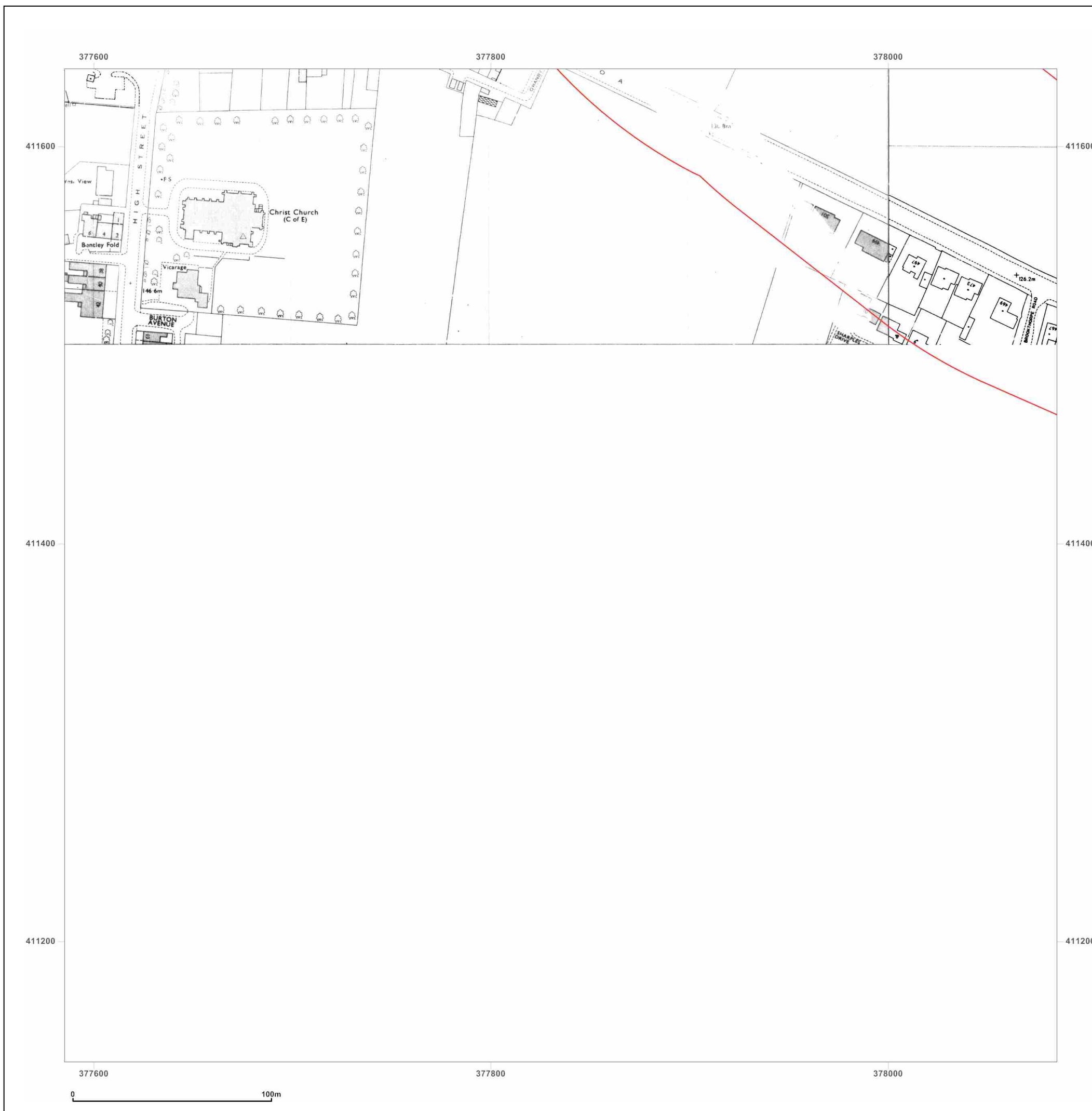


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_1_1
Grid Ref: 377835, 411389

Map Name: National Grid

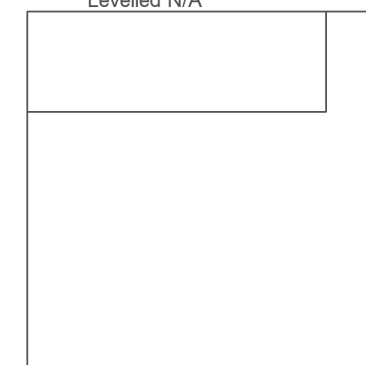
Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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

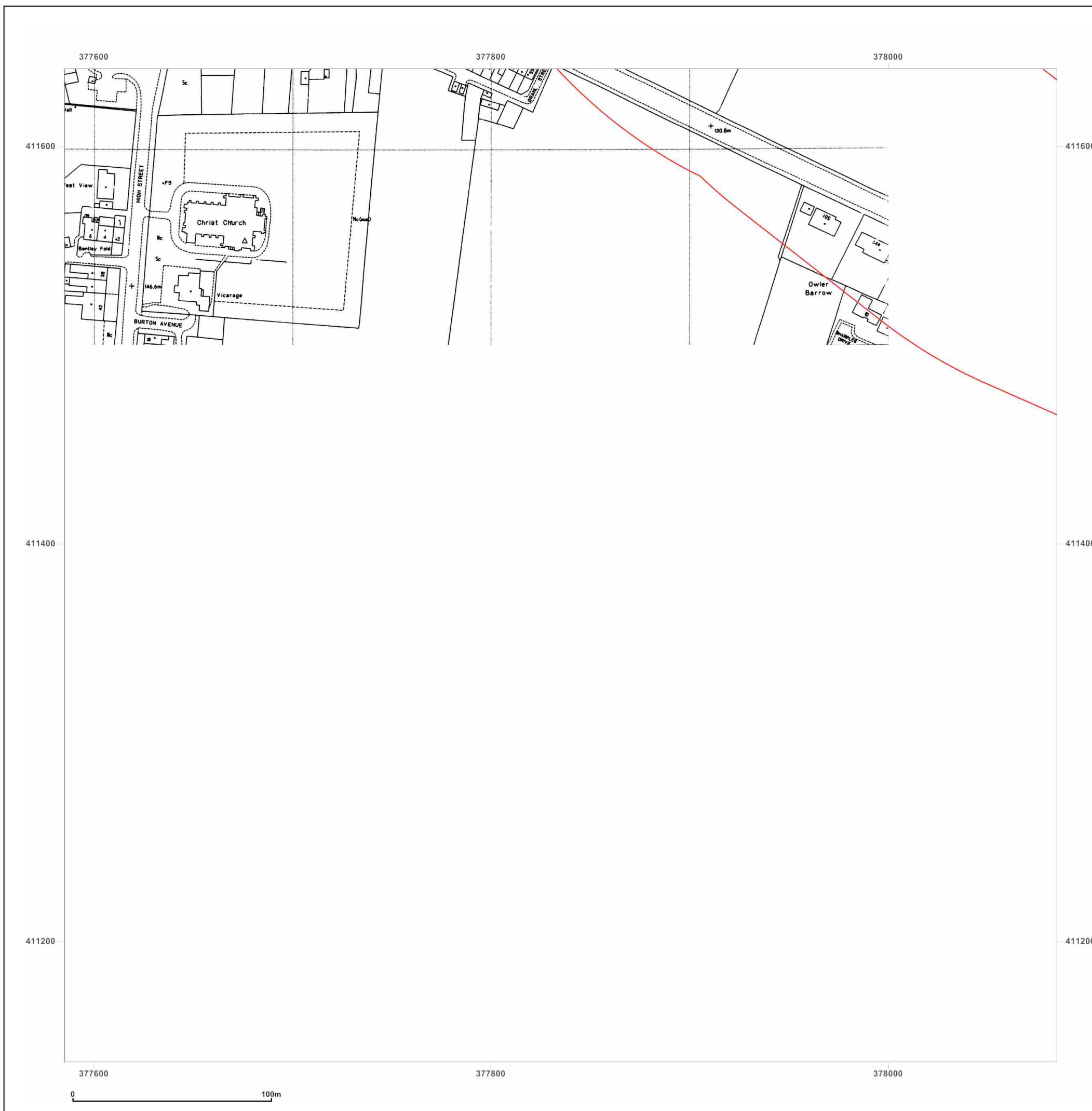


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Production date: 09 April 2019

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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_1_2
Grid Ref: 377835, 411889

Map Name: National Grid

Map date: 1959-1960

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1960
 Levelled 1957

Surveyed 1959
 Revised N/A
 Edition N/A
 Copyright 1960
 Levelled 1957

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1959
 Levelled 1957

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1959
 Levelled 1957

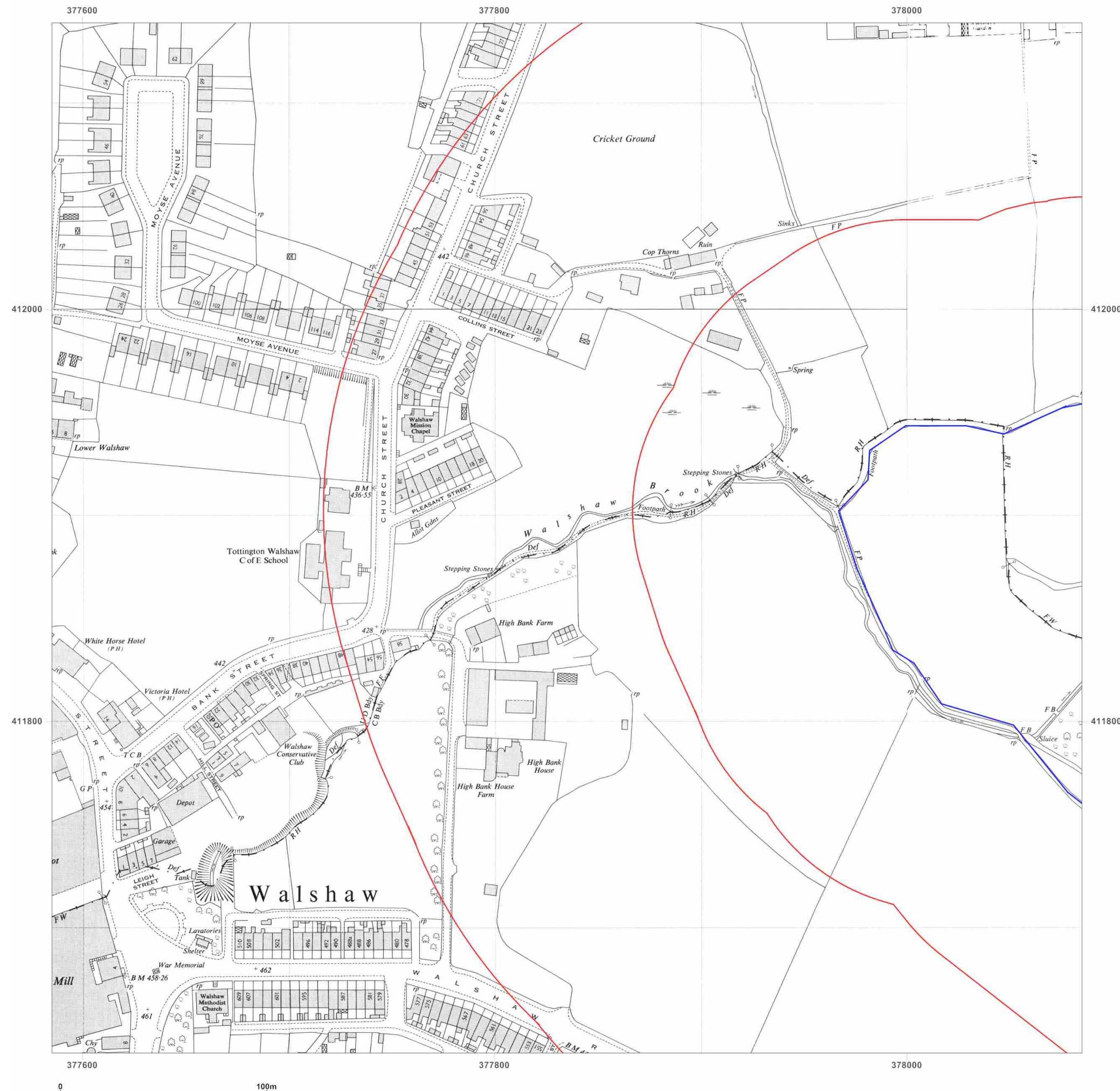


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Production date: 09 April 2019

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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_1_2
Grid Ref: 377835, 411889

Map Name: National Grid

Map date: 1971-1975

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1959
 Revised 1974
 Edition N/A
 Copyright 1975
 Levelled 1962

Surveyed 1959
 Revised 1974
 Edition N/A
 Copyright 1975
 Levelled 1962



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_1_2
Grid Ref: 377835, 411889

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1962
 Revised 1988
 Edition N/A
 Copyright 1988
 Levelled 1962

Surveyed 1962
 Revised 1989
 Edition N/A
 Copyright 1989
 Levelled 1962

Surveyed 1991
 Revised 1991
 Edition N/A
 Copyright N/A
 Levelled N/A



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_1_2
Grid Ref: 377835, 411889

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1988
 Levelled N/A

Surveyed 1962
 Revised 1989
 Edition N/A
 Copyright 1989
 Levelled 1962

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

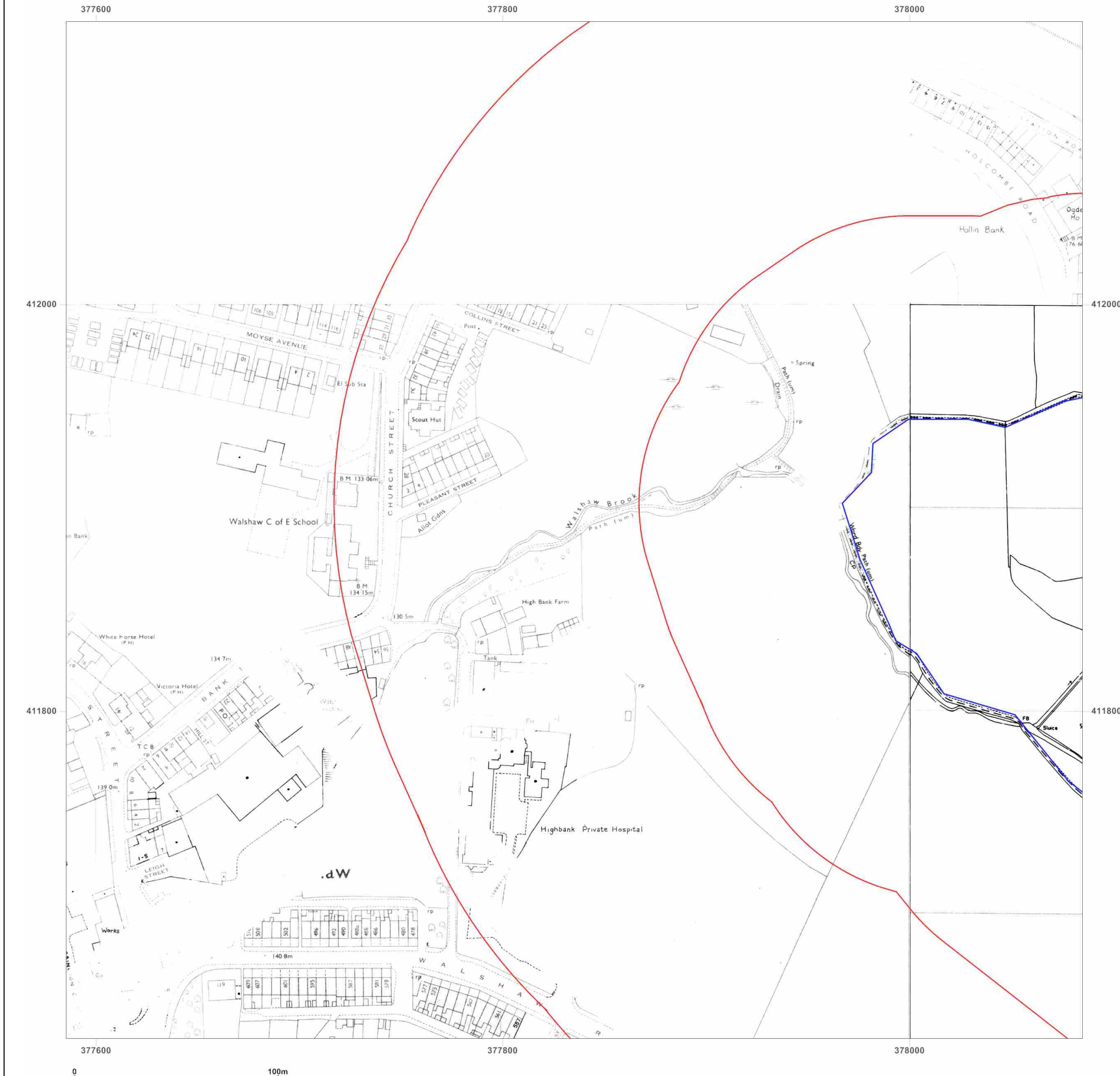


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_1_2
Grid Ref: 377835, 411889

Map Name: National Grid

Map date: 1989-1992

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1962
 Revised 1989
 Edition N/A
 Copyright 1989
 Levelled 1962

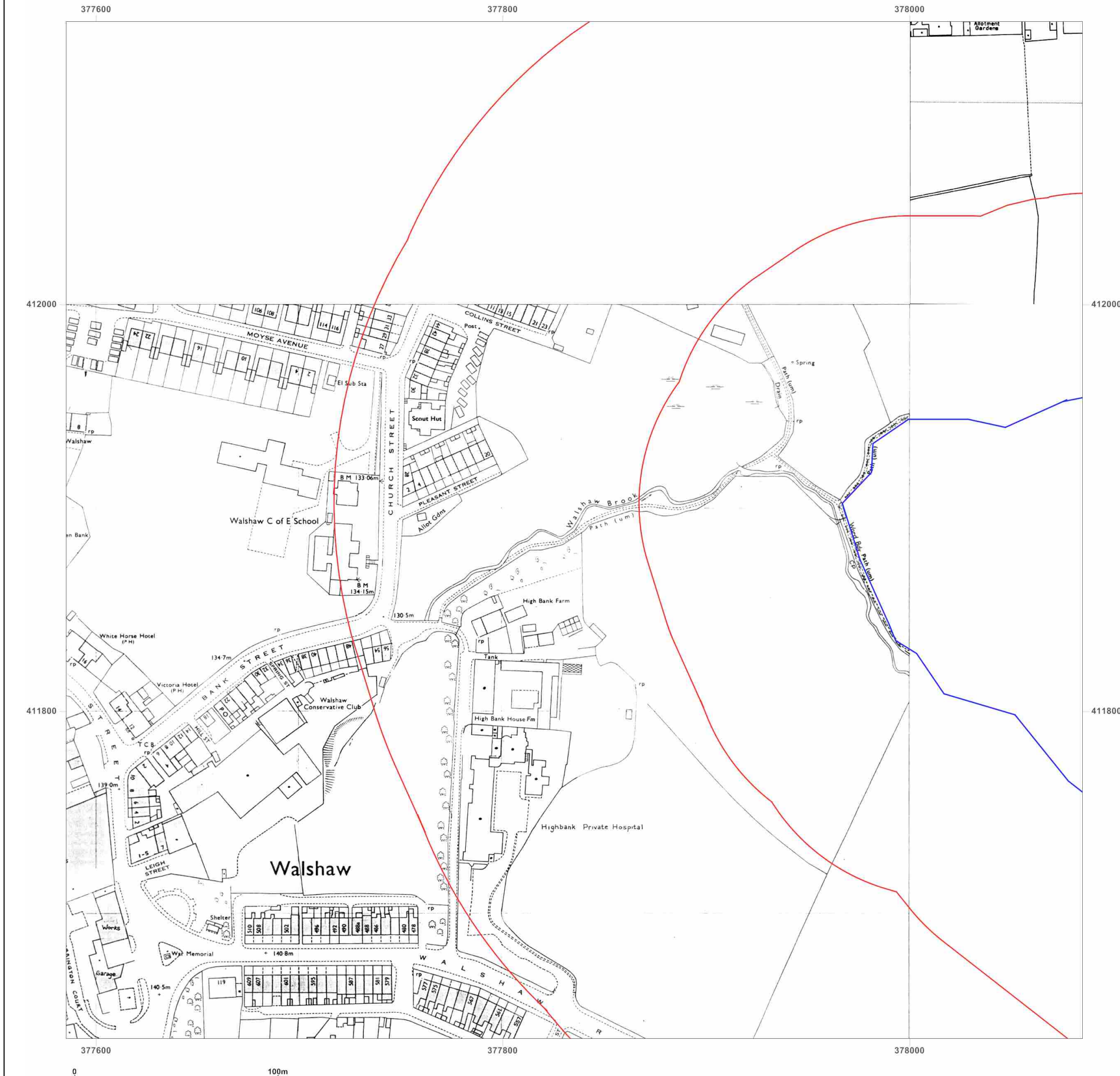


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_1_2
Grid Ref: 377835, 411889

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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

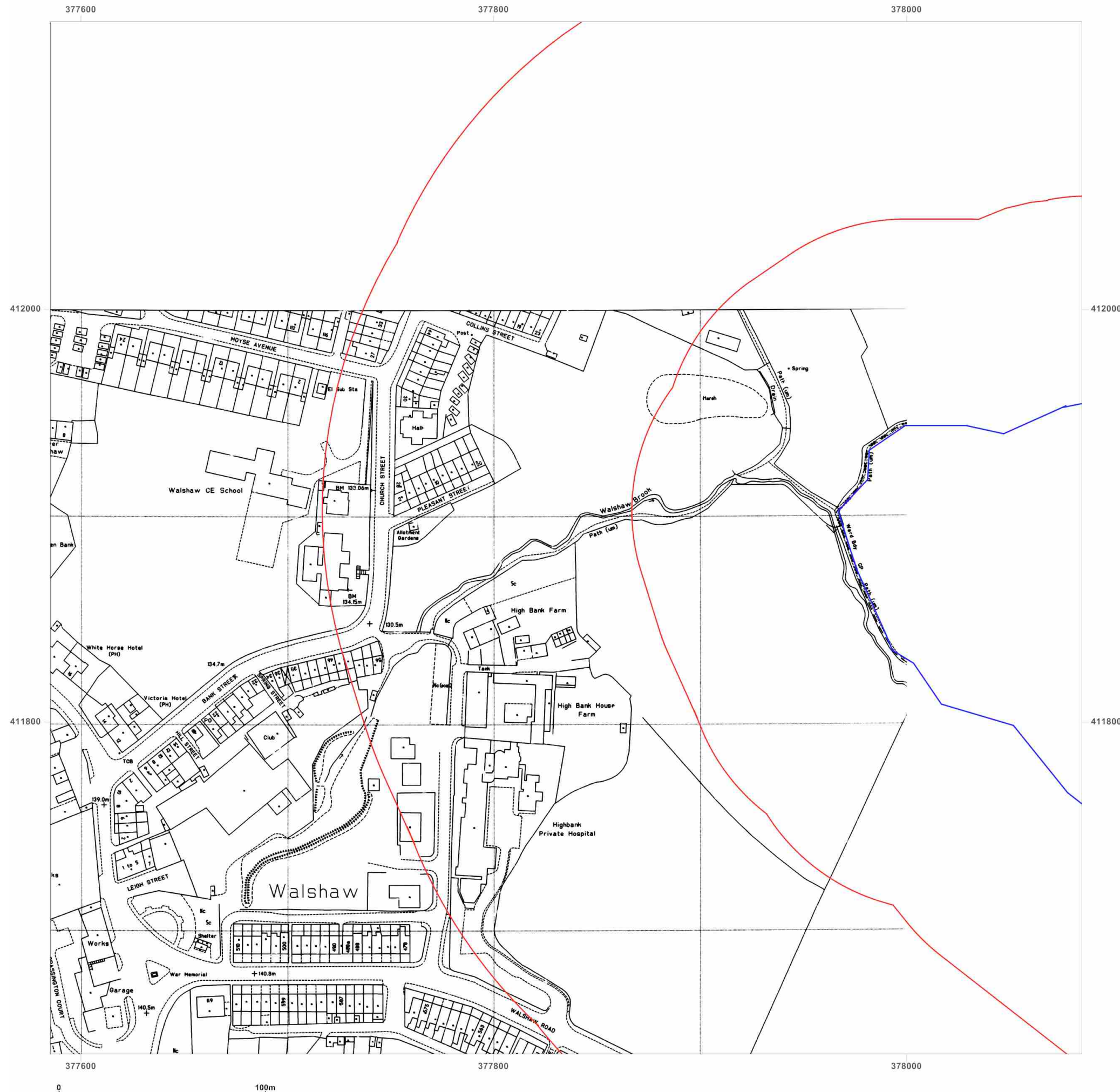


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_1_3
Grid Ref: 377835, 412389

Map Name: National Grid

Map date: 1960

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1960
 Levelled 1957

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1960
 Levelled 1957

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1960
 Levelled 1957

Surveyed 1959
 Revised N/A
 Edition N/A
 Copyright 1960
 Levelled 1957

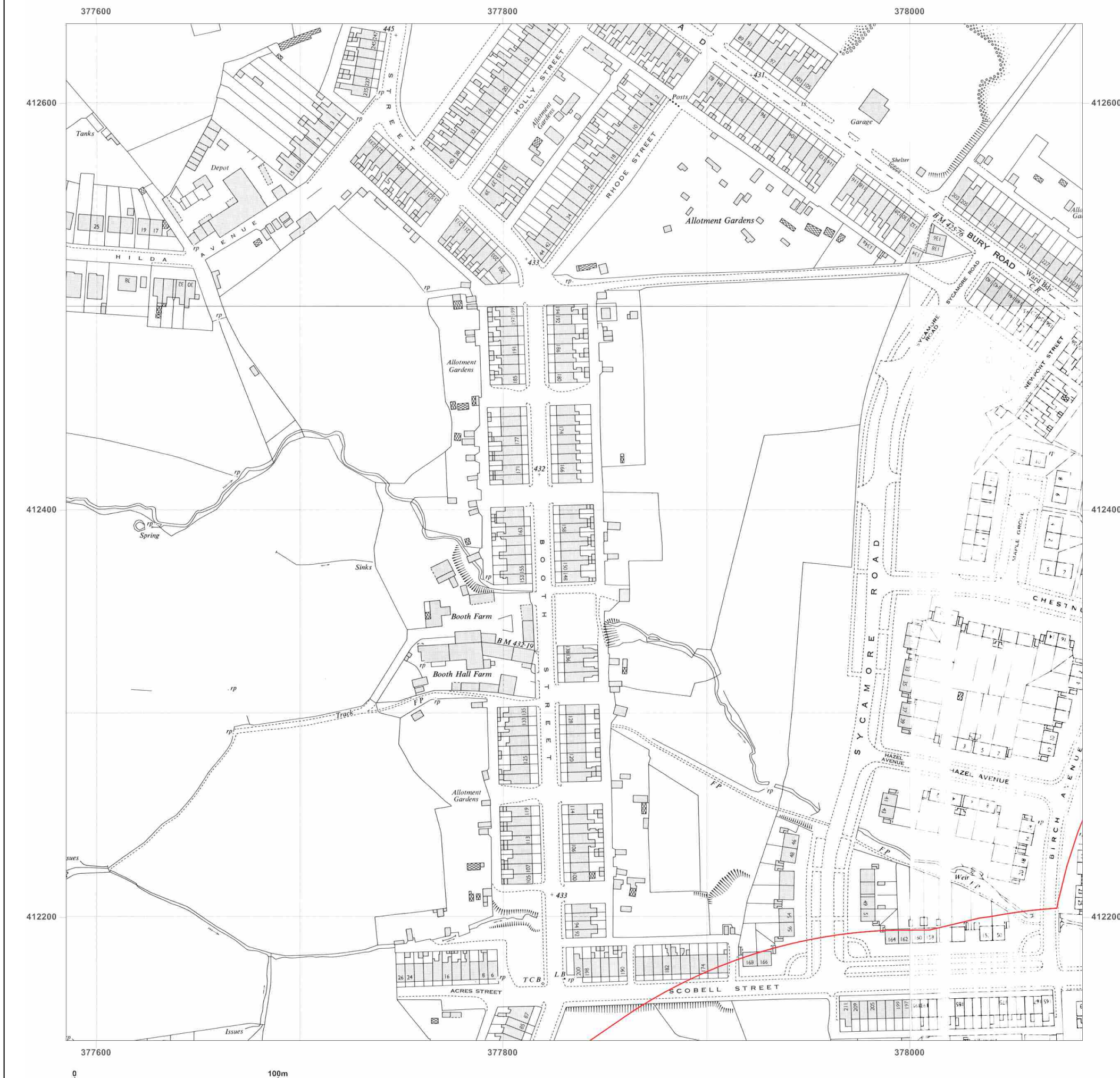


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_1_3
Grid Ref: 377835, 412389

Map Name: National Grid

Map date: 1967-1971

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
 Revised 1966
 Edition N/A
 Copyright 1967
 Levelled 1963

Surveyed 1967
 Revised 1967
 Edition N/A
 Copyright 1967
 Levelled 1957

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



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_1_3
Grid Ref: 377835, 412389

Map Name: National Grid

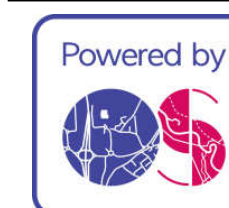
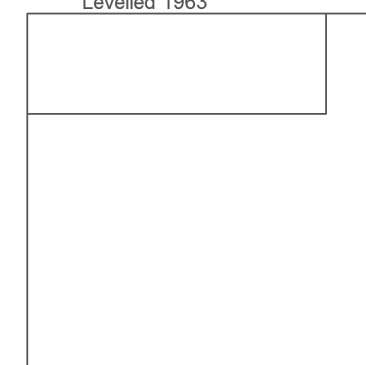
Map date: 1973

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
 Revised 1972
 Edition N/A
 Copyright 1973
 Levelled 1963

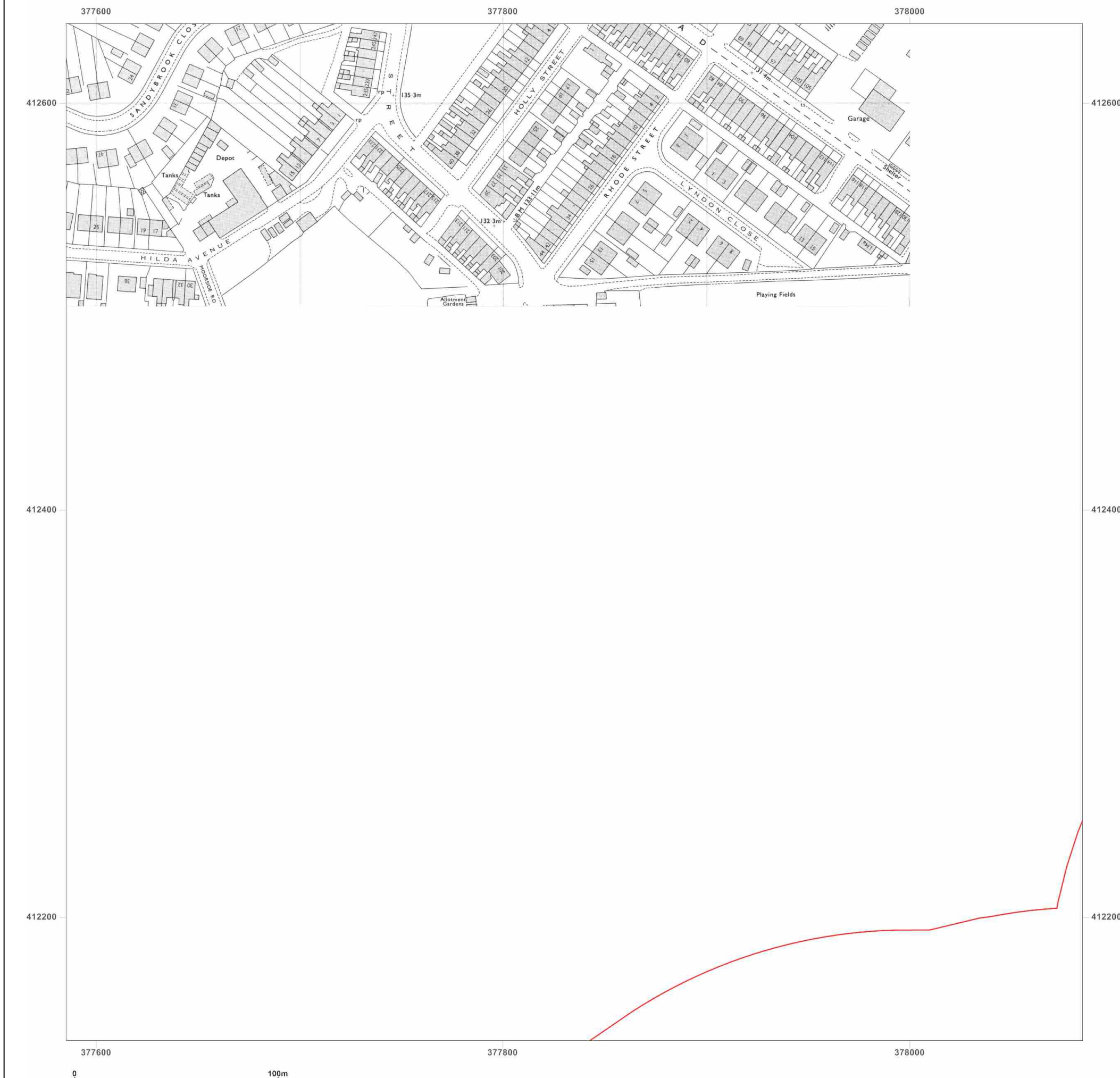


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_1_3
Grid Ref: 377835, 412389

Map Name: National Grid

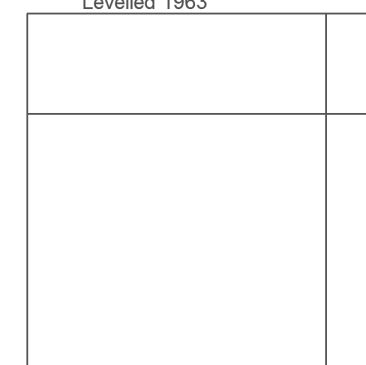
Map date: 1988-1989

Scale: 1:1,250

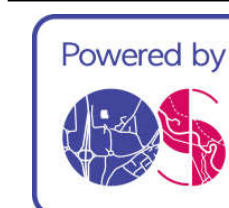
Printed at: 1:2,000



Surveyed 1963
Revised 1989
Edition N/A
Copyright 1989
Levelled 1963



Surveyed N/A
Revised N/A
Edition N/A
Copyright 1988
Levelled N/A

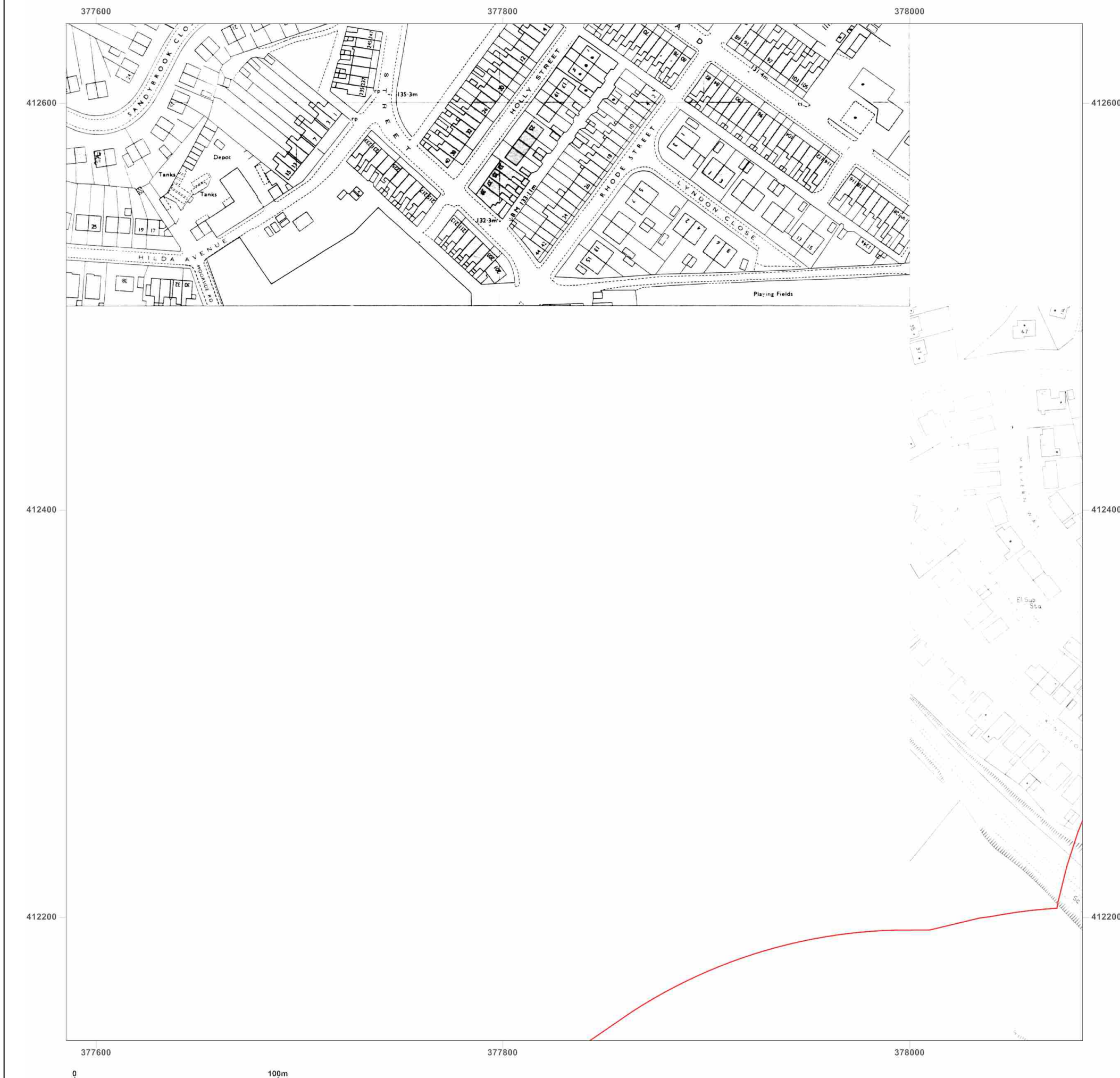


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_1_3
Grid Ref: 377835, 412389

Map Name: National Grid

Map date: 1992

Scale: 1:1,250

Printed at: 1:2,000



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

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



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_2_1
Grid Ref: 378335, 411389

Map Name: National Grid

Map date: 1959

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1959
 Levelled 1957

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1959
 Levelled 1957

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1959
 Levelled 1957

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1959
 Levelled 1957



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_2_1
Grid Ref: 378335, 411389

Map Name: National Grid

Map date: 1975-1978

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
 Revised 1974
 Edition N/A
 Copyright 1975
 Levelled 1962

Surveyed 1978
 Revised 1978
 Edition N/A
 Copyright 1978
 Levelled N/A

Surveyed 1959
 Revised 1974
 Edition N/A
 Copyright 1975
 Levelled 1957

Surveyed 1959
 Revised 1974
 Edition N/A
 Copyright 1975
 Levelled 1962

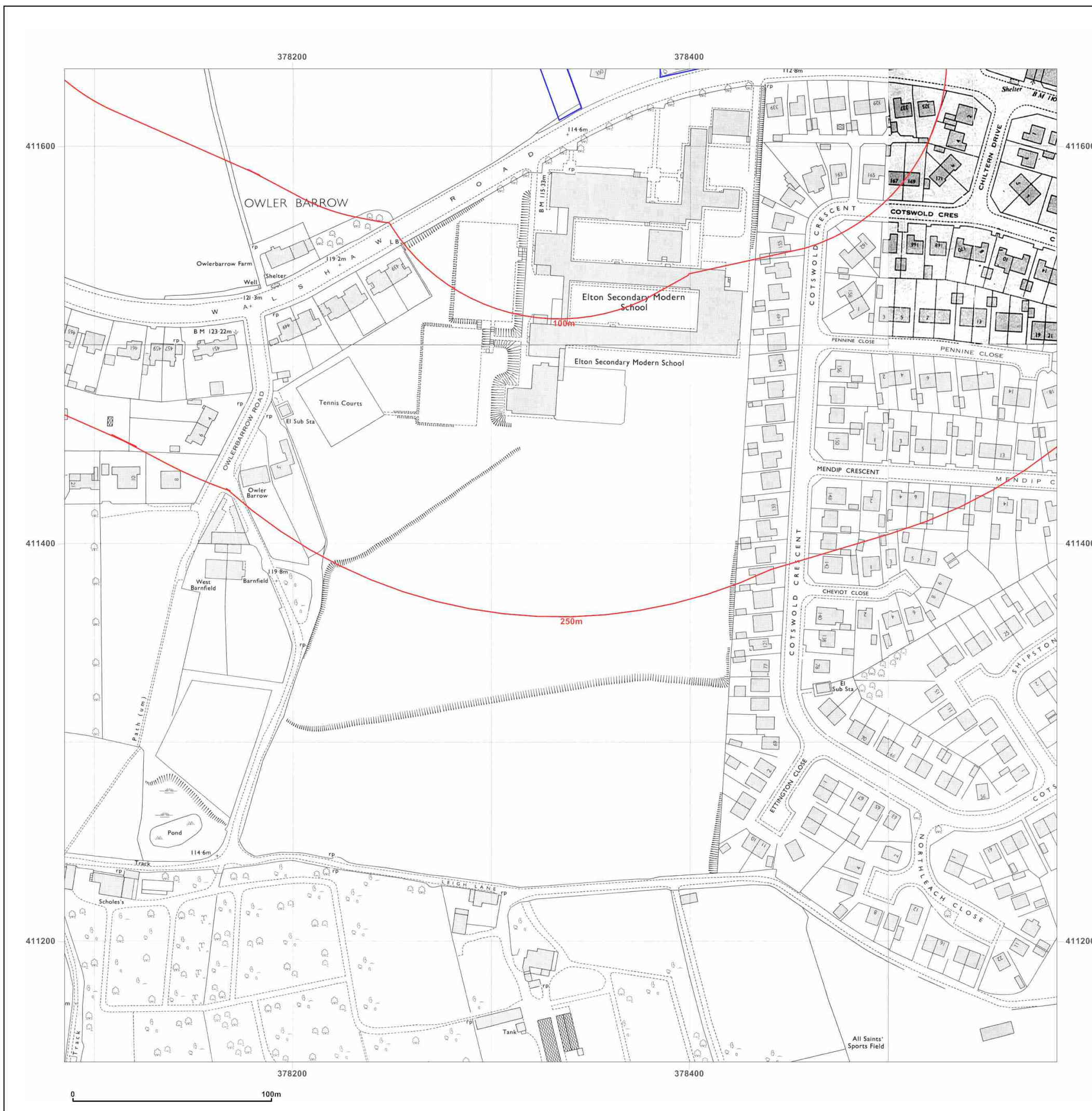


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_2_1
Grid Ref: 378335, 411389

Map Name: National Grid

Map date: 1987-1992

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1991
 Revised 1991
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1987
 Levelled 1962

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

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1991
 Levelled 1957



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_2_1
Grid Ref: 378335, 411389

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

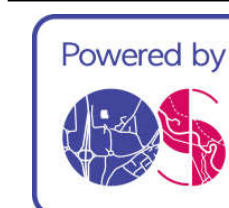
Printed at: 1:2,000



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

Surveyed 1962
 Revised 1988
 Edition N/A
 Copyright 1988
 Levelled 1962

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1991
 Levelled N/A



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_2_2
Grid Ref: 378335, 411889

Map Name: County Series Town Plan

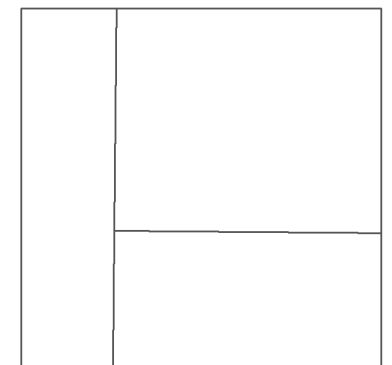
Map date: 1891

Scale: 1:500

Printed at: 1:1,000



Surveyed 1891
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1891
Revised N/A
Edition N/A
Copyright N/A
Levelled N/A

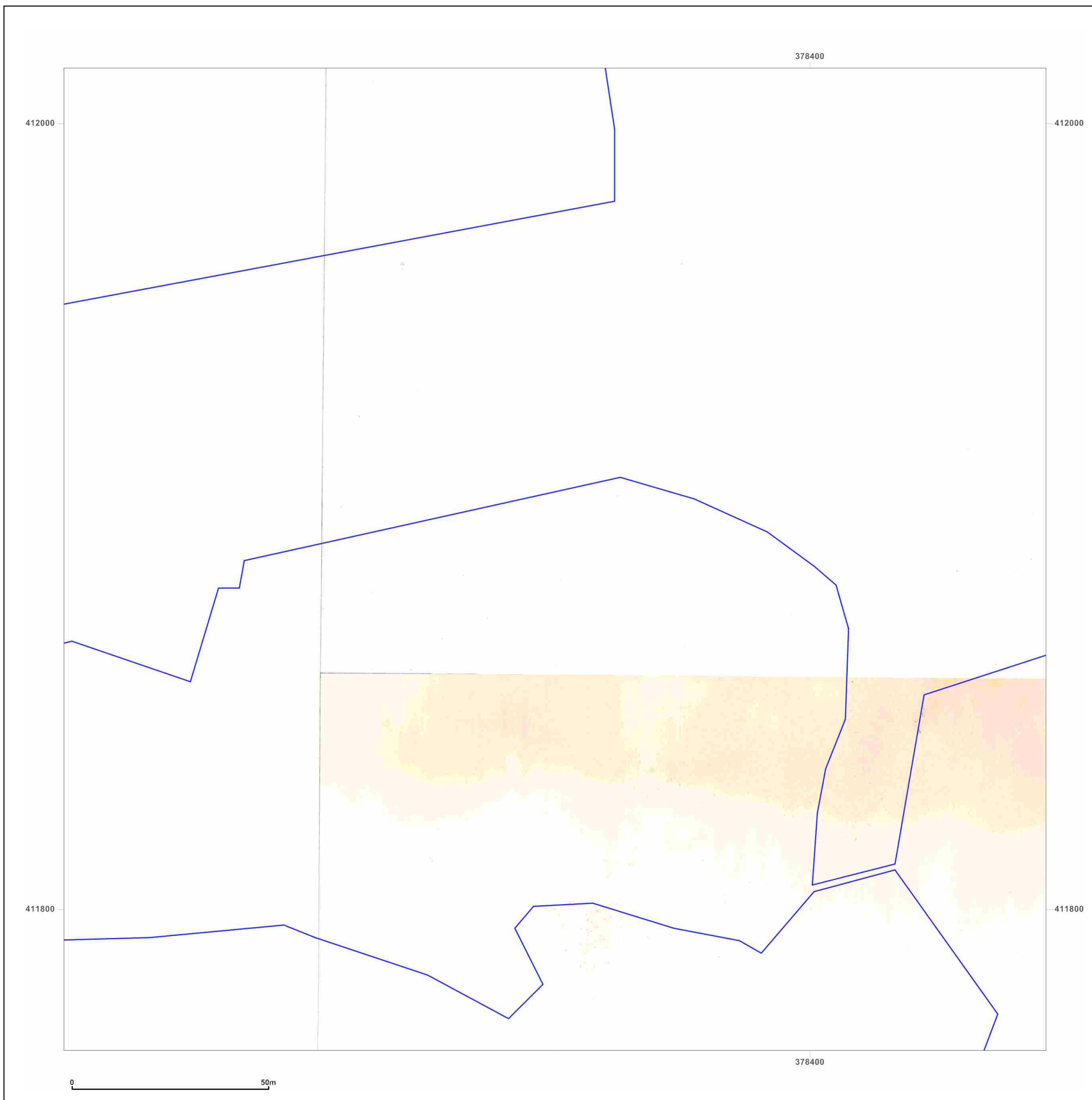


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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_2_2
Grid Ref: 378335, 411889

Map Name: National Grid

Map date: 1959-1960

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
 Revised N/A
 Edition N/A
 Copyright 1960
 Levelled 1957

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1960
 Levelled 1957

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1959
 Levelled 1957

Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1959
 Levelled 1957



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_2_2
Grid Ref: 378335, 411889

Map Name: National Grid

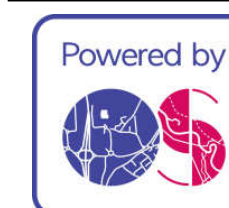
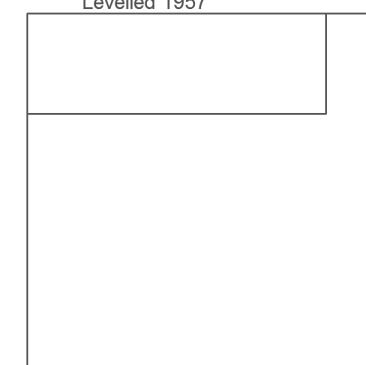
Map date: 1960

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1959
 Revised 1959
 Edition N/A
 Copyright 1960
 Levelled 1957

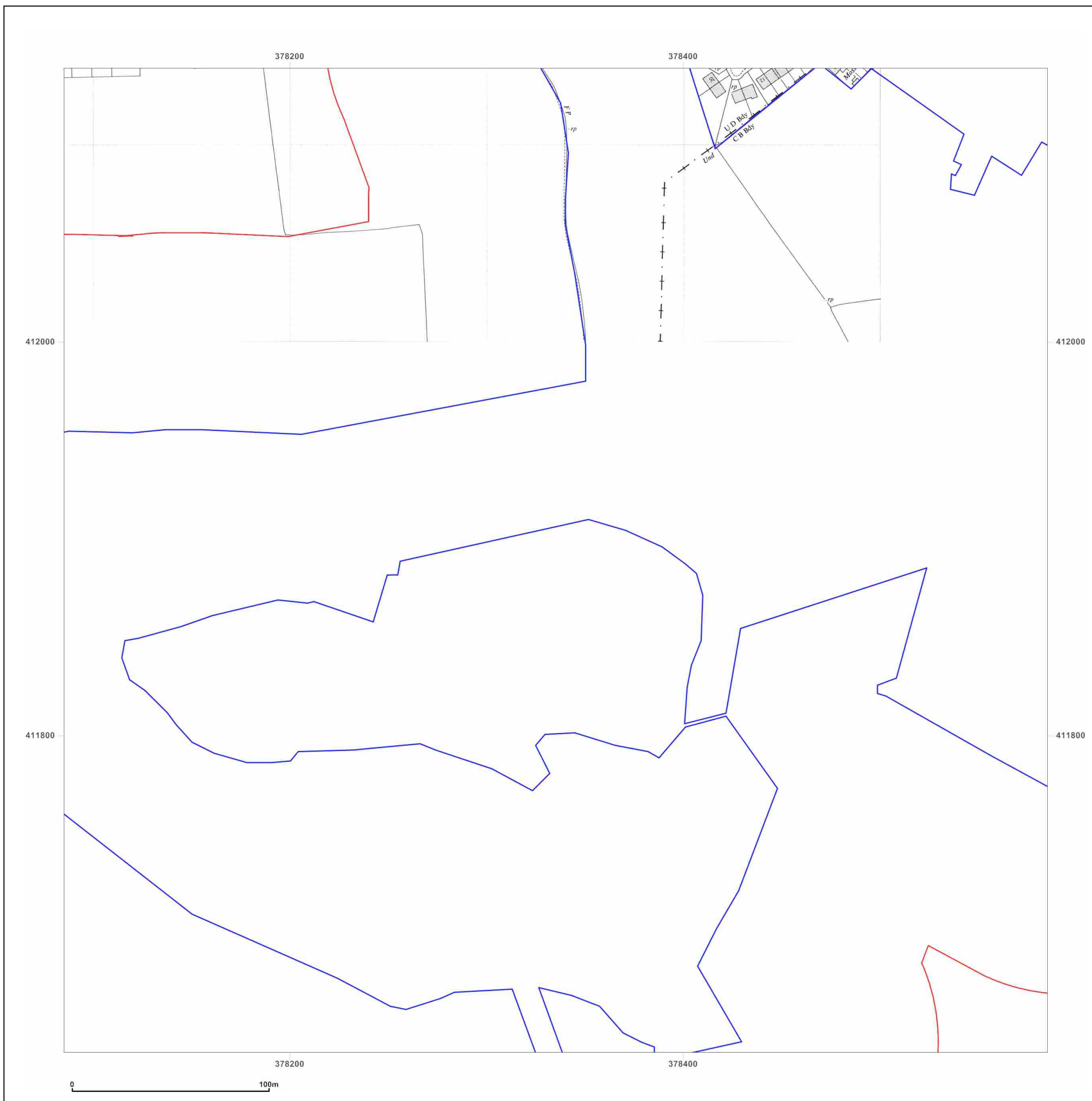


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Production date: 09 April 2019

Map legend available at:
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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_2_2
Grid Ref: 378335, 411889

Map Name: National Grid

Map date: 1974-1978

Scale: 1:1,250

Printed at: 1:2,000



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

Surveyed 1959
 Revised 1974
 Edition N/A
 Copyright 1975
 Levelled 1962

Surveyed 1978
 Revised 1978
 Edition N/A
 Copyright 1978
 Levelled N/A



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_2_2
Grid Ref: 378335, 411889

Map Name: National Grid

Map date: 1985-1988

Scale: 1:1,250

Printed at: 1:2,000



Surveyed 1962
 Revised 1988
 Edition N/A
 Copyright 1988
 Levelled 1962

Surveyed 1957
 Revised 1985
 Edition N/A
 Copyright 1985
 Levelled 1957

Surveyed 1962
 Revised 1985
 Edition N/A
 Copyright 1985
 Levelled 1962



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Map legend available at:
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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_2_2
Grid Ref: 378335, 411889

Map Name: National Grid

Map date: 1987-1991

Scale: 1:1,250

Printed at: 1:2,000



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1988
 Levelled N/A

Surveyed 1957
 Revised 1988
 Edition N/A
 Copyright 1988
 Levelled 1957

Surveyed 1991
 Revised 1991
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1987
 Levelled 1962



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Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_1250scale_2_2
Grid Ref: 378335, 411889

Map Name: National Grid

Map date: 1988-1992

Scale: 1:1,250

Printed at: 1:2,000



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

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

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

Surveyed 1962
 Revised 1988
 Edition N/A
 Copyright 1988
 Levelled 1962



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Site Details:

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Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_LS_2_2
Grid Ref: 378648, 412202

Map Name: County Series

Map date: 1890

Scale: 1:2,500

Printed at: 1:2,500



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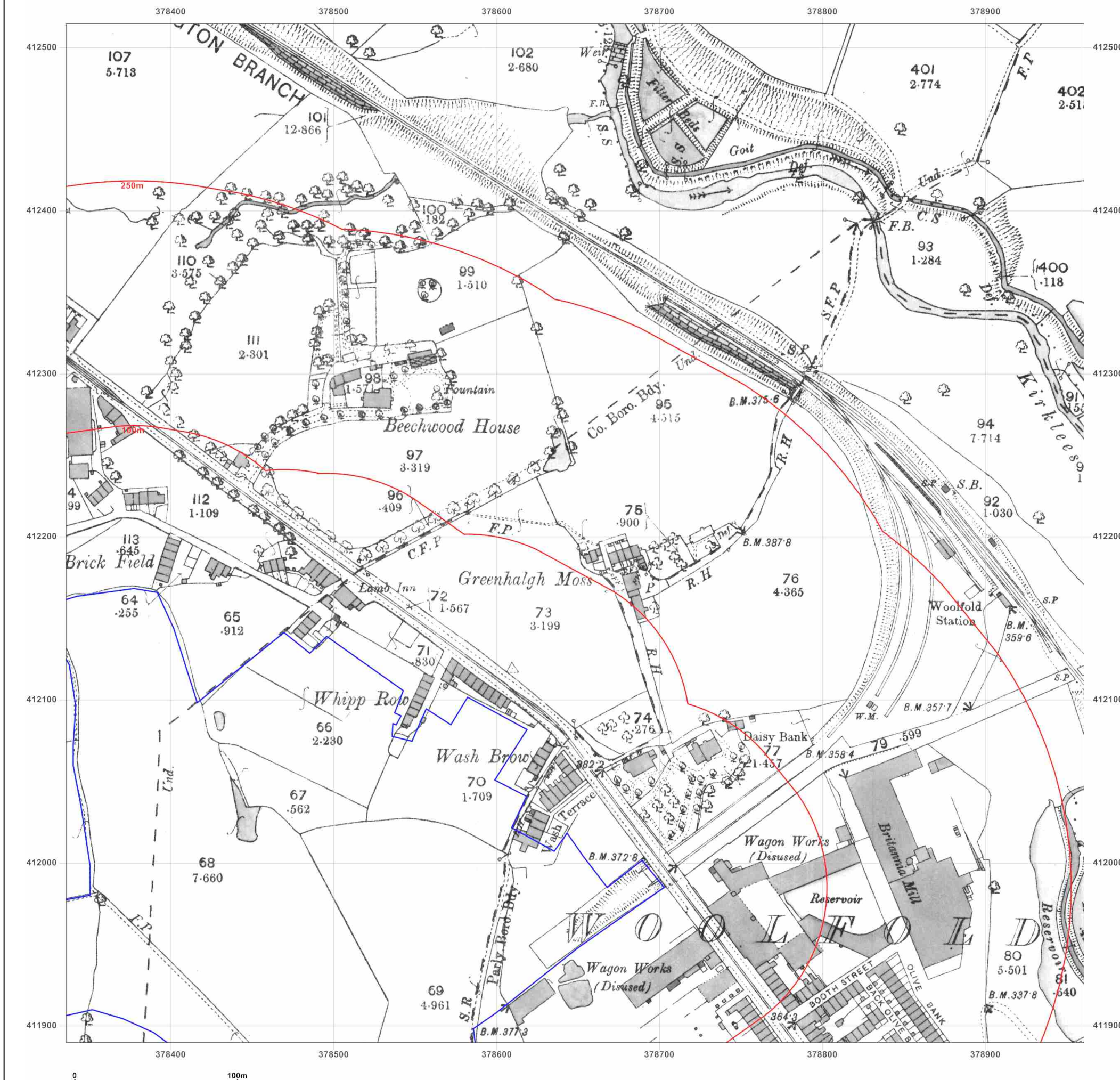


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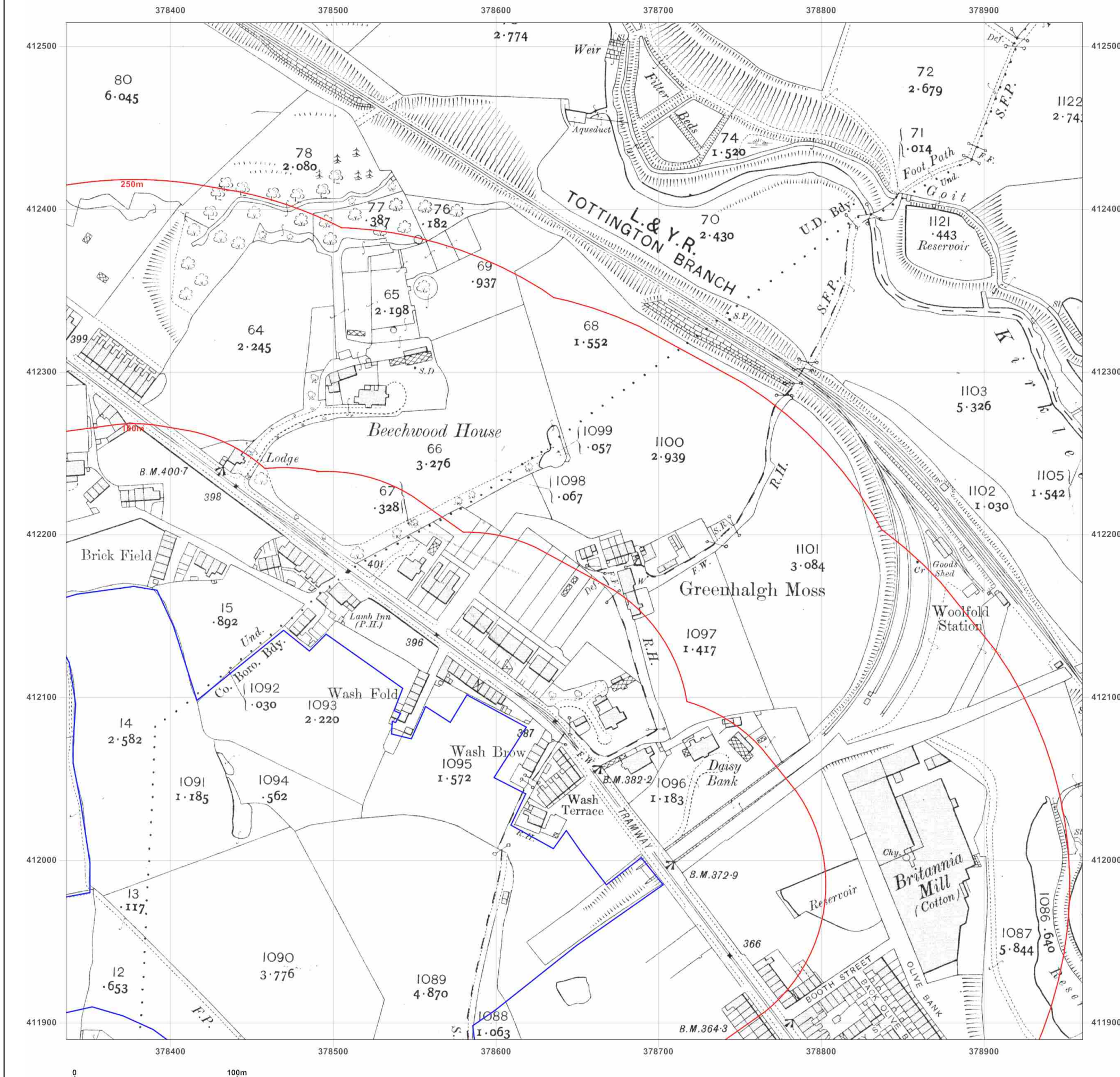


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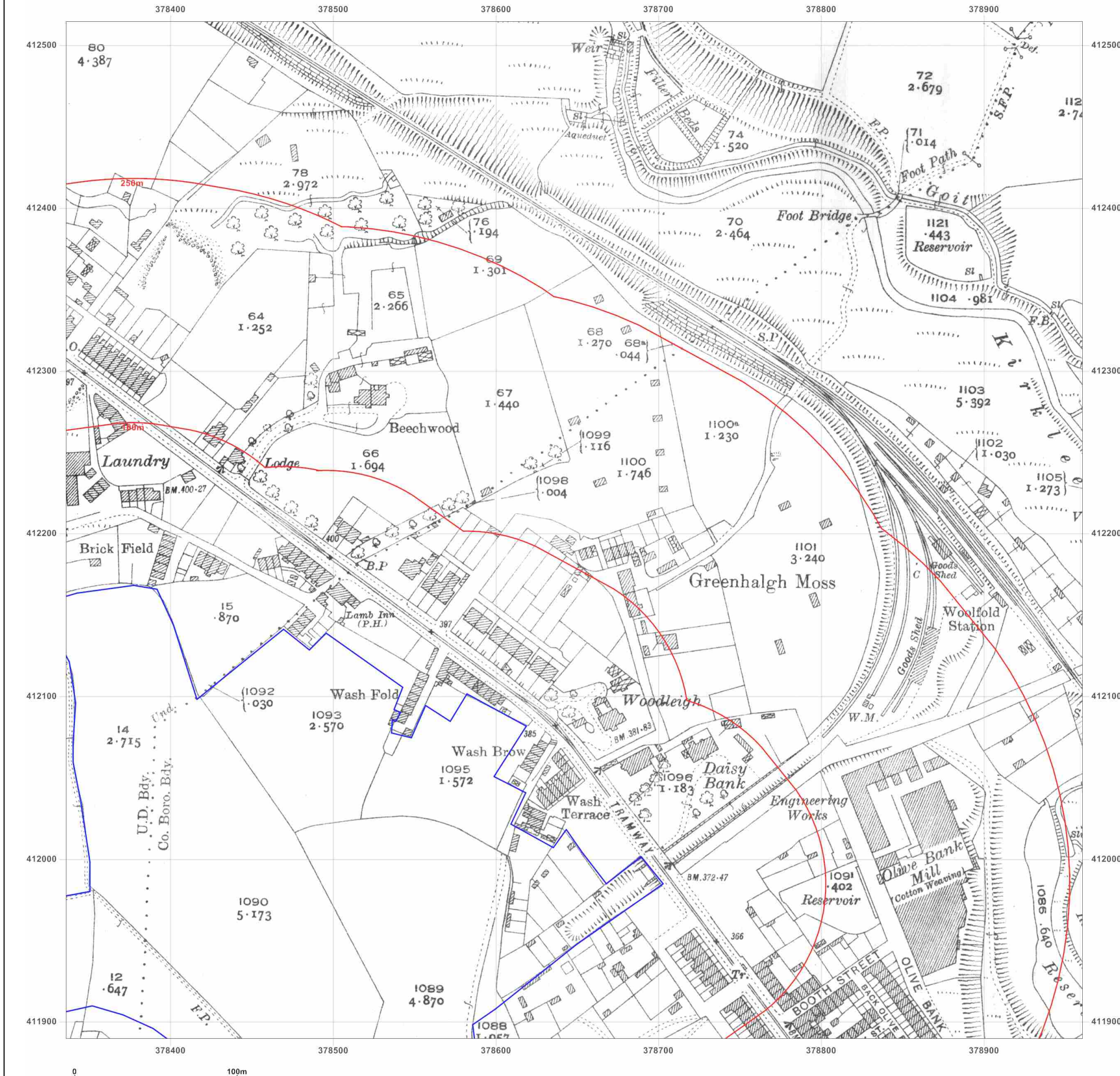


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Grid Ref: 378648, 412202

Map Name: National Grid

Map date: 1959

Scale: 1:2,500

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 Revised 1959
 Edition 1960
 Copyright 1960
 Levelled 1957

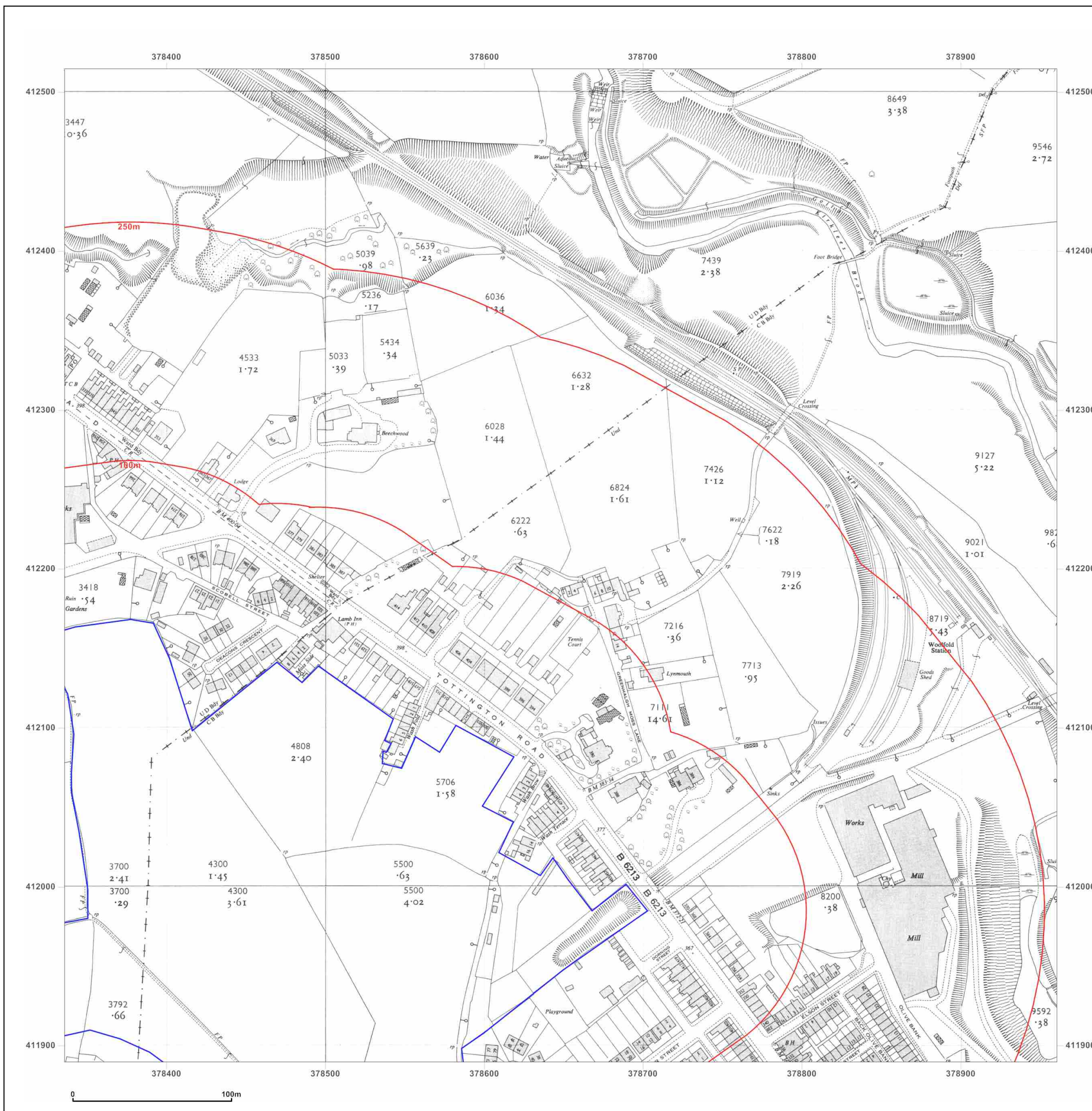


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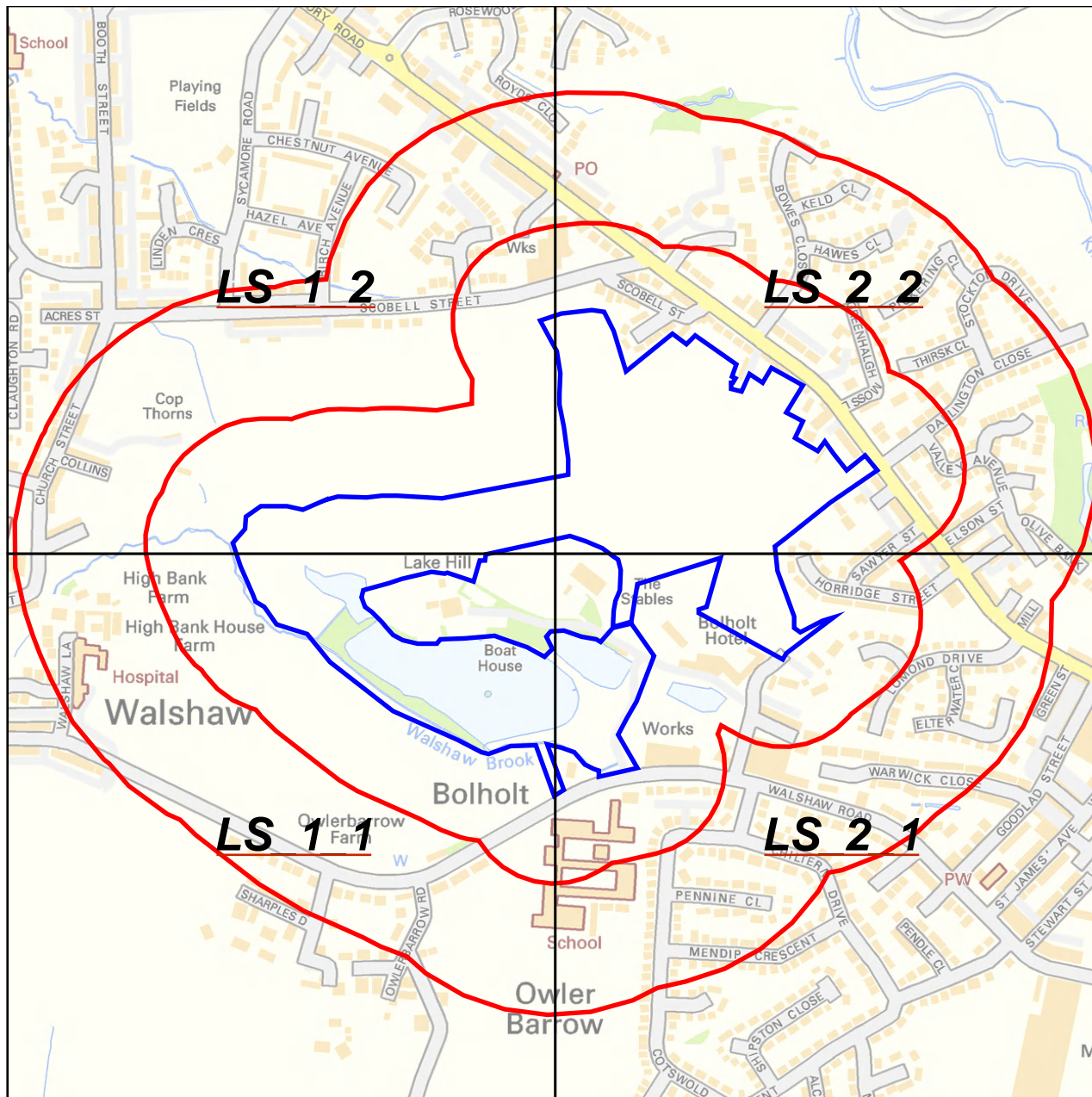
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1:2500 Scale Grid Index

Site Details:

Walshaw Road, Bury, BL8 1PU

Client Ref: Walshaw_Road_-_107414
Report Ref: GS-5934952_LS_1_1
Grid Ref: 378022, 411576

Map Name: County Series

Map date: 1890

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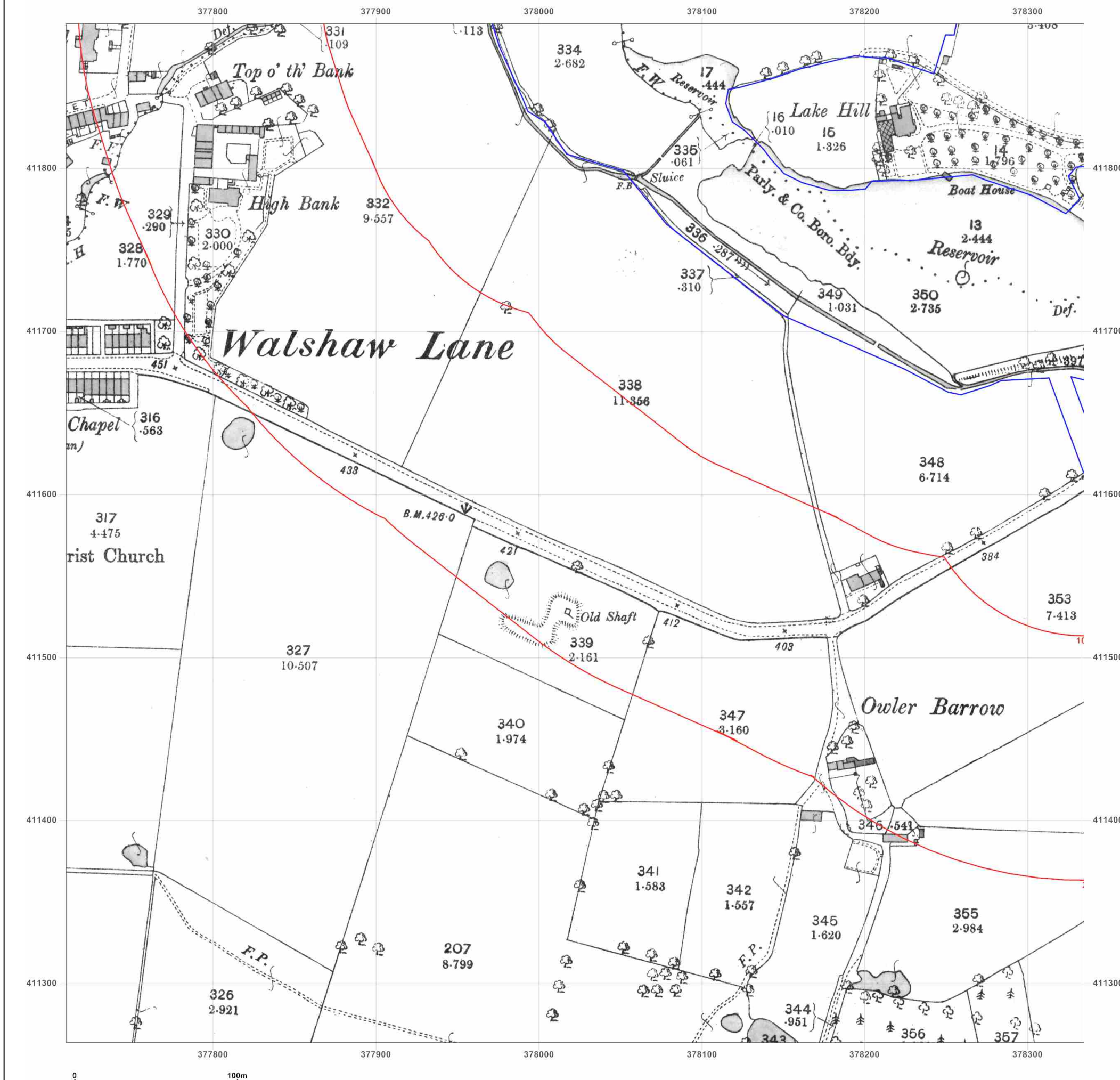


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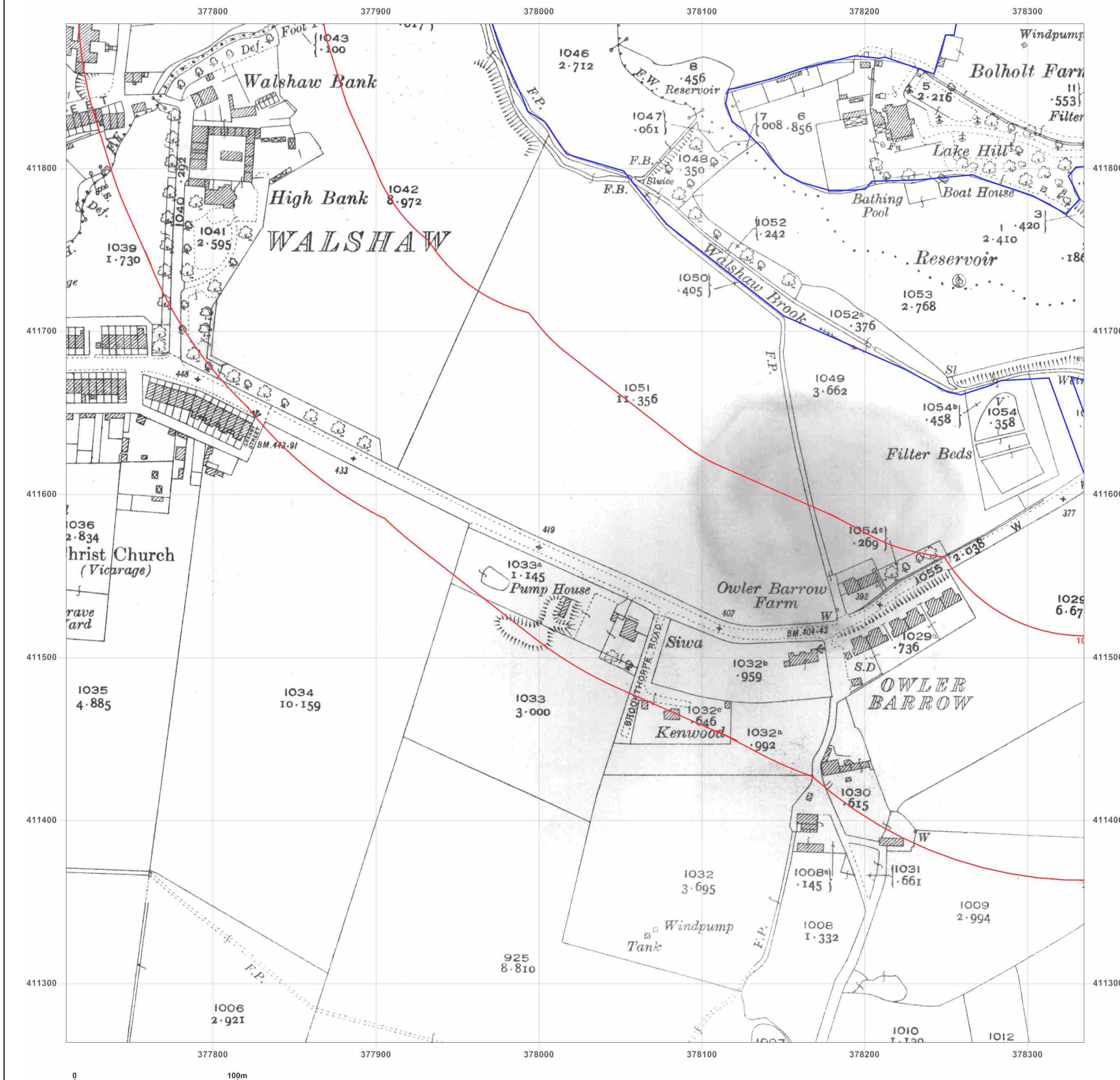


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 Edition 1960
 Copyright 1960
 Levelled 1957

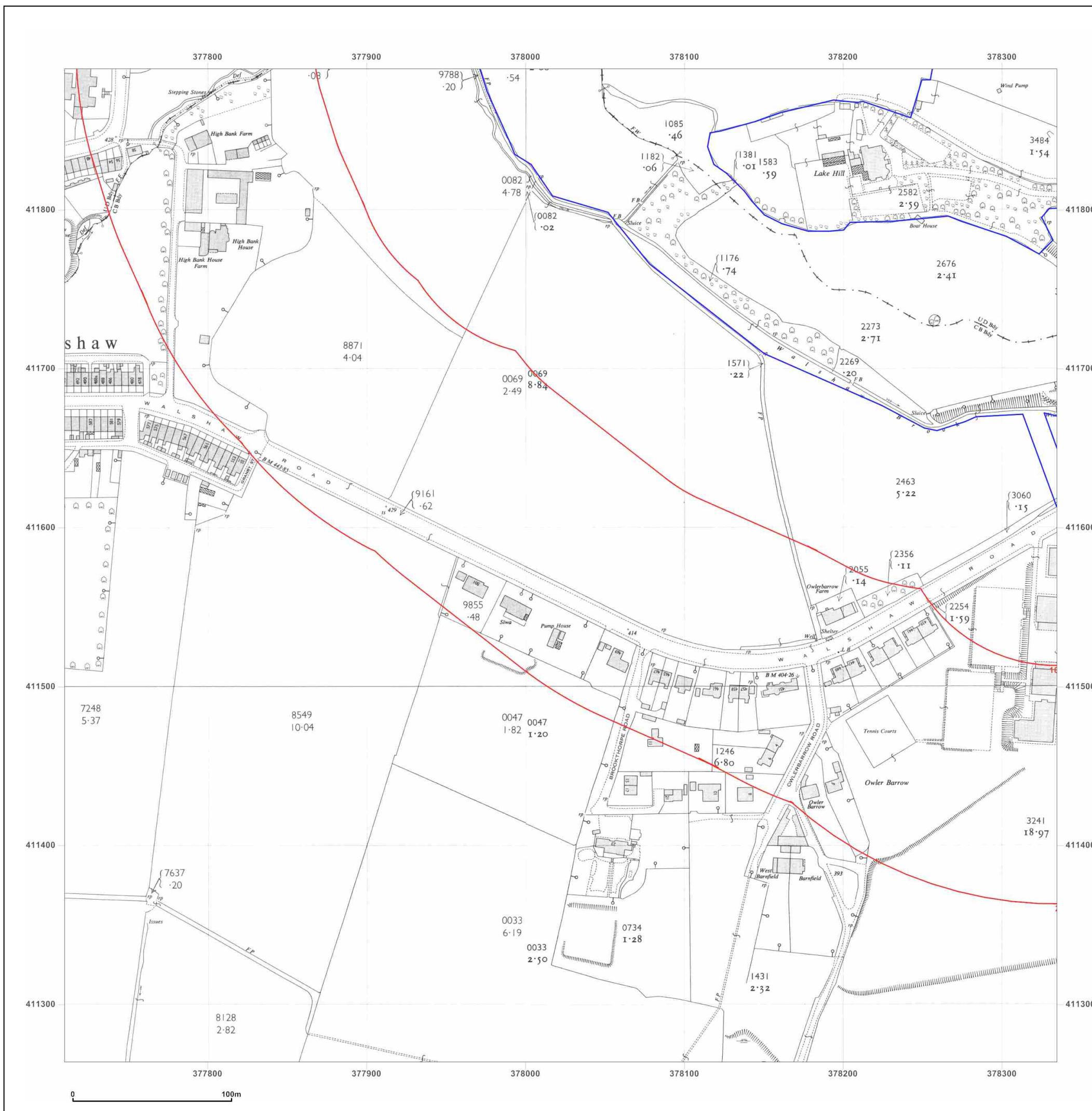


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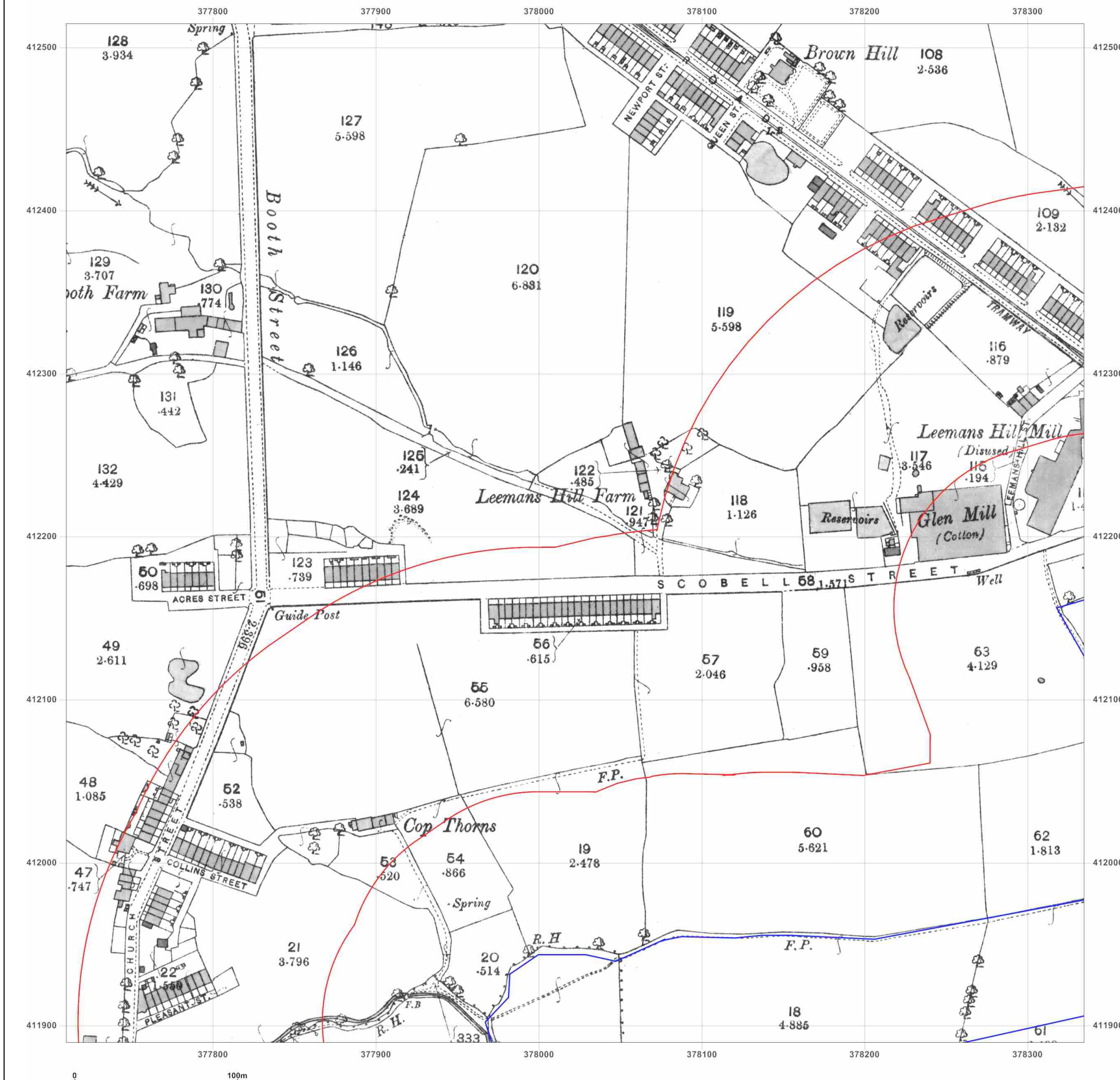


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 Revised 1910
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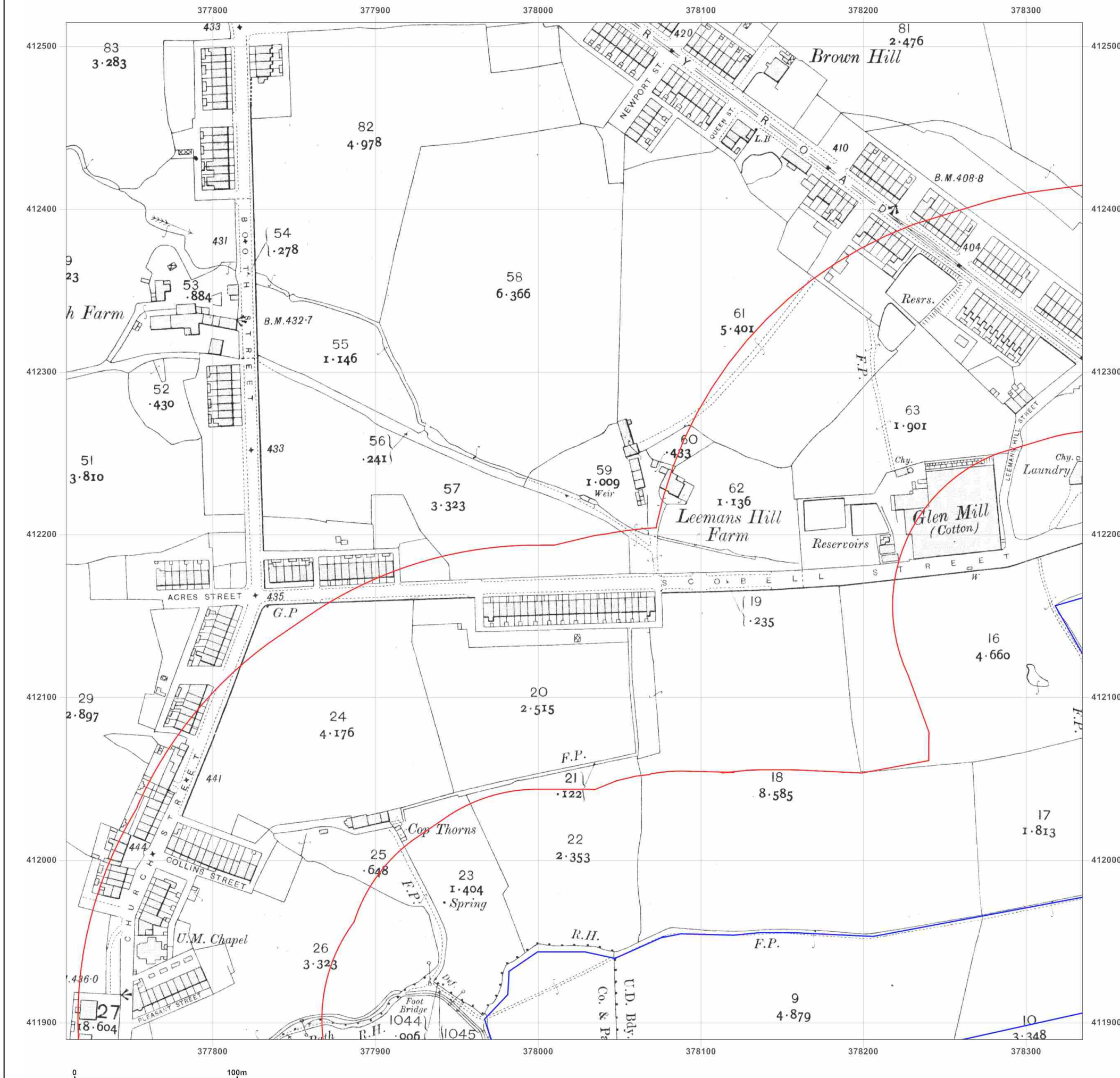


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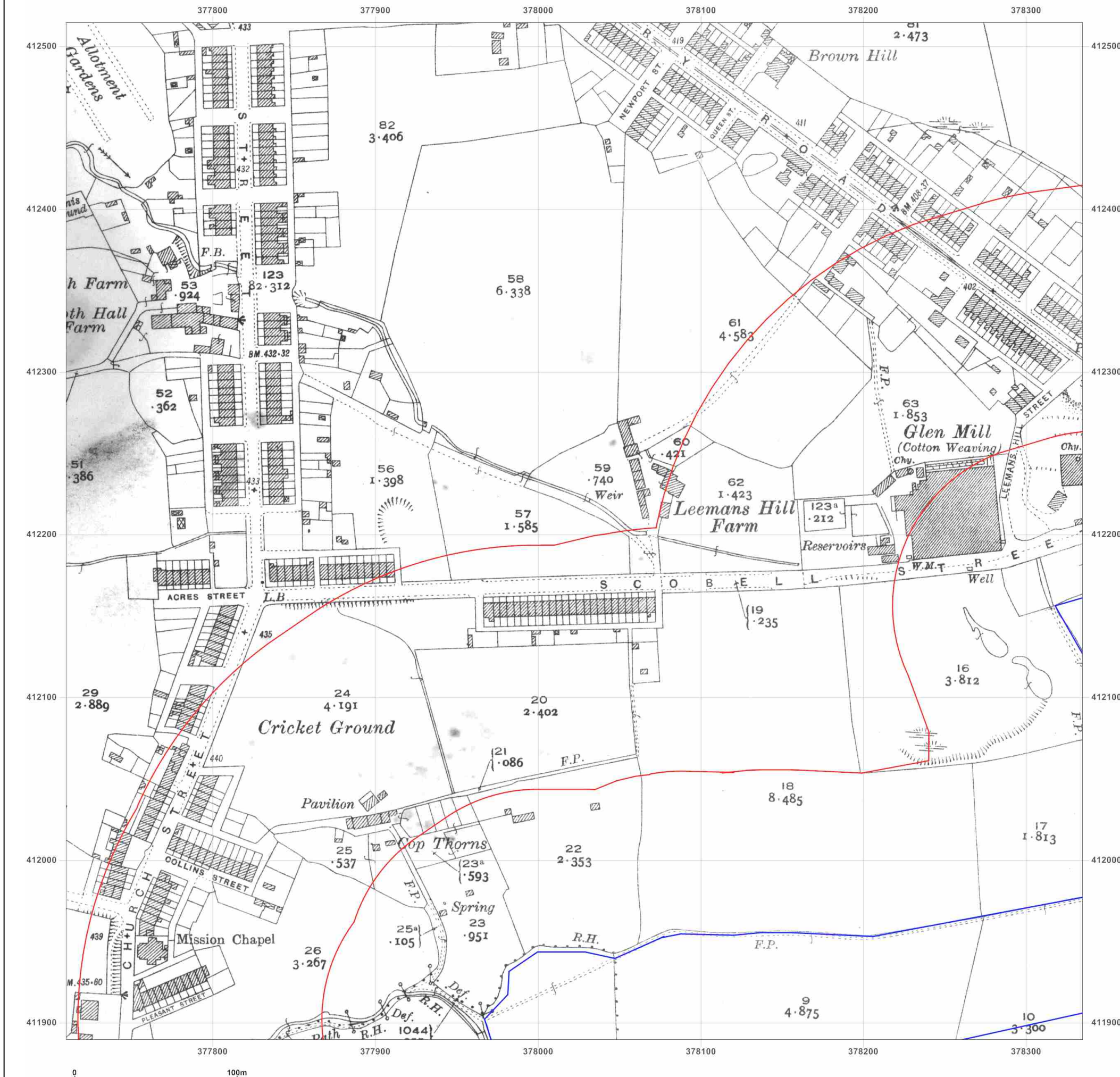


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Map date: 1959

Scale: 1:2,500

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 Revised 1959
 Edition N/A
 Copyright 1967
 Levelled 1962

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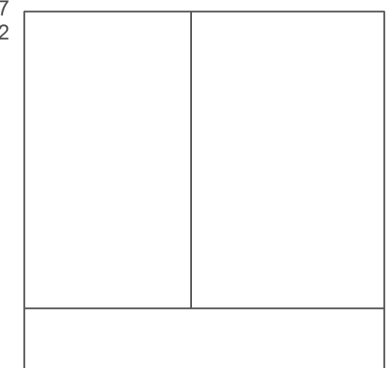
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 Edition N/A
 Copyright 1967
 Levelled 1962

Surveyed 1968
 Revised 1968
 Edition N/A
 Copyright 1970
 Levelled 1962

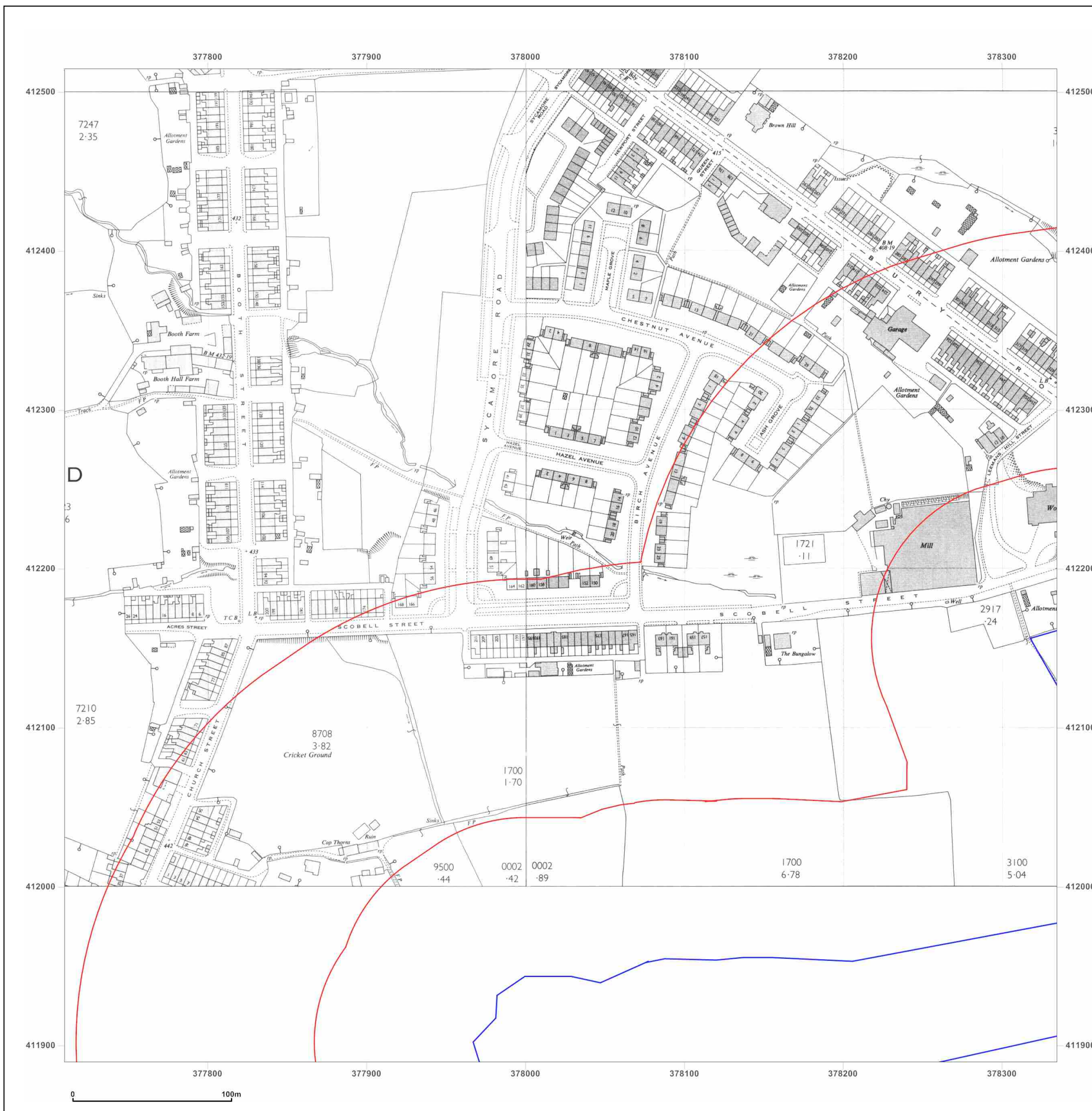


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Map Name: County Series

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Scale: 1:2,500

Printed at: 1:2,500



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 Revised 1910
 Edition N/A
 Copyright N/A
 Levelled N/A

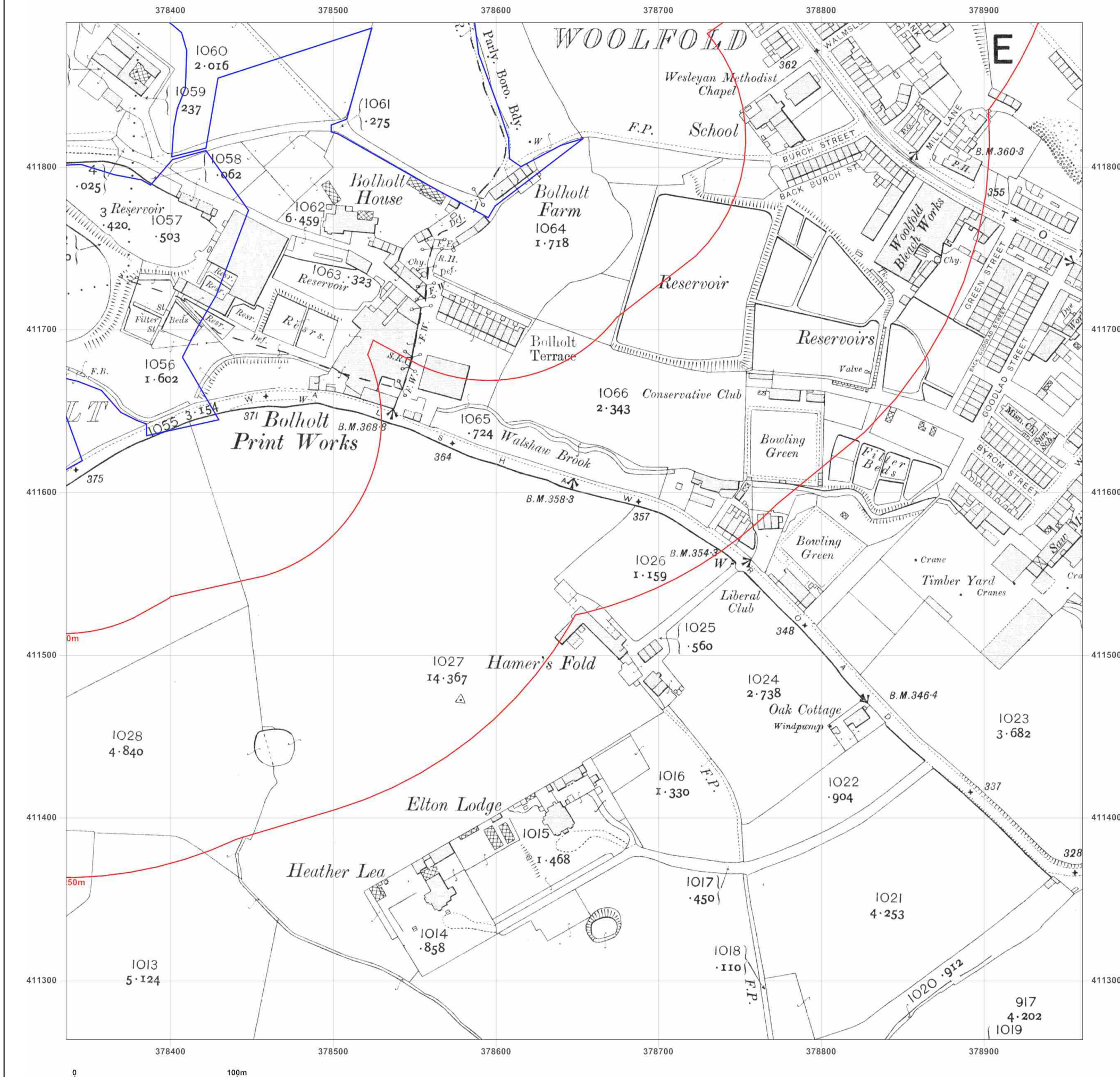


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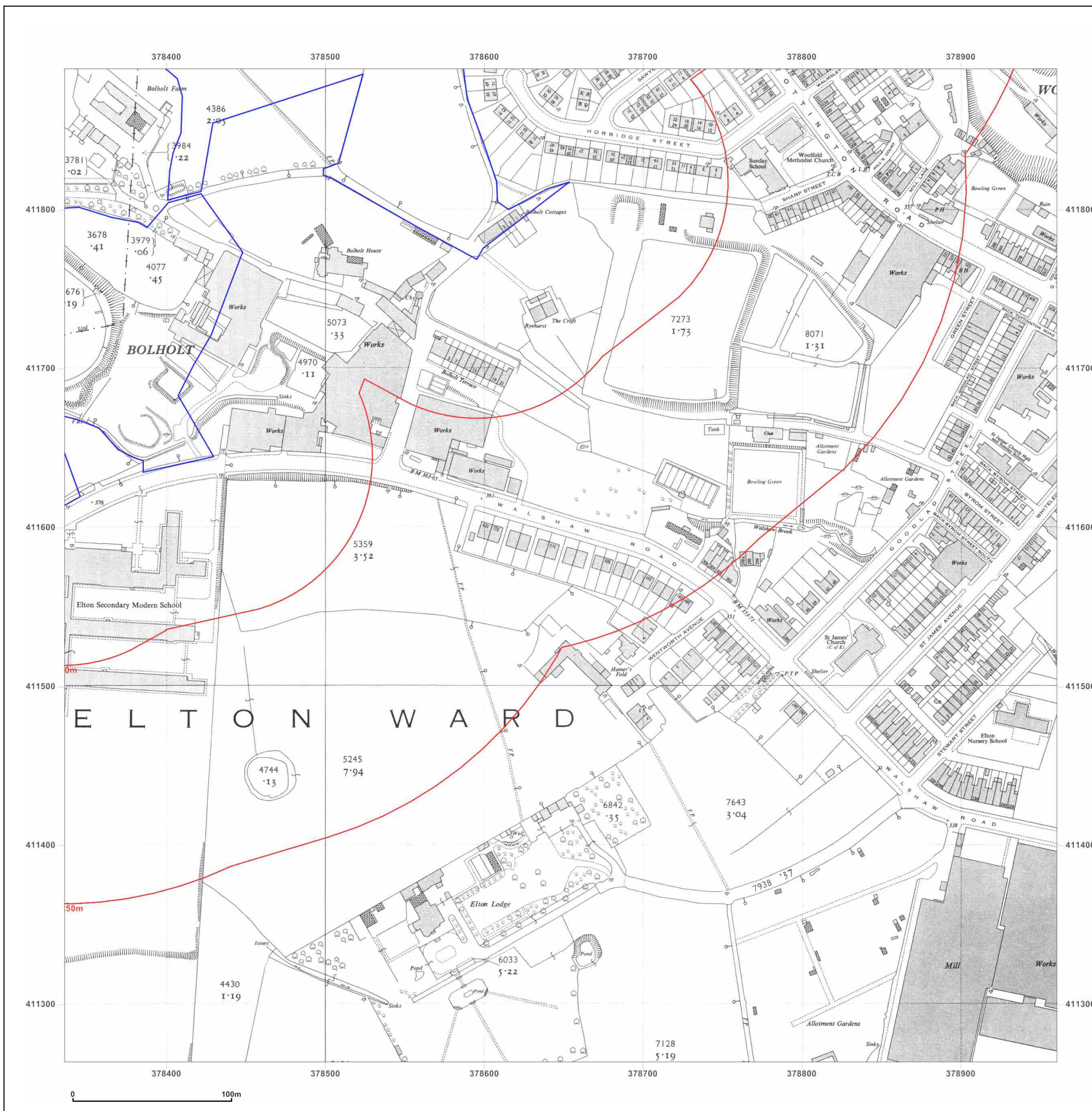


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Walshaw Road, Bury, BL8 1PU

Professional opinion

Site plan



Search results

	1. Past underground coal mining Identified	page 4		9. Coal mining subsidence claims Not identified
	2. Present underground coal mining Not identified			10. Mine gas emissions Not identified
	3. Future underground coal mining Not identified			11. Emergency Call Out incidents Not identified
	4. Shafts and adits (mine entries) Identified	page 5		12. Withdrawal of support Not identified
	5. Coal mining geology Not identified			13. Working facilities orders Not identified
	6. Past opencast coal mining Not identified			14. Payments to copyhold owners Not identified
	7. Present opencast coal mining Not identified			Cheshire Brine Not identified
	8. Future opencast coal mining Not identified			

Findings and recommendations

We consider there to be a potential risk to the property from past coal mining activity. For further details refer to: Past underground coal mining, Shafts and adits (mine entries).

Further recommended reports

- **Mine Entry Report:** this report is produced by Mining Searches UK and can be obtained via your preferred search provider.

Summary of findings

A record of a mine entry has been identified within 20 metres of the property. It is recommended that a Mine Entry Report is obtained from Mining Searches UK to clarify any associated risk. Refer to the Shafts and adits (mine entries) section on **page 5** for further details.

If coal mining subsidence damage has occurred, as determined by the appropriate persons/bodies, the property will benefit from the protection of the Coal Mining Subsidence Acts of 1991 and as amended 1994.

The Coal Authority provide a call out service on 01623 646 333 to take remedial action concerning the movement or collapse of any coal entries or coal mining surface hazards. Further details can be found on www.groundstability.com.

Development risk

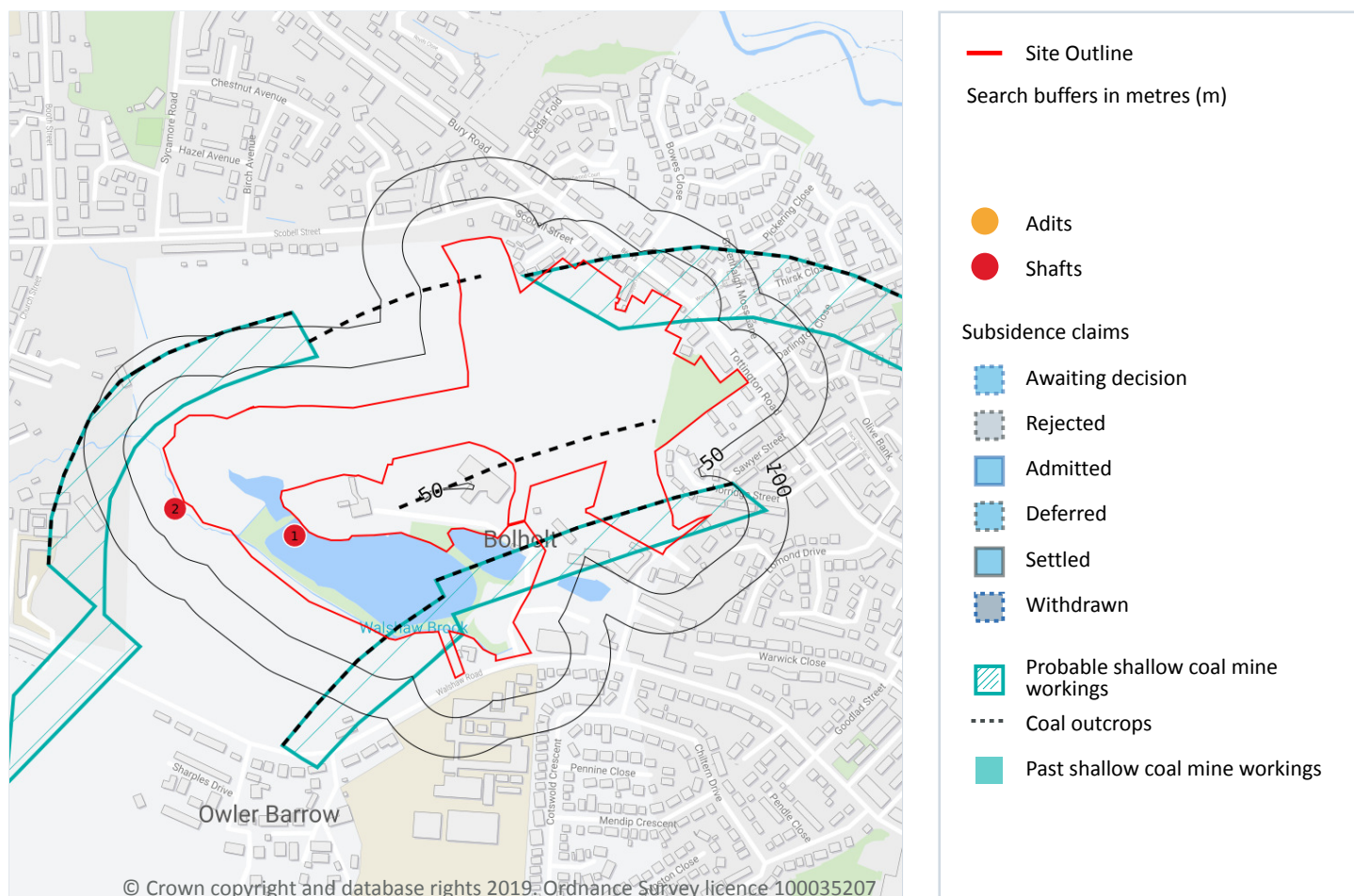
In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

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

Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

This report provides an overall assessment on risk to property from coal mining hazards alongside responses to The Law Society CON29M Coal Mining search enquiries. The CON29M questions and format are used here with permission of The Law Society, and the report is prepared in accordance with The Law Society CON29M (2018) Guidance Notes. The overall assessment and individual question responses have been produced using official Coal Authority data and the expert interpretation of Groundsure and Mining Searches UK.

Search results



The map above shows any relevant and mappable hazards identified that could constitute a risk to the property. It does not necessarily show all features or potential issues identified in this report. Please read this report carefully, and in particular any sections flagged below with an amber 'i'.

Further details of any features indicating the location of Mine Entries or Subsidence Claims if shown can be found in the relevant sections following this map (4 and 9 respectively) and using the IDs displayed as reference.

The following are responses to The Law Society CON29M Coal Mining search enquiries, which are used here with their permission. All responses have been produced using official Coal Authority data and the expert interpretation of Groundsure and Mining Searches UK. This report is prepared in accordance with The Law Society CON29M (2018) Guidance Notes.

1. Past underground coal mining



Is the property within the zone of likely physical influence on the surface of past underground coal workings?

- The property does not lie within the potential zone of influence of any recorded underground coal workings.
- The property is indicated to lie in an area where coal deposits have been worked at shallow depth in the past but for which no plan exists.
- A coal outcrop is recorded to pass through the property boundary. There is a possibility of unrecorded mining features associated with this coal outcrop within the property boundary.

2. Present underground coal mining



Is the property within the zone of likely physical influence on the surface of present underground coal workings?

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

3. Future underground coal mining



(a) Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?

- The property does not lie within the boundary of an underground site for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods.

(b) Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?

- The property does not lie within the boundary of an underground site for which a licence to remove coal by underground methods has been granted.

(c) Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?

- The property does not lie within the zone of likely physical influence on the surface of planned future underground workings.

(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of the Coal Mining Subsidence Act 1991?

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

4. Shafts and adits (mine entries)



Are there any shafts and adits or other entries to underground coal mine workings within the property or within 20 metres of the boundary of the property?

- Coal mine entries are recorded to lie within 20 metres of the property.

ID	Distance	Type	Reference	Name	Owner	Source	Treatment
1	0	Shaft	378411-001	LANCS	CA	Geol:1/4 geological sheet	-
2	14 m	Shaft	377411-002	LANCS	CA	Geol:1/4 geological sheet	-

5. Coal mining geology



Is there any record of any fault or other line of weakness due to coal mining at the surface within the boundary of the property that has made the property unstable?

- No damage arising from geological faults or other lines of weakness activated by coal mining are recorded within the property.

6. Past opencast coal mining



Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?

- The property does not lie within the boundary of an opencast site from which coal was removed by opencast methods.

7. Present opencast coal mining



Is the property within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods?

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

8. Future opencast coal mining



(a) Is the property within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods?

- **The property does not lie within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods.**

(b) Is the property within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted?

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

9. Coal mining subsidence claims



(a) Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 31st October 1994?

- **We have no evidence of a damage notice or subsidence claim for the property or within 50m of the property since 31st October 1994.**

(b) In respect of any such notice or claim has the responsible person given notice agreeing that there is a remedial obligation or otherwise accepted that a claim would lie against them?

- **Not applicable.**

(c) In respect of any such notice or acceptance has the remedial obligation or claim been discharged?

- **Not applicable.**

(d) Does any current "Stop Notice" delaying the start of remedial works or repairs affect the property?

- **There are no current Stop Notices delaying the start of remedial works or repairs to the property.**

(e) Has any request been made under Section 33 of the 1991 Act to execute preventive works before coal is worked, which would prevent the occurrence or reduce the extent of subsidence damage to any buildings, structures or works and, if yes, has any person withheld consent or failed to comply with any such request to execute preventive works?

- **There is no record of a request that has been made to carry out preventive works before coal is worked under Section 33 of the Coal Mining Subsidence Act 1991.**

NB. Records of damage notices or subsidence claims before 31st October 1994 are excluded from The Coal Authority data from which this search is compiled.

10. Mine gas emissions



Does the Coal Authority have record of any mine gas emission within the boundary of the property being reported that subsequently required action by the Authority to mitigate the effects of the mine gas emission?

- **No mine gas emissions are recorded within the boundary of the property.**

11. Emergency Surface Hazard Call Out incidents



Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?

- **No Emergency Surface Hazard Call Out procedures are recorded against the property.**

12. Withdrawal of support



(a) Does the land lie within a geographical area in respect of which a notice of entitlement to withdraw support has been published?

- **The property does not lie in an area where the right to withdraw support has been granted.**

(b) Does the land lie within a geographical area in respect of which a revocation notice has been given under section 41 of the Coal Industry Act 1994?

- **The property does not lie within a geographical area in which a revocation notice has been given under section 41 of the Coal Industry Act 1994.**

13. Working facilities orders



Is the property within a geographical area subject to an order in respect of the working of coal under the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof?

- **The property is not in an area where a court order has been issued.**

14. Payments to owners of former copyhold land



(a) Has any relevant notice, which may affect the property, been given?

- **The property does not lie within former copyholder land.**

(b) If yes, has any notice of retained interests in coal and coal mines been given?

- **No notices of retained interests in coal and coal mines been given.**

(c) If yes, has any acceptance notice or rejection notice been served?

- **No acceptance or rejection notices have been served.**

(d) If any such acceptance notice has been served, has any compensation been paid to a claimant?

- **No compensation has been paid to a claimant.**

Notes and guidance

These enquiries are The Law Society CON29M (2018) Coal Mining search enquiries and are used with permission of The Law Society. The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL. The Law Society has no responsibility for information provided in response to CON29M (2018) Coal Mining search enquiries within this report or otherwise.

This report is prepared in accordance with The Law Society Guidance Notes 2018; under which all replies to these enquiries are made. Groundsure's Terms and Conditions are applicable at the time the report was produced.

Property owners have the benefit of statutory protection (under the Coal Mining Subsidence Act 1991). This contains provision for the making good, to the reasonable satisfaction of the owner, of physical damage from disused coal mine workings including disused coal mine entries. A leaflet setting out the rights and obligations of either the Coal Authority or other responsible persons under the 1991 Act can be obtained by telephoning 0345 762 6848. Further information can be found on their website: www.groundstability.com.

The Coal Authority, regardless of responsibility and in conjunction with other public bodies, provide an emergency call out facility in coalfield areas to assess the public safety implications of mining features (including disused mine entries).

The Coal Authority emergency telephone number at all times is 01623 646333.

Responses to The Law Society CON29M (2018) Coal Mining Search enquiries and associated findings and recommendations relating to coal mining risk have been provided to Groundsure Ltd by Cornwall Mining Searches Limited T/A Mining Searches UK. Groundsure Ltd have additionally provided information relating to the Cheshire Brine Compensation Area, and have compiled all information into this report.

Any queries relating to coal mining risk should be made of Cornwall Mining Searches Limited T/A Mining Searches UK on 01209218861, or via email: search@miningsearchesuk.com.

All other queries should be made of Groundsure Ltd on 0844 415 9000, or via email: info@groundsure.com.

Report limitations

This CON29M (2018) Coal Mining Report has been carried out with reference to all available official Coal Authority licensed data, an extensive collection of abandoned mine plans, maps and records. From this material, we have endeavoured to provide as accurate a report as possible. Any and all analysis and interpretation of licensed Coal Authority data in this report is made by Cornwall Mining Services Limited T/A Mining Searches UK.

The information provided in this report by Groundsure Ltd / Cornwall Mining Services Limited T/A Mining Searches UK has been compiled in response to The Law Society CON29M (2018) Coal Mining search enquiries. The scope of the assessment is limited to interpretation of past, present and future extraction of coal, and does not consider the impact from non-coal mining hazards and/or natural ground stability hazards. The Law Society's Guidance Notes 2018 recommends separate enquiries to the appropriate sources are made with regard to other minerals.

The Report is created by a remote investigation and reviews only information provided by the client (address and site location boundaries) and from the databases of publicly available and/or licensable information that enable a desk-based assessment of the Site. The Report does not include a Site Investigation, nor does Groundsure Ltd / Cornwall Mining Services Limited T/A Mining Searches UK make additional specific information requests of the regulatory authorities for any relevant information they may hold.

This report is concerned solely with the Site searched and should not be used in connection with nearby properties, as only known coal mining features that could potentially have a direct influence upon the Site searched are considered relevant; other features present in the general area may have been omitted for ease of reference.

This report is confidential to the client, the client's legal advisor and the client's Mortgage lender, as defined in the Groundsure terms & conditions, and as such may be used by them for conveyancing or related purposes. Groundsure has no liability toward any person or organisation not party to commissioning this report. This report or any part of it is not permitted to be reproduced, copied, altered or in any other way distributed by any other person or organisation.

Report licensing

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This report may contain plans and records held by the Coal Authority and made publicly available at the time of inspection which may include British Geological Survey and Ordnance Survey data.

Search Code and Groundsure terms and conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email: info@groundsure.com which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPO's Contact Details:

The Property Ombudsman scheme, Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP. Tel: 01722 333306 Fax: 01722 332296 Email: admin@tpos.co.uk Web: <https://www.tpos.co.uk/>

You can get more information about the PCCB from <https://pccb.org.uk/>.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- keep you informed by letter, telephone or e-mail, as you prefer, if we need more time
- provide a final response, in writing, at the latest within 40 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:

Operations Director, Groundsure Ltd, Sovereign House, Church Street, Brighton, BN1 1UJ. Tel: 08444 159 000. Email:

info@groundsure.com If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed online at this link: <https://www.groundsure.com/terms-and-conditions-feb11-2019>

Important consumer protection information

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see <https://www.groundsure.com/remediation> for full details.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your report.

Coal Mining Report Insurance Policy



Coal Mining Report Insurance Policy

The Schedule

Policy Number: The Reference contained in the **Coal Mining Search Report**

Premium: £1.40 inclusive of Insurance Premium Tax at 12%

Property: The property which is the subject of the **Coal Mining Search Report**

Limit of Indemnity: £100,000 increasing by 10% compound per annum on each anniversary of and for the first 10 years following the **Commencement Date**

Commencement Date: The date of the **Coal Mining Search Report**

You/Your:

1. A purchaser of the **Property**
2. A lender providing a **Mortgage** in connection with a purchase of the **Property**
3. A lender providing a **Mortgage** by way of a re-mortgage of the **Property**

Definitions

Where a word is defined below or in the schedule it shall carry the same meaning wherever it appears in bold text in this policy

Insured Use: The continued use of the **Property** as a single house or flat or a single commercial premises

Market Value: The value as determined by a surveyor appointed by agreement between **You** and **Us** or (in default of agreement) the President for the time being of the Royal Institution of Chartered Surveyors

Mortgage: A mortgage or charge secured on the **Property** by an institutional mortgage lender

Coal Mining Search Report: The coal mining search report attached to this policy

Search: An official search comprising a search in form CON29M (2018) being mining searches relating to coal and brine in the area in which the **Property** is situated

We/Our/Us:

Zurich Insurance plc. A public limited company incorporated in Ireland. Registration No. 13460. Registered Office: Zurich House, Ballsbridge Park, Dublin 4, Ireland. UK Branch registered in England and Wales Registration No. BR7985. UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ.

Zurich Insurance plc is authorised by the Central Bank of Ireland and authorised and subject to limited regulation by the Financial Conduct Authority. Details about the extent of our authorisation by the Financial Conduct Authority are available from us on request. Our FCA Firm Reference Number is 203093.

Communications may be monitored or recorded to improve our service and for security and regulatory purposes.

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Your Policy

This is a legal document and should be kept in a safe place.

This policy is an agreement between **You** and **Us** and cover is provided subject to the payment of the **Premium**.

You must read this policy and its conditions, exclusions, schedule and any endorsements as one contract. Please read all of them to make sure that they provide the cover **You** require. If they do not, please contact **Us** or **Your** insurance adviser who arranged the policy for **You**.

When **You** take out and make changes to the cover provided by this policy, **You** must take reasonable care to ensure that **You** accurately answer any questions which **We** ask of **You** and that any information **You** give **Us** is accurate. If **You** are taking out this policy for purposes which are mainly related to **Your** trade, business or profession, **You** must also let **Us** know about all facts which are material to **Our** decision to provide **You** with insurance. Failure to meet these obligations could result in this policy being invalidated, a claim not being paid, or an additional premium being charged.

Fair presentation of the risk

a) At inception of this policy and also whenever changes are made to it at **Your** request **You** must:

- i) where **You** have taken out this policy for purposes which are wholly or mainly related to **Your** trade, business or profession, disclose to **Us** all material facts in a clear and accessible manner and not misrepresent any material facts, and
- ii) where **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, take reasonable care not to misrepresent any material facts.

b) If **You** do not comply with clause a) of this condition **We** may:

- i) avoid this policy which means that **We** will treat it as if it had never existed and refuse all claims where any non-disclosure or misrepresentation by **You** is proven by **Us** to be deliberate or reckless in which case **We** will not return the premium paid by **You**; and
- ii) recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred.

c) If **You** do not comply with clause a) of this condition and the non-disclosure or misrepresentation is not deliberate or reckless this policy may be affected in one or more of the following ways depending on what **We** would have done if **We** had known about the facts which **You** failed to disclose or misrepresented:

- i) if **We** would not have provided **You** with any cover **We** will have the option to:
 1. avoid the policy which means that **We** will treat it as if it had never existed and repay the premium paid; and
 2. recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred
- ii) if **We** would have applied different terms to the cover **We** will have the option to treat this policy as if those different terms apply. **We** may recover any payments made by **Us** on claims which have already been paid to the extent that such claims would not have been payable had such additional terms been applied
- iii) if **We** would have charged **You** a higher premium for providing the cover **We** will charge **You** the additional premium which **You** must pay in full.

d) If any insured person, other than **You**, is responsible for a misrepresentation or failure to make a fair presentation of the risk, **We** will invoke the remedies available to **Us** under this condition as against that particular person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

NB: For the purposes of the duty of disclosure stated in paragraphs a) i) and ii) above the content of the **Coal Mining Search Report** will be deemed to satisfy **Your** disclosure obligations.

Cover

1. **You** are in the process of purchasing the **Property** relying on the **Coal Mining Search Report** and/or
2. **You** (being a lender) have agreed to provide a **Mortgage** in connection with **Your** borrower's purchase or re-mortgage of the **Property** relying on the **Coal Mining Search Report**.

We will pay the following losses sustained by **You** arising out of the **Property** being affected by any matter which would have been revealed by a **Search** had one been carried out on the date of the **Coal Mining Search Report** but which was not revealed by the **Coal Mining Search Report**:

1. any reduction in **Market Value** of the **Property** calculated at the date **You** become aware of the matter(s) and/or loss in connection with a **Mortgage** as a result of such reduction.
2. all other costs and expenses including out of court settlement costs incurred by **Us** or by **You** with **Our** prior written agreement.

Waiver of Breach of Policy Condition

We will not exercise **Our** right to avoid **Our** liability to **You** in respect of loss where **You** have inadvertently breached any term or condition of the policy provided that such breach does not prejudice **Our** rights and remedies under the policy or otherwise directly or indirectly result in or increase the amount of any loss.

Protection for Mortgagees and Successors in Title

We will not avoid **Our** liability to make a payment to **You** solely because another person breaches the terms and conditions of this policy, provided such breach was not committed on **Your** behalf or with **Your** agreement, and **We** will invoke the remedies available to **Us** under the Policy as against that other person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

Joint Insured

Any party insured under this policy standing in the relation of parent company, subsidiary company, associated company, branch office or joint venture partner to each other will be deemed to be joint insured for the purposes of this policy and jointly liable and responsible for any breach of any terms and conditions of this policy. If there is any inconsistency between this clause and any other term of this policy, this clause shall prevail.

Exclusions

We will not pay for any:

1. amount in excess of the **Limit of Indemnity**.
2. loss which would be recoverable under a household buildings insurance policy.
3. loss arising from any matter that **You** were aware of at the **Commencement Date**.
4. loss if the **Property** is used for any purpose other than the **Insured Use**.

Claims Conditions and How to Claim

1. **You** must:

- i) give **Us** written notice as soon as possible of any potential or actual claim or any circumstances likely to result in a claim. Please provide the policy number, **Your** name, the full address of the **Property** and a brief description of the incident that has occurred. Notifications should be sent to: Speciality Lines Claims Team, Zurich Insurance, 8th Floor, 70 Mark Lane, London, EC3R 7NQ. Email: claims@uk.zurich.com, Enquiry line: telephone 0207 648 3523
- ii) pass all court documents and/or other communications to **Us** as soon as possible after receipt
- iii) not deal with, make any admission of liability or attempt to settle a claim without **Our** prior written agreement.
- iv) agree to and carry out at **Our** expense all things necessary to minimise any loss.
- v) provide all information and assistance that **We** may require to help defend and settle the claim.

2. **We** are entitled to:

- i) decide how to settle or defend a claim and may carry out proceedings in the name of any person insured under this policy, including proceedings for recovering any claim.
- ii) pay to **You** at any time, an amount equal to the **Limit of Indemnity** or any lower amount for which the claim can be settled, after deduction of any sum already paid. **We** may then give up control of and have no further liability in connection with the claim.

3. If **We** admit liability for a claim but there is a dispute as to the amount to be paid the dispute will be referred to an arbitrator. The arbitrator will be appointed jointly by **You** and **Us** in accordance with the law at the time. **You** may not take any legal action against **Us** over the dispute before the arbitrator has reached a decision.

4. If **You** or anyone acting on **Your** behalf:

- a) makes a fraudulent or exaggerated claim under this policy; or
- b) uses fraudulent means or devices including the submission of false or forged documents in support of a claim whether or not the claim is itself genuine; or
- c) makes a false statement in support of a claim whether or not the claim is itself genuine; or
- d) submits a claim under this policy for loss or damage which **You** or anyone acting on **Your** behalf or in connivance with **You** deliberately caused; or
- e) realises after submitting what **You** reasonably believed was a genuine claim under this policy and then fails to tell **Us** that **You** have not suffered any loss or damage; or
- f) suppresses information which **You** know would otherwise enable **Us** to refuse to pay a claim under this policy

We will be entitled to refuse to pay the whole of the claim and recover any sums that **We** have already paid in respect of the claim.

If any fraud is perpetrated by or on behalf of an insured person and not on behalf of **You** this condition should be read as if it applies only to that insured person's claim and references to this policy should be read as if they were references to the cover effected for that person alone and not to the policy as a whole.

5. If any claim is covered by any other insurance, **We** will not pay for more than **Our** share of that claim.

6. The most **We** will pay for any loss (or all losses in the aggregate), including costs and expenses agreed by **Us** is the **Limit of Indemnity**. Once **We** have paid a loss or losses equal to the amount of the **Limit of Indemnity**, **We** will have no further liability under this policy.

General Conditions

1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.

2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the Property address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.

3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

Cancellation Clause

If **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, **You** may cancel this policy within 14 days of receiving the policy by writing to **Us** and in such event **We** may, at **Our** discretion, charge **You** for the time that **You** have been on cover. Any refund will be made to the party who paid the premium. If **You** do cancel, **You** may be in breach of the terms of **Your** mortgage or the terms of the contract for the sale of **Your** property. If **You** are in doubt, **You** may wish to seek legal advice prior to cancellation.

Fair Processing and Complaints Procedure

Our Complaints Procedure

Our commitment to customer service

We are committed to providing a high level of customer service. If you feel we have not delivered this, we would welcome the opportunity to put things right for you.

Who to contact in the first instance

Many concerns can be resolved straight away. Therefore in the first instance, please get in touch with your usual contact at Zurich or your broker or insurance intermediary, as they will generally be able to provide you with a prompt response to your satisfaction.

Contact details will be provided on correspondence that we or our representatives have sent you.

Many complaints can be resolved within a few days of receipt

If we can resolve your complaint to your satisfaction within the first few days of receipt, we will do so. Otherwise, we will keep you updated with progress and will provide you with our decision as quickly as possible.

Next steps if you are still unhappy

If you are not happy with the outcome of your complaint, you may be able to ask the Financial Ombudsman Service to review your case.

We will let you know if we believe the ombudsman service can consider your complaint when we provide you with our decision. The service they provide is free and impartial, but you would need to contact them within 6 months of the date of our decision.

More information about the ombudsman and the type of complaints they can review is available via their website www.financial-ombudsman.org.uk.

You can also contact them as follows:

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR

Telephone: 08000 234567 (free on mobile phones and landlines)

Email: complaint.info@financial-ombudsman.org.uk

If the Financial Ombudsman Service is unable to consider your complaint, you may wish to obtain advice from the Citizens Advice Bureau or seek legal advice.

The Financial Services Compensation Scheme (FSCS)

We are covered by the Financial Services Compensation Scheme (FSCS) which means that you may be entitled to compensation if we are unable to meet our obligations to you. Further information is available on www.fscs.org.uk or by contacting the FSCS directly on 0800 678 1100.

How we use your information

Who controls your personal information

This notice tells you how Zurich Insurance plc ('Zurich'), as data controller, will deal with your personal information. Where Zurich introduces you to a company outside the group, that company will tell you how your personal information will be used.

You can ask for further information about our use of your personal information or complain about its use in the first instance, by contacting our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com.

If you have any concerns regarding our processing of your personal information, or are not satisfied with our handling of any request by you in relation to your rights, you also have the right to make a complaint to the Information Commissioner's Office. Their address is: First Contact Team, Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, SK9 5AF.

What personal information we collect about you

We will collect and process the personal information that you give us by phone, e-mail, filling in forms, including on our website, and when you report a problem with our website. We also collect personal information from your appointed agent such as your trustee, broker, intermediary or financial adviser in order to provide you with the services you have requested and from other sources, such as credit reference agencies and other insurance companies, for verification purposes. We will also collect information you have volunteered to be in the public domain and other industry-wide sources. We will only collect personal information that we require to fulfil our contractual or legal requirements unless you consent to provide additional information. The type of personal information we will collect includes; basic personal information (i.e. name, address and date of birth), occupation and financial details, health and family information, claims and convictions information and where you have requested other individuals be included in the arrangement, personal information about those individuals.

If you give us personal information on other individuals, this will be used to provide you with a quotation and/or contract of insurance and/or provision of financial services. You agree you have their permission to do so. Except where you are managing the contract on another's behalf, please ensure that the individual knows how their personal information will be used by Zurich. More information about this can be found in the 'How we use your personal information' section.

How we use your personal information

We and our selected third parties will only collect and use your personal information (i) where the processing is necessary in connection with providing you with a quotation and/or contract of insurance and/or provision of financial services that you have requested; (ii) to meet our legal or regulatory obligations; or (iii) for our 'legitimate interests'. It is in our legitimate interests to collect your personal information as it provides us with the information that we need to provide our services to you more effectively

including providing you with information about our products and services. We will always ensure that we keep the amount of information collected and the extent of any processing to the absolute minimum to meet this legitimate interest. Examples of the purposes for which we will collect and use your personal information are:

1. to provide you with a quotation and/or contract of insurance;
2. to identify you when you contact us;
3. to deal with administration and assess claims;
4. to make and receive payments;
5. to obtain feedback on the service we provide to you;
6. to administer our site and for internal operations including troubleshooting, data analysis, testing, research, statistical and survey purposes;
7. for fraud prevention and detection purposes.

We will contact you to obtain consent prior to processing your personal information for any other purpose, including for the purposes of targeted marketing unless we already have consent to do so.

Who we share your personal information with

Where necessary, we will share the personal information you gave us for the purposes of providing you with the goods and services you requested with the types of organisations described below:

associated companies including reinsurers, suppliers and service providers;
introducers and professional advisers;
regulatory and legal bodies;
survey and research organisations;
credit reference agencies;
healthcare professionals, social and welfare organisations; and
other insurance companies

Or, in order to meet our legal or regulatory requirements, with the types of organisations described below:

regulatory and legal bodies;
central government or local councils;
law enforcement bodies, including investigators;
credit reference agencies; and
other insurance companies

How we use your personal information for websites and email communications

When you visit one of our websites we may collect information from you such as your email address or IP address. This helps us to track unique visits and monitor patterns of customer website traffic, such as who visits and why they visit.

We use cookies and/or pixel tags on some pages of our website. A cookie is a small text file sent to your computer. A pixel tag is an invisible tag placed on certain pages of our website but not on your computer. Pixel tags usually work together with cookies to assist us to provide you with a more tailored service. This allows us to monitor and improve our email communications and website. Useful information about cookies, including how to remove them, can be found on our websites.

How we transfer your personal information to other countries

Where we transfer your personal information to countries that are outside of the UK and the European Union (EU) we will ensure that it is protected and that the transfer is lawful. We will do this by ensuring that the personal information is given adequate safeguards by using 'standard contractual clauses' which have been adopted or approved by the UK and the EU, or other solutions that are in line with the requirements of European data protection laws.

A copy of our security measures for personal information transfers can be obtained from our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN, or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com.

How long we keep your personal information for

We will retain and process your personal information for as long as necessary to meet the purposes for which it was originally collected. These periods of time are subject to legal, tax and regulatory requirements or to enable us to manage our business.

Your data protection rights

You have a number of rights under the data protection laws, namely:

- to access your data (by way of a subject access request);
 - to have your data rectified if it is inaccurate or incomplete;
 - in certain circumstances, to have your data deleted or removed;
 - in certain circumstances, to restrict the processing of your data;
 - a right of data portability, namely to obtain and reuse your data for your own purposes across different services;
 - to object to direct marketing;
 - not to be subject to automated decision making (including profiling), where it produces a legal effect or a similarly significant effect on you;
 - to claim compensation for damages caused by a breach of the data protection legislation.
- if we are processing your personal information with your consent, you have the right to withdraw your consent at any time.

We will, for the purposes of providing you with a contract of insurance, processing claims, reinsurance and targeted marketing, process your personal information by means of automated decision making and profiling where we have a legitimate interest or you have consented to this.

What happens if you fail to provide your personal information to us

If you do not provide us with your personal information, we will not be able to provide you with a contract or assess future claims for the service you have requested.

Fraud prevention and detection

In order to prevent and detect fraud we may at any time:

- check your personal data against counter fraud systems
- use your information to search against various publicly available and third party resources
- use industry fraud tools including undertaking credit searches and to review your claims history
- share information about you with other organisations including but not limited to the police, the Insurance Fraud Bureau (IFB), other insurers and other interested parties.

If you provide false or inaccurate information and fraud is identified, the matter will be investigated and appropriate action taken. This may result in your case being referred to the Insurance Fraud Enforcement Department (IFED) or other police forces and fraud prevention agencies. You may face fines or criminal prosecution. In addition, Zurich may register your name on the Insurance Fraud Register, an industry-wide fraud database.

Claims history

We may pass information relating to claims or potential claims to any relevant database. We and other insurers may search these databases when you apply for insurance, when claims or potential claims are notified to us or at time of renewal to validate your claims history or that of any other person or property likely to be involved in the policy or claim.

This helps to check information provided and prevent fraudulent claims.